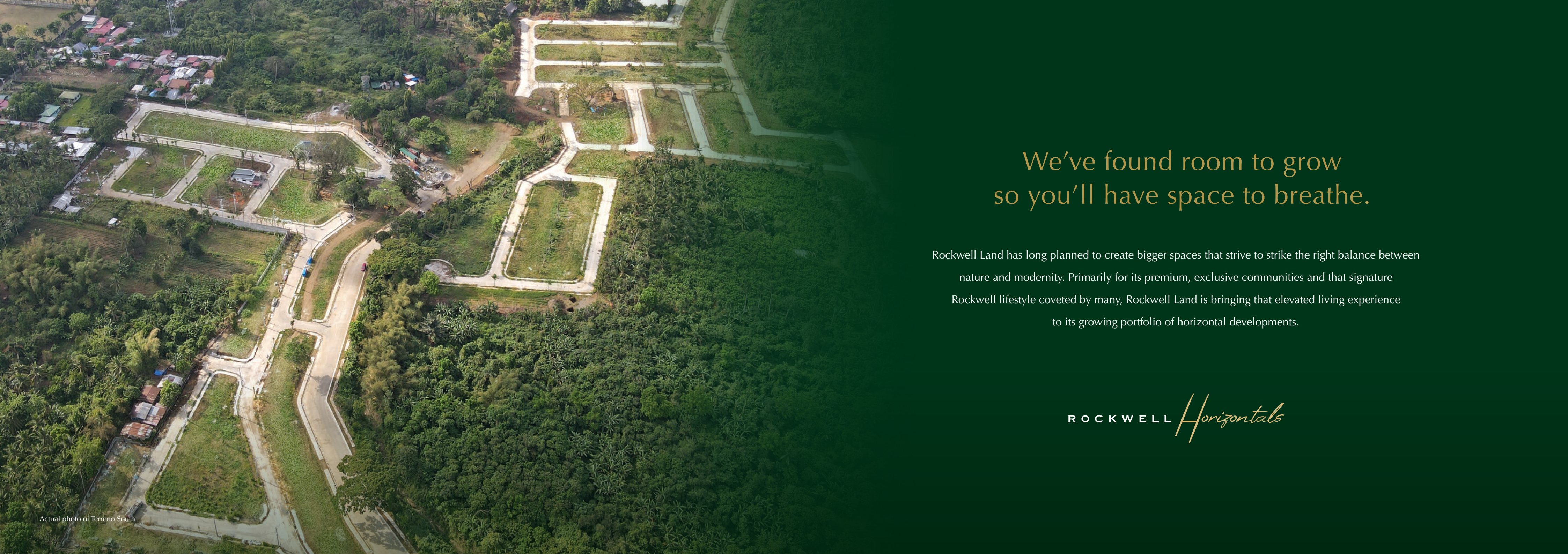




ROCKWELL *Horizontals*

TERRENO
SOUTH

PHASE THREE

An aerial photograph of a large, undeveloped residential plot. The plot is divided into several rectangular lots by a winding road. The lots are mostly empty, with some sparse vegetation and a few small structures. The surrounding area is lush green with trees and a few houses in the distance. The overall scene is a mix of nature and modern infrastructure.

We've found room to grow
so you'll have space to breathe.

Rockwell Land has long planned to create bigger spaces that strive to strike the right balance between nature and modernity. Primarily for its premium, exclusive communities and that signature Rockwell lifestyle coveted by many, Rockwell Land is bringing that elevated living experience to its growing portfolio of horizontal developments.

ROCKWELL *Horizontals*



TERRENO SOUTH

WELCOME TO YOUR ROCKWELL HOME IN LIPA

Terreno South is the pioneering foray of Rockwell Land Corporation into horizontal development in Lipa City, Batangas. A community that is both at the heart of verdant landscapes and within reach of the city's convenience, Terreno South truly offers living beyond the ordinary, where your family can enjoy the expansive open spaces, thousands of mature trees, and elevated lifestyle spaces to perfectly suit your needs.

