



**alphaland**

— BALESIN ISLAND CLUB —

## ABOUT US

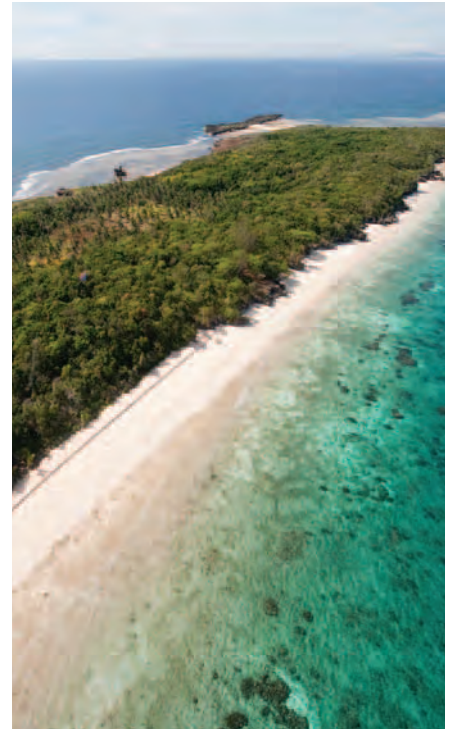
Alphaland Corporation is a joint venture between the Ashmore Group, a private equity fund based in London, with funds under management of about USD 65 Billion, and the RVO Capital Ventures Group.

We are unique in that we are very selective in the property development projects that we undertake. We focus only on high-end and top-of-the-line projects.

We do not intend to be, and will never be, all things to all people.

ALPHALAND - UNIQUE!

**BALESIN ISLAND CLUB IS ONE OF OUR MAJOR PROJECTS.**



## Balesin Island Club: Your Own Private Paradise

A destination of unmatched natural beauty located off the Eastern coast of Luzon in the Philippines, Balesin is a 500 hectare tropical island paradise with 7.3 kilometers of pristine white sand beaches. Located 21 kilometers southeast of Polillo, Quezon Province and just 60 nautical miles east of Manila, Balesin is a quick 25-minute plane ride from Manila, yet is a world completely unto itself. Alphaland Balesin Island Club is your unique, members-only, private leisure getaway – today and for generations to come.

“Lush, protected, and untouched until recently, Balesin is being developed as the ultimate private getaway for those [privileged] enough to gain access to an exclusive roster.”  
- **TOWN AND COUNTRY, March 2012**





## Unequaled Member Privileges:

- 14 complimentary villa nights per year
- 260 hospitality suites (villas) in six themed villages
- 7 Two-bedroom Clubhouse Suites
- Subsidized flights to and from Balesin Island on our own private planes
- Grand Clubhouse with a huge pool and 4 outdoor whirlpools
- Main dining facility serving seafood specialties fresh from the Balesin Sea
- Cafés and specialty restaurants in each of the six villages
- Luxurious destination spa with massage/therapy suites
- Sports center with indoor and outdoor basketball/tennis courts, and much more
- Archery and Golf driving range
- Complete water sports facilities
- Equestrian facilities
- Direct-to-home TV via satellite in each villa
- Mobile communication and Internet services powered by the SMART network
- Complete transportation infrastructure including a 1,500-meter concreted airstrip, island ferry station, and more.



LUZON

Manila

BALESIN ISLAND

VISAYAS

MINDANAO



## Paradise is a Stone's Throw Away

One of the great enigmas that face all exotic island destinations is – how do I get there? For Balesin Island Club members, we have solved the problem for you – we've acquired our own aircraft to ferry you back and forth on a regularly scheduled basis. Two brand new Cessna Grand Caravans, which have a powerful turbo jet engine, will take you from our private hangar at the Manila airport to the Welcome Pavilion of Balesin in 25 minutes. As a member, you are entitled to the luxury of your own departure lounge and terminal through Balesin Island Club's personalized arrangements. More than that, international flights and private jets requiring a 1,500-meter concreted airstrip can also land on Balesin. CIQ (Customs, Immigration, Quarantine) facilities for direct international flights is currently being arranged.







## Balesin Island Club - A resort master planned by EcoPlan of Florida, USA

With six authentically designed hospitality villages - the only concept of its kind worldwide – your stay at Balesin Island Club is sure to be unique. Having taken inspiration from the most famous and exclusive international vacation spots such as Mykonos, Costa Smeralda, St. Tropez, Bali, Phuket, and of course, the Philippines, you can find yourself in a different world each time you stay at Balesin Island.



## WHAT RISES IN THE EAST

With powder white beaches, jewel-toned coral reefs, and tangled jungle, Balesin Island Club could be any other stunning island paradise—except for its six distinct villages that take after the world’s most beautiful seaside destinations, and its carefully planned, inherent sustainability.

**THE CONCEPT** of a members-only resort that brings together the beach capitals of the world on one beautiful island off the Eastern coast of Luzon is both fascinating and ambiguous at the same time. Six top seaside destinations within easy reach is fascinating, but ambiguous, because, how could an idea as big as this not look like a tropical Disneyland gone wrong?

Seeing is believing. Balesin Island Club is just a 25-minute plane ride from Manila. As the airplane circles the island prior to final approach, you

see winding roads curving through the lush, unhindered growth of the rainforest. The thick foliage hides most of the club’s minimal structures.

The six villages are scattered throughout the island, with the club set to open this July. When they are completed, floating villas from ‘Bali’ will reach out from the white, powder-soft sand onto the waters of Lamon Bay, while a Greek tavern in the ‘Mykonos’ village makes its home on Balesin’s limestone cliffs, looking out at the Pacific Ocean. Boats will

bob at anchor in ‘Saint Tropez’, and the richness of Thai culture will be evident in every beam and carving in the ‘Phuket’ village, nestled in a secret, southern cove. And while ‘Costa Smerelda’ will make you feel like you’ve been transported to an Italian village redolent with the homey aromas of olive oil and parmesan, the Philippine-inspired ‘Balesin’ village should help you remember that there’s no place like home.

As a member, the choice is yours. You get 14 nights a year, where you can stay at



**Floating villas from 'Bali' will reach out from the white, powder-soft sand onto the waters of Lamon Bay, while a Greek tavern in the 'Mykonos' village makes its home on Balesin's limestone cliffs.**

any village you like. Alphaland's Senior Vice President for Corporate Communications Michelle Ongpin calls it "a tackline to your own private paradise."

Michelle's father, the larger-than-life Roberto "Bobby" Ongpin of Alphaland, is behind this vision. His track record in exclusive development projects, like Tagaytay Highlands, demonstrated his lofty standards of quality. One of the best development planners in the world, EcoPlan of Florida, ensured that Balesin Island

Club was designed as a harmonious, integrated whole, built according to a master plan that takes into careful consideration the island's geography and climate, top-notch amenities, and of course the all-important guest experience.

