



“NORTHERN GATEWAY OF METRO MANILA”

PROVINCE OF BULACAN

279,610 hectares

Land Area

Malolos

Capital of Bulacan

21 municipalities

No. of Municipalities

569 barangays

No. of Barangays

3,708,890

Population as of May 2020



SAN JOSE DEL MONTE

Largest City

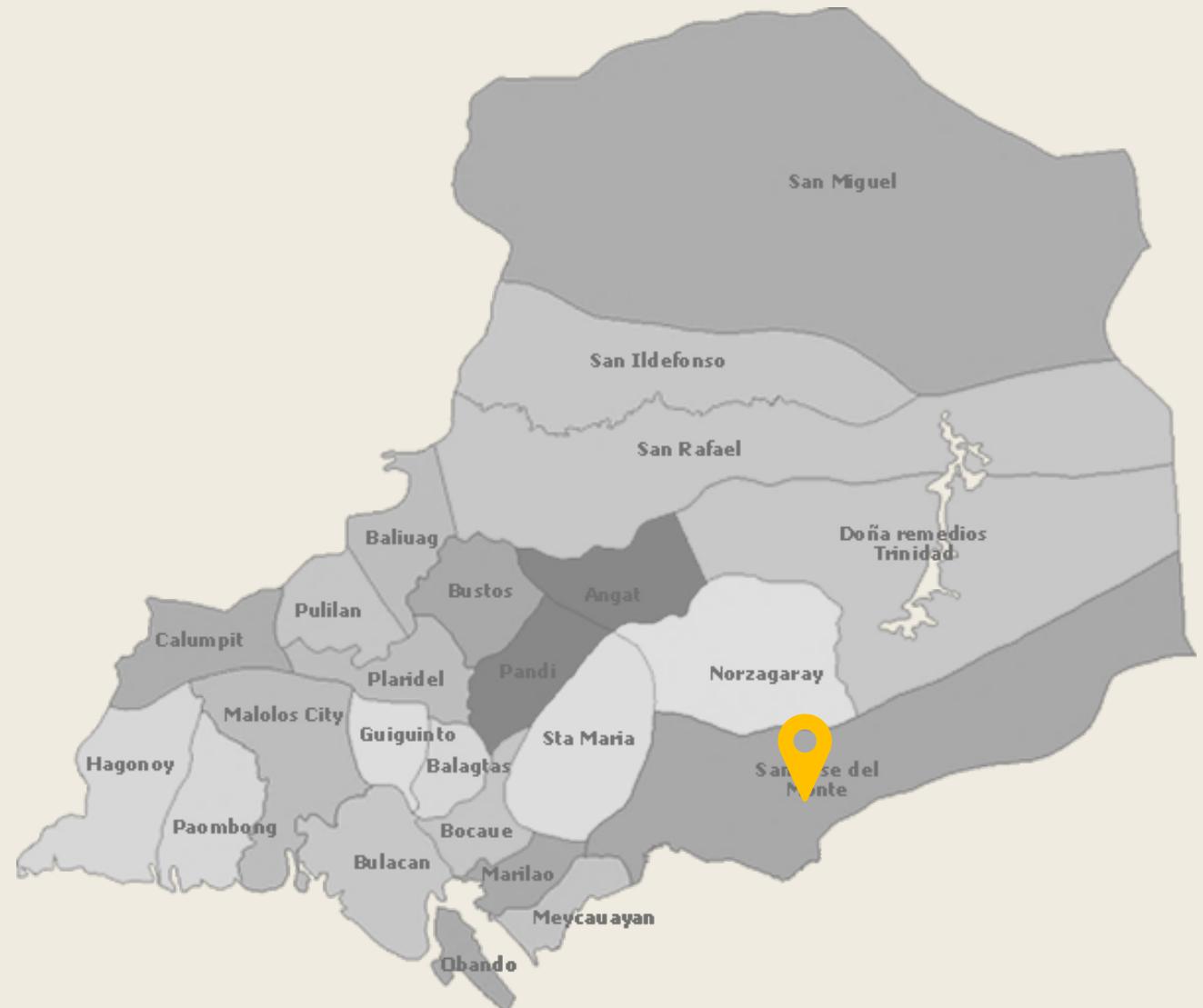
in Central Luzon (Region III)

