



novus

TOWER

VILLAR CITY



Vista Land: Pioneering excellence in property development

Vista Land & Lifescapes, Inc. is the leading integrated property developer and the largest homebuilder in the country today. As the holding company of the residential ventures of Vista Group, it is primarily engaged in developing master planned communities, horizontal properties, and vertical residences in the Philippines' key growth areas.



The foremost developer of themed properties in strategic locations within Metro Manila and Southern Luzon, every Crown Asia home is designed with detailed workmanship. The beauty of the world brought to these doorsteps is the trophy residents deserve for their triumphs, an exquisite reward to and only for themselves.

Built on Legacy, Bound for Leadership

Spanning 3,500 hectares across 13 towns and cities in the National Capital Region and Cavite, Villar City is a bold reimagining of urban possibilities. It leads not by chance but by design—rising as the stronghold of success in the south.



Built on Legacy, Bound for Leadership

Here, education thrives in 'techpreneurship' institutions and innovation hubs as enterprise fuels growth with commercial corridors, office parks, and business-friendly ecosystems. Seamless transport through SLEX, MCX, CAVITEX, CALAX, and C-5 Extension ensures fluid mobility across city clusters. Culture flourishes through artistic spaces, green zones, and globally inspired experiences.

Villar City is not just a city in motion—it is a living vision of modern life realized.



Dasmariñas City, Cavite: The Epicenter for Expansion

As the largest city in Cavite and one of the most economically promising, Dasmariñas is the nexus for residential communities, educational institutions, and commercial centers. With its location straddling Metro Manila and the rapidly evolving southern regions, it becomes the ideal launchpad for high-impact developments.



Dasmariñas City, Cavite: The Epicenter for Expansion

Its growing academic belt and upwardly mobile demographic also make it an eventual market for future investment. As more families, businesses, and institutions find their roots in Dasmariñas City, demand grows for a contemporary, connected, and competitive residential counterpart—a role **Novus Tower** is poised to fulfill.



VICINITY MAP



PLACES NEARBY

Educational Institutions

- 25 mins. National University – Dasmariñas
- 15 mins. Philippine Christian University
- 15 mins. Emilio Aguinaldo College
- 15 mins. De La Salle University – Dasmariñas
- 15 mins. St. Jude College Dasmariñas
- 15 mins. Technological University of the Philippines – Cavite
- 7 mins. University of the Philippines Dasmariñas

Malls and Commercial Centers

- 35 mins. Ayala Malls Vermosa
- 35 mins. Landers Vermosa
- 33 mins. Vista Mall Dasmariñas
- 30 mins. Evia Lifestyle Center
- 30 mins. SOMO Mall
- 15 mins. The District

Places of Interest

- 30 mins. Brittany Palazzo
- 30 mins. Coffee Project Black – Evia
- 30 mins. Crossings Café
- 30 mins. Glass House Café
- 16 mins. Dasmariñas Arena
- 15 mins. The Orchard Golf & Country Club
- 5 mins. Forresta Café



Cities of the future, forged from civilizations of the past

The intellectual legacy of ancient megalopolises—the academies of Athens, the libraries of Alexandria, and the scholarship of Confucian China—echoes in the university towns and innovation districts. This is reflected in the modern kinship at the University Town of Villar City, which places knowledge as the foundation of economic and social momentum.



Cities of the future, forged
from civilizations of the past

In these locations, gravity exists more
than a force of nature;
it is the field of attraction that pulls
individuals, ideas, and industries into a
sphere of influence, inspiration, and
impact. Modern megacities are built not
only with steel and strategy but also
with the sensibilities that have always
made strong civilizations succeed.