For Alphaland's chairman, this project is strictly personal. Each of the chosen villages is a personal favorite of Mr. Ongpin, including Balesin Island. "It was my dad's dream from the beginning," shares Michelle Ongpin, "He used to go to Balesin every year

in the '80's and '90's; he built a house there, and absolutely loves the island. He's always wanted to do something more with it." To make sure they got it right, Mr. Ongpin sent his architects to each foreign destination, so they could immerse themselves in the local culture and architecture. He insisted on personally overseeing the design plans, sharing his memories of countless trips. It may promise six different experiences in one resort, but there is nothing hodgepodge about Balesin Island Club.

**One of the best development planners in the world, EcoPlan of Florida, ensured that Balesin Island Club was designed as a harmonious, integrated whole, built according to a master plan.**



The resort challenges other notions, too. In partnering up with EcoPlan, Balesin is an exquisite rebuttal to the idea that world-class luxury and authentic sustainability are ultimately incompatible. And the secret, once again, is in the master plan, guaranteeing that sensitivity for the island's environment is a key feature right in the blueprints. "We've master-planned it from the beginning to make Balesin Island Club sustainable in the long run," Ms. Ongpin says. "So the overdevelopment and pollution that has happened in Boracay will never happen here."

So, what does Balesin Island have instead? For one, an international airport with a 1.5km runway, complete with immigration and customs. The runway also doubles as a water collection system for the island. The rainwater falling on the runway runs off into a series of lagoons, which serve as the main supply for the island's water filtration plants.

Only 50 of Balesin's 500 hectares will be developed, preserving the island's natural beauty, while offering its members plush, 57-square-meter villas, swimming pools, premium sports facilities including covered tennis courts and water sports, and of course a lavish, holistic spa. The pristine coral reefs and virgin rainforests are protected by 80%





water recycling, sewage treatment, and roads that carve around trees rather than plough through the forest. The vehicles on the island will be electric shuttles, although guests can also ride horses from the equestrian center to get around.

Balesin's organic farm will grow fresh produce for the resort's needs, while the aquaculture center will supplement the daily catch brought in by the local fishermen— the local community plays a big part in the project. The island will offer "well-executed small menus with excellent produce," supplies Michelle Ongpin. "As with everything else, it's not necessarily about quantity, but quality, with fresh, seasonal offerings." Since each village has its own specialty restaurant, serving up authentic fare, there's plenty to choose from.

Of course, the fact that Balesin is a members-only island plays a big role in maintaining this subtle yet achievable balance between human development and natural environment. Its wealth of possible experiences, ambitious as it is, might also be the secret to the next level of exclusive membership resorts. Add the island's natural and developed assets, and Balesin Island Club is definitely a paradise you'll want to sign up for. □

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## A One of a Kind Experience

Each village will have its own beautifully landscaped pool as well as a specialty restaurant and café that will offer culinary delights based on the theme of the village. All the villas will be authentically designed and decorated, allowing for panoramic vistas of the ocean and woodlands.



MYKONOS



ST. TROPEZ



COSTA SMERALDA



BALI



PHUKET



BALESIN

“...a Greek tavern in the Mykonos village makes its home on Balesin’s limestone cliffs looking out at the Pacific Ocean.”



## Mykonos - Greek Islands

A vision in white and blue, Mykonos is a stunning example of Cycladic cubic architecture, set around a picturesque fishing bay. It is no surprise that this island ranks among the best known and most desirable vacation spots worldwide.

The 40 destination villas built in the Mykonos style of architecture, give you a taste of Greece, right here in the Philippines. Allow us to draw you in with white-washed houses, blue windows and doors, winding streets, a Greek café, a sea grotto and rock bar. Guests can enjoy watching the sunset as the sea runs beneath the bar’s deck.





## St. Tropez - South of France

St. Tropez remains to be the favorite destination of high society, lovers of the sea and heritage enthusiasts. Known as the playground of the rich and Hollywood elite, St. Tropez is surrounded by white sandy beaches and enjoys a gorgeous sunny climate.

St. Tropez chic combined with our impeccable service makes a stay at this village truly unforgettable. Designed like a boutique hotel, our 50 destination suites are inspired by the legendary Hotel Byblos. Delight in your own private French Riviera and enjoy an authentic experience at our crêperie.

“Costa Smeralda will make you feel like you’ve been transported to an Italian village redolent with the homey aromas of olive oil and parmesan.”



## Costa Smeralda - Sardinia, Italy

When Jacques Couelle, member of the Costa Smeralda Consortium and celebrated architect of the sixties, built the Hotel Cala di Volpe in the most beautiful bay of the whole coastal area, he created a new architectonic style which was then dubbed “Neo Sardinian”. The harmony between sea, sand and sky is duplicated in this village’s 50 destination suites, designed in the architectural style and ambiance of Costa Smeralda.

“...floating villas from Bali will reach out from the white, powder-soft sand onto the waters of Lamon Bay.”



## Bali - Indonesia

Bali is a mystical place that enchants through the sheer natural beauty of its majestic volcanoes, beautiful white-sand beaches and lush terraced rice fields. The Bali Village will embody the harmonious composition of nature by means of tropical landscape settings, generous open spaces, swimming pools, water features, and courtyards with wooden decks. Delight in stilt villas stretching above the cool waters of Lamon Bay or experience the villas set in paddies reminiscent of Ubud, Indonesia.

“...the richness of Thai culture will be evident in every beam and carving in the Phuket village.”



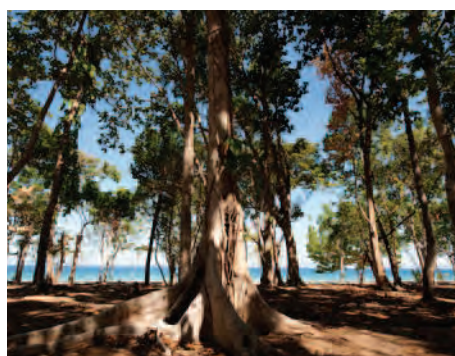
## Phuket - Thailand

Phuket is sometimes referred to as the “Pearl of the South”, a name justified by the abundance of powdery white beaches, limestone cliffs, and crystalline, blue-green waters. Located on the southernmost part of the island, our Phuket village is fitted with 40 exotic villas fronted by a white sand beach or overlooking picturesque rugged cliffs above the sea.



## Balesin - Philippines

Conveniently located near the Clubhouse, Spa, and Aquatic Sports Center, the Balesin village is your home away from home. Take pleasure in the 40 villas which feature the best of Philippine indigenous architecture, craft, and design, coupled with a modern twist. Indulge in exquisite Filipino cuisine and stroll along the luxurious white sand beach.



