



A distinguished luxury real estate developer that conceptualizes and executes dream home communities, offering luxury properties rich in character and sophisticated in their thematic appeal. Inspired by the world's most scenic destinations, Brittany Corporation's presents an Italian-themed development that transports its residents to the Italian countryside:

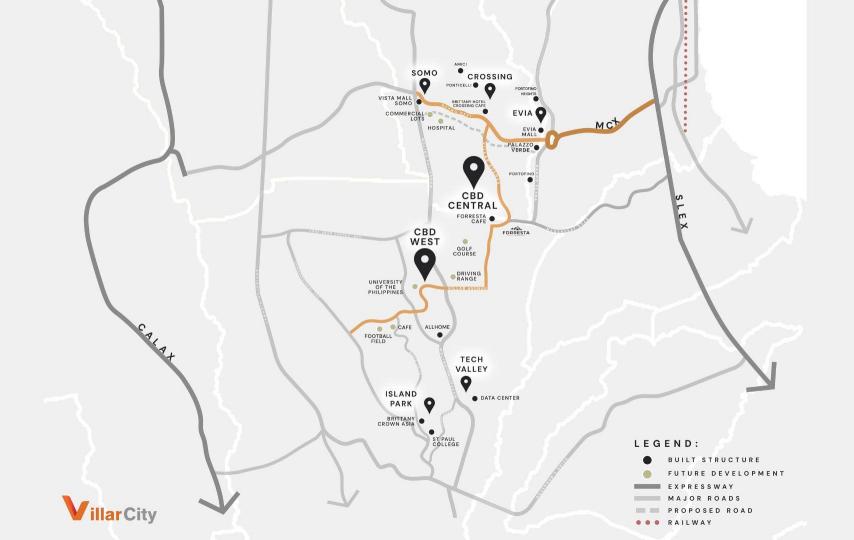
**Portofino**, a captivating Italian-inspired residential estate situated in the thriving address of Villar City.

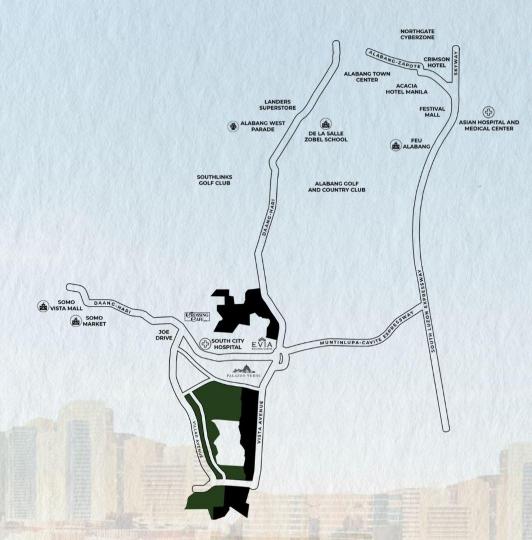




# VillarCity

15 Cities and municipalities
3,500 Hectares land development
3,000 Kilometer of new roads
10,000,000 Trees
100 Gardens
100 Cafes





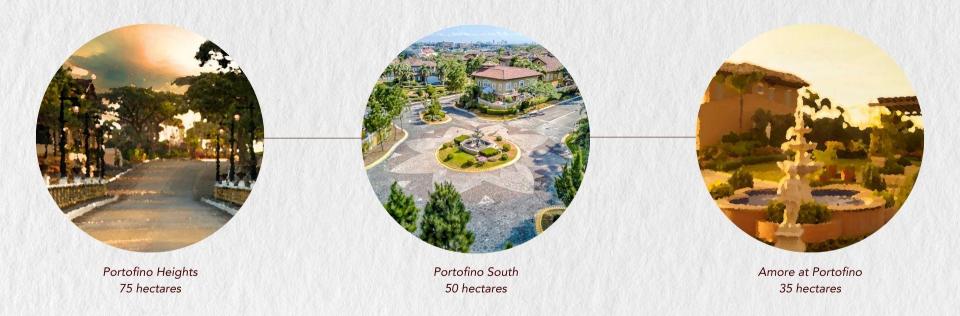
Points of Interest

#### SCHOOL

San Beda College Alabang	10.3 km
Far Eastern University Alabang	9.5 km
Southville International School and Colleges	14.4 km
De La Salle Zobel	7.5 km
HOSPITAL	
South City Hospital and Medical Center	3.4 km
Asian Hospital and Medical Ceter	10.6 km
Makati Medical Center	25.5 km
St. Luke's Global City	26.7 km
COUNTRY CLUBS	
Alabang Golf and Country Club	6.5 km
Southwoods Golf and Country Club	7.6 km
The Orchard Golf and Country Club	12.7 km
RETAIL	
Evia Lifestyle Center	2.8 km
SOMO Vista Mall	6.5 km
Alabang Town Center	9.4 km
Landers Superstore	7.5 km
S&R Membership Shopping	10.5 km
EVENT PLACE AND CONCEPT SPACES	
Palazzo Verde	2.1 km
Crossing Cafe	4.8 km

