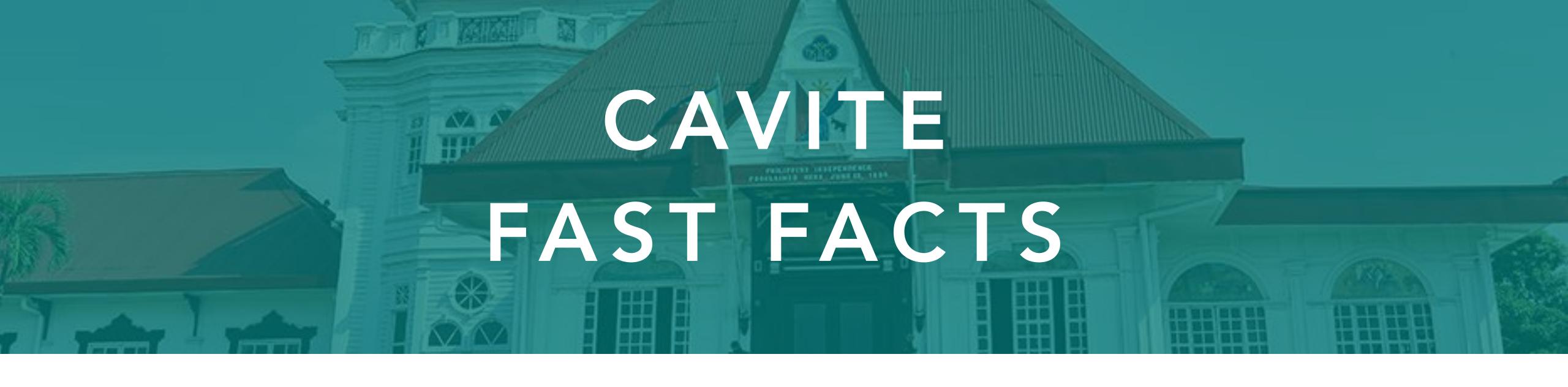


MEGAWORLD



Cavite City has propelled itself as one of the country's most industrialized provinces, evident in the growing number of local and foreign companies putting up in the area.





## 1st class city

and one of the most industrialized and fastest growing provinces in the Philippines

### 3rd

most competitive
province in the
country proving that
Cavite is indeed a
powerhouse of
progress

Based to over

470+
industrial
establishments and

80 economic zones

### Tourism Gateway

to CALABARZON

# GENERAL TRIAS FAST FACTS

### 1st class

component and considered as the

### 3rd largest town

in Cavite City

### 7th

in population size
across all provinces
with high growth rates
caused by industrial
activities and the
boom of commercial
and residential
sectors.

It houses several
industrial parks
developed to
meet the
demands of all
types of
industries.

# 30-40 minutes

away from Makati to General Trias.

### Site Location

Maple Grove is located at EPZA Diversion Road,
City of General Trias, Cavite

#### NAIA to

Maple Grove (via NAIAX): 22.3 km (20 minutes)

#### **Entertainment City** to

Maple Grove (via Cavitex): 21.8 km (20 minutes)

#### Makati to

Maple Grove (via NAIAX): 30.7 km (30 minutes)

#### **Bonifacio Global City to**

Maple Grove (via NAIAX): 30.4 km (30 minutes)

#### **Mckinley Hill** to

Maple Grove (via NAIAX): 33.53 km (30 minutes)



### Accessibility

South Luzon Expressway (SLEx)
30 kilometers

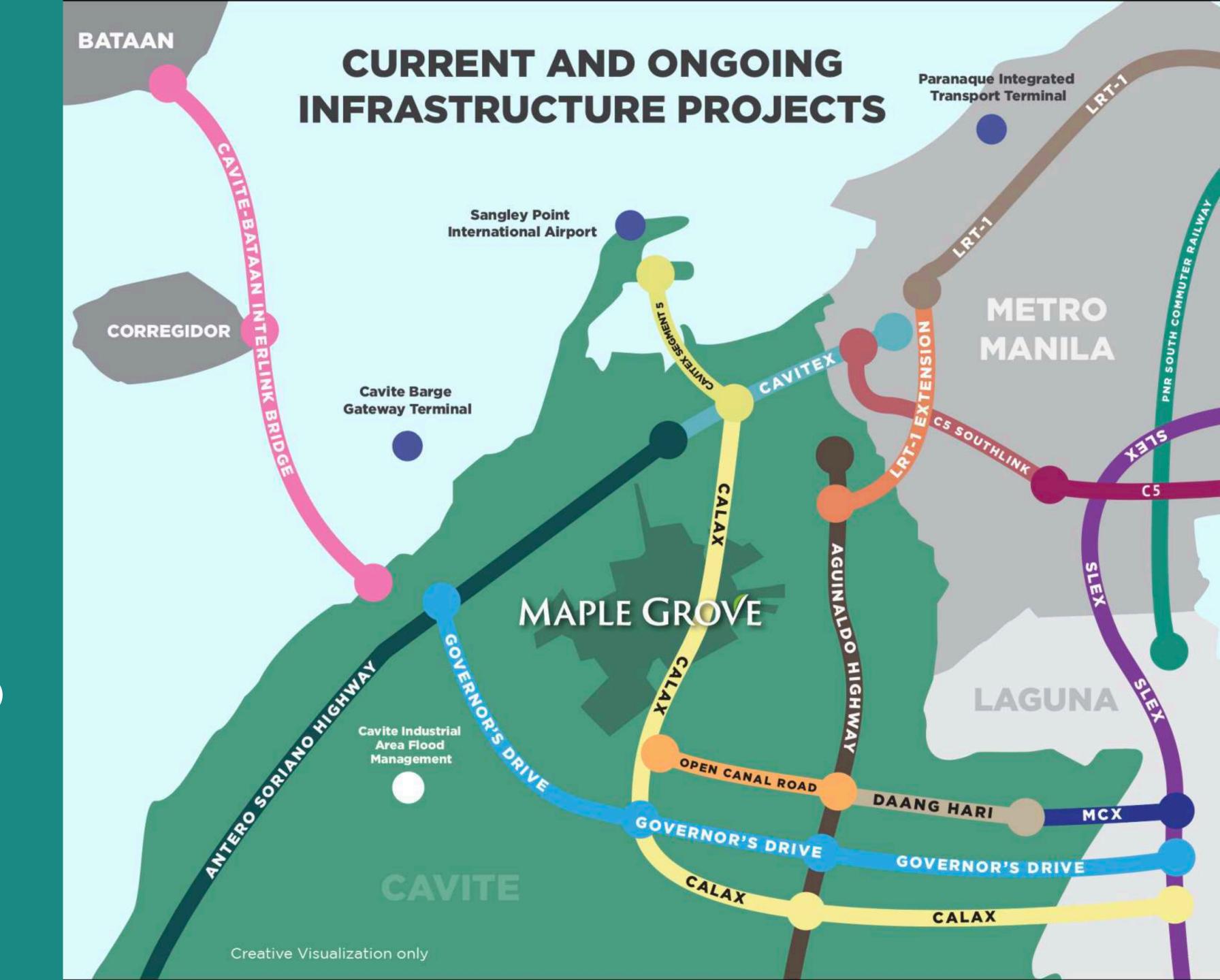
NAIA Expressway (NAIAEx)

20 kilometers

Cavite Expressway (CavitEx)

15 kilometers

Muntinlupa - Cavite Expressway (MCX) 22 kilometers





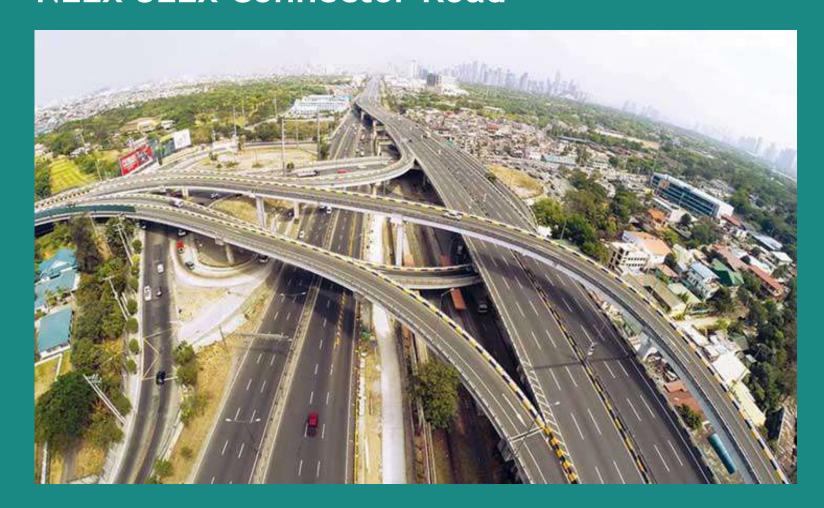
### Ongoing and Future Developments

Cavite-Laguna Expressway (CALAx)



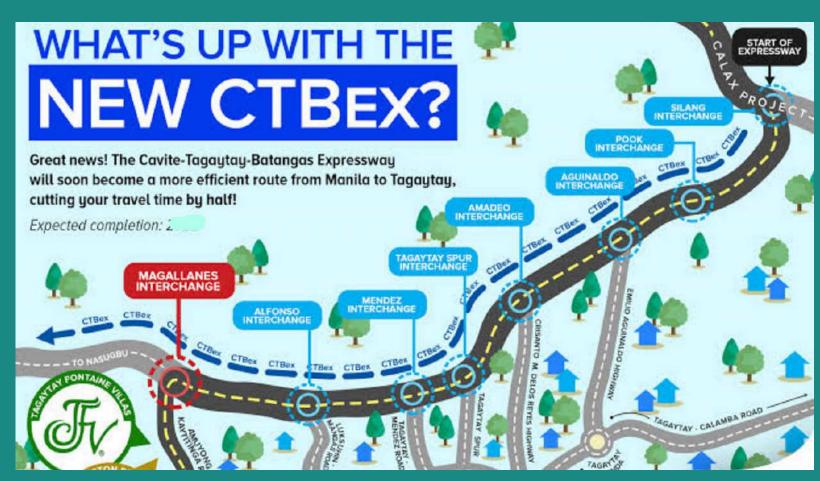
- Expected to ease traffic in the Cavite-Laguna area.
- Laguna segment is partially operational. Both segments are expected to be fully operational by 2022.

**NLEx-SLEx Connector Road** 



- Reduce travel time from SLEX to NLEX from 2 hours to just 20 mins.
- Target completion: 2022.

Cavite-Tagaytay-Batangas Expressway (CTBEx)



- Will connect to the west of Silang East Interchange of CALAX to Nasugbu
- Target completion: 2027

### Ongoing and Future Developments

#### Sangley International Airport



- A 1,500 has international airport that will serve as a global aviation hub to decongest NAIA

- 1st phase: Q4 2022

- 2nd phase: 2028

Bataan - Cavite Interlink Bridge

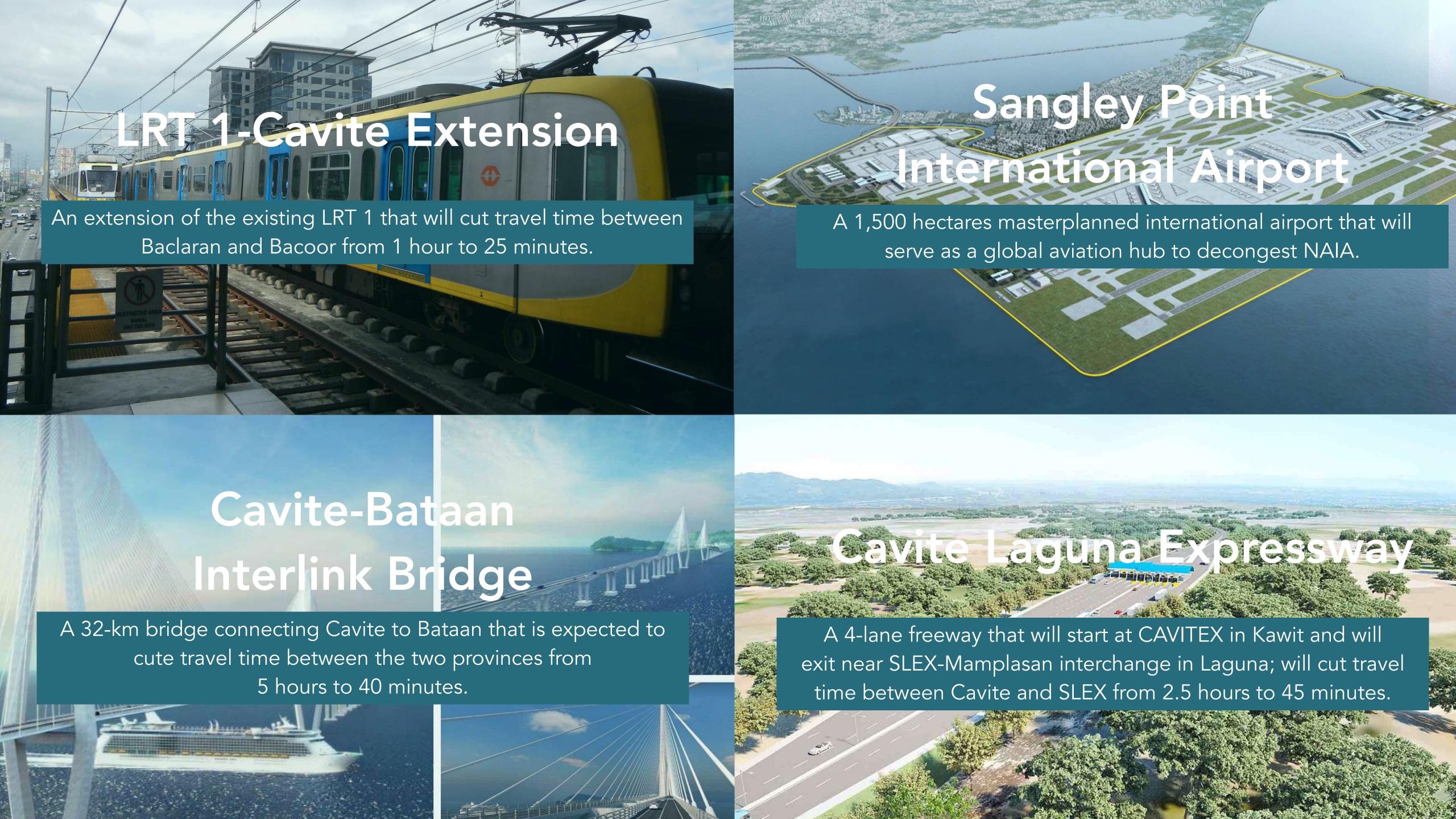


- A two long-span bridges totaling 32.1 km. It is expected to reduce travel time from Bataan to Cavite to 40 mins. from 5 hours.

**LRT 1 Cavite Extension** 



- The LRT 1 Cavite extension will run from Baclaran to Niog, Bacoor. It is expected to cut travel time from Manila to Cavite from 1 hour to 25 mins.
- Full operation: 2022

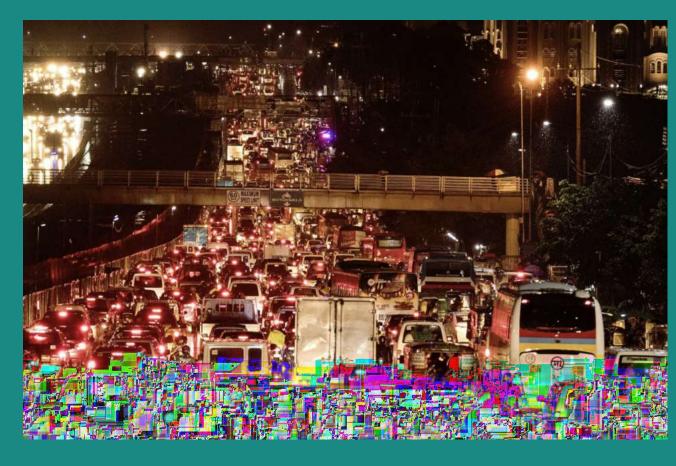


### Brand Opportunity









#### WORLD-CLASS DEVELOPMENT

Maple Grove is another worldclass development by Megaworld. It is envisioned to be a well-planned "modern central business district" in the very promising area of General Trias in Cavite.

### FORWARD-LOOKING ACCESSIBILITY

Maple Grove is located at the center of road and transportation developments. With airports and road networks within its reach, investors can expect high returns in this side of Cavite.

### SUSTAINABILITY & MODERNITY

Maple Grove is envisioned to be a Megaworld township where living greens and a modern city can co-exist, sustaining each other and the people living in it.

### A BETTER CBD EXPERIENCE

With the oversaturation of Metro Manila and permanent changes to people's needs post-pandemic, decentralization initiatives by the government are being done to promote and encourage workers and businesses to relocate to the provinces. With Megaworld's proven track record in developing in the countryside, Maple Grove is set to become another successful economic hub outside the Metro.



### Superlatives

Maple Grove's Claim to Fame

- The first Central Business District in Cavite. Maple Grove is **Cavite's Business District**.
- Maple Grove is **a well-planned CBD by Megaworld**. It is a modern yet sustainable city that is built for growth.
- Maple Grove is envisioned to become a bustling township that brings **Cavite's** pool of young talents, businesses looking for expansion, young and progressive families together to become not just a destination but a holistic city that serves every need.