LOCATION Brgy. Loddod, Lipa City, Batangas

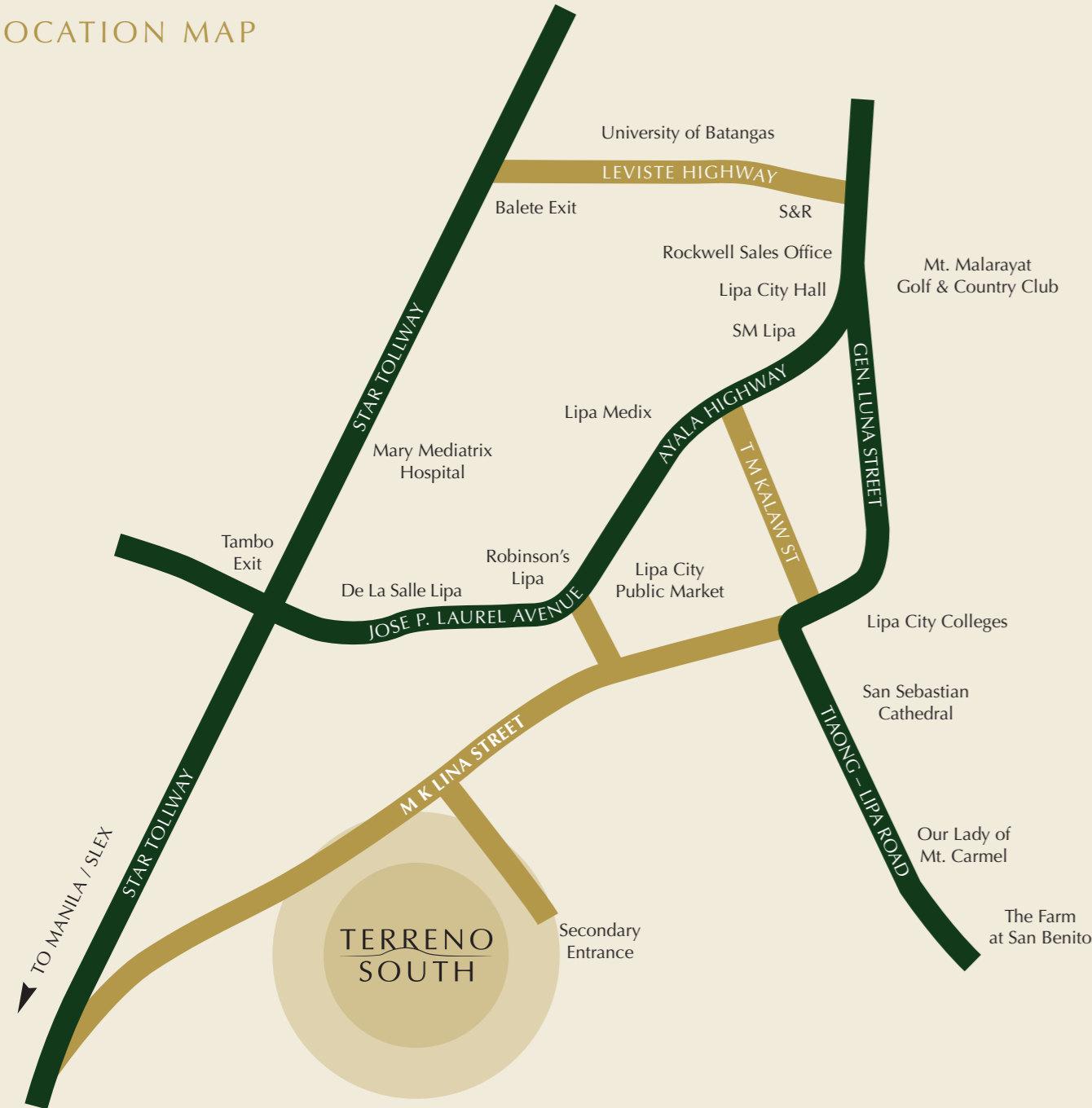
TOTAL LAND AREA 46 hectares

DEVELOPMENT Residential community with 1,500 saleable lots

PRODUCT TYPE Open lots

FEATURES Well-planned amenities; two hectares of open spaces and pocket parks; one hectare of retail

LOCATION MAP



PLACES OF INTEREST

TOLL EXITS

| | |
|-------------|--------|
| Tambo Exit | 5.8 km |
| Balete Exit | 8.5 km |

SCHOOLS

| | |
|------------------------|--------|
| De La Salle Lipa | 3.6 km |
| University of Batangas | 9.5 km |

HOSPITALS

| | |
|-------------------------|------|
| Mary Mediatrix Hospital | 3 km |
| Lipa Medix | 4 km |

CHURCHES

| | |
|------------------------|--------|
| Lipa City Cathedral | 4.4 km |
| Our Lady of Mt. Carmel | 5.7 km |

Terreno South is conveniently located
80 km south of Rockwell Center, Makati (1.5 hrs via SLEX)



A FLOURISHING LIPA CITY

Just within the area of Brgy. Lodlod's residential community, Terreno South is in a near proximity from key establishments such as schools, churches, hospitals, and malls. Its ideal location makes it possible to merge urban living with a refreshing home.

You no longer have to choose between the convenience of the city and thriving within nature.

TERRENO SOUTH MASTERPLAN



1-HECTARE RETAIL AREA



GATED ENTRANCE



SPORTS PARK

PHASE 3A



MAIN SPINE ROAD



COMMUNITY PARK



CENTRAL AMENITY

A COMMUNITY THAT IS HOME TO NATURE

A 46-hectare community, Terreno South offers 1,500 residential lots complemented by a hectare of retail, two hectares of open spaces and pocket parks, and an array of well-planned amenities for the residents to enjoy.

