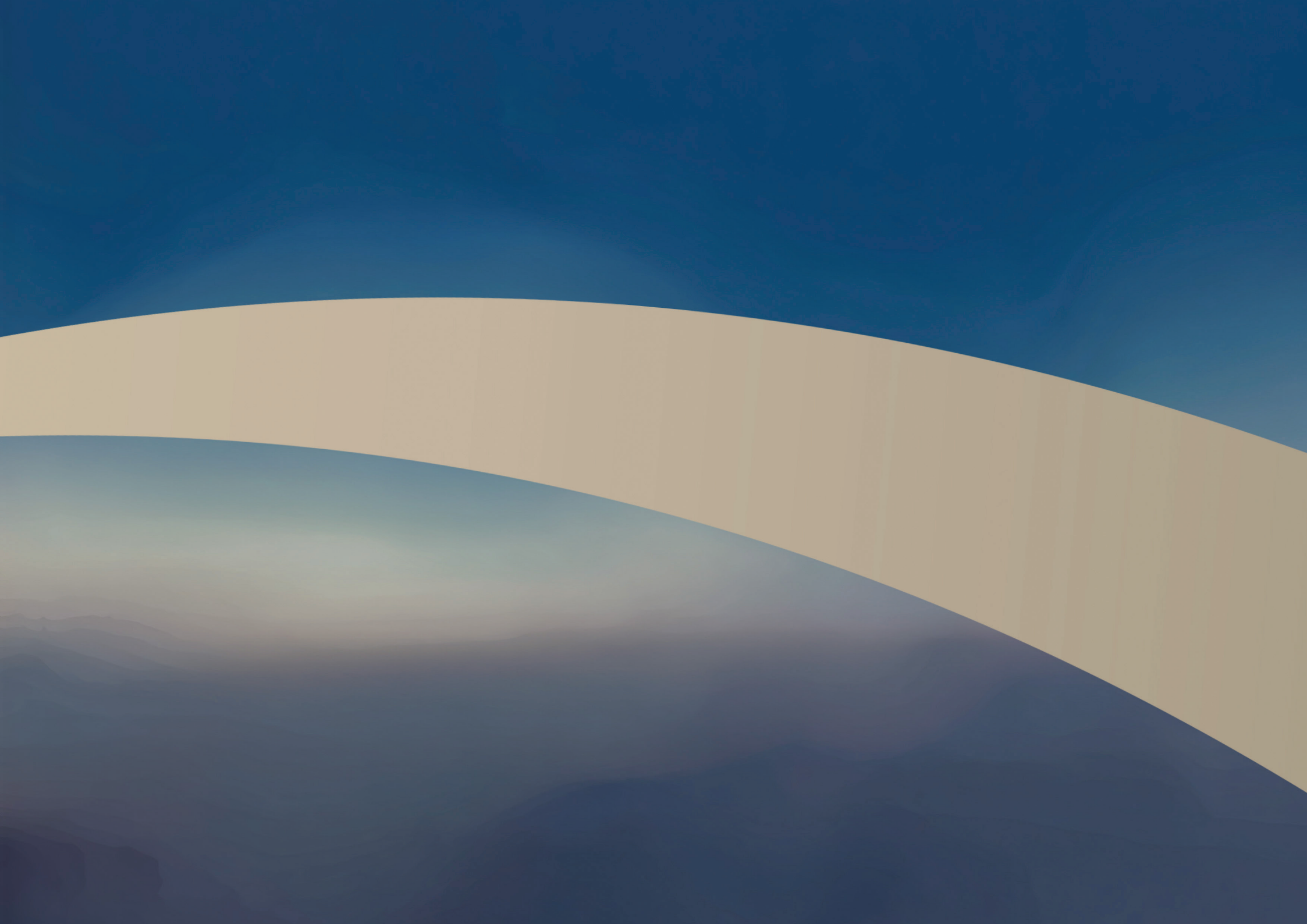




Accent

TOWER

PONTEFINO ESTATES



Accent TOWER

The City has Arrived.

Your address should be in the middle of it.

