



# ANTEL GRANDVILLAGE

*A Quiet Place in the City*



# *A Quiet Place in the City*

Settled at the threshold of tranquility, Antel Grand Village houses a tropical paradise for you and your loved ones. With the city life close by, you can step away from the bustling metro and step inside a verdant neighborhood with ease.

We unravel a beautifully master-planned island community, enveloped by a radiant suburbia and coupled with state-of-the-art amenities. Create long-lasting memories with your family in a place you can call your own, here at Antel Grand Village.

# Masterplan

Antel Grand Village is an extensive 170-hectare prime residential development that redefines modern suburban living. In partnership with Palafox Associates, Antel Grand Village is designed with distinct uses of its land that features flourishing villages, a provision for an upscale commercial strip with retail and recreational spaces, just a few steps away from your home.

With the on-going construction of the LRT in Cavite, as well as the Cavite-Laguna Expressway, AGV's strategic location makes it a prime choice for families and investors seeking for beauty and accessibility.



-  RESIDENTIAL
-  COMMERCIAL
-  RECREATIONAL

# Why Invest in Cavite?

While space in Metro Manila is now considered scarce and congested, another opportunity arises in the south. Here are the main reasons why you should invest in Cavite right now!



**CLOSE  
PROXIMITY TO  
METRO MANILA**



**NUMEROUS TOWNSHIP  
DEVELOPMENTS  
IN THE VICINITY**



**AFFORDABILITY**



**RAPID APPRECIATION  
OF PROPERTY VALUE**



**CAREER  
OPPORTUNITIES IN  
CAVITE**



**BETTER  
AIR QUALITY**



**LESS CROWDED  
SPACES, TRAFFIC, AND  
POLLUTION**



**NEAR WEEKEND  
GETAWAYS LIKE TAGAYTAY  
AND BATANGAS**



**EVERYTHING  
WITHIN REACH**



# Value Appreciation

In direct comparison with prices from a few years back and looking into future projections, land value in Cavite keeps going up. Due to local and foreign investors choosing the city as the extension of Manila, land prices are continually being driven up.

This makes it a crucial time to invest in real estate as developments by the main players in the industry continue to boost jobs and opportunities. Urbanization will create a domino effect that will lead to a very high increase in demand for properties.



**621%**

## GRAND PASADENA

2002		P5,200
2022		P37,500



**226%**

## GRAND OAKRIDGE

2012		P11,500
2022		P37,500



**262%**

## GRAND FORBES

2013		P13,000
2022		P47,000

# Points of Interest

ANTEL presents modern-living with nature, where an array of distinct pursuits from business, leisure, tourism, health, to education, are all well within your reach.

Raise your family where the standards are high, and make your dream life an everyday reality.



## COMMERCIAL ESTABLISHMENTS

- Mall of Asia
- Alabang Town Center
- Robinson's Place General Trias
- SM Tanza
- SM Bacoor
- Ayala Malls Manila Bay
- Future Maple Grove Mall
- Future Evo City Mall



## MEDICAL CENTERS

- De La Salle University Medical Center
- Divine Grace Medical Center
- Emilio Aguinaldo Medical Center
- St. Dominic Medical Center



## EDUCATIONAL INSTITUTIONS

- De La Salle University - Dasmariñas
- De La Salle Zobel
- Lyceum University Cavite
- San Sebastian Recoletos de Cavite
- St. Joseph College
- Philippine Christian University
- Elizabeth Seton Cavite