MEGAWORLD

### What if you could live in a luxurious spa resort?

For Discerning Achievers, Maple Grove Park Village is the world-class residential lot development that offers all the luxuries they are accustomed to and enjoy while on a relaxing retreat. Here, they can truly come home to luxury.

Maple Grove Park Village's expert-backed design, exclusivity, and resort-style setting creates the perfect home best suited for its residents' refined tastes.

### THE ARCHITECTS



A collaboration between Megaworld Corporation and the best in the spa resort industry will give Maple Grove Village the credibility and prestige that will elevate it from the rest.







### A collaboration like no other.

Leading property developer Megaworld and internationally acclaimed resort architectural firm Wimberly Allison Tong & Goo or WATG, are partnering to bring a vision of a luxe resort-inspired residential village to Maple Grove.

Along with Megaworld's expertise in building premium and innovative developments, the design visionary minds behind some of the most extraordinary destinations across the globe such as Shangri-La Maldives, Sofitel Bali, Shangri-La Boracay Resort & Spa, and Hilton Manila will design and build Maple Grove Park Village to be a one-of-a-kind exclusive residential lot development where every detail is exceptionally curated.







### The Architects Behind The Village

Wimberly, Allison, Tong & Goo, also known as WATG, is an architectural firm with offices in London, Singapore, Istanbul, Honolulu, Irvine, Los Angeles, New York, Seattle and Chicago. They have designed projects in 160 countries across six continents.

Founded in 1945, WATG is one of the world's leading design firms specializing in hospitality, entertainment + gaming, urban + mixed-use and high-end residential design. WATG's interior design firm, Wimberly Interiors, launched in 2008, and is consistently ranked in the Top 20 by Interior Design Magazine in its Hospitality Giants survey.

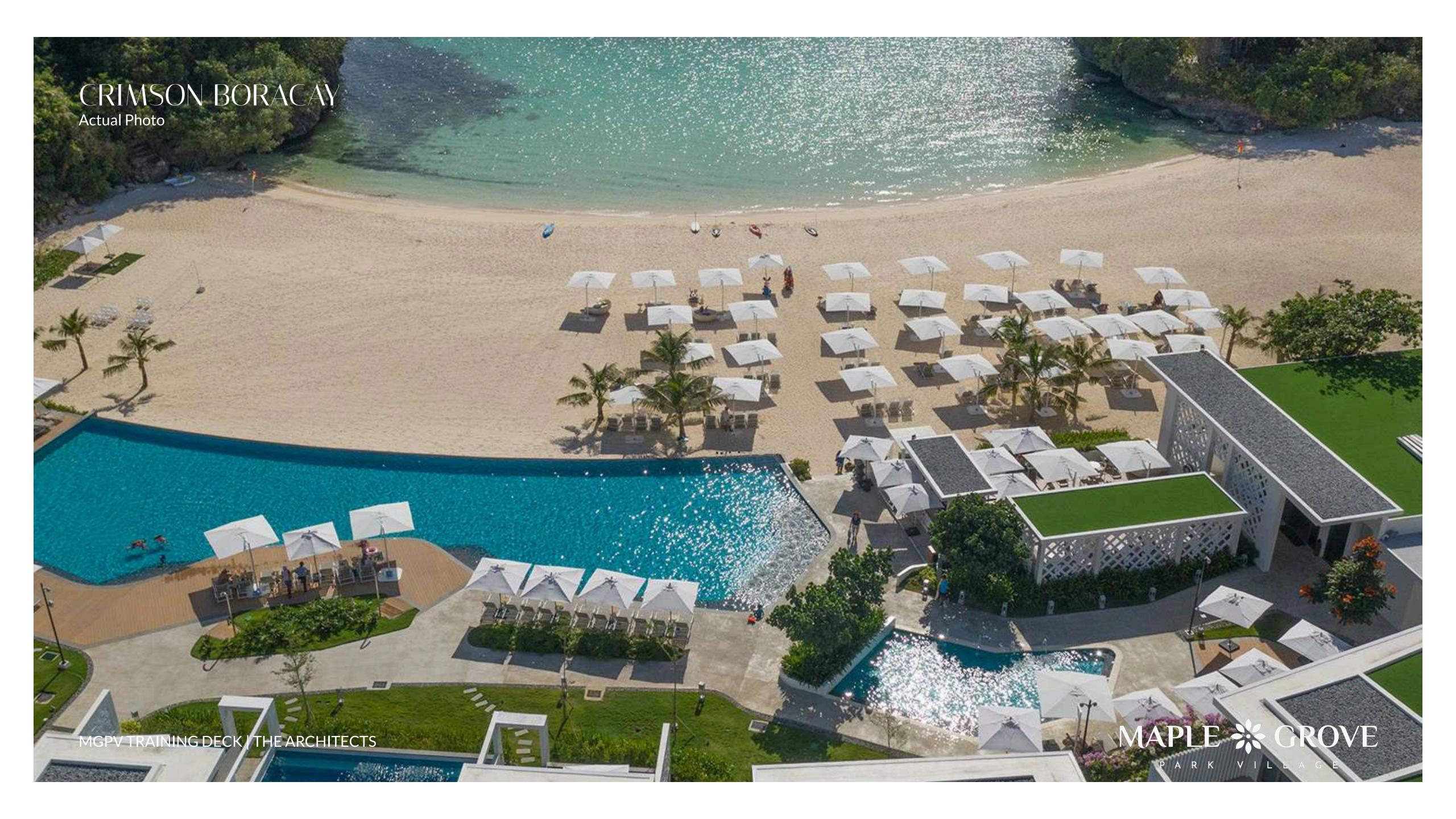
Since George "Pete" Wimberly founded the firm in Honolulu in 1945, WATG has grown to offer integrated design services including Strategy, Master Planning, Architecture, Landscape Architecture and Interiors for urban, tourism and resort destinations.

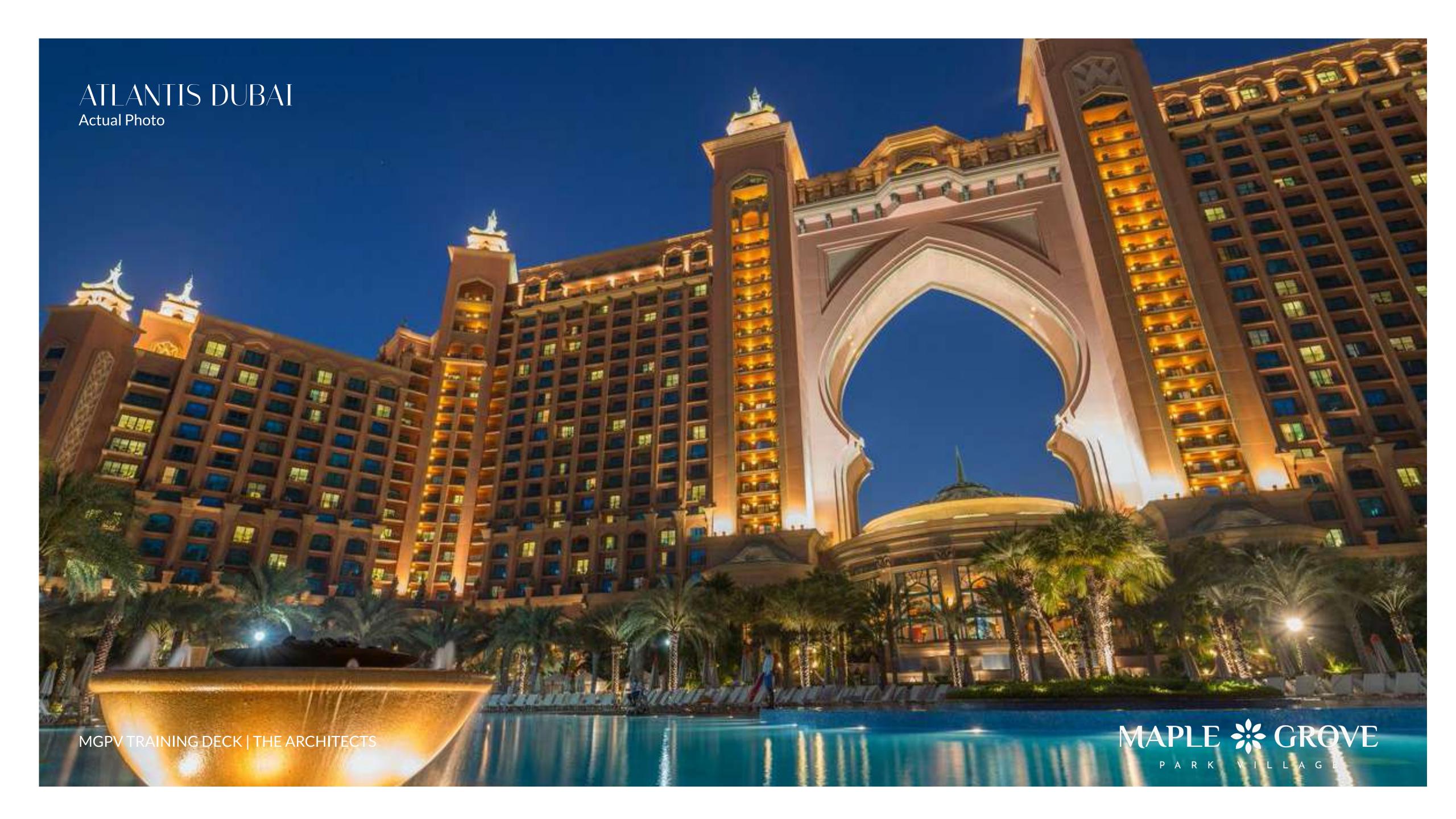
They are best known for creating internationally acclaimed destinations with more than 400 built projects in 170 countries and territories across six continents. WATG's projects are renowned not only for their timeless design and sense of place but also for their bottom-line success.

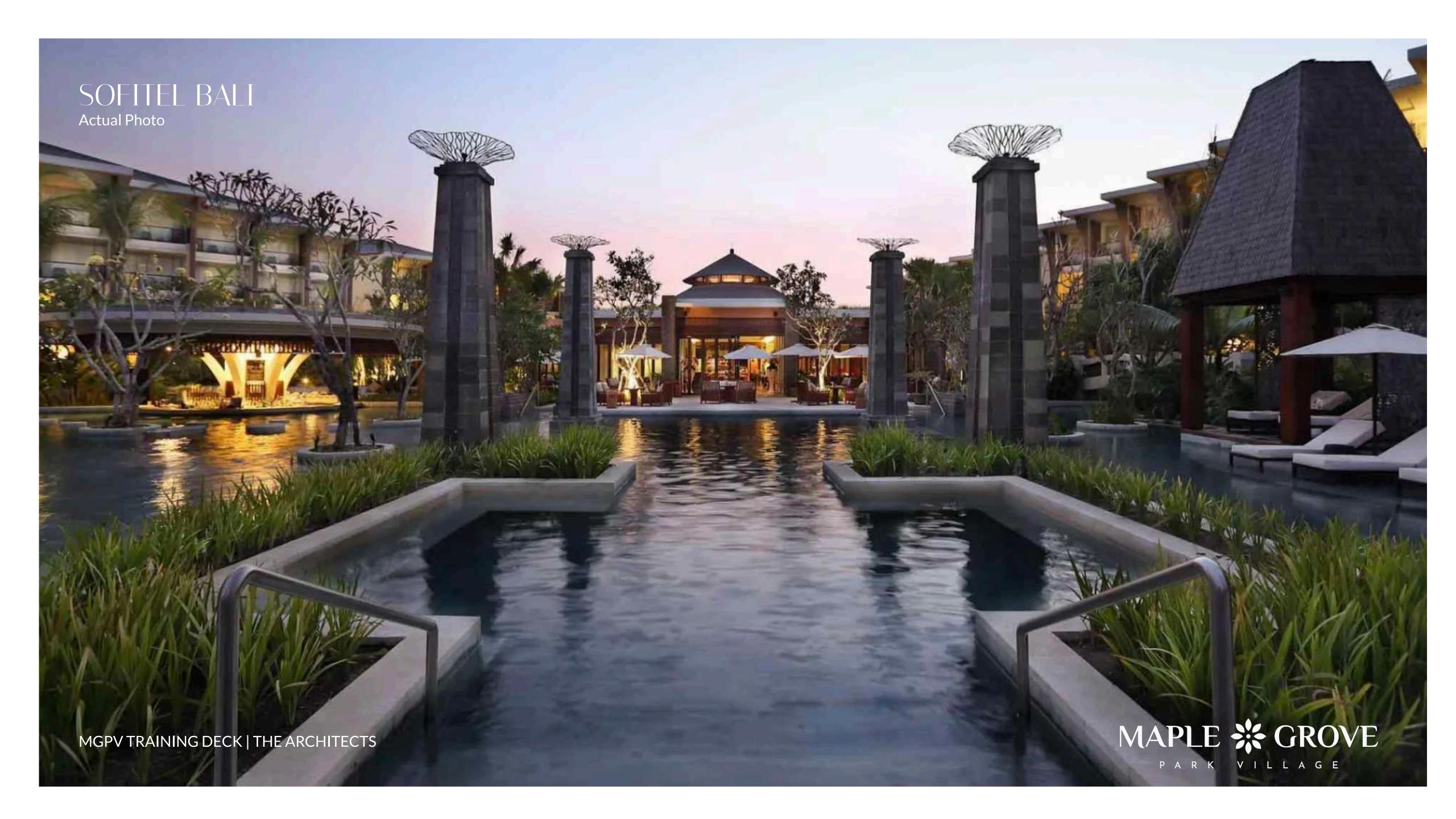


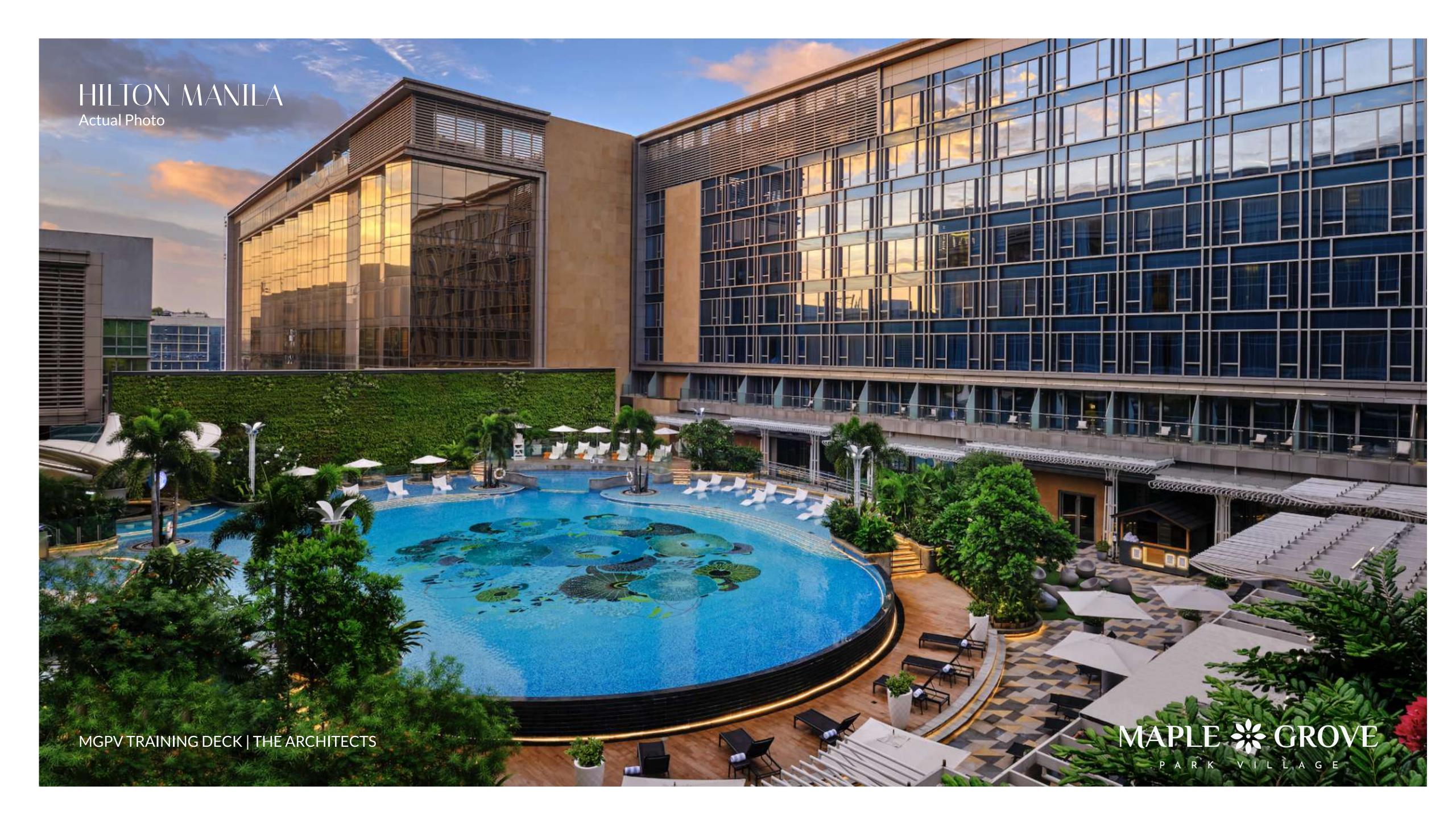














#### SITE LOCATION

Maple Grove is located at Antero Soriano Highway, Brgy. Tejero, City of General Trias, Cavite

