

MEGAWORLD MAPLE GROVE

Cavite's Business District





A City Made for Growth

Maple Grove brings a better CBD experience to Cavite. It gathers Caviteños, businesses, families and individuals in an efficient, safe and healthy/eco-friendly city made for growth.

Location

Maple Grove,
Antero Soriano
Highway,
Brgy, Tejero,
Gen Trias, Cavite



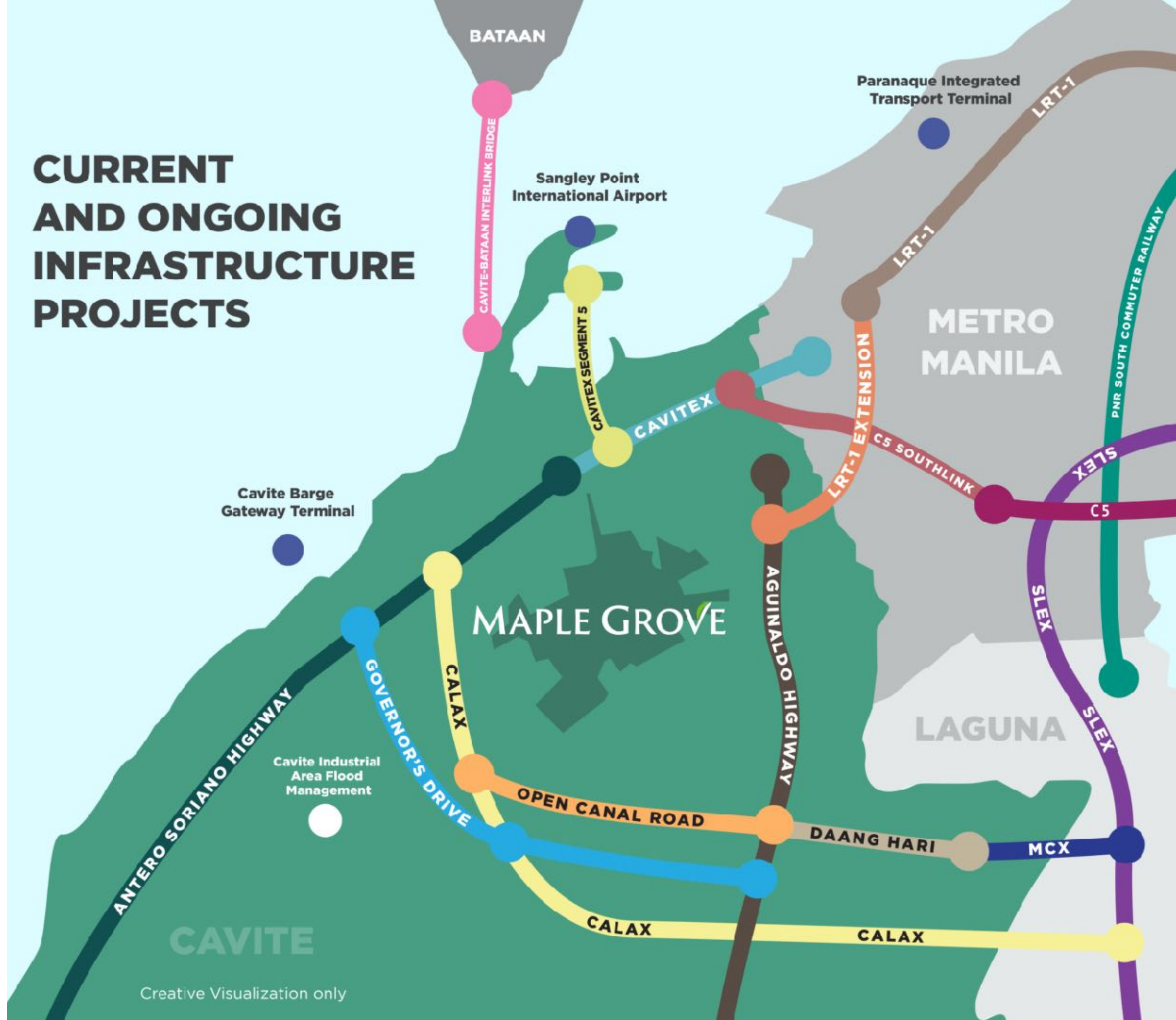


MAPLE GROVE

Maple Grove's Accessibility Existing Infrastructure

And their distance from Maple Grove

- South Luzon Expressway (SLEX) - 30KM**
Connects CALABARZON to Metro Manila
- NAIA Expressway (NAIAEx) - 20KM**
Connects CAVITEx to the Skyway
- Cavite Expressway (CavitEx) - 15KM**
Connects Cavite to Parañaque and Kawit
- Muntinlupa - Cavite Expressway (MCX) - 22KM**
Connects Cavite to Muntinlupa and SLEX
- Centennial Road - 0KM**
Stretches from Kawit to Naic, Cavite
- Daanghari Road / LAMUCAR - 16KM**
Connects Las Piñas, Muntinlupa, and Cavite
- Open Canal Road - 9KM**
Connects Daanghari Road with Gov. Ferrer Drive



