Sunbelt Realty



FOR SALE

Crown West 245

Sabadeco · Bonaire

Set on a hillside in Sabadeco Crown West and adjacent to a green zone, this building plot offers views over Bonaire's...

US$ 495,000

Asking price
Buyers Costs

△ 2475 m² plot

⌂ Land

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-13

THE HIGHLIGHTS

What makes it special

- Views over Bonaire's northern side
- Adjacent to a green zone
- Located in Sabadeco Crown West
- Water and electricity connections at roadside
- Roads ready for use
- Ten minutes from Kralendijk center

The location

Sabadeco · Bonaire



Approximate location. The exact address is available on request.

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THE HOME

Crown West 245 - building lot bordering a green zone

Located on the hill in the quiet area of the popular and safe residential area Sabadeco Crown West, you will find this very spacious building plot. The hillside location of Sabadeco Crown West not only offers beautiful views of the lush nature and the north side of Bonaire, but also provides a feeling of seclusion and tranquility. This location offers a perfect escape from the hustle and bustle of everyday life.

With an impressive surface area of 2,475 square meters and adjacent to a green zone, this building plot offers a rare opportunity to realize your dream home. Whether you dream of a lush garden, an expansive patio or a modern architectural design, this lot offers the space to bring your vision to life. The serene environment invites relaxation while offering an abundance of outdoor activities, including hiking, bird watching and enjoying the beautiful sunsets that the island has to offer.

Take this opportunity to build your dream home in one of the most desirable locations on Bonaire.

The home at a glance

Neighbourhood	Sabadeco
Address	Crown West 245
Land	Freehold
Total ground area	2475 m²

- spacious building plot in the popular residential area Sabadeco Crown West,
- build your own dream house,
- water and electricity connections to the plot and roads are ready for use,
- accessibility only 10 minutes to the center of Kralendijk,
- some additional building codes apply to this location.

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GOOD TO KNOW

The practical details

Layout

This building plot is located on the hillside of Sabadeco Crown West, in a residential area on the north side of Bonaire. The plot covers 2,475 square meters and is adjacent to a green zone, with views over the surrounding nature and the north side of the island.

The plot offers space for a home, garden or patio. Water and electricity connections are available at the roadside, and the roads are ready for use. Kralendijk is 10 minutes away, while hiking, bird watching and enjoying sunsets are possible in the surrounding area.

Additional building codes apply. The maximum building height is 5 meters, measured from the highest point of the lot. The property is registered at the Land Registry Office Kadaster under number 2-F-49 and falls within the zoning category “Woongebied - III”.

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 2-F-49.

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Maximum building height: 5 meters based on the method of measurement: measured from the highest point of the lot.

Link to zoning plan map with marker: **map**
Link to zoning description: **Zoning "Woongebied - III"**

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GOOD TO KNOW

The practical details

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.

My notes

Ideas, questions and impressions from your viewing.

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THE PHOTO GALLERY

Outdoor living & surroundings


Aerial view of land


Roadside land


Road


Road and land


Land beside road


Surrounding road

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THE PHOTO GALLERY

Outdoor living & surroundings


Road and surroundings


Aerial view of land


Aerial view of land


Aerial view of land


Aerial view



SEE IT FOR YOURSELF

Experience it for yourself

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

+599 717 6560

info@sunbeltbonaire.com

View the property online

sunbeltbonaire.com/en/for-sale/crown-west-245-building-lot-bordering-a-green-zone

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