NOT JUST A HOME.
A WORKING URBAN ASSET.



Imagine a routine where the morning belongs to your family, not the road. Where the evening is for resting, not returning.

In most cities, people trade their best hours for distance. At PonteFino, **we designed a community that gives those hours back.**

Your hospital is 230 meters from your front door. Not nearby – exactly 230 meters, measured and designed that way from the beginning. Your children's school is a 250-meter walk along a shaded promenade of native Narra and Palawan Cherry trees. Your office at The Forum PEZA IT Business Park is 400 meters away, at most. The grocery is 200 meters. The church is 100 meters away.

We didn't engineer these distances for a brochure. We engineered them because we genuinely believe the hours you spend in transit belong to your family – and that a developer who takes those hours seriously builds an entirely different kind of address.


Accent Tower is the latest expression of that belief.

A 10-storey mixed-use address within The Forum – Batangas City's first PEZA-certified IT Business Park. Built not merely to house you, but to equip you. To grow with you. To work for you, long after you've moved in.

Because when your day isn't dictated by traffic, you don't just save time.

You reclaim

Your life



This isn't speculation.
It's what happens when
employment concentrates,
infrastructure connects
and a city stops waiting
for the future – and

claims it.

See the architecture of your next move [→](#)

We build communities that take care of people
– *and grow in value over time.*



PONTEFINO
HOTEL

PONTEFINO
RESIDENCES PH II

2004

2007

PONTEFINO ESTATES

2010

2011

PONTEFINO
RESIDENCES

BATANGAS CITY • CAGAYAN DE ORO CITY

PONTEFINO
PRIME HEIGHTS

ABOUT PONTEFINO ESTATES

Ponte means bridge. **Fino** means fine. Together, they reflect our purpose: to connect the important parts of life – work and rest, ambition and wellbeing, individual success and community belonging.

Where we build – and why it matters

PonteFino Estates builds in high-growth regional cities where infrastructure, industry and population growth converge. Not in saturated markets chasing diminishing returns. In cities where demand is still building – and the advantage of early positioning is real.

Batangas City.

One of the fastest-growing industrial corridors outside Metro Manila, hosting over 100 major corporations and connecting to Makati in approximately one hour via the STAR Tollway. Our 19-hectare estate sits at the core of that growth.

Cagayan de Oro.

A key gateway between Visayas and Mindanao. Our 40-hectare mixed-use development is positioned within its fastest-growing district.

What we've built

These are not standalone projects. They are connected ecosystems.

- 19-hectare integrated estate, Batangas City
- 40-hectare mixed-use development, Cagayan de Oro
- PonteFino Hotel – hospitality anchor, operating since 2004
- The Forum IT Business Park – Batangas City's first PEZA-certified business ecozone
- Accent Tower – pre-selling now.

What makes PonteFino different

Integrated by design. We build complete environments where homes, offices and daily life work together. Hospitality-led living. With over 20 years operating PonteFino Hotel, we bring service standards that go beyond property management.

Built on *Malasakit*

At the core of everything we do is *malasakit* – the Filipino value of care that goes beyond what's required. It's what turns a development into a community.

19^{hectares}

INTEGRATED ESTATE
Batangas City

40^{hectares}

MIXED-USE DEVELOPMENT
Cagayan de Oro City

100⁺

MAJOR CORPORATIONS
in the Batangas City corridor

1^{hour}

TO MAKATI
via STAR Tollway

PEZA

REGISTERED
IT Business Park

22⁺

DEVELOPER TRACK RECORD
In Batangas City.



THE COUNTRY

One of Asia's most compelling growth stories – and the best chapters are still ahead. The Philippines isn't slowing down. It's compounding. GDP growth is projected at 5.8 to 6.2% through 2026.

The IT-BPM sector generates hundreds of thousands of professional jobs annually. For property investors, the fundamentals run deep. Urbanization continues at pace. And the demand for quality real estate outside Metro Manila's congested core is stronger today than at any point in the past decade.

