

OASIS

REAL ESTATE

FOR SALE

Nieuw Amsterdam

KAYA MAMPARIA KUTU · NIKIBOKO · BONAIRE

ASKING PRICE

US$ 995,000

approx. € 895,000



I · THE PROPERTY

A newly constructed four-unit apartment complex in Nikiboko, distinguished by quality finishes, private covered terraces for each residence, and a landscaped central garden featuring mature palms.

Completed in 2026, Nieuw Amsterdam comprises four two-bedroom apartments across two buildings on an enclosed 908 m² parcel. The interiors feature natural limestone flooring, generous ceiling heights and glass louvre windows, with individually controlled air conditioning in each bedroom. Each apartment offers a private entrance, covered front and rear terraces, and an open-plan living area with a kitchen equipped with an induction cooktop, refrigerator and open shelving.

Traditional kadushi fencing surrounds the grounds, where white coral stone and young palms create a tranquil setting consistent with Bonaire's natural surroundings. Situated in the established neighbourhood of Nikiboko, the property is well positioned to serve the island's year-round rental market.

Offered vacant and semi-furnished, the apartments are available for occupancy upon transfer. The property's configuration accommodates both investment and owner occupation, providing the opportunity to establish four separate rental income streams or occupy one apartment while leasing the remaining three.

An opportunity to acquire a newly completed, versatile property in an established Bonaire neighbourhood, offering both personal use and long-term investment potential.





Front doors on the garden · The garden

Nieuw Amsterdam

4 APARTMENTS	8 BEDROOMS	4 BATHROOMS
212 m² LIVING AREA	908 m² PARCEL	2026 BUILT

ASKING PRICE

US$ 995,000

approx. € 895,000

EXCLUDING BUYER'S COSTS · OFFERED IN ITS ENTIRETY

PRINCIPAL FEATURES

- Brand-new 2026 construction, ready from the day of transfer
- Four independent apartments, each with two bedrooms, one bathroom and its own front door
- Four incomes in a single purchase
- Natural limestone floors, high ceilings and air conditioning in every bedroom
- A palm garden behind a traditional kadushi fence, with private parking
- Delivered vacant, with residents and terms entirely of the buyer's choosing
- Erfpacht until 2078, free of mortgage and attachment
- Seven minutes from Kralendijk town centre

Bright rooms in natural stone





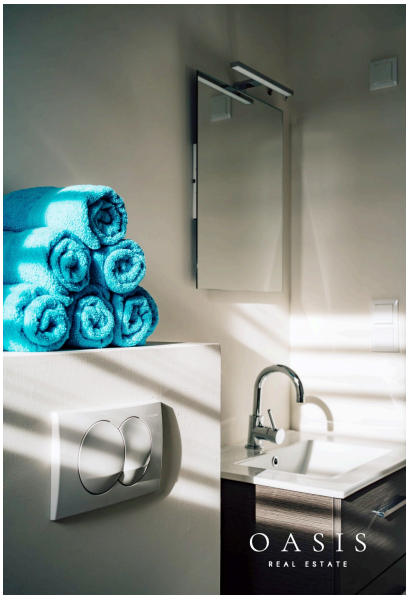


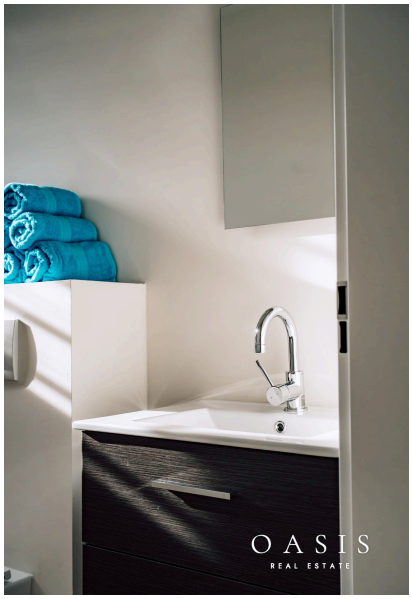


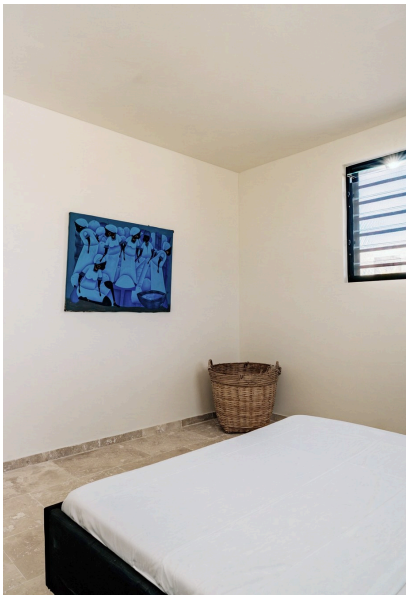


Two bedrooms and a bathroom in every apartment









Features and amenities

Interior

BEDROOMS	2 per apartment · 8 in all
BATHROOMS	1 per apartment, walk-in shower
LIVING	Open-plan living room and kitchen
KITCHEN	Induction stovetop, refrigerator, open shelving
FLOORS	Natural limestone
CEILINGS	Generously high
COOLING	Air conditioning in each bedroom
WINDOWS	Glass louvres with insect screens
FURNISHING	Semi-furnished