651,813

Population as of May 2020

Agriculture, Livestock & Poultry,
Trade & Commerce

Economy





ALTARAZA

Alta

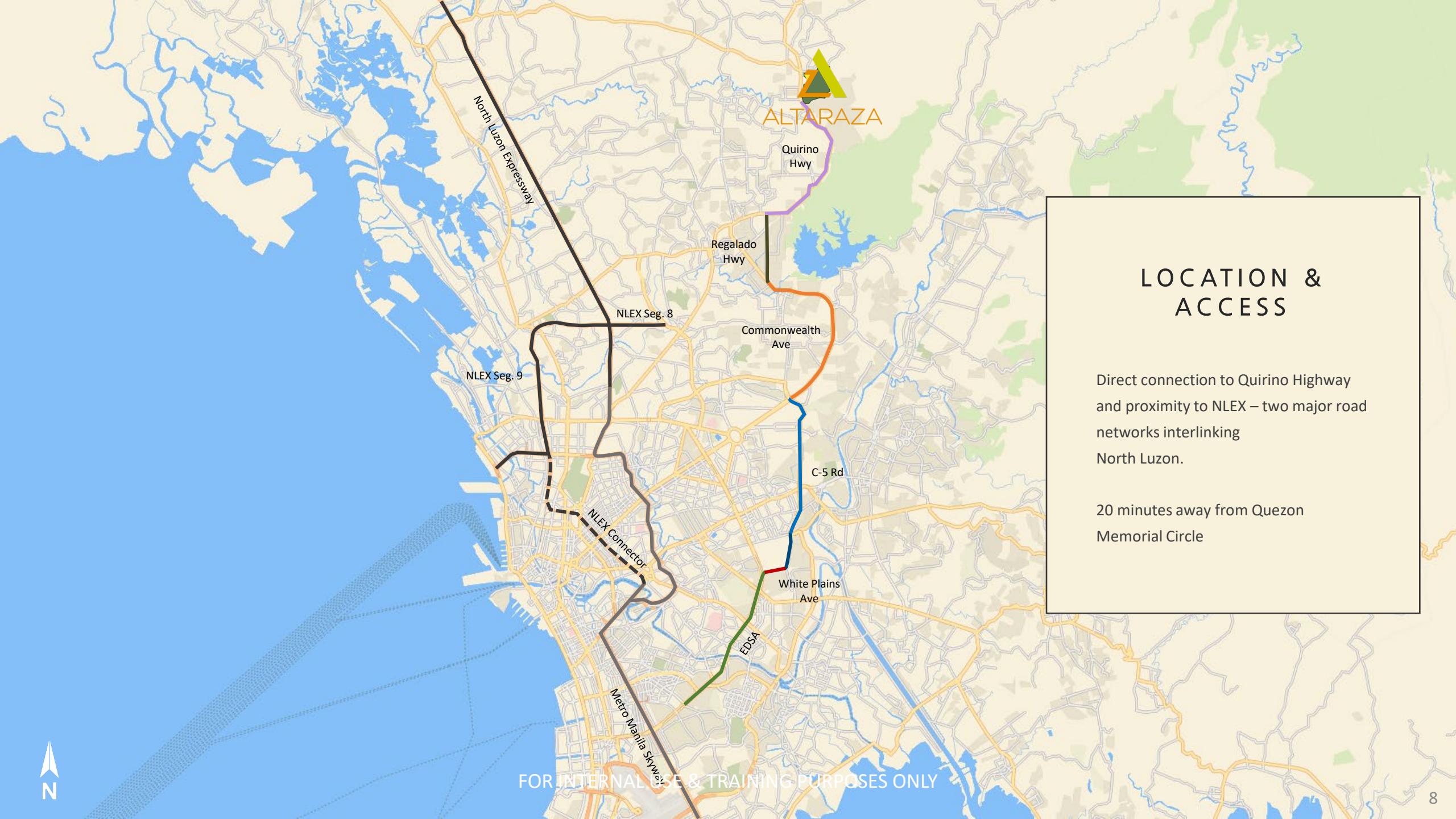
- high

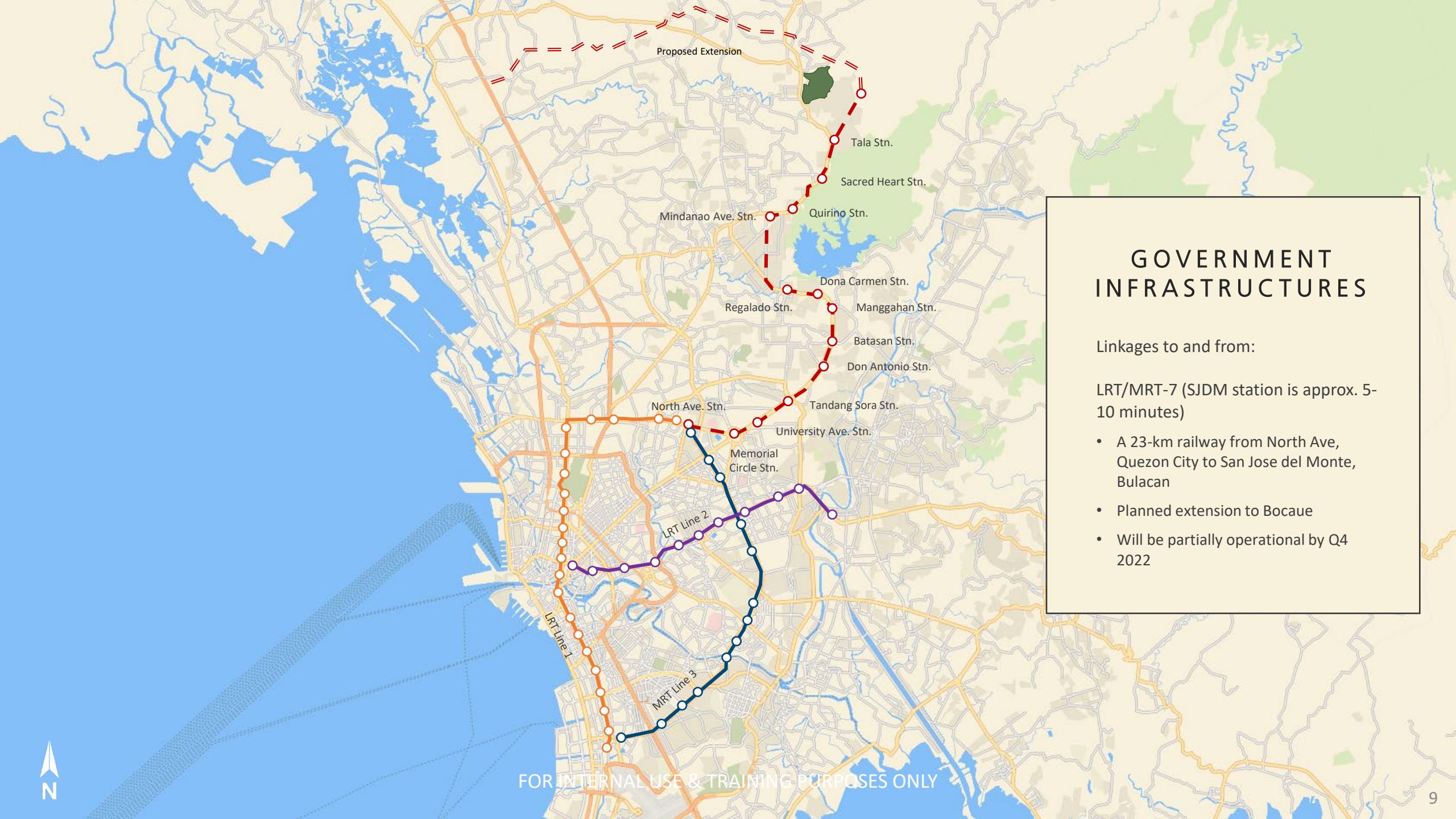
ARAZA

- Acronym of Araneta
& Zaragosa

ARANETA PROPERTIES







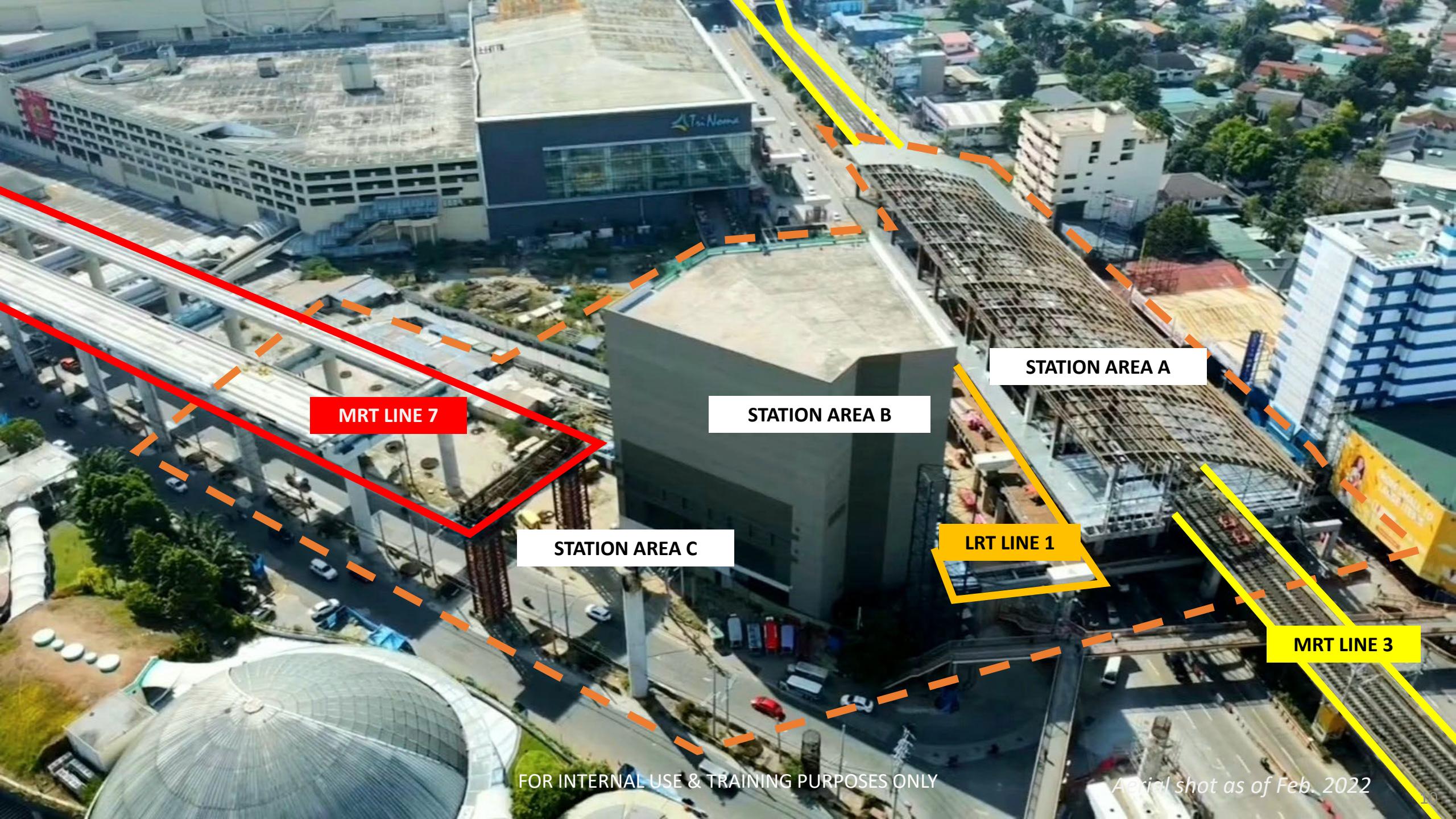
The map displays the current network of LRT (Light Rail Transit) Line 1 (orange), LRT Line 2 (purple), MRT (Mass Rapid Transit) Line 3 (blue), and the proposed extension of the LRT system. The proposed extension, shown in red dashed lines, originates from the North Ave. station and extends through several stations in Quezon City and San Jose del Monte, Bulacan. Key stations along this proposed route include Mindanao Ave. Stn., Quirino Stn., Dona Carmen Stn., Manggahan Stn., Batasan Stn., Don Antonio Stn., Tandang Sora Stn., University Ave. Stn., and Memorial Circle Stn. A northward extension is also indicated from the proposed line, ending at the Tala Stn. and Sacred Heart Stn.

