

EST.  1989

Harbourtown

REAL ESTATE



Belnem House 14 Belnem

Asking price: **\$ 449,000.-**
(excluding buyers costs)

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Description

Modern and stylish ground-floor apartment in the boutique-style vacation resort Belnem House (2023). This fully furnished two-bedroom apartment features a bright living room with an open kitchen and offers direct entrance to the pool from the porch. An interesting investment property and beautiful stay on Bonaire.

Layout

The apartment has a living area of 1,012 sq ft (94 m²) and is characterized by a modern and high-end finish. The living room is connected to the kitchen, which is constructed in concrete and equipped with high-quality built-in appliances and a kitchen island. At the rear of the apartment, there is a spacious covered porch spanning the full width of the property. This area offers enough space for both seating and lounging, with direct entrance to the shared pool and tropical garden.

The two bedrooms are separated by a hallway, providing additional privacy. The bathroom is equipped with a rain shower, sink, and toilet. In addition, the apartment includes air conditioning in both bedrooms, smoke detectors, and a practical owner's storage closet.

The resort is centered around a tropical landscaped courtyard and features a communal swimming pool and a cozy palapa bar. There is no elevator in the complex. Belnem House is fully off-grid, meaning it is self-sufficient in energy. Through the use of solar panels and solar water heaters, the apartments operate independently from the electricity grid and provide power and hot water in a sustainable way.

The resort consists of 18 apartments and 13 studios and is located in a prime spot in the popular Belnem area. The entire development is built on privately owned land of 38,955 sq ft (3,619 m²). Permanent residence is not permitted according to the HOA regulations.





DETAILS ABOUT THE HOUSE

Unique details:

- + fully furnished
- + vacation rentals allowed
- + occupancy rate 2025 above 75%
- + spacious covered terrace with a view
- + walking distance Bachelor Beach

Technical details:

Living area: 1,012 sq ft

Apartment: 732 sq ft

Covered porch: 280 sq ft

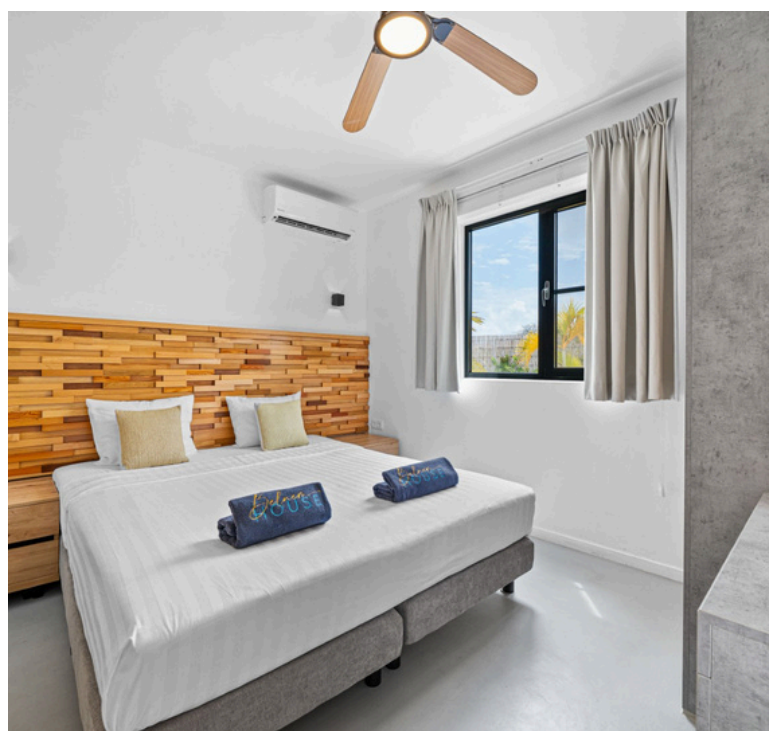
Net return: approximately USD 1,400 per month

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Apartment Ground Floor





Annual costs

Land tax (Grondbelasting)
when property serves as main
residence:
0,345% x value property.

property tax (vastgoedbelasting)
0,91% x value property.
Tax-free: \$ 70,000.-

**No taxes are charged on rental income
on Bonaire.**

Closing costs

**The costs of transfer (closing costs) are for
account of the buyer, unless specifically
mentioned otherwise. These consist of:**

- **5% transfer tax**
- **Notary costs**
- **Registration costs cadastry**

**Calculate the exact costs on our website:
harbourtownbonaire.com/en/buyers-costs/**