



FOR SALE

La Palma 81 - Spacious building lot on freehold land without building obligation

La Palma 81, La Palma

US\$ 292,000

Asking price · Buyers costs

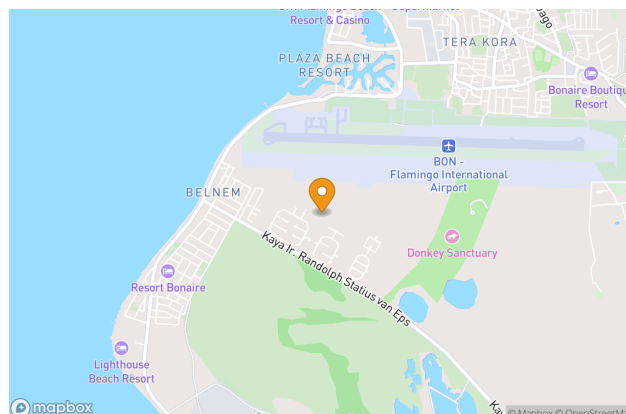


△ 1149 m2

🏠 Land

Specifications

Neighbourhood	La Palma
Address	La Palma 81
Land	Freehold
Total ground area	1149 m2



Approximate location. The exact address is available on request.



Description

La Palma lot 81 is situated at La Palma development. La Palma is located close to all major dive and snorkel sites down South and just 7 miles away from the windsurf beach at Sorobon. Utility services are installed underground at your convenience and everything has been made ready for you to start the construction of your dream home. As an absolute bonus, La Palma has no building obligation which gives you a great amount of freedom to build whenever you like!

- Private property building lot in well reputed area,
- No building obligation,
- Close to public beaches,
- build your own dream house,
- Utility connections at lots are available and the roads are completed,
- Accessibility: Good, only a 10 minutes drive to the center of Kralendijk,
- Location: On the road Kaya Statius van Eps, leading from Belnem to the beautiful beach Sorobon,
- Some building codes apply to this location.

Layout

La Palma lot 81 is a private building lot on owned land, measuring 1149 m². It is located on Kaya Statius van Eps, on the road from Belnem to Sorobon. The roads are completed, and there is no building obligation, so construction can take place whenever you choose.

There are no existing rooms or bathrooms on the property. The lot is prepared for building, with utility connections available and WEB, water and electricity, and an internet connection at the roadside. Some additional building codes apply, including a maximum building percentage of 40%, a maximum building height of 9 m and a maximum gutter height of 6 m.

La Palma is close to public beaches and the major diving and snorkeling sites in the south, and the windsurf beach at Sorobon is 7 miles away. Kralendijk is a 10 minutes drive from the property.

Technical specifications

- WEB (water and electricity) and internet connection at road side,
- Some additional building codes apply. Contact us for further details.

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-H-527.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

maximum building percentage (%): **40**

maximum building height (m): **9**

maximum gutter height (m): **6**

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

Link to zoning description: [zoning 'Woongebied 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. 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.

Sunbelt Realty Bonaire

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