

# PRIVATE ISLAND LUXURY RESORT DEVELOPMENT

Latitude: N 12.050389; Longitude: E 119.7923



## WEST NALAUT ISLAND

PROPERTY FOR SALE

**47.9** Hectares  
TOTAL LAND AREA

**100** Villas  
PERMITTED  
READY TO BUILD

**\$7.5M** USD  
PURCHASE PRICE




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ISLAND**



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*'Unlocking Luxury, - Elevating Lifestyle, Tourism and Destination Travel'*





# EXECUTIVE SUMMARY

This project presents a unique opportunity to invest in a prestigious luxury resort development in a prime location with significant growth potential and exceptional natural beauty.







## WEST NALAUT ISLAND

# THE OPPORTUNITY & DEVELOPMENT POTENTIAL



## ECO-ISLAND RESORT

Welcome to West Nalaut, a Resort Eco-Island, a 47.9-hectare coastal retreat with a 3.3-kilometer shoreline. Our vision includes 100 stunning villas, a welcoming Club House, a serene Spa and Infinity Pool, enticing dining options, versatile event spaces, water sports for thrill-seekers, and comfortable staff accommodations. The proposed project is a perfect blend of luxury and leisure, all set against the backdrop of nature's beauty.



**100**  
BEACH VILLAS



LUXURY  
CLUB HOUSE



SPA & INFINITY POOLS  
RELAXATION HUB



RESTAURANTS  
DINING, BARS, CAFÉ



EVENTS  
CONFERENCE FACILITIES



WATER SPORTS  
STATION & RENTALS



WORLD-CLASS  
STAFF & MANAGEMENT

## ENVIRONMENTAL STEWARDSHIP

The development plans for West Nalaut prioritize sustainability and environmental preservation. The protection the island's natural surroundings, will leave a positive impact on future generations and ensure the long-term success of the project.





# 100 BEACH VILLAS





# WEST NALAUT ISLAND

West Nalaut Island is an island in northern Palawan, in the Philippines. It is the westernmost of the Calamian Islands, and can form a guide to shipping entering the Coron West Passage. It is approximately 16 kilometers off the western coast of Busuanga Island, which is approximately a 40-minute flight from Manila followed by a scenic one-hour transfer, ensuring accessibility.

