



**\$16,900,000**

## **37 BARRIO FRAILES, CULEBRA, PR, US, 00775**

<https://pomahome.com>

Introducing Villa Azure: A Rare Caribbean Estate for the Ultimate Private Retreat Getaway. Perched atop 22.05 acres in the prestigious North View Estates of Culebra, Puerto Rico, Villa Azure is a private sanctuary designed for the discerning buyer seeking a luxurious retreat getaway, unrivaled privacy, and meaningful investment potential. As one of the most expansive [...]

- 7 camas
- 7 baños
- Residential
- Single Family Residence



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### **Lo esencial**



**Tipo:** Residential

**Ciudad:** CULEBRA

**Categoría:** Single Family Residence

**Baños :** 7 baños

**Crear tour virtual automático (Sí o No):** true

**ID MLS:** 760447538

**Total de baños (entero):** 9

**Fuente del área del edificio:** Owner

**Unidades del área del edificio:** Square Feet

**Comentarios públicos del agente:** Introducing Villa Azure: A Rare Caribbean Estate for the Ultimate Private Retreat Getaway. Perched atop 22.05 acres in the prestigious North View Estates of Culebra, Puerto Rico, Villa Azure is a private sanctuary designed for the discerning buyer seeking a luxurious retreat getaway, unrivaled privacy, and meaningful investment potential. As one of the most expansive privately held properties on the island, this estate offers a rare opportunity to own a turn-key Caribbean haven within U.S. territory, no passport required. Nestled on Culebra, an unspoiled paradise just off Puerto Rico's eastern coast, Villa Azure is surrounded by protected nature reserves and vibrant marine life. Home to the world-famous Playa Flamenco, consistently ranked among the best beaches in the world, Culebra delivers unmatched natural beauty, ecological preservation, and a laid-back island lifestyle. With panoramic views of nearby Culebrita and St. Thomas, and access to some of the Caribbean's most pristine waters, Villa Azure offers a rare fusion of refined island living and complete seclusion. Designed for those who appreciate both refined architecture and untamed natural beauty, the estate features a total of 7-bedrooms, 7 full-bathrooms, and 2 half-bathrooms across over 4,000 square feet of interior living space. Breezy, open-plan interiors connect effortlessly to ocean-facing terraces, capturing panoramic views of the turquoise waters. A separate, solar-powered 2-bedroom guesthouse provides added privacy for guests or staff and enhances the estate's self-sufficiency and discretion. From the infinity-edge pool to the shaded outdoor pavilion, every element is thoughtfully designed to inspire relaxation, privacy, and connection to the surrounding environment. Essential infrastructure, including a whole-home generator, water cisterns, and internet connectivity, ensures all-season comfort and convenience. As part of the exclusive North View community, owners also enjoy access to a private dock, perfect for boating, island-hopping, and exploring the Caribbean by water. Villa Azure is more than a home; it's a strategic asset with long-term value and vision. With over 22 acres of developable land in a protected enclave, the estate presents exceptional potential for future expansion or strategic investment. Whether as a private estate or a boutique hospitality concept, it also offers high-end luxury short-term rental (STR) opportunities, ideal for investors seeking both passive income and long-term asset growth. Puerto Rico's attractive tax incentives and U.S. jurisdiction further enhance the property's value proposition, offering a strategic, tax-advantaged investment opportunity in one of the Caribbean's most exclusive destinations. For the buyer who values exclusivity, privacy, and long-term upside, Villa Azure delivers a lifestyle as rare as the land it occupies, a true high-end retreat getaway in the heart of the Caribbean.

**Fecha de cambio de estado del contrato:** 2025-06-02

**Refrigeración (Sí o No):** true

**País:** US

**Días acumulativos en el mercado:** 196

**Fuente de listado:** RETSUpdate

**Subtipo de propiedad:** Single Family Residence

**Direcciones:** From the Benjamin Rivera Noriega Airport CPX, head southeast on PR251 toward Cll Monserrate Colon 140 m Turn left onto PR250 1.4 km Turn right onto Bo Resaca PR250 4.9 km Turn right 1.6 km Turn right 52 m Turn right 74 m Coordinates: 18.3054721 -65.2469249

**Fecha Agregada :** Agregado hace 2 semanas

**Dormitorios:** 7 camas

**Medios baños:** 2 medios baños

**Clave del sistema fuente:** 760447538

**Total de baños (decimal):** 8

**Marca de tiempo de modificación del puente:** 2025-12-15T13:20:54.502Z

**Área total del edificio:** 4000

**Contacto preferido de la oficina de listado:** 787-979-0149

**Precio de lista calculado por pies cuadrados calculados:** 4225

**Refrigeración:** Mini-Split Unit(s)

**Coordenadas:** -65.2469249, 18.3054721

**Condado o parroquia:** Culebra

**Días en el mercado:** 196

**Tipo de propiedad:** Residential