## Balesin beckons

THE ASSET, July/August 2010

**R**oberto Ongpin waxes lyrical when he talks about Balesin, a 500-hectare white-sand island off the coast of Quezon province on the Philippines' Pacific coast. Alphaland, the listed company Ongpin runs with investment from UK-based Ashmore group, had acquired the property recently from the family of the late Edgardo Tordesillas, who was Ongpin's deputy at the trade and industry ministry when both of them were in government in the 1980s. Part of Ongpin's excitement is explained by the fact that he has never lost his passion for developing high-end luxury resorts meant for the rich and famous much like what he had envisioned for Tagaytay Highlands originally – that was before he was ousted

from Belle Corporation 12 years ago.

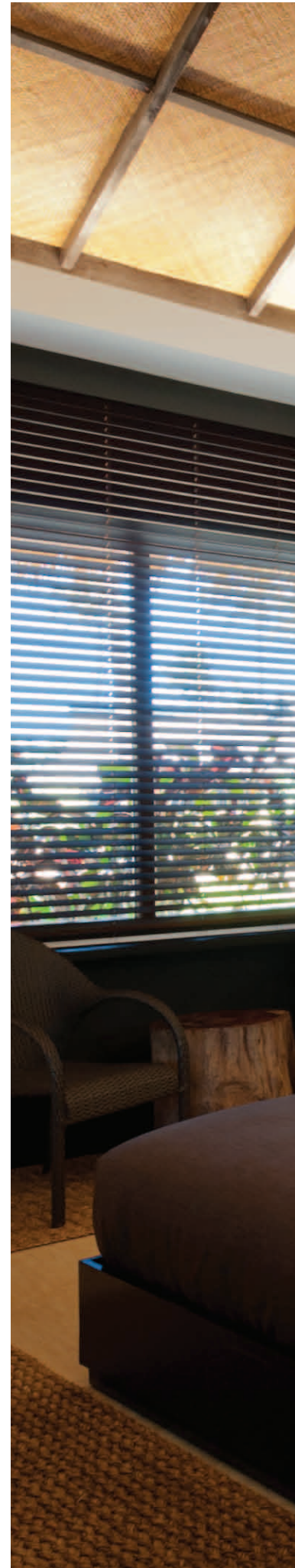
Balesin presents that interesting opportunity and he is determined to make it a stand-out. Ongpin reckons that if he did not enter the world of business, he would probably have been an architect. "There were 11 architects involved in the development of the initial phase of Tagaytay Highlands; one of them is unlicensed," he chuckles. He says that some of the greatest battles he had then was often over design – the look and feel. He believes in building to cater to the high end of the market – to create the snob appeal. With Balesin, he is back to where he started 12 years ago. And he is raring to transform the idyllic island into his very own creation – his masterplan

for what will be one of the country's most exclusive resorts. The plan involves initially the development of six themed villages based on Ongpin's own travels – Mykonos (Greece), Sardinia (Italy), St. Tropez (France), Phuket (Thailand), Bali (Indonesia) and a still unnamed Philippine island theme. Each village will have 20 to 30 units. Work has started on a new runway. Alphaland will be acquiring small aircrafts for the 25-minute hop to ferry vacationers to the island. By the end of the year, Ongpin hopes to have the clubhouse up and running. But it will be a multi-year project and Alphaland has budgeted to spend at least 2 billion pesos. For Ongpin, of course, it will be like no other and turning what became a nightmare 12 years ago into a dream come true.



Each villa is 100 sqm and has all 5-star resort hotel amenities. Villas are fully equipped with:

- An outdoor bamboo shower
- A whirlpool tub at the deck
- A king-sized outdoor lounge and dining area
- A mini-bar
- An electronic safe
- Flat screen TVs with Direct-to-home satellite TV and a DVD player
- An espresso and tea maker with complimentary coffee and tea pods
- iPod dock
- An electronic card lock for entrance doors
- A spacious bedroom with a king-size (80" x 80") bed
- A standard, single-size daybed
- A spacious wardrobe cabinet
- Writing desk
- An indoor and an outdoor shower (ceiling-mounted rain-shower and hand-held telephone shower)
- Airconditioning and ceiling-mounted electric fan
- Twin lavatory sinks complete with male/female vanity kits, a hairdryer, a vanity mirror and a full wall mirror
- A 24-hour golf buggy service for transportation around the island
- Full communication facilities via Smart cellular phone







**“FILIPINO FIRST:**  
The villas in the Balesin Village are a showcase  
of the best in Filipino resort design.”



Mykonos Village

Mykonos Deck

Zipline

Costa Smeralda Village

St. Tropez Village

Bali Village

Water Villas

Chapel

Archery Range

Golf Driving Range & Putting Green

The Stables

Sports Center

# Pacific Ocean



# Lamon Bay

## CLUBHOUSE

(Indoor Facilities)

- 7 Two-bedroom Clubhouse Suites
- Lobby Bar
- Lobby Reception
- 2 Private Dining Rooms (Air Conditioned)
- Business Center
- Conference Room
- Function Rooms
- Dining Rooms
- Sakura Japanese Restaurant
- Online Gaming/ Sony Playstation®/ Wii© Room
- Mahjong, Board Games, and Card Rooms
- Table Tennis and Billiards Room
- Children's Playroom
- Karaoke Rooms
- Hair Salons
- E.L. Tordesillas Library
- Tabacalera Cigar Divan
- Fully staffed professional medical clinic operating 24/7
- Souvenir Shop
- Male, Female, and Children's Locker Rooms









## CLUBHOUSE (Outdoor Facilities)

- Main Pool
- 4 Outdoor Whirlpools
- Children's Swimming Pool
- Children's Playground/ Toddler Area
- 2 Pool Bars
- Sundecks
- Private Beach Cabanas





## There's Something for Everyone

Enjoy an active vacation at the Club's sports, beach, and lifestyle facilities or wind down and book a session at the Zen-inspired spa suites. If you're feeling adventurous then explore the natural secrets of the island through the many riding trails. An ideal vacation spot offers diverse activities to cater to your every whim and Balesin will do just that.







#### Aquatic Sports Center:

- Waterskiing/ Wakeboarding
- Snorkeling
- Windsurfing
- Kayaking
- Stand Up Paddle Boarding
- Sailing – Hobie Cat & Paraw
- Motorized Banca
- Deep Sea Fishing
- Beach Football/ Volleyball/ Frisbee
- Sunset Cruise

#### The Stables:

- Island Trail Ride
- Bullring
- Calesa Rides
- Horse Stables & Paddock

#### Fully Covered Sports Center:

- Indoor and Outdoor Basketball (2) and Tennis Courts (3)
- 3 Indoor Badminton Courts
- Archery Range
- Paintball Course
- Airsoft Shooting Range
- Indoor Rock Climbing Wall
- Mountain Biking
- Zipline (600 meters)
- Golf Driving Range
- Fully Equipped Indoor Gym

#### Spa:

- Spa Suites
- Spa Pool
- Sauna
- Steam bath



## Complete Dining Experience

We have a complete array of dining options to whet your appetite at Balesin Island. Each village will have an authentic restaurant serving specialty cuisine. Seafood freshly caught from our own aquaculture around Balesin Island supply our superb Clubhouse restaurant. Here you can enjoy our local delicacies – “Kinilaw”, slices of raw seafood marinated in vinegar, and “Binakol”, a chicken soup infused in coconut water. Eventually, you can even pick fresh fruits and vegetables to go with your meals from our organic gardens.