Exterior

BUILDINGS	Two, single story, at right angles
PORCHES	Covered, front and back of every apartment
GARDEN	White coral stone and young palms
FENCING	Traditional kadushi
PARKING	Private, on the parcel
WASTEWATER	Septic tank on the parcel

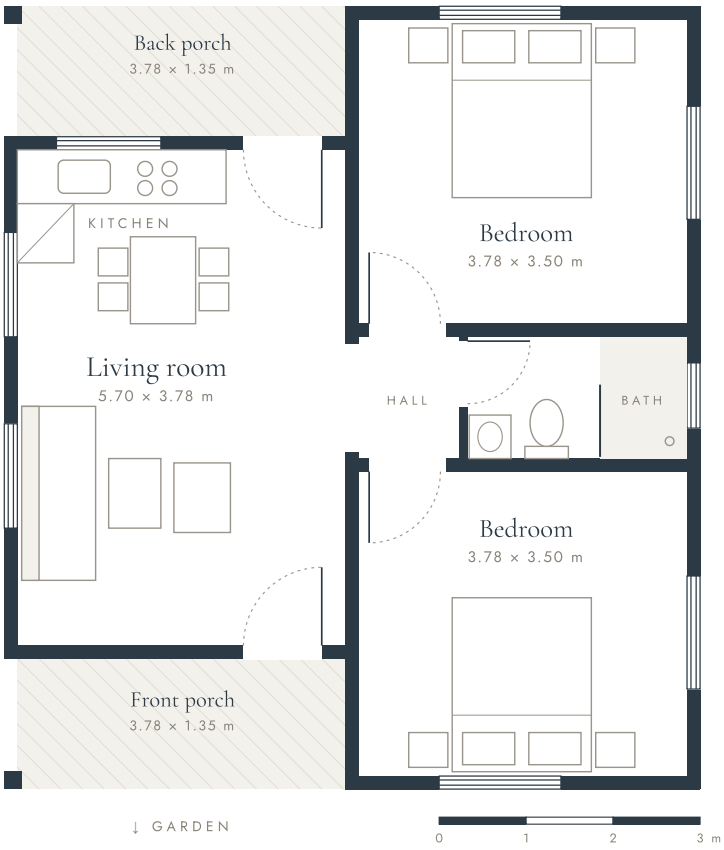
Area and parcel

INDOOR, PER APARTMENT	53.09 m^2
WITH PORCHES, PER APARTMENT	63.28 m^2
INDOOR, ALL FOUR	212 m^2
WITH PORCHES, ALL FOUR	253 m^2
PER BUILDING	142.65 m^2 (15.85 × 9.00 m), two apartments
PARCEL	908 m^2, as registered
BUILT	2026
STREET	Kaya Mamparia Kutu
NEIGHBOURHOOD	Nikiboko, Bonaire

Financial

ASKING PRICE	US$ 995,000
IN EUROS	approx. € 895,000
BUYER'S COSTS	Tax on the purchase, confirmed by the notary, plus c. 2% notary and land registry fees
ANNUAL TAX	Land tax 0.345% of the value, or real estate tax 0.805% for a second home
TENURE	Erfpacht until 6 April 2078
ERFPACHT CANON	Annually
ENCUMBRANCES	Free of mortgage and attachment
DELIVERY	Vacant, at transfer
SALE	In its entirety, all four apartments

