



LANDCO

P A C I F I C

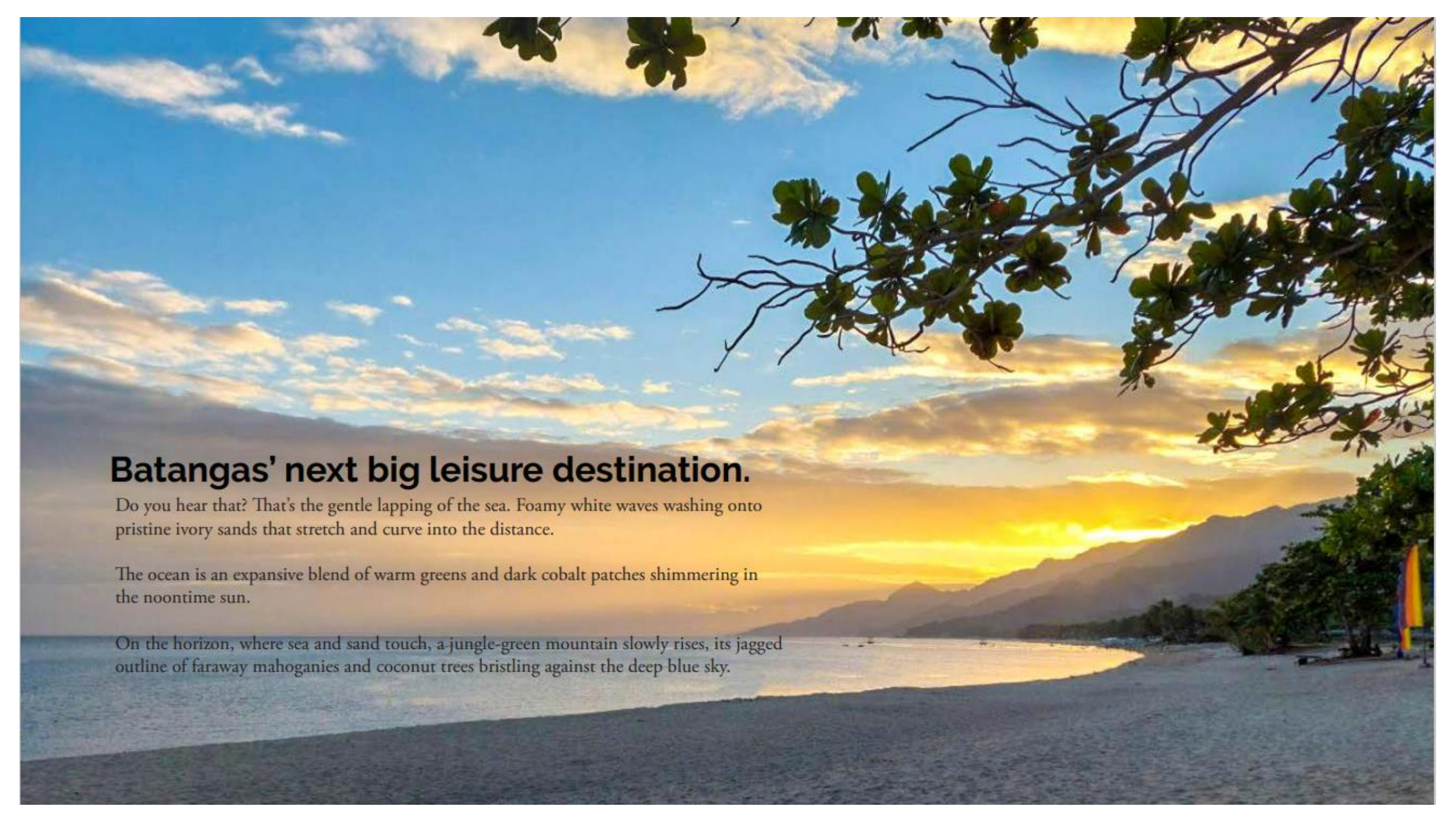


|A project under



A development by





Batangas' next big leisure destination.

Do you hear that? That's the gentle lapping of the sea. Foamy white waves washing onto pristine ivory sands that stretch and curve into the distance.

The ocean is an expansive blend of warm greens and dark cobalt patches shimmering in the noontime sun.

On the horizon, where sea and sand touch, a jungle-green mountain slowly rises, its jagged outline of faraway mahoganies and coconut trees bristling against the deep blue sky.

Have you been to Laiya?

Only two and a half hours from Metro Manila, the white beach mecca in Laiya, San Juan, Batangas beckons for the adventurous. If there's one place brimming with potential, it's here.

