



PUEBLO DE ORO

A member of the ICCP Group

www.pueblodeoro.com



Who is Pueblo De Oro?

One of the leading developers in the Philippines.

For more than 30 years, real estate property developer Pueblo de Oro has been building master-planned developments for families all over the Philippines. We have housing projects in Batangas, Pampanga, Cebu, and Cagayan de Oro.

“

“..We continuously strive to implement best governance practices, benchmarked against international standards and develop distinctive properties which are thoughtfully considered in building homes at affordable prices for the Filipino.”

BATANGAS

Striving to expand its presence in Batangas, with three existing developments and ongoing projects in other key cities across the province.

PAMPANGA

A 30-hectare flood-free community located in San Fernando City.

CEBU

41-hectare (in total) master-planned communities in Lapu-Lapu, Mactan.

CAGAYAN DE ORO

PDO's flagship 400-hectare township project in Cagayan de Oro design by Louis Berger International (USA).



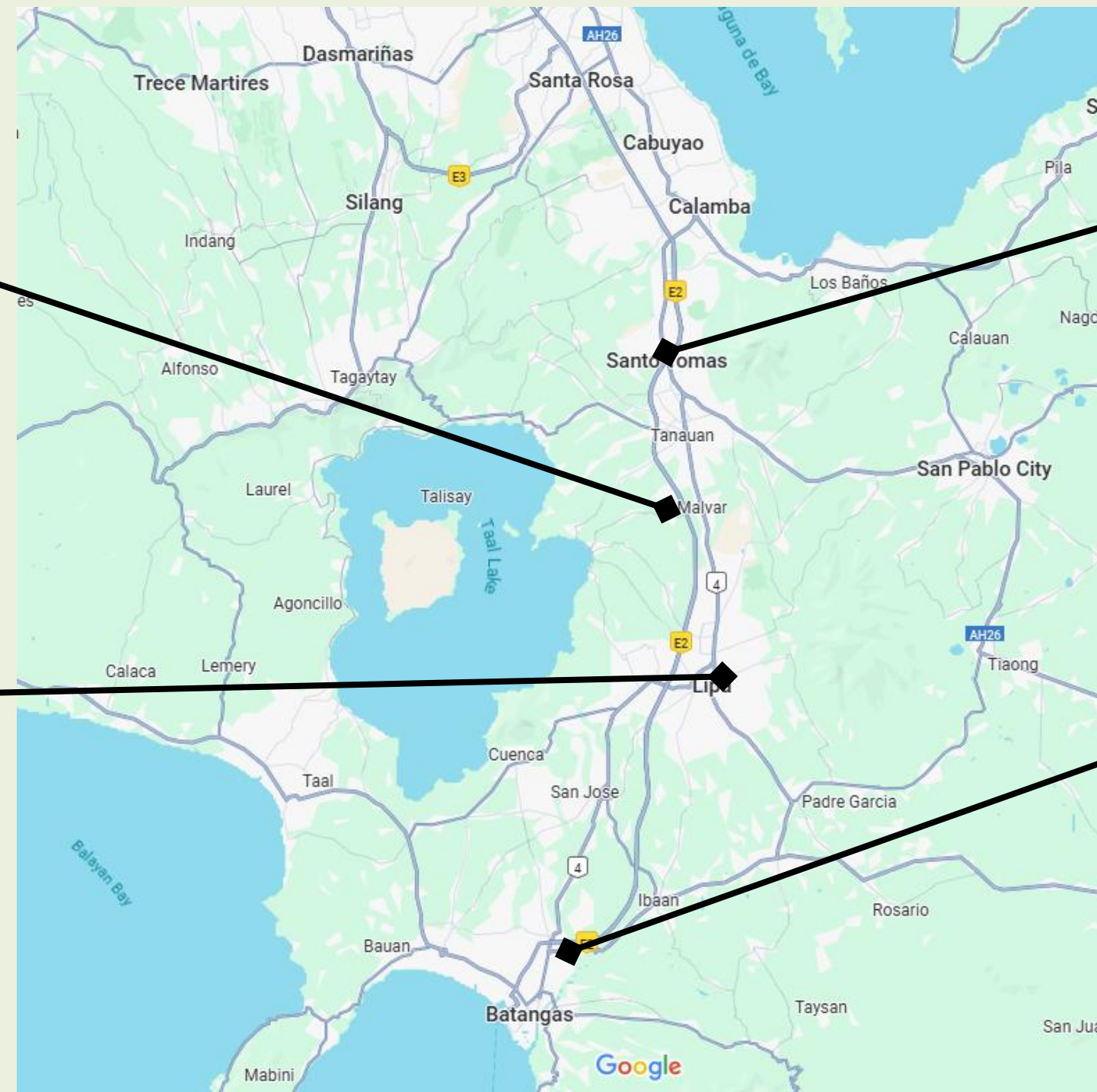
BATANGAS DEVELOPMENT

PUEBLO DE ORO
townscapes
MALVAR

37 has
2,360 units

PUEBLO DE ORO
COURTYARDS
LIPA CITY

10 has
547 units



Pueblo de Oro
BATANGAS
COMMUNITIES

25 has
2,026 units

PUEBLO DE ORO®
Westwoods
Heights
BATANGAS CITY

12.7 has
548 units



PUEBLO DE ORO®

Westwoods Heights

BATANGAS CITY

www.pueblodeoro.com

A wide-angle photograph of a golf course. In the foreground, several large, mature trees with thick trunks and dense green foliage stand on a grassy slope. Sunlight filters through the leaves, creating dappled shadows on the grass. In the middle ground, a well-maintained green fairway stretches towards the background. A few more trees are scattered across the landscape, and a small white sign is visible on the right side. The overall atmosphere is peaceful and natural.

The gateway to the good life

Why Batangas City?

