



## **Crown Keys 4, Sabadeco**

**US\$ 4,350,000 Asking price**

Buyers Costs

Sabadeco - 4,090 / 380 sq.ft./m2 - 4 Bedrooms - 3.5 Baths - Swimming Pool



## Real Estate information

Neighborhood	Sabadeco
Address	Crown Keys 4
Freehold Land	
Bedrooms	4
Bathrooms	3.5
Sea view	
Seafront	
Swimming Pool	
Guesthouse	
Garage	
Air Conditioning in bedrooms	
Total living area	4,090 / 380 sq.ft./m2
Total ground area	22,346 / 2.076 sq.ft./m2
Construction date	2007
Maintenance status	Very 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-1543.



## Features

Sabadeco is widely regarded as the most exclusive residential area on Bonaire. This modern oceanfront villa in Crown Keys offers direct access to the beach and the renowned diving and snorkeling reefs of Andrea I & II. Its exceptional location, thoughtful layout, and refined finishes set it apart.

The spacious living room with soaring ceilings flows seamlessly onto the covered terrace, where breathtaking views of the Caribbean Sea take center stage. A generous sun deck, impressive saltwater pool, and seaside gazebo complete the ultimate outdoor living experience.

On the ground floor, two bedrooms share a well-appointed bathroom, complemented by a guest powder room and a fully equipped guest studio with private entrance. The entire upper level is dedicated to the primary suite, featuring an ensuite bathroom, walk-in closet, and private terrace with ocean views.

- Direct oceanfront with 22 meters of sea frontage.
- Seaside gazebo with private staircase to the renowned snorkeling and diving reefs Andrea I & II.
- Saltwater pool with spacious sun deck and outdoor shower.
- Fully equipped guest studio.
- Beautifully landscaped tropical garden.
- Garage with automatic door, storage space, and rinse area.
- Only 10 minutes from Kralendijk.
- Situated in a quiet and exclusive neighborhood.



## Lay out

Entrance into living room with covered terrace and sun terrace at pool/garden/sea side, open concept kitchen with breakfast bar and spacious pantry. Hall leading to guest toilet, two bedrooms (both with walk-in closet) and Jack&Jill-style bathroom. Full-size guest studio with access to sun deck (living room, kitchen bedroom, bathroom and walk-in closet). Stairs leading to upper floor level with master suite (bedroom, private uncovered terrace, bathroom, walk-in closet). Garage equipped with connections for washing machine and ample storage. In between the villa and the garage, there is rinse facility for dive/snorkel/windsurf/kite gear.

## Technical specifications

- 110 & 220 Volts.
- Air conditioning in all bedrooms and guest studio.
- 14 solar panels on the roof (10KW system with battery pack in garage).
- 2 solar water heaters for hot water supply.
- Meranti wood windows and doors with 3-point locks, burglar-resistant glass, louvered shutters, and mosquito screens.
- Ceramic roof tiles with EPDM underlayment.
- Travertine flooring throughout the villa and on all covered and uncovered terraces.
- Alarm system & security cameras.
- Protective roller shutters all around.

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"](#)









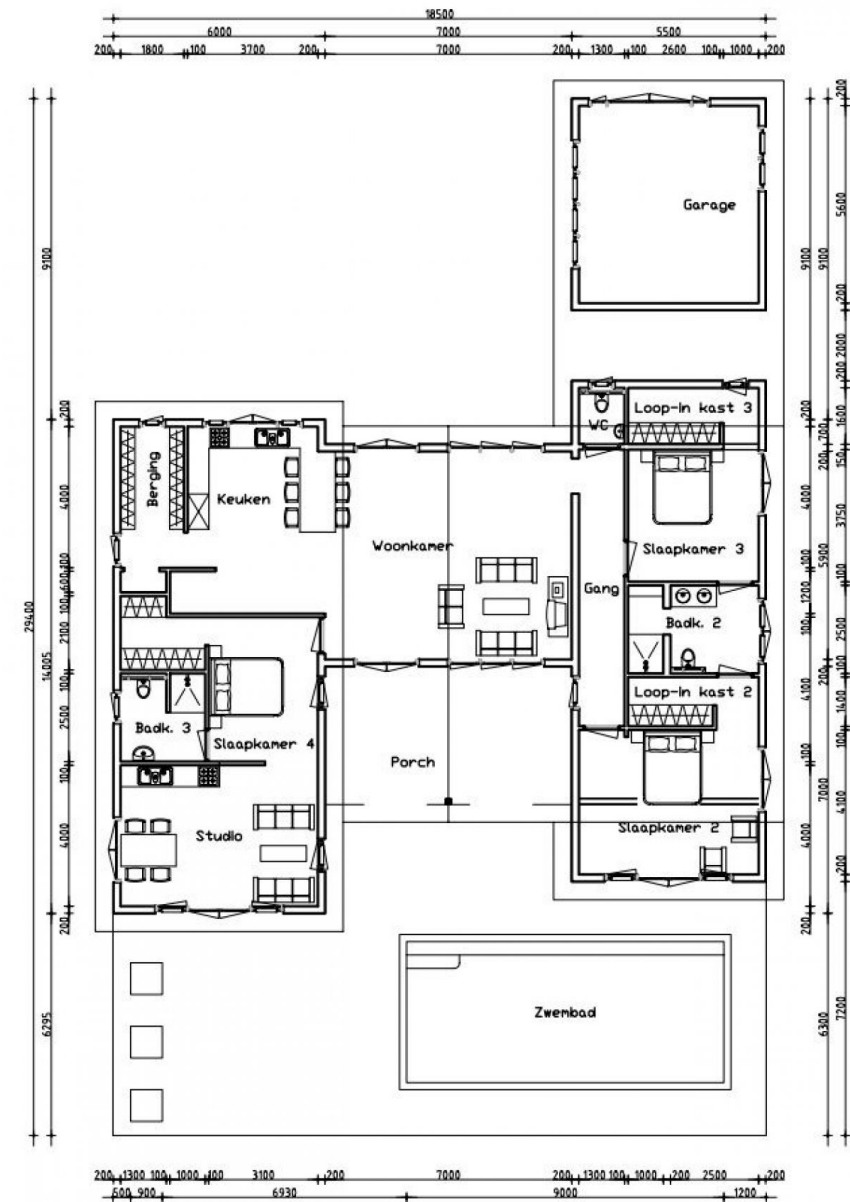




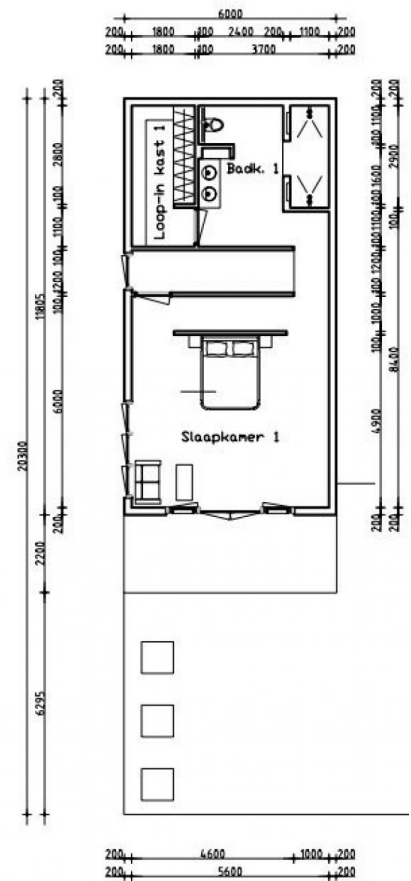








Plattegrond Begane grond



Plattegrond Verdieping