

MAM-ON ISLAND, SIARGAO PHILIPPINES

Luxury Real Estate

Location:

Mam-on Island, Siargao Islands,
Surigao del Norte, Mindanao
Philippines

15-minute away from Siargao main
tourist spots

Property:

10 lots of 34,452 m²
15,000 m² of foreshore
600 m of sea frontage
Mostly flat & uphill

Activities:

Snorkeling, fishing, surfing, sailing, hiking.

A UNIQUE **BEACHFRONT** PROPERTY FOR SALE

SIARGAO, A TOP WORLD DESTINATION



Sugba Lagoon



Correjidor Island

Siargao is one of the top surfing capitals in the world and is also known for its pristine beaches, its authentic vibes and lifestyle.

There are numerous daily domestic flights (between 5 and 8 every day).

The property is located on remote **Mam-on island**, one of the most sought after island of Siargao.

- Siargao voted Best Island in the World by readers ([Conde Nast traveler](#))
- Top 9 out of 50 best surfing spots in the world voted by Surf Magazine editors ([CNN](#))



SIARGAO, A NATURAL PARADISE

Unspoiled and remote, **Siargao** is a place to escape into nature with its:

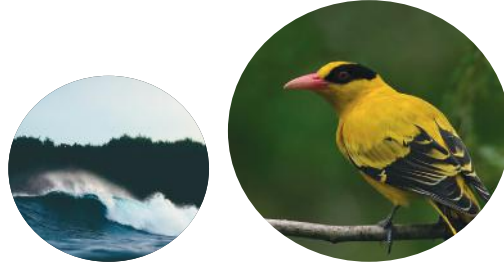
- coconut woodlands
- mangrove forests
- rivers
- natural formations
- stone ponds
- clear blue waters
- white sand
- coral reefs
- panoramic scenic views



