



*Beyond Price  
Vibrant Living  
Everyday*

COME HOME

TO THE GREEN

PREMIER RESIDENCE

IN THE CHARMING TOWN OF

LILIW, LAGUNA.

*A Community of Firsts*

# LOCATION MAP



## Location

Brgy. Ibabang San Roque, Liliw, Laguna

110 kms. from Metro Manila via Sta. Cruz;  
100 kms. via San Pablo City





# LILIW'S FIRST RESIDENTIAL-COMMERCIAL ADDRESS



## MASTER PLAN

COMMERCIAL MALL

COMMERCIAL MALL  
FUTURE EXPANSION

OFFICE BUILDING

COMMERCIAL STRIP

PARK

MUNICIPAL HALL  
(PROPOSED)



A community of firsts, Venessa's Heights is an exclusive residential & commercial address located at the heart of Liliw, Laguna. Through its carefully masterplanned design, the whole development features a synthesis of institutional, commercial and residential uses with the backdrop of the mystic mountain, Mt. Banahaw.



Venessa's Heights is a brainchild of Dr. Robert C. Sy—the President of Venessa Realty and Development, Inc.—in collaboration with the company's Development Manager, KMV Asia Development Corporation. The vision in this three-hectare property is to become Liliw's new center of activities with the town's first sustainably designed Commercial Complex and first exclusive themed Residential Community.



ARTISTS' PERSPECTIVE



VENESSA'S  
*Heights*



## A COMMERCIAL COMPLEX

This can be found inside Venessa's Heights. This modern hub has sustainable open spaces for people to dine and relax. May it be for a short snack, long family gathering, and professional corporate dining, the complex shall have it all, being within close proximity to Venessa's Heights Residential Zone, Mixed-Use Office Area, and the New Municipality of Liliw Laguna.



**A PLACE TO DINE, SHOP,  
RELAX AND ENJOY!**







## LILIW'S FIRST THEMED RESIDENTIAL COMMUNITY

ARTIST'S PERSPECTIVE

Here is an ideal setting for great new beginnings. Integrating the elements of wood, glass and stone, Venessa's Heights follows an Asian Contemporary Architectural Theme that best suits a tropical dream home. Relish the verdant landscapes and the first-class amenities with the conveniences of modern living in the town's most exclusive residential address.

### RESIDENTIAL AMENITY AND FEATURES

- Gated community with 24-hour security
- Adult & Kiddie Swimming Pool
- Clubhouse—venue for all occasions
- Solar-powered Streetscape
- Landline, Cable and WI-FI ready
- Lush Landscaping

*Marc Pavana*





# SPECIFICATIONS

<i>Features</i>	<b>FLOOR</b>	<b>WALL</b>	<b>CEILING</b>	<b>Fixtures</b>
<i>Living &amp; Dining</i>	30x60 Matte Tiles	Paint Finish	Paint Finish (provision for drop ceiling)	
<i>Kitchen</i>	30x60 Matte Tiles	Paint Finish/ Tiles Backsplash	Paint Finish	Granite countertop, overhead cabinets, kitchen base
<i>Den</i>	30x60 Matte Tiles	Paint Finish	Paint Finish	
<i>T&amp;B</i>	30x30 Matte Tiles	30x60 Wall Tiles	Paint Finish	Lavatory, Water Closet, Showerhead

<i>Features</i>	<b>FLOOR</b>	<b>WALL</b>	<b>CEILING</b>	<b>Fixtures</b>
<i>Master Bedroom</i>	Vinyl flooring	Paint Finish	Paint Finish (provision for drop ceiling)	
<i>WIC</i>	Vinyl flooring	Paint Finish	Paint Finish	
<i>T&amp;B</i>	30x60 Matte Tiles	30x60 Wall Tiles	Paint Finish	Lavatory, Water Closet, Showerhead
<i>Bedrooms</i>	Vinyl flooring	Paint Finish	Paint Finish (provision for drop ceiling)	Built in- cabinets
<i>Terrace</i>	30x30 Matte Tiles			
<i>Roofing:</i>	Galvalum Long Span Roofing			
<i>Other:</i>	2 car Garage Lanai Area Service Area Provision for air-conditioning unit in bedrooms			



# VENESSA'S *Heights*



PHASE 2



MT. BANAHAW VIEW

**HLURB LTS No. 030595**

Completion Date: December 2019



*Franz*



148 sq. m.

*Gayle*



145 sq. m.



*Marissa*

141 sq. m.

# *House Models*





Artist's Perspective





Artist's Perspective





Artist's Perspective