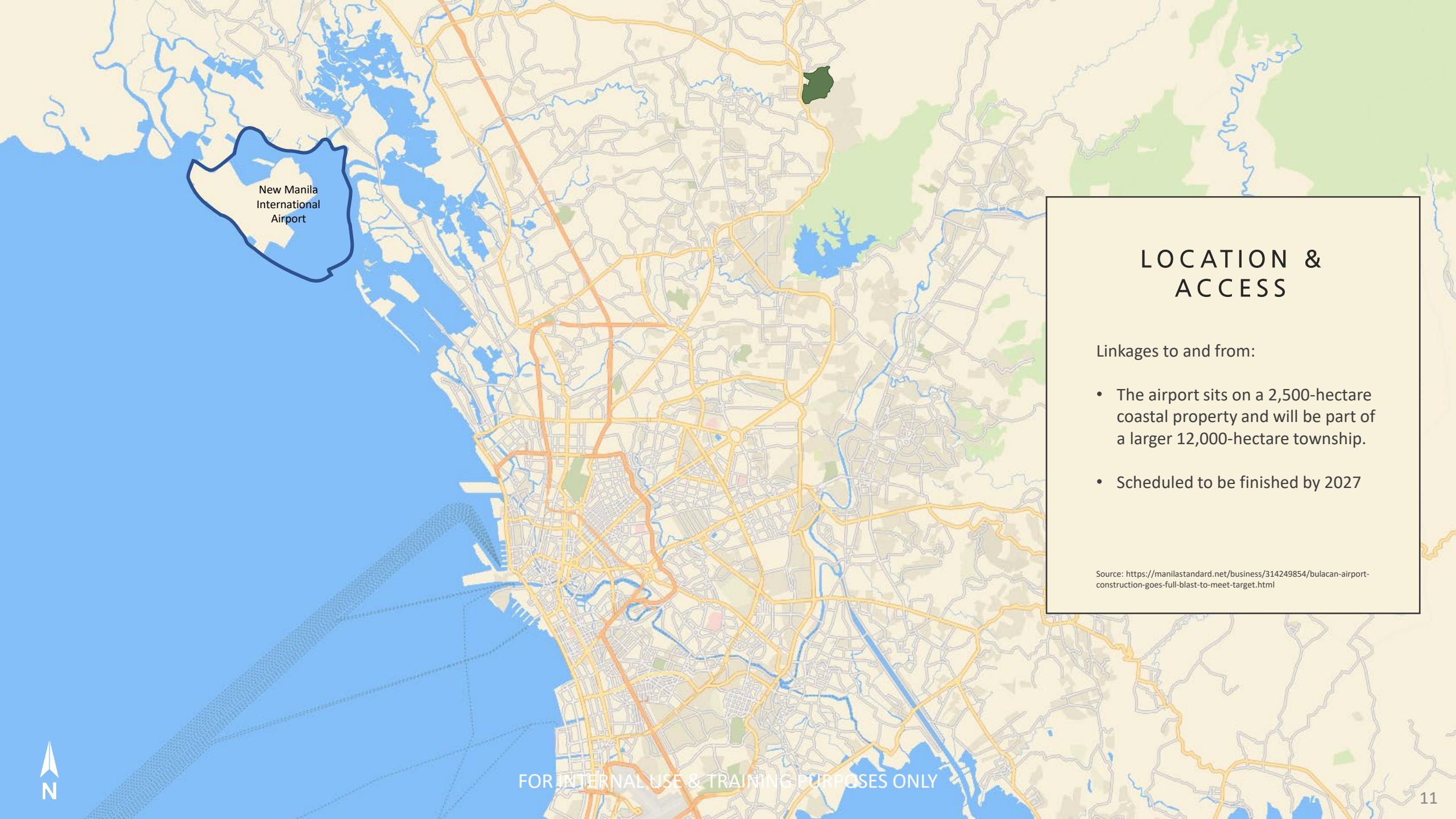
GOVERNMENT INFRASTRUCTURES

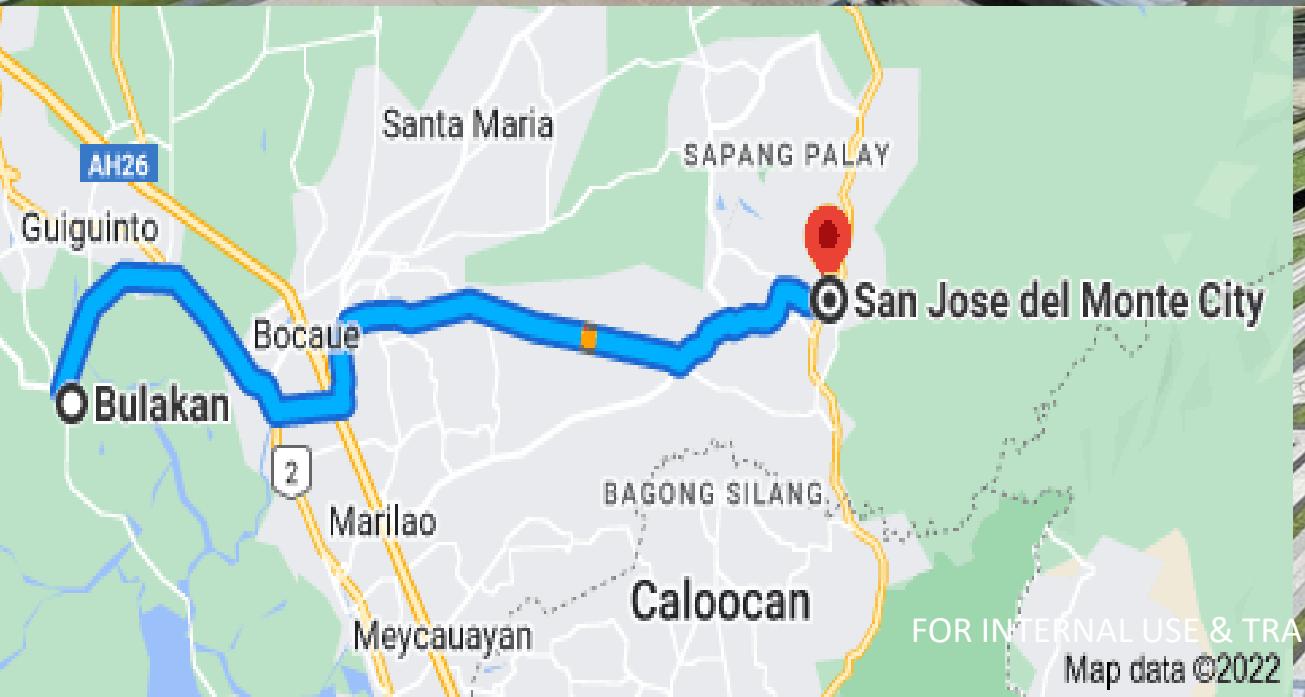
Linkages to and from:

LRT/MRT-7 (SJDM station is approx. 5-10 minutes)

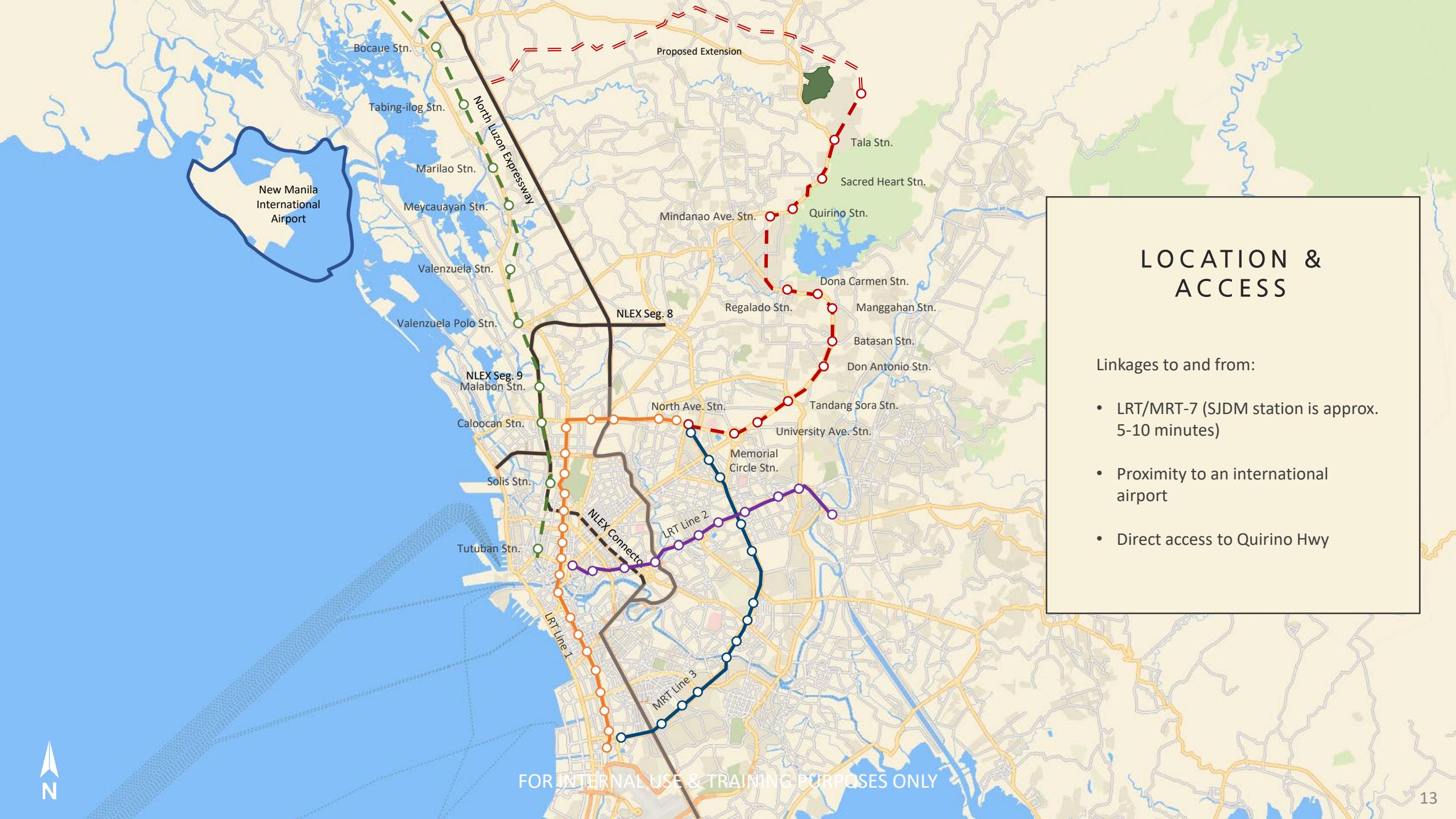
- A 23-km railway from North Ave, Quezon City to San Jose del Monte, Bulacan
- Planned extension to Bocaue
- Will be partially operational by Q4 2022







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Map data ©2022



LOCATION & ACCESS

Linkages to and from:

- LRT/MRT-7 (SJDM station is approx. 5-10 minutes)
- Proximity to an international airport
- Direct access to Quirino Hwy



