



Kaya Bastel 4-G-4178, Nikiboko

US\$ 128,000 Asking price, including building permission

Buyers Costs

Nikiboko

Real Estate information

Neighborhood	Nikiboko
Address	Kaya Bastel 4-G-4178
Freehold Land	
Total ground area	4,715 / 438 sq.ft./m2



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.

Registered at the Land Registry Office
Kadaster, number 4-G-4178



Features

The perfect opportunity to realize your own new-build dream home in the popular residential area of Nikiboko. The building plot is freehold land. Schools, shops and also the center of Kralendijk are close by and easily accessible.

The plot falls under Residential Area I, this is intended for homes, whether or not in the form of apartment buildings. One house is allowed per surface of 350m² plot. In the case of the construction of an apartment building, a plot area of at least 220m² per apartment is required. This very interesting plot offers you the opportunity to realize various homes or apartments.

What makes this building plot special is that a building permit has already been issued for a single-storey house with a roof. The design consists of a spacious living room with open kitchen, 3 bedrooms, 2 bathrooms and a spacious porch.

- no building obligation,
- freehold land,
- only 3 minutes by car to the center of Kralendijk,
- building permission of villa available.



Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Zoning "Woongebied I"](#)



