Sunbelt Realty



FOR SALE

Knippenga Estate 91/2007

St. Eustatius

Spacious 1,037 m² building lot at the foot of The Quill in the exclusive, private Knippenga Estate on St. Eustatius.

US$ 79,000
Asking price
Buyers Costs

△ 1037 m² plot
⌂ Land

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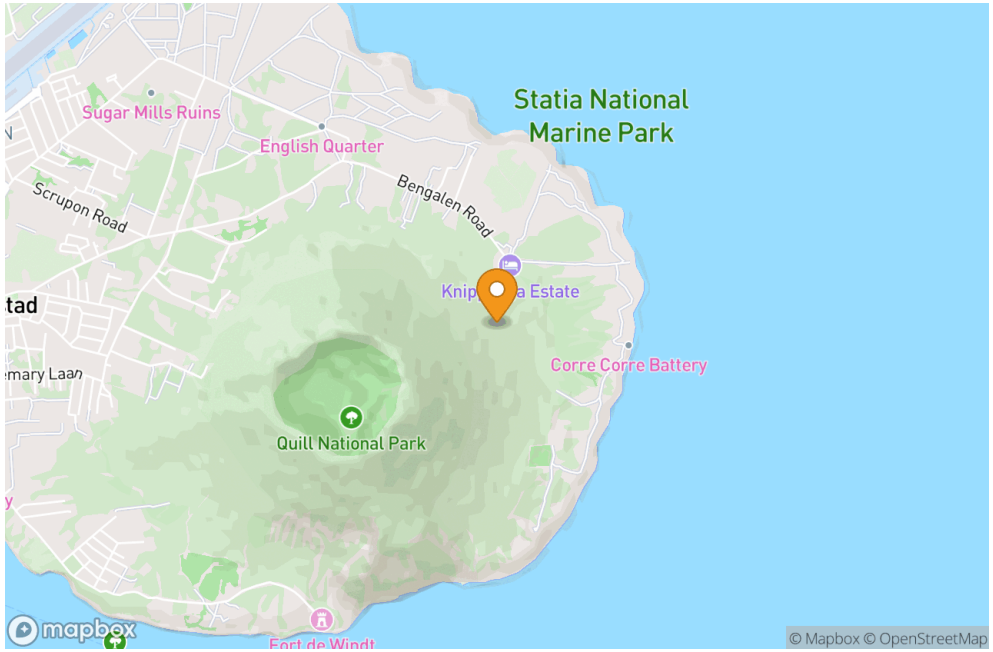
THE HIGHLIGHTS

What makes it special

- 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

The location

St. Eustatius



Approximate location. The exact address is available on request.

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THE HOME

Knippenga Estate 91/2007 - building lot with existing foundation

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

The home at a glance

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

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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.

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GOOD TO KNOW

The practical details

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.

My notes

Ideas, questions and impressions from your viewing.

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THE PHOTO GALLERY

Outdoor living & surroundings


Land with sea view


Sea view


Land with sea view

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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
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View the property online

sunbeltbonaire.com/en/for-sale/knippenga-estate-912007-building-lot-with-existing-foundation

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