

PARAGUA
COASTOWN
SAN VICENTE, PALAWAN



THE BEST ISLAND IN THE WORLD

Consistently voted as one of the world's best islands by Travel+Leisure magazine in 2013, 2016, 2017, 2020 and 2021, and a recipient of numerous "Best Beaches" awards from top travel publishers and audience-voted lists.

With no active volcanoes, fault lines, and trenches, Palawan is considered one of the safest places in the Philippines. It is also not on the usual path of tropical storms, making it an ideal place to reside and do business.



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Inspiration photos from the internet



An untouched paradise tucked in the heart of Palawan, San Vicente is home to the longest white beach in the Philippines. Its beauty attracts beach and nature lovers with its perfect mix of the blues and the greens—a visual treat and experience like no other.

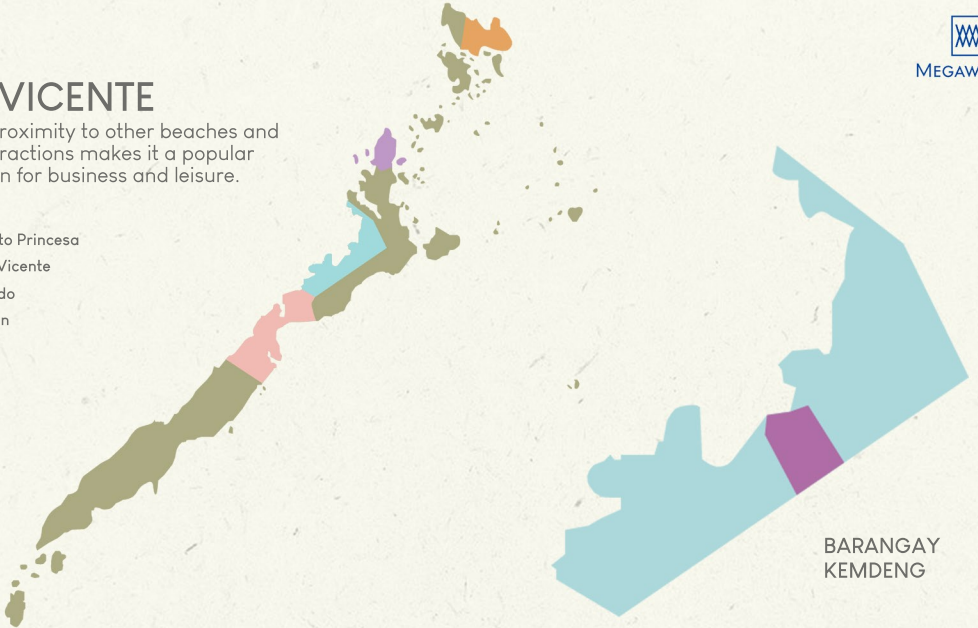


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SAN VICENTE

Its close proximity to other beaches and tourist attractions makes it a popular destination for business and leisure.

- Puerto Princesa
- San Vicente
- El Nido
- Coron



BARANGAY
KEMDENG



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San Vicente in Palawan is one of the first Flagship Tourism Enterprise Zones (TEZ) of the Tourism Infrastructure and Enterprise Zone Authority (TIEZA).

More than the beach and nature, you may also enjoy these benefits from TIEZA for tourism-related businesses.

FISCAL INCENTIVES

Six-year Income Tax Holiday that may be extended for another six years.

Net Operating Loss Carry Over (NOLCO) scheme for six years.

Tax Credit equivalent to taxes paid on locally sources goods.

5% Preferential Tax on gross income instead of Paying national taxes except Real property tax and TIEZA fees.

Tax and Duty Free importation
A. CAPITAL INVESTMENT AND EQUIPMENT
B. TRANSPORTATION EQUIPMENT AND SPARE PARTS
C. GOODS AND SERVICES

Social Responsibility Incentive through tax deduction of 50% of cost environmental protection and cultural heritage preservation activities, and sustainable livelihood programs.

NON-FISCAL INCENTIVES

Employment for Foreign Nationals provided that the total number of foreigners shall not exceed 5% of total workforce.

Special Investor's Resident Visa to be granted if atleast \$200,000.00 is invested in TEZ and/or a Registered Tourism Enterprise.

Lease of Land to foreign investors for a period not exceeding fifty(50) years, extendable for another 25 years.