### Specialty Restaurants:

- Greek
- Thai
- Italian
- French
- Indonesian
- Filipino
- Japanese
- Seafood

### Aquaculture:

- Catfish
- Bivalves
- Green Mud Crab
- Grouper
- Lobsters
- Milkfish

### Sustainable Growth Centers:

- Organic Gardens
- Herb/Medicinal Garden
- Vermiculture



## Balesin: The

**A**lphaland's investment in the tourism resort market is Alphaland Balesin Island Club on Balesin Island, located about 33 kilometers off the eastern coast of Luzon and only 25 minutes by plane from Manila's domestic airport.

Alphaland Balesin Island Club covers 424 hectares. The availability of the 1.5-kilometer airfield that can accommodate regional aircraft makes Balesin Island the ideal spot for an environmentally sustainable beach haven development near the city.

Alphaland Balesin Island Club offers uniquely designed accommodations and amenities in each of the major sites of the island. With the clubhouse as the island's



# ultimate in resort living

centrepiece, Alphaland Balesin Island Club will be subdivided into six areas, each with 40 hospitality villas.

The clusters take inspiration from six of the most luxurious beachside destinations around the world: St. Tropez (Cote d'azur), Phuket (Thailand), Costa Smeralda (Sardinia), Bali (Indonesia), Mykonos (Greece) and Philippine Tropical.

Members and their guests can choose to spend their stay in any of the six hospitality resorts within the clusters where the themes are carefully carried out – from landscaping, structural and interior design – as well as their culinary and beverage offerings.

Close to the clubhouse is the Destination Spa which will offer specialty treatment suites,

outdoor bathing, relaxation lounges, and a yoga studio that will cater to the health, body and any and all relaxation needs.

Alphaland Balesin Island Club membership model appeals to weekend travelers who seek more privacy with their friends and families. Membership means free yearly flights to Balesin Island as well as multiple complimentary nights in the themed hospitality rooms and villas.

Members and their guests can reach the island via land or sea, with flights from a dedicated member's lounge in Manila's domestic airport or the ferry service from Real Port in Quezon Province.

On the island, the club electric carts, bicycles and horses will take guests around

its themed beach clusters, spa, leisure areas, sport facilities, entertainment venues and scenic viewpoints.

The island development will make use of ecologically sensitive alternatives for power generation, water desalination and water harvesting and recycling.

The construction of the clubhouse and its core engineering systems will have utilities management and utility saving measures as key elements of the design development.

As location and ambience are keys to the success of The Alphaland Balesin Island Club, its architectural design will ensure that the entire site remains in harmony with the tropical island setting.



## Letter from Evelyn Lim Forbes

(an original landowner, on her visit to Balesin)

Dearest Michelle,

Words, written or spoken, simply do not do the Balesin experience, justice.

And may I happily add that it starts with Janice at reservations, maps, information, etc. to the wonderful hangar with the ladies that had breakfast sweets waiting for us, a flawless flight over familiar terrain, in those sturdy Cessnas [flown by] capable pilots, only to land at the E.L. Tordesillas building... that totally brought tears to my eyes, a lump in my throat and already set the tone of the trip for me.

I had come on a nostalgia trip which was enriched with a totally unexpected experience. A once potential dream that is going to become a phenomenal reality, I congratulate you all on this. It took many energies to make it happen and will continue to need it to be able to sustain what will be needed to keep it going. Your dad took Eddie's island, his dreams, and made them even more than those dreams, he made them his. The concept became richer, fuller and more creative.

Mr. Celdran was unbelievable. He was everywhere, all the time! How is that possible? We never had to look for him to ask anything, he was always there. Our old driver, JR, is now your balladeer! He never sang when he was with me, but then again, he never had reason to! But boy was he happy to see me!

The Balesin area is down pat, as perfect as that concept gets. The food is great for the price and I am sure [that] when the kitchen is put in there will be better service time since you are still on your test runs. Joey rocks and Rolly are used to the pace, both professionals, they will perform well, and the others just need more experience, they are all so eager to please. So sweet.



I know that none of it would be possible without RVO's foresight and hands on involvement. He can delegate, but nothing beats personal inspection. His touch is all over the place. Even with construction, every angle, day or night, is like a photo op!

Each GM of each facility needs to be top notch, all working under the baton of a head executive GM. Wowowee!!!

I have told Marco that I don't mind staying in all the facilities as they come up, but I think we have to get our own membership now, we are talking about price. Marco's a gem, [he] worked his boonies off this weekend. My husband really didn't understand Balesin until this weekend. Men are really Martians... thick. What to do? Now he wants to know when the next 3-day vacation will be.

I love that Bali is going up on the site of our former property, and that where we had a cabana, a clubhouse will rise. My dad was so happy and excited when I came home yesterday to let him know. I have yet to show him the photos on the iPad.

Please extend our deepest thanks to your staff, a hug for your Dad for the vision, and another hug for his children for helping him make it happen.

It was a perfect Easter Vacation.

- Ev







“Balesin is an exquisite rebuttal to the idea that world-class luxury and authentic sustainability are ultimately incompatible.”



