

FOR SALE

Upper Round Hill 31/1992 - Spacious freehold building plot

US$ 107,880
Asking price



△ 3596 m²

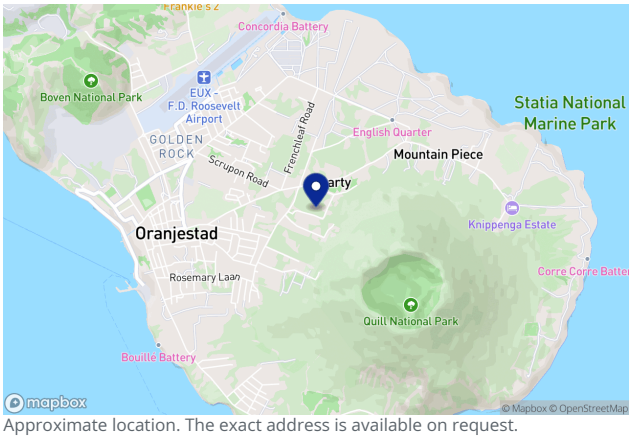
⌂ Land

Specifications

Total ground area	3596 m²

Highlights

- Freehold land
- Largest of three adjoining building plots
- Middle parcel between lots 33/1992 and 29/1992
- Near The Quill volcano
- Boundary along Road to Upper Round Hill
- Two neighbouring plots also offered for sale



Approximate location. The exact address is available on request.



Description

For buyers who want to design a villa with generous outdoor space, Upper Round Hill 31/1992 offers an appealing setting in the green foothills of The Quill on St. Eustatius. This 3,596 m^2 freehold parcel is the largest of three adjoining building plots, with views of the sea directly from the land.

Situated between lots 33/1992 and 29/1992, the plot provides ample room to consider a villa, garden and outdoor terraces as a cohesive design, subject to local building regulations and permits. The Quill's volcanic landscape is known for mineral-rich soils that are particularly fertile in parts of the area, adding to its natural character.

The elevated location offers less exposure to coastal storm surge than low-lying coastal land, although hurricane winds and heavy rainfall remain important considerations when building. The two neighbouring plots are also offered for sale, allowing a larger landholding to be considered. Contact Sunbelt Realty Bonaire for further details or a site visit.

Layout

The 3,596 m² freehold plot is the middle and largest of three adjoining parcels near The Quill volcano. It adjoins lot 33/1992 on one side and lot 29/1992 on the other, with a boundary along Road to Upper Round Hill.

The site is offered as a building plot rather than a developed property. Specific building conditions apply in the Upper Round Hill area, and permitted building dimensions and required approvals must be confirmed before plans are finalised.

Ownership and zoning

The plot is freehold land, recorded as lot 31/1992. The cadastral site plan identifies it as the middle and largest parcel, adjoining lots 33/1992 and 29/1992, with a boundary along Road to Upper Round Hill.

The plot is offered as a building plot, and construction is subject to applicable building regulations and permits. Specific building conditions apply in the Upper Round Hill area, but the exact planning designation, permitted building dimensions and required approvals must be confirmed. A residential use is not an existing building permit.

Costs and conditions

Ground tax (annually): 0% of the value (1st residence), or Property tax (annually): 0.7% 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.

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