



## Luxury 15 Bedroom Estate For Sale in DANA O Cebu



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 2,051,521.25

### Elhelyezkedés

Ország:	Philippines
Cím:	MANLAYAG PATAG
Irányítószám:	6014
Feladta:	2023. 10. 06.

Leírás:

Luxury 15 Bedroom Estate For Sale in DANA O Cebu Philippines

Esales Property ID: es5553891

Property Location

Manlayag Patag,

Danao City,

Cebu,

Central Visayas,

6014,

Philippines



Guide Price : €1,750,000 – All Serious offers considered

## Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent low cost standard of living, the Philippines is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

This very spacious and unique house was designed and built two years ago by a UK Master Builder with over 40 years of UK and International experience. The owner spent every day for two years on site overseeing the works, with the assistance of a civil engineer, his accountant wife, and the eminent Cebu architect Jose Mari Canizares and his team. As a result, the build quality and finish are outstanding, with many of the finishing and electrical items imported from the UK. There is a full and detailed photographic record of all of the construction works, plus a full set of approved drawings by the architect on paper and CAD.

The house is fully furnished and is to be sold with all its contents, subject to price agreement with the buyer. There is also a Polaris Sportsman X2 570 ATV with trailer, plus tools, construction and maintenance equipment for sale at a price to be agreed with the buyer, in addition to the property sale price.

The City of Danao and the coast are just a 15-minute drive away.

In addition to the advertised property sale price, there are also three further plots of land for sale: two adjacent plots at 15,660 and 18,933 square meters with separate access from the Barangay road, gated and fully fenced, and the other at 10,910 square meters, reached by access over a neighbour's land where there is consent to construct a road.

This property is a great opportunity for someone looking for a high-quality, fully furnished home in a convenient location. It is also a good option for someone who is interested in a commercial development, or in developing the additional land plots.

The main house has a fully fenced plot area of 2,395 square meters and a floor area of 1,115 square meters. It has six double bedrooms, five of which have direct access to balconies. There are seven bathrooms connected to a centralized hot water system. There are also four large balconies with mountain and sea views.

In addition to the bedrooms and bathrooms, the main house also has two outside showers, two offices or media and games rooms, two fitted linen cupboards, a hot water cylinder cupboard, a second floor drinks station, two fitted walk-in dressing rooms, four fitted/bespoke kitchens (Bosch appliances and dishwashers), a fully fitted laundry room, a pool changing room, an EE room, a home theater/library, and a gym.



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A pool plant room containing a Hayward multispeed pump and filter with a salt generator, a storeroom and workshop, a formal dining room, a living room, a large living/dining area, a BBQ hut, a pool lounge, a swimming pool (4m x 14m and 80 cm to 1.8m deep), a bamboo gazebo (seats 24 with lights and fan), a CCTV system (can be accessed by TV and phone/tablet), 100 mbps internet speed.

Five underground rainwater storage tanks with a capacity of 122 cu.m for vehicle washing and plant irrigation, a 50kVA back up generator with automatic change-over switch and 50kVA transformer, and a deep well.

Daikin split system air conditioning is installed, there are 12 Samsung Smart Tv's – fitted in all bedrooms, home theater, living rooms, main office, and gym, a fully integrated smoke/fire alarm system, PIR activated security floodlights, a 50 year Guarantee by Decra for the roof, all lighting is LED – switches and sockets are Panasonic.

The area of fenced and gated land immediately outside of the concrete fenced Main House plot of 2,395 sq m, is approx. 10,000 sq m, which contains the gated private access road, the other ancillary buildings, and is included within the sale price.

A further fenced area outside of this, of approx. 24,000 sq m – is also for sale at a guide price of E13 per sq m.

The property is mortgage-free, the land is titled, and the taxes paid.

The guest house has a floor area of 160 square meters. It has four bedrooms, three bathrooms, a fitted kitchen, a dining room, a living and TV room, an outside kitchen, a front porch, a double garage, Daikin split system air conditioning installed, PIR security flood lights, internet, and CCTV.

The staff house has a floor area of 35 square meters. It has three bedrooms, a shower room and toilet, and an outside kitchen.

The gatehouse has a floor area of 22 square meters. It has two bedrooms, a storeroom, and an outside kitchen.

The bamboo garage has a floor area of 36 square meters.

The workshop/storeroom has a floor area of 30 square meters and is used for storing and servicing the estate maintenance equipment.

The steel container is 20ft long and is used for storing and securing materials.

The pump room has a floor area of 6 square meters and contains two pressurized water cylinders with a capacity of 450 liters, with a pump, the purification filters and water softening equipment, and the deep well electrical control unit.

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## ABOUT THE AREA



Cebu, officially the Province of Cebu, is a province of the Philippines located in the Central Visayas region, and consists of a main island and 167 surrounding islands and islets.

Cebu is a province of the Philippines, located in the Central Visayas region. It is the second most populous province in the country, with a population of over 3 million people. Cebu City, the capital of the province, is the sixth most populous city in the Philippines and is known as the 'Queen City of the South.'

### Cebu City, Philippines

Cebu is a popular tourist destination, known for its beautiful beaches, lush mountains, and rich culture. Some of the most popular tourist attractions in Cebu include:

- Fort San Pedro: A Spanish fort built in the 16th century.
- Magellan's Cross: A Christian cross planted by Portuguese explorer Ferdinand Magellan in 1521.
- Basilica Minore del Santo Niño: A Catholic church that houses the image of the Santo Niño de Cebú, a revered statue of the Child Jesus.
- Taoist Temple: A Taoist temple located on top of a hill overlooking Cebu City.
- Tops Lookout: A viewpoint that offers panoramic views of Cebu City and the surrounding area.
- Cebu Ocean Park: An ocean theme park with a variety of marine animals, including sharks, dolphins, and penguins.
- Kawasan Falls: A three-tiered waterfall located in the town of Badian.
- Tumalog Falls: A waterfall located in the town of Oslob, where visitors can swim with whale sharks.
- Mactan Island: A small island located off the coast of Cebu City, known for its white sand beaches and crystal-clear waters.
- Malapascua Island: A small island located north of Cebu Island, known for its thresher sharks and manta rays.

Cebu is also a popular destination for scuba diving and snorkeling. The province has a variety of dive sites, ranging from shallow reefs to deep sea walls. Some of the most popular dive sites in Cebu include:

- Malapascua Island: Known for its thresher sharks and manta rays.
- Mactan Island: Known for its coral reefs and shipwrecks.
- Moalboal: Known for its sardine run and turtle sanctuary.
- Apo Island: A marine protected area known for its diverse marine life.

Cebu is a great place to live for people of all ages and interests. Whether you are looking for a relaxing beach vacation, an adventurous outdoor adventure, or a cultural experience, Cebu has something to offer everyone.

### MAiN FEATURES:

- 1115m<sup>2</sup> of living space
- 33942m<sup>2</sup> plot room to develop further
- 15 Bedrooms – (6 in Main House – 4 in Guest House – 3 in Staff House – 2 in Gatehouse)
- 11 Bathrooms – (7 in Main House – 3 in Guest House – 1 in staff house)



- Stunning Mountain & Sea Views
- Private Parking
- Private Gardens
- 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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## Gyakori

Hálósobák:	15
Fürdőszobák:	11
Kész négyzetméter:	1115 nm

## Room details

Indoor Features:	Fitted kitchen
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## Rental details

Furnished:	Yes
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## Lease terms

Date Available:	
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## További információ

Virtual tour URL:	<a href="https://www.youtube.com/embed/1h6Cv0Ha4rw?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/1h6Cv0Ha4rw?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX4.983.071
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