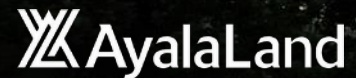


For your future investment, contact :

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EL NIDO, PALAWAN

Only an hour flight from Manila, El Nido located in northern Palawan, is a destination for travelers seeking adventure, relaxation, and immersive experiences. Known for its pristine beaches, crystal-clear waters, lagoons and towering limestone cliffs, El Nido promises an unforgettable tropical getaway that captures the essence of the Philippines.

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GETTING TO EL NIDO

From Manila and Clark:

Daily round-trip direct flights from Manila and Clark via AirSwift

Approximately 1-hour travel time

From Puerto Princesa:

5-hour land travel

Daily domestic flights to Puerto Princesa from Manila, Clark, Cebu, Iloilo





LIO TOURISM ESTATE

Lio is a 320-hectare master-planned tourism estate that offers buyers, locators, residents and guests the opportunity to live, work, and visit one of the countries most coveted destinations.

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LIO TOURISM ESTATE

OUR PROMISE is to mindfully develop Lio Tourism Estate in a way that maintains the environmental integrity of the area while offering a well-planned destination and be the best example of an organized beachfront community in the country.

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DEVELOPMENT PARAMETERS

320 hectares gross land area

4.2-km long beachfront

40-meter setback from high tide line

>50% allocated as nature reserve, carbon
forest, and open spaces

Jump-off point to El Nido Resorts

Nature-sensitive planning & design

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LIO MASTERPLAN



- Beachfront Promenade (800m distance from Airport)
 - Lio Beach
 - Shops@Lio (retail offerings)
 - Hotels
- Estate Infrastructure
 - Airport
 - Jetty Pier
 - Road network and streetlights
 - Power (PALECO), water, sewage, and drainage systems
- Estate Services
 - 24/7 Security
 - Estate property management
 - Waste management
- Community Facilities
 - Nature Reserve & Wetlands
 - Hiking Trails & View Decks
 - Proposed Chapel & Transport Terminal

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LOCATORS

- Hotels and Resorts
- Lodging and Accommodations
- Health and Wellness
- Residential
- Restaurants, Bars, and Cafes
- Commercial Establishments
- Services
- Estate Office

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LIO BEACH

WHERE CONSCIOUS LIVING MEETS
ADVENTURE AND SENSE OF PLACE



Stretching along one of
El Nido's longest and
most picturesque
beaches, Lio is not just
a destination; it's
already a thriving
community.

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THINGS TO DO IN LIO

Beach Activities

Surfing

Biking and Forest Walk

Bird Watching and Nature Hike

Volunteer for Sustainability Initiatives

Seasonal Kayaking at Lio Wetlands

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SHOPS AT LIO

A variety of handpicked restaurants, bars and shops right along Lio Beach – including an all-day brunch space and yoga studio that's a regular haunch for the digital nomad community, a Mediterranean-Asian fusion restaurant named one of El Nido's best restaurants in 2023 by Tripadvisor, and a Filipino restaurant with a 100% plant-based menu and the first in-house hydroponics garden in El Nido.

Healthway Lio, the local health center is also located here beside Mercury Drug's sole El Nido branch.

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LIO OFFERS AN ARRAY OF
ACCOMMODATION OPTIONS FROM
BOUTIQUE HOTELS, VILLAS TO
LARGER RESORTS.



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KALYE ARTISANO

An artisanal hub that builds meaningful spaces and experiences that houses local crafts and a green school.

K-Art Collective

Souvenirs & crafts by Palaweno craftspeople and entrepreneurs

Ka Likha

Upcycled and handcrafted accessories, art pieces and furniture

Manggad

Curated souvenirs and pieces from across the Philippines

Talindak Arts

Art pieces, souvenirs and apparel

Nazrea Pearls

Mindanaoan pearl jewelry & Palaweno souvenirs and sweets

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LIO COMMERCIAL LOTS

As a township development, we offer commercial lots to investors, developers and entrepreneurs to develop within the estate.

These lots are intended for hospitality, commercial, or residential use.

Lots for sale are located in Phase 2, a 6.8-hectare district fronted by Kalye Artisano.