## PLACES OF WORSHIP

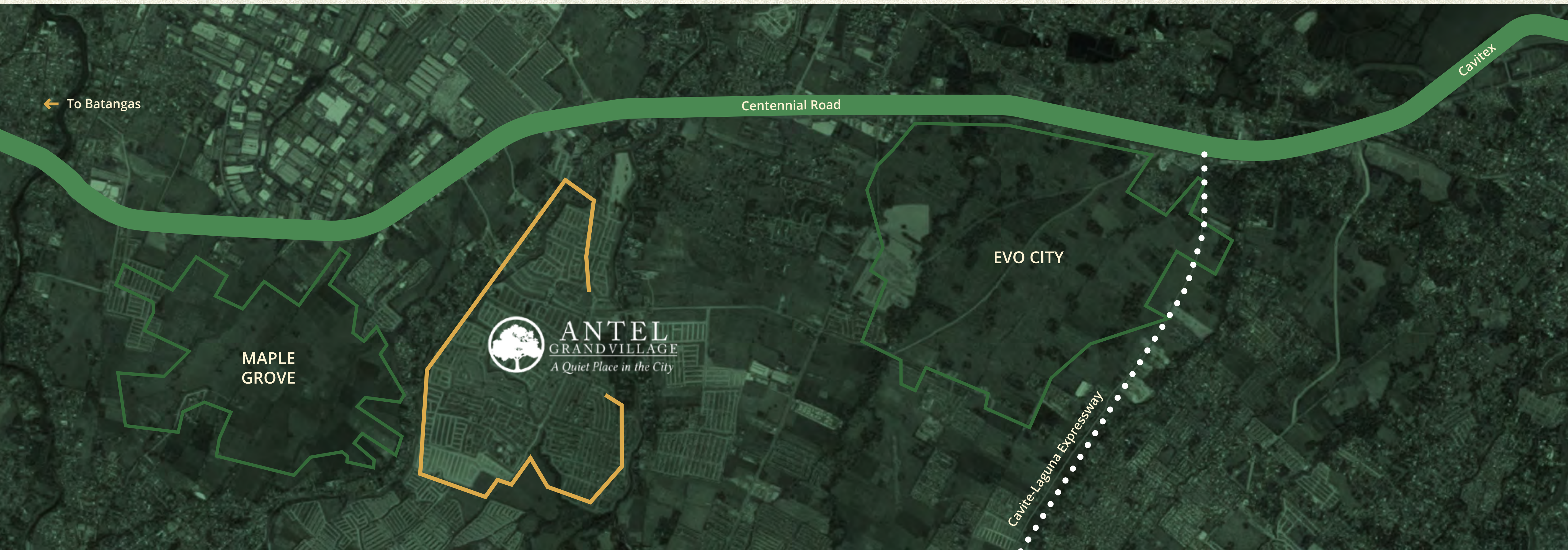
- Imus Cathedral
- St. Mary Magdalene Parish Church
- St. Michael the Archangel Parish Church
- San Roque Parish Church
- St. Francis of Assisi Parish Church

# Vicinity Scan

Antel Grand Village is strategically located in General Trias, right in the center of two major townships: Evo City by Ayala Land and Maple Grove by Megaworld.

DEVELOPMENT	RESIDENTIAL	COMMERCIAL
EVO CITY <i>(Ayala Land)</i>	70,000/sqm	120,000/sqm
MAPLE GROVE <i>(Megaworld)</i>	50,000/sqm	84,000/sqm
ANTEL GRAND VILLAGE <i>(Antel)</i>	34,000/sqm	46,000/sqm

Price Comparison for 2022. Figures are all in peso (PHP).



# Existing & Future Infrastructure

## EXISTING INFRASTRUCTURE

-  Parañaque Integrated Terminal Exchange
-  International Airport (NAIA)
-  NAIA Expressway (NAIAX)
-  Manila-Cavite Expressway (CaviteX)
-  Alabang-Zapote Road

## FUTURE INFRASTRUCTURE

-  Cavite-C5 Southlink
-  Rosario-Tanza Bypass Bridge
-  LRT Expansion
-  Cavite-Laguna Expressway
-  Gen. Trias-Tanza Bypass Bridge
-  Sangley Airport (Proposed)
-  Daang Hari Extension

