



## **Crown Shores 65, Sabadeco**

**US\$ 1,290,000 Asking price**

Buyers Costs

Sabadeco - 3,197 / 297 sq.ft./m<sup>2</sup> - 4 Bedrooms - 4.5 Baths - Swimming Pool



## Real Estate information

Neighborhood	Sababeco
Address	Crown Shores 65
Freehold Land	
Bedrooms	4
Bathrooms	4.5
Sea view	
Swimming Pool	
Guesthouse	
Double Garage	
Air Conditioning in bedrooms	
Total living area	3,197 / 297 sq.ft./m <sup>2</sup>
Total ground area	28,880 / 2.683 sq.ft./m <sup>2</sup>
Construction date	2009
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-742.



## Features

Located in one of the most sought-after areas of Sabadeco, this spacious detached villa at Crown Shores 65 offers everything you need to enjoy the ultimate island lifestyle.

The first thing you'll notice is the wide layout of the home, perfectly positioned across the full width of the lot. A generous covered porch spans the entire front of the villa, seamlessly connecting to a private pool—your ideal spot to relax, entertain, or simply soak up the Caribbean breeze.

Inside, you'll find four comfortable bedrooms and 4.5 bathrooms, providing plenty of space and privacy for family and friends. And when guests come to visit? They'll love the separate guest apartment, complete with its own living room, kitchen, bedroom, and bathroom.

Need storage or room for your toys? This property also includes three large garages—perfect for cars, water sports gear, or even a private workshop.

In short: this is a home that combines luxury, space, and tranquility—all in a prime location. Come see it, and fall in love.

- located in the popular, safe, and quiet residential area of Sabadeco Crown Shores,
- 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

Entrance via covered porch, living with open kitchen, guesttoilet, masterbedroom 1 with bathroom 1. Via hall to bedroom 2 with bathroom 2, bedroom 3 with bathroom 3 and guesthouse with living, kitchen, bedroom and bathroom.

## Technical specifications

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

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

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

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