Bahay Artisano

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Lio Airport

Comm Lots

Seda

Lio Pier

Future
Developments

National Highway

Future
Developments

Bacuit Bay

El Nido Bay

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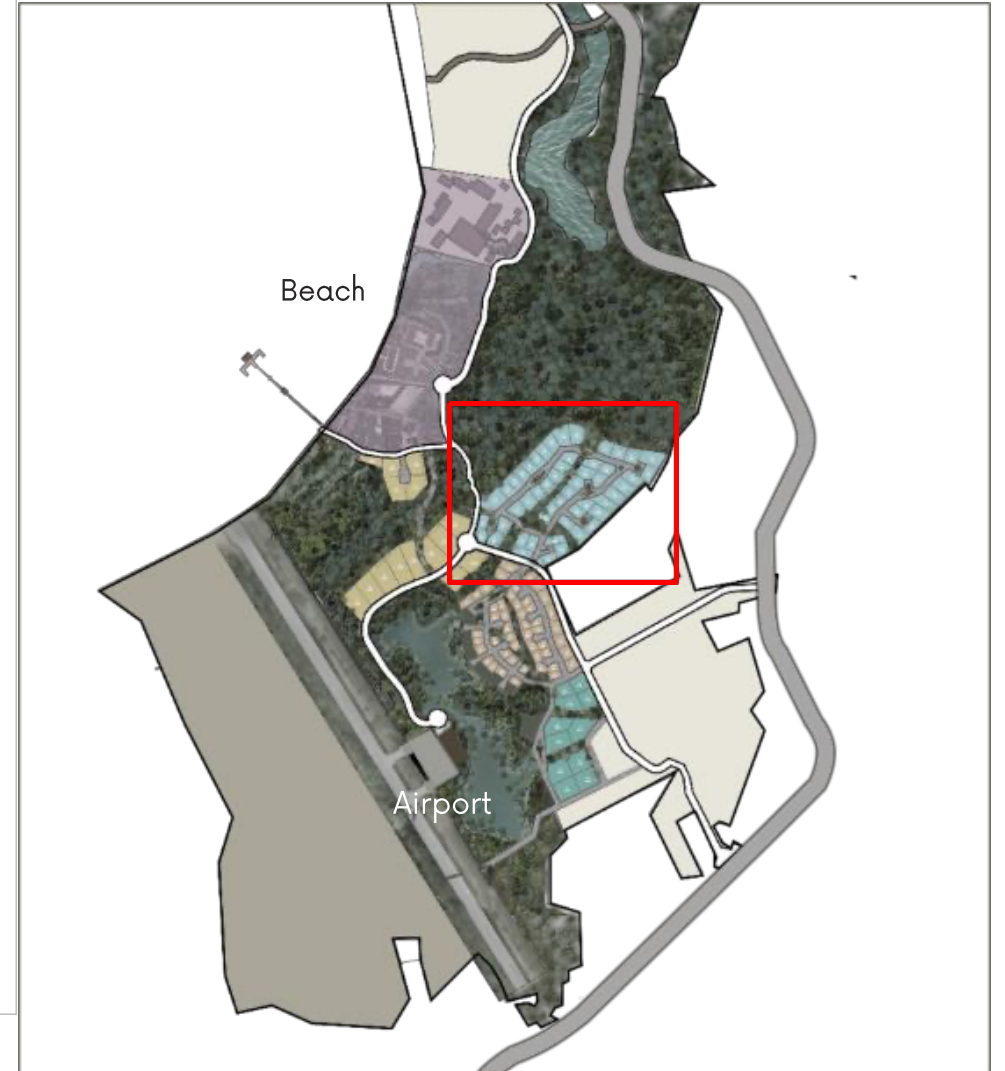
Kalye
Artisano

Bahay
Artisano

Pandan
Villas

COMMERCIAL LOTS FOR SALE

Phase 2 Commercial District:
6.8 hectares



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Phase 2 Commercial District:
6.8 hectares



COMMERCIAL LOTS FOR SALE

Block Lot Details			Area (sqm)	Price/sqm VAT-Ex	Total Contract Price Vat Ex
3		1	1,011	57,000	57,627,000
		3	773	56,000	43,288,000
		5	745	56,000	41,720,000
		6	779	56,000	43,624,000
		7	787	56,000	44,072,000
1		16	781	55,000	42,955,000
		17	1,489	55,000	81,895,000
5		2	750	57,000	42,750,000
		3	787	57,000	44,859,000
		21	1,290	55,000	70,950,000

Payment Terms

- Cash in 30 days with 15% discount
- Deferred: 10% DP, 90% in 60 months

Price exclusive of 12% VAT and other charges

Non-refundable Reservation Fee: P500,000 per lot
payable to TEN KNOTS PHILIPPINES, INC.