In a country generating this much sustained momentum, the smart question isn't whether to invest – *it's where.*

5.8 – 6.2%

GDP growth projected
2025 – 2026

₱ 35.36^B

New PEZA project approvals
Q1 2026

110^M

Young & urban-aspiring
POPULATION

#1

IT-BPM destination
GLOBAL

89%

Residential take-up
CALABARZON 2025

Philippines



Luzon Economic Corridor

SOUTHERN TERMINUS

SLEX TR₄ New Link

UNDER CONSTRUCTION

1 HR

Batangas to Makati
VIA STAR TOLLWAY

₱ 47.8^B

Port of Batangas
EXPANSION

₱ 2^B
+ TEUs

Targeted Port Capacity
ANNUAL



Digital City

National IT-BPM
DESTINATION

100+

Major Corporations
IN THE CORRIDOR

This isn't a province watching growth from a distance. It's where growth is happening.

Batangas City isn't a real estate story built on potential. It's built on infrastructure already in place, employment already generated and international investment already committed.

The southern anchor of the Luzon Economic Corridor.

Batangas City is no longer just a regional industrial hub. It is the definitive southern anchor of the Luzon Economic Corridor. The planned Subic-Clark-Manila-Batangas (SCMB) railway will seamlessly link the country's most powerful economic zones directly to the Port of Batangas – where a ₱47.8 billion expansion is already under active construction. When national-level rail, port and expressway infrastructure converge on a single city, it moves corporate headquarters, professional talent and long-term real estate value.

Connectivity that drives demand.

The SLEX Toll Road 4 link is expected to partially open in 2026–2027. The STAR Tollway already connects the city to Makati in approximately one hour. The infrastructure is here.

From industrial hub to digital city.

Recognized under the national Digital Cities program, Batangas City is executing a deliberate roadmap to attract IT-BPM investment.

Where employment concentrates, housing follows.

This is sequence, not speculation. Businesses establish operations. They employ professionals. Those professionals need quality urban addresses near their work. That demand builds rental yields – and those yields build capital appreciation.

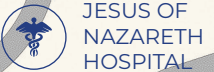


The 15-minute Township

- SM City Batangas (0.20 km)
- Jesus of Nazareth Hospital (0.23 km)
- Stonyhurst Southville International School (0.25 km)
- Lyceum of the Philippines University (0.65 km)
- Most Holy Trinity Parish (0.10 km)
- Commercial banks (0.03 km)
- Convenience stores & restaurants (0.05 km)
- Boutiques & specialty shops (0.02 km)

● Completed
● Planned / Ongoing

NORTH



TO BRIDGE OF PROGRESS
 BATANGAS-TABANGAO-LOB ROAD

TO STAR TOLLWAY DIVERSION ROAD

GOV. ANTONIO CARRIO RD

JUAN PASTOR RD

BATANGAS-TABANGAO

We don't build isolated properties.
For over two decades, we've been engineering the precise connection
between your professional ambition and the life that surrounds it.

An integrated community – by design.

PonteFino Estates isn't a residential development with amenities added on. It's a complete environment where homes, offices, retail, green space and daily essentials were planned together.

Sustainability built on *Malasakit*.

75% of the trees we nurture across the estate are rooted in this country. The native tree canopy isn't just decorative. We selected these species for active temperature reduction and efficient maintenance – because sustainable design should lower your community's long-term costs, not add to them. February arrives with pink Palawan Cherry blossoms along primary walkways. April announces itself through the Narra's golden canopy. From May through July, the Banaba blooms vibrant purple, while the Talisay turns deep red in March and October. It is a living seasonal calendar designed for year-round discovery.


The infrastructure of genuinely good living.

Solar-powered lampposts keep streets lit when the national grid fails.
Rainwater harvesting supplements maintenance and landscaping supply.

SUSTAINABILITY HIGHLIGHTS



At the core of everything PonteFino does is *Malasakit*. It's what turns a development into a community.

An aerial photograph of the PonteFino Estates development at sunset. The scene is split into two color zones: a warm, golden light on the left and a cool, blue light on the right. The left side shows a large, modern multi-story apartment building with a white facade and balconies, a parking lot with several cars, and a swimming pool. The right side shows a row of smaller, white houses with dark roofs. The background features a dense residential area with various houses and trees.

