



SPLENDIDO
— TAAL —

RESIDENTIAL, GOLF & COUNTRY CLUB

BASIC FACT SHEET

(Updated as of July 2021)


SPLENDIDO
TAAL TOWERS

Find serenity in Nature's Lap

**5 Years to pay
@ ZERO INTEREST**
Pay as low as P45,066.67 / month
after downpayment

HLURB LTS No. 12526 R4A 0505

Mia Santos

Name of Project : **Splendido Taal Residential, Golf & Country Club**

Overlooking the majestic view of Taal Lake rests the most prized piece of real estate along the Tagaytay Ridge. Surrounded by the endless beauty of nature and caressed with a soothing mountain breeze, the Splendido Taal Residential Golf and Country Club sets an unprecedented standard in luxury living.

Concept of Development : Residential Estates and Golf & Country Club

Total Land Area of the Project : 249.50 Hectares

- Reserved Area – 4.15 hectares
- Preserved Forest – 100 hectares
- Golf Course – 62.50 hectares
- Buildable Area – 82.85 hectares
 - Towncenter – 2.42 hectares
 - Condominium Lot Pads – 6.56 hectares
 - Country Club – 3.83 hectares
 - Residential – 35.86 hectares
 - Estate Lots – 6.70 hectares
 - Road Networks – 24.58 hectares
 - Open Space – 2.90 hectares

NOTE: Approximately 70% of the total land area is greens and nature

Location : Brgy. Dayap Itaas, Laurel, Batangas

- 68.2 kilometers from kilometer zero via Aguinaldo Highway
- 75.6 kilometers from kilometer zero via South Luzon Expressway / Pan-Philippine Highway / R3 (fastest route despite the usual traffic – but with toll fees)
- 13 kilometers from Tagaytay Rotunda
- 3 kilometers from Tagaytay-Alfonso boundary

How to Get There : Via South Expressway

Take this highway from Makati and exit at Carmona Interchange. Turn right via the overpass bridge and proceed along Governor's Drive until you reach Aguinaldo Highway. Turn left on Aguinaldo highway and continue on this road up to Tagaytay City. Upon reaching the roundabout, turn right and proceed on this road to Splendido which is about 3 kilometers from the Tagaytay City – Batangas boundary.

: Via Coastal Road

Take the Coastal Road from Roxas Boulevard in Pasay City. Turn right to Aguinaldo highway in Bacoor, Cavite and proceed to Tagaytay City. Take the same route upon reaching the Tagaytay roundabout.

Developer : Sta. Lucia Land, Inc.

Landowner : JAKA Investments Corporation

Exclusive Marketing Network :



License to Sell (Residential)

LTS # 12526 issued May 26, 2005 with

Target completion date of May 2006



Republic of the Philippines
Office of the President

HOUSING AND LAND USE REGULATORY BOARD

Region IV-A, 2/F Belmont Place Building
#5 Anonas St., Project 3, Quezon City

LICENSE to SELL

No. 12526-R4A-05-05

This license is issued for the sale of saleable lots/units/lots with units in
SPLENDIDO TAAL RESIDENTIAL, GOLF & COUNTRY CLUB (1,094 Lots)
located at Brgy. Dayap Itaas, Laurel, Batangas pursuant to
Section 5 of P.D. 957 and its rules and regulations.

The project owner(s), JAKA TAGAYTAY HOLDINGS CORPORATION
and developer(s), STA. LUCIA REALTY & DEVELOPMENT, INC.
is (are) obliged to comply strictly with the following:

1. Complete the project in accordance with the approved development plan therefore not later than May 2006 and advise buyers in writing of such time frame for development;
 2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216;
 3. Register the instrument relative to any sale with the Register of Deeds, whether or not the price is fully paid; within 180 days from execution;
 4. Deliver the title free from the liens and encumbrance to fully paid buyers or, if mortgaged redeem and deliver the same within six months from full payment;
 5. Secure clearance prior to any mortgage, alteration of plans, advertisement or change of name of ownership;
 6. Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer;
 7. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development;
 8. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester;
 9. Sell only at the maximum selling price of N/A;
 10. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;
 11. Initiate the organization of home/unit owners;
 12. Refrain from levying any fee for an alleged community benefit upon the buyers; and,
 13. Comply with the other provisions of the pertinent laws, rules and regulations.
- 14. Strict compliance with 24 May 2005 Affidavit of Undertaking re: safety of lot buyers along natural waterways.**

Additional Condition(s)
Non-Saleable:

(See Annex)

Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.

