



MOZZAFIATO

BALETE, BATANGAS





Mozzafiato

Brgy. Palsara, Balete, Batangas

Nestled in Balete, Batangas, just an hour drive from Manila, is a stunning lakeside offering unparalleled views of Taal Lake.

With residential, marina, and commercial areas, it's a haven for boating and marina enthusiast. Residents enjoy watersports, savor dockside dining, and access thoroughly designed facilities for an active, nature-inspired lifestyle.

Mozzafiato is the perfect fusion of beauty and adventure, promising an exceptional living experience.

Educational Institution

- 18 min. – University of Batangas (Lipa Campus)
- 21 min. – De La Salle Lipa
- 26 min. – Batangas Sate University (Lipa Campus)
- 29 min. – Stonyhurst Southville International School

Healthcare Center

- 16 min. – Vhealth Medical and Diagnostic Center
- 20 min. – St. Nazarius Medical Clinic
- 21 min. – Mahal na Virgen Maria Hospital
- 21 min. – Biosecure Medical and Diagnostic Center
- 25 min. – The Paramount Medical Center

Rest and Recreation

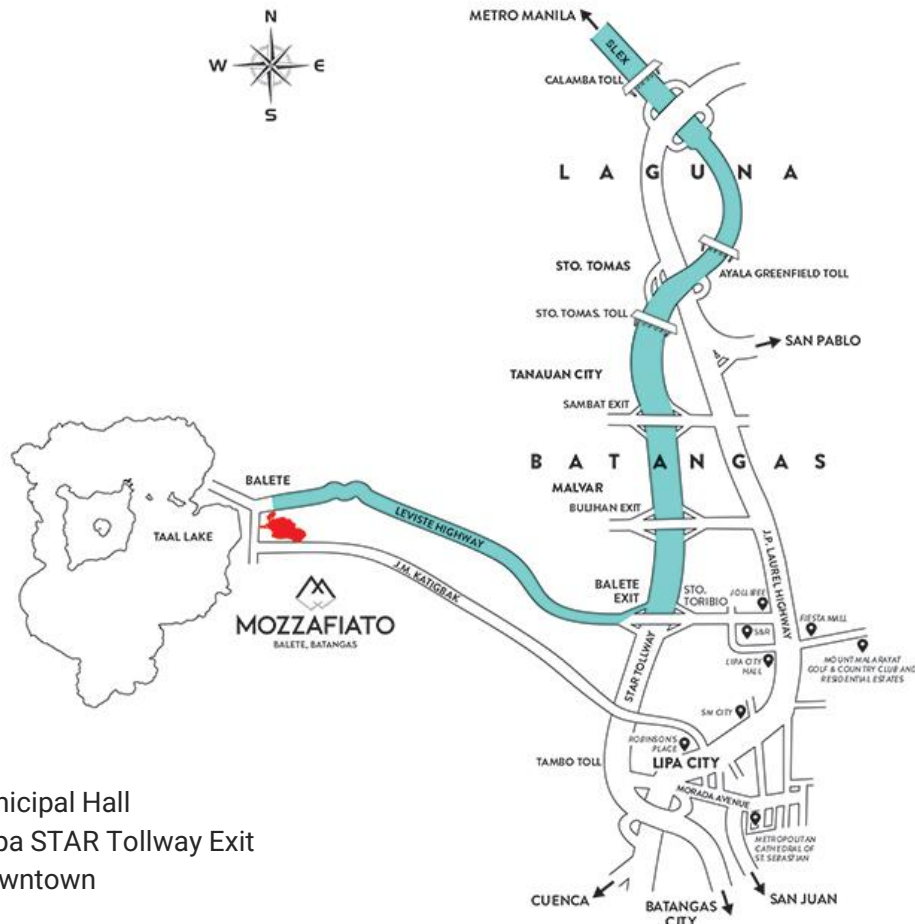
- 4 min. – Naomi Sanctuary Resort
- 5 min. – Marian Orchard Pilgrimage Center
- 8 min. - Batangas Lakelands
- 9 min. – Cintai Corito’s Garden

