



## Vista Royal 69, Nikiboko

US\$ 165,000 Asking price **SALE PENDING**

Buyers Costs

Nikiboko

## Real Estate information

|                   |                          |
|-------------------|--------------------------|
| Neighborhood      | Nikiboko                 |
| Address           | Vista Royal 69           |
| Freehold Land     |                          |
| Total ground area | 10,990 / 1.021 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-3948.





## Features

Within the 105 building plots of the exclusive new construction project Vista Royal Village, you will find this spacious corner plot like a pearl. 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 1.021 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. Make your vision a reality and create your own paradise in this enchanting location.

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