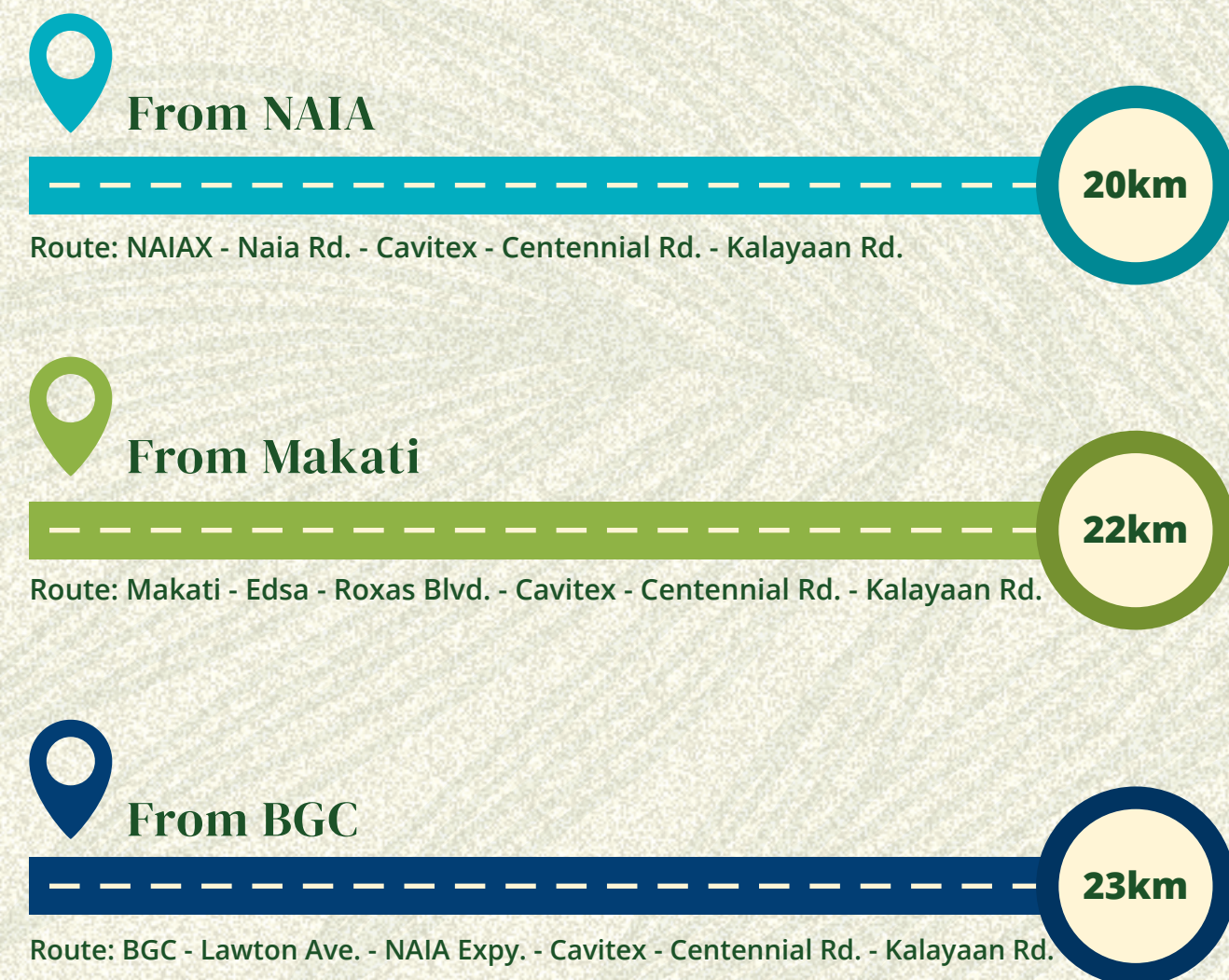
-  Muntinlupa-Cavite Expressway (MCX)
-  Daang Hari Road
-  Aguinaldo Highway
-  Centennial Road





# A short family drive to... anywhere.

Conveniently located at the borders of Kawit and General Trias, a brief drive to Parañaque and Alabang, and a hassle-free trip to Makati and the Ninoy Aquino International Airport via main highways and expressways, Antel Grand Village allows your family to be one with nature, and at the same time enjoy the urban conveniences by its strategic location in the south.



The background of the image is a dense, close-up view of green fern fronds. The fronds are arranged in a repeating pattern, with their central rachis and numerous smaller leaflets clearly visible. The lighting is soft, highlighting the texture and vibrant green color of the leaves.

# *Amenities*



# *Antel Grand Village Clubhouse*

The Antel Grand Village Clubhouse features an extensive array of luxurious amenities to cater to your every need. Take a dip in one of its seven serene swimming pools, keep fit in the well-appointed gym, spend time with the kids in the skate park and playground.

Relax and recharge at the tranquil spa by the end of a long day, or come together with friends and family as you celebrate events and milestones in the elegant grand ballroom or multipurpose center.



PLANT NURSERY

BEACH POOL

LAP POOL

MULTI-PURPOSE HALL

SKATE PARK

PLAYGROUND

CLUBHOUSE

LEISURE POOL

GRAND BALLROOM

THE CLUBHOUSE



SWIMMING POOLS



TRANQUIL SPA



FITNESS CENTER



GAMEROOM



PLAYGROUND



DAY CARE





TENNIS COURT



BASKETBALL COURT





GRAND BALLROOM





GRAND OAKRIDGE CLUBHOUSE



# A Bright Future

Nestled within the sprawling estate of Antel Grand Village, your children need not travel far as Southville opens its doors to sharpen and enrich the minds of your little ones.