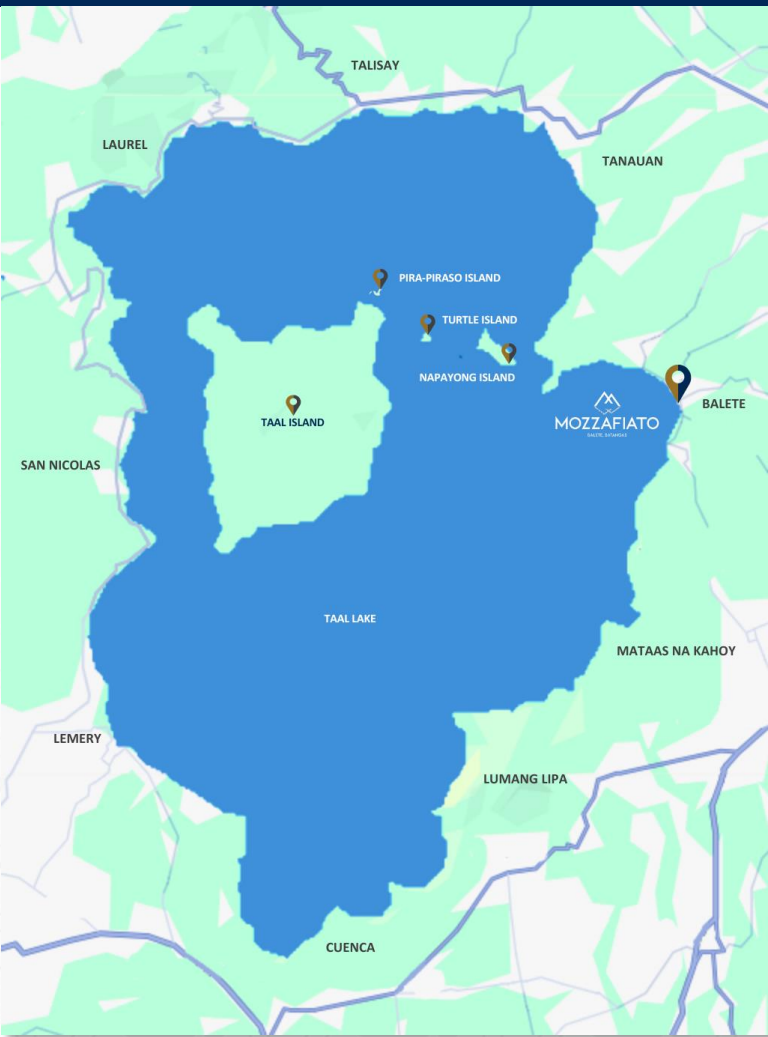
Shopping Center

- 19 min. – S&R Membership Shopping-Lipa
- 23 min. – Robinsons Lipa
- 24 min. – SM City Lipa
- 27 min. – The Outlets at Lipa

Infrastructure

- 2 min. – Balete Municipal Hall
- 14 min. – Balete-Lipa STAR Tollway Exit
- 15 min. – Areza Downtown





Mozzafiato is located on the Eastern part of the Taal Lake with several areas that are safe for swimming, boating, and other water activities.





The Marina

Take pleasure in living the boating and marina lifestyle that you've always dreamed of.





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Park

Make afternoons in the sun part of your everyday routine at Mozzafiato.





Watersports

Embrace a lifestyle full of adventure.



Mozzafiato Boat Club

A vacation with endless possibilities at your doorstep.



Mozzafiato Boat Club Restaurant

Enjoy good food and good times at Mozzafiato.

Residential Amenities

- Boat Club
- Clubhouse
- Basketball Court
- Tennis Court
- Walking Trails
- Parks & Leisure Spaces
- Swimming Pool

