

Harbourtown

REAL ESTATE



Kaya Krisolito 8 Santa Barbara

Asking price: **\$ 640.000 k.k.**
excluding buyers costs

Description

Modern house (2018) with spacious living room, U-shaped porch with pool, 3 bedrooms and 2 bathrooms. It is located in the popular Santa Barbara area on a plot of 960 m2 of property land.

Layout

The house has 2 parking spaces and the possibility to park the car behind the fence. A path of paving stones leads to the spacious porch with some sea view. This terrace with high ceiling offers the possibility to sit in and out of the wind.

Two patio doors give access to the living room of approximately 50 m2. The large space consists of a living area as well as a kitchen with dining area, both equipped with a ceiling fan.

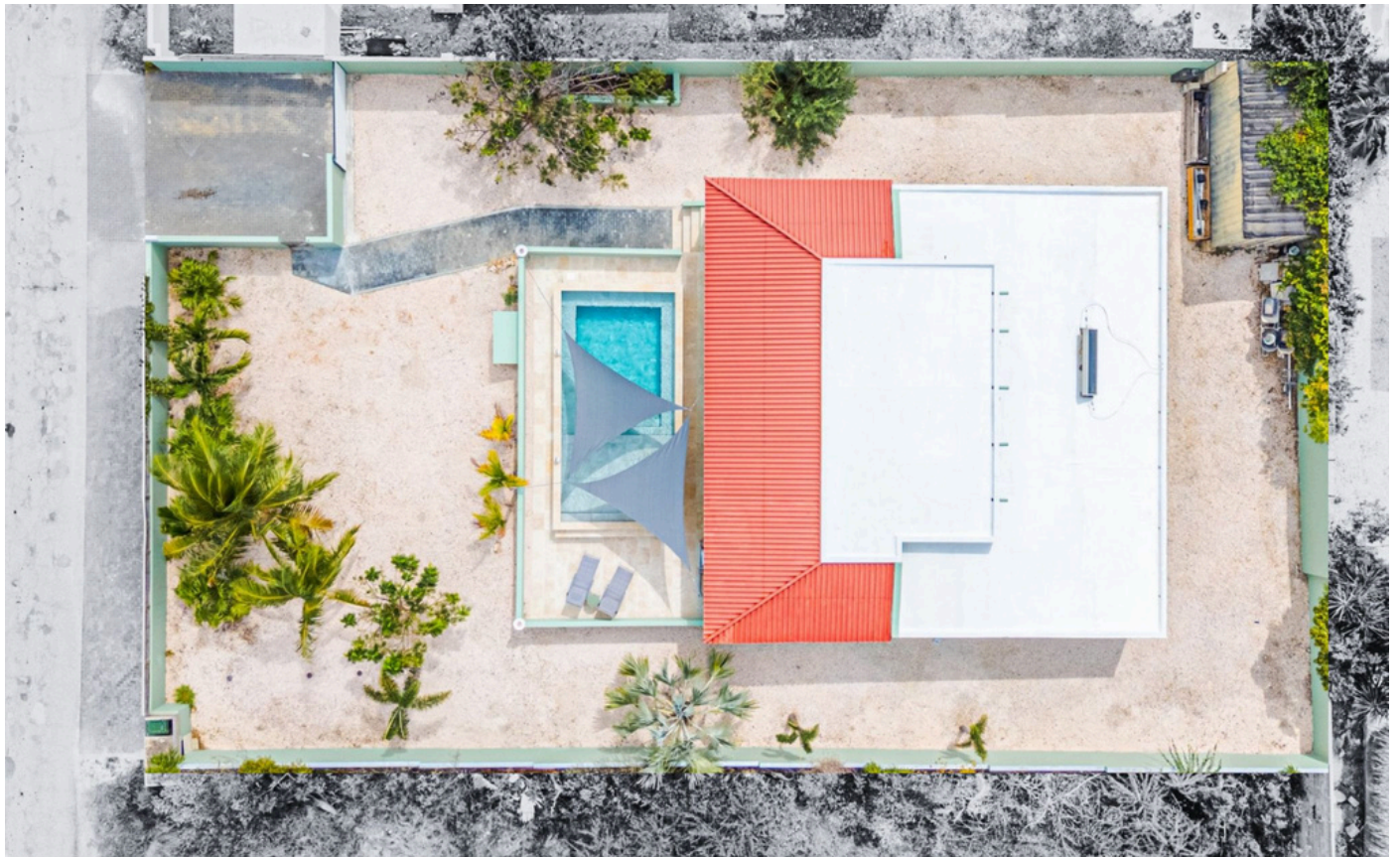
The kitchen with cooking island offers plenty of cupboard and work space, because both countertops are 80cm deep. It is equipped with a gas hob, built-in oven, dishwasher and single sink.

