
REEF VILLAS BONAIRE



For Sale 2 new-build oceanfront villas

Capture the essence of Caribbean living.

Luxury villas directly on the waterfront of Bonaire, each with a private pool and short term rental allowed.

Start construction March 2023

Estimated completion of construction 2025

Unique location

Ideally situated, located on the West side of the island, away from the main streets, with a private waterfront and fabulous view on the Caribbean Sea and Klein Bonaire.

The Reef Villas are build in a new luxury residential development of which the streets will be part of a joint ownership what gives the owners of the plots the opportunity to upscale this quiet and unique new neighborhood with cameras, a gate or anything else.



The Villas

The Reef Villas are environmentally low-impact houses designed and built using materials such as wood, local stones and concrete. Every detail is approached with care to give an intimate and luxurious experience.

Keyless entrance and open air hallway on ground floor :

Laundry room with separate outside door which can be used without bothering guests inside the house.

Rooms on ground floor with plaster walls and polished concrete floor :

3 double bedrooms with kingsize bed come with ceiling fan, airconditioning and ensuite bathroom with rain shower and shower toilet.

Cotton sheets & 100 % pure cotton towels, hairdryer & hotel safe in each room.

Living area & Kitchen, toilet and laundry room on 1st floor, all in solid hardwood with polished concrete floor:

Outdoor and indoor dining, comfortable sitting area with smart tv and high quality Sonos audio system.

Fully equipped kitchen with dishwasher, induction cooking, combi oven, toaster, Nespresso coffee maker etc.

Steel-look doors to extra toilet and 2nd laundry room.

Outdoor :

Large open porch with dining table, sitting area with lounge chairs overlooking the infinity pool and Caribbean Sea. Sliding windows can be fully opened, hardwood open wall, rock stone wall and polished concrete floor.

Hard wood terras with luxury ocean-side daybeds with parasol to enjoy a shaded lounge area and beautiful rock stone garden walls.

Oceanfront magnesium infinity pool with outdoor shower and BBQ grill.



All-Inclusive per villa

Oceanfront property

Outdoor and indoor dining

Fully equipped kitchen

Each Reef Villa sleeps up to 6 guests in 3 bedrooms with ensuite bathroom

Ceiling fans in all bedrooms

Airconditioning in all bedrooms

All lighting dimmable

All toilets with shower

Aluminium shutter windows all with screens

2 laundry rooms per villa, each with washing machine

Large covered porch with lounge area and outside table.

Private ocean view magnesium infinity pool

Luxury ocean-side daybeds

Parking on the property

Outside BBQ grill

Outside shower

Outside lighting

Wifi in the house and porch

Smart TV with Sonos sound-bar and Sonos bluetooth audio system

Camera system

Keyless entry with code

Video door-phone with mobile app

110-220 volt and USB-USB C plugs

Hotel safe in each room

Outside cupboard for dive and surf gear with rinse tank

Bed and bath linen, swimming towels, hairdryer...

Energy-efficient hot water boiler

Quiet upscale neighborhood

Solar panels with battery storage

Environmentally low-impact design houses made of wood, local stones and concrete

Dive spot Andreas 1 & 2 within walking distance

Impressive coral reef in the backyard

Information and price

It is possible to buy 1 villa separately at 3.600.000 usd per villa. In that case the land will be divided in 2 lots of approximately 643 m2 freehold land each.

There is a tax exemption received for the “vastgoedbelasting” which means the owner doesn't need to pay the yearly 0,91% tax for 10 consecutive years. This gives a reduction of 327.000 usd over 10 years, per house.

Asking price for Both villas 7.000.000 usd, build on 1287 m2 freehold land.

Inclusive luxury furniture and amenities, fully equipped and ready to use.

Short term rental allowed according to zoning plan, very rare!

Rental income realistic around 5500 -6500 usd per week/per house, 22.000 - 26.000 usd per month per villas or 44.000 - 52.000 usd per month for both villas.

Added value is estimated to be significant because of the development of this new luxury residential area on the waterfront.

Oceanfront land is no longer available on the island and short term rental is prohibited on many locations and it will be enforced from now on.

Estimated completion 2025

All costs (approximately 7%) to buyer, such as ABB, notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Viewing on appointment possible

Contact : hello@reefvillasbonaire.com - Whatsapp +599 790 51 51 or +32 477 31 51 51

Pictures and information to be found on the website www.reefvillasbonaire.com

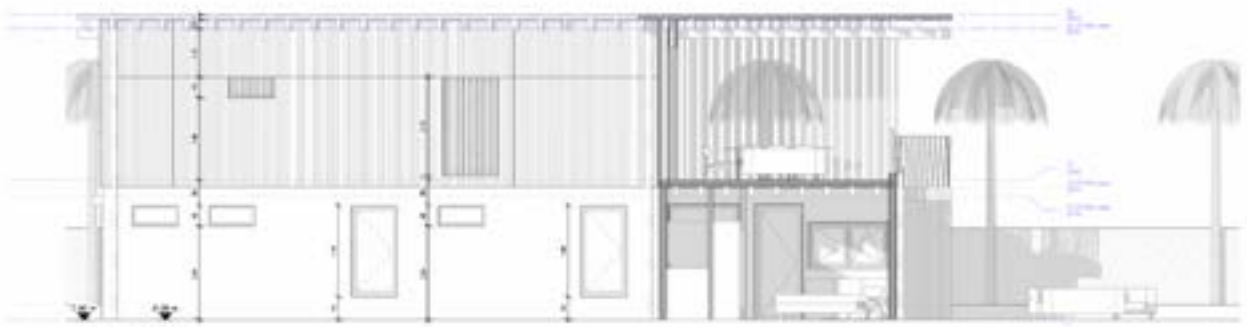




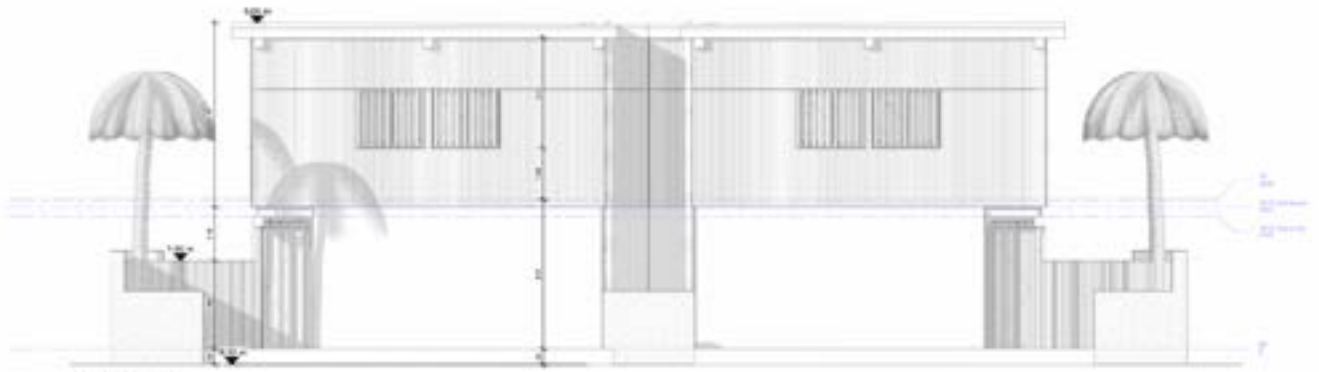




Links N VO
1:50



Rechts N VO
1:50



Voor N VO
1:50



Achter N VO
1:50