

Harbourtown

REAL ESTATE



Kaminda Gurubu 12b

Rancho Mal Macho

Asking price: **\$ 295.000,- k.k.**
excluding buyers costs

Description

Detached house from 2016 with 2 bedrooms and 2 bathrooms. This home is built on long lease land and is located near Bona Bista and Finca Verde.

Layout

At the front of the house, there is a garden with a large tree that provides plenty of shade and privacy. The right side of the house contains the living area, while the bedrooms are located on the left side.

The house features a front porch and a living room with an open-plan kitchen (398 sq.ft - 37 m²) running the full length of the home. The L-shaped kitchen at the back is equipped with a dishwasher, washing machine and a 4-burner gas stove with extractor hood. There is also a second door providing access to the rear of the house.

On the left side, you'll find two bedrooms, each with its own bathroom, accessible via a compact hallway. Both bedrooms come with built-in wardrobes, a ceiling fan and air conditioning.

This fairly modern home features practical shutter windows and tiled flooring throughout. The garden is fully fenced, making it ideal for residents with pets or small children. There is also the option to park a car on the property.





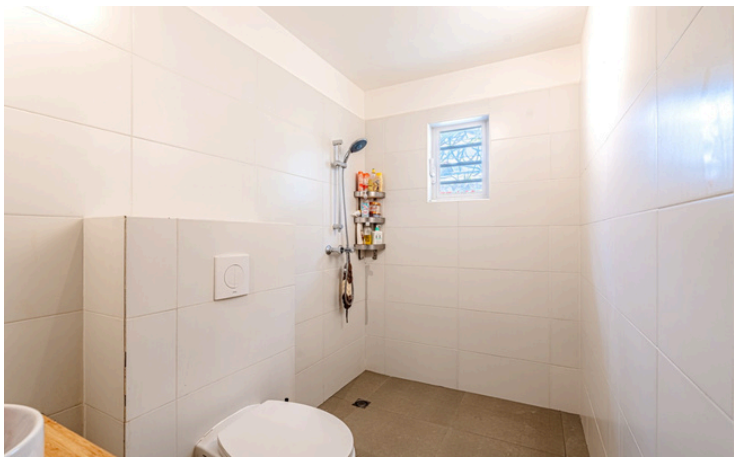
DETAILS ABOUT THE HOUSE

Unique details:

- + Building year 2016
- + On-site parking
- + Strong rental potential
- + Excellent privacy
- + Shaded garden

Technical details:

- Long lease land: appr. 440 m²
- Boiler for kitchen and bathrooms
- Built area: 87 m² + extended porch



Garden with
a lot of shade





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/