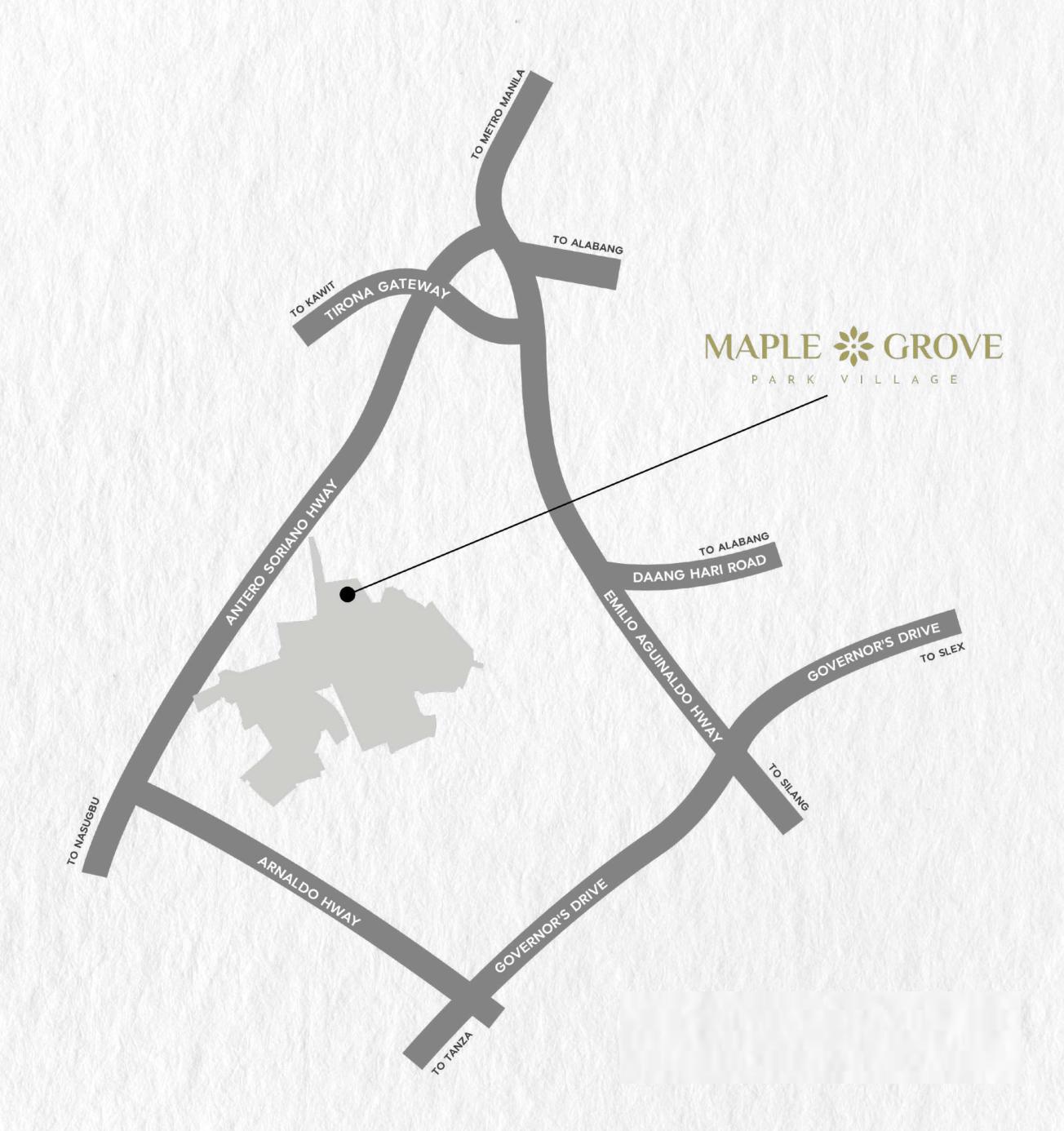
NAIA to

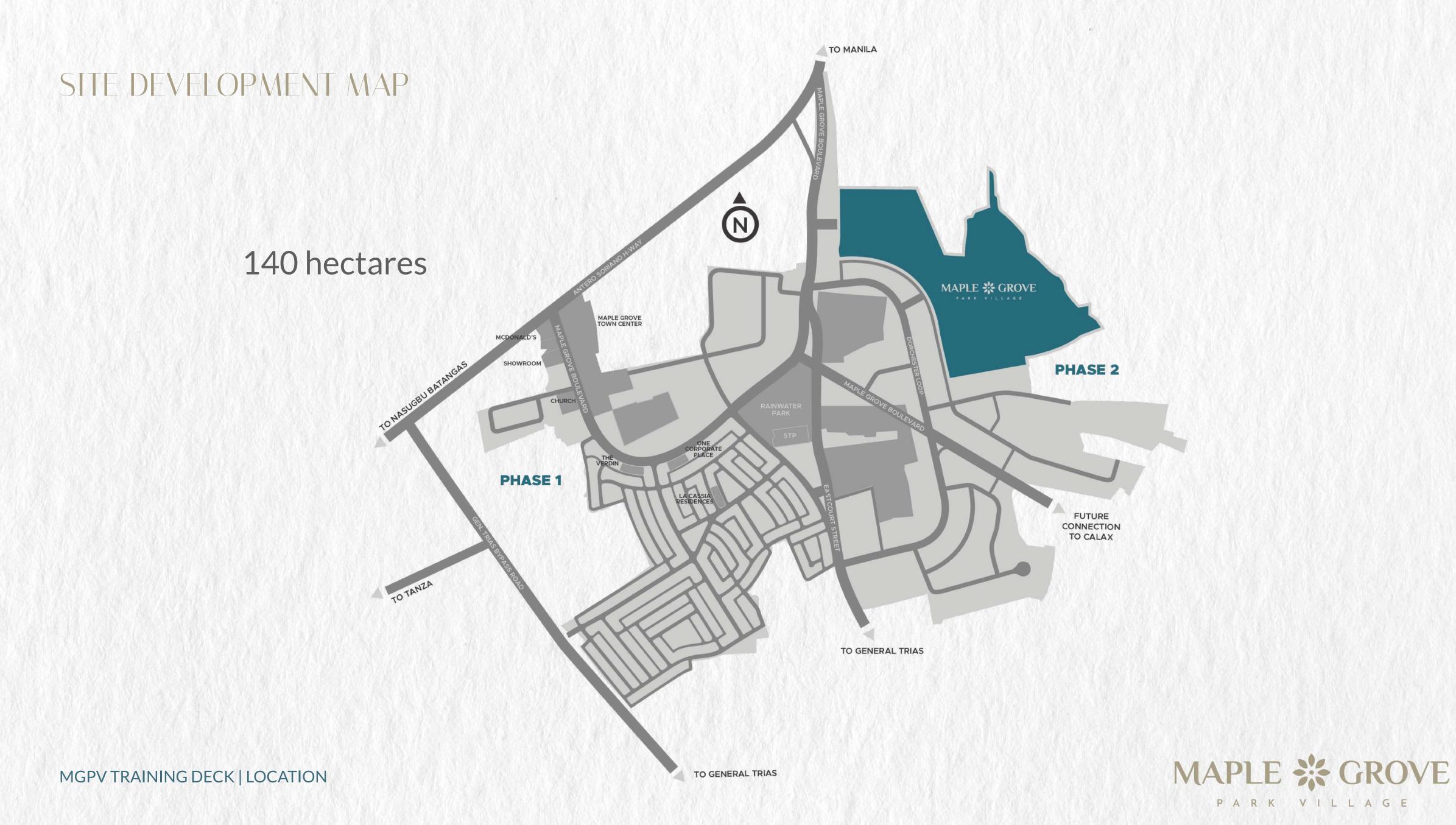
Maple Grove (via NAIAX): 22.3 km (20 minutes)

Entertainment City to Maple Grove (via Cavitex): 21.8 km (20 minutes)

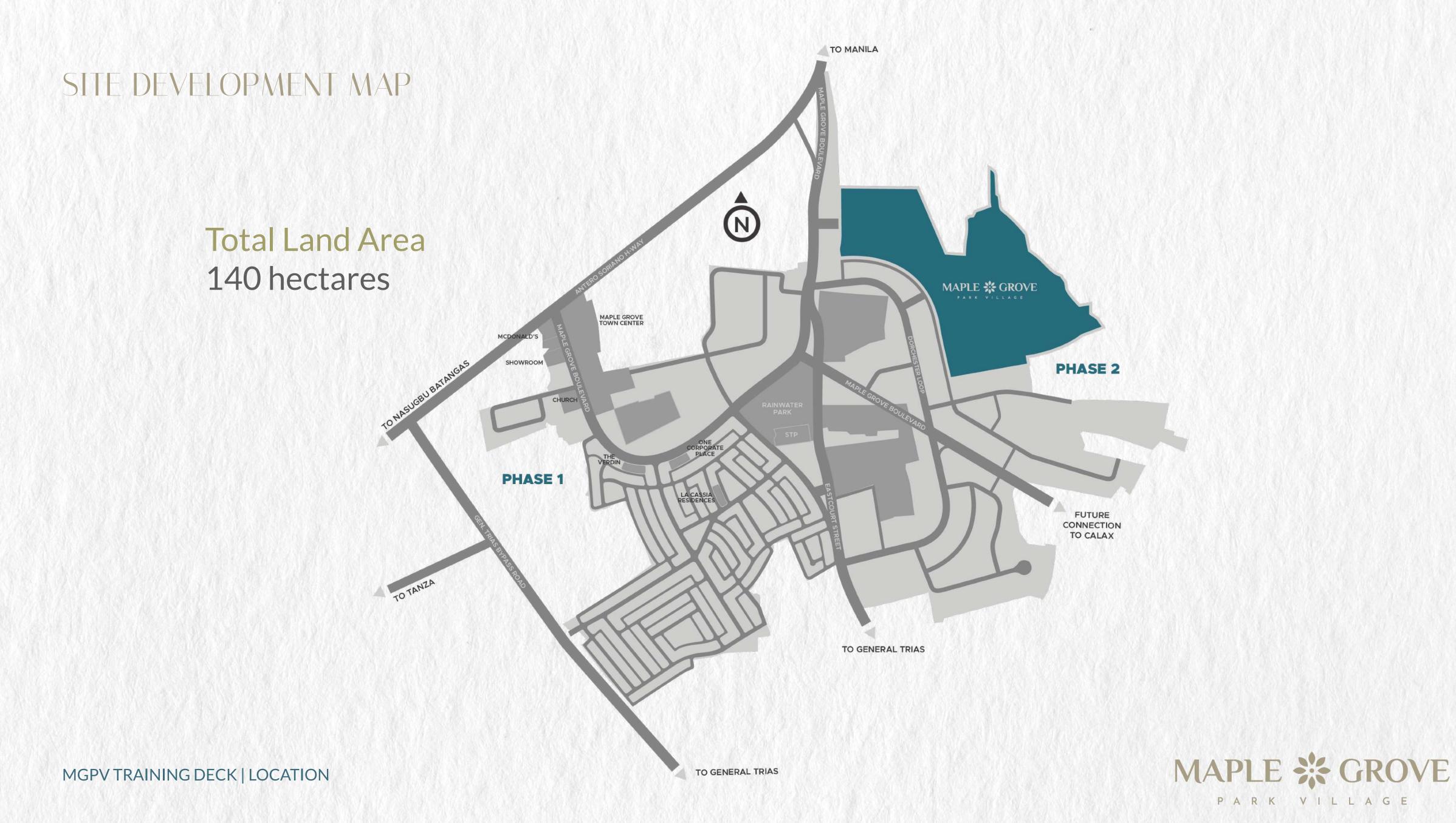
Makati to Maple Grove (via NAIAX): 30.7 km (40 minutes) Bonifacio Global City to Maple Grove (via NAIAX): 30.4 km (40 minutes)

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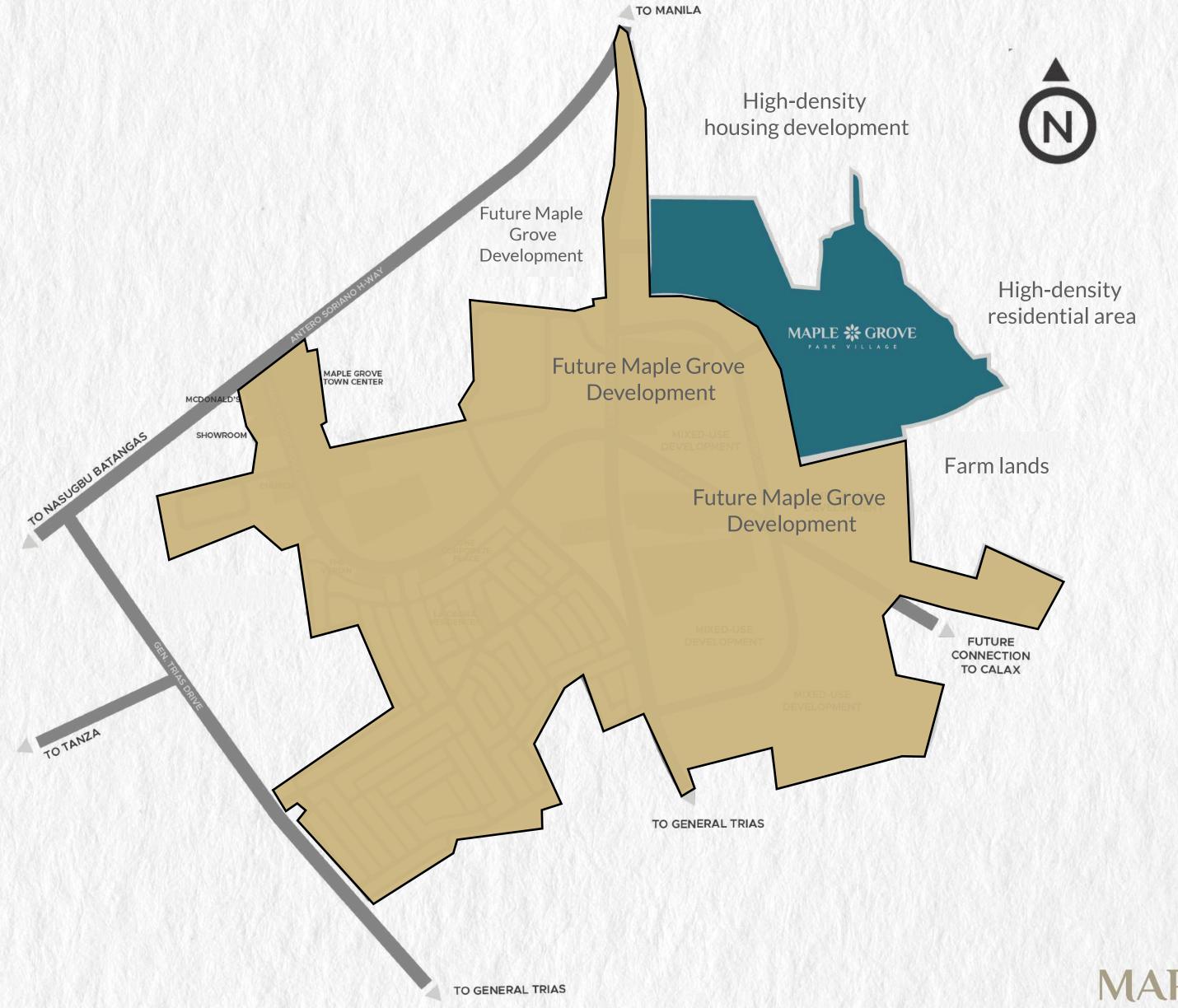