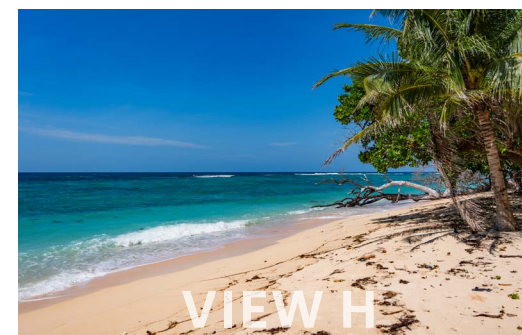
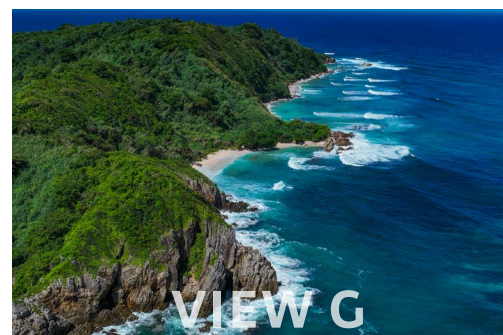
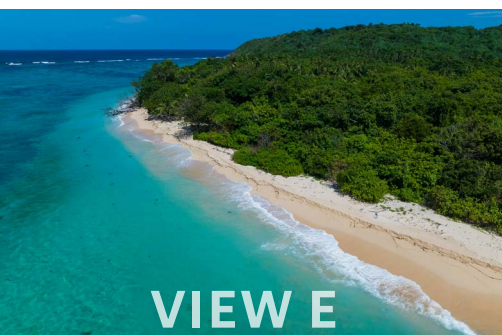
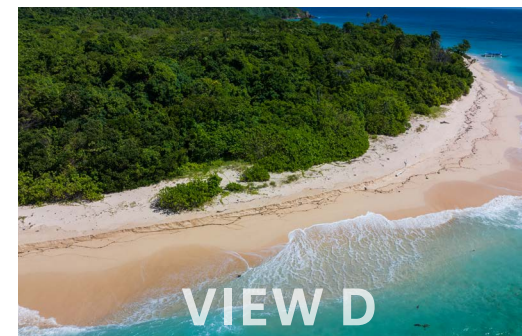
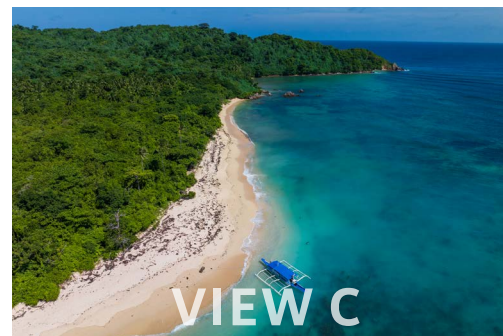
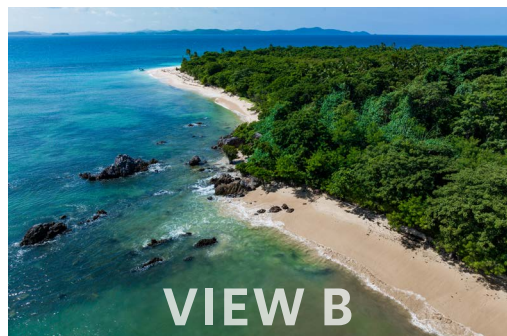
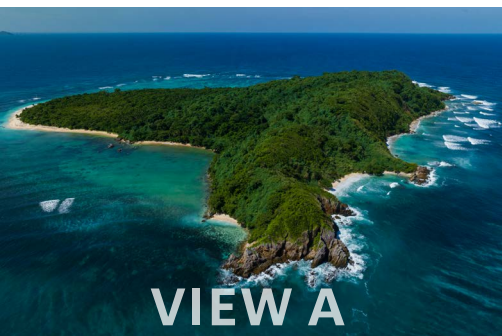
An exceptional opportunity for a Private Island Luxury Resort Development Project West Nalaut Island in Palawan, Philippines. This captivating property spans 47.9 hectares and boasts the potential for 100 standalone villas. Situated in Palawan, a region recognized by National Geographic as the best island destination in Southeast Asia, this investment offers unparalleled advantages. The Developer will benefit from flexible permits for this resort development, featuring amenities such as infinity pools, a spa, restaurants, and more. The island offers 3.3 km of coastline, a pristine 1.1 km sandy beach, a lush rainforest, and a wealth of marine life. With a booming tourism sector in Northern Palawan and support from the Philippine government, this project is poised for success. All documentation, including environmental studies and master plans, is included. This is an unprecedented turnkey opportunity for a luxury resort, backed by clear title and the promise of remarkable returns in one of Asia's most sought-after destinations.



**WEST NALAUT  
ISLAND**









## LOCATION

Palawan is an archipelago located in the South China Sea, stretching over 500 kilometers in length. It is one of the most economically diverse regions of the Philippines. Palawan consists of 1,780 islands, 1,703,075 hectares in total; it is the country's largest province and considered as the last ecological frontier of the Philippines.

Its coastline stretches over 2,000 kilometers. National Geographic named the region as the best island destination in South East Asia and Top 10 island destination in the world, having "incredibly beautiful natural seascapes and landscapes". Palawan is well known for its cleanliness; basically the region is trash and garbage free, thanks to its governmental awareness. The tourism industry has been recognized as one of the highest potential in the world, with a view to create a market presence on a similar scale to Thailand and Vietnam.



