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Prana Garden Villas

Trece Martires, Cavite
(Inside Sherwood Hills Community)





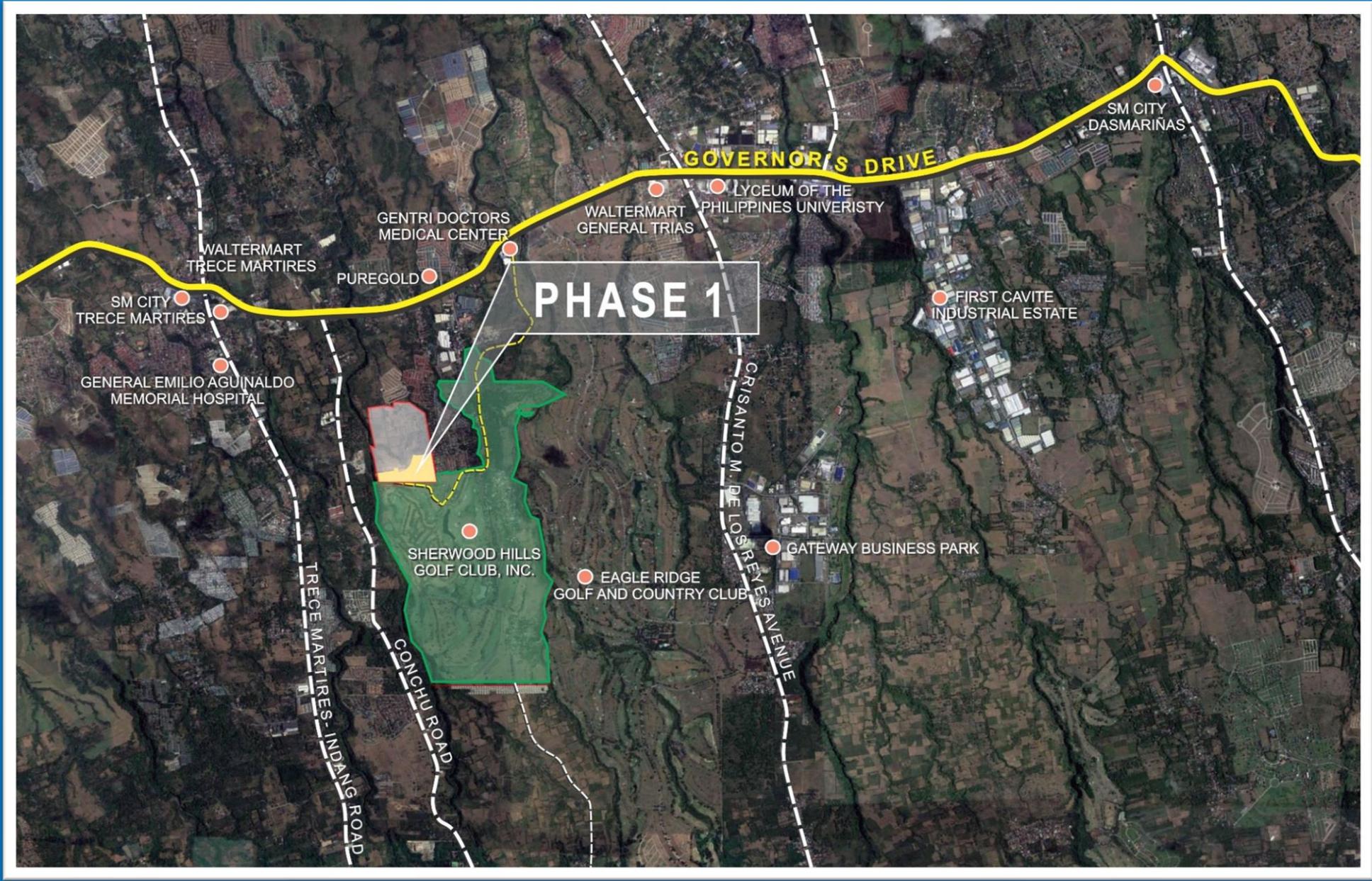
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Why Cavite?

