



## **Boutique Resort, Belnem**

**US\$ 0 Price on request, including inventory and operation**

Buyers Costs

Belnem - 14 Bedrooms - 12 Baths - Swimming Pool

## Real Estate information

Neighborhood	Belnem
Address	Boutique Resort
Long Lease Land	
Bedrooms	14
Bathrooms	12
Holiday Rentals allowed	
Parking	
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Total ground area	32,259 / 2.997 sq.ft./m2
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 at the Land Registry Office Kadaster, number 4-H-702. Long lease until October, 25, 2073.



## Features

Located in the highly sought-after neighborhood of Belnem, Windhoek Boutique Resort Bonaire offers a unique investment opportunity for investors and entrepreneurs seeking a fully operational boutique resort with a strong reputation and distinctive character. Designed in the timeless and elegant style of Piet Boon, the resort was developed and constructed under the direct supervision of the current owners, with quality, sustainability, and guest experience serving as the guiding principles throughout the project. The resort comprises 12 luxury rental units with a total of 14 bedrooms. Two of these units are spacious two-bedroom residences, while the remaining units feature one-bedroom layouts. The resort's design creates an intimate and exclusive atmosphere where privacy, comfort, and high-quality finishes come together seamlessly. One of the resort's most striking features is the impressive central palapa, which extends from the entrance all the way to the poolside sun terrace. This inviting gathering space serves as the social heart of the resort, offering guests ample opportunities to relax and unwind. Beneath the palapa, guests will find several lounge areas, a pool table, a bar, and a professional reception area with check-in and check-out facilities.

At the center of the property lies a beautifully landscaped swimming pool, traditionally constructed and utilizing a magnesium-based system, providing a more natural and comfortable swimming experience. The pool is finished with a high-quality AquaBright pool coating and features an elegant negative-edge design, creating a seamless transition between the water level and the surrounding terrace. The spacious sun deck was recently completely renovated and upgraded with natural stone, enhancing both the luxury appeal and long-term durability of the resort. The architecture and interior design reflect the signature tranquility, simplicity, and sophistication associated with the Piet Boon aesthetic. Through the use of natural materials, premium finishes, and thoughtfully designed outdoor spaces, an exclusive environment has been created that perfectly caters to the upscale segment of Bonaire's tourism market. Thanks to its prime location near beaches, world-class diving sites, water sports facilities, and Flamingo International Airport, the resort enjoys excellent accessibility and strong appeal among both vacationers and long-stay visitors to the island. As such, Windhoek Boutique Resort represents an exceptional opportunity to acquire a successful boutique resort in one of Bonaire's most desirable locations.

- fully operational resort with excellent rental opportunities in Belnem,
- two spacious two-bedroom residences and ten stylish one-bedroom residences,
- professional reception with check-in and check-out facilities,
- high-quality magnesium swimming pool featuring an AquaBright pool coating,
- large central palapa with lounge areas, bar, pool table, and reception,
- recently renovated sun terrace finished in natural stone,
- conveniently located near beaches, diving sites, water sports facilities, and the airport,
- strong occupancy rates and attractive income and investment potential.



## Technical specifications

- 110 and 220 Volt,
- air conditioning in all bedrooms,
- ceiling fan,
- high-speed wifi,
- garden and partially natural boundary fencing; beautifully landscaped tropical garden featuring lush tropical vegetation, complemented by white gravel stones and wooden pathways.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: [Map](#)

Link to zoning description: [Zoning "Mixed IV"](#)

The land designated as "Mixed - IV" is intended for residential dwellings.

The land is also designated for holiday homes, resorts, hotels, and recreational apartment complexes.

Within resorts and hotels, restaurants and shops are permitted. The shops must serve and be directly related to the resorts and hotels.