Laiya is a favorite resort destination of those who love to party by the beach, engage in an active outdoor lifestyle, and who desire one thing: an amazing life by the sea that has all the conveniences of modern life.

Homeowners. Investors. Entrepreneurs. Tourists. Beachcombers. People from all walks of life who prefer living in paradise instead of merely dreaming about it.

If that's you, you're on the cusp of something incredible.



Introducing

Club Laiya

A sun-kissed, 24-hectare master-planned and premier leisure, resort and tourism destination with residential-commercial spaces that lets new generations of families, expats, tourists, and entrepreneurs pour their personalities into shaping this unique seaside destination.

We're not interested in monopolizing the beach front, building restaurants, spas, and hotels in a uniform, cookie-cutter style.

The spirit of this vibrant and diverse community is to let every resident and traveler build this place in their unique image.



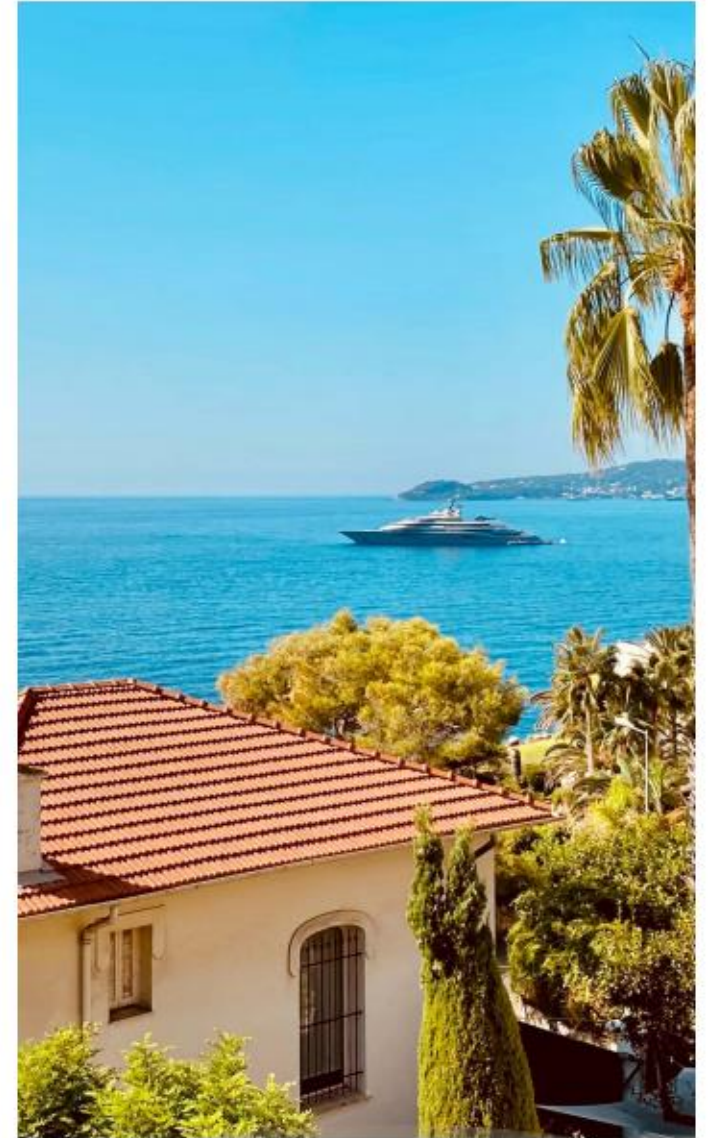
Do you want to put up a home and rent it out as a bed and breakfast?

A café or restaurant with your unique concept? A boutique featuring your own resort wear?

A tattoo parlor on the beach?

A nightclub with fiery concoctions and groovy basslines that last well into the morning?

Be one of the first to put it up.



It's called "Club" Laiya for a reason.
We're all here to make merry and everyone is welcome.



