

PRIVATE ISLANDS INC.

UTOPIA ISLAND

ANILAO, BATANGAS, PHILIPPINES



THE ISLAND — TERRAIN

1 ACRE · 999-YEAR LEASEHOLD
7 BEDROOMS · TWO HELIPADS

13.820°N 120.901°E

ALREADY IN PLACE

SEAWATER POOL

MAINLAND GRID POWER

TWO HELIPADS

THE ESTATE

At a Glance

LOCATION	Anilao, Batangas
TITLE	999-year leasehold
LAND AREA	1 acre
BEDROOMS	7 en suite
HELIPADS	2
POWER	Mainland grid

YEARS ON THE LEASE

A lease running 999 years gives this one-acre island a tenure few Philippine island offerings can match — security measured in centuries, not decades.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	1 acre
TITLE	BEDROOMS
999-year leasehold	7 en suite
WATERS	SETTING
Balayan Bay	Protected marine area

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REGION — THE PHILIPPINES

Batangas, south of Manila on Luzon's coast, is where the Philippines' diving began — Anilao's reefs made the province a byword among divers. Its islands sit in sheltered bays within easy reach of the capital, a combination of working waterfront, resort coast and protected marine areas found nowhere else so close to a megacity.





THE ISLAND

One Acre, Fully Built

Utopia Island is a single rocky acre in Balayan Bay, in the heart of Anilao's world-class diving corridor. Recently given a comprehensive luxury renovation, it is a developed, turnkey island — an estate that has already been built, planted and powered, rather than a project awaiting its first structure.

THE ANNEX

Room to Grow Ashore

An optional five-acre private beach annex lies 150 metres away, with a long villa, five African-style roundhouses, a medieval-style pub and an elevated lookout house — room, as the listing puts it, for complete resort scalability beyond the island itself.

THE MAIN HOUSE

Seven En Suite Bedrooms

The main house is built for large-scale entertaining and high-end guest service: seven en suite bedrooms, two further guest bathrooms, and a vast central lounge opening onto three-sided balconies with panoramic views over Balayan Bay.

THE RESORT

A Restaurant of Its Own

A private restaurant serves the island's guests, and the property is currently marketed as a luxury holiday rental — an operating hospitality asset as well as a private estate, in a Batangas tourism market the listing describes as thriving.





LAND AND WATER

A Protected Marine Sanctuary

The island sits in a protected marine area famed for vibrant coral gardens, teeming with tropical fish and resident sea turtles, with snorkelling directly off the dock. Ashore, mature Talisay trees shade the grounds, and a seawater pool engineered for rapid filling and draining gives calm water whatever the bay is doing.

KNOWN FOR

A turnkey one-acre island resort in a protected marine area — coral gardens, resident turtles and world-class diving off its own shore.

DAYTIME HIGH $\pm 89^{\circ}\text{F}$ · NIGHT LOW $\pm 75^{\circ}\text{F}$



BY AIR AND SEA

Twenty Minutes from Manila

Two newly built helipads put Manila about 20 minutes away by air, as the listing states. By sea, a private mainland parking area for twelve cars sits a seven-minute boat ride away — the everyday arrival, and the route supplies take.

POWER AND WATER

Grid Power, Stored Rain

The island is powered directly from the mainland grid — a rarity locally, the listing notes — with fresh water held in large rain-runoff storage tanks. The new Batangas Coastal Road, begun in 2023, is improving the mainland drive the listing's gateway depends on.

