



TREALVA

AT MIDLANDS WEST

# PROJECT BRIEF

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Proj Development Team – Gretch & Talya



NURTURE SUSTAINABLE LIVING



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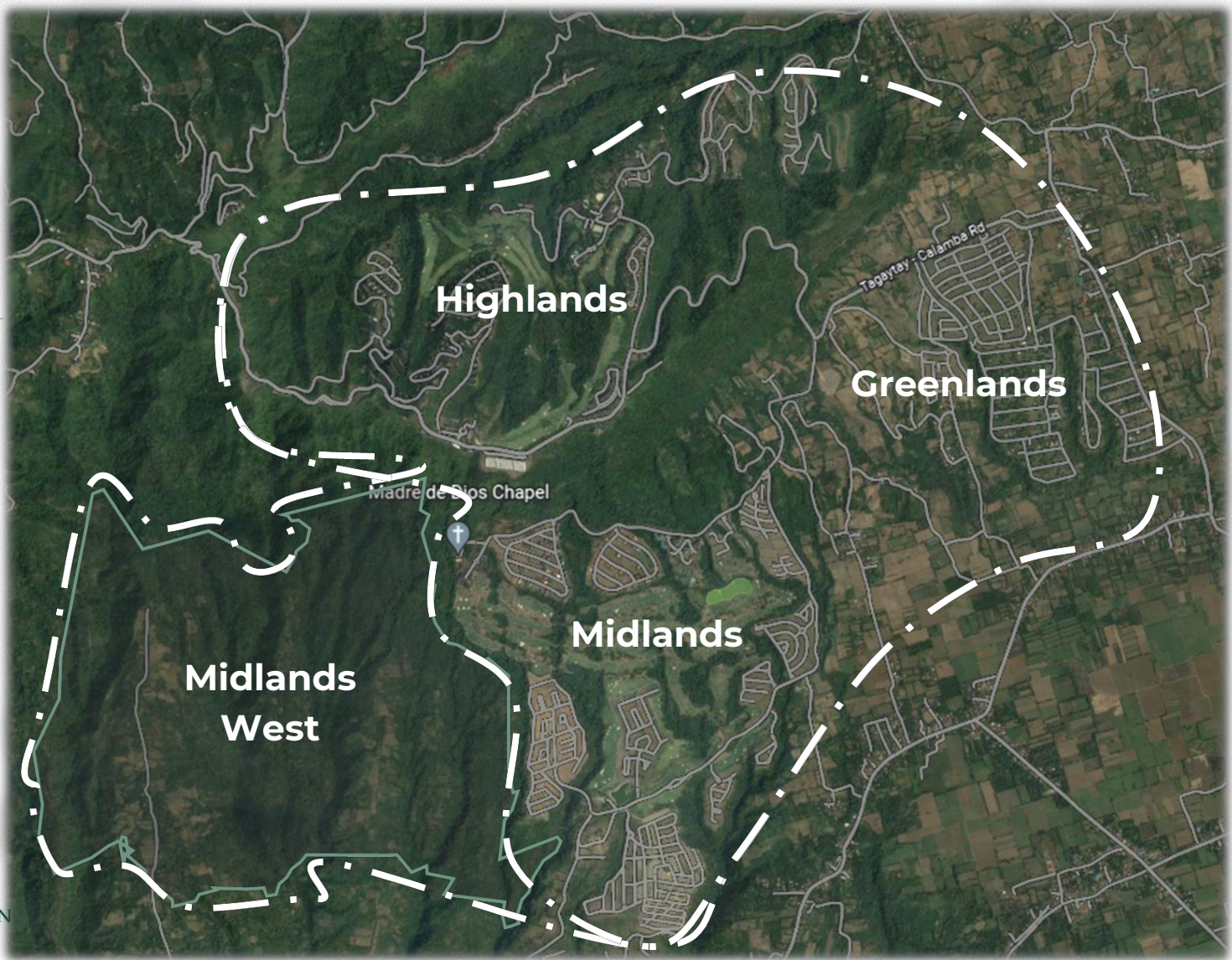
“Tre” (land) + “Alva” (sublime or exalted)