Maple Grove's Accessibility

Ongoing Infrastructure

Cavite - Laguna Expressway (CALAx)

Has 9 interchanges from Kawit, Cavite to Mamplasan, Laguna

LRT1 Extension

From Baclaran Station to Niog Station

Sangley Airport and Access Road

An international airport and connector road

C5 South Link Extension

Will connect C5 and SLEX to CAVITEx

Bataan - Cavite Interlink

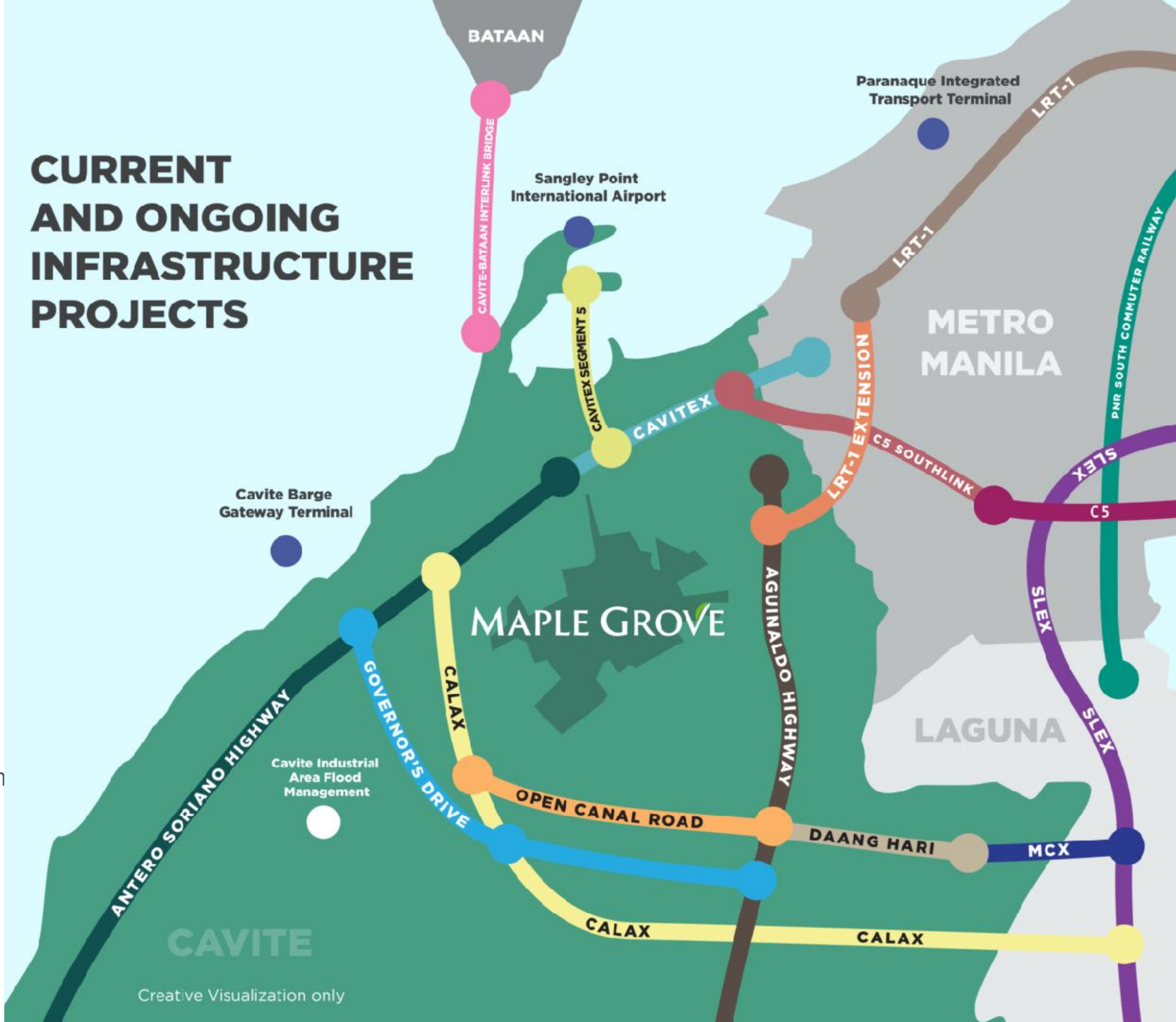
Will reduce travel time from Cavite to Bataan from 5 hours to 40 minutes