“VIBRANT CITY LIVING MEETS COUNTRYSIDE CHARM”

ESTATE OVERVIEW

Location	San Jose del Monte, Bulacan
Land Area	70 hectares
# of Phases	3 phases
# of commercial lots	55 lots
Amenities	Central Plaza Rain Garden Urban Hub



MASTERPLAN & COMPONENTS

RESIDENTIAL

Amaia Steps

Avida Settings



MASTERPLAN & COMPONENTS

EDUCATIONAL

STI Academic Center



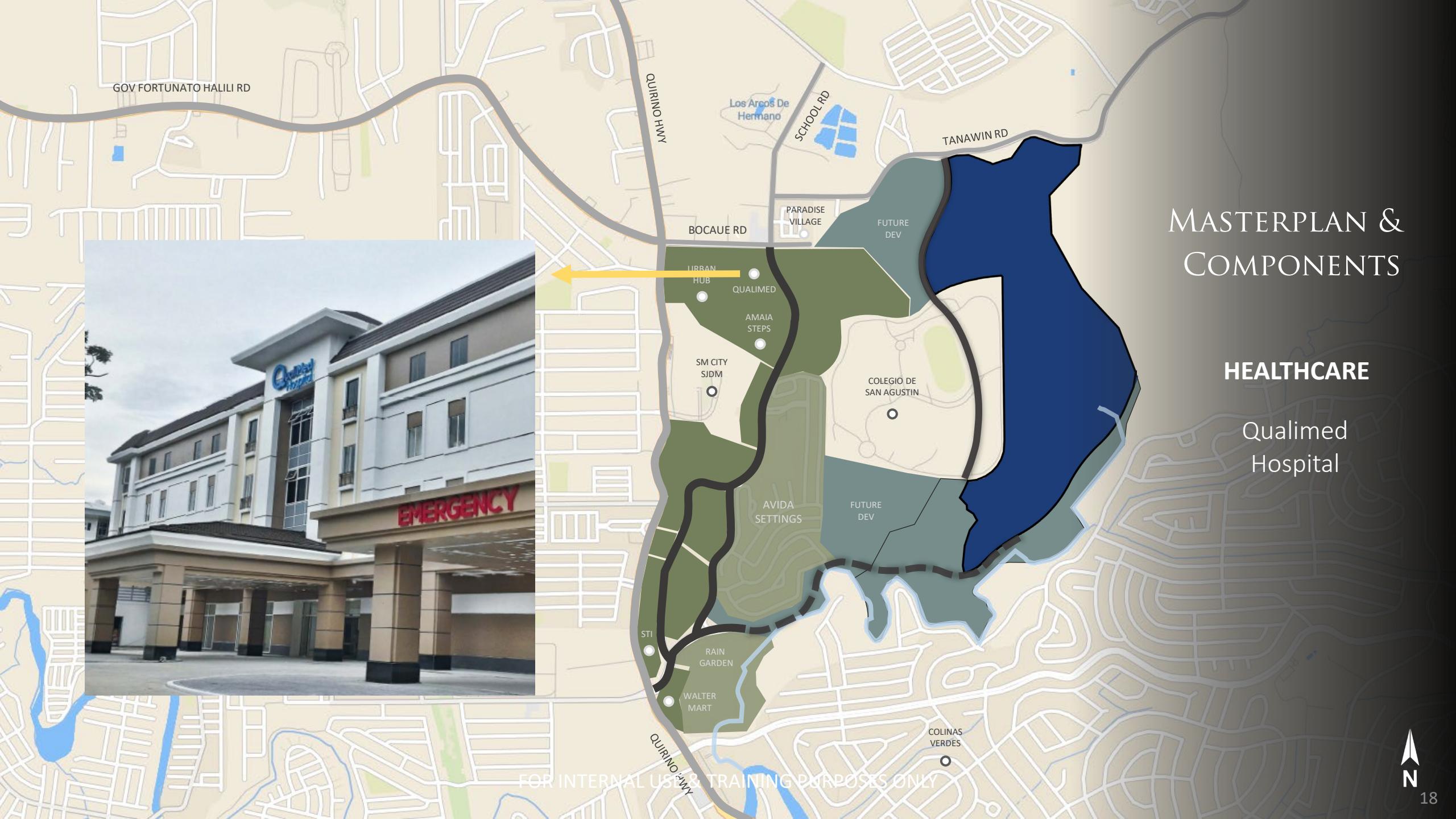
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MASTERPLAN & COMPONENTS

HEALTHCARE

Qualimed
Hospital



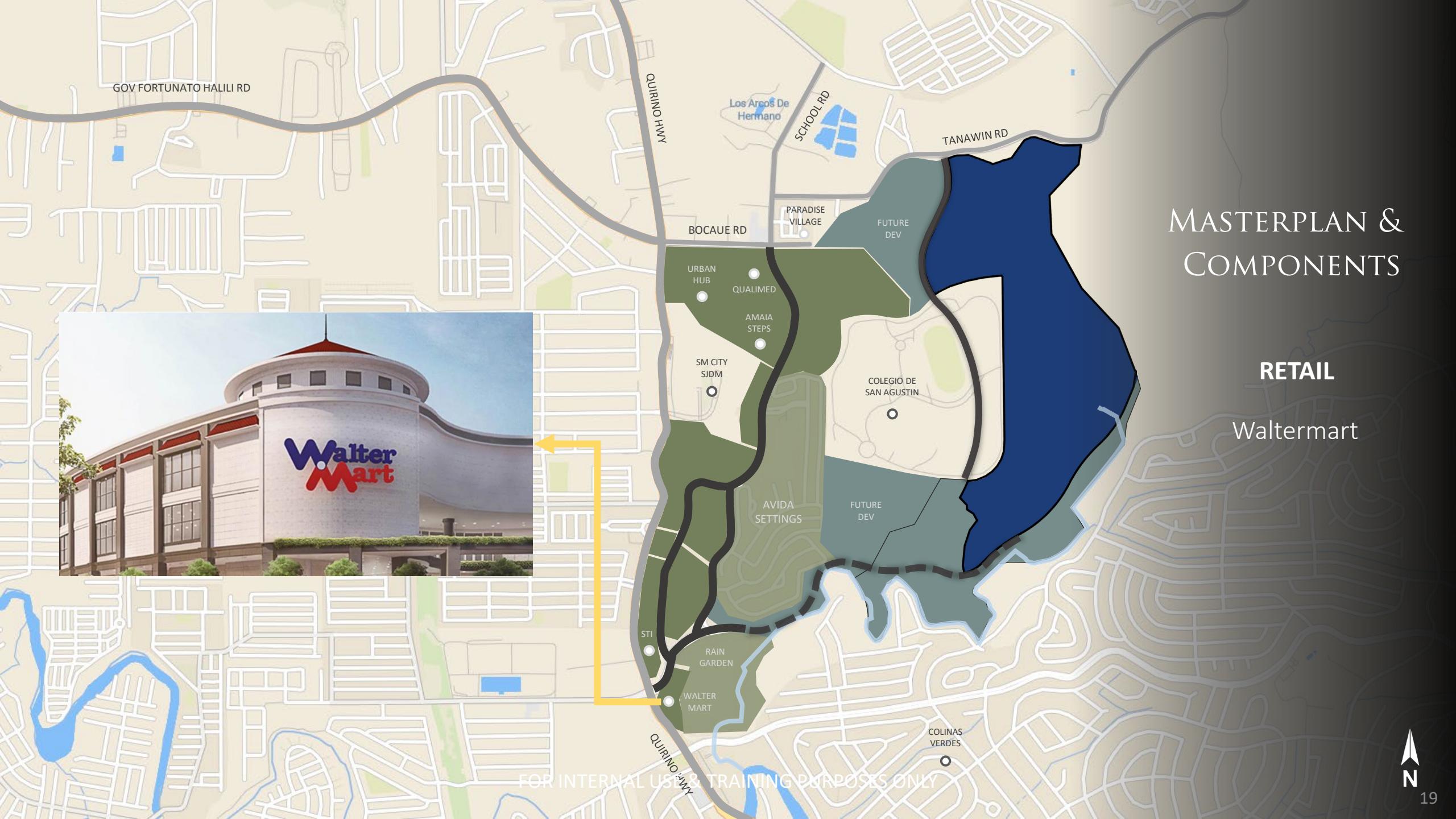
MASTERPLAN & COMPONENTS

RETAIL

Waltermart



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MASTERPLAN & COMPONENTS

NEARBY DEVELOPMENTS

Colegio San Agustin

SM City SJDM

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20

MASTERPLAN & COMPONENTS

NEARBY DEVELOPMENTS

ABS-CBN
Sound Stage



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SUMMARY

RESIDENTIAL

Amaia Steps
Avida Settings

RETAIL

Waltermart

EDUCATIONAL

STI Academic Center

HEALTHCARE

Qualimed Hospital

DEVELOPMENTS NEARBY

Colegio San Agustin
ABS-CBN Sound Stage
SM SJDM
WALTER MART
RAIN GARDEN
AVIDA SETTINGS
FUTURE DEV
COLEGIO DE SAN AGUSTIN
PARADISE VILLAGE
SCHOOL RD
TANAWIN RD
BOCAUE RD
URBAN HUB
QUALIMED
AMAIA STEPS
SM CITY SJDM
STI
QUIRINO HWY

