



*Afternoon's soft embrace,
Dancing shadows, warmth overflows.
Home's warmth, a tranquil space.*

Welcome to an idyllic home





Hartwood Village | Artist's Perspective



Lifestyle Image

Welcoming views, nurturing hues

A space to savor moments surrounded by life's worthwhile comforts—open, airy, and refreshing. Abounding with ease and comfort at every stride, an idyllic address you can call home.

Reshaping Lifestyles

Over 50 years of changing the landscape, continuing to create communities and experiences where people can live, work, and flourish.

FEDERAL LAND is one of the Philippines' most trusted real estate developers with a dynamic portfolio of innovative residences, corporate spaces, and lifestyle & leisure destinations in the most strategic locations. The property arm of GT Capital Holdings, backed by the Metrobank Group, Federal Land cultivates environments that expand over time, opening vast possibilities for every Filipino to grow and thrive.







A place where dreams take flight

Beneath the sun's warm embrace

Homes abundant with peace and delight

Right here is where you can find your place



Lifestyle Image



MEADOWCREST

The neighborhood district of the South

Discover a distinct lifestyle and business destination surrounded by vibrant residences at Federal Land Communities' emerging neighborhood district in the progressive South—Meadowcrest.

Intimate yet complete, Meadowcrest is a 50-hectare development in Biñan, Laguna. A warm and contemporary address, land and homes are revitalized every day with idyllic comforts, essential conveniences, and delightful experiences.



Lifestyle Image





A township on the rise

Intimate. Inviting. Complete. Meadowcrest welcomes the best of city conveniences and suburban comforts to evoke a unique outdoor living room experience every day:

A **Neighborhood Center** retail strip offering spacious and inviting shops for a well-curated and sophisticated selection of local and global brands

Parklets infused with urban comforts, all set within a lush, natural setting

The **seamless community integration** of live-work-play destinations, including Federal Land's signature horizontal residential development

COMMUNITY OVERVIEW

Total No. of Lots	48 hectares 120.5 acres
Access Points	SLEX (via Mamplasan Exit) CALAX (via Laguna Boulevard) Broadfield Connection
Community Features	Residential Retail Mixed-Use Developments

Gateway to different cities

Southern Luzon is fast emerging as a new option for suburban relocation. Even with various real estate hotspots across the country, it has remained consistent in attracting property buyers.

Through a varied mix of urban centers, industrial zones, leisure destinations, and agricultural areas, CALABARZON boasts of a promising frontier for growth and investment. With its proximity to Metro Manila and a developed infrastructure, the region has fueled growth for businesses, leading to a dynamic job market and an increased demand for residential and commercial developments.





NUVALI

BROADFIELD

LAGUNA TECHNOPARK

DE LA SALLE UNIVERSITY
LAGUNA

TO CARMONA





VICINITY AND ACCESSIBILITY

A centrally connected address

Rising strategically within the growth corridor of Biñan, Laguna, Meadowcrest situates you next to major destinations for business, education, and leisure.

This prime location is also the gateway to key cities in Metro Manila, Greater Laguna, and Cavite, opening vital links to CALAX (via Laguna Boulevard), Sugar Road, and Broadfield for unparalleled convenience and accessibility.

KEY DISTANCES

Makati CBD	50 minutes away (35 km)
BGC	45 minutes away (35 km)
Bay Area	60 minutes away (36 km)
Alabang	30 minutes away (20 km)
Ninoy Aquino International Airport (NAIA)	60 minutes away (32 km)

VICINITY AND ACCESSIBILITY

RETAIL & SHOPPING DESTINATIONS

1	Paseo Outlets	3.6 km
2	Westborough Town Center	4.1 km
3	Vista Mall Sta. Rosa	4.3 km
4	Ayala Malls Solenad	4.3 km
5	S&R NUALI	4.9 km
6	SM City Sta. Rosa	8.4 km

SCHOOLS & EDUCATIONAL INSTITUTIONS

1	De La Salle University – Laguna Campus	1.0 km
2	Ateneo Graduate School of Business	3.6 km
3	The Beacon Academy	3.8 km
4	Brent International School Manila	5.9 km
5	St. Scholastica's College Westgrove	6.1 km
6	Xavier School NUALI	8.8 km
7	University of Santo Tomas – Sta. Rosa Campus	9.2 km
8	Anyang Kai Shek College – Southmont Campus	9.3 km
9	Everest Academy NUALI	11.8 km
10	Miriam College NUALI	12.7 km

