



## **BASIC FACT SHEET**

(Updated as of November 10, 2021)

Name of Project : Caliraya Springs Residential Estates

Concept of Development : An Upscale Residential, Commercial,  
Golf & Marina Community

Location : Cavinti, Laguna

Developer : Sta. Lucia Realty & Development Inc. – 28.75% Share  
& Fil Estate Properties Inc.  
(Now) Global Estate Resorts Inc. – 28.75% Share

Landowner : Atlanta Land Corporation – 42.50% Share

Exclusive Marketing Arm  
of Sta Lucia Realty & Dev Corp : SLLI Global Marketing Inc.

License to Sell # : 011  
Date of Completion : September 2000  
Certificate of Registration : 003

Total Land Area : 310 hectares  
Residential Area : 107 hectares

**Titles are Available and Ready for House Construction**

Caliraya Springs Water Supply: Deep Well

Caliraya Springs Electrical Supply: FIRST LAGUNA ELECTRIC COOPERATIVE INC. (FLECO)

Provisional License to Sell

LTS No. 011

Date of Issue: January 21, 2020



Republic of the Philippines

DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT

Region IV-A

## Provisional LICENSE to SELL

No. 011

*This license is issued for the sale of lots / units / lots with units in  
CALIRAYA SPRINGS RESIDENTIAL ESTATES ( 1,414 lots)*

*located at Brgy. Silangan Talaongan, Cavinti, Laguna pursuant to*

*Section 5 of PD 957*

*and its rules and regulations.*

*Section 11, Revised IRR of 2001) – Medium Cost Housing*

*The project owner(s), ATLANTA LAND CORPORATION*

*, and developer(s), FIL-ESTATE PROPERTIES, INC. & STA. LUCIA*

*REALTY & DEV'T. 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 September 2000 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 other provisions of the pertinent laws, rules and regulations.

**This LS amends LS No. R4-97-12-0246 dated 23 December 1997.**

**Additional Condition(s): See condition No. 14 & 15 at the back**

*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 Calamba City this 21st  
day of January year 2020.**

O.R. No. 1150608/2135815

Date Issued 08-15-97/12-05-19

Amount Paid P 240,632.50/1,656

TIN (Owner) \_\_\_\_\_

TIN (Developer) 001-482-222

**ATTY. JANN ROBY R. OTERO**

*Regional Officer*

CR No. 003

Date of Issue: January 21, 2020



Republic of the Philippines  
DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT  
Region IV-A

## Provisional Certificate of Registration

No. 003

BE IT KNOWN:

**THAT** CALIRAYA SPRINGS RESIDENTIAL ESTATES  
a project covered by Pcs-04-04-012551 & Psd-04-101973  
and located at Brgy. Silangan Talaongan, Cavinti, Laguna  
with an area of 1,071,805 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.

**AND THAT** the project owner(s) ATLANTA LAND CORPORATION  
And the developer(s) FIL-ESTATE PROPERTIES, INC. & STA. LUCIA REALTY & DEV'T., 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 the Department to be affixed at Calamba City this 21st day of January year 2020.

  
**ATTY. JANN ROBY R. OTERO**  
Regional Director/ Officer



## ABOUT LAKE CALIRAYA



**Lake Caliraya** is a man-made lake situated in the municipalities of Lumban, Cavinti, and Kalayaan in Laguna province. Created in 1939, the lake has developed as a popular spot for water sports and outdoor recreation including fishing. Surrounding the lake are a number of resorts and vacation homes which cater to tourists.

Lake Caliraya was created after the construction of Caliraya dam, an embankment dam started in 1939 by US Army Corps of Engineers, Chief in the Philippines, Major General Hugh J. Casey, with the approval of the Philippine President Manuel L Quezon.

The Caliraya River was dammed at its outlet from a large flat plateau area providing a large water reservoir for generating hydroelectric power for Southern Luzon. The dam was over 100 feet (30 m) high from which a diversion canal was constructed several miles to the head of a steep slope about 950 feet above Laguna de Bay. Large pentstocks were constructed diverting water down to the powerhouse below, with tailrace to the bay.

The lake is situated approximately 1,200 feet above sea level, and is perched high in the Sierra Madre. The lake experiences cool climate all year round. Winds start blowing in Lake Caliraya from the beginning of September up to late May.

Lake Caliraya's bottom, as well as the surrounding hills, are characterized by a reddish clay topsoil. The lake's floor has a very soft clay bottom.

The lake's surroundings have been compared to various North American resorts, as suggested by the abundance of pine trees which were introduced by some of the early developers to replace many of the coconut trees, as well as year-round cool climate, and verdant hills. Also, numerous islands of various shapes and sizes have been formed during the creation of the dam lake. The biggest island is approximately as big as Rizal Park, while the smallest is actually a sandbar about 3 square meters often submerged during high water.

## THE LOCATION



## HOW TO GET THERE: CALIRAYA SPRINGS RESIDENTIAL ESTATES Cavinti, Laguna

### Through South Expressway

- Take South Expressway
- Take Bucal by pass exit (One before Calamba Exit)
- Turn left at Ayala Greenfields and you will reach Bucal.
- Straight ahead using the highway passing towns of Los Baños, Bay, Victoria, Pila, Sta Cruz, Pagsanjan.
- After passing the Pagsanjan Archway, you will see a T-Road (at the end of the road, there is a Catholic church).
- On this T-Road, turn left to Lumban, then drive 4 Km, then you will see a Y-Road. (Take the right)
- 5 Km further, on the left side is the entrance to Caliraya Springs Golf and Marina Resort Complex.

