



Premium Puerto Galera property for Sale

A three storey home is offered for sale overlooking the Ponderosa Golf Course, with sweeping views over the beaches, harbour and town proper of Puerto Galera, the Verde Island Passage and city of Batangas. The house is located just 100 meters from clubhouse, along the central ridge of Ponderosa Golf and Country Club development, 388 meters above sea level.

- Total land area of 2,000 sq.meters with dual road access from above and below the property
- Build to European standards in 2002, the house features a unique octagon design with three 98 sq.meter floors and covered car park
- Split level, open plan living area, kitchen and bedroom with 12 meter floor to ceiling panoramic windows facing East over a 180 degrees view – super typhoon tested and proven
- Three bathrooms with generous marble master bathroom w/ jacuzzi
- Ground floor can be converted to 2 separate units with individual access
- Partially covered roof top deck with 47 sq.meter fiberglass roof, BBQ area, marble exercise pool and 360 degree view from mountains to sea
- Wired for split level AC and new standby generator installed
- Internet accessible, with landline and satellite TV installed
- Year round, spring feed water supply and 7 cu. meter holding tanks
- Golf club membership and excellent security
- Golf club borders the UNESCO/Biosphere rainforest nature reserve
- 20 minutes by paved road to local beaches, resort areas and town

View on line at Google Earth:13deg 28.6’N 120deg 54.44.39E

PHP9,750,000

**Contact/viewing by appointment direct to owner at
+63 43 442-0230 or email info@pgyc.org**