



## HATO BUSINESS PARK

- **36 units**

120m2 per unit over 2 floors  
Casco delivery  
Solar powered  
multifunctional use (Business Apartments allowed)

- **2 phases**

Phase 1: 22 units NOW FOR SALE

- **Prices**

Starting from \$ 267.000 (incl. ABB and Transfer Costs)

- **Zoning**

Business Park: [Click here for Zoning Regulations](#)

- **Project Website**

[www.hatobusinesspark.com](http://www.hatobusinesspark.com)

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## MODERN BUSINESS UNITS FOR SALE

Invest in a high-quality commercial unit on **freehold land** in one of Bonaire's most strategic business locations.

Hato Businesspark is a modern, architecturally consistent and professionally managed development designed for entrepreneurs and investors seeking flexibility and long-term value. The park combines a clean, professional appearance with sustainable infrastructure and structured governance.

Units are delivered **casco (shell condition)**, allowing full freedom

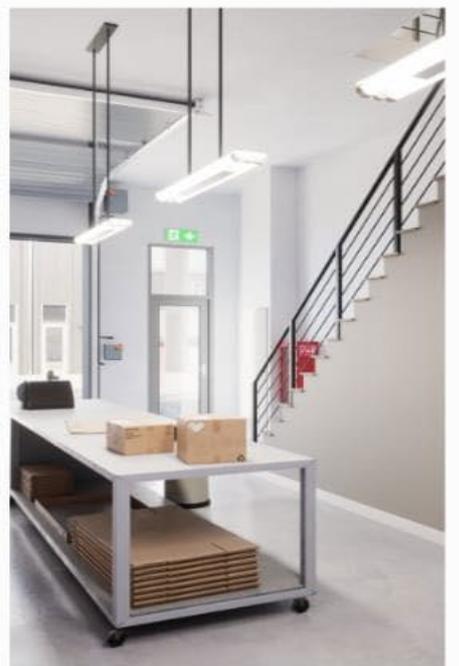
A **business apartment in combination with the unit is permitted** under current zoning regulations, offering additional operational flexibility.

Highlights:

- Freehold ownership (no long lease)
- Solar-powered park with multiple energy packages
- Phase 1: 22 units
- Owners' Association (VvE)
- High-quality design and consistent park appearance

Developer:  
Address:  
Website:

Steen Bouwadvies B.V.  
Kralendijk, Bonaire  
[www.hatobusinesspark.com](http://www.hatobusinesspark.com)



# Prices

Phase 1 of this project comprises 22 units. Each unit has two floors. Please find the prices and exact square meter details below. Refer to the unit numbers in the brochure.

| Unit | BVO0 | GO0  | BVO1 | GO1  | Total BVO | Total GO | m2 land | Price in \$ including ABB, notary fee | GO/m2 Price |
|------|------|------|------|------|-----------|----------|---------|---------------------------------------|-------------|
| 14   | 60   | 57.3 | 60   | 56.4 | 120       | 113.7    | 93      | \$ 282'000.00                         | \$ 2'480.21 |
| 15   | 60   | 57.6 | 60   | 57.1 | 120       | 114.7    | 93      | \$ 267'000.00                         | \$ 2'327.81 |
| 16   | 60   | 57.6 | 60   | 57.1 | 120       | 114.7    | 93      | \$ 267'000.00                         | \$ 2'327.81 |
| 17   | 60   | 57.6 | 60   | 57.1 | 120       | 114.7    | 93      | \$ 267'000.00                         | \$ 2'327.81 |
| 18   | 60   | 57.6 | 60   | 57.1 | 120       | 114.7    | 93      | \$ 267'000.00                         | \$ 2'327.81 |
| 19   | 60   | 57.3 | 60   | 56.4 | 120       | 113.7    | 93      | \$ 282'000.00                         | \$ 2'480.21 |
| 20   | 60   | 57.3 | 60   | 56.4 | 120       | 113.7    | 93      | \$ 282'000.00                         | \$ 2'480.21 |
| 21   | 60   | 57.6 | 60   | 57.1 | 120       | 114.7    | 93      | \$ 267'000.00                         | \$ 2'327.81 |
| 22   | 60   | 57.6 | 60   | 57.1 | 120       | 114.7    | 93      | \$ 267'000.00                         | \$ 2'327.81 |
| 23   | 60   | 57.6 | 60   | 57.1 | 120       | 114.7    | 93      | \$ 267'000.00                         | \$ 2'327.81 |
| 24   | 60   | 57.6 | 60   | 57.1 | 120       | 114.7    | 93      | \$ 267'000.00                         | \$ 2'327.81 |
| 25   | 60   | 57.3 | 60   | 56.4 | 120       | 113.7    | 93      | \$ 282'000.00                         | \$ 2'480.21 |
| 26   | 60   | 57.2 | 60   | 55.6 | 120       | 112.8    | 93.5    | \$ 299'000.00                         | \$ 2'650.71 |
| 27   | 60   | 57.5 | 60   | 56.8 | 120       | 114.3    | 93.5    | \$ 270'000.00                         | \$ 2'362.20 |
| 28   | 60   | 57.6 | 60   | 54.6 | 120       | 112.2    | 93      | \$ 267'000.00                         | \$ 2'379.68 |
| 29   | 60   | 57.6 | 60   | 54.6 | 120       | 112.2    | 93      | \$ 267'000.00                         | \$ 2'379.68 |
| 30   | 60   | 57.6 | 60   | 54.6 | 120       | 112.2    | 93      | \$ 267'000.00                         | \$ 2'379.68 |
| 31   | 60   | 57.6 | 60   | 54.6 | 120       | 112.2    | 93      | \$ 267'000.00                         | \$ 2'379.68 |
| 32   | 60   | 57.2 | 60   | 55.6 | 120       | 112.8    | 156     | \$ 310'000.00                         | \$ 2'748.23 |
| 33   | 60   | 57.5 | 60   | 57.1 | 120       | 114.6    | 93      | \$ 270'000.00                         | \$ 2'356.02 |
| 34   | 60   | 57.5 | 60   | 57.1 | 120       | 114.6    | 93      | \$ 270'000.00                         | \$ 2'356.02 |
| 35   | 60   | 57.5 | 60   | 57.1 | 120       | 114.6    | 93      | \$ 270'000.00                         | \$ 2'356.02 |
| 36   | 140  |      |      |      | 140       |          |         | not available                         |             |