SOUTHVILLE MONARCHS INTERNATIONAL SCHOOL



The background of the image is a dense, close-up view of green fern fronds. The fronds are arranged in a repeating pattern, with their central rachis and numerous smaller leaflets clearly visible. The lighting is soft, highlighting the texture and vibrant green color of the leaves.

# *Products*



# Built for Your Needs

## RESIDENTIAL LOTS

Brace yourself for a life fulfilled, a culmination of your life's hard work. Start owning a piece of property today and build your dream home. In addition, AGV also presents an opportunity to own a property investment to secure the future of your loved ones.

## HOUSE AND LOT PACKAGES

Imagine spending more time with your little ones, getting the warmth of every cuddle, and being present in all the important moments in their lives. All these are made possible by Antel, because we will build and design your dream home for you. All you have to do is move in. Choose your ideal house and lot today.

## COMMERCIAL LOTS

Wouldn't it be nice to have opportunities a minute away from your family's sanctuary? Open every door of possibility by acquiring an upscale commercial lot set up for success at Antel Grand Village.



— GRAND —  
**RIVERDALE**  
ANTEL GRAND VILLAGE



# Grand Riverdale

Modern architecture that embodies living with nature, the living spaces at Grand Riverdale are tucked inside an exclusive and lush setting, featuring expansive open courtyards, peaceful green areas, generous road networks and spacious lots that provide an avenue for rest, fitness, and recreation.



# Grand Riverdale

## PROJECT DETAILS

Total Gross Area *9.23 Hectares*

Number of Lots *280*

Density *30 Lots per Hectare*

Lot Size Range *125 sq.m. - 250 sq.m.*

Average Lot Size *150 sq.m.*





FENCED HALF BASKETBALL COURT

OPEN PAVILION

PLAYGROUND

PICNIC LAWN

LANDSCAPED WALKWAY & JOGGING PATH

# Features & Amenities



COURTYARDS



JOGGING PATH



PICNIC & OUTDOOR GRILLING



GUARDHOUSE



OPEN PAVILION



OPEN LAWN

# Florida

## DETAILS

Floor Area *141.41 sq.m.*

Lot Area *125 sq.m.*

## UNIT TYPE

- 4 Bedroom
- 3 Toilet & Bath
- Kitchen with Service Area
- Living Area
- Dining Area
- Balcony & Carport



GROUND FLOOR



SECOND FLOOR



# Florida



DINING AREA



DEN



BATHROOM



MASTER'S BEDROOM

# Nevada

## DETAILS

Floor Area *165.78 sq.m.*

Lot Area *150 sq.m.*

## UNIT TYPE

- 4 Bedroom
- 3 Toilet & Bath
- Kitchen with Service Area
- Living Area
- Dining Area
- Balcony & Carport



