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THE TERRACES

Cavinti, Laguna
Philippines





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Why Laguna?



- Has easy access to key cities in Metro Manila
- Laguna is known for its natural wonders like **waterfalls, hot springs, cold springs, and lakes.**
- Home to reputable schools, commercial establishments and premier subdivisions.



Why The Terraces?



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**1.06
Hectares**

Residential
Development

Easy Access

Metro
Manila via
NLEX

**American
- Inspired**

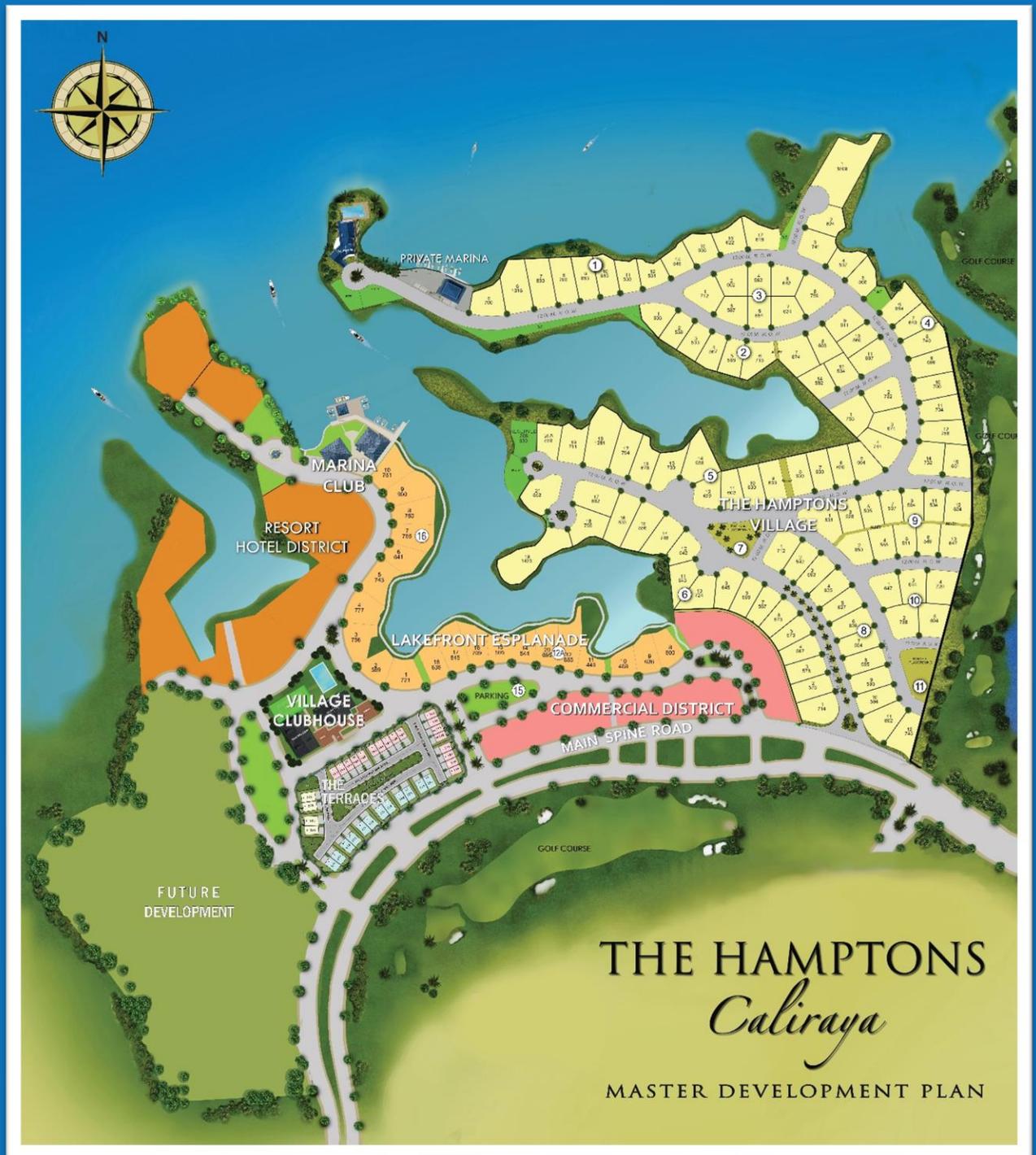
Residential
Development
inside The
Hamptons
Caliraya

Has access
to
**Private and
Public
Transportation**

LOCATION MAP



MASTER DEVELOPMENT PLAN



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SITE DEVELOPMENT PLAN



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📍 THE TERRACES

6,236

Total Saleable Area (sq.m.)