Cavite-Tagaytay-Batangas Expressway (CTBEx)

Will connect CALAx to Tagaytay and Nasugbu, Batan

North - South Railway Project

Will stretch from Clark to Legazpi, Albay. It will have stations in Alabang and Biñan, Laguna





LRT 1 Extension
from Baclaran to Bacoor



LRT 1 Extension
from Baclaran to Bacoor



LRT 1 Extension

from Baclaran to Bacoor

1st phase completion: Q4 2021
Full operation: 2022



Sangley Airport



Sangley 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



Bataan-Cavite Interlink Bridge



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.



North-South Railway Project



Township Fast Facts

140 hectares

P10B project

22nd township in the
Megaworld portfolio

10-year development plan

40mins. Away from Makati and other
Metro Manila CBDs via
Coastal Road and Cavitex

30km away from Metro Manila

Major Components

- Rainwater Park
- Landscaped Open Spaces
- Pocket Gardens
- Mixed-use developments
(Commercial, Residential, Office)
- Bike lanes
- Tree-lined main roads
- Greenhouse Themed Mall
- Transport Hubs
- McDonald's
- 30-meter wide road-
- Maple Grove Boulevard road (6 lanes)





Towncenter

Showroom

Church

ONE CORPORATE PLACE

THE VERDIN
AT MAPLE GROVE

LACASSIA
RESIDENCES



Artist's impression



Artist's impression

MEGAWORLD'S 22ND INTEGRATED TOWNSHIP

Maple Grove's concept has already been proven and tested through Megaworld's 21 other successful townships nationwide. The developer, having mastered its formula of building sustainable townships, continues to adapt to trends as it builds a new township in Cavite to complement the government's efforts of decongesting Manila. The economic vitality our townships bring makes Maple Grove a strong candidate as the next and more sustainable Makati of Southern Luzon.

10 YEAR DEVELOPMENT PLAN

The relatively quick construction of various mixed use components in the 140 ha. township will result in quick property appreciation and ROI. Residents will also enjoy the full township experience in just a matter of a few years.

45 MINS FROM MAKATI, 30KM FROM MANILA

The township's accessibility could benefit those who want to veer away from the Metro Manila congestion. It is located at the center of road and transportation developments making it easily accessible from wherever you are.

ADDRESS IN GENERAL TRIAS, CAVITE

General Trias is one of the most progressive provinces in the Philippines due to its industrialization and strategic location in the greater Metro Manila. Its proximity to Manila will contribute to its quicker price appreciation. Maple Grove is also located in a busy part of General Trias where existing malls, restaurants, and the Export Processing Zone Authority (EPZA) are currently located. These could be considered as additional features outside the township which will encourage higher price increase and add to the property demand.

LRT-1 CAVITE EXTENSION

Once operational by 2021, it will cut travel time from Manila to Cavite from 1 hour and 10 minutes to only 25 minutes, increasing Maple Grove residents' and employees' connectivity to Manila. This extension will also contribute to nearby properties' price appreciation.

CAVITE - BATAAN INTERLINK BRIDGE

Once finished, this will provide a permanent road linkage between the two provinces in order to reduce the journey time from 5 hours to 40 minutes and to reduce traffic congestion. It will also provide opportunities for expansion outside Metro Manila for economic growth.

MAPLE GROVE
FAB SHEET
(Features And Benefits)

THANKS

MAPLE GROVE

FAB SHEET

(Features And Benefits)

FOR TRAINING PURPOSES ONLY. DETAILS SUBJECT TO CHANGE.

SANGLEY POINT INTERNATIONAL AIRPORT

By 2022, local and international passenger flights will be available in this airport which is located only 20 minutes away from Maple Grove. It is expected to bring in more tourists and investors in the area, spurring economic growth, property appreciation, and additional market for rentals (eg. Airbnb for tourists).

CAVITE - LAGUNA EXPRESSWAY (CALAX)

This will heavily decongest Sta. Rosa-Tagaytay Road and other local service roads in the area. The interchanges across towns are added catalysts for economic activity spurring growth in the community.