Buyer Incentive: 3D-2N Stay at Pangulasian Island Resort inclusive of breakfast

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DESIGN GUIDELINES

Allowable Use	Primarily Accommodations, Commercial Retail & Services, Residential
Maximum FAR	1.2
Building Footprint	Maximum of 60% of Lot Area
Density (Room key to Plot Ratio)	1 hotel room for every 75 sqm of Lot Area
No. of Floors and Height	3 Floors, max. 13m height
Lot Setbacks	5m from all property lines fronting a spine or airport road 3m from all property lines fronting a regular street, open space, such as a park, greenway, forestland, mangrove, waterways, creeks or buffer zones 2m from all property lines fronting an adjacent lot, easement lot or utility lot
Architectural Style	Asian Tropical Style
Sustainability Guidelines	Adherence to guidelines on tree preservation, environmental laws and Estate policies for the protection of wildlife and preservation of biodiversity

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UP AND COMING DEVELOPMENTS

Balai Adlao Expansion
40-room hotel

Tara Hostel
41-room backpacker hotel

Gala Wellness
32-unit hotel and spa complex

Two private residential developments



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ESTATE DEVELOPMENT UPDATES*

Services

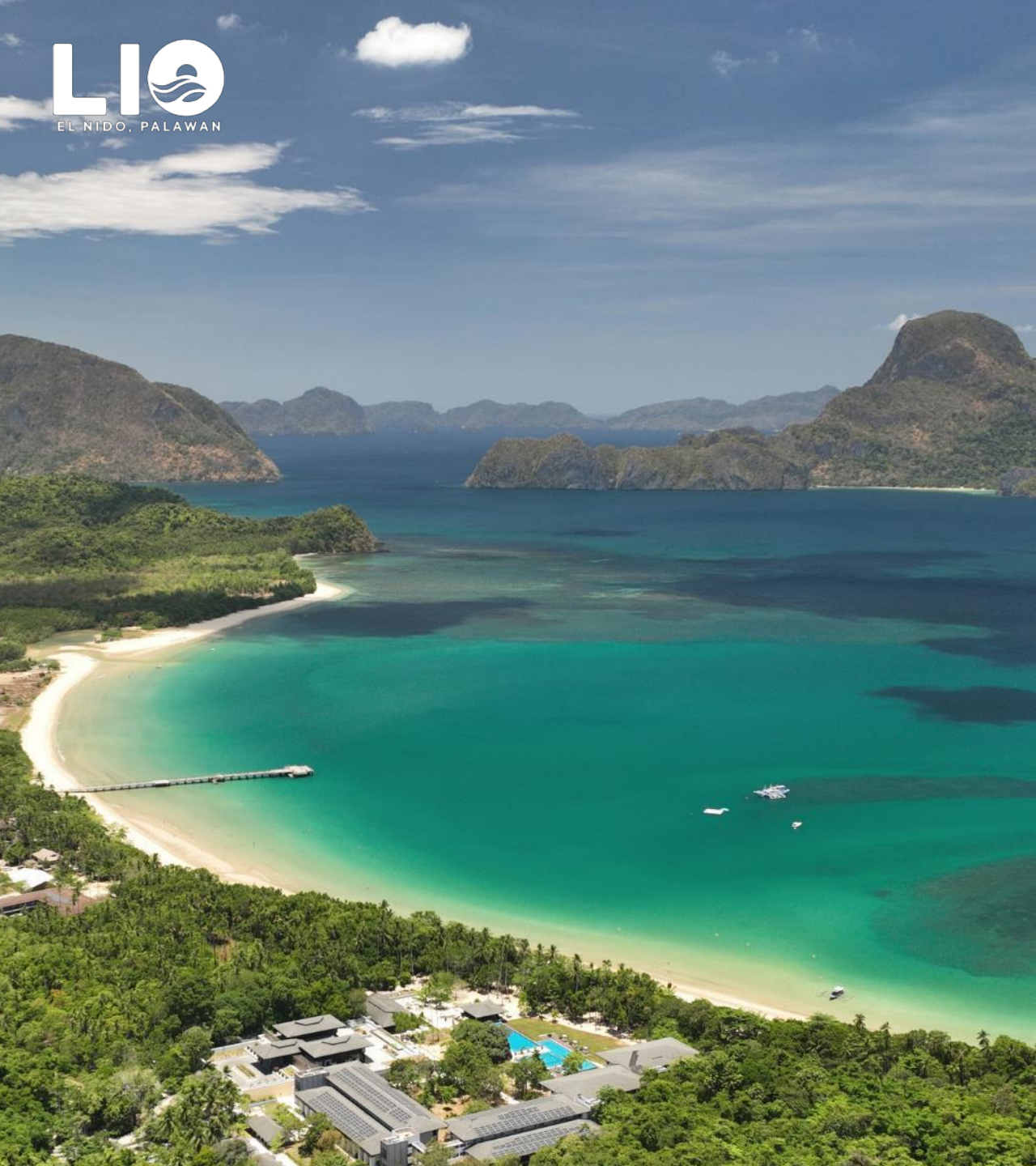
- 24/7 Security
- ATMs (Euronet, BPI & RCBC)
- Healthway Clinic
 - Target Opening 1st Week of July
- Event venues
- Beach Parasols

