



## **Crown Shores 10, Sabadeco**

**US\$ 1,450,000 Asking price** SOLD

Buyers Costs

Sabadeco - 3,283 / 305 sq.ft./m<sup>2</sup> - 4 Bedrooms - 4.5 Baths - Swimming Pool



## Real Estate information

Neighborhood	Sababeco
Address	Crown Shores 10
Freehold Land	
Bedrooms	4
Bathrooms	4.5
Sea view	
Direct sea access	
Swimming Pool	
Sundeck	
Guesthouse	
Air Conditioning in bedrooms	
Total living area	3,283 / 305 sq.ft./m <sup>2</sup>
Total ground area	22,636 / 2.103 sq.ft./m <sup>2</sup>
Construction date	2000



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-856.



## Features

Located in the highly desirable and peaceful villa district of Sabadeco Crown Shores, this stunning villa offers exceptional privacy and breathtaking views of the Caribbean Sea. Designed with a refined blend of Caribbean and British influences, the home combines comfort and elegance throughout. From the living room, French doors open onto a covered terrace where you can relax on the lounge set and enjoy the tranquility, the view, and the refreshing trade winds. The spacious sun terrace with swimming pool is the perfect place to unwind, while the gazebo with barbecue invites you to enjoy cozy evenings with family or friends.

The fully equipped kitchen flows seamlessly into the living area and provides all conveniences for everyday use. The villa features three spacious bedrooms, each with its own en-suite bathroom. All bedrooms are equipped with air conditioning and screened windows to ensure a comfortable night's sleep. In addition, there is a separate guest toilet, a practical utility room with washing machine, and ample storage space.

Crown Shores 10 is located just 150 meters from the Caribbean Sea. Through a shared pathway at the rear of the garden, you have direct access to the ocean for swimming, snorkeling, and/or diving. The center of Kralendijk can be reached within ten minutes, and the island's most beautiful dive and snorkel sites are located nearby. This villa combines luxury, comfort, and a top-tier location, offering a unique opportunity to live and enjoy the very best Bonaire has to offer.

- authentic Caribbean villa with exceptional privacy,
- covered terrace and gazebo with barbecue,
- sun terrace with swimming pool,
- guesthouse with 1 bedroom and 1 bathroom,
- stunning views of the surroundings and the Caribbean Sea,
- direct ocean access via shared pathway,
- popular and quiet villa neighborhood: Sabadeco Crown Shores, 10 minutes from Kralendijk,
- tropical garden with native plants and trees,
- french doors and screened windows.



## Layout

Upon entering the home, you step directly into the living room, with the kitchen to the right and the bedrooms, each with its own en-suite bathroom, to the left. From the living room, you walk out onto the porch with swimming pool, and through the garden, a shared pathway leads you directly to the sea.

The guesthouse, consisting of 1 bedroom and 1 bathroom with its own covered outdoor area, is accessible from the outside.

## Technical specifications

- 110V and 220V,
- air conditioning in all bedrooms,
- electric water heaters,
- swimming pool with magnesium pool system.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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









