

EST.  1989

Harbourtown

REAL ESTATE



Sabadeco Crown Terrace 86

Asking price: **\$ 2,100,000.-**

Buyers costs not included

Description

Very luxurious villa with oceanview, 4 bedrooms, 4 bathrooms, double garage, carport, jacuzzi and infinity pool with jet stream. A once-in-a-lifetime opportunity that you will not easily encounter again. This architecturally built house was specially designed for this location and has no fewer than 5 levels. There is a built-up area of 640 m², but a total living area of no less than 1,147 m².

Layout

Upon entering the villa, you will immediately see the aluminum vertical shutters that can be opened throughout the house at the touch of a button. This makes it seem as if inside is part of the outside. The courtyard garden with waterfall and tropical plants enhances that feeling. The height difference in the house gives a very playful effect. From the hall there are 2 half floors. The top floor with office and master bedroom is exclusive to the owner, the half staircase down leads to the living area with oceanview.

The very spacious living room is stylishly designed and furnished and offers an open and modern atmosphere. The very high ceiling of at least 6 meters is striking. The doors to the terrace slide into the wall and can be opened completely. Everything has been taken into account: the wind, the view, privacy and, above all, sustainability. The kitchen with cooking island is fully equipped, has built-in appliances of European quality and there is a spacious walk-in utility room.

The very spacious terrace is largely covered with slatted shutters that close automatically when it rains by means of a rain sensor. The infinity pool with jet stream for endless swimming fun or serious training completes the picture. The swimming pool was completely renovated with aquabright in May 2023 (5-year warranty). Furthermore, various seating areas have been created here – just like in the living room.

On the top floor there is a very spacious hall that is furnished as an office with a view of the sea and the living room downstairs. The primary bedroom is very spacious and has its own balcony. There is also a very large walk-in closet and a spacious bathroom with built-in jacuzzi. This is so uniquely designed that an electrically tilting slatted roof ensures that you can look at the stars inside/outside. In addition, there are slats on 2 sides to precisely adjust the view and privacy.

On the ground floor there are two more bedrooms with en-suite bathrooms, the fourth bedroom is located one floor lower. This bedroom is a complete apartment with its own living area and separate entrance.

The house, built in 2012, has an open character and offers a lot of view, but at the same time a lot of privacy. A double garage on one side and a wide carport on the other side complete the picture. In short, a villa that you will not easily encounter a second time.





DETAILS ABOUT THE HOUSE

Pro's:

- + High-quality villa
- + Lots of privacy
- + Double garage & carport
- + Indoor jacuzzi
- + Infinity pool (renovated 2023)

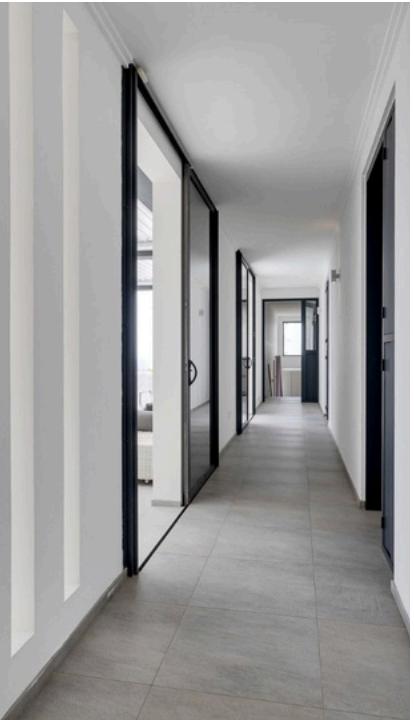
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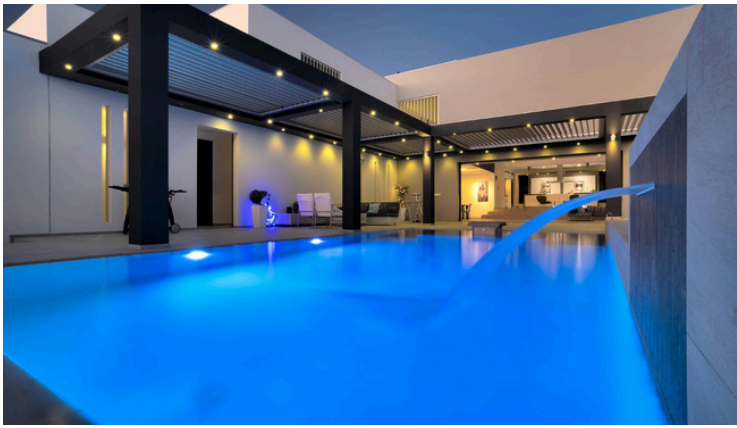
Built area:	6.900 sq.ft. (640 m ²)
Including terraces:	12.500 sq.ft (1,147 m ²)
Freehold land:	21.600 sq.ft. (2008 m ²)
Number of bedrooms:	4
Number of bathrooms:	4½
Cadastrally known:	4-A-1982



Beautiful luxury villa with a high level of finishing!







‘Stunning Ocean View’





Annual costs

Property tax (Grondbelasting)
0,345% x value property.
for property serves as main residence.

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

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/**