Busuanga is served by a new airport facility and comprehensive road upgrades, contributing to an increase in tourism arrivals of 392% in a 12-month period.

## HIGHLIGHTS OF THE PROPERTY



### TRANSPORT EASE OF TRAVEL

- 40-Min Flight From Manila
- From Busuanga Airport 1 hour picturesque transfer time to West Nalaut Island (road and sea combined)



### CLIMATE TYPHOON FREE

- Out of the Philippine typhoon belt
- "A" seismic safe tsunami free zone
- Dry and warm season from December till May, wet season from July till November





# INVESTMENT OPPORTUNITY OVERVIEW



## PRIME LOCATION

Palawan, Philippines, known for its stunning natural beauty, is a top-rated island destination with a booming tourism industry.



## TURNKEY RESORT DEVELOPMENT

Flexible permits secured for a luxury resort featuring 100 standalone villas and world-class amenities.



## STRATEGIC ISLAND

West Nalaut Island, Northern Palawan, offers a pristine environment, 3.3 km of coastline, and a 1.1 km white sandy beach.



## ACCESSIBLE

Just a 40-minute flight from Manila to Busuanga followed by a one-hour picturesque transfer to the island.



## CLIMATE ADVANTAGE

Palawan is typhoon-free, with a dry and warm season from December to May, ideal for year-round tourism.



## NATURAL BEAUTY

The island boasts a lush rainforest, a freshwater source, and abundant marine life with a 300-meter wide coral reef.



## GOVERNMENT SUPPORT

The island boasts a lush rainforest, a freshwater source, and abundant marine life with a 300-meter wide coral reef.



## PROFIT POTENTIAL

Proven profitability with detailed cost and revenue calculations, making this an attractive investment opportunity.





# INVESTMENT OPPORTUNITY OVERVIEW



## TURNKEY ADVANTAGE

Complete documentation, permits, environmental studies, and master plans are included, saving time and effort.



## OPTIONAL SUPPORT

Additional options include professional branded hotel plans and support for green initiatives, infrastructure, and local engagement.



## WORLD-CLASS ATTRACTIONS

Nearby attractions include Apo Reef, Twin Lagoons, and renowned scuba diving sites, ensuring a steady influx of tourists.



## INVESTOR BENEFITS

The project offers tax advantages through PEZA, a Special Economic Zone status, and opportunities for residential property sales.



## ENVIRONMENTAL CONSIDERATIONS

The island's commitment to sustainability includes waste management, green solutions, and more.



## INDUSTRY RECOGNITION

Palawan has received accolades from National Geographic, Condé Nast Traveler, Islands Magazine, and Forbes Traveler Magazine.





# PROPERTY OVERVIEW

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## WHY WEST NALAUT

The opportunity to invest in a turnkey luxury resort development project on a pristine private island in Palawan, Philippines, a top-rated tourist destination. This project offers guaranteed permits, a strategic location, a stunning natural environment, and a proven profit potential, making it an attractive and secure investment in a thriving tourism market.





# UNIQUE FEATURES AND ADVANTAGES

## 1.1 KM PRISTINE SANDY BEACH

The property boasts a 1.1 km-long clean, white sandy beach with crystal clear water, eliminating the need for underwater landscaping or removing stones or water dirt/mud.

## TROPICAL RAINFOREST

The island is adorned with a lush tropical rainforest with existing plants, enhancing its natural beauty and providing a serene ambiance for guests.

## SCENIC CLIFFS

The land features 80-meter-high cliffs, providing breathtaking panoramic views of the surroundings and enhancing the resort's aesthetic appeal.

## CORAL REEF

Around West Nalaut Island, there's a 300-meter wide coral reef teeming with rich underwater life, including dolphins, dugongs, blue marlins, barracudas, lapu-lapus, tunas, lobsters, shrimps, octopuses, and dolphin-fish.

