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# Harbourtown

REAL ESTATE



## Buddy Dive 408

### Hato

Asking price: **\$ 425,000.-**  
excluding buyers costs

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# Beschrijving

Furnished apartment of 689 sq.ft (64 m2) with ocean view on the topfloor at Buddy Dive Resort. This apartment features 1 bedroom with en-suite bathroom, a spacious living room with open kitchen and a terrace. It is part of the resort's rental pool and owners are allowed 2 months of personal use per year.

## Layout

A stone staircase leads to the 2nd floor, with unit 408 being the middle one of five in a row. The front door opens directly into the bedroom. The bathroom is equipped with a wall-mounted toilet and a shower.

On the ocean side is the long living room with two French doors opening onto the terrace. The spacious porch with sea view is ideally positioned to enjoy the sunset. There are also views of Blenny's, the nice tropical garden, swimming pool and Klein Bonaire.

Upon entering the living room, the L-shaped kitchen with lower cabinets is on the left. On the right side, there is a large built-in wardrobe and a dining area. The living room includes a two-seater sofa and two separate armchairs, with a sideboard and TV along the long wall. On the porch, there is a table with four chairs.

There is no elevator.

## Management Agreement Details:

- # 1/10th share in HOA Building-IV
- # HOA contribution: \$2,494.38 (2023)
- # Investment contribution: \$5,187.82 ('23)
- # Net return: \$3,901 ('23) and \$5,261 ('22)
- Revenue is distributed among all 10 apartments
- # Buddy Dive Resort holds a majority interest in the HOA







# DETAILS ABOUT THE APP.MENT

## Unique details:

- + Well-known 3 star dive resort
- + Own use: 2 months/year max
- + Rental pool with 10 units
- + Superb location with oceanview
- + Fully furnished

## Technische details:

- Share in HOA: 1/10th
- Surface: 689 sq.ft (64 m2)
- Long lease land unitl 03-31-2047
- Yearly long lease costs: \$ 48/year
- HOA-fee 2023: \$ 7.682,20  
incl. investment contribution





**PRIVATE USE:  
2 MONTHS/YEAR  
IS ALLOWED**







## Annual costs

Property tax (vastgoedbelasting)

0,91% x value property.

Tax-free: \$ 70,000.-

No taxes are charged on rental income on Bonaire.

## 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/](http://harbourtownbonaire.com/en/buyers-costs/)