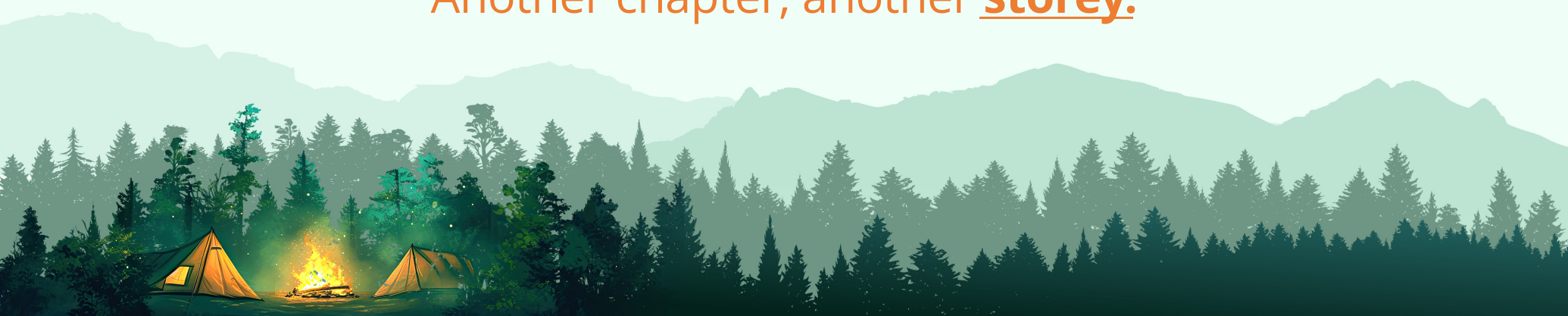


HIGHLANDS

R E S I D E N C E S



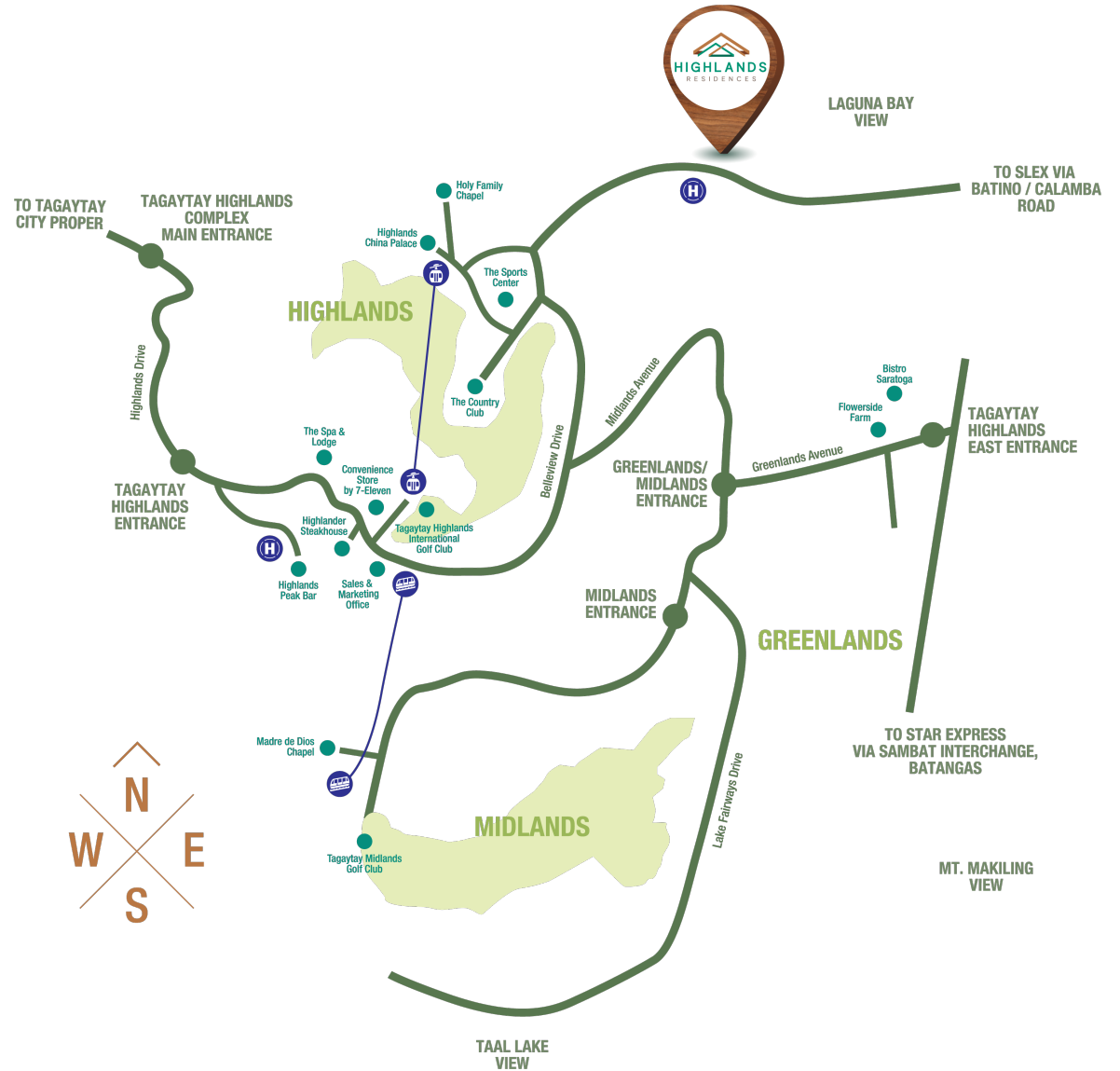
Another chapter, another storey.

