



## Luxury Bed Manor By The Sea Estate For Sale on Panglao Island Philippines



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 3,651,894.94

### Location

Pays:	Philippines
Adresse:	Catarman Bohol Philippines
Indicatif régional:	6339
Soumis:	13/05/2025

### Description:

Luxury Manor By The Sea Estate For Sale on Panglao Island Philippines

Esales Property ID: es5554583

Catarman, Dausi, Bohol

Philippines

Asking price 200 million Pesos

For Sale: Unparalleled Luxury 6-Bedroom Manor By The Sea Estate on Panglao Island, Philippines – A Waterfront Sanctuary of Exquisite Design and Unrivaled Privacy

Discover a Secluded Paradise on 6,668 Square Meters of Prime Seafront Land with Private Beach Access and Breathtaking Vistas



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Nestled on an expansive 6,668 square meters (71,774 square feet) of pristine seafront land on the enchanting Panglao Island in the Philippines, 'Manor by the Sea' stands as a testament to luxurious coastal living and architectural brilliance. This exceptional estate boasts a clean and unencumbered title, ensuring a seamless transfer of ownership. A significant and highly coveted feature of this property is its direct private access to the sparkling turquoise waters and a seasonal white sand beach, offering residents an exclusive gateway to the natural beauty of the Philippine coastline. The meticulously designed and constructed area of the estate spans an impressive 1,067 square meters (11,485 square feet), encompassing a magnificent manor house, a charming coach house, and additional supporting structures, all set within mature and exquisitely landscaped gardens that frame stunning panoramic views of the sea and the majestic surrounding mountains.

The Manor House, the centerpiece of this remarkable estate, offers a sprawling living space of 550 square meters (5,920 square feet) thoughtfully arranged over two elegant stories. The architectural design prioritizes natural cooling and a sense of spaciousness, featuring soaring 3.7-meter (12-foot) high ceilings on the ground floor and even more impressive 5.2-meter (17-foot) vaulted ceilings on the first floor. The strategic placement of double aspect rooms ensures excellent cross-ventilation and abundant natural light throughout the residence. Every room within the Manor House is adorned with luxurious finishes, including custom-laid flooring that exudes sophistication, bespoke crown molding that adds a touch of timeless elegance, and refined wall paneling that enhances the overall aesthetic. Antique hardwood triple pocket sliding doors seamlessly connect the interior spaces to the numerous balconies and terraces, each featuring elegant French doors with bevelled glass, practical French panels with integrated insect screens, and solid wood shutters, allowing residents to fully embrace the indoor-outdoor lifestyle. The formal Dining Room is graced by a matching pair of heirloom chandeliers, adding a touch of grandeur to every meal. The Drawing Room serves as the ultimate exclusive entertaining space, where residents and their guests can relax and admire the breathtaking panoramic sea views through expansive 4-meter (13-foot) wide sliding doors. A solid hardwood double door entry opens into a grand 10-meter (33-foot) high lobby, anchored by a large antique chandelier and featuring custom windows by the renowned Kenneth & Mock, creating a truly impressive sense of arrival. For modern convenience, the Manor's main rooms, including the gourmet kitchen, are all Ethernet-connected and equipped with powerful split-type air-conditioning units (3-horsepower per room) to ensure optimal comfort in the tropical climate.

The Gourmet's Kitchen is a culinary enthusiast's dream come true, meticulously designed and appointed with the finest materials and appliances. Custom-made cabinetry, featuring soft-closing doors and drawers, provides ample and organized storage. The expansive Volakas marble countertops offer a luxurious and durable workspace, complemented by elegant glazed subway tile backsplashes and subtle under-cabinet LED lighting. Special fixtures include a statement 90cm cast-iron apron-front sink by Kohler and a convenient pot-filler strategically placed above the high-end cooktop. The air-conditioned kitchen seamlessly connects to an adjacent butler's pantry, providing additional preparation and serving space. The butler's pantry, which also features its own bar sink, offers a concealed door leading to the formal Dining Room, ensuring discreet and efficient service. Both the main kitchen and the butler's pantry are equipped with top-of-the-line appliances, including two Samsung refrigerators, a Siemens dishwasher, cooktop, convection oven, dual-motor extractor hood, and microwave oven, catering to the most discerning culinary needs. Adding to the practicality of the Manor House is a substantial 105 square



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meter (1,130 square feet) fully ventilated basement, which houses the property's advanced technical equipment, including water tanks, rainwater filtration equipment, and air-conditioning condensers, while also providing full and easy access to the plumbing and electrical lines for maintenance.

