

EST.  1989

# Harbourtown

REAL ESTATE



## Buddy Dive 408

### Hato

Asking price: **\$ 349,500.-**  
excluding buyers costs

# Description

Beautiful furnished apartment with stunning sea view in Building IV of the well-known Buddy Dive Resort. The apartment on the first floor features one bedroom, a bathroom, a spacious living room with open kitchen, and a terrace with sea view.

An investment with returns, where the owner can also enjoy a vacation for two months each 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.

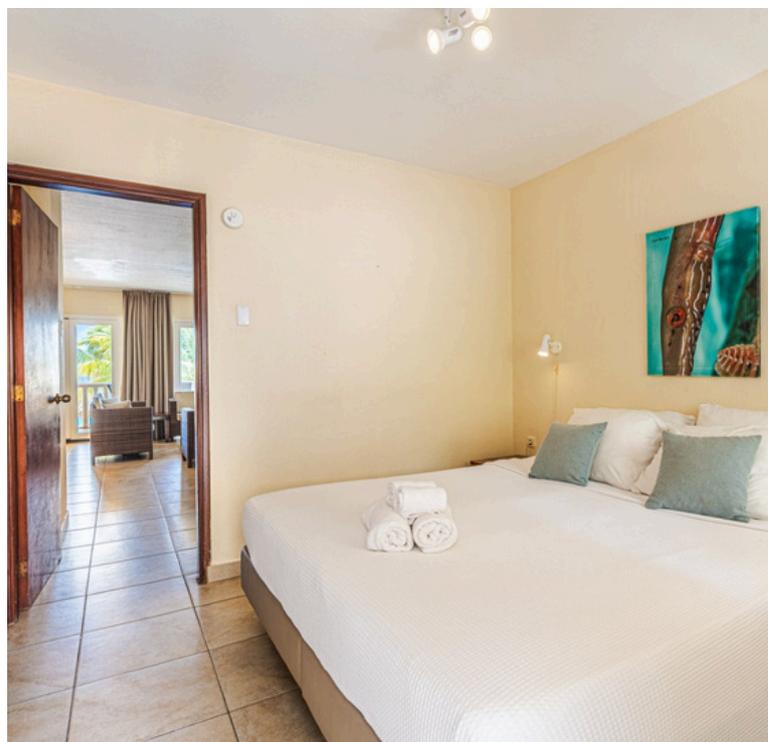
On the ocean side is the long living room with two French doors opening onto the terrace. The spacious porch with sea view is ideally positioned to enjoy the sunset. There are also views of Blenny's, the nice tropical garden, swimming pool and Klein Bonaire.

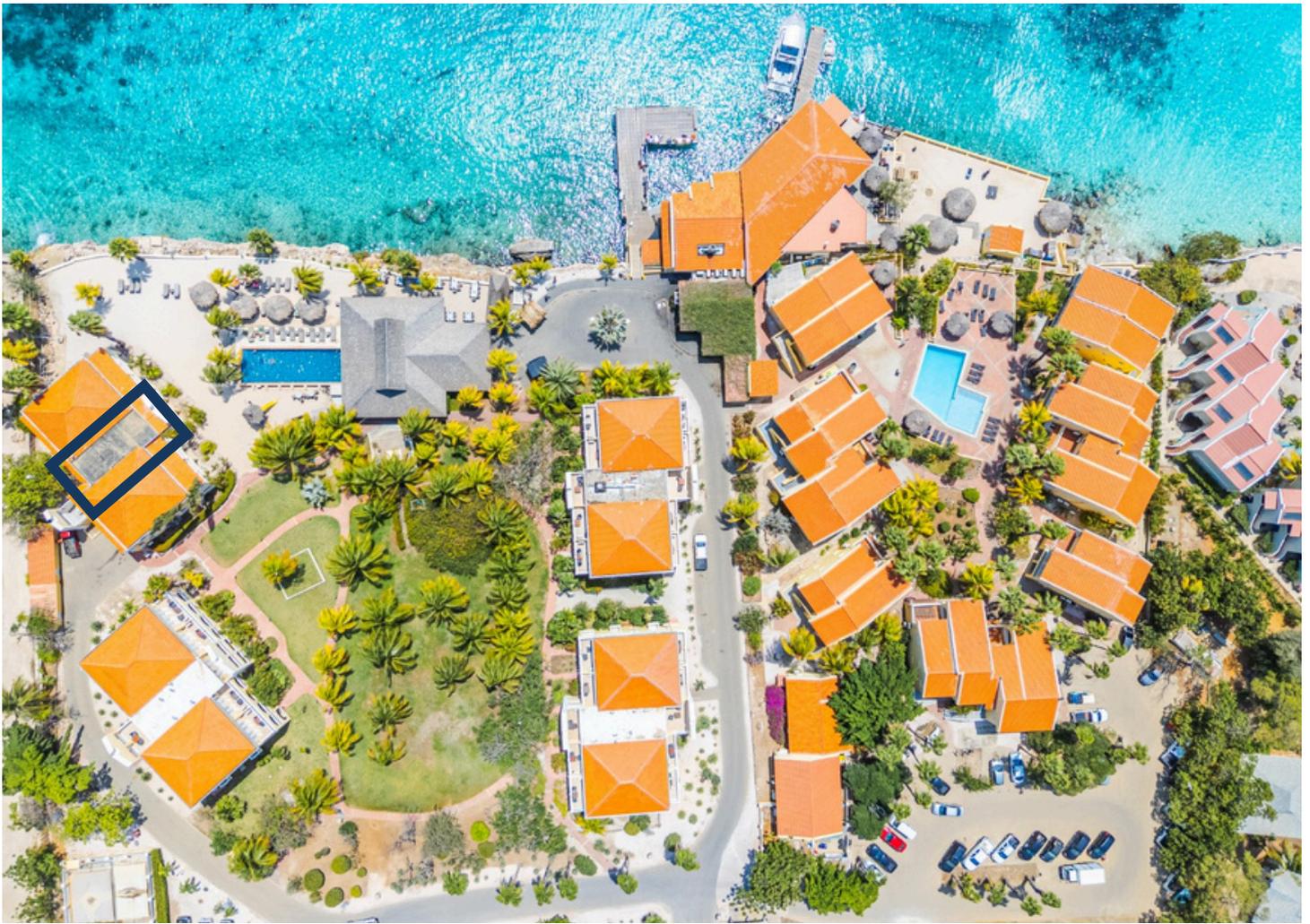
Upon entering the living room, the L-shaped kitchen with lower cabinets is on the left. On the right side, there is a large built-in wardrobe and a dining area. The living room includes a two-seater sofa and two separate armchairs, with a sideboard and TV along the long wall. On the porch, there is a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

There is no elevator.

### Management Agreement Details:

- # 1/10th share in HOA Building-IV
- # HOA contribution: \$2,494.38 (2023)
- # Revenue is distributed among all 10 apartments
- # Buddy Dive Resort holds a majority interest in the HOA





# DETAILS ABOUT THE HOUSE

## **Unique details:**

- + Fully furnished
- + 2 months private use annually
- + Swimming pools, 24-hour reception
- + Located directly by the sea
- + Dive school with boats on the resort
- + Shops walking distance
- + Well-known Dive resort

## **Technical details:**

- Share in HOA: 1/10th
- Surface: 689 sq.ft (64 m<sup>2</sup>)
- Long lease land unit | 03-31-2047
- Yearly long lease costs: \$ 48/year



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





## Annual costs

PLand tax (Grondbelasting)  
when property serves as main residence:  
0,345% x value property.

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/)