



FOR SALE

Crown West 279 - building lot with wide sea views

Crown West 279, Sabadeco

US\$ 409,850

Asking price · Buyers Costs



△ 2342 m²

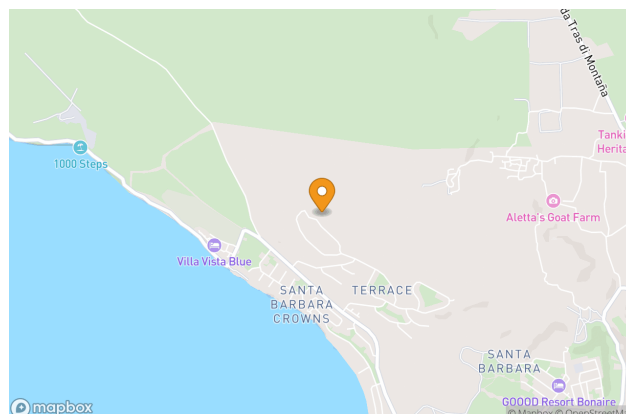
🏠 Land

Specifications

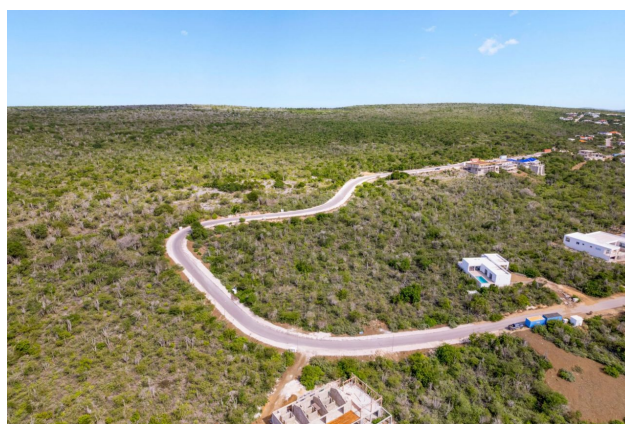
Neighbourhood	Sabadeco
Address	Crown West 279
Land	Freehold
Total ground area	2342 m ²

Highlights

- 2,342 m² freehold building lot
- No building obligation
- Maximum building percentage of 40%
- Underground utility services installed
- Roadside water and electricity connections
- Green landscape borders two sides of the lot
- Sea views
- Ten-minute drive to central Kralendijk



Approximate location. The exact address is available on request.



Description

Layout

This 2342 m2 freehold building lot is located in the Crown West residential area of Sabadeco, on the inner ring. A green landscape borders two sides of the lot, while the location provides views over Bonaire and the Caribbean Sea.

The lot is part of the last phase of Crown West, with paved roads and good accessibility. Water and electricity connections are available at the roadside, with utility services installed underground. The centre of Kralendijk is a 10 minute drive away.

There is no building obligation, allowing you to plan a house for the site. The maximum building percentage is 40%, and some additional building codes apply. A protected plant species is present near the plot boundary, with no restriction for building a house.

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](#)

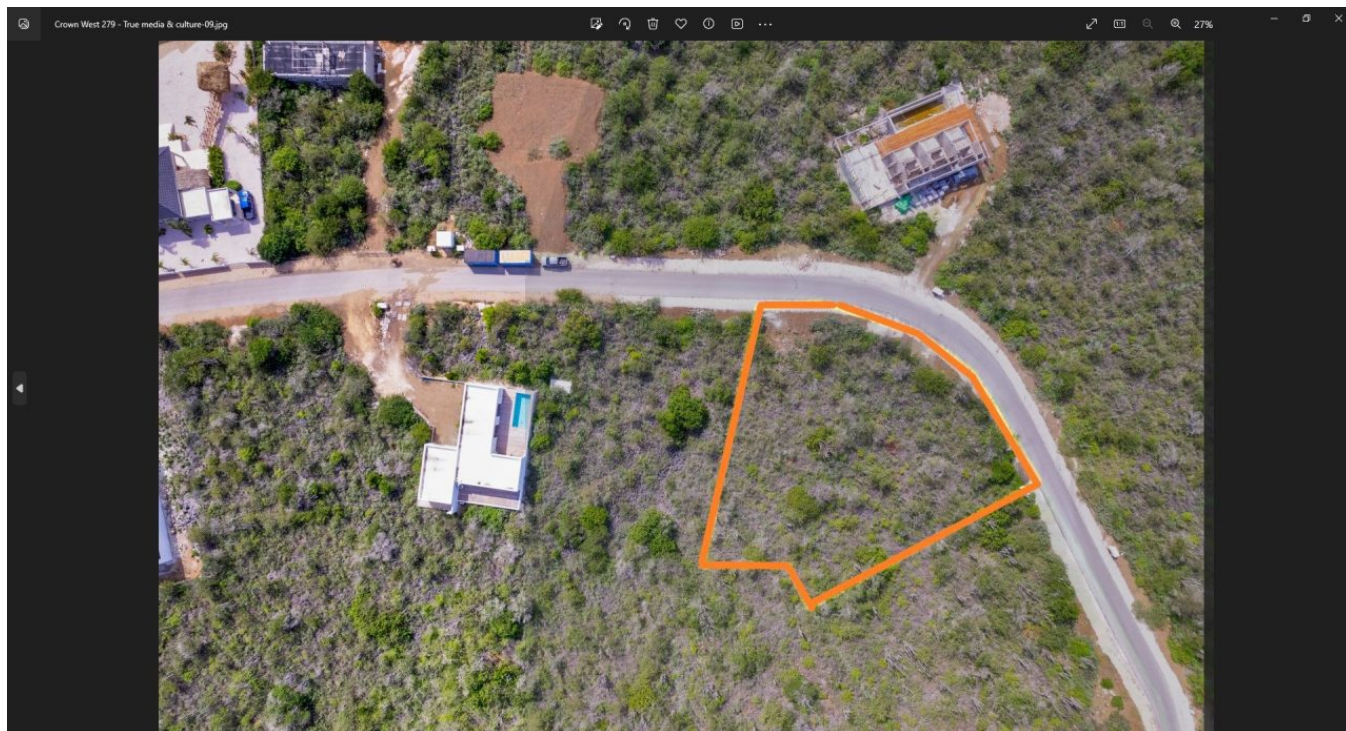
Costs and conditions

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.

Photographs











RAPPORTAGE LOCATIE VEGETATIE

Ingemeten beschermde vegetatie per kavel met coördinaat gegevens

Kavel 279



nr. 23 guaiacum officinale, lokale naam wayaká

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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