



Excellent 5 Bed House With Self Contained Apartment for Sale in Mamabugan Antipolo City Philippines



Agent Info

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Property Type: Apartments
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Listing details

Property for: Sale
Price: USD 214,915.37

Location

Country: Philippines
ZIP code: 1870
Posted: Aug 04, 2026

Description:

Excellent 5 Bed House With Self Contained Apartment for Sale in Mamabugan Antipolo City Philippines

Esales Property ID: es5555163

11 NIGHTINGALE STREET

FRANCISVILLE SUBDIVISION

MAMABUGAN ANTIPOLLO CITY.

PHILIPPINES

₱13,000,000 PHP

Outstanding Property with Income-Generating Potential in Antipolo City

Discover a exceptional real estate opportunity situated at 11 Nightingale Street, Francisville Subdivision, Barangay Mambugan, Antipolo City, Rizal, Philippines. This impressive two-story residence features an



attached, self-contained apartment—offering the perfect blend of spacious family living and immediate rental income stream, as the unit is currently tenanted.

Key Property Details

- * Land Area: Generous 305 square meter plot offering outdoor versatility.
- * Approximate Floor Area: Roughly 96 square meters across the main residence and attached apartment.
- * Condition: Sold unfurnished, giving new owners a complete blank canvas to design and decorate to their personal taste.
- * Subdivision Amenities: Residents enjoy access to a communal swimming pool located right within the safe, secure subdivision.

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Spacious Layout & Accommodation

The entire structure encompasses 11 overall rooms, 5 bedrooms, 3 shower rooms, and 1 guest cloakroom:

Main House

- * Layout: Features 8 versatile rooms designed for comfortable everyday living.
- * Bedrooms: 3 well-appointed bedrooms upstairs and downstairs.
- * Facilities: Complete with shower rooms and a guest cloakroom.

Self-Contained Apartment

- * Layout: Contains 3 functional rooms, operating entirely independently from the primary residence.
- * Bedrooms: 2 comfortable bedrooms.
- * Current Status: Tenanted, providing instant passively generated rental yield from day one.

Prime Location Benefits

Nestled in the tranquil hills of Barangay Mambugan, Francisville Subdivision boasts convenient access to major thoroughfares like Sumulong Highway. The location offers proximity to shopping malls, schools, and transportation hubs like the LRT-2 Antipolo Station. It is an ideal property investment whether you intend to occupy the main house while collecting passive rental income or lease out the entire site.

ABOUT THE AREA

Located in the province of Rizal, Mambugan is a vibrant barangay situated in the suburban city of Antipolo, Philippines. Positioned along the foothills of the Sierra Madre mountain range, it serves as a transitional zone between the fast-paced, urban environment of Metro Manila and the cooler, elevated landscapes that Antipolo is celebrated for.

As one of Antipolo's bustling residential and commercial districts, Mambugan features a blend of gated



housing subdivisions, local shops, and commercial centers. Major thoroughfares like Sumulong Highway run directly through or near the area, making it a critical transit route for commuters traveling between the higher parts of Rizal and neighboring cities like Marikina and Pasig.

Accessibility has significantly improved over recent years with its proximity to modern public infrastructure, including the LRT Line 2 extension terminus at Antipolo Station in nearby Masinag. Residents and visitors benefit from easy connections to shopping malls, educational institutions, and popular eco-tourism spots across Antipolo, such as scenic view restaurants and nature resorts.

For travelers coming from afar, the nearest airport to Mambugan, Antipolo City is Ninoy Aquino International Airport (MNL) in Pasay/Paranaque, Metro Manila, situated roughly 20 to 25 kilometers (12 to 15 miles) away. Depending on traffic conditions, driving or taking transport options like taxis, rideshares, or buses from the airport to Mambugan typically takes between 1 to 2 hours.

MAiN FEATURES:

- * 96m2 of living space
- * 305m2 plot
- * 5 Bedrooms
- * 3 Bathrooms
- * 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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Tenanted: Yes

Common

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	96 sq m
Lot Size:	305 sq m

Rental details

Furnished: No

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.792.768



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