



IDESIA

L I P A

IDEAL WAY OF LIVING



When others build houses, we build homes.  
They grow gardens, we cultivate nature.  
They provide parks, we foster friendships.  
They mount gates, we assure peace of mind.  
When others develop properties, we create communities.



  
**IDESIA**  
L I P A

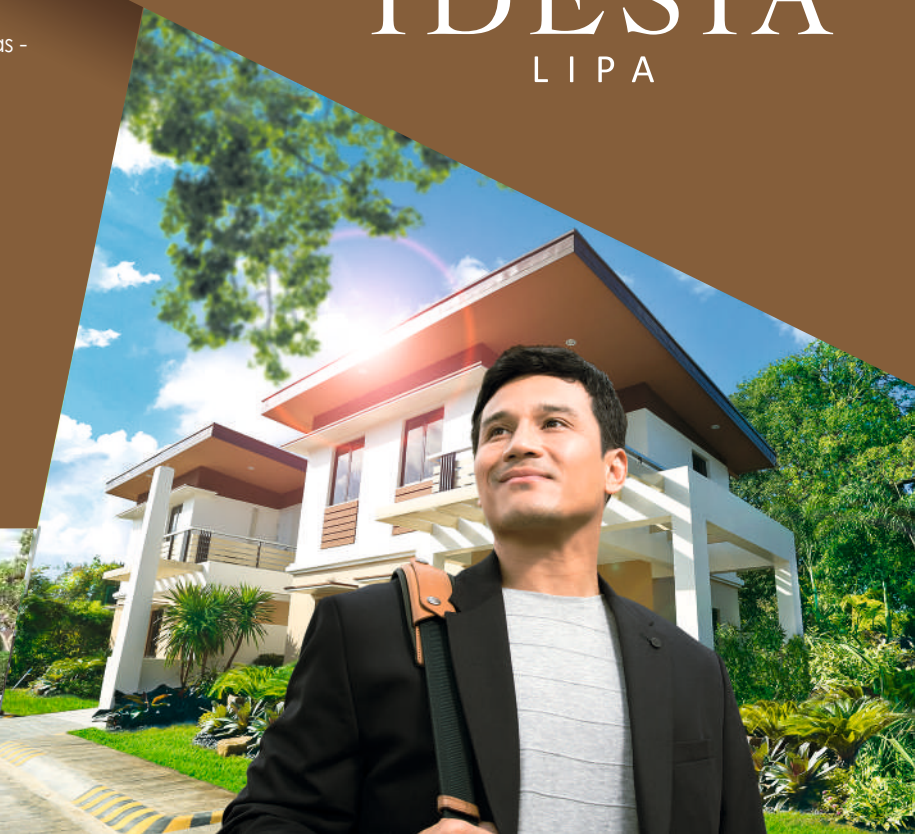
We are Idesia.

The premier development unfolding at the heart of Batangas -  
co-designed by the Filipinos and the Japanese.

With homes built with peerless craftsmanship  
and meticulous attention to quality and detail,  
we do better than what has been done  
go further than others have gone.

Towards realizing the hopes, dreams,  
and aspirations of every home,  
we are opening the door.  
We are building a Lipa like you've never seen before.

Idesia. The Ideal Way of Living.







## CO-DESIGNED BY THE JAPANESE FOR THE FILIPINO

For more than 2 decades, P.A. Alvarez Properties and Development Corporation has been giving Filipinos various, affordable opportunities to own their dream homes. In Japan, Hankyu Realty Co., Ltd. of the Hankyu Hanshin Holdings, Inc. has been building beautiful and picturesque developments along the railway lines for over 50 years.

Idesia is the beautiful offspring of this joint venture of P.A. Properties and Hankyu Hanshin. It takes the expertise of the Japanese when it comes to quality living and harmonizes it with the elevated sense of community of the Filipinos.

What result are homes made of the highest quality within a friendly and familiar community that is ideal for the Filipino and the Filipino family.



a development of

P.A. PROPERTIES  
HANKYU HANSHIN



## BRINGING THE FUTURE OF QUALITY LIVING TODAY

Idesia in its entirety is a carefully planned and masterfully designed development providing quality living and nurturing a deep sense of community for everyone.



