



THE  
**MIREN**  
ENCLAVES



Above it being a world-class tourist destination, Palawan is a secure place to reside in if you long for peace and quiet in your everyday life. The island boasts of low crime rates and doesn't have any active volcanoes, no active fault lines nor deep trenches, and is naturally earthquake-free. To top off, the warm and welcoming locals are very accommodating and are willing to provide a helping hand, so you feel right at home.





Travel to the breathtaking sites of Puerto Princesa beginning with the famous Underground River at the top of your list. Enter the Puerto Princesa Subterranean River National Park which encompasses one of the world's most impressive cave systems, featuring spectacular limestone karst landscapes, pristine natural beauty, and intact old growth forests and distinctive wildlife.





### Popular diving spots:

- Coron Bay
- Tagbao Island, El Nido
- Tubbataha Reef Natural Park
- Barracuda Lake
- Cuttlefish Shawl, Puerto Princesa
- The Wall, Roxas
- Bulawit Bay, Linapacan
- Apo Reef Natural Park

Honda Bay has a range of thrilling leisure activities within. You name it – from island-hopping to snorkeling, making for a worthwhile time of sightseeing and adventure. The tiny group of islands have sprawled numerous beach resorts with various water activities that tourists and locals alike enjoy.

Palawan is one of the most famous diving destinations in the Philippines, attracting tourists from around the world to witness the diverse region offering every kind of diving imaginable, ranging from with a spectacular sight above and below water.



Plaza Cuartel



Palawan Heritage Center



Puerto Princesa Baywalk Park



### Baker's Hill

It's a private property that became a tourist destination as they built a park, bakeshop, and a restaurant for the public. They're famous for selling pastries such as hopia, egg pie, crinkles, and bread in their bakeshop called Baker's Hill Bakeshoppe.



You're sure to be surrounded by a variety of fascinating species at the Palawan Butterfly Ecological Garden and Tribal Village. Known as the "Last Frontier of the Philippines", the place showcases a sheer variety of tropical butterflies from the Southern region of the country, a live exhibits of scorpions, green-crested lizards, phasmid and mantises which are considered their natural predators. It is considered one of the go-to attractions to see the rescued endemic wildlife of Palawan.





Another activity that captures the beauty of Palawan is the Firefly Watching in Puerto Princesa. Most visitors pair a romantic dinner at the floating restaurant and a magical tour with Firefly.



Roam in awe at the Palawan Wildlife Rescue and Conservation Center, also known as the Crocodile Farm, and immerse in different species of crocodiles in the Philippines. Learn interesting information and have your photos taken with rescued endemic species in Palawan, the wild flora and a vast and diverse species of rare birds within the park.



Located at the northwestern part of Puerto Princesa, one of the underrated attractions in Palawan is the Nagtabon Beach. In this sanctuary one will find a pristine and quiet white beach that is away from the crowd, which is why it's worthy to be included in every itinerary if you want to unwind and reflect.