MASTERPLAN & COMPONENTS

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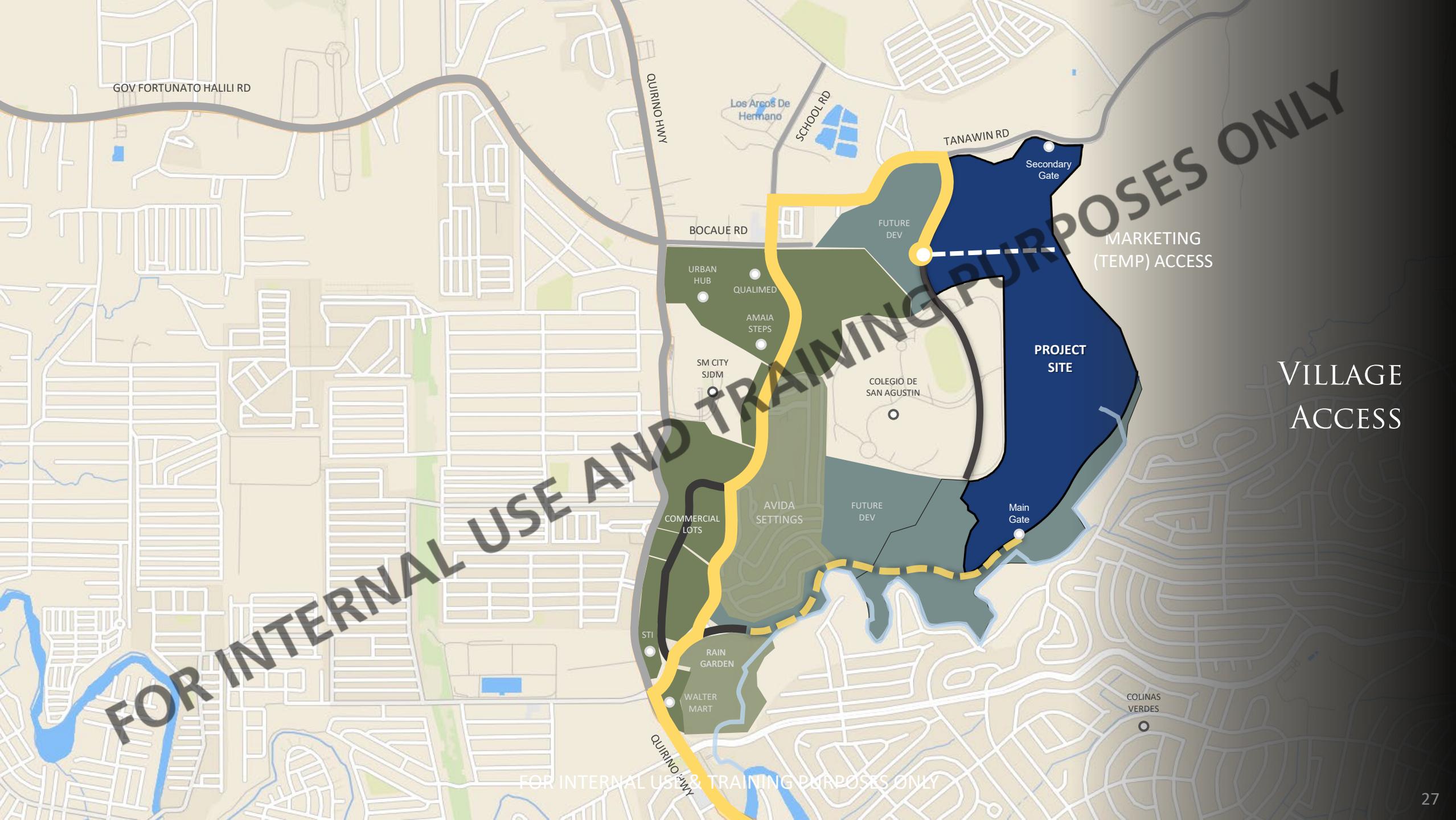


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VILLAGE ACCESS & LOCATION





VILLAGE TERRAIN & NATURAL FEATURES



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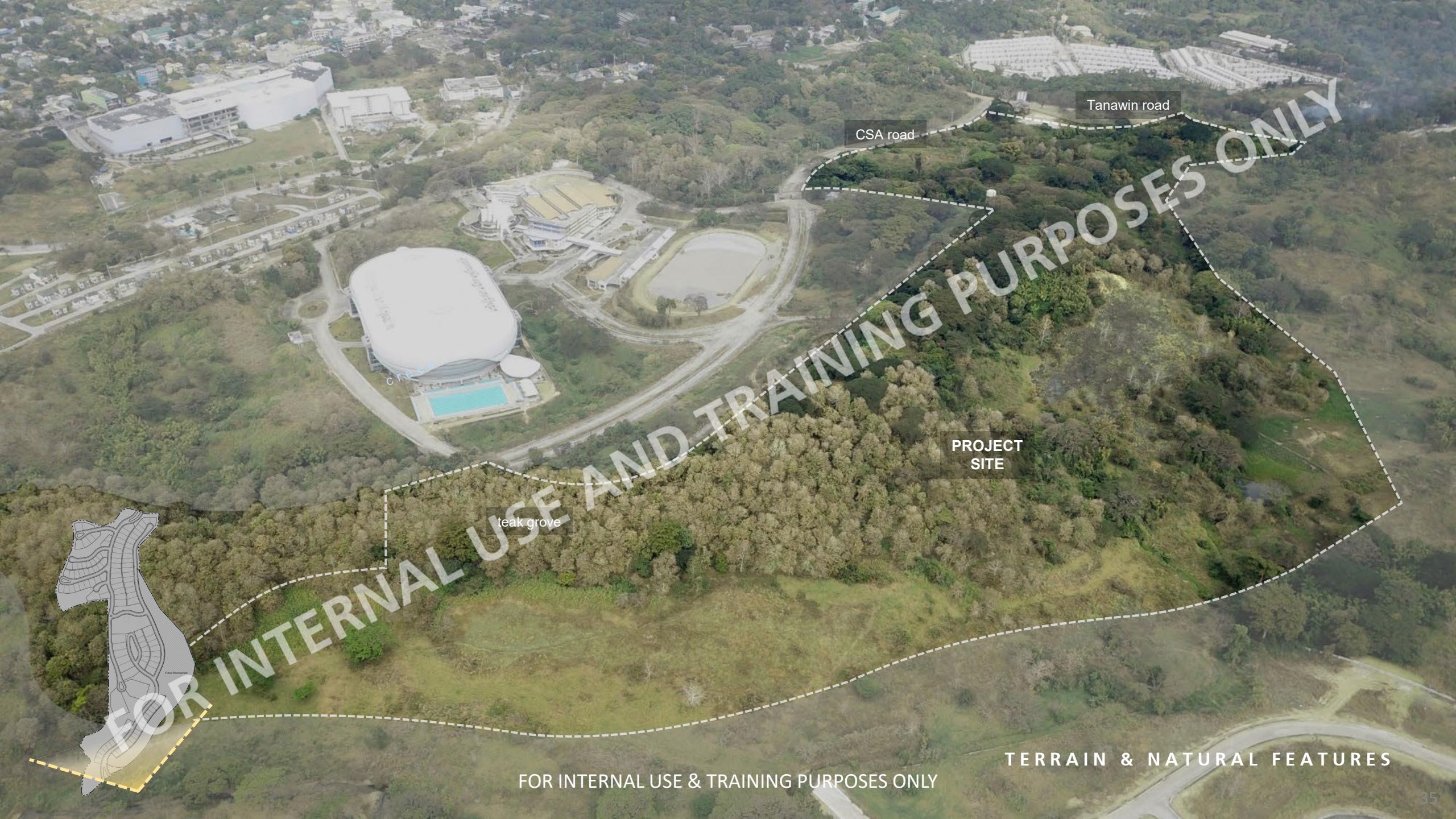


As previously seen, dense canopies are found along the main ridgeline and waterways of the village.

Its these waterways and ridges that help define the development and location of the lots for the village

TERRAIN & NATURAL FEATURES





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TERRAIN & NATURAL FEATURES



FOR INTERNAL USE & TRAINING PURPOSES ONLY

TERRAIN & NATURAL FEATURES



TERRAIN & NATURAL FEATURES

TEAK GROVE

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TERRAIN & NATURAL FEATURES

ACACIA TREES

FOR INTERNAL USE & TRAINING PURPOSES ONLY



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TERRAIN & NATURAL FEATURES

Aerial map showing a large green and blue terrain model overlay on a residential area. The terrain model includes a river, roads, and various land parcels. A north arrow is located in the upper left corner. A yellow dashed line points from the bottom left towards the terrain model, with the text "distant views of Metro Manila" above it. The text "FOR INTERNAL USE AND TRAINING PURPOSES ONLY" is repeated diagonally across the map.

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

FOR INTERNAL USE & TRAINING PURPOSES ONLY

TERRAIN & NATURAL FEATURES



FOR INTERNAL USE & TRAINING PURPOSES ONLY

Aerial map showing a residential area with terrain analysis overlays. The map includes a north arrow and a large watermark reading "FOR INTERNAL USE AND TRAINING PURPOSES ONLY".

