



FACT SHEET

I. Background

- ♦ **Kota Keluarga** is the FIRST pod development within the 380-hectare Costa De Madera property in Brgy. Laiya, San Juan Batangas;
- ♦ **Kota Keluarga** is a joint venture project of Pueblo Nino Development, Inc. (DEVELOPER) and Costa De Madera Corporation (LANDOWNER)
- ♦ Costa De Madera Corporation is a subsidiary of Metro Pacific Corporation.

II. Concept

- ♦ **Kota Keluarga** is a self-contained masterplanned residential and commercial development with a resort ambiance.
- ♦ **Kota Keluarga** follows an Asian Fusion theme incorporating touches of various Asian influences while paying homage to the multi-faceted Filipino culture.

III. Property Fundamentals

- ♦ Land Area : 46 hectares (33.4 ha. Residential and 12.6 ha. Commercial)
- ♦ Locality : Barangay Laiya, Municipality of San Juan Batangas
- ♦ Travel Time : 2 hours and 20 minutes from Metro Manila
- ♦ Accessibility : Quezon Route 132.6 km (Manila-Sto.Tomas-Alaminos-Tiaong-Candelaria-San Juan Batangas)
Star Highway, Lipa Route 112.6 km (Manila-Lipa Batangas-Rosario Batangas-San Juan Batangas)
- ♦ Distance : 120 km from Metro Manila; 17.6 km from San Juan Batangas Proper

IV. Key Features

- ♦ White sand beach with crystal clear waters
- ♦ Cluster type development
- ♦ Dedicated themed parks for each cluster
- ♦ Automatic beach clubhouse membership

V. Facilities and Amenities

- ♦ Beach Clubhouse namely Klub Keluarga
- ♦ Central Pavilion
- ♦ Community Chapel
- ♦ Interlinked Walking Trails
- ♦ Gate and Guardhouse
- ♦ Private Water Supply
- ♦ Upgraded Power Grid
- ♦ Wide Concrete Roads
- ♦ Themed Parks
 1. Kiddie Park & Playground
 2. Mango Orchard
 3. Meditation Nook
 4. Aviary
 5. Butterfly Farm
 6. Herb Garden
 6. Dog Park

	Road Right of Way	Carriage Way
Main roads	15 meters	10 meters
Secondary Roads	8-10 meters	5-6 meters

VI. Products

- ♦ Residential Open Lots
 - Lot cuts : 150 - 390 sqm
 - Price/sqm : P 5,000 - P 6,700
- ♦ Residential Villas (House and Lot)
 - Floor Area : 80 - 183 sqm
 - Price : to be announced
- ♦ Commercial Open Lots
 - Lot cuts : to be announced
 - Price/sqm : to be announced

VII. Project Clusters

- 1st Sari Grove (open)
- 2nd Taman Grove (open)
- 3rd Nirmala Grove (blocked off)

Project License to Sell No.: 17728-R4A-07-05