



**CENTURY 21.**

#1 Real Estate  
Curaçao

**Joey van Oosten**

Sales Agent/Consultant

Office: (599 9) 737-0201

Office Fax: (599 9) 737-2160

joey@c21curacao.com

https://century21numberone.com

CENTURY 21 #1 Real Estate, Santa Rosaweg 18, Curaçao

## Otrobanda Commercial Building Breedestraat

**RefNo# 514307**

Otrobanda 📍 Curaçao

**MLS# 1152465**

Commercial Building/Office

**1,450,000**



**RefNo#:** 514307

**District/Area:** Otrobanda

**Region/Country:** Curaçao

**Class:** Commercial

**Prop.Name:** Otrobanda Commercial Building  
Breedestraat

**Land Area:** 467 m<sup>2</sup>

**Floor Area:** 846 m<sup>2</sup>

**Prop.Type:** Commercial Building/Office

**Oper.Costs:**

### Features and Amenities

**Parking - Type**

Outdoor Parking

**Air Conditioning**

Air Conditioning

**Exterior Walls / Siding**

Brick  
Concrete

**Heating Source / Energy**

Electricity

**Building - Framing**

Concrete Blocks  
Steel & Concrete

**Location Features**

Public Transportation  
Accessible

**Water Supply**

City Supplied

**Available Services**

Electricity  
Outdoor parking

**Floors**

Concrete  
Wood

**Topography**

Flat

### Remarks

Commercial building located in the vibrant city center!

This spacious, monumental property is located on the bustling Breedestraat in Otrobanda. The location is ideal for commercial purposes and can be customized according to your own preferences and vision. Additionally, the property has dual access from Breedestraat and Conscientiesteeeg. Despite its origins dating back to the 18th and 19th centuries, various original details have been preserved, including the hardware, and various ornaments.

The rich history of the city center, situated on Breedestraat in Otrobanda, makes this location truly exceptional. Amenities such as restaurants, hotels, bars, ATMs, and additional active commercial activities

are just a stone's throw away. Furthermore, there are several walking routes in the heart of Willemstad. Hato Airport is reachable within a 15-minute drive.

This prime location offers additional potential due to the following features:

- Prominent location suitable for various purposes
- Dual access
- Original architectural details
- Existing commercial activities nearby
- On-site parking
- Tax benefits
- No 4% transfer tax (!)
- Subsidy opportunities
- Registered monument

When purchasing a registered monument, a transfer tax exemption applies in Curaçao. Moreover, Monument Conservation and Monument Fund can provide support for potential financing and subsidies.

An appraisal is part of the sales information.

General Information:

467 m2 freehold land, 846 m2 floor area, Registered monument, Transfer tax exemption, Construction period: 18th and 19th centuries.

We would be pleased to arrange an appointment with you to personally admire this historic gem downtown on location.

#### Otrobanda

Otrobanda is located in the center of Willemstad and on Unesco's world's heritage list. It is a vibrating area in the middle of Willemstad with many facilities such as shops, restaurants, casinos, hotels, shopping malls, cinemas and much more. The famous floating pontoon bridge connects Otrobanda with Punda with its famous 'Handelskade'. Otrobanda hosts the hospital, several universities, the largest bus terminal and all cruise ships visiting Curacao.

### Directions

Click on the 'Directions' button below for the directions to Otrobanda Commercial Building Bredestraat.