



## Cool Martin Family Resort Hotel for Sale in Cavite Philippines



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 761,593.77

### Localização

Country:	Filipinas
CEP:	4102
Adicionado:	30/10/2025

Informação adicional:

Cool Martin Family Resort Hotel for Sale in Cavite Philippines

Esales Property ID: es5554843

185 Remedios Street, Andria Village, Cavite, 4102 Bacoor, Philippines

Price – 45 Mil Philippine peso

Acquire the Turnkey Cool Martin Family Resort Hotel in Cavite, Philippines

This comprehensive prospectus presents the rare opportunity to acquire the Cool Martin Family Resort Hotel, a fully operational, highly-rated hospitality establishment located in the strategic, fast-developing province of Cavite, Philippines. Positioned as an immediately profitable, turnkey investment, this property combines robust infrastructure, extensive guest amenities, and a prime location, making it an ideal acquisition for both seasoned hoteliers and ambitious new investors. The entire property is being offered for a net selling price of 60 Million Philippine Pesos (taxes and fees to be shouldered by the buyer), representing exceptional value for a sophisticated, ready-to-operate business.



## Prime Location and Connectivity: The Cavite Advantage

The Cool Martin Family Resort Hotel boasts an enviable location that ensures consistent demand from local and international travelers alike. Situated in Cavite, the property benefits from proximity to key commercial and transport hubs. It is strategically located within walking distance of SM Bacoor, one of the largest and most popular malls in the region, guaranteeing a stream of nearby patrons and providing guests with immediate access to shopping, dining, and entertainment.

Crucially, the hotel offers excellent connectivity to major metropolitan areas. It is approximately a 30-minute drive to both the Mall of Asia (MOA) and the Manila Ninoy Aquino International Airport (NAIA) (traffic dependent), positioning it perfectly for both domestic staycations and as a convenient layover or final destination for international arrivals. This strategic accessibility minimizes travel time and maximizes guest convenience, a significant competitive advantage in the Greater Manila Area market.

## Robust Infrastructure and Operational Excellence

The property sits on a substantial Total Lot Area of 1,100 square meters and is meticulously developed with four distinct buildings, all designed for optimal guest experience and efficient operation.

## Guest and Service Capacities

The hotel features a total of 23 revenue-generating service rooms, all of which are actively advertised and highly visible across major online booking platforms, including Google, Booking.com, and TripAdvisor. Each room is fully appointed to meet modern guest expectations:

- \* **Comfort and Technology:** Every room is equipped with flat Smart TVs, comfortable double-size beds, and robust air conditioning.
- \* **Convenience:** All rooms feature an attached toilet and bath complete with a bidet and hot water shower.
- \* **Digital Connectivity:** The hotel is supported by a dedicated Business Line Internet Connection (1000mbps), ensuring blazing-fast Wi-Fi access throughout the premises, with all rooms linked to Netflix via Wi-Fi for superior entertainment.

Beyond guest accommodation, the property includes essential operational and residential quarters:

- \* **Private Quarters:** Five spacious owners' quarters are located on the top floor, conveniently accessible by elevator, offering a comfortable and private residential space for management.
- \* **Staff and Logistics:** Three dedicated staff rooms ensure smooth operation, supported by a specialized linen room and a laundry room equipped with two washing machines and one dryer.
- \* **Culinary Facilities:** A fully equipped kitchen—complete with a freezer and refrigerator and strategically located on the 2nd floor—facilitates efficient food service for guests.

## Safety, Security, and Business Continuity

The investment offers peace of mind with extensive security and preparedness infrastructure:



- \* **Security:** The entire property is covered with CCTV (Closed-Circuit Television) surveillance, providing comprehensive security oversight.
- \* **Fire Safety:** Safety is prioritized with smoke alarms in every room and a total of 21 fire extinguishers strategically placed on every floor and in easy-access areas, exceeding standard requirements.
- \* **Power Reliability:** Two reliable standby generators ensure uninterrupted power supply, safeguarding business continuity and guest comfort during utility outages—a critical feature in the Philippines.
- \* **Parking:** A dedicated parking area accommodates up to five large cars and an additional 8-10 motorbikes, catering to the transport needs of both local and traveling guests.

## Comprehensive Recreational and Relaxation Amenities

The Cool Martin Family Resort is designed to be a destination in itself, offering a diverse array of leisure and wellness amenities that attract repeat business and bolster income streams.

### Water and Wellness Facilities

The water features are central to the resort's family-friendly appeal:

- \* **Main Pool:** A large swimming pool with a maximum depth of 5 feet, perfect for both recreation and lap swimming.
- \* **Kiddie/Lounge Pool:** A dedicated shallow pool area designed for children and casual lounging, complete with a small slide.
- \* **Heated Jacuzzi:** A luxurious, heated jacuzzi is available, complete with bubble jets for therapeutic relaxation.
- \* **Traditional Sauna/Steam Room:** A high-quality wellness feature, the sauna/steam room is built from maple wood and utilizes the relaxing hot stone method.

