



ASIA PACIFIC  
PROPERTY  
AWARDS  
DEVELOPMENT

in association with

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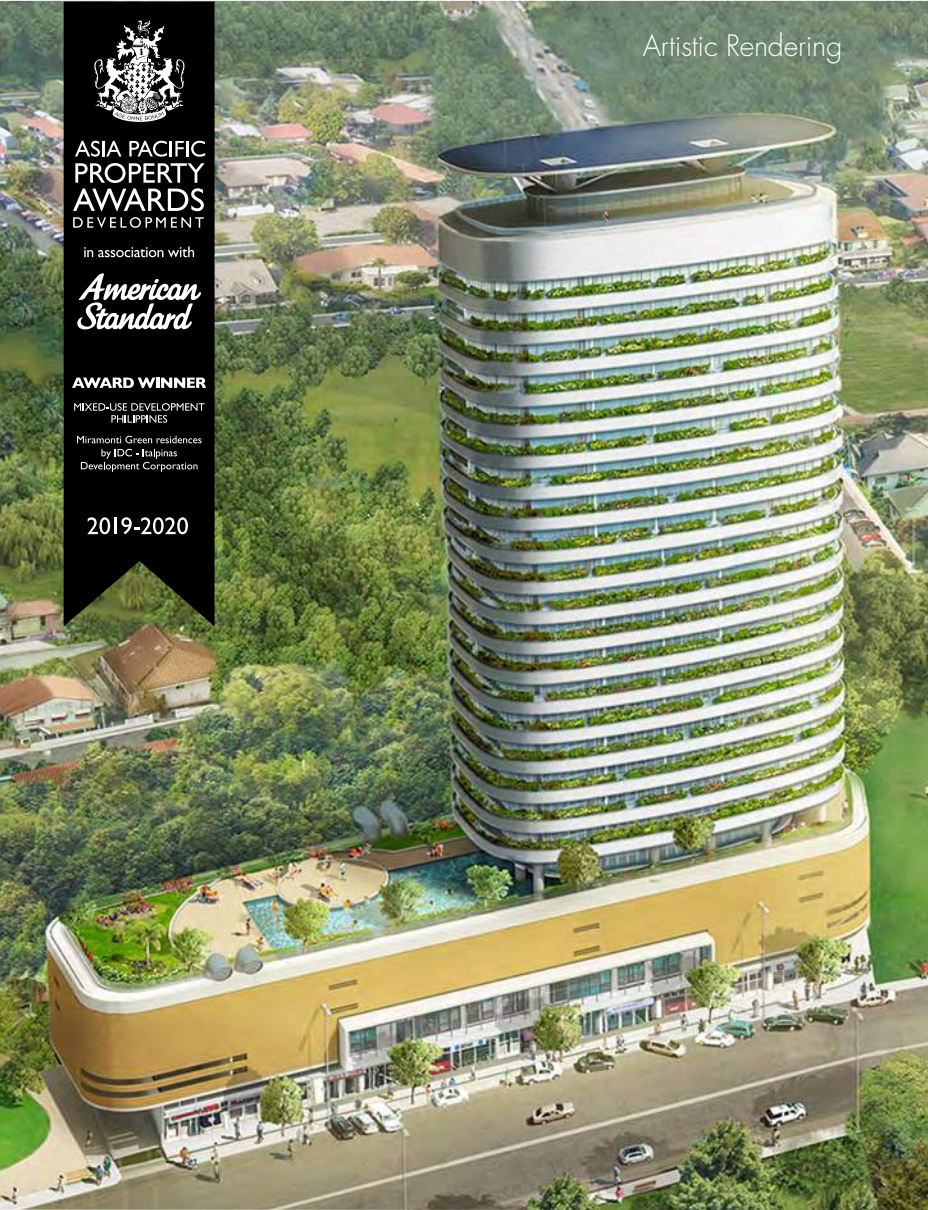
**AWARD WINNER**

MIXED-USE DEVELOPMENT  
PHILIPPINES

Miramonti Green residences  
by IDC + Itapinas  
Development Corporation

2019-2020

Artistic Rendering



Developed by:  
**IDC** | Itapinas  
Development  
Corporation  
**LIVING BY DESIGN**  
EST. 2009



**MIRAMONTI**  
GREEN RESIDENCES  
STO. TOMAS | BATANGAS

*Live Above the Rest*

**NEAR**

**STO. TOMAS**

**EXIT**



# MIRAMONTI

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Imagine living at the foot of Mt. Makiling amid lush greenery and panoramic views. Imagine being far from the city's chaos but near to work and school, enjoying the peace and safety of your home with world-class amenities, and the convenience of in-house shopping and dining.