| Unit Types | Description                     |
|------------|---------------------------------|
| Type A     | Corner units, visible from road |
| Type B     | Corner units                    |
| Type C     | Middle units, visible from road |
| Type D     | Midde units                     |

Information on square meterage is compiled with care, nonetheless no right can be derived from this list.

Prices as per 17 February 2026 and may be subject to change on a later date. Confirm with the listing agent if this list is up to date.



# Investment Overview

Hato Businesspark is a professionally structured commercial development comprising **36 high-quality business units**, realized in two phases:

- **Phase 1:** 22 units (now selling)
- **Phase 2:** 12 units (sale to be determined)

Construction of Phase 1 will commence once **a minimum of 14 units have been sold**, ensuring market validation prior to the start of building.

The estimated construction period is approximately **200 workable workdays** from the legal transfer of the apartment right.

The project is developed on **freehold land**, meaning investors acquire full ownership rights to their apartment right without long lease or recurring land rent obligations.

## Legal & Ownership Structure

Investors acquire a **future registered apartment right on freehold land**, providing:

- Exclusive use of a private business unit
- A proportional undivided share in the common areas and underlying land
- Automatic membership in the Owners' Association (VvE)

The legal structure, ownership shares and allocation of common costs are formally established in the Deed of Division.

## Casco Delivery – Flexible Investment Model

Units are delivered **casco (shell condition)**, including structural framework, façade, roof and utility connection points.

A limited number of predefined modification options may be selected before construction. All interior fit-out and customization may be realized by the buyer after delivery, subject to VvE regulations where applicable and subject to the buyer's responsibility in obtaining the suitable government permits.

Casco delivery provides controlled initial capital allocation, full flexibility in interior layout, efficient adaptation for own use or rental.

The units will be delivered in shell condition and include:

- Ground floor with high ceiling
- First floor
- Private outdoor area at the front
- Clear internal height suitable for a variety of business activities
- Provision for WEB water connection
- Solar panel installation Package A
- Preparations for a pantry and sanitary facilities

Multiple units can be combined and the walls between units can be removed if desired. Units will be delivered according to the building permit. Any changes to the unit are subject to local building regulations, permits, contractual and structural restrictions. Changes can only be made after delivery. An extension of the building or unit onto communal ground or the private outside areas is not permitted.

### Solar-Powered & Energy Options

Hato Businesspark is designed as a **solar-powered commercial park**, offering multiple solar installation packages tailored to operational requirements.

This supports:

Long-term energy cost predictability, sustainable positioning, increased asset resilience, no operational dependency on grid supply

Solar installations are integrated within the owners' association (VvE) framework to maintain technical quality and architectural consistency.

