



# SOROBON BAY HOTEL





## The Project

Sorobon Bay Hotel is an exclusive, boutique development consisting of just 11 luxury apartments: studios, one- and two-bedroom units, all situated on freehold land.

The design combines clean lines with durable, high-quality materials, featuring a refined mortex finish that creates a modern aesthetic in perfect harmony with the natural beauty of Lac Bay.



## Designed for Living and Relaxation

Each apartment comes fully furnished in a tasteful bohemian style, blending comfort, functionality, and timeless elegance. This makes them ideal for short-term rentals while maintaining a sense of character and charm.

The project strikes a careful balance between private living and shared amenities, offering guests both luxury and convenience in an intimate, exclusive setting.

# LOCATION

Sorobon Bay Hotel is nestled in the serene and stunning Lac Bay, one of Bonaire's most beloved destinations. This area is renowned for its crystal-clear waters, inviting beaches, and ideal wind conditions, making it a true paradise for windsurfing enthusiasts.

## ACTIVITIES & RELAXATION

The location offers the perfect balance of relaxation and activity. Enjoy breathtaking views over the bay, explore the waters with a variety of water sports, or simply unwind by the pool and take advantage of the nearby amenities at Sorobon Luxury Beach Resort. With all facilities just a short distance away, guests can enjoy both privacy and convenience, creating an unforgettable stay for everyone.



## AMENITIES

At Sorobon Bay Hotel, guests can enjoy a wide range of facilities designed to provide both comfort and relaxation. At the heart of the property lies a spacious communal swimming pool, surrounded by comfortable sun loungers and cozy lounge areas, the perfect spot to unwind and soak up the Caribbean sun.

The on-site Italian restaurant offers a diverse menu with something for everyone, making it not just a dining option but also a lively meeting place that enriches the resort experience.

Guests also benefit from a convenient shuttle service with direct access to the nearby Sorobon Luxury Beach Resort. There, you'll discover pristine white-sand beaches, exciting watersports such as windsurfing, and an array of additional recreational activities – all available for you to enjoy free of charge.





## THE APARTMENTS

Phase 1 introduces a collection of 11 exclusive apartments spread across two levels.

The layout includes 2 studios, 5 one-bedroom apartments, and 4 spacious two-bedroom apartments. With floor areas ranging from 88 m<sup>2</sup> to 115 m<sup>2</sup>, each apartment is thoughtfully designed and finished to the highest standards, perfectly reflecting the resort's luxurious character.

All residences come fully furnished and styled in a chic bohemian design, ensuring they are ready for immediate rental within the resort. The apartments all have a full kitchen equipped with high-end appliances. Looking ahead, a second phase offers the potential for further expansion.

# INVESTMENT & MANAGEMENT

Sorobon Bay Hotel presents a unique opportunity to invest in exclusive real estate on Bonaire, with every aspect of management taken care of for you. Sorobon Luxury Beach Resort oversees the complete rental process and maintenance of your apartment, allowing you to generate income without the hassle.

This fully managed approach ensures stable rental returns while giving you the flexibility to enjoy your apartment for personal use whenever you wish. Each apartment is thoughtfully designed and stylishly furnished to maximize comfort and appeal, guaranteeing strong guest demand and optimal returns.

All rentals are professionally managed, from reservations and guest services to cleaning and upkeep, providing you with a worry-free and rewarding investment.





## PERSONAL USE & COSTS

Every apartment at Sorobon Bay Resort offers owners the opportunity for personal use. You may enjoy your residence for up to 4 weeks per year (including 2 weeks during peak season), while all rentals and daily management are fully handled by Sorobon.

Rental income is shared through a 60/40 arrangement, with 60% going to the owner and 40% to the management organization. In addition, a monthly HOA contribution of \$500 applies. Any other costs are communicated transparently in advance, giving you complete clarity over your financial commitments.

This structure combines the pleasure of personal use with a secure and profitable investment, with Sorobon taking care of every operational detail on your behalf.

NO.	TYPE	FLOOR	GFA M² (INCL. TERRACE)	PRICE*
1	2 Bedrooms	Ground Floor	115	\$599,000
2	2 Bedrooms	Ground Floor	115	\$599,000
3	1 Bedroom	Ground Floor	90	\$499,000
4	1 Bedroom	Ground Floor	95	\$499,000
5	Studio	Ground Floor	85	\$399,000
6	Studio	First Floor	88	Sold
7	1 Bedroom	First Floor	115	Sold
8	2 Bedrooms	First Floor	115	\$649,000
9	1 Bedroom	First Floor	90	\$549,000
10	1 Bedroom	First Floor	95	\$549,000
11	Studio	First Floor	95	\$449,000

*\*Sales prices exclude transfer costs and include inventory*

An aerial photograph showing the Sorobon Bay Hotel development. In the foreground, there is a large, rectangular swimming pool with a wooden deck and several lounge chairs. The pool is surrounded by numerous palm trees. To the left of the pool, there is a building with a red roof. In the background, there is a body of water with a sandy beach and a line of trees. The sky is blue with some clouds.

# PROJECT TIMELINE

Sorobon Bay Hotel is being developed with careful attention to quality, comfort, and timely delivery.

- Apartments Ready: As soon as possible
- Rental Launch: Anticipated December 1, 2025
- Restaurant & Shared Facilities: Expected to be fully open and operational from December 1, 2025, with complete management by Sorobon Luxury Beach Resort

This schedule ensures that investors can seamlessly coordinate their purchase with personal use, while immediately benefiting from the resort's rental opportunities once the apartments are completed. It's the perfect combination of a ready-to-enjoy residence and a hassle-free investment.

# INTERESTED IN INVESTING?

Sorobon Bay Hotel presents a standout  
opportunity.  
For more information or to schedule a viewing,  
please contact us!



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