



T H E
E N C L A V E
A L A B A N G

Limited-edition Designer Residences

Limited Edition Designer Residences



**Actual photo of The Enclave Alabang's Through lot (Block 1, Lot 4)*

3-Bedroom, single-detached homes aptly designed for the Modern Filipino taste and lifestyle

Built on the village's **choicest lots**

With The Enclave Alabang's designer homes, clients can take advantage of the **convenience of a built home**, combined with **impeccable style** and **fine attention to detail** of a customized residence.

Designed by **H1 Architecture**, these homes bear the stamp of reserved luxuries – **well-planned & light-filled spaces, expansive glazing** and **premium finishes**.

Design Team

**Architect's Perspective of the Through Lot House*

Design Team



Architecture



Interior Design
Through Lot Model
House

**Architect's Perspective of the Through Lot House*

H1 Architecture: Design Principals



Juan Serina Raymond Hernandez

Ar. Juan Serina, Jr.

- Principal Architect
- Ar. Serina obtained his Architecture degree from UST and his Master's Degree in Planning and Design (Urban Design) from the University of Melbourne.
- Ar. Serina has 20 years of international experience in mixed-use developments, residential, commercial, institutional architecture and master planning in Australia, various parts of Asia and the Middle East.
- He has worked in leading international firms such as The Buchan Group and Architectus in Australia, and DP Architects in Singapore, where he was involved in landmark projects such as the Esplanade in Singapore and Victoria Point Melbourne.
- He led Cadiz International as their Design Director handling projects such as The Reef Mall Dubai and Hamilo Coast in Batangas.

**Architect's Perspective of the Through Lot House*

H1 Architecture: Design Principals



Juan Serina

Raymond Hernandez

Ar. Raymond Hernandez

- Principal Architect
- Ar. Hernandez obtained his Architecture degree from UST.
- Ar. Hernandez started his professional design career with Cadiz International which gave him strong exposure to large-scale international mixed-use projects.
- In 2005, he formed his own company handling the designs of corporate and luxury residential projects and later on partnered with Ar. Serina in 2007 to form H1 Architecture.

**Architect's Perspective of the Through Lot House*

H1 Architecture: Background

- H1 Architecture is a full service architecture, master planning and interior design firm based in Manila.
- Awarded by BCI Asia as one of the “Top 10 Architectural Firms in the Philippines 2012, 2015 & 2017”
- Believes in “Inspired design solutions. Wholistic approach to the built environment. Design solutions with subtlety, sophistication and refinement.”
- Notable projects include:
 - Master Planning: Fora Tagaytay, McKinley West, Uptown Bonifacio, Veritown
 - Architecture: Parkway Corporate Center, Fora Tagaytay (Mall & Condotel), Vector Three, Filinvest Cyberzone Pasay, Six Senses, Runway Manila

**Architect's Perspective of the Through Lot House*

BL + RP: Principals



Antonio "Budji" Layug

- Renowned international space planner, furniture & interior designer
- Antonio "Budji" Layug studied at the New York School of Interior Design.
- *"Budji's reputation as an extraordinary artist stems from his holistic approach to design. He combines both state of the art technologies and his own contemporary furniture designs with an eclectic mix of art and antiques from all over the world."*

His fame as a furniture designer largely stemmed from his commitment to organic forms and materials, especially those found in his native Philippines. His fresh interpretation of those forms into uniquely modern designs. In designing furniture, Budji is as devoted to craftsmanship and detailing as he is to function and design."

From <http://budji-royal.com/budji-layug-interior-designer/>
House

BL + RP: Principals



Royal Pineda

- Principal Architect+CEO at BUDJI+ROYAL Architecture+Design
- Ar. Pineda obtained his Architecture degree from Polytechnic University of the Philippines under the Japan-Philippines cooperation university program.
- Ar. Pineda honed his architecture expertise during his practice with Leandro V. Locsin and Partners, under the administration of Locsin's managing partner and mentor, Arch. Edgardo Ledesma.
- His partnership with Budji Layug has led to projects all over Asia, Australia, United States and Europe.