Mozzafiato Boat Club

Boat Club Fees/Rentals

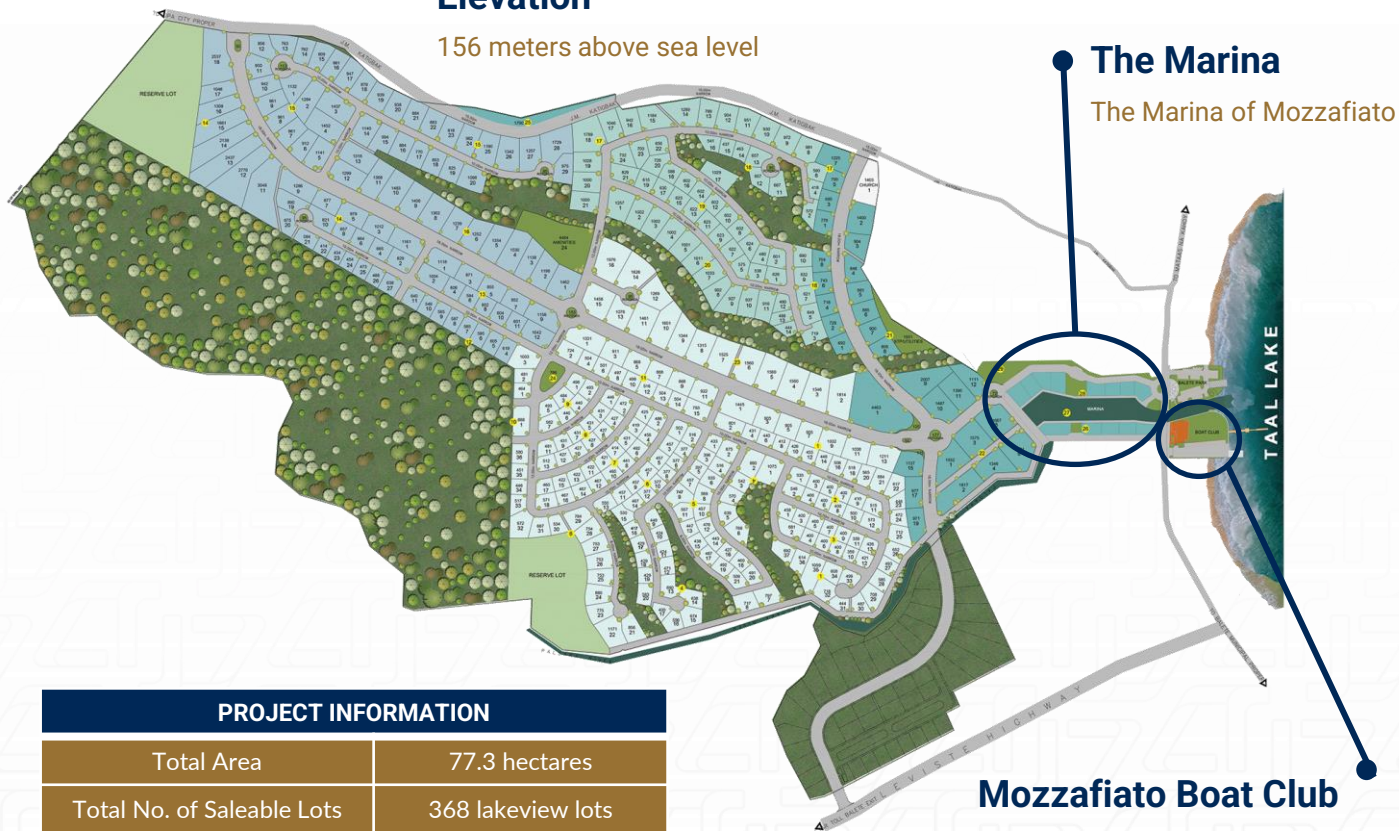
- Entrance (Free for lot owners)
- Pontoon Boat
- Jetski
- Banana Boat
- Kayak
- Photo shoot

Boat Parking

- Monthly Trailer Boat Parking
- Daily Berthing
- Slipway Use (Boats & Jetski)

Elevation

156 meters above sea level



| PROJECT INFORMATION | |
|----------------------------|---------------------|
| Total Area | 77.3 hectares |
| Total No. of Saleable Lots | 368 lakeview lots |
| Lot Sizes | 359 sqm - 4,463 sqm |

Mozzafiato Boat Club

A venue for water sports and leisure activities



TAAL VOLCANO

Risk Assessment

Pre-Development Studies



- Prior to the development of Mozzafiato, a detailed environmental impact study was conducted by an independent firm accredited by the DENR
- The data referenced the 1992 PHIVOLCS Report on Taal Volcano, as well as new data collected by the independent firm.
- The results of these studies were **approved by** the **DENR** (Department of Environment and Natural Resources), **PHIVOLCS**, and **PAMB** (Protected Areas Management Bureau)



Taal Volcano

- Taal Volcano is classified as a “complex” volcano.
- It is a lake (Crater Lake) within an island (Volcano Island) within a lake (Taal Lake) within an island (Luzon)
- PHIVOLCS maintains several permanent monitoring stations on the Volcano island and its surroundings to provide early warning of possible volcanic activity

PHIVOLCS Base Surge Risk Assessment

- **Base surge** – ground hugging gas and ash. It is similar to a pyroclastic flow.
- Mozzafiato is located at the border of the Low risk area. The lake provides a safety buffer for ground-hugging pyroclastic flow.
- **During the January 2020 eruption - NO Base surge effect was recorded at Mozzafiato**
- Tagaytay Ridge and Laurel Province are considered higher risk areas as they are close to the volcano Crater.

