



# Laeuna de Taal

Talisay, Batangas

**PRESTIGE**  
BY FILINVEST

Good morning Mr./Ms. \_\_\_\_\_. Let me begin this presentation by introducing the company I represent.

Filinvest has been a trusted builder of dreams for over 50 years now. The company's vast portfolio has projects ranging from residential communities and townships, to condos, industrial estates and retail hubs. Be it a home or a lasting legacy for generations to come, Filinvest can build it.

**Trusted Developer**

<b>futura</b> 	<b>RESIDENTIAL</b> <b>Aspire</b> 	<b>PRESTIGE</b> 
<b>TOWNSCAPES</b> 	<b>OFFICES</b> 	<b>MALLS</b> 

Filinvest fulfills Filipino dreams across the nation, be it a first home for the family, a legacy for future generations, or a premium lifestyle befitting one's success.

- Over 50 years in the business and one of the country's leading real estate developers
- With a diverse property portfolio catering to all market segments
- With assets valued at P19.50 billion and stockholders' equity of P19.11 billion\*
- Developed over 2,500 hectares of land and more than 600,000 square meters of prime office, residential, and retail space
- Built on the Gelatran tradition of integrity, quality, and service

\*As of December 31, 2019

**FILINVEST**  
We build the Filipino dream.



# Trusted Developer

futura



TOWNSCAPES



RESIDENTIAL

Aspire



OFFICES



PRESTIGE



MALLS



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- Over 50 years in the business and one of the country's leading real estate developers
- With a diverse property portfolio catering to all markets nationwide
- With assets valued at Php 590.50 billion and stockholders' equity of Php 119.68 billion\*
- Developed over 2,500 hectares of land and more than 600,000 square meters of prime office, residential, and retail spaces
- Built on the Gotianun tradition of integrity, quality, and service

\*As of December 31, 2018

**FILINVEST**

We build the Filipino dream.

Under its Prestige brand, Filinvest offers masterfully crafted living spaces meant to be cherished through generations. These first-class homes are built on international standards, with features designed to please the most discriminating buyers.





# Your Enduring Legacy

The Glades at Timberland Heights, Rizal

LS No. 029231

Actual photo

## PRESTIGE BY FILINVEST

Filinvest sets the bar high with its Prestige brand, creating residential masterpieces of enduring value and luxurious living spaces meant to be cherished from one generation to the next.



Fortune Hill, San Juan

LS No.: 28604

Artist's illustration



The Prominence, Quezon City

LS No.: 030765

Artist's illustration



One of our Prestige projects is Laeuna de Taal, a 60-hectare residential resort community that captures the beauty of lakeside living.

This master-planned, nature-oriented development features residential enclaves, a Lake Club and breathtaking views of the Taal environment.

#### Postcard-perfect Living



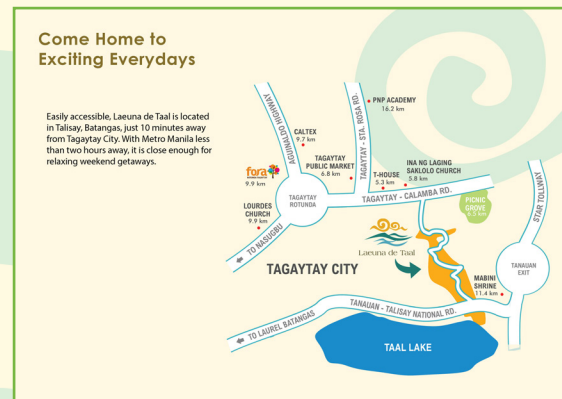
Breathtaking is part of your everyday experience at Laeuna de Taal, a 60-hectare prime ridge development in Talisay, Batangas. Nestled along the shoreline of Taal Lake, it features charming residential enclaves and a Lake Club where endless family adventures await.

## Postcard-perfect Living



Breathtaking is part of your everyday experience at Laeuna de Taal, a 60-hectare prime ridge development in Talisay, Batangas. Nestled along the shoreline of Taal Lake, it features charming residential enclaves and a Lake Club where endless family adventures await.

Laeuna de Taal enjoys an ideal location in Talisay, Batangas, just 10 minutes away from Tagaytay City. It is close enough for weekend trips from Metro Manila.