GROUND FLOOR



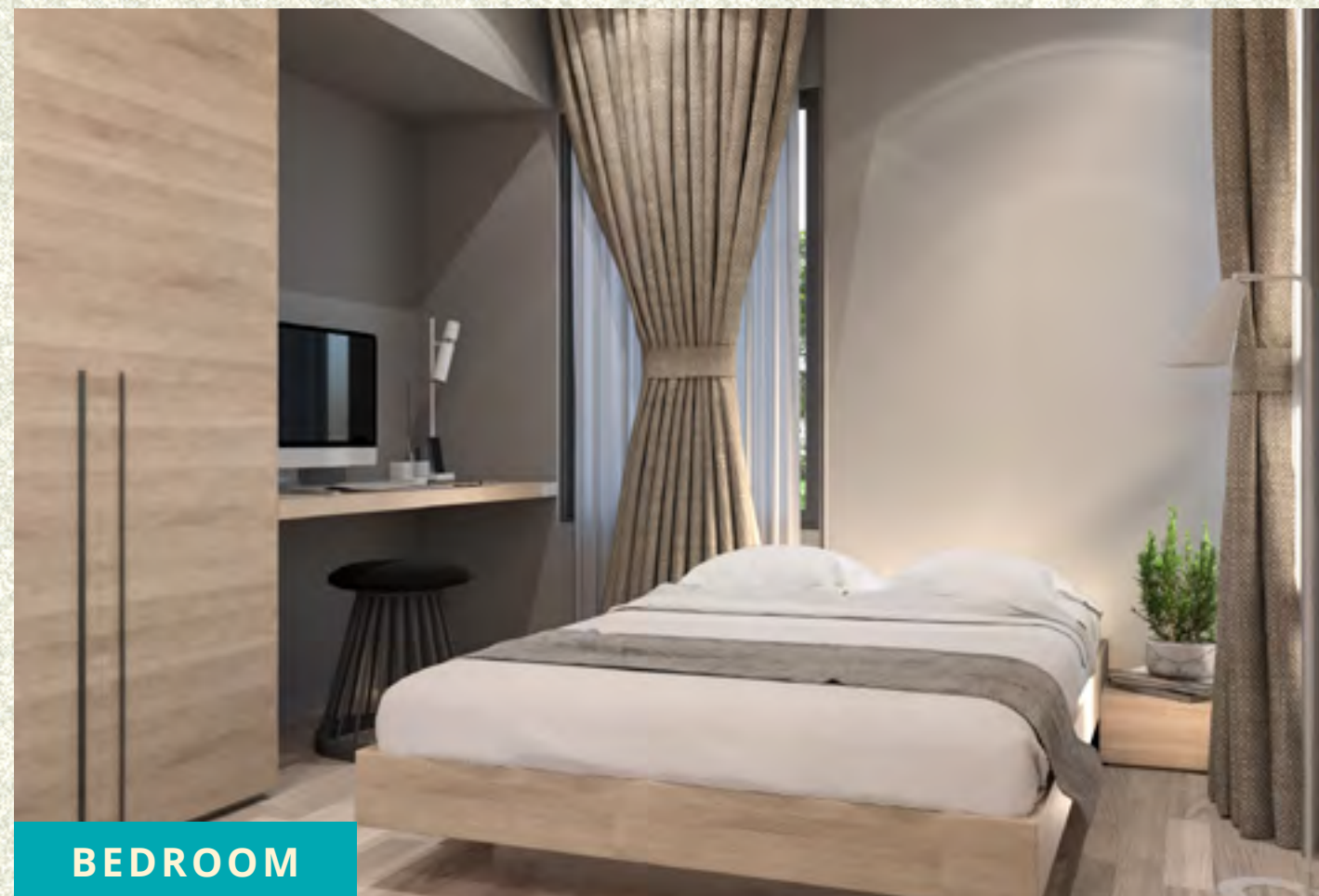
SECOND FLOOR



# Nevada



LIVING ROOM & DINING AREA



BEDROOM



BATHROOM



MASTER'S BEDROOM



# California

## DETAILS

Floor Area *203 sq.m.*

Lot Area *175 sq.m.*

## UNIT TYPE

- 5 Bedroom
- 3 Toilet & Bath
- Kitchen with Service Area
- Living Area
- Dining Area
- Balcony & Carport



GROUND FLOOR



SECOND FLOOR



# California



LIVING ROOM



OFFICE



BATHROOM



MASTER'S BEDROOM

*Grand*  
**FORBES**  
ANTEL GRAND VILLAGE



# Grand Forbes

Be part of a residential community suited for those who appreciate the finer things in life at Grand Forbes. Set foot in our mediterranean-inspired village and be greeted with lavish water fountains that lead you towards living luxuries you and your family deserve. Revel in an elegant clubhouse exclusive to residents, while being only minutes from your humble abode.

# Features & Amenities



CLUBHOUSE



SWIMMING POOL



ENTRY STATEMENT

# Model Units



ALESSANDRA



GEORGINA

# Model Units



VICTORIA



OLIVIA

— GRAND —  
**OAKRIDGE**

Antel Grand Village





# Grand Oakridge

A harmonious neighborhood with mediterranean-inspired architecture, Grand Oakridge is the pinnacle of quality homes designed for blissful living for you and your family. Experience state-of-the-art amenities within a stone's throw as the community closest to the clubhouse.

# Model Units



**SOFIA**

Floor Area: 98.95 sq.m. | Lot Area: 80 sq.m.



**DANIELLA**

Floor Area: 130.62 sq.m. | Lot Area: 100 sq.m.



**ISABEL**

Floor Area: 157.84 sq.m. | Lot Area: 120 sq.m.



