



## **Well's Bay Road, Saba**

**US\$ 510,000 Asking price**

Buyers Cost

Saba - 1,259 / 117 sq.ft./m<sup>2</sup> - 2 Bedrooms - 1.5 Baths



## Real Estate information

Neighborhood	Saba
Address	Well's Bay Road
Freehold Land	
Bedrooms	2
Bathrooms	1.5
Sea view	
Sundeck	
Garage	
Air Conditioning in bedrooms	
Total living area	1,259 / 117 sq.ft./m <sup>2</sup>
Total ground area	6,910 / 642 sq.ft./m <sup>2</sup>
Construction date	2012
Maintenance status	Good



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 39/2007.



## Features

Saba is known for its quietness, safety and beautiful nature. The island is green with lush vegetation and is perfect for nice long walks. The temperature is comfortable whole year round. There are many diving and snorkle possibilities. Saba can be reached by boat and plane and off the neighboring island Sint Maarten many daily international flights are available.

This home on Well's Bay Road offers you spectacular views at sea, Diamond Rock and Sint Maarten. The house is comfortable and well maintained. It is very suitable for your own use as well as it offers great rental possibilities.

- Well maintained family home,
- Two bedrooms, one bathroom and separate toilet,
- Spacious covered terrace,
- Walking distance from The Bottom,
- Own paved pathway,
- Storage space underneath the house approx. 6 m<sup>2</sup>,
- Parking space: 90 m<sup>2</sup>,
- Roof: galvanized steel plates,
- Floor: ceramic floor tiles,
- Windows: aluminium windows and sliding door frames,
- Cistern of 60.000 liters with two separate compartments which can be used individually,
- Garden with local plants & trees gravel stones and walled.



## Lay out

Entrance via stairs to house, living room with open kitchen, hall with access to main bedroom with ensuite bathroom, bedroom 2, separate toilet, storage underneath the house. Covered terrace via living room.

## Technical specifications

- 110 and 220 Volts,
- Air conditioning in all bedrooms.