**MIRAMONTI MAKES THIS DREAM COME TRUE.**



# LOCATION

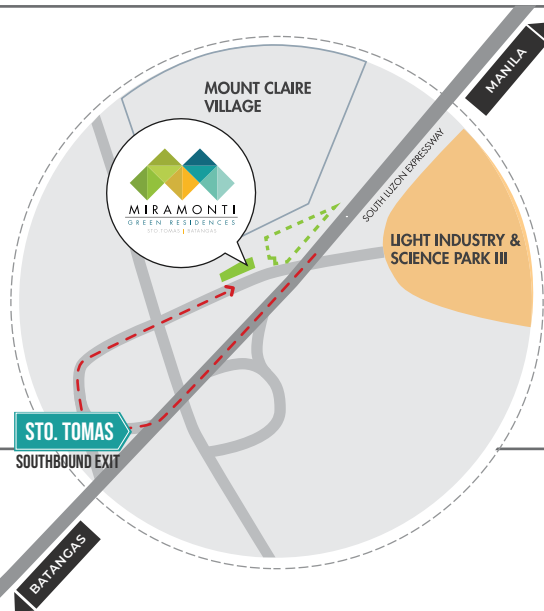
## AT THE CENTER OF GRAVITY FOR BUSINESS AND LEISURE

Sto.Tomas is a growing hub on the South Luzon Expressway, connecting Metro Manila, Ninoy Aquino International Airport and Batangas International Port. This strategic artery traverses the provinces of Cavite, Batangas and Laguna. Miramonti is located at the Sto.Tomas southbound exit of the South Luzon Expressway, at the doorstep of the Light Industry & Science Park III, one of the area's growing number of industrial, business, and lifestyle centers.



PHILIPPINES

Philippine Sea



VICINITY PLAN



## Distances



Around 50 minutes  
to Manila's Center



Around 40 minutes  
to Batangas Port



Around 30 minutes  
to Manila Airport

# STO. TOMAS

## FASTEST GROWING IN BATANGAS

Sto. Tomas thrives at the heart of commercial and economic development. It is one of Luzon's growth centers, together with neighboring Calamba, Tanauan, Lipa and Batangas City. Sto. Tomas' population has grown by 44% in the past 5 years, making it the fastest growing hub in the province.

### Business & industrial parks



Sto. Tomas hosts special economic zones and industrial parks, a major factor in its continuing rise. Multinational companies as well as local and foreign locators have chosen Sto. Tomas as their strategic location.

### Natural beauty



The area is surrounded by breathtaking natural sites, such as the Mt. Makiling Forest Reserve, Mt. Banahao, Tagaytay Ridge, Taal Lake, and the sandy beaches of Nasugbu, Mabini, Calatagan, and San Juan.

### Lifestyle & entertainment



Enjoy golf at the nearby golf course, hike the forests of the surrounding natural reserves, or indulge in water sports along the coast. Enjoy the thriving malls and cinemas of Sta. Rosa or Alabang just a short drive away.

# THE PROJECT

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## A FIRST OF ITS KIND IN STO. TOMAS

Miramonti is an integrated property development in Sto. Tomas comprised of residential condominium units, serviced apartments, office spaces, and shopping areas. It is designed by multi-awarded Italian architect, Romolo V. Nati, who leads the PSE-listed Filipino-Italian property developer, Italphinas Development Corporation ("IDC"). Miramonti's trademark is its performance-driven design and architecture, featuring passive green features that reduce dependency on energy, creating savings for each end-user.

Miramonti is planned in 2 phases:

**Phase 1** is a mixed-use building on a podium with residences, offices, parking and commercial spaces.

**Phase 2\*** will feature a larger podium with an additional two towers, providing more of the sought-after residential and commercial amenities and conveniences of Miramonti.