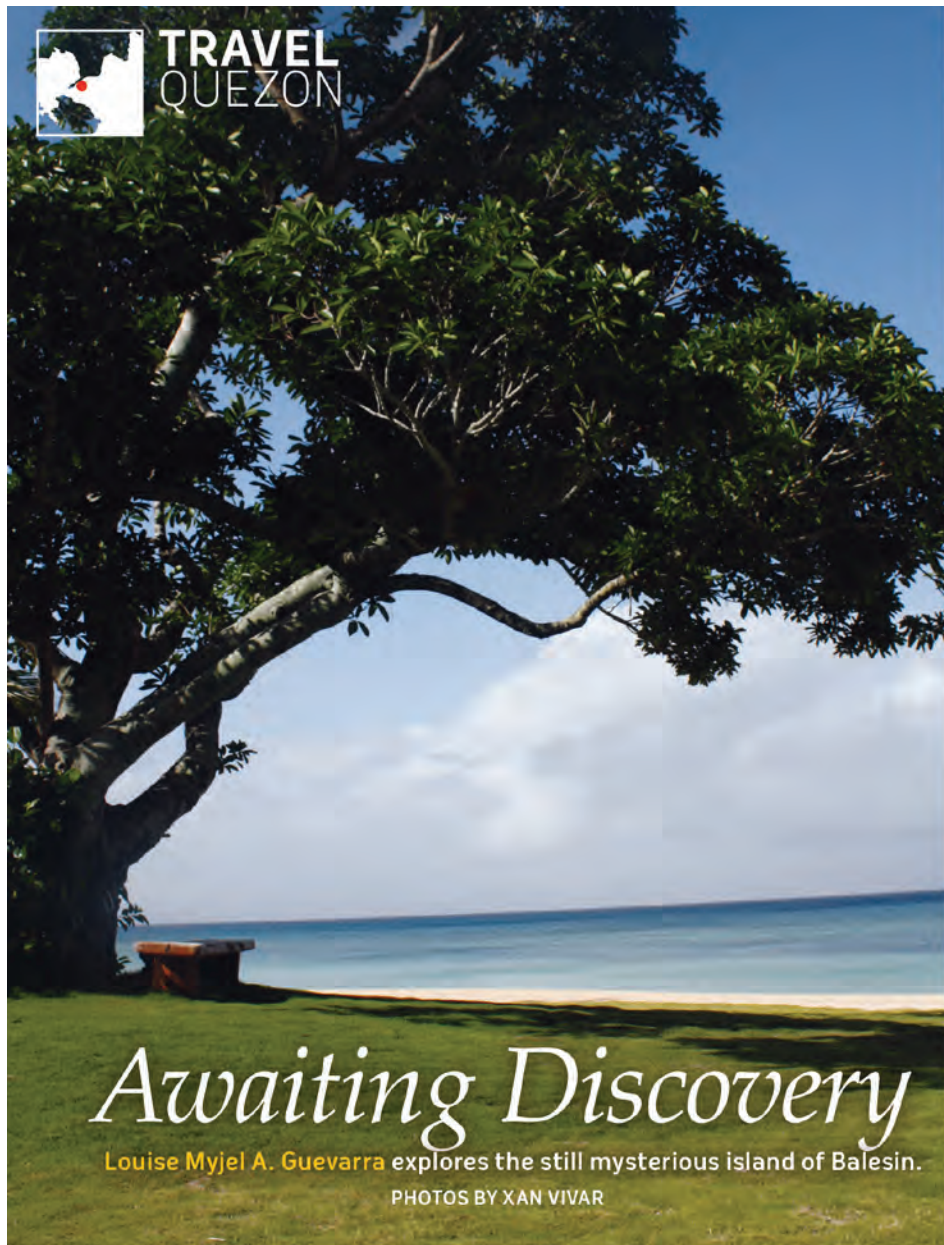
## Beautifully Sustainable

Master planned by EcoPlan of Miami, Florida, USA, Balesin Island Club was designed with the environment uppermost in mind and to be in perfect harmony with its natural surroundings.

- Rainwater is harvested from our concrete airstrip and purified to provide potable water
- Eco-friendly transportation to get around the island (electric golf carts, mountain bikes, and horses)
- Sewage treatment plants to provide filtration for water-based impurities
- Prime generator sets supply uninterrupted power for the comfort of all guests
- Forest preservation - only 10% of the island will be developed
- 30-meter development setback from the shore allows trees to grow and act as a protective barrier
- A nursery to assure the continuous growth of plant life on the island
- Community development programs to enhance the lives of long-time Balesin residents
- Observance of a zero-waste program to prevent build-up of non-disposable materials
- Vermiculture is used as a sustainable method of waste disposal and as fertilizer for organic gardens



## TRAVEL QUEZON



# Awaiting Discovery

Louise Myjel A. Guevarra explores the still mysterious island of Balesin.

PHOTOS BY XAN VIVAR

If you're up for an international vacation experience minus the long lines at the airport, then look no further than Quezon Province. Somewhere east of Mauban near Polillo Island is Balesin Island Club. Named after the *balete* tree and *asin*, this 424-hectare property houses Lamon Bay, one of the richest fishing grounds in the Pacific. Aside from having a pristine beach, the island is also rich in vegetation with rainforests, trees, wild shrubs, and flowers growing all over.

Once owned by the Tordesillas family, the island was recently acquired by the Ongpins, through Alphaland.

"We aim to provide you with a unique, luxurious, and exclusive island experience,"

says Michelle Ongpin, Senior Vice-President for Corporate Communications of Alphaland.

### LAID-BACK DELUXE

Balesin is not another Boracay. You go to Balesin not to attend overcrowded parties or sing your heart out on karaoke nights, but to unwind, revel in the outdoors, and take a break from city life.

Hospitable locals greet visitors with fresh buko juice while *kundiman* songs courtesy of kuya joey, play in the background. After checking in, you will be escorted to a luxurious villa, which has all the accoutrements of a five-star experience including a king-sized bed, whirlpool bath, flat screen television, and outdoor sundeck.

A local fisherman of Balesin boasts of his fresh catch



But as comfortable as your villa is, you cannot help but be drawn to the pristine environment outside.

The beach, with its clear blue waters, immaculate white sand, and unspoiled quality, is probably Balesin's biggest lure. Swim in the waters. Lie down on the sand. Or take long walks around the 7.6-km. shore, its white sand remaining cool on your bare feet despite the scorching heat. If you're the more active type, there are facilities for diving, surfing, kayaking, snorkeling, and kite boarding.


Oh, and you can also go horseback riding along the shores.


Fishing is another activity that you might want to try. Local fishermen regularly go out to the open water to catch fresh fish and seafood for the dining outlets. But if that's a bit too much for you, then settle for a few hours of spear fishing.


Speaking of dining, the meals at Balesin are served at the club restaurant, Sala. Try the Fish Binakol, *lapu-lapu* cooked in coconut water and served in a coconut. The idea is for you to take portions of the fish while scraping off some of the coconut meat from its husk. The Paella Negra is another must-try, its tender rice cooked in squid ink. Finish off with the Balesinner, a cocktail of Hendricks gin, soda, and gumamela syrup.


Everyone can be a jetsetter, even without leaving the country; Balesin offers exclusive world-class amenities and accommodations that are just a 25-minute plane ride away.


## TURISTA GUIDE


 Balesin is located off the coast of Polillo Island. Take the chartered flight from the AlphaLand hangar in Parañaque. The flight takes 25 minutes on board a 10-seater Cessna Caravan. Round trip tickets costs P4,000 per person.

 When completed, Balesin Island Club will have six villages, each inspired by a vacation destination namely: Balesin, Bali, Phuket, St. Tropez, Mykonos, and Costa Smeralda, with 30 villas each. Every village will have its own clubhouse, restaurant, pool, and spa. Lifetime membership costs P2,000,000, with 14 complimentary nights a year.

 In Balesin Village, the restaurant is called Sala. The other villages will have their own dining outlets namely: Café (St. Tropez), Taverna (Mykonos), and Trattoria (Costa Smeralda).