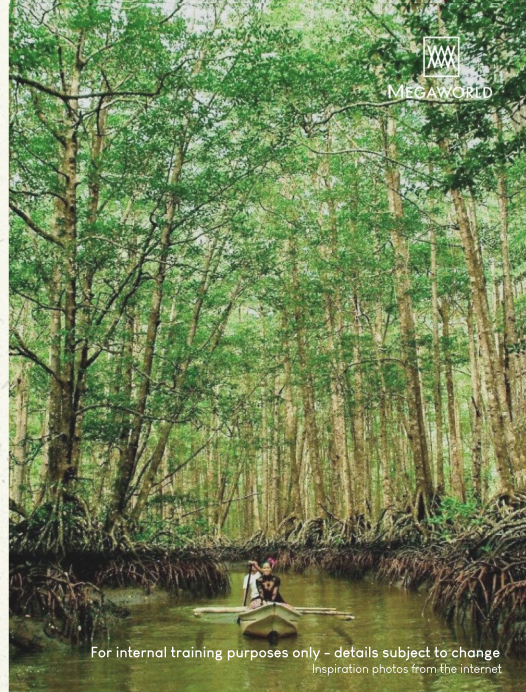
More fun awaits because San Vicente isn't just a place to live and do business, it's a space that invites you to explore Mother Nature.

Long Beach
Port Barton
Inoladoan Island
Star Fish Island
Paradise Island
Niaporay Island
Cacnipa Island
Cagnipa Island
Papawyan Falls
Mangrove River Cruise
Indegenous People's Village
Kemden Dairy Farm
Pearl Farm
Fishing Village
Bat Sanctuary
Animal Sanctuary


Capsalay Island
Double Island
Daplac Cove, Boayan Island
Naonao Beach
Capari Cove
Little Baguio Falls
Pamuayan Falls
Bigaho Falls Fish Sanctuary
Mangrove Reserves
Butterfly Sanctuary
Multiple Scuba Diving Sites
Bird Watching Sites
Corn Maze
Wildlife Eco park
Dolphin Area



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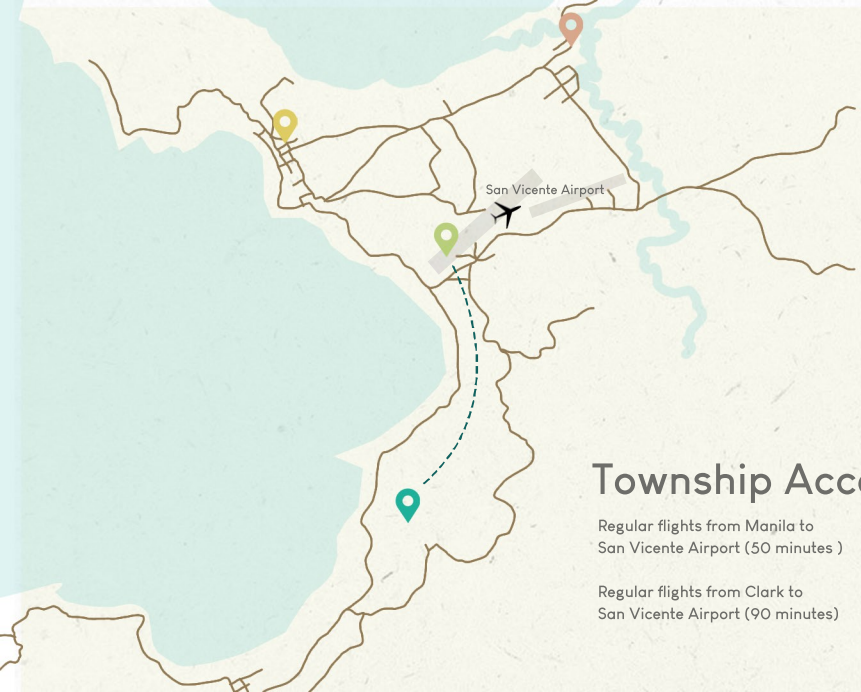


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An aerial photograph showing a dirt road that curves along a coastline. The road is flanked by dense, lush green forest. In the upper right, a sandy beach meets the clear blue ocean. The overall scene depicts a natural, undeveloped coastal environment.

