Sunbelt Realty

FOR SALE

Kaya Heru 4-A-2307

Santa Barbara · Bonaire

With no building obligations and only a few building restrictions, this lot on quiet Kaya Heru offers the freedom to...

US$ 189,000
Fixed price
Buyers Costs

△ 974 m² plot
⌂ Land

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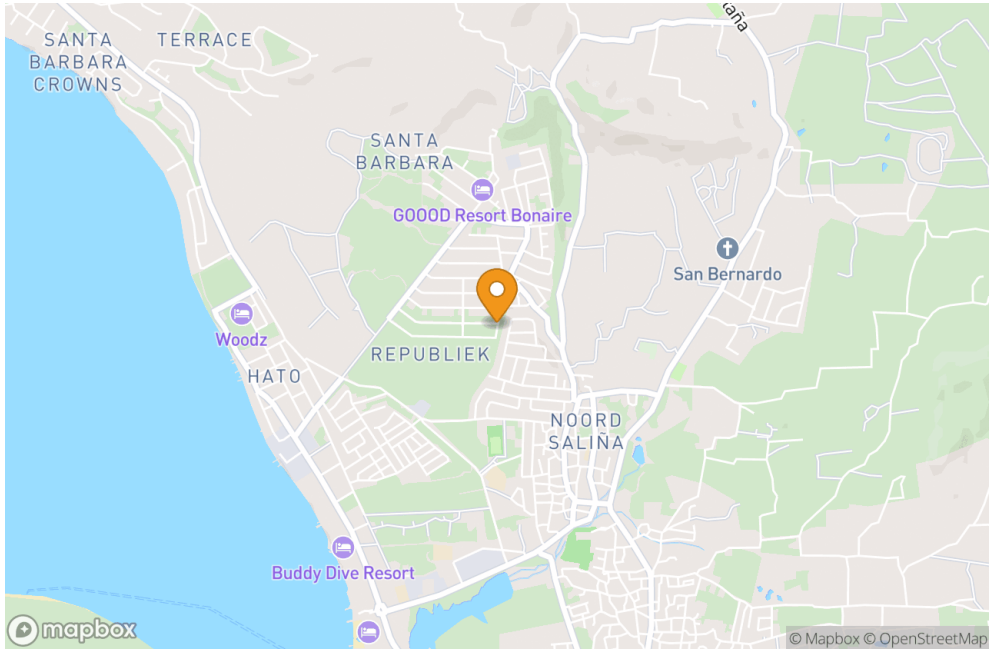
THE HIGHLIGHTS

What makes it special

- Quiet street in popular Santa Barbara
- Existing front wall provides additional privacy
- Property benefits from refreshing trade winds
- Only 10 minutes to Kralendijk center
- No building obligations
- Only a few building restrictions

The location

Santa Barbara · Bonaire



Approximate location. The exact address is available on request.

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THE HOME

Kaya Heru 4-A-2307 - building lot with no obligation to build

Do you dream of building your own home on Bonaire? This beautiful building lot of 974 m², located in the popular and family-friendly residential area of Santa Barbara, offers plenty of opportunities to realize your ideal island home. The lot is situated on the quiet street Kaya Heru, in an area with modern homes and a pleasant living environment. At the front of the lot, a wall has already been built, providing additional privacy and a solid foundation for the further development of the property. Thanks to its favorable location, you can enjoy peace, space, and refreshing trade winds, while shops, restaurants and schools are all within short distance.

With nearly 1,000 m² of private land, there is ample space for a spacious home with a swimming pool, tropical garden, and multiple terraces. The Santa Barbara neighborhood is known for its central location and good accessibility, making this property attractive for both permanent residence or a investment.

The home at a glance

Neighbourhood	Santa Barbara
Address	Kaya Heru 4-A-2307
Land	Freehold
Total ground area	974 m²

- spacious building lot of 974 m2 in the popular and family-friendy residential area of Santa Barbara,
- 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,
- only a few building restrictions (download summary here: Santa Barbara.pdf).

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GOOD TO KNOW

The practical details

Layout

This 974 m² building lot is located on the quiet street Kaya Heru in Santa Barbara. At the front of the lot, a wall has already been built, providing additional privacy and a foundation for further development.

The lot offers space for a future home, swimming pool, tropical garden, and multiple terraces. A WEB connection for water and electricity is available on the street side. No existing rooms or bathrooms are described, as the property is offered as a building lot.

Technical specifications

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

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-A-2307.

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.

My notes

Ideas, questions and impressions from your viewing.

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THE PHOTO GALLERY

Outdoor living & surroundings

Aerial view of plot

Aerial view of plot

Aerial view of land

Aerial view of land

Aerial view of land

Aerial view of surroundings

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THE PHOTO GALLERY

Outdoor living & surroundings

Unpaved road

Entrance gate

Land and entrance gate

Property entrance

Unpaved road

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SEE IT FOR YOURSELF

Experience it for yourself

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

+599 717 6560

info@sunbeltbonaire.com

View the property online

sunbeltbonaire.com/en/for-sale/kaya-heru-4-a-2307-building-lot-with-no-obligation-to-build

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