MAM-ON ISLAND, THE GEM OF SIARGAO



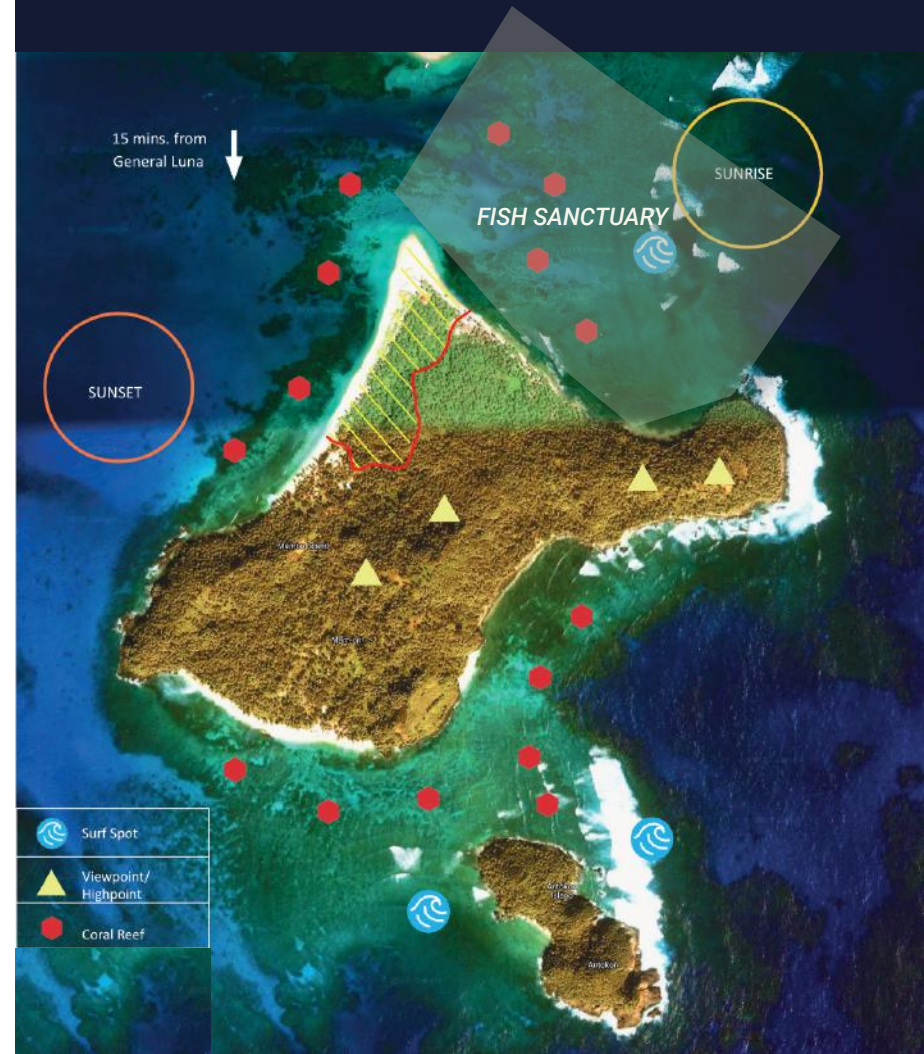
Mam-on West View



Remotely set at the edge of the Pacific Ocean, **Mam-on** is the most attractive island in Siargao for its unique preserved native & private atmosphere at only 15-minute speed boat ride from Siargao main tourist spots.

The property is **5 hectares** with 10 distinctive premium beachfront lots of **34,532 square meters** and some **15,000 square meters** of foreshore (see total area defined in red).

The property is unique as it has a lush landscape and is nestled between the **foothills of Mam-on Island**, facing the immense ocean with the silhouette of mountain at the backdrop.



MAM-ON ISLAND, THE PERFECT DESTINATION

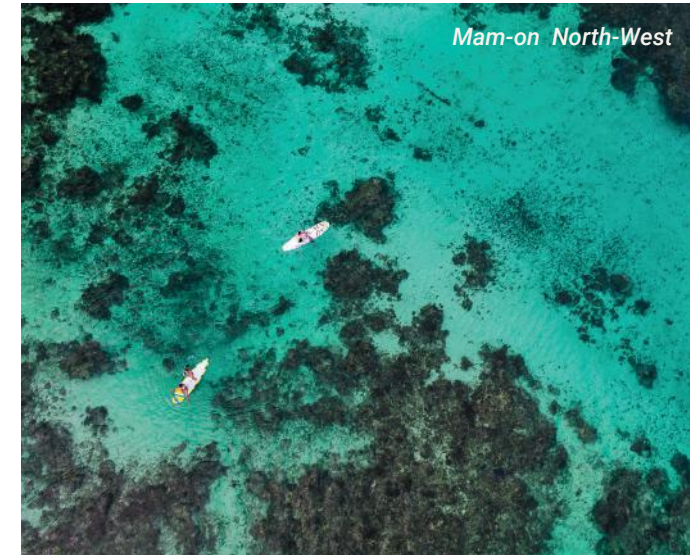


The land's orientation is west with stunning **sunset** and east for **sunrise**.

It has an exceptional hilltop with a **360-degree view** of the surrounding islands.

The property has an incredible **600-meter-long beachfront** covered with sugary fine white sand and **crystal-clear blue** water looking like a natural infinity pool.

The area is renowned for its **deserted surf spots**, **secret rock pools**, **great fishing area**, **sailing**, **snorkeling & hiking**.



