

Harbourtown

REAL ESTATE



Crown Court 3 Sabadeco

Asking price: \$ 1,299,000.-

Buyers costs not included

Layout

Modern villa with 4 bedrooms, 3 bathrooms and a fantastic oceanview. The property with a swimming pool, is situated in a residential area and is built on a freehold plot of more than 21,500 sq.ft (> 2,000 m²).

Layout

An electric sliding gate and a separate pedestrian gate provide access. On the lower level, there is a spacious garage. An L-shaped staircase leads to the pool deck and access to either the main hallway or the separate apartment.

The hallway is located in the center of the home and includes a separate guest toilet and a storage area. The living room, which spans the entire upper floor, has large sliding windows that can be opened completely. The open kitchen is equipped with built-in appliances and a practical built-in pantry. Generous terraces at both the side and rear of the house ensure that you can always find a shaded spot to relax.

The master bedroom has direct access to the magna pool. Behind the bed is the en-suite bathroom with a walk-in shower, sink, and toilet. At the rear of the house are two guest bedrooms, separated by a spacious terrace with a hammock. Both rooms feature large built-in wardrobes, comfortable box-spring beds, and glass folding doors. The fourth bedroom has been set up as a self-contained apartment with its own kitchen and living area.

A fixed staircase leads to the rooftop, where you'll enjoy a stunning 360-degree view of the sea, Klein Bonaire, Kralendijk, and the surrounding hilly landscape. The 14 solar panels installed on the roof provide most of the home's daytime energy needs. The property is offered excluding inventory, but can optionally be purchased fully furnished at an additional cost.

The adjacent lot can be purchased as well. This freehold property of 1,813 m² (19,514 sq.ft) has its own cadastral number and is priced at an additional \$425,000.



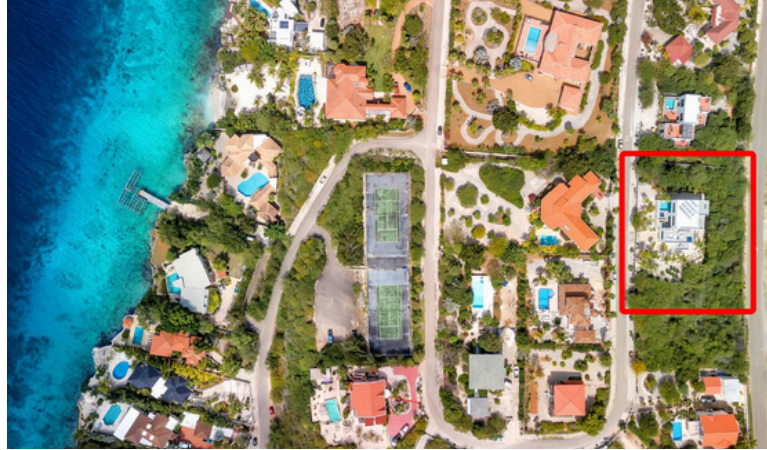


DETAILS ABOUT THE HOUSE

- + Villa with a lot of character
- + Phenomenal 360 degree view
- + Swimming pool
- + Stylish/artistic home
- + Very well maintained

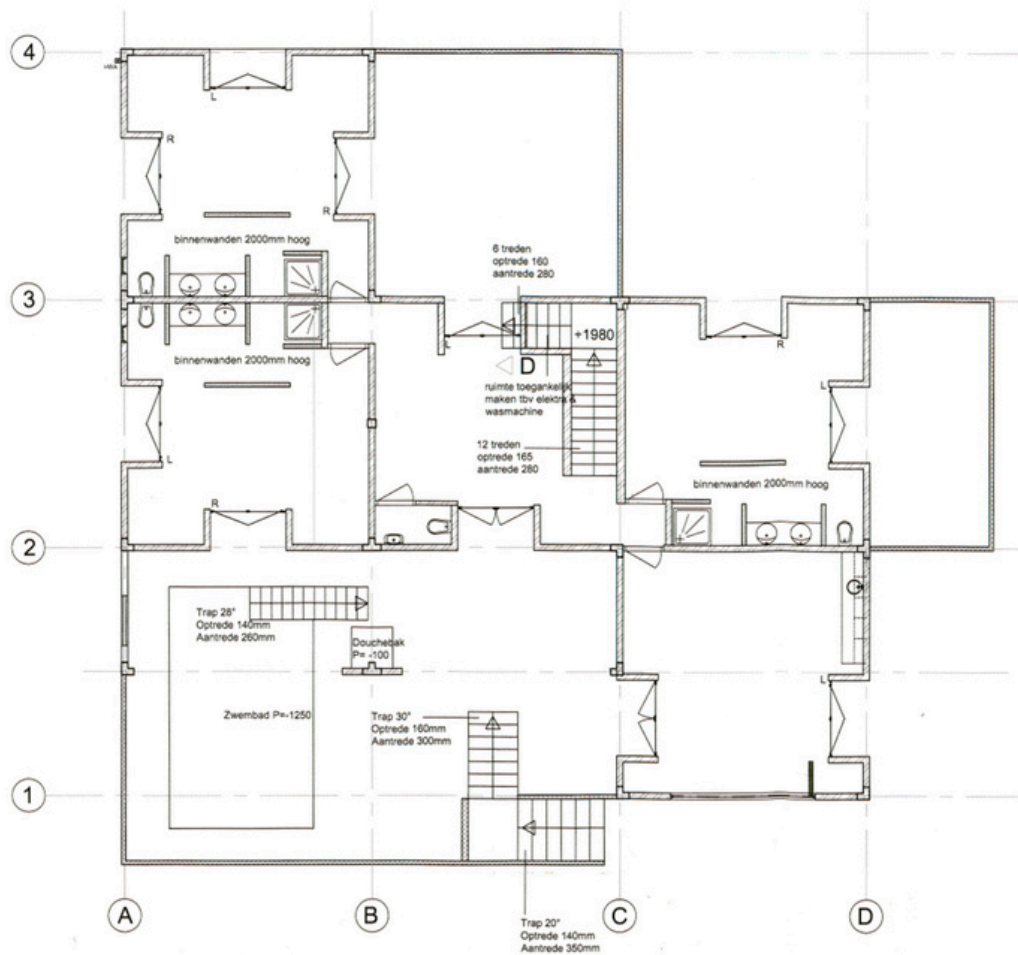
Zoning plan:	Residential-II
Lot size:	2.004 m2
Building size:	741 m2
	Full ownership
Number of bedrooms:	4
Number of bathrooms:	3
Cadastral data:	4-A-1071