Being one of the cities in the Philippines with a cooler climate, Lipa's residential landscape will be redefined by Terreno South by preserving thousands of mature trees currently present on site which allows for a 1:1 house-to-tree ratio, with each lot will have an accompanying tree during the turnover of lots to our residents.



NEXT-LEVEL CONVENIENCE

Step out and enjoy the delights of residing in a vibrant and modern community away from the city featuring a hectare of exciting retail spaces fronting the residential development. You can complete your grocery list for home essentials or run errands at the curated service shops with ease.

Here, you are neighbors with comfort and convenience.



WARM WELCOMES AWAIT

Feel at ease as you are welcomed by a linear park full of Acacia and Narra trees as you pass through the arrival entrance gate.

Enjoy fresh air and the warmth of the sun as you drive through the lush, 15-meter-wide main spine road, Terreno Drive, while relishing the landscaped free-flowing creek, adding more vibrance to the community.

Cruising through the streets will always be a delightful way to start and end your day.



LIVE BEYOND FOUR WALLS

Enjoy recreational activities within Terreno South's sprawling greens and lush spaces which include various recreational parks to perfectly suit your family's active and healthy lifestyle. With more than two hectares of leisure spaces, you will never run out of things to do.

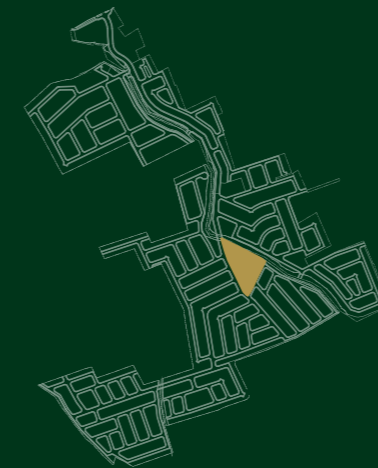


Artist's illustration

CENTRAL AMENITY

- A Clubhouse
- B Family Pool
- C Kiddie Pool
- D Lap Pool
- E Gazebo
- F Multi-Sport Court

KEYPLAN



TOTAL AREA 5,952 sqm

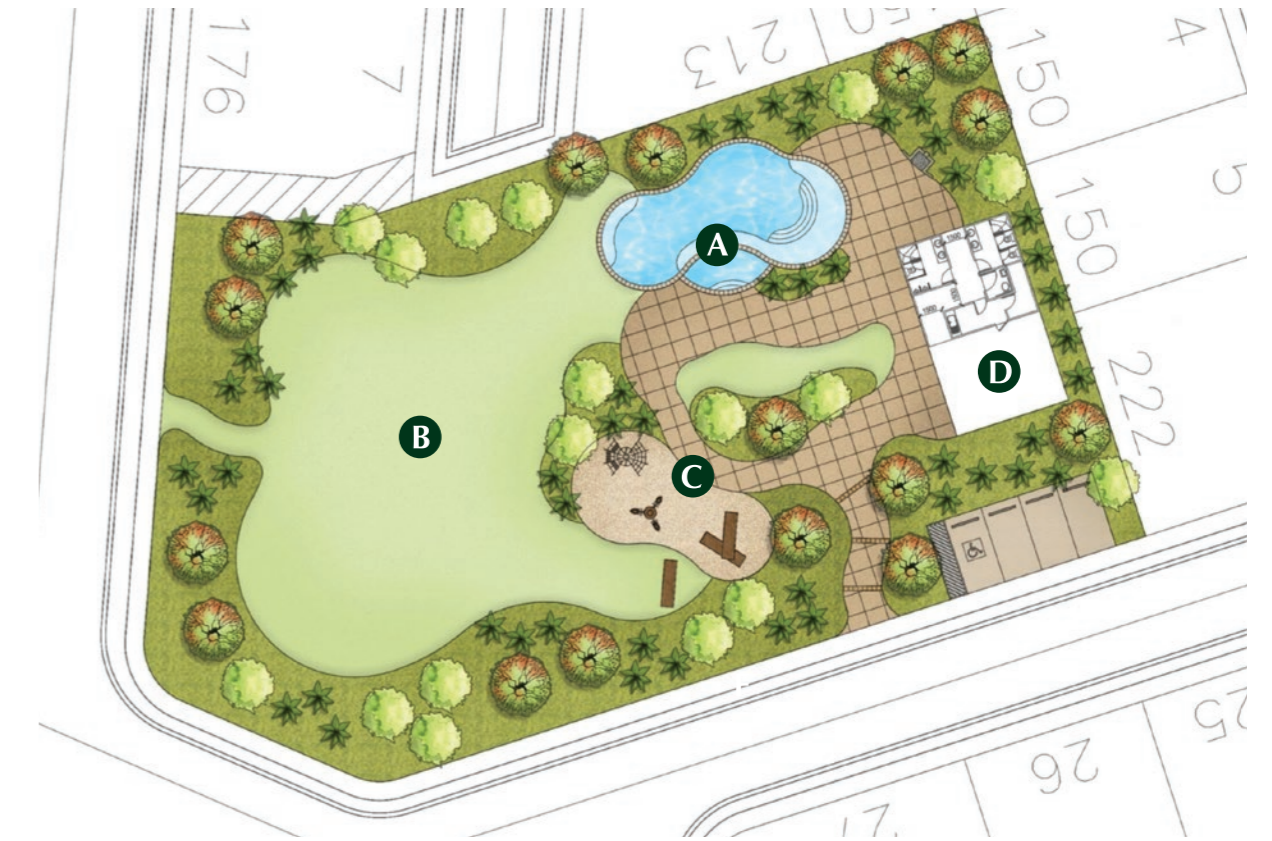
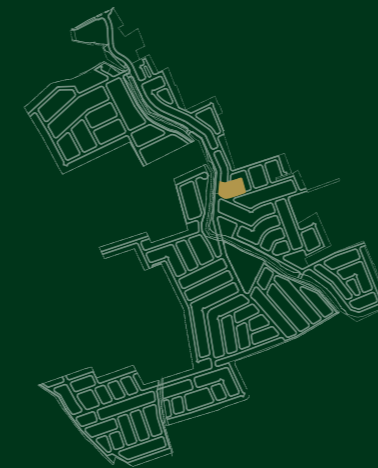