\*For Future Development





PHASE 1

FOR FUTURE DEVELOPMENT

PHASE 2

Artistic Rendering



# LIVING AT MIRAMONTI

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## THE ULTIMATE LIFESTYLE EXPERIENCE



With luxurious amenities and residential apartments towering directly above, the podium contains a myriad of options in shopping, dining, and convenient services. The ultimate lifestyle is when everything you need and want is under one roof. Ample parking spaces are provided at the 2nd and 3rd floors. Miramonti's live-work-shop-dine experience allows you more time for your family, your friends, and for yourself.

### RESIDENTIAL APARTMENTS

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### PARKING

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### OFFICES

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### COMMERCIAL SPACES

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THE TRUE LIVE-WORK-SHOP-DINE EXPERIENCE

# UNIT TYPES

## DEFINE YOUR SPACE

Miramonti's residences and serviced apartments offer studio and 1 bedroom units. 2 and 3 bedroom units can be configured according to your requirements upon request. Balconies provide private outdoor space, fresh air, and commanding views.



### 1 BEDROOM A

Approx. **39 sq.m.**  
(including balcony)



### STUDIO B

Approx. **29 sq.m.**  
(including balcony)  
\*available in 3 types



### STUDIO C

Approx. **25 sq.m.**  
(including balcony)



### STUDIO D

Approx. **22 sq.m.**  
(including balcony)



### STUDIO E

Approx. **27 sq.m.**

# LIVING IN STYLE

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## MODERN AND FUNCTIONAL INTERIORS

All units are bathed in natural light. Internal ventilation features invite cooling breezes to cross-ventilate each living space.

## CHOOSING YOUR UPGRADES

Exclusive interior design and furnishing packages are available from the developer to fit your taste and requirements.



BEDROOM



BATHROOM



DINING/LIVING AREA



# AMENITIES

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## SAFETY AND EXCLUSIVITY

Residents and guests are welcomed by Miramonti's elegant 24/7 serviced lobby. The top level of the podium features a range of world-class amenities offering the best of leisure, lifestyle, and luxury in an exclusive environment. At Miramonti, stay fit at the gym or relax at the pool. Kids can enjoy the playground within this protected area. Parties and other gatherings are hosted at the function room while wi-fi areas guarantee internet connectivity. On the rooftop, solar panels produce electric power for the shared amenities, lowering the community's electricity costs.



LOBBY AREA



FUNCTIONAL GYM



POOL





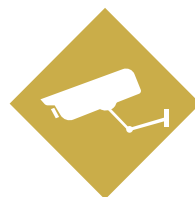
## PLAYGROUND

A safe environment for children to enjoy



## PROPERTY MANAGEMENT SERVICES

Managing your hassle-free income-generating asset



## CCTV

24/7 CCTV for your safety and security



## WI-FI AREAS

Available in selected areas of the building for you to enjoy



## FITNESS CENTER

A world-class fully equipped gym



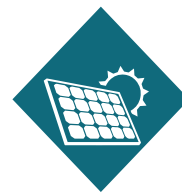
## SWIMMING POOL

Your first class outdoor swimming pool



## FUNCTION HALL

Dance, sing, play, and celebrate your special moments



## SOLAR PANELS

Produces renewable energy for common areas

# A SUSTAINABLE PROPERTY DEVELOPMENT

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## RESPECTING THE ENVIRONMENT

As a multi-awarded green building designer and developer, Italphinas Development Corporation (IDC) is a member of the Philippine Green Building Council and the US Green Building Council. Its previous projects have obtained EDGE Certification, the international certification administered by the IFC World Bank Group for Excellence in Design for Greater Efficiencies. Through the exceptionally built habitats designed and built by IDC, Architect Romolo V. Nati spearheads his advocacy for passive green design and actively engages the forum and seminar circuit as a speaker and resource person both in the Philippines and abroad.