Novus Tower at Villar City, built for the Business of Breakthroughs

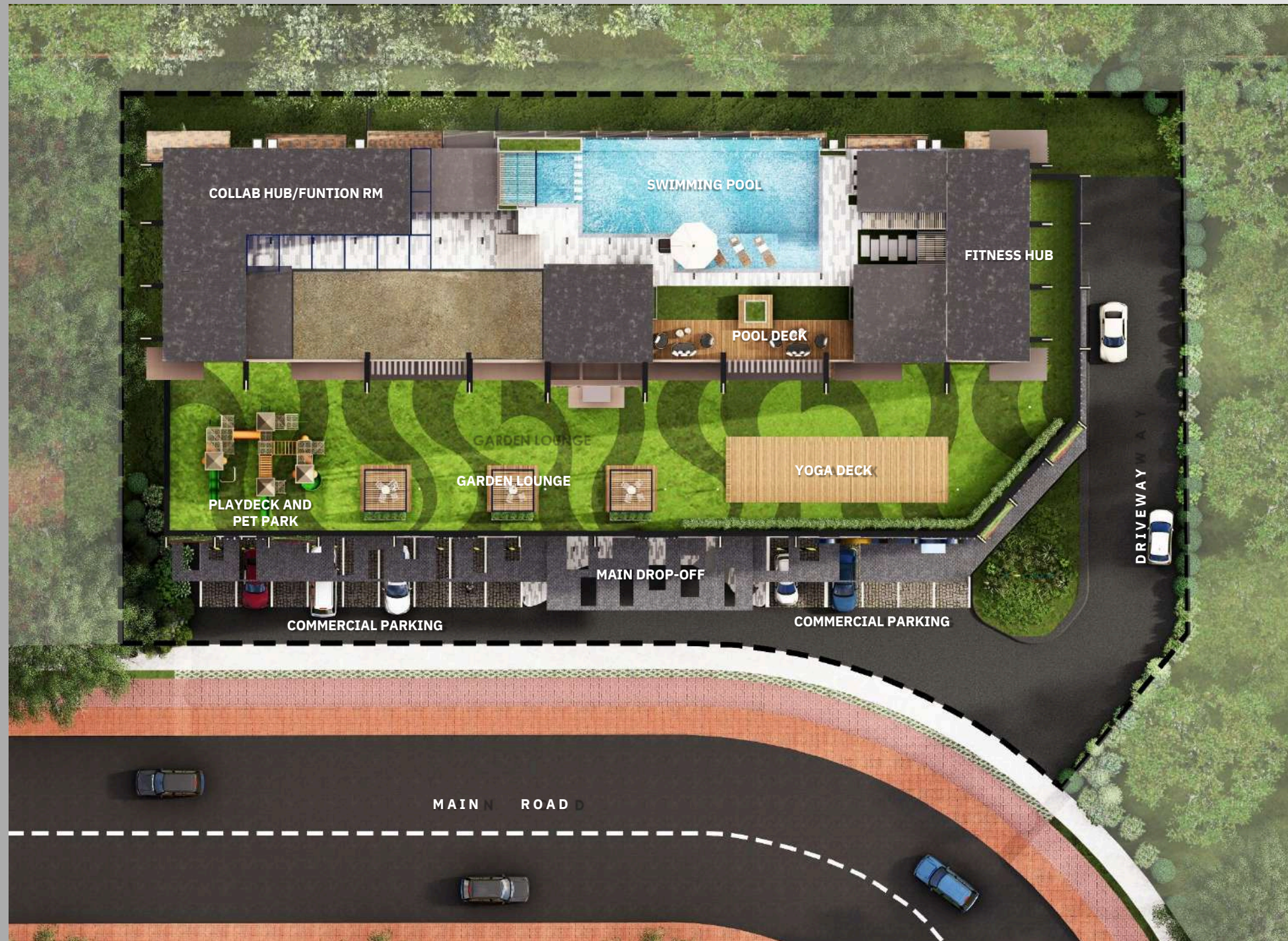
From the Latin word for "new," Novus Tower embodies the energy of invention and the boldness of firsts. It is the spark of innovation and commerce, trailblazing the southern gateway of Villar City with potential, purpose, and progress.

Built around the learn-live-lead approach, the 25-storey development is home to upwardly mobile families, faculty, and future leaders who value proximity and prestige. Residents can enjoy the convenience of a city within reach without compromising on the comforts of an upscale lifestyle.



Built by Crown Asia, the foremost builder of themed residential properties and condominiums in Metro Manila and South Luzon, Novus Tower allows go-getters, groundbreakers, and game-changers to act on their ambitions in an environment that supports vision, velocity, and vitality.