*Other Villages*



# *An array of luxuriant choices*

At Antel Grand Village, you will never run out of choices when choosing a community where you and your family will build long-lasting memories. Take a look at our other elegant villages, and decide where your next family sanctuary will be



GRAND BROADMORE



GRAND CATALINA



GRAND CEDARCREST



GRAND MEADOWS



GRAND PARKLANE



GRAND PASADENA



# *Model Units*



# Model Units

Wouldn't it be nice to actually visualize your dream home? A very impressive display of our model units are now ready for your viewing pleasure. See here and choose your family's happy dwelling place that we will build just for you.



**ALEXA**

Floor Area: 80 sq.m. | Lot Area: 80 sq.m.



**AUDREY**

Floor Area: 78.95 sq.m. | Lot Area: 80 sq.m.



**FELICITY**

Floor Area: 109 sq.m. | Lot Area: 120 sq.m.



**ANASTACIA**

Floor Area: 152 sq.m. | Lot Area: 120 sq.m.



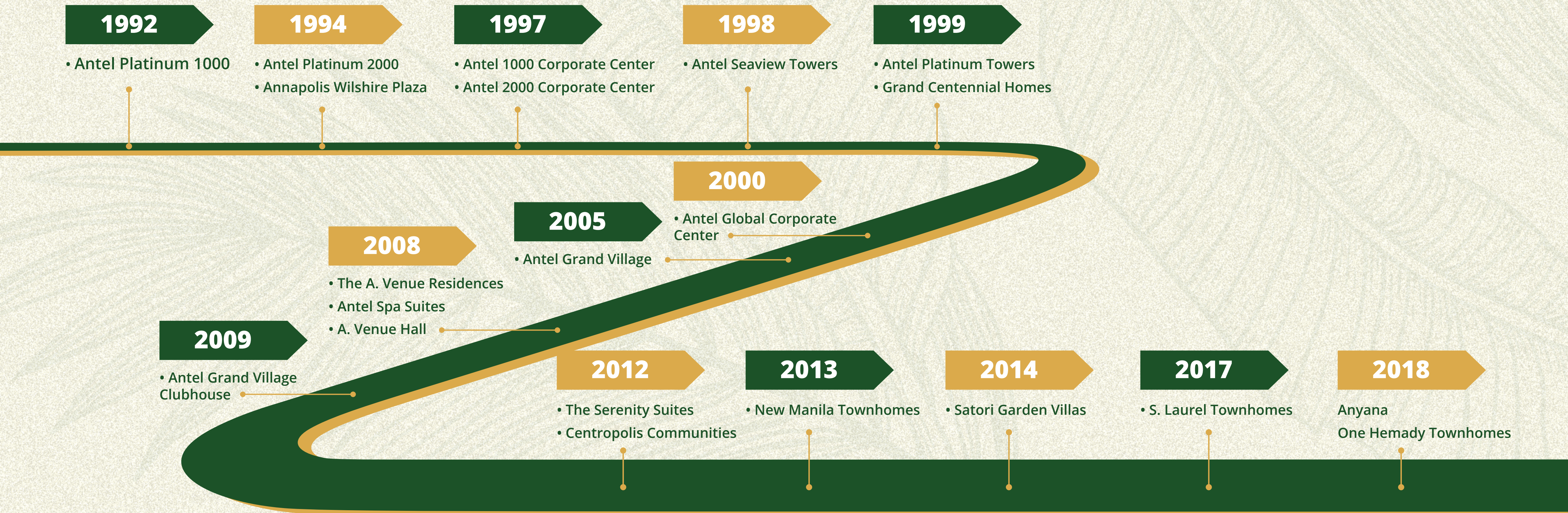
**JUSTINE**

Floor Area: 133.90 sq.m. | Lot Area: 120 sq.m.



# The Antel Track Record

A testimony of excellence, Antel continues to deliver its life-long promise – to raise every Filipino’s quality of life - through meticulous planning and executing of world-class developments and townships set to inspire, one building block at a time. Through its different projects, Antel continues to shape environments with purpose and boasts an impressive portfolio that cultivates a lifestyle of fulfillment and contemporary business.



# Start your Dream Life Today!

A distinct community designed for what your loved ones deserve, it is time to experience the fruits of your hard work, and come home to Antel Grand Village today.

Our dedicated team is ready to speak with you to address your questions, and provide you with helpful information. We're excited to get you started on your dream life.





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GRANDVILLAGE

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