

Harbourtown

REAL ESTATE



Kaya Bongo 20

incl. building permit

Asking price: **\$ 129,500.-**
excluding buyers costs

Description

Interesting freehold lot with a building permit for 3 apartments. Construction drawings are included. The plot measures 6,975 sq.ft (648 m²), is elongated in shape, and fully fenced.

Layout

This lot is appr 138 feet (42 meters) deep and has a rectangular shape. The property is fully fenced and features a gate at the front.

It is located on a local access road. According to the OLB, this road is scheduled to be paved with bricks in 2025. The lot offers easy access to the surrounding area.

The original lot 4-G-2886 measured 8,665 sq.ft (805 m²) and was officially subdivided in 2024. The current lot of 6,975 sq.ft (648 m²) has been assigned a new cadastral number: 4-G-4184.

648 m²
freehold land

Building permit features:

- Approved on November 11, 2008, for the construction of 3 apartments;
- Size per apartment: approx. 818 sq.ft (76 m²);
- Layout: living room 334 sq.ft (31 m²), 2 bedrooms, 1 bathroom, utility room and a porch;
- All adjacent lots are developed;
- Practical shape for construction.





DETAILS ABOUT THE LOT

Unique details:

- + Lot is clean and level
- + Completely fenced
- + Building permit of November 11, 2008
- + Quiet and safe neighborhood
- + No building obligation

Technical details:

- Freehold land: 6,975 sq.ft (648 m2)
- Building permit for 3 detached apartments of appr. 76 m2 each
- Length lot: +/- 42 meter



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Building permit
for 3 detached
apartments





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/