



## Excellent Complex of Properties for sale in Angeles City Pampanga



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 890,000

#### Location

Pays:	Philippines
Adresse:	Mount Cordillera Street
Indicatif régional:	2009
Soumis:	17/12/2024

#### Description:

Excellent Complex of Properties for sale in Angeles City Pampanga Philippines

Esales Property ID: es5553394

#### Property Location

596-597 Mount Cordillera Street  
Angeles City  
Pampanga  
2009  
Philippines

#### Property Details

With its glorious natural scenery, warm climate, welcoming culture and low cost of living, The Philippines is quickly gaining a reputation as one of the most desirable places across the world to live or



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visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world. Angeles City is a world famous resort attracting tourists worldwide this would be the perfect investment to turn into a small hotel or rental business.

1202m2 lot, 50% developed as Phase 1, 50% undeveloped.

4 townhouses with 2 bedrooms, 2 bathrooms, kitchen, 1 lounge / diner, 80m2 each.

1 1-bedroom, 1-bathroom ground floor condos with kitchen, lounge / diner and terrace, 40m2 each.

2 2-bedroom, 2-bathroom 1st floor condos with kitchen, lounge / diner and large balcony, 80m2 each.

1 2-bedroom, 2-bathroom 2nd floor condo with kitchen, lounge / diner, large balcony and roof deck, 80m2.

1 3-bedroom, 2-bathroom 2nd floor condo with kitchen, lounge / diner, large balcony and roof deck, 100m2.

1 studio with bathroom, 30m2.

Guardhouse.

Small security office.

Covered utility area.

Pressurised water system.

CCTV.

6 parking spaces.

601m2 undeveloped lot.

Close to entertainment area.

Close to Clark International airport.

Close to expressways.

New high-speed railway to Manila under construction.

New Philippines capital city under construction nearby.

## ABOUT THE AREA

Angeles is a city in the Philippines. Dotting the Santo Rosario District are period buildings, such as the colonial Holy Rosary Church, built in the late 19th century. Housed in a restored 1920s building, the Museo Ning Angeles explores local history. City landmarks include the opulent 1890s Pamintuan Mansion and the stone Founders' Residence, built in 1824. West of the city is the active volcano Mount Pinatubo.

Angeles City is perhaps most famous for its raucous nightlife, making it effectively the Sin City of the Philippines. However, that's not the only string to its bow. Particularly in downtown Angeles, away from the entertainment districts, you'll find a number of extraordinary historical places to visit. Some of the older buildings have been at the crossroads of the country's history and continue to stand the test of time.

The Clark Freeport area of the city, around the international airport, also has its share of interesting attractions. Most notable is the tax-free shopping that gives the area its name, but you'll also find some good golf courses and a couple of theme parks for the kids.

Nayong Pilipino is a kind of cultural theme park featuring replicas of historical places, houses of important leaders, and villages in the Philippines. Areas include Colonial Plaza, Hero's Plaza, Spanish



Culture, Kalinga Village, Ifugao Village, Muslim Village, museums, and more. There's a good choice of handicraft stores throughout, making it a good spot for souvenir shopping.

Events and exhibitions are held at the park, and it's available for private functions. Overnight stays in cottages are even possible. The loud Filipino pop music playing throughout the park can get a little exhausting, though.

## MAiN FEATURES:

- Beds: 16 across all dwellings
- Bathrooms 16 across all dwellings
- 1921 m2 living space
- 1202 plot
- Massive potential in the rental market with guaranteed returns
- Close to essential amenities like 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, fishing, walking and cycling areas nearby

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

### **Commun**

Chambres:	16
Salle de bains:	16
Pied carré fini:	1921 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.509.163