*Every part
of this estate
was placed
with intention.*

The 19-hectare PonteFino Estates master plan reflects 20 years of decisions that compound into one coherent environment.

Not a residential estate near a business district.
*Business district infrastructure
with residential privileges.*



ARTIST'S PERSPECTIVE | THE FORUM LOTS



ARTIST'S PERSPECTIVE | COMMERCE WALK



ARTIST'S PERSPECTIVE | SHOPHOUSE LOTS

The distinction matters.

Most developers build residential addresses near commercial zones. PonteFino built the commercial zone first – and designed residences within it. The Forum is Batangas City's first PEZA-certified IT business ecozone.

What PEZA registration means in practice.

PEZA certification attracts institutional employers. Those companies bring professional employment, generating the sustained housing demand that makes Accent Tower a long-term rental proposition.

400 Meters at most.

The maximum walking distance from any PonteFino residence to any office in The Forum is 400 meters.

When the grid fails, The Forum keeps working.

70% underground cabling and solar-powered lampposts ensure business continuity during regional emergencies.

4.2^{HA}

Master-planned
IT business park

70%
Underground
Cabling

400^M

Maximum Walking
Distance

1ST
PEZA-registered IT Ecozone
in Batangas City

Customs
duties
Exemption

UP TO
10 Years

Income tax holidays



Not just a home.

A working urban asset.

Designed for living, working, leasing and long-term value – backed by real city growth and genuine demand.

One address.

Four life strategies.

Your space adapts as your circumstances evolve.

Live in it

Home base

Walk to breakfast at PonteFino Hotel. Return home for lunch with your family. This is integrated living supported by hotel-grade service standards.

Lease it

Steady monthly income

Lease rates in this location reach as much as ₱1,000 per sqm. Batangas City's average gross rental yield is 5.19 percent.

Work from it

Professional headstart

Podcast studios, a maker space equipped for prototyping, co-working lounges. Your commute? Eliminated. Your business address? Inside a PEZA-certified IT Ecozone.

Hold it

Growing value for the future

Properties that carry verified sustainability certifications – like Accent Tower's targeted EDGE pre-construction certification – command premiums as the market matures.

6 – 12 %

ROI
PROJECTED

8 – 10 %

Appreciation
ANNUAL

BASED ON ACTUAL PERFORMANCE OF PREVIOUS PROJECTS

₱1,000 /SQM

Lease rate
POTENTIAL

5.19 %

Gross rental yield
AVERAGE

15 – 20 %

Energy
SAVINGS

20–40 %

Water
SAVINGS

₱200,000 – ₱300,000

Appliance package
INCLUSION

Built for how you actually live.

Accent Tower's amenities were chosen for their utility, not their marketing value. Every feature is designed to solve a real problem or open a real possibility for the people who live, work and build businesses here.

Inside Accent Tower.

Swimming pool and Kiddie pool

End your workday in the water. Your commute home is already done – you live here.

Outdoor gym

Featuring purpose-built equipment accessible for all ages, including seniors, it doubles as a dedicated open-air venue for Tai Chi, Pilates, and yoga – moving your wellness routine into the fresh air amid greens without leaving your address.

Children's outdoor playground

Safe, supervised outdoor space within the building's footprint. The afternoon doesn't require a car or a plan.



ACTUAL IMAGE | PONTEFINO HOTEL'S POOL

PonteFino Hotel privileges.

Your Accent Tower address unlocks VIP access to PonteFino Hotel's premium infrastructure, located just a short walk away within the estate. Available to residents for an exclusive fee, these hotel amenities function as a professional-grade extension of your home:

Fitness gym.

Premium, hotel-grade training facilities just a short walk from your door.

Board room and Function room

Host your clients, your team or your events with full premium hotel hospitality support.

Planned Amenities:

Co-working lounge and Hybrid work pods

Hot desks, private phone booths and open collaboration areas for the days when your unit isn't the right environment. The partnership that changes your business might begin over morning coffee here.

