



# Harbourtown

REAL ESTATE



**SABADECO COURT 13**  
**SABADECO CROWN COURT**  
**Asking price: \$ 1,350.000.-**

Buyers costs not included

# Lay- out

This is one of the largest villas on Bonaire located in the luxurious residential area of Sabadeco. The nearest ocean access is the 'Sabadeco dock', which is accessible by car or foot, only a few minutes away.

The villa consists of spacious and luxurious rooms and is surrounded by palm trees and tropical vegetation that provide lots of privacy.

## 'One of the largest villas on Bonaire'

Spacious open living / dining area with sliding doors opening up to the pool area with covered porch and sundeck, fully equipped kitchen with stove, oven, fridge, dishwasher and laundry room.

On the ground floor you will find a large master bedroom with sliding doors opening up to the pool area, ocean views, spacious en-suite bathroom and walk-in-closet. There are 3 more bedrooms, 2 more bathrooms and guest toilet on this floor.

Inside or outside stairs take you to the second level with amazing ocean views, 1 master bedroom with en-suite bathroom, 2 guest bedrooms which share a bathroom, open living / kitchen area with sliding doors opening up to the covered porch.





# DETAILS ABOUT THE HOUSE

- + Large and luxury villa
- + Unforgettable ocean view
- + Quiet and upscale residential area
- + This villa can be divided into two separate units

Building size m2/f2:	700m2 / 7535ft2
Lot size:	1605m2 / 17276ft2 (full ownership)
Number of bedrooms:	7 bedrooms
Number of bathrooms:	5 bathrooms
Number of floors:	2 floors
Furnished:	Yes

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ENJOY THIS  
UNFORGETTABLE  
OCEAN VIEW  
EVERYDAY





## ANNUAL COSTS

Property tax (vastgoedbelasting):  $0,91\%$  x value property when property is second home. No taxes are charged on rental income. Property tax (Grondbelasting)  $0,345\%$  x value property/ when property serves as main residence.

## 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 and registration costs cadastre.

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