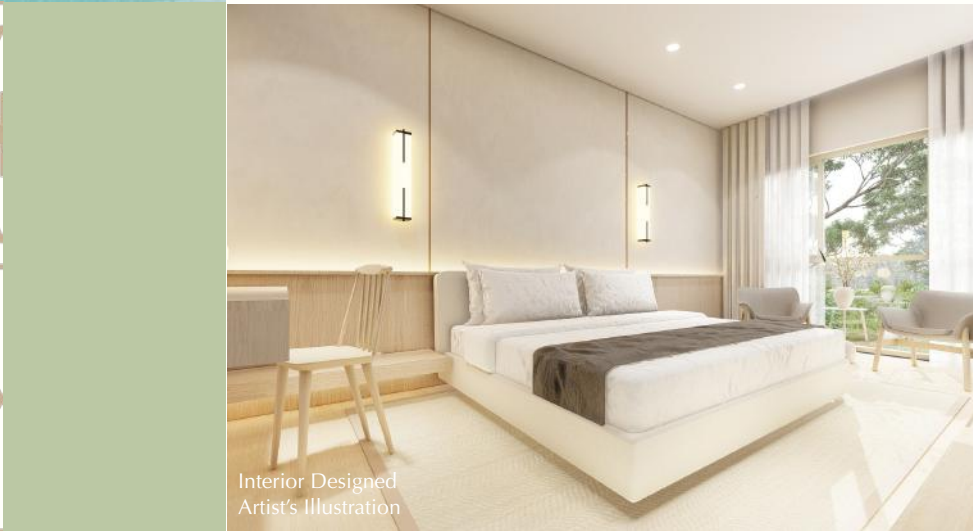


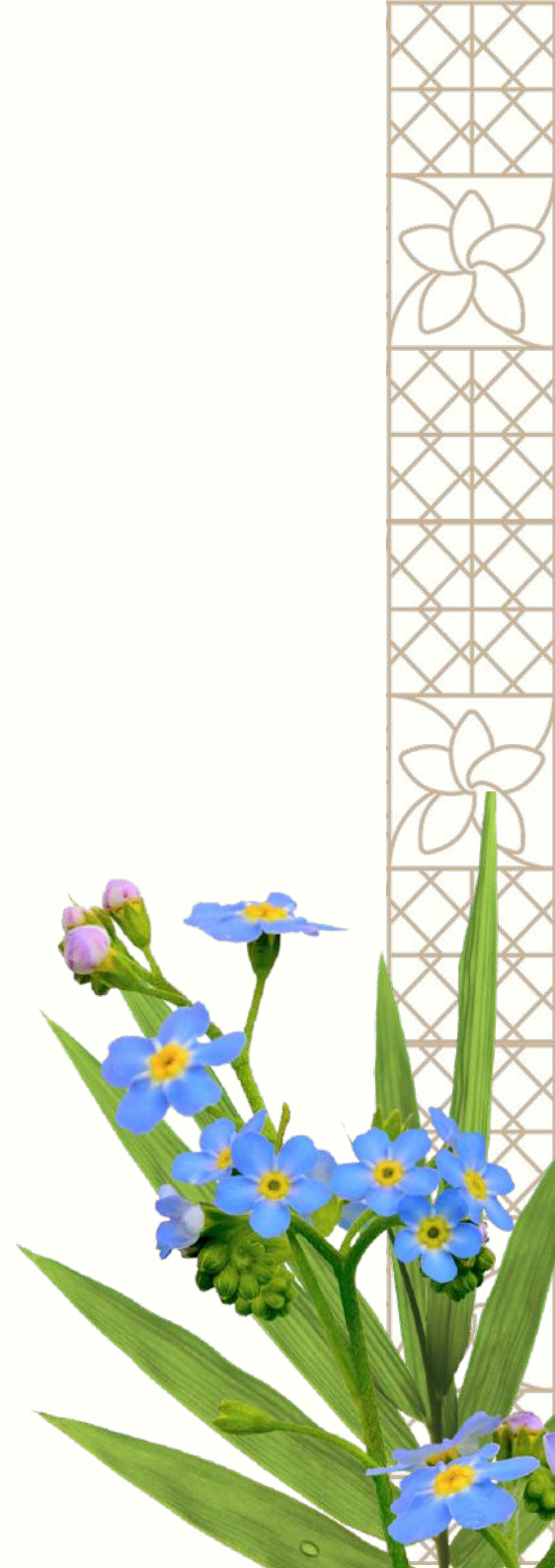


HANA
GARDEN VILLAS



Homes Inspired by Life

Nestled in the new urban South, Hana Garden Villas is a residential community featuring modern, custom homes that harmoniously combine the ingenuity and expertise of Japanese design and the unique traditions of the Filipino lifestyle. Every home in this garden neighborhood creates a nurturing environment for individuals and families as they grow and are built to last through life's milestones. Hana Garden Villas aspires to offer an inspiring setting for a happy and healthy home life.



Inspired by Harmony

Hana Garden Villas envisions a world that unites nature and the comforts of modern living. Developed by a team that combines Japanese and Filipino sensibilities in design and space planning, Hana Garden Villas provides the ideal opportunity to live in harmony with the environment all while gaining easy access to the comforts of an urban lifestyle.





Artist's Illustration

Designed by Collaboration

A Merging of Cultures and Techniques

Hana Garden Villas combines the mastery and expertise from two design cultures: Japan's largest ready-built home provider and the Philippines' most respected urban designers. The project is spearheaded by Chan Toei Properties Inc., a partnership between the Toei Housing Corporation and Prime Eastern Spring Holdings.



Chan Toei Properties

Chan Toei Properties (CTP) was founded in 2019 through the partnership of Toei Housing Corporation and Prime Eastern Spring Holdings with the goal of delivering Japanese quality ready-built homes to the Filipino market.

Toei Housing Corporation

Toei Housing Corporation (THC) has been in the business of real estate development since 1979 and currently delivers ready-built homes under its in-house brand "Blooming Gardens". THC is a subsidiary of IIDA Group Holdings, the largest ready-built homes provider in Japan currently delivering over 50,000 ready-built homes per year.

Prime Eastern Spring Holdings

Prime Eastern Spring Holdings (PESH) is the latest in a long line of respected businesses founded by the family of the late Filipino-Chinese businessman, Antonio Chan. From its roots in sugar trading in 1946, the Chan group of companies has since expanded into sugar milling, refining, power generation, distribution of secure storage solutions and real estate development. PESH is headed by its Chairman, Mr. Jose Mari Chan.

Our Team

Designers and Consultants

MASTERPLAN

Joel Luna Planning and Design

AMENITIES

Jorge Yulo Architects and Associates

HOME CONCEPTS (SCHEMATIC DESIGN)