Portofino

Pioneer of the thematic concept of luxury living, spanning 300 hectares and has three enclaves: Portofino Heights, Portofino South and Amore at Portofino



Willar City Value Appreciation

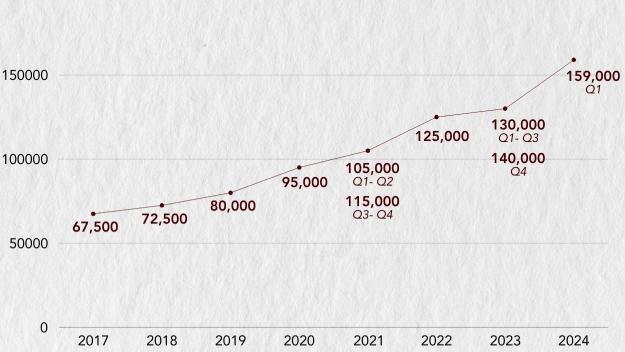


## 15% Capital Value Appreciation

Average annual capital value appreciation (based on lot market selling value per sqm)

### Compound **11%** Annual Growth (CAGR)

Average annual capital value appreciation (based on lot market selling value per sqm)





Amore at Portofino

Amore at Portofino is a 35-hectare community deeply rooted in its Tuscan inspirations. With residential lots varying from 200 to 900 sqm, Amore offers plenty of space for both comfort and privacy, providing an environment that nurtures inclusivity amidst exclusivities.

Summary of Inventory

196 sqm to 828 sqm
25M to 103M
125,000





Portofino South

Spanning a vast area of 50 hectares, Portofino South is an Italian-themed development that captures an elevated level of sophistication tailor-made for discerning, affluent residents. With residential lots varying in size from 400 to 1,200 sqm, it provides an opportunity for an exquisite lifestyle that redefines the standards of luxury living.

Summary of Inventory

Lots Available	3 lots
Lot Range	300 sqm to 1200 sqm
Price Range	36M to 151M
Price per Sqm	125,000

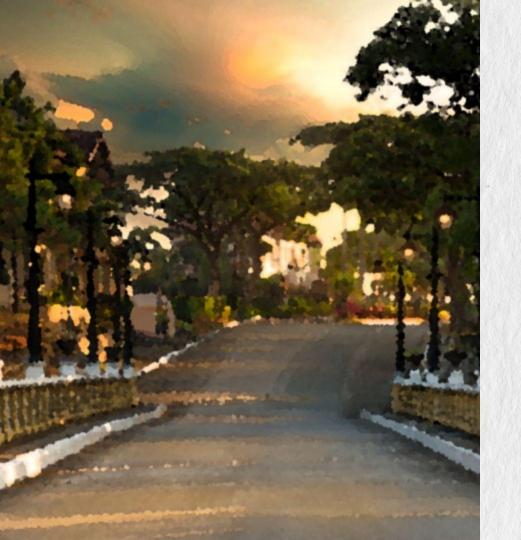




Summary of Inventory

Lots Available	14 lots
Lot Range	360 sqm to 446 sqm
Price Range	49M to 60M
Price per Sqm	137,000



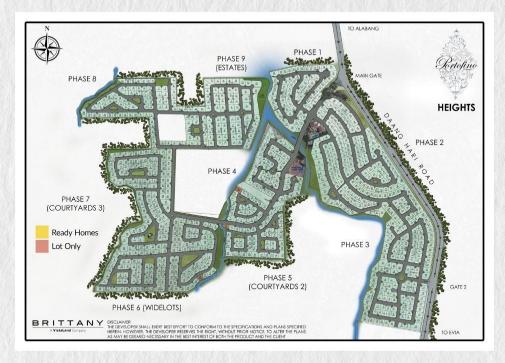


Portofino Heights

Portofino Heights, an expansive enclave encompassing 75 hectares, boasts an array of residential lots that vary in size from 300 to 1,000 sqm and grand pre-selling homes, including Ghiberti, Raffaello, Antonello, and Pietro that exude a distinct charm that is quintessentially Italian.

Summary of Inventory

Lots Available	Ph1 to Ph8 SOLD OUT
Lot Range	300 sqm to 1000 sqm
Price Range	46.5M to 155M
Price per Sqm	125,000



*Within the beautiful enclave of Portofino Heights lies a hidden enclave.* The latest addition of the beautiful Portofino Heights, The Estates at Portofino is a premium residential development offering a unique charm that sets it apart from the other Portofino enclaves.



