



“NORTHERN GATEWAY OF METRO MANILA”

PROVINCE OF BULACAN

279,610 hectares

Land Area

Malolos

Capital of Bulacan

21 municipalities

No. of Municipalities

569 barangays

No. of Barangays

3,708,890

Population as of May 2020



SAN JOSE DEL MONTE

Largest City

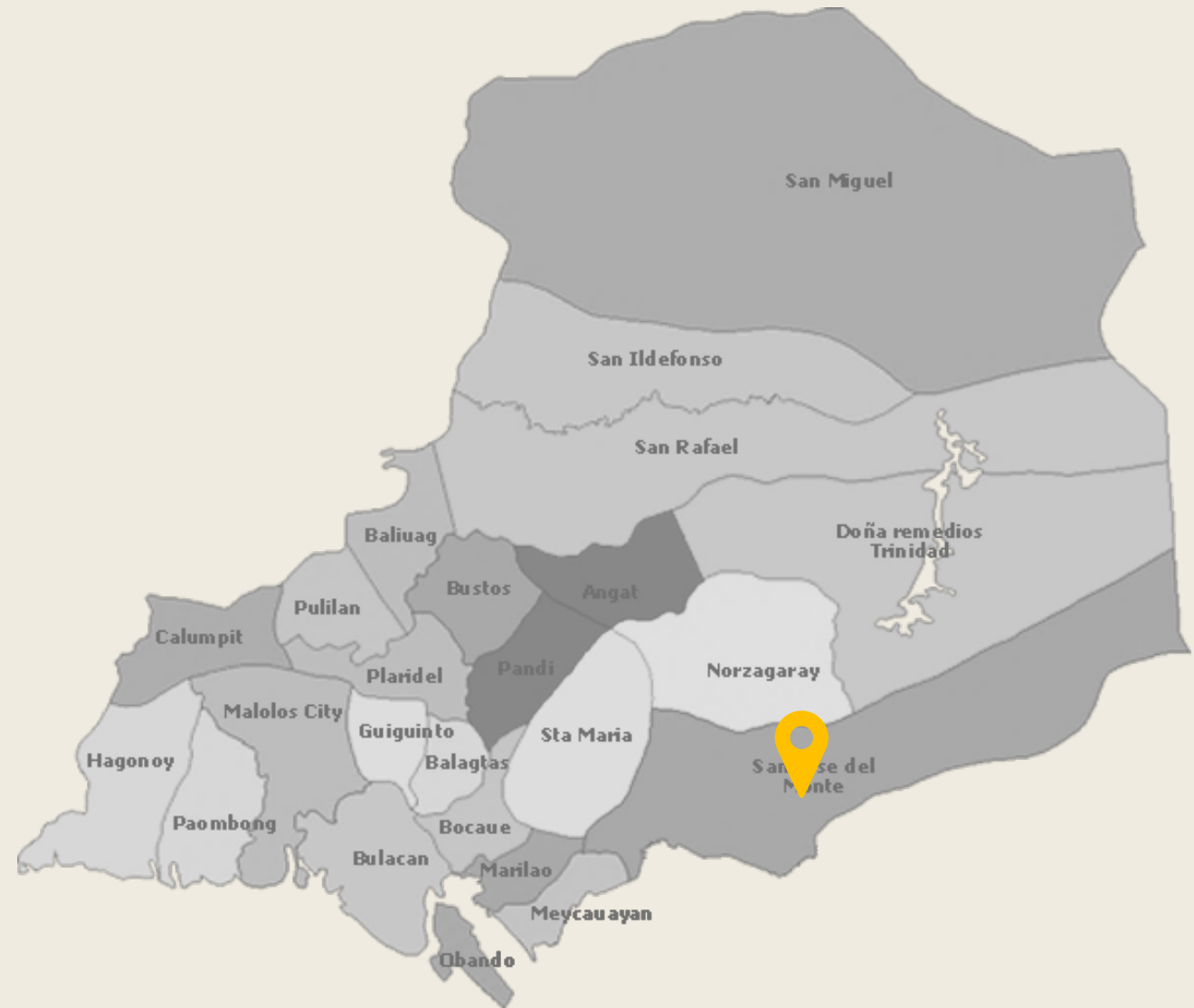
in Central Luzon (Region III)