## UNIQUE FLORA AND FAUNA

The island hosts a special microclimate with an amazing variety of flora and fauna, offering a unique opportunity for nature enthusiasts and ecotourism.

## NATURAL FRESH WATER SOURCE

A freshwater source on the island ensures a sustainable and reliable water supply for the resort's needs.

## FLAT DEVELOPMENT AREA

The potential development area is flat, while the backdrop is hilly, providing an ideal canvas for construction, and it's protected from the open sea.

## TSUNAMI AND TYPHOON-FREE ZONE

The island is located outside the Philippine typhoon belt and is considered an "A" seismic safe tsunami-free zone, offering safety and security for guests and investments.

These unique physical features make West Nalaut Island an exceptional canvas for creating a luxury resort development, offering guests a stunning natural environment and unparalleled experiences.





# WEST NALAUT ISLAND

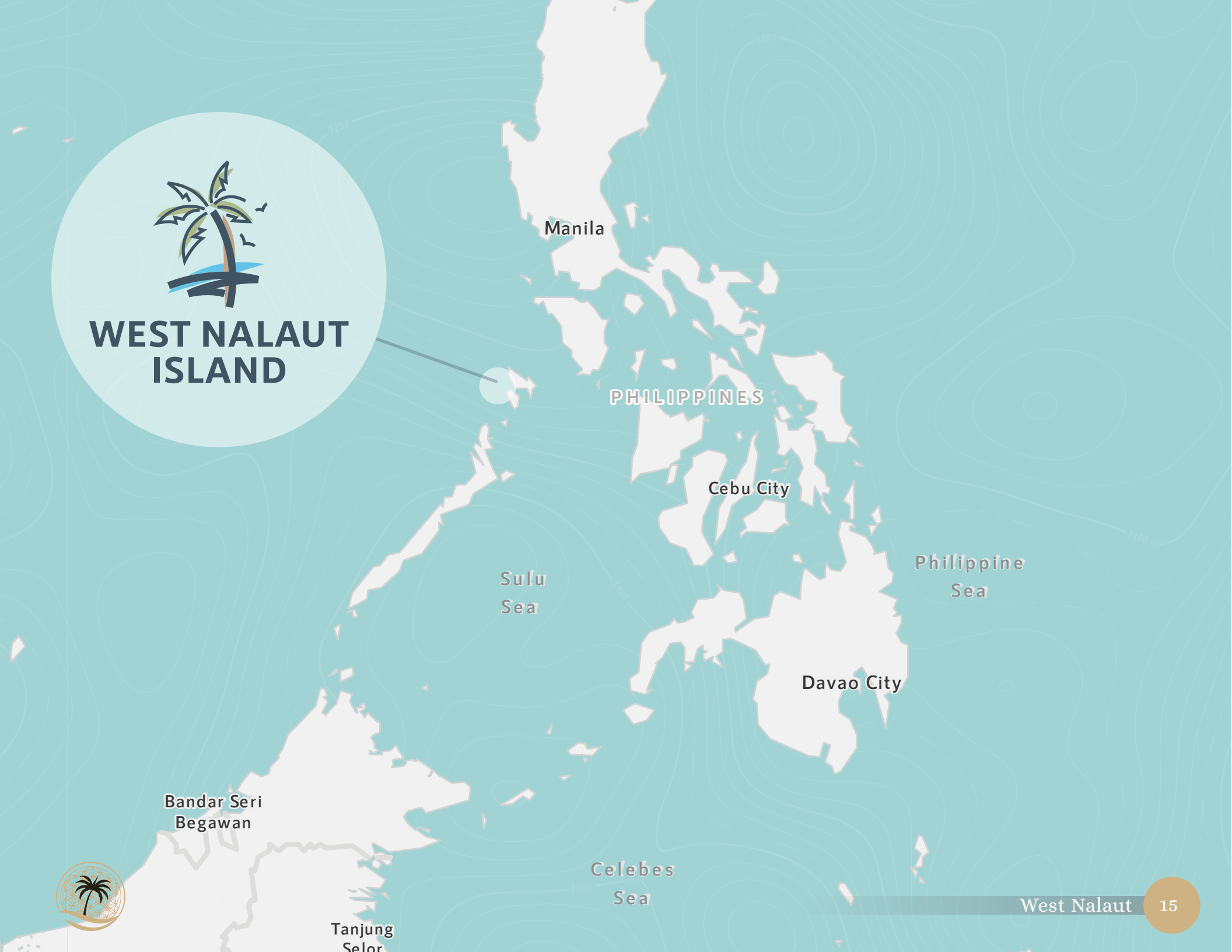
- Size: 47.9 hectares
- 16 kilometers off the western coast of Busuanga
- Turnkey project for a luxury resort development
- All necessary permits and licenses provided
- Record breaking growth in tourism arrivals of 392% in a 12-month period in Northern Palawan