BL + RP: Background

- BUDJI+ROYAL Architecture+Design is known for master planning, architecture, interior design, furniture design as well as landscape design.
- Vision: A Total Design Firm providing holistic, extraordinary and inspired solutions that create lasting, positive impact on the natural and built environments, around the world.
- With a multitude of local projects, like the interiors of Botanika Nature Residences' 2BR Deluxe model unit, as well as international projects, such as the World Health Organization office in New Delhi, India.

Design Intent

**Architect's Perspective of the Through Lot House*

Design Intent

- Tropical modern architecture:
 - Clean lines, with organic wood and stone elements to add warmth and a homey feel
- Designed to lead sight lines towards the outdoors. Designed for seamless integration of the indoors with lush outdoor spaces.
 - Expansive glazing & light-filled spaces

Designer Home Features

**Architect's Perspective of the Through Lot House*

Designer Home Features

- 3 Bedrooms and a Den
- 4 Full, En-suite Bathrooms and a Powder Room
- Living room with double volume ceiling height
- Living and dining rooms with full-height glass doors & windows
- Generous lanai & balcony areas
- Gourmet and Service Kitchens, with modular cabinets, quartz countertop, stainless steel sink and rangehood
- Walk-in / bedroom closets
- Staff quarters with bathroom
- 2-car carport

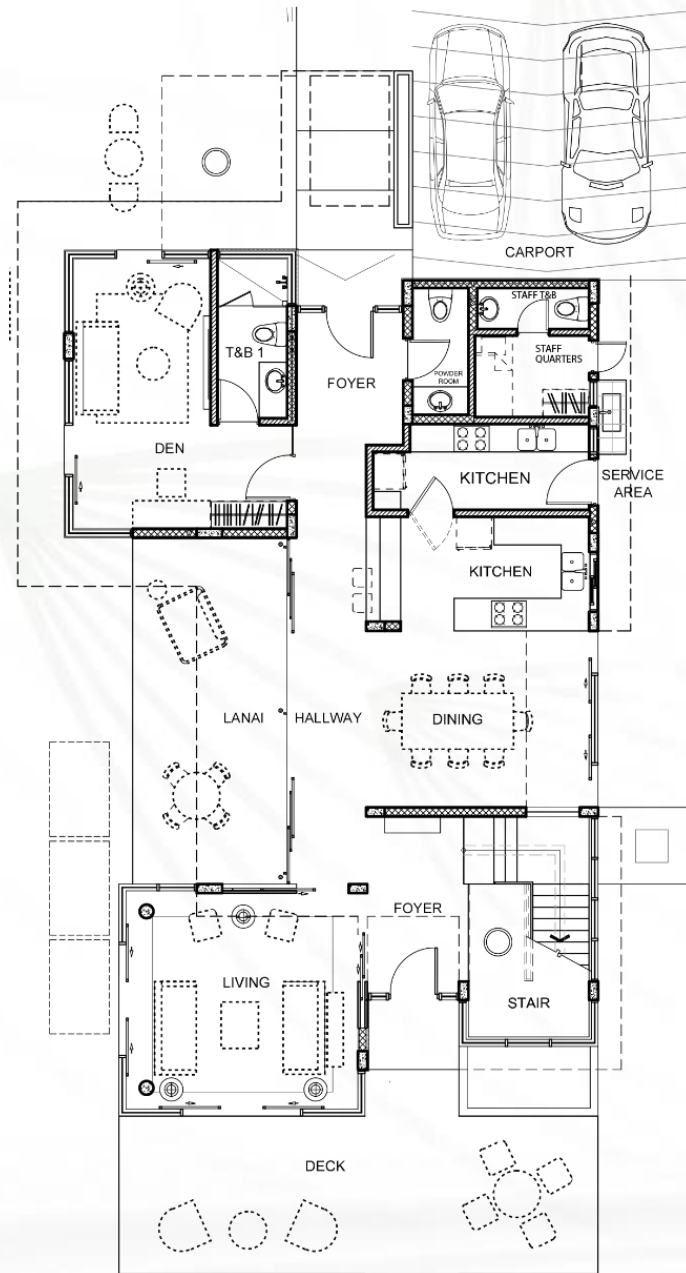
Facades & Layouts

**Architect's Perspective of the Through Lot House*

Through Lot (Block 1, Lot 4)

