

FOR SALE

The Farm-B - commercial land with sea access

St. Eustatius

US$ 7,000,000
Asking price
Buyers cost



△ 350000 m²

⌂ Home

Specifications

Neighbourhood	St. Eustatius
Land	Freehold
Total ground area	350000 m^2



Highlights

- Approximately 35 hectares of commercial development potential
- Commercial use permitted under current zoning plan
- Borders protected nature reserve
- Largely flat terrain for large-scale projects
- Existing villa with approximately 290 m^2 gross floor area
- Seafront
- Sea view

Description

Situated on St. Eustatius, this commercial site of approximately 35 hectares occupies a green, gently sloping valley bordering the protected nature reserve around Powder House and Signal Hill. The terrain is largely flat, and the current zoning plan permits commercial use.

The property includes several small structures, including shelters, together with a villa positioned on a cliff above the sea. Built in 1982, the villa has a gross floor area of approximately 290 m², with 4 bedrooms, 2 bathrooms, a living room, kitchen, hallway and spacious covered terrace. A carport is located at the front.

Direct access toward the sea is located immediately next to the villa, while the elevated position provides open ocean views. The setting and zoning offer scope for concepts such as an eco-resort, wellness retreat, cultural or educational centre, agricultural or agro-tourism project, business park or live-work community.

The site also contains various places with archaeological value and is registered with the Kadaster at Statia under 11/2025 B (op), commercial area, W, villa area and residential area.

Ownership and zoning

Source plot: registered with the land registration office of Kadaster at Statia:11/2025

- **B** (op) Commercial area;
- **W** – villa area - residential area.

