

FOR SALE

Crown Terrace 56 - Spacious building plot bordering a green area in Sabadeco

Crown Terrace 56, Sabadeco

US$ 332,000
Asking price
Asking price, buyers costs



△ 1846 m²

⌂ Land

Specifications

Neighbourhood	Sabadeco
Address	Crown Terrace 56
Land	Freehold
Total ground area	1846 m^2



Highlights

- Spacious 1,846 m^2 freehold building plot
- Bordering a green area in Sabadeco Crown Terrace
- Peaceful position towards the rear of the community
- Elevated setting with unobstructed views of the natural surroundings
- Architectural drawings and a granted building permit included
- Existing villa design featuring a terrace, pool deck and swimming pool
- 'Woongebied III' zoning for detached residential development
- WEB water and electricity services available at the roadside

Description

Crown Terrace 56 is a spacious 1,846 m² freehold building plot bordering a green area in the peaceful Sabadeco Crown Terrace residential community on Bonaire. The property is designated ‘Woongebied III’ (Residential Area III), allowing for the development of a detached home under the applicable zoning regulations. With architectural plans and an approved building permit already in place, the plot offers a practical starting point for building a private villa.

Situated on a hillside towards the quiet rear of Crown Terrace, the plot enjoys unobstructed views across Bonaire's natural landscape. Its position beside a green area creates an open setting with plenty of privacy. The existing architectural design features a contemporary villa with a terrace, pool deck and swimming pool. The generous plot also provides room for a garden and parking, subject to local building regulations.

WEB water and electricity services are available at the roadside, and the plot is accessible via the roads within Crown Terrace. Additional development requirements apply under the zoning regulations and community conditions. The current building permit conditions, any construction obligations and individual utility connection costs should be confirmed before purchase.

Layout

Crown Terrace 56 is a 1,846 m² building plot situated on a hillside in the rear section of Sabadeco Crown Terrace.

Its position beside a green area provides open views over the surrounding landscape and contributes to the property's privacy.

The available architectural drawings include a contemporary detached villa with:

- Terrace
- Pool deck
- Swimming pool

The architectural plans and granted building permit are included in the offering. Detailed design information, permit conditions and possibilities for modifications are available upon request

Technical specifications

WEB (water and electricity) connection at road side

Some additional building codes apply. Contact us for further details

Ownership and zoning

Registered at the Land Registry Office Kadaster, number 4-A-2088

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)
Link to zoning plan map with marker: **map**
Link to zoning description: **Zoning "Woongebied - III"**

Costs and conditions

Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence). Buyers Costs consist of (one-off): 5% transfer tax, approx. 1,5% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Crown Terrace Home Owners Association Membership. This HOA is inactive.

Photographs





Interested in this property?

Our team is on Bonaire and will arrange a viewing or answer any question about this property.

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