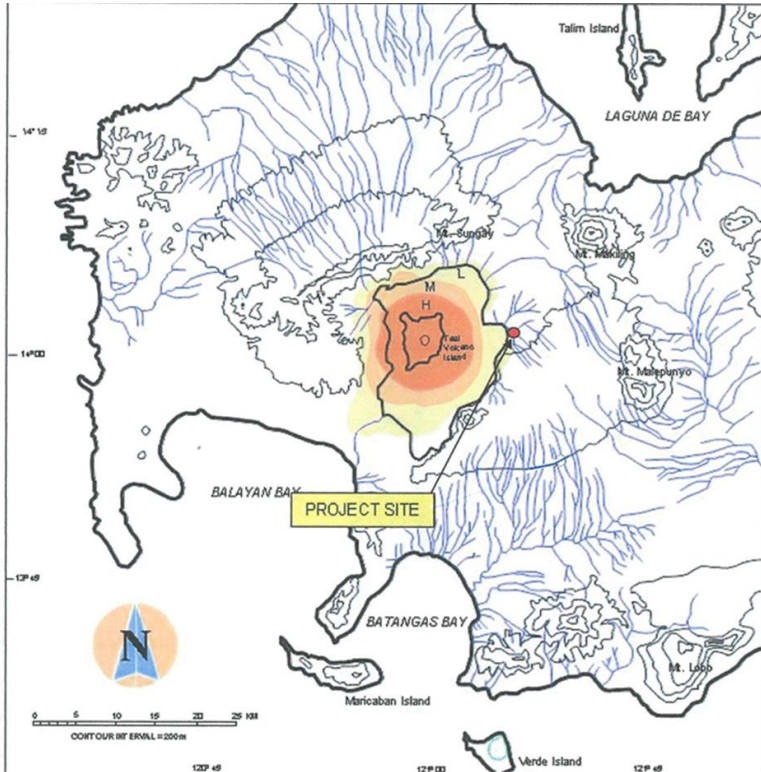


FIGURE 19 - Taal Volcano hazard zonation map for base surge. H - high risk areas likely to experience the severest damage; M - medium risk areas likely to experience considerable damage; and L - low risk areas likely to experience the fringe effects of base surge (based from R. A. Arboleda and H. B. Ruelo, PHIVOLCS, (1992, in press).

