Sunbelt Realty



FOR SALE

Delfins Villas 12

Punt Vierkant · Bonaire

A private tropical garden at Delfins Beach Resort Villa 12 puts the sandy beach and resort pool circa 150 meters from...

US$ 1,175,000

Asking price, including inventory
Buyers Costs

- 3 bedrooms
- 3.5 bathrooms
- 183 m² living
- 449 m² plot
- Home

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-13

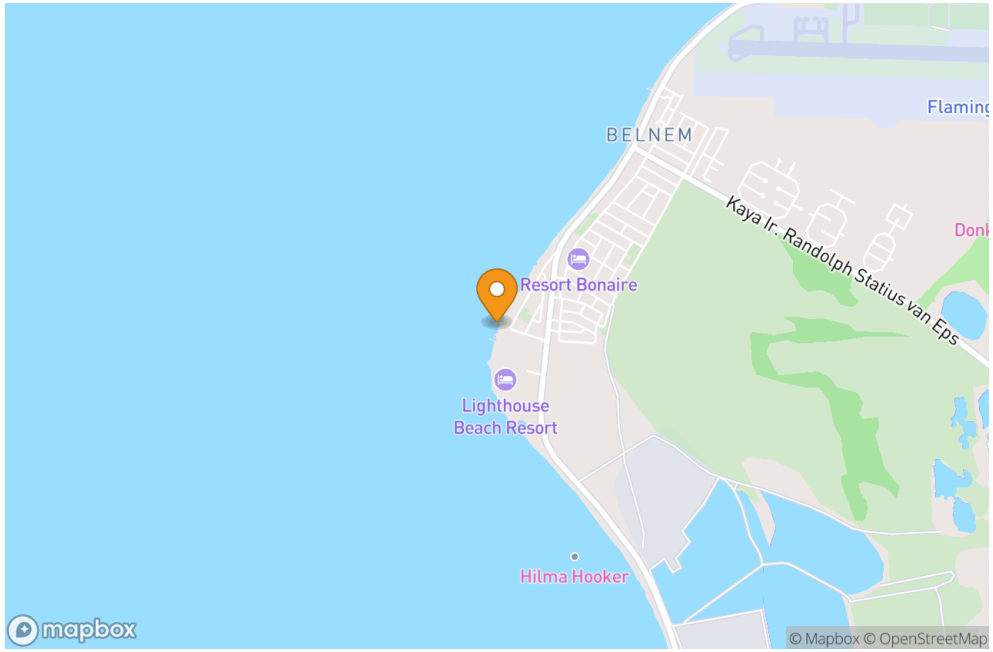
THE HIGHLIGHTS

What makes it special

- Private tropical garden
- Approximately 150 meters to beach and pool
- No annual limit on private owner use
- Resort rental pool shares costs and revenues
- 20 solar panels with inverter
- Air conditioning
- Parking
- Suitable for vacation rentals

The location

Punt Vierkant · Bonaire



Approximate location. The exact address is available on request.

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THE HOME

Delfins Beach Resort Villa 12 - Modern villa on luxurious resort with many facilities, beach access and communal swimming pools

Delfins Beach Resort Villa 12 is part of the first phase villas. This luxury villa type 'Great Star' offers comfortable accommodation for up to 6 guests in 3 bedrooms with 3 bathrooms and a private tropical garden. The distance from the villa to the resort pool and the tropical beach with the water of the crystal clear Caribbean sea is circa 150 meters from the garden gate at the back yard. The resort made name on the island with its luxurious appearance, sandy beach and unprecedented number of tropical plants and palm trees.

The villa is part of the rental pool of the Delfins Beach Resort, whereby costs and revenues are divided between the participating villa owners. There is no limit to an owner's private use on an annual basis. In the periods of private use, a villa owner simply does not share in the costs and income of that specific period.

The home at a glance

Neighbourhood	Punt Vierkant
Address	Delfins Villas 12
Land	Freehold
Bedrooms	3
Bathrooms	3.5
Total living area	183 m²
Total ground area	449 m²
Year built	2019
Maintenance status	uitstekend

The Resort

'Luxury Defined by Nature' is the motto of Delfins Beach Resort. A luxurious appearance, a sandy beach with an unprecedented number of tropical plants and palm trees, two restaurants, a beach bar, recreational swimming pool, fitness centre, 25-meter (sports) swimming pool, diving school and the Caribbean sea on your doorstep make that this resort has everything you wish to have during your holiday. The resort is located on only a ten minute drive to the city center of Kralendijk en 5 minutes to Flamingo Airport.

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GOOD TO KNOW

The practical details

Layout

On the ground floor, the entrance opens to a hallway with one bedroom and an en-suite bathroom. A 0.5 bathroom is accessible from the hallway, and stairs lead to the upper floor. The stair cupboard has a washing machine connection.

The living room has air conditioning and opens onto a fully equipped open-plan kitchen. Sliding doors lead to the spacious covered terrace. Outside, the carport is adjoining a storage space and laundry, with the garden and the resort pool and beach accessible from the garden gate at the back yard.

On the upper floor, the hallway has a shutter window wall for airflow and ventilation. A bedroom with an en-suite bathroom and a guest toilet is also located here. The living room with air conditioning opens onto a fully equipped open-plan kitchen and a covered terrace, with a second flight of stairs leading to the ground floor. The villa has 3 bedrooms and 3 bathrooms in total.

Technical specifications

- 220 Volts,
- Air conditioning in all bedrooms and living,
- Internet and phone connection via Resort - direct line to front office,
- Solar water heater (145 litres) combined with electric water heater,
- 20 solar panels & inverter for carefree use of electricity during the day. The excess of green energy is returned to the grid.

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

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GOOD TO KNOW

The practical details

Ownership and zoning

Registered with the Land Registration office (Kadaster) with number 4-H-784.

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

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% sales tax, approx. 1.5% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

*Annual resort fee; US$ 4000 including phone/internet connection and usage of Delfins Beach Resort. There is no further Home Owners Accociation in place. The parcels will be encumbered with easements and rental brokerage agreement are available on request.

My notes

Ideas, questions and impressions from your viewing.

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THE PHOTO GALLERY

Step inside


Kitchen and living room


Dining area

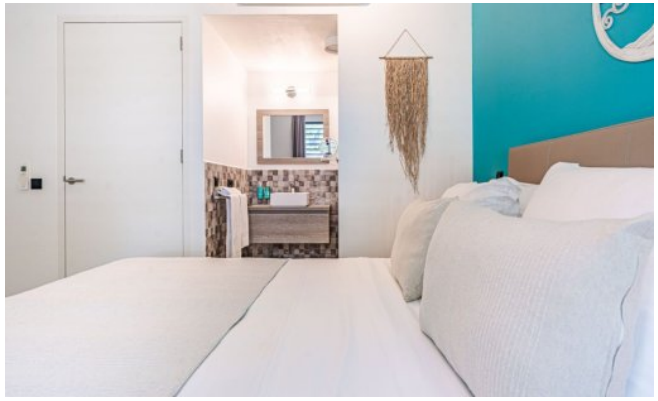

Living room

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THE PHOTO GALLERY

Bedrooms & bathrooms


Bedroom


Bedroom


Bedroom


Bathroom


Bedroom with ensuite


Bathroom

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THE PHOTO GALLERY

Outdoor living & surroundings


House and carport


Covered terrace


Swimming pool and garden


Aerial view of pool

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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/delfins-beach-resort-villa-12-modern-villa-on-luxurious-resort-with-many-facilities-beach-access-and-communal-swimming-pools

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