STRATEGIC LOCATION

Batangas City is close to Metro Manila, offering easy access to the capital while being a key trade hub due to its busy seaport.

GROWING ECONOMY AND INFRASTRUCTURE

The city is an industrial and economic center with ongoing infrastructure improvements, making it an ideal spot for business investments and real estate growth.

NATURAL BEAUTY AND QUALITY OF LIFE

Batangas City features beautiful beaches and resorts, a more temperate climate, and a relaxed lifestyle, offering a higher quality of life for residents.



VICINITY MAP

PUEBLO DE ORO®
Westwoods Heights
BATANGAS CITY

Purok 3, Brgy. Tinga Itaas
Batangas City, Batangas

A kilometer away from the future Tinga Exit





POINTS OF INTEREST



- Batangas State University
- STI College Batangas
- Lyceum of the Philippines
- University of Batangas
- Stonyhurst Southville



- SM Hypermarket
- Xentro Mall
- Waltermart
- Bay City Mall
- SM Batangas City



- United Doctors of St Camillus
- Batangas Medical Center
- St. Patrick Hospital
- Jesus Of Nazareth Hospital
- Golden Gate Hospital



- Batangas Capitol
- Batangas City Hall
- Batangas Terminal
- Batangas Port

THE PROJECT

Westwoods Heights, a premier project by Pueblo De Oro, features **548 units** of residential homes and lot-only options, designed for modern living in a tranquil, thoughtfully planned community.



PUEBLO DE ORO®
**Westwoods
Heights**
BATANGAS CITY



Discover the splendor of Batangas



PUEBLO DE ORO®
**Westwoods
Heights**
BATANGAS CITY

House Offers

UNIT FACADE

LILAC / IVY

UNIT TYPE

S-ATTACHED / S-DETACHED

UNIT FINISH

CLASSIC / PREMIUM

PRICE RANGE

5.2M to 7.3M



Single-Attached

LOT AREA: 88 SQM FLOOR AREA: 66 SQM

House Features

Ground Floor

30 sq.m

Living/Dining/Kitchen	21.9 sq.m
Toilet & Bath	3.4 sq.m
Stairs	4.7 sq.m

Second Floor

36 sq.m

Master's Bedroom	11.0 sq.m
Bedroom 2	7.7 sq.m
Bedroom 3	7.7 sq.m
Toilet & Bath	4.4 sq.m
Hallway	1.6 sq.m
Stairs	3.6 sq.m



