



## Excellent 3 Bed House for Sale in Solana country Homes San Fernando Philippines



### Στοιχεία μεσίτη

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|-------------------|---|
| Όνομα:            | Niall Madden  |
| Όνομα εταιρείας:  | Esales Property Limited   |
| Χώρα:             | United Kingdom  |
| Experience since: | 2002  |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Τηλέφωνο:         |   |
| Languages:        | English   |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 134,951.13 |

### Τοποθεσία

|                       |             |
|-----------------------|-------------|
| Χώρα:                 | Philippines |
| Ταχυδρομικός κωδικός: | 2001        |
| Δημοσιεύθηκε:         | 30/10/2025  |

### Περιγραφή:

Excellent 3 Bed House for Sale in Solana country Homes San Fernando Philippines

Esales Property ID: es5554847

Solana country Homes

San Fernando

Pampanga

Philippines

An Exclusive Opportunity: Excellent Fully Furnished Three-Bedroom House for Sale in Solana Country Homes, San Fernando, Pampanga, Philippines

This is a rare opportunity to acquire a spacious, meticulously maintained, and fully furnished two-story house nestled in the highly sought-after, exclusive subdivision of Solana Country Homes in San Fernando,



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Pampanga, Philippines. This residence represents the perfect blend of luxury, security, and convenience, offering a premium 'turn-key' living experience just one hour north of the bustling metropolis of Manila. The sale is completely straightforward as there is no debt on the property, and the sellers possess the clear title documents, ensuring a smooth and hassle-free transaction for any serious buyer looking for immediate occupancy or a solid investment in a prime location.

## A Premier Location with Community-Rich Living

The house is strategically located within the well-established and highly regarded Solana Country Homes subdivision, an area known for its exclusive atmosphere and excellent community amenities. Its location in San Fernando, Pampanga, positions it perfectly to benefit from the area's growing economy and accessibility. San Fernando is a major city and the regional center of Central Luzon, making it an excellent hub for business, education, and leisure. The crucial detail of the location is its proximity to the capital: the subdivision is situated approximately one hour north of Manila, an ideal distance for those who need periodic access to the capital without enduring its daily congestion. The subdivision itself fosters a communal and active lifestyle by providing residents with exceptional, well-maintained facilities, including a large community hall perfect for events and gatherings, a refreshing swimming pool for relaxation and recreation, and a basketball court for sports and fitness activities.

Crucially, the house is situated just outside the Guard house at the front of the subdivision. This placement offers several unique advantages. Firstly, it provides the highest level of security and immediate visibility to the community's security personnel. Secondly, it offers the utmost in accessibility and convenience, eliminating the need to navigate the internal streets of the subdivision. This premium, easily accessible location near the subdivision's entrance combines maximum security with practical, effortless entry and exit.

## Architectural Excellence and Expansive Interior Space

This impressive two-story home boasts a substantial floor area of 400 square meters, offering an abundance of space designed for comfort, luxury, and functionality. The overall design prioritizes open living and contemporary style, making it ideal for a large family, entertaining guests, or operating as a sophisticated executive residence.

Key interior features include:

- \* Three spacious bedrooms designed for privacy and comfort.
- \* Three modern, fully fitted bathrooms, ensuring ample facilities for residents and guests.
- \* A large dining and lounge area that forms the heart of the home, providing a versatile and expansive space for both formal and casual living.
- \* A dedicated upstairs office or study space, which is an invaluable feature in the modern era, catering to remote work, study, or private use.
- \* The main bedroom functions as a true retreat, featuring a private ensuite bathroom and an exclusive balcony, offering a private outdoor space with views of the surroundings.

The kitchen is a standout feature, designed to meet high standards of quality and efficiency. It is an



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Australian-designed kitchen complete with modern amenities, including a wall oven, which enhances both its aesthetic appeal and its practical cooking functionality. Adjacent to the main living areas, a dedicated laundry and store room ensures that household utility and storage needs are met without encroaching on the main living spaces, contributing significantly to the home's overall organization and cleanliness.

## Uncompromising Security and Turn-Key Convenience

The property emphasizes security and a complete, ready-to-live-in status. A key feature of the home's security design is the fitting of security screens on all the windows and doors. This provides an extra layer of protection and peace of mind, allowing for ventilation while maintaining security.

The exterior of the property is equally secure and highly functional:

- \* The entire property is fully fenced, clearly defining its boundaries and enhancing privacy.
- \* Access is managed by an electric sliding gate, offering superior convenience and security for vehicle entry.
- \* A large carport provides ample sheltered parking space for vehicles.

