



## **EEG Boulevard 3, Grand Windsock A06, Belnem**

**US\$ 470,000 Asking price, including inventory**

Buyers Costs

Belnem - 1,399 / 130 sq.ft./m2 - 3 Bedrooms - 2 Baths - Swimming Pool

## Real Estate information

Neighborhood	Belnem
Address	EEG Boulevard 3, Grand Windssock A06
Freehold Land	
Bedrooms	3
Bathrooms	2
Sea view	
Holiday Rentals allowed	
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Total living area	1,399 / 130 sq.ft./m2
Construction date	2020
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-F-1454A18.



## Description

This beautiful 3-bedroom apartment on the first floor with partial sea view is located on the beautiful resort Grand Windsock in the residential area of Belnem. The apartment has 2 bathrooms, one in the master bedroom and the second is shared by the other bedrooms. The resort consists of 2 apartment buildings with a total of 32 apartments and 40 detached villas. There is direct access to the Caribbean Sea via the beach club of Grand Windsock, located across the road.

The resort management is overseen by a general manager and staff, offering facilities such as a reception, a large pool with a pool bar, a spacious sun deck with palapas and sunbeds, and its own beach club with a restaurant and cozy bar. Furthermore, there is a 5-star diving school and car rental service located within the resort.

Grand Windsock apartment A06 has a pleasant layout with an open feeling. The spacious terrace has a dining area and sitting area with partial sea view and a wide view of Donkey Beach and the bay and harbor of Kralendijk. Furthermore, the apartment has a beautiful interior that perfectly matches the tropical atmosphere of the island. 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 Windsock takes care of the rental, and we are happy to provide you with additional information about this.

- located 6 minutes away (by car) from the center of Kralendijk,
- apartment on the first floor with spacious covered terrace,
- private beach club "Grand Windsock Ocean Club",
- communal swimming pool with sun terrace,
- roof consists of flat concrete roof and ceramic roof tiles,
- ceramic floor tiles throughout the apartment,
- aluminum frames with glass including mosquito netting.

This condo is subject to a Homeowners Association (HOA). Please contact us in case you wish to receive further information about this HOA.



## Layout

Covered staircase to the entrance of the apartment on the first floor. The hall gives access to the 3 bedrooms, 2 bathrooms, owner's closet and the living room. Through the living room with open corner kitchen, the folding door gives access to the covered balcony.

## Technical specifications

- 220 Volt,
- air conditioning in all bedrooms,
- ceiling fans in kitchen, living room, all bedrooms and covered terrace,
- solar panels (installed this year),
- hot water boiler.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (Zoning plan)

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

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



