



## **Courtyard Village A-2, Kralendijk**

**US\$ 349,500 Asking price, including inventory**

Buyers Costs

Kralendijk - 2 Bedrooms - 2 Baths - Swimming Pool



## Real Estate information

Neighborhood	Kralendijk
Address	Courtyard Village A-2
Freehold Land	
Bedrooms	2
Bathrooms	2
Holiday Rentals allowed	
Parking	
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Construction date	2019
Maintenance status	good



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. 2% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Registered at the Land Registry Office Kadaster, number 4-D-3066A39.



## Features

Located on the top floor of the A-building in Courtyard Village, you will find this charming apartment which is currently leased under an indefinite rental agreement. An attractive investment in a sought-after location, where comfort, style, and Caribbean outdoor living come together. The apartment features two spacious bedrooms, two bathrooms, and a comfortable living area with an open-plan kitchen. From the terrace, you can enjoy beautiful views over the resort's tropical garden and the surrounding area, while the constant tropical breeze provides natural cooling. Thanks to its spacious layout, the terrace offers multiple comfortable seating areas.

Its modern architecture features a distinct Caribbean signature, with traditional elements such as concealed gutters and drainage systems stylishly integrated into the timeless design, creating an authentic yet well-maintained appearance. Courtyard Village offers everything you need to fully enjoy Caribbean living, including a reception area, a swimming pool with two sections, a spacious sun terrace, and a shaded lounge area. The resort's location is ideal, within walking distance of the vibrant heart of Kralendijk, where you'll find a variety of restaurants, shops, and attractive places to explore. In short, an excellent investment opportunity thanks to the lease under an indefinite rental agreement, allowing the new owner to immediately enjoy a stable rental income without any concerns about vacancy.

- located on the top floor of the A-building in Courtyard Village,
- two spacious bedrooms and two bathrooms,
- comfortable living room with open-plan kitchen and bright, airy layout,
- terrace with beautiful views over the tropical garden and surrounding area,
- resort facilities: reception, swimming pool with two sections, spacious sun terrace, and shaded lounge area,
- only 2 minutes from the center of Kralendijk,
- porcellanato tiles throughout the apartment,
- aluminum window frames fitted with glass, shutters, and mosquito screens.

This condo is subject to a Home Owners Association (HOA). HOA fee: US\$ 504,48 per quarter (incl. insurance, maintenance and management fees). Please contact us in case you wish to receive further information about this HOA.



## Lay out

Entrance using exterior stairs to wide covered terrace, living room with open-plan kitchen, 2 bedrooms (built-in closet) with ensuite bathrooms.

## Technical specifications

- 110 and 220 Volt,
- air conditioning in the bedrooms,
- ceiling fan in the kitchen and in the living room,
- solar powered water heater,
- cable TV, WiFi, and telephone connection.

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

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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