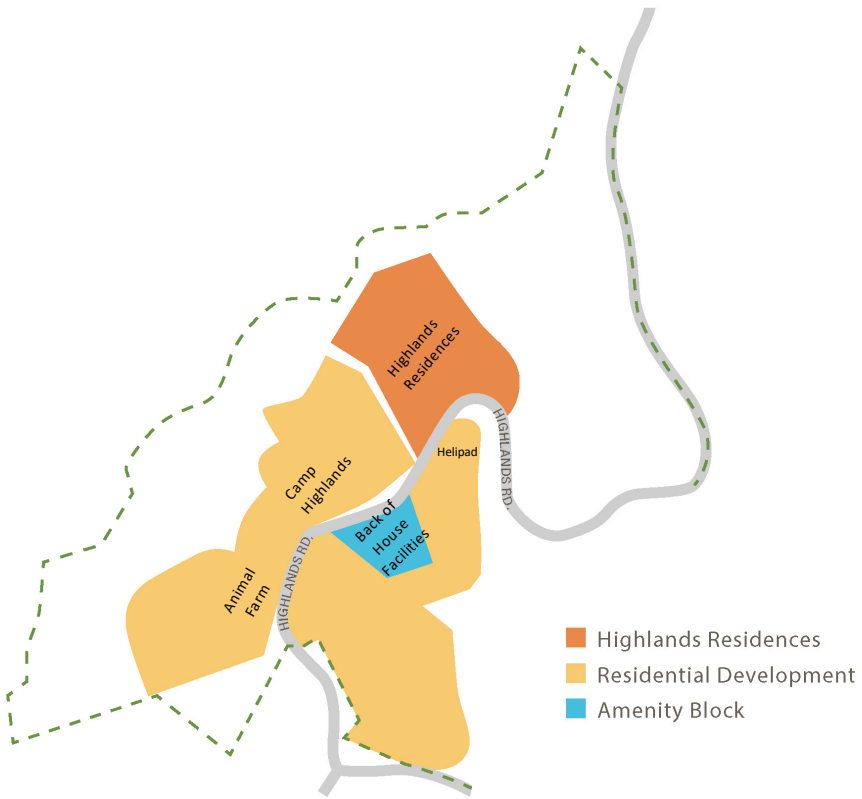


PROJECT LOCATION

The project is situated within Highlands District (Brgy. Bunggo, Calamba, Laguna) at Tagaytay Highlands.

It is approximately **64km** away from Makati CBD via South Luzon Expressway.





HIGHLANDS MASTERPLAN

UPCOMING DEVELOPMENTS

Highlands Residences will boast a premium address as it is the **FIRST DEVELOPMENT** INSIDE THE HIGHLANDS MASTERPLAN.

FOR INTERNAL USE ONLY.

HIGHLANDS RESIDENCES

Site Development Plan

LOT AREA:
2.1 hectares

ELEVATION:
352 to 362 above sea level

NO. OF TOWERS:
5 buildings

NO. OF UNITS:
259 units



HIGHLANDS

*Tagaytay
Highlands*

A PROJECT OF HIGHLANDS PRIME, INC. • HIGHLANDS RESIDENCES AT THE HIGHLANDS, BRGY. BUNGGO, CALAMBA, LAGUNA • DHSUD LTS NO.

Highlands Residences is **approximately 16.2 km away from Taal Volcano**


HIGHLANDS
RESIDENCES



Highlands Residences is Tagaytay Highlands' newest condo project embraced by the latter's iconic architectural designs and cool mountain air in a picturesque setting that is perfect as an everyday luxury getaway and for carefree outdoor experiences.

Artist's perspective



Log Cabin Hillside Development

Inspired by modern ski resorts and log cabins with materials like **wood, stones, glass and earth tone colors** that perfectly blends with nature.



