Sunbelt Realty



FOR SALE

EEG Boulevard 5

Belnem · Bonaire

Beaches Bonaire Studio 4 is a fully furnished studio within walking distance of popular beaches.

US$ 270,000

Asking price, including inventory buyers costs

- 1 bedroom
- 1 bathroom
- 32 m² living
- Condo

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THE HIGHLIGHTS

What makes it special

- Communal MagnaPool with outdoor shower and beautifully landscaped tropical garden
- Communal rooftop terrace with partial views of the Caribbean Sea
- Attractive rental opportunities and excellent potential as a real estate investment
- Lockable storage and rinse facilities for diving and water sports gear

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THE HOME

Beaches Bonaire Studio 4 – Comfortable studio within walking distance of the beach

Discover this comfortable and charming studio, located on the ground floor of the intimate Beaches Bonaire apartment complex. Ideally situated along EEG Boulevard, within walking distance of the beautiful Donkey Beach and Bachelor's Beach, this property offers the perfect setting to enjoy the relaxed Caribbean island lifestyle. In addition, the studio presents attractive opportunities as your own vacation home or as an investment in vacation rentals.

The home at a glance

Neighbourhood	Belnem
Address	EEG Boulevard 5
Land	Freehold
Bedrooms	1
Bathrooms	1
Total living area	32 m²
Year built	2019
Maintenance status	good

The studio is stylishly and practically furnished and comfortably accommodates two people. The combined living and sleeping area features a comfortable box spring bed, air conditioning, a ceiling fan, and a built-in wardrobe. The studio also includes a fully equipped kitchenette and a modern bathroom with a walk-in rainfall shower. Thanks to its favorable position facing the prevailing trade winds, along with shutters and insect screens, the studio benefits from excellent natural ventilation. The covered private veranda provides a wonderful place to relax outdoors and enjoy the tropical surroundings.

The complex is designed to embrace the Caribbean outdoor lifestyle and is surrounded by a beautifully landscaped tropical garden with various lounge and relaxation areas. Guests can enjoy the communal MagnaPool with an outdoor shower. Around the pool, there are comfortable sun loungers, a palapa, and a shared barbecue area. A particular highlight is the communal rooftop terrace, offering lovely partial views of the Caribbean Sea, while the cooling trade winds provide a refreshing breeze. For diving and water sports enthusiasts, the complex also offers lockable storage facilities and rinse stations.

The location of Beaches Bonaire is particularly attractive. Just a short walk away are Donkey Beach and Bachelor's Beach, as well as a beach club and dive school. The renowned dive sites along Bonaire's southern coast are easily accessible, while the popular Atlantis kitesurfing spot and Sorobon windsurfing area are also within easy reach. The charming center of Kralendijk, offering a wide selection of restaurants, shops, and other amenities, is approximately a five-minute drive away. Beaches Bonaire Studio 4 combines comfort, an excellent location, and attractive rental opportunities. Whether you are looking for your own vacation retreat on Bonaire or a promising real estate investment, this studio offers a wonderful opportunity to own your own piece of Caribbean paradise.

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GOOD TO KNOW

The practical details

Layout

Private veranda, kitchenette, combined living and sleeping area, and a bathroom with a walk-in rainfall shower.

Technical specifications

110 & 220 Volt
Air conditioning in the combined living and sleeping area
Ceiling fans in the combined living and sleeping area and on the covered terrace

Living area is based on net indoor space plus covered outdoor space.

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-F-1457A4.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (Zoning plan)
Link to zoning plan map with marker: **Map**
Link to zoning description: **Zoning " Gemengd IV"**

Costs and conditions

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.

The monthly HOA fee is USD 200. Further information is available upon request.

My notes

Ideas, questions and impressions from your viewing.

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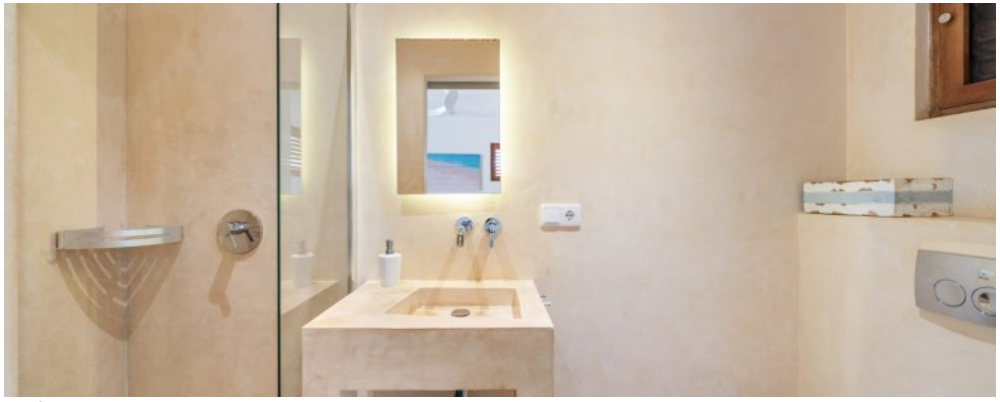
THE PHOTO GALLERY

Bedrooms & bathrooms


Bedroom with kitchenette


Bedroom


Bathroom


Bathroom

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THE PHOTO GALLERY

Outdoor living & surroundings



Swimming pool



Swimming pool



Covered terrace



Covered terrace

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SEE IT FOR YOURSELF

Experience it for yourself

Our team is on Bonaire and will arrange a viewing or answer any question about this property. Contact us to arrange a viewing.

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View the property online

sunbeltbonaire.com/en/for-sale/beaches-bonaire-studio-4-comfortable-studio-within-walking-distance-of-the-beach

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