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**Land of Extreme Beauty**



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NURTURE SUSTAIN

# Midlands West, an eco-centric community designed holistically that'll enable sustainable living.

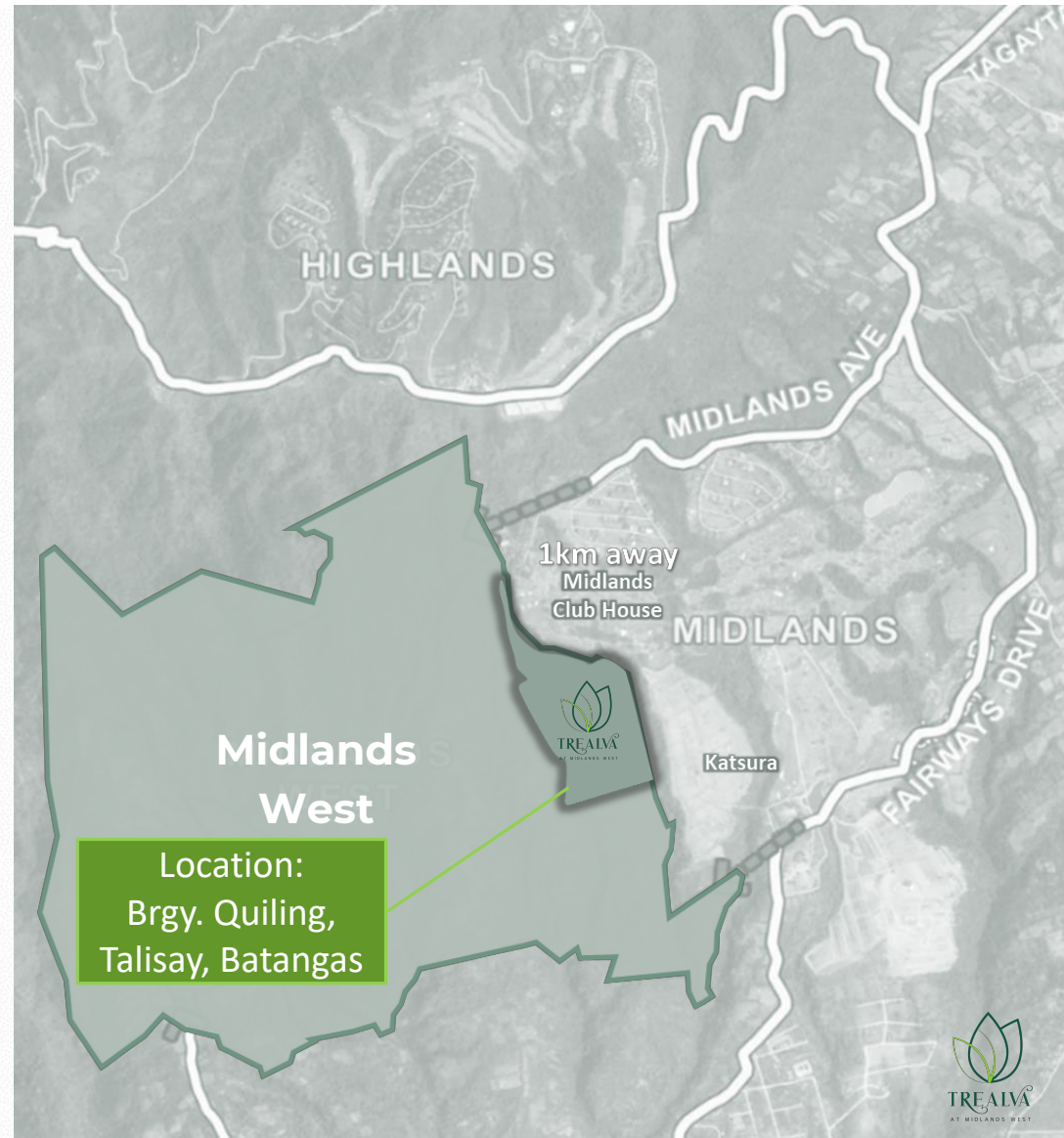


*\*Eco-centric - ecocentric means "focused on the environment." – dictionary.com*

