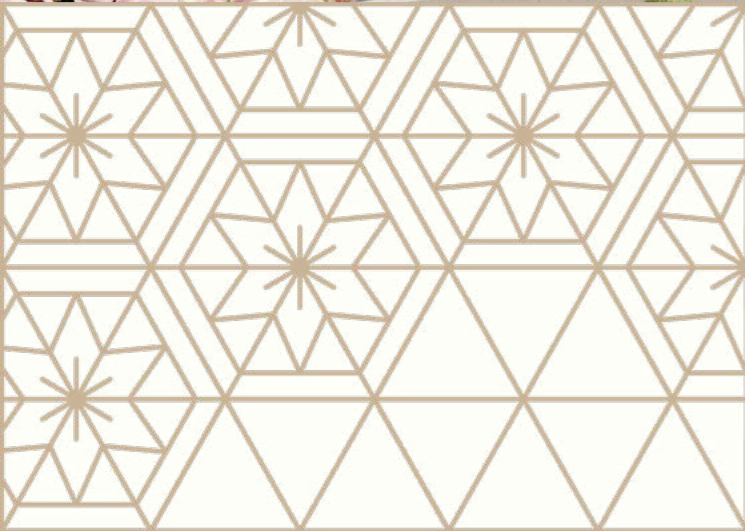




HANA
GARDEN VILLAS



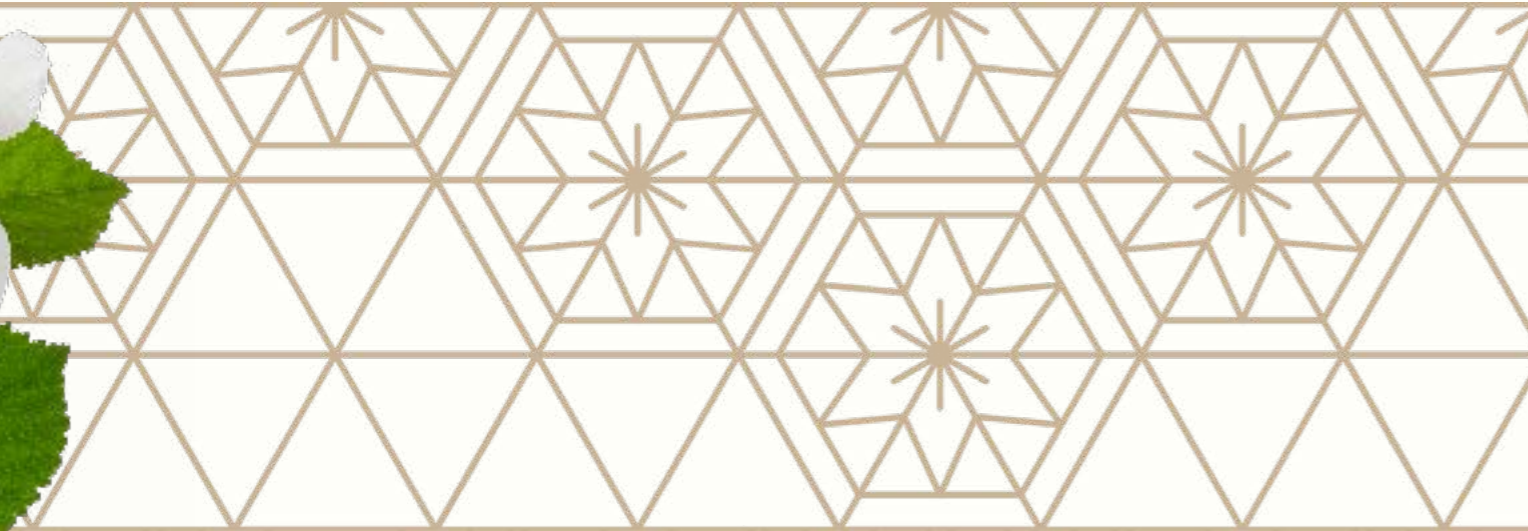
Homes Inspired by Life

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

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

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.

