Sunbelt Realty



FOR SALE

Kaya Encarnacion B. Sint Jago 7

Rincon · Bonaire

In the heart of Rincon, this property offers a flexible setting for offices, a practice, a salon, or social and...

US$ 445,000
Asking price
Buyers Costs

- 5 bedrooms
- 1.5 bathrooms
- 294 m² living
- 469 m² plot
- Home

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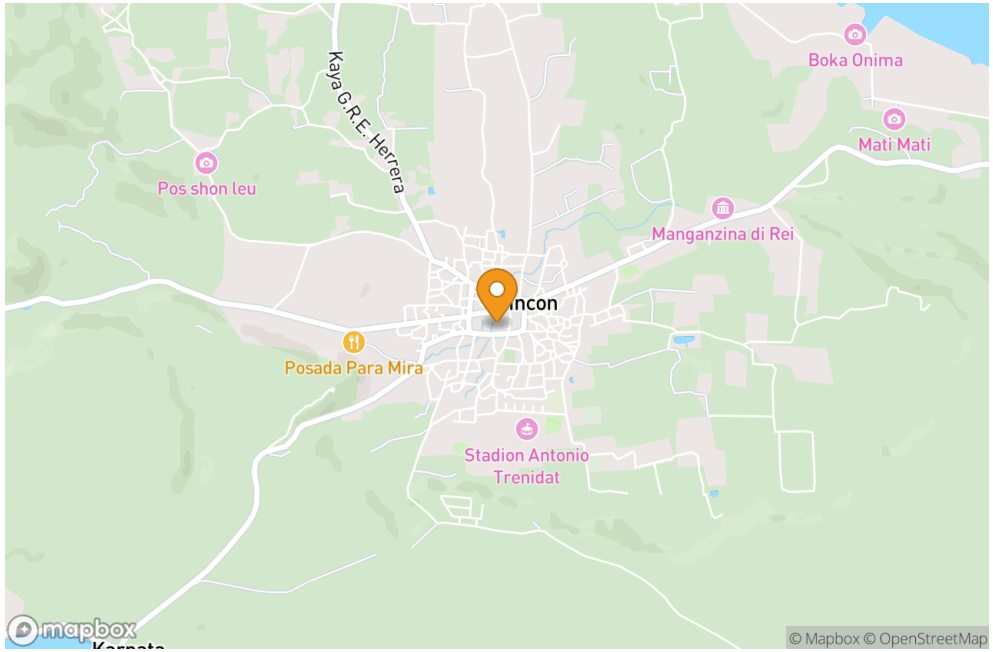
THE HIGHLIGHTS

What makes it special

- Reception area with adjoining waiting room
- Five individual office rooms
- Covered terrace, carport and rear storage room
- Split-unit air conditioning throughout
- 110 and 220 Volt electrical supply
- Long lease until 18th of January 2040

The location

Rincon · Bonaire



Approximate location. The exact address is available on request.

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THE HOME

Rincon - Former doctor's practice with five workspaces

Set in the heart of Rincon, this property is arranged around a reception area with an adjoining waiting room. Five individual office rooms, a kitchenette and a server room provide a defined layout for work and visitor areas.

The building also includes a bathroom and a separate toilet. At the rear, a covered terrace, carport and separate storage room add space outside the main rooms. Split-unit air conditioning is installed throughout, and the property has 110 and 220 Volt connections.

The plot measures 469 m². The stated 294 m² living area is based on net indoor space plus covered outdoor space.

The property is in moderate condition and is held on long lease until 18th of January 2040. Its zoning designations are “Maatschappelijk” and “Waarde - Beschermd stadsgezicht”.

The home at a glance

Neighbourhood	Rincon
Address	Kaya Encarnacion B. Sint Jago 7
Land	Leasehold
Bedrooms	5
Bathrooms	1.5
Total living area	294 m²
Total ground area	469 m²
Maintenance status	matig

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GOOD TO KNOW

The practical details

Layout

The entrance opens into a reception area with an adjoining waiting room. The building contains five individual office rooms, along with a kitchenette, server room, bathroom and separate toilet.

A covered terrace, carport and separate storage room are located at the rear of the property.

Technical specifications

- 110 and 220 Volt,
- split unit air conditioning in throughout the entire property.

Living area is based on net indoor space plus covered outdoor space.

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 2-B-456. Long lease until 18th of January 2040.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker:**Map**
Link to zoning description 1: **Zoning "Maatschappelijk"**
Link to zoning description 2: **Zoning "Waarde - Beschermd stadsgezicht"**

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GOOD TO KNOW

The practical details

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

Step inside

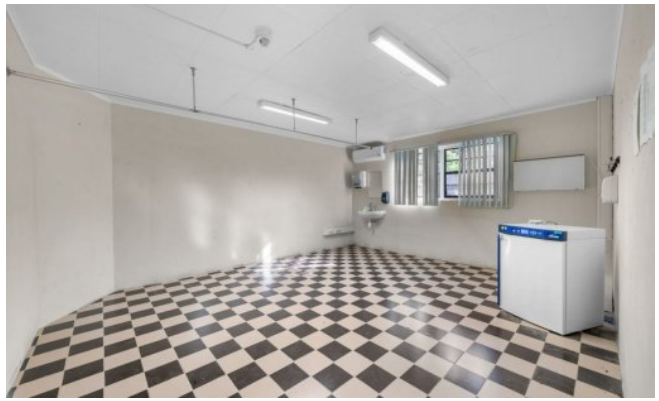

Reception area


Empty room


Empty room


Kitchen


Hallway


Laundry room

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THE PHOTO GALLERY

Outdoor living & surroundings


Front of house


House exterior


Covered patio


Carport


Aerial 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.

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View the property online

sunbeltbonaire.com/en/for-sale/rincon-former-doctors-practice-with-five-workspaces

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