



## **Crown Court 23, Sabadeco**

**US\$ 898,000 Asking price**

Buyers Costs

Sabadeco - 4 Bedrooms - 4 Baths - Swimming Pool

## Real Estate information

Neighborhood	Sabadeco
Address	Crown Court 23
Freehold Land	
Bedrooms	4
Bathrooms	4
Parking	
Swimming Pool	
Air Conditioning in bedrooms	
Total ground area	16,253 / 1.510 sq.ft./m2
Maintenance status	Good



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.

Registered at the Land Registry Office Kadaster, number 4-A-965.





## Features

Located in the highly popular and peaceful Sabadeco neighborhood, we find this spacious villa with two floors. This neat and quiet neighborhood is situated on the west coast of Bonaire, within walking distance of famous dive sites such as Andrea 1 and 2. The residential area gives you access to a tennis court. Shops, supermarkets, and cozy restaurants are just 10 minutes away.

This beautiful villa features four bedrooms, four bathrooms, a guest toilet, as well as a very spacious living room with an open kitchen. Additionally, the property includes a large garage, a lovely swimming pool, and an outdoor kitchen under a palapa. On the first floor, there is a balcony that surrounds the entire house. This balcony provides you a beautiful view at the Caribbean Sea and Klein Bonaire.

The villa is ideally situated on the island wind. Open all shutters and enjoy the cooling breeze that blows through the villa.

Please note; The property is currently rented. The current furnishings and inventory may differ from the photos.

- located in the popular, safe, and quiet residential area of Sabadeco Crown Court,
- living room with adjacent terrace and swimming pool,
- spacious garage for the car and storage of diving equipment,
- only 10 minutes to the center of Kralendijk,
- immediately suitable for personal use and/or long-term rental.



## Lay out

First floor: Entrance, kitchen, toilet, laundry room, bedroom 1 with bathroom 1 at the front, garage, bedroom 2 with bathroom 2 at the back.

Second floor: Landing, kitchen, bedroom 3 with bathroom at the front, bedroom 4 with bathroom at the back, balcony surrounding the entire floor.

## Technical specifications

- 110 and 220 Volt,
- air conditioning in bedrooms,
- water heater.

Living area is based on net indoor space plus covered outdoor space.

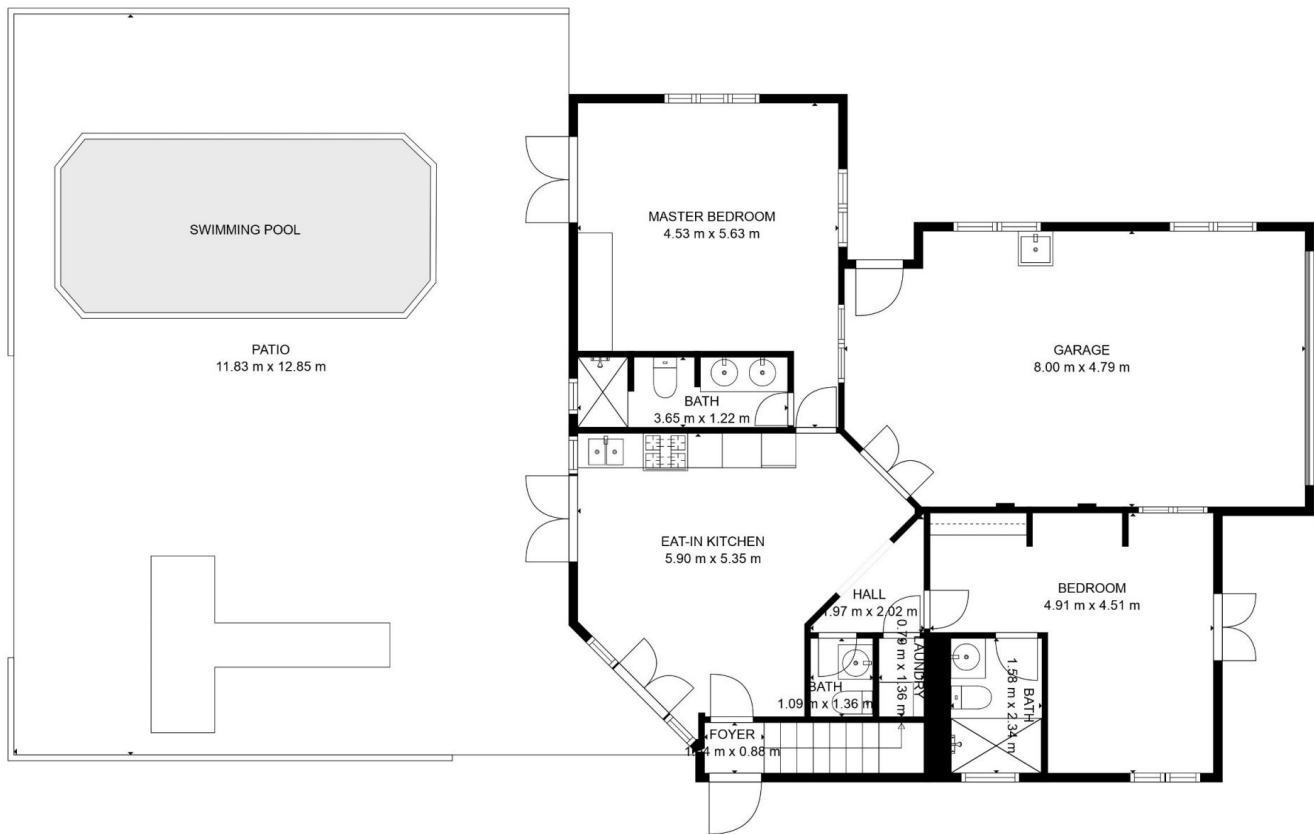
## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: [Map](#)