Site Development Plan

Building Details

Gross Land Area: 3 Hectares

Number of Residential Floors: 19 Floors

Podium Parking: 5 Levels

Total Number of Units: 398

Number of Units Per Floor:

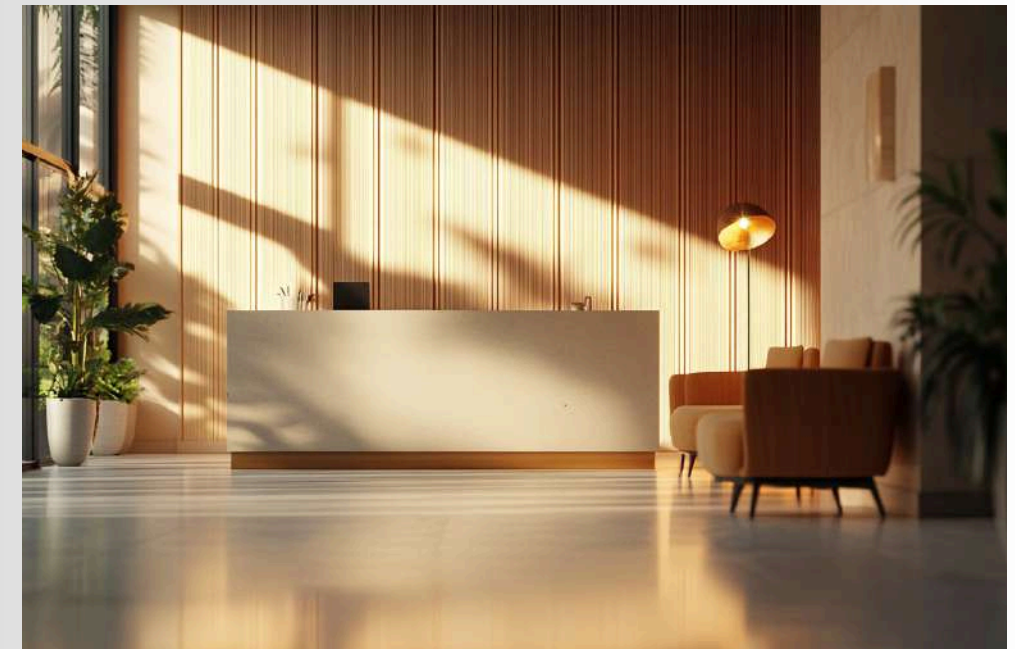
22 UPF (Low Zone 7th - 21st)

18 (High Zone 22nd-26th)



Building Features

- Exclusive drop off
- Entrance lobby and reception counter
- EV charging station
- Two(2) passenger elevator and one(1) service elevator
- Cctv monitoring on selected common areas
- Automatic fire sprinkler, detection, and alarm system
- Standby emergency back-up power for Common areas, all lights, and selected outlets for units
- individual mailbox



A dynamic mixed-use strip fringes the vicinity, with retail hubs, entrepreneurial lounges, and collaborative spaces. Commerce is forged in cafes, co-working clusters, and concept stores, where community and creativity intersect. Flexible workspaces and modular retail bays pour into walkable greenways and leisure zones: startups meet investors, students meet mentors, and big ideas meet their first customers.



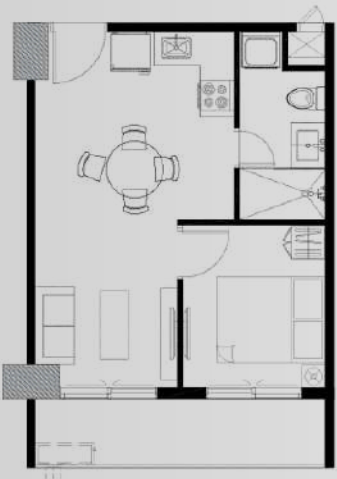
Amenities

Rooftop Infinity Pool
Meditation Park
Yoga Deck
Function Hall
Gym
Playground

Unit Layout



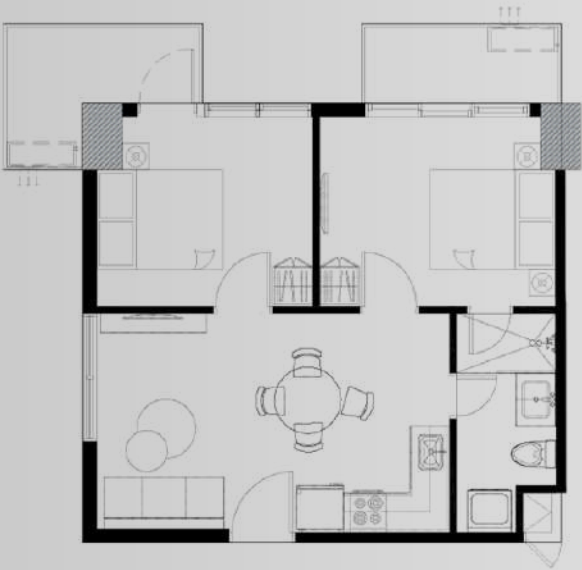
Studio Unit
28 sqm.