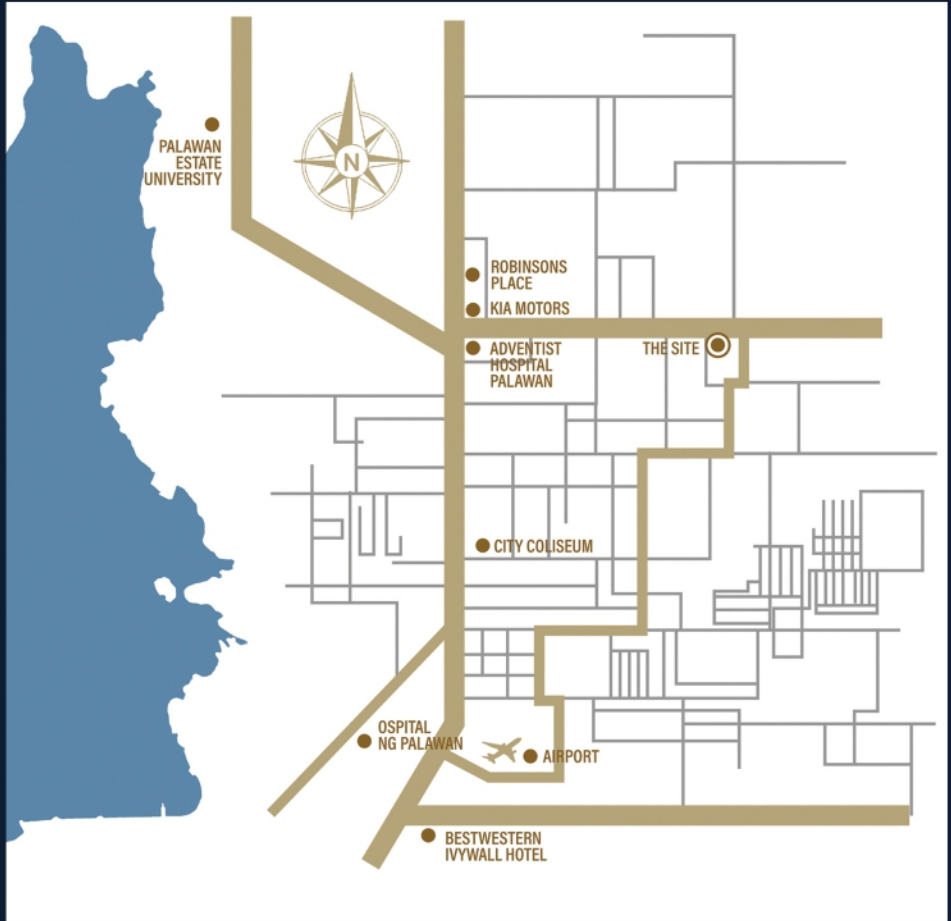


If you have relatives or friends visiting from foreign lands, have them check in at the Best Western Plus The Ivywall Hotel. This is the only international Hotel at the heart of uptown Puerto Princesa which provides the perfect base for both business and leisure travelers, offering modern guestrooms and suites that meet standards.



The hotel's Balayong Grill & Bar is open to serve guests with sumptuous Asian and seafood dishes that fit well with every appetite and encourage happy get-togethers.





The Miren Enclaves is an exclusive oasis in the heart of Puerto Princesa City, Palawan, where you can have a relaxing retreat in the most beautiful island in the world. Strategically located near Puerto Princesa's newest International Airport, tourist destinations, & other establishments like malls, schools, transport hubs and hospitals.



Settle down in your own slice of Palawan - the 'best island in the world', with a refined suburban lifestyle away from the busy and congested cities.



The Miren Enclaves most definitely can serve as your primary domicile; or your premium accommodation for great vacations; or perhaps your home for retirement, all in a well-appointed and secured community.





The Miren Enclaves is a residential haven situated in a familiar location at the heart of Puerto Princesa, Palawan.

With lush surroundings, verdant gardens, amenities spread among open spaces promoting recreation and quality time between loved ones, the property provides an instant escape from the hustle and bustle of the city, all the while maintaining its conveniences.





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Units inside this elegant “Landed Condominium” consist of spacious one-bedroom and two-bedroom types in two floors sprawled around the development.

Given the project’s limited number of units, you can enjoy an exclusive enclave that’s private and uniquely crafted for people like you — the discerning few.

At The Miren Enclaves, you can find your own breathing space inside and outside your home, allowing you to recharge and rest at any moment’s notice.

A beautiful and serene development with environmentally sound facilities and unit elements that promote balanced lifestyles among homeowners.

The Miren Enclaves' exclusive living philosophy provides you and your guests an opportunity to immerse in an inspiring exclusive community with top-notch amenities.

The development is professionally managed to provide quality living while preserving your investment’s value.



Cultivate your passion with dedicated spaces spread in your home.

Whether you are part of a growing family or a young professional starting anew, various unit features are waiting to elevate your standards of living for the better.