Schools

St. Scholastica's College Westgrove	9 km	16 mins
De La Salle University Laguna	8 km	16 mins
Ateneo Graduate School	6 km	13 mins
Miriam College Nuvali	5 km	10 mins
Everest Academy Laguna	4 km	8 mins
Xavier School Nuvali	2 km	5 mins

Retail

Westborough Town Center	7 km	13 mins
Paseo de Santa Rosa	5 km	11 mins
Vista Mall	4 km	9 mins
Ayala Malls Solenad 1, 2 & 3	8 km	8 mins
S&R Membership Shopping	3 km	7 mins

Golf and Country Clubs

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

Distance from Business Districts

Bonifacio Global City	48 km	45 mins
Makati CBD	48 km	45 mins
Alabang CBD	31 km	26 mins

Distance from SLEX

Sta. Rosa Exit	12 km	14 mins
Eton City Greenfield	11 km	18 mins
Canlubang (Mayapa) Exit	7 km	14 mins

Distance from CALAX

Laguna Boulevard	7 km	10 mins
Sta. Rosa Exit	4 km	7 mins

Churches

San Antonio de Padua Church	14 km	22 mins
St. Benedict Parish	8 km	15 mins
St John Bosco Parish	5 km	12 mins

Hospitals

The Medical City South Luzon	6 km	11 mins
QualiMed Hospital Sta. Rosa	3 km	6 mins



Hospitals

1. The Medical City, South Luzon
2. QualiMed Hospital, Sta. Rosa

Schools

3. Xavier School Nuvali
4. Miriam College Nuvali
5. Everest Academy Laguna
6. Ateneo Graduate School
7. St. Scholastica's College Westgroove
8. De La Salle University Laguna

Retail

9. Vista Mall
10. Nuvali S&R
11. Ayala Malls Solenad 1, 2, & 3
12. Paseo de Sta. Rosa
13. Westborough Town Center

Churches

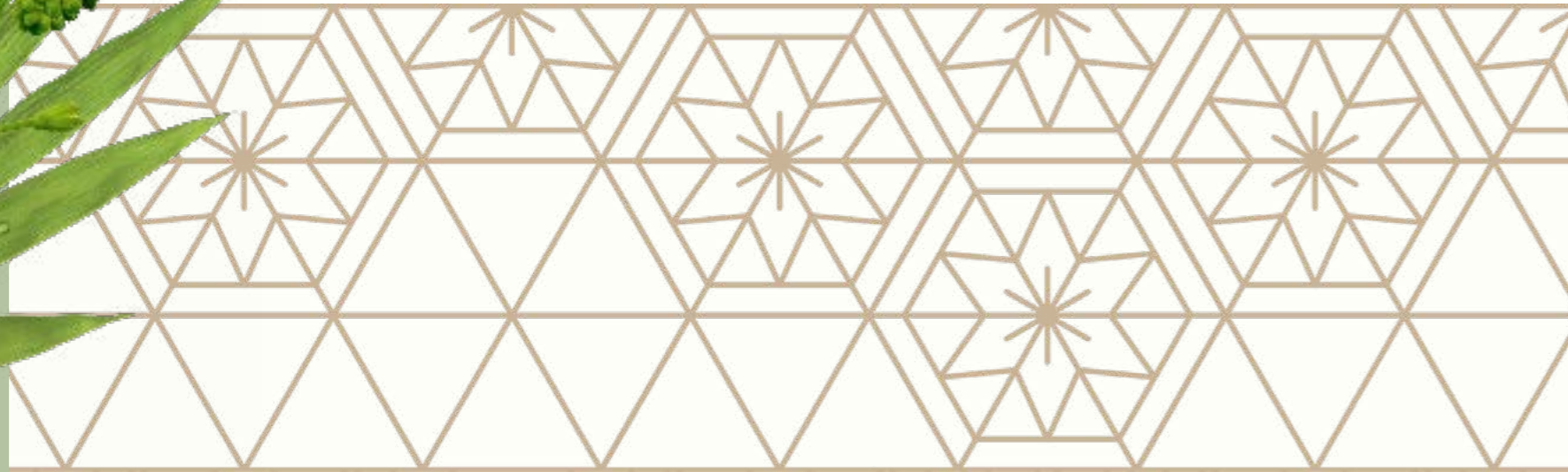
14. St. John Bosco Parish
15. St. Benedict Parish
16. San Antonio de Padua Church

Recreation

17. Canlubang Golf & Country Club
18. The Country Club
19. Sta. Elena Golf and Country Club

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 utilites, 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



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.