The Estates at Portofino, the latest addition to the established enclave of Portofino Heights in Daang Hari, is a 3.2-hectare development with 21 lots. With lots ranging from 400-1000 sqm, this newest phase is sure to continue Portofino's legacy of upholding the standards of luxury living.





Dive into unparalleled luxury at The Estates at Portofino, setting a new standard where every exquisite detail harmonizes with Daang Hari's esteemed reputation for sophistication and refinement.





Ascend to a lifestyle of unparalleled heights at The Estates at Portofino, where exclusive amenities and prime lot offerings redefine upscale living. Each day is an elevation, offering a bespoke experience tailored for those who appreciate the finest in life.



Enduring elegance

The Estates at Portofino is a testament to enduring elegance, where timeless architecture and refined aesthetics ensure an everlasting appeal for future generations. As the newest and pinnacle of luxury residences in Portofino, it embodies the highest standard of luxury living, showcasing a legacy of grace and refinement in every meticulously crafted space.



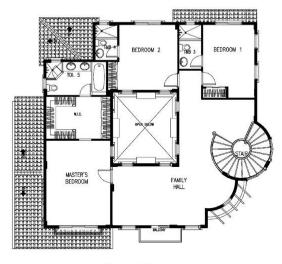
Block	Lot	Lot Area	Total Contract Price
1	1-2	800	96,000,000
1	3-4	803	96,360,000
1	5-6	1104	110,400,000
1	7-8	800	96,000,000
1	9-10	936	93,600,000
4	1-2	891	106,920,000
4	3-4	814	97,680,000
4	<mark>5-6</mark>	813	97,560,000
5	1-2	861	103,320,000
5	3-4	813	97,560,000
5	5-6	810	97,200,000
5	7-8	819	98,280,000
9	1-2	894	107,280,000

Portofino's architectural details are nothing short of sophisticated. Its Italian architectural details such as **cupolas, cobblestone pathways, gabled roofs,** and **pocket gardens** draw the beauty of landscape and light.





Ground Floor



Second Floor

# **GHIBERTI**

Ghiberti is another masterpiece in the Brittany Collection that exhibits authentic Italian artistry. This 349 square meter (floor area) home is accented by its castle-type tower, an inner courtyard at the center of the house, and casitas or a "little house" slightly apart from the main home.

The Ghiberti model boasts of expanse perfect for family gatherings and offers a breathable space for you and the whole family. A majestic home made for a bespoke lifestyle. This house model is a testament to Brittany's luxury living promise to the affluent market.

#### **HOUSE FEATURES**

#### Ground Floor Living Room

Living Koom Kitchen Area Courtyard Den/Guest Room w/ T&B Foyer Powder Room Maid's Quarters Driver's Room Utility & Laundry Area 2-Car Automated Garage

#### Second Floor Family Hall

Family Hall Master's BR w/ Walk-In Closet & T&B Bedroom









Ground Floor

Attic Floor

RAFFAELLO

Raffaello is a 292 square meter (floor area) home meticulously crafted with keen attention to details. This 4-bedroom home gives a taste of the grand life with its grand spaces for recreation and living.

The home exudes of Italian architecture and designs inside and outside. Raffaello is a home as well as an art masterpiece with its beautiful and majestic designs making your mornings waking up always in awe. Enjoy your everyday with a touch of the Italian countryside!

#### **HOUSE FEATURES**

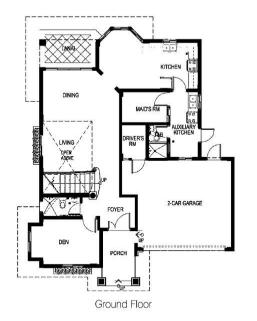
**Ground Floor** Living room **Dining room** Kitchen area Courtyard Entry porch Powder room Maid's quarter w/ t&b Driver's room w/ t&b Utility & laundry area 2 car covered garage

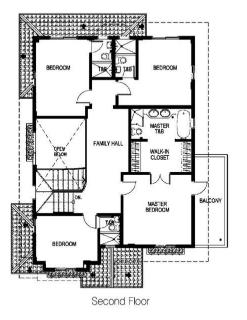
Second Floor Family Hall Master's BR w/ Walk-In Closet & T&B Bedroom 1 w/ T&B Bedroom 2 w/ T&B Bedroom 3 w/ T&B Balcony Linen area











# ANTONELLO

Antonello is a 2-storey Italian-inspired home capturing the beauty and elegance of classic Italy. This 286 sqm (floor area) home seamlessly blends sophistication, quality, and aesthetics in a single masterpiece.

