



Vista Royal Village 72, Nikiboko

US\$ 158,000 Asking price **SALE PENDING**

Buyers Costs

Nikiboko

Real Estate information

| | |
|-------------------|------------------------|
| Neighborhood | Nikiboko |
| Address | Vista Royal Village 72 |
| Freehold Land | |
| Total ground area | 9,063 / 842 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-3992.



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.

With a plot size of no less than 840 m², this plot offers complete freedom to design your dream home. Imagine a lush garden, a refreshing swimming pool, or a stylish outdoor lounge where you can enjoy the tropical climate year-round. Here, you have the opportunity to create your ideal home in a location that exudes serenity and luxury. Building regulations ensure that the neighborhood's character is preserved, thus safeguarding the value of your investment.

- beautiful inner-ring building plot,
- located in the exclusive new construction project Vista Royal Village,
- building plot with residential destination,
- 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.











