



## **Crown West 245, Sabadeco**

**US\$ 495,000 Asking price**

Buyers Costs

Sabadeco

## Real Estate information

Neighborhood	Sabadeco
Address	Crown West 245
Freehold Land	
Total ground area	26,641 / 2.475 sq.ft./m2



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 2-F-49.





## Features

Located on the hill in the quiet area of the popular and safe residential area Sabadeco Crown West, you will find this very spacious building plot. The hillside location of Sabadeco Crown West not only offers beautiful views of the lush nature and the north side of Bonaire, but also provides a feeling of seclusion and tranquility. This location offers a perfect escape from the hustle and bustle of everyday life.

With an impressive surface area of 2,475 square meters and adjacent to a green zone, this building plot offers a rare opportunity to realize your dream home. Whether you dream of a lush garden, an expansive patio or a modern architectural design, this lot offers the space to bring your vision to life. The serene environment invites relaxation while offering an abundance of outdoor activities, including hiking, bird watching and enjoying the beautiful sunsets that the island has to offer.

Take this opportunity to build your dream home in one of the most desirable locations on Bonaire.

- spacious building plot in the popular residential area Sabadeco Crown West,
- build your own dream house,
- water and electricity connections to the plot and roads are ready for use,
- accessibility only 10 minutes to the center of Kralendijk,
- some additional building codes apply to this location.



## Technical specifications

WEB (water and electricity) connection at road side,

Some additional building codes apply. Contact us for further details.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Maximum gutter height: 6 meters

Maximum building height: 9 meters

Method of measurement: measured from the highest point of the lot.

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

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