Leandro V. Locsin Partners
Toei Solutions Corporation
Fedore O. Yap Architects

LANDSCAPE ARCHITECT

CLARQ Design Studio

ENGINEERING

R.S. Ison and Associates

ARCHITECT OF RECORD

Fedore O. Yap Architects

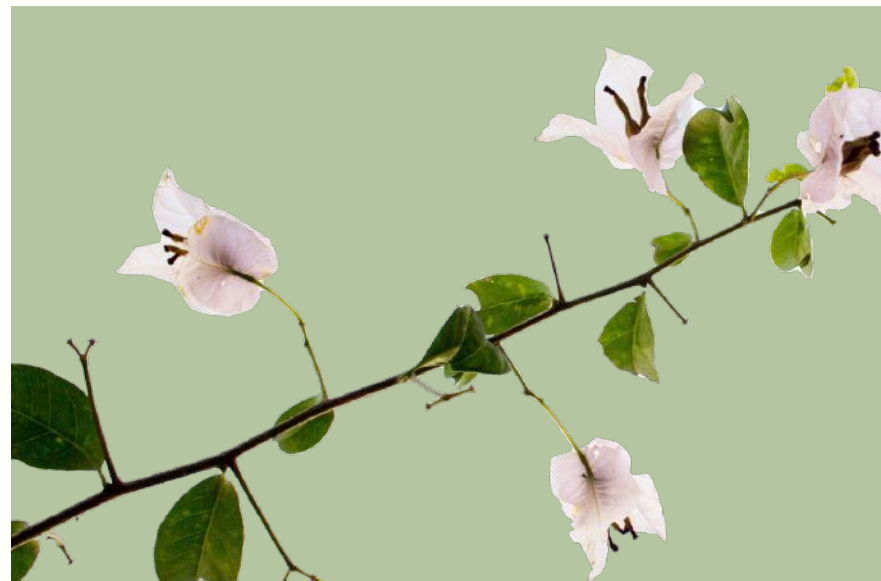
PROJECT MANAGEMENT (SITE DEVELOPMENT)

ESCA Engineering

PROJECT MANAGEMENT (HOUSES)

Toei Solutions Corporation





Primed for Balance

The Fusion of Tranquility and Accessibility

Tucked away in the sustainably designed urban South, Hana Garden Villas is within reach of everything you need for a life well-lived. It is situated near a variety of commercial centers, hospitals, schools, and recreational areas without the noise and congestion that often comes with city living. This prime location makes it an excellent and convenient place to call home, with the added benefit of rapidly appreciating land values and a lush and thriving community.





Location

- Hana Garden Villas
- Residential Subdivisions
- Commercial, Leisure and Institutions

Establishments and Points of Interest

SCHOOLS

Xavier School Nuvali	2 km	5 mins
Miriam College Nuvali	5 km	10 mins
Everest Academy Laguna	4 km	8 mins
Ateneo Graduate School	6 km	13 mins
St. Scholastica's College Westgrove	9 km	16 mins
De La Salle University Laguna	8 km	16 mins
University of Santo Tomas Sta Rosa	8.7 km	17 mins
Chiang Kai Shek College	7.5 km	13 mins
Brent International School	17.8 km	23 mins

RETAIL

Vista Mall	4 km	9 mins
Nuvali S&R	3 km	7 mins
Ayala Malls Solenad 1, 2 & 3	8 km	8 mins
Paseo de Santa Rosa	5 km	11 mins

CHURCHES

St. John Bosco Parish	5 km	12 mins
St. Benedict Parish	8 km	15 mins
San Antonio de Padua Church	14 km	22 mins
Without Walls Nuvali	3 km	6 mins
Victory Christian Fellowship	17.8 km	24 mins
Saddleback Church	5.8 km	9 mins

GOLF AND COUNTRY CLUBS

Canlubang Golf & Country Club	4 km	8 mins
The Country Club	4 km	8 mins
Sta. Elena Golf & Country Club	13 km	12 mins

HOSPITALS

The Medical City South Luzon	6 km	11 mins
Healthway Hospital	3 km	6 mins

CENTRAL BUSINESS DISTRICTS

Makati CBD	47.6 km	45 min
Bonifacio Global City	49.6 km	45 min



HANA
GARDEN VILLAS



HEALTHWAY HOSPITAL STA. ROSA

A harmony of
nature and urban
living.