Artist's illustration

COMMUNITY PARK

- A Adult & Children's Pool
- B Great Lawn
- C Children's Playground
- D Function Room

KEYPLAN



TOTAL AREA 2,080 sqm

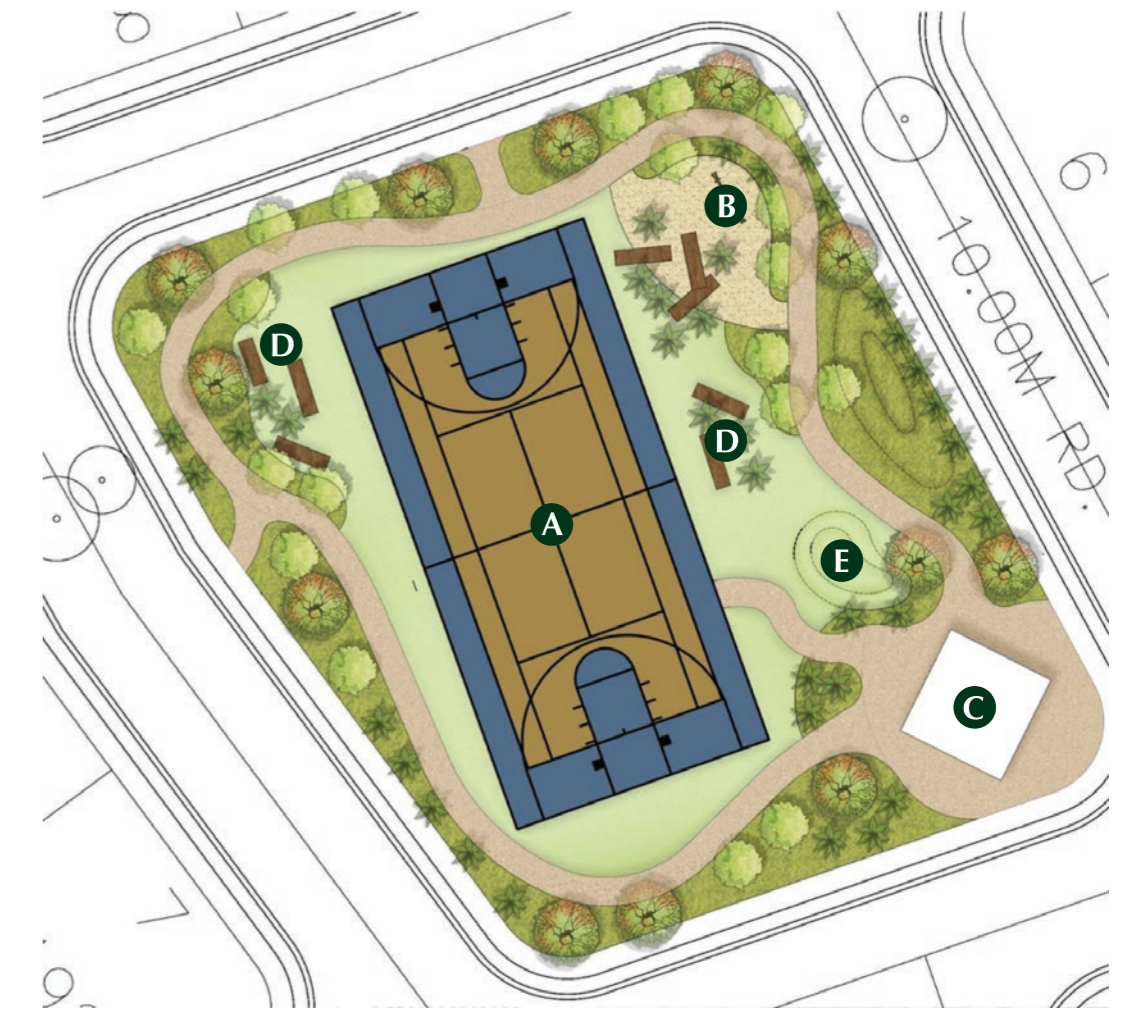
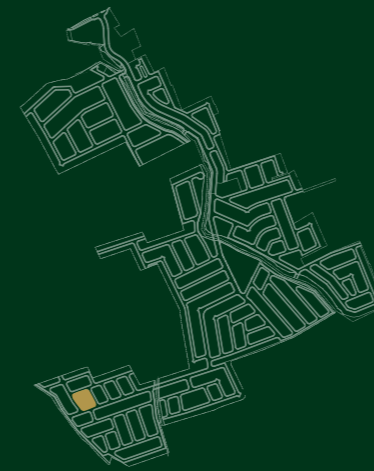