### Entertainment and Recreation

The hotel provides various entertainment options that contribute to guest satisfaction and potential ancillary revenue:

- \* **Coin-Operated Karaoke Room:** A popular Filipino pastime, this amenity generates additional income through coin operation.
- \* **Game Area:** A dedicated game area features classic resort entertainment, including a pool table, ping pong table, and dart board.
- \* **Mini Gym:** A compact fitness area is provided for guests who wish to maintain their exercise routines.

### Dining and Social Areas

The resort facilitates a communal and relaxed dining environment:

- \* **Open Dining Area:** A spacious area ideal for meals, social gatherings, and functions.
- \* **Open Grilling and Cooking Area:** A dedicated space is provided for guests who prefer to prepare their



own meals, particularly popular for families and group bookings.

## Conclusion: A Seamless Path to Ownership

The sale of the Cool Martin Family Resort Hotel represents a truly turnkey business acquisition. The current owners are offering the business, its established brand, its extensive online presence, and all essential fixtures and operational equipment. The transition is simplified, as the owners will only take their personal items and select furniture. This structure allows the new owner to assume immediate control of a fully functional, profitable business with established customer streams, exceptional modern infrastructure, and a clear competitive edge in one of the Philippines' most dynamic growth regions. This is a unique chance to invest in a successful hospitality venture that is perfectly positioned for continued growth and profitability.

## ABOUT THE AREA

Cavite is a highly urbanized province situated on the southern shores of Manila Bay, making it a critical and rapidly developing gateway in the CALABARZON region of Luzon, Philippines. The province is historically profound, often referred to as the 'Historical Capital of the Philippines,' due to its pivotal role in the country's struggle for independence from Spanish colonial rule. It was in the town of Kawit where General Emilio Aguinaldo, the nation's first president, officially proclaimed Philippine independence on June 12, 1898, a momentous event commemorated at the iconic Aguinaldo Shrine. This rich history is a major draw, with other important sites including Fort San Felipe and the historic Corregidor Island, which stands at the entrance of Manila Bay and played a crucial part in World War II.

## A Landscape of Contrasts: Coastal Charm and Highland Retreats

While its coastal areas—dotted with resorts and beaches—reflect its position along Manila Bay, Cavite is also famous for its diverse topography that offers cooler highland escapes. The most prominent tourist destination is Tagaytay City, situated on a ridge overlooking the stunning Taal Lake and Volcano. Tagaytay's perpetually cool climate and breathtaking scenic views have earned it the moniker of the country's Second Summer Capital. Beyond the historical sites and the Tagaytay Ridge, the province offers natural attractions like lush farms, coves, and waterfalls, providing a perfect blend of urban accessibility and natural retreat.

## Economic Growth and Modern Infrastructure

In modern times, Cavite has experienced substantial economic transformation, becoming one of the most industrialized and fastest-growing provinces in the Philippines. Its proximity to Metro Manila has positioned it as a major residential, commercial, and industrial hub. The landscape is characterized by numerous sprawling industrial parks, business centers, and residential developments, attracting both domestic and foreign investment. This growth has resulted in a well-developed network of expressways and national roads, such as Aguinaldo Highway and Governor's Drive, which efficiently connect the province's cities and municipalities and facilitate easy access to the capital region.

## Accessibility: The Nearest Airport



For both domestic and international travelers, the main and nearest major international airport serving Cavite is Ninoy Aquino International Airport (MNL), located in the neighboring Metro Manila area. It is situated approximately 30 to 40 kilometers from Cavite's northern cities, making it the primary air gateway. Additionally, Sangley Point Airport (SGL), located in Cavite City itself, serves as a domestic airport primarily catering to general aviation and turboprop airliners, offering a closer, albeit smaller, option for select domestic destinations. This accessibility is a key factor in Cavite's appeal as both a place to live and a popular tourist destination.

## MAiN FEATURES:

- \* 1100m<sup>2</sup> of living space
- \* 23 Bedrooms
- \* 23 Bathroom
- \* Private Parking
- \* Communal Pool
- \* 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
- \* LRT train from manila to Bacoor is due to be completed next year
- \* Solar Panels Added November 2025

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### **Comum**

Quartos de dormir:	23
Banheiro:	23
Pés quadrados acabados:	1100 m <sup>2</sup>
Tamanho do lote:	1100 m <sup>2</sup>

### **Building details**

Building Amenities:	Elevator
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.786.651



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