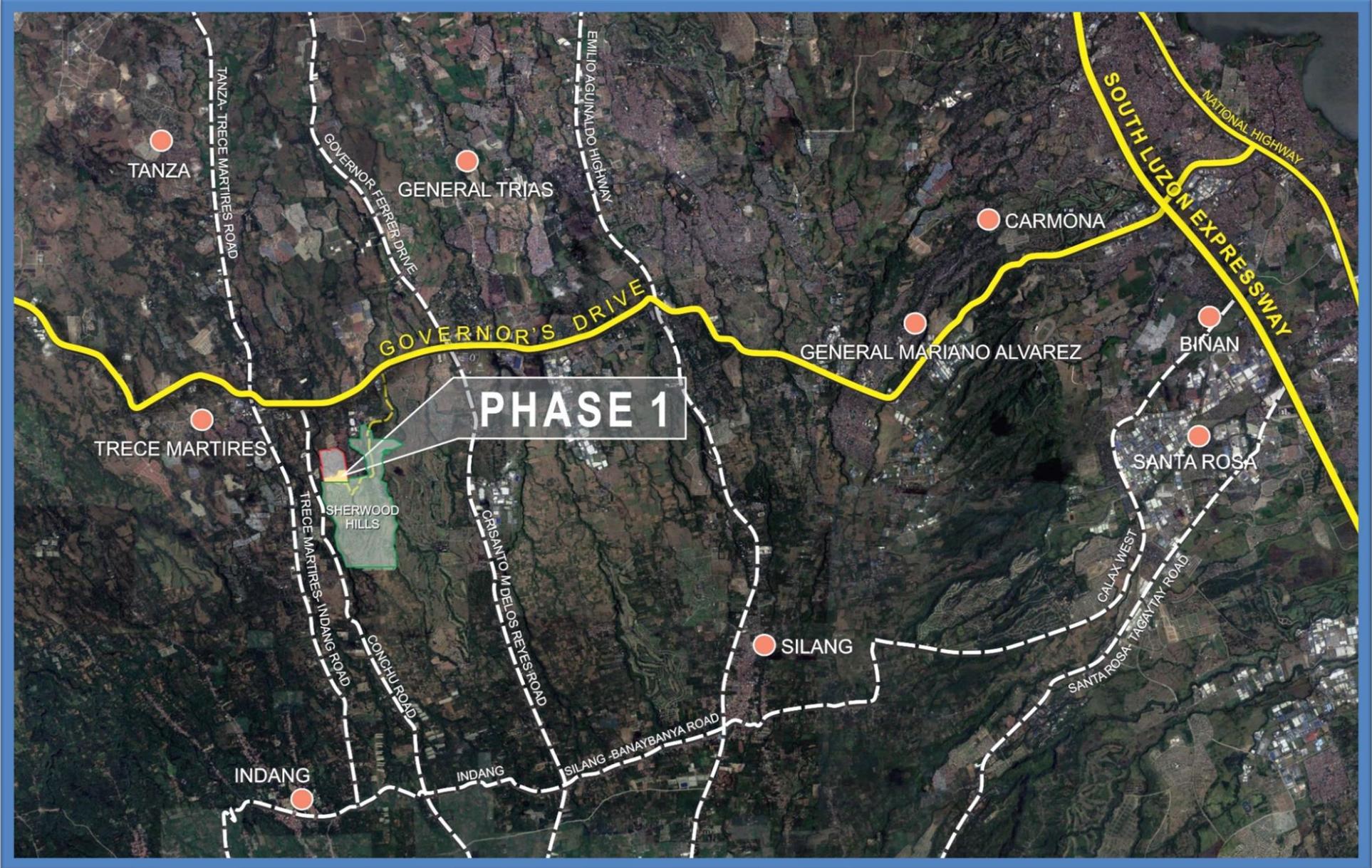
- Easily accessible from Manila via CAVITEX; SLEX; MCX; and CALAX.
- Cavite City is near popular vacation spots such as Laguna and Batangas
- It is a historically rich area, wherein the famous Corregidor Island and Aguinaldo Shrine is located.