The outdoor amenities at Manor by the Sea are equally impressive, designed for relaxation, recreation, and enjoyment of the stunning surroundings. The expansive infinity pool, measuring 73 square meters (785 square feet), appears to seamlessly merge with the azure waters of the sea, creating a breathtaking visual effect. The pool is surrounded by 76 square meters (818 square feet) of elegant natural Araal stone flooring, providing ample space for lounging and sunbathing. A separate Children's Pool, measuring 23 square meters (247 square feet), ensures water fun for residents of all ages. A charming 24 square meter (258 square feet) Pool Pavilion, thatched with local cogon grass, offers a shaded retreat throughout the day, perfect for relaxing by the water. A unique natural phenomenon graces the property each year: as the Habagat (southwest monsoon) season transitions to the Amihan (northeast monsoon) season, fresh white sand is naturally deposited onto the estate's very own private white sand beach, creating a pristine and exclusive shoreline. Manor by the Sea benefits from direct private access to this beach and the inviting sea, offering an unparalleled coastal living experience. The entire estate is fully fenced, ensuring privacy and security, and features magnificent mature landscaped gardens, showcasing a vibrant array of indigenous tropical plants and fruit-bearing trees, creating a lush and fragrant oasis. A separate Coach House provides ideal accommodation for visiting family and/or guests. With a total construction area of 198 square meters (2,131 square feet), the Coach House offers ample living space, including three additional well-appointed bedrooms (each with a ceiling fan and air-conditioning), three modern bathrooms, and a comfortable fitted kitchen, lounge, and dining area (also equipped with ceiling fans and air-conditioning). The ground floor of the Coach House also features a convenient 2-car garage, practical utility areas, a dedicated staff office, and a useful store room. This fully independent Coach House serves as a practical and perfect complement to the Manor, providing flexible accommodation and enhancing the overall appeal of the estate.

The total constructed area at Manor by the Sea spans an impressive 1,067 square meters (11,485 square feet) and encompasses the following: the Manor House ground floor (310 square meters / 3,337 square feet), the Manor House first floor (240 square meters / 2,583 square feet), the fully ventilated Manor House basement housing technical equipment (105 square meters / 1,130 square feet), the expansive Infinity Pool (73 square meters / 785 square feet), the dedicated Children's Pool (23 square meters / 247 square feet), the charming Pool Pavilion (24 square meters / 258 square feet), the spacious Pool Terraces (76 square meters / 818 square feet), the well-appointed Coach House ground floor (110 square meters / 1,184 square feet), the comfortable Coach House first floor (88 square meters / 947 square feet), and a traditional Nipa Hut (18 square meters / 194 square feet) providing additional shaded outdoor space. Further enhancing the property's appeal are numerous additional features, including high-speed fibre optic internet (with speeds up to 250 Mbps available) and a back-up internet connection via a roof-mounted antenna, ensuring reliable connectivity. The estate benefits from a full connection to the mains power supply, supplemented by a back-up generator for uninterrupted power. A comprehensive CCTV system provides enhanced security throughout the property. The Manor House features substantial 57.5 cubic meter (2,030 cubic feet) water tanks for storing both municipal water and rainwater collected from the roof, a sophisticated 7-stage whole house water filtration and softening system, a reliable gravity and pressurized water system with a hot water tank, and a large 3-chamber septic tank. The Coach House also benefits from significant water storage with 37 cubic meter (1,306 cubic feet) water tanks, a gravity and