Artist's illustration

SPORTS PARK

- A Multi-Sport Court
- B Children's Playground
- C Gazebo
- D Seating Areas
- E Lounging Grounds

KEYPLAN

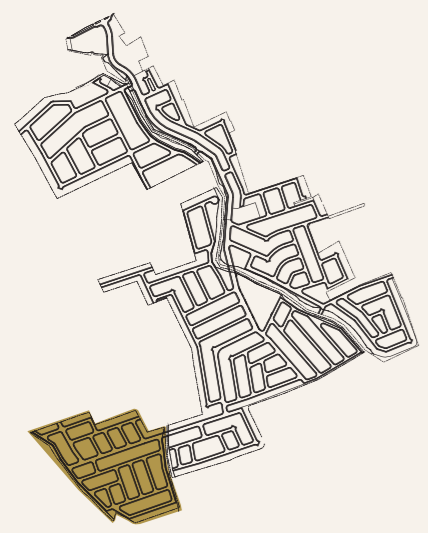


TOTAL AREA 1,540 sqm

PHASE 3
SITE DEVELOPMENT PLAN



KEYPLAN



- LOT TYPES
- Park Lots
 - Corner Lots
 - East-Facing Lots
 - Center Lots
 - Frontier Lots



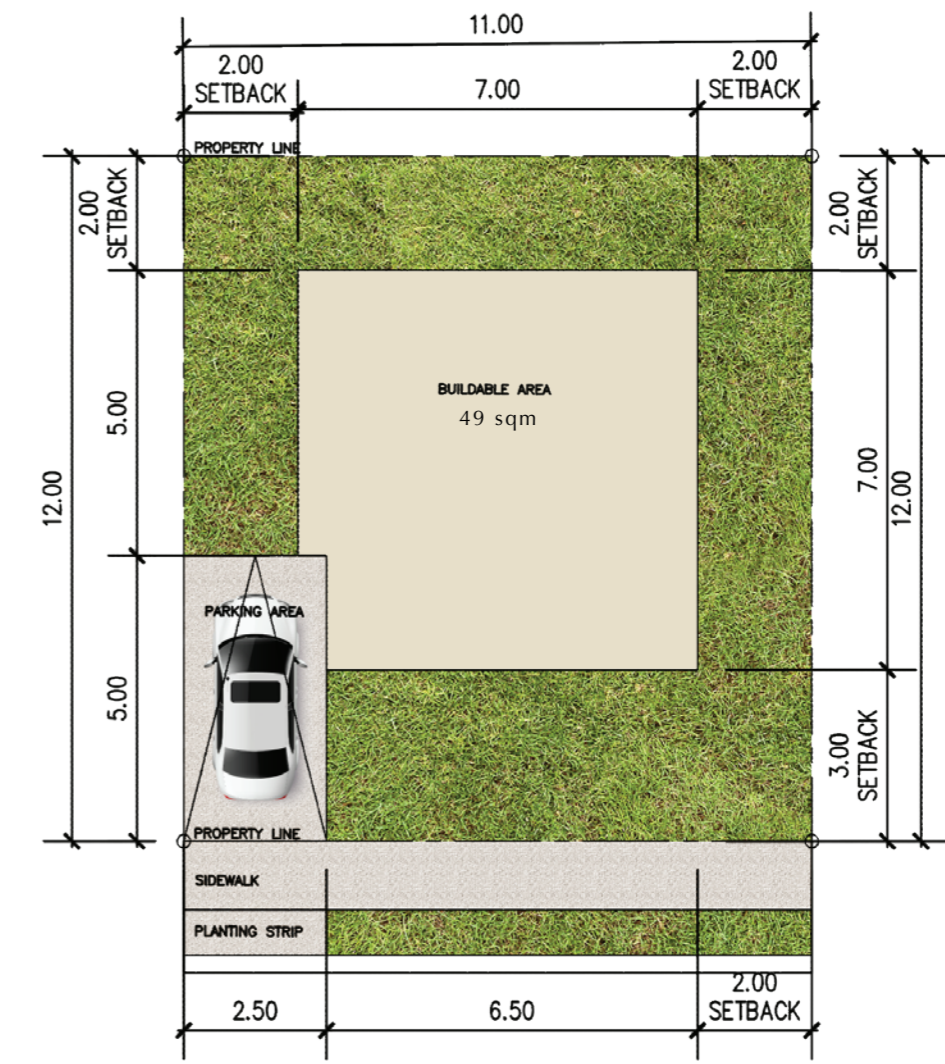
MORE SPACE TO GROW

Build a space you can call your own, one that improves with time and lasts for generations. At Terreno South, the sky is the limit when planning your dream home. Ranging from 132 to 252 square meters in Phase Three, our lots are optimized for your needs and every inch of space is thoughtfully considered.

Here is where your story begins — in a place where you find solace and feel at ease.

