



## Crown West 280, Sabadeco

**US\$ 487,560 Asking price**

Buyers Costs

Sabadeco

## Real Estate information

Neighborhood	Sabadeco
Address	Crown West 280
Freehold Land	
Sea view	
Total ground area	30,871 / 2.868 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, within the Crown West section, you will find this beautifully situated building lot on the inner circle. Thanks to the significant elevation differences in this area, the lot offers a unique opportunity to build a home with stunning views over the island and the Caribbean Sea. Crown West is located just north of Crown Terrace and is known for its panoramic views and the constant, refreshing island breeze along the hillsides.

A distinctive feature of this lot is its generous size, which is above average compared to other lots in the area. In addition, the lot is part of the final phase of this new development, featuring paved roads and underground utilities.

This is your chance to build your dream home on a spacious and ideally located lot!

- 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](#)