Adjacent lot	
Lot size:	1.813 m2
Cadastral data:	4-A-1072

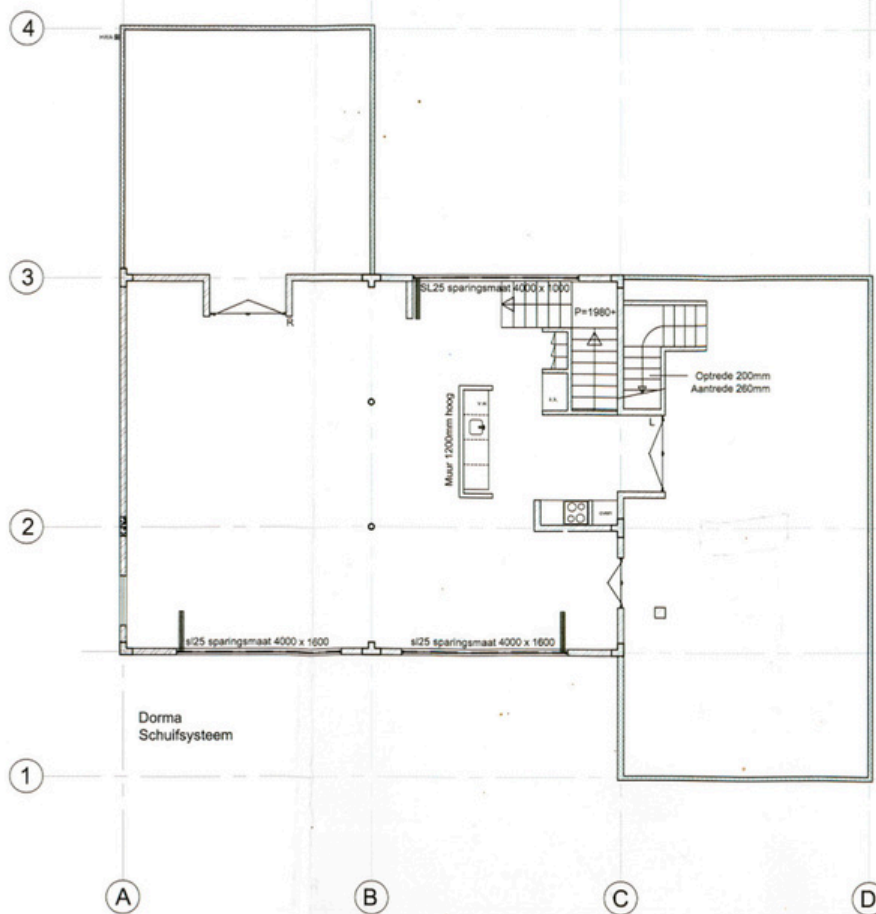


Modern villa with a
stunning ocean view





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Annual costs

Land tax (Grondbelasting)
when property serves as main residence:
 $0,345\% \times \text{value property.}$

Property tax (vastgoedbelasting)
when property is second home:
 $0,91\% \times \text{value property.}$
Tax-free: \$70,000.-

No taxes are charged on rental income.

Closing costs

The costs of transfer (closing costs) are for account of the buyer, unless specifically mentioned otherwise. These consist of:

- 5% transfer tax
- Notary costs
- Registration costs cadastry

Calculate the exact costs on our website:
harbourtownbonaire.com/en/buyers-costs/