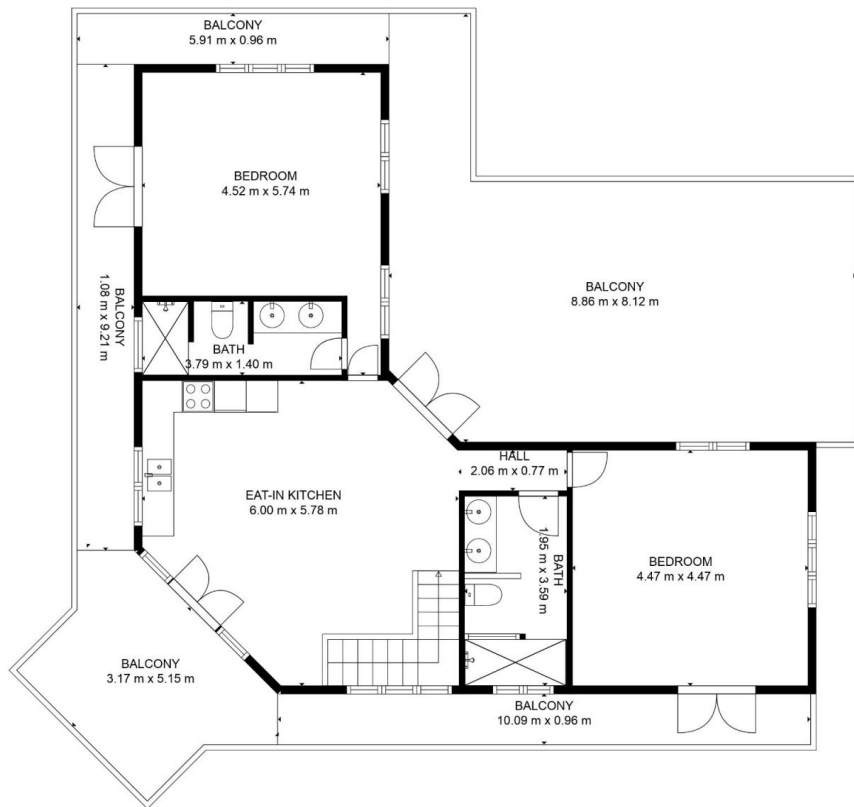
Link to zoning description: [Zoning "Woongebied - II"](#)





**TOTAL: 165 m<sup>2</sup>**  
 FLOOR 1: 79 m<sup>2</sup>, FLOOR 2: 86 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 37 m<sup>2</sup>, LOW CEILING: 1 m<sup>2</sup>, PATIO: 108 m<sup>2</sup>,  
 BALCONY: 86 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**TOTAL: 165 m<sup>2</sup>**  
 FLOOR 1: 79 m<sup>2</sup>, FLOOR 2: 86 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 37 m<sup>2</sup>, LOW CEILING: 1 m<sup>2</sup>, PATIO: 108 m<sup>2</sup>,  
 BALCONY: 86 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.