

FOR SALE

Crown West 279 - Spacious building plot with panoramic sea views in Sabadeco

Crown West 279, Sabadeco

US$ 409,850
Asking price
Buyers Costs



△ 2342 m²

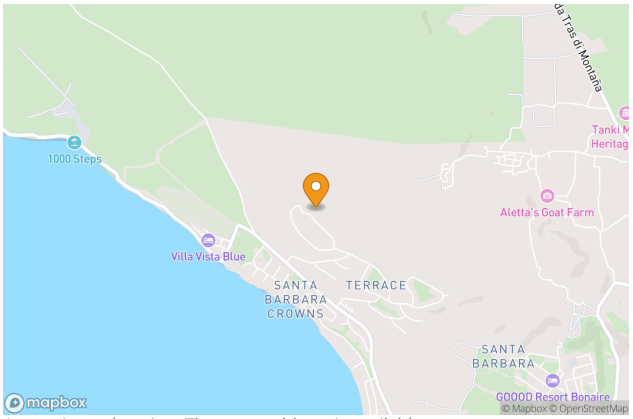
⌂ Land

Specifications

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

Highlights

- Views over Bonaire and the Caribbean Sea
- No building obligation
- Woongebied III zoning, maximum building percentage 40%
- Green landscape borders two sides
- Underground utility services, roadside connections available
- Paved roads, 10 minute drive to Kralendijk



Approximate location. The exact address is available on request.



Description

This 2342 m2 freehold building lot is in the Crown West residential area of Sabadeco, on the inner ring. A green landscape borders two sides, and the site has 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.

There is no building obligation, allowing you to plan a house for the site. The maximum building percentage is 40%, and additional building codes apply.

A protected plant species is present near the plot boundary, with no restriction on building a house. The centre of Kralendijk is a 10 minute drive away.

