



Excellent 3 Bed Villa for Sale in Lapu-Lapu City Cebu Philippines



Agent Info

Name: Niall Madden
 Company: Esales Property Limited
 Name:
 Country: United Kingdom
 Experience since: 2002
 Service Type: Selling a Property
 Specialties:
 Property Type: Apartments
 Phone:
 Languages: English
 Website: <https://esalesinternational.com>

Listing details

Property for: Sale
 Price: USD 211,708.69

Location

Country: Philippines
 Posted: Jun 02, 2026

Description:
 Excellent 3 Bed Villa for Sale in Lapu-Lapu City Cebu Philippines

Esales Property ID: es5555069

Villa del Rio Subdivision Mactan

Purok Five Star, Babag II Rd, Lapu-Lapu, Cebu, Philippines

₱13,000,000 PHP

Exceptional 3-Bedroom Villa for Sale: Prime Living in Villa Del Rio, Babag 2

Discover the perfect blend of suburban tranquility and urban accessibility with this beautifully maintained two-story villa located in the prestigious Villa Del Rio Subdivision, Babag 2, Lapu-Lapu City. Whether you are looking for a permanent family residence, a vacation home, or a high-yield rental investment in the heart of Mactan, this property offers a rare combination of comfort, functionality, and a highly desirable location.

Property Overview and Layout



Situated on a generous 120 sqm lot, this home features a smart 77 sqm floor area distributed across two well-appointed levels. Designed with modern family life in mind, the villa maximizes space and natural light.

- * **Living Quarters:** The home features three spacious bedrooms, offering ample privacy for family members or the flexibility to convert a room into a dedicated home office or study.
- * **Bathrooms:** With two full bathrooms, morning routines remain seamless even during the busiest hours.
- * **Outdoor Living:** A charming terrace provides an ideal spot for morning coffee or evening relaxation, allowing you to enjoy the coastal breeze that Mactan is famous for.
- * **Utilities and Storage:** Practicality is at the forefront of this property. It includes a dedicated storage room to keep your living spaces clutter-free and a secure garage for vehicle protection. A standout feature is the underground well water source, ensuring a consistent and reliable water supply—a vital asset for any homeowner in the region.

A Strategic Location in the Historic Resort City

Lapu-Lapu City is no longer just a tourist destination; it is a booming economic powerhouse. Living in Villa Del Rio, Babag 2, places you at the center of this growth.

- * **Seamless Connectivity:** The villa is strategically located near the major bridges connecting Mactan to mainland Cebu. With the recent opening of the Cebu-Cordova Link Expressway (CCLEX), commuting to Cebu City's business districts is faster than ever.
- * **Travel and Logistics:** For frequent travelers and expatriates, the Mactan–Cebu International Airport (CEB)—the nearest airport—is just a short drive away. This ensures that you are never far from domestic and international connections.
- * **Lifestyle and Leisure:** You are minutes away from world-class beach resorts, five-star dining, and vibrant shopping malls. From the historical Mactan Shrine to the pristine waters of Olango Island, the best of Cebuano culture and nature is at your doorstep.

Investment Opportunity and Terms

This property is listed at a negotiable price, offered on a NET basis (where the buyer covers taxes and transfer fees). Recognizing the diverse needs of modern buyers.

Whether you are a first-time homeowner or a seasoned investor looking to tap into the lucrative Mactan real estate market, this villa represents an outstanding opportunity. Its location in Babag 2 ensures steady property appreciation as Lapu-Lapu City continues its trajectory as a premier 'Historic Resort City.'

ABOUT THE AREA

Lapu-Lapu City, located on Mactan Island in the province of Cebu, Philippines, is a vibrant, highly urbanized city known as the 'Historic Resort City.' It is famously named after the native chieftain Lapulapu, who defeated Ferdinand Magellan in the 1521 Battle of Mactan, making it a cornerstone of Philippine pride. Today, the city serves as a major economic and tourism hub, blending its deep historical



roots with a modern, fast-paced atmosphere that attracts millions of visitors annually.

The city is a premier destination for world-class leisure, home to a dense concentration of luxury beach resorts, high-end condominiums, and pristine diving sites along the eastern coast of Mactan. Beyond tourism, Lapu-Lapu is a critical industrial center, hosting the Mactan Economic Zone (MEZ). This zone supports hundreds of multi-national companies in manufacturing and technology, driving significant employment and contributing heavily to the regional economy of Central Visayas.

Geographically, Lapu-Lapu is connected to mainland Cebu and the city of Mandaue by three major bridges: the Sergio Osmeña Bridge, the Marcelo Fernan Bridge, and the newer, record-breaking Cebu-Cordova Link Expressway (CCLEX). These vital arteries facilitate the flow of commerce and people within Metro Cebu. The city also includes Olango Island, a short ferry ride away, which is celebrated for its diverse wildlife sanctuary and migratory bird populations, offering a quiet natural contrast to the urban mainland.

For travelers, the most significant landmark in the city is the Mactan–Cebu International Airport (CEB). This is the nearest and most convenient airport, located directly within the city limits of Lapu-Lapu on Mactan Island. As the second busiest airport in the Philippines, it serves as the primary gateway to the Visayas region, featuring award-winning terminal architecture inspired by the waves and culture of the islands.

MAiN FEATURES:

- * 77m2 of living space
- * 120m2 plot
- * 3 Bedrooms
- * 2 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

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

Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	77 sq m
Lot Size:	120 sq m

Lease terms

Date Available:



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

Contact information

IMLIX ID:

IX8.541.379

