



FOR SALE

Vista Royal Village 72 - 842 m² building lot

Vista Royal Village 72, Nikiboko

US\$ 158,000

Asking price · Buyers Costs



△ 842 m²

🏠 Land

Specifications

Neighbourhood	Nikiboko
Address	Vista Royal Village 72
Land	Freehold
Total ground area	842 m ²

Highlights

Inner-ring plot in exclusive 105-plot development

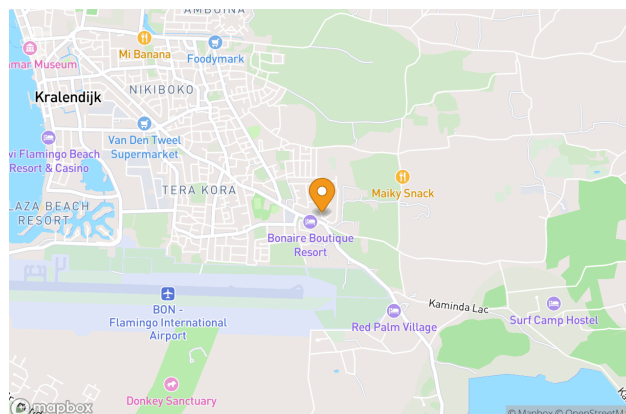
Five minutes from Kralendijk center

Less than ten minutes to Lac Cay

Less than ten minutes to Sorobon

Residential destination in child-friendly Nikiboko

Water, electricity, fiber connections at street side



Approximate location. The exact address is available on request.



Description

A true gem among the 105 building plots within the exclusive new construction project Vista Royal Village, you will find this spacious inner-ring plot. Vista Royal Village is located along the road to Lac and forms a modern, high-quality residential area specifically designed for families. The neighborhood features well-maintained, paved, and illuminated roads and is part of the popular and child-friendly neighborhood of Nikiboko. Thanks to its central and convenient location, shops, supermarkets, and restaurants are just a short distance away, ensuring optimal living comfort without sacrificing peace and space.

With a plot size of no less than 840 m², this plot offers complete freedom to design your dream home. Imagine a lush garden, a refreshing swimming pool, or a stylish outdoor lounge where you can enjoy the tropical climate year-round. Here, you have the opportunity to create your ideal home in a location that exudes serenity and luxury. Building regulations ensure that the neighborhood's character is preserved, thus safeguarding the value of your investment.

- beautiful inner-ring building plot,
- located in the exclusive new construction project Vista Royal Village,
- building plot with residential destination,
- excellent accessibility; only 5 minutes to the center of Kralendijk,
- less than 10 minutes to Lac Cay and Sorobon.

Layout

This 842 m² inner-ring building plot is located in Vista Royal Village, a new residential development in Nikiboko along the road to Lac. The plot has a residential designation and offers the freedom to design a home, garden, swimming pool, or outdoor lounge according to your plans.

There are paved and illuminated roads in the neighborhood. Water, electricity, and a fiber internet connection are available on the street side. The plot is centrally located, 5 minutes from the center of Kralendijk and less than 10 minutes from Lac Cay and Sorobon, with shops, supermarkets, and restaurants nearby.

The maximum building percentage is 40%, the maximum building height is 9 m, and the maximum gutter height is 6 m. The plot is registered at the Land Registry Office Kadaster under number 4-G-3992, with additional Vista Royal welfare regulations available on request.

Technical specifications

WEB (water and electricity) and (fiber) internet connection on the street side.

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-G-3992.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Maximum building percentage (%): 40

Maximum building height (m): 9

Maximum gutter height (m): 6

Link to zoning plan map with marker: [map](#)

Link to zoning description: [Zoning "Woongebied - Uit te werken III"](#)

Additional welfare regulations from Vista Royal apply and are available on request.

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.

Photographs













Interested in this property?

Our team is on Bonaire and will arrange a viewing or answer any question about this property.

Sunbelt Realty Bonaire

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