# Come Home to Exciting Everyday

Easily accessible, Laeuna de Taal is located in Talisay, Batangas, just 10 minutes away from Tagaytay City. With Metro Manila less than two hours away, it is close enough for relaxing weekend getaways.



Batangas is an ideal choice for a home or investment because it is one of the most progressive provinces in the country. Aside from its proximity to Metro Manila, it is home to the 2nd largest seaport and is rich in tourist destinations such as beaches, diving spots, Taal Volcano, and the culture-rich Taal heritage town.

#### Why Batangas?

- First-class province currently ranked 9th out of 81 provinces in the Philippines in the Competitiveness Index
- A real estate haven because of its proximity to Metro Manila
- Has the second largest international seaport in the Philippines after Metro Manila
- Home of the picturesque Taal Volcano and the Taal heritage town which dates back to the 19th century and continuously draws in tourists
- Rich in biodiversity with beautiful beaches and diving spots
- Famous for Bulalo, Tawilis, Kapeng Barako and Panutsa





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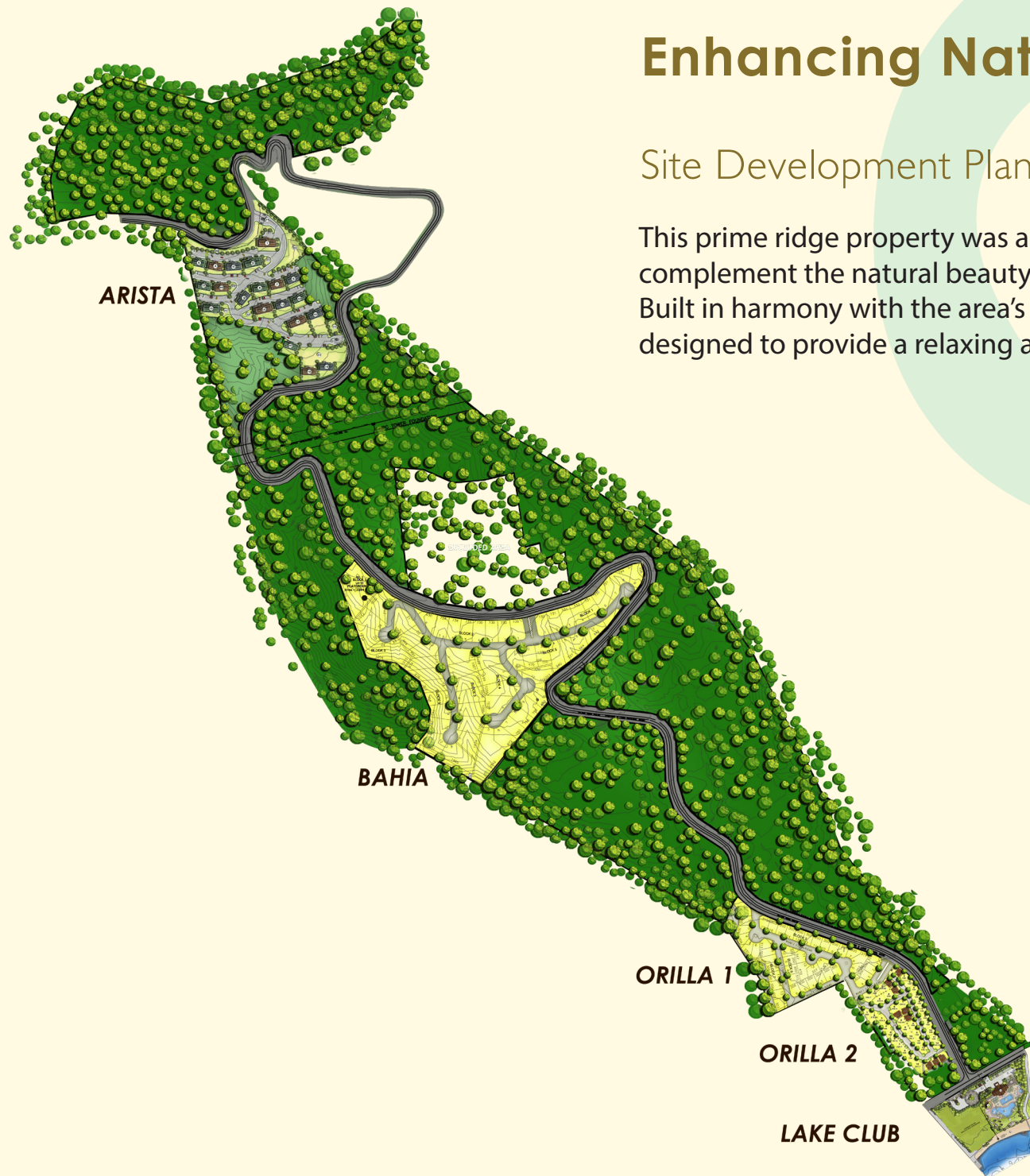
Laeuna de Taal is built on a prime ridge property that was carefully crafted to preserve and enhance the natural beauty of the site. It is master-planned to provide a lifestyle that is both relaxing and invigorating.