*\*\*Holistic architecture is a humanistic approach that integrates the mind, body, and soul. To accomplish this, concepts of sustainability, energy, and physics, introducing physical, spiritual, and emotional well-being into the built environment are incorporated.*

*– Ar. Shilpa Raman, Restoring Nature: A Holistic Design Approach In Architecture, LinkedIn.*

*\*\*\*Humanistic approach\*\*\* begins with the existential assumptions that people have free will and are motivated to achieve their potential and self-actualize.*



# Project Background

## LOCATION

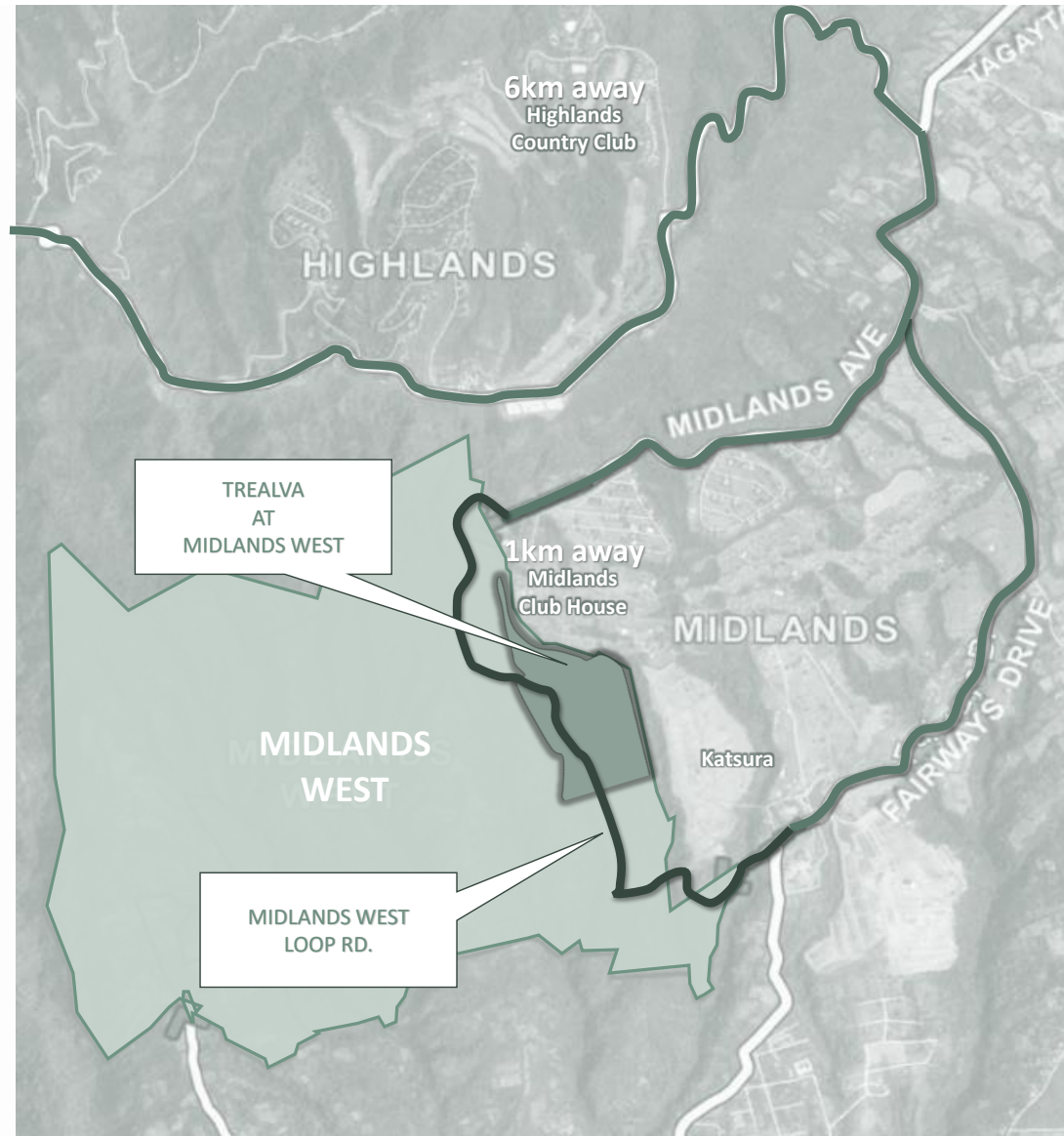
- Approx. 7km away from Tagaytay Highlands Country Club
- Approx. 1km away from Midlands Club House
- Approx. 2 km away from Madre de Dios Chapel