Seaside communities with spaces for residential-commercial establishments



Gated homes that can be explicitly rented on travel sites like Airbnb



An ultra-exclusive beachside condo also with rental prospects



An events space with peripheral commercial opportunity

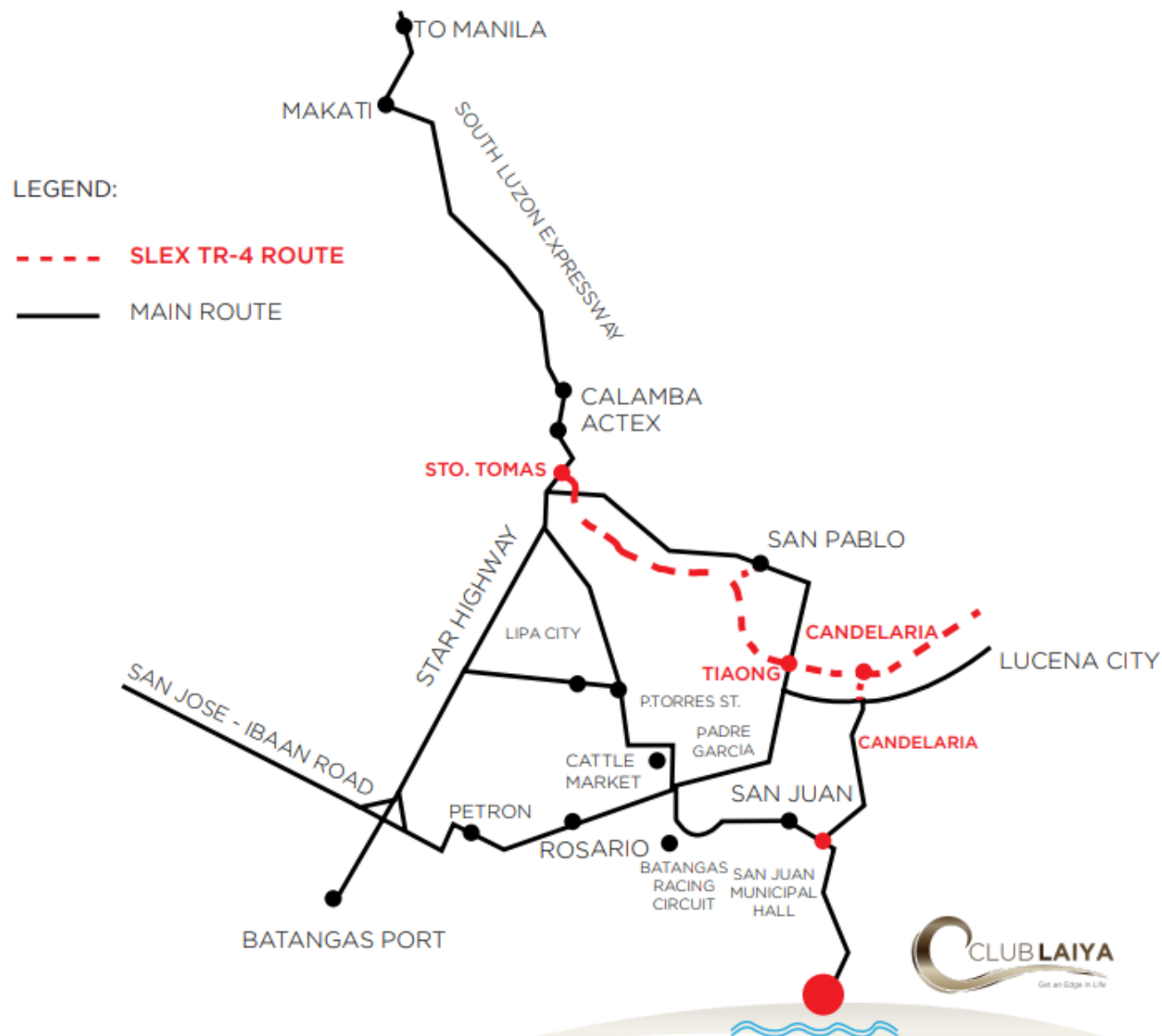


The open beach with pools and our famous Club Laiya Cocoons

Accessibility is key.

Club Laiya is Landco Pacific Corporation's master-planned BeachTown development located in Laiya, San Juan, Batangas.

It's two-and-half-hours from Metro Manila, sometimes faster if you take alternative routes via Waze. The SLEX TR4, when completed, will reduce travel time to Lucena to 45 minutes.



Notable nearby facilities



Health

Doctor's Hospital
Divine Hospital
San Juan Emergency Hospital
All approx 30 mins from Club Laiya

*The Brgy. Clinic is less than
2 minutes drive from Club Laiya*



Shopping

Puregold
DIY
Manalo Supermarket
Saveway
All less than 30 minutes from Club Laiya

SNR
SM Lipa
Robinsons Lipa
1 1/2 hours from Club Laiya



Recreation

Laiya Adventure Park
Mountain Daguldol (trekking)
Aplaya Laiya tourist spot

Masterplan

24 hectares of incredible design and engineering a balanced mix of private residential lots and buildings, commercial areas, and tourist spots, all offering their own distinct experiences and opportunities, but part of one unified development.