One of the most appealing factors of this sale is the 'turn-key' nature of the offer: the house will be sold fully furnished. This means the buyer avoids the considerable expense, time, and stress associated with procuring and installing furniture and appliances, allowing them to move in and immediately begin enjoying the home. While the full list of inclusions is extensive, the sellers note that there are many extras inside the house, a testament to the comprehensive and thoughtful way the home has been furnished and maintained by the current owners.

## Financial and Logistical Clarity

The offering is characterized by exceptional financial and logistical clarity, which significantly streamlines the purchasing process. The seller provides firm assurance that there is no debt on the property, and they are in possession of the title documents. This clear status eliminates the complexities of dealing with existing mortgages or uncertain ownership, providing the buyer with immediate peace of mind and expediting closing procedures.

Furthermore, for serious prospective buyers, the logistics of viewing the property have been carefully organized. The sellers have arranged for someone with the Keys to show them throughout the house if required. This flexibility ensures that interested parties can easily arrange a comprehensive viewing to fully appreciate the quality of the finish, the spaciousness of the interiors, and the overall premium offering of this exclusive house in Solana Country Homes.

In conclusion, this is an excellent opportunity to acquire a large, beautifully appointed, and fully secure home in a premium, exclusive community setting. Its prime location in San Fernando, Pampanga, its proximity to Manila, and its complete, turn-key furnishing status, combined with the assurance of a clear title and no outstanding debt, make this a truly exceptional and attractive real estate offering in the Philippines market.



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## ABOUT THE AREA

San Fernando is officially recognized as the capital city of the province of Pampanga and serves as the vibrant regional center for Central Luzon, Philippines. Located approximately 66 kilometers north of Manila, the city is a key economic and political hub known for its rich history and strategic importance. The city was founded in 1754 and is named after King Ferdinand VI of Spain, placed under the patronage of Saint Ferdinand III of Castile and León. Today, it stands as a bustling, first-class component city that strategically connects the northern and southern parts of Luzon, benefiting from major road networks. Its business-friendly policies and developed infrastructure contribute to its status as one of the country's growing 'Digital Cities.'

San Fernando is internationally renowned as the 'Christmas Capital of the Philippines.' This celebrated title is cemented by the city's annual Giant Lantern Festival every December, where massive, intricately designed lanterns (parol) adorned with brilliant, dancing lights are displayed in competition. CNN has even hailed the city as 'Asia's Christmas capital,' drawing both local and international tourists for the spectacular light displays. Beyond the Christmas season, the city and its surrounding areas offer numerous attractions, including Sky Ranch Pampanga amusement park, historical sites like the Metropolitan Cathedral of San Fernando, and the nearby San Guillermo Parish Church (Bacolor Church), a significant structure partially buried by the Mt. Pinatubo eruption. The region's deep cultural roots are also evident in its culinary traditions, as Pampanga is widely regarded as the 'Culinary Capital of the Philippines.'

For residents and visitors, the city's location provides excellent travel connectivity. The nearest major airport to San Fernando, Pampanga is Clark International Airport (CRK), located in the Clark Freeport Zone (Mabalacat, Pampanga), approximately 16 to 30 kilometers north of the city capital. While Manila's Ninoy Aquino International Airport (MNL) is also used, CRK offers the most convenient and fastest transit options to San Fernando via car, taxi, or bus, typically taking less than an hour. The development of new transport infrastructure, such as the North-South Commuter Railway (NSCR), is further improving the accessibility between San Fernando, Clark, and Metro Manila.

In summary, San Fernando is a dynamic blend of deep-rooted Kapampangan culture and modern economic progress. It serves not only as the governmental and commercial heart of the region but also as a major cultural destination, especially famous for its luminous Giant Lantern Festival. With seamless accessibility to the Clark International Airport (CRK) and Manila, San Fernando, Pampanga offers an ideal location that balances metropolitan convenience, cultural heritage, and regional importance, making it a highly desirable place for living, business, and tourism in the Central Luzon corridor.

## MAiN FEATURES:

- \* 400m<sup>2</sup> of living space
- \* 3 Bedrooms
- \* 3 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants



- \* Great base from which to discover other fantastic areas of the Philippines
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 3       |
| Μπάνια:                       | 3       |
| Τελειωμένα τετραγωνικά πόδια: | 400 τ.μ |
| Μέγεθος αυλής:                | 400 τ.μ |

## Rental details

|            |     |
|------------|-----|
| Furnished: | Ναί |
|------------|-----|

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.786.648

