

## Bella Vista 13 - Kaya Macario Sint Jago, Nikiboko

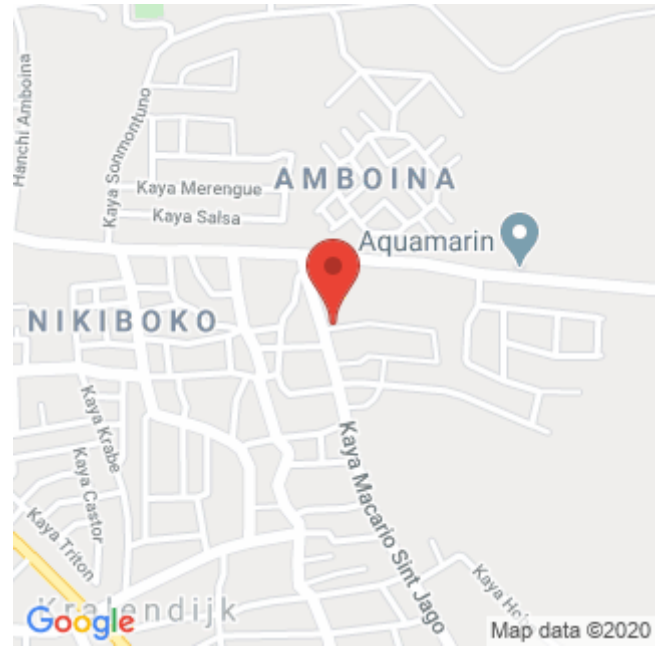
US\$ 204,545 Starting at **SOLD**

Buyers Costs only apply to the plot price

Nikiboko - 1,345 / 125 sq.ft./m2 - 3 Bedrooms - 2 Baths

## Real Estate information

Neighborhood	Nikiboko
Address	Bella Vista 13 - Kaya Macario Sint Jago
Freehold Land	
Bedrooms	3
Bathrooms	2
Total living area	1,345 / 125 sq.ft./m2
Total ground area	9,526 / 885 sq.ft./m2



Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.805% of the value (2nd residence). Buyers Costs consist of (one-off): 5% transfer tax, approx. 2% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Registered at the Land Registry Office Kadaster, number 4-E-3336 (measuring 249,244 sq.ft ) which will be divided.

## Features

The perfect opportunity to buy your brand new dream home on freehold land, in the pleasant and popular residential area of Nikiboko. Bella Vista 13 is part of the beautiful project Bella Vista, with paved roads and a friendly environment.

Schools, shops and even the lively center of Kralendijk are close by and easily accessible.

Two beautiful pre-designed home types are available :

- Type A - 2 bedrooms / 1 bathroom, 96 m<sup>2</sup> (1,033 sq.ft.) - Building Costs: USD 139,968.- including 8% ABB.
- Type B - 3 bedrooms / 2 bathrooms, 125 m<sup>2</sup> (1,345 sq.ft.) - Building Costs: USD 161,784.- including 8% ABB.

Building costs are excluding the ground costs of USD 64,577,-. The expected construction time is approx. 6 months after signing the purchase/contracting agreement.

Do you have specific wishes regarding your new build home; we would be happy to discuss the options with you. This also applies if you have your own design for your dream home. Based on your wishes, an offer can be drawn up by the developer Haafkes Bouw.

- Private Property building lots in well reputed area,
- Close to main roads, shops and schools,
- Choice of 2 types, in consultation adjustments can be made.

Home Owners Association fee US\$ 25 per month. (maintenance infrastructure)

## Lay out

### Type A

Entrance via covered front porch into living room with open concept kitchen, hall with access to 2 bedrooms with 1 bathroom. Side entrance with positioning/connection for washing machine. Ample parking at roadside.

### Type B

Entrance via covered front porch into living room with open concept kitchen, hall with access to master bedrooms with ensuite bathroom and 2 bedrooms with 1 bathroom. Side entrance with positioning/connection for washing machine. Ample parking at roadside.

## Technical specifications

Both type homes have a good size covered porch. The finishing is including a L-shaped kitchen with gas cooktop, sink and faucet (excl. appliances), bathrooms will be partially tiled and include shower, washbasin and toilet. Wooden doors and windows will have glass panels and aluminum shutters, roofs will have roof sheets.

- 220 Volts,
- Ceiling fans in living room and all bedrooms,
- Prepared for connections of water heater and washing machine,
- Septic tank,
- Roof covered with roof sheets,
- Ceramic floor tiles through the entire villa and terraces,
- Hard wood window frames with glass panels and aluminum shutters, wooden doors,
- Fenced garden (landscaping excluded).