LILAC SINGLE ATTACHED



Single-Attached

LOT AREA: 88 SQM FLOOR AREA: 66 SQM

Premium House Specification

Structural Framing System	Conventional Reinforced Concrete
Wall Finishes	
Exterior	Semi-gloss latex paint finish
Interior	Semi-gloss latex paint finish
Toilet and Bath	Ceramic tiles with painted plain cement finish
Floor Finishes	
Ground Floor	Ceramic tiles
Second Floor	Vinyl planks
Toilet and Bath	Ceramic tiles
Ceiling	
Ground Floor	Concrete underslab in paint finish
Second Floor	Fiber cement board in paint finish
Toilet and Bath	Fiber cement board in paint finish
Partition	Fiber cement board in paint finish
Kitchen	
Countertop	Granite with splashboard
Sink	Stainless steel single bowl
Doors	
Main	Pre-painted steel door
Bedrooms	Hollow core flush door
Service	Hollow core flush door
Toilet and Bath	PVC door with louvers
Windows	Aluminum sliding and awning windows
Roofing	Pre-painted rib-type roofing



Single-Attached

LOT AREA: 88 SQM FLOOR AREA: 66 SQM

Classic House Specification

Structural Framing System	Conventional Reinforced Concrete
Wall Finishes	
Exterior	Semi-gloss latex paint finish
Interior	Skim coat
Toilet and Bath	Ceramic tiles with painted plain cement finish
Floor Finishes	
Ground Floor	Smooth plain cement finish, ready to receive tiles
Second Floor	Smooth plain cement finish, ready to receive tiles
Toilet and Bath	Ceramic tiles
Ceiling	
Ground Floor	Concrete underslab
Second Floor	Not applicable
Toilet and Bath	Fiber cement board in paint finish
Partition	Not applicable
Kitchen	
Countertop	Concrete
Sink	Stainless steel single bowl
Doors	
Main	Pre-painted steel door
Bedrooms	Not applicable
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Single-Detached

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Lifestyle is more than just a home

FEATURES & AMENITIES





Enjoy exclusive community living

Pride itself as the gold standard living of community living.