N.B.: (see back)

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Quezon City, this 26th day of May, year 2005.

O.R. No. 549185/5491742/1150116/2473959

Date Issued 9-12-96/8-21-96/4-25-97/2-07-05

Amount Paid P 62,419.01/40,000.00/46,380.16/238,663.00

TIN (Owner) 003-830-940-30

TIN (Developer) 000-863-895

By Authority of the Board:

Belen G. Ceniza

~~Regional Office~~
Director



Republic of the Philippines
Office of the President
HOUSING AND LAND USE REGULATORY BOARD
Region IV Southern Tagalog Region
Dencris Business Center
Brgy. Halang, Calamba City, Laguna

Certificate of Registration

No. 25906

BE IT KNOWN:

THAT SPLENDIDO TAAL TOWER 2
a project covered by Lot 1, Pcs-04-026791
and located at Brgy. Dayap Itaas, Laurel, Batangas
with an area of 5,123 sq.m. is hereby REGISTERED pursuant to Sec. 4 of PD 957
and its rules and regulations. (Sec. 10, Revised IRR of 2001)

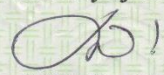
THAT any misrepresentation or material falsehood made in connection with the application for this registration or the forgery or falsification of any of the supporting documents thereof and other legal grounds provided by law shall be a valid cause for revocation of this Registration.

THAT this Certificate of Registration is NOT an authority to sell any lot/unit in the abovementioned project.

AND THAT the project owner(s), STA. LUCIA REALTY & DEVELOPMENT, INC. & JAKA TAGAYTAY HOLDINGS CORP.
and the developer (s) STA. LUCIA LAND, INC.
take the solidary responsibilities of complying with the law and the rules and regulations for the issuance of this CERTIFICATE and License to Sell, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Calamba City, Laguna this 19th
day of December, year 2014.

By Authority of the Board:


ARCH. JOSE O. PENA, JR.


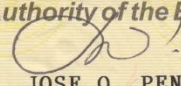

Regional Director/Officer





License to Sell (Tower 2)

LTS # 029115 issued December 19, 2014 with



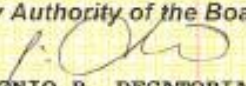
Target completion date of December 2015

	Republic of the Philippines Office of the President
	HOUSING AND LAND USE REGULATORY BOARD
Region <u>IV</u>	Southern Tagalog Region Dencris Business Center Brgy. Halang, Calamba, Laguna
LICENSE to SELL	
No. <u>029115</u>	
<p>This license is issued for the sale of saleable lots/units/lots with units in SPLENDIDO TAAL TOWER 2 (260 residential units) located at Brgy. Dayap Itams, Laurel, Batangas pursuant to Sec. 5 of PD 957 and its rules and regulations. (Sec. 11 of Revised IRR of 2001)</p>	
<p>The project owner(s), STA. LUCIA REALTY & DEVELOPMENT, INC. & JAKA TAGAYTAY HOLDINGS CORP., and developer(s), STA. LUCIA LAND, INC., is (are) obliged to comply strictly with the following:</p>	
<ol style="list-style-type: none">1. Complete the project in accordance with the approved development plan therefore not later than Dec. 2015 and advise buyers in writing of such time frame for development;2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216;3. Register the instrument relative to any sale with the Register of Deeds, whether or not the price is fully paid; within 180 days from execution;4. Deliver the title free from the liens and encumbrance to fully paid buyers or, if mortgaged redeem and deliver the same within six months from full payment;5. Secure clearance prior to any mortgage, alteration of plans, advertisement or change of name of ownership;6. Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer;7. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development;8. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester;9. Sell only at the maximum selling price of N/A;10. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;11. Initiate the organization of home/unit owners;12. Refrain from levying any fee for an alleged community benefit upon the buyers; and,13. Comply with the other provisions of the pertinent laws, rules and regulations.	
Additional Condition(s) Parking Lots- 46	
<p>Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.</p>	
<p>IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at Calamba, Laguna, this <u>19th</u> day of December, year 2014.</p>	
O.R. No. <u>0701729</u> Date Issued <u>9-23-2014</u> Amount Paid P <u>191,854.66</u> TIN (Owner) <u>000-863-895/003-830-940</u> TIN (Developer) <u>000-152-291</u>	<p>By Authority of the Board:</p> <p> ARCH. JOSE O. PENA, JR. Regional Officer</p>
<p>edith/</p> <p></p>	

