



## **Crown Court 35, Sabadeco**

**US\$ 1,350,000 Asking price, including inventory**

Buyers Costs

Sabadeco - 5 Bedrooms - 5.5 Baths - Swimming Pool



## Real Estate information

Neighborhood	Sabadeco
Address	Crown Court 35
Freehold Land	
Bedrooms	5
Bathrooms	5.5
Sea view	
Parking	
Swimming Pool	
Sundeck	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total ground area	16,232 / 1.508 sq.ft./m2
Maintenance status	Excellent



Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence). Buyers Costs consist of (one-off): 5% transfer tax, approx. 1.5% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Registered at the Land Registry Office Kadaster, number 4-A-972.



## Features

Welcome to Crown Court 35, located in the residential area Sabadeco where luxury meets tropical living. This modern, freestanding villa has everything you need: 5 spacious bedrooms, 5+ stylish bathrooms, multiple decks and terraces, mature gardens and an unparalleled sense of tranquility and comfort.

Take a dip in the inviting pool, complete with a sleek lap lane for added fitness and a refreshing outdoor shower. Sip a cocktail on your terrace, and be mesmerized by the panoramic views of the Caribbean Sea – visible from multiple spots inside and outside the home! Enjoy the beautiful landscaping in the two interior courtyards and throughout the spacious property. This villa is perfect for those seeking space, privacy, and a touch of tropical elegance.

Does this sound like your slice of paradise? Get in touch and experience this exclusive villa for yourself!



## Lay out

Through the pedestrian gate or electric sliding gate, you enter the property.

Guests will enter via the front steps onto the pool terrace and primary entertaining area of the home. Multiple large sliding doors provide easy flow into the spacious open-concept living and dining room. The kitchen is well connected, with additional seating at the peninsula counter. A charming powder bath for visitors completes the space.

The two guest wings of the house connect on either side of the great room, with pocket doors for extra privacy. Each wing has two bedrooms, complete with ensuite bathrooms, and are connected by a corridor filled with built-in storage.

The Master Bedroom retreat is on the upper level, providing additional privacy. It offers stunning 180 degree views of the ocean with direct access to the upper decks. A walk-in shower and large double vanity enhance the modern feel of the space.

There is also a private owners' entrance at the back of the house, adjacent to the carport, a laundry closet, and storage beneath the stairs. Additionally, you will find an outdoor shower, dive gear rinse tanks and drying rack. Below the pool deck is a ventilated locked storage area that can house a scooter, dive gear, or other items.

## Technical specifications

- 110 and 220 volts,
- Built-in kitchen appliances,
- Air conditioning in the living room,
- Air conditioning in all bedrooms,
- Solar water heater,
- Magnesium pool.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: [Map](#)

Link to zoning description: [Zoning "Woongebied - II"](#)