The terrain is color-coded to represent elevation or slope:

- Yellow:** Limited views of Sierra Madre mountains.
- Green:** Views of Colinas Verdes and surrounding hillsides.
- Blue:** Water body.

The map also shows a network of roads, buildings, and green spaces.

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TERRAIN & NATURAL FEATURES



FOR INTERNAL USE & TRAINING PURPOSES ONLY

MIRAVERA
ALTARAZA

Mira - to look
Verdor - greenery

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FOR INTERNAL USE & TRAINING PURPOSES ONLY



MIRAVERA

ALTARAZA

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FOR INTERNAL USE & TRAINING PURPOSES ONLY

MIRAVERA

ALTARAZA

TRANCHE 1 SUMMARY

of Lots **125 lots**

Density **4.2 lots per ha.**

Lot Size Range **425 – 5,500 sqm.**

Ave. Lot Size **838 sqm.**

Elevation **70 – 130 m AMSL**



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MIRAVERA

ALTARAZA

ROAD NETWORK

Standard Roadways





16

Total

Standard Roadways

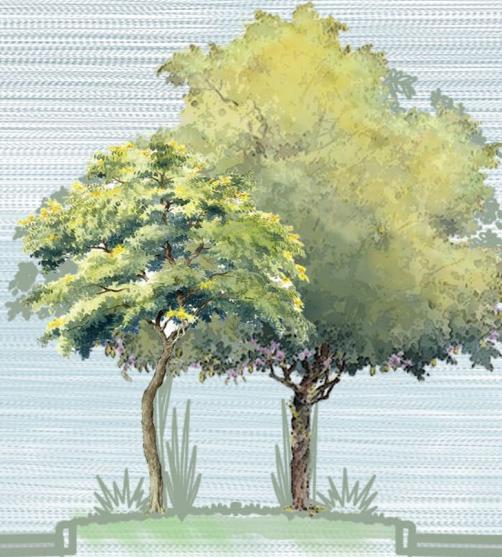
Miravera

*Values are in Meters (m)



2.40	1.5	0.85
Planting Strip	Side- walk	C&G

5.00
Carriageway



VARIABLES
Median



0.85	1.5	2.40
C&G	Side- walk	Planting Strip

5.00
Carriageway

Standard Roadways with Median

Miravera

*Values are in Meters (m)

MIRAVERA AMENITY PROGRAM

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MIRAVERA

ALTARAZA

AMENITY PROGRAM

Our main amenity area is located at the center of Miravera which acts as a border for the north and south areas of the village.

Its central location provides most residents an equal distance to the main facilities.



MIRAVERA

ALTARAZA

AMENITY PROGRAM

SOCIAL HALL
RESIDENTS' LOUNGE
POOL

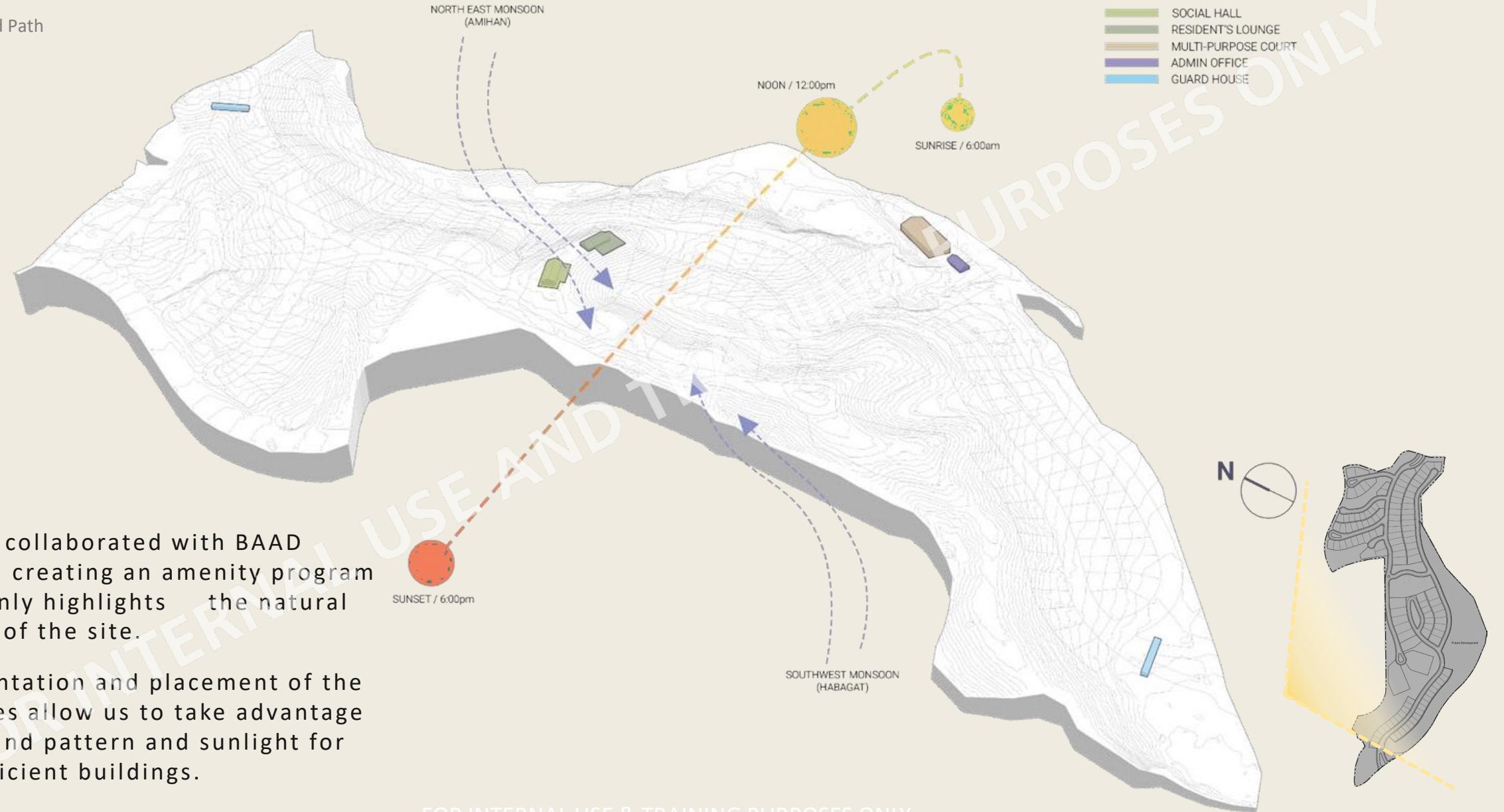


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AMENITY PROGRAM

Sun And Wind Path



We have collaborated with BAAD Studio in creating an amenity program that mainly highlights the natural features of the site.

The orientation and placement of the structures allow us to take advantage of the wind pattern and sunlight for more efficient buildings.

AMENITY PROGRAM

Social Hall & Residents' Lounge



Artist's Rendering

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AMENITY PROGRAM

Social Hall Drop-off



Artist's Rendering

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AMENITY PROGRAM

Residents' Lounge



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MIRAVERA

ALTARAZA

AMENITY PROGRAM

The sports court and admin office will be located within the second phase of Miravera.

MULTIPURPOSE COURT



AMENITY PROGRAM

Multipurpose Court Plan



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AMENITY PROGRAM

Admin Office & Multipurpose Court



Artist's Rendering

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AMENITY PROGRAM

Multipurpose Court Interior



Artist's Rendering

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MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

- Hillside Estate
The village's largest lots perched along the main ridge
- Hillside
Ridgeside lots located along the village's main ridge
- Greenside
Lots that are adjacent to green spaces
- Groveside
Lots adjacent to the Teak Grove
- Greenview
Lots that have views of green spaces
- Prime
Regular neighborhood lots



MIRAVERA

ALTARAZA

TRANCHE 1 LOT MIX

7 lots	450 – 499 sqm
32 lots	500 – 599 sqm
8 lots	600 – 649 sqm
13 lots	650 – 699 sqm
10 lots	700 – 799 sqm
30 lots	800 – 899 sqm
3 lots	900 – 999 sqm
12 lots	1,000 – 1,499 sqm
6 lots	1,500 – 1,999 sqm
4 lots	2,000 – 5,500 sqm



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
8	1500 - 5500

*Values are in square meters (sqm)

Hillside Estate

The village's largest lots perched along the main ridge

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MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
8	1500 - 5500

*Values are in square meters (sqm)

Hillside Estate

The village's largest lots perched along the main ridge





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Main
Gate

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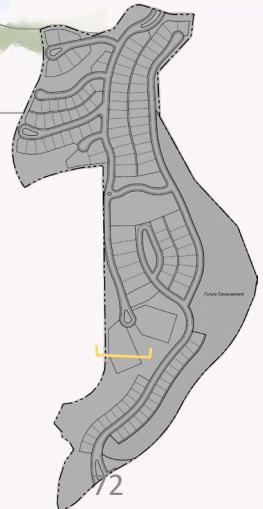