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**

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







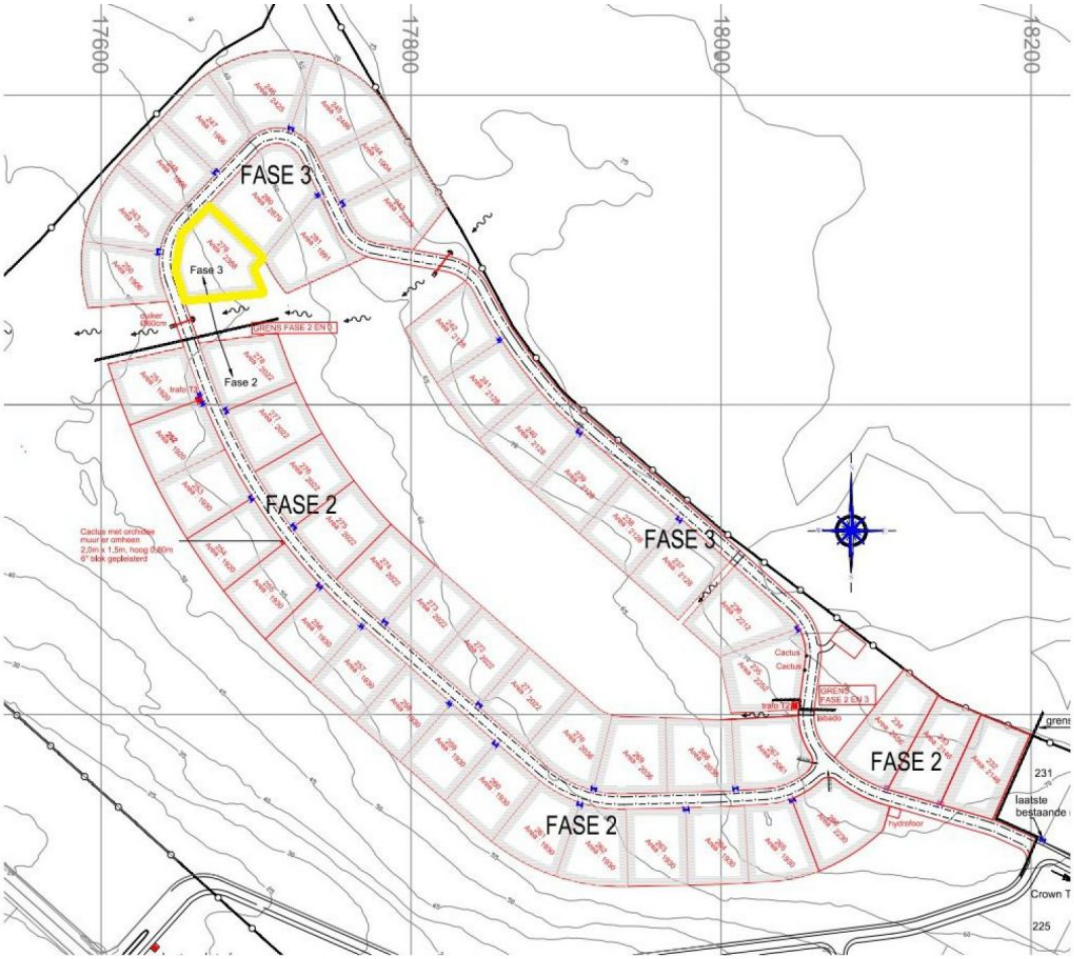


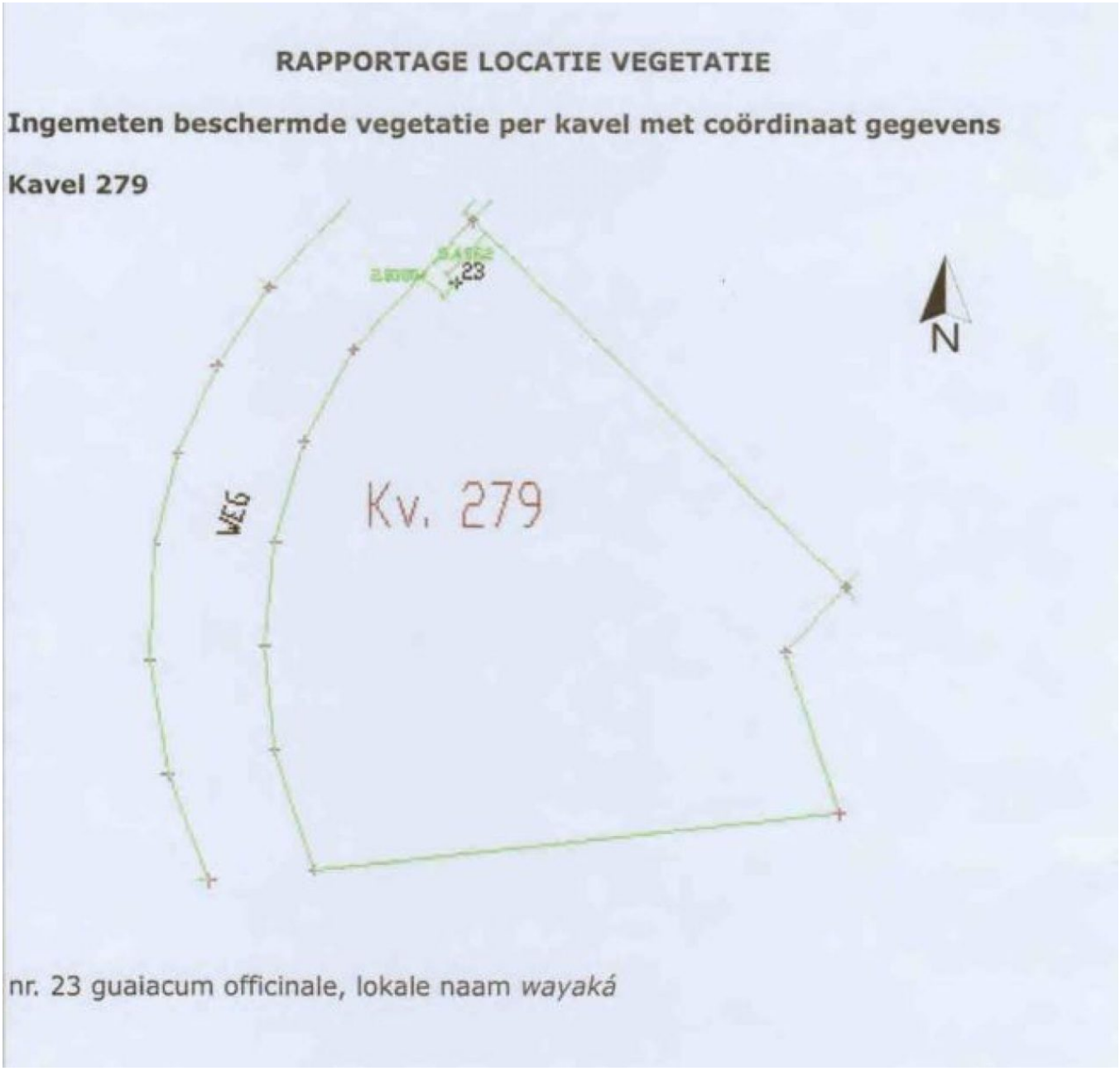









17600
17800
18000
18200
FASE 3
Fase 3
Fase 2
FASE 2
FASE 3
FASE 2
FASE 2
231
225


RAPPORTAGE LOCATIE VEGETATIE
Ingemeten beschermde vegetatie per kavel met coördinaat gegevens
Kavel 279
23
N
WEG
Kv. 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
Kaya Grandi 41, Kralendijk, Bonaire
+599 717 6560 · info@sunbeltbonaire.com

Sunbelt Realty assumes no liability, and no rights can be derived from this information. Prepared on 2026-11-10