

Harbourtown

REAL ESTATE



Crown Villas 23 Sabadeco

Asking price: **\$ 799,000**
(buyers costs not included)

Description

Beautiful villa with a swimming pool in the popular residential area of Sabadeco. Built in 2008, the property features 3 bedrooms, 2 bathrooms, and a tropical garden with numerous palm trees. Situated on a freehold lot of 20,258 sq.ft (1,882 m²), it is the ideal home for a couple or a family with children.

Layout

There is a lot of space to park multiple cars on the property, both under the carport and on the driveway. A covered porch on the right side provides access to the home.

Upon entering, the spacious and bright living room immediately catches the eye. All bedrooms are situated on the right side of the house. The primary bedroom, with an en-suite bathroom, is located at the front. The spacious en-suite bathroom is finished with natural stone tiles, a double sink, and a wall-mounted toilet.

The second bedroom is on the other side of the house and offers views of the beautiful garden at the back. The third bedroom, located in the middle, is perfect as a child's room, office, or guest room. The hallway that connects the bedrooms also leads to the second bathroom.

On the left side of the home is the U-shaped kitchen, adjacent to the living room. The kitchen is fitted with a concrete countertop, upper and lower cabinets, and built-in appliances, such as an oven and a 5-burner stovetop. Additionally, the kitchen includes a dishwasher and side-by-side refrigerator. Thanks to its smart layout, the kitchen is highly functional. The light floor tiles and neutral colors throughout the home give it a fresh, timeless appearance.

The French doors at the back of the house open to the spacious, well-maintained garden. Here, you'll find a covered porch with plenty of privacy. The swimming pool, with an area of appr. 10'x23' (in total 280 sq.ft/26 m²) is surrounded by mature palm trees, giving the space a tropical ambiance.

A staircase on the side of the house leads to a large rooftop terrace, a lovely spot to enjoy the sunset. Practical spaces have also been thoughtfully designed: behind the covered porch is a large storage room with connections for a washing machine and boiler.

This home, built in 2008 with great attention to detail, exudes comfort and quality.





Details of the house

Unique details:

- + Detached villa on a spacious lot
- + Lots of privacy
- + Carport & rooftop terrace
- + Quiet and safe neighborhood
- + Tropical garden
- + Pool at living level
- + Immediately available

Technical details:

- # Living area: 2,497 sq.ft (232 m2)
- # Freehold land: 20,258 sq.ft (1.882 m2)
- # Drip irrigation systems in the garden
- # 3 inverter airconditioners



Tropical garden
with pool





Annual costs

Property tax (Grondbelasting):
0.345% x property value. *When property serves as main residence.*

Property tax (Vastgoedbelasting):
0.91% x property value.
Tax-free t: \$70,000. *When property is a second home.*

No tax is levied on any income from rental.

Closing costs

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

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

Calculate the exact costs on our website:
harbourtownbonaire.com/nl/kopers-kosten/