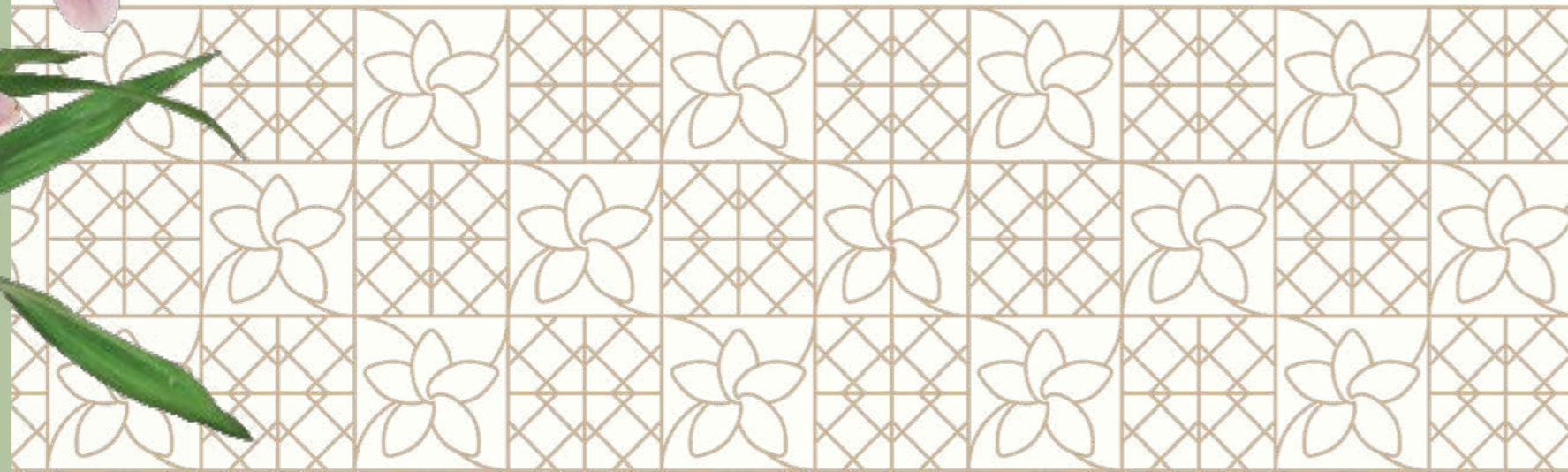
Artistic Illustration



Lifestyle Photo

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.



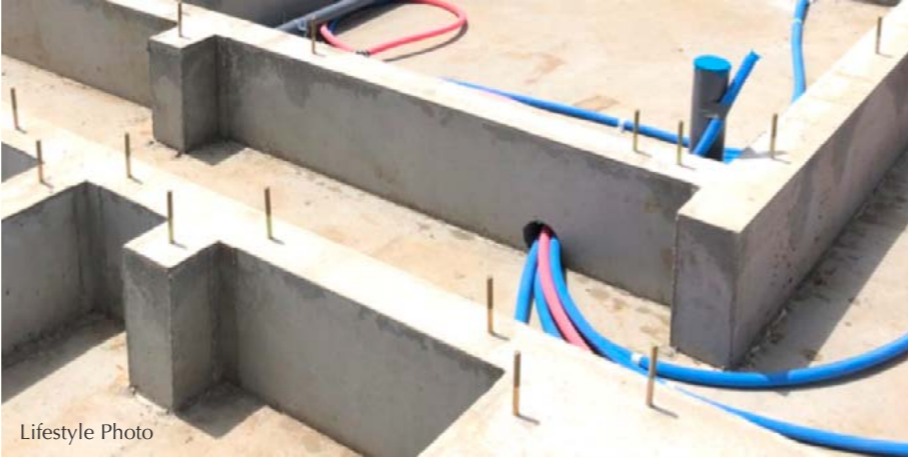
Built with Excellence

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.



Lifestyle Photo



Lifestyle Photo

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.