#### SITE ADJACENCIES

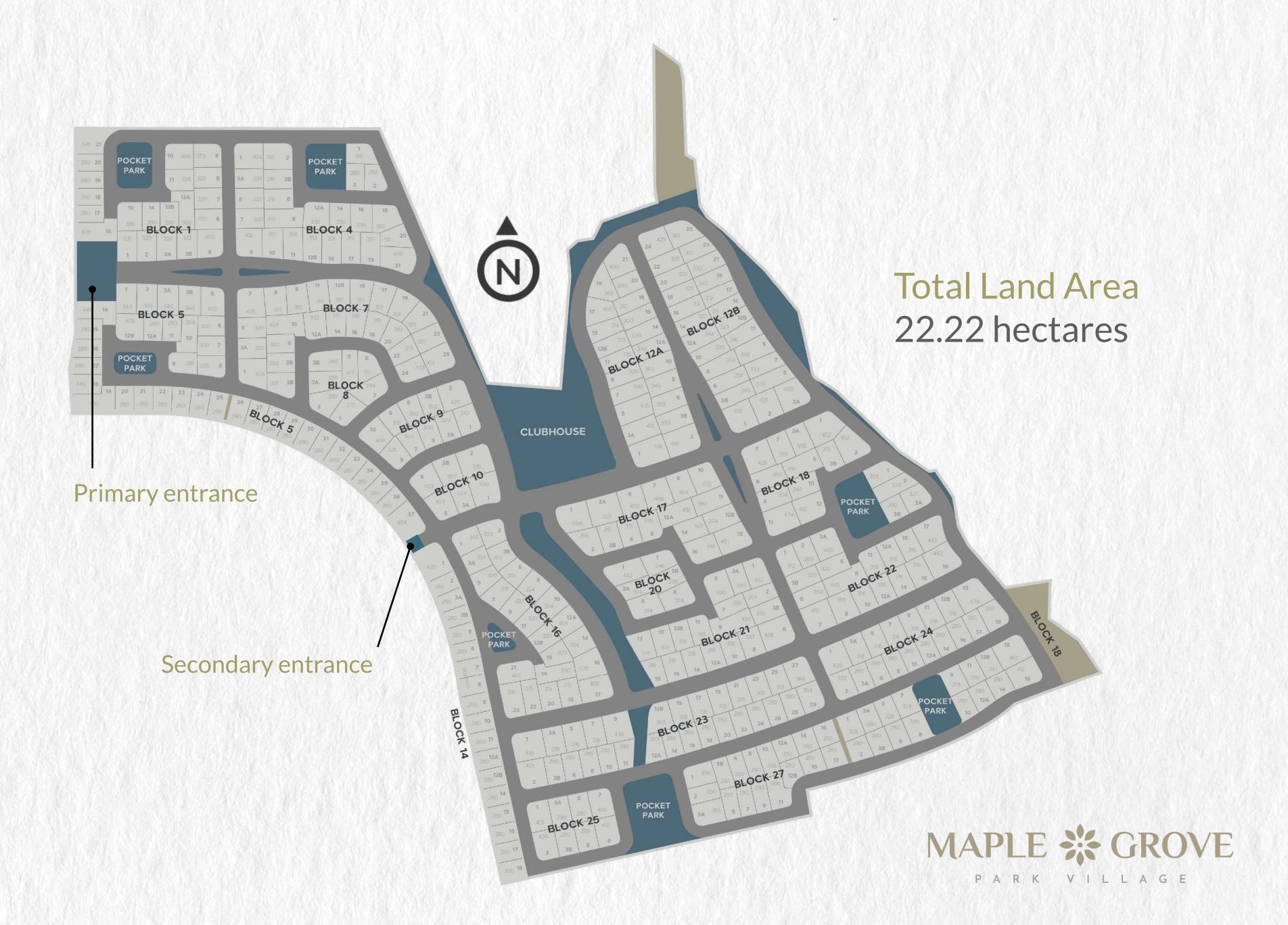


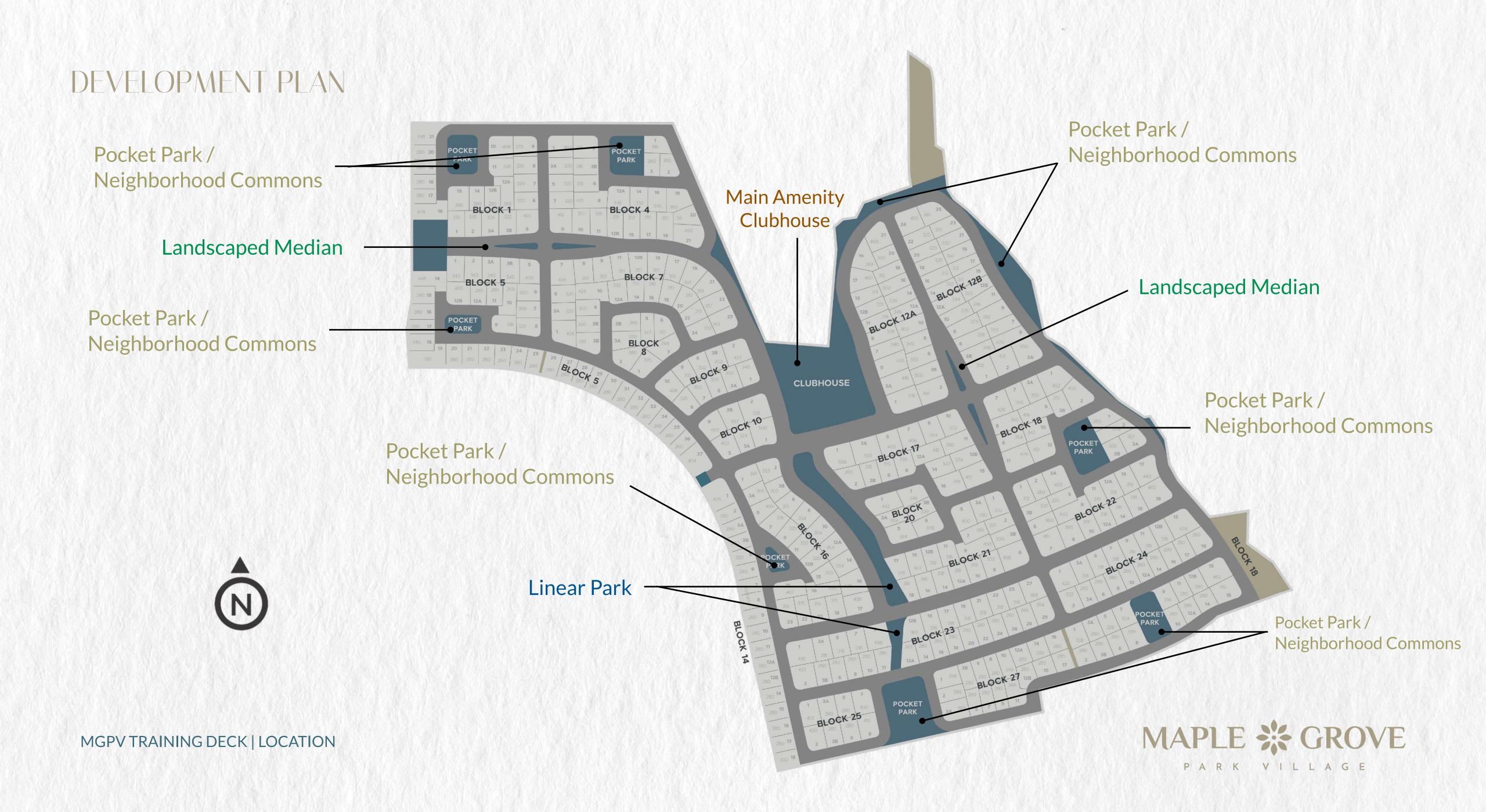
MAPLE & GROVE
PARK VILLAGE

#### DEVELOPMENT PLAN

Maple Grove Park Village is designed to have pocket parks/neighborhood commons carefully placed around the village.

This makes the surrounding lots more prime by allowing residents to have direct access to the different themed parks.





#### ROAD NETWORKS

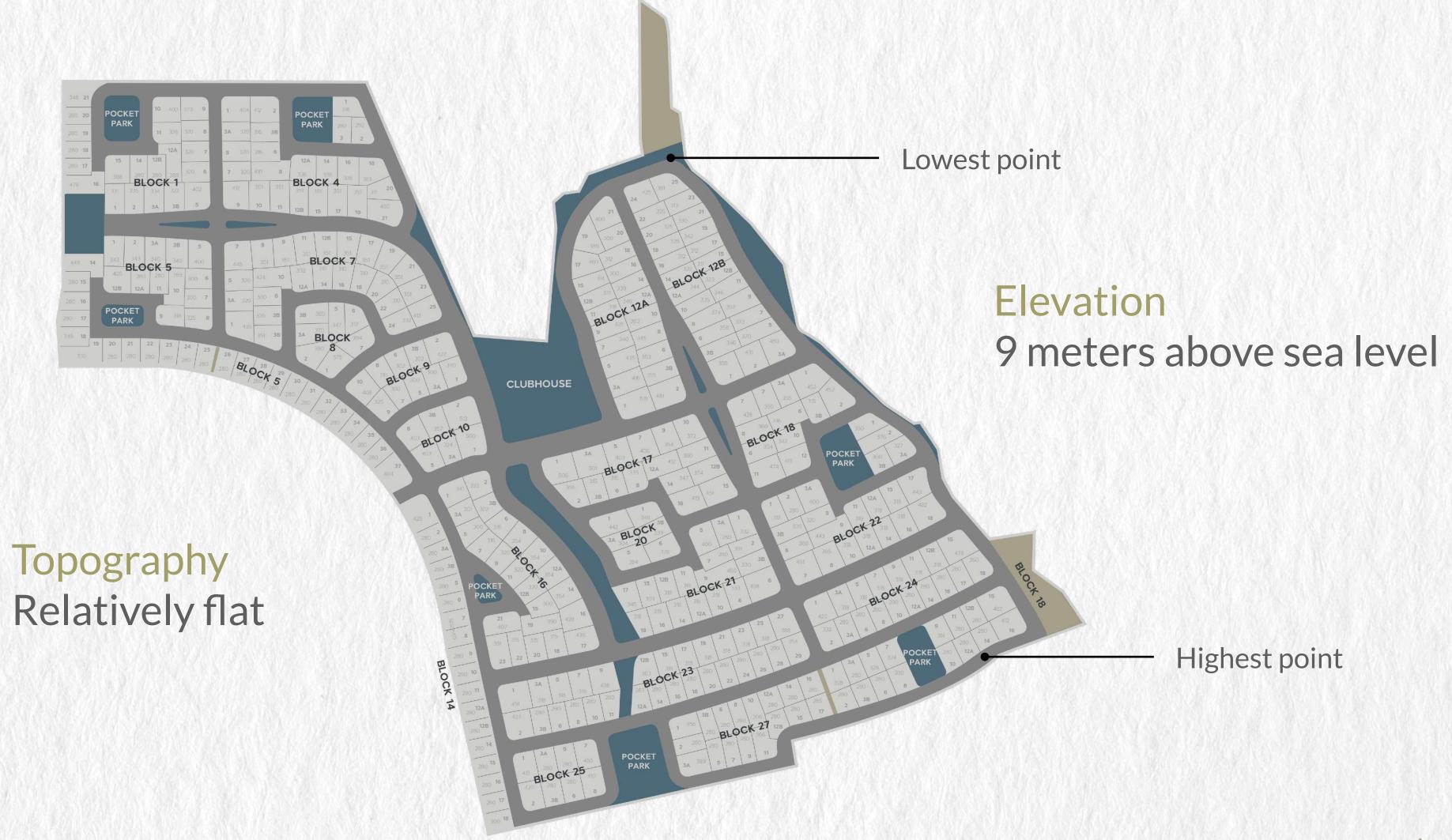
Main 12.0 m wide

Road 2 lanes

Secondary 10.0 m wide Road 2 lanes



#### SITE ELEVATION







### By The Numbers

22.22 hectares

Total Development Area

12.8 hectares

Saleable Area

38%

Open Space

8%

Green Spaces & Water Feature

May 31, 2026 + 12 months grace period

Turnover Date

377 lots

Total No. of Lots

17 lots per ha

Density

339 sqm

Average Lot Size

280 - 518 sqm

Lot Size Range





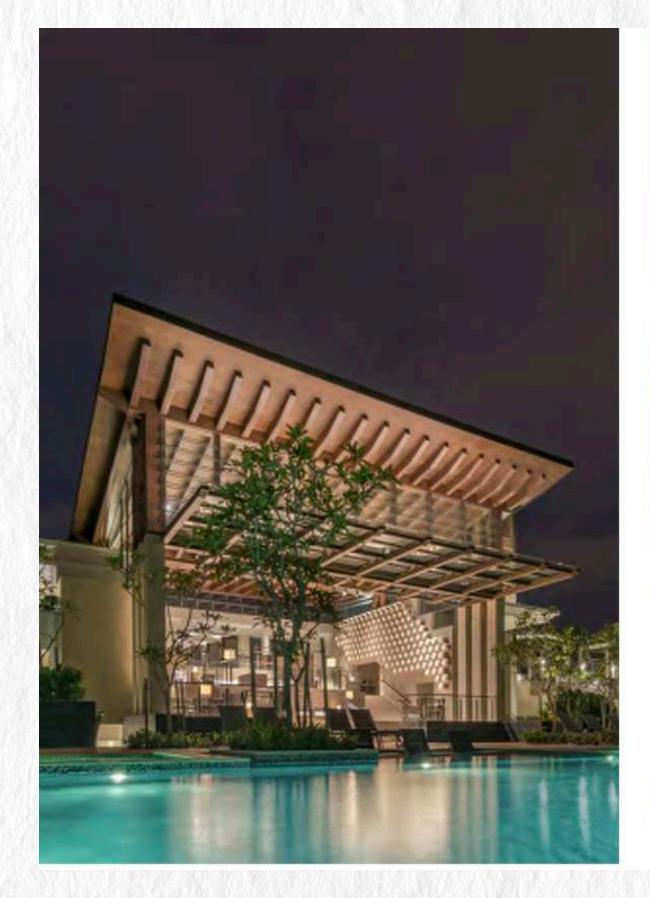
#### Lot Range Quantity % Mix

280			93	25%
281	299		4	1%
300	320		89	24%
321	350		54	14%
351	400		74	20%
401	500		59	16%
Above 500		4	1%	
			377	100%

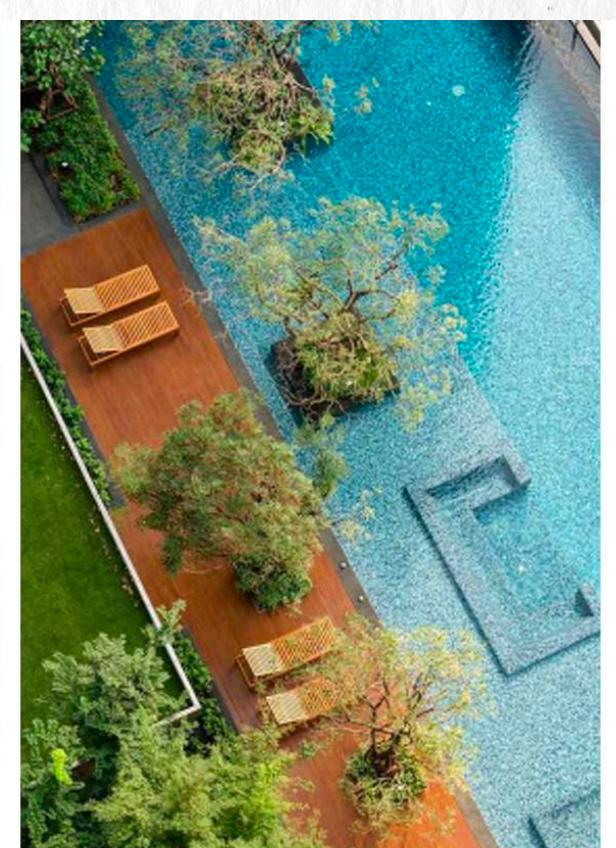


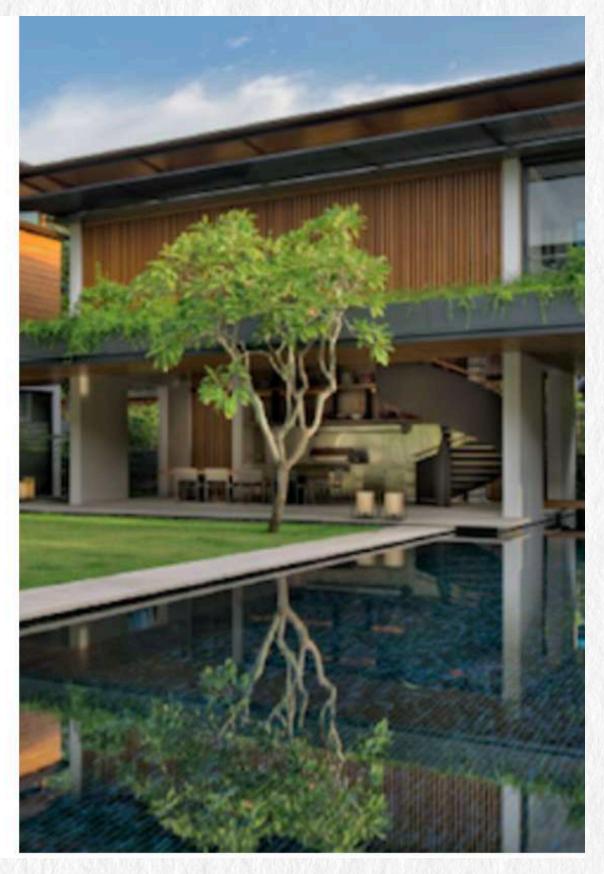
## FEATURES AND AMENITIES











Maple Grove Park Village is envisioned as a **luxury residential project**. The development is **centered around the theme of wellness** in mind, to create lush landscaped environments and supporting facilities that **promote general well-being and an ideal** neighborhood to live.

With beautiful landscaping and pockets of communal gardens that are inspired by spa and wellness landscapes and activities for both adults and children alike. Garden spaces are designed around wellness principles such as, Aromatherapy, Chroma-therapy, Tranquility, Edible gardens and Fitness and Activity spaces.