Estate Development Updates

- Road and Landscaping enhancements

*As of June 2024





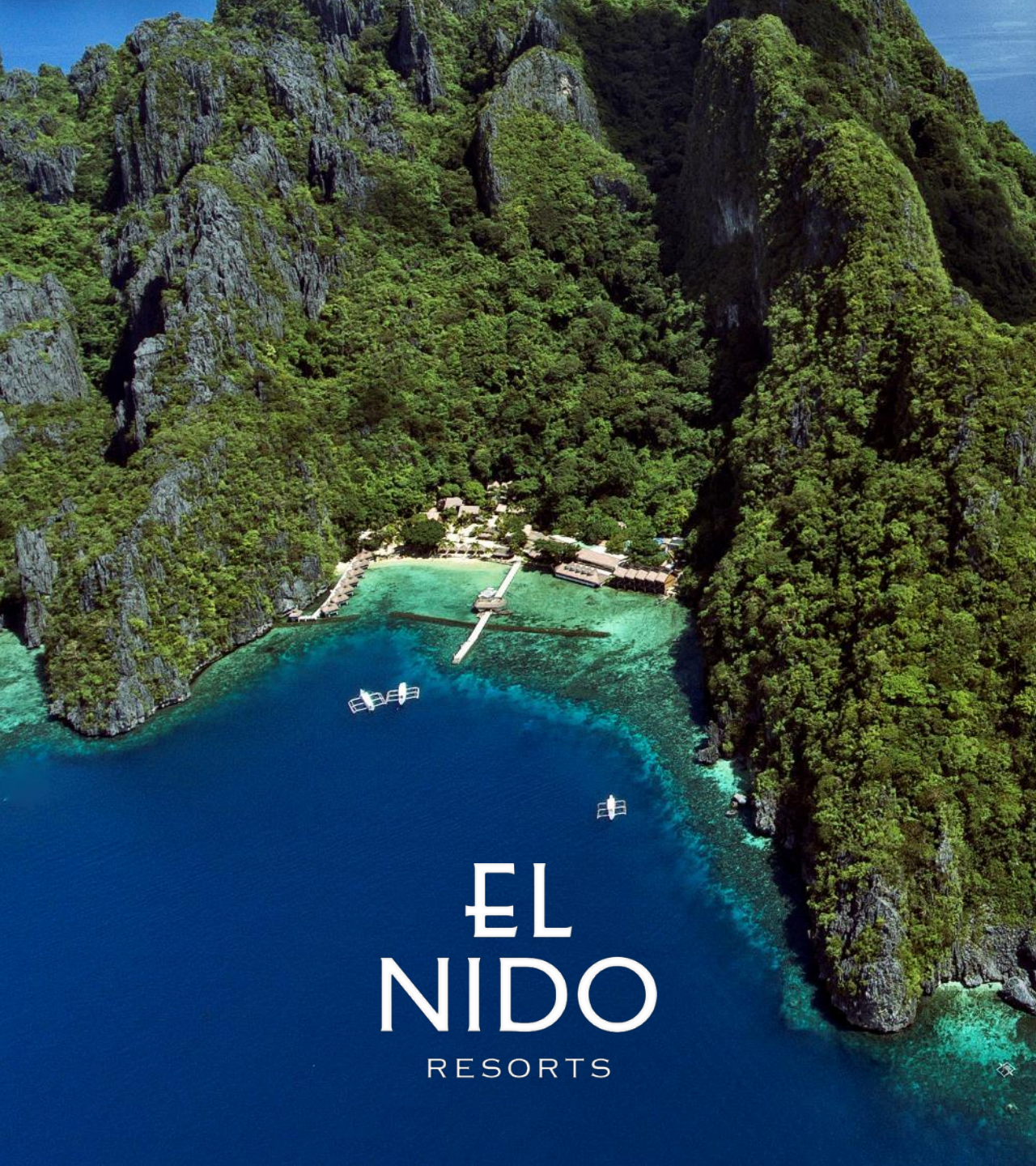
BEYOND THE MAINLAND

Lio also serves as the jump off point
to our El Nido Resorts and other
island hopping destinations



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EL
NIDO
RESORTS

EL NIDO RESORTS

El Nido resorts is a group of sustainable island resorts offering genuine, local hospitality, and unique and enriching experiences amidst the beautiful natural landscapes.

PANGULASIAN ISLAND

LAGEN ISLAND

MINILOC ISLAND

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Lio is a model for responsible
development, fostering commerce,
tourism, and environmental
preservation.

We look forward to welcoming you
soon in our shores.

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