Expansive residential lots with plenty of room to build and enjoy the outdoors.

Strategic commercial spaces for new and exciting business concepts.

An eco-friendly development. Along with Landco BeachTowns CaSoBē (Calatagan South Beach), Club Laiya is Leadership in Energy and Environmental Design (LEED) registered for the properties' sustainability program.

There's double-piped water management, where wastewater is treated and piped back for car washing, watering plants, and more. Environmental conservation efforts and livelihood projects for the local community are undertaken.

Tree-lined walkways, pedestrian routes, bicycle lanes, and robust WI-FI for Work from the Beach (WFB) set-up are in place.



Plaza Laiya - A community plaza that serves as a gathering point for local events, envisioned to be surrounded by retail and dining outlets, and several large, manicured spaces filled with blossoming trees and local greenery.

Clear pathways to the glorious coastline, one of the greatest stretches of white sand beach in the Philippines.

Thoughtful. Planned. Precise. Delightful.



Club Laiya Living

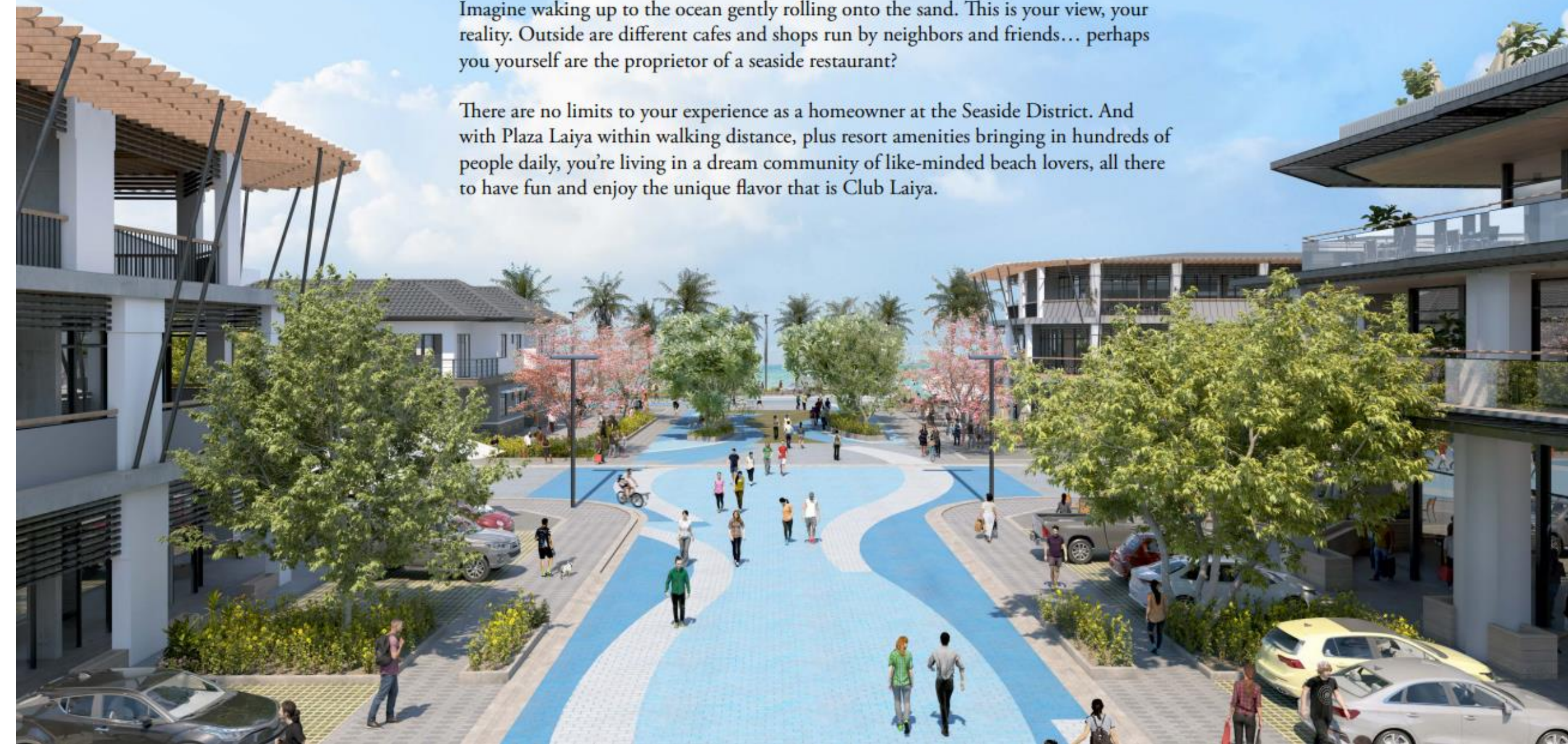
Choose from a variety of residential-commercial spaces, each with rental and business opportunities, some near the sea, others further inland.