Development Permit (Splendido Tower 1)
HLURB DP # 07-10973-04 issued August 14, 2007 with

 <p>Republic of the Philippines Office of the President Housing and Urban Development Coordinating Council HOUSING AND LAND USE REGULATORY BOARD Region 4-A</p>		Div. 1780 FEC
DP NO.: 07-0013-R4A APPLICATION NO.: REFERENCE NO.: 07-10973-04 DATE ISSUED: 14 AUG 2007		DEVELOPMENT PERMIT <input type="checkbox"/> SUBDIVISION <input checked="" type="checkbox"/> CONDOMINIUM
NAME OF OWNER: JAKA TAGAYTAY HOLDING CORP. / STA. LUCIA REALTY & DEV. CORP.		ADDRESS AND TEL. NO.: Jaka Center, 2111 Chino Roces Ave., Makati City / SLEGM Bldg., II, Marcos Hi-way cor Felix Ave., Cainta, Rizal
NAME OF DEVELOPER: STA. LUCIA REALTY & DEV. CORP.		ADDRESS AND TEL. NO.: SLEGM Bldg., II, Marcos Hi-way cor Felix Ave., Cainta, Rizal
NAME OF PROJECT: SPLENDIDO TAAL TOWER CONDOMINIUM		LOCATION: Brgy. Dayap Itaas, Laurel, Batangas
AREA (HAS.): 0.2330 has. (portion)		NO. OF SALEABLE LOTS/UNITS 142 Residential / 4 Commercial
PROJECT CLASSIFICATION: RESIDENTIAL / COMMERCIAL CONDOMINIUM		RIGHT OVER LAND: TCT No. T-108202
EVALUATION OF FACTS: In conformity with the Implementing Rules and Regulation of P.D. 957		
DECISION: DEVELOPMENT PERMIT GRANTED		
CONDITIONS: <input checked="" type="checkbox"/> All conditions stipulated form part of the DECISION and fare subject to monitoring. <input checked="" type="checkbox"/> Non compliance therewith shall be a cause for cancellation or legal action. <input checked="" type="checkbox"/> Pertinent provisions of PD 957, PD 1216 and PD 1096 and their implementing Rules and Regulations shall be complied with. <input checked="" type="checkbox"/> Submit condominium plans to Local Building Official for issuance of a building permit. Said plans together with the approval document shall be submitted to this Office to support your application for registration of the condominium project and the issuance of the License to Sell. <input checked="" type="checkbox"/> Other conditions. 1. The Development Permit shall not be considered or construed as constituting an exemption or waiver of compliance with the requirements of other government agencies as provided under existing laws and regulations; 2. No actual clearing preparation or development or construction works shall be done without the issuance of appropriate clearances, permits, approvals and certificates from other government agencies such as an Order of Conversion/Exemption from the DAR or Environmental Compliance Certificate from the DENR and Building Permit from local Official as needed; 3. Copy of the ECC issued by DENR of conversion Order issued by DAR and Building Permit shall be submitted to the Board before issuance of a Certificate of Registration and License to Sell by the Board; 4. Denial or non-issuance by the DAR or DENR of either the Order of Conversion or Environmental Compliance Certificate shall result in the automatic recall and revocation of the Development Permit issued by this Board, and 5. Compliance with the pertinent provision of National Building Code PD 1096		
 BELEM G. CENIZA Director 2/F Belmont Place #6 Amboas St., Project 3, Quezon City Tel. No. 9119998 * 9127237 * 9120504		