S&R MEMBERSHIP SHOPPING



XAVIER SCHOOL NUVALI

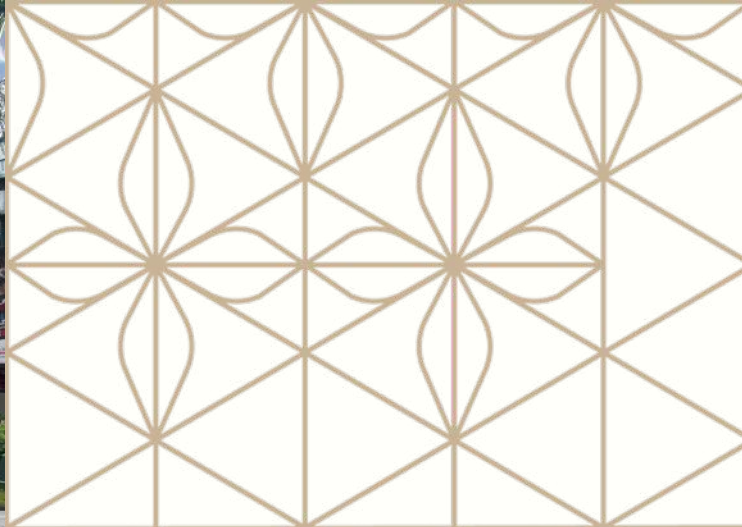


SOLENA D 3





PASEO DE SANTA ROSA



STA. ELENA GOLF AND COUNTRY CLUB

A harmony of necessities and recreation.



THE MEDICAL CITY SOUTH LUZON



VISTA MALL



SOLENAD 1



Inspired by Belonging

Our neighborhood is built with the goal of happier and better living. With meticulous masterplanning and mindful management, Hana Garden Villas is where you and your family can feel safe, at peace, and at home.





Masterplan

A Japanese Inspired Development





A Place for People

Masterplanned for Residents

Masterplanned by Architect Joel Luna, Hana Garden Villas takes inspiration from Japanese design principles, focusing on a balance of convenience and safety to give residents a seamless neighborhood experience.



Tree-lined carriageways, elevated crossings, below-ground utilities, and planting strips that separate the road and the sidewalks allow pedestrians to move around the village safely and comfortably.



Carefully designed roadways and driveways offer each house an added visitor's parking space that does not obstruct the flow of vehicles and pedestrians.



A Home in Nature

An Integration of Nature and Life

The village is enriched with green spaces integral to your family's health and well-being. Gardens and streetscapes designed by CLARQ Design Studio offer a verdant experience that embraces nature for a balanced and holistic lifestyle.





Artist's Illustration

A Neighborhood for Play

An Integration of Play and Life

The variety of communal spaces within the village is specially designed to maximize experiences for both play and relaxation. From lush gardens and vibrant amenities to a clubhouse designed by famed Architect Jorge Yulo as a centerpiece of the community, you and your family will have plenty of room to connect and create shared memories in moments of rest and recreation.



The clubhouse provides residents with facilities for exercise, rest, and social gatherings.



The clubhouse features a kiddie pool, playroom, and playground ideal for families with young children.



