

EST.  1989

# Harbourtown

REAL ESTATE



## Crown Terrace 64

### Sabadeco

Asking price: **\$ 795,000.-**  
excluding buyers costs

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Harbourtown Real Estate - Kaya L.D. Gerharts 20 - Bonaire, Dutch Caribbean  
Harbourtownbonaire.com - Info@harbourtownbonaire.com - Phone (+599) 717 5539

# Description

Villa with unique design and ocean views. Discover this beautifully designed villa in the exclusive Sabadeco neighborhood, offering 2 bedrooms, 2 bathrooms and a private pool. This home perfectly balances comfort, privacy and style.

## Layout

The entrance is located on the side of the villa. Inside, each room is identical in size and follows a distinctive square layout. At the heart of the home is the open kitchen with three simple stainless steel workstations and two recessed spaces for laundry and storage—keeping everything neatly out of sight. The kitchen opens onto both the inner courtyard and the pool deck.

The pool terrace features a wooden deck with sweeping views of the sea and Crown Terrace. A shade sail provides relief from the sun, and there's an outdoor shower as well as a striking Palu di Brasil tree adding character to the space.

All rooms are finished with natural stone flooring, newly installed throughout the entire home in 2024. From the pool deck, you can access one of the bedrooms. Each bedroom is cleverly designed with open corners that accommodate a toilet, sink, storage area, and shower.

The inner courtyard, accessible from the kitchen, leads to the second bedroom and the living room. Both bedrooms are identical in size and design, though the guest room also has a private entrance to the outside. The living room, like the kitchen, features two recessed alcoves and enjoys plenty of shade with a peaceful view of the surrounding greenery.

Built in 2016 on a freehold lot of approximately 0.45 acres (1,823 m<sup>2</sup>), the villa offers ample on-site parking.





# DETAILS ABOUT THE HOUSE

## **Unique details:**

- + Oceanview
- + Livingroom with airconditioning
- + Pool with fabulous viewing
- + Privacy

## **Technische details:**

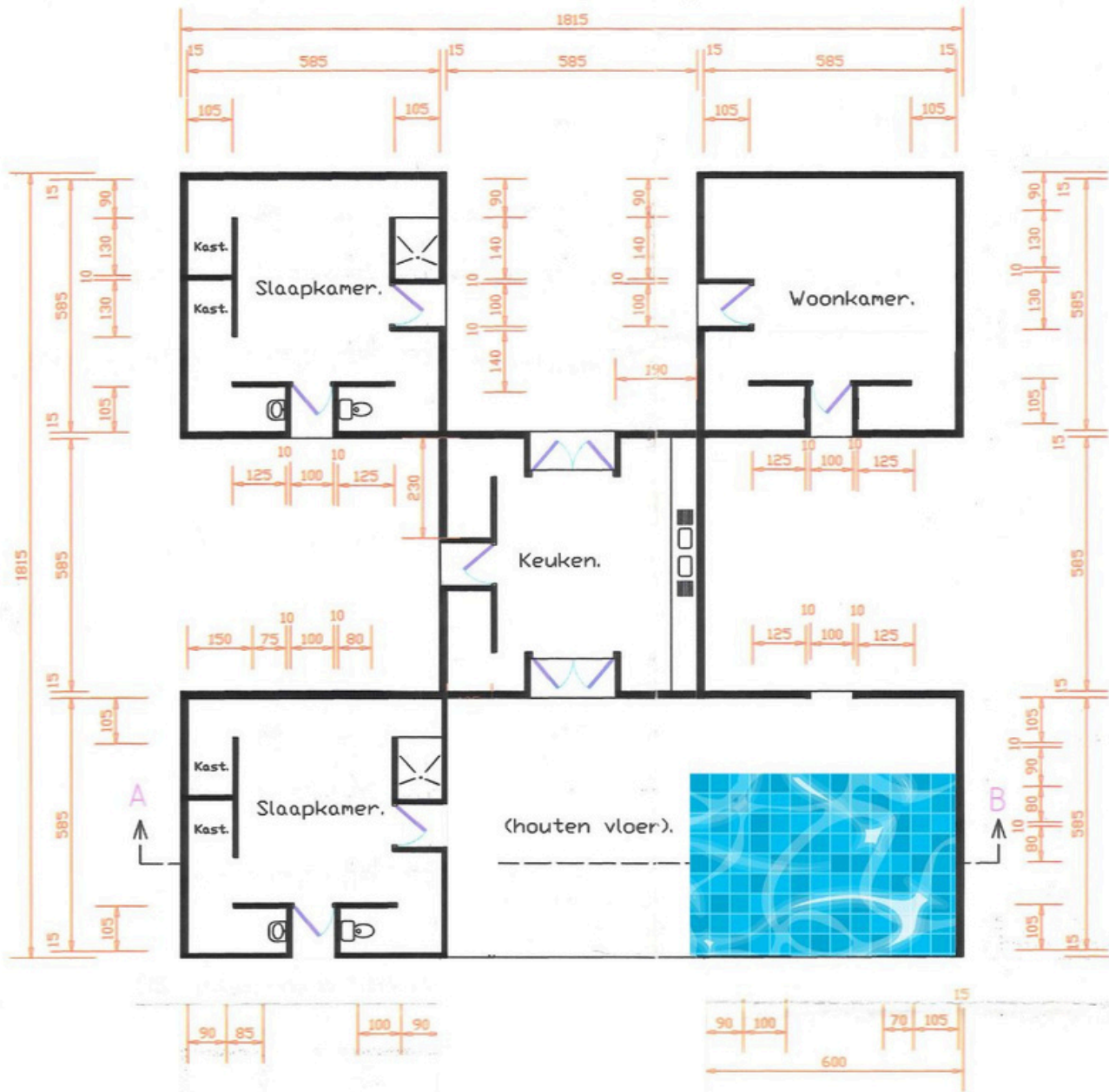
- Built surface: 1,625 sq.ft (151 m<sup>2</sup>)
- Building year: 2016
- Lot size: 1,823 m<sup>2</sup> freehold land



*Beautiful oceanview*



# Floorplan Crown Terrace 64



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## Annual costs

**Land tax (Grondbelasting)**  
when property serves as main  
residence:

**0,345% x value property.**

**property tax (vastgoedbelasting)**

**0,91% x value property.**

**Tax-free: \$ 70,000.-**

**No taxes are charged on rental income  
on Bonaire.**

## 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/](http://harbourtownbonaire.com/en/buyers-costs/)**