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pressurized water system with dedicated hot water heaters, a comprehensive 4-stage whole house water filtration system, and a large 3-chamber septic tank. The Manor House is constructed with double external walls separated by an air gap, ensuring excellent thermal heat insulation, and large overhanging eaves provide ample shade, which, combined with the use of cross-ventilation, ensures a naturally cool interior environment. The entire estate has been constructed to the highest standards, exquisitely finished with unsurpassed attention to detail. The land itself comprises a total of 6,668 square meters (71,784 square feet) spread across three separate and absolutely clean titles. The primary title encompasses 6,446 square meters (69,384 square feet) and is where the Manor House, Coach House, Swimming Pools, Pavilion, Terraces, Nipa Hut, and Gardens are situated. The second and third titles consist of an additional 445 square meters (4,790 square feet) that form the private access road leading directly to an 8-meter wide concrete public road. To ensure privacy and exclusivity, the ownership of these titles forming the private road is shared on an undivided 50:50 basis with the neighboring lot, with the seller's 50% interest, equivalent to 222.5 square meters (2,395 square feet), included in this exceptional sale. Manor by the Sea is available for sale on a fully furnished basis, offering a truly turnkey opportunity to own a piece of paradise on Panglao Island.

For those seeking to escape to this exclusive retreat on Panglao Island, the convenience of air travel is readily available. Manor by the Sea is strategically located in Catarman, Dauis, Bohol, just a short and convenient 15-minute drive from the Panglao Bohol International Airport (TAG). This modern airport serves as the primary gateway to Panglao Island, offering both domestic and an increasing number of international flights, making escaping to this luxurious estate incredibly easy. The proximity to the airport ensures a seamless transition from arrival to the tranquility of Manor by the Sea. Additionally, the property is also located within a 15-minute drive of the popular Alona Beach, known for its vibrant atmosphere, restaurants, and dive centers, and Tagbilaran City, the capital of Bohol, offering a wider range of commercial and administrative amenities. This prime location perfectly balances the serenity of a secluded beachfront estate with convenient access to essential services and leisure activities, making Manor by the Sea an unparalleled opportunity for discerning buyers seeking the ultimate in luxury island living in the Philippines.

## ABOUT THE AREA

Catarman is a barangay (village) located within the municipality of Dauis on Panglao Island, which is part of the province of Bohol in the Philippines. Dauis is situated on the southwestern side of Panglao Island, known for its stunning white-sand beaches, crystal-clear waters, and vibrant marine life. Panglao Island has become a popular tourist destination in the Philippines, attracting visitors with its natural beauty, dive spots, and laid-back atmosphere. Catarman, being part of Dauis, shares in this idyllic setting, likely offering a peaceful coastal environment with access to the attractions that make Panglao Island so appealing.

Dauis itself is one of the two municipalities on Panglao Island, the other being Alona Beach in Panglao town. While Panglao is connected to the main island of Bohol via two causeways, it maintains its distinct charm and appeal. The area around Catarman in Dauis is likely characterized by a mix of residential areas, local businesses catering to tourism, and the natural beauty of the coastline. Visitors to this part of Bohol often come to enjoy the beaches, go diving or snorkeling, and experience the local culture and cuisine. The proximity to the sea is a defining feature of life in Catarman, offering opportunities for



various water-based activities and providing scenic views.

Given its location on Panglao Island, Bohol, the most convenient and primary airport serving the area is Panglao Bohol International Airport (TAG). This modern airport, which replaced the former Tagbilaran Airport, is located on Panglao Island itself, making it the direct gateway for visitors heading to Dauis and other parts of the island. The airport handles both domestic and an increasing number of international flights, connecting Bohol to major cities in the Philippines and select international destinations. Its strategic location on Panglao Island significantly reduces travel time to areas like Catarman in Dauis compared to arriving at the old airport on the main island.

Therefore, for anyone traveling to Catarman, Dauis, Bohol, the Panglao Bohol International Airport (TAG) is the designated and most practical airport to use. Upon arrival at TAG, travelers can easily reach Catarman via a short taxi or private vehicle ride, as the airport is located on Panglao Island, ensuring a swift and convenient transfer to their destination within the beautiful municipality of Dauis. The ease of access from the airport directly to Panglao Island has greatly enhanced the tourism experience in the region.

#### MAiN FEATURES:

- \* 1067m<sup>2</sup> of living space
- \* 6668m<sup>2</sup> plot
- \* 6 Bedrooms
- \* 6 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* 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:	6
Salle de bains:	6
Pied carré fini:	1067 m <sup>2</sup>
Dimesions du lot:	6668 m <sup>2</sup>

#### **Room details**

Indoor Features:	Fitted kitchen
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#### **Rental details**

Furnished:	Oui
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.913.030