DISTANCES — STRAIGHT LINE

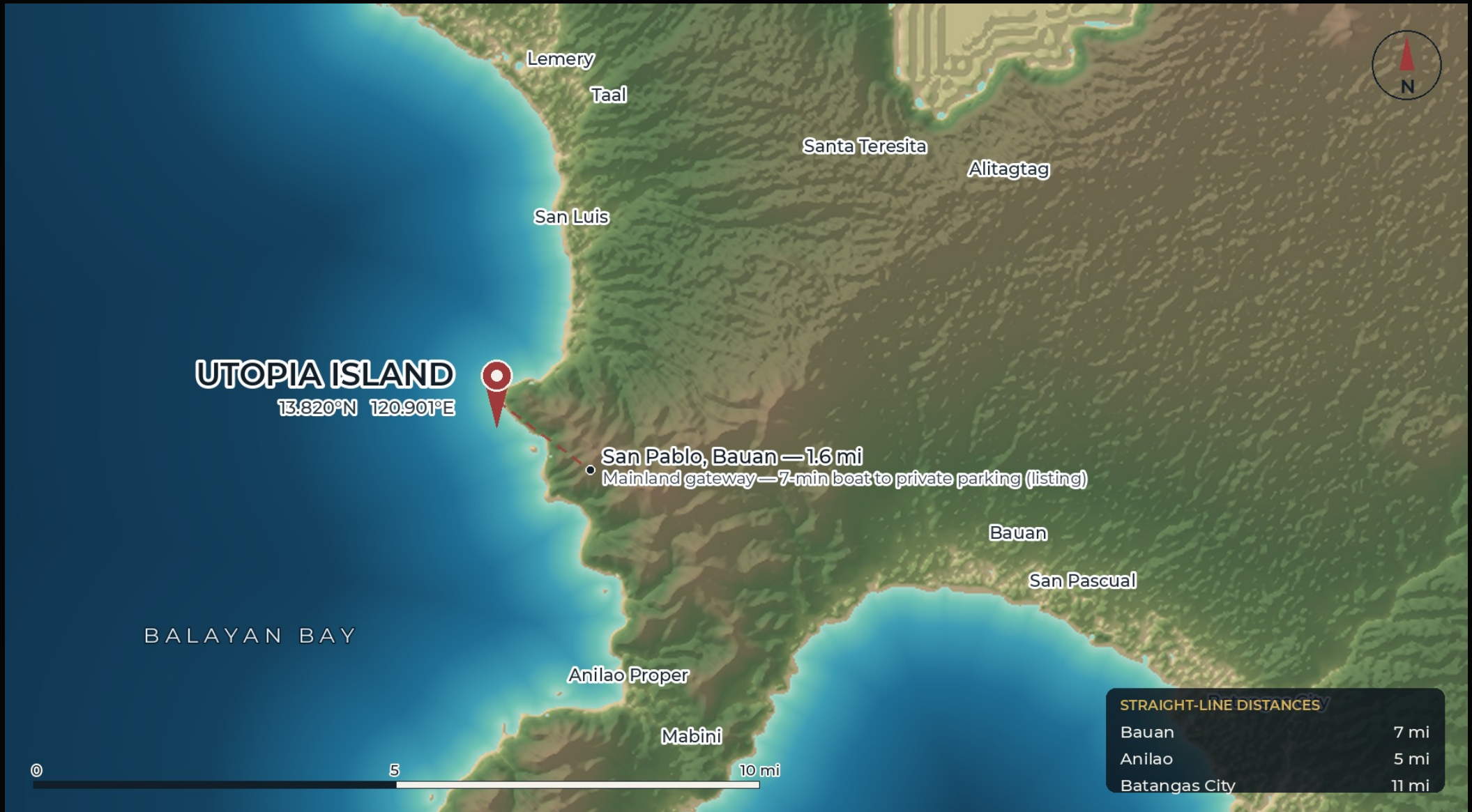
Anilao 5 mi · Bauan 7 mi · Batangas City 11 mi · Manila 54 mi

ONE ACRE • ONE ISLAND • 999-YEAR LEASE

LOCATION

On the Map

BALAYAN BAY • BATANGAS, PHILIPPINES



GALLERY

The Estate in Frames



Stone houses above the landing shore



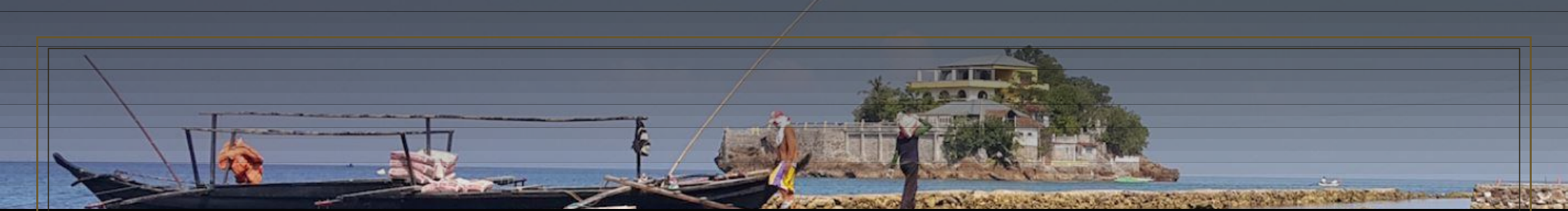
The terrace above Balayan Bay



Inside the main house



The whole island, from the sea



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

UTOPIA ISLAND

ANILAO, BATANGAS, PHILIPPINES

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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