Podcast studio and Maker space

Soundproofed recording infrastructure and prototyping tools that once required a separate commercial lease across the city. Now, they're part of your estate ecosystem.

Dog park

Your morning routine stays intact. Walk your fur baby safely within the hotel's dedicated grounds before starting your workday.





The building itself


- Three RFID-activated elevators
- 24/7 security with CCTV monitoring in select common areas
- RFID access control system throughout
- Exclusive drop-off area and main entrance lobby with reception counter
- Fully addressable fire detection, alarm and sprinkler system
- Three fire exit stairs
- Individual mailboxes at ground floor
- Wi-Fi in select amenity areas
- 181 parking slots across two basement levels
- Building administration office
- Commercial retail spaces at ground floor
- Electricity by Meralco
- Water by Prime Water

Every unit includes:

Split-type inverter ACU (studio: 1 unit · 1-3BR: multi-split system) Kitchen range hood · Water heater for toilet and bath · Luxury vinyl tiles, living, dining and bedrooms · Ceramic tiles, kitchen and bathrooms · Solid wood main door · Laminated kitchen system with countertop · Audio intercom connected to reception · Individual electric and water meters · Provision for internet, telephone and cable TV.

**Appliance package valued at
₱200,000-₱300,000, included.**

Every one of these features was engineered,
not selected from a catalogue. →



Engineered for Institutional-Grade Sustainability

These features don't just protect
the environment.

They protect your utility bill.

Accent Tower is meticulously engineered to achieve recognized pre-construction sustainability certification. The building's integrated systems are designed to deliver a minimum of 15 to 20% energy savings and 20 to 40% water savings compared to a conventional building.

We don't just promise efficiency.

We design
for conservation.

Sky layer – harvesting resources

- **Estate-owned rooftop solar panels.** Capturing the tropical sun to power common areas and reduce grid dependency. Because they are owned and managed by the estate, residents benefit directly from lower association dues without carrying the burden of individual maintenance.
- **Rainwater harvesting system.** Converts monsoon rainfall into a usable resource for landscaping and utilities – a practical, estate-managed drought buffer built directly into the building.

Ground ecology – micro-climate restoration



Pocket gardens



Permeable paving



Sewage Treatment Plant

Building core – engineered comfort

- Balconies designed for natural sun shading
- Light-colored exterior walls
- Large windows and door openings
- Inverter-type ACUs
- Low-flow plumbing fixtures
- Energy-efficient LED lighting
- Low-VOC paints
- High-efficiency water pumps
- Locally sourced materials



Electric Vehicle Charging



Materials Recovery Facility

Studio | 22.30 – 25.60 sqm

For: *Young professionals · SOHO starters*

Rental investors. The studio at Accent Tower isn't a compromise. It's a launchpad. A functional live-work layout within 400 meters of The Forum's professional offices.

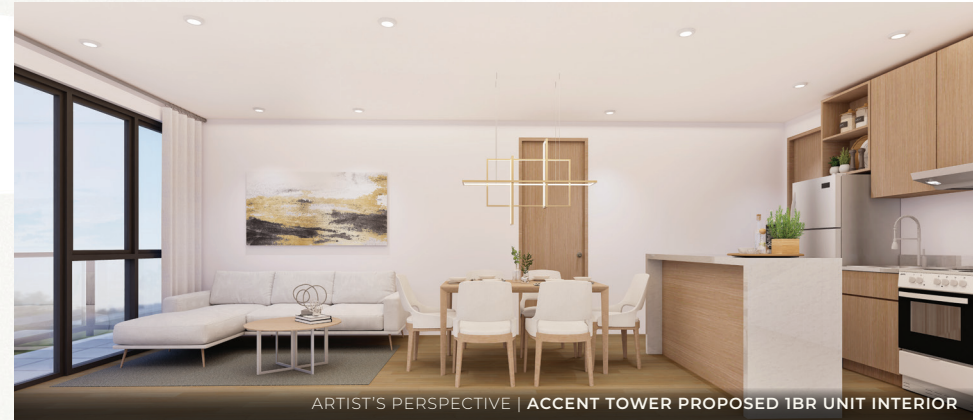


ARTIST'S PERSPECTIVE | ACCENT TOWER PROPOSED STUDIO UNIT INTERIOR

1-bedroom | 51.20 – 58.60 sqm

For: *Couples · Relocating professionals*

First and second-time buyers. The 1-bedroom gives you the room to separate work from rest – a genuine bedroom, a living area that functions as a home office and a fitted kitchen.



