

# Coco Blue Resort



Coco Blue Resort – Your paradise in Hato, Bonaire, D.C.

Coco Blue Resort is uniquely situated on Kaya Gobernador Nicolas Debrot, n/a, in the vibrant and diverse Hato. The resort is located on official parcel 4 D 3054 – a place where luxury, tranquility, and the charm of Bonaire converge.

The perfect location

Hato today is an ideal blend of tourist and new residential areas. This makes Coco Blue not only attractive to vacationers but also an excellent location for longer stays of 3 or 6 months, or for investment.

Surrounded by top resorts



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In the immediate vicinity, you'll find renowned hotels and dive resorts such as Bamboo, Habitat, Buddy Dive, Sand Dollar, Den Laman, and Chogogo. Thanks to this location, Coco Blue is situated in a vibrant area where tourism and comfort go hand in hand.

Beach & relaxation within walking distance

A few minutes' walk away, you'll find yourself at the popular Sunset Beach – a public beach and park where sun, sea, and relaxation take center stage. The perfect place to enjoy the Caribbean atmosphere.

The plot measures approximately 7,355 m<sup>2</sup> and, according to the zoning plan, is designated for "Recreational Residential Recreation."

Specifically, the zoning is for the development of holiday homes, resorts, hotels, and recreational apartment complexes.



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The Coco Blue Resort is planned for this plot, consisting of 36 apartments (suites), 8 detached villas, and 6 commercial units. All of this will be built within a single complex, with associated amenities including a central swimming pool, a gym, a spa, a restaurant, a dive shop, a health store, a co-working space, a reception area, parking, infrastructure, etc.

A building permit has been granted for the first phase of the project. This phase comprises the 8 villas (each with its own swimming pool), the central swimming pool, the site walls, the raised ground level (i.e., ground improvement), the internal connecting road, including all necessary underground cables, supply and discharge pipes, conduits, etc.

The building application for the second phase has been submitted. This phase comprises the tower building with business units on the ground floor, a dedicated office, storage and staff quarters, a reception area, and parking. On the first, second, and third floors, there are 12 apartments of various sizes, for a total of 36 apartments.

The total number of residential units is therefore 44.

The apartments and villas are sold as holiday homes/second homes, and then rented out to tourists as holiday homes for part of the year. In short, they are bought and returned in accordance with the so-called "sale and lease" system.



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"Rental pool" formula.

The buyer can formally use the property for a maximum of three months; for the remainder of the year, it is rented out to tourists on their behalf. In this case, based on a specific formula, the owner and the manager/operator will receive a percentage of the proceeds.

Coco Blue

Resort's theme is "Health and Wellness," focusing on a "lifestyle" based on the 8 basic elements of a healthy lifestyle.

At Coco Blue, the eight wellness elements will be consistently reflected in the architectural style, furnishings, and policies. This will distinguish Coco Blue from other resorts and apartment accommodations (including a gym, spa, co-working space, health shop, dive shop, landscaping, etc.).

And all of this is always in a LaidBack Luxury/high-end atmosphere, with the blue logo as a contrast to the dominant white (or light gray).



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Privacy is paramount, in the sense that privacy is guaranteed as much as possible through the building, its architectural style, infrastructure, and landscaping. The guiding principle is always "Privacy First." In connection with the intended "Environmental Wellness," an ecological balance will also be maintained. (Local natural plants, solar energy where possible, rainwater harvesting, wastewater connection to a central system, etc.)



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## The Design

The goal is to optimize the use of the available land. It is a tourism project with holiday homes and second homes (apartments and villas) that will be sold and then repurposed as tourist accommodations.

### Coco Blue

Currently has the following features:

A four-story tower building will be constructed along the main road, Kaya Nicolas Debrot, with commercial units and parking on the ground floor and apartments of approximately 155 m<sup>2</sup> (6), approximately 125 m<sup>2</sup> (2), and approximately 75 m<sup>2</sup> (4) on the first, second, and third floors. (Areas include a partially covered front patio.)

The tower is U-shaped, meaning that perpendicular to the two ends, the tower extends inward (to the east) on both sides. The U-shaped legs extend upwards in a stepped fashion (from larger to smaller). (Terraces of various sizes)

The tower's roof is a combination of a concrete flat roof and gable roofs, with a maximum height (from street level) of 15m.

