



## Estate With Commercial Building and Multiple land plots For Sale on Siargao Island Philippines



### Information de l'agent

|                   |   |
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### Détails de l'annonce

|              |               |
|--------------|---------------|
| Propriété à: | Vendre        |
| Prix:        | EUR 1,290,000 |

#### Location

|                     |             |
|---------------------|-------------|
| Pays:               | Philippines |
| Adresse:            | San Isidro  |
| Indicatif régional: | 8421        |
| Soumis:             | 13/05/2025  |

#### Description:

Estate With Commercial Building and Multiple land plots For Sale on Siargao Island Philippines

Esales Property ID: es5554613

Siargao, Purok 2 San Isidro, Del Carmen, Surigao del Norte, Philippines

An Exceptional Investment Opportunity: Estate with Commercial Building and Multiple Land Plots on Siargao Island, Philippines

This offering presents a unique opportunity to acquire a substantial real estate holding in one of the Philippines' most sought-after destinations: Siargao Island. Renowned globally for its world-class surfing, pristine beaches, and laid-back tropical atmosphere, Siargao has experienced a surge in tourism and development, making it an increasingly attractive location for investment. This estate comprises a well-established commercial building, currently operating as a restaurant and homestay, along with significant land holdings, including a sizable rice field plot with future development potential.



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## The Commercial Property: A Thriving Business Venture

At the heart of this offering is a two-story commercial building strategically located in San Isidro, Surigao del Norte. This structure currently houses a successful business, 'Aidas Restaurant,' and a fully operational homestay.

\* **Strategic Location:** The property enjoys a prime location along the main road in San Isidro, ensuring high visibility and accessibility. Its position opposite a primary school and its proximity to local council offices (just two minutes away) further enhances its appeal and convenience. This central location is ideal for attracting both local patronage and the influx of tourists visiting Siargao.

\* **Established Business:** The ground floor features a fully equipped and operational restaurant. This turnkey business opportunity allows a new owner to seamlessly continue operations and capitalize on the existing customer base and established reputation. The restaurant is well-suited to cater to the diverse culinary needs of both tourists and locals, offering a range of dining experiences.

\* **Homestay Accommodation:** The upper level of the building houses a fully furnished homestay with four ensuite rooms. Each room is designed to provide comfortable and private accommodation for guests. The homestay component of the property complements the restaurant business, offering a convenient and attractive option for visitors seeking accommodation in the area. This combination of dining and lodging creates a synergistic business model with the potential for high returns.

\* **Building Features:** The two-story building is constructed to modern standards, ensuring durability and functionality. The design maximizes space utilization and provides a welcoming ambiance for both diners and homestay guests. The property is equipped with essential amenities, including electricity, water supply, and sanitation facilities.

## The Land Holdings: Expansion and Development Potential

In addition to the commercial building, this offering includes a significant land holding:

\* **Rice Land Plot:** A substantial rice land plot, measuring 16,917 square meters, is located in Macapagal, San Isidro. This land presents a unique investment opportunity with significant future development potential.

\* **Strategic Location:** The rice land is strategically positioned opposite the proposed International Airport, a major infrastructure development that will further enhance Siargao's accessibility and attractiveness as a tourist destination. The land's location on the main road and its proximity to the airport (15 minutes) and local beaches (10 minutes) adds to its development potential.

\* **Development Potential:** While currently used for rice cultivation, this land holding offers exciting possibilities for future development. Its size, location, and proximity to key infrastructure and tourist attractions make it ideal for a variety of projects, such as:

\* **Hotel or Resort Development:** The land's proximity to the proposed airport and beaches makes it highly suitable for a hotel or resort complex to cater to the increasing number of tourists visiting Siargao.

\* **Residential Development:** The land could be developed into a residential subdivision or housing estate to meet the growing demand for accommodation on the island.

\* **Commercial Development:** The strategic location along the main road and near the airport makes it ideal for commercial development, such as a shopping center, retail complex, or business park.



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## Siargao Island: A Paradise of Opportunity

Siargao Island, located in the province of Surigao del Norte, has emerged as a premier tourist destination in the Philippines. Its allure stems from its:

- \* **World-Class Surfing:** Siargao is globally recognized as the 'Surfing Capital of the Philippines,' attracting surfers from around the world. The island boasts legendary surf breaks, most notably 'Cloud Nine,' a reef break renowned for its thick, hollow tubes. Other popular surfing spots include General Luna and Pacifico, which are easily accessible from the properties offered. The consistent waves and stunning coastal scenery make Siargao a surfer's paradise.
- \* **Pristine Beaches:** Beyond surfing, Siargao is blessed with an abundance of breathtaking beaches. These beaches feature powdery white sand, crystal-clear turquoise waters, and swaying palm trees, creating a picture-perfect tropical setting. The island's coastline offers a diverse range of beach experiences, from secluded coves to expansive stretches of sand ideal for sunbathing, swimming, and water sports.
- \* **Natural Beauty:** Siargao's natural beauty extends beyond its beaches. The island is characterized by lush mangrove forests, tranquil lagoons, and verdant landscapes. Exploring the island's interior reveals hidden waterfalls, scenic hiking trails, and diverse flora and fauna. The island's unique ecosystem provides opportunities for eco-tourism and outdoor adventures.
- \* **Tranquil Atmosphere:** Despite its growing popularity, Siargao has retained a laid-back and relaxed atmosphere. The island's pace of life is slower and more relaxed than in many other tourist destinations, offering a welcome escape from the hustle and bustle of city life. This tranquility, combined with the island's natural beauty and friendly locals, creates a truly idyllic setting.
- \* **Tourism Growth:** Siargao has experienced significant growth in tourism in recent years. This growth has been driven by the island's increasing recognition as a world-class surfing destination, its stunning natural beauty, and the development of tourism infrastructure. The influx of tourists has created a thriving tourism industry, supporting a range of businesses, including hotels, resorts, restaurants, and tour operators.
- \* **Infrastructure Development:** Ongoing infrastructure development, including the proposed International Airport, is further enhancing Siargao's accessibility and attractiveness as a tourist destination and investment location. Improved transportation links will facilitate travel to and from the island, boosting tourism and economic activity.

## Investment Highlights and Potential

This offering represents a compelling investment opportunity for several reasons:

- \* **Income-Generating Assets:** The commercial building provides immediate income-generating potential through the established restaurant and homestay businesses.
- \* **High Growth Potential:** Siargao's tourism industry is experiencing rapid growth, creating significant opportunities for businesses in the hospitality sector.
- \* **Strategic Land Holdings:** The rice land plot offers substantial future development potential, allowing an investor to capitalize on the island's growth and increasing demand for accommodation, commercial space, and other amenities.
- \* **Diversification:** This investment provides diversification across different real estate sectors, including commercial property and land development.



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\* Long-Term Appreciation: Siargao's increasing popularity and ongoing development suggest strong potential for long-term appreciation in property values.

## Financial Details

\* Commercial Property Price: The asking price for the commercial property (Aidas Restaurant and homestay) is P80,000,000 Philippine Pesos.

\* Rice Land Price: The asking price for the rice land plot is P43,000,000 Philippine Pesos.

## Conclusion

This offering presents a rare opportunity to acquire a substantial real estate holding in one of the Philippines' most promising destinations. The combination of a thriving commercial property with significant land holdings offers both immediate income-generating potential and exciting future development possibilities. Siargao Island's growing tourism industry, stunning natural beauty, and ongoing infrastructure development make it an ideal location for long-term investment.

This estate is more than just a property; it's a gateway to a thriving business, a slice of paradise, and a future filled with possibilities. Whether you're an investor seeking high-yield returns, a developer with a vision for creating a landmark, or an entrepreneur looking to establish a foothold in a booming market, this Siargao Island estate offers the perfect foundation for success.

## ABOUT THE AREA

San Isidro is a municipality located on the northeastern coast of Siargao Island, in the province of Surigao del Norte, Philippines. Known for its more laid-back and rustic charm compared to the bustling tourist center of General Luna, San Isidro offers visitors a chance to experience a different side of Siargao. Characterized by its stunning natural beauty, San Isidro is home to pristine beaches, lush coconut plantations, and a relaxed, tranquil atmosphere. This area is particularly appealing to surfers seeking less crowded waves and a more authentic island experience.

While surfing is a major draw, especially at beaches like Pacifico, San Isidro offers a range of other activities. Visitors can explore the scenic coastline, discover hidden coves, and enjoy the breathtaking sunsets. The area is also dotted with local eateries and small communities, providing a glimpse into the local way of life. Exploring the nearby coconut plantations and engaging with the friendly locals are also popular activities. San Isidro provides a serene escape for those looking to unwind and immerse themselves in Siargao's natural beauty.

For those wondering how to get to San Isidro and Siargao Island in general, the most common way is by air. The Sayak Airport (IAO), also known as Siargao Airport, is the main airport on the island. Several airlines offer flights to Siargao from major cities in the Philippines, such as Manila and Cebu. From the airport, travelers can reach San Isidro by various means of transportation.

San Isidro offers a unique and authentic Siargao experience, characterized by its natural beauty, laid-back atmosphere, and friendly locals. Whether you're a surfer seeking uncrowded waves or a traveler looking



to immerse yourself in the island's tranquility, San Isidro provides a welcoming and unforgettable escape.

## MAiN FEATURES:

- \* 200m<sup>2</sup> of living space
- \* 475m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 4 Bathrooms
- \* 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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### **Commun**

|                   |                    |
|-------------------|--------------------|
| Chambres:         | 4                  |
| Salle de bains:   | 4                  |
| Pied carré fini:  | 200 m <sup>2</sup> |
| Dimesions du lot: | 475 m <sup>2</sup> |

### **Rental details**

|            |     |
|------------|-----|
| Furnished: | Oui |
|------------|-----|

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.913.011

