

# Ciudad de Calamba

## BY FILINVEST LAND

Filinvest Land develops residential townships that offer a seamless fusion of integrated conveniences, community-centric amenities, and investment opportunities. Among these is Ciudad de Calamba, sprawling over 350 hectares in the province of Laguna.

### COMMERCIAL LOT INFO

- 192 sqm average area
- 104 units
- Total area: 18,241 sqm

### PRICE/SQM

- P23,000 to P40,000/sqm (VAT Ex)

### AVERAGE SELLING PRICE

- P4.4M to P7.7M (VAT Ex)

**TOTAL RESIDENTIAL UNITS: 4,241**

*Ideal for laundry shops, water purifying stations, convenience stores, bakeries, and other micro and small businesses.*



**SCAN TO VISIT  
OUR WEBSITE**

LS Nos. 16261-R4A-06-09 (Aldea Real), 853 (Asenso Village Phi)  
• Owned and developed by Filinvest Land, Inc.  
• Brgy. Punta, Calamba, Laguna  
• Completed: December 2008 (Aldea Real), December 2010 (Asenso Village Phi)

### DISTANCE


- 4 km from University of Perpetual Help – Calamba
- 5 km from National University Laguna
- 6 km from SM City Calamba
- 7 km from Calamba City Hall
- 7 km from Calamba Central Terminal

### ACCESSIBILITY

- SLEX
- Barandal Road







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## GENERAL GUIDELINES ON USE AND OCCUPANCY

### Purpose:

Establishments located in commercial areas shall engage exclusively in trade and activities that are commercial in nature. No establishment and/or activity for any other purpose shall be built or undertaken without the prior approval of the Corporation and/or Homeowners' Association.

### Prohibited Usage:

Trade and activities that are NOT allowed within the Commercial Lots shall consist of, but shall not be limited to, any of the following:

- Funeral parlors and/or services, and other funeral related services;
- Industrial shops, machine shops, vehicle repair shops;
- Recycling shops, junk shops, scrap dealers;
- Other similar or analogous trades and activities.

### Desired Usage:

- General wholesale & retail business (groceries, shopping centers, curio shops, bookstores, pharmaceutical outlets/drugstores, pet shops, water refilling stations);
- Service oriented business (computer services, tailoring/dress shops/, beauty salons, barber shops, laundry shops, and the like);
- Restaurants, bakeshops, dining establishments;
- Amusement halls, health studios/gyms, and other recreational centers;
- Micro-finance, money changing and other similar establishments;

The Corporation and/or the Homeowners' Association may limit, regulate or restrict the number of establishments engaged in the same or similar trade, business and commercial activity if the interests of the Subdivision and/or its residents require.

### Consolidation/Subdivision:

An individual Commercial Lot shall not be subdivided for whatever reason. No Commercial Lots shall also be consolidated with lots which are not Commercial Lots.

### Prohibition Against Multiple Structures:

Only one building or structure may be constructed on each Commercial Lot. Shophouses with multiple sub-units shall be allowed provided that these are all contained within one structure.

### Lease:

Owners may be permitted to lease or rent their Commercial Lots or part thereof but only for commercial purposes and subject to the approval of the Corporation and/or the Association. All lease contracts shall be in writing and shall be expressly subject to the provisions of this Deed. It is the responsibility of the Owner to furnish the Lessee with a copy of the Deed and shall make arrangements with his Lessee regarding the payment of association dues and other assessments.

## CONSTRUCTION AND IMPROVEMENTS

### Setback Requirements

- If lot with depth of thirty (30) meters, the building line setback will be 8.00 meters at the front, 3.00 meters at the sides and 4.00 meters at the rear.
- If lot with depth of twenty to twenty-nine (20-29) meters, the building line setback will be 6.00 meters at the front, 3.00 meters at the sides and 3.00 meters at the rear.
- If lot with depth of fifteen to nineteen (15-19) meters, the building line setback will be 5.00 meters at the front, 2.00 meters at the sides and 2.00 meters at the rear.

### Design and Construction:

All buildings must be of strong materials. No improvement shall be erected, placed, altered, maintained or permitted to remain on any Commercial Lot until plans, drawings and specifications therefore have been submitted to and approved in writing by the Corporation and/or the Association.

### Height of Building:

The highest projection of the building proper shall not exceed nine (9) meters measured from the top of the sidewalk facing the Property to the apex of the structure/roof.