651,813

Population as of May 2020

**Agriculture, Livestock & Poultry,
Trade & Commerce**

Economy





Alta

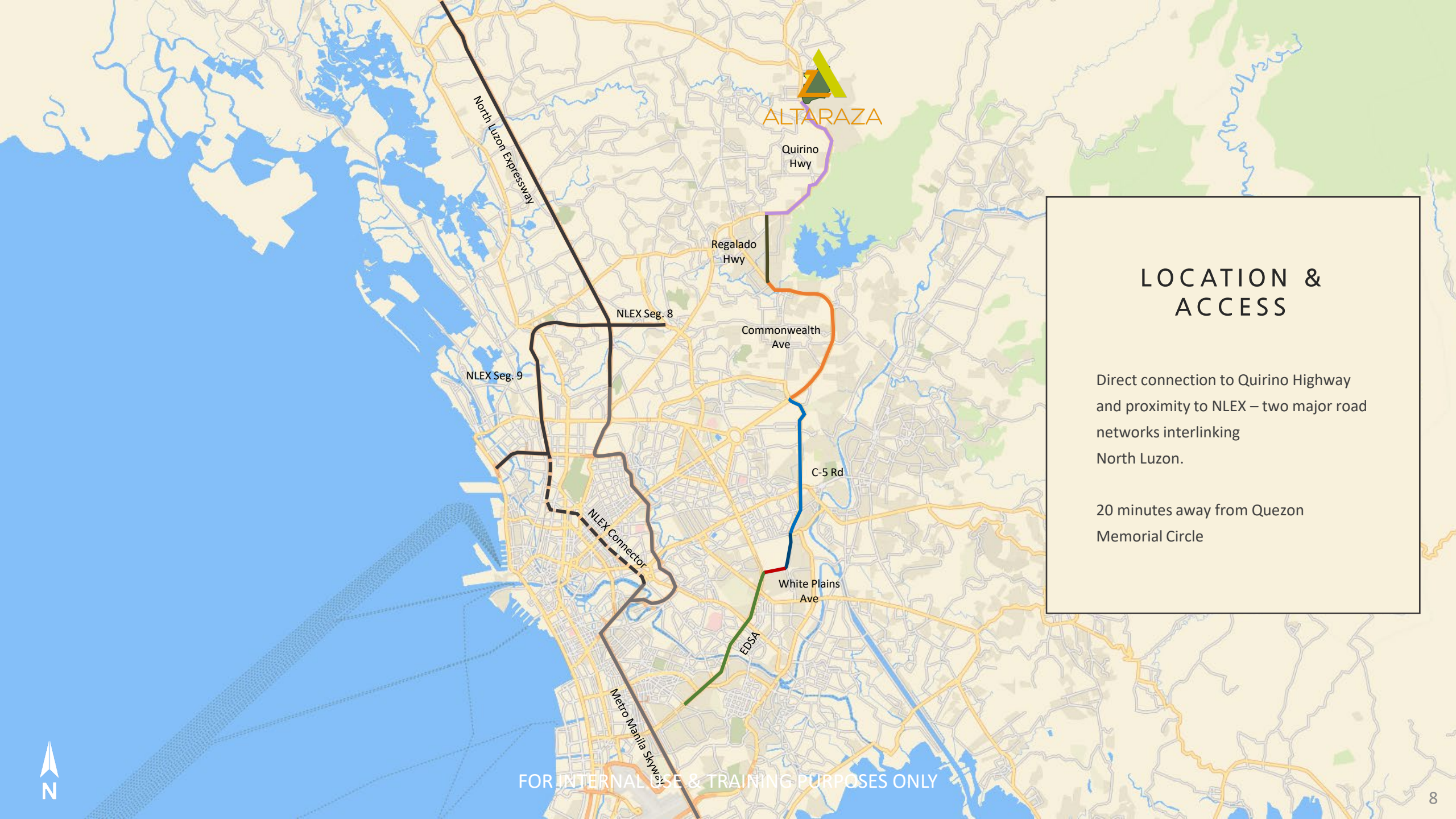
- high

ARAZA

- Acronym of Araneta
& Zaragosa

ARANETA PROPERTIES





ALTARAZA

Quirino Hwy

Regalado Hwy

Commonwealth Ave

C-5 Rd

White Plains Ave

EDSA

NLEX Connector

NLEX Seg. 9

NLEX Seg. 8

North Luzon Expressway

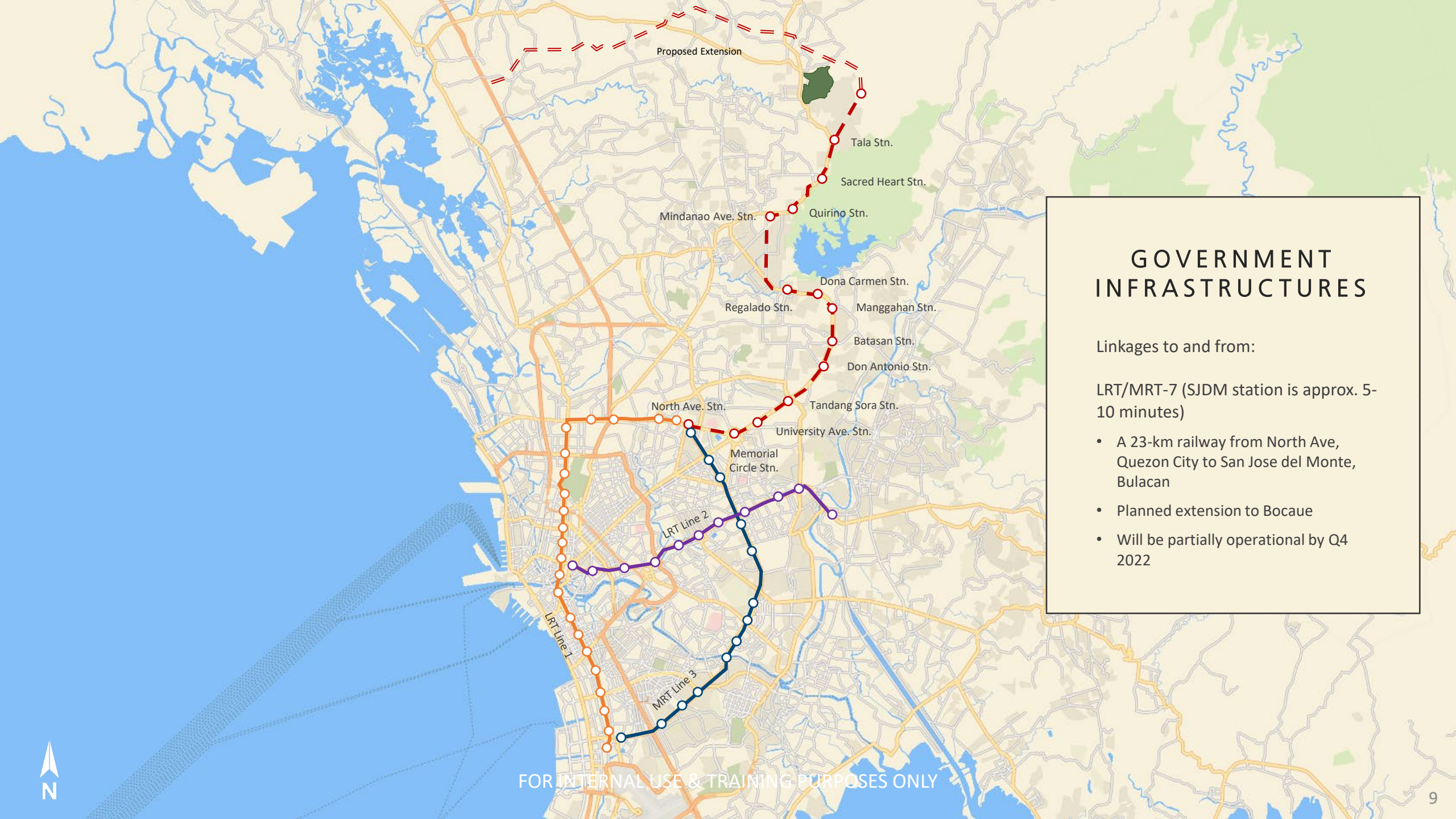
Metro Manila Skyway

LOCATION & ACCESS

Direct connection to Quirino Highway and proximity to NLEX – two major road networks interlinking North Luzon.

20 minutes away from Quezon Memorial Circle





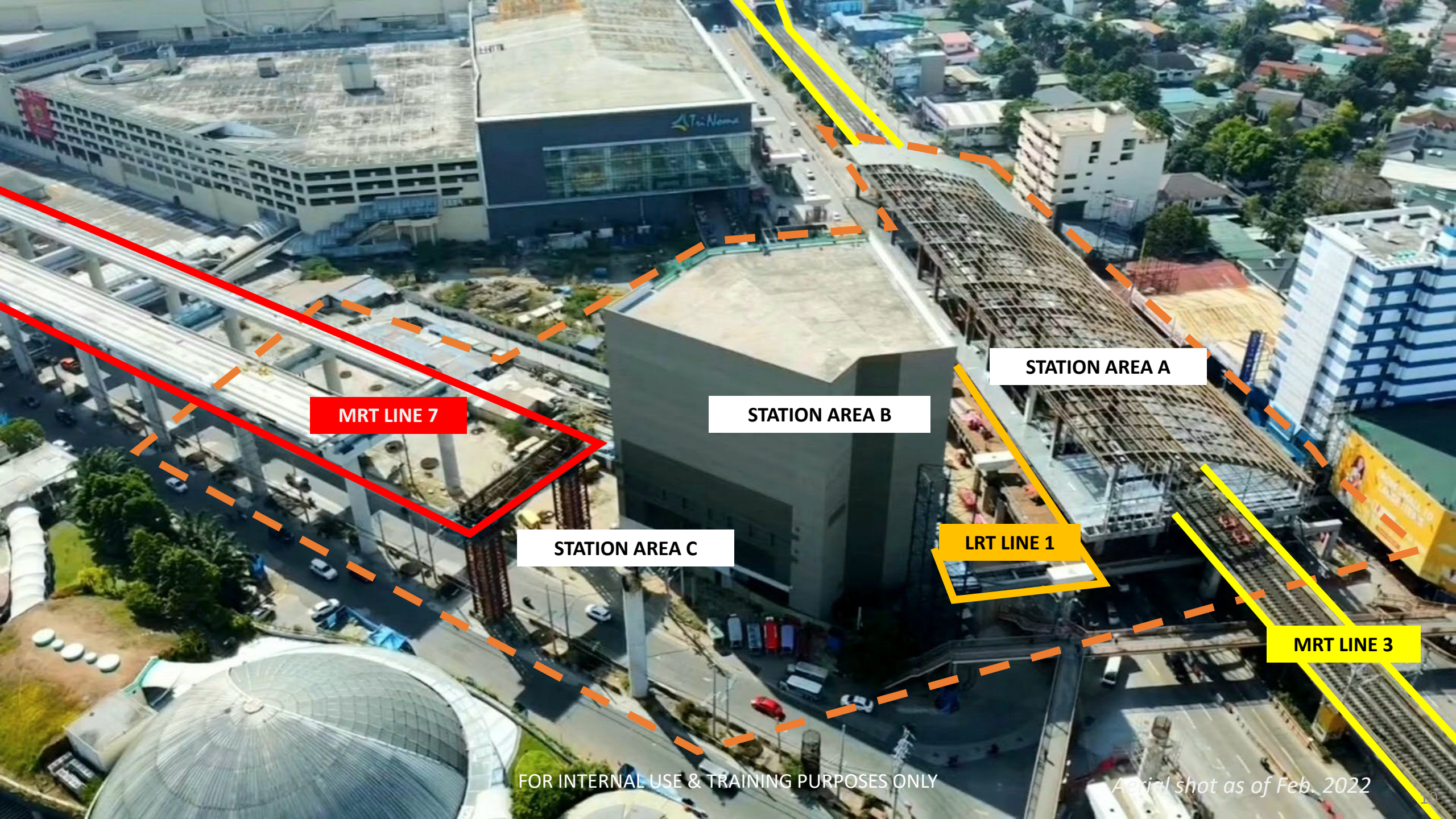
GOVERNMENT INFRASTRUCTURES

Linkages to and from:

LRT/MRT-7 (SJDM station is approx. 5-10 minutes)

- A 23-km railway from North Ave, Quezon City to San Jose del Monte, Bulacan
- Planned extension to Bocaue
- Will be partially operational by Q4 2022