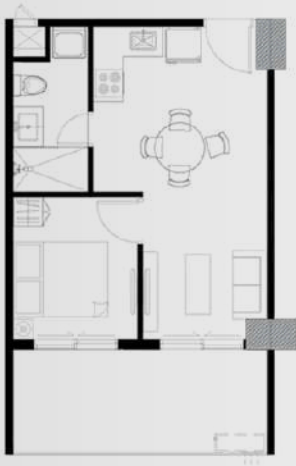
One-Bedroom Unit
40.85 sqm.



One-Bedroom Unit A with Garden
45.64 sqm.



Two-Bedroom Unit
55.87 sqm.

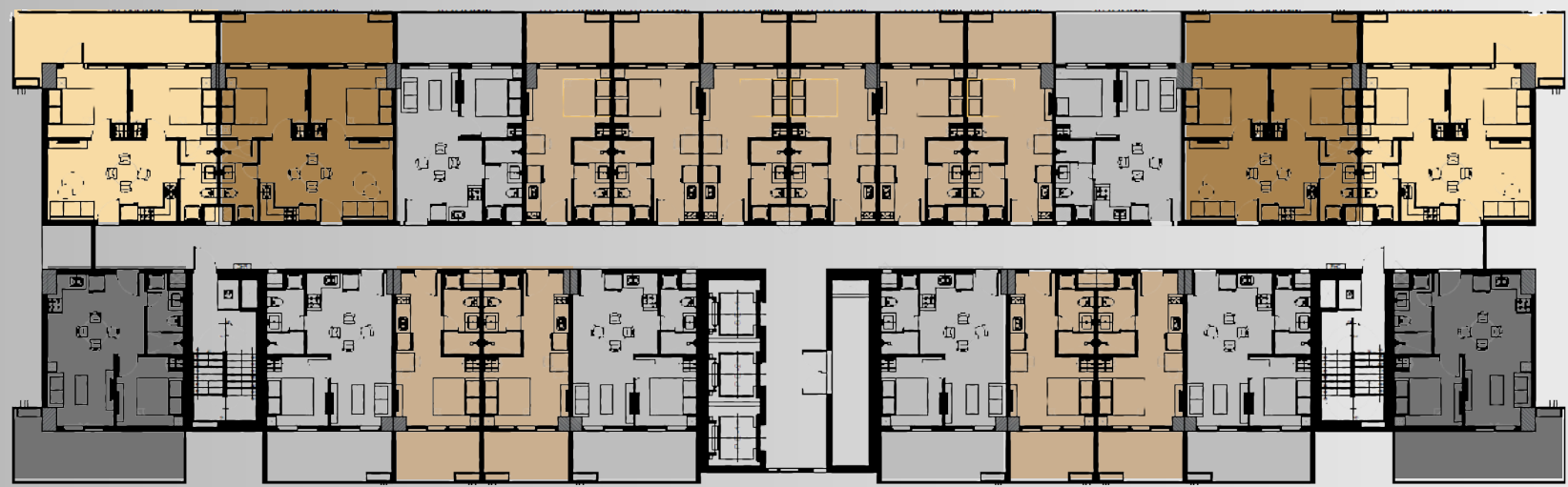


Two-Bedroom Unit A with Garden
66.36 sqm.






Floor Plan

LOW ZONE | 7TH FLOOR

SKYLINE VIEW



UTOWN & GOLF VIEW

	Studio Unit with Garden Balcony	31.34 sqm		2 Bedroom A Unit with Garden Balcony	66.36 sqm
	1 Bedroom A Unit with Garden Balcony	45.64 sqm		2 Bedroom B Unit with Garden Balcony	62.63 sqm
	1 Bedroom B Unit with Garden Balcony	54.44 sqm			

NOTE: For training purposes only. Plans, pricing and details are subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