### Through Rizal

- From EDSA take Ortigas Ave., turn right at the first intersection after Cainta junction towards Taytay.
- Following the main highway bound for Laguna pass through the eight municipalities of Rizal.
- Make a U-turn at Barangay Bagong Silang, Lumban to start ascend to Caliraya Lake.



The Caliraya development is composed of four (4) projects:



### **Caliraya Springs Residential Estates**

Total Residential Lots – Approx. 1,400 lots  
Landowner - Atlanta Land Corporation  
Developer - Sta. Lucia and Fil-Estate  
Marketing Arm - SLLI Global Marketing Inc.



### **Caliraya Springs Golf Club**

Landowner - Atlanta Land Corporation  
Developers - Sta. Lucia and Fil-Estate  
Marketing Arm - SLLI Global Marketing Inc.

36 holes golf course  
Golf Clubhouse - completed

Within the area of Caliraya Development but not a part of Sta. Lucia project.



### **Golf Villas (For Development)**

Developer – Atlanta Land Corporation



### **The Hamptons Village (On-going Development)**

Developer – Global Estate Resorts Inc.  
Marketing Arm - Megaworld

## GOLF COURSE

### LAKESIDE GOLF COURSE



18-hole championship course that is designed by legendary golf, Arnold Palmer.

As you can tell by the name, you will get the opportunity to play golf surrounded by the beauty of the clean Caliraya Lake. This man-made lake was created to provide a peaceful and calm setting while on the green. The wonderful view gives players peace of mind and a good ambiance as they play golf. Indeed, the championship course is not just a perfect site for tournaments, but also for recreation tourists.

### UPLAND FALLS GOLF COURSE



Marsh's Upland Falls project provides the perfect counterpoint to the Lakeside project as it tests the skills of the adventurous golfer as the project takes on dramatic level changes.

Rocky creeks, strategic mounds and hollows blending into the fairways present an exciting option for the low handicapper and golf enthusiasts.

The Marsh and Palmer courses are built in gently rolling terrain 1,200 feet above sea level.



## GOLF CLUBHOUSE



- Landscaped walk areas
- Veranda
- Main Dining Hall
- Pro Shop
- Bar
- Locker Room
- Shower Room
- Jacuzzi
- Sauna
- Massage Room





## CALIRAYA SPRINGS RESIDENTIAL ESTATES DEVELOPMENT MASTERPLAN



Caliraya Springs Residential Estates is an upscale residential community that will cater to those seeking a refreshingly different standard of living.

The project features two (2) championship golf courses crafted by world-renowned designers, private residential communities, and facilities for water-front activities that will be complemented by the many other attractions of Caliraya Springs.

Intended to provide an idyllic leisure and relaxing lifestyle for the whole family, Caliraya Springs was especially designed to have the residential area spread across the rolling terrains that overlook tree-covered vistas and the lush manicured lawns of the golf courses.

All these developments at Caliraya Springs as well as in the immediate surrounding areas, would create an environmentally sensitive and unique region community that will provide homeowners and their visitors with an experience of a special lifestyle that is uniquely Caliraya.

## AMENITIES

### “THE CLUB” - (COMMUNITY CLUBHOUSE)



#### FACILITIES:

1. Function rooms
2. Gym
3. Swimming Pool
4. Locker and Shower rooms
5. Conference Room
6. Basketball Court
7. Tennis Court

All projects within the Caliraya development including Caliraya Springs Residential Estates will have access to The Club and future Marina.



## AMENITIES MASTERPLAN:



**Disclaimer: This masterplan is for exclusive use of Global Estate Resorts Inc.  
(NOT FOR POSTING)**

## OTHER FACILITIES:

Other facilities within the Caliraya project that can be enjoyed. (Subject to appropriate fees)



## ACTIVITIES

- Swimming pool
- Lake Cruise
- Jetski
- Banana Boat Ride
- Swan Boat
- Kayak
- Zipline & Hanging Bridge
- Slide & Drop
- Fishing
- Kalesa
- Bubble Soccer
- Obstacle Course

## ACCOMMODATION

- Hotel Rooms
- Amihan Cottages
- Boathouse
- Glamping Tent

## OTHERS

- Boston Whaler Speed Boat
- Nitro Bass Boat
- Camp Ground Rental

## MISCELLANEOUS FEES:

- Boat Launching – 500
- Boat Retrieval – 500
- Marina Parking – 2,000/month



## ESTATE MANAGEMENT



Since the Caliraya development is an estate, it is being proposed that shared spaces and facilities (such as the spine road, entrance, street lights, etc.) be managed by an estate association.

All lot owners of the Caliraya development will be members of the estate association.

For Caliraya Springs Residential Estates, its homeowners association will be the member of the estate association.

Pending organization of the estate association, Atlanta Land Corporation as Landowner has been managing the entrance and the Spine Road.