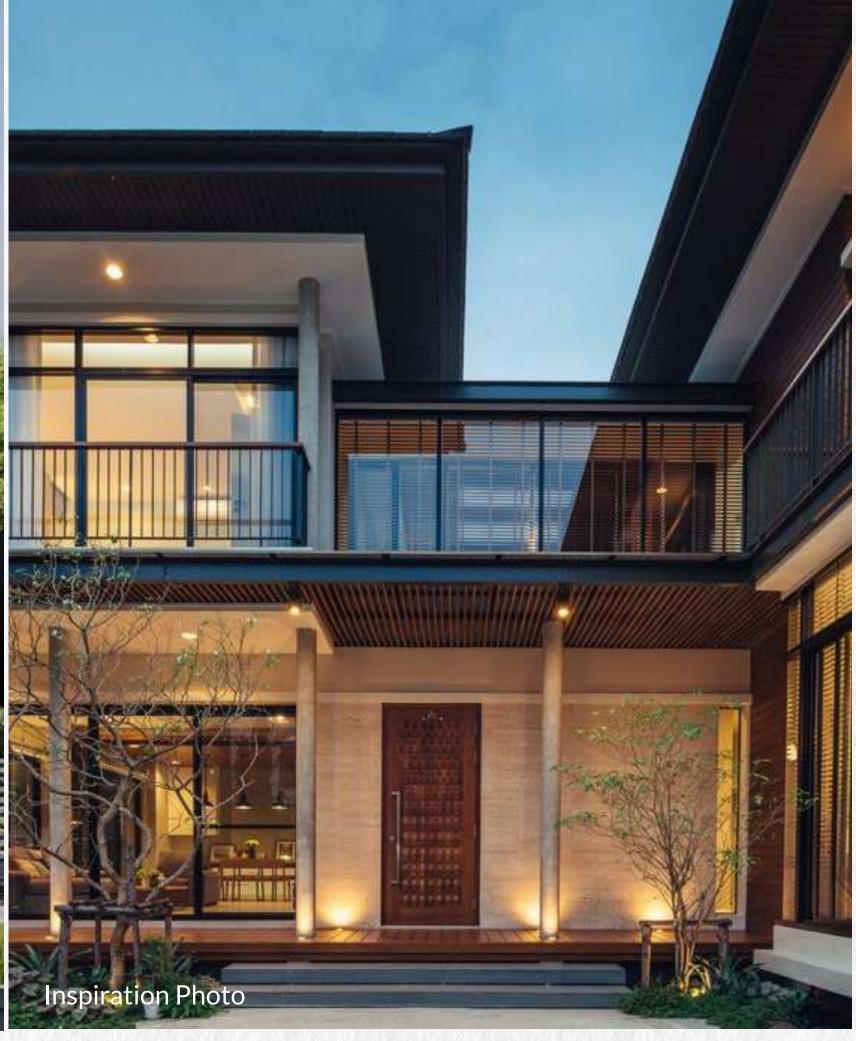
MAPLE 

GROVE

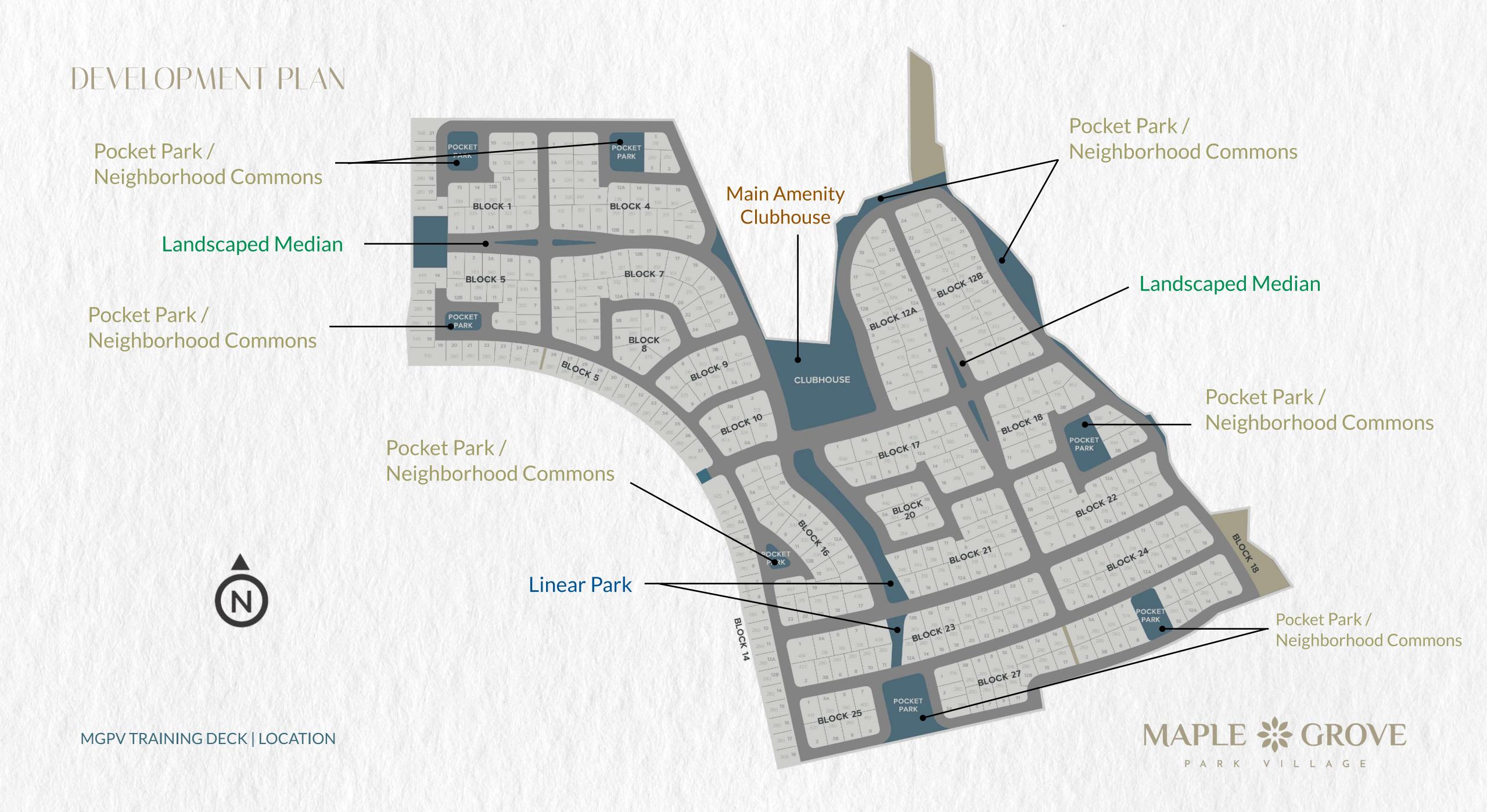
# Architectural Theme: Contemporary Tropical Architecture

House style with modern clean lines, layered screenings, shaded large overhangs, pitched roofs, warm tones/materials and blurring indoor and outdoor spaces.

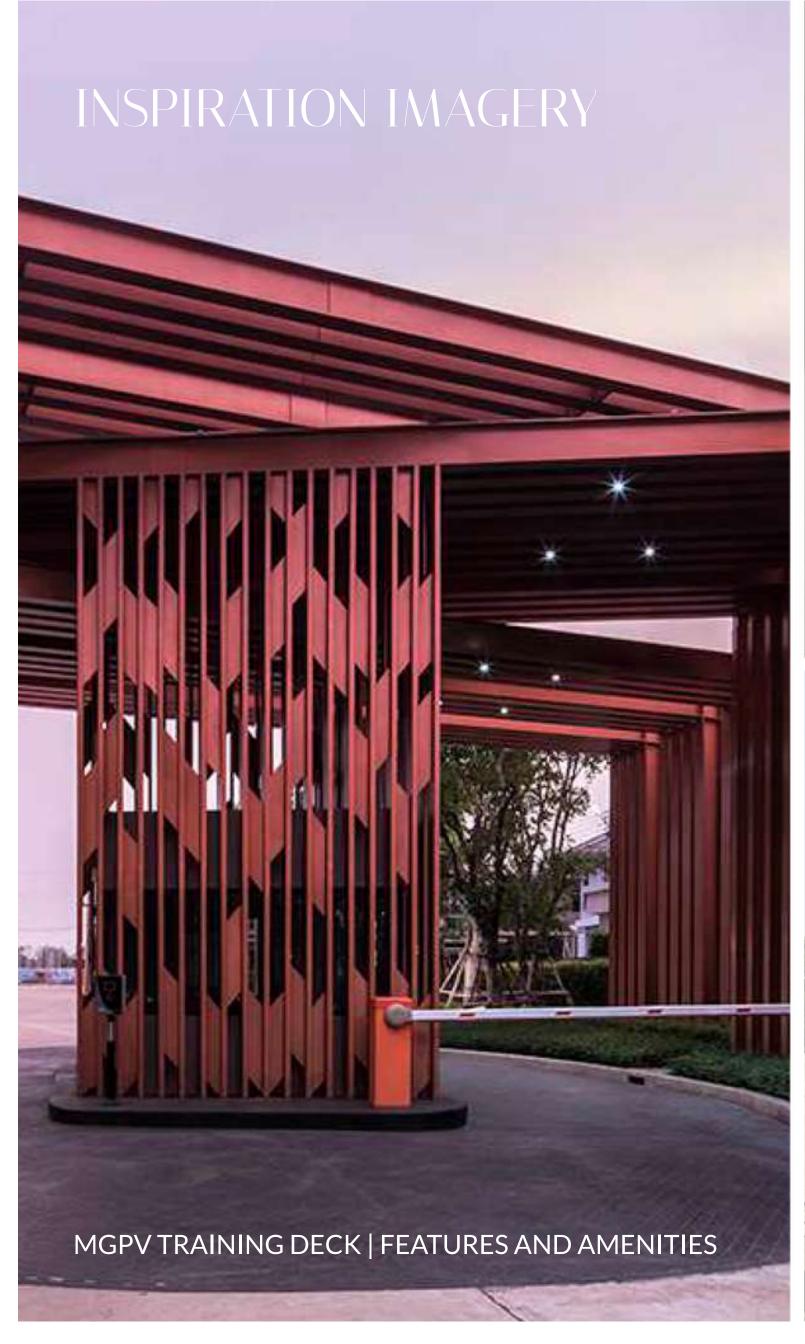






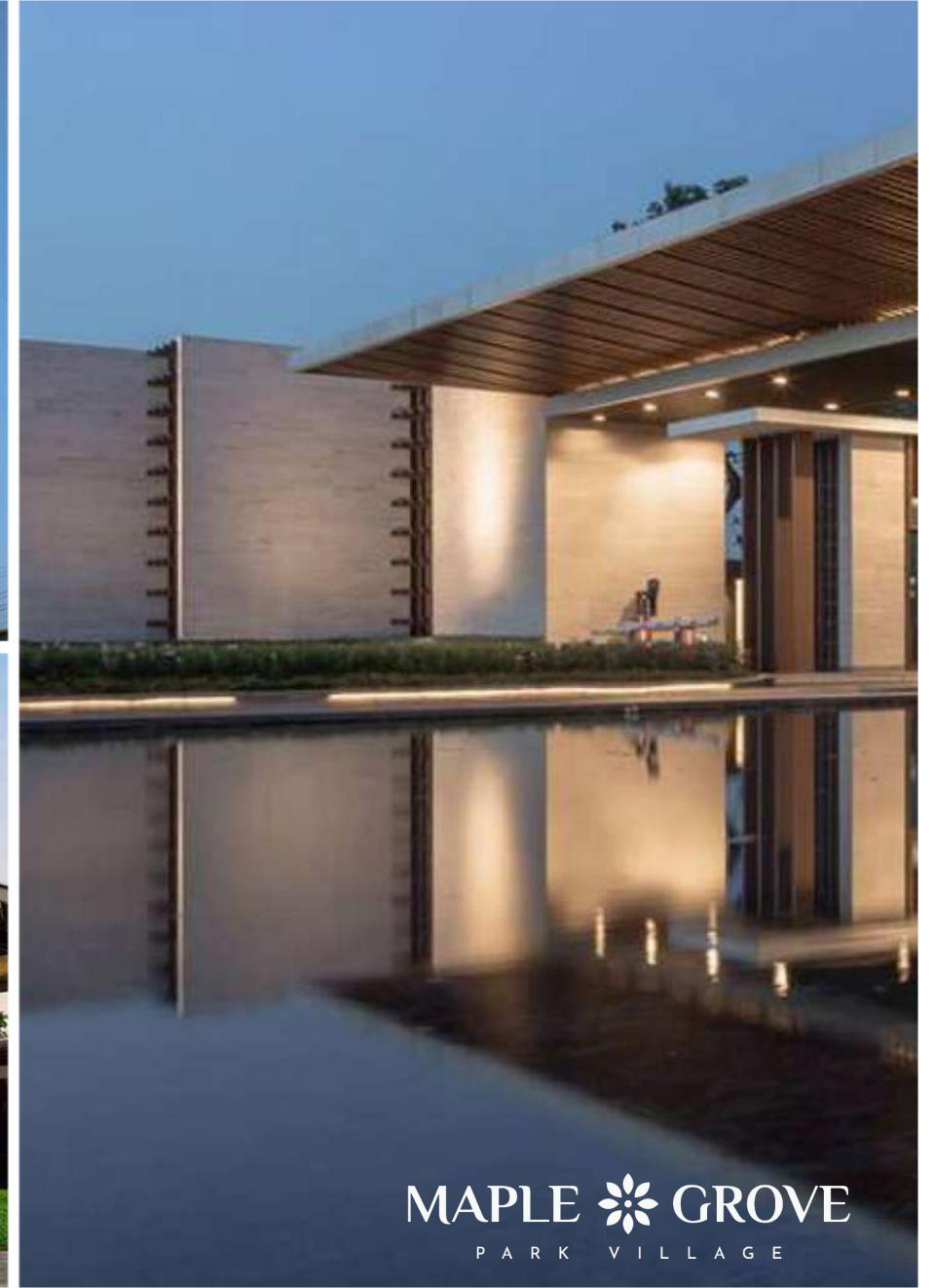














CLUBHOUSE



COLOR GARDENS (CHROMATHERAPY)



AROMATHERAPY GARDENS



GARDENS OF TRANQUILITY



FITNESS & ACTIVITY
GARDENS



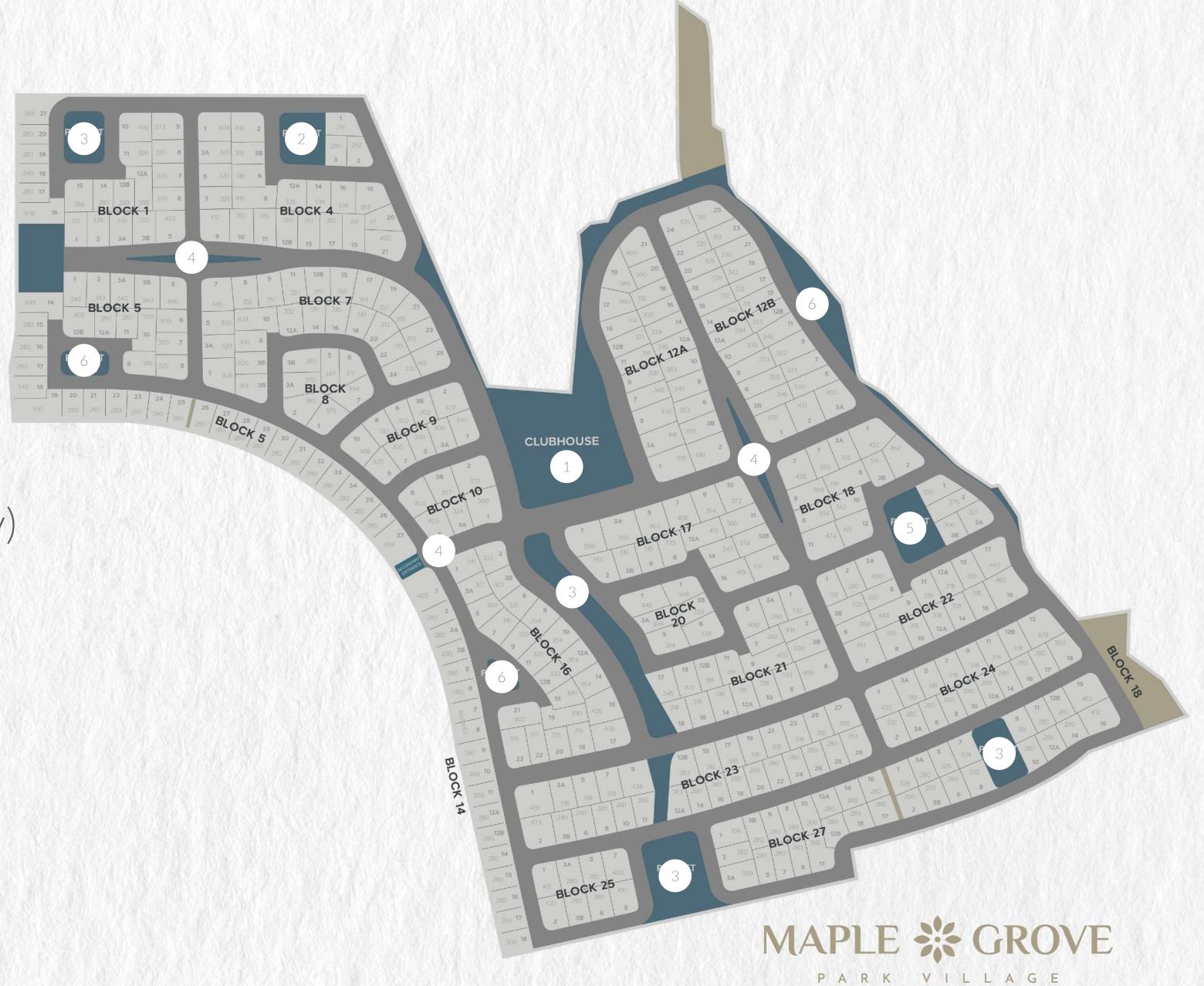
EDIBLE GARDENS

# Wellness Story



## Park Designations

- 1. Clubhouse
- 2. Aromatherapy Gardens
- 3. Fitness & Activity Gardens
- 4. Color Gardens (Chromatherapy)
- 5. Gardens of Tranquility
- 6. Edible Gardens