**HIGHLANDS RESIDENCES
AUBURN (TOWER 1)**



Artist's perspective



AUBURN

LIVEABLE STOREYS:
5 storeys

SALEABLE UNITS:
53 units

PARKING SLOTS:
19 slots

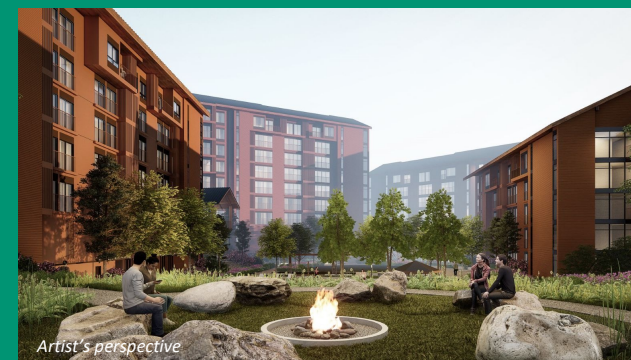
UNIT MIX:
1BR (35-45, 65 sqm)
2BR units (60-69 sqm, 97 sqm)

AMENITIES & FEATURES

Offers a close-to-home outdoor lifestyle that is perfect for carefree recreational activities



- Swimming Pool
- Adult Pool
- Kid's Play Area
- Exercise Area
- Nature Trail
- Bonfire
- Lawn



- Main Lobby for Tower 1
- Exclusive Gated Community
- 24 hour security
- Underground Utilities



- Amenity Floor
- Lounge / Meeting
- Changing Room
- Admin Office
- Parking



AUBURN UNIT OFFERING

UNIT MIX:

1BR	22 units
1BR with balcony	17 units
1BR with terrace	5 units
2BR with balcony	8 units
2BR with terrace	1 unit

TOTAL: 53 UNITS



BUILDING SECTION






AUBURN

**CENTRAL
AMENITY VIEW**

**HIGHLANDS
VIEW**

A misty, forested mountain landscape. The foreground is dominated by dense evergreen trees, some with hints of autumnal yellow and orange. The middle ground shows rolling hills covered in a mix of evergreens and deciduous trees, partially obscured by a light mist. The background features more distant, hazy mountain peaks. The overall atmosphere is serene and natural.

