



## Kaya Benz 8, Tera Cora

**US\$ 330,000 Asking price**

Buyers Costs

Tera Cora - 420 / 39 sq.ft./m2 - 1 Bedrooms - 1 Baths



## Real Estate information

|                   |                          |
|-------------------|--------------------------|
| Neighborhood      | Tera Cora                |
| Address           | Kaya Benz 8              |
| Long Lease Land   |                          |
| Bedrooms          | 1                        |
| Bathrooms         | 1                        |
| Total living area | 420 / 39 sq.ft./m2       |
| Total ground area | 11,324 / 1.052 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-3411. Long lease until 29th of October 2075.



## Features

Are you looking for a unique investment opportunity on Bonaire? Then this commercial lot with a house in Tera Cora is definitely worth considering. Situated on a very spacious lot and zoned as 'Commercial Land', this property offers numerous development possibilities for entrepreneurs, investors, or anyone looking to combine living and working.

The house is compact and modest, but it sits on a large plot that offers plenty of space for expansion or redevelopment. Its favorable location adds to the overall appeal. The combination of the generous lot size, flexible usage options, and strategic location makes this an excellent choice for both new and experienced investors seeking development potential on Bonaire.

Whether you want to develop a commercial building, create a live-work space, or simply secure a strategic location with strong growth potential, Kaya Benz 8 has it all.

- located in the residential area of Tera Cora,
- small, simple house on the plot,
- very spacious plot with plenty of expansion possibilities,
- suitable for a combination of living and business,
- attractive opportunity for investors looking to develop,
- only 5 minutes by car to the center of Kralendijk.



## Lay out

Entrance via covered terrace at the front of the house to living room/bedroom and bathroom.

## Technical specifications

110 & 220 Volt.

Living area is based on net indoor space plus covered outdoor space.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Zoning "Commercial Land"](#)

Plots with the zoning 'Commercial Land' are intended for businesses, buildings for services and education, offices, and facilities for sports activities.