A Community Well-Served

Outstanding Property Management

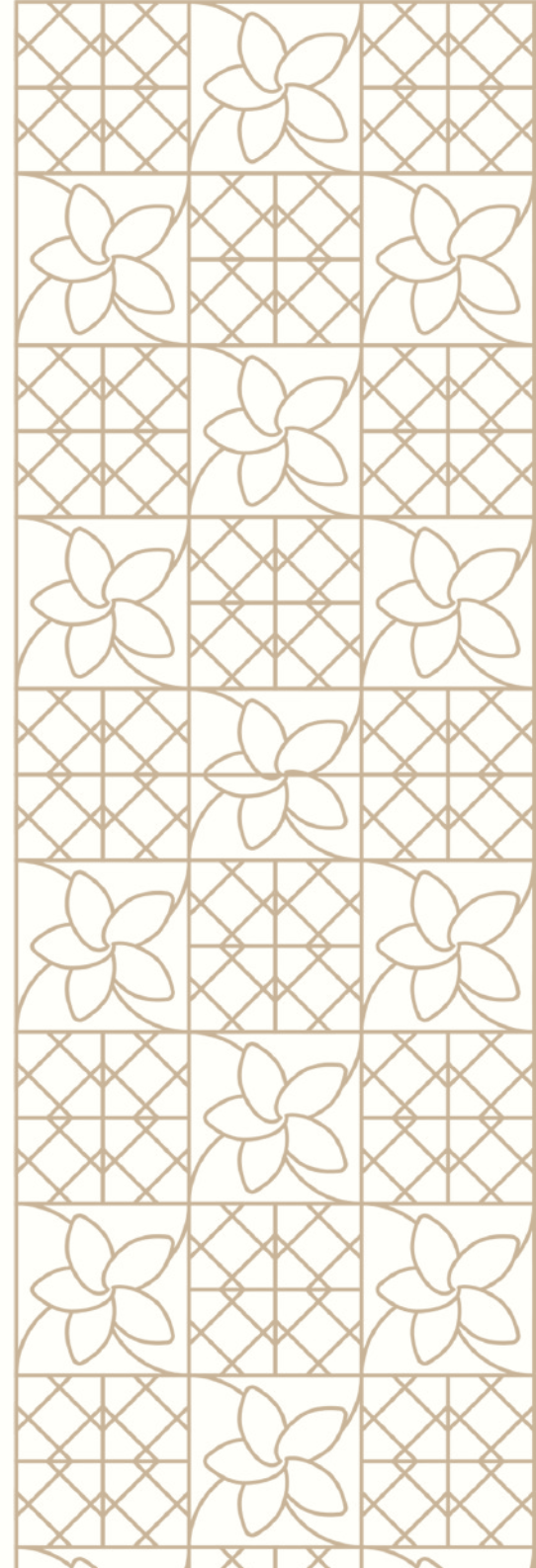
Life at Hana Garden Villas is made convenient with excellent property management that is set apart by impeccable Japanese service and Filipino warmth.





Inspired by Family

We build homes that enrich life and create joy. Inspired by what makes life work, we pride ourselves on designing everything with intention. Our goal is to build homes that embody the life you've always wanted for you and your family: balanced and full, in homes designed for you to thrive in now and in the future.

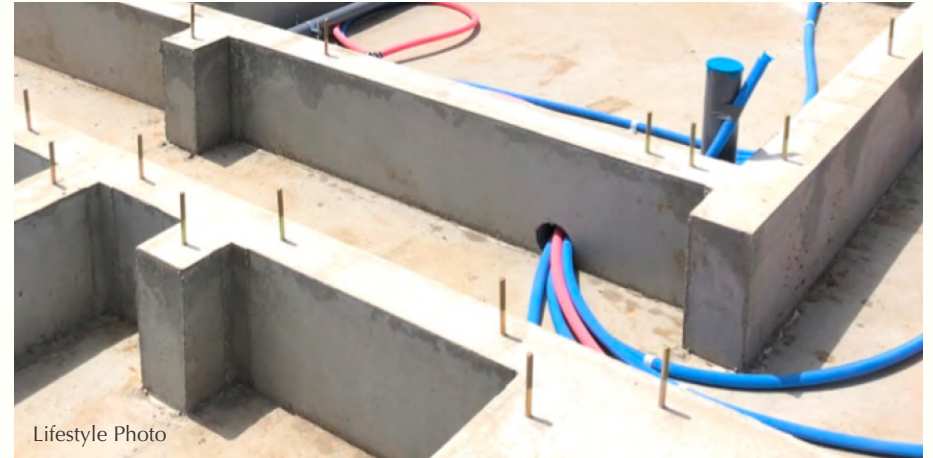




Built with Excellence

Japanese Technical Expertise

Hana Garden Villas offers expertly engineered homes that you will feel proud to own and be happy to build a family in. Under the technical supervision of Toei Housing Corporation, a subsidiary of the largest ready-built home developer in Japan, Hana Garden Villas promises decades of experience built into each home, so you spend less time worrying and more time living.



Our homes feature double slab ground floors and vertical chases for a non-embedded utility layout. This allows for easy maintenance of water and electrical lines as well as improved ventilation throughout each structure.