AUBURN FLOOR PLAN

AUBURN FLOOR PLAN

Typical Floor

CENTRAL AMENITY VIEW



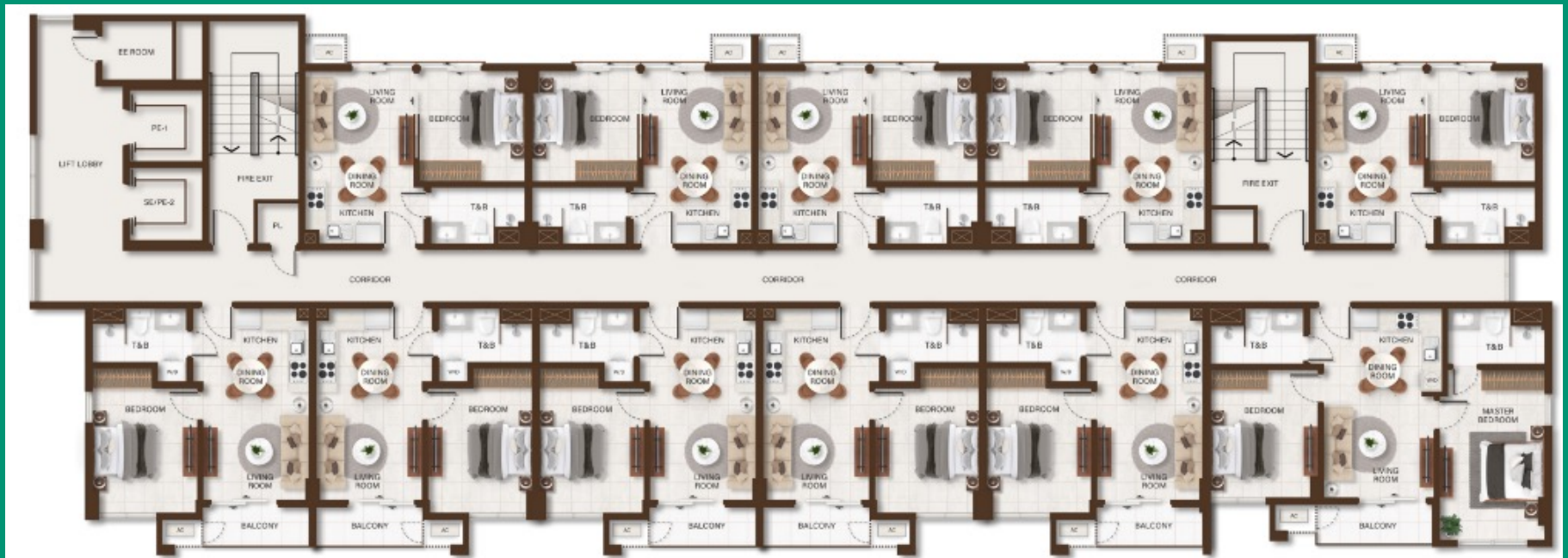
L
35.24 sqm

K
34.98 sqm

J
34.98 sqm

H
35.24 sqm

G
35.78 sqm



A
45.54 sqm

B
44.9 sqm

C
44.9 sqm

D
44.9 sqm

E
44.9 sqm

F
65.52 sqm

HIGHLANDS VIEW

AUBURN FLOOR PLAN

Penthouse Floor



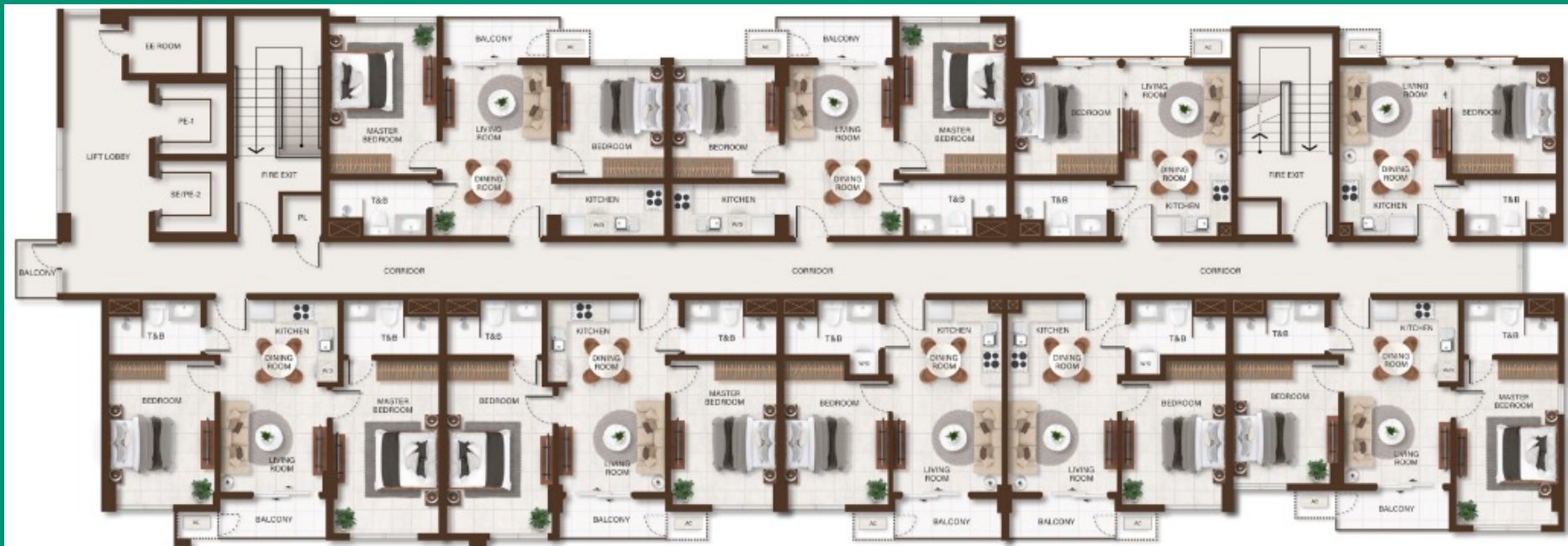
CENTRAL AMENITY VIEW

J
60.63 sqm

H
60.43 sqm

G
35.24 sqm

F
35.78 sqm



A
69.45 sqm

B
68.8 sqm

C
44.9 sqm

D
44.9 sqm

E
65.52 sqm

HIGHLANDS VIEW

A scenic view of a mountain range with dense evergreen forests. The foreground is filled with tall, dark green pine trees. In the middle ground, a valley is visible, and the background shows rolling hills covered in more forest, partially obscured by a light mist or haze. Some trees on the right side of the image show signs of autumn, with yellow and orange leaves. The overall atmosphere is serene and natural.

AUBURN UNIT PLAN

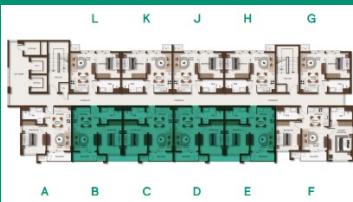
AUBURN

UNIT LAYOUT PLAN

Typical Floor (2ND-5TH)

UNITS B, C, D, E

Living, Dining and Kitchen	20.80 sqm
Bedroom	14.05 sqm
T&B	6.18 sqm
Balcony	3.87 sqm
TOTAL	44.90 sqm



AUBURN UNIT LAYOUT PLAN

Penthouse Floor

UNITS C & D

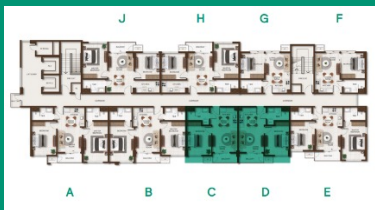
Living, Dining, & Kitchen 20.80 sqm

Bedroom 14.05 sqm

T&B 6.18 sqm

Balcony 3.87 sqm

TOTAL 44.90 sqm



A scenic view of a mountain range with dense evergreen forests. The foreground shows a mix of dark green pines and some trees with yellow and orange autumn foliage. The background is shrouded in a light mist, creating a sense of depth and atmosphere. The text "END OF AUBURN (TOWER 1)" is overlaid in the center in a bold, white, sans-serif font.

