

# Harbourtown

REAL ESTATE



## Kaya Grandi 89C Kralendijk (Playa)

Asking price: **\$ 297.500,-**  
(buyers costs not included)



# Description

Investment Opportunity in the Heart of Kralendijk! Two-bedroom apartment within walking distance of the boulevard and the sea. An ideal home for a single person, young couple, or small family. Vacation rentals are permitted, further enhancing the investment potential!

## Lay-out

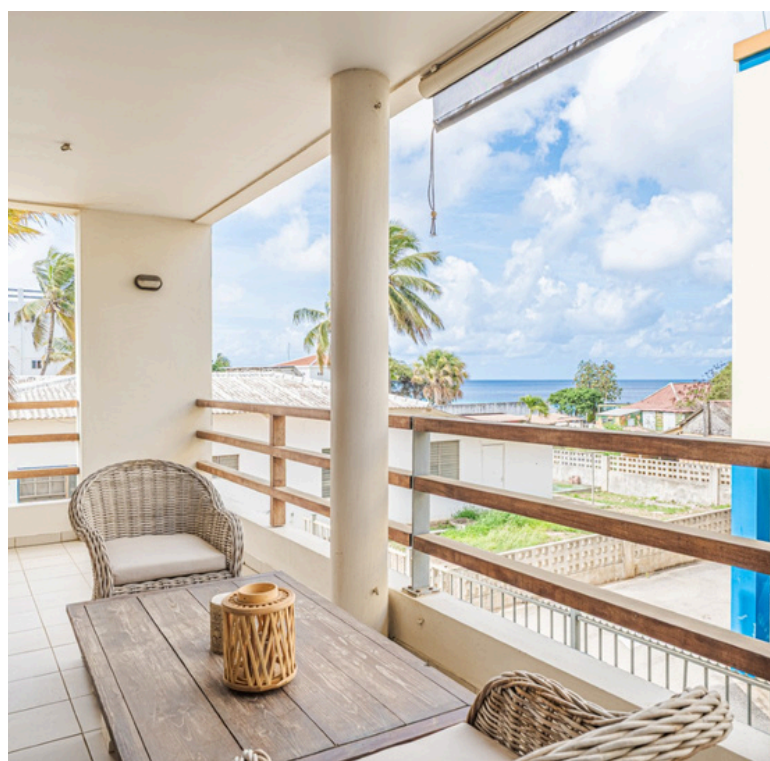
This apartment is located on Kaya Grandi in the grey/orange building to the left of ZVK, where Jacobs Architects and the Deepsea Freediving School occupy the ground floor. There is both an elevator and a stairwell providing access to the first-floor apartment. Each floor contains two apartments, and this one is the larger of the two.

The entrance hall includes a storage area for a washing machine and leads into the living room. This room features a kitchen along the front wall and opens onto a spacious terrace with sea views. The modern kitchen includes five full-sized upper and lower cabinets and is equipped with an electric cooktop, refrigerator, and dishwasher.

The compact living room, equipped with air conditioning and a ceiling fan, is large enough to accommodate both a seating and dining area. Sliding doors to the terrace add a sense of openness. The terrace, nearly 12 m<sup>2</sup> in size and about 6 meters long, offers beautiful sea views.

There are two bedrooms situated on either side of the living room, both with access to the balcony. The master bedroom is located on the corner and includes built-in wardrobe space and an en-suite bathroom. The second bedroom, accessible from the hallway, also has a built-in closet. The bathroom with double sinks also serves as a guest toilet. All rooms are fitted with screens (insect mesh).

On the ground floor at the rear of the building, each apartment has its own private storage unit –perfect for keeping additional items. The entire apartment is fitted with floor tiles. Behind and next to the building is the ZVK office, which operates only during weekdays. This ensures a high level of privacy on the terrace after 5 PM and on weekends.







# DETAILS ABOUT THE HOUSE

## **Unique details:**

- + Very central location
- + 2 bedrooms and 2 bathrooms
- + Short-term rentals allowed
- + Sea view
- + Freehold land
- + Well-maintained
- + Additional storage on the ground floor

## **Technische details:**

- Living area: 74 m<sup>2</sup> (797 sq. ft.)
- 160/1,000th share in the joint owners' association (HOA)



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*Well-maintained two-bedroom apartment with excellent rental potential*





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