

## VILLA DE MERCEDES - A Bird's View of Davao

Villa de Mercedes is an 80-hectare property entirely above sea level, which maintains its natural east-sloping terrain, the waterways that caress the land and the vegetation at the banks of the waterways.

Open areas are with the most breath-taking views that can be enjoyed by all. You are also assured of your own private picture window at home with each lot orientation meticulously designed. The preservation and enjoyment of the lands' natural beauty is our commitment to you.

Every aspect of the planning and development is designed with you in mind. Understanding the need for security, a grand Mediterranean-styled gated entrance is planned along with the security of a perimeter fence. To ensure privacy, residential clusters are made accessible only via shaded central spine roads. A 4-hectare commercial strip will be developed within the community that caters to every gourmet's palate and the shopaholics need to store hop.

Premier educational institutions are also available to the residents. Within the community itself, a proposed Ateneo-run preschool for the young children will open and just beside the gates is the proposed Ateneo Regional University. Basic amenities such as steady water supply and a flood-free environment with efficient drainage system will also be in place. For your enjoyment, a members-only sports/country club, a commercial strip within the development itself and premier educational facilities are also planned. **INTERESTED IN THIS PROPERTY? CONTACT US.**

Villa de Mercedes boasts of features that makes living in the community truly a unique experience. Consider these:

- Gently undulating terrain
- Phenomenal panoramic view of Davao City, Davao Gulf, Mt. Apo and the surrounding islands
- 585 feet above sea level guarantees no flooding
- Indigenous flora and fauna
- Cool mountain breeze.

### Amenities

As part of the developers' commitment to your convenience and lifestyle, the Pavilion, a country/sports club facility will be developed within the subdivision. It will be solely owned, managed and maintained by the developer, to ensure its consistent quality and maintenance.

Its progressive design allows for facilities and the club to evolve, as the needs of its members grow. A myriad of sports and leisure activities will be offered including:

- A coffee shop
  - Gym
  - Function room
  - Putting and pitching greens
  - Swimming pool
  - Basketball and Badminton court
  - Tennis court
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