



180 SPOTS ON THE BEST ISLAND IN THE WORLD.
THIS IS YOUR CHANCE TO OWN.

LTS No.: 034377 | Certificate of Registration: 029783











ORIGIN OF MIREN

is an urbanized settlement in the Municipality region of Slovenia right next to the border with Italy.

Basque form of MARIA.

Italian, Portuguese, Catalan, Occitan, German, Swedish, Norwegian, Danish, Faroese, Dutch, Frisian, Greek, Polish, Romanian, English, Finnish, Corsican, Sardinian, Basque, Russian, Bulgarian, Ukrainian, Biblical Greek, Biblical Latin.

This was the name of two ruling queens of Portugal.

MARY: English, Biblical

This is the name of several New Testament characters, most importantly Mary the mother of Jesus.

Etymology of Miren:

Origin of Miren Name: Hebrew Gender of Miren: Female From Japanese 美 (mi) meaning "beautiful" combined with 蓮 (ren) meaning "lotus". Hardworking, High ability of Persuasion and Happy.

PALAWAN OVERVIEW

Known as "The Best Island in the World", Palawan is the name of an archipelagic province of the Philippines and is named after its largest island. It is located toward the western edge of the country between the South China Sea in the northwest, the Sulu Sea in the southeast, Mindoro island to the northeast and Borneo to the southwest.

Part of the Mimaropa Region and belonging to Luzon Group of Islands, Palawan is a pristine area that counts no less than 1,780 islands and islets. Still barely developed, it features stunning beaches and lagoons that attract tourists from all around the world.

The capital city of the Palawan Province is Puerto Princesa, which is acclaimed as the cleanest and greenest city in the Philippines. The city is the main arrival hub in the province and it offers an extremely pleasant holiday destination.

Other major tourist destinations within the province include Coron and El Nido. The former is famous among the scuba diving community for its well-preserved wrecks of Japanese ships sunk in September 1944, while the latter hosts limestone cliffs that create a splendid karst scenery similar to Ha Long Bay in Vietnam or Phang Nga Bay in Thailand.









PUERTO PRINCESA

HISTORY

Legend attributes the name "Puerto Princesa" to a princess-like maiden who in the early days is said to have roamed around the place on certain nights of the year. On the other hand, practical people attribute the name to the geographical advantages of the place as a seaport – naturally protected the whole year round and endowed with a depth that can accommodate any size of shipping – a royal heaven for vessels or a virtual princess of ports as thus indicated by Spanish Colonizers on the country's map. Historically, the place was named after Princess Eulalia of Spain, born in 1864 to Queen Isabel II and her consort, Dr. Francisco de Asis. When the princess suffered an untimely death, the Queen changed the name to Puerto de la Princesa. Eventually, the name was reduced to Puerto Princesa as it is known today.



THE MIREN ENCLAVES



The Miren Enclaves

Own a slice of Palawan - the 'best island in the world', with a refined suburban lifestyle away from busy and congested cities. The Miren Enclaves is an exclusive oasis in the heart of Puerto Princesa City, Palawan, where you can have a relaxing retreat in the most beautiful island in the world. The Miren Enclaves most definitely can serve as your primary domicile; or your premium accommodation for great vacations; or perhaps your home for retirement, all in a well-appointed and secured community.

Location

The Miren Enclaves is strategically located near Puerto Princesa's newest International Airport, tourist destinations, and other establishments like malls, schools, transport hubs, hospitals and places of worship

in the emerging city of Puerto Princesa, Palawan.







Top-notch Amenities

The project's exclusive living philosophy provides residents and guests an opportunity to immerse themselves in an inspiring exclusive community with top-notch amenities.

- Adult & Kiddie Pool
- Clubhouse
- Open Lawn & Play Area
- Play Area

Dedicated Property Management

The development is professionally managed to provide quality living while preserving residents' investment value.



