Sunbelt Realty



FOR SALE

Crown West 279

Sabadeco · Bonaire

Panoramic views over Bonaire and the Caribbean Sea define this freehold building lot in Sabadeco's Crown West...

US$ 409,850

Asking price
Buyers Costs

△ 2342 m² plot

⌂ Land

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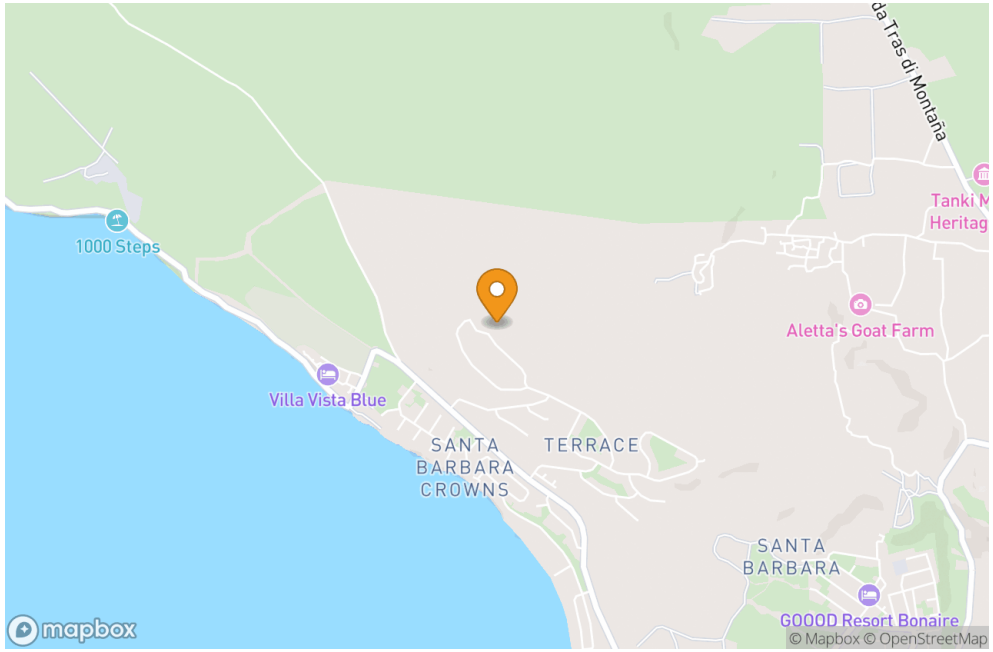
THE HIGHLIGHTS

What makes it special

- Views across Bonaire and the Caribbean Sea
- Green landscape borders two sides
- No building obligation
- Paved roads and good accessibility
- Water and electricity connections at roadside
- Maximum building percentage of 40%

The location

Sabadeco · Bonaire



Approximate location. The exact address is available on request.

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THE HOME

Crown West 279 - 2,342 m² building plot with panoramic sea views in Sabadeco

Located in the elevated villa neighbourhood of Sabadeco Crown West, this 2,342 m² freehold building plot offers panoramic views across Bonaire and the Caribbean Sea. The plot borders green landscape on two sides and is surrounded by an upscale residential area characterised by detached villas and spacious properties.

The home at a glance

Neighbourhood	Sabadeco
Address	Crown West 279
Land	Freehold
Total ground area	2342 m²

The plot is situated along the inner ring of Crown West, within the final development phase of the neighbourhood. Access roads are paved, and underground water and electricity infrastructure extends to the roadside. Individual utility connections are arranged separately.

There is no obligation to build within a specified period. The plot has a Woongebied III zoning designation, with a maximum building coverage of 40%. Crown West's specific building regulations also apply. A plant of conservation interest near one of the plot boundaries must be taken into account when planning construction.

The plot is part of the Crown West owners' association. The centre of Kralendijk is approximately ten minutes away by car.

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GOOD TO KNOW

The practical details

Layout

Crown West 279 is a 2,342 m² building plot situated on the inner ring of Sabadeco Crown West.

The property enjoys wide views across the island and the Caribbean Sea, with green surroundings along two of its boundaries.

Its generous size provides opportunities to design a detached home in accordance with the applicable zoning regulations and Crown West's additional development conditions.

Technical specifications

- WEB (water and electricity) connection at road side,
- A protected plant species is present near the plot boundary, see photos. (No restriction for building a house).

Ownership and zoning

Registered at the Land Registry Office Kadaster 2-F-54

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

maximum building percentage (%): 40

Link to zoning description: **zoning 'Woongebied III**
Link to special provisions Sabadeco: **bijzondere bepalingen Crown West 279**

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

Membership in the Crown West Homeowners Association. Contact us for more information.

My notes

Ideas, questions and impressions from your viewing.

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THE PHOTO GALLERY

Outdoor living & surroundings


Aerial view of surroundings


Aerial view of surroundings


Aerial view of land


Aerial view of land


Aerial coastal view

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THE PHOTO GALLERY

Outdoor living & surroundings


Aerial view of land


Aerial view of coastline

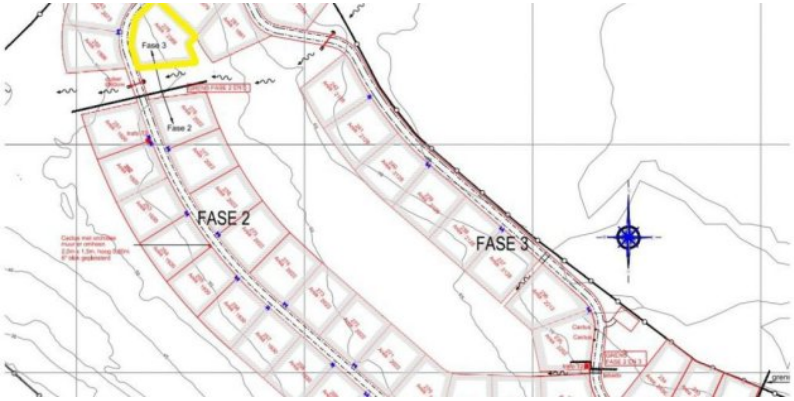

Aerial view of land


Land with sea view

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THE PHOTO GALLERY

Photographs





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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.

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View the property online

sunbeltbonaire.com/en/for-sale/crown-west-279-2342-m2-building-plot-with-panoramic-sea-views-in-sabadeco

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