

Come home to peace and serenity at La euna de taal where nature and exciting things await, be it leisure, outdoor fun, relaxation or simply enjoying the views and weather with your loved ones is such a gift.

#### **OFFER:**

A product for every home buyer. La euna de taal offers various real estate assets to provide its distinctive clients options whether for long term investment, for their dream home or private vacation place, be it condo or prime resort residential lots, featuring one of our main attractions, The Lake Club House.



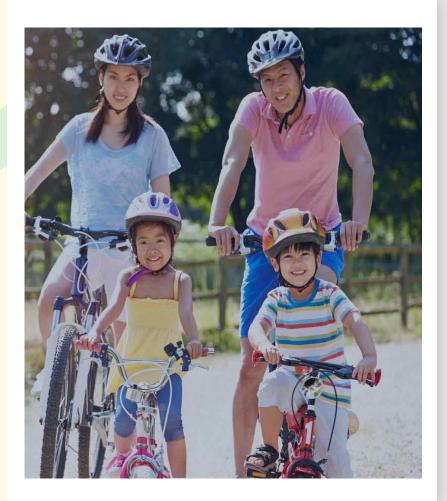




#### Come Home to Exciting Everydays

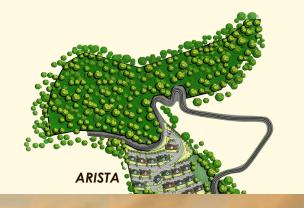
Easily accessible, Laeuna de Taal is located in Talisay, Batangas, just 10 minutes away from Tagaytay City. With Metro Manila less than two hours away, it is close enough for relaxing weekend getaways.











# **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 de a relaxing and invigorating lifestyle.

# Existing Development a Future Plans

The current developed areas in Le Funa De Taal as of 2021 are soon to be complemented and to be rebooted in the near future in response to the changing for the response to the

Prequel: Built Areas

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.

ORILLA 1 ORILLA 2

LAKE CLU



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.

# PRESTIGE

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.



## **Amenities**

Function Hall Event's Venue / Outdoor Garden Swimming Pools Club Lounge Gazebos Spacious Parking Spaces



## **Resort Style Amenities**

It's everyday weekend at La Euna de Taal, enjoy and live each day to the fullest and have fun with your family, friends and loved ones at The Lake Club!







# Laeuna de Taal

The Lake club

# **Wedding & Party Venue** Your most romantic I do, make it here at La euna de Taal!



Arista is designed for those looking for a condominium offering a majestic view of Taal, a hidden gem just 10 mins away from Tagaytay, where we give you the best view ever.



# Arista

Total Condo Units	12
Total Sold Condos	9 (75%)
Year Launched: 2008	Year Completed: 2010

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.

Available Condo	3		
TCP Range	P5.8 - P9.9M		
Unit Size	40.6 sqm - 68.9 sqm		









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.

Bahia Laeuna de Taal

# **Bahia** 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.

Available Lots	34
TCP Range	P9.4 - P14.3M
Lot Size	730 sqm - 1,120 sqm

Total Saleable Lots	58		
Total Sold Lots	24 (41%)		
Year Launched: 2004	Year Completed: 2010		

AND AND AND



Located closest to the Lake Club, Orilla features smaller and manageable lot cuts designed for simple yet homey vacation house, divided in several phases, La Orilla offer its residents not just lot only property but as well as house and lot packages.

Orilla Laeuna de Taal

# **Orilla** Residential Enclave

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

Available Lot Only H & L	8 11
TCP Range Lots H & L	P3.7 - 5.1M P10.8 - P11.9M
Lot Size	300 sqm - 410 sqm

	Total Saleable Lots	90
	Total Sold Lots	71 (79%)
8.	Ph 1 Year Launched: 2005 Ph 2 Year Launched: 2010	Year Completed: 2013

### **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

### Vivaldi Single Attached • Modern Asian • Basic



- Total Area: 184.7 sqm  $\pm$
- 3 Bedrooms
- Family Room
- 3 T&Bs
- Powder Room
- Maid's Room with T&B
- Carport
- Space for Lanai



First floor

Second floor



#### ARISTA

For everyday weekend getaways, the mid-rise Arista cluster is the ideal option. Located at the highest elevation, its studio and 2-BR units give you the convenience of condo living amid panoramic views.

#### BAHIA

Enjoy generous lot cuts with prime lake and mountain views. With Bahia's average lot size of 835 sqm, you can build your luxurious hideaway, with enough garden space for large gatherings.