Floor Plan

LOW ZONE | 8TH - 21ST FLOOR

SKYLINE VIEW



UTOWN & GOLF VIEW

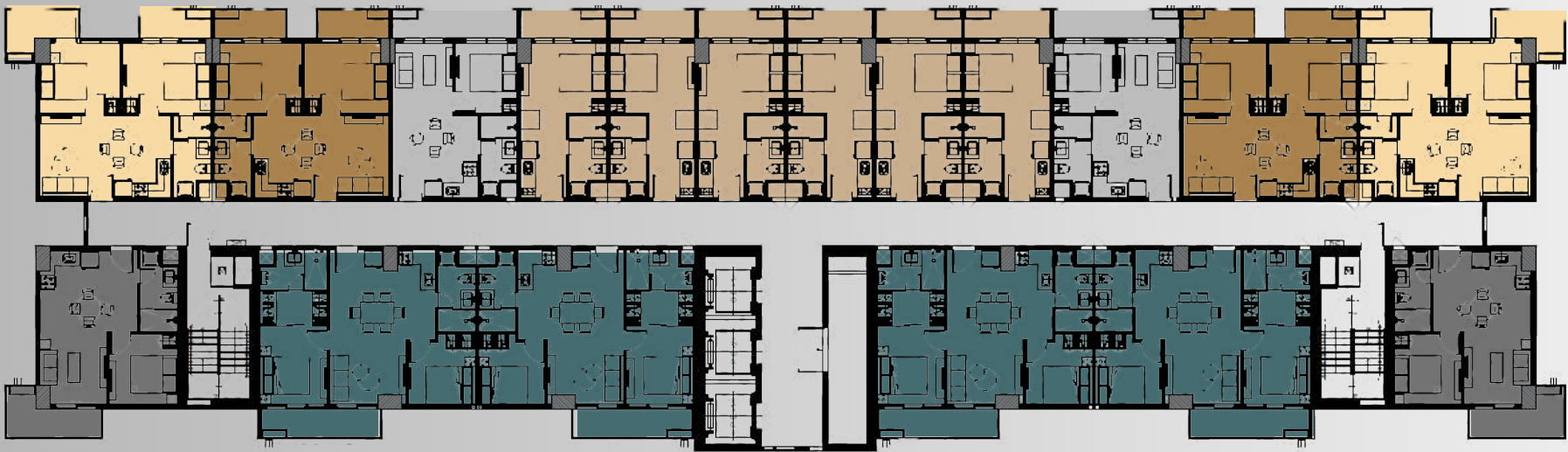
	Studio Unit with Balcony	28 sqm		2 Bedroom A Unit with Balcony	55.87 sqm
	1 Bedroom A Unit with Balcony	40.85 sqm		2 Bedroom B Unit with Balcony	54.67 sqm
	1 Bedroom B Unit with Balcony	43.89 sqm			

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Floor Plan

HIGH ZONE | 22ND - 26TH FLOOR

SKYLINE VIEW



UTOWN & GOLF VIEW

	Studio Unit with Balcony	28 sqm		2 Bedroom A Unit with Balcony	55.87 sqm
	1 Bedroom A Unit with Balcony	40.85 sqm		2 Bedroom B Unit with Balcony	54.67 sqm
	1 Bedroom B Unit with Balcony	43.89 sqm		2 Bedroom B Unit with Balcony	64.32 sqm

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Unit Finishes and Deliverables

Living and Dining Area

- Floor – 600x600 homogenous tiles
- Wall – painted finish
- Ceiling – painted finish
- Door – wood laminated finish with door viewer and smart lock
- Closet – wood laminated finish (1br and 2br)
- Floor – 600x600 homogenous tiles
- Wall – painted finish
- Ceiling – painted finish
- Door – wood laminated finish
- Closet – wood laminated finish

Balcony Area

- Floor – 600x600 homogenous tiles
- Wall – painted finish
- Ceiling – painted finish
- Glass railing

Kitchen Area

- Floor – 600x600 homogenous tiles
- Wall – painted finish
- Ceiling – painted finish
- Modular kitchen cabinet with soft-closing hinge
- Overhead cabinet – wood laminated finish
- Base cabinet – wood laminated finish
- Granite countertop
- Stainless kitchen sink with gooseneck faucet
- Stainless steel greastrap
- Cooktop
- Rangehood

Other features:

- Smart lock (main door)
- Smart socket,
- Smart switch
- Smart IR blaster
- Space and provision for a split-type air conditioning unit
- Space and provision for washing machine/dryer

Unit Finishes and Deliverables

Toilet and Bath

- Floor – 300x600 homogenous tiles
- Wall – 300x600 homogeneous tiles (full height)
- Ceiling – moisture-resistant gypsum in painted finish
- Door – wood laminated finish

Complete bathroom set and fixtures:

Semi-pedestal lavatory with faucet
Wall-mounted rainshower and shower niche
Water closet with bidet sprayer
Towel rack and tissue holder

- Water heater (shower)
- Mirror
- Glass partition





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VILLAR CITY

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