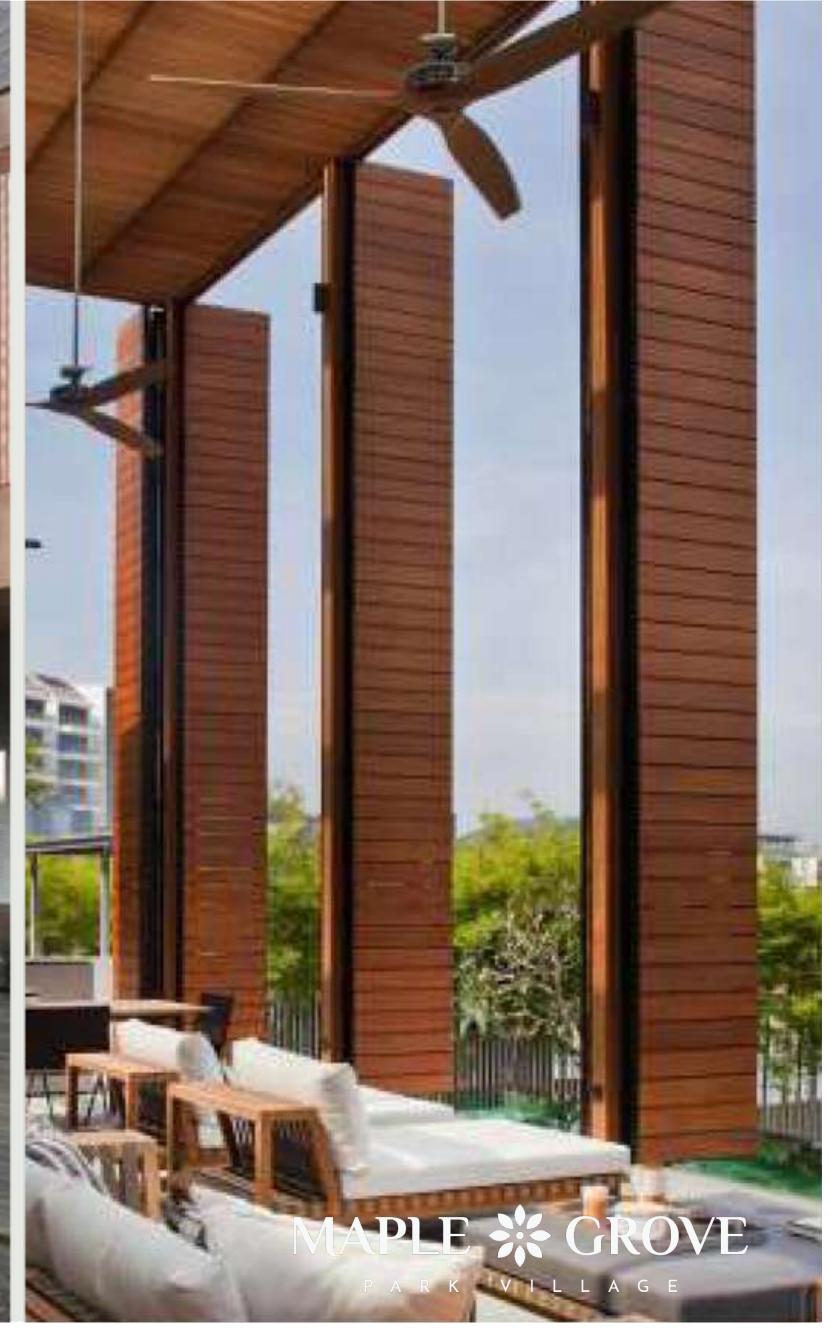
### CLUBHOUSE

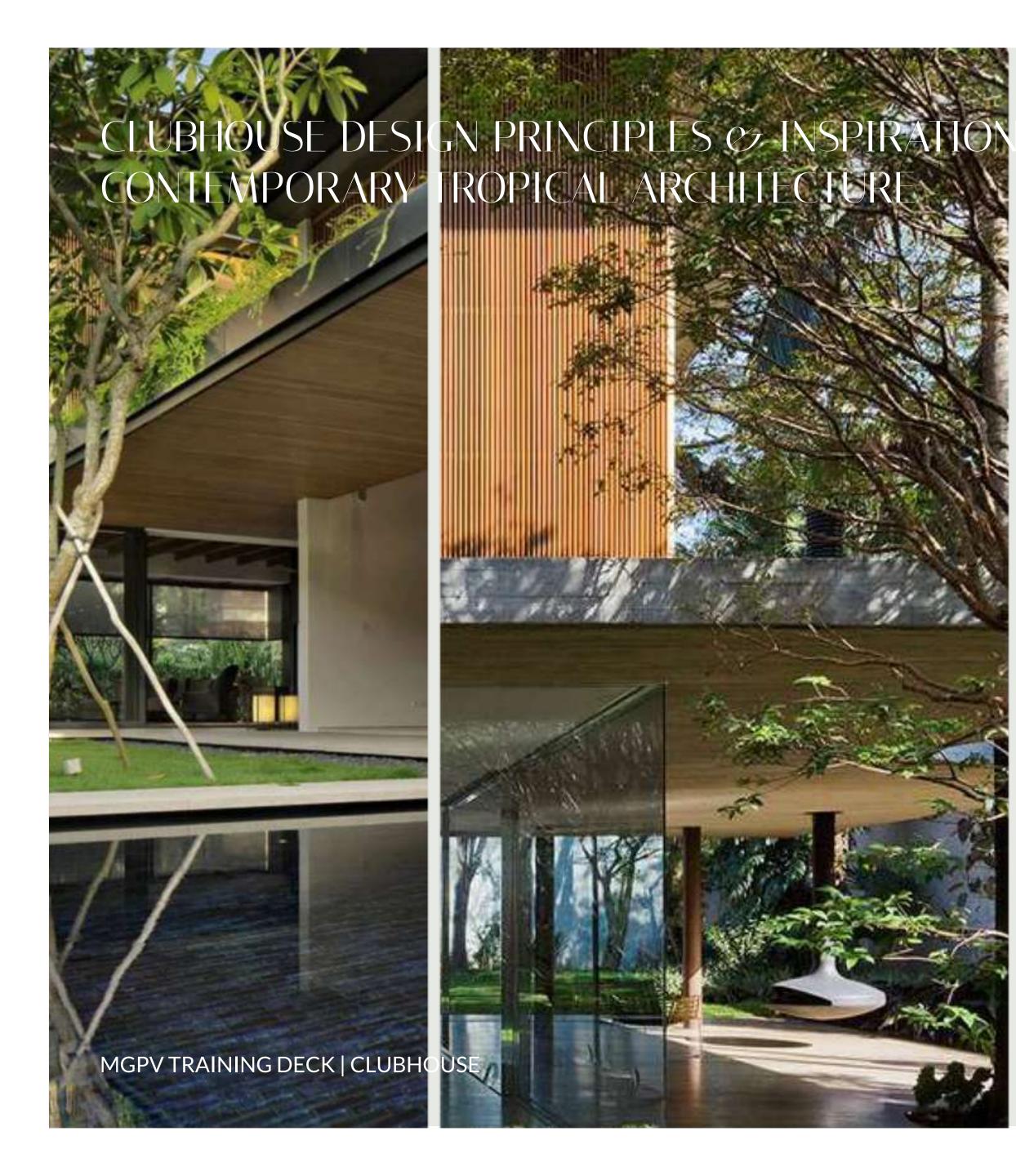
Entry walkway garden with floating steps, al-fresco lounge deck, floating garden, wellness pool, pool deck with loungers, cabanas, jacuzzi, BBQ & Picnic area, water & sensory garden, aromatic garden, kid's club, kid's pool, function hall, outdoor function lawn area, fitness gym, massage & steam room.







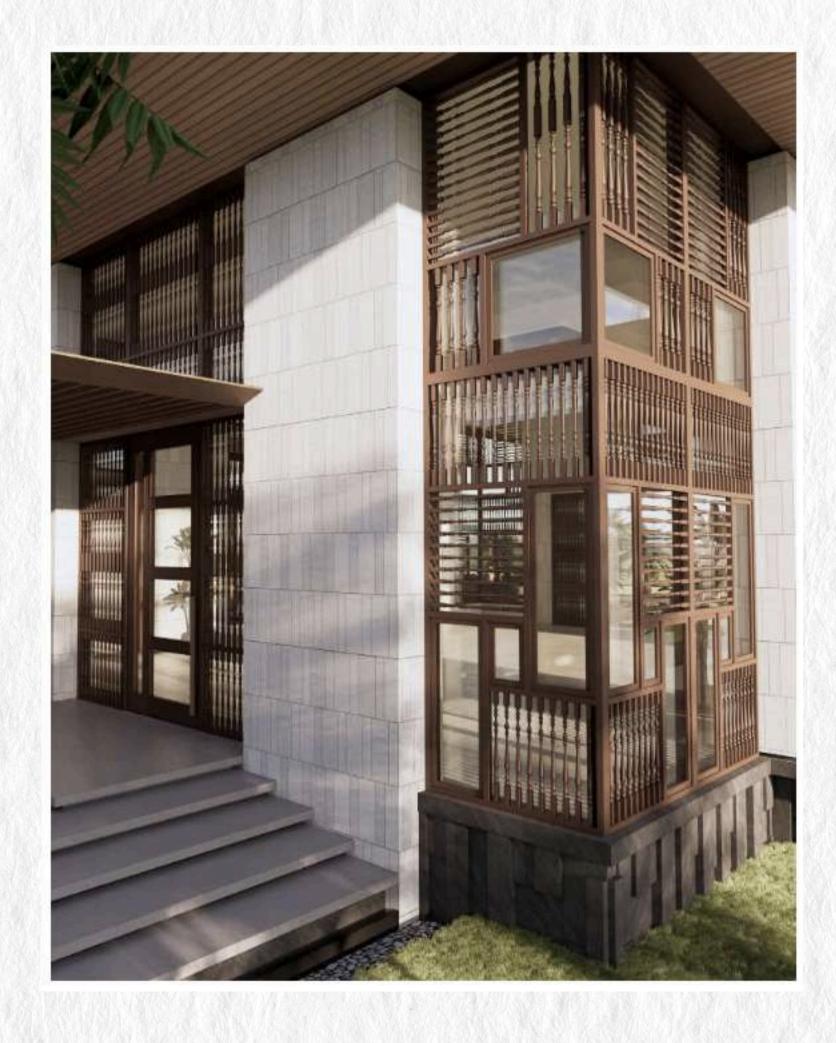








### CLUBHOUSE

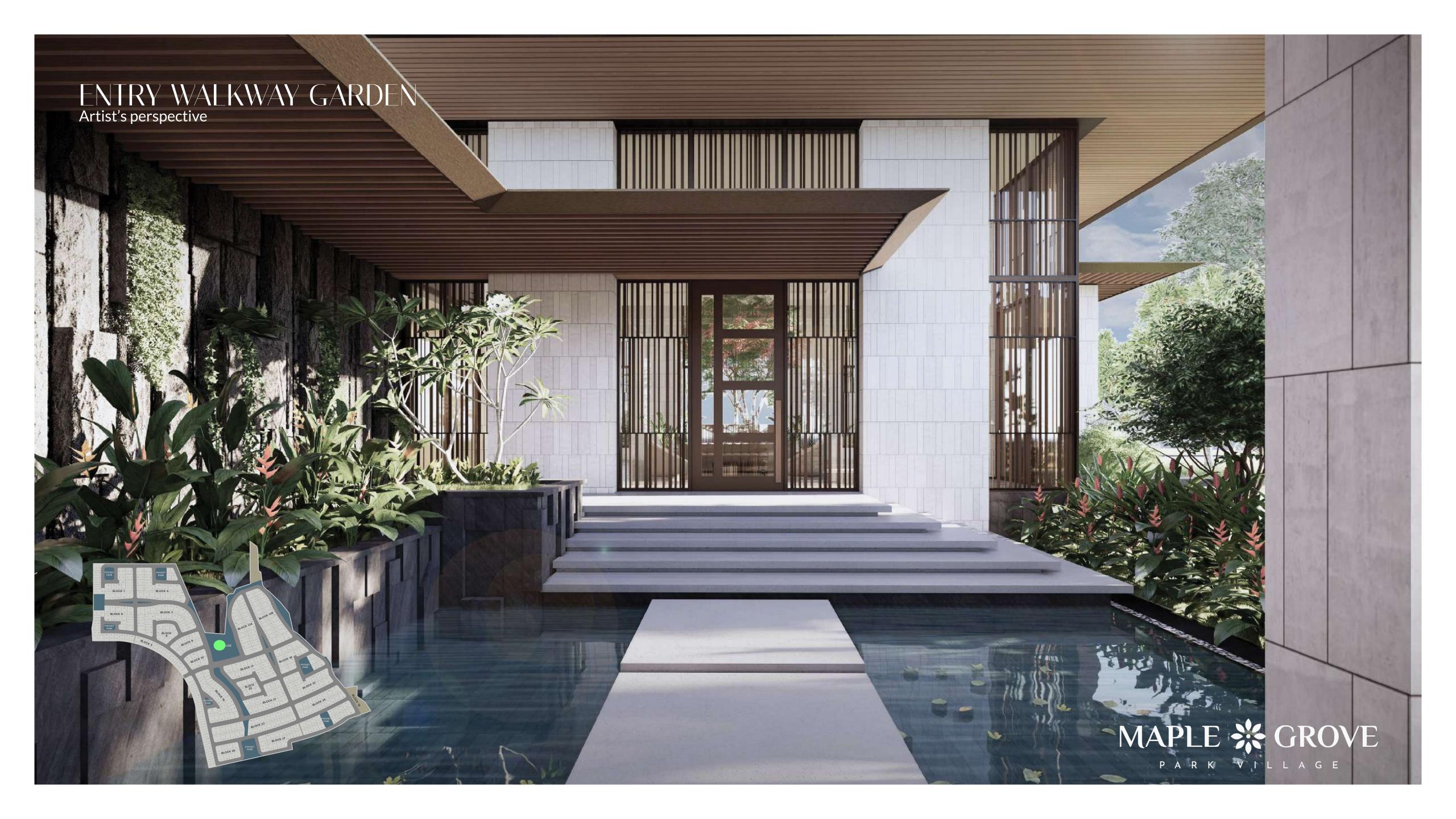


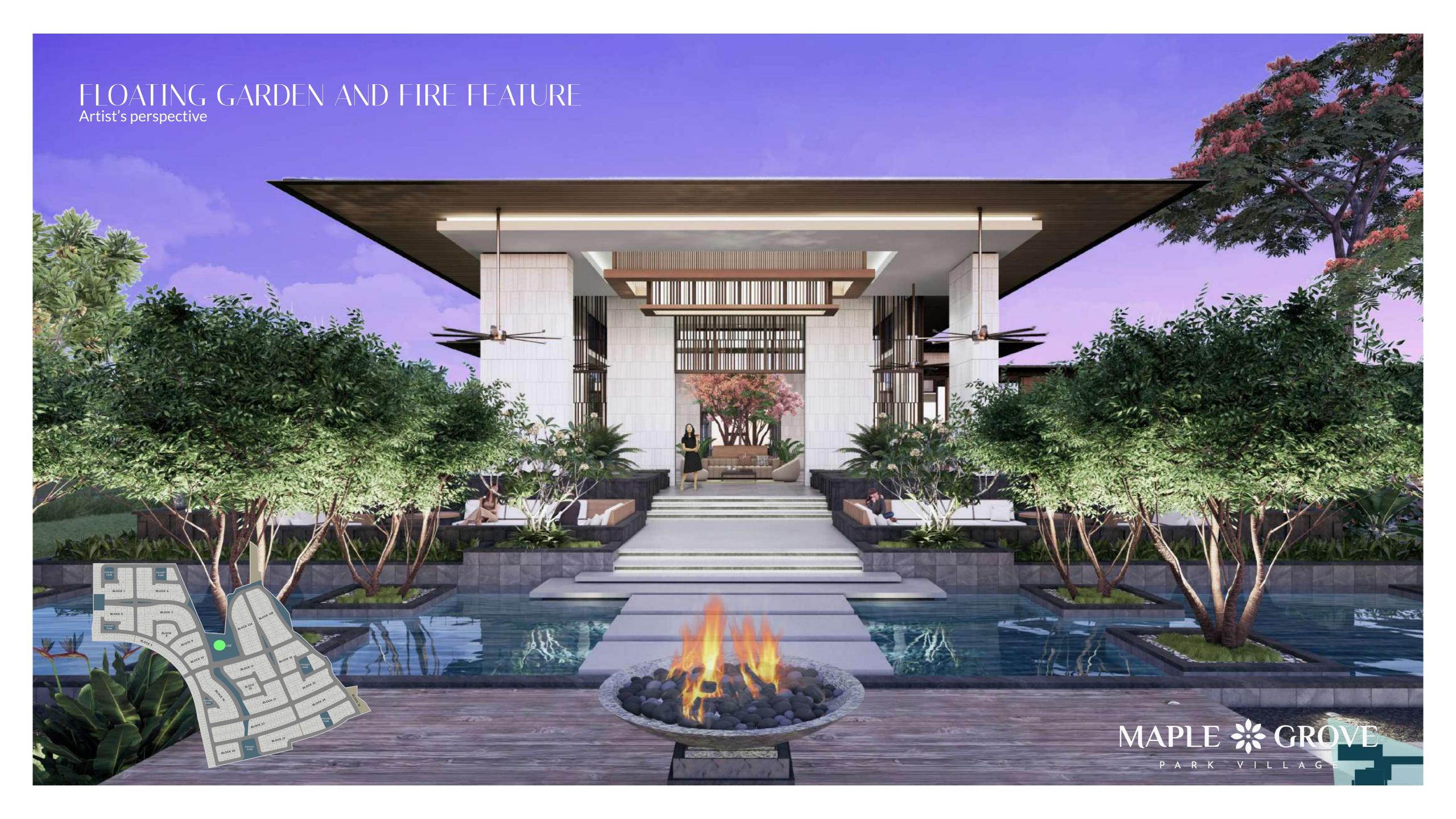
Design Inspiration
Decorative Screen Panel