Lifestyle Photo



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.



Interior Designed
Artist's Illustration



Interior Designed
Artist's Illustration

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



Artist's Illustration

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



Lifestyle Photo

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

Windows

- Aluminum frame windows

Flooring

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

Cabinets

- Laminated wood grain pattern on moisture-resitant substrate

Countertops

- Solid surface countertop

Fixtures

- Premium-grade fixtures

- 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

- All Applicable Areas

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

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

- Kitchen, all Toilet and Baths and Powder Room

- 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.



Interior Designed
Artist's Illustration



Artist's Illustration

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



Interior Designed
Artist's Illustration

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.



Interior Designed Artist's Illustration

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.





Interior Designed Artist's Illustration



Interior Designed Artist's Illustration



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



3 Bedroom Villa



Floor Plan



Ground Level

Living	29.55 sqm
Dining	12.76 sqm
Kitchen	11.56 sqm
Genkan	5.10 sqm
Powder Room	3.55 sqm
Maid's Room	5.25 sqm
Maid's Toilet & Bath	2.70 sqm
Laundry	3.83 sqm
Stairs	3.80 sqm
Service Kitchen	8.40 sqm
Garage & Porch	40.25 sqm

Second Level

Master's Bedroom	20.00 sqm
Master's Walk-in-Closet	7.20 sqm
Master's Toilet & Bath	6.80 sqm
Bedroom 2	17.39 sqm
Bedroom 3	19.22 sqm
Toilet & Bath	4.53 sqm
Family Area and Hallway	12.53 sqm
Stairs	7.78 sqm

3 Bedroom Villa

LOT AREA	180.00 sqm
Ground Floor GFA	126.75 sqm
Second Floor GFA	95.45 sqm
GROSS FLOOR AREA	222.20 sqm
Garden & Planting Areas	53.25 sqm
TOTAL SELLABLE AREA	275.45 sqm



4 Bedroom Villa



Floor Plan



Ground Level

Living	21.07 sqm
Dining	14.10 sqm
Kitchen	12.93 sqm
Genkan	4.60 sqm
Powder Room	2.34 sqm
Maid's Room	5.78 sqm
Maid's Toilet & Bath	3.70 sqm
Service Kitchen	7.15 sqm
Laundry	2.74 sqm
Stairs	2.60 sqm
Garage and Porch	41.34 sqm



Second Level

Master's Bedroom	23.31 sqm
Master's Walk-in-Closet	6.97 sqm
Master's Toilet & Bath	7.82 sqm
Bedroom 2	21.58 sqm
Bedroom 2 Toilet & Bath	5.07 sqm
Hallway	7.90 sqm
Stairs	8.79 sqm
Master's Balcony	10.31 sqm



Third Level

Bedroom 3	15.70 sqm
Bedroom 4	15.39 sqm
Toilet & Bath	7.05 sqm
Hallway	8.08 sqm
Storage	3.06 sqm
Stairs	8.42 sqm

4 Bedroom Villa

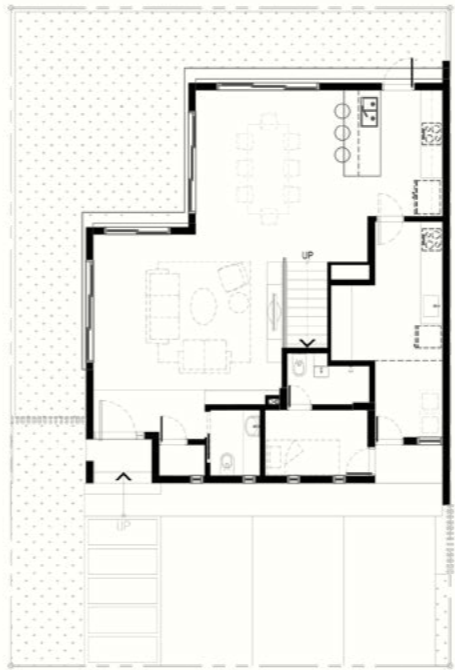
LOT AREA	180.00 sqm
Ground Floor GFA	118.35 sqm
Second Floor GFA	91.75 sqm
Third Floor GFA	56.70 sqm
GROSS FLOOR AREA	266.80 sqm
Garden & Planting Areas	61.65 sqm
TOTAL SELLABLE AREA	328.45 sqm