CAVITE - C5 LINK EXPRESSWAY

Upon completion, it is expected to reduce travel time to Makati and Taguig cities from Paranaque, Las Pinas, and Cavite province by 30 minutes and will be connected to major business districts. It will help provide fast, safe, and efficient movement of people and goods and create new jobs that will therefore play a huge role in economic development.

CAVITEX - SANGLEY EXTENSION

Once completed by 2021, this road will increase Sangley airport's connectivity to Maple Grove, the rest of Cavite, and Metro Manila. This will benefit not only the travel of passengers but also the transport of commercial goods to and from the airport, further encouraging trade in the province.

POGO ISLAND

MG is located only 15-20 mins away from POGO Island which is estimated to bring in 20-50,000 Chinese workers in Cavite. These POGOs will increase demand for residential properties in the area.

RAINWATER PARK

This will serve as an open, usable space during the dry season. And to address flooding, Maple Grove will have its own catchment basin that can accommodate N gallons of water.

POCKET GARDENS & LANDSCAPED OPEN SPACES

The township is designed to be a walkable and environmentally sustainable commercial neighborhood so residents can still maintain an active lifestyle.

MIXED-USE COMPONENTS

Commercial and office spaces will bring in foot traffic and employees into the township. These will spur economic vitality in the area, in line with Megaworld's vision of making Maple Grove the Makati of the South. They will also generate demand for residential spaces, which will contribute to property appreciation and increase in rental prices (Airbnb / long-term). Recreational areas (chapel, futsal field, etc.) will also enhance the sense of community for residents of the township.

BIKE LANES

The township's campaign for a healthier lifestyle will also help reduce traffic in the area as residents are given the option to safely bike around the development in the most eco-friendly way possible.

TREE-LINED MAIN ROAD

Aside from the green and sustainability benefits these trees offer, they will also bring shade for bikers and pedestrians, and aesthetic enhancement into the township.

GREENHOUSE-THEMED MALL

Living close to a mall means less hassle and extra time. With condo living, convenience must be the utmost consideration but homes built close to malls offer more than just that. Residents will have easy access to almost everything they need. Aside from your condo's security, malls have extra safety and security measures around the vicinity.

30M WIDE ROAD

Megaworld anticipates the high volume of day-time population the township will attract. We aim to manage and prevent excessive traffic by creating a main road wide enough to provide 6 lanes for vehicles.

MAPLE GROVE
FAB SHEET
(Features And Benefits)



MAPLE GROVE

Cavite's Business District by MEGAWORLD

COMMERCIAL DISTRICT

THE VERDIN



AT MAPLE GROVE



LOCATION INSIDE THE TOWNSHIP

The Verdin is located right in front of the township's main road, making it highly accessible to other components of Maple Grove, like the mall. It also offers easier access to the township's main entrance. Located within walking distance away from One Corporate Place, The Verdin offering residents / renters quick and easy access to the office tower. Clients are also given 2 choices of unit views: front units also offer a relaxing view of open spaces, biking/jogging tracks, and futsal field across the main road, while back units have a view of the busy and dynamic MGCD.

PRE-SELLING CONDOMINIUM, TO: 2022

The land value appreciation of The Verdin will be much faster as it is situated inside a township. As the first condominium in Maple Grove, investors can take advantage of its lower launch/introductory price which will later undergo multiple price increases as other components of the township are constructed (example: La Cassia is now more expensive per sqm than The Verdin).

MID-RISE CONDOMINIUM: 10 FLOORS

Mid-rise condominiums have less units and are less crowded than high rise condos, offering privacy and a feeling of exclusivity to residents (especially when it comes to the use of amenities).

AMENITIES

The Verdin offers a wide set of amenities. These are some facilities you are likely to find outside at a much more expensive cost. Having amenities in your home can save you time and money in membership fees, entertainment costs and more. For investors, the better the amenities that surround your property, the greater potential it has to increase in value. These could also potentially charge higher rents = better ROI.

READING NOOK, REFLEXOLOGY PATH

These amenities add to the uniqueness of the condominium. They are also added features for relaxing and communing with nature, aiding your mind and body's wellness.



LA CASSIA

← RESIDENCES →



ADDRESS: MG, EPZA DIVERSION ROAD, GENTRI, CAVITE

General Trias is one of the most progressive provinces in the Philippines due to industrialization and strategic location in greater Metro Manila. Its proximity to Metro Manila will accelerate its price appreciation.

LOCATION INSIDE THE TOWNSHIP

La Cassia is located directly across a park which will allow residents a larger open space to enjoy physical activity. Now that maintaining a healthy lifestyle is the most important, parks are also proven to help improve the air quality in its vicinity, filtering out toxic pollutants. It is also located inside MGCD, making it the perfect condo for employees in the township or residents who enjoy a dynamic and busy lifestyle. The building's orientation also allows the units to have either sunset or sunrise views.

