



## **Suikerpalm 1 & Design 4, Suikerpalm**

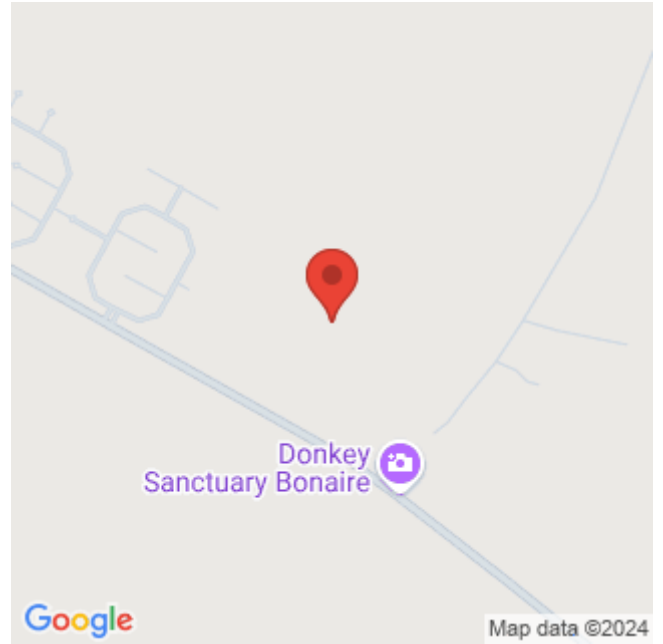
**US\$ 491,700 Plot & Construction Costs**

Including buyers costs and taxes

Suikerpalm - 1,851 / 172 sq.ft./m<sup>2</sup> - 3 Bedrooms - 3 Baths

## Real Estate information

Neighborhood	Suikerpalm
Address	Suikerpalm 1 & Design 4
Freehold Land	
Bedrooms	3
Bathrooms	3
New construction	
Total living area	1,851 / 172 sq.ft./m2
Total ground area	7,922 / 736 sq.ft./m2
Maintenance status	New construction



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 as division 4, section H, number 811.



## New construction on Bonaire with professional guidance

Catalog Model IV is a spacious family home with the option for an integrated guest studio. The house features 3 bedrooms, 3 bathrooms, a generous covered terrace, and offers the possibility of adding a refreshing pool according to your preferences.

The design is by [Okhuijsen Bonaire](#), renowned for its attention to detail and high-quality finish. Minor adjustments to the design can be made to fully customize it to your needs.

### Location

Lot 1 is located at the outer ring of the Suikerpalm allotment. The location of this lot is adjacent to an undeveloped zone between La Palma and the Donkey Sanctuary. With only a 5 minute drive to the Sorobon area to the east and only a 2 minute drive to the nearest beach 'Bachelor Beach' to the west this allotmentplan is located in between the most beautiful coastal areas of Bonaire. The center of Kralendijk is only a 10-minute drive away.

### Including construction supervision

From the design and permit application through to the completion, you will be guided by an experienced project manager who serves as your primary point of contact throughout the entire construction process. This project manager will coordinate with contractors, architects, and other involved parties. This ensures a professional execution and allows for your personal preferences to be accommodated. This guidance covers the entire process: from the initial design and construction management to the completion and post-construction support.

Association of owners of roads and facilities Suikerpalm - Annual contribution per plot is USD 200.00.



## Lay out

The entrance is through a covered terrace leading into the living room with an open kitchen. From the living room, you can access the master bedroom with its own bathroom and a private covered terrace, as well as bedroom 2 with its own bathroom and bedroom 3 with its own bathroom. Adjacent to the living room is also an integrated storage room.

## Costs specifications

The construction costs cover the complete home, excluding furnishings. Please ask us for a detailed breakdown of costs and specifications. A technical description of the home is available upon request.

### Summary:

Purchase price of the plot, including all costs: USD 159,000

\*including buyer's costs, including measurement and layout costs.

Construction costs of the home, including ABB: USD 329,000

\*including design costs, construction costs and provisional sums.

Total purchase price of the plot & construction costs: USD 488,000.

## Swimming pool and garden (Optional)

You have the option to add a swimming pool to your design, with costs depending on the specific layout. Feel free to inquire about our modular designs and price estimates.

Additionally, for an extra fee, we can provide landscaping, shaded pergolas, solar panels, and paving for driveways and garden paths. Make this home a unique reflection of your personal style and preferences.

## Zoning plan and further regulations

- link to zoning description: [zoning "Woongebied II"](#)
- download special conditions: [further special terms and conditions for Suikerpalm.pdf](#)