MAM-ON ISLAND, *PRESERVED BEAUTY*



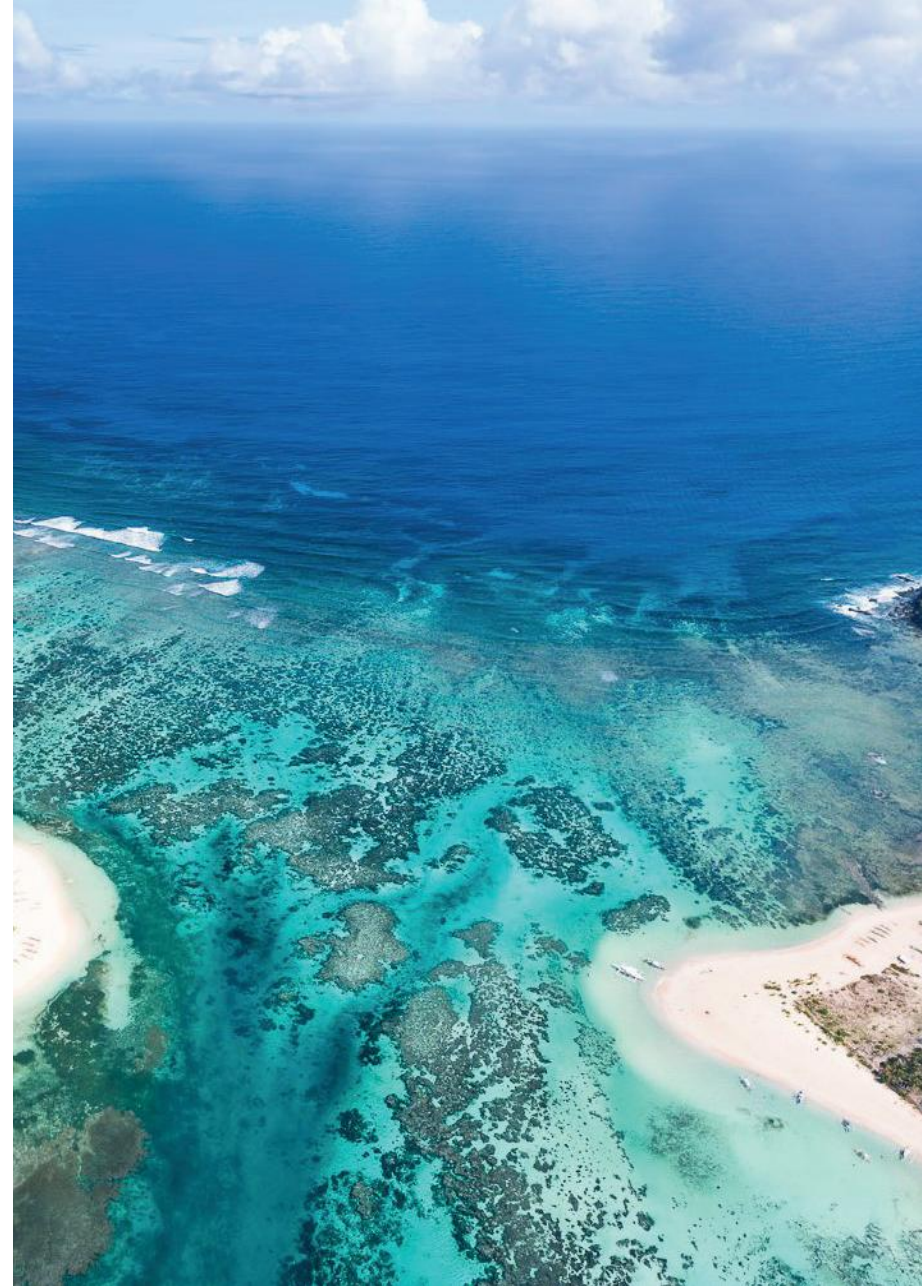
Mam-on Property Sandbar



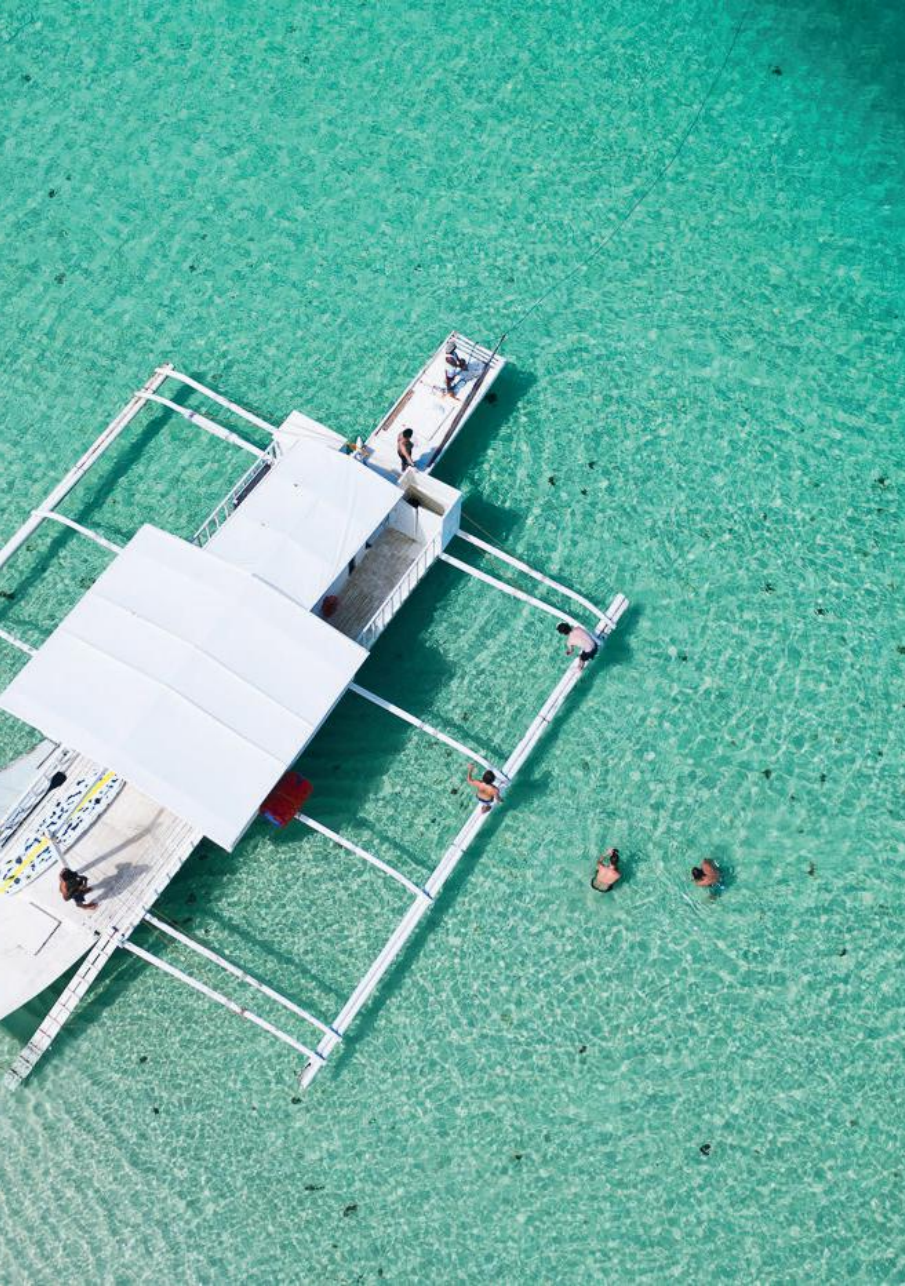
Siargao Islands is a Protected Landscape & Seascape area, it holds the largest **mangrove forest** and largest **marine protected area** in the Philippines, which makes it a top destination for **ecotourism**.