KEMDENG BEACH

MANGROVE PROTECTED AREA



PARAGUA
COASTOWN
SAN VICENTE, PALAWAN

-  San Vicente Airport
-  New Agutaya
-  San Vicente

Township Accessibility

Regular flights from Manila to
San Vicente Airport (50 minutes)

Less than 5 minutes (2.5 KM) drive from
San Vicente Airport to Paragua Coastown

Regular flights from Clark to
San Vicente Airport (90 minutes)

2.5 hours drive from Puerto Princesa
2 hours drive from El Nido



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BY THE NUMBERS

462 hectares total size

83 hectares 1st phase

P40 Billion project

15 years development plan

1st Sustainable Eco-Tourism Township of Megaworld

27th township of Megaworld

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Inspiration photos from the internet



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Island Living is the New Reality

They say that being with nature makes you experience life at its purest form; the sound of the waves, the sun on our skin, and the sand on our feet. The time to romanticize our lives has come, and all we have to do is choose.

Paragua Coastown, a 462-hectare haven in San Vicente on the island of Palawan, is Megaworld Corporation's 1st sustainable eco-tourism township.

Known for being home to the longest white beach sand in the Philippines, San Vicente is more than just the sun, sand, and sea; it is a shelter that helps people heal from the fast-paced world.

Now, living life with purpose has found its name—Paragua Coastown.



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Mindful Luxury

A cross-generational community that is mindful of the environment. A place bound by inclusivity and sustainability—no matter the age class.

A legacy that will impact the lives of everyone—today and for the generations to come.

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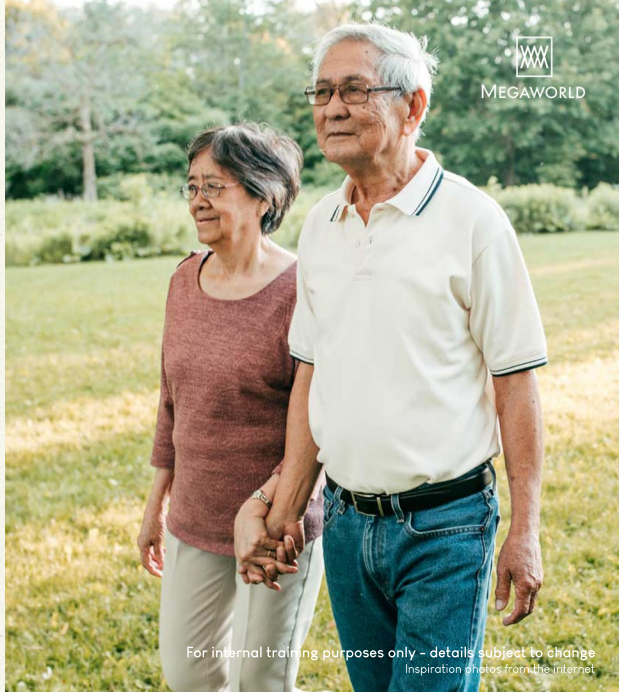


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A Space Built with You in Mind

The country's first township with Active Adult Living features. A safe and worry-free haven that would allow you to live life independently—low maintenance, rightsized living space, convenient amenities, safety-conscious and accessible designs.

1. On call medical professionals
2. On call housekeeping and maintenance
3. Optional meal plans
4. Variety of organized activities
5. Hassle-free transportation
6. PWD and elderly firendly designed residence and community



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Redefined Way of Living

This generation is in search of an improved way of life; access to crystal clear beaches, unimaginably beautiful surroundings, cultural offerings, a trip into the wild with the perfect amount of sunshine.

Experience holistic lifestyle while staying digitally connected in the best sustainable eco-tourism destination in the Philippines.

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PARAGUA
COASTOWN
SAN VICENTE, PALAWAN

It's always a great day to celebrate life—especially for nature lovers.

The last two years have put a stop on our adventure to explore the beauty of the world. This resulted to a new way of living that is digitally dependent and limiting.

The pandemic may have ended a lot of things, but it gave birth to a new reality that everyone deserves to live in.

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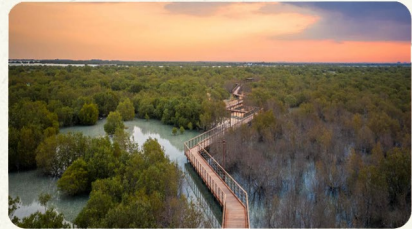
Township Components



World-Class Hotels



Mangrove Reserve Park



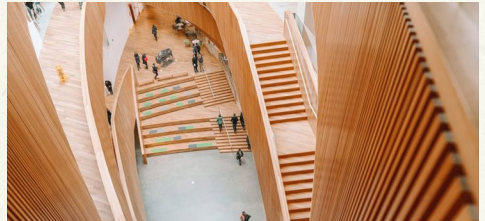


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Market Place and Paragua Cultural Event Center

Inspired by the Mercat de Sant Josep de la Boqueria in Barcelona, The Market Place is located at the heart of the Mercato Shophouse District. This picturesque modern-day “Palengke” will offer diverse selection of international and local goods and delicacies.

