



Courtyard Village I-4, Kralendijk

US\$ 277,000 Asking price including inventory

Buyers Cost

Kralendijk - 700 / 65 sq.ft./m2 - 1 Bedrooms - 1 Baths - Swimming Pool

Real Estate information

Neighborhood	Kralendijk
Address	Courtyard Village I-4
Freehold Land	
Bedrooms	1
Bathrooms	1
Holiday Rentals allowed	
Parking	
Swimming Pool	
Air Conditioning in bedrooms	
Fully Furnished	
Total living area	700 / 65 sq.ft./m2
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-3066A29.



Features

Looking for your own place in the Caribbean — to enjoy and to rent out?

Courtyard Village I-4 offers the perfect combination of comfort, location, and tropical charm. This fully furnished, second floor apartment is move-in ready and ideally situated on the cooling trade winds, in a well-maintained, small-scale resort.

Whether you want a sunny escape for your own holidays or a property with excellent vacation rental potential — this apartment ticks all the boxes. Inside, you'll find a bright living room with an open kitchen, a spacious bedroom with en-suite bathroom, and a cozy front porch — perfect for outdoor breakfasts or evening drinks. The architecture blends modern convenience with Caribbean character, including elegant, timeless elements and smart design details like hidden gutters and natural materials.

Whether for personal use or as a hands-off rental property, Courtyard Village I-4 offers peace of mind and a perfect base on Bonaire.

- Wide covered terraces with great cross breezes,
- Tropical landscaping and ample parking,
- Shared pool, sun terrace and shaded lounge area,
- Secure in the walled Courtyard Village,
- Great rental possibilities,
- 2 minutes to the center of Kralendijk,
- 600 linear yards from the Caribbean Sea & less than 500 yards from town,
- Porcellanato tiles through the entire condo,
- Aluminum window frames with glass panels and shutters/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, breezy terrace into living room with open concept kitchen, bedroom (built-in closet) with private bathroom.

Technical specifications

- 110 and 220 Volts,
- Split unit air conditioning in bedroom,
- Ceiling fan in living room,
- Solar powered water heater,
- Cable television, WiFi and phone connection,
- Parking on site.

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"](#)







