

## THE MANSION AT PUERTO GALERA

The Mansion at Puerto Galera is a 4500sqm compound in the heart of Puerto Galera overlooking four bodies of water, designed for the most discriminating investor. The property and grounds comprise: a main Mansion, with three guest houses, gardens, pools and recreational facilities.

Occupying a commanding position, overlooking Puerto Galera's beautiful bays and much of its beach front coastline, the Mansion at Puerto Galera provides for a unique corporate retreat experience in a tropical premier resort environment. The Mansion at Puerto Galera is far enough from Manila to unlock the mind in time and space, allowing collective personal experience to define the path to greater corporate performance, but close enough that management development budgets need not be exceeded.



The Mansion at Puerto Galera represents a unique corporate retreats and premier resort property investment opportunity that is highly recommended and available for acquisition now.



The Mansion at Puerto Galera combines four spacious resort properties with two swimming pools, lawns, gardens, badminton and volleyball courts. Direct access to nearby Boquete Beach provides water sports focused team building facilities using vehicles such as windsurfing, sailing, scuba diving, snorkelling and kayaking.

## THE PROPERTIES

### The Mansion House

Comprising the Presidential Suite, six bedrooms of luxury resort standard, a discrete Honeymoon Suite, congregational areas, dining rooms, main kitchen and a food presentation area, overlooking the swimming pools, lawns and gardens.

Natural lighting is provided from sunrise to sunset through large East and West facing windows; bright and airy congregational areas add to the inspirational experience of The Mansion House.





All rooms have ample air-conditioning as an alternative to natural ventilation, with fixtures and fittings of the highest standards, imported from Italy, Japan and the United States.

The Honeymoon Suite is discrete and yet enjoys the views and close proximity to all of the amenities provided within the property.

The Presidential Suite is nothing less than presidential with a raised king size bed, lofted living and meeting area, large bathroom and walk-in wardrobe.

The bedrooms feature large double beds and space for an extra bed, en suite bathrooms and most have private balconies.



The main kitchen is designed to provide for the entire property and is fully fitted for catering for large parties.



Two dining areas are provided with formal seating for 30 persons, or more for cocktail receptions and casual refreshments.

Congregational areas are located on each floor and are designed for private meetings and relaxing with panoramic views over Puerto Galera's beaches and bays.

The total area of The Mansion House is 700 square meters, sitting on a plot area of approximately 2,500 square meters.

### The Ocean House & The Ocean Suite

Comprising a large living area with a spacious master bedroom with en suite bathroom and a balcony for private contemplation, a large double bedroom, a single bedroom, extra space as an occasional sleeping area for single or double occupancy plus a generous kitchen and



dining area. The Ocean House has the capacity for up to 10 persons while The Ocean Suite is designed for up to four persons.



Attached to The Ocean House but with a separate entrance the The Ocean Suite with its own large bedroom, en suite bathroom, kitchen dining area and terrace.

The Ocean House and The Ocean Suite deliver beautiful views across the lawns towards Puerto Galera's western beaches and the forested mountains leading to Mindoro's rugged

hinterland.

Staying in the The Ocean House or The Ocean Suite provides the visionary experience that will inspire long term goal assessment and realization.

The total area of The Ocean House and The Ocean Suite is 220 square meters on a plot area of approximately 400 square meters.

### **The Garden House & The Garden Suite**

Comprising a large living area with a spacious master bedroom with en suite bathroom and a balcony for private contemplation, a large double bedroom, a single bedroom, extra space as an occasional sleeping area for single or double occupancy plus a generous kitchen and dining area. The Garden House has the capacity for up to 10 persons while The Garden Suite is designed for up to four persons.



Attached to The Garden House but with a separate entrance the The Garden Suite with its own large bedroom, en suite bathroom, kitchen dining area and terrace.



The Garden House and The Garden Suite provide especially beautiful images of luxuriant flowers, shrubs and trees bursting with vitality and color.

Staying in the The Garden House or the The Garden Suite provides a luxury cosseted

experience that allows for clear analysis of the present, empowering ideas that will with the seasonal flowers.

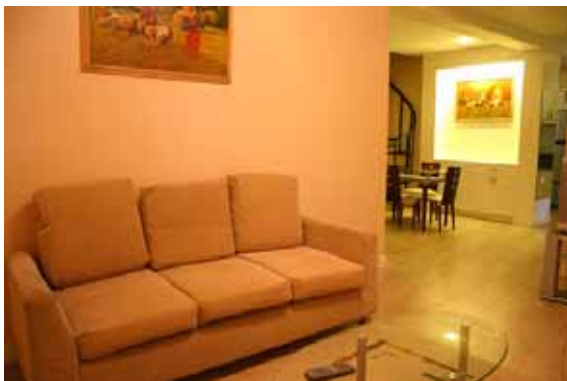
The total area of The Garden House and The Garden Suite is 220 square meters on a plot area of approximately 430+ square meters.

### The Barkada House

Comprising three bedrooms and a large sleeping loft, spacious living areas and a kitchen with attached dirty kitchen outdoors, the Barkada house sleeps up to 20 people comfortably. Barkada House has two indoor and one outdoor CR, with outdoor terraces, gardens, secure parking and is fully air conditioned.



The Barkada House is nestled amongst the trees and shrubs at the perimeter of the main property and is steeped in the sounds and fragrances of a tropical rain forest environment.



Staying The Barkada House encourages interaction and gregarious vision as the senses are massaged by the sights and fragrances imbibed.

The total area of The Barkada House is 200 square meters on a plot area of approximately 430+ square meters.

### Facilities and Amenities

The facilities and amenities in The Mansion at Puerto Galera comprise an infinity pool with views towards the rain forested mountains and beaches to the West, a second swimming pool, a badminton court, a volleyball court established gardens and pathways between the individual houses of the property. Car Parking is offered in front of the property.



The Billiard room is complete with billiard table and table soccer; a German top class ping pong table, as used by the San Beda Table tennis team.



The property has standby diesel generators adequate for all power needs in the event of a grid failure. All electricity supply to the individual properties is accomplished using underground conduits to remove unsightly poles and cables and to avoid environmental degradation.

There is a 60,000 litre water tank underground to ensure the property is self sufficient in the event of a temporary mains water interruption.

Nearby to The Mansion at Puerto Galera is the Puerto Galera Yacht Club and The Moorings condominium development, offering a additional swimming pool, tennis court, covered and alfresco dining areas. A few minutes walk to Boquete Beach provides direct access to one of Puerto Galera's prime water sports areas for windsurfing, sailing, scuba diving, snorkelling and kayaking.

High in the mountains above the property is the Ponderosa Golf Club, a fine nine hole golf course to challenge everyone's short game skills. Within an hours drive there are hiking trails, waterfalls and a variety of resort beaches. In the hills above Puerto Galera are rivers and streams where it is possible to pan for gold.

### **The Property Value**

The property is offered in its entirety as a corporate retreats and premier resorts development or, it may be sub-divided into its individual component properties.

The entire property is valued at Php 68 million, with individual component properties valued upwards from Php9 million. Negotiations with parties expressing serious interest in the entire property may reduce these figures assuming favorable terms are agreed. These valuations include most fixtures and fittings including fine narra furniture, various exquisite artworks plus commemorative posters of the World's leading practitioners of sports such as Manny Pacquiao and Muhammad Ali.



The Mansion at Puerto Galera represents a highly prized and unique corporate retreats and premier resorts development that is appropriately valued compared to the current land and developed property values in Puerto Galera.

