



FOR SALE

Kaya Aleksandrit 4-A-785 - building lot with sea views

Kaya Aleksandrit 4-A-785, Santa Barbara

US\$ 189,000

Asking price, including building permission · Buyers Costs



△ 795 m²

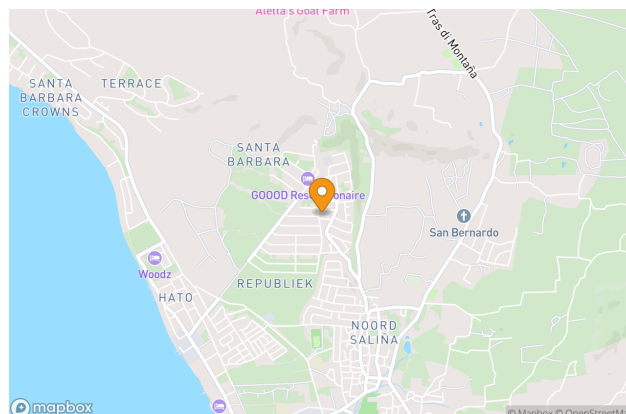
🏠 Land

Specifications

Neighbourhood	Santa Barbara
Address	Kaya Aleksandrit 4-A-785
Land	Freehold
Total ground area	795 m ²

Highlights

- Green hillside setting in Santa Barbara
- Child-friendly residential area
- Building permission already issued
- No building obligations
- Few building restrictions
- Shops, supermarkets, and restaurants 10 minutes away
- Sea view



Approximate location. The exact address is available on request.



Description

Situated on a green hill in the popular and child-friendly residential area of Santa Barbara, you will find this spacious building lot of 785 m². Santa Barbara is known for its central location on the island, its peaceful and pleasant atmosphere, the beautiful green surroundings, and breathtaking views. Thanks to its favorable position on the left side of Kaya Aleksandrit, the lot offers an extra stunning view of the Caribbean Sea and Klein Bonaire. Shops, supermarkets, and cozy restaurants are just 10 minutes away.

The building possibilities are endless. Whether you dream of a lush garden, a large terrace, or a modern architectural design, this lot offers plenty of space to bring your vision to life. If you want to start building immediately, that is possible, as a building permission has already been issued, making this lot a significant advantage.

- spacious building lot of 785 m² in the child-friendly residential area of Santa Barbara,
- beautiful green surroundings with breathtaking views of the Caribbean Sea,
- peaceful and centrally located on the island, within easy reach of shops, supermarkets, and restaurants,
- endless building possibilities,
- only 10 minutes to the center of Kralenijk,
- no building obligations,
- few building restrictions,
- building plan available on request,
- slechts enkele bouwvoorwaarden (download summary here: [Santa Barbara.pdf](#)).

Layout

This property is a building lot in Santa Barbara, positioned on the left side of Kaya Aleksandrit. There is no existing house or room layout, allowing the future entrance, living space, kitchen, bedrooms and bathrooms to be planned on the lot.

The outside space includes the building area and room for a future garden or terrace. The lot has views of the Caribbean Sea and Klein Bonaire, with green surroundings. A building permission has already been issued, and water and electricity connections are available at the street side.

Technical specifications

WEB (water and electricity) connection on the street side.

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-A-785.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

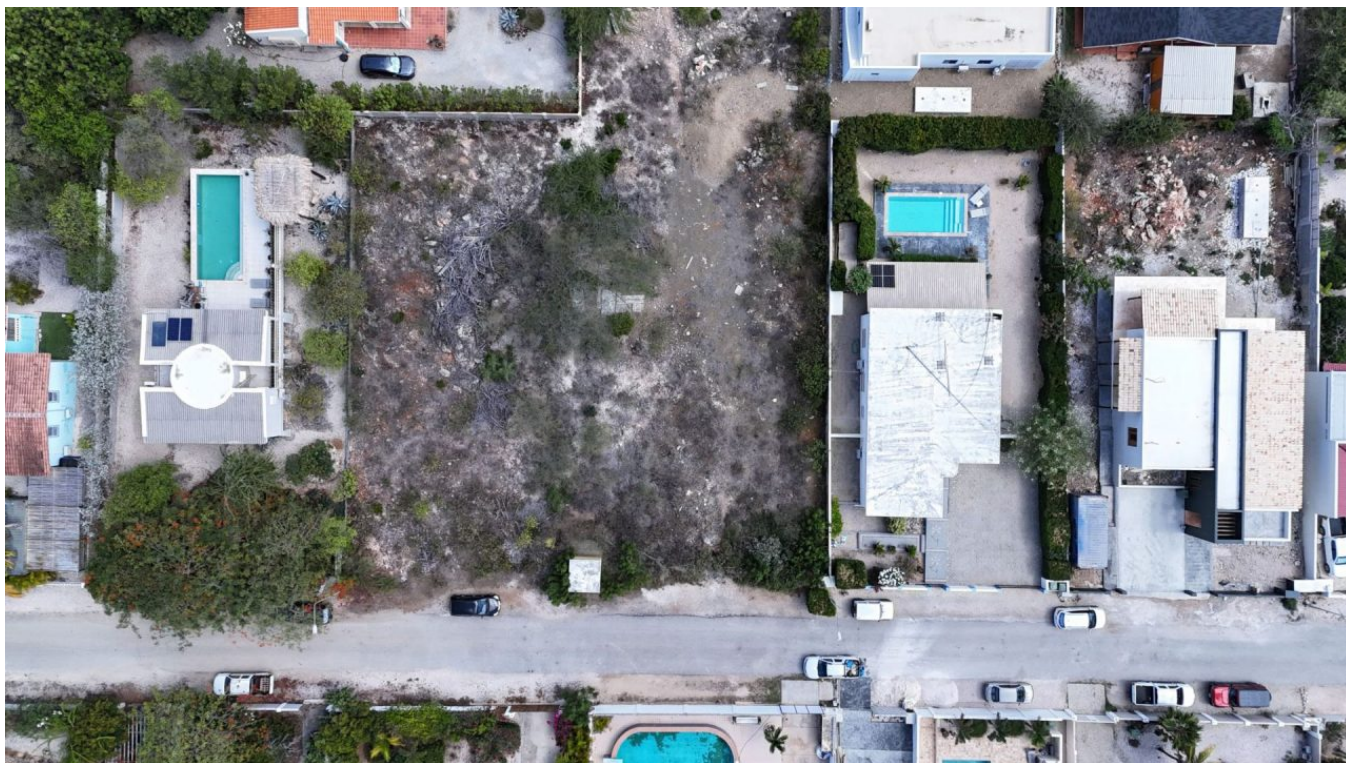
Link to zoning description: [Zoning plan - "Residential Area II"](#)

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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