Artist's Illustration

Safe by Design

Safety and Health in Everyday Living

Taking inspiration from mindful practices in Japan, each home is designed with a conscious focus on health and wellness.



The “genkan” is a traditional Japanese design feature that promotes health and safety by creating a functional transition at the entrance of each home.



A garden space for each home brings the benefits of nature closer to you.



Made Personal with Details

Customizable Options

We build houses that are designed to grow with you and your family for every stage of your life as it unfolds. With customizable details and layouts, our homes fit your family's needs as they change and grow—a house that you'd love to call home for many years to come.



Unit Finishes

Doors

Solid wood door with wood satin finish
Solid core, melamine laminated door
PVC door
Aluminum frame doors

Main and Service Entrance
Bedrooms, Toilet and Bath, Walk-in Closet and Storage Room
Maid's Room and Driver's Room
Balconies and Ground Floor Common Areas

Windows

Aluminum frame windows

All Applicable Areas

Flooring

600 x 600mm porcelain anti-slip tiles
HDF laminated flooring

Living, Dining, Kitchen, Powder Room, Genkan, Porch and Balcony
All Bedrooms and Walk-in Closet

Cabinets

Laminated wood grain pattern on moisture-resistant substrate

Kitchen, all Toilet and Baths, Powder Room, all Bedrooms and Walk-In Closet

Countertops

Solid surface countertop

Kitchen, all Toilet and Baths and Powder Room

Fixtures

Premium-grade fixtures

Kitchen, all Toilet and Baths and Powder Room



Room for More

Spacious and Special Spaces

Our designs are aimed to satisfy the needs of growing families with spacious rooms, well-sized gardens, multiple service areas, and ample parking spaces.

Each home features an open layout for the living, dining, and kitchen areas, creating a sizable shared space ideal for family gatherings and celebrations.



All master bedrooms include walk-in-closets for added storage and balconies for outdoor relaxation.



Rooms may be opened up and turned into a study, a gym, or a multi-purpose family room, allowing you to work, study, and play from home.



L.V. Locsin Partners

Concept Designer



Intertwining Nature with Simple Home Living

The concepts of L. V. Locsin Partners seek inspiration from a marriage between Japanese design sensibilities and the essential responses of tropical Philippine architecture to climate and context, creating a unique sense of place, calm, and well-being. The houses feature functional and flexible Japanese-inspired spaces that embrace Shakkei — the principle of framing and “borrowing” from nature to emphasize the relationship between architecture and landscape. The design of the houses is simple and uncluttered and incorporates elements that create an interplay between inside spaces and the lush landscaping elements of nature surrounding the houses, bringing in fresh air, natural light, and calming views. Wooden slats and a palette of neutral colors keep the design clean and functional, taking cues from the best of Japanese design.





3 Bedroom Villa

A two-floor triplex ideal for small families.

Lot Area	180 sqm or 144 sqm
Floors	2
Bedrooms	3
Bathrooms	2
Parking	2+1

Total Constructed Area	222 sqm
Total Non-Constructed Area	53 sqm or 17 sqm
Total Area	275 sqm



4 Bedroom Villa

A duplex with a convertible room on the top floor.

Lot Area	180 sqm
Floors	3
Bedrooms	4
Bathrooms	3
Parking	2 +1

Total Constructed Area	266 sqm
Total Non-Constructed Area	61 sqm
Total Area	328 sqm



Premier 4 Bedroom Villa

A spacious, single attached house that provides more room and privacy.

Lot Area	216 sqm
Floors	3
Bedrooms	4
Bathrooms	3
Parking	3+1
Total Constructed Area	297 sqm
Total Non-Constructed Area	69 sqm
Total Area	366 sqm



Artist's Illustration



Interior Designed Artist's Illustration



TOEI

Concept Designer



Fostering a Well-Balanced Lifestyle

The TOEI design concepts aim to align with TOEI's vision of *"contributing to a lively lifestyle and development of a rich society through making houses that make people happy"*. This direction has made TOEI the prime choice of over 80,000 buyers in the last 43 years in Japan.