END OF AUBURN (TOWER 1)

An architectural rendering of a multi-story residential building, identified as Tower 2 of Highlands Residences Ochre. The building features a mix of dark wood paneling, light-colored horizontal siding, and large windows. It has a prominent gabled roofline and several balconies with dark railings. The scene is set at dusk, with a soft, dimly lit sky. In the foreground, there is a paved road with a few cars, a covered entrance area with stone pillars, and some landscaping including trees and purple flowers. The overall atmosphere is serene and modern.

**HIGHLANDS RESIDENCES
OCHRE (TOWER 2)**

Highlands Residences
Tower 2
OCHRE



BUILDING STACK

facing The Central Amenity

AUBURN

OCHRE

PENTHOUSE
FLOOR (373.4m)

5TH FLOOR

3RD FLOOR

MAIN LOBBY A

2ND FLOOR

GROUND LEVEL
(361m)

PARKING
LEVEL

AMENITY
LEVEL

PENTHOUSE
FLOOR (379.8m)

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

3RD FLOOR
(361.2m)

PARKING
LEVEL

AMENITY LEVEL &
MAIN LOBBY B

FOR INTERNAL USE ONLY.

BUILDING STACK

OCHRE

facing The Highlands

PENTHOUSE
FLOOR (379.8m)

9TH FLOOR

8TH FLOOR

7TH FLOOR

6TH FLOOR

5TH FLOOR

3RD FLOOR
(361.2m)

MAIN LOBBY B

FOR INTERNAL USE ONLY.



Artist's perspective

BUILDING PROFILE

NUMBER OF FLOORS:
9 storeys

NUMBER OF RESIDENTIAL FLOORS:
7 storeys

SALEABLE UNITS:
60 units

PARKING SLOTS:
15 slots

**PRODUCT MIX: all units with
balcony**

1BR : 46.12 – 56.24, 64.02 & 76.64 sqm
2BR : 67.48 – 75.59, 97 sqm
3BR : 92.4 & 93.06 sqm

FOR INTERNAL USE ONLY.



Artist's perspective

OCHRE unit offering

UNIT MIX:

1BR with balcony	45 units
1BR with terrace	4 units
2BR with balcony	8 units
2BR with terrace	1 unit
3BR with balcony	2 units

TOTAL: 60 UNITS

FOR INTERNAL USE ONLY.