A long hall behind the living area with 2nd entrance not only provides access to the 3 bedrooms, but also to the utility room with worktop and neat storage cupboards. A washing machine and dryer can easily be placed here. There is a separate toilet, so that guests do not have to use one of the bathrooms.

The master bedroom is 22 m2 and has a wardrobe wall and private bathroom. This bathroom with double sink has a concrete look in combination with cheerful tiles. The other two bedrooms share the second bathroom, which also has a double sink.

Adjacent to the front porch is a spacious swimming pool. The magnabad (2023) is made of concrete and is fully tiled. Very nice is that the pool has an edge of about 50 cm above the level of the floor tiles, so that dirt cannot simply get into the pool. There is an opportunity to sit in the pool all around, ideal for enjoying the sunset with a drink.





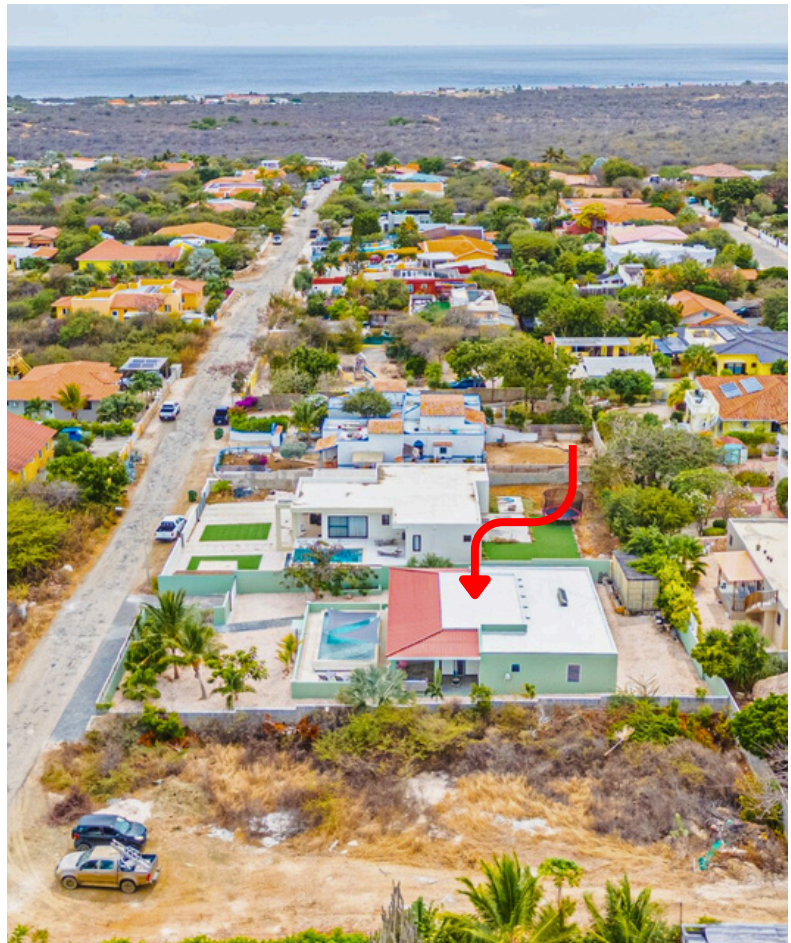
DETAILS ABOUT THE HOUSE

Unique details:

- + Modern house, only 7 years old
- + Magnesium swimming pool
- + Lots of privacy
- + Spacious U-shaped porch
- + Walled garden
- + Storage space in the garden by means of a 20ft container

Technical details:

- Gross floor area: 302 m² / 3,250 sq. ft
- Hot water is provided through a solar boiler system
- All bedrooms are equipped with ceiling insulation, ensuring a comfortable indoor climate



Ultimate privacy,
perfect location,
stunning sunsets





Annual costs

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

Property tax (vastgoedbelasting)
when property is second home:
0,91% x 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/