



A GROWING COMMUNITY

Actual House



*Entrepreneurs
Professionals
Teachers
Doctors
OFWs*

*City Living
Embraced in Nature*



Come & See where families grow & friends enjoy!



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



Active & Healthy Lifestyle!





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

Bel-Air Got Talent & Costume Parties



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





24/7 Security, CCTV...

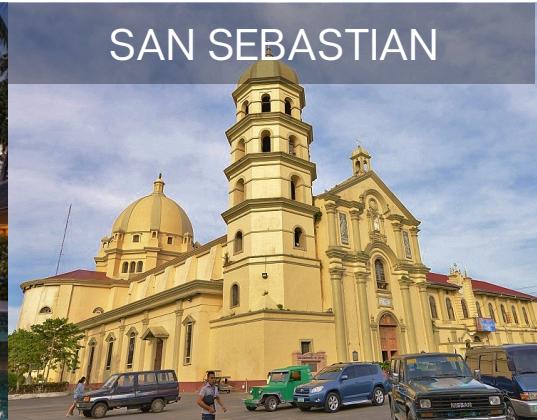
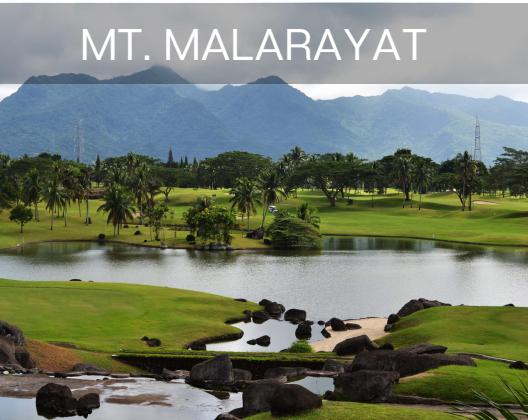
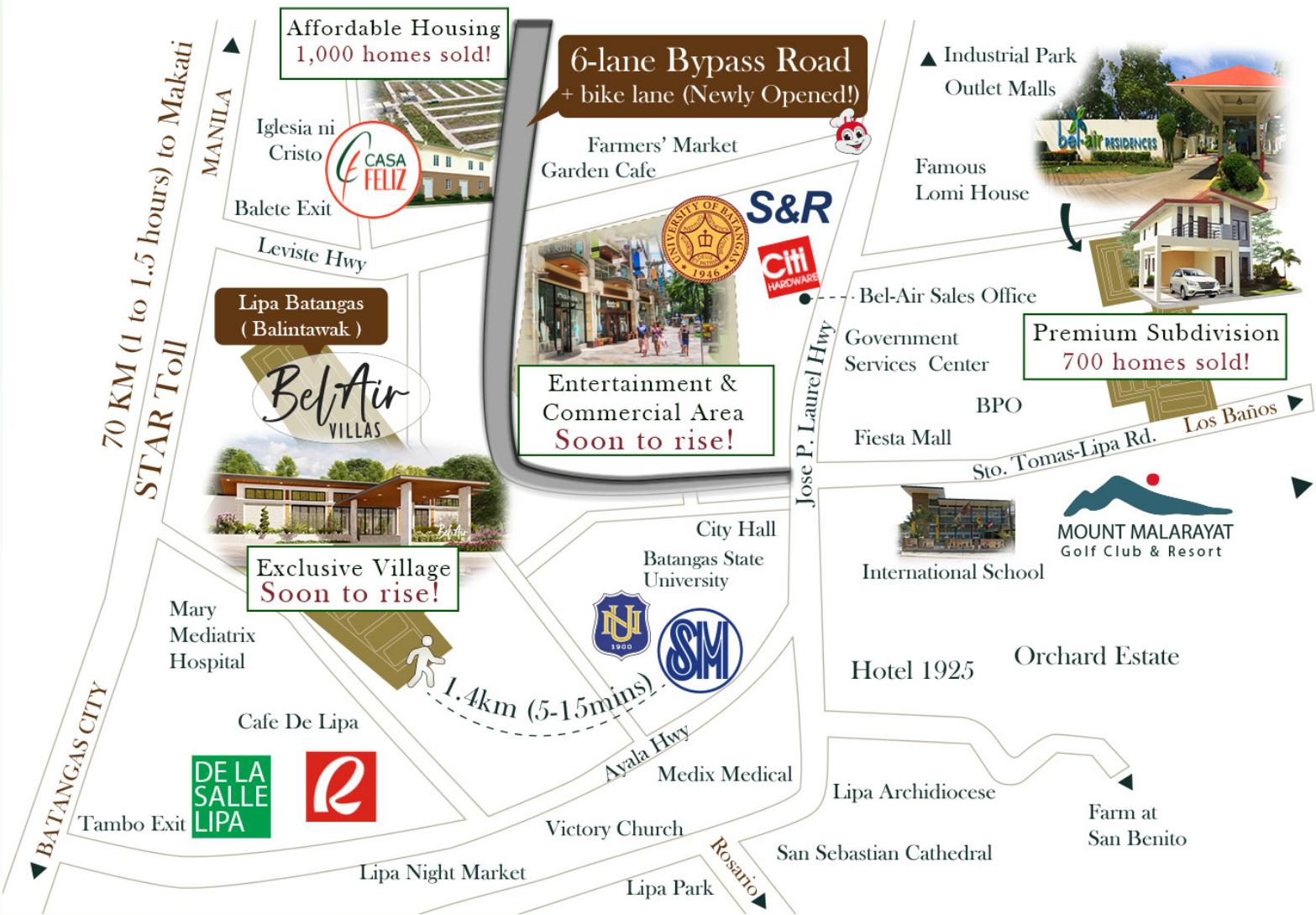


Well-Managed Community





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



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

...and MANY MORE!

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



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 (Balete Exit), JP Laurel Hi-Way (Tambo Exit)



1-Hour Drive to Manila (75Km)

LIPA

Sto. Tomas

Sta. Rosa

Alabang

Makati

Via SLEX – STARTOLL

Modern City-Living Embraced in Nature!

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



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



A photograph of a modern two-story single-detached house with a light beige exterior and dark grey horizontal paneling on the upper level. The house features a balcony with a black metal railing and a large glass door on the ground floor. A silver car is parked in front of the house. In the foreground, a man and a young girl are smiling and laughing together.

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



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
- Bougainvillea, 700 homes, Calamba
- Acropolis Heights, 500 HOMES, Lipa



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

Helping hands for the wider community...

**CONVERGENCE
REALTY & DEVELOPMENT CORP.**



**Convergence Realty & Dev't Corp,
Talayan Filipino Chinese Fire &
Rescue Volunteers
RELIEF OPERATION**

#ReliefPH

TaalVolcanoEruption2020



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



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