Premier 4 Bedroom Villa



Floor Plan



Ground Level

Living	25.17 sqm
Dining	19.21 sqm
Kitchen	10.80 sqm
Genkan	4.57 sqm
Powder Room	3.11 sqm
Maid's Room	6.30 sqm
Maid's Toilet & Bath	3.30 sqm
Utility and Service Kitchen	16.40 sqm
Storage	1.72 sqm
Stairs	2.97 sqm
Garage and Porch	53.35 sqm



Second Level

Master's Bedroom	29.62 sqm
Master's Walk-in-Closet	8.15 sqm
Master's Toilet & Bath	7.15 sqm
Bedroom 2	20.77 sqm
Bedroom 2 Toilet & Bath	4.17 sqm
Hallway	6.80 sqm
Stairs	8.75 sqm
Master's Balcony	5.46 sqm



Third Level

Bedroom 3	17.77 sqm
Bedroom 4	20.66 sqm
Toilet & Bath	6.28 sqm
Hallway	7.27 sqm
Stairs	7.66 sqm

Premier 4 Bedroom Villa

LOT AREA	216.00 sqm
Ground Floor GFA	146.90 sqm
Second Floor GFA	90.86 sqm
Third Floor GFA	59.64 sqm
GROSS FLOOR AREA	297.40 sqm
Garden & Planting Areas	69.10 sqm
TOTAL SELLABLE AREA	366.50 sqm



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.





Interior Designed Artist's Illustration



Interior Designed Artist's Illustration



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



3 Bedroom Villa



Floor Plan



Ground Level

Living	25.45 sqm
Dining	14.96 sqm
Kitchen	10.54 sqm
Genkan	3.75 sqm
Powder Room	2.96 sqm
Maid's Room	6.28 sqm
Maid's Toilet & Bath	2.93 sqm
Laundry	4.75 sqm
Stairs	4.75 sqm
Service Kitchen	7.60 sqm
Garage and Porch	40.10 sqm

Second Level

Master's Bedroom	22.02 sqm
Master's Walk-in-Closet	8.97 sqm
Master's Toilet & Bath	7.90 sqm
Bedroom 2	15.42 sqm
Bedroom 3	14.10 sqm
Toilet & Bath	6.10 sqm
Study Area and Hallway	12.76 sqm
Stairs	7.00 sqm