Seaside District

Architect's Perspective

Imagine waking up to the ocean gently rolling onto the sand. This is your view, your reality. Outside are different cafes and shops run by neighbors and friends... perhaps you yourself are the proprietor of a seaside restaurant?

There are no limits to your experience as a homeowner at the Seaside District. And with Plaza Laiya within walking distance, plus resort amenities bringing in hundreds of people daily, you're living in a dream community of like-minded beach lovers, all there to have fun and enjoy the unique flavor that is Club Laiya.



Seaside District

Resort Living

Close proximity to the beach

106 lots with an average size of 300-3000sqm

Highly pedestrianized streets

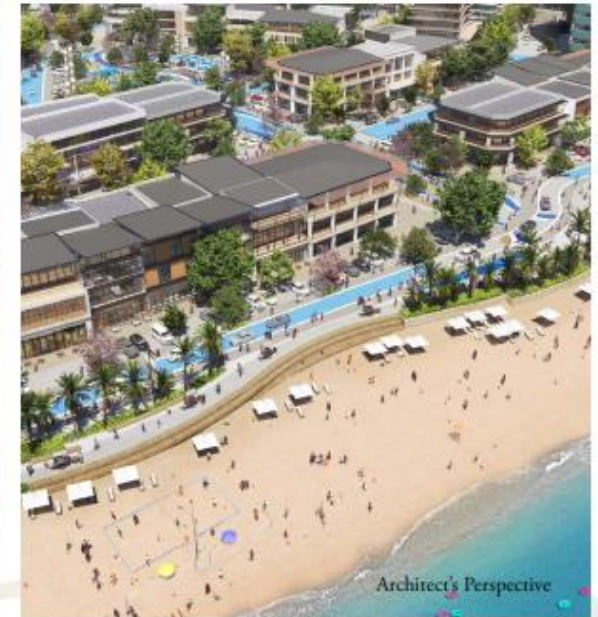
Common area estate WiFi

24/7 security with CCTV

Slipway for small boats and Jetski

Hotel-like property management service

Beach promenade



Seaside District
site development plan



Premier District

It doesn't matter what time of day you're holding court at your Premier District home - the views are spectacular. While a little more inland than your seaside brethren, you are no less connected to the beach and amenities, with a nearly half-kilometer swimming pool dividing the gated community, a forest trail, quick pathways to the beach, and nothing but blue sky above.



