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Estate of 3 Properties for Sale in Manila



Informazioni sull'Agente

Nome: Niall Madden

Nome della Esales Property Limited

ditta:

Nazione:

United Kingdom

Experience 2002

since:

Tipo di Selling a Property

servizio:

Specialties:

Property Type: Apartments

Telefono:

Languages: English

Sito web: https://esalesinternation

al.com

Dettagli dell'inserzione

Proprietà per: Saldi

Prezzo: EUR 77,252

Posizione

Nazione: Philippines Pubblicato: 24/11/2025

Descrizione:

Estate of 3 Properties for Sale in Manila Philippines

Esales Property ID: es5554872

Premier Makati Real Estate Portfolio: 3 High-Value Properties for Sale

This exclusive portfolio presents an outstanding investment opportunity consisting of three prime residential properties located in the dynamic heart of Makati City, Metro Manila, Philippines. The portfolio features a high-end unit in Kroma Tower and two penthouse-level apartments in SMDC Air Residences, offering a combination of luxury, location, and potential rental income.

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The first property is a sophisticated, semi-furnished 1-bedroom unit in Kroma Tower, located on Makati Ave. This 54m2 apartment is situated on the 25th floor and is offered at a price of €187,667. This unit is in pristine condition, has never been used or rented, and comes with a clear title. It boasts a prime location just steps from major commercial hubs, including Greenbelt, Glorietta, Ayala Triangle Gardens, and Makati Medical Center, making it ideal for professionals or discerning investors seeking a secure,

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stylish, and pet-friendly Makati address.

The second offering consists of two identical 1-bedroom apartments in SMDC Air Residences, located at Ayala Ave. Ext. cor. Malugay St. These units are currently priced at €77,253 each (or \$₱5,285,000\$ each, CGT included). Positioned on the 59th floor, they offer true penthouse living with 26.35 m2 of floor area, featuring a balcony and a sought-after view of the Manila Bay sunset. These are two of the very last units available in this specific complex offering, presenting a limited-time opportunity; a discount is available for buyers who purchase both units. Like the Kroma unit, these are brand new, petfriendly, and have never been occupied or rented. Residents benefit from luxury amenities such as multiple pools, a yoga terrace, a BBQ area, and a jogging trail, with the complex being steps away from Greenbelt, Glorietta, and providing easy access to NAIA. Payment is accepted via Spot Cash or Bank Financing.

ABOUT THE AREA

Manila, the capital of the Philippines, is a highly dynamic and historically significant global city located on the island of Luzon. Situated on the eastern shore of Manila Bay and bisected by the Pasig River, the city proper is the nucleus of the much larger Metro Manila (National Capital Region), which comprises a vast, bustling urban area encompassing seventeen cities and municipalities, including major commercial centers like Makati and Quezon City. Known for its incredible population density, Manila is a major economic, political, and cultural hub, serving as the primary center for commerce, finance, and international diplomacy within the Philippines.

The city's rich history is deeply rooted in its status as the former administrative capital of the Spanish East Indies for over three centuries. This heritage is most palpable in the walled district of Intramuros—Spanish for 'within the walls'—which contains some of the city's most enduring historical landmarks. Key sites include Fort Santiago, the ancient citadel that served as a defense fortress, and the San Agustin Church, one of the few structures to survive the Battle of Manila in World War II. Manila's landscape is a fascinating mix of old colonial architecture, modern high-rises, and traditional neighborhoods like Binondo Chinatown, which is recognized as one of the oldest Chinatowns in the world.

Beyond its historical core, the city is defined by a vibrant contemporary culture and modern development. Metro Manila is a center for education, housing numerous esteemed universities, and a major destination for business process outsourcing (BPO). The economy is powered by its major international port, which manages a substantial portion of the nation's imports and exports, and by its flourishing trade and tourism sectors. However, as one of the world's most rapidly developing megacities, Manila grapples with common urban challenges, including intense traffic congestion and infrastructure strains, particularly in its most densely populated districts.

For international and domestic travel, the Greater Manila Area is primarily served by two major international airports. The main gateway is Ninoy Aquino International Airport (NAIA), officially designated by the IATA code \$MNL\$. Located approximately 7 to 11 kilometers south of Manila proper, across the cities of Pasay and Parañaque, NAIA is the country's busiest airport and main international hub. A significant alternative, particularly for travelers heading to the Central and Northern Luzon

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regions, is Clark International Airport (\$CRK\$). Located about 80 kilometers northwest of Manila within the Clark Freeport Zone in Pampanga, Clark serves as an increasingly important secondary hub, catering to both domestic and international traffic.

MAIN FEATURES:

- * 27m2 & 54 m2
- * 1 Bedroom Per Apartment
- * 1 Bathroom Per Apartment
- * 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

Contact us today to buy or sell property in the Philippines fast online

Comune

Finito piedi quadrati: 54 mq Dimensione del lotto: 54 mq

Rental details

Furnished: Sì

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.937.754