#### ORILLA Choose from a

Choose from a range of conveniently-sized lots at Orilla, to find the perfect fit for your family's vacation requisites. Taal Lake

THE LAKE CLUB







## Creating a new sub-Tagaytay destination

"Laeuna de Taal will be a favoured address in Batangas; offering an alternative **weekend home** from Tagaytay, a **venue** for intimate weddings and events, the **preferred residential subdivision** along Taal Lake for those who choose to reside in the area"





### **Future Plans**

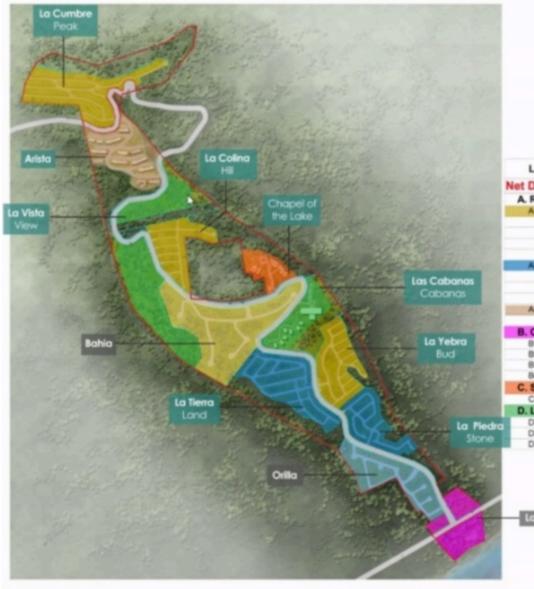
The current developed areas in La Euna De Taal as of 2021 are soon to be complimented and to be rebooted in the near future in response to the changing market demands. Here are the additional exciting development for La Euna De Taal:

More exciting leisure projects and destinations, plus inclusion of socio civic developments and other mixed-use project such as condotel and hotels to create that one amazing sub-Tagaytay destination.

- La Cumbre
- La Colina
- La Vista
- Chapel of the Lake
- Las Cabanas
- La Yebra
- La Tierra
- La Piedra



## Land Use Plan



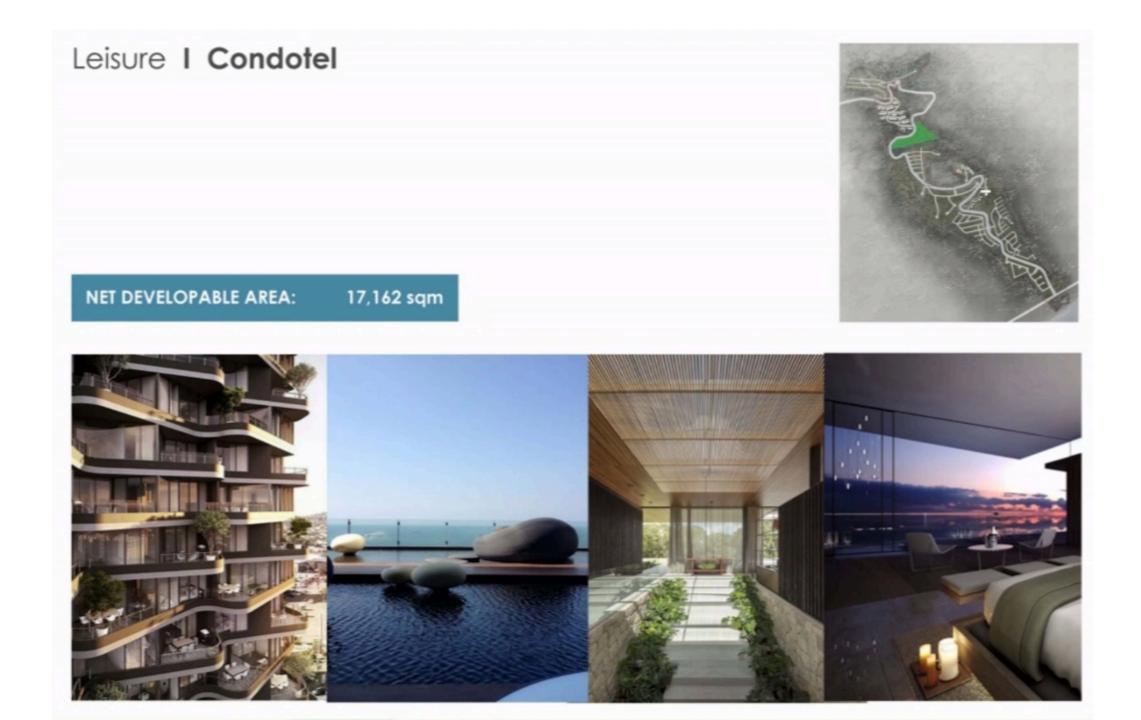
Gross Area	715,703	
Unacquired	44,002	
Ligaya Drive	56,637	
Talisay Tanauan Road	3,466	
NPC Power Line	10,975	
Green Spaces	272,751	
Net Development Area	442,952	