VICINITY MAP



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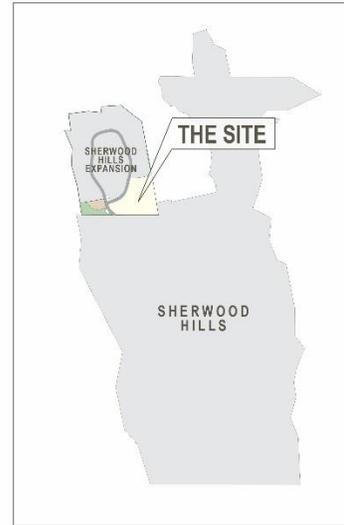
LOCATION MAP



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SHERWOOD HILLS EXPANSION

PHASE 1



KEYMAP

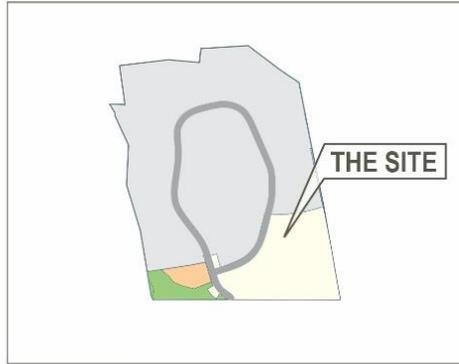
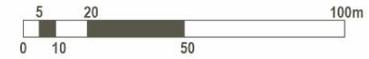