OCHRE FLOOR PLAN





HIGHLANDS RESIDENCES

CENTRAL AMENITY

UNIT-J
± 46.12 SQM

UNIT-H
± 46.20 SQM

UNIT-G
± 46.12 SQM

UNIT-F
± 56.24 SQM



UNIT-A
± 97.00 SQM

UNIT-B
± 64.02 SQM

UNIT-C
± 64.02 SQM

UNIT-D
± 64.02 SQM

UNIT-E
± 76.64 SQM

HIGHLANDS VIEW



3RD FLOOR PLAN



HIGHLANDS RESIDENCES

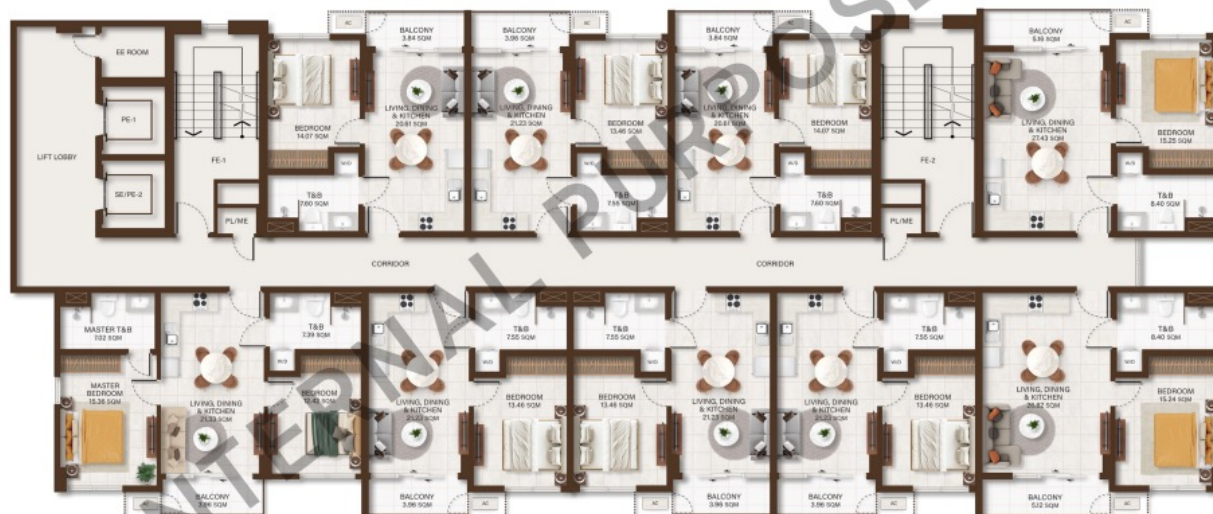
CENTRAL AMENITY

UNIT-J
±46.12 SQM

UNIT-H
±46.20 SQM

UNIT-G
±46.12 SQM

UNIT-F
±56.24 SQM



UNIT-A
±67.48 SQM

UNIT-B
±46.20 SQM

UNIT-C
±46.20 SQM

UNIT-D
±46.20 SQM

UNIT-E
±55.58 SQM

HIGHLANDS VIEW



5TH TO 9TH FLOOR PLAN



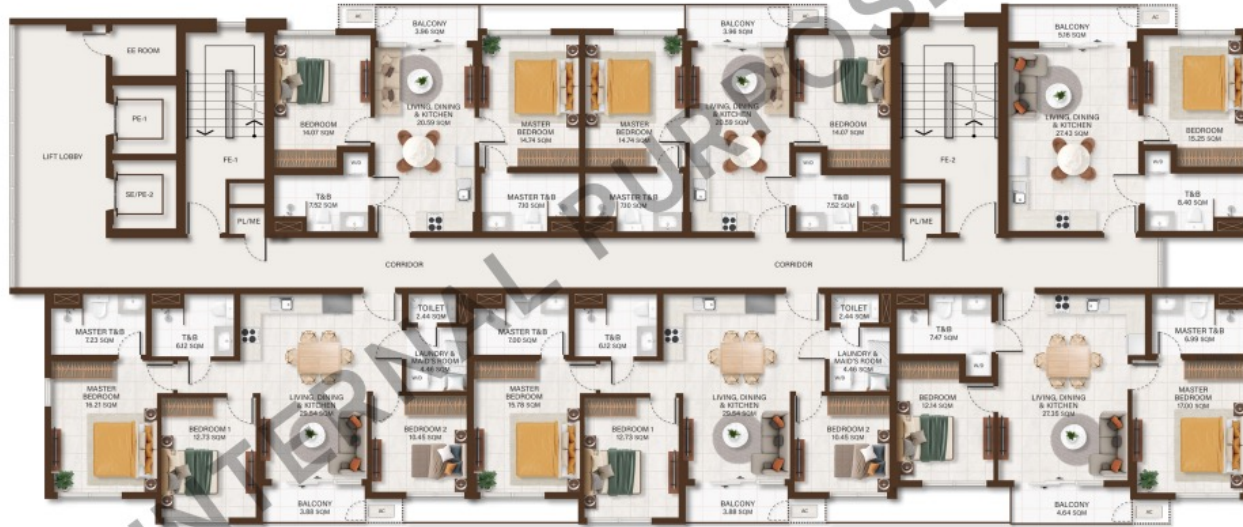
HIGHLANDS RESIDENCES

CENTRAL AMENITY

UNIT-F
±67.98 SQM

UNIT-E
±67.98 SQM

UNIT-D
±56.24 SQM



UNIT-A
±93.06 SQM

UNIT-B
±92.40 SQM

UNIT-C
±75.59 SQM

HIGHLANDS VIEW



PENTHOUSE FLOOR PLAN



OCHRE UNIT PLAN



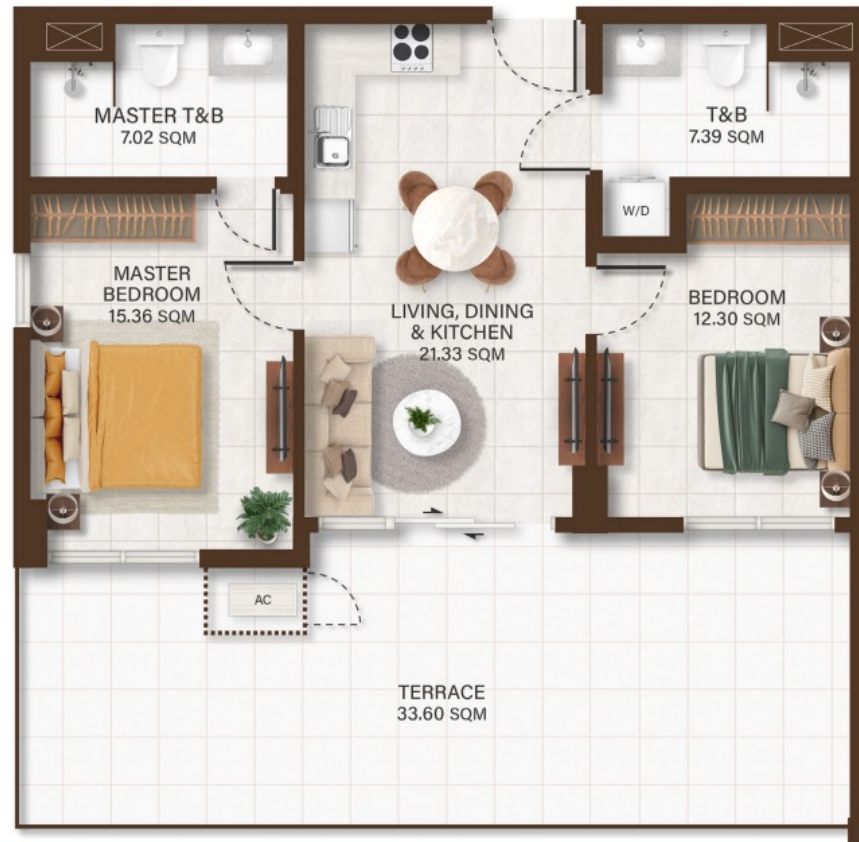


**2BR
UNIT - A**
±97.00 SQM
3rd Floor



UNIT PLAN

2BR CORNER TERRACE UNIT



HIGHLANDS VIEW



**1BR SUITE TERRACE
UNIT-E**

± 76.64 SQM
3rd Floor



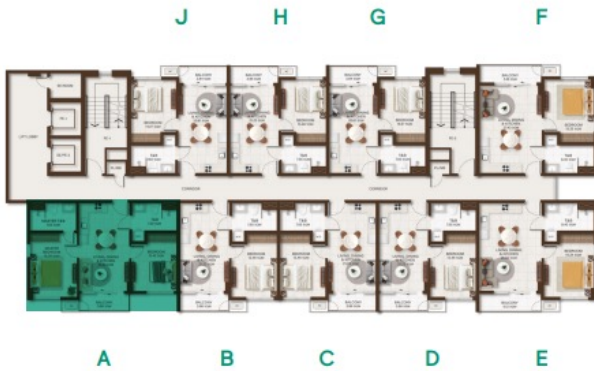
HIGHLANDS VIEW



**UNIT PLAN
1BR SUITE CORNER
TERRACE UNIT**



**2BR
UNIT - A**
± 67.48 SQM
5th to 9th Floor



A B C D E



UNIT PLAN

2BR CORNER TYPICAL with BALCONY



HIGHLANDS VIEW



**1BR
UNITS-G, J**
± 46.12 SQM
5th to 9th Floor



CENTRAL AMENITY



UNIT PLAN

1BR TYPICAL with BALCONY



**1BR SUITE
UNIT-F**

±56.24 SQM

5th to 9th Floor

J H G F



A B C D E

CENTRAL AMENITY



UNIT PLAN
1BR SUITE CORNER
with BALCONY



**3BR
UNIT - A**
±93.06 SQM
Penthouse Floor

F E D



A B C



UNIT PLAN
3BR CORNER
with BALCONY



HIGHLANDS VIEW



**2BR SUITE
UNIT - C**

± 75.59 SQM