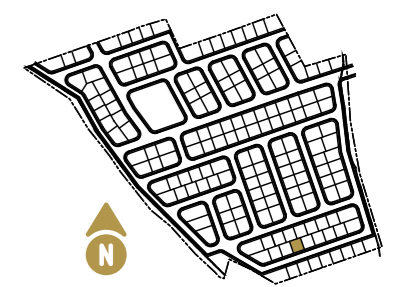


Mood image



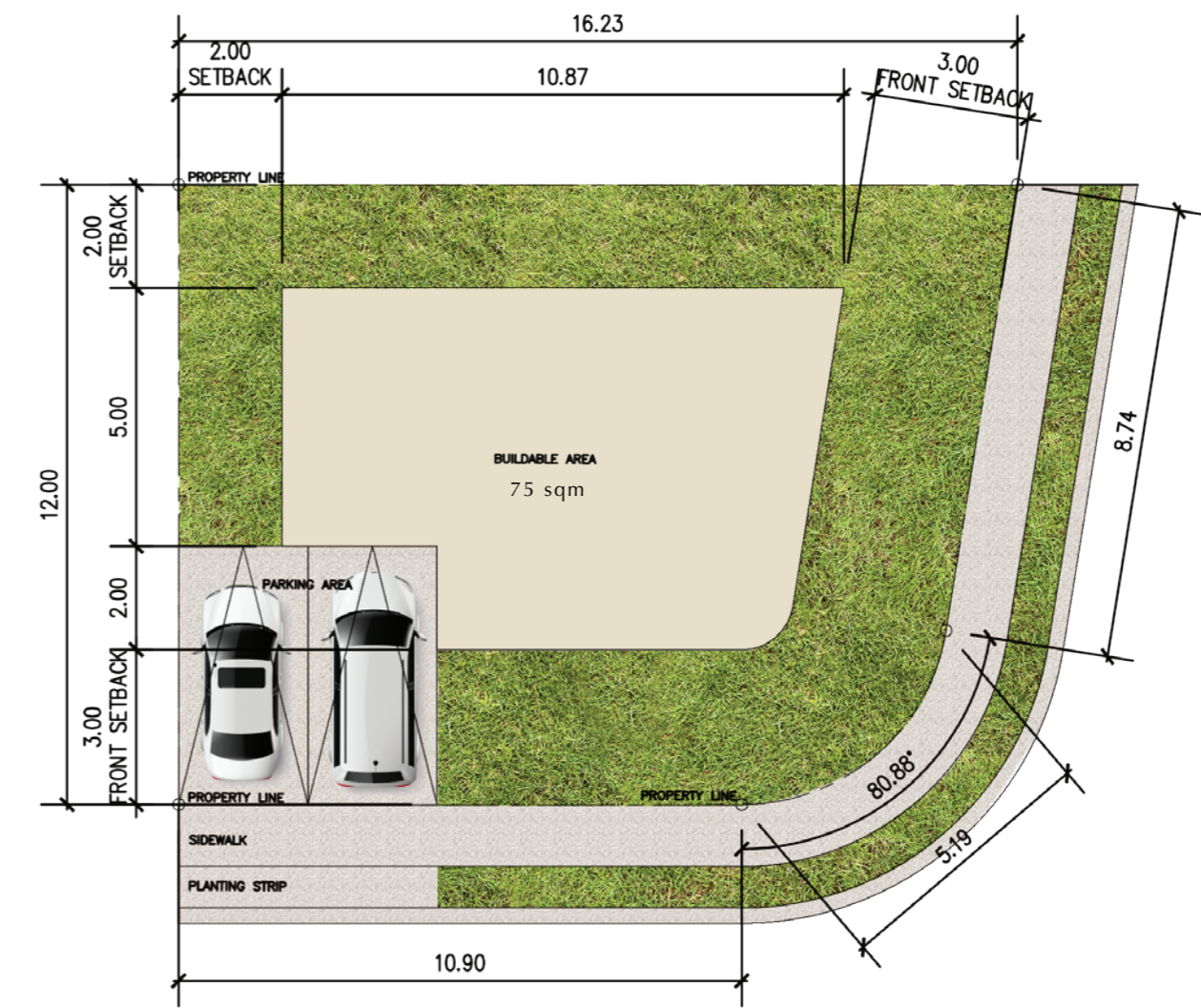
CENTER LOT

132 sqm



