



## Kaya Misoa 4-G-4136, Nikiboko

US\$ 95,000 Asking price **SOLD**

Buyers Costs

Nikiboko



## Real Estate information

Neighborhood	Nikiboko
Address	Kaya Misoa 4-G-4136
Freehold Land	
Total ground area	4,833 / 449 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. 2% 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-4136.



## Features

Located in the popular and child-friendly residential area of Nikiboko, you will find this building plot on a unpaved road. This quiet residential area is located in the heart of Bonaire, a short distance from the largest supermarkets in Kralendijk. Restaurants, bars, shops and local eateries can also be found within short distances.

Given the current zoning plan (Residential area I) the lot offers a perfect opportunity to realize your dream house of more than one apartment. This makes this lot also attractive for entrepreneurs who are looking for a location close to the center and with the focus on the medium-long-term rental market.

- building lot in the desirable residential area Nikiboko,
- including water well,
- build your own dream house or more than one apartment,
- located on a unpaved road,
- within walking distance of the center of Kralendijk.

PLEASE NOTE: HIGH-RISE BUILDINGS WITH MORE THAN ONE FLOOR LAYER ARE NOT PERMITTED ON THIS LOT.



## Building Regulations

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

Link to zoning description: [Zoning "Woongebied I"](#)

