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Harbourtown

REAL ESTATE



Kaya Den Haag 7/ Aquarius Residence Hato

Asking price: \$ 1,950,000.-
(buyers costs not included)

Harbourtown Real Estate - Kaya L.D. Gerharts 20 - Bonaire, Caribisch Nederland
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Description

Looking for the perfect long-term investment? Aquarius Residence is now for sale, featuring 12 fully furnished apartments, including both 1- and 2-bedroom units, with a total living space of approximately 770 m². Thanks to extensive renovations in recent years, the complex is fully prepared for the future. With an average rental income of approximately \$150,000 per year at full occupancy, this is an ideal long-term investment opportunity.

Layout

Aquarius Residence is built on a leasehold plot totaling 1,840 m². The complex consists of five 1-bedroom apartments, five 2-bedroom apartments, and two studios. Upon entering the property, apartments are located on either side, each with its own parking space in front of the private porch. In the center of the property, there are three more apartments, with pathways on both sides leading towards the swimming pool. Each apartment features an open-plan living and dining area that includes the kitchen.

The units have either one or two bedrooms and a bathroom with a toilet. All apartments were fully renovated around 2015. Behind the central section with apartments, there is a communal swimming pool where residents can relax on sun loungers. Additionally, a shared laundry facility is located at the right of the property.

Aquarius Residence offers a sense of security and a welcoming atmosphere. With an electric gate and security cameras, an added level of safety is ensured, making it a peaceful and friendly community.





DETAILS ABOUT THE COMPLEX

- + Leasehold land
- + Well maintained & furnished
- + Private parking and separate laundry room
- + Communal pool
- + Spacious apartments

Plot size: **19,805 sq. ft.(1.840 m2)**

Built area: **8,288 sq. ft. (770m2)**

Property type **Long lease land**

Number of units:**12**

Cadastral data: **4-A-125 + 126**



Investment
property in a good
location with
excellent rental
income





Annual costs

Land tax (Grondbelasting)
when property serves as main residence:
 $0,345\% \times \text{value property}$.

Property tax (vastgoedbelasting)
when property is second home:
 $0,91\% \times \text{value property}$.
Tax-free: \$ 70,000.-

No taxes are charged on rental income.

Closing costs

The costs of transfer (closing costs) are for account of the buyer, unless specifically mentioned otherwise. These consist of:

- 5% transfer tax
- Notary costs
- Registration costs cadastry

Calculate the exact costs on our website:
harbourtownbonaire.com/en/buyers-costs/