In front of the apartment building, the building line (property boundary) has been set at a minimum of 5m. Due to the planned two parking lanes at the front, this will be much more than 5m.

(Note: In front of the apartment building, between the property line and the road, there is a distance of approximately 6m. This area must, of course, remain undeveloped, but with permission, it can later be improved with paving or tiled with bricks for a pleasant appearance.)

## 2. Ground Floor

The ground floor will house commercial units, with the central resort entrance. The front office will be located in the corridor leading to the resort, and behind that, the resort's own offices.

Parking spaces will be available on two sides of the building. On the left (north) side, there is an open-plan restaurant. The dive shop will be located in the left U-shaped building (on the north side, adjacent to the dirt road).

The units also include a health shop, a gym, a spa, our own offices, the front office, a maintenance area, and more.



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### First Floor

On the first floor (second level), there are 6 apartments of approximately 155 m<sup>2</sup>, 2 apartments of approximately 125 m<sup>2</sup>, and 4 apartments of approximately 75 m<sup>2</sup>. (Rounded surfaces include a partially covered front patio.)

From a very spacious front terrace, some apartments have a front land view and some have a resort garden/pool view. The apartments are adjacent to a wide (approximately 5m) central hallway at the rear, which also serves as their formal entrance.

### Second Floor

On the second floor (second level), there are 6 apartments of approximately 155 m<sup>2</sup>, 2 apartments of approximately 125 m<sup>2</sup>, and 4 apartments of approximately 75 m<sup>2</sup>. (Rounded surfaces include a partially covered front patio.)

From a spacious front terrace, some apartments have a front land/sea view and some have a resort garden/pool view. The apartments are adjacent to a wide (approx. 5m) central hallway at the rear, which also serves as their formal entrance.

### 3rd Floor

On the 3rd floor (second level), there are 6 apartments of approximately 155 m<sup>2</sup>, 2 apartments of approximately 125 m<sup>2</sup>, and 4 apartments of approximately 75 m<sup>2</sup>. (Rounded surfaces including a partially covered front patio.)

From a spacious front terrace, some apartments offer full sea views, while others have spacious surrounding countryside and garden views.

The apartments are adjacent to a wide (approx. 5m) central hallway at the rear, which also serves as their formal entrance.

### 3. Detached Villas

There are 8 detached villas, each approximately 147 m<sup>2</sup>, with their own private swimming pool, each measuring approximately 3x5x1.5 m, and a spacious front terrace. (See drawing.) A paved brick floor will be installed at the rear. The eight villas are situated on the sides (north and south) and at the rear (east). Each has its own swimming pool and garages.

Six of the eight villas directly border the (unpaved) roads at the rear (east) and the side (north). The other two border the entrance/exit road.

This guarantees a high degree of privacy and independence.



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The villas are positioned approximately 5 meters from the property line as much as possible.

#### 4. Central Pool

There is a very spacious central pool (approximately 15 x 30 meters and a maximum depth of 1.5 meters) with a tropical shape and plants (palms). The central pool is a real draw due to its shape and design.

There is also a diving instruction area.

Next to the pool is a pool bar and lunch restaurant.

Parasols with chairs, beach chairs, sunbeds, pergolas, etc. will be placed around the pool.

The subsoil has a clip structure. The surrounding area will be filled with diabase (approximately 90 cm). This will eliminate the need for clip excavation and will also provide fertile soil for the plants.

#### 5. Entrance Lobby Reception Office (see drawing)

There is a "Central Entrance" on the ground floor of the apartment building, which is the focal point of Coco Blue Resort. The hallway extends all the way inside.

In the hallway of this entrance, there is a lobby/reception area, with additional offices. The lobby reception is required due to the combination of apartment and hotel stays. Behind the reception are offices for private use.

#### 6. Restaurant

There is a restaurant north of the apartment building, on the ground floor (northwest corner). The restaurant is partially covered and partially open. This means approximately 50% of the seating is indoors and 50% outdoors. The restaurant borders both the main road (Kaya Gobernador Nicolas Debrot) and the side road (Kaya Breda). The restaurant is accessible from both inside and outside the resort.