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MRT LINE 7

STATION AREA B

STATION AREA A

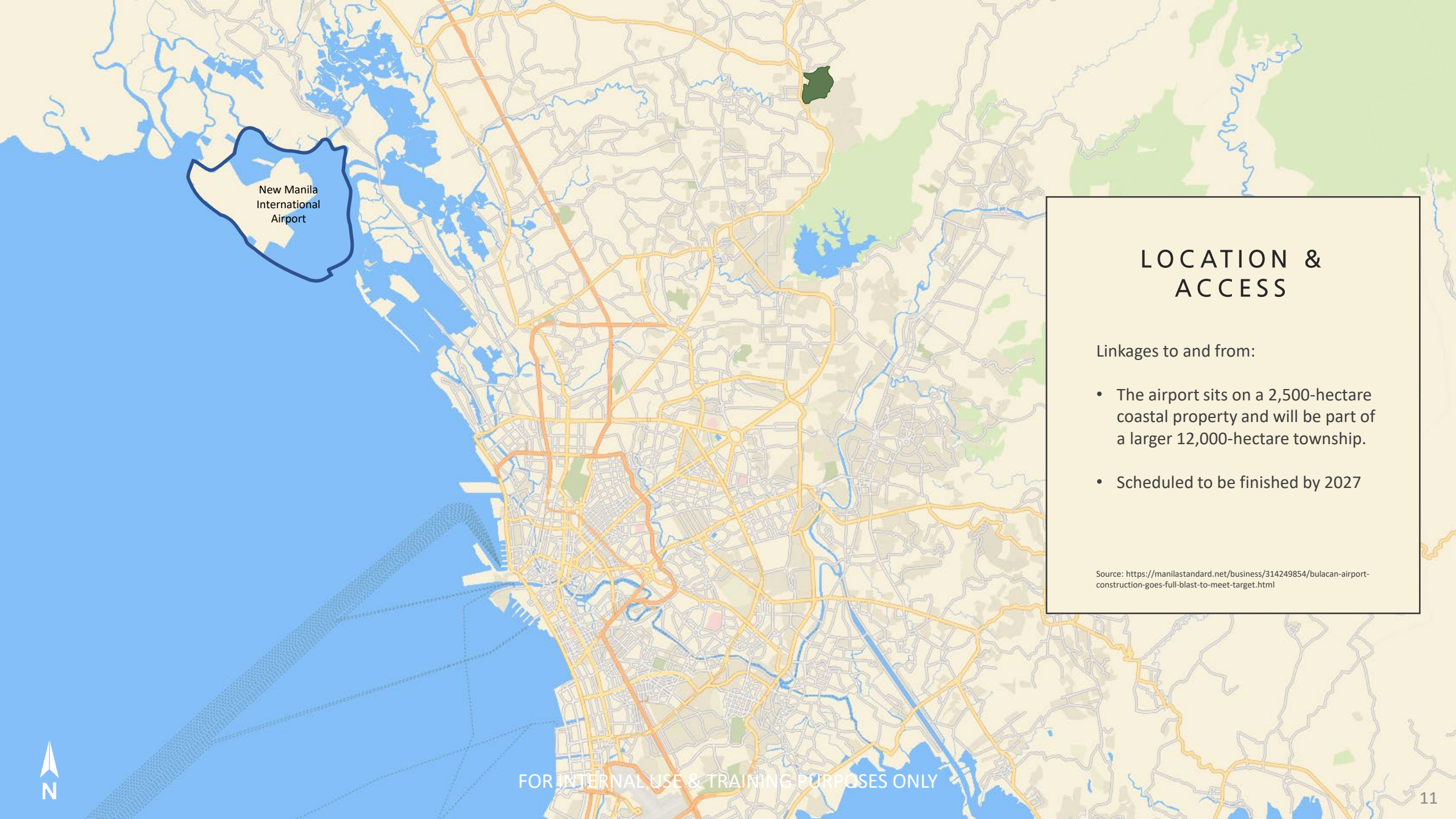
STATION AREA C

LRT LINE 1

MRT LINE 3

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Aerial shot as of Feb. 2022



New Manila
International
Airport

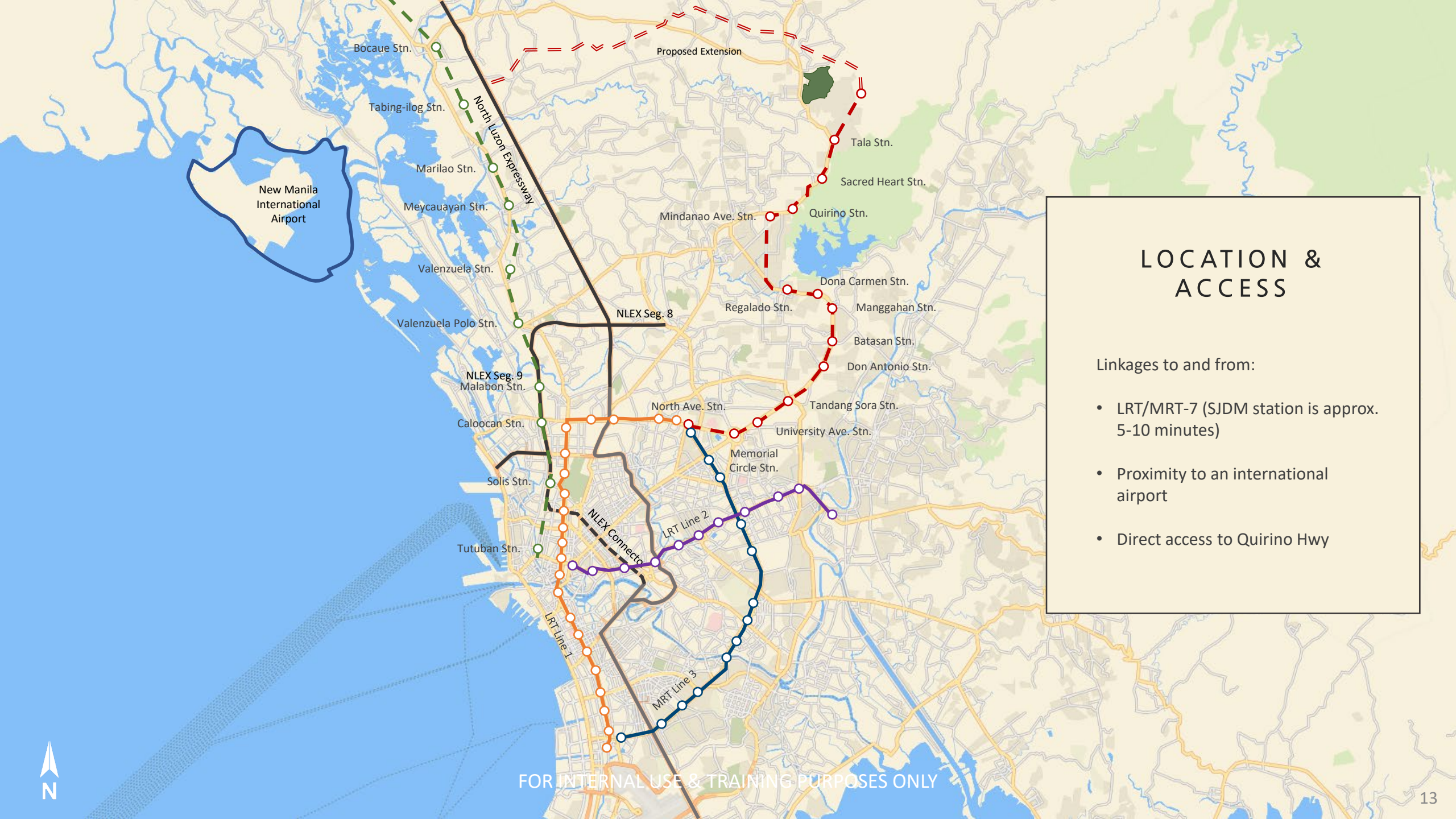
LOCATION & ACCESS

Linkages to and from:

- The airport sits on a 2,500-hectare coastal property and will be part of a larger 12,000-hectare township.
- Scheduled to be finished by 2027

Source: <https://manilastandard.net/business/314249854/bulacan-airport-construction-goes-full-blast-to-meet-target.html>





New Manila
International
Airport

LOCATION & ACCESS

Linkages to and from:

- LRT/MRT-7 (SJDM station is approx. 5-10 minutes)
- Proximity to an international airport
- Direct access to Quirino Hwy

FOR INTERNAL USE & TRAINING PURPOSES ONLY



“VIBRANT CITY LIVING MEETS COUNTRYSIDE CHARM”

ESTATE OVERVIEW

Location San Jose del Monte,
Bulacan

Land Area 70 hectares

of Phases 3 phases

of commercial
lots 55 lots

Amenities Central Plaza
Rain Garden
Urban Hub

LEGEND

- project site
- Altaraza 2
- Altaraza Ph 1
- estate roads
- external roads
- creek