## ACCESIBILITY

- Accessible via Midlands Ave. & Fairways Drive
- Midlands West Loop Road

## TERRAIN

- Moderate to steep slopes



# Site Development Plan

Remaining Inventory  
**118 LOTS**  
 P 9.9M - 36.7M




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# Project Summary

<b>Total Project Area</b>	19.9 hectares
<b>Saleable Area</b>	84,608 sqm.
<b>Property Elevation</b>	140 - 240 meters above sea level
<b>Density</b>	14.5 lots per hectare
<b>Maximum height for houses</b>	9 meters
<b>House setback - front</b>	4.5 meters
<b>Setback - side, rear</b>	2 meters
<b>Utilities setbacks - all sides</b>	1 meter

<b>Total No. of Lots</b>	231	
<b>Lot Size Range</b>	274 - 804 sqm	
<b>Lot Size Average</b>	366 sqm	
<b>Lot Sizes</b>		
	<b>Area (sqm)</b>	<b>Count</b>
	> 500	28 (12%)
	500 > X > 400	47 (20%)
	400 > X > 300	72 (31%)
	300 > X > 200	84 (36%)



Lots will start turn over by 2Q 2026.



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# Architectural Theme

Contemporary Architecture with clean lines, natural light and modern hip/pitch roof design.



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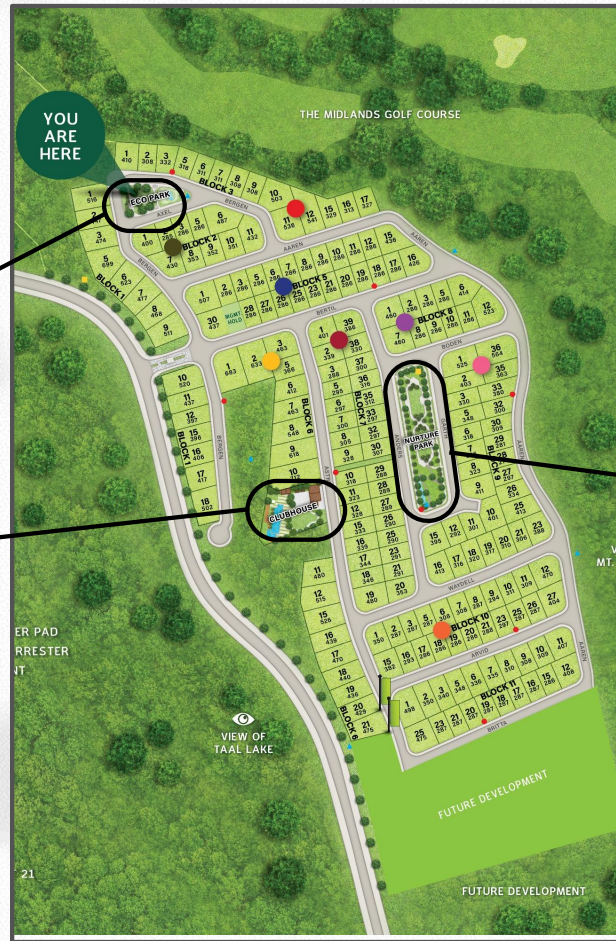


