



## **Kaya Playa Lechi 6, Kralendijk**

**US\$ 2,300,000 Asking price, including inventory**

Buyers Costs, including partnership and existing reservations

Kralendijk - 6 Bedrooms - 6 Baths

## Real Estate information

Neighborhood	Kralendijk
Address	Kaya Playa Lechi 6
Freehold Land	
Bedrooms	6
Bathrooms	6
Sea view	
Seafront	
Holiday Rentals allowed	
Air Conditioning in bedrooms	
Total ground area	6,857 / 637 sq.ft./m2
Maintenance status	Good



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-D-1262 and 4-D-3214.



## Features

Discover this unique opportunity to become the owner of a beautiful boutique resort, located on the tranquil boulevard of Bonaire and within walking distance of the bustling center with its diverse dining options, shops, and entertainment venues.

This resort offers an unparalleled hospitality experience with a range of high-quality apartments. With 5 tastefully decorated units, including 4 spacious apartments each with their own bedroom and bathroom, and 1 with 2 bedrooms and 2 bathrooms, you can enjoy modern amenities that make your stay as comfortable as possible. Relax on your own outdoor space, where you can enjoy the delightful trade winds and the stunning views of Klein Bonaire and the Caribbean Sea, which are the most beautiful spots at the resort both during the day and at sunset.

The resort's tropical garden, with its variety of Caribbean trees and colorful plants, offers an oasis of tranquility, complete with loungers, cabana, and outdoor shower. Whether you're looking for an investment in a thriving tourist business or a great place to start a new chapter of your life, this boutique resort offers a rare opportunity to make your dreams come true. With an average customer satisfaction score of 4.9/5 on Google and 5/5 on Tripadvisor from over 100 reviews, this resort is a valuable investment.

The acquisition includes the real estate, business name, and existing reservations, ensuring a smooth transition to ownership.



## Description of the object

- 2 apartments with direct sea views,
- 3 duplex apartments with spacious terraces offering sea views (38m<sup>2</sup> per apartment),
- Communal outdoor shower,
- Direct access to the sea and boulevard,
- Communal terrace with natural covering (palapa),
- Laundry room,
- Storage space.

## Technical specifications

- 110 and 220 Volts,
- Air conditioning in all bedrooms,
- Garden with partial natural fencing; landscaped garden featuring various palm trees complemented by white gravel and wooden pathways.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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

This is a zoning in which residential use as well as holiday rentals and a restaurant are permitted. The current use as a hotel/resort is permitted at this location within the zoning plan.



