

## **Bella Vista 7 - Kaya Macario Sint Jago, Nikiboko**

**US\$ 70,268 Fixed price**

Buyers costs

Nikiboko

## Real Estate information

Neighborhood	Nikiboko
Address	Bella Vista 7 - Kaya Macario Sint Jago
Freehold Land	
Total ground area	9,634 / 895 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

Buying this plot gives you the opportunity to realize your own dream house in a friendly environment.

This is your chance to build your home on freehold land in the nice and welcoming residential area of Nikiboko. This plot is part of a project in the new residential area of Bella Vista. The paved roads, children's playground and close proximity to the city center of Kralendijk and Caribbean Sea are all the ingredients you need for a pleasant and tranquil living environment on the East end of Nikiboko.

- Private Property building lots in well reputed area,
- No building obligation,
- Close to main roads, shops and schools,
- Build your own dream home or have it build (choice of two types).

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

## Want to choose a model home instead of your own design?

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

The expected construction time is approx. 6 months after signing the purchase/contract agreement. You can build both types of homes on all available lots. Building costs are excluding the ground costs. Not sure how to calculate the total costs? No problem, just ask us and we will calculate it for you!

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.