The apartment

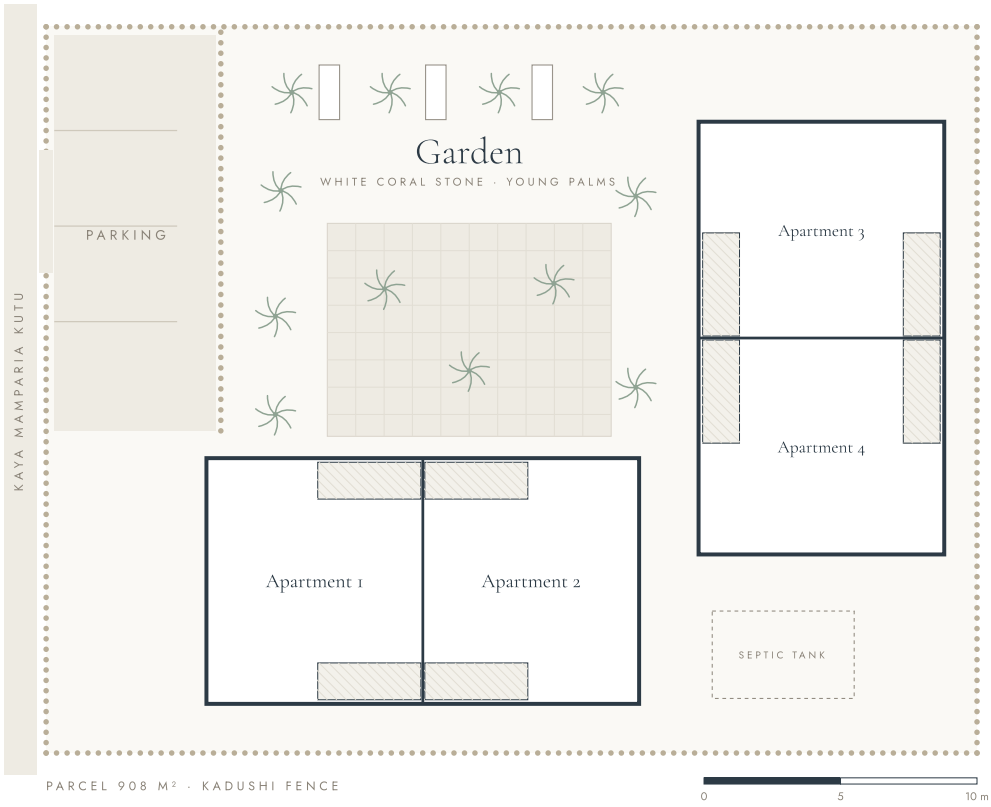


The apartment

TWO BEDROOMS · ONE BATHROOM · ALL FOUR IDENTICAL

ROOM	DIMENSIONS	AREA
Living room with dining area	5.70 × 3.78 m	21.52 m²
Hallway	1.40 × 1.15 m	1.61 m²
Bathroom	2.53 × 1.40 m	3.54 m²
Bedroom 1	3.78 × 3.50 m	13.21 m²
Bedroom 2	3.78 × 3.50 m	13.21 m²
Back porch	3.78 × 1.35 m	5.10 m²
Front porch	3.78 × 1.35 m	5.10 m²
Total indoor area		53.09 m²
Total porch area		10.19 m²
Total, both porches included		63.28 m²

Two buildings, four apartments, one garden



The complex

FOUR APARTMENTS · TWO BUILDINGS · ONE GARDEN



Drawn to the architect's construction drawing (bestektekening B01, 1:100); the site plan is laid out from aerial photography. Furniture is shown for scale; apartment numbering is for reference.



IX · LOCATION

Kaya Mamparia Kutu, Nikiboko, Bonaire

Nieuw Amsterdam lies on Kaya Mamparia Kutu in Nikiboko, an established residential neighbourhood on the eastern side of the island's capital. Kralendijk town centre, the waterfront and the principal supermarkets are around seven minutes by car, as is Flamingo International Airport. Te Amo Beach, the nearest beach, is about 4 km away.

BY CAR

Te Amo Beach, the nearest beach	c. 4 km
Kralendijk town centre and waterfront	c. 7 minutes
Flamingo International Airport	c. 7 minutes

Asking price	US$ 995,000
Notary and land registry, c. 2%	US$ 19,900
Approximate total, before tax on the purchase	**US$ 1,014,900** *approx. € 911,614*

The table leaves out the tax due on the purchase: an existing house and a new build are taxed differently, and the notary confirms which applies to this property and issues the binding statement of costs. Buyer's costs are paid once, at the notary; land registry fees depend on the purchase price. Each year thereafter the owner pays land tax of 0.345% of the value, or real estate tax of 0.805% of the value for a second home.

ERFPACHT

As is common on Bonaire, the parcel is held in erfpacht: the island retains the land, and the owner holds a long-term right to build on and use it, recorded at the Kadaster, against an annual canon. Here that right runs until 6 April 2078, more than fifty years from today. The term remaining, the canon and the deed itself are set out in full for the buyer once a purchase agreement is in place.

OASIS

REAL ESTATE

PRIVATE VIEWINGS BY APPOINTMENT

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Particulars are given in good faith from information supplied by the owner and do not form part of any contract. Measurements are approximate.