34

House & Lot units

Oct. 31, 2025

Turnover date

+12 months grace period



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GROUND FLOOR



SECOND FLOOR

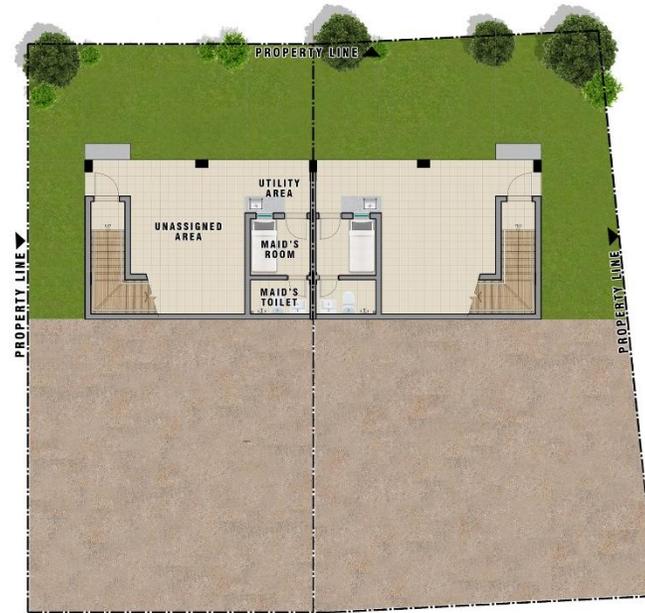
TWO STOREY DUPLEX 1

GROUND FLOOR: 81.30 SQ.M

SECOND FLOOR: 81.50 SQ.M

TOTAL AREA: 163.00 SQ.M

ALL UNITS ARE UNFURNISHED. THE APPLIANCES AND OTHER DETAILS INDICATED IN THE PLANS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT INCLUDED IN THE SALE. SELLING PRICE IS ESTABLISHED PRINCIPALLY ON A PER UNIT BASIS AND NOT ON THE UNIT MEASUREMENT OR DIMENSIONS, SIZES AND LOCATION OF STRUCTURAL ELEMENTS AND UTILITY PIPE CHASES ARE SUBJECT TO CHANGE AND MAY DIFFER FROM ACTUAL DELIVERABLE CONDITION.



