

**APUAO GRANDE ISLAND RESORT**  
**FOR SALE**  
**PHP 15,000,000**  
**(approx. US\$330,000)**



Apuao Grande island resort is an approximately 16-hectare resort facility on Apuao Grande Island uniquely positioned along the East coast of the Philippines, about one hour from Daet airport Camarines Norte.

Occupying approximately one quarter of Apuao Grande Island the Apuao Grande island resort offers an unequalled paradise vacation experience for the explorer traveler and those seeking a tranquil indulgence in a tropical island setting. Apuao Grande offers superb beaches (ideal for scuba diving, snorkeling and other water sports) adjacent to rainforest areas, beside a small and very friendly rural fishing community.

The entire Apuao Grande Island resort (land, dwellings and fore-shore lease) is offered for sale for Php15,000,000 (approximately US\$330,000) to the buyer with vision and the resources to redevelop.

The original Apuao Grande island resort comprised 34 guest rooms (bungalows and native huts), restaurant & kitchen, bar area, dive shop, various other small buildings and a large swimming pool.



Apuao Grande island resort was operational for twenty years under a long term lease contract until 2002, when two consecutive direct hits by typhoons damaged some of the buildings beyond the resources of the lessee to repair.

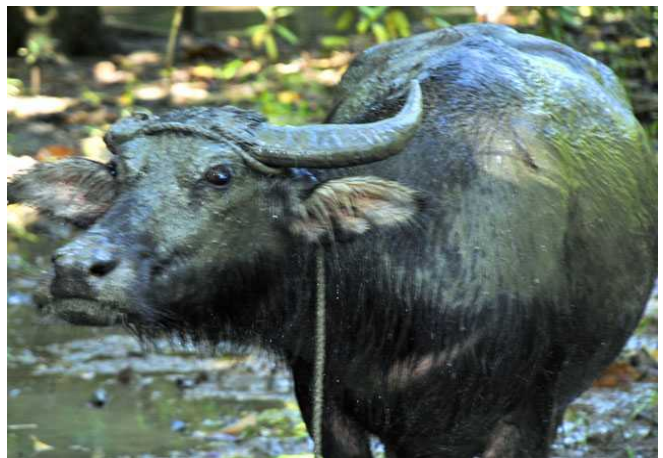




The damage was mostly cosmetic – affecting the native materials used in the construction such as nipa & grass roofs and sawali walls – as the reinforced concrete structures were almost completely undamaged. Today it would be necessary to replace roofs and some walls of the cottages and restaurant areas.

The discerning early investor will have the opportunity to redevelop the island resort before the start of the 2010/11 vacation season to maximise returns.

Although an island community, there are many tradesmen available within the community to assist in the redevelopment and materials are readily available on the mainland.



From a commercial perspective, the Apuao Grande island resort remains a popular search item on the Internet, and custom is almost guaranteed through national and international travel agents because of the uniqueness of the location and the superb beaches - ideal for scuba diving, snorkeling and other water sports.

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