



FOR SALE

Fair Play 40/2006 - building lot with house plans

Fair Play 40/2006, St. Eustatius

US\$ 66,000

Asking price · Buyers costs

△ 2097 m²

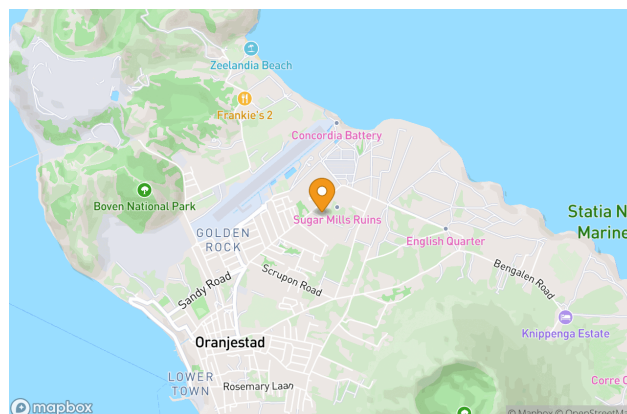
🏠 Land

Specifications

Neighbourhood	St. Eustatius
Address	Fair Play 40/2006
Land	Freehold
Total ground area	2097 m ²

Highlights

- Building permit available upon request
- Magnificent views of Quill volcano and ocean
- Adjacent lot also available for purchase
- Building design available upon request
- Electricity available next to plot
- Rural setting



Approximate location. The exact address is available on request.



Description

Located in the eastern part of St. Eustatius, this building lot measures 2,097 m². Also available with neighbouring lot 41/2006 for sale! The lot is situated in the Fair Play district, near Cherry Tree, in a quiet area with little development so far. The J.W. Biesheuvelweg and the road to Lynch are expected to be fully renovated in the near future.

The properties are directly adjacent, equal in size and shape, and partially fenced. The location offers magnificent views of the Quill volcano, the Atlantic Ocean, and Boven National Park.

- Lot available with neighbouring lot
- building design and request for building permit available upon request
- building has 2 bedrooms, 2 bathrooms and double garage;
- Some building codes apply to this location, please ask us for further details.
- electricity available next to plot.

Ownership and zoning

Registered at the Land Registry Office with numbers 40/2006 and 41/2006.

Costs and conditions

Ground tax (annually): 0% of the value (1st residence), or Property tax (annually): 0.7% 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.

Photographs





















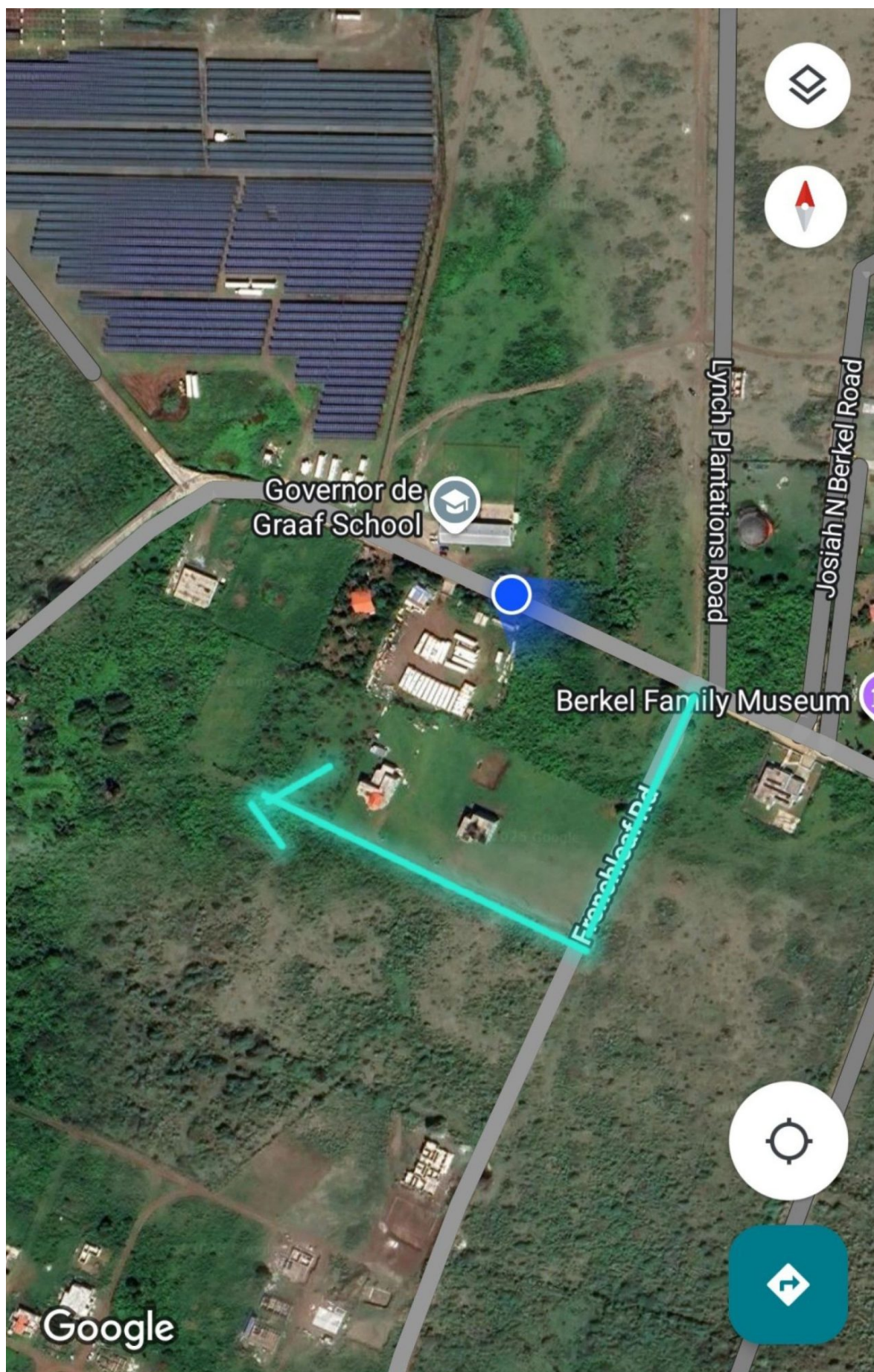














The advertisement is a composite image. The background is a large, bright photograph of an outdoor dining area with a wooden table and white chairs, overlooking a swimming pool and a tropical beach with palm trees and a blue sky. In the top left corner, the text "Sunbelt Realty" is written in a light orange font. In the bottom left corner, the contact information "+599 717 6560 | INFO@SUNBELTBONAIRE.COM" is displayed in white. On the right side, there is a smaller, inset portrait of a man with brown hair and a beard, wearing a light blue button-down shirt, smiling. This portrait is framed by a blue border. Overlaid on the bottom right of the portrait is a green rectangular box with the white text "LET ARJAN HELP YOU FIND YOUR OWN PIECE OF PARADISE".

Sunbelt Realty

LET ARJAN HELP YOU FIND
YOUR OWN PIECE OF PARADISE

+599 717 6560 | INFO@SUNBELTBONAIRE.COM

Interested in this property?

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

Sunbelt Realty Bonaire

Kaya Grandi 41, Kralendijk, Bonaire

+599 717 6560 · info@sunbeltbonaire.com