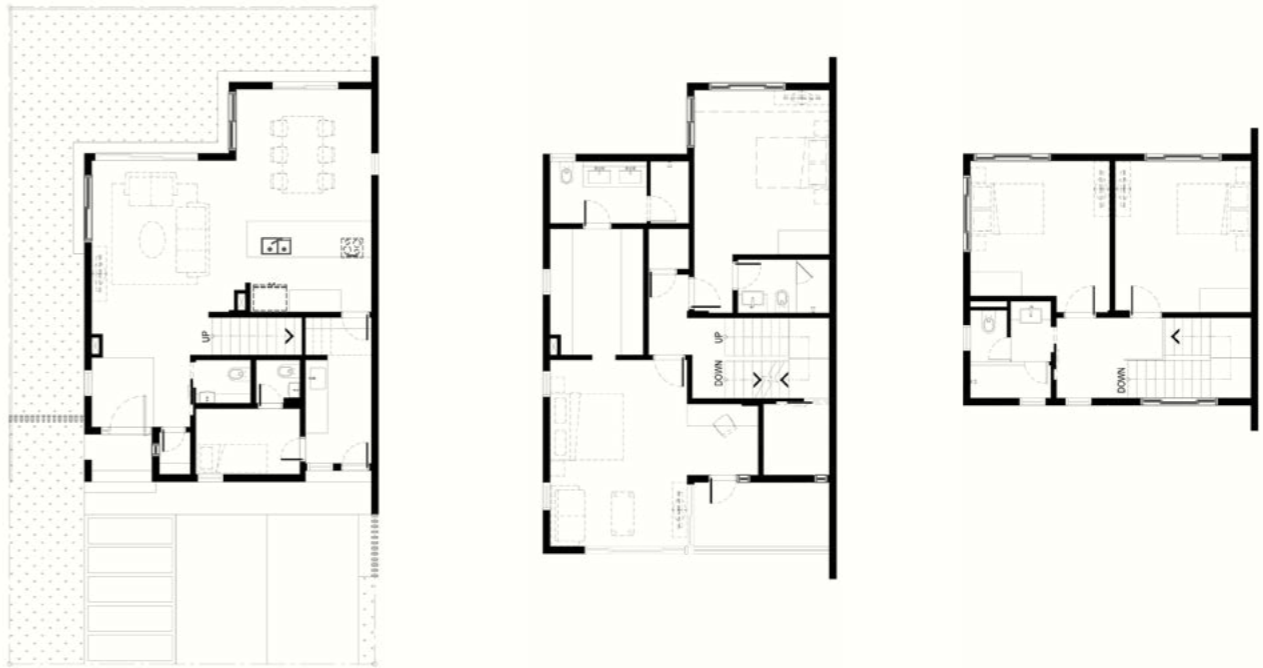
3 Bedroom Villa

LOT AREA	180.00 sqm
Ground Floor GFA	125.07 sqm
Second Floor GFA	94.27 sqm
GROSS FLOOR AREA	219.34 sqm
Garden & Planting Areas	54.93 sqm
TOTAL SELLABLE AREA	274.27 sqm

4 Bedroom Villa



Floor Plan



Ground Level

Living	22.48 sqm
Dining	14.83 sqm
Kitchen	9.80 sqm
Genkan	7.70 sqm
Powder Room	2.19 sqm
Maid's Room	6.25 sqm
Maid's Toilet & Bath	1.79 sqm
Service Kitchen	7.64 sqm
Stairs	3.70 sqm
Garage and Porch	41.64 sqm

Second Level

Master's Bedroom	26.22 sqm
Master's Walk-in-Closet	10.17 sqm
Master's Toilet & Bath	8.05 sqm
Bedroom 2	20.67 sqm
Bedroom 2 Toilet & Bath	4.28 sqm
Hallway	5.17 sqm
Storage	1.56 sqm
Mezzanine Utility	4.39 sqm
Stairs	6.93 sqm
Master's Balcony	7.41 sqm

Third Level

Bedroom 3	16.92 sqm
Bedroom 4	17.15 sqm
Toilet & Bath	7.24 sqm
Hallway	6.15 sqm
Stairs	7.40 sqm

4 Bedroom Villa

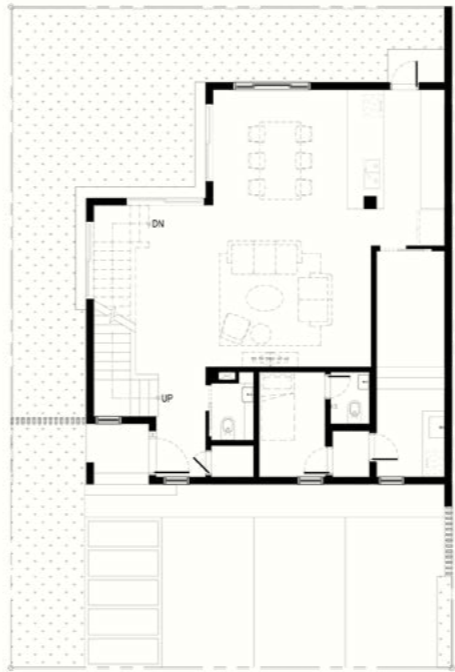
LOT AREA	180.00 sqm
Ground Floor GFA	118.02 sqm
Second Floor GFA	94.85 sqm
Third Floor GFA	54.86 sqm
GROSS FLOOR AREA	267.73 sqm
Garden & Planting Areas	61.98 sqm
TOTAL SELLABLE AREA	329.71 sqm



Premier 4 Bedroom Villa



Floor Plan



Ground Level

Living	28.77 sqm
Dining	12.88 sqm
Kitchen	12.89 sqm
Genkan	4.65 sqm
Powder Room	2.60 sqm
Maid's Room	6.28 sqm
Maid's Toilet & Bath	2.10 sqm
Utility and Service Kitchen	13.83 sqm
Storage	1.46 sqm
Stairs	9.90 sqm
Garage and Porch	53.00 sqm



