



Crown Terrace 57, Sabadeco

US\$ 1,475,000 Asking price

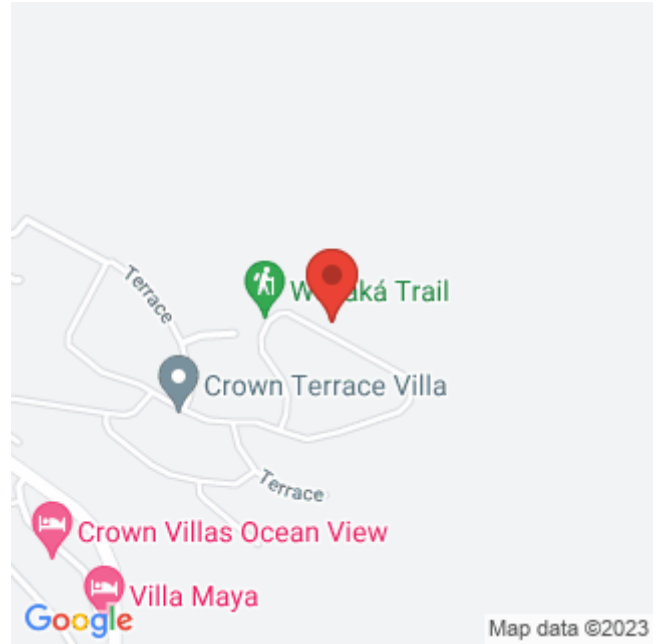
SOLD

Buyers Costs

Sabadeco - 5 Bedrooms - 4.5 Baths - Swimming Pool

Real Estate information

Neighborhood	Sabadeco
Address	Crown Terrace 57
Freehold Land	
Bedrooms	5
Bathrooms	4.5
Sea view	
Swimming Pool	
Sundeck	
Guesthouse	
Garage	
Air Conditioning in bedrooms	
Air Conditioning in living room	
Total ground area	19,870 / 1.846 sq.ft./m2
Construction date	2022
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. 2% 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-2089



Features

A fantastic location, surrounded by greenery in the popular residential area Sabadeco Crown Terrace. This villa is very complete with a main house, two guest houses, a garage, a storage room and no less than 3 swimming pools! The fresh and sleek design of the villa appeals to the imagination and contrasts beautifully with the lush greenery of the surroundings. An area known for its natural values and hiking trails 'Wayaka trail' and the hike to the antennas of Santa Barbara which are accessible from a 'walking gate' at the back of the lot. It is also a reassuring idea that neither the rear nor the front (across the street) can be built. Tranquility is therefore guaranteed.

Main house

The main house consists of a total of 3 bedrooms, 2 bathrooms, a garage and a spacious sun terrace with swimming pool, supplemented by a covered terrace on the north side with fantastic views of the surrounding nature and the Caribbean Sea. An outdoor kitchen has been realized at the height of the covered terrace. From the living room you look out over the sun terrace around the large swimming pool. This pool is a pool with a negative edge (water level is equal to the level of the terrace) and on the south side an infinity edge has been used where the water falls approximately 3 meters down into the second pool on the floor below. Next to the pool is another staircase to the roof terrace, from here you have a 360 degree view over the island, the Caribbean Sea and Klein Bonaire. This roof terrace is also used for the installation of 30 solar panels and two large solar boilers for the hot water.

Guest quarters

The two guest rooms are positioned in such a way that both the main house and the guest rooms have a high degree of privacy. The guest rooms are beautifully finished and both have their own kitchen and full bathroom. In addition, each guest house has a private swimming pool. The guest quarter on the side of the villa is equipped with a beautiful sun pavilion at the level of the outdoor terrace where the shade can be regulated by means of adjustable slats.



Lay out

Main house: On the first floor is the garage, 2 bedrooms and 1 shared bathroom. On the second floor is the living room with open kitchen and acces to the swimming pool and large covered terrace. On this same floor a 1 bedroom with ensuite bathroom and a guest toilet.

Guest Studios: Entrance by the coverd porch beside the swimming pool. followed through the living room with open kitchen, bedroom and bathroom. An extra washing machine connection has been realized near the pool-pump room, which washing machine can be used for both guest quarters.