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MAIN ENTRANCE GATE



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CLUBHOUSE FACILITY











KEY PLAN

SITE DEVELOPMENT PLAN





KEY PLAN

CLUSTERS AND PARKING SLOT NUMBERS

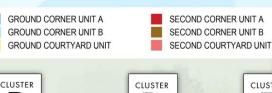


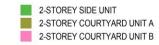


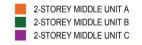


KEY PLAN

SECOND FLOOR UNIT NUMBERS











EXTERIOR VIEW





EXTERIOR VIEW



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EXTERIOR VIEW





LIVING AREA





LIVING AREA





LIVING AREA





DINING & KITCHEN AREA





DINING & KITCHEN AREA





MASTER'S BEDROOM





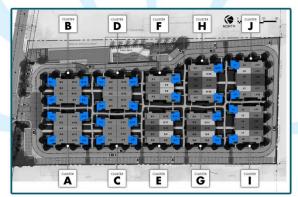
ONE BEDROM UNITS





1 - BEDROOM

GROUND FLOOR CORNER UNIT A 40.38 SQM



GROUND FLOOR LEVEL

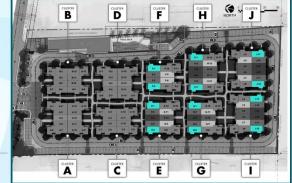




1 - BEDROOM

GROUND FLOOR CORNER UNIT B 49.54 SQM

ENTRY PORCH



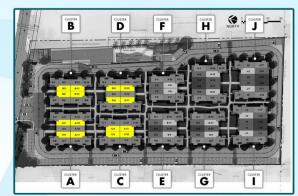
GROUND FLOOR LEVEL





1 - BEDROOM

GROUND FLOOR COURTYARD UNIT 48.65 SQM



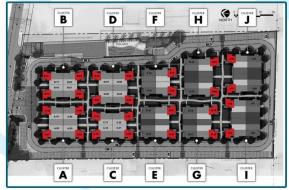
GROUND FLOOR LEVEL





1 - BEDROOM

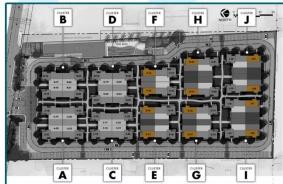
SECOND FLOOR CORNER UNIT A 37.87 SQM



SECOND FLOOR LEVEL







SECOND FLOOR LEVEL

1 - BEDROOM

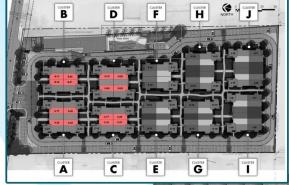
SECOND FLOOR CORNER UNIT B 37.28 SQM





1 - BEDROOM

SECOND FLOOR COURTYARD UNIT 37.48 SQM



SECOND FLOOR LEVEL



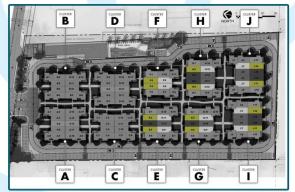


TWO BEDROOM UNITS



2 - BEDROOM

2 STOREY COURTYARD UNIT A 92.37 SQM



TWO STOREY FLOOR LEVELS



GROUND FLOOR

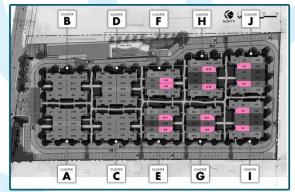


SECOND FLOOR



2 - BEDROOM

2 STOREY COURTYARD UNIT B 87.94 SQM



TWO STOREY FLOOR LEVELS



GROUND FLOOR

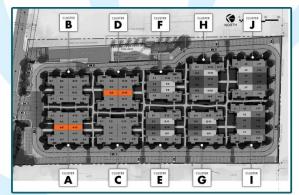


SECOND FLOOR



2 - BEDROOM

2 STOREY MIDDLE UNIT A 91.51 SQM



TWO STOREY FLOOR LEVELS



GROUND FLOOR

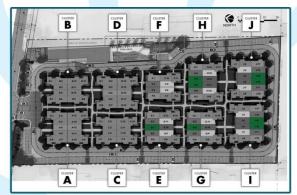


SECOND FLOOR



2 - BEDROOM

2 STOREY MIDDLE UNIT B 92.19 SQM



TWO STOREY FLOOR LEVELS



GROUND FLOOR

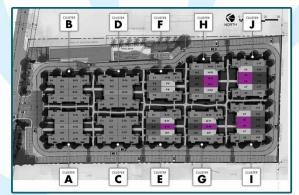


SECOND FLOOR



2 - BEDROOM

2 STOREY MIDDLE UNIT C 91.67 SQM



TWO STOREY FLOOR LEVELS



GROUND FLOOR



SECOND FLOOR



2 - BEDROOM

2 STOREY SIDE UNIT 82.17 SQM



TWO STOREY FLOOR LEVELS



GROUND FLOOR



SECOND FLOOR



DELIVERABLES



DELIVERABLES

1 - BEDROOM

LIVING, DINING & BEDROOM:

Wood Grain Floor Tiles

KITCHEN & UTILITY:

- Wood Grain Floor Tiles
- Modular Kitchen Cabinets
- Granite Counter-Top with Kitchen Sink
- Provision for Range Hood

SERVICE AREA:

- Ceramic Floor Tiles
- Lawn Area
- Service Sink

ENTRY PORCH:

Ceramic Floor Tiles

TOILET & BATH:

- Ceramic Floor Tiles
- Ceramic Wall Tiles at 1.80 High in Shower Area
- Provision for Water Heater
- Bidet
- Dual Flush Toilet