ALTARAZA

MASTERPLAN & COMPONENTS

RESIDENTIAL

Amaia Steps

Avida Settings



FOR INTERNAL USE & TRAINING PURPOSES ONLY



MASTERPLAN & COMPONENTS

EDUCATIONAL

STI Academic Center



FOR INTERNAL USE & TRAINING PURPOSES ONLY



MASTERPLAN & COMPONENTS

HEALTHCARE

Qualimed Hospital



FOR INTERNAL USE & TRAINING PURPOSES ONLY



MASTERPLAN & COMPONENTS

RETAIL

Walmart



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GOV FORTUNATO HALILI RD

QUIRINO HWY

Los Arcos De
Hermano

SCHOOL RD

TANAWIN RD

BOCAUE RD

PARADISE
VILLAGE

FUTURE
DEV

URBAN
HUB

QUALIMED

AMAIA
STEPS

SM CITY
SJDM

COLEGIO DE
SAN AGUSTIN

AVIDA
SETTINGS

FUTURE
DEV

STI

RAIN
GARDEN

WALTER
MART

COLINAS
VERDES



MASTERPLAN & COMPONENTS

NEARBY DEVELOPMENTS

Colegio San
Agustin

SM City SJDM

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MASTERPLAN & COMPONENTS

NEARBY DEVELOPMENTS

ABS-CBN
Sound Stage



FOR INTERNAL USE & TRAINING PURPOSES ONLY



SUMMARY

RESIDENTIAL

Amaia Steps
Avida Settings

EDUCATIONAL

STI Academic Center

DEVELOPMENTS NEARBY

Colegio San Agustin
SM SJDM

RETAIL

Waltermart

HEALTHCARE

Qualimed Hospital

ABS-CBN Sound Stage

MASTERPLAN & COMPONENTS

FOR INTERNAL USE & TRAINING PURPOSES ONLY





FOR INTERNAL USE & TRAINING PURPOSES ONLY





STI Altaraza

commercial lots

rain garden

Avida Settings

Colinas Verdes

SM City SJDM

Amaia Steps

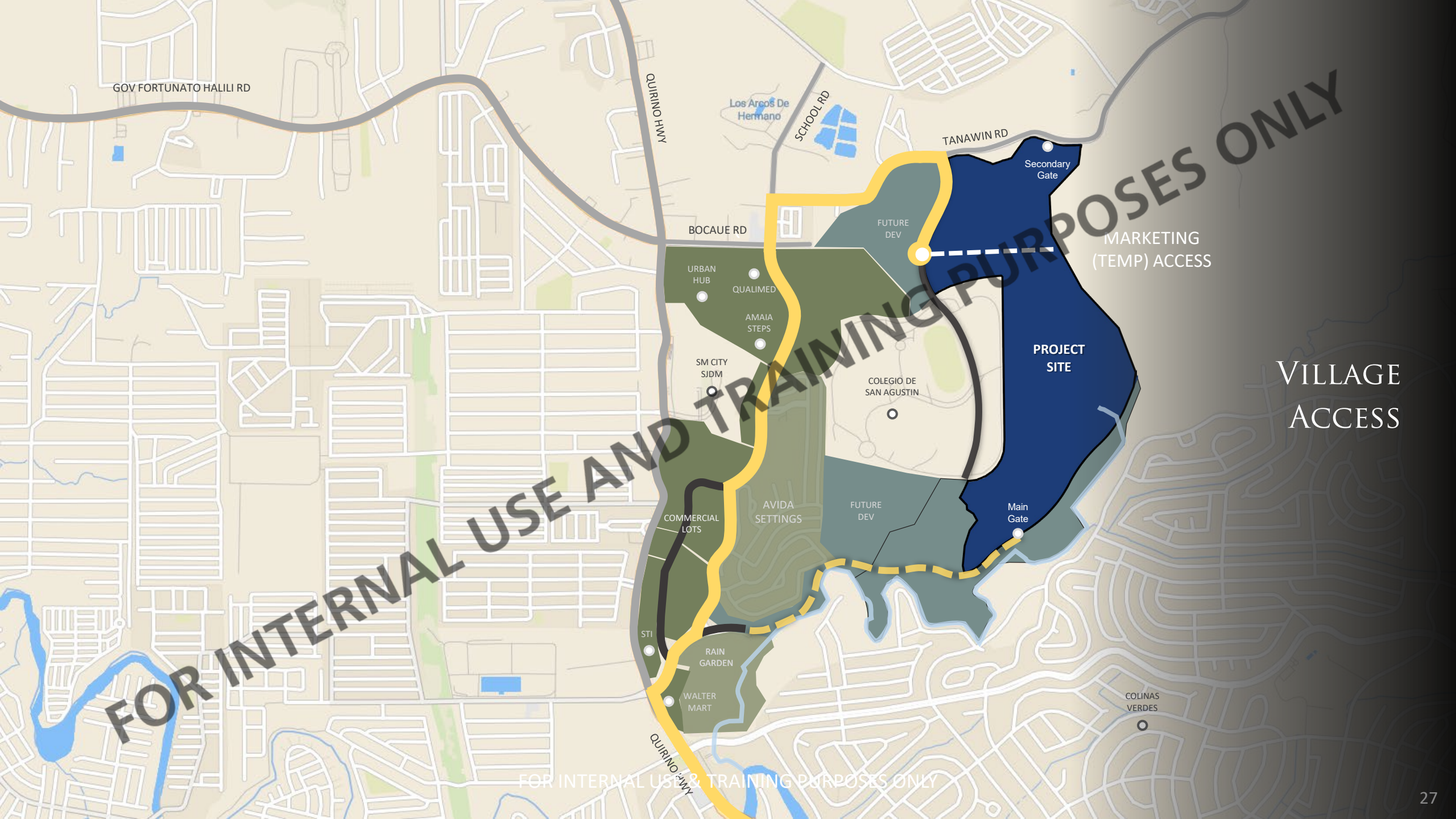
Qualimed

Colegio de San Agustin

PROJECT SITE

FOR INTERNAL USE & TRAINING PURPOSES ONLY

VILLAGE ACCESS & LOCATION



GOV FORTUNATO HALILI RD

QUIRINO HWY

Los Arcos De Hermano

SCHOOL RD

TANAWIN RD

Secondary Gate

BOCAUE RD

FUTURE DEV

MARKETING
(TEMP) ACCESS

URBAN HUB

QUALIMED

AMAIA STEPS

SM CITY SJDM

COLEGIO DE SAN AGUSTIN

PROJECT SITE

VILLAGE ACCESS

AVIDA SETTINGS

COMMERCIAL LOTS

FUTURE DEV

Main Gate

STI

RAIN GARDEN

WALTER MART

COLINAS VERDES

FOR INTERNAL USE & TRAINING PURPOSES ONLY



Colinas Verdes

Main Gate

teak grove

Colegio de San Agustín

CSA road

MARKETING (TEMP) ACCESS

PROJECT SITE

Secondary Gate

Commercial area

Tanawin road

FOR INTERNAL USE & TRAINING PURPOSES ONLY

VILLAGE TERRAIN & NATURAL FEATURES



FOR INTERNAL USE & TRAINING PURPOSES ONLY



LEGEND

- ridge
- waterway

TERRAIN & NATURAL FEATURES

FOR INTERNAL USE & TRAINING PURPOSES ONLY



As previously seen, dense canopies are found along the main ridgeline and waterways of the village.

Its these waterways and ridges that help define the development and location of the lots for the village