LOWER GROUND FLOOR

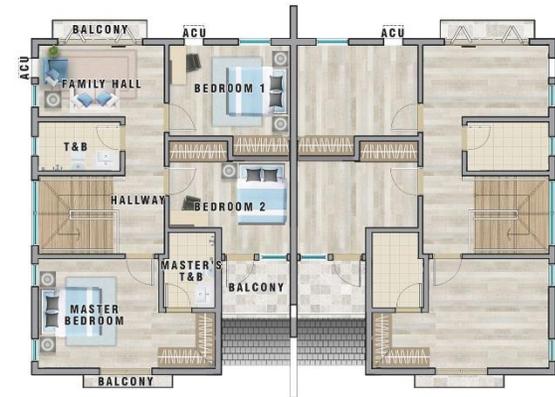
TWO STOREY DUPLEX 2

LOWER GROUND FLOOR: 45.20SQ.M
GROUND FLOOR: 82.90 SQ.M
SECOND FLOOR: 81.50 SQ.M
TOTAL AREA: 210 SQ.M

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GROUND FLOOR



SECOND FLOOR

TWO STOREY DUPLEX 2

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SECOND FLOOR

5-UNIT TOWNHOUSE @ BLOCK 1

GROUND FLOOR: 70.45 SQ.M

SECOND FLOOR: 71.15 SQ.M

TOTAL AREA: 142 SQ.M

TOWNHOUSE



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TOWNHOUSE

Layout

DUPLEX TYPE 1



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DUPLEX TYPE 1

Layout

DUPLEX TYPE 2



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DUPLEX TYPE 2

Layout



SPECIFICATION DIGEST/ DELIVERABLES			
AREA	FLOOR	WALL	CEILING
CARPORT	PLAIN CEMENT FINISH	—	—
VERANDA/PORCH	WOOD TILE PLANK	—	FIBER CEMENT BOARD IN PAINT FINISH
LIVING AREA	600x600MM CERAMIC TILES, POLISHED FINISH	PLASTERED CHB WALL IN PAINT FINISH	PARTIAL GYPSUM BOARD IN PAINT FINISH/SMOOTH RUBBED CONCRETE IN PAINTED FINISH
DINING AREA	600x600MM CERAMIC TILES, POLISHED FINISH	PLASTERED CHB WALL IN PAINT FINISH	PARTIAL GYPSUM BOARD IN PAINTED FINISH/SMOOTH RUBBED CONCRETE IN PAINTED FINISH
KITCHEN	600x600MM CERAMIC TILES, POLISHED FINISH	PLASTERED CHB WALL IN PAINT FINISH	SMOOTH FORMED RUBBED CONCRETE IN PAINT FINISH
POWDER ROOM	300X300MM NON-SKID CERAMIC TILES (NON SKID)	PLASTERED CHB WALL IN PAINT FINISH W/ CERAMIC SKIRTING	MOISTURE RESISTANT GYPSUM BOARD IN PAINT FINISH
MAID'S ROOM	300X300MM NON-SKID CERAMIC TILES	PLASTERED CHB WALL IN PAINT FINISH	SMOOTH FORMED RUBBED CONCRETE IN PAINT FINISH
UTILITY AREA	300X300MM NON-SKID CERAMIC TILES	PLASTERED CHB WALL IN PAINT FINISH	—
BEDROOMS	CERAMIC WOOD TILE PLANKS	INTERIOR: DRYWALL (GYPSUM BOARD) IN PAINT FINISH	GYPSUM BOARD IN PAINT FINISH
		EXTERIOR: PLASTERED CHB WALL IN PAINT FINISH	
FAMILY AREA	CERAMIC WOOD PLANKS	PLASTERED CHB WALL IN PAINT FINISH	GYPSUM BOARD IN PAINT FINISH
TOILET & BATH	300X300MM NON-SKID CERAMIC TILES	SHOWER AREA: FULL HEIGHT 300X600MM CERAMIC TILES	MOISTURE RESISTANT GYPSUM BOARD
		NON-SHOWER AREA: PLASTERED CHB WALL IN PAINT FINISH W/ 300MM HT CERAMIC SKIRTING	
WALK- IN CLOSET	CERAMIC WOOD PLANKS	DRYWALL (GYPSUM BOARD) IN PAINT FINISH	GYPSUM BOARD IN PAINT FINISH
BALCONY	300X300MM NON-SKID CERAMIC TILES	—	FIBER CEMENT BOARD IN PAINT FINISH

HOUSE DELIVERABLES

OTHER FINISHES & DELIVERABLES**FAÇADE**

WALL: PLASTERED CHB WALL WITH GROOVES IN PAINT FINISH

MOULDINGS: PRECAST MOULDINGS/ EIFS MOULDINGS

ROOF

ASPHALT SHINGLES WITH INSULATION, UNDERLAYMENT/UNDERSHEETING & GUTTER

KITCHEN

NATURAL STONE COUNTERTOP, UNDER-COUNTER CABINET

STAINLESS SINK WITH FAUCET

STAIRS

WOOD HANDRAIL & METAL RAILINGS

WOOD TILE THREAD WITH PAINTED RISER

DOORS

EXTERIOR DOORS: WOODEN FRENCH DOOR WITH CONCRETE MOULDING

BEDROOM DOORS: HOLLOW CORE DOOR

TOILET DOORS: LAMINATED PVC DOOR

WINDOWS:

POWDER COATED ALUMINUM FRAME WITH ANNEALED/TEMPERED GLASS

MOULDING: PRECAST CONCRETE

TOILET & BATH AND POWDER ROOM

SHOWER SET (WITH PROVISION FOR HOT & COLD WATER), WATER CLOSET, LAVATORY, SEMI-ENCLOSED GLASS SHOWER PARTITION & ACCESSORIES

