FOR SALE

Knippenga Estate 91/2007 - building lot with existing foundation

Knippenga Estate 91/2007, St. Eustatius

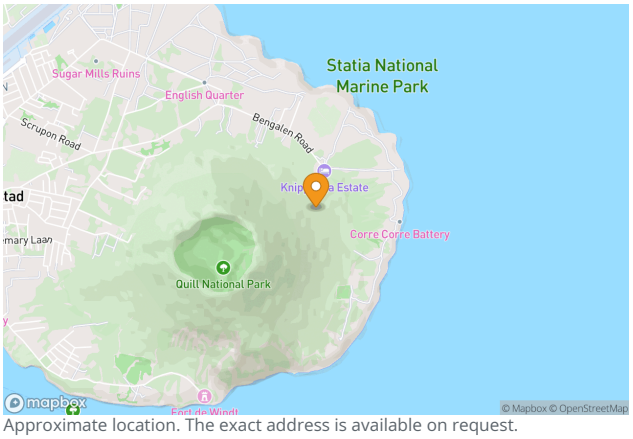
US$ 79,000
Asking price
Buyers Costs

△ 1037 m²

⌂ Land

Specifications

Neighbourhood	St. Eustatius
Address	Knippenga Estate 91/2007
Land	Freehold
Total ground area	1037 m²



Approximate location. The exact address is available on request.

Highlights

- Architect-designed house plan already available
- Foundation with water cistern included
- Exclusive estate offering privacy
- Convenient access to Oranjestad and airport
- Sea view
- Rural setting

Description

Located at the foot of the hill "Quill" on the small and tropical island of St. Eustatius, you will find this spacious building lot of 11,162 sq.ft. The beautiful island of St. Eustatius, with about 3300 inhabitants, is best known for its beautiful nature, beautiful hiking trails, dive sites, rich history and, above all, its tranquility. The lot is located in the Knippenga Estate, surrounded by various luxury villas and building lots, making it the perfect place to build your dream home. The Knippenga Estate is known for its exclusivity and privacy. All villas are uniquely designed and each has its own character.

On the entire estate you can enjoy a beautiful view of the nearby islands of St. Kitts and St. Barths. In addition, the estate offers easy access to all the amenities you need, such as shops, restaurants and recreational activities. Roosevelt Airport and the center of Oranjestad are only 10 minutes away. Via a country road with black volcanic stones and lush vegetations on both sides you reach Knippenga, a paradise escape from the busy tourist destinations. The lot itself offers space for your creativity and allows you to design and build your dream home exactly the way you want it. Whether you choose a spacious multi-storey villa, a charming cottage or a modern apartment, this lot provides the perfect base for your ideal home. With enough space for a garden, swimming pool and outdoor areas, you can take full advantage of the Caribbean climate and outdoor living that St. Eustatius has to offer.

Don't miss this unique opportunity to realize your dream home in one of the most desirable locations on St. Eustatius!

*For this specific lot, a design has already been made by an architect for a house with a swimming pool. Contact us for more details.

- Lot for sale on the island of St. Eustatius,
- Build your dream home on St. Eustatius,
- Including foundation with water cistern (no ground floor installed),
- The island’s transfer tax (ABB) is 5%,
- Accessibility: very good, only 15 minutes from the center of Oranjestad and the airport.

Ownership and zoning

Registered at the Land Registry Office with numbers 91/2007.

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. 2% 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.

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