

FOR SALE

De Kerkweg – Characteristic detached property in historic Oranjestad on St. Eustatius

De Kerkweg, Oranjestad

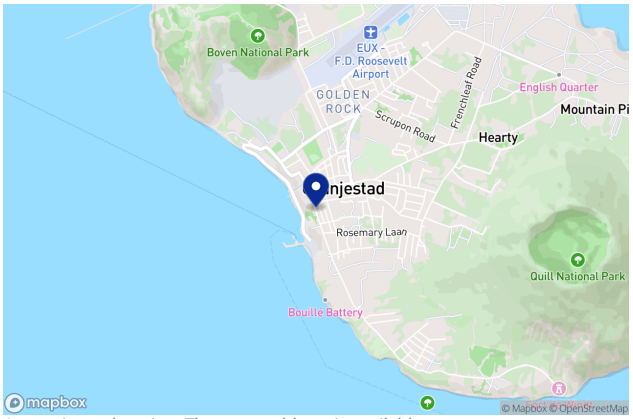
US$ 375,000
Asking price
Buyer's Costs



2 bedrooms | 2 bathrooms | 116 m² | 482 m² | Home

Specifications

Neighbourhood	Oranjestad
Address	De Kerkweg
Land	Freehold
Bedrooms	2
Bathrooms	2
Total living area	116 m²
Total ground area	482 m²
Maintenance status	Moderate



Approximate location. The exact address is available on request.



Highlights

- Characteristic location in the historic center of Oranjestad
- Traditional Statian architectural details
- Currently leased to the Joint Court of Justice through the end of 2027
- Possibility to restore the original residential layout

Description

This characteristic property is located on Kerkweg, in the heart of the historic center of Oranjestad on St. Eustatius. Kerkweg runs parallel to the cliff separating Upper Town from Lower Town, with the Oranjebaaiweg boulevard and the beach below. Historic buildings, landmarks, shops, bars, a bakery, banks, and Wilhelmina Park are all within easy walking distance.

The property offers approximately 116 m^2 of interior space and sits on a plot of 482 m^2. On the western side, a backyard with a terrace overlooks the historic wall of Fort Oranje, with a limited glimpse of the Caribbean Sea. Another plot lies between this property and the cliff edge. It currently features several large, beautiful trees that provide pleasant afternoon shade. The outdoor area is enclosed by a combination of brick and block walls and traditional fencing, creating a private and attractive space in the heart of town. The garden contains various historical artifacts and fragments, reflecting its location directly beside the fort wall and within the old town.

The building was restored as a residence in the early 2000s and combines traditional Statian architecture with practical adaptations. The front section of the house was constructed with ironwood posts and beams, an exceptionally hard and heavy wood known for its resistance to termites. This wood was widely used in the Caribbean for shipbuilding and timber construction. The remaining section of the property is approximately 100 years old and was built using simpler timber, beautifully joined to the older parts of the building. Distinctive features include wooden shingles, timber structural elements, ceramic tile floors, and natural stone kitchen walls. A particularly notable historical feature is the traditional yellow-stone chimney in the kitchen, which dates from the 17th or 18th century. The original residential layout comprises 2 bedrooms, 2 bathrooms, a living room, a dining room, and a kitchen. In 2023, the interior was adapted for use by the Joint Court of Justice. These alterations included removing and adding walls and doors, installing sound-insulating partition walls, and adding air conditioning. These modifications can be reversed, allowing the previous residential layout to be restored.

Please note: The property is currently leased to the Joint Court of Justice. The existing lease runs through the end of 2027 and must be honored by the buyer.

Layout

The original residential layout consists of a living room, dining room, kitchen, 2 bedrooms, and 2 bathrooms. On the western side, there is a backyard with a terrace situated along the cliff between Upper Town and Lower Town.

Technical specifications

- 110 Volt

Ownership and zoning

Registered at the Land Registry Office with number 021/2021.

Costs and conditions

Ground tax (annually): 0% of the value (1st residence), or Property tax (annually): 0.7% 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.

Photographs








DELL








Private















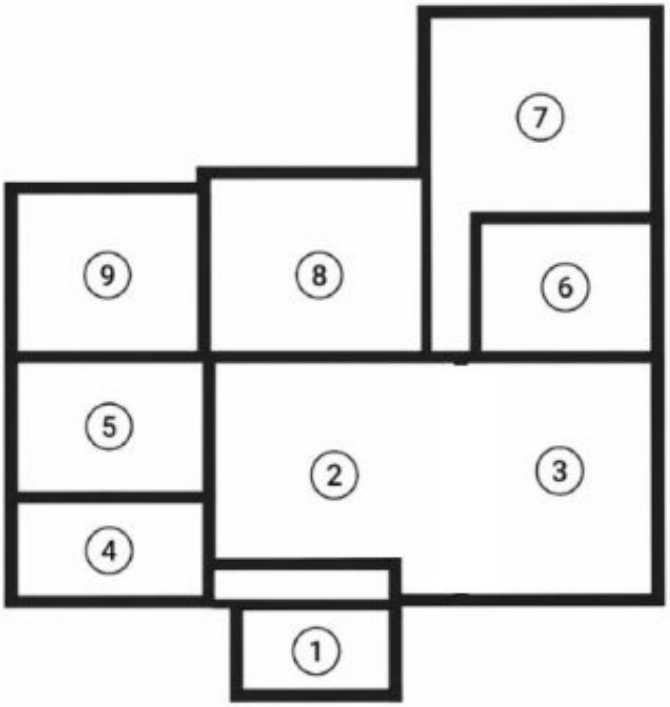








Floorplan Courthouse (indicative)



1	**Front porch + entrance**
2 + 3	**Courtroom**
3	*Former bedroom*
4	**Reception desk**
5	**Back office**
4 + 5	*Former bedroom*
6	**Bathroom**
7	**Kitchen**
8	*Former dining room*
9	**Bathroom**

Interested in this property?

Our team is on Bonaire and will arrange a viewing or answer any question about this property.

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