# Parks

## Eco Park



## Clubhouse



## Nurture Park



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Paved Convergence Areas



Adult Swimming Pool

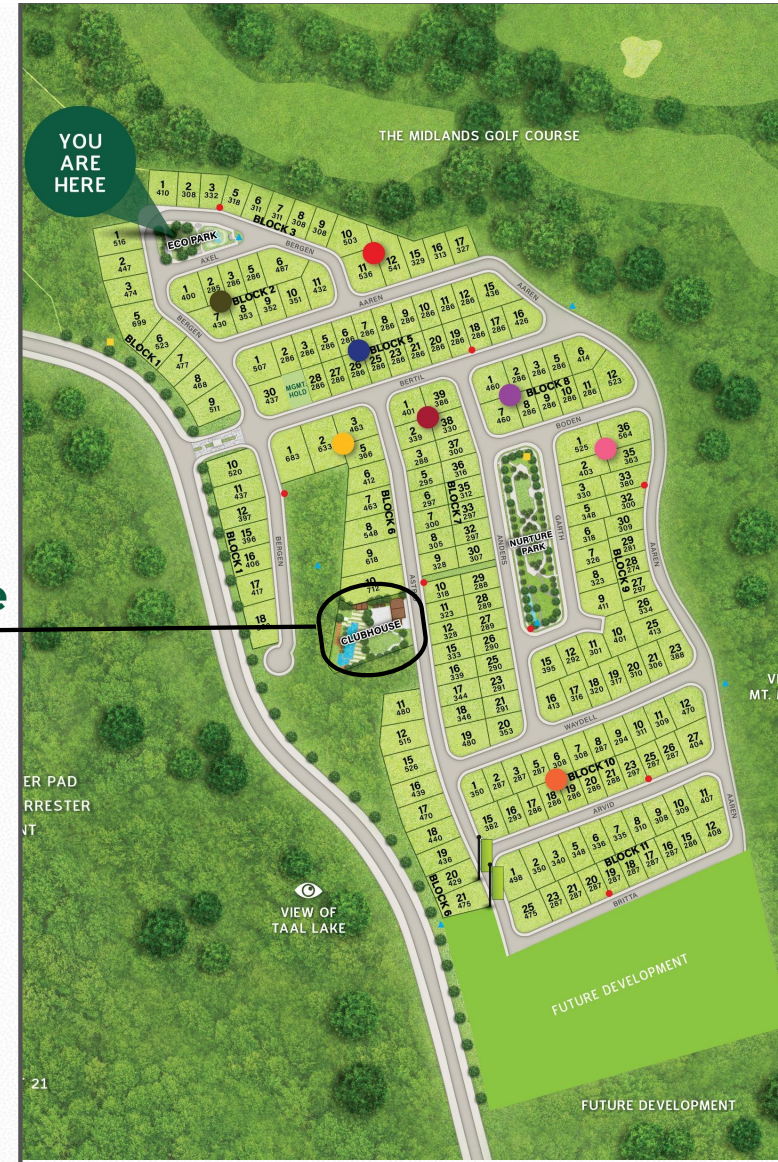


Clubhouse