Architect's Perspective

Premier District

Resort Living

191 lots with an average size of 300sqm

Highly pedestrianized streets

Common area estate WiFi

24/7 security with CCTV

230-meter pool

Sports and events venue

Wide landscape walkways

Urbanized forest trail around the entire perimeter



Premier District
site development plan

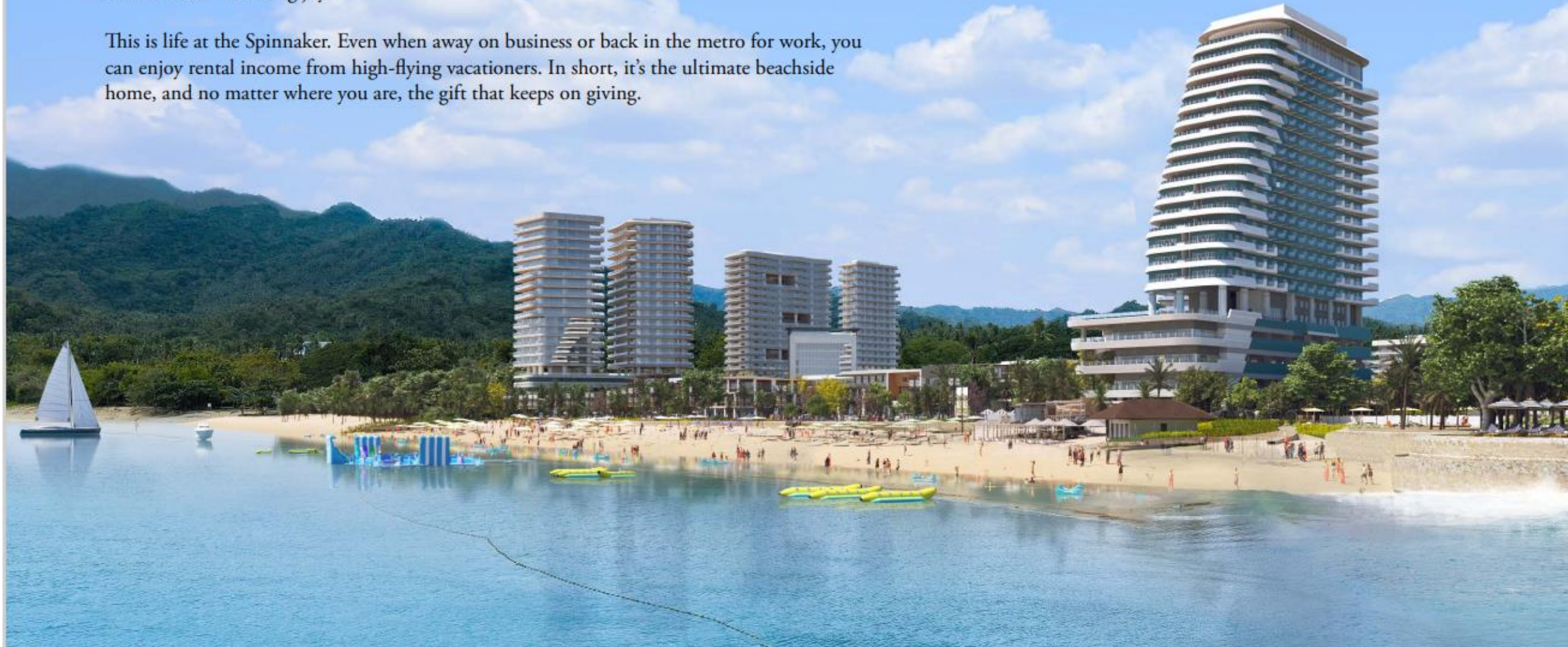


The Spinnaker at Club Laiya

Architect's Perspective

You push open your bedroom door and walk seemingly onto the midsummer air. As a resident situated on the upper floors of one of the most prestigious beachside condominiums in the world, this is what mornings feel like. Uninterrupted views of the sea, beach, mountains, and skies. Pure, exhilarating joy.

This is life at the Spinnaker. Even when away on business or back in the metro for work, you can enjoy rental income from high-flying vacationers. In short, it's the ultimate beachside home, and no matter where you are, the gift that keeps on giving.



The Spinnaker at Club Laiya

A stunning, medium-rise beachside condominium, with terraced levels, luxurious cuts, an exclusive 4th floor infinity pool, and positive Miami vibes. Named after a special boat sail, the Spinnaker looks and feels like a sail in full breeze, its glitz and momentum pushing the entire property upwards. Each room has unmatched views of the property, none more so than the beachfront cuts with wide balconies and stellar views of the ocean. All told, an incredible tower and anchor point at Club Laiya.



Leisure Facilities managed by Millennial Resorts

Club Laiya is anchored by several incredible amenities that give residents and visitors a truly breathtaking seaside experience.

Millennial Resorts // Hospitality Amenities

The Laiya Beach Club

An Asian tropical beach club and official gateway to Club Laiya. With a second-floor restaurant overlooking lap and infinity pools, which in turn enjoy a wide, unimpeded view of the ocean, The Laiya Beach Club is the perfect welcome for both long-time residents and first-time guests.