Photographs













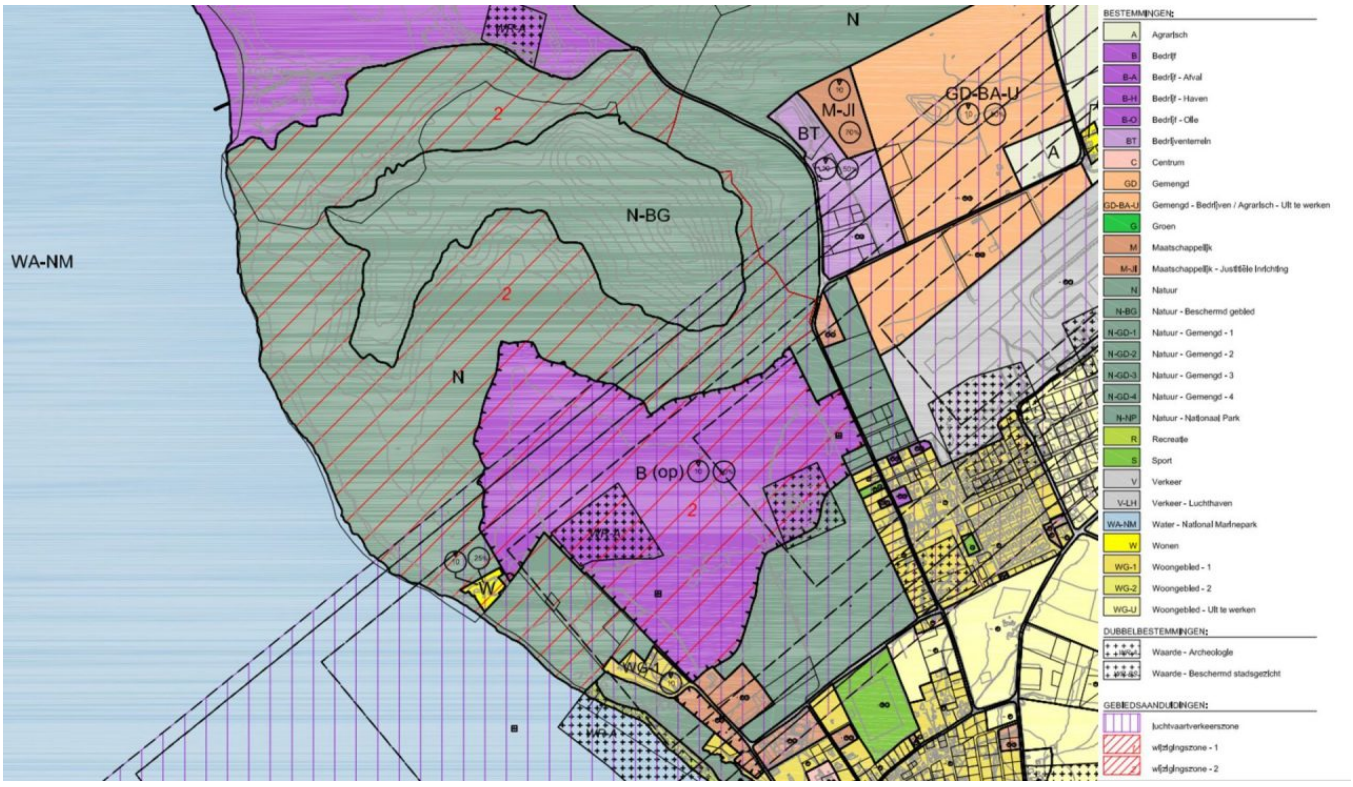


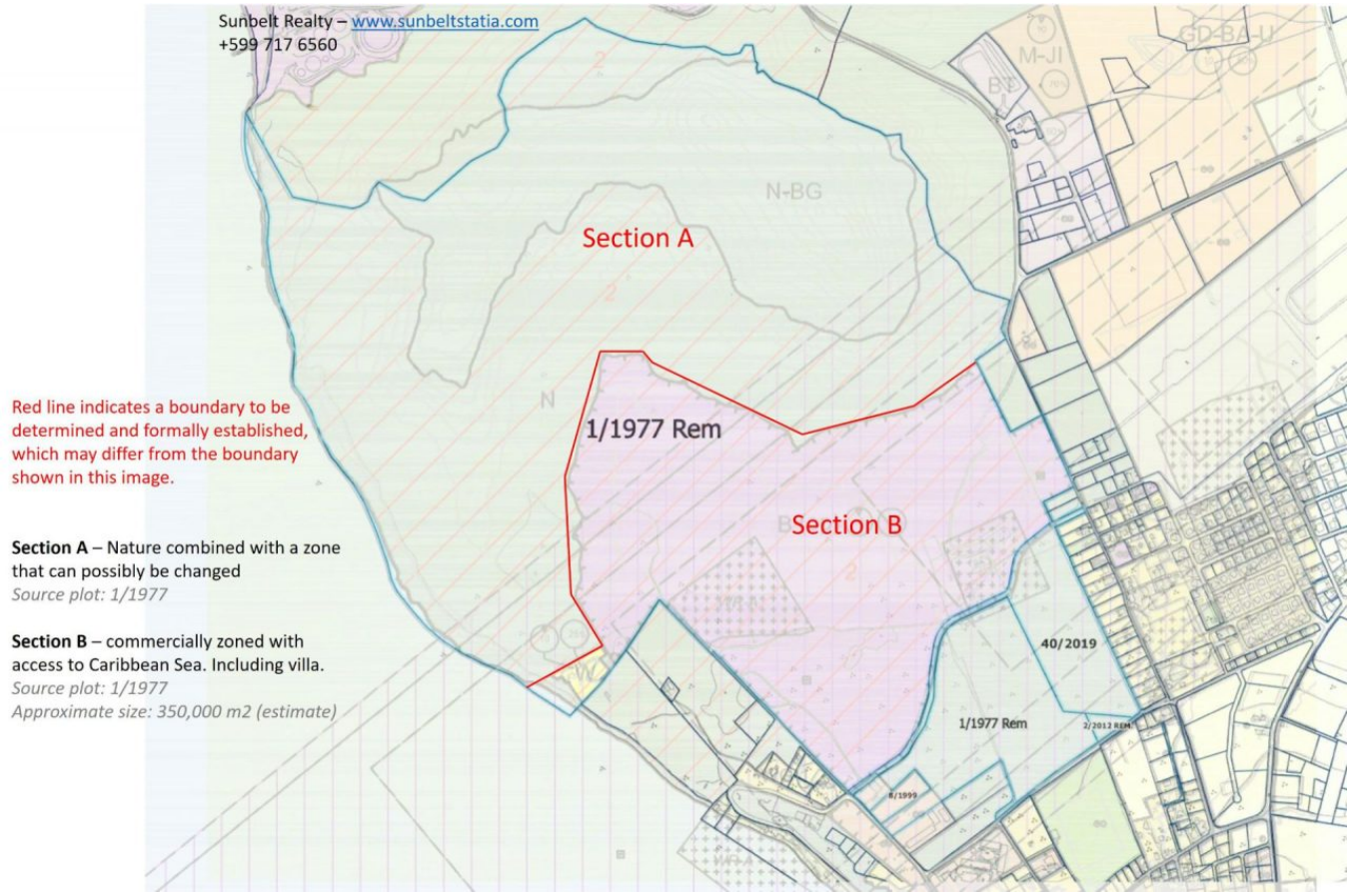









N
M-JI
BT
GD-BA-U
A
N-BG
WA-NM
B (op)
W
WG-1
BESTEMMINGEN:
A Agrarisch
B Bedrijf
B-A Bedrijf - Afval
B-H Bedrijf - Haven
B-O Bedrijf - Olie
BT Bedrijventerrein
C Centrum
GD Gemengd
GD-BA-U Gemengd - Bedrijven / Agrarisch - Uit te werken
G Groen
M Maatschappelijk
M-JI Maatschappelijk - Justitiële Inrichting
N Natuur
N-BG Natuur - Beschermd gebied
N-GD-1 Natuur - Gemengd - 1
N-GD-2 Natuur - Gemengd - 2
N-GD-3 Natuur - Gemengd - 3
N-GD-4 Natuur - Gemengd - 4
N-NP Natuur - Nationaal Park
R Recreatie
S Sport
V Verkeer
V-LH Verkeer - Luchthaven
WA-NM Water - National Marinepark
W Wonen
WG-1 Woongebied - 1
WG-2 Woongebied - 2
WG-U Woongebied - Uit te werken
DUBBELBESTEMMINGEN:
Waarde - Archeologie
Waarde - Beschermd stadsgezicht
GEBIEDSAANDUIDINGEN:
luchtvaartverkeerszone
wijzigingszone - 1
wijzigingszone - 2


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Section A
1/1977 Rem
Section B
40/2019
1/1977 Rem
Red line indicates a boundary to be determined and formally established, which may differ from the boundary shown in this image.
Section A – Nature combined with a zone that can possibly be changed
Source plot: 1/1977
Section B – commercially zoned with access to Caribbean Sea. Including villa.
Source plot: 1/1977
Approximate size: 350,000 m2 (estimate)

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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