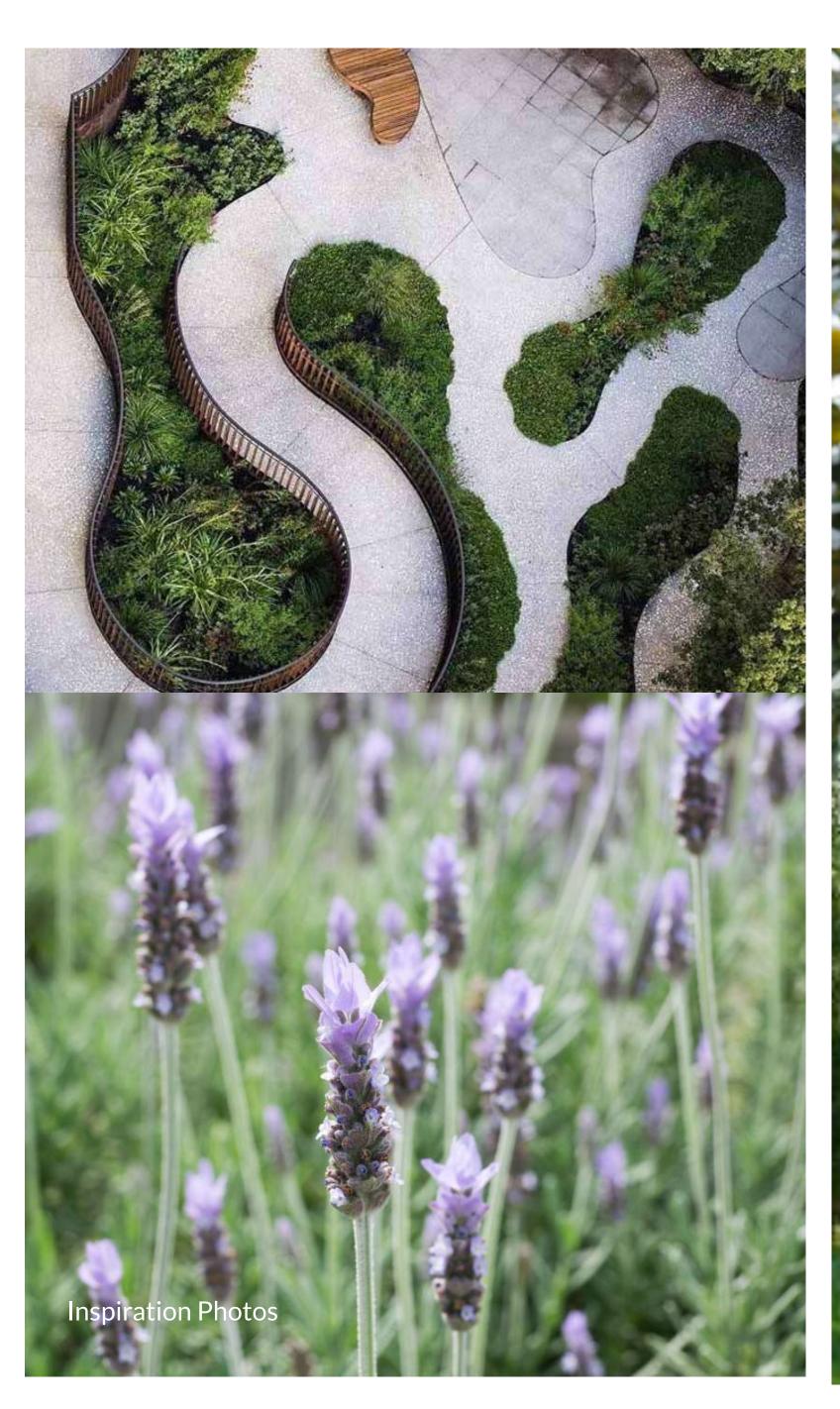












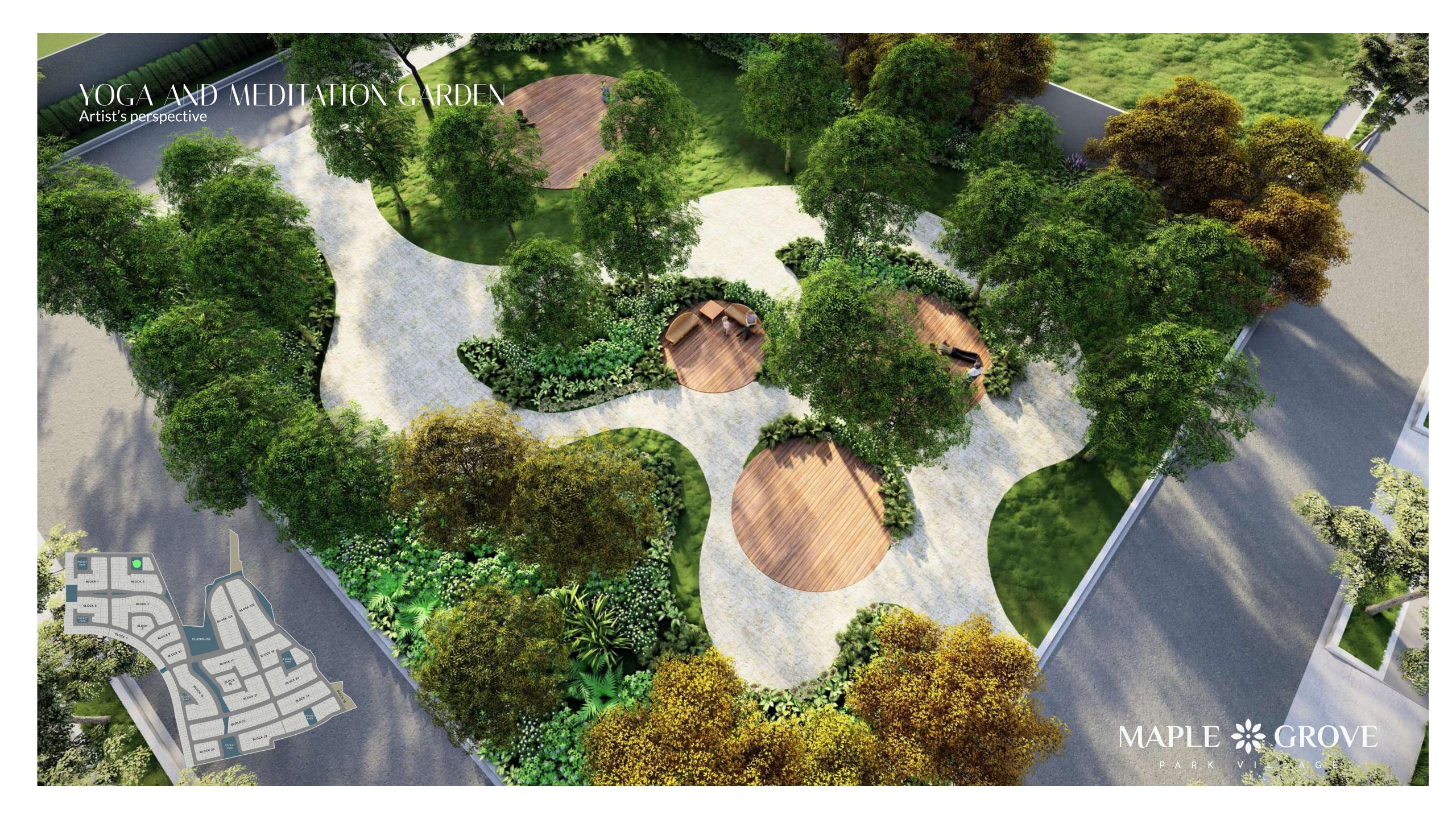


## AROMATHERAPY GARDENS

Aromatic plantings.
Yoga platform.
Picnic areas.
Meditation platforms.

















## FITNESS AND ACTIVITY GARDEN

Basketball court.
Swings and see-saw.
Outdoor fitness equipment.
Fitness pods, station, and deck.
Play structure.
Picnic shelter.















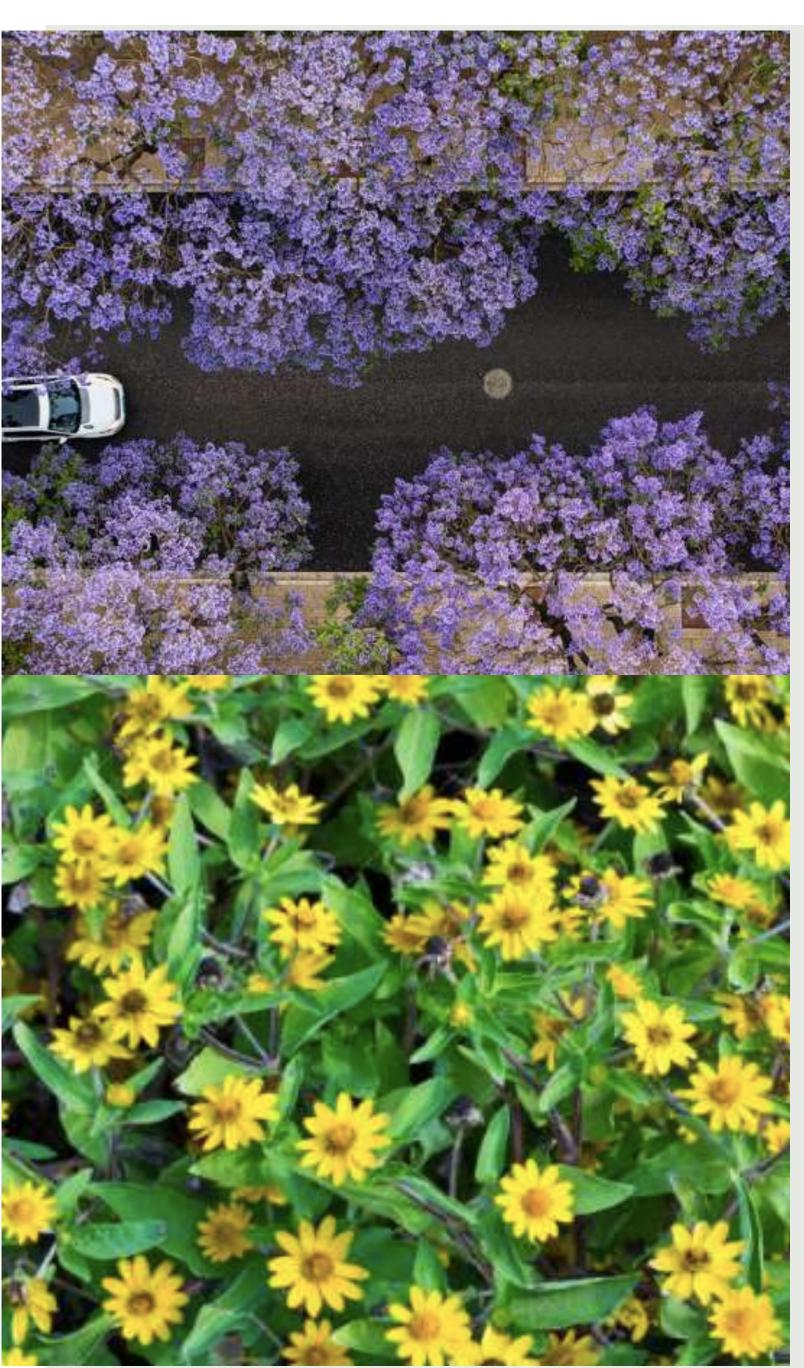










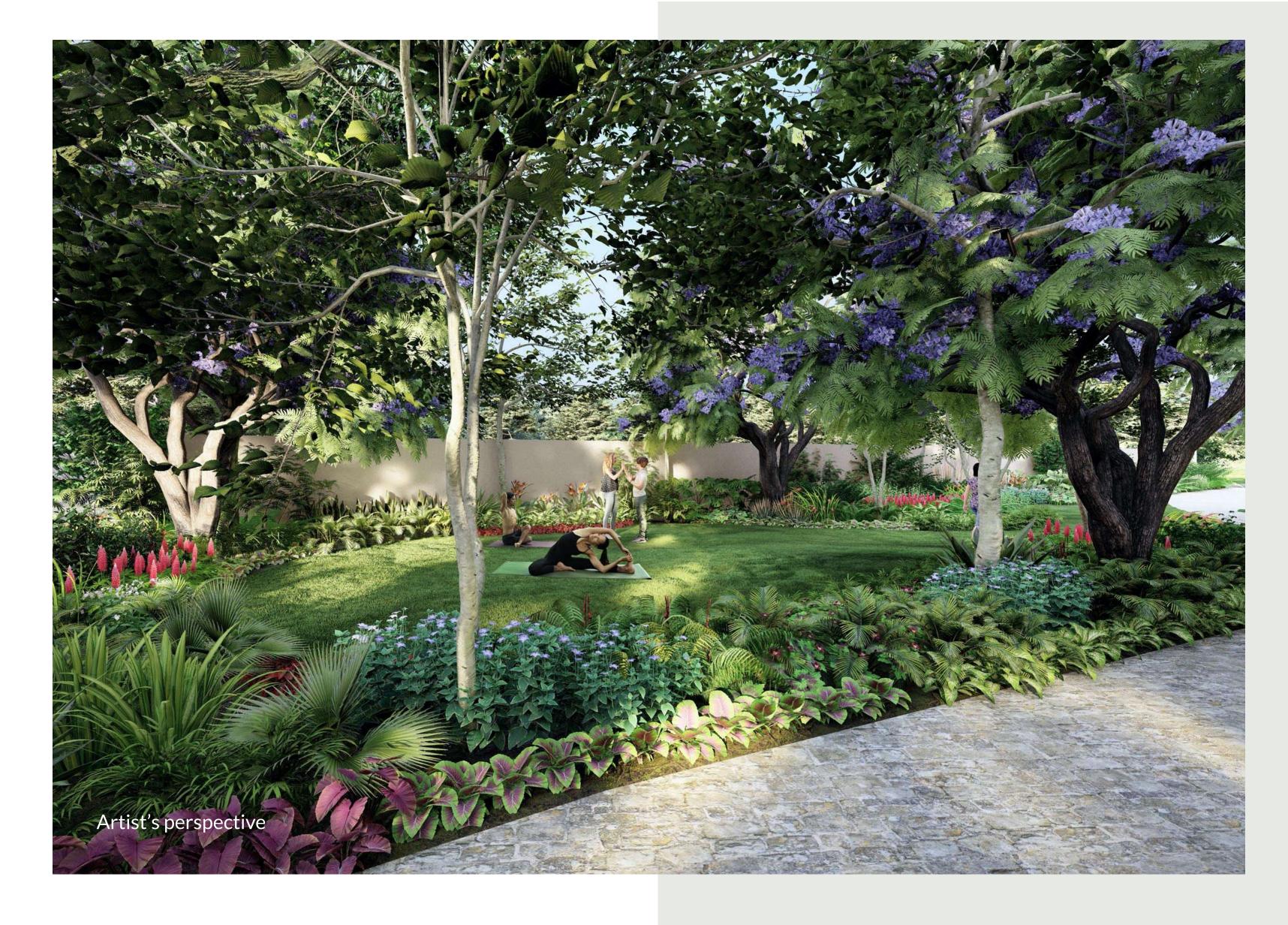


## CHROMATHERAPY GARDENS

Color trees.
Flower alleys.
Feature pavers.