## WEST NALAUT ISLAND



Manila

PHILIPPINES

Cebu City

Sulu  
Sea

Philippine  
Sea

Davao City

Bandar Seri  
Begawan

Celebes  
Sea

Tanjung  
Selor





## WEST NALAUT ISLAND





# MARKET OVERVIEW

NEXT STOP:

Palawan









# TOURISM TRENDS IN THE PHILIPPINES

As of 2023, the Philippines continues to experience a resurgence in tourism, driven by the easing of travel restrictions and the gradual recovery from the COVID-19 pandemic. Domestic tourism remains robust, with Filipinos exploring their country's picturesque destinations, while international travelers are returning to enjoy the country's renowned natural beauty and cultural attractions. Sustainable tourism practices are gaining momentum, with a focus on environmental conservation and responsible travel.



**GLOBALLY  
DESIRED**

**VISITORS  
3,000,079\***

From Jan 1 - Julu 19th, 2023\*

**TOURISM REVENUE  
\$3.75 BILLION**

According to data released by DOT, tourist arrivals from January 1 to July 19, 2023 reached a total of 3,000,079 visitors and around P212,467,522,100.14 in tourism revenue.\*



**INTERNATIONAL TRAVELERS  
DEMAND**

The Philippines experiences a vibrant tourism sector with over 8 million international tourists visiting the country, showcasing a consistent upward trend in arrivals. Key source countries included South Korea, China, the United States, Japan, and Taiwan. This influx of tourists contributed significantly to the economy, generating approximately \$10.8 billion USD in tourism revenue.\*

Republic Of The Philippines Department Of Tourism 2019\*





# REAL ESTATE TRENDS IN THE PHILIPPINES



## BOUTIQUE HOTELS, RESORTS AND VILLAS IN THE PHILIPPINES

- Beyond large hotel chains, boutique, niche hotels and villas are gaining popularity. These unique and culturally immersive properties offer travelers a more personalized and authentic experience.

