

FOR SALE

Grand Resort Windsock Villa 16 - Luxury detached villa with 3 bedrooms and private swimming pool at Grand Windsock Resort

EEG Boulevard 3, Grand Resort Windsock Villa 16, Belnem

US$ 690,000
Asking price, including inventory
Buyers Costs



3 bedrooms | 2 bathrooms | 150 m² | Home

Specifications

Neighbourhood	Belnem
Address	EEG Boulevard 3, Grand Resort Windsock Villa 16
Land	Freehold
Bedrooms	3
Bathrooms	2
Total living area	150 m^2
Year built	2019
Maintenance status	Uitstekend



Highlights

- Located at the prestigious Grand Windsock Resort
- Private swimming pool (MagnaPool) surrounded by a beautiful natural stone wall, with an outdoor shower
- On-site diving facilities with a rinse station and storage
- Excellent rental opportunities through Grand Windsock Resort's professional team

Description

Looking for your own piece of paradise on Bonaire? This villa is where your island dreams come true! This stunning, move-in-ready villa at the exclusive Grand Windsock Resort offers a perfect blend of luxury, comfort and tropical charm.

Set in an oasis of peace and privacy, the villa features 3 spacious bedrooms, all equipped with air conditioning and ceiling fans, 2 modern bathrooms with walk-in showers and a separate guest toilet. The bright living room has a high ceiling with exposed white beams, creating a spacious and inviting atmosphere. The open-plan kitchen is fully equipped with high-quality built-in appliances. Large sliding doors connect the living room to the spacious covered terrace, creating a seamless transition between indoor and outdoor living.

Outside, you can enjoy a low-maintenance tropical garden with palm trees and green hedges that provide shelter and privacy. The private swimming pool is surrounded by a tiled sun terrace with space for sun loungers. An outdoor shower and a spacious covered dining area offer the perfect setting for relaxing in the shade or dining together. For diving enthusiasts, the villa features a rinse basin and facilities for drying diving equipment. Practical storage space, a separate laundry room and a parking space beneath a pergola are also available on the property.

Grand Windsock Resort consists of two apartment buildings with a total of 32 apartments and 39 detached villas. Across the road is the resort’s own beach club, where residents and guests have access to the Caribbean Sea. The resort is managed by a general manager and a professional team and offers various facilities, including a reception area, a large communal swimming pool with a pool bar and a spacious sun deck with palapas and sun loungers. The beach club also features a restaurant and a welcoming bar. A dive centre and car rental services are available on site.

The combination of its location, private swimming pool and resort facilities makes this villa an attractive holiday home with rental opportunities through Grand Windsock Resort. Under the owner-use programme, you can stay in the villa for 5 weeks per year without paying an accommodation fee. A reduced rate applies to longer stays. We would be happy to provide further information about the rental terms, the owner-use programme and any additional costs.

Layout

The entrance is located at the side of the villa. Upon entering, you are welcomed into the kitchen and living room, which are connected in an open-plan layout. The living room features French doors opening onto the covered terrace. Bedrooms 1 and 2 are accessible from the hallway and share a bathroom. Bedroom 3 features its own en-suite bathroom. The hallway also provides access to a large private closet and a spacious storage and utility closet. On the kitchen side of the covered terrace, there is a storage room equipped with a sink. At the front left of the villa, you will find a carport, offering convenient on-site parking.

Technical specifications

220 Volt
Air conditioning in all bedrooms
Ceiling fans in the living room, the bedrooms, and on the covered terrace

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

Ownership and zoning

Registered with the Land Registration office (Kadaster) as the right tot the apartment, (1/72) share in the community, cadastrally known as department 4, section F, number 1454A46.

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.

All apartments will be subject to an HOA. Please contact us in case you wish to receive further information.

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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