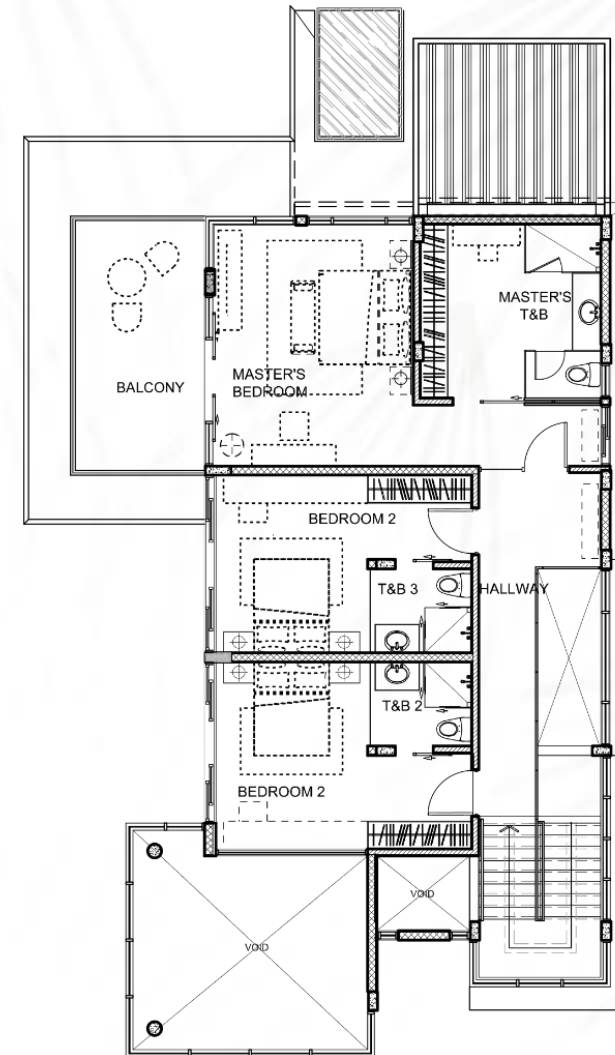


Through Lot (Block 1, Lot 4)



Ground Floor

Ground Floor	Area
Foyer	8
Den	24
Living Area	26
Dining Area	20
Gourmet Kitchen	13
Service Kitchen	10
Common T&B	7
Powder Room	4
Staff Quarters	5
Staff T&B	3
Stair Vestibule	15
Hallway	17