 The island is considered a wildlife sanctuary because of the rare species of birds and fishes to be found there. The Balesin safari may not be as awesome as Africa's, but it's still an amazing feeling to spot these rare animals.

 The South East Asia Property Awards recently gave the Best Villa Development Award to AlphaLand for Balesin Island Club's destination villas. The awards recognize the most innovative and interesting property developments in the region.

 Balesin Island Club's 1.5 km-long concrete runway also doubles as a rainwater catcher. Water from the runway is treated and used around the island to fill lakes and small ponds. The Club's other sustainability initiatives include a recycling system and an organic farm. Plus, around 90 percent of the island's natural resources remain untouched.

 Balesin Island Club  
www.balesin.com  
sales@alphaland.com.ph  
(632) 302-5742, 0917-882-5742

A prequel of Balesin's spacious and awe-inspiring dining area



In Balesin, nothing is cut down, only relocated to make a picturesque, relaxing view

Whether on land and or up in the air, Balesin island will leave you breathless with its serenity



Go horseback riding along beach on the pristine white sands of Balesin



Marvel on Balesin's view from the Sala while gorging on the most excellent lunch being served



Balesin's master plan is to make use of renewed energy, exercise sustainability and give service to the local community



# A spectacular island getaway—hunk not included, unfortunately

By: Tessa Prieto-Valdes

Philippine Daily Inquirer (Sunday, January 15th, 2012)



I'm a genuine sea lover and I dream of having my own secluded, private island getaway, where I can stay in luxurious splendor living next to white sand and blue waters. My dream even includes a gorgeous six-packed hunk serving me a fruit cocktail as he emerges out of the water!

That ultimate dream is now possible at the Alphaland Balesin Island Club ([www.alphaland.com.ph](http://www.alphaland.com.ph)). It's a private paradise in one spectacular island and truly a dream come true (hunk not included, unfortunately).

SPECTACULAR island of Balesin on the eastern coast of Luzon

took a brand new Cessna Caravan plane ride that landed 25 minutes later on an amazing concrete runway that we were told is almost twice the length of the Boracay runway.

Balesin is off the coast of Quezon, directly east of Manila. The island itself is only half the size of Bora, but it has over 7 km of pristine white sand ringing it. The developer, Alphaland Corporation, is building six themed villages around the island where members can stay.

We took a tour and saw Bali, drove up to the Costa Smeralda, imagined ourselves in St. Tropez, walked around Mykonos, zipped by Phuket and finally came home to the Philippine village. As a member gets 14 complimentary village nights per year, it looks like a cheap way to go around the world over six weekends!

Over the holidays, I got a group of friends to check out Balesin and spend a day in paradise. We headed to the club's private departure lounge and



SALA at Balesin Island Club

At the club's Welcome Pavilion, we met Balesin GM Marco Diaz and his friendly staff serving cold towels and pandan fruit drinks. Marco was a trove of trivia, regaling us on all the island stats as we toured the different villages in an elongated golf buggy.



VISITING guests pose in front of the private plane of Balesin Island Club.

Each themed villa has a spacious bedroom with a king-size bed covered with the highest possible threadcount bedsheets, and pillows that were as soft as clouds. The room electronics include a flat-screen satellite TV, iPod dock and Wi-Fi. For those who want to get off the grid, outside are a private sundeck, whirlpool and outdoor garden shower.

In Balesin Village, several beachfront villas are already complete, as well as a small restaurant. Nearby, a giant clubhouse, freshwater swimming pool and seawater floating pool are nearing completion. I was amazed to see work crews in the midst of the holidays.

### **Mystical 'balete'**

The best part of the massive development is that it is maintaining as much of the natural topography and beauty of the island. Trees are fully preserved and our tour included a stop at a giant balete tree, from where the island gets its name. With its huge trunk and flowing branches, mother balete seemed almost mystical. Horse trails and jogging paths snake through the forests of Balesin, all preserved to maintain an eco-friendly resort.

At lunch we were joined by Aia de Leon, lead singer of Imago. Light years ago, we teamed up to singing the band hit "Taralets" on "Celebrity Duets." Later she sang a lovely song, strumming a lone guitar to back herself up. What better way is there to enjoy an island?



VISITING island guests Mike and Caroline Andrews, Dennis Valdes, Rosan Cruz, Balesin GM Marco Diaz, Sea Princess, Mikki Yap and Tessa Alindogan

# Exotic island set to charm, spoil guests

By: Theresa S. Samaniego

Philippine Daily Inquirer (Saturday, March 24th, 2012)



BALESIN provides members a unique, luxurious and exclusive island experience

Summers in an exotic island?

It's definitely more fun in the Philippines. Specially if you end up spending it at the opulent, all-exclusive and members-only Alphaland Balesin Island Club in Quezon province.

Located about 35 kilometers off the eastern coast of Luzon, this 500-hectare island paradise used to serve as a frequent stop for treasure hunters centuries ago, and even became a vacation getaway for the Japanese after their occupation of the Philippines during World War II.

Fast forward to today, however, Balesin Island is now being redefined and transformed by upscale property developer Alphaland Corp. the way exclusive recreational destination developments should be—a world-class destination resort to accommodate all sorts of indulgences.

“At Balesin we aim to provide members with a unique, luxurious and exclusive island experience. With all its natural wonders, it's a world unto itself, giving you that sense of remoteness and serenity. Yet, it's just a quick flight to and from Manila,” says Michelle Ongpin, Alphaland SVP for corporate communications.

A true symbol of the high life, Balesin provides unparalleled pampering to its members from start to finish.



BALESIN will be one of the world's most eco-friendly resorts.



First, the trip to the island begins at the private hangar of Alphaland, where guests are accorded the privilege to use the 10 seater state-of-the-art Cessna Grand Caravan.

Luxury becomes even more evident as one starts to descend on Balesin's 1,520-meter long runway and gets an exceptional view of the island's unmatched, or should I say, unspoiled natural beauty.

With six authentically designed villages taking inspiration from the world-famous and picturesque vacation destinations in Europe and Asia, Balesin club members will definitely have something new to explore and look forward to every time they visit the island.

#### 6 luxury resort destinations

Currently, Alphaland Balesin Island Club is the only recreational destination in the Philippines to provide six world-class luxury resort destinations within one small island.



BALESIN Village exhibits the country's wealth of natural beauty and indigenous architecture.

- Balesin Village exhibits the Philippines' wealth of natural beauty and indigenous architecture—indeed, a Filipino's home away from home.

The village offers 40 destination villas conveniently located near the clubhouse, spa and the aquatic sports center.

