



## **Kaya Encarnacion B. Sint Jago 7, Rincon**

**US\$ 445,000 Asking price**

Buyers Costs

Rincon - 3,165 / 294 sq.ft./m2 - 5 Bedrooms - 1.5 Baths

## Real Estate information

|                              |                                 |
|------------------------------|---------------------------------|
| Neighborhood                 | Rincon                          |
| Address                      | Kaya Encarnacion B. Sint Jago 7 |
| Long Lease Land              |                                 |
| Bedrooms                     | 5                               |
| Bathrooms                    | 1.5                             |
| Air Conditioning in bedrooms |                                 |
| Total living area            | 3,165 / 294 sq.ft./m2           |
| Total ground area            | 5,048 / 469 sq.ft./m2           |
| Maintenance status           | moderate                        |



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 2-B-456. Long lease until 18th of January 2040.





## Features

Located in the heart of Rincon, this versatile commercial property offers character and great potential. An ideal location for entrepreneurs seeking visibility, space, and functionality in an authentic and vibrant environment. Rincon is known as the oldest residential area of Bonaire and still breathes a truly authentic atmosphere. The Caribbean architectural style and way of life are strongly present here, making Rincon a distinctive and unique place to live and work. Within just a 2-minute drive you reach the center of Rincon, where various supermarkets, local restaurants, and a school are located.

The property features 5 spacious rooms, making it highly suitable for various commercial purposes such as a practice, office, salon, or social/community-related use. In addition, there is a reception area, a kitchen, one bathroom, and a separate toilet. Exactly the layout expected of a well-designed commercial property. At the rear of the building, you will find a covered terrace/carport, where a car can be parked. Adjacent to this is a separate storage room, ideal for inventory, archives, or additional workspace. Thanks to its practical layout and generous size, this property is also perfectly suitable for residential use, for those looking for a spacious home in a central location in Rincon.

In short, a functional and flexible property in a unique location, offering both commercial and residential possibilities.

- located in Rincon, the oldest and most characteristic residential area of Bonaire,
- versatile commercial property,
- practical and functional layout, ideal for commercial use,
- covered terrace/carport at the rear with parking space for cars,
- separate storage room at the rear,
- various ceramic floor tiles throughout the property and a concrete floor at the covered terrace/carport,
- aluminum frames with aluminum windows (colonial style) and wooden frames with wooden double doors,
- composite roof structure with corrugated sheets (possibly containing asbestos).



## Lay out

Consisting of 5 office spaces, a reception area, kitchenette, bathroom, toilet, waiting area, server room, and a spacious covered terrace/carport at the rear.

## Technical specifications

- 110 and 220 Volt,
- split unit air conditioning in throughout the entire property.

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 1: [Zoning "Maatschappelijk"](#)

Link to zoning description 2: [Zoning "Waarde - Beschermd stadsgezicht"](#)

