- LEGEND**
- ridge
 - > waterway

TERRAIN & NATURAL FEATURES

FOR INTERNAL USE & TRAINING PURPOSES ONLY



HIGHEST POINT
129 meters
AMSL

105 meters
AMSL

120 meters AMSL



96 meters
AMSL

118 meters AMSL

114 meters
AMSL

99 meters
AMSL

94 meters
AMSL

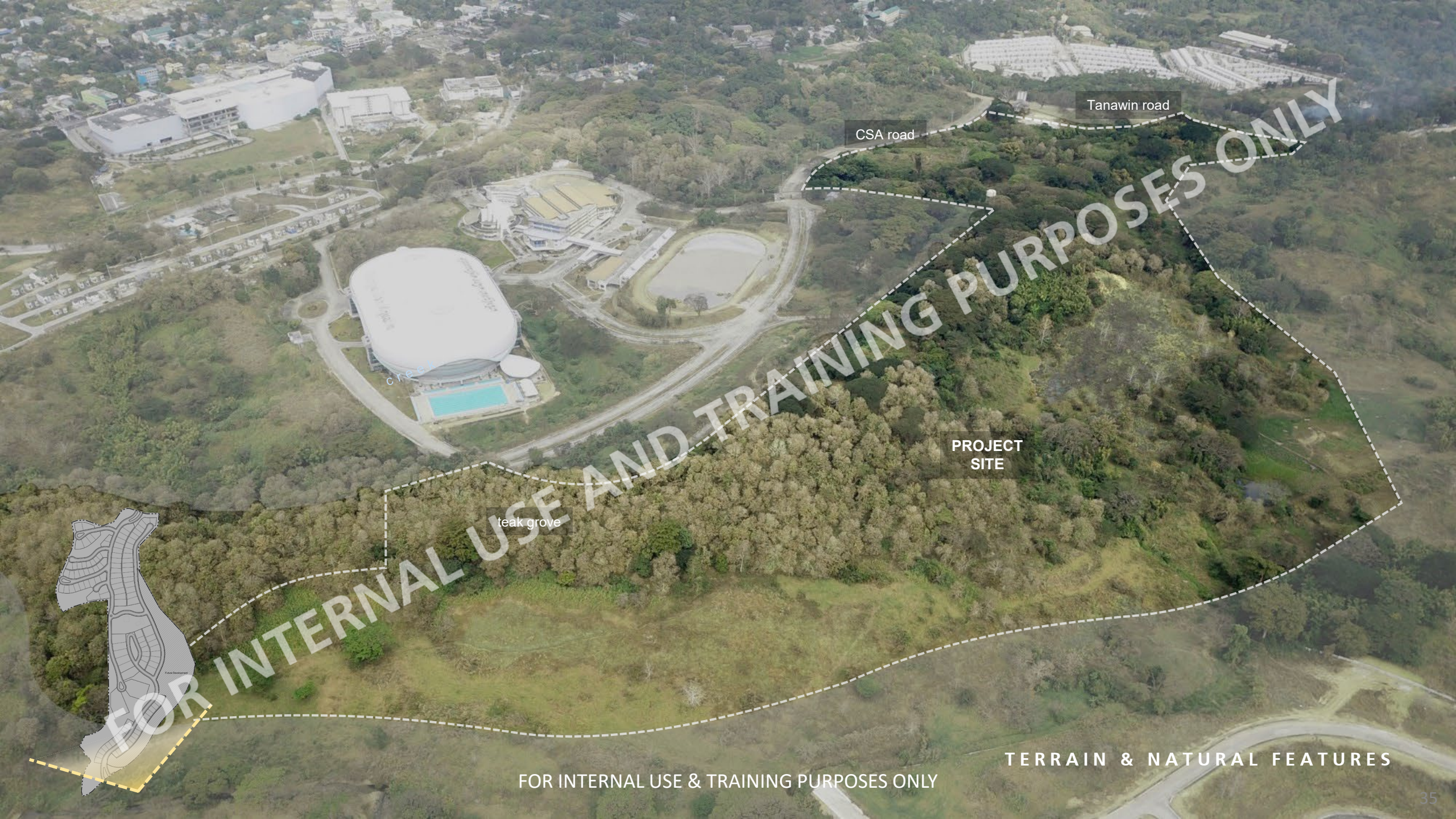
LOWEST POINT
74 meters
AMSL

LEGEND

- below 70 m AMSL
- 70 m – 75 m
- 75 m – 80 m
- 80 m – 85 m
- 85 m – 90 m
- 90 m – 95 m
- 95 m – 100 m
- 100 m – 105 m
- 105 m – 110 m
- 110 m – 115 m
- 115 m – 120 m
- 120 m – 125 m
- 125 m – 130 m

TERRAIN & NATURAL FEATURES

FOR INTERNAL USE & TRAINING PURPOSES ONLY



CSA road

Tanawin road

PROJECT
SITE

teak grove



TERRAIN & NATURAL FEATURES

FOR INTERNAL USE & TRAINING PURPOSES ONLY



FOR INTERNAL USE & TRAINING PURPOSES ONLY

TERRAIN & NATURAL FEATURES



FOR INTERNAL USE & TRAINING PURPOSES ONLY

TERRAIN & NATURAL FEATURES

TEAK GROVE



FOR INTERNAL USE & TRAINING PURPOSES ONLY

TERRAIN & NATURAL FEATURES

ACACIA TREES



FOR INTERNAL USE & TRAINING PURPOSES ONLY

TERRAIN & NATURAL FEATURES



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

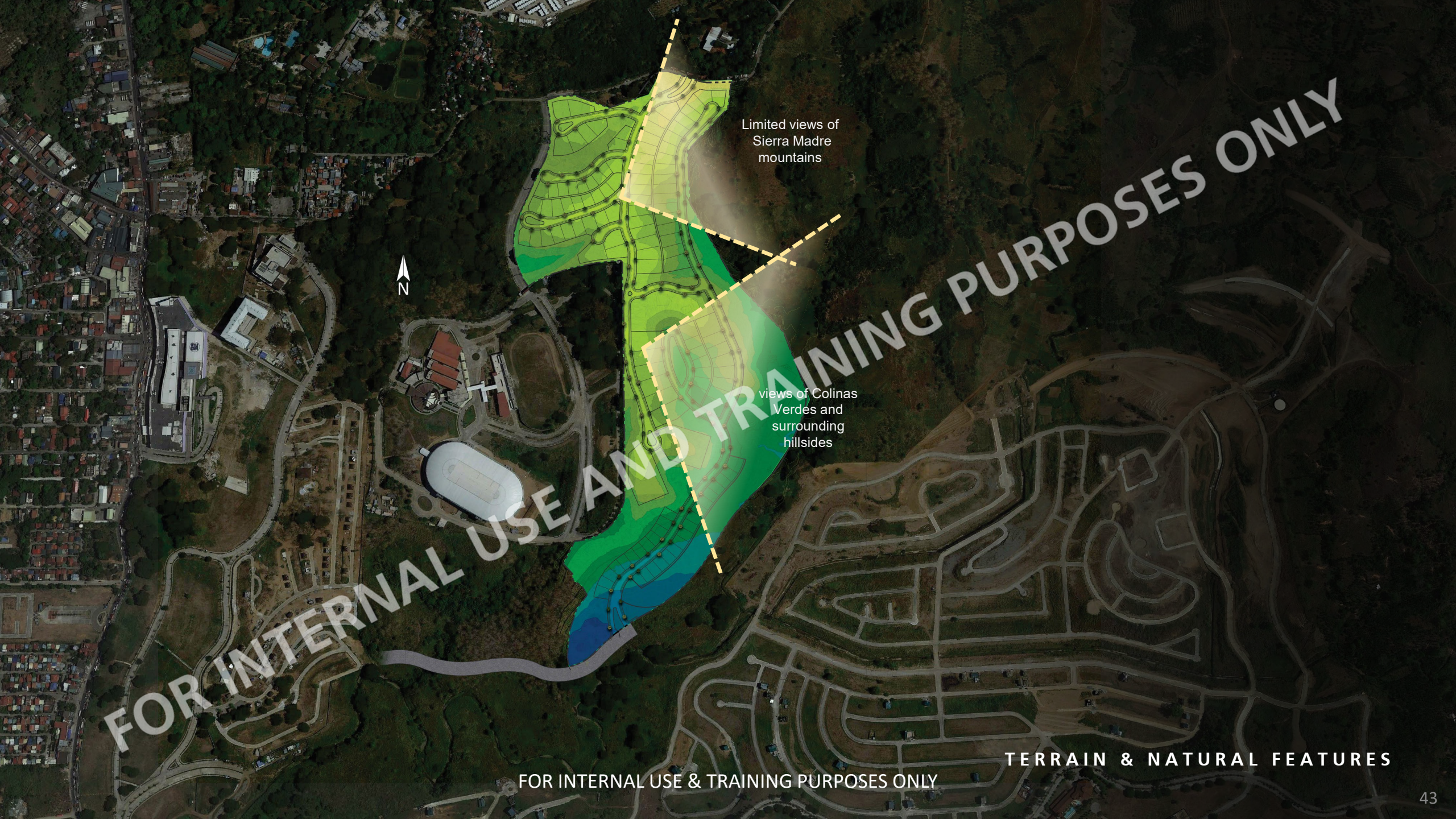
distant views of
Metro Manila

FOR INTERNAL USE & TRAINING PURPOSES ONLY

TERRAIN & NATURAL FEATURES



FOR INTERNAL USE & TRAINING PURPOSES ONLY



Limited views of
Sierra Madre
mountains

views of Colinas
Verdes and
surrounding
hillsides

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

FOR INTERNAL USE & TRAINING PURPOSES ONLY

TERRAIN & NATURAL FEATURES



FOR INTERNAL USE & TRAINING PURPOSES ONLY

MIRAVERA

ALTARAZA

Mira

- to look

Verdor

- greenery

MIRAVERA

ALTARAZA

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

FOR INTERNAL USE & TRAINING PURPOSES ONLY

MIRAVERA

ALTARAZA

TRANCHE 1 SUMMARY

of Lots 125 lots

Density 4.2 lots per ha.

Lot Size Range 425 – 5,500 sqm.

Ave. Lot Size 838 sqm.