Lawn

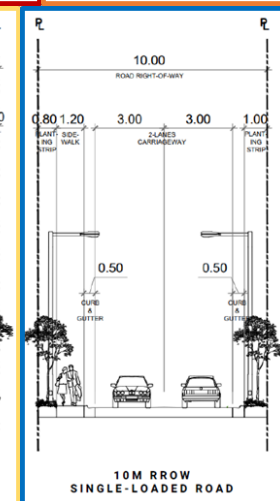
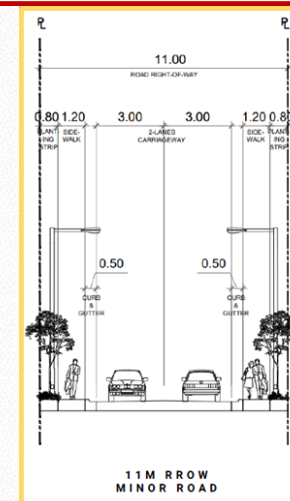
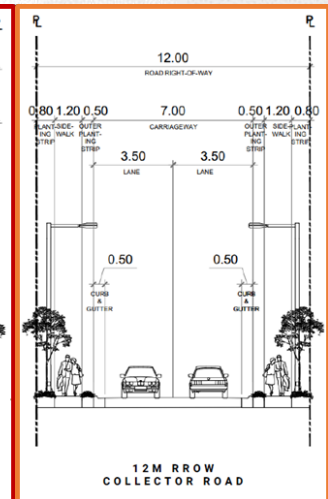
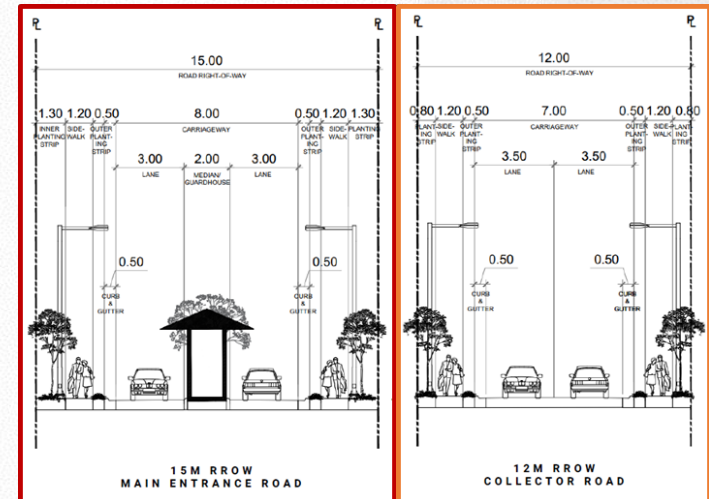
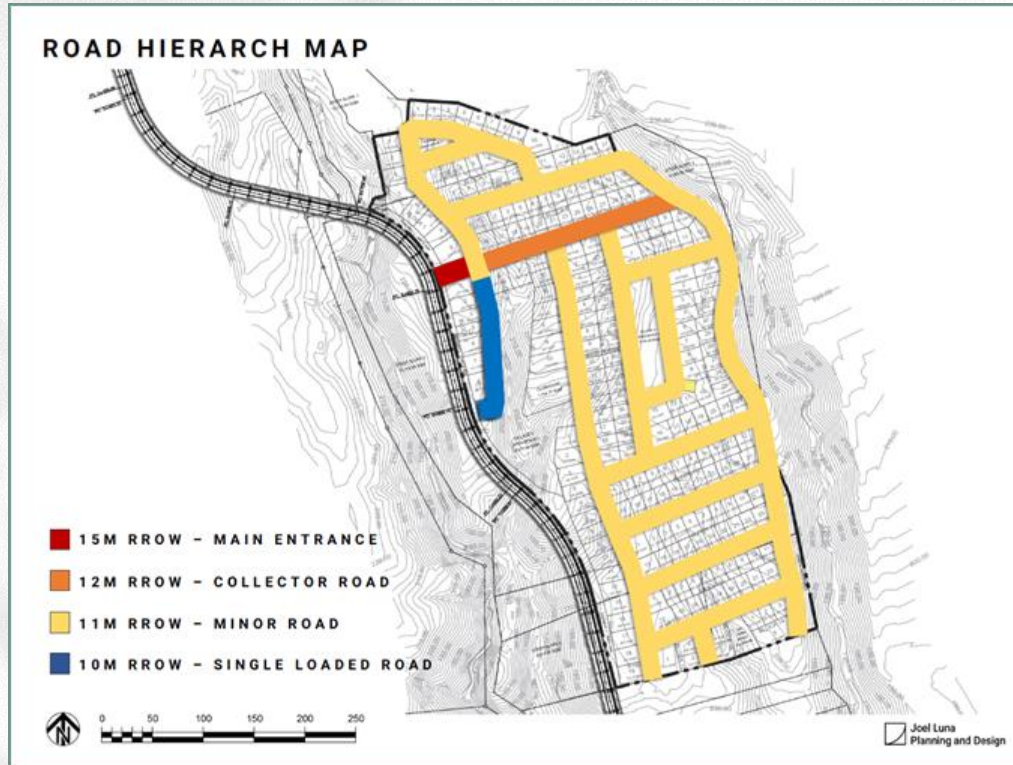


