



## Vista Royal 49, Nikiboko

**US\$ 149,000 Asking price, including building permission**

Buyers Costs

Nikiboko

## Real Estate information

Neighborhood	Nikiboko
Address	Vista Royal 49
Freehold Land	
Total ground area	7,890 / 733 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-3938



## Features

A true gem among the 105 building plots within the exclusive new construction project Vista Royal Village, you will find this spacious inner-ring plot. Vista Royal Village is located along the road to Lac and forms a modern, high-quality residential area specifically designed for families. The neighborhood features well-maintained, paved, and illuminated roads and is part of the popular and child-friendly neighborhood of Nikiboko. Thanks to its central and convenient location, shops, supermarkets, and restaurants are just a short distance away, ensuring optimal living comfort without sacrificing peace and space.

This plot offers ample opportunities to create your ideal home in an inviting and luxurious setting. With an area of 733?m<sup>2</sup>, there is more than enough space to design your dream house, complete with a tropical garden or a generous outdoor area where you can relax and enjoy Bonaire's sunny climate.

An additional advantage is that a building permit is already available for a modern design by Gino Obersi Architecture. This permit covers a stylish single-story home with a practical and contemporary layout, including multiple bedrooms, a spacious living room with an open kitchen, and direct access to a large terrace. Of course, the plot also allows the freedom to realize your own design, fully tailored to your personal preferences and taste. The building guidelines ensure that the character of the neighborhood is preserved, providing security for the value of your investment.

- beautiful outer-ring building plot,
- located in the exclusive new construction project Vista Royal Village,
- building plot with residential destination,
- Start building immediately thanks to the issued building permit,
- building plan available on request,
- excellent accessibility; only 5 minutes to the center of Kralendijk,
- less than 10 minutes to Lac Cay and Sorobon.



## Technical specifications

WEB (water and electricity) and (fiber) internet connection on the street side.

## Building Regulations

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

maximum building percentage (%): 40

maximum building height (m): 9

maximum gutter height (m): 6

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

Link to zoning description: [Zoning "Woongebied - Uit te werken III"](#)

Additional welfare regulations from Vista Royal apply and are available on request.







