



## Luxury 6 Bed Villa For Sale in Binan Laguna The



### Информация об агенте

Название:	Niall Madden
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Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 975,770.78

### Местоположение

Страна:	Филиппины
Адрес:	Milagrisa Street Segunda Village Binan Laguna Philippines
Добавлено:	28.07.2023

Описание:  
Luxury 6 Bed Villa For Sale in Binan Laguna The Philippines

Esales Property ID: es5553303

### Property Location

1 Milagros Street  
Segunda Village  
Binan  
Laguna  
4024  
Philippines

### Property Details

With its stunning coastlines beautiful inland scenery, historic sites and laid-back atmosphere, The Philippines continues to be one of the most desirable places across the world to be. On offer here is a



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chance to invest in this mesmerising part of the world with this stunning villa.

This impressive five-bedroom family home is situated in a prestigious village in Binan Laguna with a 24 hours gated security service. Peacefully tucked away in a residential village with the advantage of accessing local amenities, good schools and transport within 5 minutes radius. The property also offers walking distance access to a local hospital in an event of medical emergencies.

The property has a lot area of 692.08 sq. metres with a floor area exceeding 392.54 sqm. It also comes with 130 sqm swimming pool comprising of adult and an incorporated kiddie pool.

The property was built to a high specification and well-defined contemporary features. Stunning glass hallway on both upstairs and downstairs area overlooking the side and back garden onto the swimming pool. The house is also equipped with brand new central air conditioning units and water heating for maximum convenience.

The entrance opens to a large living area to the front, a glass hallway to the downstairs toilet as well as to the first bedroom with en-suite toilet/shower room. Further down the hall, a generous and subtle elegance contemporary designed kitchen/dining area can be found. Kitchen doors opening onto a back garden with a relaxing ambiance to the swimming pool area.

An elegant and very stylish suspended staircase made from heavy steel and concrete leads to upstairs facilities. The master's bedroom has an en-suite bathroom/toilet with indoor Jacuzzi, own TV/lounge area and a walk-in closet. Three further bedrooms are located along the glass hallway, all bedrooms have their access to the balcony overlooking the swimming pool and the back garden

#### Key Information of the property:

House and Lot for sale: PHP 49,000,000.00

Location: Binan Laguna, Philippines

Nearest airport: 45 minutes drive from Ninoy International Airport

Nearest beach: 30-45 minutes drive

Golf courses with 15-30 drive

#### Measurements

Lot area: 692.08 sq. metres

Swimming Pool: 130 sq meters

Garage: 4 cars garage

Floor area: 392.54 sq. meters

Entry Porch: 7.38 sq meters

Cloak room: 2.96 sq meters

Receiving area: 11.49 sq meters

Living area: 14.93

Number of bedrooms: 6

Masters bedroom 35 sq meters

Masters bedroom bathroom and toilet: 9.62 sq meters

Masters bedroom walk-in closet: 8.27 sq meters

Bedroom 1: 14.39 sq meters



Bedroom 2: 14.62 sq meters  
Bedroom 3: 16.6 sq meters  
Bedroom 4: 16.6sq meters  
Bedroom 5 (Out building) Measurement to follow  
Kitchen: 13.79 sq meters  
Dining area: 17.21 sq meters  
Number of bathrooms/toilets: 5  
Masters bedroom bathroom and toilet: see masters bedroom section  
Ground floor Common T&B: 8.59 sq meters  
En suite Guest T&B: 5.06 sq meters  
Second floor common B&T: 7.37 sq meters  
En suite Out building T&B  
Pantry: 4.40 sq meters  
Laundry: 6.89 sq meters  
Digital print recognition door lock  
24 hours gated security service  
Swimming pool (Adult and Kiddie pool) 130 sq meters  
Tempered glass windows and hallways with aluminium frames  
Second floor Balcony – from left wing of the house continuous to the back, each bedroom has access to the balcony (Measurement to follow)  
Centralise aircon  
Water heating  
Solid doors  
Insulated ceiling for maximum energy efficiency  
Indoor Jacuzzi  
Masters bedroom: En suit bathroom/toilets with Jacuzzi; Own TV/lounge area and a walk-in closet  
Outbuilding: Maids/guest room with T/B  
Italian tile floor  
Remote control Crystal chandeliers with elegant down lights throughout the house including cob lights.  
Suspended staircase made from heavy steel and concrete with built-in lights  
Granite kitchen Island and work top with bespoke laminated cabinets equipped with soft close mechanism  
Kitchen appliance: Built in oven, microwave and cooker with contemporary designed exhaust fan (optional to buy)  
4 Car garages

## ABOUT THE AREA

Laguna is a province just southeast of Manila and Laguna de Bay, in the Philippines. In Calamba, the Jose Rizal Shrine is a reconstruction of the national hero's childhood home. To the south is Mount Makiling, a dormant volcano. The town of Pila has well-preserved Spanish colonial architecture. The crypt of Nagcarlan Underground Cemetery holds 19th-century graves. Boats travel over the rapids of Pagsanjan Falls.

Laguna, Resort Province of the Philippines, is a haven of fresh and pristine bodies of water such as hot



springs, lakes, and waterfalls. Most notable is Pagsanjan Falls, formerly called Magdapio Falls, referred to as 'shooting rapids.' It is found in Cavinti, starting from Pagsanjan town. Another is Lake Caliraya, which is located between Cavinti and Lumban. The strong mountain breeze that blows from the Sierra Madre Mountain Ranges and the distant Mount Banahaw makes the lake an ideal place for aqua sports like wind surfing, water skiing, sailing as well as game fishing. Laguna de Bay, Southeast Asia's largest fresh water lake, stays pristine throughout the year due to regular rain showers.

Innumerable hot springs abound in the province, including the famous Hidden Valley Springs which is located in a secluded part of Alaminos town. A trip to Dalitiwan River, located in Botocan, Majayjay, is an exciting adventure because the terrain is rugged, as mountain lands go, and the cool water or river gushes through the rocks and boulders along the watercourse in sweeping currents. The mystical Mt. Makiling in Los Baños is an inactive volcano, rising to about 1,109 meters above sea level. It is indeed endowed with nature's beauty, making it ideal for all types of nature tripping, from trekking to bird and butterfly watching and even camping.

Laguna is not only endowed with natural wonders. It also plays an important role in the country's history as the birthplace of Dr. Jose Rizal, the country's national hero, whose infancy and early years were spent in the towns of Calamba and Biñan. A number of churches of Spanish-influenced architecture in intricate Romanesque and Baroque design, mostly restored to their original elegance, are also found in the province

## MAiN FEATURES:

- 392m<sup>2</sup> in main building
- 692m<sup>2</sup> plot
- Private Garden
- Private Parking
- Private Pool
- 6 Bedrooms
- 5 Bathrooms
- Massive potential in the holiday rental market
- Stunning views
- Close to essential amenities like such as supermarkets and pharmacies in nearby town.
- Great base from which to discover other fantastic areas of the Philippines

Contact us today to buy or selling your property in the Philippines.

### **Общие**

Спальни:	6
Ванные комнаты:	5
Готовые кв.м.:	392 кв м

### **Utility details**

Heating:	да
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## Building details

Number of Garages: 1

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: [https://www.youtube.com/embed/4-QWWabL44s?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/4-QWWabL44s?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

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