CLUBHOUSE



SWIMMING
POOL



PLAY AREA



BASKETBALL
COURT



LINDEN
GREENWAY
PARK



GUARDHOUSE



Clubhouse



Swimming Pool



Play Area



Basketball Court



Linden Greenway Park



Guardhouse



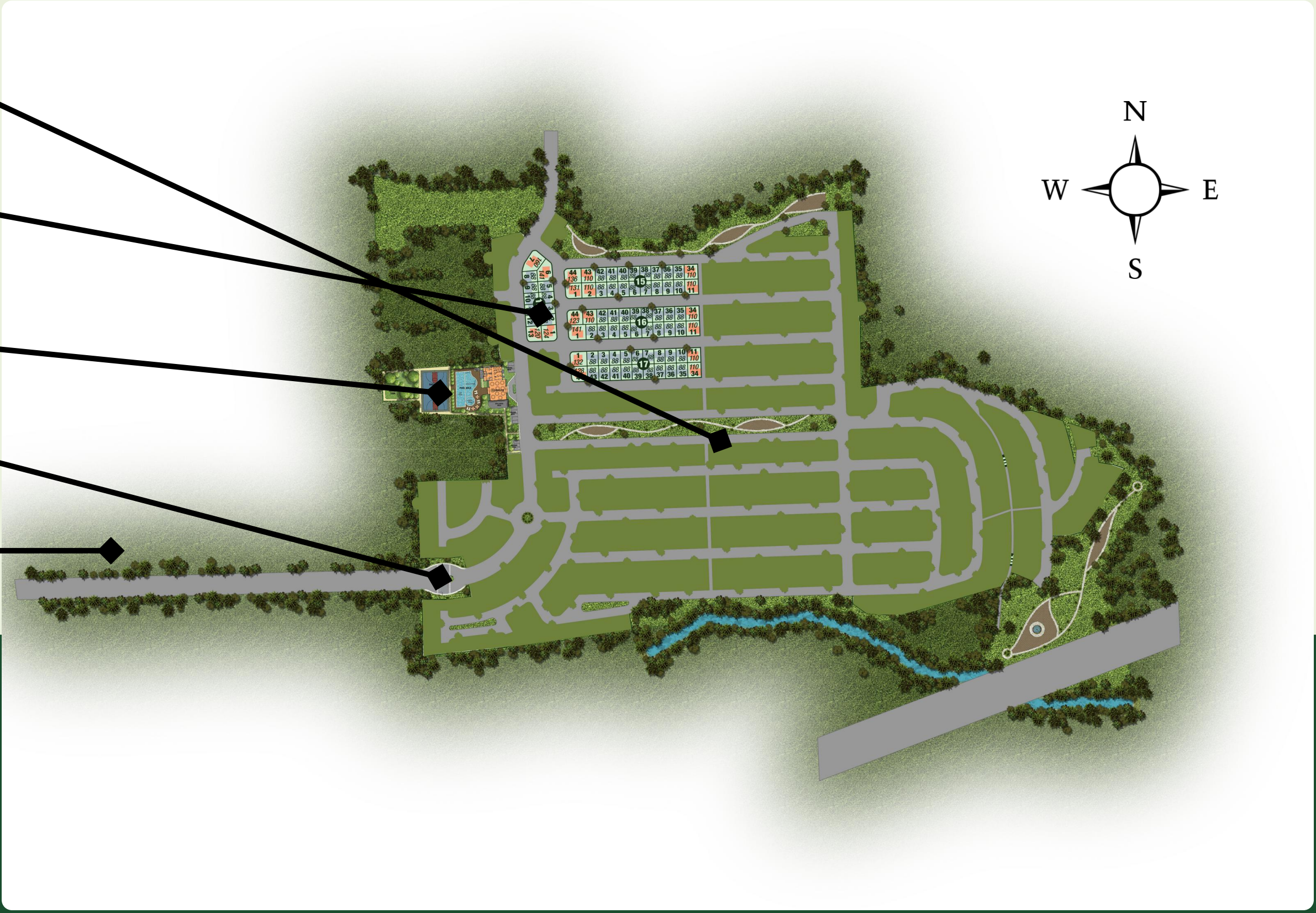
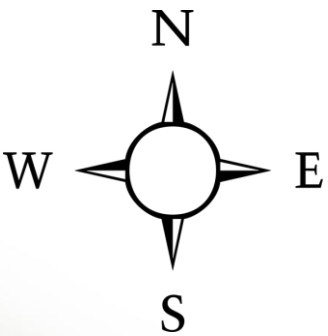
Linden Greenway Park

Available Inventory

Amenity Area

Gate & Guardhouse

Sales Office



 **PUEBLO DE ORO®**
Westwoods
Heights
BATANGAS CITY

HOUSE PRICE

HOUSE TYPE	PRICE RANGE	ESTIMATED AMORTIZATION
Single Attached	5.2M – 6.13M	35K – 41K
Single Detached	6.5M – 7.3M	44K - 50K



* Title Transfer, HDMF Loan Fees & Bank Fees are inclusive of the TCP

FINANCING OPTIONS

BANK FINANCING

5% in 12 months, 95% in 20 years
15% in 24 months, 85% in 20 years

SPOT PAYMENT

Spot DP (3% to 5% discount on SP)
Spot Cash (5% to 7% discount on SP)

DEFERRED FINANCING

24 months to pay for 0% interest
30% DP with 5% Disc, 70% in 36 months
at 0% interest



LAND DEVELOPMENT UPDATE



Westwoods Heights Batangas City



Westwoods Heights Batangas City

As of
6.18.24



Westwoods Heights Batangas City

As of
7.2.24



Westwoods Heights Batangas City

as of
7.31.24



Westwoods Heights Batangas City



Westwoods Heights Batangas City



Westwoods Heights Batangas City



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Westwoods Heights Batangas City



