

## WELLNESS LIFESTYLE

Pueblos Blancos is a wellness boutique township dedicated to nurturing our owners and guests, to opening your minds and hearts. We focus on sustainable living with our organic farm and fruit trees, the spectacular views that rejuvenate one's spirit, the private spa, and the quiet walks in nature's pristine forests.

Pueblos Blancos is an exclusive oasis that offers well-being and relaxation year-round. Our staff are dedicated to providing peace, health and wellness to guests looking to be pampered, to guests who want to lavish time on themselves. The prestigious architectural design, the high-quality and eco-friendly building materials, the elegant, rooms, the tasty and healthy dishes of Asian-fusion and unforgettable experience of peace, wellness and relaxation!

### LOCATION: WEST TAGAYTAY

Barely an hour and a half from Metro Manila, our residence is near enough for a relaxing drive, yet faraway from the bustle of the city! Set along the ridge of the Tagaytay-Batangas Mountain range, we are only 79 km from Metro Manila, in the quiet town of San Gregorio, Laurel, Batangas.

MAIN WAYPOINTS (going to Pueblos Blancos)	DISTANCE	TIME
Metro Manila (from Greenhills Annapolis)	85.6KM	1hour 22 mins
South Luzon Expressway (Magallanes)	75.1KM	1 hour and 8 mins
Sta. Rosa and Nuvali Exit (Tagaytay)	45.5KM	47 mins
Tagaytay City (Rotonda)	26.6KM	30 mins
Taal Lake and Volcano Tourism Area	24.3KM	26 mins
Mendez Alfonso Crossing	8KM	20 mins
Batangas Beaches	20KM	40 mins

## **Your own expansive taste, your pallet for your personal taste!**

Our vertical, low-rise village is a European-inspired boutique condominium concept adapted from the luxury communities in Spain, Switzerland, Italy and France. There is space for every function; function in every space!

The residences allow you to meet with the other owners and form friendships, while maintaining the privacy you crave for!

All our residences face the Tagaytay Mountain highlands and the Taal Lake and Volcano view!

Every floor has single-lane corridors with renewable sources, cathedral-high ceilings.

We believe in giving our owners FULL VALUE for their environment! There is value in space, so whether you have a bi-level unit or a single-storey flat, your Casa is always generously-built with high ceilings facing the breathtaking highlands, lake and volcano. Each residence has a private balcony where you can relax, have a drink and savor your time in paradise!

## **FACILITIES**

Building facilities include:

- ❖ Grand entrance and drop-off area
- ❖ Common lounge lobby
- ❖ 8 person capacity elevator
- ❖ Roof deck
- ❖ Automatic Fire alarm and protection systems
- ❖ 24-hour resort and building security with closed circuit TV monitoring systems
- ❖ Stand-by emergency building power
- ❖ On-call building maintenance
- ❖ Ground level parking

## UNIT FEATURES

AREA	TYPE	SPECIFICATION
Floor Area	Living Room	60X60 Homogeneous Floor
	Second Floor Bedroom	PVC floor tile 150X900 wood finish
Walls	Wall Finish	CHB Plain Cement Plaster Finish
Ceiling		Painted Rubble Cement
Doors	Main Door	Metal Door jamb; Metal Panel, Honey Comb Core with doorbell and peephole
	Bedroom	Hallow core Wood (Door Panel)
	T&B	Metal door or glass
	Lock sets	Electronic Door Lock with card key
	Balcony	Sliding PVC Glass Door
Kitchen	Countertop	Thick Quarts Stone (100% water and scratch proof chemical resistant) for heavy use
	Overhead and under Counter Cabinet	Modular cabinet with self-closing door soft close made in Germany cabinet hinges
Toilet and bath	Floor and Wall	Ceramic Tiles
	Lavatory and Fixtures	Ceramic
Lighting		LED low-wattage Lavatory with pedestal and bathtub
		Electrical Panel
	Electrical System	Hybrid
Fire Protection	Sprinklers	With (Inside the Unit)
Communication	CATV	Optional by the owner
	Telephone	Optional by the owner
<b>FURNISHING DETAILS</b>		
Kitchen Details		Electric Cook Top
		Range Hood
		Refrigerator
Bathroom Details		Toilet hand Trail
		Vanity Mirror
		Multi Point Water Heater
Living Room Details		Dining Table and Chairs (For Four)
		Sofa Bed
		Center Table
		32' Flat TV LED

Cabinets and Closets	Bedroom Closets
	Modular Cabinets/ closets by Oppein
Appliances	Lighting Fixtures
	Split Type Air Conditioner (1)

## **BUILDING AND SITE FEATURES**

- Casa Seville (Building I) Lot size: Approx. 676sqm.
- Building density: 77 individually Titled Unit/10 Stories per Building
- Interconnected trail System
- Wellness Commercial Area
- Walking Path & Pavilion: Approx 110 meters long
- Foundation of the Building: Piling, Dual (44 micro piles ½ bldg. height plus mat foundation at 2x the required depth and width
- Building Height: 10 Stories
- Infinity Pool Area: Approx. 100 sqm. ( Inclusive of Lounge )