Adjacent to the property is a « **fish sanctuary** » over 40 hectares wide and the property has also recorded several **Hawksbill sea turtle nesting** that contributes to making this property an exceptional sustainable & natural destination.

Wildlife is thriving both on the lush landscape of the hills as well as underwater with its extensive coral reefs and sea life.



MAM-ON ISLAND, THE ULTIMATE LUXURY



Mam-on Island is a **pedestrian island** where some 200 villagers live and make their livelihood mostly from fishing.

The peace and calmness on the island is astonishing, and it is one of the best places for **stargazing**.

The property benefits from **breathtaking sunset views**.

Truly living up to its name of being an **“Island Hideaway”**.



Mam-on Property West Sunrise



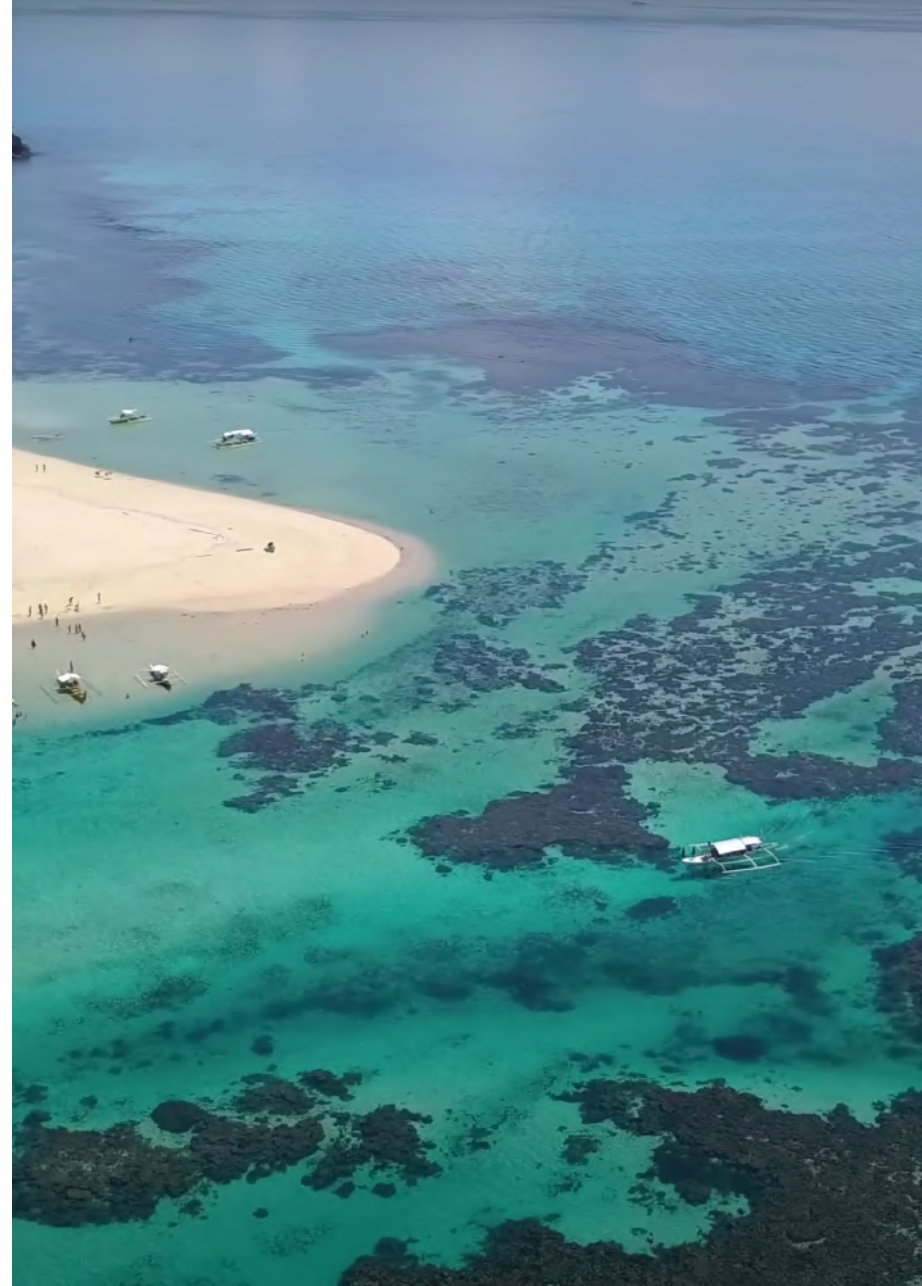
Mam-on Property West Sunset

MAM-ON ISLAND, A *UNIQUE PROPERTY*



HIGHLIGHTS

- * Unique property in Siargao
- * Only 15-minute away
- * Exceptional sunset & sunrise
- * Pedestrian island
- * Beautiful Foothill & Beach terrain
- * Long beach frontage
- * Lush landscape
- * Powdery white sand
- * Amazing flat sandbar
- * Crystal-clear-blue water
- * Adjacent to fish sanctuary
- * Many water activities
- * Exceptional surf spot



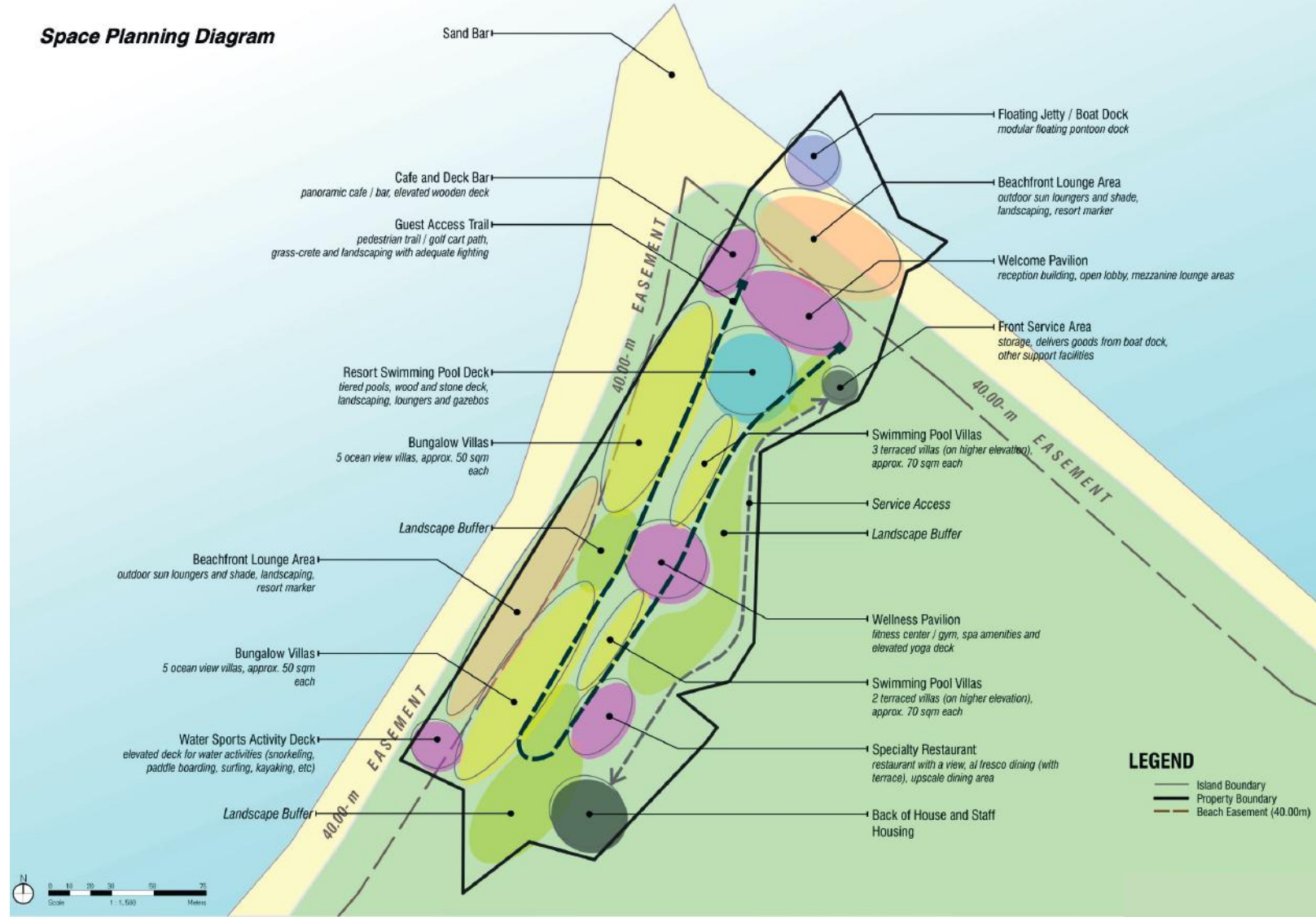
MAM-ON ISLAND, POSSIBLE PROJECT DEVELOPMENTS