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## 7. Health Shop

Next to the restaurant is a spacious health shop. The health shop is accessible from both outside the resort and through the restaurant.

## 8. Gym

There is a medium-sized gym.

This facility is also accessible from outside via the resort entrance. The gym will also be available to outside guests. The interior entrance is on the resort side (back). The location is therefore

on the ground floor of the apartment building, all with extensive glasswork and therefore offering a beautiful view of the garden, pool, etc.

## 9. Spa (see drawing)

The spa is medium-sized and includes a hair salon, massage, facial, pedicure, manicure, etc. The spa can be connected to the gym.

## 10. Dive Shop (see drawing)

There is, of course, a dive shop with all diving equipment available for rental and sale, with dive masters, transportation to dive sites, service for divers, etc. It is located on the ground floor of the apartment building. (in the left leg of the U-shape) The entrance is from Kaya Breda, on the north side.

Under the dive shop is a water reservoir for collecting rainwater (a so-called rainwater cistern).

## 11. Car Parking (see drawing)

There is parking in front of the apartment building on the property, in two lanes, with an access road between the two lanes.

There are also additional parking spaces along the internal road (which also serves as the emergency exit).

There are also additional parking spaces at a section of the ground floor (south, under the apartment building).



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There are also parking spaces directly adjacent to villas V3 through V8. The designated parking spaces for each villa are accessible directly from the unpaved roads at the side (north/Kaya Breda) or at the rear (east).

## 12. Internal Roads

There is an internal road with an entrance from the main road (Kaya Gobernador Nicolas Debrot) and an exit on the unpaved road at the rear, east of the property. This internal road also serves as an emergency exit and fire route. This road is secured with electric gates on the entrance and exit sides.

## 13. Golf Carts

Eco-friendly electric golf carts are available for rent as a means of transportation. They are located at the rear of the parking lot below the apartment building.

## 14. Plantings and Infrastructure (see drawing)

The goal is an abundance of greenery. Large concrete planters are used where necessary.

The plantings are 100% tropical, with numerous walking paths. Privacy will be further enhanced through planting. The planting will consist of low-water requirements. Possible plants include: wayaca, aloe, oreo di buriku, yuca, pita varieties, small red flowers, French flower, cactus varieties, croton, sea grape, trinitaria, etc. This choice will prevent unnecessary water consumption. The garden will, of course, be continuously maintained.

Infrastructure lighting will be provided with solar panels wherever possible.

## 15. Site Fencing

At the front of the Resort, a low slave wall (approx. 40 cm) will be constructed on the private property, followed by parking spaces and then the paved sidewalk/floor/walkway to the apartment building.

At the side (north) and the rear (east), high slave walls (approx. 1.80 m) will be constructed, with recesses for the entrances to the villa garages (6x2).

A slave wall already exists on the south side.



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Property type Surface area m<sup>2</sup> Bedroom/toilet/bath Price without 8% ABB Details

An internal road runs parallel to this existing slave wall from the main road to the unpaved road at the rear (east). This road also serves as an emergency exit and fire department route. Parking is available along the wall.

#### 16. Pool Bar Restaurant

Next to the pool is a pool bar, which also serves as a lunch restaurant.

The pool bar/restaurant is for lunch, snacks, and drinks. It will be a spacious pool bar with plenty of seating and several individual tables for 2, 4, or 6 people with small palapas.

#### 17. Storage Warehouse and Staff Area

Behind the Dive Shop is a storage area and warehouse for storing maintenance materials, spare parts, etc. A second water reservoir is located beneath this area.

Part of this space is used as a staff area (cleaning, gardening staff, etc.).

#### Accommodation Units (Overview)

Housing Type Surface Area m<sup>2</sup> Bedroom/WC/Bath Price excluding 8% ABB Details

Price excluding 8% ABB and notary fees \$852,600 USD

Detached Villa Detached, garden, pool

Villa - V1 147 3/2.5 Private Street Park

Villa - V2 147 3/2.5 Private Street Park

Villa - V3 147 3/2.5 Private Street Park

Villa - V4 147 3/2.5 Private Street Park

Villa - V5 147 3/2.5 Private Street Park

Villa - V6 147 3/2.5 Private Street Park

Villa - V7 147 3/2.5 Resort parking



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Villa - V8 147 3/2.5 Resort parking

Price excluding 8% ABB and notary fees: \$588,750 USD

Apt. - 1st floor Large patio, front/resort view Apt.