Units are fitted with solar panel installation package A (see technical description). Buyers may choose for an upgraded package, B or C (see additional options below). The installation and maintenance of the solar panels fall under the management of the VvE. The costs of this are borne by the owner of the solar panels. Changes to the solar panel installation are permitted within the restrictions of the deed of division and only on the owner's designated portion of the roof.

Package A (included in the purchase price):

5.1 kW battery and 14 solar panels

Package Option B:

15 kW battery and 18 solar panels – \$3,900

Package Option C:

20 kW batteries and 22 solar panels – \$7,800

### Additional Options

Fixed frame with glass instead of overhead door

– \$6,000

Guest Toilet fitted with:

- Wall-hung (concealed) toilet
- Flush plate and washbasin
- White wall tiles 30 × 60 cm
- Grey floor tiles 60 × 60 cm
- Including mechanical ventilation

– \$6,000

Prices are exclusive ABB.

### Governance & Long-Term Value Protection

All owners are members of the owners' association (VvE), responsible for managing:

- Structural elements and shared installations
- Insurance of the building
- Maintenance planning and reserve funding
- Shared infrastructure and access
- Preserving a professional appearance of the park

An owner of one unit has a 1/38 share in the votes.

### Zoning Regulations

Under applicable zoning regulations, a **business apartment in combination with the business unit is permitted**, offering additional operational flexibility where legally compliant.

Use of the units is limited to approved business activities in accordance with zoning regulations and a few additional park restrictions. Zoning regulations permit business activities in categories 1, 2 and 3.

Link to Zoning Regulations - Business Park: [Click here for Zoning Regulations](#)

Notable exceptions for Hato Business Park are: spray paint activities; scrapyards; wholesale in trucks/lorries-, live animals-, flammable liquid and gas product, storage of vehicles. Companies with activities related to fish, meat, waste and herbs need to install an industrial ventilation system.

All business activities need to comply with the regulations stipulated in the deed of delivery. The buyer is responsible for inquiries into business possibilities within the government regulations and is responsible for obtaining permits required for their intended business activities.

Hato Businesspark is designed as a **modern, clean and architecturally consistent business environment**, aimed at high-quality entrepreneurs and investors seeking long-term value stability within a professionally governed setting.

### Further Information

For detailed specifications, options and availability, please refer to the official project website and contact your realtor.

# Investment Analysis Example

## Object

Total surface area: 120 m<sup>2</sup>

- 60 m<sup>2</sup> warehouse (ground floor)
- 60 m<sup>2</sup> office (upper floor)

**Purchase price: USD 267,000**

**Delivery: Casco (shell condition)**

## Expected Rental Income

Market rental indications:

Office space: ± USD 35–50 per m<sup>2</sup> per month

Warehouse space: ± USD 17–20 per m<sup>2</sup> per month

Calculation based on conservative mid-range values:

Warehouse (60 m<sup>2</sup> × 17) = USD 1,020 per month

Office (60 m<sup>2</sup> × 35) = USD 2,100 per month

Total monthly rent: USD 3,120

Total annual rent: USD 37,440

## Gross ROI

USD 37,440 ÷ USD 267,000

= approximately 14.0% gross annual return

## Disclaimer:

This calculation is based on market indications and assumptions regarding rental prices per m<sup>2</sup>. Actual rental income may vary depending on market conditions, location, finish level, additional investment after casco delivery, lease structure and vacancy. The stated ROI is indicative and not guaranteed. Investors should obtain independent financial and legal advice before making an investment decision

# Technical Description

## 1. Reference Level

All stated heights and depths are measured from reference level "P", which corresponds to the finished upper surface of the ground-floor slab.

## 2. Groundworks

All necessary excavation works will be carried out for foundations, utilities, and paving. Backfilling around foundation strips and structural elements will generally be carried out using suitable crushed stone (diabase).

## 3. Sewerage and Drainage

The sewage and surface water drainage system will be executed in PVC piping. Drain pipes serving sanitary fixtures will be heat-resistant up to 90°C and equipped with appropriate clean-out provisions. Surface water from paved public areas will be discharged via integrated road and pavement gullies. Each unit will be provided with a capped Ø125 mm floor drain connection in the ground-floor slab for future toilet installation. A roof vent terminal will be installed to provide ventilation for future sanitary facilities.

## 4. Utility Connections

Connection for water will be installed upto and including the WEB-nis. Casing pipes for a data connection will be installed upto the meter cupboard in the unit. The buyer is responsible for arranging supply and consumption contracts with utility providers. The purchase price includes the utility entry sleeve, meter cupboard, conduit penetrations, and protective ducts.