(WIP) HILLSIDE ESTATE LOT

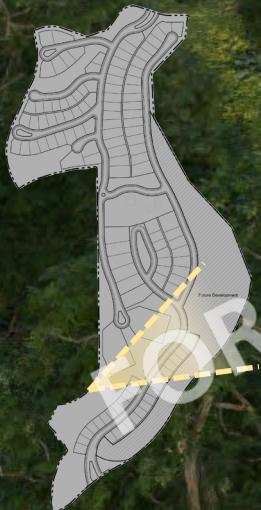
Artist's Rendering

Hillside Estate Lot Section

Miravera



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(WIP) HILLSIDE ESTATE LOT

Artist's Rendering

MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
16	800 – 1275

**Values are in square meters (sqm)*

Hillside

Ridgeside lots located along the village's main ridge



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
16	800 – 1275

**Values are in square meters (sqm)*

Hillside

Ridgeside lots located along the village's main ridge

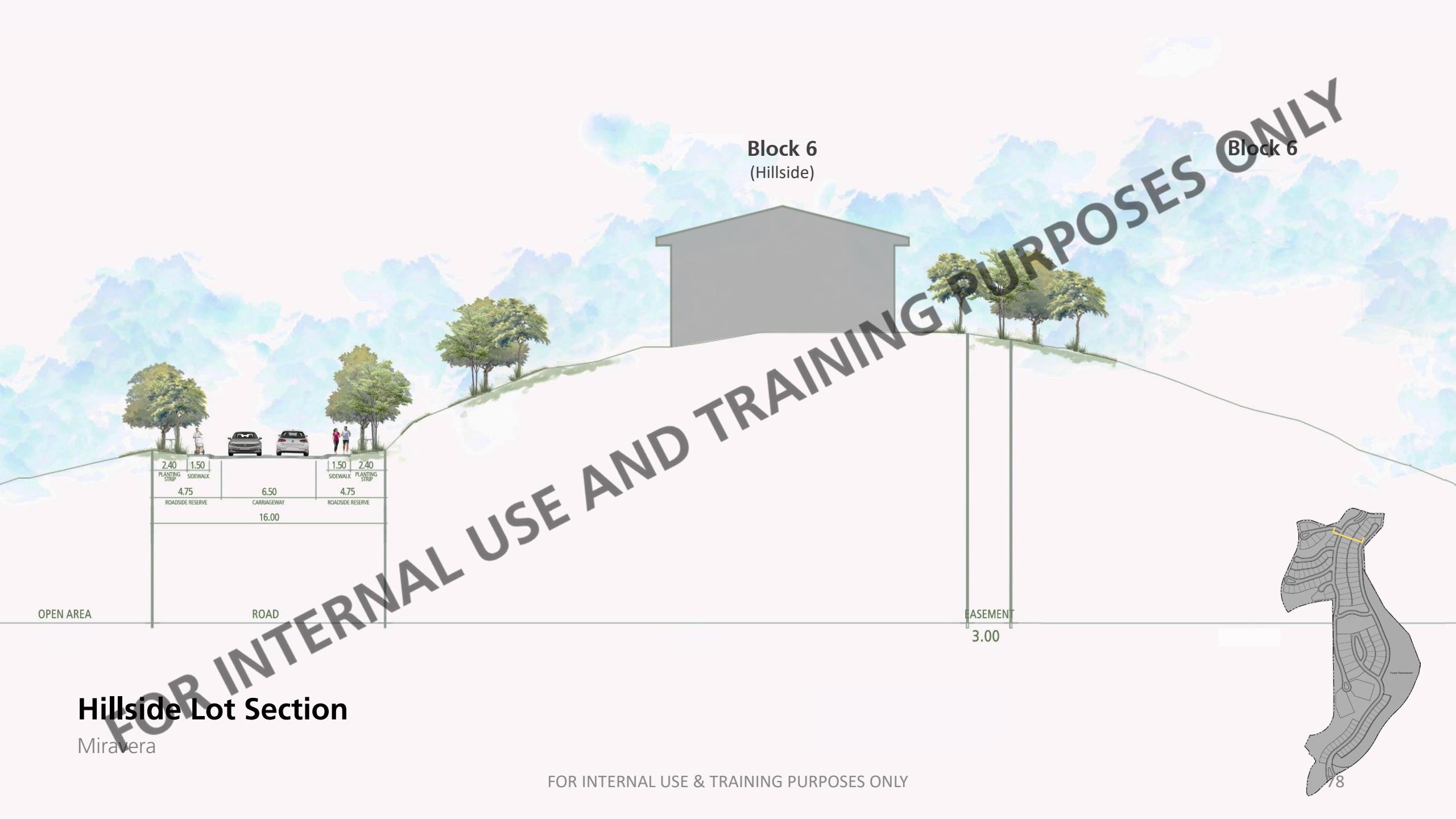




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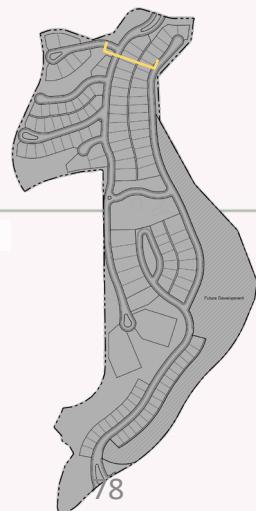
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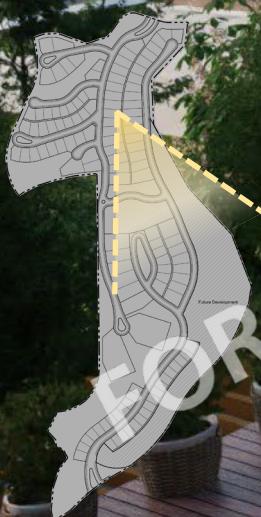


Hillside Lot Section

Miravera

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FOR INTERNAL USE AND TRAINING PURPOSES ONLY

(WIP) HILLSIDE LOT

Artist's Rendering

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MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
16	550 – 1500

**Values are in square meters (sqm)*

Greenside
Lots that are adjacent to green spaces

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MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
16	550 – 1500

*Values are in square meters (sqm)

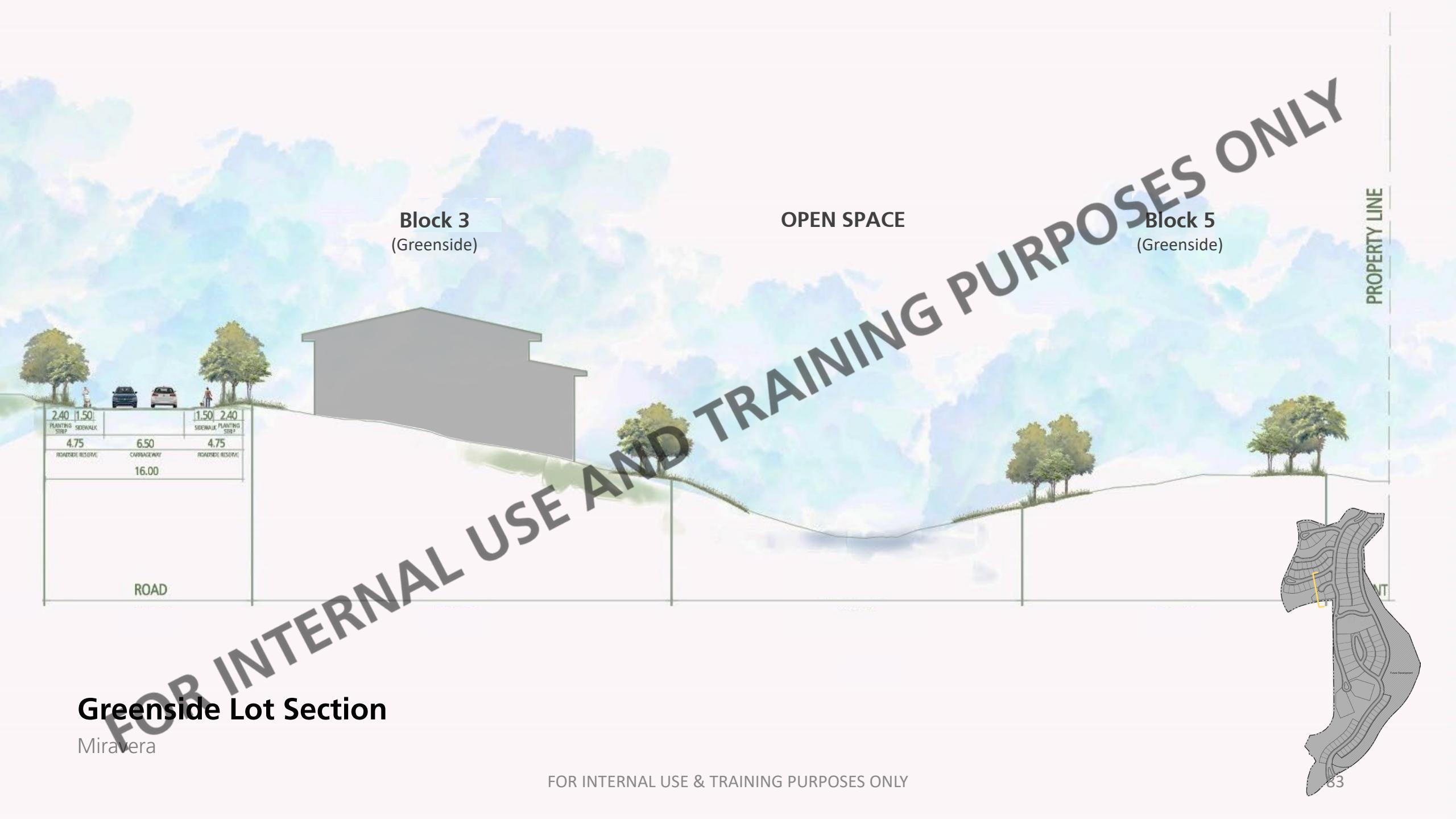
Greenside
Lots that are adjacent to green spaces