- Wall-Hung Lavatory with Faucet
- Shower Fixture
- Tissue Holder
- Soap Holder
- Towel Bar
- · Vanity Mirror



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DELIVERABLES

2 - BEDROOM / 2 - STOREY

LIVING DINING ENTRY PORCH SERVICE AREA T&B A TAB B TAB TAB B TAB TAB B TAB TAB

GROUND FLOOR



SECOND FLOOR

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LIVING, DINING & BEDROOM:

Wood Grain Floor Tiles

KITCHEN & UTILITY:

- Wood Grain Floor Tiles
- Modular Kitchen Cabinets
- Granite Counter-Top with Kitchen Sink
- Provision for Range Hood

SERVICE AREA:

- Ceramic Floor Tiles
- Lawn Area
- Service Sink

ENTRY PORCH:

Ceramic Floor Tiles

BALCONY:

Ceramic Floor Tiles

TOILET & BATH:

- Ceramic Floor Tiles
- · Ceramic Wall Tiles at 1.80 High in Shower Area
- Provision for Water Heater
- Bidet
- Dual Flush Toilet
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- Shower Fixture
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- Vanity Mirror



FREQUENTLY ASKED QUESTIONS

PROJECT

1. What is a landed condo?

A landed condo provides a house & lot living experience, but with a condominium type (CCT) of ownership.

- 2. If I will have a Condominium Certificate of Title, do I own the land where my condo sits? No, you will not. The land will still be owned by the Condominium Corporation and you will be a shareholder.
- 3. How much is the estimated association dues? There is no estimated association dues yet. It will come out before the turnover.
- 4. Can foreigners own the unit?
 Yes, 40% of the total number of units can be titled to foreigners.
- 5. Is this an accredited project under the Phil. Retirement Authority?
 DataLand is seeking accreditation for this.
- 6. If there is power failure, is there a gen set for the project?

Yes. This can power the ref, some lights and designated outlets. It cannot power the air conditioners.

DELIVERABLES / AMENITIES

1. How big is the pool?

Area: 158 sqm

 How many people can the function room accommodate?
 pax (Banquet Style)

3. Where can I dry up my clothes after washing?
Service area / Utility room





FREQUENTLY ASKED QUESTIONS

UNITS

- When is the turnover? May 2022
- 2. Are pets allowed? Small breed dogs? Or this will depend on the HOA? Yes. There will be provisions and limitations.
- 3. What are the utilities?

Water supply Landline Internet/Cable

No radio or television signal or other form of electromagnetic radiation shall be permitted to originate from the residential units, which could interfere with the television reception of other units. No outside antenna for radio or television shall be constructed or maintained by the owner at any time in his residential unit unless approved by the declarant or the Condominium Corporation.