This 2-storey home with almost 300 sqm of floor area is spacious enough for your growing family. Its design meticulously crafted to emphasize the homes sophistication and crowning elegance in an equally sophisticated community. Space and elegance made available by Brittany's Antonello house model, a true testament of Brittany's luxury home offerings.

#### **HOUSE FEATURES**

#### Ground Floor

Living room w/ high ceiling Kitchen area Foyer Entry porch Den/office area Maid's quarter w/ common t&b Driver's room w/ common t&b Utility & laundry area Auxiliary kitchen Lanai w/ trellis 2 car covered garage

#### Second Floor Family Hall Master's BR w/ Walk-In Closet & T&B Bedroom 1 w/ T&B Bedroom 2 w/ T&B Bedroom 3 w/ T&B Balcony access from the masters BR











# PIETRO

Pietro is a charming 2-storey Italian home that stands majestically in Portofino and Amore's Italian-inspired communities. This 264 square meter (floor area) home provides grand spaces for living and quality time for the family.

Towering over the beautiful Italian-themed communities of Brittany in Vista Alabang, Pietro offers beautiful spaces for your family to enjoy. The community offers a peaceful vibe with its pocket gardens and tree lined road networks that will surely ease your everyday stay.

#### **HOUSE FEATURES**

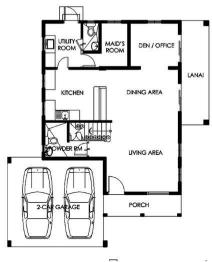
#### Ground Floor Living Room Kitchen Area Foyer Guest Room Powder Room Maid's Quarters w/ T&B Driver's Room Utility & Laundry Area 2-Car Covered Garage

#### Second Floor Family Hall Master's BR w/ Walk-In Closet & T&B Bedroom 1 w/ common T&B Bedroom 2 w/ common T&B Family/Office area Balcony access from masters BR

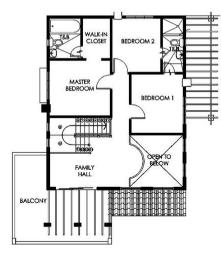








GROUND FLOOR PLAN



## SECOND FLOOR PLAN

# CARLETTI

Carletti, a 211 square meter (floor area) home, offers an exquisite home like no other. A two-storey home accented with high ceiling, 3 bedrooms, a balcony, 2 car ports, maid's room with toilet & bath, dining, and utility area, Carletti will definitely answer your need for sophistication.

Located in the beautiful Italian community of Amore, Carletti boasts of meticulously designed architectural details and a home fit for your growing family. The home features a balcony for special family and friends small gatherings with a beautiful view of the Amore community.

#### **HOUSE FEATURES**

#### Ground Floor Living Room Kitchen Area Lanai with Trellis Den/Office Area

Maid's Quarters w/ T&B

Utility & Laundry Area 2-Car Covered Garage

Powder Room

#### Second Floor Family Hall Master's BR w/ Walk-In Closet & T&B Bedroom 1 w/ T&B Bedroom 1 w/ T&B Balcony

BRITTANY A VistaLand Company





Project Jummary

Total Lot Area	300 hectares	
Portofino Heights	75 hectares	
Portofino South	50 hectares	
Amore at Portofino	35 hectares	1
Price per sqm	159,000	53
Association Dues	Php 12 per sqm	1.8 m
West of the second seco		

Project Jummary

12 lots per hectare	
300 sqm to 1000 sqm	
400 sqm to 1200 sqm	
200 sqm to 900 sqm	
	300 sqm to 1000 sqm 400 sqm to 1200 sqm

Available Lots	
Portofino Heights	7 lots
Portofino South	4 lots
Amore at Portofino	41 lots



Reservation Fee

PHP 150,000 for packages below 30M

# PHP 300,000

for packages 30M to 100M

# PHP 500,000

for packages 100.1M and above

Payment Terms

HEIGHTS | SOUTH | AMORE

**Option A** 

**Option B** 

**Option C** 

SPOT CASH With 20% Spot Cash Discount for payments within 30 days SPOT 10% 10% discount on Spot DP 10% in 21months 80% Lumpsum/Bank Financing SPOT 5% 10% in 21 months 85% Lumpsum/Bank Financing



The Estates at Portofino

# **Option A**

# **Option B**

# SPOT CASH With 20% Spot Cash Discount for payments within 30 days

SPOT 10% 10% discount on Spot DP 10% in 33 months 80% Lumpsum/Bank Financing **Option C** 

SPOT 5% 10% in 33 months 85% Lumpsum/Bank Financing