ARTIST'S PERSPECTIVE | ACCENT TOWER PROPOSED 1BR UNIT INTERIOR



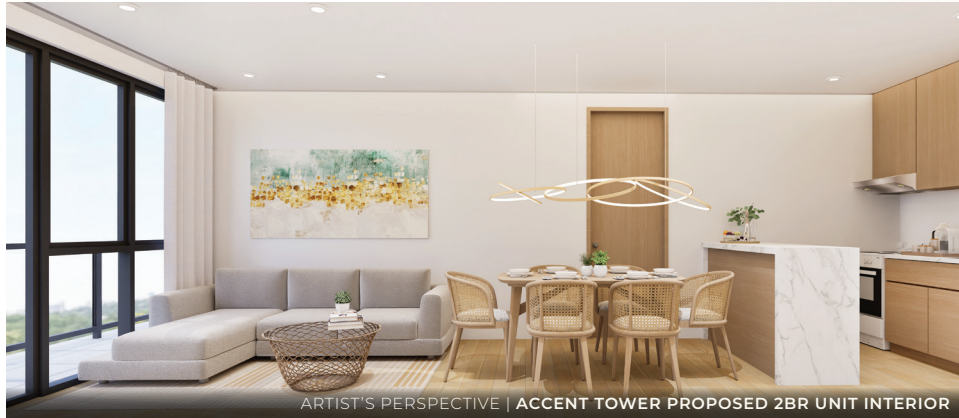
STUDIO UNIT PLAN



1-BEDROOM UNIT PLAN

2-bedroom | 76.80 – 84.20 sqm
For: *Growing families · Investors*

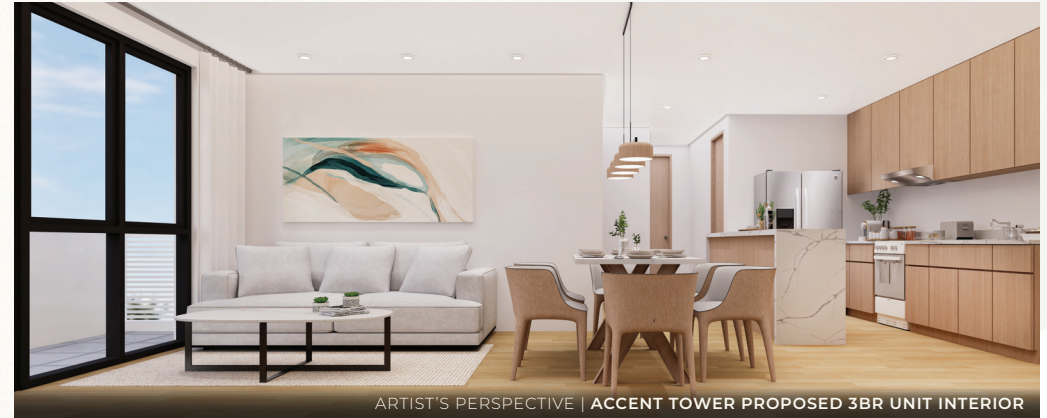
Executives. Delivers two distinct zones – sleeping and living – without sacrificing SOHO flexibility. Commands the strongest rental rates from The Forum's executive tenant pool.



2-BEDROOM UNIT PLAN

3-bedroom | 117.55 sqm
For: *Multi-generational families*

Premium investors. Accent Tower's most complete residential address. For Filipino families where parents, children and grandparents share an address, keeping the family connected.



