

**Profile number**

108398

**Company with four Oceanfront Boutique Apartments on Bonaire****Located in**

Caribisch Gebied

**General information****Sector**

Leisure

**Type of company**

Bed &amp; Breakfast

**Legal entity:**

Private limited company

**Type of transaction**

Assets / liabilities

**Life phase enterprise**

Full-grown

**Employees in FTE**

&lt; 5

**Type of buyer:**

- MBI candidate
- Strategic acquisition
- Investor

**Financial information****Turnover last financial year**

€ 250.000 - € 500.000

**Asking price**

€ 1.000.000 - € 2.500.000

**Earnings before taxes**

€ 250.000 - € 500.000

**Company history/background**

These four luxury apartments (10 beds) by the sea are just a 7-minute drive north of Kralendijk, Bonaire. Located in a quiet area of the island, they are just minutes away from renowned diving and snorkeling sites. The small-scale apartment complex offers direct access to a house reef and a small private beach.

The former Oceanfront Villa was completely renovated in 2016 into four luxury apartments: a 2-bedroom apartment and three 1-bedroom apartments, while retaining its characteristic villa appearance. In 2017, the

complex was successfully put into use as a holiday rental company.

The apartments with an average annual occupancy rate of approximately 80% are largely booked by annually returning guests. The property has a 5-star rating on platforms such as TripAdvisor and has been awarded the TripAdvisor Travelers' Choice Award for the past five years.

## Unique selling points

Bonaire is known as a unique location for business and investment because of its unspoiled nature, stable economic climate and growing tourism. As part of the Caribbean Netherlands, it offers political and financial stability, with tax benefits for companies and investors. The island culture focuses on sustainability, with a strong focus on ecotourism and maritime activities such as diving, snorkeling, surfing and sailing as well as hiking and cycling. The increasing popularity of Bonaire as a tourist destination, combined with the limited space for new construction due to the nature conservation status of large parts of the island, makes oceanfront real estate a rare and valuable investment.

Sales include reservation portfolio, customer base, reservation system and history, trade name, online booking platforms by name, real estate and inventory.

## Other

The business operations can be managed part-time or, as an investment, can easily be outsourced to renowned professionals on the island.

The seller strives for a warm transfer to ensure continuity and to guarantee the retention of existing reservations and annually returning guests. At the request of the buyer, the seller is prepared to train and/or guide the new managing party during the transition period.