Millennial Resorts // Hospitality Amenities

Cocoons at Club Laiya

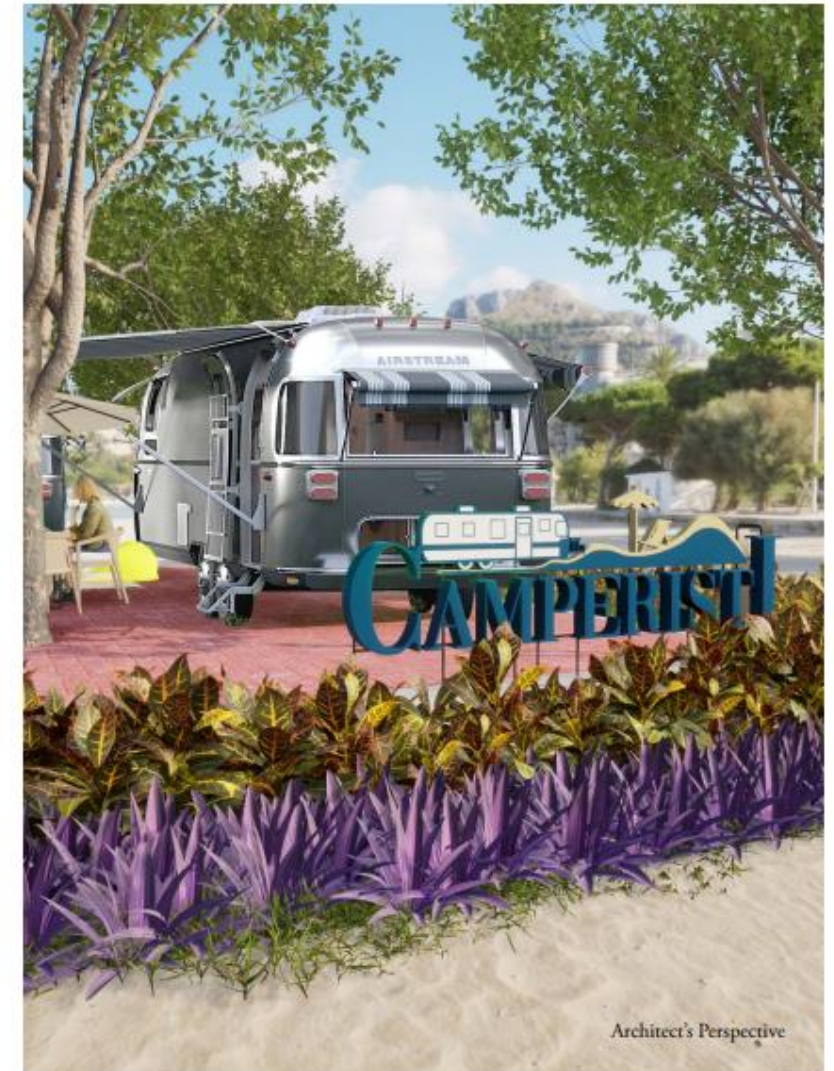
Club Laiya is a favorite among tourists for its 33 cylindrical sleeping pods, each outfitted with a queen-size bed, air-conditioning, TV and fridge, and just meters away from the infinity and lap pools, modern communal bathrooms balanced with its private spaces, and pristine ivory sand beach.



Millennial Resorts // Hospitality Amenities

Camperisti at Club Laiya

Modern “glamper vans” right next to the beach, bringing the sand and sea to your very doorstep. Plus all kinds of private amenities to give you a one-of-a-kind beachside experience.



Captain Barbozza at Club Laiya

A beach café and bistro with food so good, visitors from other resorts find it irresistible. Inspired by a famous sea captain and the stylistic cues of a beloved pirate movie, the Captain Barbozza serves whiskey and beer, chicken and ribs, and all manner of hearty cuisine, from midday sun to sundown.



4 Key Reasons to Invest

Reason #1: Modern resort living.

Club Laiya is an integrated beach town that draws on the heritage of Laiya as a tourist and leisure destination, the proven legacy of its adjacent development (Playa Laiya), and recent trends in modern living, where people actively cultivate nature-connected lifestyles and life-affirming work/business arrangements.

It's the holy grail of modern resort living and soon you'll be able to enjoy its rewards.



Reason #2: Precision and environmental care.

Club Laiya is a sustainable, LEED-registered development. By building responsibly, with the efficient use of resources, we are creating a project you can get behind - a sturdy and worthwhile investment for generations to come.





Reason #3: Unmatched Investment Opportunity and a Legacy for the Next Generation.

For lot buyers and investors, Club Laiya is where they can build their dream beach house or invest in a condominium or business, enjoy its rewards now, and pass it on as a legacy to the next generation.

Club Laiya is a dependable form of real estate investment, wealth protection, and wealth generation.

With Landco's track record of high property appreciation of its developments in Batangas, particularly Punta Fuego with about 1,000 percent property value

increase since it was developed in the 1990s, investors can rely on the strong potential for growth of their investment in Landco BeachTowns Club Laiya.

Tourism is also booming in the area. There were approximately 1M tourists who visited San Juan, Batangas in just the first 6 months of 2022, comparable to Boracay's traffic in 2021. This, in turn, is fueling the rental economy, with food and beverage also a major growth sector.

Reason #4: A renowned developer in premium leisure development and a subsidiary of Metro Pacific Investments Corporation.

Landco Pacific Corporation is one of the Philippines' leading real estate developers, with more than 30 years of experience in building the finest leisure communities, resort-inspired condominiums, and luxury home communities that are the envy of the world.

From Peninsula de Punta Fuego and Terrazas de Punta Fuego to the Playa Calatagan and CaSoBē resorts, and many more, we understand what it takes to craft truly sublime lifestyle experiences.