- Bali Village, which also offers 40 destination villas, replicates the stunning landscapes of Bali, Indonesia, through the use of traditional building materials and elements reinterpreted by means of tropical landscape settings,

generous open spaces, courtyards with wooden decks, swimming pools and water features. The Bali development faces the majestic Sierra Madre Mountain range on the Luzon mainland.

- Mykonos Village is meanwhile a vision in white and blue. It can draw you in with its white-washed houses, blue windows and doors, narrow, winding streets, and quaint restaurants and cafés, reminiscent of charming Greece. With 40 destination villas, guests are treated to a taste of Greece in the Philippines, complete with a Greek café should you have a craving for tzatziki or souvlaki.

- Costa Smeralda Village, as its name aptly suggests, presents guests with a 40-suite area reminiscent of the world-class tourist destination in Northern Sardinia, which has been attracting A-list celebrities, business leaders and other affluent visitors.

Balesin Club's own rendition of this coastal getaway brings luxury comforts without marring the beauty of nature.



- St. Tropez Village meanwhile gives a taste of France through the club's 40 destination suites styled with St. Tropez chic and inspired by the world famous Byblos Hotel.

WITH ALL its natural wonders, Balesin is a world unto itself.

- Phuket Village, on the other hand, has been situated atop rugged cliffs at the southernmost part of the island, allowing guests to have a stunning view of crystalline blue green waters from their guest houses.

“Each village has been meticulously designed and constructed to resemble the destination it's patterned after, and with the authentic cuisine that you can feast on in each village, you will feel as if you're traveling around the world as you explore the island,” says Balesin project director Marco Diaz.

“Each village is unique, but what they do have in common are the five-star amenities in the villas, including jacuzzis, indoor and outdoor luxury beds and landscaped pools. There is island-wide WiFi access in Balesin, direct-to-home TV via Cignal TV, as well as our very own Smart 3G cell site,” he adds.

these activities. Balesin also offers horseback riding as an alternative to exploring the island by foot.

Noteworthy also is the developer's effort to ensure that Balesin will be one of the world's most eco-friendly resorts.

Diaz stresses that Balesin has been masterfully planned and engineered, with sustainability being a key design facet.

"Over 90 percent of Balesin is untouched and preserved, and we intend to keep it that way. We integrated the trees into our plans and made our structures fit into the environment," Diaz claims.

#### Natural beauty



Since only 10 percent of the island will be developed, members are thus assured that the natural beauty of the island will be kept in its splendor.

And as part of its sustainability thrust, Balesin would not allow cars anywhere on the island except for electric golf carts and on site eco-friendly transportation.

Water harvesting and proper sewage treatment—with 80 percent water recycling—will also be practiced and organic gardens will be situated in the island.

"Sustainability is one of the prime development philosophies of Alphaland, and this is true for Balesin as well as our urban residential projects which are LEED-certified," Ongpin says.

"At Balesin, we want to give you a place that has it all—wonders of nature, the luxuries of first-class living, and the most enjoyable activities—while ensuring that the place can thrive for many more generations to enjoy," she further stresses.

Present and future members of Alphaland Balesin Island Club are entitled to 14 complimentary villa nights a year, along with subsidized flights to and from the island via a chartered flight.

# Beautiful Balesin , Exploring a Luxurious Island Destination

Manila Bulletin (April 22, 2012)

Who would've thought that somewhere, within the typhoon-battered province of Polillo Quezon, lies one island that will soon be a world-class destination? But that's the beauty of it, isn't it? It's like a secret paradise. It's not hidden from plain sight but only a privileged few can set foot on its enchanting territories.

Upon the invitation of Balesin Island Club, an exclusive resort destination and a wholly-owned subsidiary of Alphaland Corporation, select members of the press were recently flown in to personally witness how the developments are coming along and experience the wonders that the island has to offer.

For starters, the Club offers its members subsidized flights to and from the island on its own private planes. In Manila, the party boarded the brand new Cessna Grand Caravan at Alphaland's Hangar inside the Civil Aviation Authority of the Philippines in Parañaque. After about 25 minutes, we landed at EL Tordesillas private airstrip and were met by the company's project director Marco Diaz.



Marco immediately let us in on some key information about the island, particularly the airstrip which was named after its previous owner who was Marcos' former trade undersecretary. "We owe to him, all of the greenery that you see around the island. Long before it was popular, he was already into having forest and marine sanctuaries. He didn't like cutting trees and as you can see we kept with the same principle if you look at how we built things on the island."

Built 240mm thick and 1,500 meter long, the runway is at par with international standards for it is meant to bring in guests from Hong Kong, Singapore, and eventually, Sydney. But what's even more impressive is that the runway is made as a water catcher as well. "Rainwater is harvested to provide potable water for the island's water features. We get 101,250,000 liters per year from the airport runway. And two of our lakes have a storage capacity of 60,000,000 liters."

### More interesting stories

Balesin Island is made up of 424 hectares of land with 7.3 kilometers of pristine white sand beaches. A short history of the island tells us that during the Japanese occupation in the country, there was a contingent of seven soldiers living on the island. During those years, all they did was to ask fishermen to go fish, get coconuts, bike around the area and get a massage. When they were called to Manila to surrender, they couldn't believe that there had been any fighting.

After World War II, Tordesillas bought the island and started developing it with mostly Japanese visitors coming in; the visitors went there to get married or simply have a vacation. "It was a very idyllic spot for them and there's always enough space to get lost," says Marco.



Today, standing on the same spot where the Tordesillas' small resort used to be is the Clubhouse that will soon be home to a specialty restaurant with Sushi and Teppan Bar and probably a Live Fish Restaurant. On its right side is the Seven Suites laid out on the mezzanine level with its own sun deck overlooking the outstanding 1,100 sq. m. infinity pool. But the nicest thing about it is that it isn't just a big square laid out with water in it. The water actually goes around the trees thereby leaving nature's original design untouched.

As for guests with kids, there is a 400 sq. m. kiddies' pool with life guards manning the area. Likewise, there are whirlpools, sun deck and lobby bars where people can just lounge around on their own leisure time. If not, they can always opt for the cogon huts situated on the beach front.

Not so distant from the clubhouse are other facilities on the island that are still under construction such as the Aquatic Sports Center, the Destination Spa and the Balesin Village. Completion is expected two months from now. "We are on the pelagic route of the Pacific and this area is perfect for deep sea fishing and other recreational sports. And because we have over 2,500 hectares of marine sanctuary, there's no dynamite fishing or any other illegal form of fishing... We have our own security force, highly trained and highly motivated. They are all ex-military with distinguished service records. We have several of them positioned around the island and we have

the radar site which will see everything coming in. Everything within the three kilometer radius is warned, intercepted and checked.”

#### Island treats

While on the island, one will never run out of things to do, the club made sure of that. They have a fully covered sports center with indoor and outdoor basketball and tennis courts, three badminton courts, table tennis room, a gym and a cardiac clinic with ambulance.