Elevation 70 – 130 m AMSL



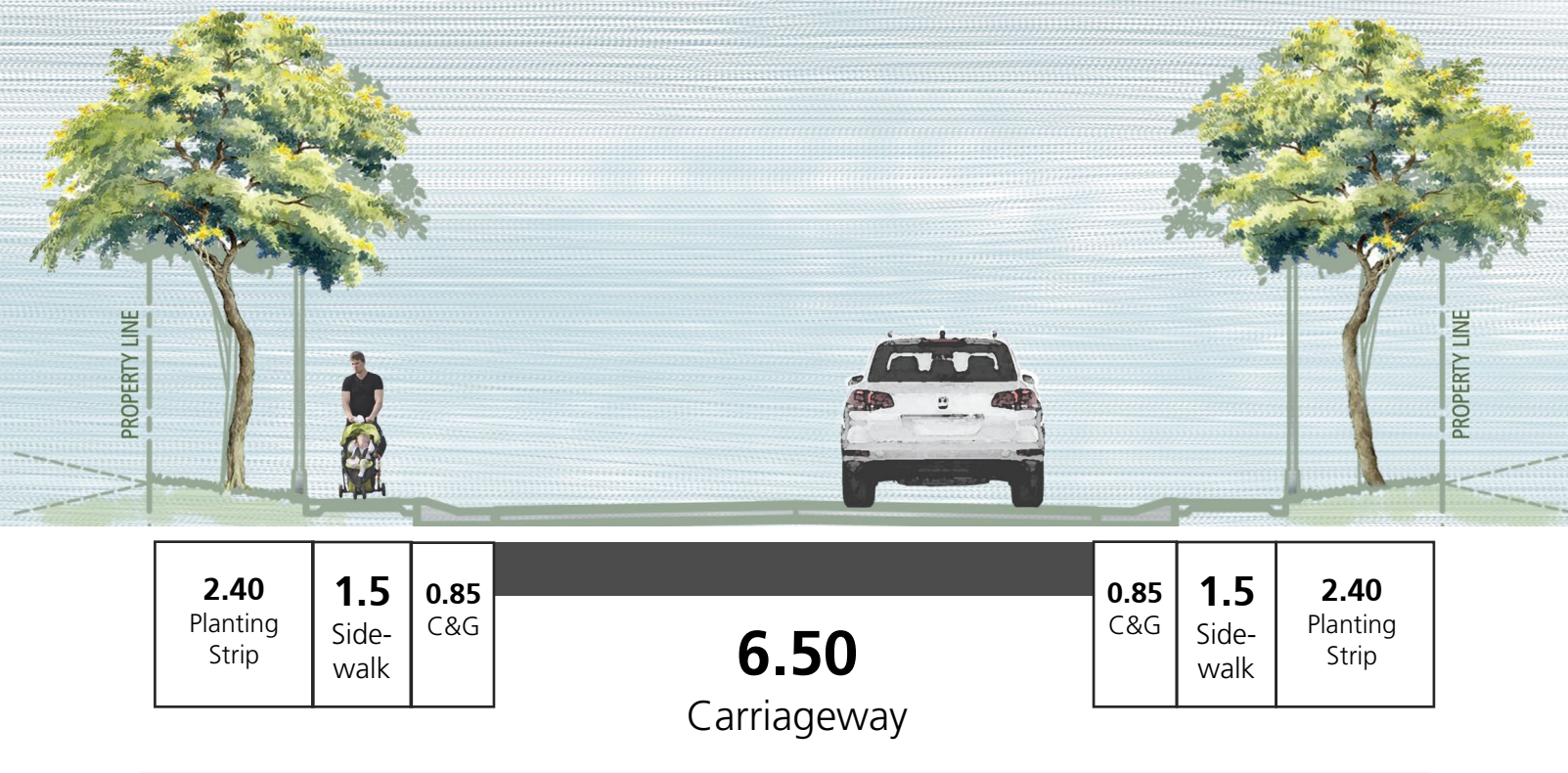
MIRAVERA

ALTARAZA

ROAD NETWORK

Standard Roadways

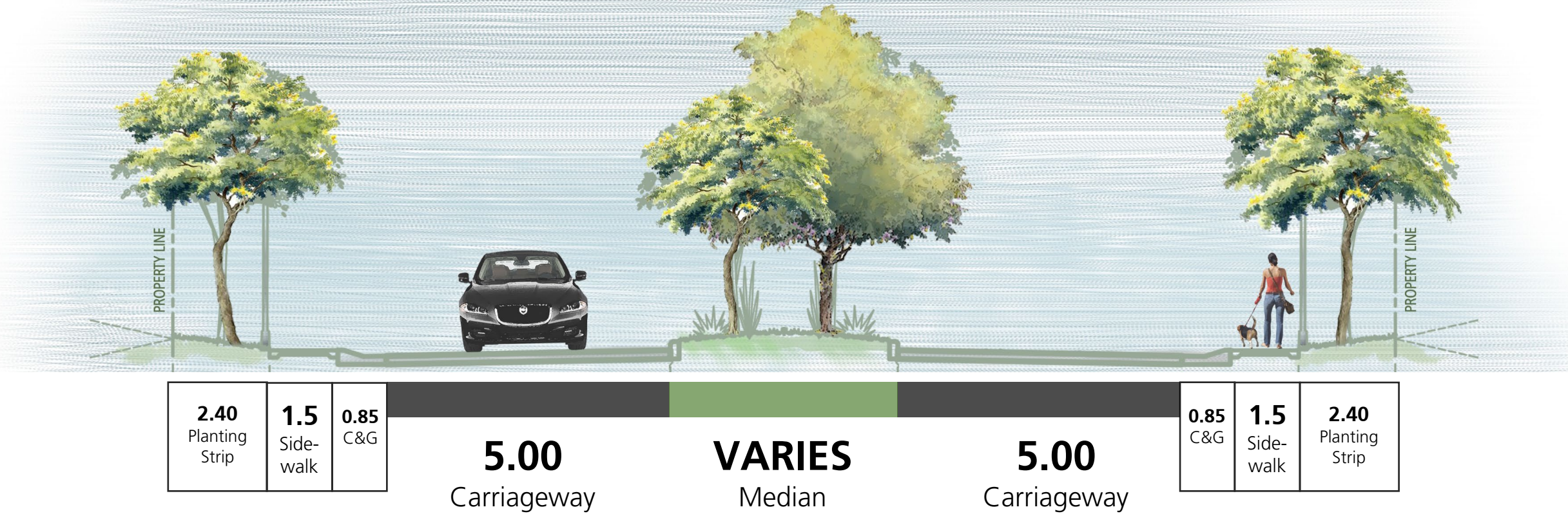




Standard Roadways

Miravera

*Values are in Meters (m)



Standard Roadways with Median

Miravera

*Values are in Meters (m)

MIRAVERA AMENITY PROGRAM

MIRAVERA

ALTARAZA

AMENITY PROGRAM

Our main amenity area is located at the center of Miravera which acts as a border for the north and south areas of the village.

Its central location provides most residents an equal distance to the main facilities.



MIRAVERA

ALTARAZA

AMENITY PROGRAM

SOCIAL HALL
RESIDENTS' LOUNGE
POOL





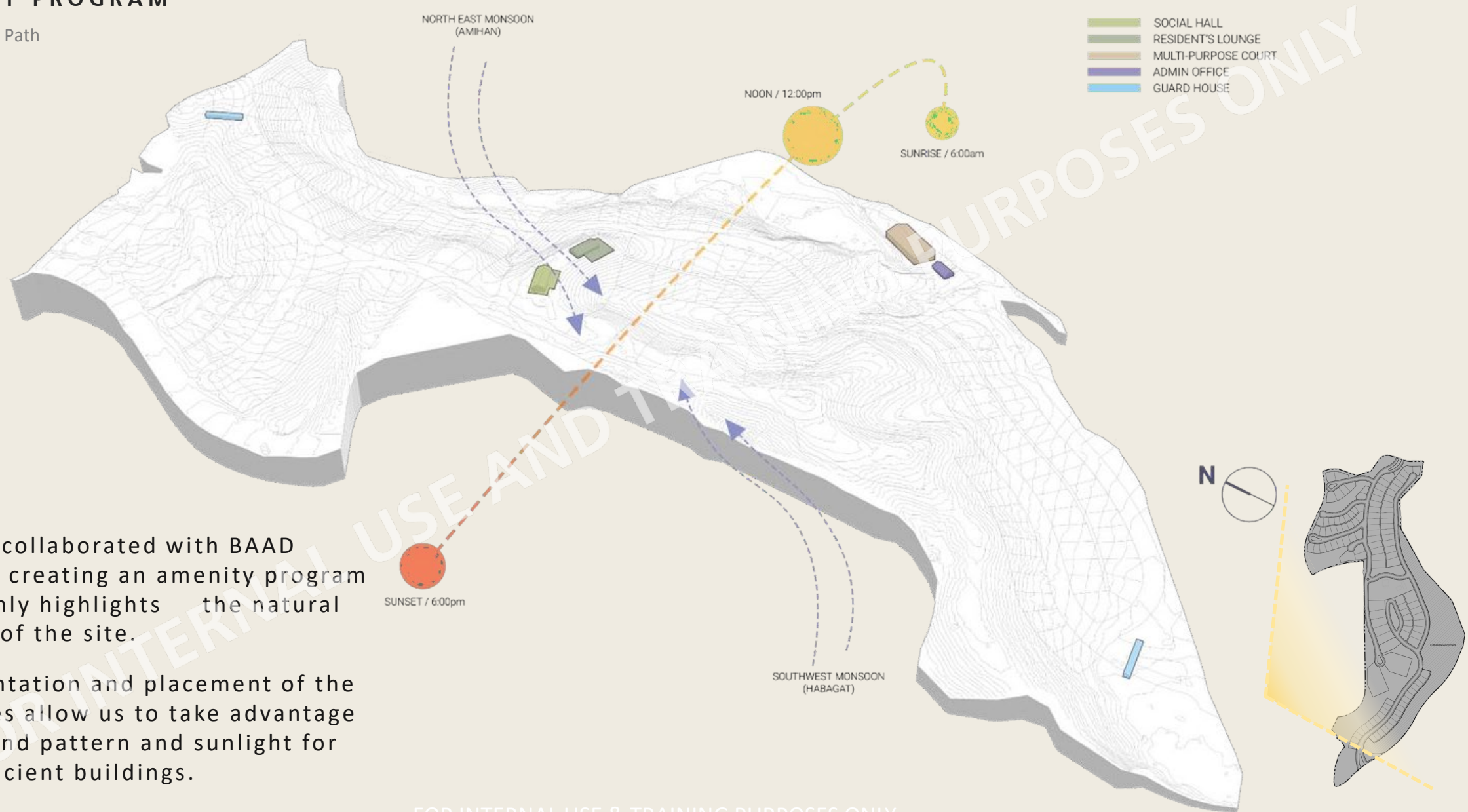
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VILLAGE BOUNDARY & PERIMETER

