



## Vista Royal 25, Nikiboko

**US\$ 189,000 Asking price, building permission available to buy**

Buyers Costs

Nikiboko

## Real Estate information

Neighborhood	Nikiboko
Address	Vista Royal 25
Freehold Land	
Total ground area	10,430 / 969 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-3926



## Features

Located in the outer ring of the exclusive new construction project Vista Royal Village, you will find this spacious building plot. Vista Royal Village is one of the newest development projects in the popular and child-friendly residential area of Nikiboko. With easy access to amenities such as shops, restaurants, and supermarkets, you'll enjoy the convenience of having everything within easy reach while surrounded by a peaceful and pleasant environment.

This outer ring building plot offers countless building possibilities to realize your dream home in an environment imbued with serenity and luxury. With 969 square meters, you will have the freedom to realize your architectural dreams, with enough space for a lush garden, a refreshing swimming pool or a beautiful outdoor space where you can relax and enjoy the sunny climate.

What makes this building plot special is that a building permit has already been issued for a single-storey house with a roof. The design is characterized by modern architecture by Gino Obersi Architecture. The house consists of a spacious living room with open kitchen, an office, 3 bedrooms each with their own bathroom, various storage spaces and a large swimming pool.

- Beautiful outer ring building plot,
- Located in the exclusive new construction project Vista Royal Village,
- Building plot with residential destination,
- Building permission of villa with swimming pool available to buy,
- North wall of plot already built,
- Water well on plot,
- The adjacent road will be closed and will only be available as an emergency exit in case of fire,
- 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"](#)

Link to 360 View Vista Royal: [momento360.com](#)

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



