



## 1 Bed Apartment for Sale in Kroma Tower Manila Philippines



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 191,278.56

### Posizione

Nazione:	Philippines
Publicato:	24/11/2025
Descrizione:	

1 Bed Apartment for Sale in Kroma Tower Manila Philippines

Esales Property ID: es5554872

Exclusive Investment Opportunity: Unused 1-Bedroom Unit in Kroma Tower, Makati CBD

This offering presents a rare and compelling opportunity to acquire a sophisticated, semi-furnished one-bedroom condominium unit in the prestigious Kroma Tower, a modern residential landmark situated in the heart of the Makati Central Business District (CBD), Philippines. Kroma Tower, developed by a renowned and trusted developer, is strategically located right on Makati Avenue, placing residents at the epicentre of the country's premier financial and commercial hub. The unit is available for a competitive price of €187,667, representing an attractive entry point into the highly exclusive Makati property market.

The unit itself embodies modern luxury and convenience, featuring a generous floor area of 54 square meters. It is perfectly positioned on the 25th floor, offering residents elevated views of the vibrant cityscape and ensuring ample natural light throughout the day. Crucially, this apartment is in pristine, brand-new condition; it has never been used or rented out, meaning the new owner will be the first



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occupant. This presents a unique advantage, as it eliminates any concerns regarding wear and tear or prior tenancy issues, guaranteeing a fresh, immaculate space ready for immediate occupancy or rental activation. The property comes with a clear title, assuring a smooth, secure, and straightforward transfer of ownership.

The apartment is being sold semi-furnished, thoughtfully equipped with essential fixtures and fittings that enhance its stylish design and functionality. This provision allows the new owner the flexibility to personalize the unit while avoiding the initial costs and delays associated with completely fitting out a bare space. The interior design of Kroma Tower units emphasizes contemporary aesthetics and efficient space planning, making the 54m<sup>2</sup> footprint feel expansive and highly usable. The layout is perfectly suited for a single professional or a dynamic couple seeking a secure, stylish, and low-maintenance residence in a non-stop city.

The location of Kroma Tower is arguably its most significant asset, providing an unparalleled lifestyle of convenience and accessibility. The building is situated just steps away from major commercial, retail, and recreational hubs that define the Makati CBD. Residents can walk to world-class shopping centres, including Greenbelt and Glorietta, offering high-end retail, fine dining, and entertainment options. The serene Ayala Triangle Gardens, a beloved urban park and popular spot for fitness and relaxation, is also within easy reach. Furthermore, the unit's proximity to key institutions like the renowned Makati Medical Center adds a layer of essential convenience, particularly appealing to medical professionals, corporate executives, and those prioritizing accessible healthcare. This prime location minimizes commute times and maximizes the quality of urban life.

Beyond the unit itself, Kroma Tower provides a comprehensive range of five-star amenities and services characteristic of a premium Makati address. Residents benefit from a modern, professionally managed environment that ensures security and comfort. The building's amenities typically include a stunning swimming pool, a well-equipped fitness centre, multi-purpose function rooms, and beautifully designed common areas that extend the resident's living space. The community is designed to foster a sophisticated urban lifestyle, complete with dedicated concierge and maintenance services. Importantly, the property is designated as pet-friendly, a significant feature that appeals to a wide segment of the affluent and professional demographic seeking housing in the CBD.

For the investor, this unit represents a compelling financial proposition. The Makati CBD rental market is perpetually strong, driven by demand from both local and expatriate professionals who work in the area's financial and corporate towers. An unused, clear-titled unit in a prestigious building like Kroma Tower is highly desirable, commanding premium rental rates and ensuring minimal vacancy periods. The investment offers stability and strong potential for capital appreciation, given the ongoing development and persistent demand for high-quality residential properties in this prime Manila location. Whether acquired for immediate personal use or as a high-yield rental asset, this Kroma Tower unit delivers a secure and stylish entry point into one of Asia's most robust property markets.

## 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



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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 **MMNL**. 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 regions, is Clark International Airport. 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:

- \* 54 m<sup>2</sup>
- \* 1 Bedroom
- \* 1 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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## Comune

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

## Rental details

Furnished: Si

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.937.754