MASTER DEVELOPMENT PLAN



SHERWOOD HILLS EXPANSION

PHASE 1



KEYMAP

SITE DEVELOPMENT PLAN

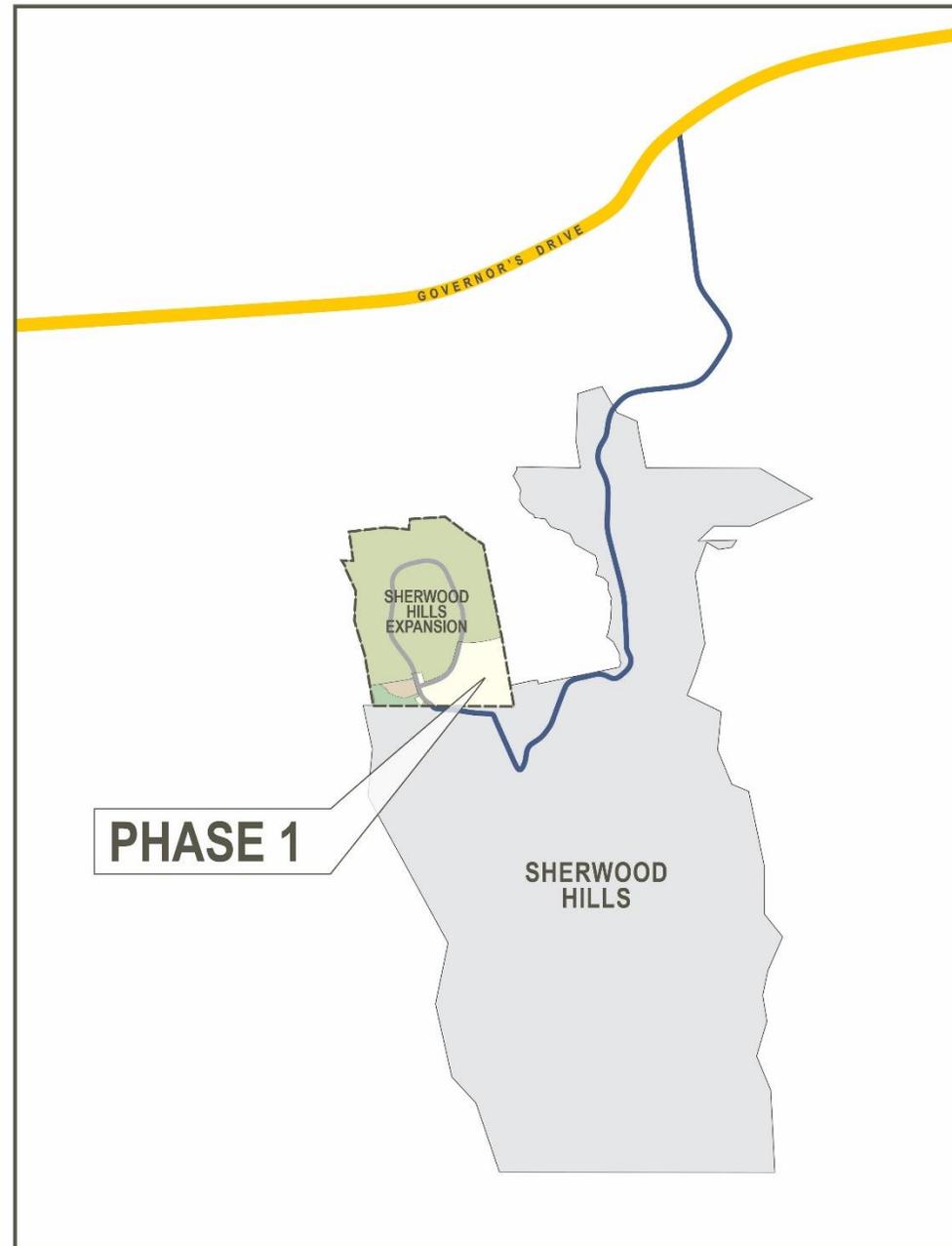




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SHERWOOD HILLS

Expansion Key Map



KEYMAP

PRANA GARDEN VILLAS

PROJECT PROFILE



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DISCLAIMER: *Model House only*

PRANA GARDEN VILLAS

 *Brgy. Hugo Perez, Trece Martires, Cavite*

PHASE 1

45,819

Total Saleable Area
(sq.m.)

178

Total No. of Lots

204 - 513

Lot Size Range
(sq.m.)

November 2026

+12 months grace period

Turnover date

PRANA GARDEN VILLAS

FACT SHEET

| PRANA GARDEN VILLAS Fact Sheet | | | |
|---|--|------------|--------------|
| I. General Information | | | |
| Township | Sherwood Hills | | |
| Location | Brgy. Hugo Perez, Trece Martires, Cavite | | |
| Gross Land Area | Approx. 41.8 hectares | | |
| II. Phase 1 | | | |
| Phase 1 Land Area | Approx. 9.7 hectares | | |
| Total Saleable Area | 45,819 sq.m | | |
| % of Open Space (open spaces, parks, roads & sidewalks) | 40% | | |
| % of Parks and Amenity Areas | 5% | | |
| Turnover Date | November 30, 2026 + 12 months grace period | | |
| Total No. of Lots | 178 | | |
| Modal Lot Size | 240 sq.m | | |
| Average Lot Size | 266 sq.m | | |
| Lot Size Range | 240 - 513 sq.m | | |
| Lot Distribution | <i>Lot Area Range (sq.m.)</i> | <i>QTY</i> | <i>% Mix</i> |
| | 240 | 95 | 53% |
| | 241 - 300 | 59 | 33% |
| | 301 - 350 | 9 | 5% |
| | 351 - 400 | 9 | 5% |
| | 401 - 450 | 5 | 3% |
| | 451 - 500 | 0 | 0% |
| | Above 500 | 1 | 1% |

GUARDHOUSE RENDERING



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STREETSCAPE RENDERINGS

VIEW 1



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VIEW 2



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CLUBHOUSE AMENITIES RENDERINGS





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MODEL HOUSE RENDERING

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MODEL HOUSE 1 INTERIOR RENDERINGS