MEMBER OF :



# PASSIVE GREEN DESIGN

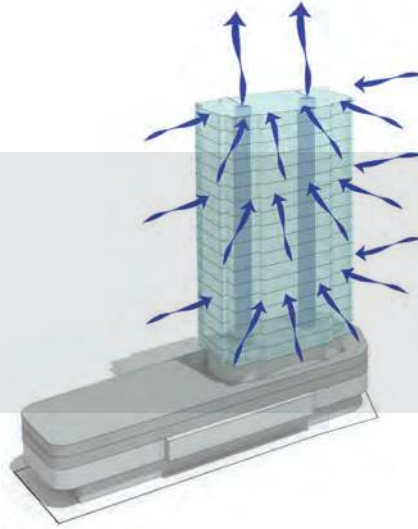
## IN PERFECT HARMONY WITH NATURE

### SHADING



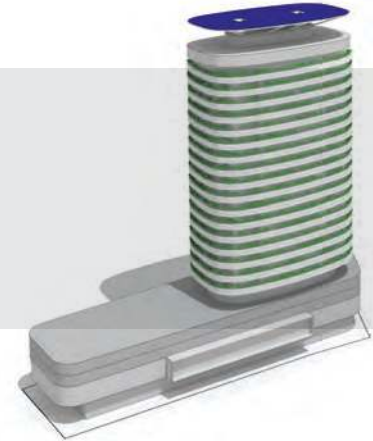
Inputting the exact coordinates of Miramonti's location on the earth's surface, IDC accurately models the angle and direction of the sun's rays through each day of the calendar year. With this data, precise dimensions for the units' external balconies are generated, assuring optimum shading of the building's surface to allow natural light while minimizing heat from direct rays. The use of flower planters provides an additional cooling and shading effect.

### VENTILATION



Further studies have determined from which direction the prevalent winds blow. The shape and orientation of the building is then designed to maximise natural ventilation. This effect is accentuated within the building itself as internal ducts channel airflow to achieve natural cooling. This reduces the frequency of air-conditioning use, and creates savings for each household.

### SOLAR PANELS



Rooftop solar panels generate energy for use in all common areas, contributing clean electricity for lighting, elevators, pool equipment, and other functions. This use of solar power decreases dependence on electricity bought from the grid and creates savings for the community. The total area of the solar panels will be around 900 sq.m. and it will produce around 120.000 kw/h per year of clean energy.





# PROFITABILITY

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## A SAFE AND PROFITABLE INVESTMENT



### **High real estate value appreciation up to 8% annually**

Investing in a green building condominium is the best option in a growing need for sustainable living; Green buildings makes properties more valuable and because of both lowered maintenance and energy costs.



### **Rental yields increase 7.0% per year**

Hassle-free property management services you can generate passive income, and maximize profit.



### **Planning for the future**

Ownership means secure long-term investment plus month-to-month passive rental income.



**0917 627 5108**



[miramonti.italpinas.com](http://miramonti.italpinas.com)



[miramontiph](#)

**HLURB LTS No. 035470**

Registered on December 17, 2019

Completion Date not later than 08/07/2022  
AA-STR-021318-0033



Born from the meeting of minds between a multi-awarded Italian architect and a Filipino lawyer with a passion for sustainable development, IDC (Italpinas Development Corporation) is dedicated to developing high performance properties in highly prospective Philippine cities at their early growth phases.

At IDC, we work with the best contractors, suppliers, and construction management teams to ensure the highest quality in every product offered to clients, investors, and partners. As a progressive and dynamic company, we have been recognized by several prestigious international competitions and organizations within a span of a few years. These include the Asia Pacific Property Awards, Southeast Asia Property Awards, and the National Geographic Magazine.

Nature is our inspiration. We believe that human technique is inseparable from nature. We design and build environments where human development is fulfilled in utmost modernity and style, while remaining in perfect balance with the environment.

"Not all dwellings are created equal." We provide unique, innovative, sustainable and safe real estate products that exceed the expectations of our clients, partners, and investors.

This material and this presentation have been provided by Itapinas Development Corporation (IDC) and is a general background on IDC current activities at the date of this presentation. The information is given in summary and does not purport to be complete. This presentation may contain forward-looking statements, including statements regarding our intent, belief or current expectation with respect to IDC businesses and operations, market conditions, and anticipated results of operation. IDC does not undertake any obligation to publicly release the result of any revisions to these forward-looking statements to reflect events or circumstances after date hereof to reflect the occurrence of unanticipated events. While due care has been used in preparation of forecast information, actual results may vary in a materially positive or negative manner. Forecasts any hypothetically examples are subject to uncertainty and contingencies outside IDC's control.