Live, play, and love in a home that caters to your refined taste. Immerse in a relaxing enclave you can call your own.

Our units come with well thought-out living, dining, and kitchen areas, toilet and bath, and bedrooms, with efficient home upgrades to accommodate the life that you dream of.

# ONE BEDROOM

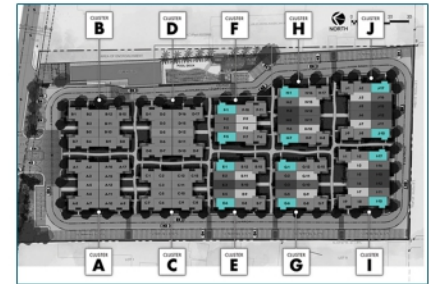
GROUND FLOOR CORNER UNIT A | 40.38 SQM



GROUND FLOOR LEVEL

# ONE BEDROOM

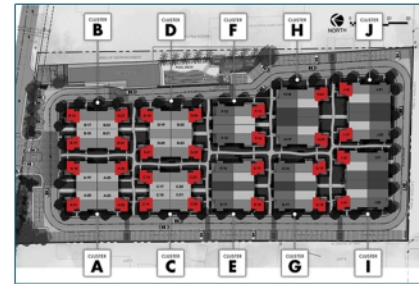
GROUND FLOOR CORNER UNIT B | 49.54 SQM



GROUND FLOOR LEVEL

# ONE BEDROOM

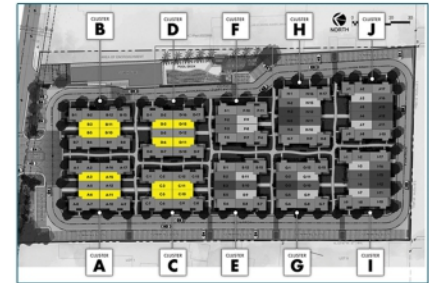
GROUND FLOOR COURTYARD UNIT | 40.38 SQM



SECOND FLOOR LEVEL

# ONE BEDROOM

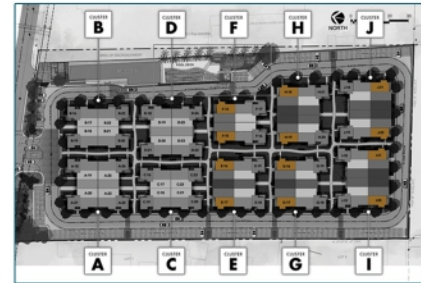
GROUND FLOOR COURTYARD UNIT | 40.38 SQM



GROUND FLOOR LEVEL

# ONE BEDROOM

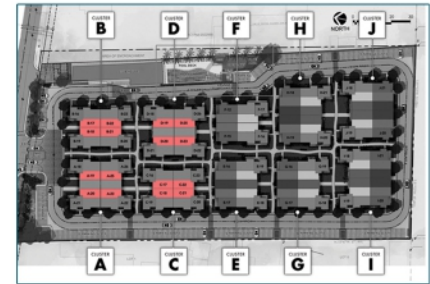
SECOND FLOOR CORNER UNIT B | 40.38 SQM



SECOND FLOOR LEVEL

# ONE BEDROOM

SECOND FLOOR COURTYARD UNIT | 37.48 SQM



SECOND FLOOR LEVEL

# TWO BEDROOM

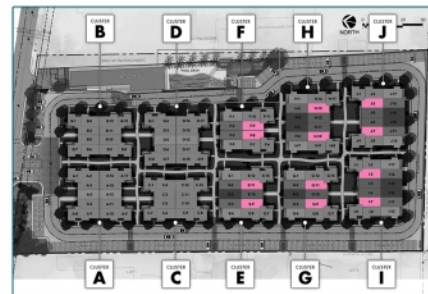
2-STOREY COURTYARD UNIT B | 87.94 SQM



GROUND FLOOR



SECOND FLOOR



TWO STOREY FLOOR LEVELS

# TWO BEDROOM

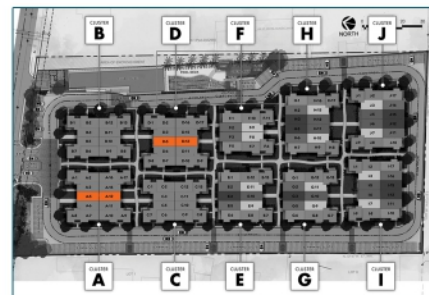
2-STOREY MIDDLE UNIT A | 91.51SQM



GROUND FLOOR



SECOND FLOOR



TWO STOREY FLOOR LEVELS

# TWO BEDROOM

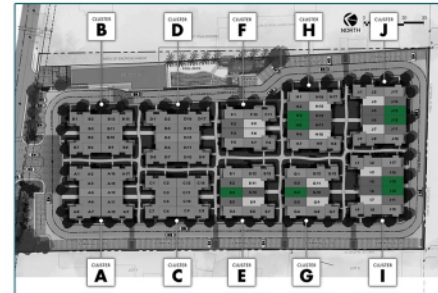