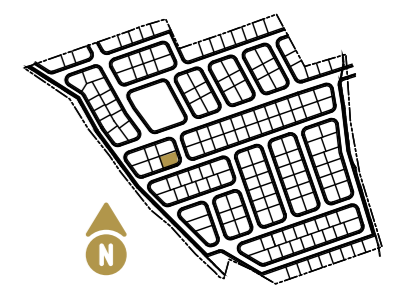


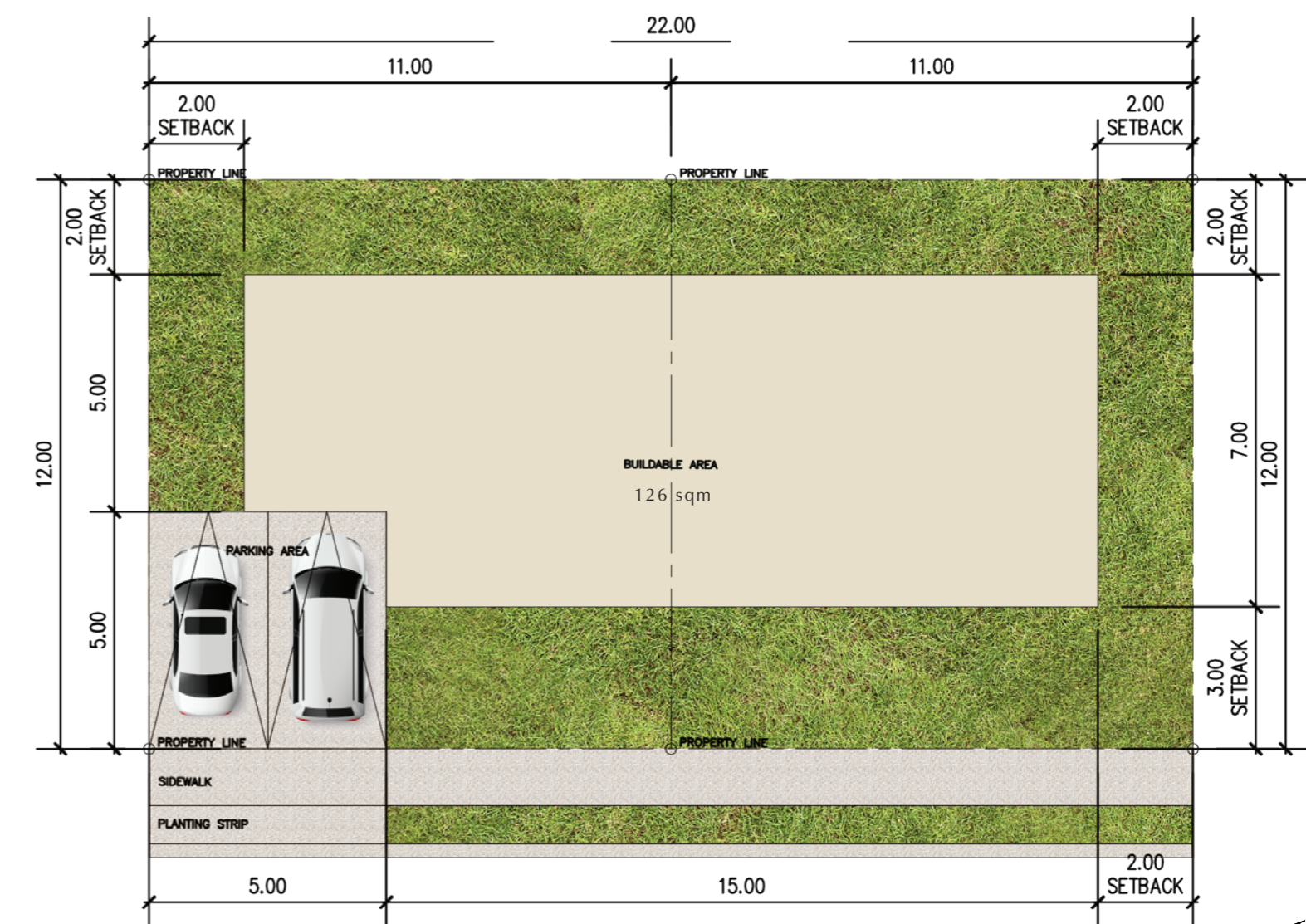
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CORNER LOT

