



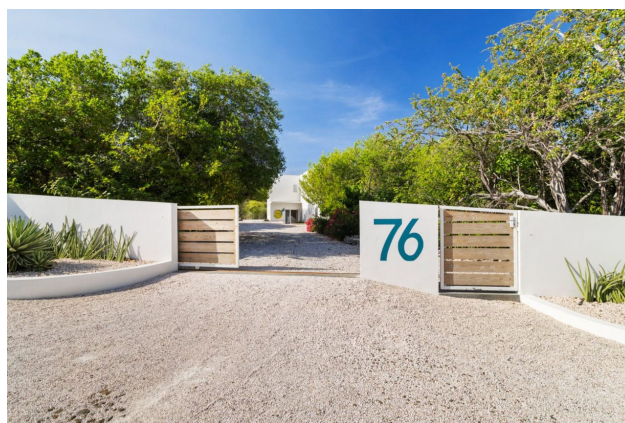
FOR SALE

Crown Terrace 76 - villa with wide sea views

Crown Terrace 76, Sabadeco

US\$ 1,495,000

Asking price · Buyers costs

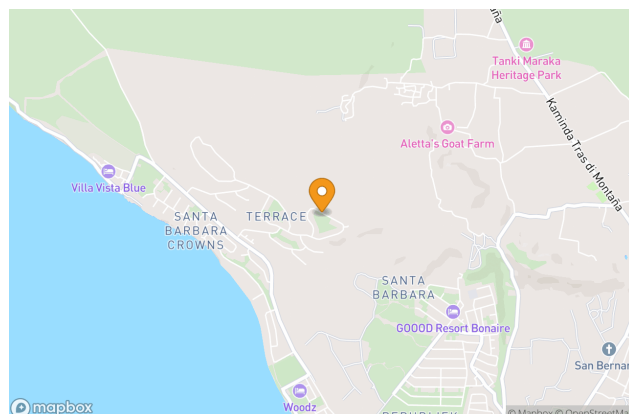
 3 bedrooms 3.5 bathrooms 378 m² 1863 m² Home

Specifications

Neighbourhood	Sabadeco
Address	Crown Terrace 76
Land	Freehold
Bedrooms	3
Bathrooms	3.5
Total living area	378 m ²
Total ground area	1863 m ²
Year built	2019
Maintenance status	Goed

Highlights

- Highest point in the Sabadeco neighborhood
- Protected green zone across the road
- Mature tropical gardens with original kunuku landscape
- Breeze-oriented design for naturally cool interiors
- Roof access via outdoor staircase
- Daily birdlife from nature reserve across road
- Swimming pool
- Guesthouse
- Sundeck
- Garage
- Air conditioning
- Sea view



Approximate location. The exact address is available on request.



Description

Layout

The driveway provides access to the garage of 6x4 meter. The ground floor features a bright living room with an open kitchen and a spacious porch overlooking the swimming pool. The first floor offers two bedrooms, each with private bathroom and a covered terrace. An outdoor staircase leads from the terrace to the roof of the house. A separate guest house with a porch, bedroom/living room, kitchen and bathroom is located on the side of the house.

Technical specifications

- 110 and 220 Volt,
- Air conditioning in all bedrooms,
- 8 solar panels (3kW) on the flat roof,
- Water heater,
- Swimming pool 9x3 meter with magnesium pump and filter system,
- Outdoor shower near swimming pool.

Living area is based on net indoor space plus covered outdoor space.

Ownership and zoning

Freehold Land registered at the Land Registry Office Kadaster, number 4-A-2106

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. 2% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Photographs



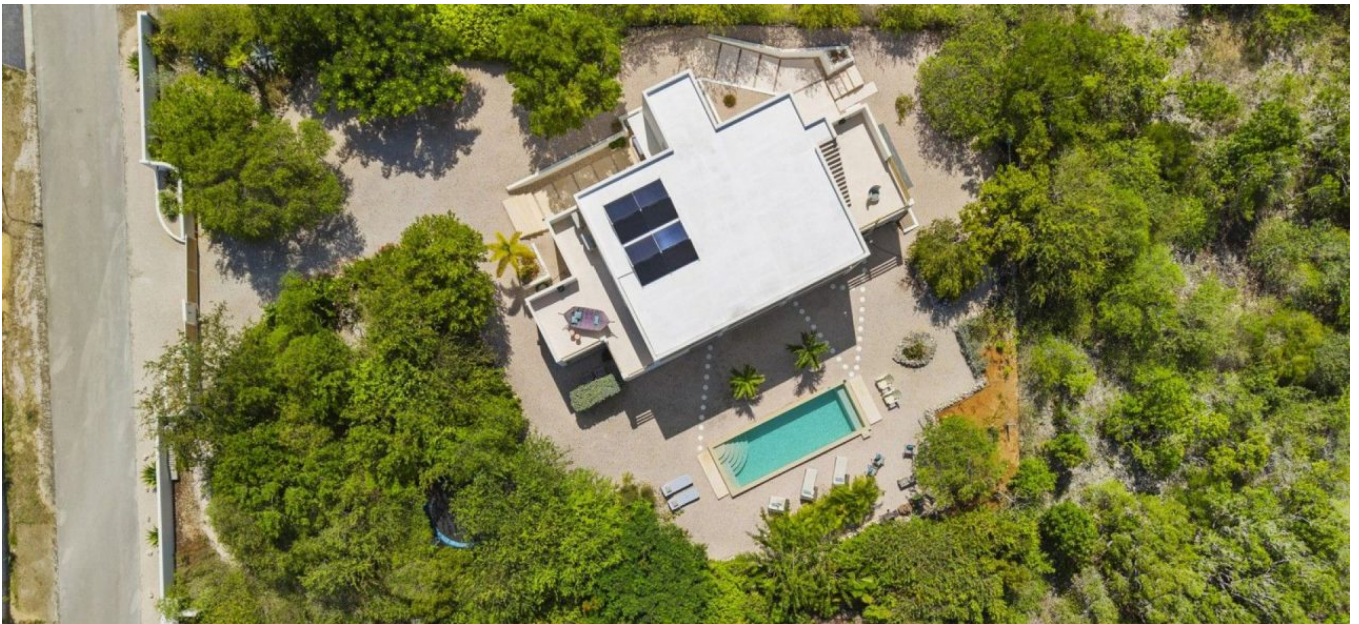












Interested in this property?

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

Sunbelt Realty Bonaire

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