

*Bel-Air Residences~ Success Begins in the Right Location!*



# A GROWING COMMUNITY

Actual House



*Entrepreneurs  
Professionals  
Teachers  
Doctors  
OFWs*



*City Living  
Embraced in Nature*

[www.belairlipa.com](http://www.belairlipa.com)



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**Come & See where**  
***families grow & friends enjoy!***



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# *Active & Healthy Lifestyle!*



Actual Photo





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*Creating memories...sharing the talents of  
our children and building a happier community!*

## ***Bel-Air Got Talent & Costume Parties***



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# Wider Comfortable Roads, 2 Entry-Exit Access, Famous American States Street Signs!







24/7 Security, CCTV...



Well-Managed Community



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***Fast-Growing, Healthy & Active Living,  
"Coolest City", University Town, BPO Center,  
Little Rome of the Philippines! All in One Place!***



MT. MALARAYAT



FARM AT SAN BENITO



SAN SEBASTIAN





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## **Fast-Growing Next Wave City in the South!**

**Bel-Air Residences is 5-10mins going to:**



### **EDUCATIONAL INSTITUTIONS:**

- De La Salle University
- University of Batangas
- Stonyhurst International
- National University
- Jose Rizal University
- AMA Computer College
- STI College

### **COMMERCIAL ESTABLISHMENTS:**

- SM Lipa
- S&R
- Outlet Mall
- Robinsons Mall
- Fiesta Mall
- Levitown Market

### **MEDICAL INSTITUTIONS:**

- Metro Lipa Medical Center
- Mary Mediatrix Medical Center
- Lipa Medix Medical Center

### **LEISURE GETAWAYS:**

- Mt. Malarayat Golf Club
- The Farm at San Benito
- Shercon Resort & Ecology Park
- Old Grove Farmstead

### **PLACES OF WORSHIP**

- Victory Church
- Sto.Niño Parish Church
- Iglesia Ni Cristo

**...and MANY MORE!**



## **Why *Lipa*?**

*One of the FASTEST GROWING CITIES IN THE PHILIPPINES! Top developers have already started building. 3% population growth rate. Popular for weekend getaway and travel destinations with the whole family or with the special someone! 1-hour to Manila, Tagaytay, and the beaches and mountains of Batangas for a healthy dose of vitamin sea and nature breeze.*

## **City of Lipa**

***"Top Popular  
Getaway Spots...  
and many more!"***







# Why **Lipa**?

**LIPA IS THE 3RD COOLEST CITY IN THE PHILIPPINES!**

## **Nature Blessed**

- 2 to 7 degrees cooler than Manila, you **SAVE ELECTRICITY** and **MONEY** all year!
- At 1000 feet elevation, nestled between 2 mountains  
**Mt. Malarayat and Mt. Makulot**
- **Lipa** is less prone to calamities and earthquakes!

## **Highly Accessible**

- 1 hour (70-75km) to Manila, Batangas, Tagaytay, Cavite, and Laguna.
- South Luzon Expressway, StarToll Way (Balet Exit), JP Laurel Hi-Way (Tambo Exit)

**1-Hour Drive to Manila (75Km)**

**LIPA**

Sto. Tomas

Sta. Rosa

Alabang

Makati

Via SLEX - STARTOLL

**Lipa Bypass Roads**

**Modern City-Living Embraced in Nature!**



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# High Investment & Rental Income

PRICE RANGE: 4.5M - 6M

ACTUAL HOUSE

## Andrea

Lot Area: 88 sqm | Floor Area: 86 sqm

- 2-storey Attached
- 3 Bedrooms
- Kitchen & Dining
- Living Room
- Utility Area
- 2 T&B
- Porch
- Lanai

## Selene

Lot Area: 110 sqm | Floor Area: 94 sqm

- 2-storey Single Attached
- Living Room
- Kitchen & Dining
- 3 Bedrooms
- 2 T&B
- Storage Room
- Balcony
- Area for Carport
- Porch
- Utility Area



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# Open Concept, *Maximizes Space*

PRICE RANGE: 6M - 8M

ACTUAL HOUSE

## Alexandra

Lot Area: 165 sqm | Floor Area: 139 sqm

- 2-storey Single Detached
- Living & Family Area
- Kitchen & Dining Room
- 3 Bedrooms
- 3 T&B
- Balcony
- Maid's Room
- Lanai
- Carport
- Utility Area



## Natural Light & Air Flow



## Athena

Lot Area: 165 sqm | Floor Area: 172 sqm

- 2-storey Single Detached
- 3 BR & 2 T&B
- Powder & Storage Room
- Living Room
- Kitchen & Dining Room
- Guest Room
- Maid's Room w/T&B
- Balcony & Porch
- Lanai, Utility Area
- Carport





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## **The Developer**

# **CONVERGENCE**

REALTY AND DEVELOPMENT CORP.

*Premier property developers in Lipa.*

*With its proven track-record in delivering quality and value-for-money subdivision projects, it is now building newest Lifestyle & Entertainment Center in new Lipa City!*

*Same management group that built **SUCCESSFUL PLAYERS** in the food, retail, beauty, clothing, tech industries.*

*Convergence's President is also the 2022 Chairman of the largest subdivision housing developers association and director of several business chambers and community associations.*

## **Successful Developments**

**in Laguna, Cavite, Batangas**

- Bel-Air Residences, 16 Hectares, Lipa
- Bougainvilla, 700 homes, Calamba
- Acropolis Heights, 500 HOMES, Lipa



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*Helping hands for the wider community...*



*2020 Taal Evacuation, water, relief goods, medicines for the evacuees in Marawoy, Inosloban, Sto Tomas, etc.*



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# VISIT TODAY!



**0969-3000-888**



**BelairResidencesOfficial**



**www.belairlipa.com**

## ***Bel-Air Residences***

Santo Tomas Lipa-Alaminos Road  
Brgy. Marauoy (Beside Fiesta Mall)  
Lipa, Batangas 4217



**Developed by:**

**CONVERGENCE**

REALTY AND DEVELOPMENT CORP.

DHSUD LS: 23771

HLURB AA-STR-080117-0280

Completion Date: Completed