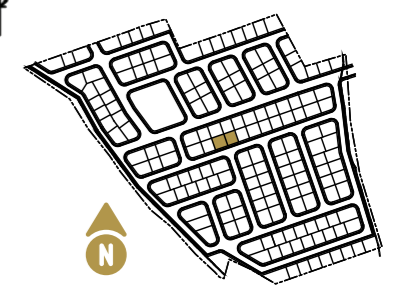
163 sqm – 228 sqm





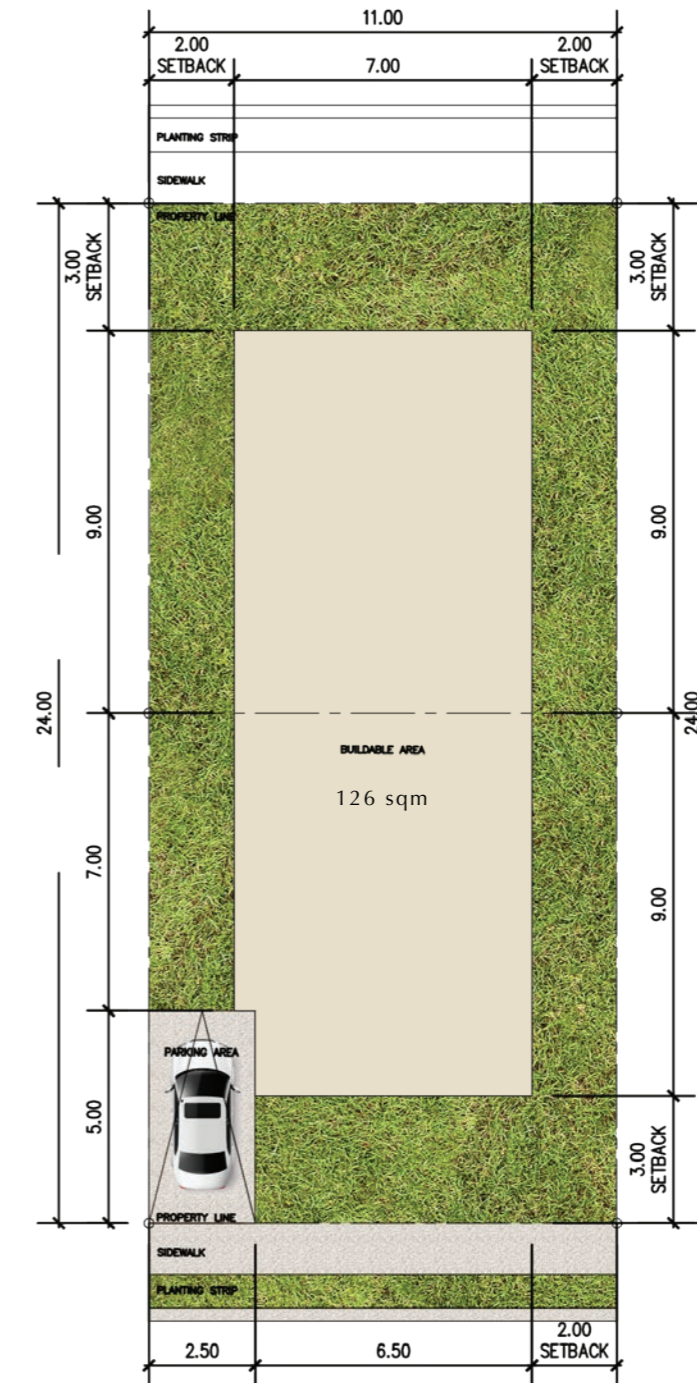
COMBINED LOTS

264 sqm



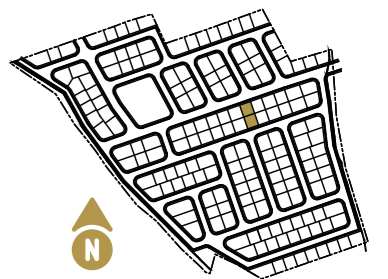


Mood image



COMBINED LOTS

264 sqm





LEAVE YOUR WORRIES BEHIND

Warm and safe welcomes await in your Rockwell home in Lipa.

PROPERTY FEATURES

24/7 security and surveillance

100% back-up power in common areas

Consistent upkeep and maintenance through the dedicated property management

HOME ASSURANCE

Gated entrances (main and secondary)

Perimeter fence with concrete barriers and slope protection

Comprehensive sanitation facilities



Actual photo

PROJECT CONSULTANTS

MASTERPLANNING

EGD Lopez and Partners

SITE ENGINEERING

TCGI Engineers

AMENITIES ARCHITECTURE

JRP Design, Inc.

ROCKWELL *Horizontals*

MK Lina Street, Brgy. Lodlod, Lipa City, Batangas
Completion for Land Development: December 2022

A property developed by