Penthouse Floor

F E D



A B C



UNIT PLAN
2BR SUITE CORNER
with BALCONY



HIGHLANDS VIEW



AUBURN & OCHRE UNIT SPECIFICATIONS





UNIT SPECIFICATIONS FLOOR

AREA	FINISHES
Living Dining Kitchen Master Bedroom Bedroom	Homogenous tiles
Master T&B Common T&B Balcony	Homogenous, non-skid tiles



UNIT SPECIFICATIONS WALL

AREA	FINISHES
Living Dining Kitchen Master Bedroom Bedroom	Paint Finish
Master T&B Common T&B	Homogenous tiles
Balcony	Elastomeric paint finish



UNIT SPECIFICATIONS CEILING

AREA	FINISHES
Living	Paint Finish
Dining	
Kitchen	
Master Bedroom	
Bedroom	
Master T&B	
Common T&B	
Balcony	

UNIT SPECIFICATIONS OTHERS



AREA	FINISHES
Living Dining Bedroom (for 2BR)	Provision for AC unit only
Master Bedroom	Split Type AC

UNIT SPECIFICATIONS OTHERS



AREA

FINISHES

Kitchen

- Synthetic granite countertop & splashboard
- Cooktop
- Rangehood
- Basin stainless sink



UNIT SPECIFICATIONS OTHERS

AREA	FINISHES
Master T&B	Undercounter lavatory with synthetic granite countertop & splashboard Multi-point water heater provision
Common T&B (for 2 BR Unit)	Undercounter lavatory with synthetic granite countertop & splashboard Multi-point water heater provision

UNIT SPECIFICATIONS OTHERS



AREA

FINISHES

Doors

Main: Solid wood door in laminate finish, fire rated

Interior: Hollow core in laminate finish

Sliding doors / windows: Tempered glass on powder coated aluminum frame



OCHRE UNIT PRICE





OCHRE UNIT PRICES

UNIT	PRICE (VAT-IN)
1BR with balcony	Php 10.9 - 17.5M
1BR with terrace	Php 13.4 - 16.8M
2BR with balcony	Php 18.4 - 25.1M
2BR with terrace	Php 21.2M
3BR with balcony	For request

FOR INTERNAL USE ONLY.



