



VIBRANT CITY LIVING MEETS COUNTRYSIDE CHARM

Altaraza transforms potential into the next growth center in northeastern Manila. Converging urban energy with nature in Bulacan, a 40 hectare Master-planned Estate with a 600 hectare expansion area is nestled within a wide range of residential and commercial spaces set against a captivating backdrop of the Sierra Madre mountains.

Size: 105 hectares

Location: San Jose del Monte City, Bulacan

The estate is conveniently located just outside Metro Manila at the boundary of Caloocan and Bulacan. It is highly accessible through a direct connection to Quirino Highway along with planned government infrastructure projects such as MRT-7 and Bulacan International Airport.



NEARBY ESTABLISHMENTS

RETAIL & LIFESTYLE

Fairview Terraces
Waltermart
SM San Jose del Monte

HEALTHCARE

Qualimed Hospital
North Caloocan Doctor's Hospital
Skyline Hospital & Medical Center

RELIGIOUS FACILITIES

Capilla de Sta. Rita de Cascia
Lourdes Grotto Church

EDUCATIONAL

Colegio San Agustin Bulacan
STI Academic Center
College of St. Anthony

RESIDENTIAL

Miravera
Avida Settings
Amaia Steps
Colinas Verdes



MIRAVERA ALTARAZA

Located within the rolling hillsides of Altaraza, Miravera is Ayala Land Premier's first residential development in Bulacan. Experience a peaceful rural setting that is mere minutes away from Metro Manila. Built around the natural environment instead of altering it, the village takes advantage of the undulating terrain by maintaining the site's ridges and waterways. Soaring canopies of Acacia and Teak trees dot the 29-hectare neighborhood, providing residents a distinct living experience intertwined with nature. This type of development has allowed for a low density neighborhood resulting in over 57% of the total land area being dedicated to greens and open spaces.

DEVELOPMENT SUMMARY PHASE ONE & TWO

Total Area	29 hectares
Lot size range	425 - 5,500 sqm
Average lot size	838 sqm
Total # of Lots	156 lots
Elevation	70 - 129 m AMSL
Density	5 lots per ha
Roads and Open Spaces	57%



A COMMUNITY SURROUNDED BY LUSH LANDSCAPES

The main amenity area is located at the heart of Miravera. Its central location provides most residents an equal distance to the main facilities. The multipurpose court will be located separately in the second phase of Miravera. We collaborated with BAAD Studio in creating an amenity program that mainly highlights the natural features of the site. The orientation and placement of the structures allow us to take advantage of the wind pattern and sunlight for more efficient buildings.

AMENITIES

Social Hall
Residents' Lounge
Infinity Pool
Multipurpose Court



MIRAVERA
ALTARAZA

RESIDENTIAL
OFFERINGS

LOT TYPE	DESCRIPTION
PRIME	Regular neighborhood lots
GREENVIEW	Lots that have views of green spaces
GROVESIDE	Lots adjacent to the Teak Grove
GREENSIDE	Lots that are adjacent to green spaces
HILLSIDE	Ridgeside lots located along the village's main ridge
HILLSIDE ESTATE	The village's largest lots perched along the main ridge

ELEVATION MAP



LEGEND

- below 70 m AMSL
- 70 m – 75 m
- 75 m – 80 m
- 80 m – 85 m
- 85 m – 90 m
- 90 m – 95 m
- 95 m – 100 m
- 100 m – 105 m
- 105 m – 110 m
- 110 m – 115 m
- 115 m – 120 m
- 120 m – 125 m
- 125 m – 130 m