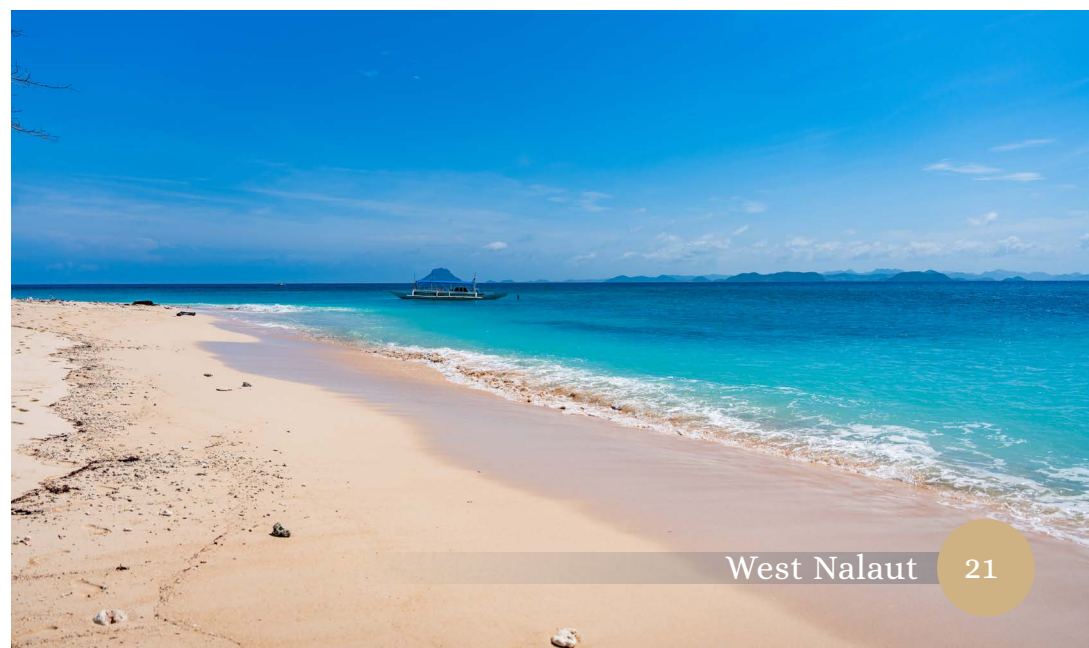
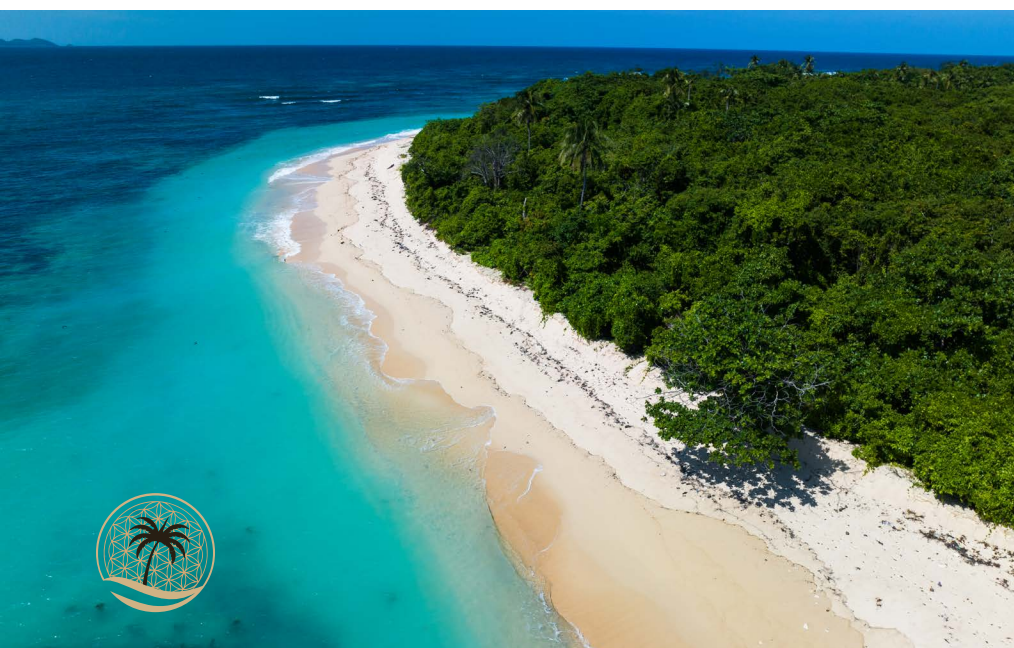


## DESTINATION DEVELOPMENT

- In popular tourist destinations like Boracay, Palawan, and Cebu, hotel development remains robust, catering to both international and domestic tourists. Luxury resorts and high-end accommodations are in demand, often featuring stunning beachfront locations and eco-friendly designs.











**WEST NALAUT  
ISLAND**

**X**