HIGHLANDS RESIDENCES TARGET MARKET





Profile:

High-level executives
Business professionals
Seasoned investors who are able to quickly grasp the potential of the investment
Prefers an investment for a weekend home

TARGET MARKET

Primary Market

Age: 40-60+ years old
Social Class: Upper Class
Seasoned Investors
Affluent retirees





Profile:

Millennial buyers who may be assisted by parents in purchasing home, from A market.
Young couple or a new family with a baby or toddler.
Prefers housing with open space.

FOR INTERNAL USE ONLY.

TARGET MARKET

Secondary Market

Age: 26-40 years old
Social Class: Upper Middle Class



REASONS TO BELIEVE

Upscale residential project that provides luxury living as an everyday lifestyle.

Investment to having your Tagaytay Highlands inspired home.

Stunning views built around a central amenity.

FOR INTERNAL USE ONLY.



PROJECT TIMELINE

MILESTONES AND UPDATES

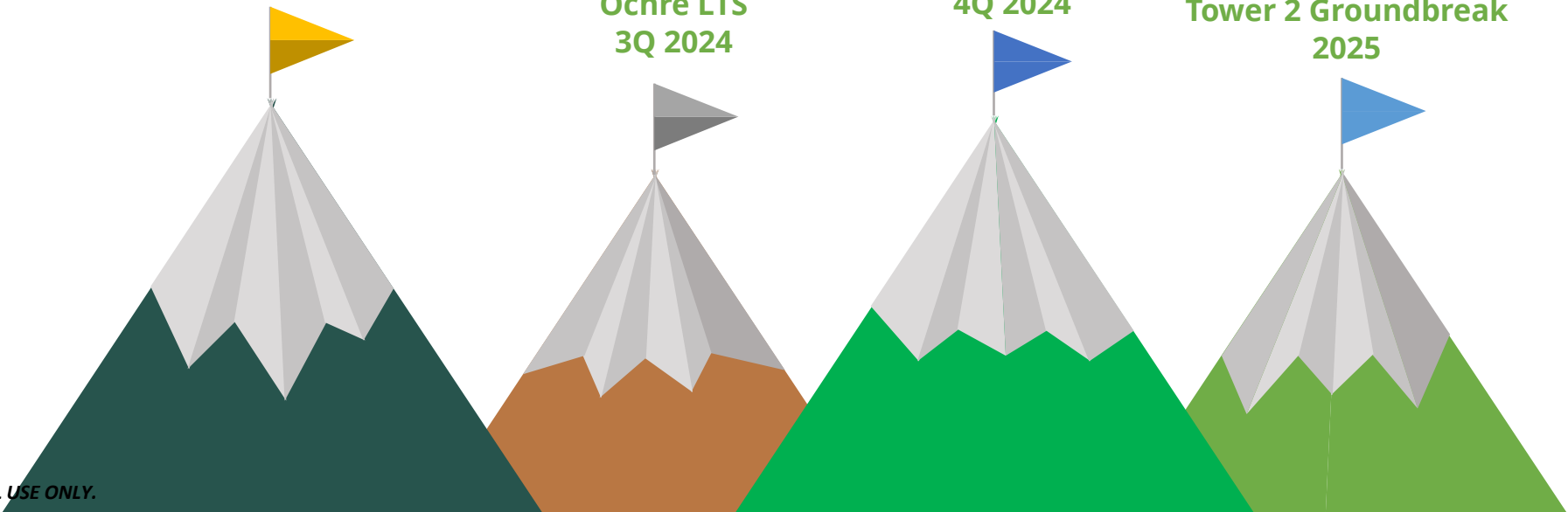


Site Development Groundbreak
3Q 2024

Ochre LTS
3Q 2024

Tower 1 Groundbreak
4Q 2024

Tower 2 Groundbreak
2025



FOR INTERNAL USE ONLY.



TEAM OF EXPERTS

**HIGHLANDS
PRIME, INC.**

DEVELOPER

**H1
ARCHITECTURE**

**Architectural
Design**

**RS ISON AND
ASSOCIATES**

**Site
Engineering**

**H.E. DIMANLIG
LANDSCAPE
ARCHITECT**

**Landscape
Design**



**THANK YOU &
HAPPY
SELLING!**

