



The Farm-B, St. Eustatius

US\$ 7,000,000 Asking price

Buyers cost

St. Eustatius

Real Estate information

Neighborhood	St. Eustatius
Address	The Farm-B
Freehold Land	
Sea view	
Seafront	
Total ground area	3,767,365 / 350.000 sq.ft./m2



Source plot: registered with the land registration office of Kadaster at Statia:11/2025



Features

This exceptional commercial site of approximately 35 hectares is situated in a green, gently sloping valley that directly borders the protected nature reserve featuring the iconic hills of Powder House and Signal Hill. The location offers not only peace and natural beauty, but also a strong foundation for a wide range of development visions.

According to the current zoning plan, commercial use is permitted. Thanks to the largely flat terrain, the property is particularly well-suited for large-scale development projects such as: a business park or innovation campus;

- eco-resort or wellness retreat;
- cultural or educational center;
- agricultural or agro-tourism concept;
- innovative live-work community;
- social facility integrated into the surrounding landscape.

The plot includes several small structures, including shelters, and features a distinctive villa positioned on a cliff with spectacular ocean views. Its elevated location and open orientation significantly enhance the overall value of the property.

The villa, built in 1982, has a gross floor area of approximately 290 m² and includes 4 bedrooms, 2 bathrooms, a hallway, living room, kitchen, and a spacious covered terrace. A carport is located at the front of the villa.

Immediately next to the villa, the property has direct access toward the sea, offering additional development potential—such as beach access, recreational facilities, or scenic viewpoints.

There are more plots for sale in this area. Click on [this link](#) for the full range.



Particularities

- Delivery of the site free of rent and use, supplies and materials will be removed;
- Taking over (part of) the shipping containers on site is negotiable;
- The site is not completely closed off by a fence;
- Various places with archaeological value;
- The mentioned area of the site is an estimate, no rights can be derived from this. The exact area will be determined in due course when zones A and B are split off;
- Subject to the above, the sale will proceed on an 'as is, where is' basis, meaning the property is sold in the condition it is in at the time of viewing.

Zoning

- B (op) Commercial area;
- W – villa area - residential area.



Red line is new boundaries

Section A – Nature combined with a zone that can possibly be changed
Source plot: 1/1977

Section B – commercially zoned with access to Caribbean Sea. Including villa.
Source plot: 1/1977
Approximate size: 350,000 m2 (estimate)

Section C – office with some extra terrain
Source plot: 1/1977 REM
Approximate size: 4,300 m2 (estimate)

Section D - remaining of 1/1977 and 2/2012 as well as 40/2019.
Source plot: 1/1977 REM, 40/2019, 2/2012 REM

8/1999 – already existing playground
size: 4.297 m2