Viewing Deck & Kiddie Pool



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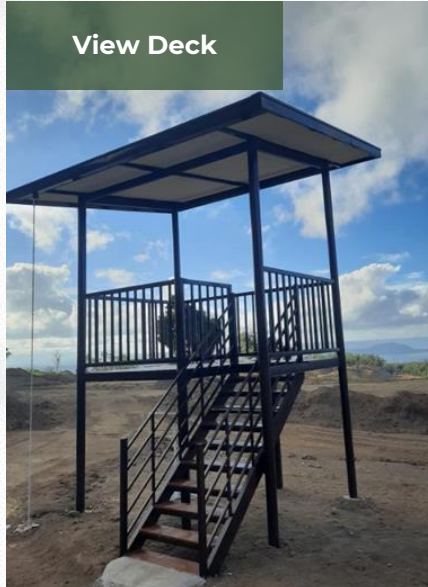


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### Site Development Plan



### View Deck



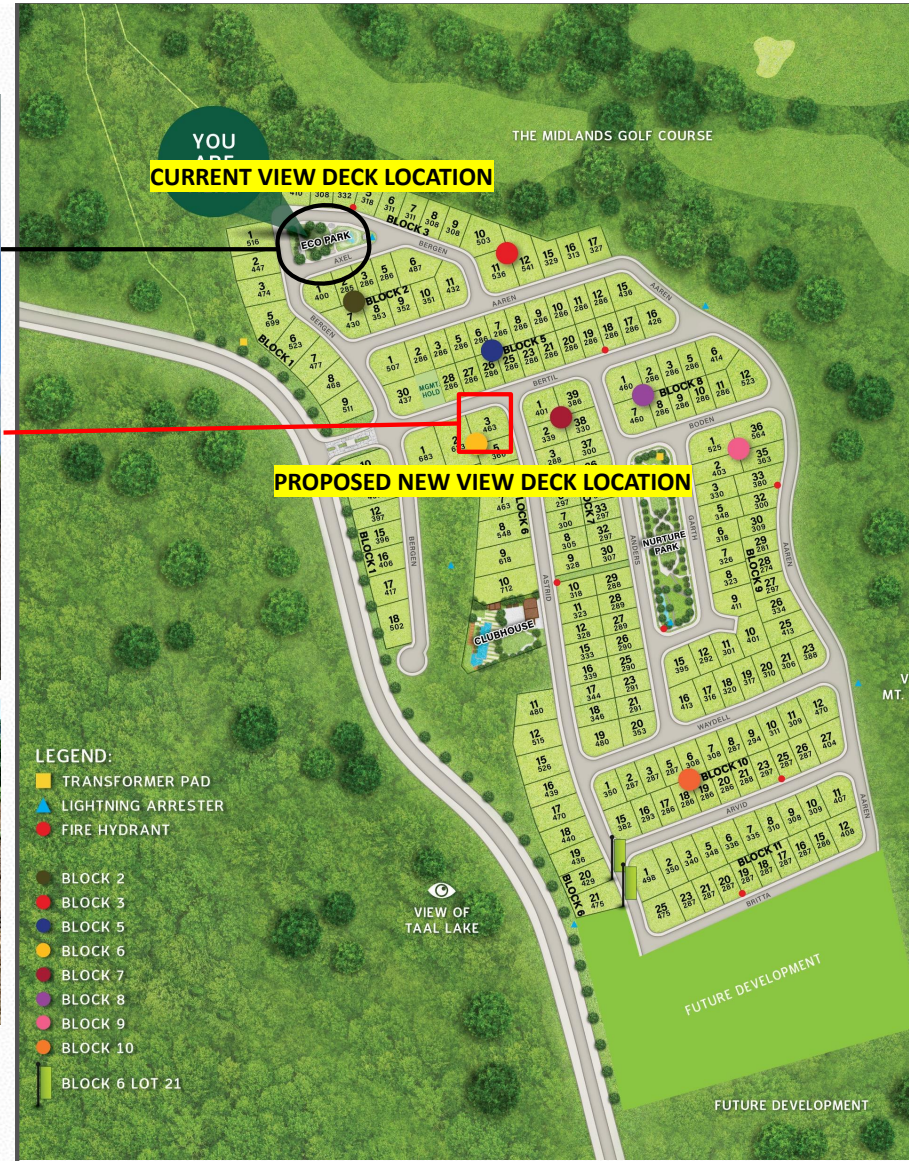
### Flag Markers



### Signs



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# Frequently Asked Questions

## 1. When can the site be accessed?

MLW Loop Road can be accessed since January 2024.  
View deck on site can be accessed since February 10.

## 2. When is the turnover date?

Lots will start turn over by 2Q 2026.

## 3. Can we request for special payment term?

Yes. Send us an email with signed BRF