2-STOREY MIDDLE UNIT B | 92.19 SQM



GROUND FLOOR



SECOND FLOOR



TWO STOREY FLOOR LEVELS

# TWO BEDROOM

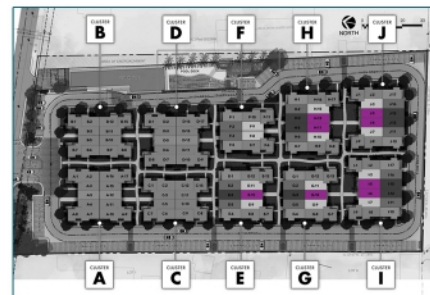
2-STOREY MIDDLE UNIT C | 91.67 SQM



GROUND FLOOR



SECOND FLOOR



TWO STOREY FLOOR LEVELS

# TWO BEDROOM

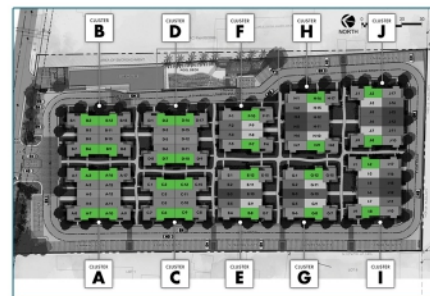
2-STOREY SIDE UNIT | 82.17 SQM



GROUND FLOOR



SECOND FLOOR



TWO STOREY FLOOR LEVELS



## DELIVERABLES :

### LIVING, DINING & BEDROOM :

- Wood Grain Floor Tiles

### KITCHEN & UTILITY :

- Wood Grain Floor Tiles
- Modular Kitchen Cabinets
- Granite Counter-Top with Kitchen Sink
- Provision for Range Hood

### SERVICE AREA :

- Ceramic Floor Tiles
- Lawn Area
- Service Sink

### ENTRY PORCH :

- Ceramic Floor Tiles

### TOILET & BATH :

- Ceramic Floor Tiles
- Ceramic Wall Tiles at 1.80 High in Shower Area
- Provision for Water Heater
- Bidet
- Dual Flush Toilet
- Wall-Hung Lavatory with Faucet
- Shower Fixture
- Tissue Holder
- Soap Holder
- Towel Bar
- Vanity Mirror

### BALCONY (FOR 2-BEDROOM UNITS)

- Ceramic Floor Tiles

# THE MIREN ENCLAVES - PROJECT TEAM

ARCHITECTURAL CONSULTANT



MECHANICAL



R.J. Calpo & Company, Inc.

STRUCTURAL CONSULTANT



PLUMBING, SANITARY, FIRE PROTECTION CONSULTANT



ELECTRICAL CONSULTANT



LANDSCAPE CONSULTANT



GENERAL CONTRACTOR