LIVING ROOM, DINING ROOM & KITCHEN



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VIEW 1

LIVING ROOM, DINING ROOM & KITCHEN



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VIEW 2

PRIMARY BEDROOM



PRIMARY BEDROOM TOILET & BATH





INITIAL DESIGN GUIDELINES & RESTRICTIONS

Prana Garden Villas

Phase 1

Initial Design Guidelines and Restrictions

| | |
|---------------------------|---|
| Architectural Theme | Contemporary Japanese and Balinese architectural style is encouraged |
| Usage | Single dwelling building only shall be constructed on a single lot |
| | Multiple dwellings such as duplexes, townhouses, apartments, and other similar structures are not allowed. |
| Minimum Setbacks | Front setback - 5.00m |
| | Side/s and rear setback - 2.0 meters from property line |
| | Basement level shall be subject for evaluation of the Developer |
| | If a carport is along the front and facing the road, the carport pavement must be flushed against the property line. Overhead structure of the carport should have a setback of 1 meter from the property line from the front of the lot. |
| Building Height | Residential structures shall not be higher than 12 meters measured from its highest point up to the top of the sidewalk fronting the lot. Maximum height is 2-storeys plus attic/roofdeck. The roofdeck is only allowed to cover 50% of the building footprint. |
| | To protect the aesthetic appearance, bungalow-type is strongly discouraged. However, should the owner construct a bungalow, the maximum building height must be six (6) meters. |
| Building Frontage | Minimum frontage shall be 6 meters not including carport. Frontage shall be where the Owner decides to put his driveway or carport |
| Building Footprint Ratio | Building footprint shall not exceed 50% of the lot area, but should not be less than 30% of the lot area. |
| Green Space | 20% of the lot must be allocated to permeable areas comprising of green spaces such as those allocated for landscaping. This percentage may include the permeable deck, walkway, and driveway. |
| Minimum Cost to Construct | Should be at least PHP 5M |
| | Cost of the building does not include the costs for in-lot land development and landscape works and fences |

Initial Design Guidelines & Restrictions



| | | |
|------------------------------|--|---|
| Construction Period | Should commence not later than 36 months from full payment or turnover of the lot Should be completed within a period of fifteen (15) months | |
| Lot Consolidation | Maximum of 2 lots may be consolidated provided that these lots are consolidated prior to construction and only one single dwelling shall be constructed. | |
| Lot Subdivision | A single lot may not be subdivided Consolidated lots may be subdivided provided that none of the resulting lots shall be smaller in area than the smallest lot before consolidation. | |
| Rooflines and Eaves | Must be at least 2 meters from the property line fronting a street and 1 meter from the property line not fronting a street. | |
| Cut& Fill | Allowed with provisions but always subject for approval of the Declarant; Necessary protection for neighboring lots shall be provided when cutting | |
| Firewall | Firewall is allowed to extend only up to 1.2 meters above the second floor finished floor line, in case of abutment of balcony. Extent of the firewall shall be limited to the length of the carport or 5.00 meters from the property line with maximum additional 1.0m wall offset for support. | |
| Auxiliary Structures | Shall observe minimum setback of of one (1) meter from the property line | |
| Back-of-the-house facilities | Back-of-the-house facilities such as laundry area, dirty kitchen, storage etc. shall be located at the one (1) side of the house and along the side of the carport. It should be properly screened from public view. | |
| Swimming Pool | Subject for evaluation of the Developer | |
| Fence | Along frontage | Fences are not required along the front yard. If the owner wish to construct, the height should not exceed to 1.20 meter high measured from the sidewalk. The fence shall be made of 40%-50% see-through material. |
| | | Colors of the fencing material shall be the same as the house. No bright colors or that which would materially alter the aesthetic appearance of the Subdivision shall be allowed. |
| | | Natural vegetation as fence is strongly encouraged |
| | Along sides and rear | Fences height should be 2.00 meters only. It should be with 1.2 meter of solid fence and the balance as see-through. Rear property walls are required which shall have a maximum height of 2.0 meters constructed of solid material, fully enclosed. |

Disclaimer: These are Initial Design Guidelines and Restrictions and may vary from the actual Declaration of Restrictions and Design Guidelines to be executed.

10/3/2022



| III. Amenities | |
|------------------|--------------------------------------|
| Clubhouse | Reception/Lobby Lounge |
| | Collaboration Space/Visitor's Lounge |
| | Daycare |
| | Function Area |
| | Fitness Center |
| | Meditation Area |
| | Exercise Deck |
| | Multi-Level Pool |
| | Differently-Abled Pool |
| | Wading Pool & Cabanas |
| Basketball Court | |
| Pet Park | |
| Playground | |
| Thematic Parks | |

VILLAGE AMENITIES

| IV. Facilities and Common Areas | |
|---------------------------------|--|
| Road Width | Main road - 19.2 m RROW |
| | Secondary roads - 13.0m RROW, 11.0m RROW and 8.0m RROW |
| Utilities | |
| Electrical | Underground cabling with on-ground transformer pads for main spine road |
| | Overhead cabling system for the residential lot area |
| Tel/Data | Underground cabling system with provision for fiber-optic cables for main spine road |
| | Overhead cabling system for the residential lot area |

FACILITIES & COMMON AREAS





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Thank you!

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