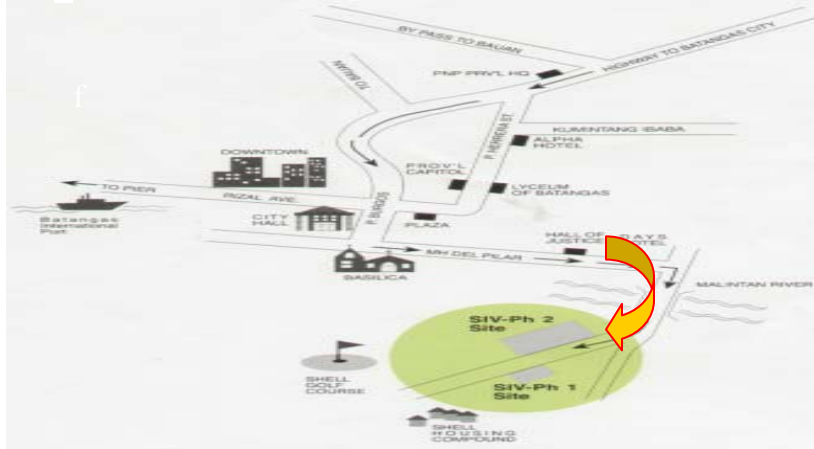


A new residential community in



THE PROPERTY

This well-planned residential community is strategically located in one of the country's regional growth centers, Batangas City. It is envisioned to be the preferred residential development in the area, where families are nurtured in a safe, peaceful and healthy environment. The architectural design of the community captures the beauty and functionality of American houses which is seen as a classic symbol of the home.

LOCATION & ACCESSIBILITY

The project is situated in Barangay San Isidro, Batangas City. It is almost alongside San Isidro Village Phase 1 and across San Isidro Village Phase 2, both being successful Avida communities.

- **Vicinity:** 2 kms. from the City proper. Proximity to SM City Batangas
- Approximately 112 kms. from Manila and can be traveled by land for 2 ½ hours.
- Access routes: South Luzon Expressway (SLEX) – Calamba Exit; Southern Tagalog Access Road (STAR); National Highway from Lipa city to Batangas City; Batangas-Ilijan Road to San Isidro.

PRODUCT DESCRIPTION

The project is a **3.5 hectare development** comprised of **Residential house and lots (148 to 304 sq.m)** and **Shophouses (216 to 401 sq.m. lot cuts)** The Residential and Shophouse areas are composed of a limited **115 units and 10 units**, respectively, both of which offer 2 house models to choose from, the **Caroline** and the **Lorraine**. The residential houses offer two interior finishing options: the **Bare Finish**, and the **Standard Finish**. The shophouse models come in bare finish interiors to give homeowners more flexibility in designing their store layout. The project will be an **American-themed community** development with a central park, mini-hall, basketball court, and kiddie playground. It is envisioned to have a spacious and secure environment where families can flourish and homeowners are encouraged to have picket fences or natural shrubs marking their boundaries for a friendlier, open, and more neighborly feel.

MODEL UNITS

Caroline

F.A. 81 sqm.
Ave.L.A. 150 sqm.
Price Range:
P2.0 - 2.7M



Lorraine

F.A. 97 sqm.
Ave.L.A. 150 sqm.
Price Range
P2.2 – 3.1M

PRICE RANGE

Shophouses P2.9M above / Residential H&L P2M-3.1M

RESERVATION FEE

Shophouses P30,000 / Residential H&L P20,000

FEATURES & AMENITIES

- Landscaped central park for recreation, with a mini-hall, a half court and a kiddie playground
- Landscaped entrance gate with guardhouse
- Security & village management support
- Concrete perimeter fence for a well-secured subdivision
- Reliable water and power supply
- Wide roadways (12m-, 10m-, 8m road widths)

** prices are subject to change w/o prior notice

Fact Sheet
for training use only
(djs 1-27-06)