



FOR SALE

The Shore Residence 2 - Ground-floor apartment on the seafront boulevard

Kaya C.E.B. Hellmund 11-2, Kralendijk

EUR 635,000

Asking price, including inventory · Buyers Costs



🛏 2 bedrooms

🚿 2.5 bathrooms

🏠 130 m²

🏡 Condo

Specifications

Neighbourhood	Kralendijk
Address	Kaya C.E.B. Hellmund 11-2
Land	Freehold
Bedrooms	2
Bathrooms	2.5
Total living area	130 m ²
Year built	2008
Maintenance status	goed

Highlights

130 m² ground-floor apartment on the seafront boulevard

Two bedrooms and 2.5 bathrooms

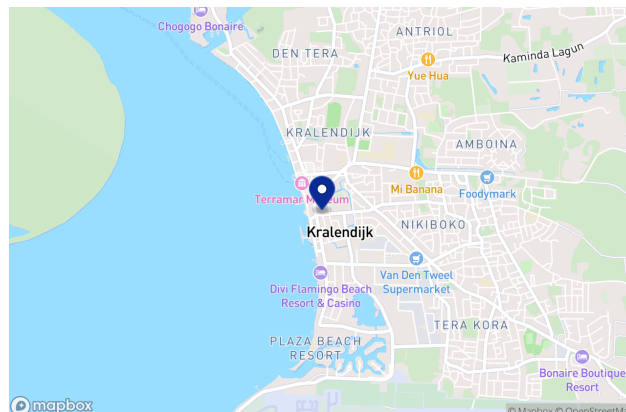
Covered terrace with partial Caribbean Sea views

Kralendijk shops and restaurants within walking distance

Private 2.9 m² ground-floor storage room

Elevator access within the residence

Suitable for vacation rentals



Approximate location. The exact address is available on request.



Description

This ground-floor condo is located on the boulevard in Kralendijk, Bonaire. The apartment is move-in ready and suitable for private use or holiday rental, with access to the complex by covered staircase or elevator.

The hallway leads to two bedrooms, with the second bedroom featuring an en-suite bathroom. Both bedrooms have air conditioning, while the apartment also includes a separate guest toilet and an internal storage room with a washing machine connection.

The living room and open kitchen form the central living space. Large sliding doors open onto a covered terrace with dining and seating areas, bringing the outdoor space into the home and offering a partial view of the Caribbean Sea. Ceiling fans are provided in the kitchen, living room, bedrooms, and covered terrace.

The complex includes a communal swimming pool with sun deck, an outdoor shower, and parking facilities. A private storage room of 2.9 m² is located on the ground floor of the complex. The apartment has 110 and 220 Volt and a hot water heater.

Layout

Access to the apartment complex is by covered staircase or elevator. From the entrance, the hallway leads to bedroom 1 and bedroom 2 on the left. Bedroom 2 has an en-suite bathroom, and both bedrooms have air conditioning. On the right are a separate guest toilet and an internal storage room with a washing machine connection.

The living room with open kitchen forms the central living space. Large sliding doors open onto the covered terrace, which includes a dining area and a seating area.

The covered terrace has a partial view of the Caribbean Sea. The complex also offers a communal swimming pool with sun deck, an outdoor shower, and parking facilities. A private storage room of 2.9 m² is located on the ground floor of the complex.

Technical specifications

- 110 and 220 Volt,
- air conditioning in bedrooms,
- ceiling fans in the kitchen, living room, bedrooms, and on the covered terrace,
- hot water heater.

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

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-F-1208A2.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: [Map](#)

Link to zoning description: [Zoning "Mixed I"](#)

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.

This condo is subject to a Home Owners Association (HOA). Please contact us in case you wish to receive further information about this HOA.

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

Kaya Grandi 41, Kralendijk, Bonaire

+599 717 6560 · info@sunbeltbonaire.com