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Ph. 2a Sales Briefing
3 November 2016

ALVEO
an AyalaLand company

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Alveo Southside's dominance is anchored on a solid portfolio of residential and commercial projects

Westborough



Alveo Southside



Mondia

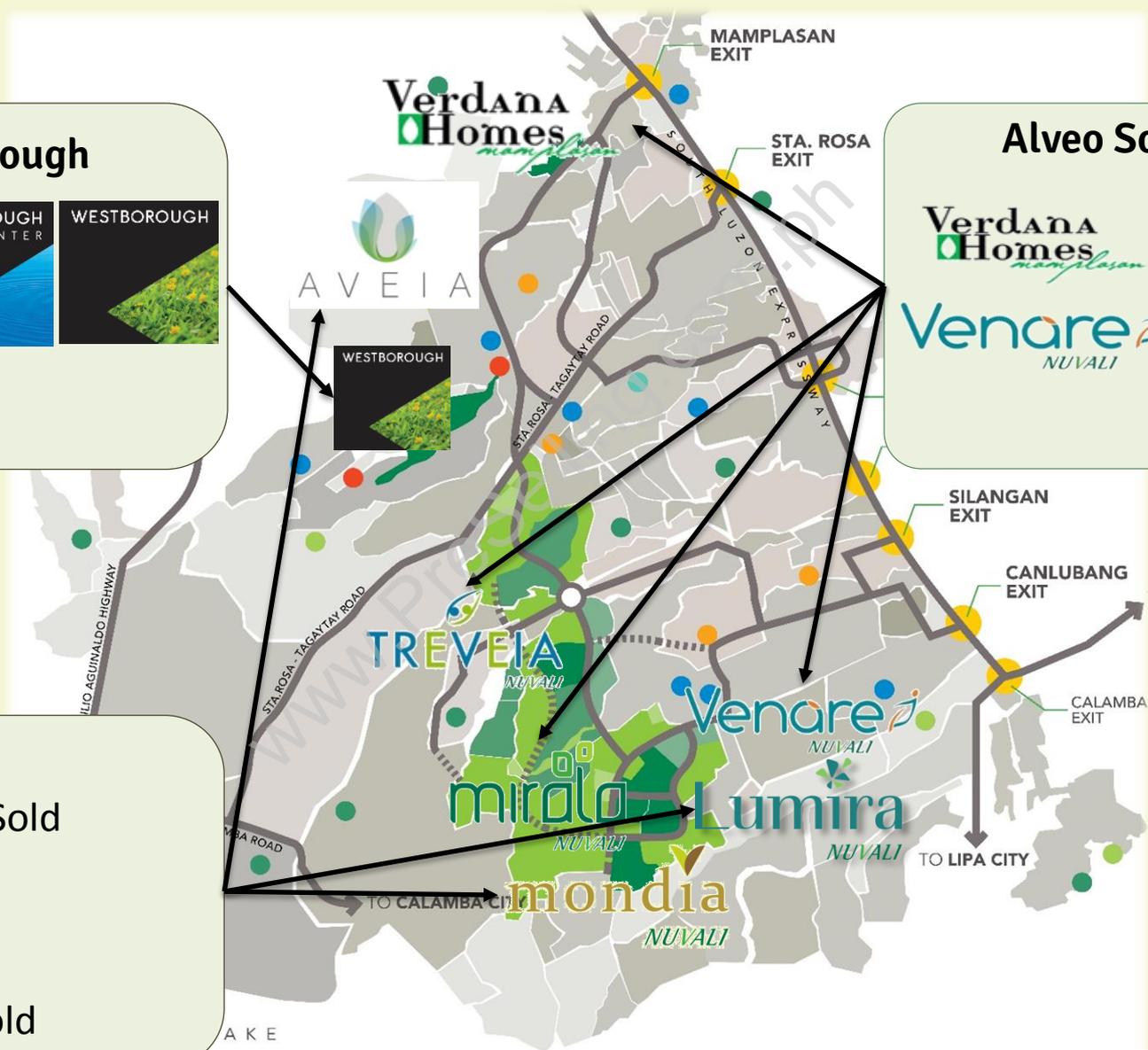
- Ph1 – 100% Sold

Lumira

- 90% Sold

Aveia

- Ph1 – 60% sold



We have sustained market leadership in the South, capturing 60% market share in Q2 2016

Lumira
NUVALI



Launched in 2014
90% Sold

mondia
NUVALI



Launched in 2015
Ph1 - 100% Sold


AVEIA



Launched in 2016
Ph1 - 60% Sold, 21 lots/mo.