# Enhancing Nature's Beauty

## Site Development Plan

This prime ridge property was adeptly designed to complement the natural beauty of the Taal environment. Built in harmony with the area's climate and terrain, it is designed to provide a relaxing and invigorating lifestyle.



You can create your own private sanctuary within Laeuna de Taal's peaceful residential communities. Offering different lifestyle options from residential lots to condo units, these are ideal for weekend getaways or as permanent homes.

#### Scenic Residential Enclaves



Create your own private sanctuary within the cool climate mountainscape of Laeuna de Taal. Three residential communities offer a range of property choices for every family. You can choose from the condo units of Arista or the house-and-lot packages of Orilla. You may also build your home on the sloping lots of Bahia.



# Scenic Residential Enclaves



Create your own private sanctuary within the cool climate mountainscape of Laeuna de Taal. Three residential communities offer a range of property choices for every family.

You can choose from the condo units of Arista or the house-and-lot packages of Orilla. You may also build your home on the sloping lots of Bahia.

The Arista estate is located at Laeuna de Taal's highest elevation, giving you the convenience of condo living with a breathtaking view of Taal Lake. Arista offers spacious studio and 2-bedroom units with balconies and well-placed windows that maximize the panoramic views.

#### Arista

Located at the highest elevation of the property, Arista offers convenience of condominium living amid panoramic views. Enjoy stunning vistas from spacious studio or two-bedroom units.





# Arista

Located at the highest elevation of the property, Arista offers convenience of condominium living amid panoramic views. Enjoy stunning vistas from spacious studio or two-bedroom units.



Here is the lower ground floor plan of Arista. It features studio units on this level.





# Arista

## LOWER GROUND FLOOR PLAN

Unit 1	44.68 sqm±
Unit 2	36.09 sqm±
Unit 3	36.09 sqm±
Unit 4	36.09 sqm±
Unit 5	36.09 sqm±
Unit 6	44.68 sqm±
Total Saleable Floor Area	233.72 sqm±
Total Common Floor Area	27.79 sqm±
<b>Lower Ground Floor Total Gross Area</b>	<b>261.51 sqm±</b>



STUDIO UNITS

Here is the floor plan of the upper ground level featuring 2-bedroom units.



# Arista

## UPPER GROUND FLOOR PLAN

Unit 7	80.77 sqm±
Unit 8	72.17 sqm±
Unit 9	72.91 sqm±
Total Saleable Floor Area	225.85 sqm±
Total Common Floor Area	35.46 sqm±
<b>UPPER GROUND FLOOR TOTAL GROSS AREA</b>	<b>261.31 sqm±</b>



As you can see here, the second floor of Arista also features 2-bedroom units.





# Arista

## SECOND FLOOR PLAN

Unit 10	80.77 sqm±
Unit 11	72.17 sqm±
Unit 12	72.91 sqm±
Total Saleable Floor Area	225.85sqm±
Total Common Floor Area	33.56 sqm±
<b>SECOND FLOOR TOTAL GROSS AREA</b>	<b>259.41 sqm±</b>



You can also build your own mountainside home by buying a lot within the Bahia estate. It offers generous lot cuts with prime lake and mountain views.