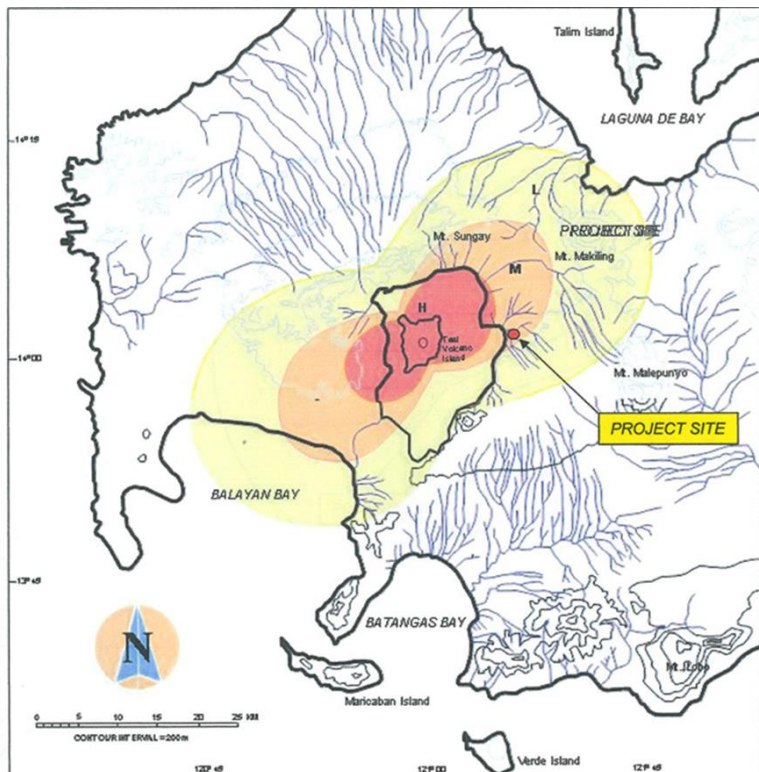


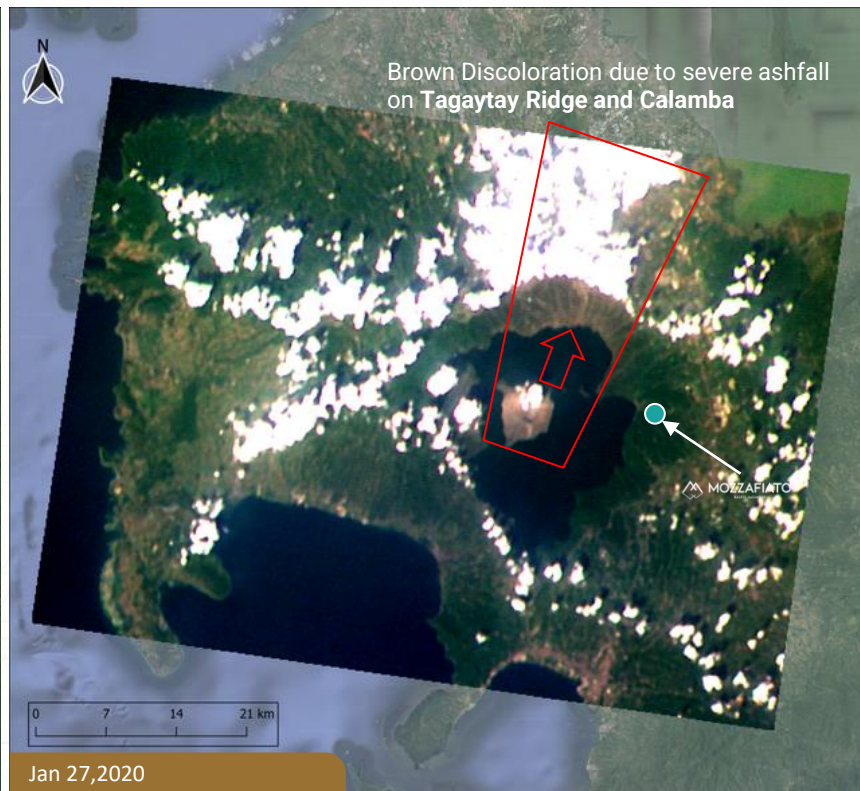
Figure 20 – Taal Volcano hazard zonation map for Airfall Tephra (for eruption column < 300 m). H – high risk areas will likely receive >10 cm thick ashfall. M – moderate risk areas will receive 1-10 cm thick ashfall. L – low risk areas will receive <1 cm thick ashfall . Areas in the west reflect estimated fallout pattern from May to September while the areas in the east reflect estimated fall out pattern from January to April and October to December (based from R. A. Arboleda and H. B. Ruelo, PHIVOLCS, 1986)

PHIVOLCS Ashfall Risk Assessment

- Ashfall zone is determined by the prevailing wind
- Jan to April - Wind Blows Northeast (Amihan)
- May to Sep - Wind blows Southwest (Habagat)
- Mozzafiato is located at the border of the Low risk area during Amihan Season
- **During the January 2020 Eruption, only minimal ashfall was Recorded at Mozzafiato**

January 2020 Eruption

Taal Volcano natural color images taken by Diwata-2's Spaceborne Multispectral Imager (SMI) before and after the eruption last January 12, 2020.