## GARDENS OF TRANQUILITY

Enclosed reflection lawn.

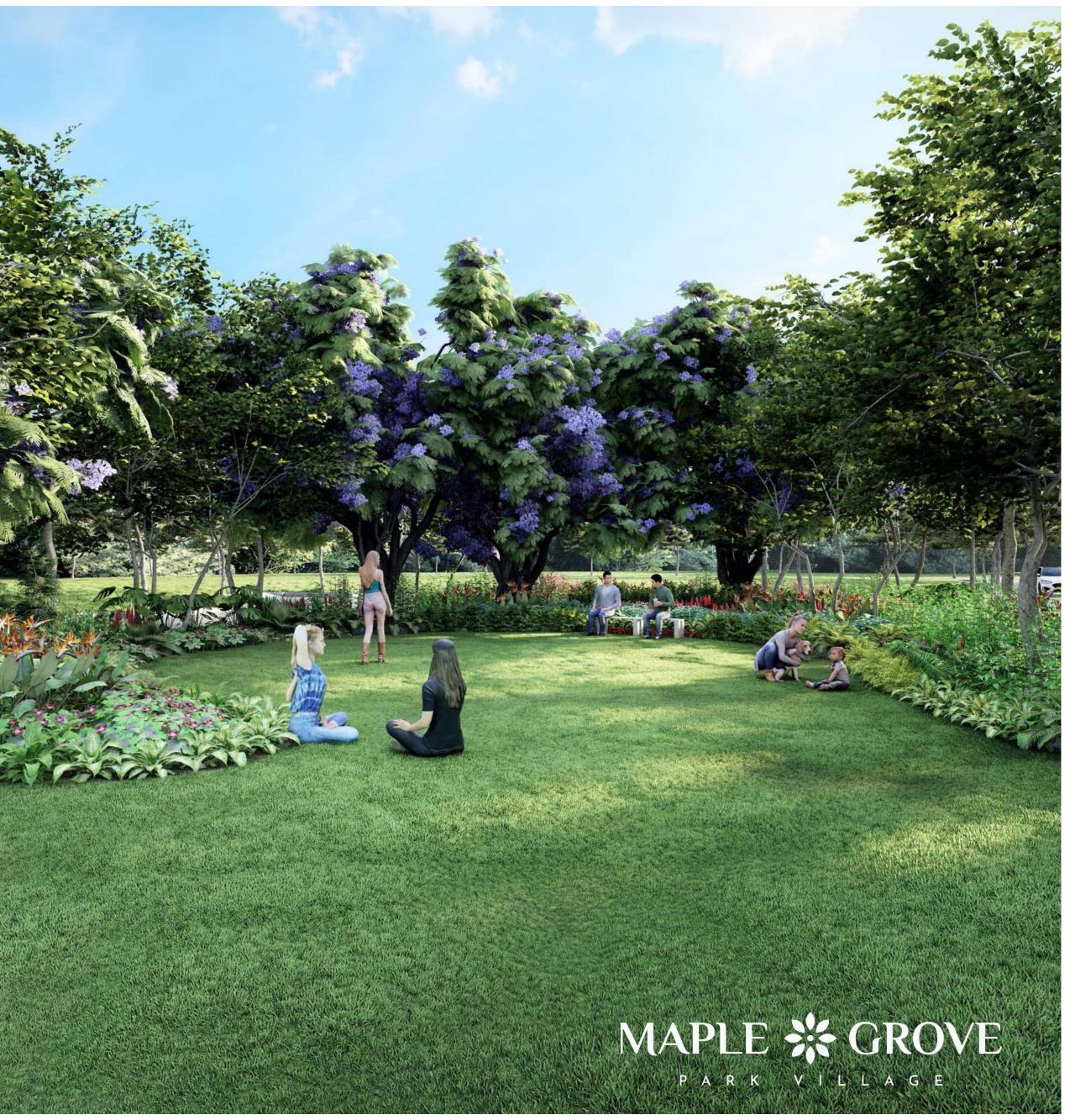
Open lawn.

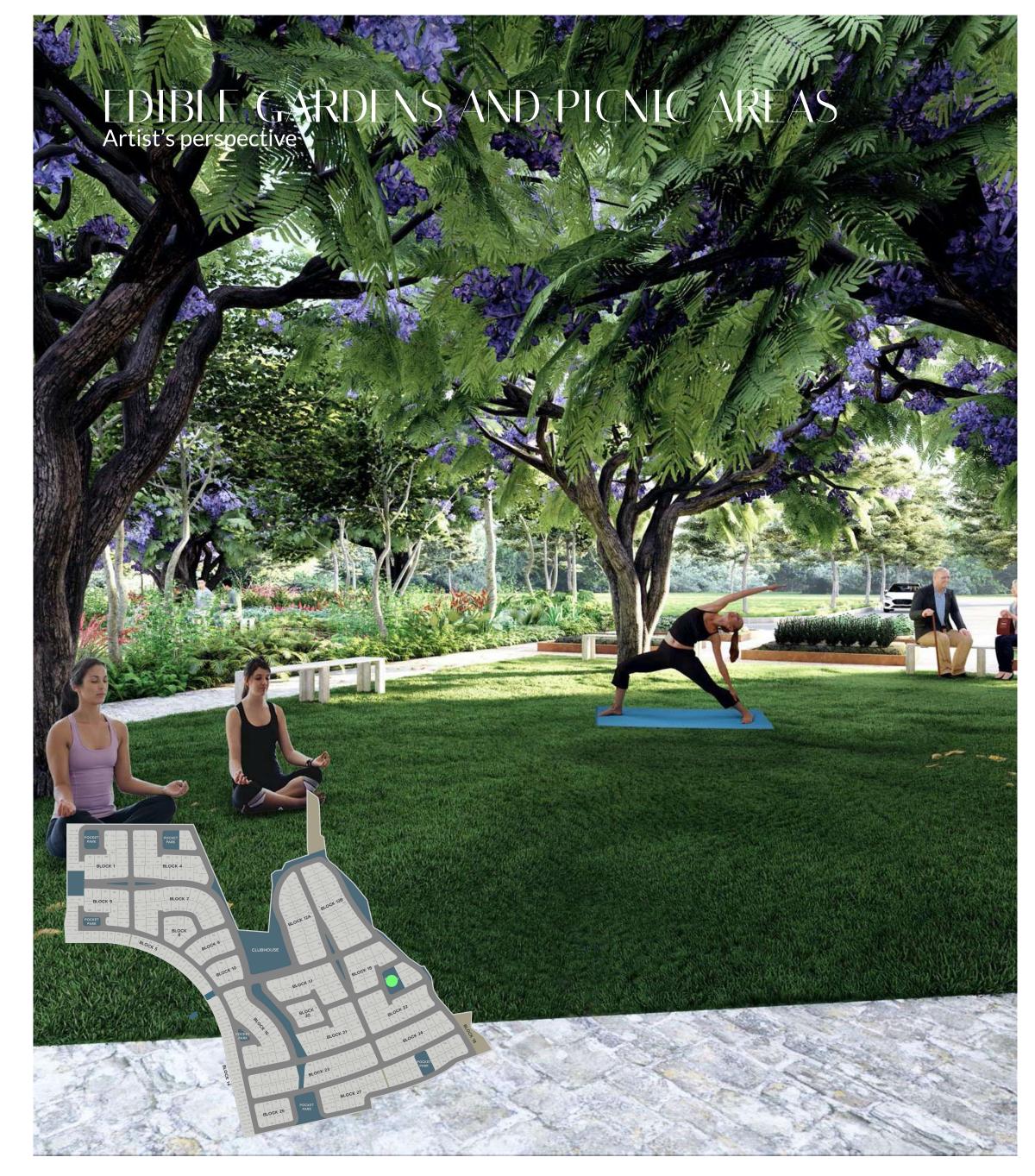
Herb/vegetable plots.















### EDIBLE GARDENS

Mango trees and other fruit-bearing trees.

Picnic tables.

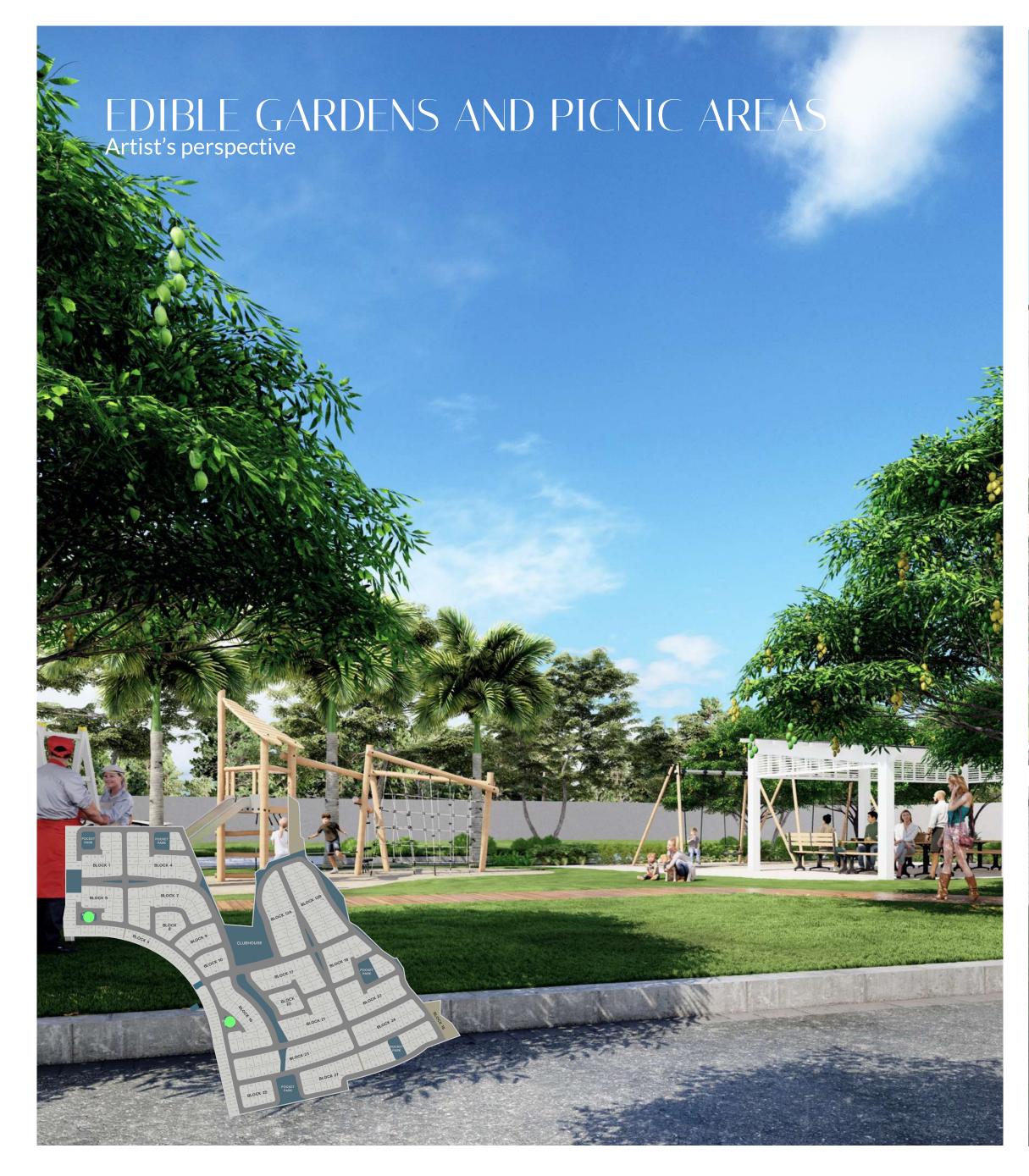
Play structures.













# DESIGN GUIDELINES AND RESTRICTIONS



#### **Architectural Theme**

Contemporary
Tropical Architecture
is encouraged

## Minimum Setbacks/ Easements

Front - 5 meters
Sides:
Fronting a road - 5 meters
Not fronting a road 2 meters

#### Usage

Single dwelling only

Multiple dwellings such as duplexes, townhouses, and other similar structures are not allowed. However, a separate servant's quarter or garage may be built

#### **Building Height**

Should not be more than 3-storey high and shall not exceed 13 meters in height from the media sidewalk elevation to the roof apex

Floor-to-floor height of the groud level for 3-storey single dwelling house must be at least 3.2 meters

#### **Building Height**

Attic is allowed provided it is less than 50% of the area of the preceding floor

1-storey with loft or attic can be allowed provided that the floor-to-floor height is at least 6 meters in height



#### **Green Space**

25% of lot area must be allocated to green spaces and shall exclusively be allocated for landscaping. This percentage excludes the deck, walkway, pool, driveway, slope protection, and other paved areas

## Minimum Construction Cost

Should be at least 6M per lot

#### **Construction Period**

House construction should start no later than 10 years after turnover of the lot.

#### **Construction Period**

House should be completed no later than 3 years from start of construction or release of permit to construct, whichever is earlier

#### **Lot Consolidation**

Two or more lots may be consolidated provided that these lots are consolidated prior to construction and only one single detached dwelling shall be constructed

#### **Lot Consolidation**

The single detached dwelling should be designed in a manner that it will not look like as one massive structure. A façade break should be introduced, particularly along the road.

Consolidated lots shall observe restrictions like regular single lots.



#### Lot Subdivision

A single lot may not be subdivided

Consolidated lots may be subdivided provided that:

- area of the resultant lot is not smaller than the smallest of the original lots
- original number of lots is not increased
- all lots resulting from subdivision have street frontage for access

#### Cut & Fill

Allowed with provisions

#### **Basement/Lower Ground**

Allowed but will still be governed by the maximum building height from the sidewalk and shall follow setback restrictions

#### **Auxiliary Structures**

Shall observe a minimum setback of 1 meter from the property line

#### Back-of-the-house facilities

Back-of-the-house facilities such as laundry area, dirty kitchen, storage, etc. shall be located on sides of the house abutting another lot, ad must be properly screened from public view.

#### Carport

May be located on the sides abutting another lot

Must observe 1 meter setback from property line along the side/s facing the road.

Minimum dimension must be 3m x 6m for each car

Balconies or terraces are not allowed on top of carport decks



#### **Utilities/Facilities**

Deep wells are not allowed within the lot. All lots shall be connected to the main water facility of the subdivision.

Booster pumps directly connected to the water main are not allowed. However, booster pumps may be installed to draw water from a ground storage tank.

Cistern or underground water tank should either be at the interior sides or rear portion of lot observing a minimum setback of 1 meter from the property line

#### **Utilities/Facilities**

Sewage disposal must be connected only to the 4-chamber septic tank, which is required to be built and must observe a 1 meter setback from the property line

Drainage lines should be connected to subdivision drainage system

Generator may be allowed provided that it does not exceed the 60KW capacity limit, uses single phase connection, and housed in a sound-proof structure. Its exhaust should not directly and adversely affect neighboring house and should only be located in the rear portion of the house, near the electrical panel box.



## Fences - Sides fronting the roads

Fences are not allowed on the sides fronting the road.

A minimum of 50% of the frontage must be kept open; plantings and hedges are encouraged for the rest of the frontage.

#### Fences - Sides abutting lots and alleys

Fences on these sides of the lot is optional If fence will be constructed:

Within the front setback, fence must not exceed 2 meters and should be a combination of solid material (max. 0.6m) and/or seethrough material for the rest of the height of the fence; plantings and hedges are encouraged

The rest of the sides after the front setback should have a maximum height of 2 meters and may be constructed of full solid material or a combination of see-through material; plantings and hedges are encouraged



Fence - Sides abutting parks & open spaces - lots with direct access to parks

#### applicable to the following lots:

- Block 3, Lots 1, 3
- Block 19, Lots 1, 2, 3B
- Block 21, Lots 17, 18
- Block 23, Lots 9, 11, 12A, 12B
- Block 28, Lots 7, 8, 9, 10

Fence on these sides of the lot is optional.

If fence will be constructed, fence must not exceed 2 meters and should

be a combination of solid material (max 0.6m) and see-through material for the rest of the fence; plantings and hedges are encouraged.

Lot owners will be allowed access to the designated access points to the parks. They may construct a gate but it must also be 100% see-through.







## What We Can Highlight

- Maple Grove Park Village is strategically located in the most accessible part of Cavite. One can get to the township in just 40 mins.
- Maple Grove's location, Gen. Trias, is in fact the nearest city in Cavite to Metro Manila.
- There is also a proposed future connection of Maple Grove to CALAX that will conveniently connect the township to the other end of the South.
- Maple Grove Park Village promotes the most unique spa resort lifestyle in a residential village.
- Price / RF / Construction cost
- Maple Grove Park Village requires a more flexible minimum construction cost at 6M (Competitors require a minimum of P10M)



