



# Harbourtown REAL ESTATE



## Crown Terrace 92 Sabadeco

**Asking price: \$ 1,395,000**

Buyers costs not included

# Layout

Villa with panoramic oceanview in Sabadeco. This unique 2010 home features 4 bedrooms, 4½ bathrooms and a magnapool. The terrace offers a spacious palapa.

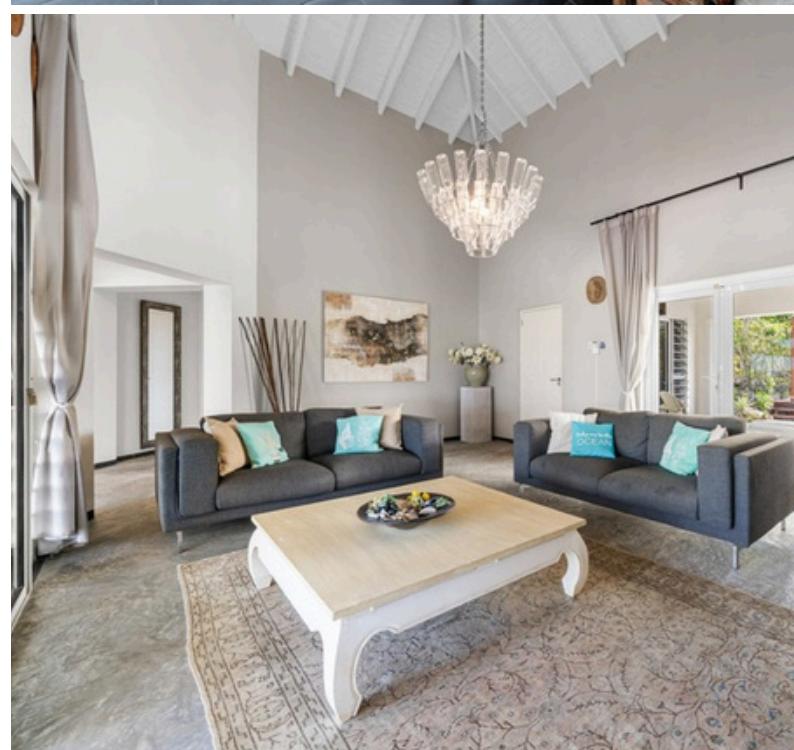
## Layout

The bright living room boasts an impressively vaulted ceiling and sliding doors opening onto the covered terrace. The kitchen is equipped with a double sink, 5-burner gas cooktop, an elevated built-in dishwasher and a combination microwave/oven. Adjacent to the kitchen is a covered terrace with space for a dining table.

From the main terrace there is a stunning ocean view with spectacular sunsets and view on the tropical palm garden with a drip irrigation system. The terrace offers multiple covered areas and a palapa for relaxed lounging. The magnapool completes the tropical feeling. At the rear of the home a second terrace provides optimal privacy.

The three bedrooms are positioned separately from one another. The very spacious primary suite is located on the right side of the home with direct terrace access. It includes a walk-in closet and a private bathroom. On the other side of the villa is a second large bedroom, also with sliding doors to the terrace, built-in wardrobes and its own bathroom. The third bedroom with ensuite bathroom adjoins the living room and has direct access to the terrace facing the rear. On the upper level is a fourth, extra-spacious bedroom with a large rooftop terrace offering an even more impressive view. This room is accessed via a separate concrete exterior staircase.

Beneath the terrace you'll find the carport, the pump room and a rinse area for dive gear plus additional basement/storage space. The villa offers all the amenities you're looking for in Bonaire and is accessed via an electric or pedestrian gate. There is ample on-site parking for multiple cars, including at the rear, allowing the home to be entered at ground level.