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AMENITY PROGRAM

Sun And Wind Path



We have collaborated with BAAD Studio in creating an amenity program that mainly highlights the natural features of the site.

The orientation and placement of the structures allow us to take advantage of the wind pattern and sunlight for more efficient buildings.

AMENITY PROGRAM

Social Hall & Residents' Lounge



Artist's Rendering

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AMENITY PROGRAM

Social Hall Drop-off



Artist's Rendering

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AMENITY PROGRAM

Residents' Lounge



Artist's Rendering

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MIRAVERA

ALTARAZA

AMENITY PROGRAM

The sports court and admin office will be located within the second phase of Miravera.

MULTIPURPOSE COURT



AMENITY PROGRAM

Multipurpose Court Plan



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AMENITY PROGRAM

Admin Office & Multipurpose Court



Artist's Rendering

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AMENITY PROGRAM

Multipurpose Court Interior



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MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

Hillside Estate
The village's largest lots perched along the main ridge



Hillside
Ridgeside lots located along the village's main ridge



Greenside
Lots that are adjacent to green spaces



Groveside
Lots adjacent to the Teak Grove



Greenview
Lots that have views of green spaces



Prime
Regular neighborhood lots



MIRAVERA

ALTARAZA

TRANCHE 1 LOT MIX

7 lots	450 – 499 sqm
32 lots	500 – 599 sqm
8 lots	600 – 649 sqm
13 lots	650 – 699 sqm
10 lots	700 – 799 sqm
30 lots	800 – 899 sqm
3 lots	900 – 999 sqm
12 lots	1,000 – 1,499 sqm
6 lots	1,500 – 1,999 sqm
4 lots	2,000 – 5,500 sqm



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
8	1500 – 5500
*Values are in square meters (sqm)	

Hillside Estate

The village's largest lots perched along the main ridge



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
8	1500 – 5500
*Values are in square meters (sqm)	

Hillside Estate

The village's largest lots perched along the main ridge







Main Gate

FOR INTERNAL USE AND TRAINING PURPOSES ONLY





(WIP) HILLSIDE ESTATE LOT

Artist's Rendering

Block 8 Lot 9

OPEN SPACE



Hillside Estate Lot Section

Miravera



(WIP) HILLSIDE ESTATE LOT

Artist's Rendering

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MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
16	800 – 1275

**Values are in square meters (sqm)*

Hillside

Ridgeside lots located along the village's main ridge



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
16	800 – 1275

**Values are in square meters (sqm)*

Hillside

Ridgeside lots located along the village's main ridge





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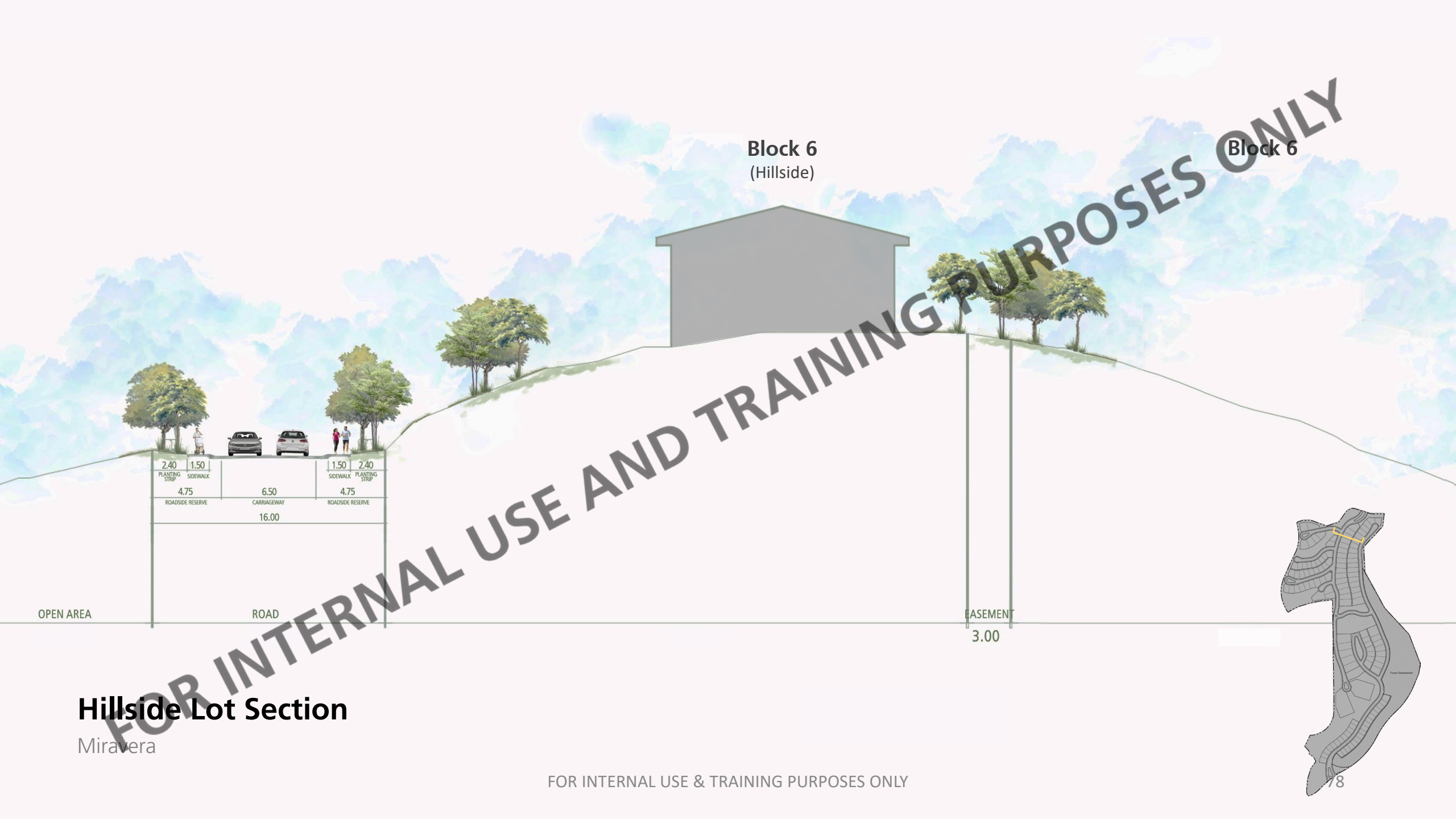


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Block 6
(Hillside)

Block 6

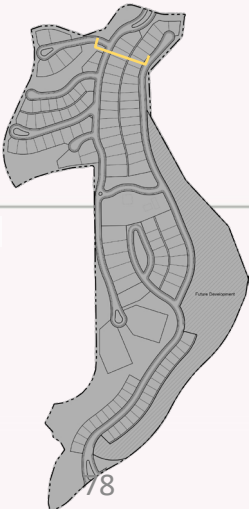
2.40	1.50		1.50	2.40
PLANTING STRIP	SIDEWALK		SIDEWALK	PLANTING STRIP
4.75		6.50	4.75	
ROADSIDE RESERVE		CARRIAGEWAY	ROADSIDE RESERVE	
16.00				

