

Lancaster Cebu Buy-to-Let Condotel benefits from Philippine Real Estate Boom

By Beth Collingz

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Expatriates and overseas Filipinos have been fueling a housing boom in Cebu, 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

Cebu is located 365 miles south of Manila and can be reached in an hour through air travel, it is in the east of Negros Oriental, southwest of Leyte and northwest of Bohol. Strategically located at the heart of the Visayas, it serves as the jump-off points to satellite destinations in the Visayas-Leyte, Bohol-Panglao, Samar, Dumaguete, Siquijor and Mindanao islands - Cagayan de Oro, Camiguin and Surigao del Norte. It is positioned as a resort and convention destination

Touted as the ultimate playground, many leisure enclaves have risen throughout the province, taking full advantage of the enviable sun-and-sand-and-mountain location.

Arguably the country's diving center, 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 plain tourists alike.

Modern shopping malls, fine dining restaurants and lively entertainment centers, including two casinos and sprawling golf fairways, add luster to Cebu's landscape, offering the tourist a surfeit of activities to engage in.

Beth Collingz, International Marketing Director of PLC Global, the lead marketing partners for Pacific Concord Properties Inc's Lancaster Brand of Condotels in the Philippines said Cebu has a proven capability and economic track record. It is the second largest city and undoubtedly the fastest growing economy in the country. It leads in exports of item such as furniture, fashion accessories, carriageenan, 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 gateway 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 Inchon, Kansai, Kaohsiung, Taipei and Nagoya.

Taking advantage of the Real Estate Boom, Collingz said Pacific Concord Properties Inc is expanding its Operations for the Lancaster Brand of Condotels in the Philippines and has acquired by purchase an additional 27 units in its Lancaster Cebu Resort Residences adding another 75M pesos to its project inventory and expansion program. This brings the number of properties held in the development to 75 suites with another 120 units to be added before year end for Condo Hotel rental operations.

Property is all about LOCATION said Collingz. Mactan, Cebu, provides one with both the laid back pace 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.

Lancaster Cebu Resort Residences, located a mere 3 minutes from Mactan-Cebu International Airport,

provides you with easy access to all the essentials of urban living. This ideal location will complement the Condotel operation since Lancaster Cebu will function as a condominium hotel – a preferred accommodation choice of businessmen and holiday travelers alike.

Clients can either purchase Condotel Suites for investment purposes or lease the units on weekly, monthly or yearly basis. We have Fully Furnished Executive Studio Suite and Two-Bedroom Suites available for sale at Lancaster Cebu Resort Residences at Pre-Increase Prices that will be ready for occupancy from August 2008 at the current price. Fully furnished Studio Suites are priced at -Pph-2,753,924.06 whilst, fully furnished 2 BR Loft Type Suites are priced at -Pph-5,467,004.14 and may also be purchased with an initial Reservation Fee of only -Pph-100,000.00 with the Balance Payable without interest over 24 consecutive equal monthly payments. Fully Furnished Suites many also be purchased on Five Year Payment Terms through our no qualification “In-House” Finance Available with 15% Down Payment added Collingz

Lancaster Cebu Resort Residences is also offering Studio and 2-Bedroom Fully Furnished Ready for Occupancy Suites on daily, weekly, monthly or yearly lease rental terms. Whilst some renovation works are still ongoing within the complex, unit rentals are now available to guests at 'Special Promo Rates'. For Condo rentals in Cebu check out our rentals website: <http://www.condotel-rentals.com> for info.

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PLC International Marketing Networks, with its internet based Global Agency, are the lead marketing partners with Pacific Concord Properties Inc for the Lancaster Brand of Condotels in the Philippines

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