

Harbourtown

REAL ESTATE



Luga Aleha S5 Kunuku

Asking price: **\$ 945,000.-**
excluding buyers costs

Description

Luga Aleha S5, built in 2017, consists of two separate houses, each with its own kitchen, bathroom, and bedroom. It is the perfect home for those who appreciate peace, space, and nature.

Layout

Luga Aleha is a gated community located in the Bolivia area, between Tras di Montana and Lagoen. It is known for its extremely spacious plots, many of which are partially fenced. All homes in the area are completely off-grid.

After approximately a five-minute drive from the main gate, the property is located relatively close to the road. As only local traffic passes through, this is actually an advantage. Upon entering the property, both houses are situated on the right side.

The main house has two floors and was originally a converted shipping container, extended with Surinamese hardwood to form a complete residence. Three sides of the house feature French doors opening onto seating areas.

The container section houses the open-plan kitchen and a stylish bathroom with a bathtub. A fixed staircase leads to the open bedroom on the upper floor, where there is also a sitting area offering stunning panoramic views. Around the house, several outdoor seating areas have been created—ideal for enjoying the tranquility and views of the surrounding land. A hot tub is available, which can be heated using solar energy or a wood stove, and a parasol provides shade.

Next to the main house is the guest house, equipped with its own kitchen, bathroom and bedroom. The living room with pantry is very spacious and has fully openable doors, creating a light and airy atmosphere. Adjacent to the living room is the bedroom, with space for a built-in wardrobe. The kitchen is fitted with a gas cooktop. The bathroom is located next to the kitchen.

Multiple gates provide access to various parts of the property, including the unfenced terrain and a water refill station. A 40 ft storage container offers additional storage space. A carport is located behind the house.





DETAILS ABOUT THE HOUSE

Unique details:

- + House with guest unit
- + Fully self-sufficient
- + Freehold land of 13 acres
- + Lots of privacy
- + Wood-fired hot tub

Technical details:

- Living area: 242 m²
- 220V outlets
- 12 solar panels
- 6 lithium batteries
- Backup generator



Fully off-grid







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/