As trends change and new needs arise, TOEI's design methods continue to evolve, constantly aiming towards delivering the same well-balanced lifestyle with each house.

The TOEI houses aim to marry the Filipino concept of *"maaliwalas"* (spacious, open and uncluttered) with the efficiency of Japanese spatial concepts. The house exteriors are designed to exude a refreshing energy that potential residents can immediately appreciate. The comfort, intentionality and quality of the houses are the perfect blank canvas for families to make their own.





3 Bedroom Villa

A two-floor triplex ideal for small families.

Lot Area	180 sqm or 144 sqm
Floors	2
Bedrooms	3
Bathrooms	2
Parking	2+1

Total Constructed Area	219 sqm
Total Non-Constructed Area	55 sqm or 17 sqm
Total Area	274 sqm



4 Bedroom Villa

A duplex with a convertible room on the top floor.

Lot Area	180 sqm
Floors	3
Bedrooms	4
Bathrooms	3
Parking	2 +1

Total Constructed Area	267 sqm
Total Non-Constructed Area	62 sqm
Total Area	329 sqm



Premier 4 Bedroom Villa

A spacious, single attached house that provides more room and privacy.

Lot Area	216 sqm
Floors	3
Bedrooms	4
Bathrooms	3
Parking	3+1
Total Constructed Area	300 sqm
Total Non-Constructed Area	68 sqm
Total Area	368 sqm







Fedore O. Yap Architects

Concept Designer



Flexible Design for Every Stage of Life

FOYA's architectural vision redefines family living by integrating practical Japanese design with the cultural nuances of the Filipino household, creating a home that fosters multigenerational bonding. Thoughtfully designed open spaces blur the lines between indoor and outdoor living, promoting quality family interaction while accommodating the evolving needs of a growing household. Whether a young couple starting out, a family with children, or a home extending to include relatives, this flexible design adapts gracefully to every stage of life. The design even allows for the repurposing of rooms as children grow older or leave for college. A truly “complete” house, it incorporates all essential elements—well-planned rooms, a family kitchen with a working kitchen, and service areas that support the entire family, including staff —ensuring the home grows and thrives with its residents.





3 Bedroom Villa (End Units)

A spacious 3 bedroom quadruplex with a flexible layout.

Lot Area	190 sqm
Floors	2
Bedrooms	3
Bathrooms	2
Parking	2+1

Total Constructed Area	200 sqm
Total Non-Constructed Area	80 sqm
Total Area	280 sqm



4 Bedroom Villa (Alcove Units)

A spacious quadruplex ideal for growing families.

Lot Area	152 sqm
Floors	3
Bedrooms	4
Bathrooms	3
Parking	2 +1

Total Constructed Area	288 sqm
Total Non-Constructed Area	40 sqm
Total Area	328 sqm



Artist's Illustration







inspired by
work



Lifestyle Photo

inspired by
the indoors



inspired by
the outdoors



inspired by
moments



Lifestyle Photo

inspired by
play



inspired by
growth



inspired by
milestones



inspired by
kids



inspired by
grown-ups



Artist's Illustration

Find your place at Hana Garden Villas,
where nature is just outside your door,
where everything you need is within reach,
and where happiness is built into each and every home.

Contact Us

If you have any inquiries or wish to schedule a visit,
get in touch with us through any of the channels below.

Website	hanagardenvillas.com
Email	info@hanagardenvillas.com
Mobile	(+63) 917 706 8596
Facebook	facebook.com/hanagardenvillas



A PROPERTY DEVELOPED BY



www.ctp-i.com | Call (0917) 706 8596

DHSUD License to Sell Nos. 830, 0001561, 0001810, 0000618

Advertisement Approval No. AA-R4A-090822-0272