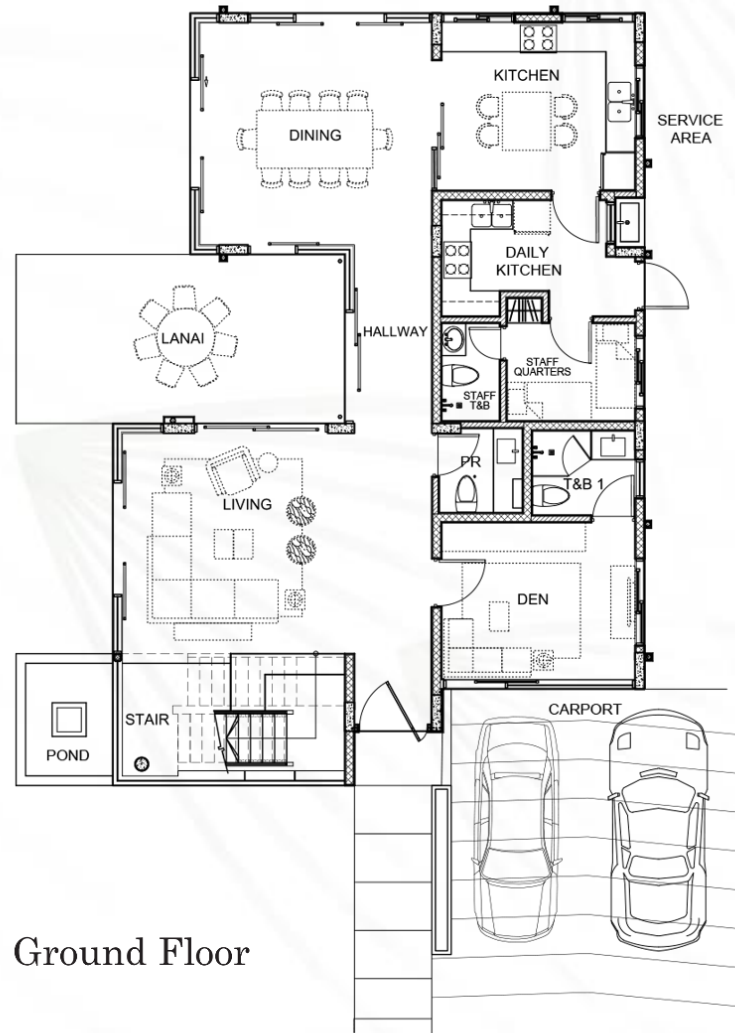
Second Floor

2nd Floor	Area
Master Bedroom	39
Master T&B	7
Bedroom 1	19
T&B 1	5
Bedroom 2	19
T&B 2	5
Hallway	12
Total	258
Indoor Floor Area	

Premiere Lot (Block 2, Lot 3)

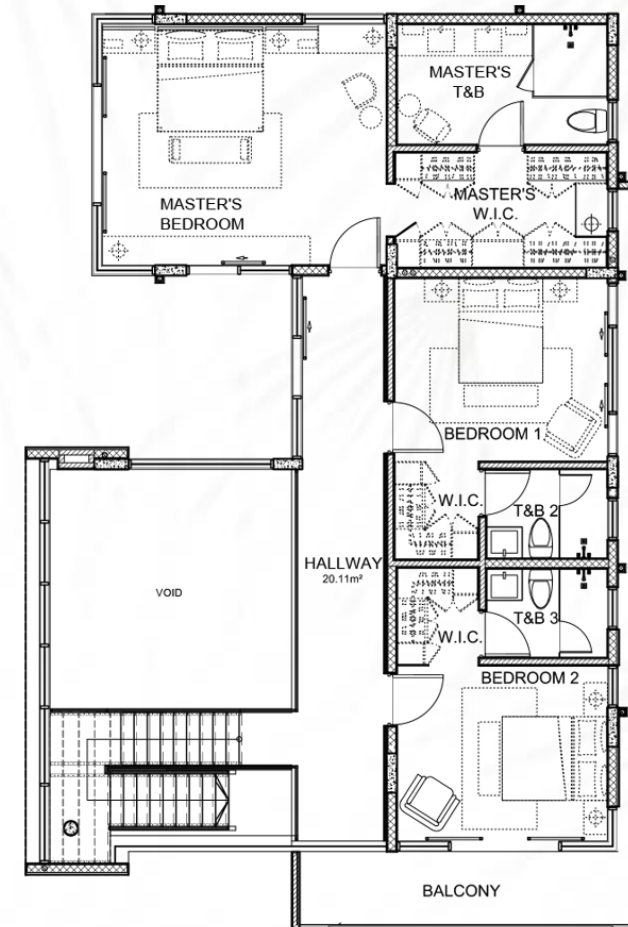


Premiere Lot (Block 2, Lot 3)



Ground Floor

Ground Floor	Area
Den	15
Living Area	25
Dining Area	25
Gourmet Kitchen	15
Service Kitchen	10
Common T&B	5
Powder Room	4
Staff Quarters	6
Staff T&B	3
Stair Vestibule	13
Hallway	18



Second Floor

2nd Floor	Area
Master Bedroom	39
Master T&B	11
Bedroom 1	19
T&B 1	5
Bedroom 2	19
T&B 2	5
Hallway	20
Total	257
Indoor Floor Area	