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# **Cebu Realty Significantly Located In The Heart Of The Philippines**

Cebu real estate is ideally located in central Philippines, approximately 600 kilometers south of Manila and can be reached in an hour by air.

Strategically located in the heart of the of the Philippines, it serves as the jumping-off place to tourist destinations in the Philippines; Leyte, Bohol-Panglao, Samar, Dumaguete, Siquijor and Mindanao islands - Cagayan de Oro, Camiguin and Surigao del Norte.

The destination of [Cebu City Philippines](#) is known for conventions and resorts. Taking complete advantage of the desirable sun, sand, and mountains, it is advertised as the best playground, with numerous holiday activities that have been set up throughout the province.

Cebu, arguably the country's finest diving center, many scuba divers find Moalboal, Sogod, Pescador, Santa Rosa Islands and Boyong Boyong in Mactan as prime dive spots. World-class resorts fringe the islands, serving both divers and beach loving tourists alike.

Modern shopping malls, fine dining restaurants and lively entertainment centers, including two casinos and sprawling golf fairways, add luster to Cebu real estate landscape, offering tourists plenty of activities to engage in.

Cebu has a proven capability and economic track record. It is the second largest city and continues to be the fastest growing economy in the country. It leads in exports of item such as furniture, fashion accessories, carrageenan, semi-conductors, electronic products, etc and is the countries second largest IT and BPO growth area behind Metro Manila.

Because of its deep-water harbor, Cebu is the base of the country's domestic shipping. 80% of the country's major shipping companies are based in Cebu. Likewise, with the Mactan Cebu International Airport, Cebu is an accessible passageway to southern Philippines. It allows easy movement of domestic and international travelers and trading connections.

Presently, direct flights are available for destinations such as Bangkok, Macau, Singapore, Jakarta, Narita, Seoul, Hong Kong, Kota Kinabalu and Qatar. Chartered flights are also available for Incheon, Kansai, Kaohsiung, Taipei and Nagoya.

Property is all about location, [Cebu property](#) provides you with both the laid back lifestyle of provincial living, as well as prerequisites of the urban dweller. Schools, hospitals, restaurants, shopping malls, and leisure are all found on the island itself.

Expatriates and overseas Filipinos have been fanning a housing boom in Cebu, Philippines making them the industry's top market because of their willingness to invest in quality housing or lease, short and medium term condos driving rents up to new highs.

At least \$1 billion in remittances from Filipinos alone, living or working abroad flow in every month, not to mention the inflow of foreign real estate investors as the market in the United States turns from a sellers to a buyer's market amidst falling property prices, job losses, and the tight credit conditions.

A strong percentage of these inward remittances goes into buying new houses for their families, high-end condos or resort homes for their own use and in condo hotel or "Condotel" investments as income producing properties.

Condotels or condo hotels are the fastest growth area in the hotel industry today. Condotels have been around for quite some time now, and have been "Hot Investment Properties" in the U.S.A. for some time.

But what exactly are "condotels"? A condotel or condo hotel, is a combination of hotel and a condominium. You can think of it as the best of both worlds. Operating like a hotel, usually with more amenities than a normal residential condominium building, the condotel units are individually owned by many different owners. While different complexes and resorts may vary, most give you the choice of renting the units out or using them for personal use. Many of them have a rental program and management on the premises, getting rid of all the

hassles that landlords always encounter.

Desirable locations to build in the Philippines are not limitless. There is a dropping supply of available land in key markets such as Metro Manila, Cebu and Boracay. In the highly desirable areas available building land in prime locations are fast being sold which ensures that condotels built in these locations will see significant real property appreciation.

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