RECREATION & LEISURE

1	Sta. Elena Golf Club	4.1 km
2	Enchanted Kingdom	4.1 km
3	South Forbes Golf Club	5.3 km
4	Seda NUALI	5.8 km
5	Canlubang Golf & Country Club	10.6 km
6	Manila Southwoods Golf & Country Club	11.4 km
7	The Country Club	11.7 km
8	Anyang Resort Tagaytay	21.0 km

MEDICAL & HEALTH FACILITIES

1	The Medical City South Luzon	3.9 km
2	Healthway Qualimed Sta. Rosa	5.0 km
3	Asian Hospital & Medical Center	20.2 km

CHURCHES & PLACES OF WORSHIP

1	St. John Bosco Parish	2.3 km
2	Greenhills Christian Fellowship NUALI	5.0 km
3	St. Benedict Parish Westgrove	5.8 km

ROADS / TRANSPORT INFRASTRUCTURE

1	CALAX Laguna Technopark Interchange	3.2 km
2	CALAX Laguna Boulevard Interchange	3.4 km
3	CALAX Santa Rosa Tagaytay Road Interchange	7.0 km
4	SLEX Santa Rosa Exit	8.4 km
5	SLEX Eton Exit	9.2 km
6	SLEX Mamlasan Exit	11.0 km
7	Ninoy Aquino International Airport	36.0 km



*MAP NOT TO SCALE



With each passing day, moments run free

Roam around and wander endlessly

A haven to call home, here you'll find

A place where warmth and joy reside



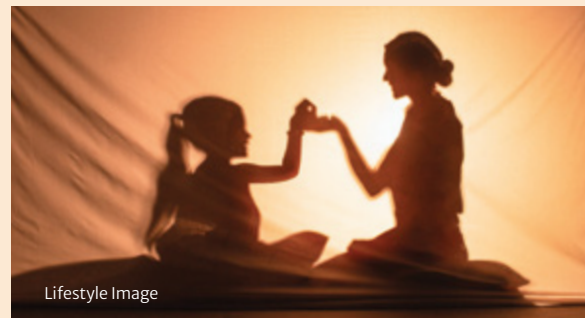
Lifestyle Image



HARTWOOD VILLAGE

An idyllic address unfolds

Organic yet contemporary. A residential community to savor moments filled with the familiar flavors of home. Bringing together the best of natural living and spaces for life's diverse pursuits—welcome to a home enveloped in warmth and abundance, year-round.



Lifestyle Image

Effortless living amidst life's exuberance

Urban and natural choices gather in one distinct location. Hartwood Village envelops you in a vast suburban enclave where moments bloom as families thrive. Organic and contemporary. Idyllic year-round. Bringing together the best of natural living and amenities for life's diverse pursuits—a masterfully planned address welcomes you in the new emerging living destination in Laguna.

VILLAGE OVERVIEW

Location	Meadowcrest, Barangay Malamig, Biñan City, Laguna
Land Area	11 hectares 2.4 acres
Open Spaces	44%
Total Lots	110 lots (Phase 1)
Lot Size Range	300 – 542 sq.m. 3,229 – 5,834 sq.ft.
Average Lot Size	343 sq.m. 3,692 sq.ft.
Modal Lot Size	300 sq.m. 3,229 sq.ft.
Density	16 lots per hectare
Terrain Type	Flat
Elevation	95 – 110 m. 311 – 360 ft. above mean sea level







Hear the soothing sound of nature

Seize dynamic pursuits, year-round

Thriving, living—embrace both at home

Your 'day one' begins on this ground





AMENITIES

Thrive within diverse lifestyle facets

Urban yet natural. Progressive and contemporary. Shared spaces for rest and recreation are thoughtfully crafted for making connections or simply immersing oneself in the ambiance.



Enkindle life's myriad possibilities

Contemporary yet familiar, Hartwood Village cradles you in a diverse selection of well-crafted spaces for nurturing unique connections and inspiring pursuits.

LAP POOL

Take a plunge at the 26-meter lap pool with five swimming lanes, or simply lounge around at the spacious clubhouse with ample decking space and seating areas for rest and relaxation.

