



## Excellent 3 Bed House for Sale in Siargao Island Philippines



### Информация об агенте

Название:	Niall Madden
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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 537,324.32

### Местоположение

Страна:	Филиппины
Почтовый индекс:	8419
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Описание:

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Poblacion Cinco,

Municipality of General Luna,

Siargao Island

Philippines

Villa del Mar A Prime Investment Opportunity on Siargao's Tourist Road

Siargao Island, globally recognized as the 'Surfing Capital of the Philippines,' stands as Southeast Asia's most magnetic destination for investment, tourism, and a sought-after tropical lifestyle. An exceptional and strategically positioned property, 'Villa del Mar,' is now available in the very heart of this growth. Located at Brgy. 5, Poblacion Cinco, Tourist Road, General Luna, Surigao del Norte, this charming three-



bedroom house is more than just a tropical home; it represents a rare, secure investment in a market experiencing explosive international demand, offering immediate lifestyle benefits and substantial future returns.

The property itself is set on a significant 400 square meter (sqm) parcel of private land, providing a generous footprint that is highly valued in the General Luna area. The residential structure is practical and robust, featuring a comfortable layout ideal for either a permanent residence or a high-yield rental business. It comprises three well-proportioned bedrooms, a single, conveniently located bathroom, and an inviting, open-plan kitchen and lounge area. The space is currently designed to provide functionality and comfort, with the living area serving as the social hub of the home. Importantly, the large land area allows for significant future development, such as the addition of a private pool, an outdoor kitchen, or even further rental units, which are crucial for maximizing rental income potential in this competitive tourist hub .

A core component of this property's exceptional value is its unbeatable location. Tourist Road is the main commercial and social artery of General Luna, providing residents and guests with instant access to the island's most desirable amenities. From the property, world-class surf breaks, including the iconic Cloud 9, are just a short trip away. Furthermore, the surrounding area is saturated with trendy cafes, international dining venues, surf schools, and vibrant nightlife, ensuring year-round, high occupancy rates for short-term rentals. For security and exclusivity, the entire property is a private residence surrounded by a complete concrete fence, which clearly defines the generous 400 sqm boundary, provides peace of mind, and secures the ample yard space for landscaping or future expansion.

What truly sets Villa del Mar apart is its unique and highly attractive land tenure structure, which expertly addresses the legal requirements for international investors in the Philippines while future-proofing the investment. The initial offering is a secure, long-term 50-year lease agreement, providing immediate and guaranteed control over the asset for decades. This lease comes with a powerful commitment: an option to extend the lease to a full 99 years once the relevant law is changed next year. This option effectively grants the long-term security and equity typical of ownership. Moreover, a secondary but equally valuable element is the explicit option to buy the land outright if required in the future. This dual-layered approach offers the flexibility and low barrier to entry of a long-term lease, combined with the ultimate financial security of a path to freehold ownership, making it one of the most strategic investment opportunities currently available on Siargao Island.

In summary, securing Villa del Mar offers more than just real estate; it is a strategic acquisition in one of the world's most dynamic island tourism economies. With its generous 400 sqm of land, functional three-bedroom home, prime Tourist Road location, and the robust, flexible tenure options—including the eventual 99-year lease and the option to buy the land—this property is perfectly positioned for both personal enjoyment and substantial capital appreciation. This is the moment to capitalize on Siargao's global ascent and secure a prime piece of Philippine paradise.

## ABOUT THE AREA

Siargao Island, often celebrated as the 'Surfing Capital of the Philippines,' is a stunning, teardrop-shaped paradise located in the province of Surigao del Norte. The island's popularity stems largely from its world-



class waves, particularly the famous Cloud 9 break in General Luna, which is known for its powerful, hollow tubes and hosts international surfing competitions annually. Beyond surfing, Siargao captivates visitors with its rich natural beauty, featuring white-sand beaches, vast coconut palm forests, and a relaxed, bohemian atmosphere that has transformed it from a quiet fishing community into a thriving international tourist hub.

The island's diverse geography offers more than just surf spots. Inland, Siargao is home to the extensive mangrove forest reserves in Del Carmen and unique natural wonders like the Magpupungko Rock Pools, a collection of tidal pools that only reveal themselves at low tide. Island hopping is another major draw, with tours taking visitors to nearby pristine islets such as Naked Island, Daku Island, and Guyam Island. For the adventurous, the emerald waters of Sugba Lagoon offer opportunities for paddleboarding and diving, while the dramatic, lush scenery along the famous Coconut Road provides unforgettable photo opportunities .

Historically, Siargao remained a secluded fishing island until the 1980s when international surfers discovered its perfect swells. This discovery, particularly the media coverage of Cloud 9, put Siargao on the global map and accelerated its transition into a tourism destination. Today, the local culture is a warm blend of the native Surigaonon people and a growing international community, resulting in a vibrant social scene, diverse culinary offerings, and a wide range of accommodation options from budget-friendly hostels to luxury resorts, primarily centered around the main tourist town of General Luna.

The nearest airport to Siargao Island is Sayak Airport (IAO), officially Siargao Airport, located in the municipality of Del Carmen. This airport offers direct flights from major Philippine cities like Manila and Cebu, making air travel the quickest and most convenient way to reach the island. From Sayak Airport, it's a relatively short land transfer—about a 40-minute drive—to General Luna, the heart of the island's tourism. Alternative, more budget-friendly routes include flying to Surigao City on the mainland and taking a 2-3 hour ferry ride to the port of Dapa in Siargao.

#### MAiN FEATURES:

- \* 200m<sup>2</sup> of living space
- \* 400m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 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 Siargao Island Philippines fast online

## Общие



Спальни: 3  
Готовые кв.м.: 200 кв м  
Площадь участка: 400 кв м

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.859.924

