

FOR SALE

Upper Round Hill 33/1992- Building plot near The Quill

US$ 98,910
Asking price



△ 3297 m²

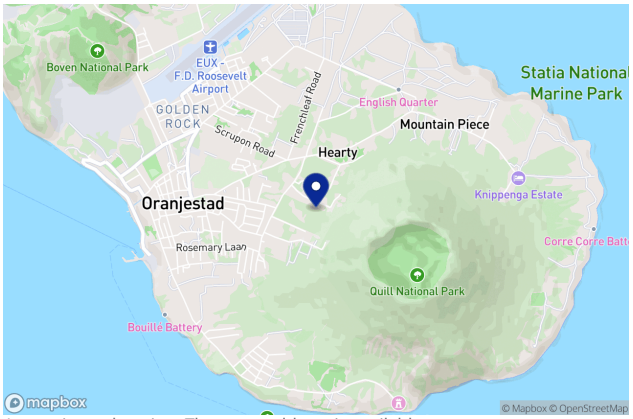
⌂ Land

Specifications

Total ground area	3297 m²

Highlights

- Freehold parcel near The Quill
- Outer parcel in three adjoining building plots
- Shares a boundary with lot 31/1992
- Boundary along Road to Upper Round Hill
- Can be considered individually or with neighbouring land



Approximate location. The exact address is available on request.



Description

Sea views from the land and the green surroundings near The Quill make Upper Round Hill 33/1992 an attractive starting point for a future villa. This 3,297 m² freehold plot occupies an outer position among three adjoining parcels in the Round Hill District of St. Eustatius, with ample space to consider a home, garden and terraces.

Road to Upper Round Hill runs alongside the property, which can be purchased individually or with neighbouring land. The volcanic setting around The Quill is known for mineral-rich soils that are fertile in parts of the area. Any villa design and its layout must remain within the applicable building regulations and permit requirements.

Compared with low-lying coastal sites, this elevated location is less exposed to coastal storm surge. Strong winds and heavy rainfall during hurricanes remain risks, however, and should be taken into account in building plans. The cadastral plan identifies the plot directly beside lot 31/1992. Sunbelt Realty Bonaire can provide further information and arrange a viewing.

Layout

Lot 33/1992 is a separate cadastral parcel in the Round Hill District on St. Eustatius, near The Quill. It occupies an outer position within a group of three adjoining building plots and is identifiable on the site plan alongside lot 31/1992.

The parcel measures 3,297 m^2. It offers space to explore a residential layout with outdoor living space, subject to local rules and approvals.

Ownership and zoning

The land is offered as freehold. Building is subject to the specific conditions applicable to this location. The current planning designation, permitted use, building limits and required permits must be established from the appropriate official records before proceeding with a development proposal.

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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