Paragua Cultural Event Center will premiere Meetings, Incentives, Conferences & Exhibitions (MICE), which aims to promote Philippine Culture by showcasing indigenous design and architecture through locally sourced and sustainable materials.



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Medical Wellness Facilities with Biophilic Design

Paragua Coasttown will hallmark the first biophilic designed medical facility in the country. A holistic wellness experience for residents and tourists of the eco-township.

Biophilic design can be defined as the incorporation of natural materials, natural light, nature views, vegetation and other experiences from the natural environment into the built environment. This design feature soothes, comforts, and provides faster recovery rates, making it extremely beneficial to health and wellness. The recognition of our need to connect with nature also boosts productivity, efficiency, morale and overall service delivery, allowing healthcare practitioners to perform at their optimum level, while patients receive their optimum care in a cleverly designed environment.

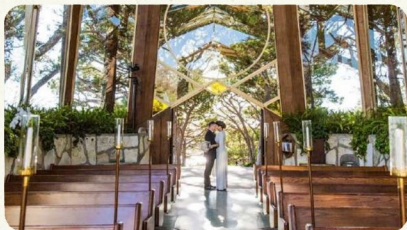
Active Adult Center and Children's Play Areas



Esplanade



Church



Green School



Parks, Walking Trails, and Bike Lanes



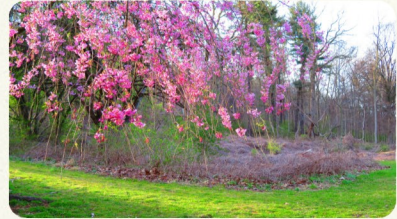
Natural Forest Parks



Elevated Forest Walks



Tree-lined Streets





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Sustainable and Preservation Initiatives

1. Waste Management Facilities
2. Sewage Treatment Plant
3. Recycling Centers
4. Solar Powered Street Lights
5. Electric Powered Shuttle Services
6. Solar Powered Vehicle Charging
7. Low Impact Development
8. Integration of the existing landscape in the development.

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On a Glimpse





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Township Masterplan

PAGDANAN BAY

OCEANFRONT
PREMIER
RESIDENCES

PARAGUA
COASTOWN
SAN VICENTE, PALAWAN
Master Development Plan



- RESERVED (MANGROVE)
- BEACH ZONE
- TOWNSHIPS AMENITIES
- RESORT HOTEL
- PORTO HOTEL DISTRICT
- MERCATO SHOPHOUSE DISTRICT
- PARAGUA BEACH VILLAGE
- MIXED-USE DEVELOPMENT
- TOWNSHIP COMMUNITY FACILITY
- OPEN SPACE
- UTILITIES





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Paragua Coasttown Commercial Projects





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PORTO HOTEL DISTRICT

The ground floor can be used primarily for commercial purposes. The 2nd floor and above can be used as a boutique hotel, office or both as allowed by design guidelines and restrictions.

Area: 450 sqm – 860 sqm

Modal Lot Size: 480 sqm



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MERCATO SHOPHOUSE DISTRICT

The ground floor should be used primarily for commercial purposes. The second and topmost floor, as allowed by the design guidelines and restrictions, may be designated for mixed use.

Area: 250 sqm - 580 sqm

Modal Lot Size: 280 sqm



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Paragua Coasttown Residential Projects





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PARAGUA BEACH VILLAGE

The first residential project of Paragua Coasttown situated just a few steps away from Porto Boutique Hotel and Mercato Shophouse District. With its close proximity to the beach and forest parks, Paragua Beach Village is the future of modern island living.

Area: 200 sqm – 366 sqm

Modal Lot Size: 240 sqm



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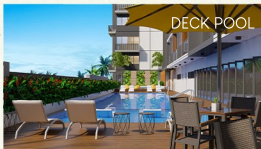


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SAVOY PALAWAN

Staying true to its tagline as “The First Luxury Green Hotel” of Megaworld Corporation, Savoy Palawan will be built with sustainable features like low flow plumbing, maximized equipment energy efficiency, rainwater harvesting, and bicycle racks.

Area: 25 sqm – 74 sqm



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Modern Tropical Luxe

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Future Developments





Marine and Mangrove Conservation Center

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Paragua Coastown Center

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+63 966 744 9385



admin@paraguacoastown.org