Land Data Allocation	Area (m <sup>2</sup> )	Percentage	Area (m²)	Percentage	
Net Development Area	442,952	100.00%	wea (m.)		
A. Residential					
A1. Prestige (Horizontal)		A CONTRACTOR OF STREET,	178,216	40.23%	71.82%
A1a. La Bahia	71,563	16.16%			
A1b. La Cumbre	45,544	10.28%			
A1c. La Colina	27,809	6.28%			
A1d. La Yerba	33,300	7.52%			
A2. Aspire (Horizontal)	a la constante de la constante			23.95%	
A2a. La Orilla	36,442	8.23%	106,078		1
A2b. La Piedra	26,827	6.06%			
A2c. La Tierra	42,809	9.66%			
A3. Prestige (MRB)			22.024	7.64%	
A3a. La Arista	33,824	7.64%	33,824		
B. Commercial					
B1. Lake Club	7,602	1.72%		5.45%	
B2. Commercial A	6,367	1.44%	24,120		
B3. Commercial B	7,466	1.69%			
B4. Commercial C	2,685	0.61%			
C. Socio-Civic			12.810 2.89		
C1. Chapel of the Lake	12,810	2.89%	12,010	2.89%	
D. Leisure					
D1. Forest Walk / Icon	47,974	10.83%	87 904	10.051	
D2. Condotel	17,162	3.87%	87,904	19.85%	
D3.Spa Village	22,769	5.14%			

Lake Club



PED - PRODUCT PLANNING



Asista | Gate & Guardhouse



Proposed New Facade



Existing Focade









# Leisure I Spa Village



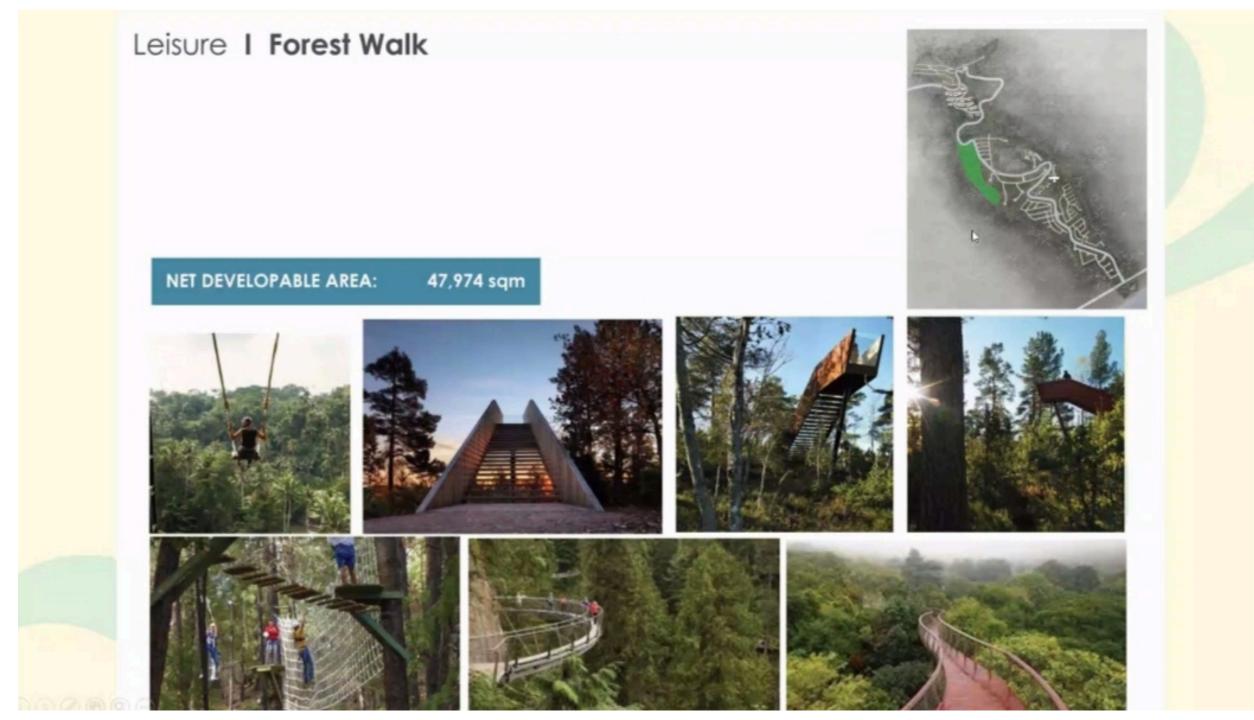


Leisure I Spa Village



NET DEVELOPABLE AREA:

22,769 sqm





#### Socio-Civic I Chapel of the Lake



#### Socio-Civic I Chapel of the Lake



#### Socio-Civic I Chapel of the Lake







NET DEVELOPABLE AREA: 12,810 sqm CHAPEL FLOOR AREA: 300.0 sqm

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