FOR SALE

Kas Hamaka - boutique resort with direct sea access

Kas Hamaka - Playa Lechi 6, Kralendijk

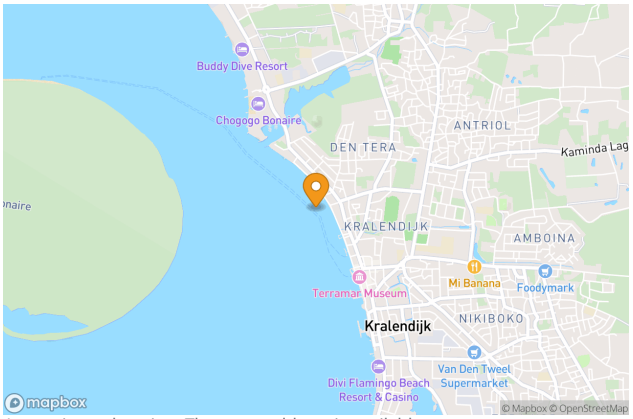
US$ 1,985,000

Asking price, including inventory · Buyers Costs, including partnership and existing reservations

6 bedrooms | 6 bathrooms | 637 m² | Condo

Specifications

Neighbourhood	Kralendijk
Address	Kas Hamaka - Playa Lechi 6
Land	Freehold
Bedrooms	6
Bathrooms	6
Total ground area	637 m²
Maintenance status	Goed



Approximate location. The exact address is available on request.

Highlights

- Boutique resort with 5 tastefully decorated units
- Walking distance to dining, shops, and entertainment
- Business includes website and existing reservations
- Average Google rating of 4.9/5
- 5/5 Tripadvisor rating from over 100 reviews
- Tropical garden with Caribbean trees and plants
- Seafront
- Air conditioning
- Sea view
- Suitable for vacation rentals

Description

Discover this unique opportunity to become the owner of a beautiful boutique resort, located on the tranquil boulevard of Bonaire and within walking distance of the bustling center with its diverse dining options, shops, and entertainment venues.

This resort offers an unparalleled hospitality experience with a range of high-quality apartments. With 5 tastefully decorated units, including 4 spacious apartments each with their own bedroom and bathroom, and 1 with 2 bedrooms and 2 bathrooms, you can enjoy modern amenities that make your stay as comfortable as possible. Relax on your own outdoor space, where you can enjoy the delightful trade winds and the stunning views of Klein Bonaire and the Caribbean Sea, which are the most beautiful spots at the resort both during the day and at sunset.

The resort's tropical garden, with its variety of Caribbean trees and colorful plants, offers an oasis of tranquility, complete with loungers, cabana, and outdoor shower. Whether you're looking for an investment in a thriving tourist business or a great place to start a new chapter of your life, this boutique resort offers a rare opportunity to make your dreams come true. With an average customer satisfaction score of 4.9/5 on Google and 5/5 on Tripadvisor from over 100 reviews, this resort is a valuable investment.

The acquisition includes the real estate, business name, website **kashamaka.com** and existing reservations, ensuring a smooth transition to ownership.

Description of the object

- 2 apartments with direct sea views,
- 3 duplex apartments with spacious terraces offering sea views (38m2 per apartment),
- Communal outdoor shower,
- Direct access to the sea and boulevard,
- Communal terrace with natural covering (palapa),
- Laundry room,
- Storage space.

Layout

The resort is laid out as five apartments. Four apartments each have one bedroom and one bathroom, while one apartment has two bedrooms and two bathrooms. Air conditioning is provided in all bedrooms. Two apartments have direct sea views, and three apartments are duplexes with spacious terraces offering sea views, measuring 38m2 per apartment.

Each apartment opens onto its own outdoor space. The resort also includes a communal terrace with a natural palapa covering, as well as a laundry room and storage space.

Outside, the landscaped garden has palm trees, white gravel, wooden pathways, and partial natural fencing. It includes loungers, a cabana, and a communal outdoor shower. The property has direct access to the sea and boulevard, with views of Klein Bonaire and the Caribbean Sea.

Technical specifications

- 110 and 220 Volts,
- Air conditioning in all bedrooms,
- Garden with partial natural fencing; landscaped garden featuring various palm trees complemented by white gravel and wooden pathways.

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

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-D-1262 and 4-D-3214.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)
Link to zoning plan map with marker: **Plankaart**
Link to zoning description: **Bestemming Gemengd - I**

This is a zoning in which residential use as well as holiday rentals and a restaurant are permitted. The current use as a hotel/resort is permitted at this location within the zoning plan.

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

LIFE
is good
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BEACH

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TILL YOU DROP
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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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