PHIVOLCS Study VS Actual Jan 2020 Eruption

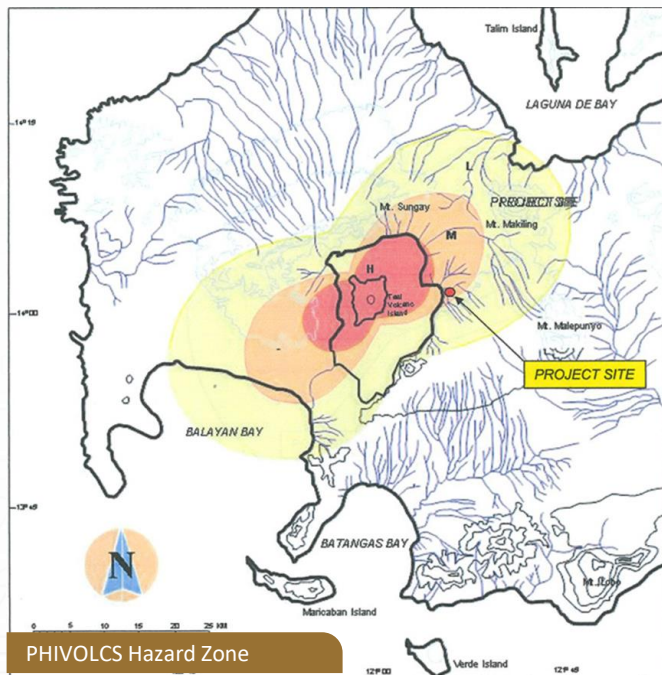
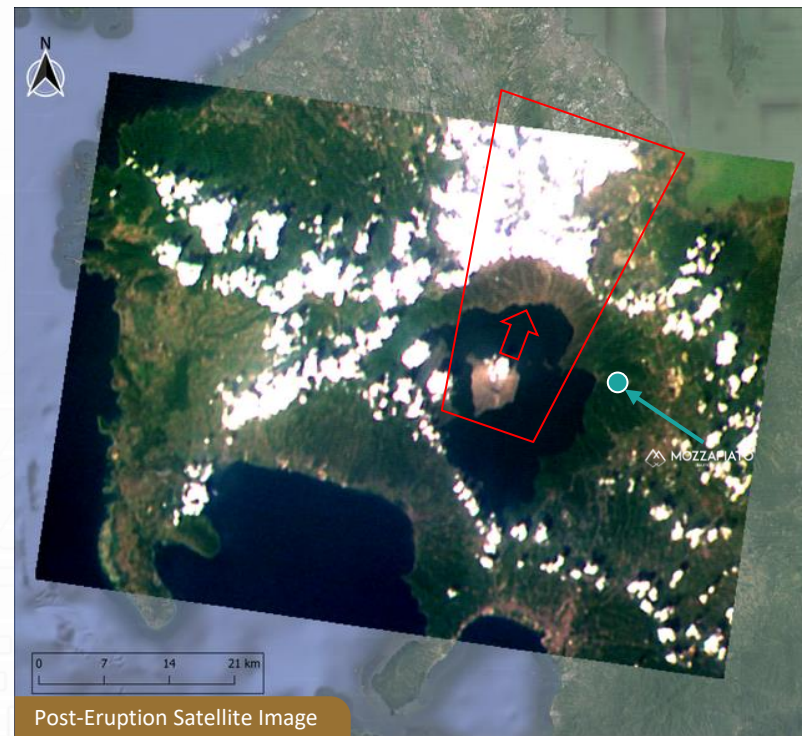
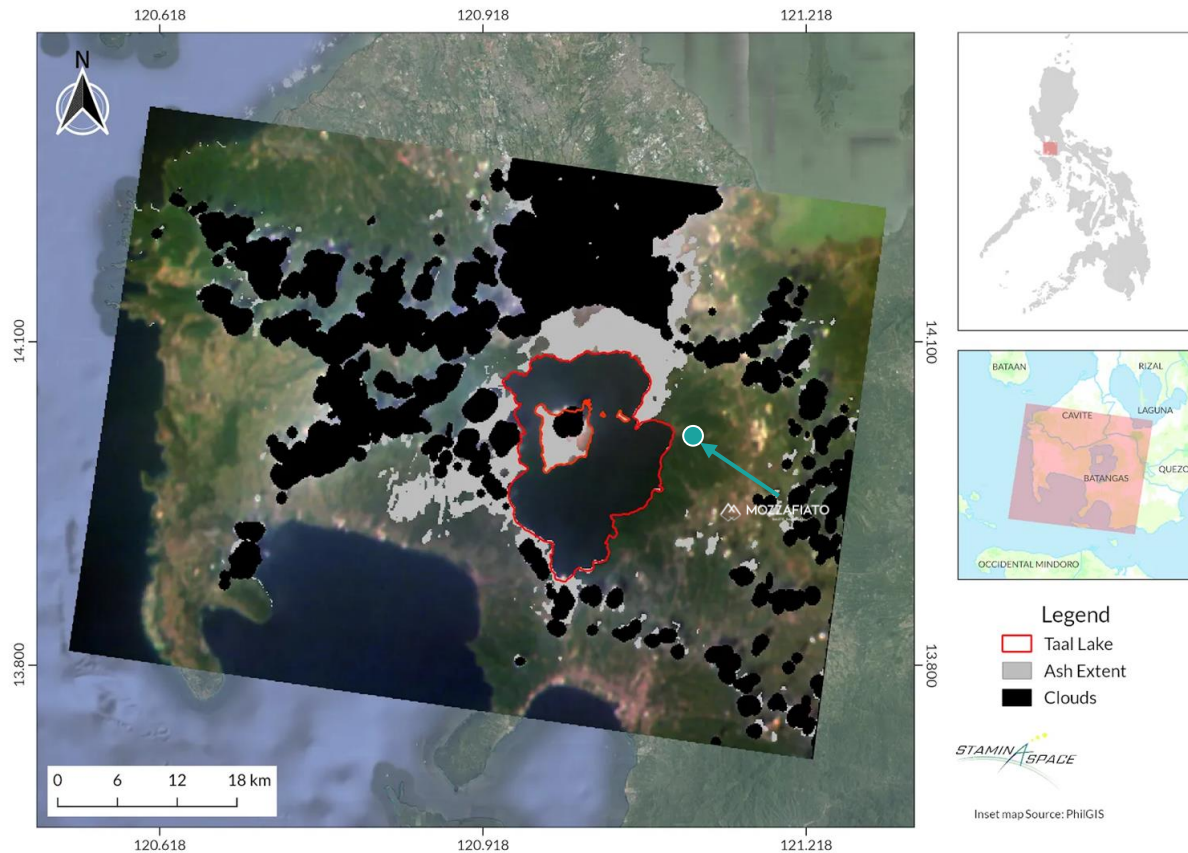


