

## CULEBRA ISLAND REALTY

Specializing In Culebra  
For More Than 11 Years

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### New Listing Ultimate Culebra Estate -Residence on 5 1/2 acres 5.5 mil

**Villa Violette** - 2 separate villas or one grand 2 story home. Total 5 bedrooms, 2 baths, 2 huge living/dinning areas, 2 kitchens, laundry/storage, 2 decks with great harbor views. Total 2500 sq ft interior fully furnished on landscaped 1/3 acre titled property. \$425K

**Casa Amarillo**- "GET THIS"-NO other location like this- 1/3 mile to Flamenco Beach & 1/4 mile to Tamarindo Beach. Spectacular brand new home 2 bedrooms 2 baths on one acre plus, titled property. All upscale amenities and newly furnished. A great turn key property. - Call for open house information- \$549K

**Five Acre Lot**- Private community stunning ocean views, great building site and building plans available. About 1000 yards from Zoni Beach plus community dock \$650K

**1 Acre Lot Near Waterfront, private community, above beach, 400K**

### Commercial Listings

**Dinghy Dock Waterfront Restaurant**  
+ Commercial Rentals Listed At 1.8 Mil

**Casa Ensenada Waterfront Guest House** with Dock Titled, Income producing with client base, perfect for watersports and expansion - owner financing available Reduced to 745K

**5 Acre Lot** Incredible Water Views to St. Thomas, perfect breezes, private community, excellent access, perfect for your Caribbean dream home 750K

**Casa Muñeco-#2** 2 Bedroom, 2 Bath Concrete house with detached 1-car garage-Fenced-621sqmtrs 225K

**Quinta Culebra**-on 5 acres, 3/4 mile to Zoni Beach, Large, Airy well-designed 3 bedroom, 3 bath home, large covered Decks, separate garage storage building. 1.2 mil **Reduced To 975K**

**Captains Quarters**-Hillside 5 acre, Waterviews to St. Thomas, 2 Bdrm 2 bath, large main deck, separate patio, separate cottage, + pond! **New Price! 950K**

**Casa & Casita Coqui**. Casa-4 Bdrm 3 baths; Casita-3 Bdrm, 2 baths; With Spectacular Water Views, On 5 Acres, A tropical paradise above Community Dock 1,650,000. **Reduced to 1,275,000**

**Melones Beach Prime One Acre Lot** adjacent to Melones Beach, great ocean views, private community 485K

**1 Acre Lot** Private community 600 yards above Soni Beach, excellent 180° ocean view to St. Thomas, best breezes 440K

**6 Acre Waterfront Lot** Pristine Bay Residential Community, zoning-5 acres per house, excellent views & breezes 1.15 mil

**Casa Muñeco-#1**- Custom home 3 Bdrm 1 Bath - all concrete! Screened patio. + upper patio with waterviews. 402sq.meters Extras. **Reduced To 265K**

**5 Acre Lot Water Views** Private community with dock access 675K **Reduced To 575K**

**Casa Muñeco-#3** 3 Bdrm, 2 bath fenced. 470sq.mtrs w/garage - **185K In Contract**

**Blue Vista 300yds above Zoni Beach** 1 acre excellent ocean views 3 br 2 bath 2car garage, extras exc cond. 1.3mil

**2 Acre Lot** - Waterviews to Ensenada Honda & Vieq.Road Elect/Water **REDUCED TO: 178K Make offer**

**Casa Zoni "Impressive"** 3bedroom-3bath home features an expansive covered deck with stunning ocean views and delicious trade breezes. One acre lot, Private community, 600 yds above Zoni Beach \$1,050,000

**Fix Up Special** 2 small plain bldgs on 876.726 sq mtrs titled property 125,000

**Five Acre Lot Water Views** Private community 405K **Reduced To 280K.**

details at:

[www.culebraislandrealty.com](http://www.culebraislandrealty.com)



**La Loma at Punta Carenero** Luxury home with 4 master bedroom suites on 5-acre waterfront site overlooking the harbor entrance. WOW factor plus. \$3,200,000

**Cerro Balcón 24+ acres above Zoni Beach** atop the highest privately-owned peak at Culebra with unique sculptural environment by award-winning designer. \$2,900,000 or best offer

**Custom-Built Beach House** with guest cottage at Mosquito Bay, right **On The Beach** with protected mooring area on private five-acre site. \$2,500,000 or best offer

**The Lighthouse** sparkling two-story house on large lot. Perfect for a large family or guesthouse business. \$559,000

**Casablanca Condo** one-bedroom apartment with private patio, & one of the best rental records on the Island. \$160,000

**Villa Muñeco** Compact 3 bedroom & 1 bath home with a little view of the bay. Concrete construction. \$145,000

### COMMERCIAL OFFERINGS

**Waterfront Commercial Property** on Ensenada Honda next to the municipal pier. Two-story building in good condition with permits for commercial-residential uses. \$499,000 appraised value.

**21 Pedro Marquez Street** 1,800 square feet commercial space across the street from the Island's largest supermarket. Two-levels zoned C-1. Asking \$219,000

**Two Apartment Buildings** offer a total of nine residential units in good condition, all occupied and providing rental income. \$399,000

**Waterfront 65 Acres at Puerto Manglar.** Best pristine land bordered by navigable coves, communities of 5-acre home sites. surround, Seller will subdivide. \$5,100,000

**Hilltop Luxury Home Site** six acres hilltop with 300 degree water views & trail to the secluded beach. \$1,300,000 & owner financing available

**Punta Carenero Waterfront Lot 5 acres** on Ensenada Honda at Punta Carenero, near Costa Bonita, fabulous views. Reduced price \$830,000. Must sell. Make any offer!

**Wild and Remote 25 Acres Waterfront** on the north coast. Limited access of the natural sort. \$1,350,000

**Two five-acre Lots** overlooking Ensenada Honda at Mosquito Bay, steps away from the quiet, reef-protected waterfront with



**Highly Visible Commercial Location corner Pedro Marquez & Castelar Streets**, 3 levels, 7,281 square feet and excellent tenants. Zoned C-3 for most commercial applications. \$723,000

views of Ensenada Honda, & Dakity mooring area. \$350,000 and \$450,000

**NEW LISTING!** Special Acre at the Edge of Town with spectacular views of the harbor & beyond, cleared and fenced with all utilities available. \$130,000

**NEW LISTING!** One Acre Country Lot with water views in new little subdivision near Zoni Beach. \$195,000

**NEW LISTING!** Fixer Upper tiny old concrete house on BIG shady lot in town. No bathroom, no kitchen, nothing pretty - lots of potential. APPRAISED AT \$115,000 - Seller Will Accept \$88,000

Photos and more info at  
[www.BlueHorizonRealty.net](http://www.BlueHorizonRealty.net)  
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