Sunbelt Realty



FOR SALE

Courtyard Village A-2

Kralendijk · Bonaire

Discover this charming apartment at Courtyard Village, where modern comfort meets tropical charm.

US$ 349,500

Asking price, including inventory
Buyers Costs

- 2 bedrooms
- 2 bathrooms
- Condo

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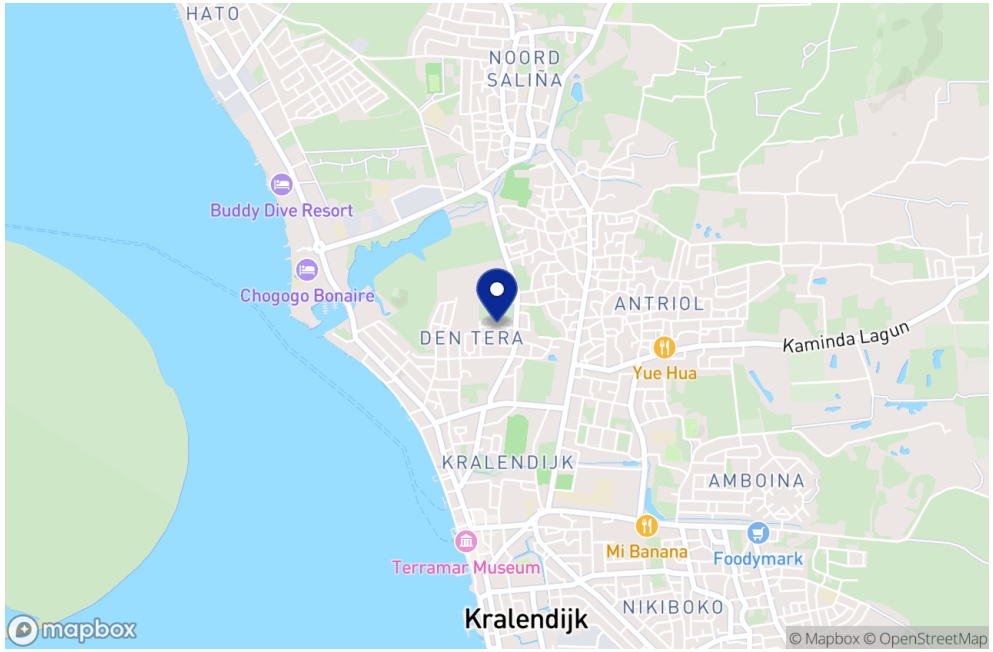
THE HIGHLIGHTS

What makes it special

- Located on the top floor of the A-building in Courtyard Village
- Comfortable living room with open-plan kitchen and bright, airy layout
- Terrace with beautiful views over the tropical garden and surrounding area
- Resort facilities: reception, swimming pool with two sections, spacious sun terrace, and shaded lounge area
- Suitable for vacation rentals

The location

Kralendijk · Bonaire



Approximate location. The exact address is available on request.

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THE HOME

Courtyard Village A-2 - Bright and stylish 2-bedroom apartment with spacious terrace in Courtyard Village

Features

Located on the top floor of the A-building in Courtyard Village, you will find this charming apartment which is currently leased under an indefinite rental agreement. An attractive investment in a sought-after location, where comfort, style, and Caribbean outdoor living come together. The apartment features two spacious bedrooms, two bathrooms, and a comfortable living area with an open-plan kitchen. From the terrace, you can enjoy beautiful views over the resort's tropical garden and the surrounding area, while the constant tropical breeze provides natural cooling. Thanks to its spacious layout, the terrace offers multiple comfortable seating areas.

Its modern architecture features a distinct Caribbean signature, with traditional elements such as concealed gutters and drainage systems stylishly integrated into the timeless design, creating an authentic yet well-maintained appearance. Courtyard Village offers everything you need to fully enjoy Caribbean living, including a reception area, a swimming pool with two sections, a spacious sun terrace, and a shaded lounge area. The resort's location is ideal, within walking distance of the vibrant heart of Kralendijk, where you'll find a variety of restaurants, shops, and attractive places to explore. In short, an excellent investment opportunity thanks to the lease under an indefinite rental agreement, allowing the new owner to immediately enjoy a stable rental income without any concerns about vacancy.

The home at a glance

Neighbourhood	Kralendijk
Address	Courtyard Village A-2
Land	Freehold
Bedrooms	2
Bathrooms	2
Year built	2019
Maintenance status	Moderate

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GOOD TO KNOW

The practical details

Layout

Entrance using exterior stairs to wide covered terrace, living room with open-plan kitchen, 2 bedrooms (built-in closet) with ensuite bathrooms.

Technical specifications

110 and 220 Volt
Air conditioning in the bedrooms
Ceiling fan in the kitchen and in the living room
Solar powered water heater
Cable TV, WiFi, and telephone connection

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

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-D-3066A39.

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

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.

This condo is subject to a Home Owners Association (HOA). HOA fee: US$ 269,65 per month (incl. insurance, maintenance and management fees).
Please contact us in case you wish to receive further information about this HOA.

My notes

Ideas, questions and impressions from your viewing.

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THE PHOTO GALLERY

Step inside


Kitchen


Living room

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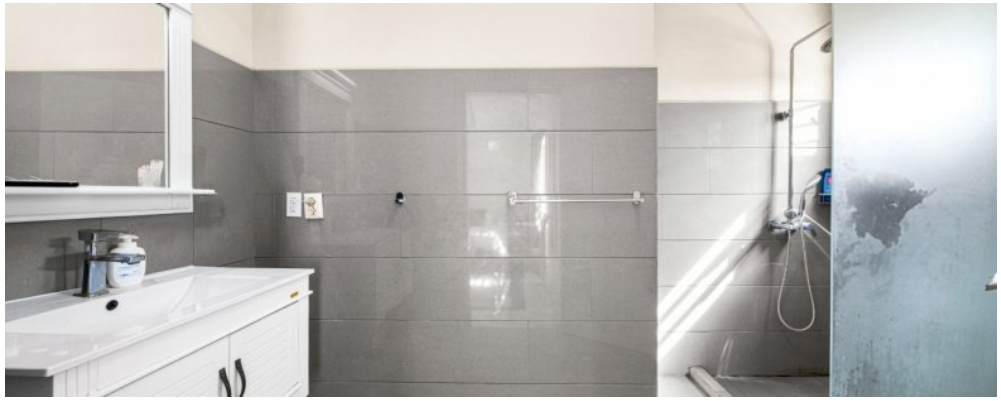
THE PHOTO GALLERY

Bedrooms & bathrooms


Bedroom


Bathroom

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THE PHOTO GALLERY

Outdoor living & surroundings


Aerial view


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/courtyard-village-a-2-bright-and-stylish-2-bedroom-apartment-with-spacious-terrace-in-courtyard-village

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