3-BEDROOM UNIT PLAN

Your home office just got a PEZA address.

Accent Tower's SOHO units are designed for professionals who have stopped separating where they live from where they build. Each unit puts a verified business address inside The Forum – Batangas City's first PEZA-certified IT Business Ecozone – within 400 meters of the co-working lounges, podcast studios and boardrooms that your operation actually needs.

Studio | 22.30 – 25.60 sqm

For: Solo entrepreneurs · Freelancers

Digital creatives. The studio is a precision live-work instrument. A compact, efficient layout with a balcony that creates a natural boundary between focus time and rest – inside a PEZA IT Ecozone address.



ARTIST'S PERSPECTIVE | ACCENT TOWER PROPOSED STUDIO UNIT OFFICE INTERIOR





1-bedroom | 51.20 – 58.60 sqm

For: *Remote professionals · Couples who both work*

Small teams. The 1-bedroom gives you what the studio cannot: a genuine separation between your working hours and the rest of your life. The living area runs your business. The bedroom stays yours.



ARTIST'S PERSPECTIVE | ACCENT TOWER PROPOSED 1BR UNIT OFFICE INTERIOR



ARTIST'S PERSPECTIVE | ACCENT TOWER PROPOSED 1BR UNIT OFFICE INTERIOR

2-Bedroom | 76.80 – 84.20 sqm

For: Consultants · Client-facing professionals

Small business owners. Enough room for an open-plan team area, a private enclosed office and a dedicated meeting room. A complete professional setup inside a PEZA-addressed floor plate.



ARTIST'S PERSPECTIVE | ACCENT TOWER PROPOSED 2BR UNIT OFFICE INTERIOR

3-Bedroom | 117.55 sqm

For: Creative agencies · Tech startups

Established SMEs. The living and dining area alone is large enough for a full open-plan team configuration. Three bedrooms mean three distinct professional zones – executive office, team room, client-facing space



ARTIST'S PERSPECTIVE | ACCENT TOWER PROPOSED 3BR UNIT OFFICE INTERIOR



ARTIST'S PERSPECTIVE | ACCENT TOWER PROPOSED 2BR UNIT OFFICE INTERIOR



ARTIST'S PERSPECTIVE | ACCENT TOWER PROPOSED 3BR UNIT OFFICE INTERIOR

Commercial units | 44.55 – 89.10 sqm

Ground floor.


These units serve the captive, qualified, daily-spending audience of the PEZA IT Business Park.

Most commercial investments gamble on foot traffic. Accent Tower's ground-floor units don't.

The Forum PEZA IT Business Park generates a qualified, salaried, daily-spending audience that works within 400 meters of your front door. These are IT professionals, BPO employees, managers and executives who eat, drink, shop and transact within the estate – because the estate was designed so they never need to leave it.

Your commercial unit isn't competing for walk-ins from a highway. It's serving a community that already lives and works inside your postcode.



An aerial photograph of Batangas City during the golden hour of sunset. The scene is dominated by a mix of urban development and greenery. In the center, a tall, modern white building with a grid-like facade stands out among more traditional, lower-rise structures with various roof colors. The surrounding area is filled with residential buildings, some with dark roofs and others with lighter facades. A road with a few cars is visible on the left side. The overall atmosphere is warm and suggests a city in the process of growing and modernizing.

The city has already decided to grow.
The only question left is
whether you'll be positioned inside that story
– or watching it from a distance.

Accent Tower is in pre-selling now,
within Batangas City's first PEZA-certified IT Business Park.






PONTEFINO ESTATES

Accent TOWER

Project : **Accent Tower**
Location : **Brgy. Pallocan Silangan, Batangas City**
Owned and Developed by : **Creative Hotel Concepts, Inc.**
Project Completion Date : **July 31, 2030**

DHSUD LTS No : **4858**
DHSUD Ad Approval No : **AA-R4A-052826-0181**
Data as of : **May 25, 2026**

Socials

 [PonteFinoPH](#)
 [PonteFinoEstates](#)
 [PonteFinoEstates.com](#)

Virtual Tour