“If anything should happen, you have somebody to stabilize you; you have the plane which is always here, and an all-weather runway. In 30 minutes you’d be flown straight to your big hospital and have your world class treatment,” Marco reassures.

For those seeking outdoor adventures, horseback riding may appeal to your taste. Marco continues: “We actually asked about 30 kids what best experience they could ever have with their parents and they said riding down the beach on a horse. Now we have 8.6 kilometers of horse path and 700m long white sand beach which is exclusive for the use of the horses.”

#### Nearly complete

Apart from Balesin Village which exhibits the Philippines’ wealth of natural beauty, the club is building five more hospitality villages on the different parts of the island. At its helm are architects Meloy Casas, Conrad Onglao and Jorge Yulo. It took inspiration from the most famous and exclusive international vacation spots such as Mykonos, Costa Smeralda, St. Tropez, Bali and Phuket. Each of the villages will have 40 villas, swimming pools, sun decks and restaurants. All construction is expected to be complete by the end of the year. “You can have a Filipino breakfast in the Balesin Village Sala, an Italian pizza and steak in Costa Smeralda, a Thai merienda and a Balinese dinner. It gives you a chance to go all over the place,” Marco encourages.

Still according to Marco, each of the areas that the club built on cost P38 million in engineering and environmental study. “Every single study that you can think of — wind, wave, water, earth — we did everything! Having all these data, we got the best master planners in the world — Ecoplan of Florida. They placed things in the proper areas, even the sewage treatment plant is 20 meters away from the beach front which allows ample space so that when people come in with boats, it’s not like a city on the water. If you look left and right, you’ll notice actual trees right beside buildings and that’s because on the plan, we actually planted out where all the trees were. And so our building is not just this giant square that you plot on the map. You actually contour it and twist it to fit the environment.”



The club is also getting help from the island’s locals. “We have a barangay of 700 people here. All of them are training to become a tourism-oriented village. From a fourth class barangay that was earning P80 a day, they are now earning about P30,000 a month. All of their kids are our scholars as we’ve added teachers also. Once they are grown up to the high school level, they would have OJT in the club and once they finish high school, they’re better than practically anyone else because they are trained hospitality staff.”

Marco recalls the moment they first came to the island. “The people who live here didn’t have any water. They didn’t have a proper toilet. And so we built for them... The locals are the first protectors of this island. They will protect their new way of life. They will not do things like cut trees because they understand why they shouldn’t. Or throw their trash on the beach or use dynamite.”

So what’s next? Are they going to build more once everything is done? “We’re only developing 10 percent of the island. All the rest is as you see it from the plane. You’ll actually notice that developments are just pockets. The only places we developed are the areas that have been cleared already by the last owner or were former coconut plantations... That’s what master plan is for. It’s supposed to tell you the extent of your development.”

# ISLAND FACILITIES

## CLUBHOUSE (Indoor Facilities)

7 Two-bedroom Clubhouse Suites  
Lobby Bar  
Lobby Reception  
2 Private Dining Rooms (Air Conditioned)  
Business Center  
Conference Room  
Function Rooms  
Dining Rooms  
Sakura Japanese Restaurant  
Online Gaming/ Sony Playstation®/ Wii© Room  
Mahjong, Board Games and Card Rooms  
Table Tennis and Billiards Room  
Children's Playroom  
Karaoke Rooms  
Hair Salons  
E.L. Tordesillas Library  
Tabacalera Cigar Divan  
Fully Staffed Professional Medical Clinic Operating 24/7  
Souvenir Shop  
Male, Female, and Children's Locker Rooms

## SPORTS CENTER

Indoor and Outdoor Basketball (2) and Tennis Courts (3)  
3 Indoor Badminton Courts  
Archery Range  
Paintball Course  
Airsoft Shooting Range  
Indoor Rock Climbing Wall  
Mountain Biking  
Zipline (600 meters)  
Golf Driving Range  
Fully Equipped Indoor Gym

## CLUBHOUSE (Outdoor Facilities)

Main Pool  
4 Outdoor Whirlpools  
Children's Swimming Pool  
Children's Playground/ Toddler Area  
2 Pool Bars  
Sundecks  
Private Beach Cabanas

## INTERDENOMINATIONAL CHAPEL



# ISLAND FACILITIES

## AQUATIC SPORTS CENTER

Waterskiing/ Wakeboarding  
Snorkeling  
Windsurfing  
Kayaking  
Stand Up Paddle Boarding  
Sailing - Hobie Cat & Paraw  
Motorized Banca  
Deep Sea Fishing  
Beach Football/ Volleyball/ Frisbee  
Sunset Cruise

## THE STABLES

Island Trail Ride  
Bullring  
Calesa Rides  
Horse Stables & Paddock

## SUSTAINABLE GROWTH CENTERS

Organic Gardens  
Herb/Medicinal Garden  
Vermiculture

## TRANSPORTATION INFRASTRUCTURE

1,500-meter Paved Runway  
Covered Hangars  
Island Ferry Station  
Biking Trails  
Horseback Riding Trails  
Forest Hiking Trails/Nature  
Trails  
Airplanes (2 Cessna Grand Caravans)  
Speedboats  
Golf Buggies

## COMMUNICATION FACILITIES

Internet & a SMART Network Cell Tower and IDD facilities  
DTH Satellite TV

## SPA

Spa Suites  
Spa Pool  
Sauna  
Steam Bath

## OUR MASTER PLANNER

### ECOPLAN

EcoPlan's portfolio of work spans 24 countries, with an emphasis on the Southeastern United States, Caribbean and Latin American regions. In each project, EcoPlan's goal is to develop creative solutions, while pursuing the highest level of ecological sensitivity possible. Having worked on most projects with multi-disciplinary teams, EcoPlan understands the importance of working with experts in other related fields to bring about the best possible solution for both the client and the environment. Some of their more notable projects include: Four Seasons Papagayo, Anassa Resort in Cyprus, Pamushana Safari Camp in Zimbabwe and Isla Del Rey in Panama.

## OUR ARCHITECTS

### JORGE YULO ARCHITECTS

(Mykonos Village and Costa Smeralda Village)

Jorge Yulo is the Principal of Jorge Yulo Architects, whose works in modern and abstract design have been met with enthusiasm from local designers. In the USA, he worked in the office of Cabrera/Barricklo Partnership in New York and in the Philippines worked with the firm of Leandro Locsin and Partners.

Yulo earned his Bachelor of Arts degree majoring in painting from Hampshire College and a minor in interior design from the University of Massachusetts. He acquired his Master of Architecture degree from Rensselaer Polytechnic Institute in New York. He also has a Master in Entrepreneurship degree from the Asian Institute of Management. He is a lecturer and professor at the College of Architecture, University of Santo Tomas, Philippines.



**alphaland**  
— BALESIN ISLAND CLUB —

**Your Own Private Paradise**

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