Second Level

Master's Bedroom	21.86 sqm
Master's Walk-in-Closet	8.11 sqm
Master's Toilet & Bath	7.15 sqm
Bedroom 2	17.10 sqm
Bedroom 2 Toilet & Bath	4.46 sqm
Den	9.56 sqm
Hallway	7.98 sqm
Stairs	9.16 sqm
Master's Balcony	6.34 sqm



Third Level

Bedroom 3	16.00 sqm
Bedroom 4	20.60 sqm
Toilet & Bath	9.30 sqm
Hallway	7.34 sqm
Stairs	8.38 sqm

Premier 4 Bedroom Villa

LOT AREA	216.00 sqm
Ground Floor GFA	147.46 sqm
Second Floor GFA	91.72 sqm
Third Floor GFA	61.62 sqm
GROSS FLOOR AREA	300.80 sqm
Garden & Planting Areas	68.54 sqm
TOTAL SELLABLE AREA	369.34 sqm





inspired by
work



inspired by
play



inspired by
growth



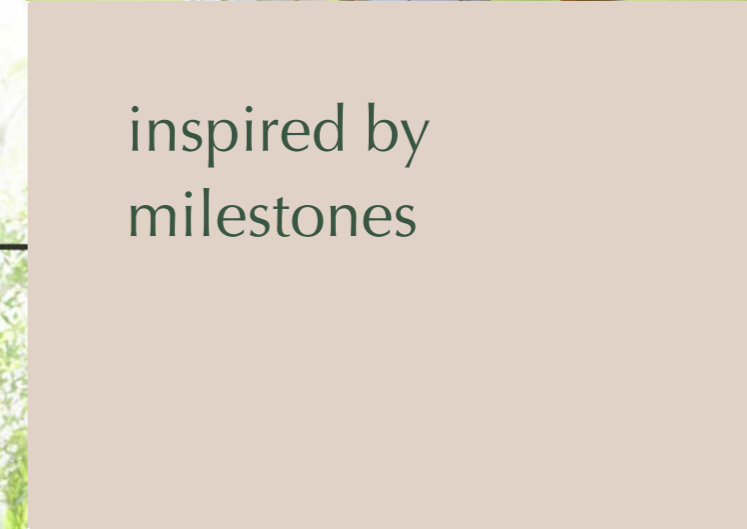
inspired by
the indoors



inspired by
the outdoors



inspired by
milestones



inspired by
moments



inspired by
kids



inspired by
grown-ups



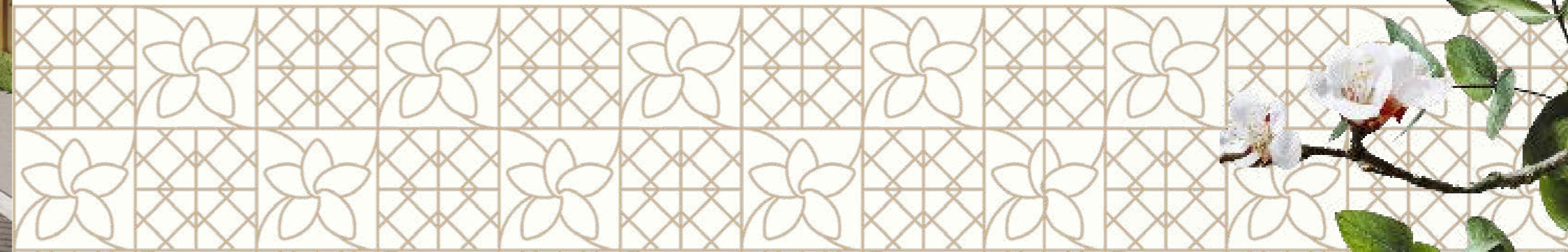


Find your place at Hana Garden Villas,
where nature is just outside your door,
where everything you need is within reach,
and where happiness is built into each and every home.

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 +63 917 706 8596
DHSUD Provisional License to Sell No. 830
Advertisement Approval No. AA-R4A-090822-0272
Site Development Completion: February 2026