Technical specifications

- Inventory optional,
- 110 and 220 volts,
- Built-in kitchen appliances,
- Watching TV with a beamer in the living room of the main house,
- EUFI security system with 6 outdoor cameras, 2 indoor cameras, motion sensors and door sensors,
- Ceiling fans in living room and bedrooms,
- 3 swimming pool pump- and filter installations,
- Rainwater tank with a capacity of 9,500 liters (also for refilling swimming pools),
- 30 Solar panels,
- 2 solar boilers (for hot water in bathrooms and kitchen),
- Drip system in garden with pump on gray water tank (septic tank),
- Wall-mounted kitchen unit with washing machine at the level of the garage.

Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

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

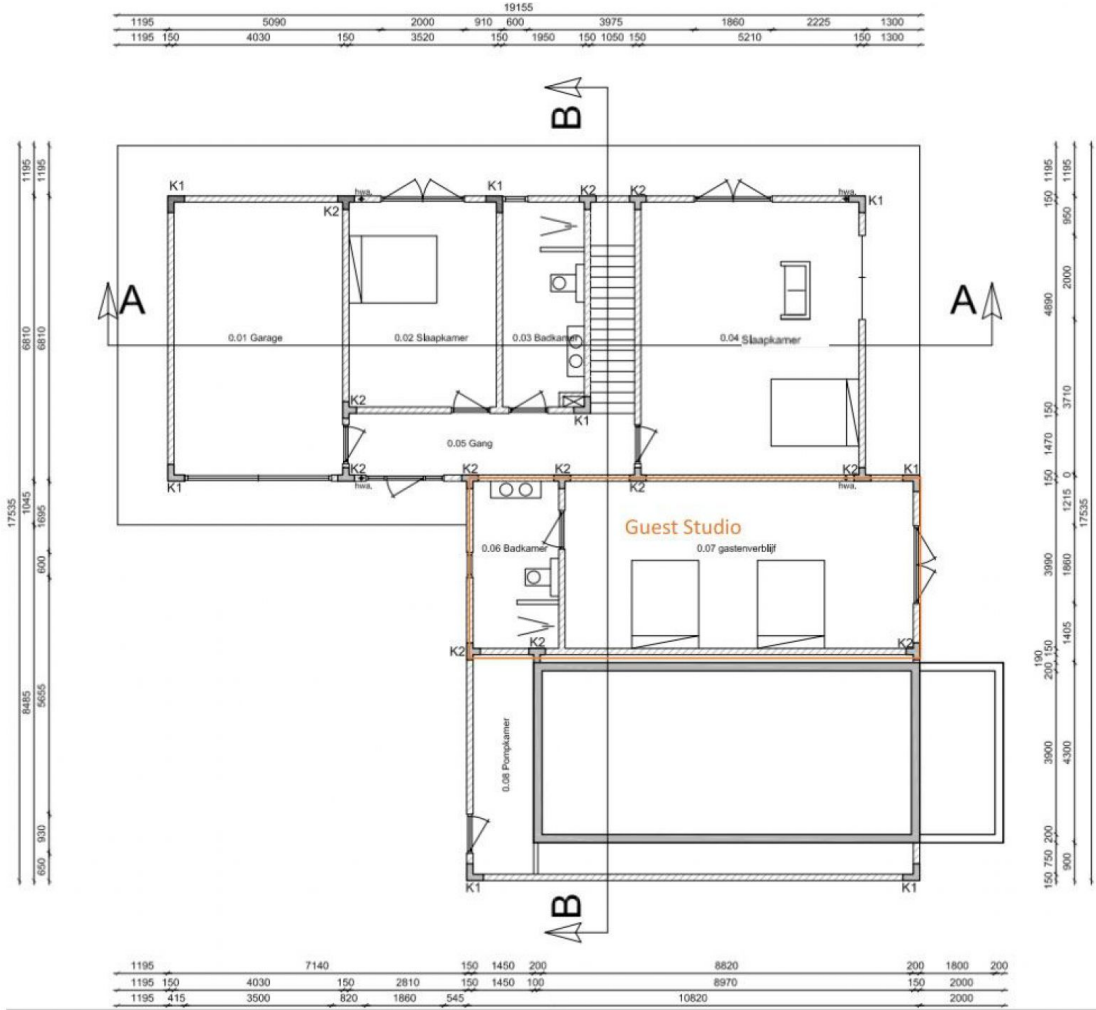
Link to zoning description: [Zoning "Woongebied III"](#)



First Floor

Begane grond

Crown Terrace 57
Bonaire Dutch Caribbean



Second Floor Eerste verdieping

Crown Terrace 57
Bonaire Dutch Caribbean

