



FOR SALE

Crown West 279 - home with wide sea views

Crown West 279, Sabadeco

US\$ 409,850

Asking price · Buyers Costs



△ 2342 m2

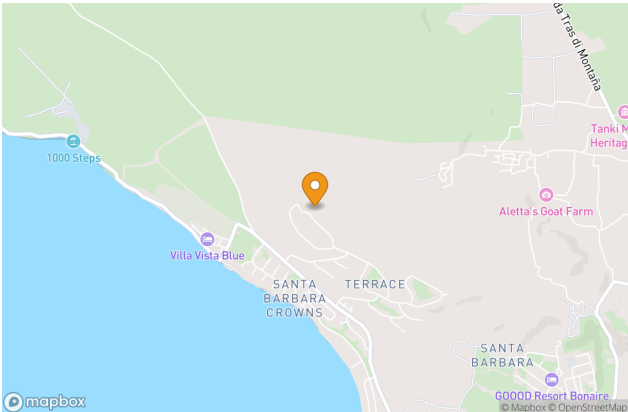
🏠 Land

Specifications

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

Features

Sea view



Approximate location. The exact address is available on request.



Description

In the residential area of Sabadeco, you will find this spacious building lot on a great location. This area, Crown West, is located slightly North of Crown Terrace and provides the absolute best in panoramic views and hill side breezes. This lot belongs to the last phase of this new residential area with asphalt roads. Utility services are installed underground at your convenience. From this lot you have views over the island and the Caribbean Sea. The lot is located on the inner ring with a green landscape on 2 sides. This is your chance to build your house on a dream location!

- Spacious building lot,
- Freehold land,
- No building obligation,
- Build your dream house,
- Located in the populair residential area of Sabadeco Crown West,
- Paved roads,
- Good accessibility, only a 10 minute drive to the centre of Kralendijk,
- Utility services underground,
- Some additional building codes apply to this location.

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](#)

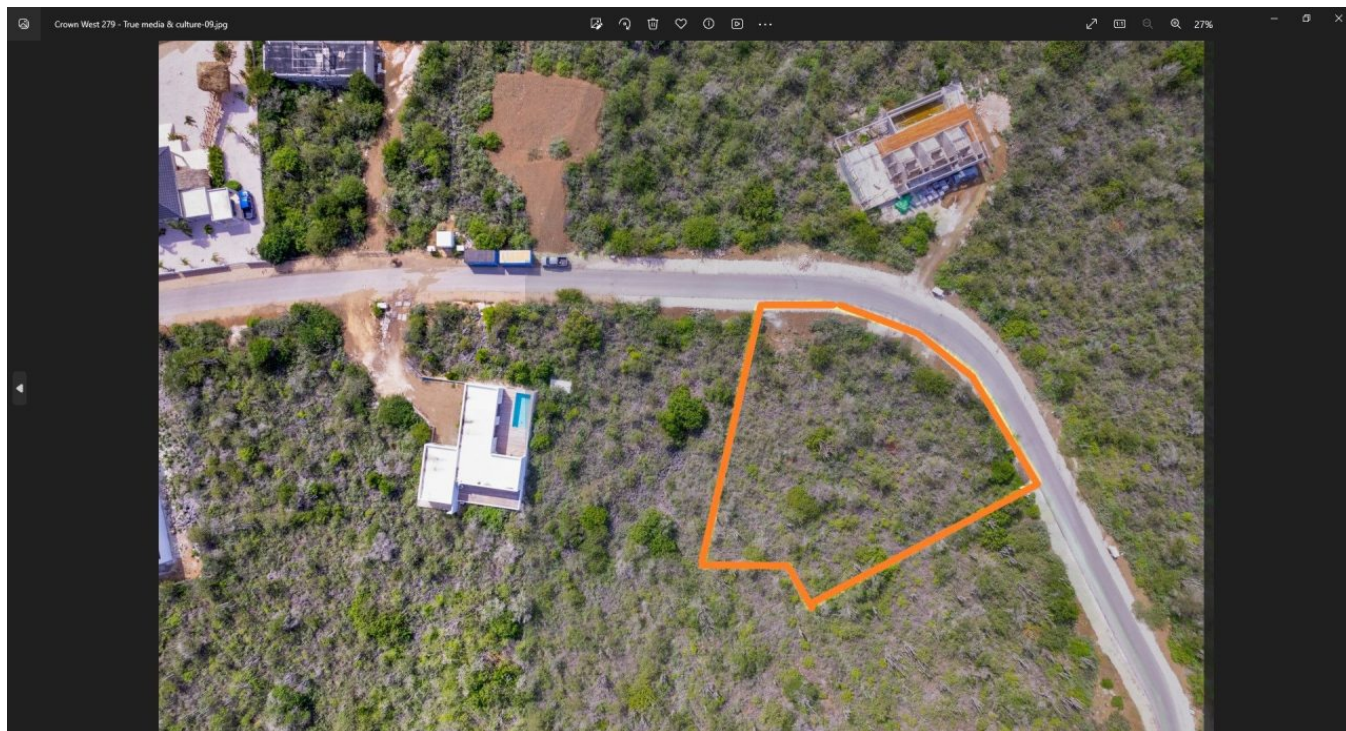
Costs and conditions

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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