

Harbourtown

REAL ESTATE



Crown Court 14 Sabadeco

Asking price: **\$ 2,325,000.-**
(buyers costs not included)

Description

Exceptionally luxurious villa with 9 bedrooms and stunning ocean views. This luxurious villa is located on the second row from the sea, offering breathtaking views of the ocean and Klein Bonaire. The property spans a generous 1,921 m² and even includes its own private roundabout. Situated in the prestigious Sabadeco area, the nearly fully furnished home is equipped with 84 solar panels and 24 batteries, and has been recently modernized.

Layout

The main residence consists of two floors with a total of six bedrooms, each with an en-suite bathroom. To the right of the main house is a separate building with two studio apartments—one on the ground floor and one on the upper floor. On the left side of the property lies perhaps the most surprising feature: a charming studio designed in Japanese style.

Main house

The villa can be used as a single large home or split into two fully self-contained residences, each with its own entrance, living area, three bedrooms, and three bathrooms. The main house was recently repainted and features decorative wooden panel systems.

The ground floor boasts a spacious hallway that flows into a luxurious kitchen with granite countertops and built-in appliances. The living room includes both lounge and dining areas, and opens onto a generous pool deck with ocean views. Here you'll also find a large, inviting swimming pool and two charming gazebos—ideal for long, relaxing afternoons in the sun or dining al fresco at the large terrace table while enjoying the sunset.

The three bedrooms on this level are accessible from the hallway, with the master bedroom offering direct access to the pool deck. Both the kitchen and living room are air-conditioned, as are all bedrooms. The ground floor has been furnished with modern décor in 2025.

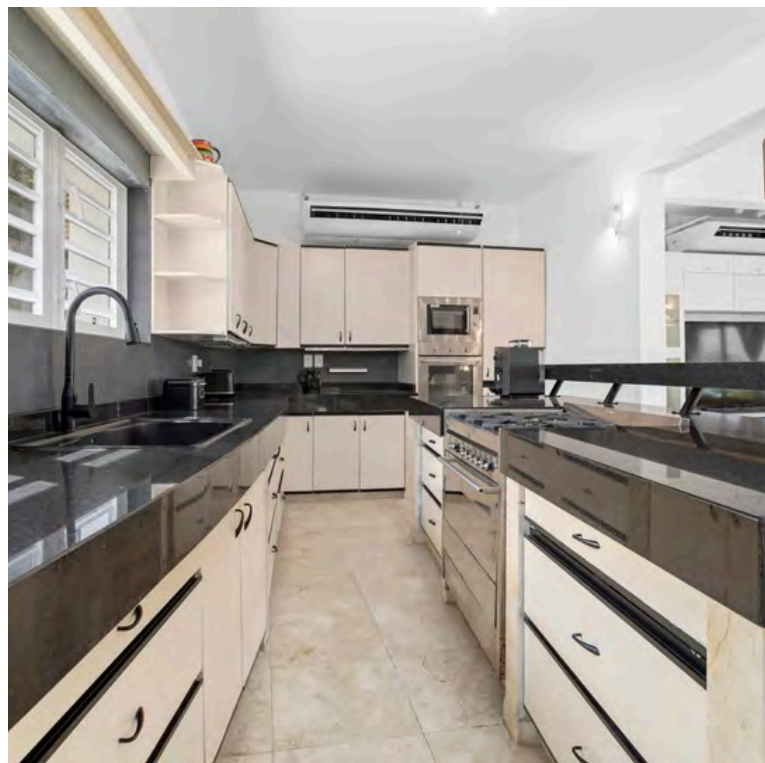
The upper floor (currently unfurnished) is accessible via a lockable internal staircase or a concrete staircase on the exterior left side of the house. It features a large balcony overlooking the ocean and Klein Bonaire, a cozy living room with an open kitchen, and a spacious front hall suitable for multiple lounge and dining areas. The bedroom layout is nearly identical to that of the ground floor.

Japan House

To the left of the main house, partially attached, lies a beautifully crafted Japanese-style studio. With its serene ambiance, private jacuzzi, rooftop terrace, and unobstructed ocean view, this is a truly unique retreat that blends luxury with a touch of mystique. The Japan House comes fully furnished with modern interiors.

Townhouse (2 studios)

To the right of the main residence is a standalone building cleverly designed with two fully self-contained studio apartments—one on each floor. These units are ideal for guests or rental use, offering privacy, tranquility, and seamless connection to the main property. Both studios are fully furnished.





DETAILS ABOUT THE HOUSE

Unique features:

- + 180° ocean view
- + Nearly fully furnished
- + Equipped with 84 solar panels and 24 batteries
- + High level of privacy
- + Rental potential for 5 separate units

Technical details:

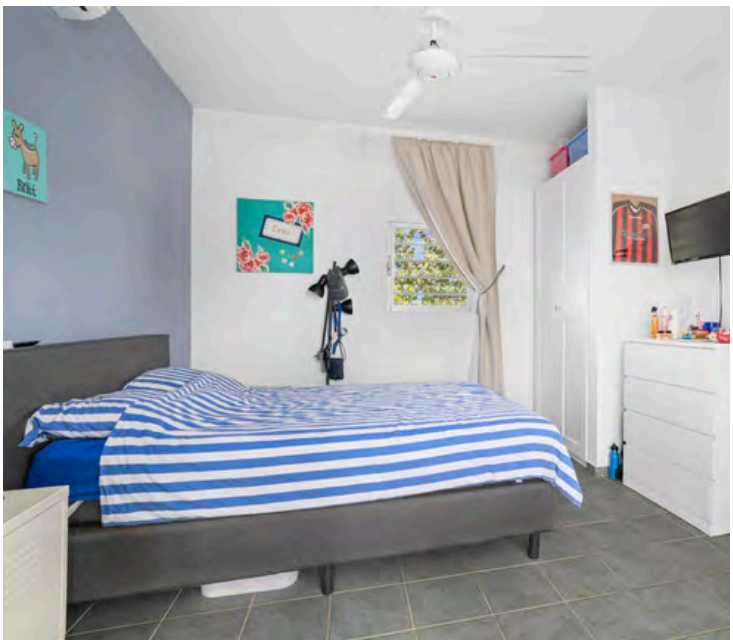
- Built area: 525 m2 (5,651 sq. ft.)
 - Pool & pooldeck: 250 m2 (2,691 sq. ft.)
 - Lot size: 1.921 m2 (20.675 sq. ft.)
 - Bedrooms: 9
 - Bathrooms: 9
 - Cadastral information: 4-A-941
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*Unique villa with
unobstructed views
of the sea and Klein
Bonaire*







‘Excellent rental potential’





*Large amount of
solar panels and
batteries*





Annual costs

Property tax (Grondbelasting) 0,345% x value property. When 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 cadastre**