License to Sell (Tower 1)
LTS # 22502 issued December 17, 2008 with
Target completion date of October 2010

	Republic of the Philippines Office of the President HOUSING AND LAND USE REGULATORY BOARD Region <u>IV-A</u> , 2nd Floor, Belmont Place Bldg., #5 Anonas St., Project 3, Quezon City
LICENSE to SELL	
No. <u>22502</u>	
This license is issued for the sale of saleable lots/units/lots with units in SPLENDIDO TAAL TOWER CONDOMINIUM I (4 commercial units & 142 Residential units) located at <u>Brgy. Dayap Itaas, Laurel, Batangas</u> pursuant to Section 5 of PD 957 and its rules and regulations.	
The project owner(s), <u>JAKA TAGAYTAY HOLDING CORP./</u> <u>STA. LUCIA REALTY & DEVELOPMENT INC.</u> and developer(s), <u>STA. LUCIA LAND, INC.</u> is (are) obliged to comply strictly with the following.	
<ol style="list-style-type: none">1. Complete the project in accordance with the approved development plan therefore not later than <u>Oct. 2010</u> and advise buyers in writing of such time frame for development;2. Maintain the common facilities until their turnover is authorized pursuant to PD 1216;3. Register the instrument relative to any sale with the Register of Deeds, whether or not the price is fully paid, within 180 days from execution;4. Deliver the title free from the liens and encumbrance to fully paid buyers or, if mortgaged redeem and deliver the same within six months from full payment;5. Secure clearance prior to any mortgage, alteration of plans, advertisement or change of name of ownership;6. Pay the real estate tax/assessment on the lot/unit until the year the title is transferred to or actual possession/occupation is taken by the buyer;7. Refrain from forfeiting payments made by the buyers who suspend amortization after due notice to owner or developer on ground of incomplete development or non-development;8. Submit a report showing the extent of project development and changes in corporate officer within sixty days after each semester;9. Sell only at the maximum selling price of <u>N/A</u>;10. Display the registration certificate and this license in a conspicuous place in all offices of the owner and developer;11. Intestate the organization of home/unit owners;12. Refrain from levying any fee for an alleged community benefit upon the buyers; and13. Comply with other provisions of the pertinent laws, rules and regulations.	
Additional Conditions(s) 	
Any misrepresentation or material falsehood made in connection with the application for the Registration and this License to Sell and the supporting documents of application shall be a valid cause for the revocation of this License.	
IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be affixed at <u>Quezon City</u> , this <u>17</u> day of <u>May</u> , year 2009.	
O.R. No. <u>9530279</u> Date Issued <u>12-17-08</u> Amount Paid P <u>140,479.17</u> TIN (Owner) _____ TIN (Developer) _____	 By Authority of the Board:  ANTONIO B. DECATORIA, SR. Regional Office Director

lpc/penny

Certificate of Registration (Tower 1)
HLURB COR # 21318 issued May 12, 2009



Republic of the Philippines
Office of the President
HOUSING AND LAND USE REGULATORY BOARD
Region 2nd Floor, Belmont Place Bldg., #5 Anonas St.,
IV-A Project 3, Quezon City

Certificate of Registration

No. 21318

BE IT KNOWN:

THAT SPLENDIDO TAAL TOWER CONDOMINIUM I
a project covered by Psd-04-196558
and located at Brgy. Dayap Itaas, Laurel, Batangas
with an area of 2,330 sq.m. is hereby REGISTERED pursuant to Section 4 of PD 957
and its rules and regulations.

THAT any misrepresentation or material falsehood made in connection with the application
for this registration or the forgery or falsification of any of the supporting documents thereof and
other legal grounds provided by law shall be a valid cause for revocation of this Registration.

THAT this Certificate of Registration is NOT an authority to sell any lot/unit in the
abovementioned project.

JAKA TAGAYTAY HOLDING CORP./
AND THAT the project owner(s) STA. LUCIA REALTY & DEVELOPMENT INC.
and the developer (s) STA. LUCIA LAND, INC.
take the solidary responsibilities of complying with the law and the rules and regulations for the
issuance of this CERTIFICATE and License to Sell, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of this Board to be
affixed at Quezon City this 12th
day of May, year 2009



By Authority of the Board:

ANTONIO B. DECATORIA, SR.