Apt. 1A 157 2/2 Frontland view - limited sea view

Apt. – 1B 157 2/2 Frontland view - limited sea view

Apt. – 1C 157 2/2 Frontland view - limited sea view

Apt. – 1D 157 2/2 Frontland view - limited sea view

Apt. – 1E 157 2/2 Frontland view - limited sea view

Apt. – 1F 157 2/2 Frontland view - limited sea view

Price excluding 8% ABB and notary fees: \$468,750 USD

Apt. – 1G 125 3/2 Resort View

Apt. – 1H 125 3/2 Resort View

Property Type Area m<sup>2</sup> Bedroom/WC/Bath Details

Price excluding 8% ABB and notary fees: \$281,250 USD

Apt. – 1I 75 1/1 Resort View

Apt. – 1J 75 1/1 Resort View

Apt. – 1K 75 1/1 Resort View

Apt. – 1L 75 1/1 Resort View



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Property Type Area m<sup>2</sup> Bedroom/WC/Bathroom Details

Price excluding 8% ABB and notary fees \$624,000 USD

Apt. – 2nd Floor Spacious patio, sea/land view

Apt. – 2A 156 2/2 Seaview

Apt. – 2B 156 2/2 Seaview

Apt. – 2C 156 2/2 Seaview

Apt. – 2D 156 2/2 Seaview

Apt. – 2E 156 2/2 Seaview

Apt. – 2F 156 2/2 Seaview

Property Type Area m<sup>2</sup> Bedroom/WC/Bathroom Details

Price excluding 8% ABB and notary fees \$496,000 USD

Apt. – 2G 124 3/2 Land-surrounding view

Apt. – 2H 124 3/2 Land-surrounding view

Property Type Area m<sup>2</sup> Bedroom/WC/Bath Details

Price excluding 8% ABB and notary fees: \$296,000 USD

Apt. – 2I 74 1/1 Land-surrounding view

Apt. – 2J 74 1/1 Land-surrounding view

Apt. – 2K 74 1/1 Land-surrounding view

Apt. – 2L 74 1/1 Land-surrounding view



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Property Type Area m<sup>2</sup> Bedroom/WC/Bath Details

Price excluding 8% ABB and notary fees \$744,000 USD

Apt. - 3rd Floor Patio, spacious sea/resort view

Apt. – 3A 155 2/2 Super seaview

Apt. – 3B 155 2/2 Super seaview

Apt. – 3C 155 2/2 Super seaview

Apt. – 3D 155 2/2 Super seaview

Apt. – 3F 155 2/2 Super seaview

Property Type Area m<sup>2</sup> Bedroom/WC/Bath Details

Price excluding 8% ABB and notary fees \$590,400 USD

Apt. – 3G 123 3/2 Total land-surrounding view

Apt. – 3H 123 3/2 Total land-surrounding view

Property Type Area m<sup>2</sup> Bedroom/WC/Bath Details

Price excluding 8% ABB and notary fees: \$350,400 USD

Apt. – 3I 73 1/1 Total land-surrounding view

Apt. – 3J 73 1/1 Total land-surrounding view

Apt. – 3K 73 1/1 Total land-surrounding view

Apt. – 3L 73 1/1 Total land-surrounding view

Commercial Unit

Restaurant: 155 m<sup>2</sup>

Health Shop: 37 m<sup>2</sup>



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Spa and Gym: 120 m<sup>2</sup>

Co working: 77 m<sup>2</sup>

Dive Shop: 33 m<sup>2</sup>

Receptie en kantoor: 139 m<sup>2</sup>

Storage: 59 m<sup>2</sup>

TOT 620 m<sup>2</sup>

December 2026: Completion of 8 exclusive villas.

In addition, the permit for a 36-unit apartment complex is currently being prepared.

Interested in the project?

Are you enthusiastic about Coco Blue Resort and would you like to be part of this unique project? Then you can express your interest by completing a Letter of Intent (LOI). This will ensure you take the first step towards participating in this special resort.



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