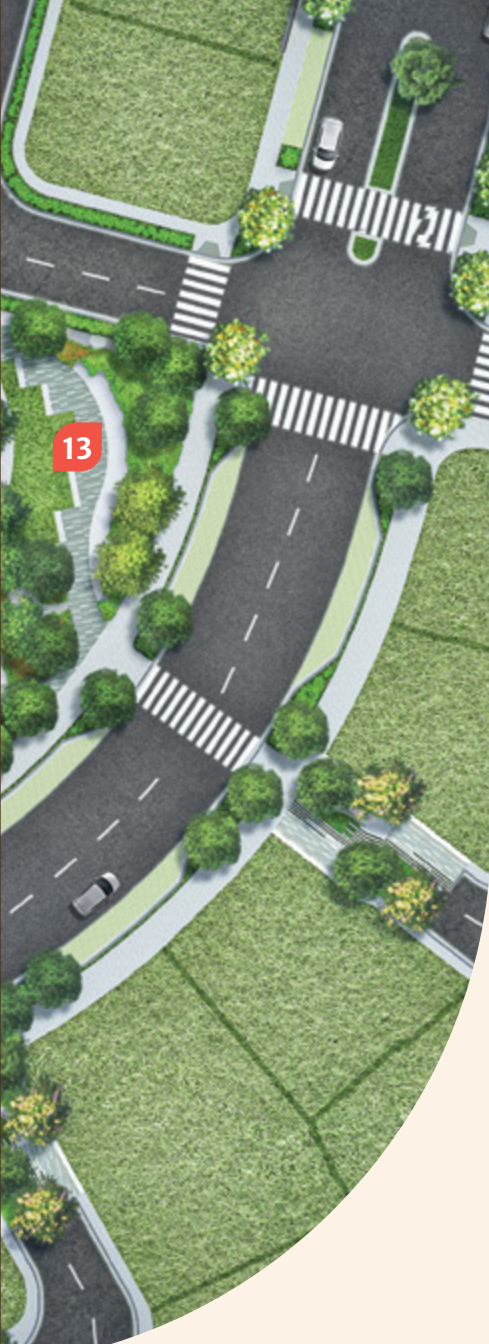
GREENWAYS

Enjoy the cool, crisp outdoor ambiance through generous and lush garden greenways interwoven within and around neighborhood for a walkable community experience.









Central Park

Located at the heart of Hartwood Village, this expansive park will host a multitude of facilities for active use and recreation. Celebrate family milestones at the function rooms or leisurely spend your weekend afternoons lounging by the pool or at the game room.

With its intuitive location, the Central Park provides convenient access for all residents and ties in to the aptly named village, Hartwood.

- | | |
|---|------------------------|
| 1 Drop-off | 7 Children's Pool |
| 2 Clubhouse
Function Rooms
Multi-Purpose Hall
Lounge | 8 Playscape |
| 3 Parking Area | 9 Changing Rooms |
| 4 Pocket Park | 10 Pet Park |
| 5 Meditation Garden | 11 Great Lawn |
| 6 Lap Pool | 12 Multi-purpose Court |
| | 13 Multi-purpose Lawn |
| | 14 Service Parking |

Welcome to the warmth of home

Intuitive and purposefully designed, spaces for living and gathering bring comfort and abundance at every stride. Through greenways interspersed within and around the village, spaces and walkways are always enveloped in nature while boundless shared areas flourish throughout the community.

VILLAGE FEATURES

Gate & Guardhouse
24/7 Security & CCTV Surveillance
Electric Perimeter Fence
Materials Recovery Facility,
and Sewage Treatment Plant
Professional Property Management

Underground utilities
for the spine road
Overhead utilities
for the arterial roads
Tree-lined streets
Water Tank





LANDSCAPING

AJM Planning and Design

is a prime Filipino design firm that positions landscape architecture at the forefront of creating spaces and places that caters to the needs of all people from varying levels of social status while preserving and conserving creation.

ARCHITECTURAL & ENGINEERING

Aidea, Inc. is an integrated design and technology firm that leverages their expertise, unique processes, and continuous technological innovation to create solutions that bring the best value to their stakeholders. They've been recognized worldwide as a front-runner and expert on Virtual Design and Construction (VDC).

PROPERTY MANAGEMENT

Committed to the comfort, security, and safety of its residents, Federal Land, through **Federal Property Management Corporation**, guarantees exceptional property management services including day-to-day property operations, property administration and maintenance, commercial areas maintenance, and technical services. Through FPMC, we ensure the well-being of our communities and partners every step of the way.

BUSINESS CARD HERE

A PREMIUM DEVELOPMENT BY



Discover more at www.federalland.ph

DHSUD REGION 4A – TLS 056

Project Address: Barangay Malamig, Biñan City, Laguna

Project Owner & Developer: Horizon Land Property Development Corp.

& Topsphere Realty Development Co., Inc. Project Completion Date: June 2026

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