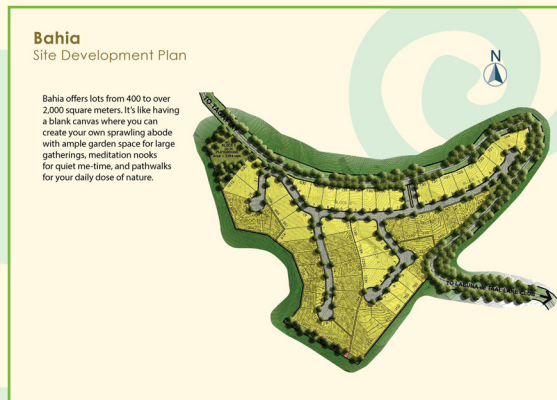


# Bahia



Carve your niche on the mountainside within the gated Bahia enclave. Build your luxurious hideaway on generous lot cuts with prime lake and mountain views.

With large lots ranging from 400 to over 2,000 square meters, you can build your own luxurious hideaway, with enough garden space for large gatherings and communing with nature.





# Site Development Plan

Bahia offers lots from 400 to over 2,000 square meters. It's like having a blank canvas where you can create your own sprawling abode with ample garden space for large gatherings, meditation nooks for quiet me-time, and pathwalks for your daily dose of nature.



The Orilla estate offers a different residential experience closest to the Lake Club, the core amenity area of Laeuna de Taal.

#### Orilla



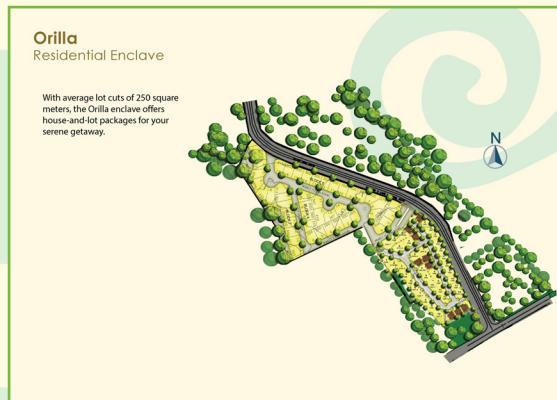
Located closest to the Lake Club, Orilla features smaller, more manageable lot cuts which are just the right size for a family's vacation home.

# Orilla



Located closest to the Lake Club, Orilla features smaller, more manageable lot cuts which are just the right size for a family's vacation home.

Orilla offers an average lot cut of 250 square meters, which is just the right size for a family vacation home.

