



FOR SALE

Grand Windsock Villa 24 - villa with private MagnaPool

EEG Boulevard 3, Grand Windsock Villa 24, Belnem

US\$ 675,000

Asking price, including inventory · Buyers Costs



 3 bedrooms

 2.5 bathrooms

 150 m2

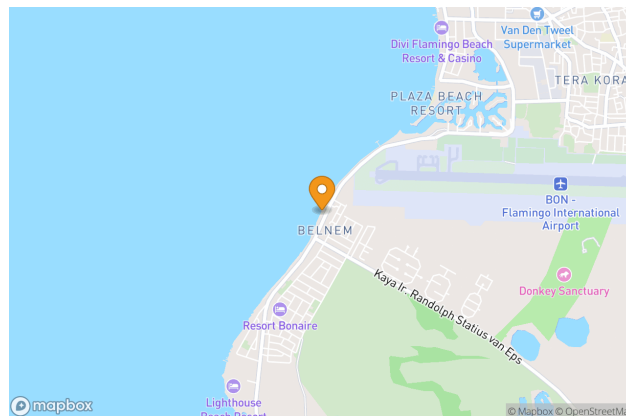
 Home

Specifications

Neighbourhood	Belnem
Address	EEG Boulevard 3, Grand Windsock Villa 24
Land	Freehold
Bedrooms	3
Bathrooms	2.5
Total living area	150 m2
Year built	2019
Maintenance status	Uitstekend

Features

- Swimming pool
- Air conditioning
- Dive gear storage
- Suitable for vacation rentals



Approximate location. The exact address is available on request.



Description

Looking for your paradise on Bonaire? Then this villa is where your island dreams come true! This stunning, fully move-in-ready villa at the exclusive Grand Windsock Resort offers a perfect blend of luxury, comfort, and tropical charm. Situated in an oasis of peace and privacy, the villa features 3 spacious bedrooms, 2 modern bathrooms, a separate guest toilet, and a fully equipped kitchen with high-end built-in appliances. The bright and open living room flows seamlessly into the lush outdoor space, creating a perfect harmony between indoor and outdoor living. Outside, you can truly enjoy island life! A beautifully landscaped tropical garden, a private swimming pool surrounded by a natural stone wall, an outdoor shower, and a generous covered terrace with a comfortable lounge and dining area, ideal for relaxing or dining in the shade. The garden also includes a rinse tank for diving gear, as well as a dedicated storage space for dive equipment.

Thanks to its ideal location within the resort, you benefit from tranquility, security, and excellent amenities. The resort consists of two apartment buildings with a total of 32 apartments, as well as 39 detached villas. Residents and guests have direct access to the Caribbean Sea via the private beach club of Grand Windsock, located across the road. The resort is managed by a general manager with a professional staff team. It offers excellent facilities such as a reception, a large swimming pool with a pool bar, a spacious sun deck with palapas and loungers, and a private beach club with a restaurant and a cozy bar.

In addition, the resort features a 5-star dive school and on-site car rental. Thanks to its ideal location and full range of amenities, this property is perfectly suited as a vacation home or as an investment with excellent rental potential within the well-organized resort. As an owner, you can stay for 5 weeks per year free of charge. If you wish to stay longer, you pay a reduced rate. The rental of the property is managed through Grand Windsock Resort, and we are happy to provide you with further information.

- located at the prestigious Grand Windsock Resort,
- private pool (Magnapool) surrounded by a beautiful natural stone wall, including an outdoor shower,
- on-site diving facilities with rinse station and storage,
- excellent rental opportunities through the professional staff team of Grand Windsock Resort.

Layout

Entry is through the covered terrace on the garden side. The living room has an additional door opening onto the covered terrace and connects to the open kitchen.

From the living room, the hallway leads to a large private closet, a spacious storage and workroom, bedroom 1, and bedroom 2. Bedrooms 1 and 2 share a bathroom, with a separate guest toilet nearby. Bedroom 3 has its own ensuite bathroom.

On the kitchen side of the covered terrace, there is a storage room with a rinse facility. At the front right of the villa, a carport provides shaded parking on the property.

Technical specifications

- 220 Volt,
- air conditioning in all bedrooms,
- ceiling fans in the living room, the three bedrooms, and on the covered terrace,
- internet and phone connections.

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, (1/69) share in the community, cadastrally known as department 4, section F, number 1454A54.

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.

Sunbelt Realty Bonaire

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