# TAKING PRIDE IN ACCESSIBILITY

We are situated along one of the main roads, in the heart of Lipa, Batangas. Our community is minutes away from schools, malls, hospitals, churches, tourist spots, and major thoroughfares to & from the city.





# CREATING MEANINGFUL CONNECTIONS

## SERENITY ZONE

- Grand Lawn/Picnic Area
- Bamboo Grove Walk
- Japanese-Inspired Garden
- Reading & Meditation Garden



The amenities provide you with everything you will ever need and allow you to have meaningful experiences that will make you realize that this is your ideal community. Move your body in the Active Zone, revitalize your soul in the Wellness Zone, forge relationships in the Togetherness Zone, and relax your mind in the Serenity Zone.

## TOGETHERNESS ZONE

- Clubhouse
- Lap Pool
- Children's Pool
- Fitness Center
- Outdoor Fitness Area
- Outdoor Events Area
- Outdoor Cinema



## WELLNESS ZONE

- Covered Basketball Court
- Covered Badminton Court
- Children's Play Area
- Jogging Path
- Covered Tennis Court
- Main Entrance Plaza
- Jogging / Walking Paths
- Trellised Seating Area
- Inclined Yoga / Tai Chi Lawn Area
- Sculptural Seating
- Picnic Shelters with Grill Area
- Dog Park





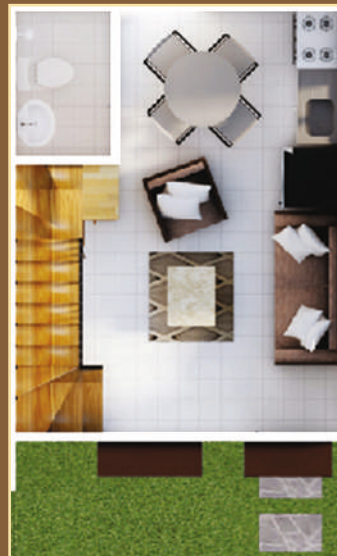


# ARIA TOWNHOUSE

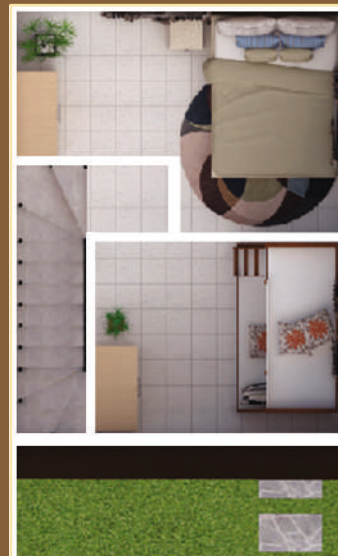
Whether you're looking to make the most of your time doing the things you enjoy doing or wanting to start a new chapter in your life, Aria is the ideal home for you.

UNIT STYLE:	Townhouse
LOT AREA:	60 sqm (inner); 90 sqm (corner)
FLOOR AREA:	42 sqm

Ground Floor



Second Floor







# TALIA

## 2-STOREY SINGLE ATTACHED

If you're dreaming of a home where you'd want to celebrate all your milestones together, Talia is the ideal home for you.

UNIT STYLE:	2-Storey Single Attached
LOT AREA:	80 sqm
FLOOR AREA:	52.25 sqm

Ground Floor



Second Floor





# GAIA

## 2-STOREY SINGLE DETACHED

Gaia is ideal for you who want to settle down in a safe, secure, and quality space where you can grow happily as a family in a community you can be proud of.

UNIT STYLE:	2-Storey Single Detached
LOT AREA:	100 sqm
FLOOR AREA:	63 sqm

Ground Floor



Second Floor





**COME AND  
BE PART OF IDESIA,  
WHERE THE IDEAL WAY  
OF LIVING AWAITS.**

For inquiries, call:



For more details, visit [www.idesia.com.ph](http://www.idesia.com.ph).

HLURB LS No. 231  
Completion Date: September 30, 2028  
Located at Brgy. Inosluban, Lipa City, Batangas