



Courtyard Village J-3, Kralendijk

US\$ 277,000 Asking price, including inventory

Buyers Costs

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

Real Estate information

Neighborhood	Kralendijk
Address	Courtyard Village J-3
Freehold Land	
Bedrooms	1
Bathrooms	1
Parking	
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Total living area	700 / 65 sq.ft./m2
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-3066A31.



Features

Located on the top floor of the J-building in Courtyard Village, this charming and move-in-ready apartment offers a wonderful blend of comfort, style, and Caribbean outdoor living. The apartment features one spacious bedroom, one bathroom, and a comfortable living area with an open-plan kitchen. The open layout creates a bright and airy living space, perfect for relaxing or entertaining guests. 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.

The apartment is fully furnished and ready for immediate occupancy. 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.

- located on the top floor of the J-building in Courtyard Village,
- charming and fully move-in-ready apartment,
- one spacious bedroom and one bathroom,
- 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,
- excellent rental opportunities,
- 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, bedroom (built-in closet) with ensuite bathroom.

Technical specifications

- 110 and 220 Volt,
- air conditioning in the bedroom,
- ceiling fan 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"](#)







