

FOR SALE

Grand Windsock Villa 33 - villa with private dive-rinse area

EEG Boulevard 3, Grand Windsock Villa 33, Belnem

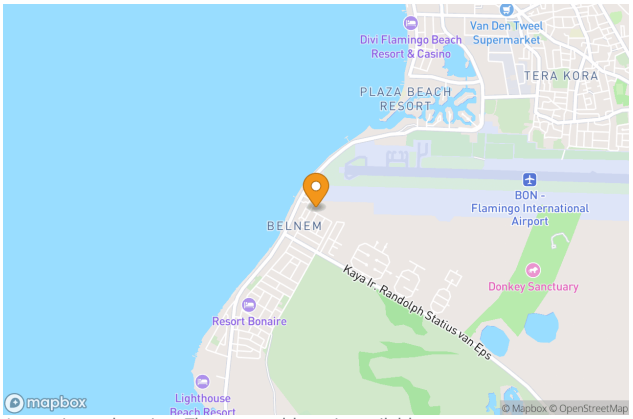
US$ 620,000
Asking price, including inventory
Buyers Costs



2 bedrooms | 2 bathrooms | 158 m² | Home

Specifications

Neighbourhood	Belnem
Address	EEG Boulevard 3, Grand Windsock Villa 33
Land	Freehold
Bedrooms	2
Bathrooms	2
Total living area	158 m²
Year built	2019
Maintenance status	Uitstekend



Approximate location. The exact address is available on request.



Highlights

- Prestigious Grand Windsock Resort setting
- Caribbean Sea access via exclusive beach club
- Covered terrace with lounge and dining areas
- Fully equipped kitchen with built-in appliances
- Free five-week annual owner stay
- Swimming pool
- Dive gear storage
- Air conditioning
- Suitable for vacation rentals

Description

Looking for the ultimate dream home on Bonaire? This exceptionally luxurious and fully move-in ready villa at the prestigious Grand Windsock Resort combines comfort, space, and tropical charm in a truly unique way. Set in a tropical paradise of peace and privacy, this modern villa features two spacious bedrooms, two bathrooms, and a fully equipped kitchen with modern built-in appliances. The inviting living room flows seamlessly into the lush outdoor space. Thanks to its bright and airy layout and meticulous finish, the home radiates calm and elegance.

Outside, you'll experience true island living: a beautifully landscaped tropical garden with colorful plants, a private pool with natural stone terrace, an outdoor shower, and a generous covered terrace with both a lounge area and dining space, the perfect place to relax or dine in the shade. Thanks to its ideal location within the resort, you benefit from tranquility, safety, and outstanding facilities. This property is perfect as a vacation home or as an investment with excellent rental potential within the well-managed resort.

The resort comprises two apartment buildings with a total of 32 apartments, in addition to 39 other detached villas. Residents and guests enjoy direct access to the Caribbean Sea via the exclusive Grand Windsock beach club, located just across the road. The resort is professionally managed by a general manager and dedicated staff. Amenities include a reception, a large swimming pool with pool bar, a spacious sun deck with palapas and lounge beds, and a private beach club featuring a restaurant and cozy bar. Additionally, the resort hosts a 5-star dive school and car rental service on-site. With its prime location and full range of amenities, this villa is the ideal choice for a vacation home or a high-yield investment property within a professionally organized resort. As an owner, you can stay for 5 weeks per year for free. If you want to stay longer, you pay a reduced rate. Grand Windsock takes care of the rental, and we are happy to provide you with additional information about this.

Layout

Entry is through the covered gardenside terrace into the living room, which has additional doors opening onto the covered terrace and the outdoor space. The living room connects to the open-concept kitchen, fitted with modern built-in appliances. Next to the kitchen is a storage and rinse facility.

A hall leads to the main bedroom with its ensuite bathroom, as well as the second bedroom and second bathroom. Air conditioning is provided in both bedrooms.

Outside, the covered terrace includes a lounge area and dining space and opens onto the landscaped tropical garden. The garden features a private pool with a natural stone terrace and an outdoor shower. At the front right side of the villa, a carport provides shaded on-site parking.

Technical specifications

- 220 Volt,
- air conditioning in all bedrooms,
- ceiling fans in living room and 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 to the apartment, (1/69) share in the community, cadastrally known as department 4, section F, number 1454A63.

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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