Westwoods Heights Batangas City



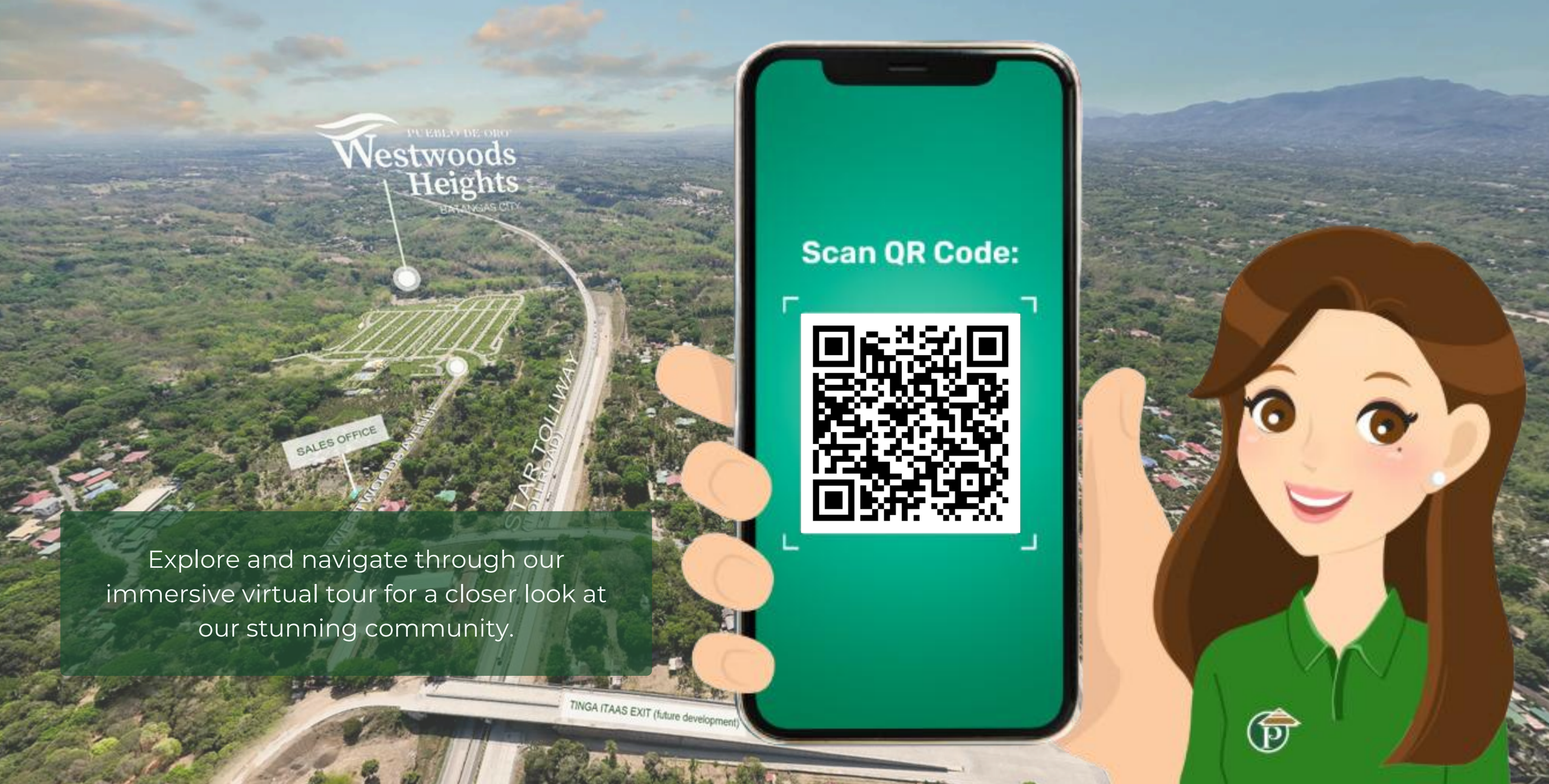
Westwoods Heights Batangas City



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Westwoods Heights Batangas City



PUEBLO DE ORO
**Westwoods
Heights**
BATANGAS CITY

SALES OFFICE

STAR TOLLWAY
(SILVERADO)

TINGA ITAAS EXIT (future development)

Explore and navigate through our
immersive virtual tour for a closer look at
our stunning community.