



Luxury Studio Apartment for Sale in Makati-Manila Philippines



Agent Info

Name:	Niall Madden
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Experience	2002
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
Website:	https://esalesinternational.com

Listing details

Property for:	Sale
Price:	USD 107,656.07

Location

Country:	Philippines
ZIP code:	1551
Posted:	Jul 14, 2026

Description:

Luxury Studio Apartment for Sale in Makati-Manila Philippines

Esales Property ID: es5555123

Coronado, Mandaluyong 3001
Makati-Manila
Metro-Manila
1551
Philippines

Exquisite Living in the Heart of the Metropolis: Luxury Studio at Acqua Private Residences

Discover an unparalleled urban sanctuary in the heart of Metro Manila. Located within the prestigious Sutherland Tower—one of the six iconic residential structures that comprise the renowned Acqua Private Residences—this luxury studio apartment offers an exceptional opportunity for investors and discerning individuals alike. Developed by the industry-leading Century Properties, this development has redefined the skyline, seamlessly blending high-end architectural design with the natural beauty of the waterfront.



A Premier Waterfront Address

Acqua Private Residences occupies a strategic and enviable location along the banks of the Pasig River. This unique positioning creates a rare equilibrium between the frenetic energy of the city and a tranquil, nature-inspired lifestyle. The development sits directly on the border of Mandaluyong and Makati, providing residents with immediate, effortless access to the Philippines' undisputed financial, commercial, and lifestyle capital. Whether you are navigating the high-stakes business environment of the Makati Central Business District or indulging in the upscale shopping and dining experiences of Rockwell Center, you are positioned at the epicenter of prestige.

Elevated Living on the 30th Floor

Perched on the 30th floor, this studio apartment offers more than just a residence; it provides an elevated perspective of the city. The height ensures a sense of seclusion and serenity above the urban hustle, paired with breathtaking views that stretch across the metropolitan landscape. The interior is crafted with a meticulous focus on modern aesthetics and efficient use of space, characteristic of Century Properties' commitment to quality. The open-plan layout is designed to maximize natural light, creating an atmosphere of sophistication and comfort that caters to the fast-paced lives of modern professionals.

Investment Flexibility and Occupancy

Currently, the unit is occupied by a reliable tenant, serving as a testament to the high demand for rentals within the Acqua community. For prospective buyers looking to move in immediately or undertake a full renovation, the seller has provided a clear and professional transition path: a 90-day notice period will be issued to the tenant prior to the completion of the sale, ensuring a smooth and respectful handover of the property. This structure offers peace of mind for both the investor looking for a seamless transition and the owner-occupant planning their relocation.

Innovative Payment and Exchange Options

Recognizing the evolving nature of global wealth management, the seller of this unit is pioneering a highly flexible and modern approach to real estate transactions. In addition to traditional financial settlements, the seller is open to accepting payment via various cryptocurrencies, catering to investors who prefer digital asset liquidity.

Furthermore, for those interested in a more unique transaction, the seller is open to considering a barter exchange arrangement. This means the property may be exchanged for luxury items of equivalent value, such as fine art, high-end timepieces, luxury vehicles, or other prestige assets. This forward-thinking approach makes the acquisition of this prime piece of Philippine real estate exceptionally accessible for individuals looking to diversify their portfolios beyond conventional currency.

Why Invest in Acqua?

Acqua Private Residences is widely regarded as a trophy development in Metro Manila. With its resort-style amenities, lush landscaping, and iconic design, it attracts a high caliber of residents and renters.



Owning a unit in Sutherland Tower is more than just a real estate purchase; it is a gateway to a lifestyle of convenience, luxury, and long-term capital appreciation. Seize this chance to secure a foothold in one of Southeast Asia's most dynamic real estate markets.

ABOUT THE AREA

Makati is a major city located within the heart of Metro Manila, the capital region of the Philippines. Often referred to as the 'financial capital of the Philippines,' it serves as the nation's premier hub for business, commerce, and finance. While it is a distinct city with its own local government, it is a key component of the densely populated metropolitan area, contributing significantly to the country's economic strength.

The city is widely recognized for its modern landscape, characterized by the Makati Central Business District (CBD) and its iconic skyline filled with steel-and-glass skyscrapers. Beyond its corporate prowess, Makati offers a cosmopolitan lifestyle, home to some of the country's most prominent shopping centers, world-class hotels, and diverse dining establishments. It also integrates culture and recreation, featuring landmarks like the Ayala Museum and various green spaces that provide a reprieve from the urban intensity.

Despite its reputation for wealth and glamour, Makati is a multifaceted city that actively addresses urban challenges such as high population density, housing needs, and disaster preparedness. The local government has focused on sustainable urban development, aiming to balance the rapid growth of its business district with the welfare of its residents and the preservation of its environment. This balance makes it a central, albeit complex, part of the wider metropolitan ecosystem.

For travelers, the city is highly accessible due to its proximity to the country's main aviation hub. The nearest and most convenient gateway is Ninoy Aquino International Airport (MNL), which is situated just a few kilometers away. Depending on traffic conditions, which can be significant in the metro area, the commute between the airport and the heart of Makati typically takes between 30 minutes and an hour.

MAiN FEATURES:

- * 32m2 of living space
- * 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

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

Tenanted: Yes



Common

Finished sq. ft.:	32 sq m
Lot Size:	32 sq m

Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.708.588
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