As a subsidiary of Metro Pacific Investments Corporation (MPIC) with its Chairman Manny V. Pangilinan, Landco strengthens its commitment to deliver outstanding new lifestyle products and experiences that revolutionize the way Filipinos live.





Landco Pacific Projects

Landco Shores: Peninsula de Punta Fuego and Terrazas de Punta Fuego.

Landco Parks: WoodGrove Park in San Fernando, Pampanga; Waterwood Park in Baliuag, Bulacan; Montelago Nature Estates in San Pablo, Laguna; The Courtyard at Lakewood Golf Estates in Cabanatuan, Nueva Ecija; Woodridge Garden Village in Zamboanga City; Hacienda Escudero in Tiaong, Quezon; and Ponderosa Leisure Farm in Silang Cavite.

Landco Peaks: Canyon Woods in Lemery, Batangas.

Landco Beach Towns: Playa Laiya and Club Laiya in Laiya, San Juan Batangas, Playa Calatagan and CaSoBē – Calatagan South Beach in Calatagan, Batangas and Playa Azalea and Costa Azalea in Samal island, Davao.



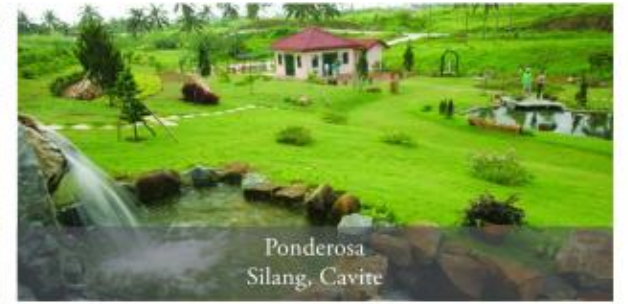
Peninsula de Punta Fuego
Nasugbu, Batangas



Waterwood
Baliuag, Bulacan



Stonecrest
San Pedro, Laguna



Ponderosa
Silang, Cavite



Terrazas de Punta Fuego
Nasugbu, Batangas



Playa Calatagan
Calatagan, Batangas



Courtyard
Cabanatuan, Nueva Ecija



Montelago
San Pablo, Laguna



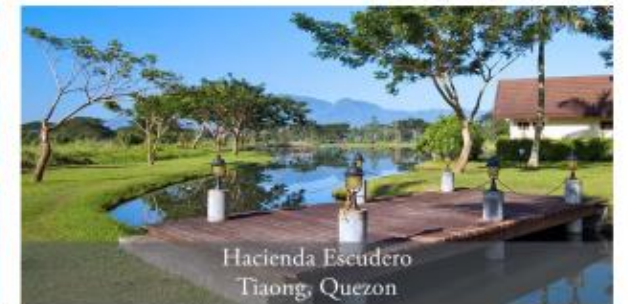
Tribeca
Sucat, Muntinlupa



Playa Laiya
San Juan, Batangas



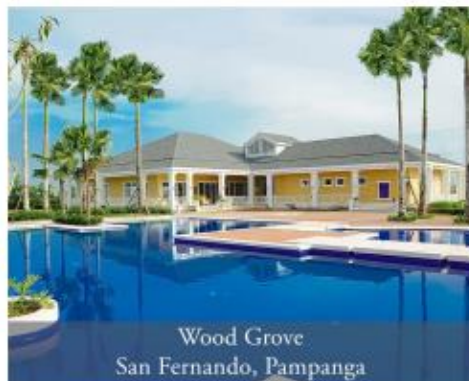
Playa Azalea
Samal, Davao



Hacienda Escudero
Tiaong, Quezon



Woodridge
Zamboanga



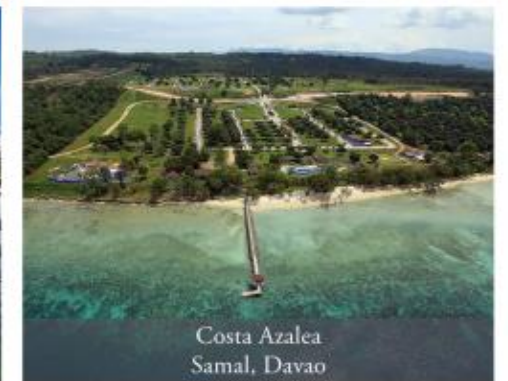
Wood Grove
San Fernando, Pampanga



Club Laiya
San Juan, Batangas



CaSoBe
Calatagan, Batangas



Costa Azalea
Samal, Davao