



## **EEG Boulevard 3, Grand Windsock Villa 33, Belnem**

**US\$ 620,000 Asking price, including inventory**

Buyers Costs

Belnem - 1,701 / 158 sq.ft./m2 - 2 Bedrooms - 2 Baths - Swimming Pool

## Real Estate information

Neighborhood	Belnem
Address	EEG Boulevard 3, Grand Windsock Villa 33
Freehold Land	
Bedrooms	2
Bathrooms	2
Holiday Rentals allowed	
Swimming Pool	
Dive Gear Storage	
Air Conditioning in bedrooms	
Total living area	1,701 / 158 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 to the apartment, (1/69) share in the community, cadastrally known as department 4, section F, number 1454A63.



## Features

Looking for the ultimate dream home on Bonaire? This exceptionally luxurious and fully move-in ready villa at the prestigious Grand Windssock Resort combines comfort, space, and tropical charm in a truly unique way. Set in a tropical paradise of peace and privacy, this modern villa features two spacious bedrooms, two bathrooms, and a fully equipped kitchen with modern built-in appliances. The inviting living room flows seamlessly into the lush outdoor space. Thanks to its bright and airy layout and meticulous finish, the home radiates calm and elegance.

Outside, you'll experience true island living: a beautifully landscaped tropical garden with colorful plants, a private pool with natural stone terrace, an outdoor shower, and a generous covered terrace with both a lounge area and dining space, the perfect place to relax or dine in the shade. Thanks to its ideal location within the resort, you benefit from tranquility, safety, and outstanding facilities. This property is perfect as a vacation home or as an investment with excellent rental potential within the well-managed resort.

The resort comprises two apartment buildings with a total of 32 apartments, in addition to 39 other detached villas. Residents and guests enjoy direct access to the Caribbean Sea via the exclusive Grand Windssock beach club, located just across the road. The resort is professionally managed by a general manager and dedicated staff. Amenities include a reception, a large swimming pool with pool bar, a spacious sun deck with palapas and lounge beds, and a private beach club featuring a restaurant and cozy bar. Additionally, the resort hosts a 5-star dive school and car rental service on-site. With its prime location and full range of amenities, this villa is the ideal choice for a vacation home or a high-yield investment property within a professionally organized resort. As an owner, you can stay for 5 weeks per year for free. If you want to stay longer, you pay a reduced rate. Grand Windssock takes care of the rental, and we are happy to provide you with additional information about this.

- located at the prestigious Grand Windssock Resort,
- private pool (magna pool) with natural stone terrace and outdoor shower,
- on-site dive facilities with rinse station and storage,
- excellent rental potential through the professional staff team of Grand Windssock Resort.

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



## Lay out

Entrance using the covered gardenside terrace, living room (additional doors to covered terrace) with open concept kitchen, hall with access to main bedroom with ensuite bathroom, second bedroom and second bathroom. Next to the kitchen, there is a storage and rinse facility. At the front right side of the villa, a carport provides shaded on-site parking.

## Technical specifications

- 220 Volt,
- air conditioning in all bedrooms,
- ceiling fans in living room and 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"](#)