PRE-SELLING CONDOMINIUM, TO: 2025

The land value appreciation of La Cassia will be much faster as it is situated inside a township. Taking advantage of its launch/introductory price can give investors multiple times the price in return once the whole development is complete. The later TO date of the condo also allows for more flexible and lighter promo schemes.

MID-RISE CONDOMINIUM: 16 FLOORS

Mid-rise condominiums have less units and are less crowded than high rise condos, offering privacy and a feeling of exclusivity to residents (especially when it comes to the use of amenities).



AMENITIES: FUNCTION HALL, FITNESS CENTER, DAYCARE, POCKET GARDEN, POOL DECK, ROOF DECK, SKY GARDEN

La Cassia offers an ideal set of amenities. These are some facilities you are likely to find outside at a much more expensive cost. Having amenities in your home can save you time and money in membership fees, entertainment costs and more. For investors, the better the amenities that surround your property, the greater potential it has to increase in value. These could also potentially charge higher rents = better ROI.

SKY GARDEN / ROOF DECK

Enjoy a view of the commercial district while relaxing in the sky garden. The plants also protect the roof from harsh sunlight and weather, lessening the wear and tear of the roof thereby reducing maintenance fees.

UNIT SIZE OPTIONS: STUDIO, STUDIO WITH BALCONY/LANAI, STUDIO GARDEN UNIT WITH BALCONY, 1BR, 1BR WITH LANAI, 2BR, 2BR GARDEN WITH BALCONY

The wide array of unit options gives clients the freedom to choose which size suits them best. They can also choose among various types of outdoor spaces (balcony, lanai, garden). The trend in the new normal of house-hunting is more rooms (for home offices or classrooms) and more outdoor spaces (to reduce feeling trapped inside the house).

GARDEN UNITS

Garden units have planters or designated areas for planting in the balcony. Plants provide fresh air, food and herbs, add to the aesthetics of the unit, and create a more homey ambiance for residents. The need for such spaces is especially enhanced by the new normal way of living, which popularized plant growing as a hobby.





MAPLE GROVE
Residential
Comparative Overview

	LA CASSIA RESIDENCES	THE VERDIN AT MAPLE GROVE
LOCATION IN THE TOWNSHIP	Located across a park, In the middle of MGCD, Units offer sunset/sunrise view	Frontage: main road,1 block away from OCP,Units offer view of biking/jogging tracks or MGCD
TURNOVER DATE	2025	2022
# OF FLOORS	16	10
# OF UNITS & FLOOR DENSITY	Total: 238 Density: 10, 13, 15, 16, 23	Total: 140 Density: 13, 17, 22
UNIT SIZES	26 - 88 sqm.	24.50 - 79 sqm.
UNIT TYPES	Studio, 1BR, 2BR units w/ choices of solo unit, w/ balcony, w/ lanai, or w/ garden	Studio, 1BR, 2BR units w/ choices of solo unit or w/ lanai
AVE. PRICE PER SQM	PHP 175,000	PHP 164,000
AMENITIES	Function room, Gym, Daycare center, Pocket garden, Pool deck, Roofdeck, Sky garden	Day care, Outdoor lounge, Play area, Outdoor fitness area, Fitness gym, Function room, Fe/male shower and toilet room, Kiddie pool, 15m lap pool. Reading nook, Reflexology path

SITE PHOTOS

as of December 2020



Maple Grove Information Center





Maple Grove Boulevard





Maple Grove Boulevard

MEGAWORLD
MAPLE GROVE



Entrance Signage



Entrance to Model Units



Receiving Area



Showroom Audio Visual Area



Training Room



Hallway leading to office area



The Verdin



The Verdin

NOTICE TO THE PUBLIC
THE VERDIN at MAPLE GROVE
of MEGAWORLD CORPORATION
has been approved as
Environmental Compliance
(ECC-OL) RAAC/18-19-10
by the Bureau of Environment and
Environmental Management Bureau (BEM)
Region IV-A
October 2018

Maple Grove Project Timeline



Maple Grove
Town Center (Mall)

Ongoing
development



One Corporate
Place

April 2022



Maple Grove
Commercial District

June 2022



The Verdin

October 2022



La Cassia Residences

January 2025



DISCLAIMER

All information presented in this material are intended solely for internal training purposes only. Maple Grove reserves the right to change the product features, prices, and terms without prior notice and approval.

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Cavite's Business District

