



Utopia Island and Arcadia Resort for Sale in Batangas Philippines



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Listing details

Property for:	Sale
Price:	USD 6,997,394.28

Location

Country:	Philippines
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Description:	Utopia Island and Arcadia Resort for Sale in Batangas Philippines

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Utopia Island and Arcadia Resort: A Rare Dual-Investment Opportunity in Batangas, Philippines

Set in the heart of one of the Philippines' most celebrated world-class diving destinations, an extraordinary real estate opportunity has emerged for discerning international buyers, luxury resort operators, and institutional investors. This rare offering combines two neighboring, high-value assets into a single comprehensive package: Utopia Island and Arcadia Beachfront Resort. Situated side-by-side along the pristine waters of Balayan Bay near Ligpo Point in Batangas, these adjacent properties blend the unmatched exclusivity of a private island with the operational convenience and revenue stream of a mainland-accessible beachfront resort.

For air travelers and global investors evaluating accessibility, the nearest major international gateway is Ninoy Aquino International Airport (MNL) in Manila, located approximately 85 to 100 kilometers north of the site. Upon landing at MNL, the location is reached within two to three hours via the South Luzon Expressway (SLEX) and the Southern Tagalog Arterial Road (STAR Tollway). This direct highway connection brings guests down to the Batangas coastline, where a quick boat transfer transports visitors



straight onto the island or resort grounds. This proximity to a major capital city and international hub provides a strong competitive edge over remote island listings that require additional domestic flights.

Utopia Island: The Private Sanctuary

Utopia Island serves as the ultimate crown jewel of this dual-asset property. Ringed by crystal-clear waters and offering 360-degree panoramic ocean views, the island functions as a secluded private sanctuary designed for ultra-luxury experiences. At the center of the estate stands a Mediterranean Spanish-inspired main house, built to host private gatherings or serve as an executive estate. The property features fully operational resort amenities, including a private swimming pool overlooking the ocean, manicured green lawns, and dual helipads (2 x helipads) that offer direct air transfers for VIP guests, business leaders, or private charter arrivals.

The waters surrounding Utopia Island form a thriving marine reserve, recognized globally by marine biologists and diving enthusiasts for its coral reefs, sea turtle populations, and marine life. Because the island is already fully equipped with functional operational infrastructure, a new owner can immediately utilize the space as an exclusive family estate, operate it as a high-yield boutique rental destination, or reposition it into a signature wellness sanctuary. The presence of private helipads ensures rapid access from Manila's commercial centers and helipads, making it an ideal destination for high-net-worth individuals seeking privacy without isolation.

Arcadia Beachfront Resort: The Coastal Anchor

Directly adjacent to the island on the neighboring shoreline lies Arcadia Beachfront Resort, providing a complementary mainland-accessible asset that expands the operational capabilities of the portfolio. Arcadia features elegant beachfront villas positioned along a pristine, palm-shaded shoreline, granting guests direct access to the beach and turquoise ocean waters. Designed with architectural charm and modern guest comforts, the resort includes guest cottages, a coastal swimming pool, fully equipped kitchen facilities, and outdoor dining areas crafted for entertaining large groups.

Arcadia acts as an essential operational hub and revenue generator. While Utopia Island caters to exclusive, high-tier private rentals, Arcadia easily accommodates larger guest capacities, staff housing, logistics management, and additional visitor lodging. The beachfront setup creates an environment for casual seaside relaxation, snorkeling, kayaking, and outdoor dining. Investors can choose to continue operating Arcadia as a profitable standalone boutique resort, use it to support island logistics, or execute a master-plan expansion to build a larger integrated hospitality destination across both properties.

Unlocking Business Potential and Market Synergy

Acquiring Utopia Island and Arcadia Beachfront Resort together provides a rare operational synergy that is almost impossible to replicate in modern real estate. Having both a private island and a mainland-connected beachfront property side-by-side gives owners complete control over the surrounding shoreline, boat transfers, and privacy buffer zones. This flexible layout accommodates a wide range of business applications and high-margin hospitality concepts:



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- * **MICE & Executive Retreats:** State-of-the-art facilities and dual helipads provide a secure, impressive backdrop for corporate strategic planning, executive board retreats, and high-level summits.
 - * **Luxury Weddings & Milestones:** The combined venue offers an idyllic dual-location experience where wedding parties can occupy the mainland beachfront resort while the couple enjoys the total privacy of the island main house.
 - * **World-Class Eco & Dive Tourism:** Positioned directly beside rich coral reefs and marine sanctuaries, the combined resort can easily be developed into a luxury dive resort or marine eco-lodge.
 - * **Private Dining & Wellness:** Ample outdoor terraces, gardens, and oceanfront spaces allow for exclusive culinary pop-ups, farm-to-table coastal dining, or holistic wellness and yoga retreats.

A Timeless Legacy Acquisition

Properties offering simultaneous ownership of a fully operational private island and an adjacent beachfront resort are exceptionally rare across Southeast Asia. Backed by solid income potential, established operating infrastructure, direct proximity to Manila via Ninoy Aquino International Airport, and world-class marine biodiversity, this Batangas estate represents a premier acquisition. Whether envisioned as a private family legacy asset, an eco-luxury retreat, or a signature commercial hospitality concept, Utopia Island and Arcadia Beachfront Resort stand out as a rare dual-investment opportunity in the Philippines.

ABOUT THE AREA

Utopia Island, situated near Ligpo Point along the scenic coastline of Bauan in Batangas, Philippines, is an exclusive tropical hideaway that offers visitors a private, serene escape. Encircled by the calm, turquoise waters of Balayan Bay, the island features vibrant coastal flora, soft sand, and breathtaking 360-degree views of the sea. Its secluded setting makes it a popular destination for those seeking a tranquil retreat away from the busy mainland resorts.

The waters surrounding Utopia Island are part of a protected marine reserve, making it an extraordinary location for underwater exploration. Snorkelers and scuba divers can explore thriving coral reef ecosystems teeming with colorful tropical fish, sea turtles, and rich marine biodiversity. The calm sea conditions provide ideal opportunities for kayaking, stand-up paddleboarding, or simply relaxing on the shore while soaking in the gentle sea breeze.

Despite its private and pristine ambiance, the island is surprisingly easy to reach from major urban centers. Located roughly 130 kilometers south of Metro Manila, travelers can reach the jump-off point in Batangas in approximately two to three hours via the South Luzon Expressway (SLEX) and Southern Tagalog Arterial Road (STAR Tollway). From the mainland shore, a short boat ride across the bay delivers guests directly to the island's shores.

For air travelers heading to the destination, the nearest major commercial hub is Ninoy Aquino International Airport (MNL) in Manila, situated approximately 85 to 100 kilometers north of Batangas. Upon landing at MNL, travelers can take a private vehicle, rideshare, or direct provincial bus down to the Batangas coastline to board their boat transfer straight to Utopia Island.



MAiN FEATURES:

- * 1000m2 of living space
- * 26994m2 plot
- * 20 Bedrooms
- * 13 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

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

Tenanted: Yes

Common

Bedrooms:	20
Bathrooms:	13
Finished sq. ft.:	1000 sq m
Lot Size:	26994 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX9.074.507

