



EEG Boulevard 3, Grand Windsock Villa 24, Belnem

US\$ 675,000 Asking price, including inventory SALE PENDING

Buyers Costs

Belnem - 1,615 / 150 sq.ft./m2 - 3 Bedrooms - 2.5 Baths - Swimming Pool

Real Estate information

Neighborhood	Belnem
Address	EEG Boulevard 3, Grand Windsock Villa 24
Freehold Land	
Bedrooms	3
Bathrooms	2.5
Holiday Rentals allowed	
Swimming Pool	
Dive Gear Storage	
Air Conditioning in bedrooms	
Total living area	1,615 / 150 sq.ft./m2
Construction date	2019
Maintenance status	Excellent



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.

Registered with the Land Registration office (Kadaster) as the right tot the apartment, (1/69) share in the community, cadastrally known as department 4, section F, number 1454A54.



Features

Looking for your paradise on Bonaire? Then this villa is where your island dreams come true! This stunning, fully move-in-ready villa at the exclusive Grand Windsock Resort offers a perfect blend of luxury, comfort, and tropical charm. Situated in an oasis of peace and privacy, the villa features 3 spacious bedrooms, 2 modern bathrooms, a separate guest toilet, and a fully equipped kitchen with high-end built-in appliances. The bright and open living room flows seamlessly into the lush outdoor space, creating a perfect harmony between indoor and outdoor living. Outside, you can truly enjoy island life! A beautifully landscaped tropical garden, a private swimming pool surrounded by a natural stone wall, an outdoor shower, and a generous covered terrace with a comfortable lounge and dining area, ideal for relaxing or dining in the shade. The garden also includes a rinse tank for diving gear, as well as a dedicated storage space for dive equipment.

Thanks to its ideal location within the resort, you benefit from tranquility, security, and excellent amenities. The resort consists of two apartment buildings with a total of 32 apartments, as well as 39 detached villas. Residents and guests have direct access to the Caribbean Sea via the private beach club of Grand Windsock, located across the road. The resort is managed by a general manager with a professional staff team. It offers excellent facilities such as a reception, a large swimming pool with a pool bar, a spacious sun deck with palapas and loungers, and a private beach club with a restaurant and a cozy bar.

In addition, the resort features a 5-star dive school and on-site car rental. Thanks to its ideal location and full range of amenities, this property is perfectly suited as a vacation home or as an investment with excellent rental potential within the well-organized resort. As an owner, you can stay for 5 weeks per year free of charge. If you wish to stay longer, you pay a reduced rate. The rental of the property is managed through Grand Windsock Resort, and we are happy to provide you with further information.

- located at the prestigious Grand Windsock Resort,
- private pool (Magnapool) surrounded by a beautiful natural stone wall, including an outdoor shower,
- on-site diving facilities with rinse station and storage,
- excellent rental opportunities through the professional staff team of Grand Windsock Resort.

All apartments will be subject to an HOA. Please contact us in case you wish to receive further information.



Lay out

Entrance via the covered terrace on the garden side. The living room has an additional door to the covered terrace and an open kitchen. The hallway features a large private closet and a spacious storage/workroom and provides access to bedroom 1 and bedroom 2, which share a bathroom and have a separate guest toilet. Bedroom 3 has an ensuite bathroom. On the kitchen side of the covered terrace, there is a storage room with a rinse facility. At the front right of the villa, there is a carport for shaded parking on the property.

Technical specifications

- 220 Volt,
- air conditioning in all bedrooms,
- ceiling fans in the living room, the three bedrooms, and on the covered terrace,
- internet and phone connections.

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 "Gemengd IV"](#)