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POSSIBLE PROJECTS DEVELOPMENTS:

- * Luxury Resort
- * Luxury Villas
- * Luxury Glamping
- * Private beach houses
- * Beach bar & restaurant
- * Beach Club
- * Water sport
- * Spa & Wellness center
- * Yoga retreat
- * Helipad

Space Planning Diagram



MAM-ON ISLAND, *POSSIBLE PROJECT DEVELOPMENTS*



Luxury Villas
on hill



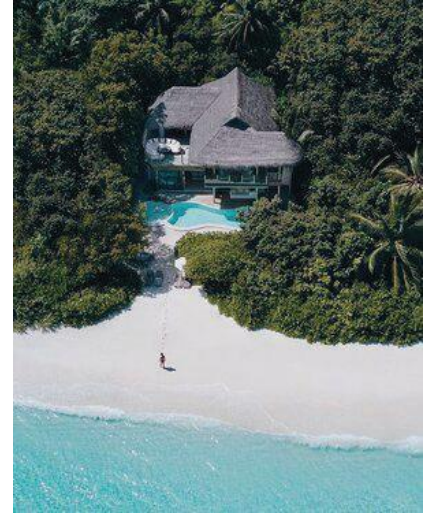
Luxury Resort



Luxury Villas



Beach Club



Private Beach house

MAM-ON ISLAND, *POSSIBLE PROJECT DEVELOPMENTS*



Spa & Wellness center



Yoga retreat



Luxury Villas



Beach Club



Beach bar & restaurant

MAM-ON ISLAND, *PROJECT DEVELOPMENTS SIMULATION*



MAM-ON ISLAND, *PROJECT DEVELOPMENTS SIMULATION*



MAM-ON ISLAND, *PROJECT DEVELOPMENTS HIGHLIGHTS*

Siargao is now considered as one of the **best island in Asia**.

Tourism is booming. **High season is all year** round due to local climate and the international surf spot.

Mam-on is the best island in Siargao

Enjoying a **unique secluded beach** and still close to legendary Cloud 9.

We have **titles** which is exceptional for a small island and give additional advantages as confirmed by local authorities.

We have already numerous **documents and studies** we could share regarding the property including from Palafox Architecture Group.

The property could **accommodate numerous villas and an helipad**.

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Luxury Real Estate



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Mam-on is a must-see island to witness all the beauty the island can offer.

Available documents: Land survey, complete ownership documents and tax declarations, photo documentation: drone shots, photos, videos, feasibility study for high-end resort project development (Palafox).

We are pleased to offer the whole property including the foreshore for USD 11 million instead of USD 19.2 million (valuation made only on 34,532 square meters of land without the foreshore).

We are also willing to sell a portion or consider a joint venture in developing a resort.