Regional Director/Officer
Director

Development Components	:	Residential Lots Residential Condominium Units Condotel Units Sports Clubhouse Golf and Country Club
Saleable Inventory	:	Residential Lots – 1,100 lots
Lot & Unit Sizes	:	Smallest Lot Cut –255 sqm Biggest Lot Cut – 1,266 sqm
Development Status	:	Fully developed (Titled & Ready for Housing)
Motif / Theme for Houses to be constructed	:	Spanish Mediterranean – California Mission
Saleable Inventory	:	Tower 1 – (12 storeys) – Total of 148 Units Commercial Units – 6 Units Condominium Units – 142 Units Studio (48 Units) 1-BR (66 Units) 2-BR (28 Units) Parking Slots – 87 slots Density per Floor 2 nd to 7 th Floor – 16 units 8 th to 10 th Floor – 10 units 11 th to 12 th Floor – 8 units
Development Status	:	Titled – Ready for Turn-over
Saleable Inventory	:	Tower 2 - (18-storeys) – Total of 260 Units Condominium Units – 88 Units Studio (56 Units) 1-BR Units (12 Units) 2-BR Units (20 Units) Condotel Units – 172 Units Parking Slots – 47 Slots

Density per Floor

4th Floor – 12 units

5th to 12th Floor – 20 units

12A to 14th Floor – 14 units

15th to 16th Floor – 20 units

17th to 18th Floor – 10 units

Development Status : Titled – Ready for Turn-over

Features & Amenities

:

Residential Community

- Guarded entrance gate
- Underground drainage system
- BATELEC electrical power facilities
- Water supply by General Trias Water Corporation

Golf Clubhouse (Exclusively for golf club members & their guests)

- Golfer's lounge
- Fine dining
- Karaoke bar
- View deck
- Pro shop
- Men's & women's locker rooms
- Sauna
- Massage
- Function rooms
- Coffee shop
- Bag drop area

Family & Sports Country Club

- Fine dining
- Bar & coffee shop
- Game room
- Banquet hall with function rooms
- Function room & kids' playroom
- Fitness gym
- Covered basketball court
- Badminton / Tennis court
- Lockers for men & women
- Sauna bath & jacuzzi
- Spa & massage
- Swimming pool
- Kiddy pool
- Adequate parking

18-Hole par 72 signature championship golf course by Greg Norman

Condominium / Condotel Finishes : 1. Exterior Finishes

Front

- Plain cement plaster, textured paint finish
- Tinted glass on aluminum frames or PVC decorative stone accent

Rear Elevation

- Plain cement plaster
- Textured paint finish
- Tinted glass on aluminum frames or PVC decorative stones

Right and Left Side

- Plain cement plaster
- Textured paint finish
- Tinted glass on aluminum frames or PVC decorative stones

2. Interior Finishes

- Flooring - Granite Tiles
- Ceiling - Gypsum board textured painted finish
- Wall- Plain cement plaster Semi-gloss finish
- Divider – Aluminum glass / window & door
- Toilet – Granite finish on countertop

3. 1-Bedroom & 2-Bedroom Finishes

- Flooring - Vinyl / Wood flooring
- Wall – Plain cement plaster, Semi-gloss
- Exposed slabs – Painted, Semi-gloss

4. Condotel Finishes

- Flooring - Ceramic Tiles
- Wall – Gypsum board
- Ceiling – Plain Cement

5. Condotel Finishes

- Flooring - Carpet & Ceramic Tiles

- Wall – Gypsum board or Cement board
- Ceiling – Plain cement, semi-gloss
- Toilets – Granite countertop on lavatory
Toilet bowl (longitudinal)
Bath tub
Water heater
Ceramic tiles flooring

6. Condotel Inclusions

- Cabinet
- TV Rack
- Luggage Rack
- Mirror
- 2 Queen beds or 1 King bed
- Safety deposit box
- Split type air condition
- Mini-refrigerator
- 32-inch LED television
- Water heater
- Mini bar
- Coffee maker
- Curtains in all windows