(WIP) GREENSIDE LOT

Artist's Rendering



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MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
12	500 – 600

**Values are in square meters (sqm)*

Groveside
Lots adjacent to the Teak Grove

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MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
12	500 – 600

**Values are in square meters (sqm)*

Groveside
Lots adjacent to the Teak Grove

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FOR INTERNAL USE AND TRAINING PURPOSES ONLY

FOR INTERNAL USE & TRAINING PURPOSES ONLY





FOR INTERNAL USE & TRAINING PURPOSES ONLY



(WIP) GROVESIDE LOT

Artist's Rendering

MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
43	450 – 1075

*Values are in square meters (sqm)

Greenview

Lots that have views of green spaces



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MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
43	450 – 1075

*Values are in square meters (sqm)

Greenview
Lots that have views of green spaces



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
43	450 – 1075

*Values are in square meters (sqm)

Greenview
Lots that have views of green spaces

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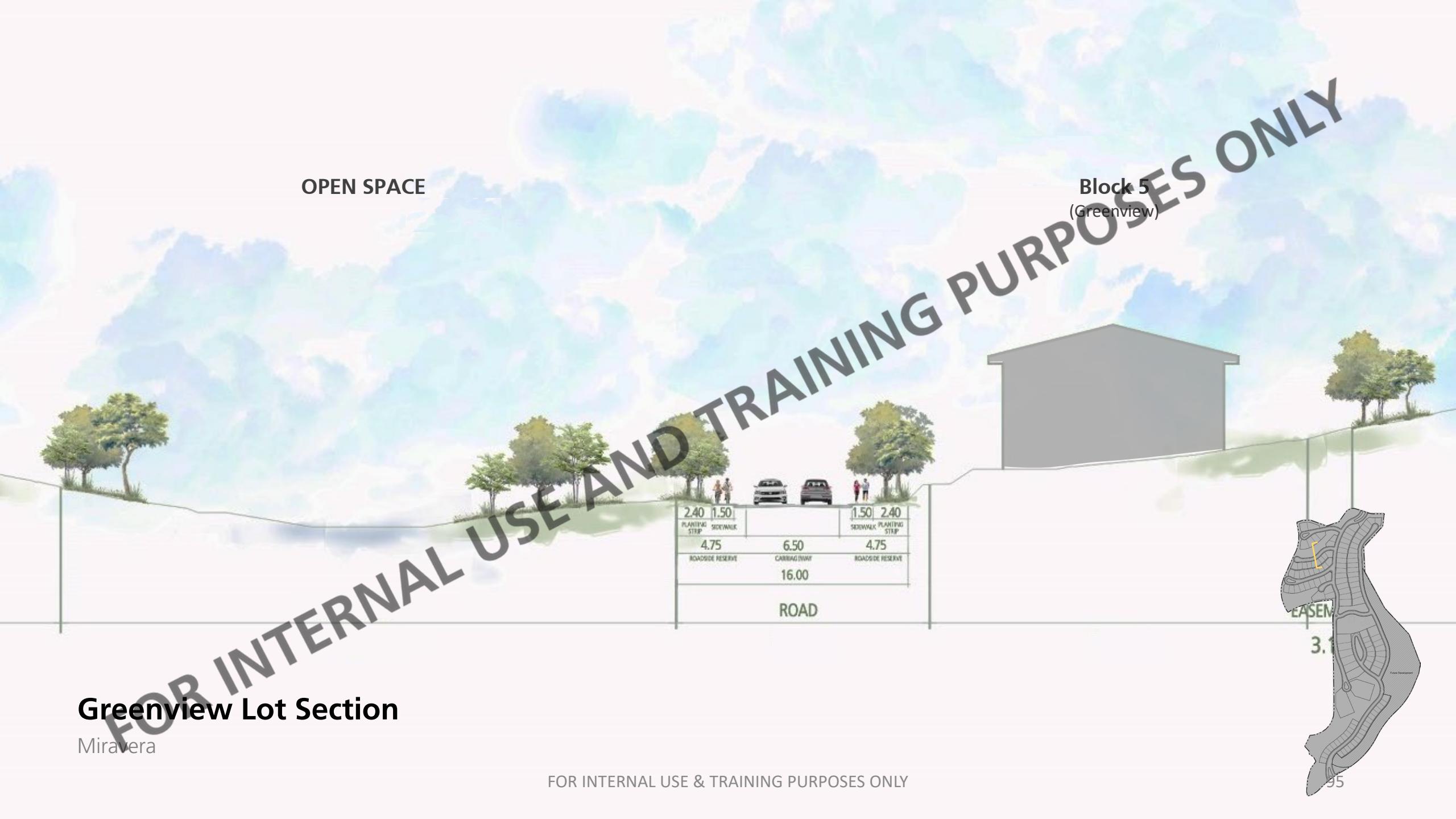
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(WIP) GREENVIEW LOT

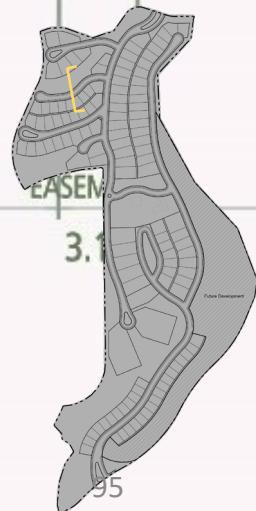
Artist's Rendering

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Greenview Lot Section

Miravera



FOR INTERNAL USE & TRAINING PURPOSES ONLY



(WIP) GREENVIEW LOT

Artist's Rendering

FOR INTERNAL USE & TRAINING PURPOSES ONLY

MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
30	450 – 1075

**Values are in square meters (sqm)*

Prime
Regular neighborhood lots

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MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
30	450 – 1075

**Values are in square meters (sqm)*

Prime
Regular neighborhood lots



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
30	450 – 1075

**Values are in square meters (sqm)*

Prime
Regular neighborhood lots

FOR INTERNAL USE & TRAINING PURPOSES ONLY





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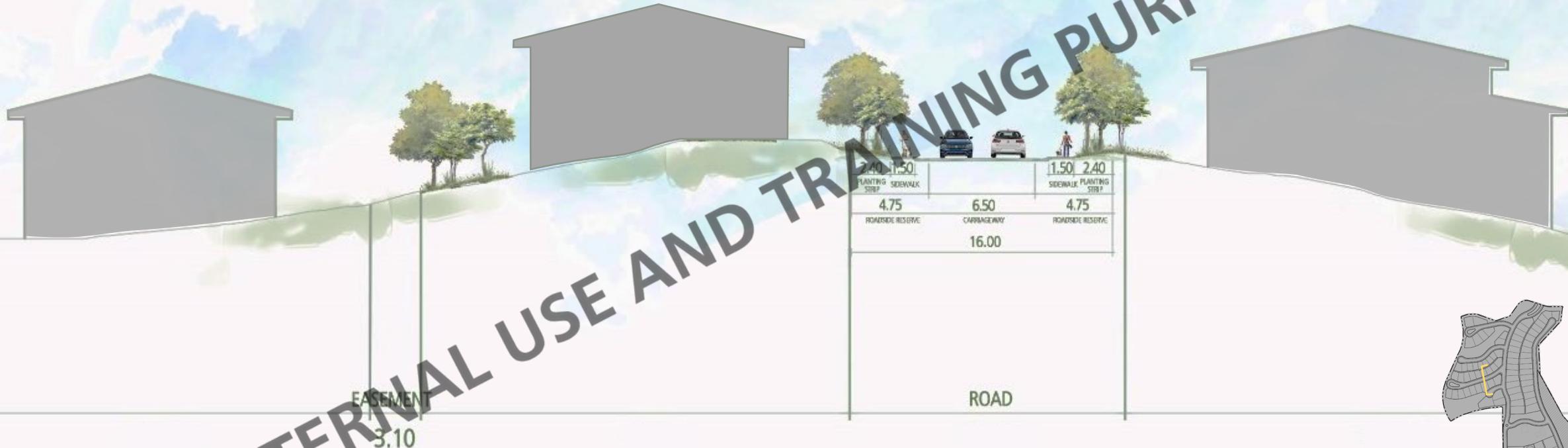
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101

Block 5
(Greenview)

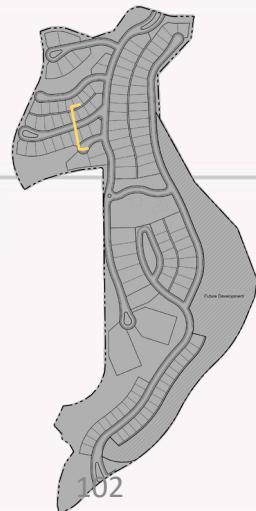
Block 2
(Prime)

Block 3
(Greenside)



Prime Lot Section

Miravera





(WIP) PRIME LOT

Artist's Rendering

MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
8	1500 –
16	800 – 1275
16	500 – 1500
12	500 – 600
43	450 – 1075
30	450 – 1075

*Values are in square meters (sqm)