LAVATORY: SOLID SURFACE COUNTERTOP WITH UNDER-COUNTER CABINET

ACCESSORIES: TOWEL RACK, TOILET PAPER HOLDER & SOAP DISH

BEDROOM

PROVISION FOR WINDOW OR SPLIT TYPE AIRCON



House Interior Renders



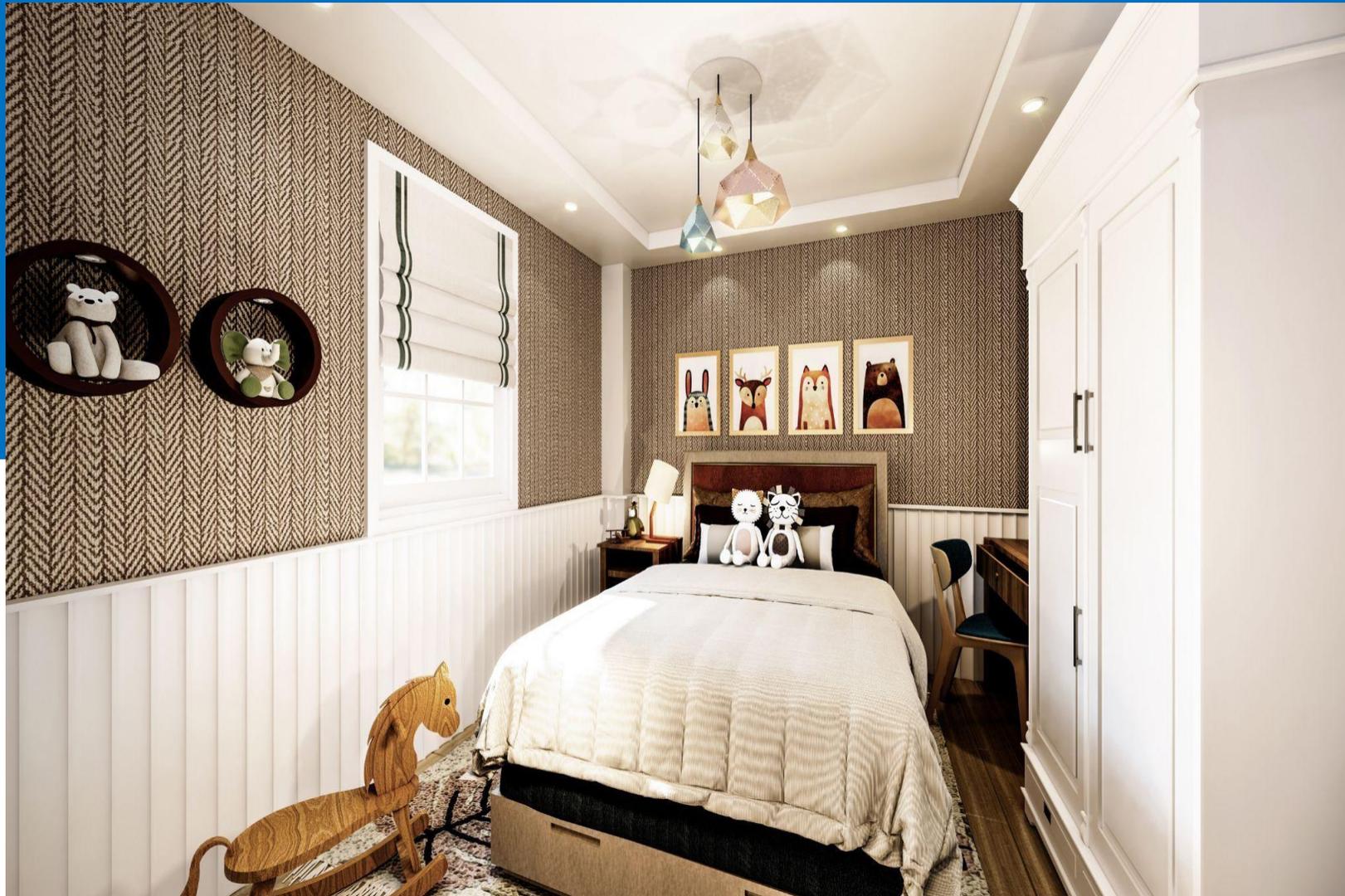
TOWNHOUSE

Living-Dining Area

Design Inspiration: Hollywood Regency



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TOWNHOUSE

Kid's Bedroom

Design Inspiration: Hollywood Regency



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DUPLEX TYPE 1

Living-Dining Area

Design Inspiration: American Colonial



DUPLEX TYPE 1

Master Bedroom

Design Inspiration: American Colonial



