



## **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          |                                  |
| Total ground area | 3,767,365 / 350.000<br>sq.ft./m2 |



Source plot: registered with the land registration office of Kadaster at Statia:1/1977



## Features

Commercial area of 35 hectares, ideal for business park or resort. The basis for development is a beautiful green valley bordering the nature reserve with the hills Powder House and Signal Hill.

Commercial use is possible according to the zoning plan. The terrain is fairly flat, which makes development and construction possible. On the site there are various small buildings such as sheds, but also a villa on a cliff with a magical view of the sea. The elevated position and design of this villa is an added value for the whole. The villa was built in 1982 and consists of approx. 290 m<sup>2</sup> (gross floor area) with 4 bedrooms, 2 bathrooms, hall, living room, kitchen and large covered terrace. Carport at the front of the villa.

Right next to the villa, the terrain is opened up to the sea, which offers possibilities.

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.

## 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





