

# Harbourtown

REAL ESTATE



## Kaya Dorado 12

### Santa Barbara

Asking price: **\$ 875,000.-**

(Buyers costs not included)



# Layout

A long driveway with parking space for several cars on site leads to the house. The original part of the building was built in 1994 and was expanded 5 years later with a 2 level extension. Now it forms one large building with a spacious upstairs balcony which is a beautiful place to enjoy the sunset.

To the right of the spacious storage room (formerly garage) is the front door with hall and guest toilet that opens into the kitchen with dining room. This kitchen was partly renovated in 2023 with new worktop and 6-burner hob. From the kitchen there are patio doors to the covered terrace and there is an open connection with the living room. The living room with high ceilings has two French doors with access to the terrace. This is a perfect place to relax in privacy and enjoy the pool deck with large saltwater pool.

A small staircase up in the living room takes you to the three rear bedrooms with 2 bathrooms in the original house, with another bedroom with an ensuite bathroom on the right. A fixed double-quarter (U-shaped) staircase leads to the largest bedroom with en suite bathroom, wardrobe and balcony. This terrace offers an incredibly beautiful view over a large part of Bonaire and the ocean.

At the rear of the house is a detached shed that is equipped as a laundry and storage space. The house has a boiler for hot water in the kitchen and all bathrooms.

There are 8 solar panels on the roof and there is a mature garden with a drip system all around. Characteristic is that the house is "built with the mountain". This ensures a lot of privacy because there is virtually no view of the terrace from the street side.

On the street side is a separate studio with terrace and private entrance. This is perfect for generating some extra income without having to compromise on privacy.





### **Pro's:**

- + spacious house with large porch
- + lots of privacy on the terrace
- + large saltwater swimming pool
- + 8 solar panels
- + rentable studio
- + parking on site

### **Technical details:**

**Year of construction: 1994 & 1999**

**House: 3,206 sq.ft (298 m2)**

**Studio: 258 sq.ft (24 m2) excl terrace**

**Freehold land: 15,440 sq.ft (1,435 m2)**

**Pool deck: 1,345 sq.ft (125 m2)**

**Swimming pool: 570 sq.ft (53 m2)**

**Gazebo: 258 sq.ft (24 m2)**

# Details of the house



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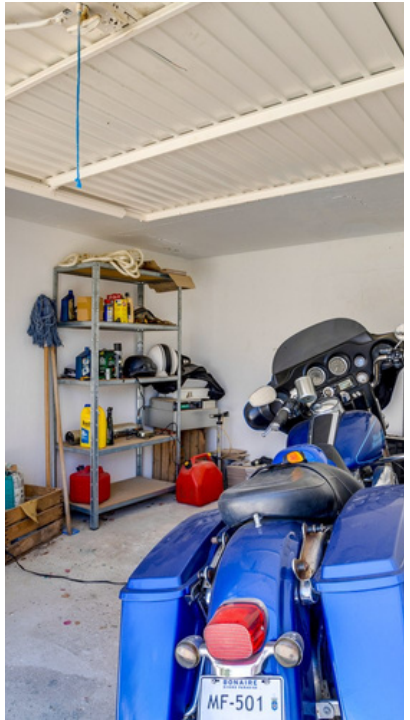




*Well maintained,  
classic villa.*











*Just renovated,  
rentable studio!*





## Annual costs

**Property tax (Grondbelasting):**  
**0.345% x property value. *When property serves as main residence.***

**Property tax (Vastgoedbelasting):**  
**0.91% x property value.**  
**Tax-free t: \$70,000. *When property is a second home.***

**No tax is levied on any income from rental.**

## Closing costs

**The costs of transfer (closing costs) are for account of the buyer, unless expressly mentioned otherwise. These consist of:**

- 5% transfer tax
- Notary costs
- Registration costs cadastre

**Calculate the exact costs on our website:**  
**[harbourtownbonaire.com/nl/kopers-kosten/](http://harbourtownbonaire.com/nl/kopers-kosten/)**