

Harbourtown

REAL ESTATE



Luga Aleha 17 Kunuku

Asking price: **\$ 1,250,000.-**
(exluding buyers costs)

Description

Discover the ultimate in tranquility and privacy with this beautiful off-grid home, nestled in nature on a sprawling 116,000 m² (28+ acres) of freehold land. This unique property includes a separate guesthouse and offers the potential to build an additional large residence with its own guesthouse on a separate part of the lot.

Lay-out

Upon entering the gated estate, you'll find a utility store on the right, housing the newly updated electrical system (2024), which includes an inverter, a 14.4 kWh battery, and a fresh water pump. In front of the store, four 3 m³ water tanks provide an ample fresh water supply. Adjacent to this area is a greenhouse and a large, powered shed with plumbing for project work and storage of gardening tools.

Further into the property, a standalone 20.5 m² (221 ft²) guest studio features an en-suite bathroom (3.5 m² / 38 ft²). A spacious covered porch with an outdoor kitchen surrounds the guesthouse, making it ideal for visitors, home office or rental opportunities.

The main house is designed for open, breezy living, featuring hardwood shutters throughout that allow for natural ventilation. Each shutter can be individually adjusted for comfort. The kitchen, located at the entrance, seamlessly connects to the expansive porch. A 9 m² (97 ft²) pantry offers considerable storage space.

The open-concept living area (31.5 m² / 339 ft²) boasts breathtaking views of the kunuku (countryside) at the back of the home. A small bedroom (8 m² / 86 ft²), currently used as a study, is located on the other side of the house. The primary suite (19 m² / 204 ft²) features an impressive 17 m² (183 ft²) en-suite bathroom, complete with dual sinks, a bidet, a toilet, and a freestanding shower.

In 2022, a second floor was renovated, creating a large studio bedroom and bathroom. The total size of this studio is an impressive 51 m² (549 ft.²). The studio opens to a spacious rooftop terrace, perfectly positioned to capture the breeze and breathtaking sunsets. A skylight allows for stargazing directly from the bed.

The expansive property includes several cozy relaxation spots, such as a jacuzzi and a pétanque (jeu de boules) court for entertainment. Due to its ideal location in the kunuku, trade winds constantly provide cooling breezes and mosquitoes are rarely an issue, allowing for open windows and shutters year-round.





DETAILS ABOUT THE HOUSE

Unique features:

- + Ultimate privacy, space, and tranquility
- + Enormous 116,000 m² freehold lot
- + Separate guesthouse
- + Jacuzzi
- + Elevated position offering stunning sea and countryside views

Technical details:

- Built area: 363 m²
 - Construction year: 2004
 - Lot size: 116.139 m² (28+ acres)
 - Bedrooms: 3
 - Bathrooms: 3
 - Cadastral information: 4-B-169
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Beautiful rural
living amidst peace
and privacy.





*‘Unique home with
breathtaking views’*





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 cadastral

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