



Excellent 4 Bed House for Sale in Biclatan Cavite Philippines



Agent Info

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Listing details

Property for:	Sale
Price:	USD 240,081.08

Location

Country:	Philippines
ZIP code:	4107
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Description:
Excellent 4 Bed House for Sale in Biclatan Cavite Philippines

Esales Property ID: es5555032

Modern & Spacious: Fully Extended 4-Bedroom Family Home in Biclatan, Cavite

Discover an exceptional residential opportunity in the heart of Biclatan, General Trias. This beautifully maintained and strategically upgraded property stands as a testament to thoughtful design and functional expansion. Situated within a quiet, well-established subdivision, this home offers the perfect sanctuary for growing families or those looking for a high-quality investment in one of Cavite’s most sought-after residential hubs.

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A Bespoke Layout with Custom Extensions

What sets this property apart from standard subdivision units is its history of custom modifications. Originally redesigned at the point of construction, the owners integrated a rear kitchen extension that



provides a vastly improved flow and a more spacious culinary environment compared to original blueprints.

The home has been further enhanced through subsequent high-quality additions. The right side of the property now features a significant extension, which houses a dedicated 'dirty kitchen' area—a staple in Filipino households for heavy cooking and food preparation—and an additional covered garage. This thoughtful expansion ensures that the main living areas remain pristine while providing the utility space necessary for a busy modern household.

Sophisticated Interior Living

The ground floor is designed for comfort and accessibility, featuring:

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Downstairs Master Bedroom: A rare and convenient feature, the master suite includes its own en-suite bathroom and dedicated air conditioning, making it ideal for the head of the house or for guests who prefer to avoid stairs.

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Open-Plan Living & Dining: The heart of the home is a seamless, air-conditioned space that promotes family togetherness and effortless entertaining.

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Additional Bathroom: A secondary toilet and shower room on the ground floor ensures convenience for residents and guests alike.

The upper level is dedicated to rest and recreation, comprising:

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Three Bedrooms: Two spacious double bedrooms and one single room, all equipped with window-type air conditioning units to ensure comfort throughout the tropical nights.

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Family Area: A central air-conditioned lounge area upstairs provides a private space for evening relaxation or movie nights.

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Balcony: The family area opens out onto a generous balcony, offering a pleasant outdoor vantage point to enjoy the breeze and the quiet neighborhood atmosphere.



Exterior Features and Security

The property is as impressive on the outside as it is on the inside. The garden area provides a touch of greenery and a space for outdoor hobbies. Security and privacy are paramount; the entire plot is enclosed by decorative walling that enhances the home's curb appeal while maintaining a secure perimeter.

Access is highly flexible, featuring:

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Dual Vehicle Access: Secure gated entry points at either end of the property.

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Parking: Ample space to comfortably house up to two vehicles within the gated premises.

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Personal Access: A dedicated pedestrian gate for easy entry and exit.

Strategic Location in Biclatan

Biclatan is one of the most vibrant and accessible barangays in General Trias. Living here puts you in a prime position to enjoy the peace of the suburbs while remaining minutes away from major commercial centers, schools, and hospitals. Its proximity to Governor's Drive and the burgeoning CALAX network makes commuting to Manila or the industrial hubs of the South more convenient than ever.

Transport Information

The primary international gateway for this property is Ninoy Aquino International Airport (MNL) in Manila, located approximately 28 kilometers away. Under favorable traffic conditions via the SLEX or CAVITEX, the journey typically takes between 45 minutes to an hour. Additionally, the domestic Sangley Point Airport in Cavite City is nearby for select local travel needs.

This 4-bedroom home is a 'turn-key' solution, offered with all air conditioning units and high-end extensions already in place. It is a rare find in Biclatan that combines custom architectural improvements with the security of a community setting.

ABOUT THE AREA

Biclatan is a rapidly developing barangay located in the city of General Trias, Cavite, Philippines. Situated approximately 35 kilometers south of Manila, it serves as a vital residential and suburban hub for those working in the industrial zones of Cavite or the metropolitan areas of the National Capital Region. The neighborhood is known for its blend of traditional Filipino community life and modern subdivision



developments, providing a growing population with a balance of local charm and contemporary convenience.

Historically, the name 'Biclatan' is rooted in local folklore, believed to be derived from the word magkakabikalatan, which refers to the tradition of young women marrying at an early age in its early days as a small barrio. Under the leadership of its first chairman, Kapitan Vicente Magsino, the area transitioned from a purely agricultural site focused on rice and banana planting into a structured community. Today, it stands as one of the most populous barangays in General Trias, reflecting the broader urbanization trend across the province.

The area is characterized by its accessibility and strategic location within the CALABARZON region. Biclatan is bordered by other major hubs like Dasmariñas and Trece Martires, making it a convenient point for commerce and education. It is home to various residential estates, including the expansive Ara Vista Village, and is served by local markets and eateries that showcase the warm hospitality and vibrant street life typical of Cavite. The community remains deeply connected to its heritage, often celebrating local festivities that bring residents together in a display of unity and faith.

For travelers and residents, Biclatan's proximity to major highways like the Governor's Drive ensures that urban amenities are never far away. The neighborhood is increasingly becoming a preferred choice for families looking for a peaceful environment that is still within a commutable distance to the commercial centers of the south. With continuous infrastructure improvements in the province, such as new road links and transport terminals, Biclatan continues to emerge as a key player in Cavite's ongoing economic and residential expansion.

Transport Information

The nearest major airport to Biclatan is the Ninoy Aquino International Airport (MNL) in Manila, located approximately 25 to 30 kilometers (about 16–19 miles) away. Depending on traffic conditions via the South Luzon Expressway (SLEX) or the Cavite-Laguna Expressway (CALAX), the drive typically takes between 45 minutes to 1.5 hours. For domestic and select international low-cost carriers, Sangley Point Airport in Cavite City is closer in proximity, though its commercial operations are more limited compared to the main gateway in Manila.

MAiN FEATURES:

- * 190m² of living space
- * 240m² plot
- * 4 Bedrooms
- * 3 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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Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	190 sq m
Lot Size:	240 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.447.597