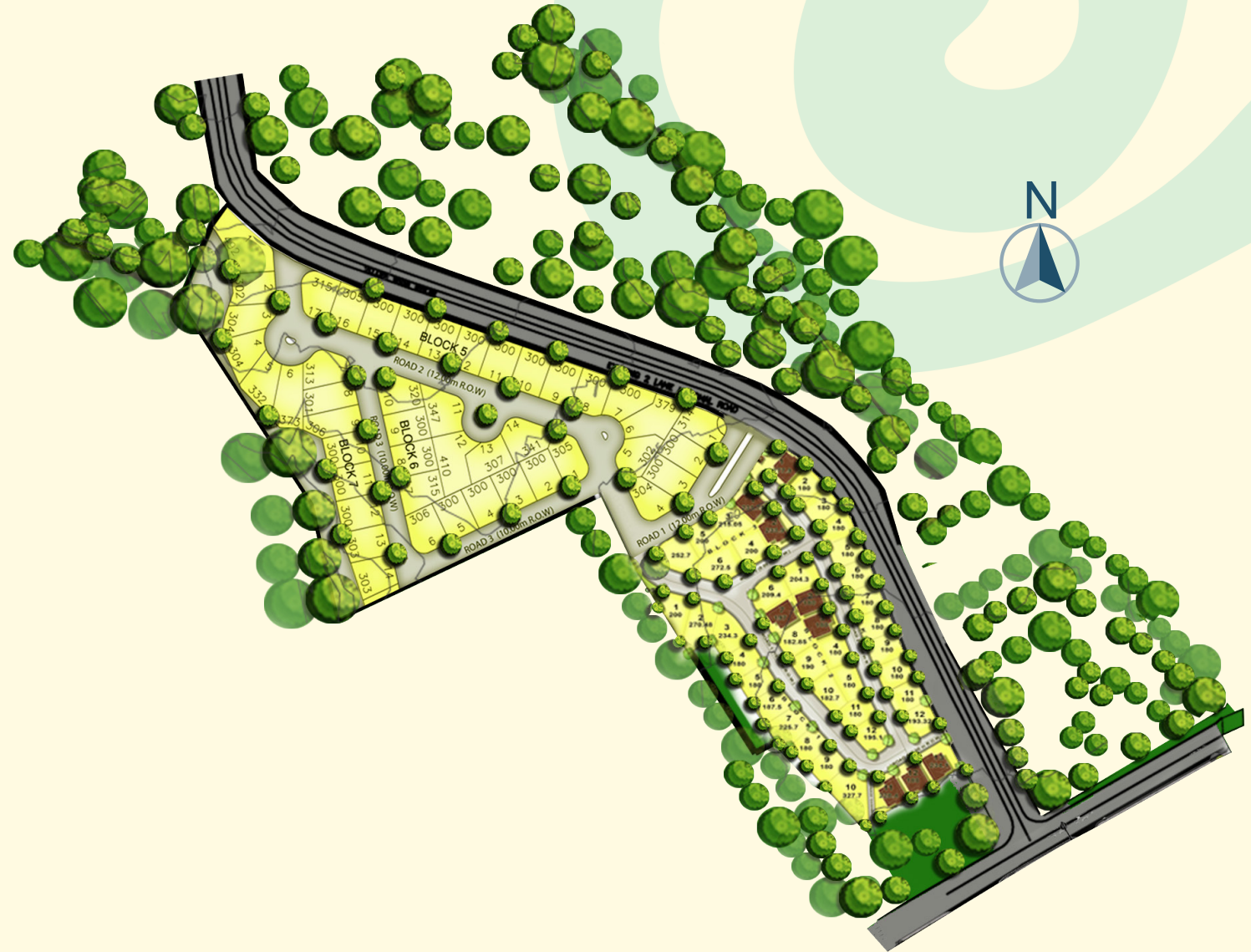




# Orilla

## Residential Enclave

With average lot cuts of 250 square meters, the Orilla enclave offers house-and-lot packages for your serene getaway.



You can also opt for a house-and-lot package with a choice between the Chopin and Vivaldi house models. Both are designed to blend well with the refreshing natural setting of Laeuna de Taal.



# House Models

Chopin



Vivaldi



Choose from these attractive homes designed for Orilla lot buyers. The Asian-Tropical architecture blends well with the lush natural setting of Laeuna de Taal.

Designed for comfort and style, the Chopin house model features a floor area of 164.8 square meters. It has three bedrooms, a maid's room with T&B and a carport.





# Chopin

Single Attached • Modern Asian • Basic



Total Area: 164.8 sqm ±

- 3 Bedrooms
- 2 T&Bs
- Powder Room
- Maid's Room with T&B
- Carport
- Space for Lanai



First floor



Second floor

The equally-attractive Vivaldi offers more space at 184.7 square meters. Its additional feature is the family room where everyone can gather for bonding activities.





# Vivaldi

Single Attached • Modern Asian • Basic



Total Area: 184.7 sqm ±

- 3 Bedrooms
- Family Room
- 3 T&Bs
- Powder Room
- Maid's Room with T&B
- Carport
- Space for Lanai



First floor



Second floor

Every member of the family can look forward to endless adventures at The Lake Club, the core amenity area of Laeuna de Taal. It has a waterfront activity center where you can go kayaking, fishing, or arrange boat rides to Taal Volcano.

#### Adventures at The Lake Club



Get your fill of fun and adventure at The Lake Club, the core amenity area of Laeuna de Taal. A restorative sanctuary of relaxation, it has a waterfront activity center where you can go kayaking, fishing, or arrange boat rides to Taal Volcano.



# Adventures at The Lake Club



Get your fill of fun and adventure at The Lake Club, the core amenity area of Laeuna de Taal. A restorative sanctuary of relaxation, it has a waterfront activity center where you can go kayaking, fishing, or arrange boat rides to Taal Volcano.

The Lake Club also features other facilities available to all residents. Among these are function rooms, swimming pools, picnic gazebos and a boardwalk.



