



## **Kaya Inglatera, Kralendijk**

**US\$ 2,695,000 Asking price, including inventory and exploitation**

Buyers Costs

Kralendijk - 14 Bedrooms - 13 Baths - Swimming Pool

## Real Estate information

Neighborhood	Kralendijk
Address	Kaya Inglaterra
Long Lease Land	
Bedrooms	14
Bathrooms	13
Holiday Rentals allowed	
Swimming Pool	
Dive Gear Storage	
Air Conditioning in bedrooms	
Fully Furnished	
Total ground area	20,494 / 1.904 sq.ft./m2
Maintenance status	Good



Property tax (annually): 0.91% of the value (2nd residence).

Registered at the Land Registry Office Kadaster, number 4-F-786 and 4-F-787. Long lease until 5th of June 2063 and October 2nd 2066.



## Features

Located in the bustling center of Kralendijk and within walking distance of the boulevard, various dining options, shops, and the Caribbean Sea, you will find this unique boutique resort. A perfect location where everything is within easy reach.

With a range of high-quality guest rooms and apartments, this resort offers an phenomenal experience in hospitality. The resort has 7 tastefully decorated studios, 3 spacious apartments and 2 hotel rooms, each with modern amenities that make your stay as comfortable as possible. The heart of the resort is formed by the main building, where you will receive a warm welcome at the reception. Here you will also find a cozy breakfast and lunch facility, where you can enjoy delicious meals. In addition, the main building offers a manager's residence on the first floor, allowing for seamless and efficient management of the resort.

The resort also has a beautiful communal swimming pool, surrounded by a lush tropical garden with various palm trees and colorful plants, where guests can relax and enjoy Bonaire's wonderful climate. Sun loungers, cabana and an outdoor shower are available for added comfort and convenience. Whether you are dreaming of investing in a thriving tourism business or are looking for a great place to start a new chapter of your life, this boutique resort offers a great opportunity to make your dreams come true. The resort had an average occupancy rate of more than 78% in 2023.

Acquisition through share transaction of the company. Costs for a transaction are approximately 1%, which is the full buyers costs.



## Description of the object

- 1 studio and 1 apartment under one roof (108 m2),
- 1 separate apartment (49 m2),
- 3 studios under one roof (125 m2),
- 2 hotel rooms and 1 apartment under one roof (130 m2),
- 2 studios under one roof (85 m2),
- 1 studio in the main building (40 m2),
- main building: reception, bar, + terrace, laundry room, storage space and separate dive storage (190 m2 including the studio),
- living space on the first floor (140 m2 - porch 41 m2),
- porch, sun deck pool, gazebo and cabana.

## Technical specifications

- windows and doors; aluminum frames with shutters, windows and doors made of aluminum with glass. Wooden interior door frames with hollow stubby painted interior doors.
- roof construction; gable roof constructed from corrugated iron and separate apartment composite roof, covered with ceramic roof tiles and partially shingle roof.
- sanitair; bathrooms with a wall closet, sink and showers. All bathrooms and kitchen have hot water.
- floors; ceramic floor tiles throughout entire units with plinth.
- garden and fence; landscaped garden with various palm trees supplemented with white crushed stones.

## Zoning plan

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

This is a zoning in which residential use as well as holiday rentals are permitted. The current use as a hotel/resort is permitted at this location within the zoning plan. The resort also has the necessary hotel/catering permit.