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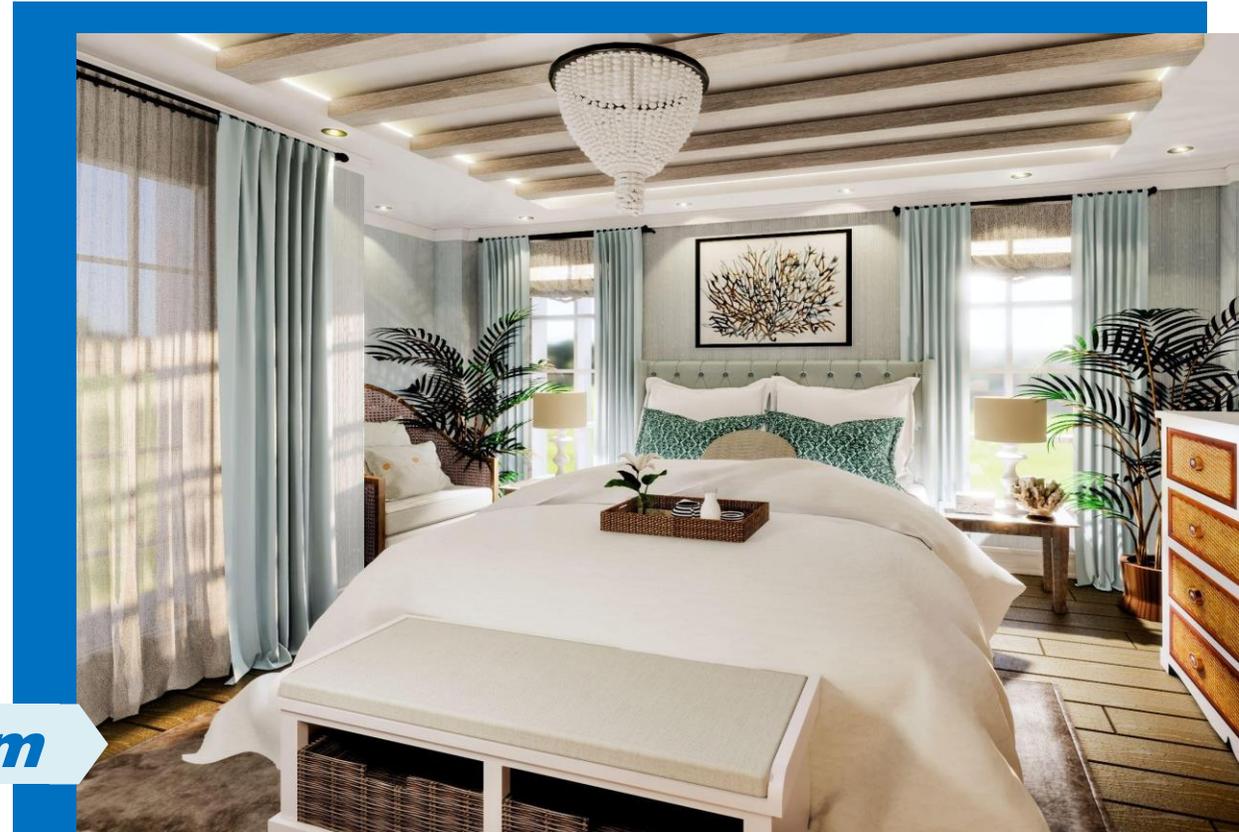
DUPLEX TYPE 2

Living-Dining Area



Design Inspiration: CoasGal Elegance

Masters Bedroom



Features & Amenities



1 Central Amenity Area

Outdoor Gym, Multi-purpose Open Hall, Play Area, Seatwall and Bike Rack, Congregation Space



2 Pocket Parks



Access to Village Clubhouse Amenities & Facilities



SITE DEVELOPMENT PLAN



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AMENITY RENDERS



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TERRACES
at The Hamptons Caliraya



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Thank you!

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