

Harbourtown

REAL ESTATE



Suikerpalm 45 Belnem

Asking price: **\$ 225,000.-**

(Buyers costs not included)

Description

Plot including building permit

Suikerpalm 45 is a fully cleared building plot of 7,675 sq.ft (713 m²) of freehold land in the up-and-coming residential area of Suikerpalm. The level plot is offered including an approved building permit for a spacious home with three bedrooms, three bathrooms and a swimming pool.

Lay-out

The plot is centrally located in Suikerpalm and is level, fully cleared and directly accessible from a paved road. Several homes are already completed nearby, with construction continuing in the area.

The approved plans feature a spacious single-story home with three bedrooms, three bathrooms and a separate laundry/storage room. The 635 sq. ft. (59 m²) living area includes an open-plan kitchen with island, living room and porch, with French doors creating a seamless indoor-outdoor connection.

The porch leads to the pool deck and swimming pool, together covering approximately 861 sq. ft. (80 m²). The bedrooms and bathrooms are located in a separate 947 sq. ft. (88 m²) wing.

A spacious layout combining comfortable indoor living with generous outdoor space, ideal for the Bonaire lifestyle.





DETAILS OF THE PLOT

Unique details:

- + 7,675 sq. ft. (713 m²) of freehold land
- + Approved building permit with pool
- + Design with 3 bedrooms/bathrooms
- + No building obligation
- + Family-friendly residential area
- + Close to popular dive sites and beaches

Technical details:

- # Living area: 258 m² + porch/pool
- # Start of construction: <24 months
- # Building height: 8 meter



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*Permitted & ready
to build*



Floorplan Suikerpalm 45 (4-H-861)





Annual costs

Landtax ('Grondbelasting'):

0.345% x property value.

When property serves as main residence.

Property tax ('Vastgoedbelasting'):

0.91% x property value.

Tax-free: \$70,000.

When property serves as a second home.

No tax is levied on any rental income.

Closing costs

The costs of transfer (closing costs) are for account of the buyer, unless expressly mentioned otherwise. These consist of:

- 5% transfer tax
- Notary costs
- Registration costs cadastre

**Calculate the exact costs on our website:
harbourtownbonaire.com/nl/kopers-kosten/**