



## **Crown West 279, Sabadeco**

**US\$ 409,850 Asking price**

Buyers Costs

Sabadeco

## Real Estate information

|                   |                          |
|-------------------|--------------------------|
| Neighborhood      | Sababeco                 |
| Address           | Crown West 279           |
| Freehold Land     |                          |
| Sea view          |                          |
| Total ground area | 25,209 / 2.342 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. 2% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Registered at the Land Registry Office  
Kadaster 2-F-54



## Features

In the residential area of Sabadeco, you will find this spacious building lot on a great location. This area, Crown West, is located slightly North of Crown Terrace and provides the absolute best in panoramic views and hill side breezes. This lot belongs to the last phase of this new residential area with asphalt roads. Utility services are installed underground at your convenience. From this lot you have views over the island and the Caribbean Sea. The lot is located on the inner ring with a green landscape on 2 sides. This is your chance to build your house on a dream location!

- Spacious building lot,
- Freehold land,
- No building obligation,
- Build your dream house,
- Located in the popular residential area of Sabadeco Crown West,
- Paved roads,
- Good accessibility, only a 10 minute drive to the centre of Kralendijk,
- Utility services underground,
- Some additional building codes apply to this location.

Click [here](#) for a 360 degree view of the lot.

Membership in the Crown West Homeowners Association. Contact us for more information.



## Technical specifications

- WEB (water and electricity) connection at road side,
- A protected plant species is present near the plot boundary, see photos. (No restriction for building a house).

# Building Regulations

## Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

maximum building percentage (%): 40

Link to zoning description: [zoning 'Woongebied III'](#)

Link to special provisions Sabadeco: [bijzondere bepalingen Crown West 279](#)











