



FOR SALE

Commercial property in the heart of Rincon

Kaya Encarnacion B. Sint Jago 7, Rincon

US\$ 445,000

Asking price · Buyers Costs



🏠 5 bedrooms

🚿 1 bathrooms

🏠 294 m2

📏 469 m2

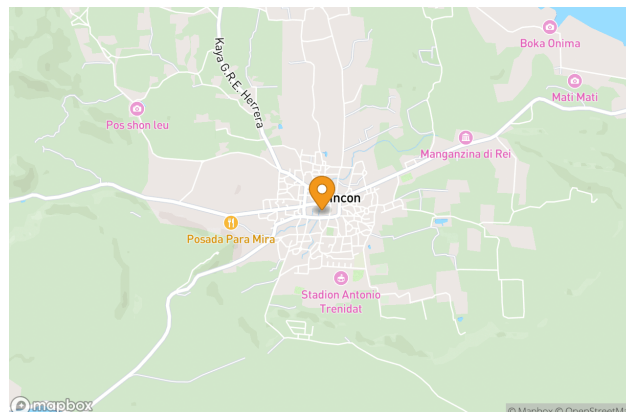
🏠 House

Specifications

Neighbourhood	Rincon
Address	Kaya Encarnacion B. Sint Jago 7
Land	Leasehold
Bedrooms	5
Bathrooms	1
Total living area	294 m2
Total ground area	469 m2
Maintenance status	matig

Features

Air conditioning



Approximate location. The exact address is available on request.



Description

Located in the heart of Rincon, Bonaire, this property combines a central setting with flexible possibilities for commercial use. The layout is suited to offices, a practice, a salon, or social and community-related purposes, while its zoning is listed as "Maatschappelijk" and "Waarde - Beschermd stadsgezicht."

The property includes 5 office spaces, a reception area, waiting area, kitchenette, bathroom, toilet, and server room. With 294 m² of indoor space on a 469 m² plot, it offers room for an organisation that needs several separate work areas. Air conditioning is installed throughout, with 110 and 220 Volt available.

At the rear, a spacious covered terrace and carport provide additional covered outdoor space, including room to park a car. The living area is based on the net indoor space plus the covered outdoor space. The property is registered at the Land Registry Office Kadaster under number 2-B-456 and is held on a long lease until 18th of January 2040.

Layout

Consisting of 5 office spaces, a reception area, kitchenette, bathroom, toilet, waiting area, server room, and a spacious covered terrace/carport at the rear.

Technical specifications

- 110 and 220 Volt,
- split unit air conditioning in throughout the entire property.

Living area is based on net indoor space plus covered outdoor space.

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 2-B-456. Long lease until 18th of January 2040.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: [Map](#)

Link to zoning description 1: [Zoning "Maatschappelijk"](#)

Link to zoning description 2: [Zoning "Waarde - Beschermd stadsgezicht"](#)

Costs and conditions

Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence).

Buyers Costs consist of (one-off): 5% transfer tax, approx. 1,5% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Photographs















Interested in this property?

Our team is on Bonaire and will arrange a viewing or answer any question about this property.

Sunbelt Realty Bonaire

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