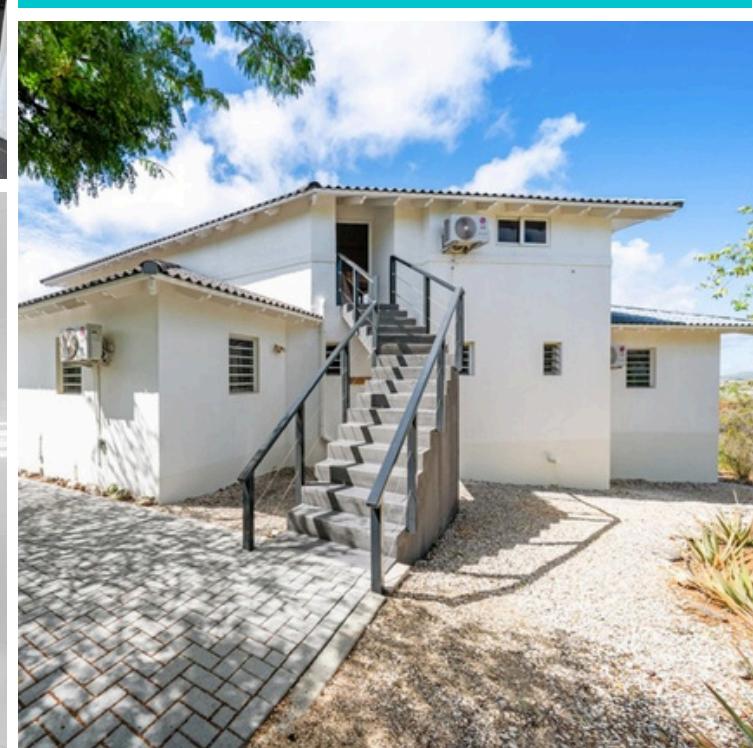
# DETAILS ABOUT THE HOUSE

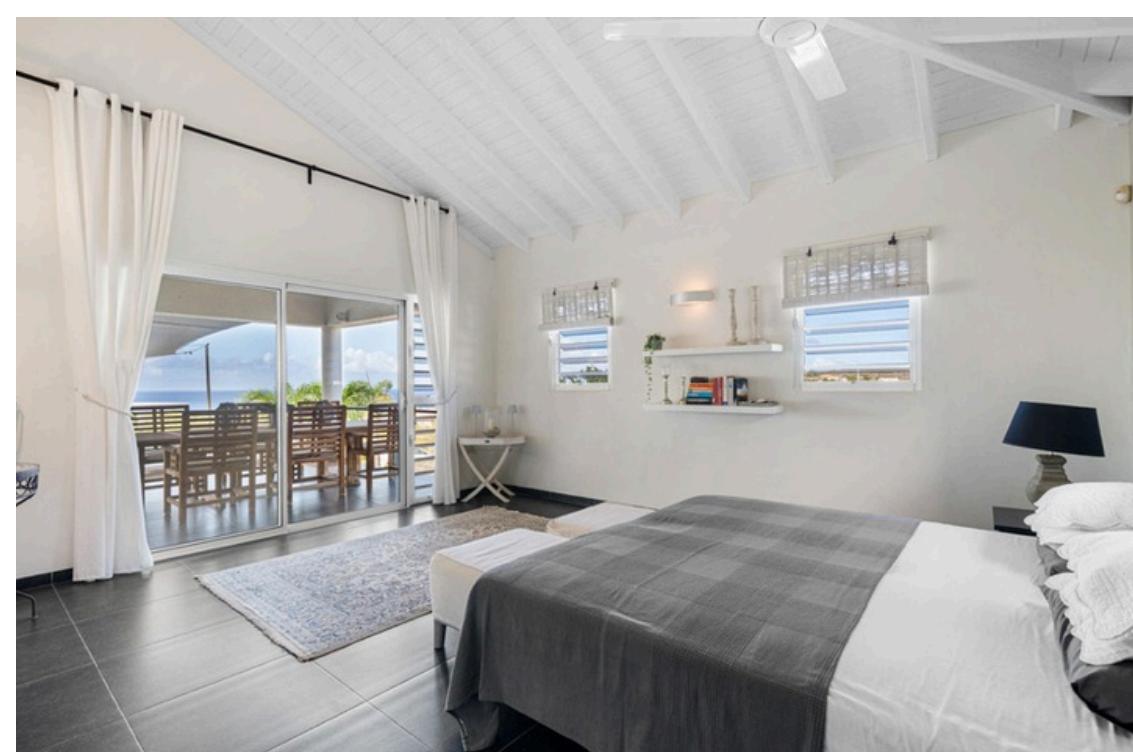
- + Villa with superb oceanview
- + 4 bedrooms, 4½ bathrooms
- + Palapa and several porches
- + Magnesium pool
- + Very well maintained

Zoning plan:	Woongebied-III
Lot size:	2,031 m2
Type ownership:	Full ownership
Number of bedrooms:	4
Number of bathrooms:	4
Half-bath:	1



Modern villa with a  
stunning ocean view







## 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 cadastre

**Calculate the exact costs on our website:**  
[harbourtownbonaire.com/en/buyers-costs/](http://harbourtownbonaire.com/en/buyers-costs/)