FOR SALE

Pure36 lot 5 - Spacious building plot including requested building permit!

Kavel P5, Pure 36, Bona Bista

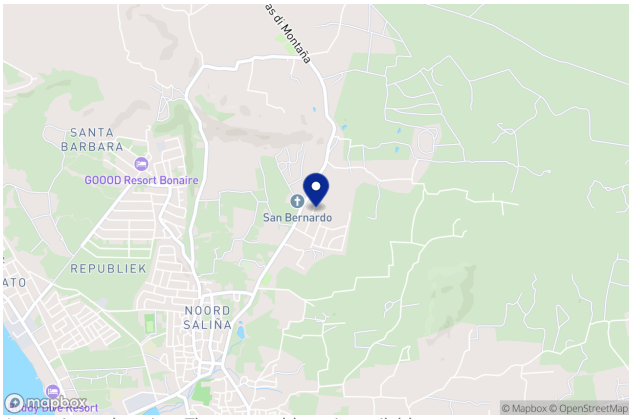
US$ 220,000
Buyers costs · Asking price

△ 742 m²

⌂ Land

Specifications

Neighbourhood	Bona Bista
Address	Kavel P5, Pure 36
Total ground area	742 m²



Approximate location. The exact address is available on request.

Highlights

- Building permit application submitted by local architect
- Architectural drawings available upon request
- At least 36 solar panels required per home
- Water supply connected to WEB's public utility network
- Paved access road
- Active HOA with monthly contribution of USD 60

Description

For buyers planning to build a spacious, contemporary home on Bonaire with its own sustainable power supply, Pure36 lot 5 offers an attractive opportunity. This 742 m² freehold building plot is located in the peaceful Pure36 residential community. A local architect has already submitted a building permit application for the property, with a residential design available for review.

Measuring approximately 22 meters wide and 33 meters deep, the plot provides space to develop a home within Pure36's modern residential concept. The submitted architectural plans feature a six-bedroom, four-bathroom home with an 8-by-3-meter swimming pool. The drawings are available upon request. A building permit application has been submitted, although final approval has not yet been confirmed.

Pure36 forms part of the Bona Bista Island Estate development and focuses on contemporary living with an emphasis on sustainability and energy independence. Each home is required to install at least 36 solar panels to generate its own electricity. Water is supplied through WEB's public water network. The community is accessible via a paved road and has an active Homeowners' Association (HOA), with a monthly contribution of US$ 60.

Under the Bonaire Spatial Development Plan, the plot is designated ‘Woongebied I’ (Residential Area I). This zoning provides a framework for residential construction, with regulations covering building placement, height and maximum site coverage. The exact development possibilities depend on the applicable zoning regulations, any additional community requirements and the necessary building permits. Any obligation to build within a specified period must still be verified through the purchase and development documentation.

The plot's specific ground conditions and any site preparation requirements have not been detailed. Prospective buyers can have these aspects assessed when planning their construction project.

With Kralendijk, several dive sites and hiking trails approximately ten minutes away by car, Pure36 combines a peaceful residential setting with convenient access to other parts of Bonaire. The community also enjoys views towards Seru Largu and the surrounding hills.

Layout

The freehold building plot measures 742 m², with approximate dimensions of 22 meters in width and 33 meters in depth.

A local architect has submitted a building permit application for a residential development. The proposed plans include:

- Six bedrooms
- Four bathrooms
- Swimming pool measuring 8 by 3 meters

The architectural drawings can be reviewed upon request. Submission of a building permit application does not constitute final approval or guarantee the right to build the proposed design.

Technical specifications

- Electricity: off-grid solar power generation
- Minimum of 36 solar panels required per home
- Water supply: connection to WEB's public water network
- Access: paved road
- Ground conditions: not specified in the available property information
- Individual utility connection requirements and costs: subject to confirmation

Ownership and zoning

Registered with the Land Registry under cadastral number 4-B-392

Extract from the Bonaire Spatial Development Plan (zoning plan)

Link to zoning regulations: **Residential Area I (Woongebied I)**

Link to zoning map: **Bonaire Spatial Development Plan Map**

Costs and conditions

Property tax (annual): 0.345% of the property value, or Real Estate Tax (annual): 0.91% of the property value in the case of a second home.

Buyer's costs consist of the following one-time expenses: 5% transfer tax, approximately 1.5% notary fees, and Land Registry fees depending on the purchase price.

Membership of the Pure36 Homeowners' Association (HOA) is applicable. Please contact us for further information.

Photographs

Sunbelt Realty
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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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