Figure 20 – Taal Volcano hazard zonation map for Airfall Tephre (for eruption column ≤ 300 m). H – high risk areas will likely receive >10 cm thick ashfall. M – moderate risk areas will receive 1-10 cm thick ashfall. L – low risk areas will receive <1 cm thick ashfall . Areas in the west reflect estimated fallout pattern from May to September while the areas in the east reflect estimated fall out pattern from January to April and October to December (based from R. A. Arboleda and H. B. Ruelo, PHIVOLCS, 1986)



Post-Eruption Satellite Image

January 2020 Eruption



PHIVOLCS Study VS Actual Jan 2020 Eruption

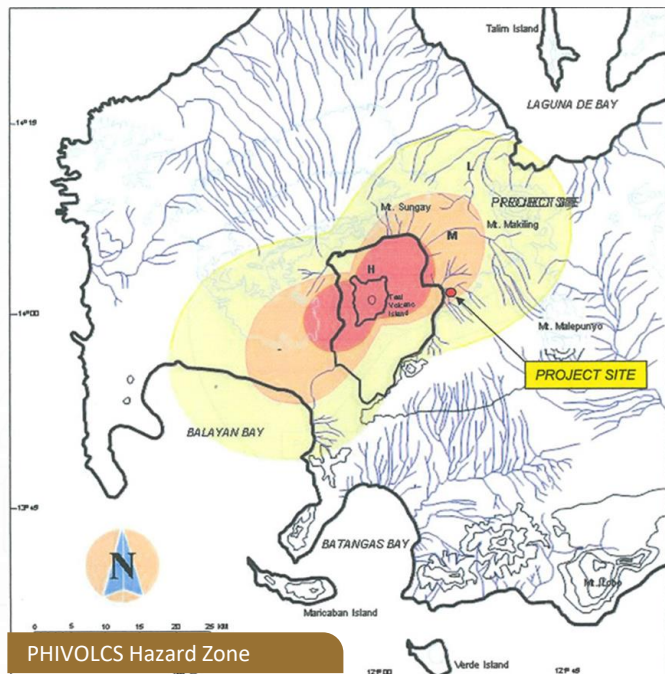


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Documentary Requirements

All documents must be submitted within 7 days upon reservation.

- Client Appointment Slip
- Accomplished Buyers Information Sheet
- Signed Reservation Agreement
- Addendum
- 2 Government-issued Valid ID's
- Tax Identification Number
- Birth Certificate
- Special Power of Attorney (if applicable)
- Marriage Certificate (if married)
- CENOMAR (if single)
- Proof of Billing Address
- Proof of Income
 - ITR/Business Documents
 - Bank Statements
 - COEC and Payslips
 - Remittances



ACTIVE GROUP