*Subject: [TREALVA] Special Payment Term Request B XX L XX*

## 4. Who are the consultants behind the development?

Masterplan: Joel Luna

Engineering: Schema

Landscape Arch.: Hedla



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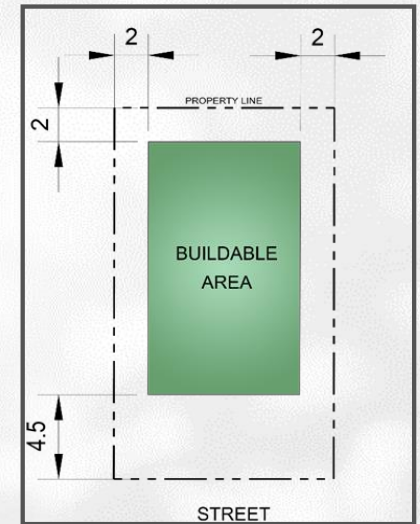
# Frequently Asked Questions

## 5. What are the required setbacks?

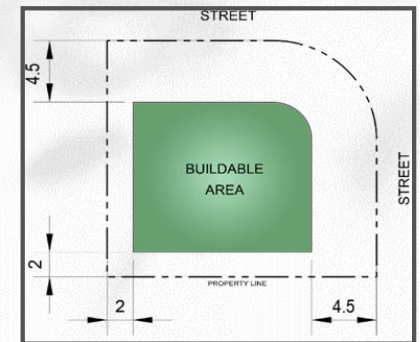
Building setbacks shall be measured from the lot property line to the nearest established projection from and/or wall, window or column.



Inside Lot



Corner Lot





**Happy to Serve,  
Happy to Sell 😊**



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