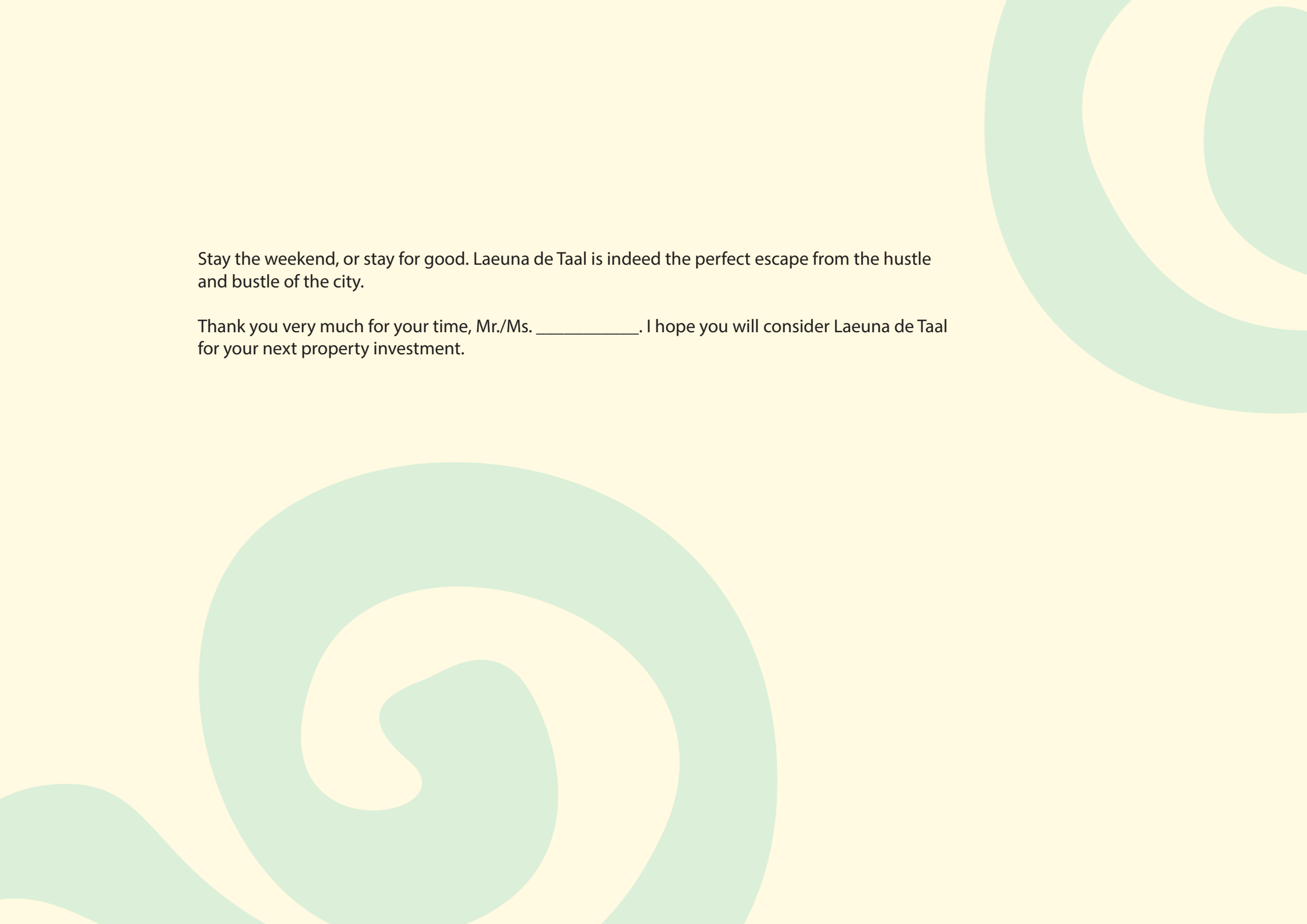


# Adventures at The Lake Club



Facilities accessible to residents of all communities:

- Function rooms
- Swimming pools
- Boardwalk
- Picnic gazebos



Stay the weekend, or stay for good. Laeuna de Taal is indeed the perfect escape from the hustle and bustle of the city.

Thank you very much for your time, Mr./Ms. \_\_\_\_\_. I hope you will consider Laeuna de Taal for your next property investment.





# Laeuna de Taal

Talisay, Batangas



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All images are actual photos unless otherwise specified.

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