

FOR SALE

EEG Boulevard 74 | 1,080 m² with 30 meters of private shoreline on Kralendijk Bay

E.E.G. Boulevard 74, Belnem

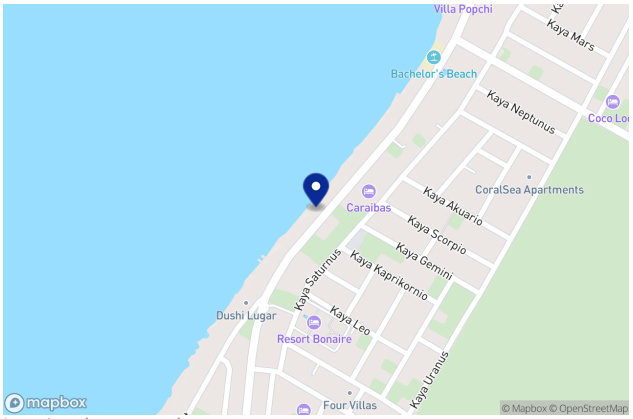
US$ 4,600,000
Asking price



4 bedrooms | 4.5 bathrooms | 1080 m² | Home

Specifications

Neighbourhood	Belnem
Address	E.E.G. Boulevard 74
Bedrooms	4
Bathrooms	4.5
Total ground area	1080 m²
Maintenance status	moderate



Location shown exactly.



Highlights

- More than 30 meters of coastline
- Views across Kralendijk Bay towards Klein Bonaire
- Swimming ladder provides direct access to the sea
- Several on-site parking spaces and multiple carports
- Two self-contained studios, each with its own porch
- Sea-facing terrace overlooking Kralendijk Bay and Klein Bonaire

Description

EEG Boulevard 74 is situated directly on the waterfront along Bonaire's southwest coast, combining a large parcel of land, existing residential structures and flexible zoning. The property has more than 30 meters of coastline and offers views across Kralendijk Bay towards Klein Bonaire. A swimming ladder provides direct access to the sea from the property.

The spacious garden is an integral part of the property, with several mature palm trees, other established trees and tropical landscaping. An outdoor shower is also available. The property offers several on-site parking spaces as well as multiple carports.

The existing buildings are dated and currently consist of several separate living units. There are two self-contained studios, each with its own porch. In addition, the property includes a separate residence with two bedrooms and two bathrooms, a large kitchen and a terrace facing the sea. The terrace overlooks Kralendijk Bay and Klein Bonaire.

The official zoning designation, **Woongebied Gemengd IV**, allows for various forms of residential use and tourist accommodation, including permanent residences, vacation homes, resorts, hotels and recreational apartment developments. Within a resort or hotel development, supporting uses such as restaurants and retail may also be permitted subject to applicable conditions. The specific development opportunities for EEG Boulevard 74, and the conditions that apply to this particular property, can be discussed with Sunbelt Realty.

The location along EEG Boulevard also combines waterfront living with convenient access to a range of nearby amenities. Bonaire's southwest coast offers various resorts, beach clubs, upscale dining, beaches, swimming locations and dive sites. Both Kralendijk and the airport are also easily accessible.

Layout

The property consists of several separate living units. Two self-contained studios each have their own porch. A separate residence has two bedrooms and two bathrooms, along with a large kitchen and a terrace facing the sea.

Outside, the terrace overlooks Kralendijk Bay and Klein Bonaire. The spacious garden has mature palm trees, other established trees and tropical landscaping, as well as an outdoor shower. A swimming ladder provides access to the sea, and the property has several on-site parking spaces and multiple carports.

Technical specifications

110 and 220 volt electricity

Ownership and zoning

The property is designated as Woongebied Gemengd IV (Mixed Residential Area IV). This zoning designation allows for various forms of residential use and tourist accommodation, including residential homes, vacation homes, resorts, hotels, and vacation apartments. Depending on the applicable conditions, supporting facilities such as restaurants and shops may also be permitted as part of a resort or hotel development. To learn more about the development possibilities for this specific plot and the applicable requirements, please contact Sunbelt Realty Bonaire.

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.

Photographs































Interested in this property?

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

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