OPEN AREA

ROAD

EASEMENT
3.00

Hillside Lot Section
Miravera





(WIP) HILLSIDE LOT

Artist's Rendering

MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

	# of lots	*Lot Size Range
	16	550 – 1500

**Values are in square meters (sqm)*

Greenside

Lots that are adjacent to green spaces



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

	# of lots	*Lot Size Range
	16	550 – 1500

**Values are in square meters (sqm)*

Greenside

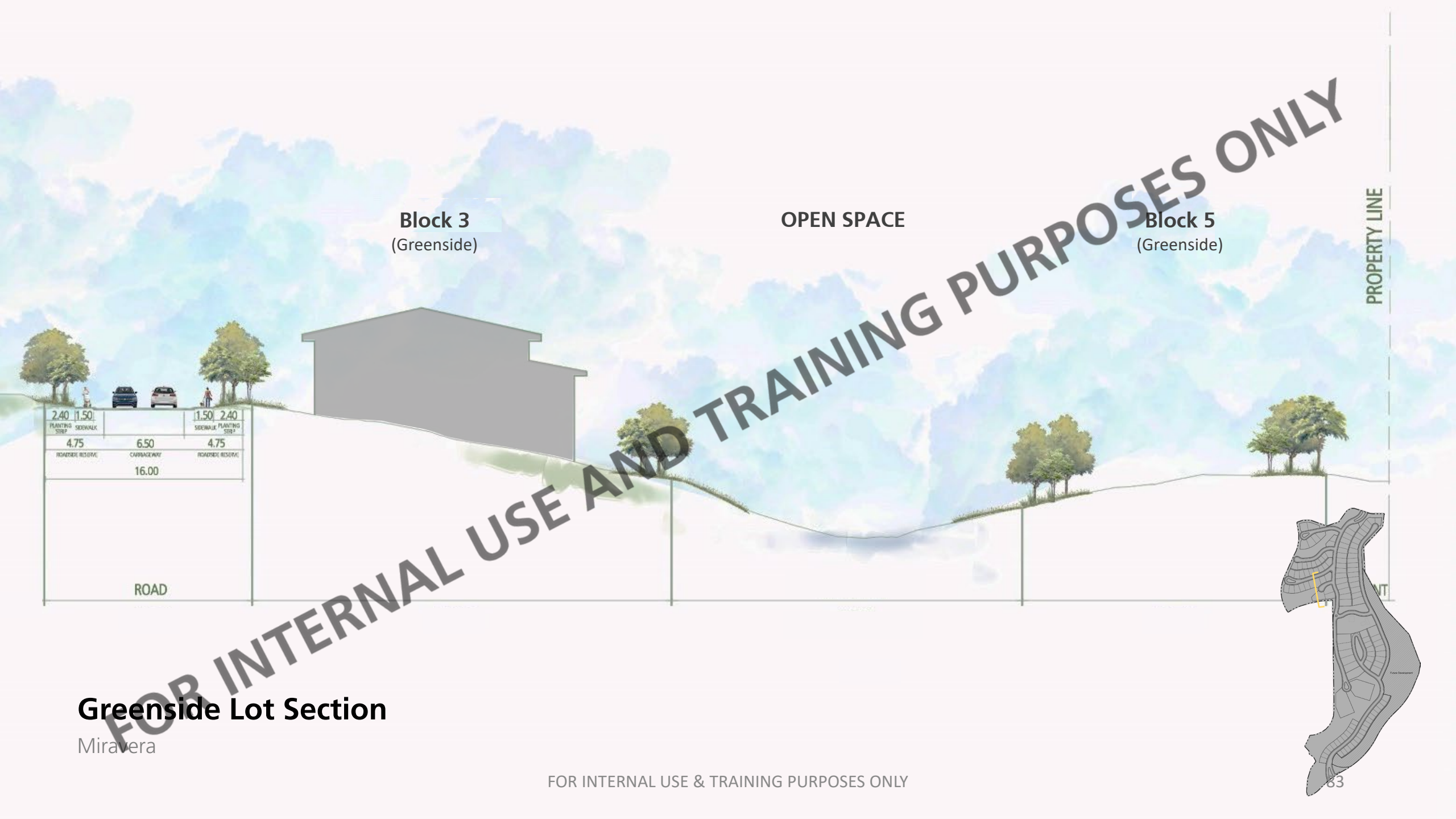
Lots that are adjacent to green spaces





(WIP) GREENSIDE LOT

Artist's Rendering



Block 3
(Greenside)

OPEN SPACE

Block 5
(Greenside)

PROPERTY LINE

2.40	1.50	1.50	2.40
PLANTING STRIP	SIDEWALK	SIDEWALK	PLANTING STRIP
4.75	6.50	4.75	
ROADSIDE RESERVE	CHANGEPART	ROADSIDE RESERVE	
	16.00		

ROAD

Greenside Lot Section

Miravera

MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

	# of lots	*Lot Size Range
	12	500 – 600

**Values are in square meters (sqm)*

Groveside

Lots adjacent to the Teak Grove



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

	# of lots	*Lot Size Range
	12	500 – 600

**Values are in square meters (sqm)*

Groveside

Lots adjacent to the Teak Grove





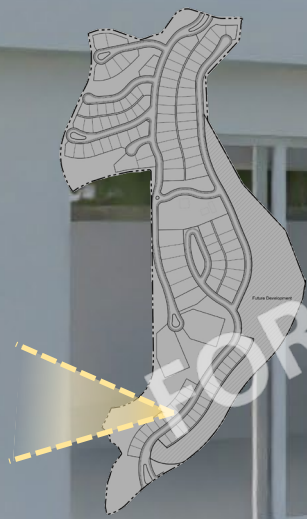
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(WIP) GROVESIDE LOT

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MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
43	450 – 1075

**Values are in square meters (sqm)*

Greenview

Lots that have views of green spaces



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

	# of lots	*Lot Size Range
	43	450 – 1075

**Values are in square meters (sqm)*

Greenview

Lots that have views of green spaces



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
43	450 – 1075

*Values are in square meters (sqm)

Greenview

Lots that have views of green spaces





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FOR INTERNAL USE & TRAINING PURPOSES ONLY







(WIP) GREENVIEW LOT

Artist's Rendering

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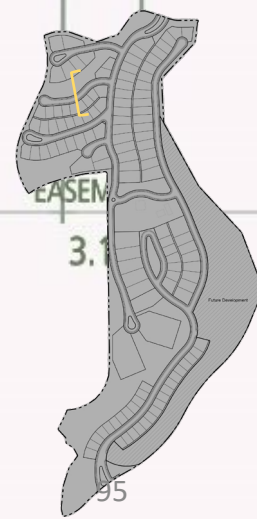
OPEN SPACE

Block 5
(Greenview)

Greenview Lot Section

Miravera

2.40	1.50		1.50	2.40
PLANTING	SIDEWALK		SIDEWALK	PLANTING
STRIP				STRIP
4.75		6.50		4.75
ROADSIDE RESERVE		CARRIAGE WAY		ROADSIDE RESERVE
		16.00		
ROAD				





(WIP) GREENVIEW LOT

Artist's Rendering

FOR INTERNAL USE & TRAINING PURPOSES ONLY

MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
30	450 – 1075

**Values are in square meters (sqm)*

Prime

Regular neighborhood lots



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
30	450 – 1075

**Values are in square meters (sqm)*

Prime

Regular neighborhood lots



MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

# of lots	*Lot Size Range
30	450 – 1075

**Values are in square meters (sqm)*

Prime

Regular neighborhood lots





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Block 5
(Greenview)

Block 2
(Prime)

Block 3
(Greenside)

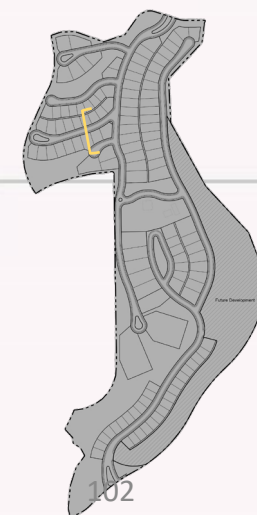
EASEMENT
3.10

2.40 PLANTING STREET	11.50 SIDEWALK	1.50 SIDEWALK	2.40 PLANTING STREET
4.75	6.50	4.75	
ROADSIDE RESERVE	CARRIAGEWAY	ROADSIDE RESERVE	
16.00			

ROAD

Prime Lot Section

Miravera





(WIP) PRIME LOT

Artist's Rendering

MIRAVERA

ALTARAZA

TRANCHE 1 LOT CLASS

	# of lots	*Lot Size Range
	8	1500 – 5500
	16	800 – 1275
	16	500 – 1500
	12	500 – 600
	43	450 – 1075
	30	450 – 1075

*Values are in square meters (sqm)