## 5. Installations (Standard Off-Grid Solar System)

Each unit will be equipped with the following off-grid solar installation:

- 1 × Victron inverter & MPPT Multi RS 4.8 kW
- 1 × ZYC battery (5.1 kW)
- 1 × ZYC battery rack (capacity up to 6 batteries)
- 1 × Victron GX Cerbo with 5" touchscreen
- Victron distribution components, fuses, and cabling
- Surface-mounted meter cabinet with two 230V/16A circuits
- 14 × 450 Wp dark blue/black solar panels

## 6. External Paving

The external areas within the plot boundaries will be finished with concrete paving stones. The final layout, pattern, and colour scheme will be determined by the developer. Paving will be properly restrained using kerbs and edge restraints. Adequate drainage gullies will be installed to ensure proper water discharge.

## 7. Foundations and Structural Frame

The foundation system consists of cast in-situ reinforced concrete foundations, executed in accordance with the structural engineer's calculations and drawings.

The primary load-bearing structure comprises steel portal frames, gable frames, and required wind bracing elements. The steel structure will be manufactured and installed in accordance with structural calculations and finished with a thermally galvanized protective coating.

The ground-floor slab will consist of an in-situ reinforced concrete floor with a load-bearing capacity of 1,000 kg/m<sup>2</sup>. The surface will be monolithically finished.

### 9. First Floor Structure

Structural first floor, monolithically finished with a maximum load-bearing capacity of 400 kg/m<sup>2</sup>. Finished floor level: +4,500 mm above reference level.

### 10. Roof Construction

The roof will be constructed using insulated sandwich roof panels, with a thickness of 130/160 mm and an Rc value greater than 5 m<sup>2</sup>K/W. Both inner and outer sheets will be finished with HPS Ultra coating. The roof will include emergency overflow provisions to ensure safe drainage during extreme weather conditions or blockages.

### 11. Façade

The external façades will consist of:

- Vertically installed insulated sandwich panels (colour as per design);
- Decorative façade elements (including timber detailing);
- Insulated plinth panels below ground level;
- Designated space for company name or logo.

The façade insulation performance will achieve a minimum Rc value of 4.7 m<sup>2</sup>K/W. Colours and finishes will be as specified by the developer. Flashings and trims will match the adjacent façade elements.

### 12. Rainwater Drainage

Rainwater from both roof slopes will discharge into concealed gutters at the front and rear elevations, complete with emergency overflow provisions. The system includes Ø100 mm outlets, bends, and externally mounted light-grey downpipes with fixing brackets (eight downpipes per block).

### 13. External Frames, Doors and Windows

All façade frames, doors and windows will be manufactured from aluminium in a colour specified by the developer.

All hardware will be burglar-resistant, and external doors will be fitted with SKG\*\* certified security locks. Ventilation will be provided via powder-coated aluminium ventilation grilles integrated into façade frames and overhead doors where applicable.

The overhead door will be an insulated, electrically operated metal door in a standard RAL colour, complete with rubber seals and galvanized fittings. The 230V electrical supply connection is excluded.

### 14. Glazing

Façade glazing will consist of clear solar-control insulating glass, with safety glazing and fall-protection glazing where required. Opaque panels will be installed at floor slab edges where applicable.

### 15. Staircase

Each unit will be provided with a closed pinewood staircase with balustrade. The staircase and balustrade will be supplied factory-primed.

### 17. Changes and Deviations

This document has been prepared with due care based on information provided by the municipality, architect, structural engineer, and developer. However, minor textual, architectural, structural, or technical adjustments may occur, including changes required by authorities or utility providers.

Dimensions stated are approximate. The coloured façade drawings are impressions only and no rights may be derived from them.

**1 year:**

- External sewerage
- Hardware
- Overhead doors

**3 years:**

- Powder coating of aluminium façades
- Aluminium façade systems
- Roof penetrations and moisture ingress
- Steel flashings and cappings

**8 years:**

- Steel load-bearing structure (under normal use conditions)
- Primary structural frame and foundations
- Prefabricated concrete components
- Roof coverings and their connections
- Façade watertightness

**19. Permits and Fit-Out**

The purchaser is responsible for obtaining all permits required for their intended business activities, including environmental permits, signage approvals, change-of-use permits, and any additional fit-out approvals.

The units are delivered in shell condition (casco). All interior fit-out works and additional installations are at the purchaser's expense and must comply with applicable regulations.