- As of Q2 2016, strong consolidated sales take up of 35 lots/month
- #1 market share (60%)

Launched in 2007, NUVALI remains to be Ayala Land's stronghold in the South and is now a thriving eco-city development

NUVALI

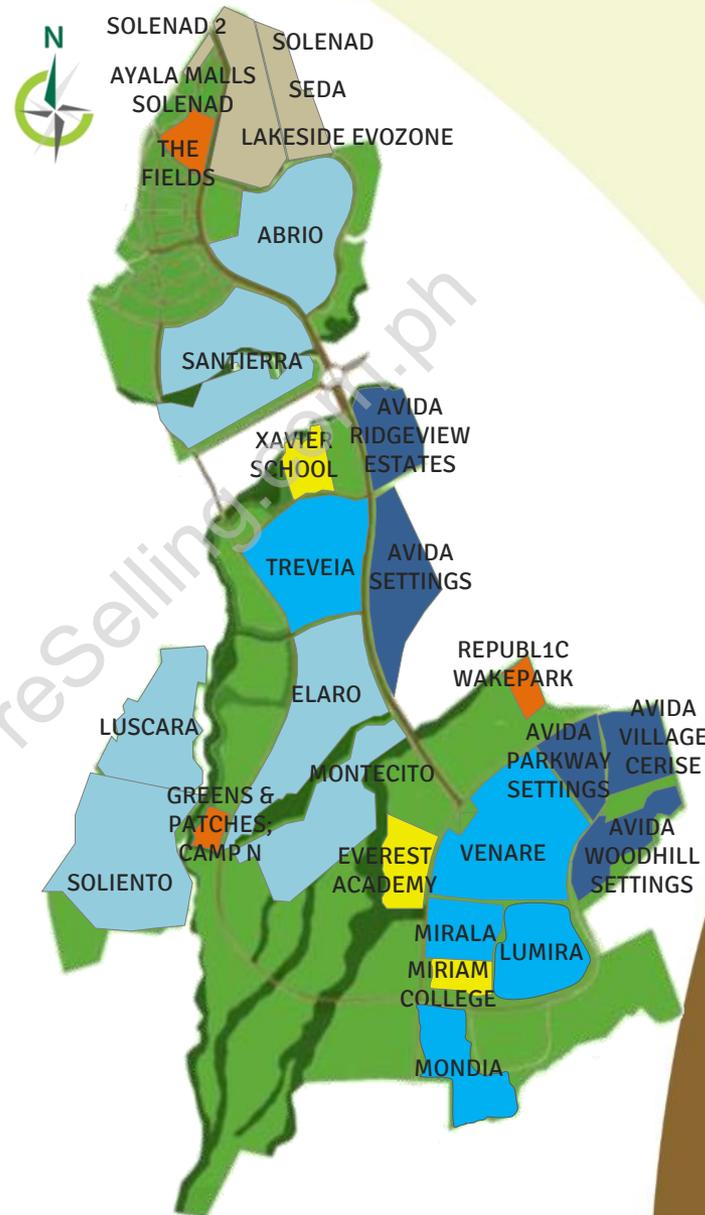
In a span of 9 years, over 64% of the 2,290 has. property has been developed and transformed into various social, economic and ecological spaces



NUVALI

- Commercial
- Recreational
- Institutional
- Residential

Built to sustain itself well into the future as an emerging eco-community, it is where modern and sustainable facilities are made available for residential, business, educational, recreational, and institutional functions.



NUVALI

Commercial Developments



Evolving Center



Lakeside Evozone



Monochrome

- Area of 3,500 sqm
- 740 guests capacity



MONOCHROME

EVOLVING CENTER

LAKESIDE EVOZONE



NUVALI

Commercial Developments



Solenad 1

- Area of 5,000 sqm
- 14 stores & fish feeding area



Solenad 2

- Area of 10,000 sqm
- 54 stores, supermarket & hardware



Ayala Malls Solenad

- Opened in 2015
- 4 cinema theaters



NUVALI

Commercial Developments



S&R

- Land Area: 12,000 sqm



NUVALI

Commercial Developments



Seda Hotel

- 150 rooms
- 2 meeting rooms and 4 function rooms
- Misto – all day dining
- Lakeside Swimming Pool
- Gym



SEDA



NUVALI

Recreational Developments



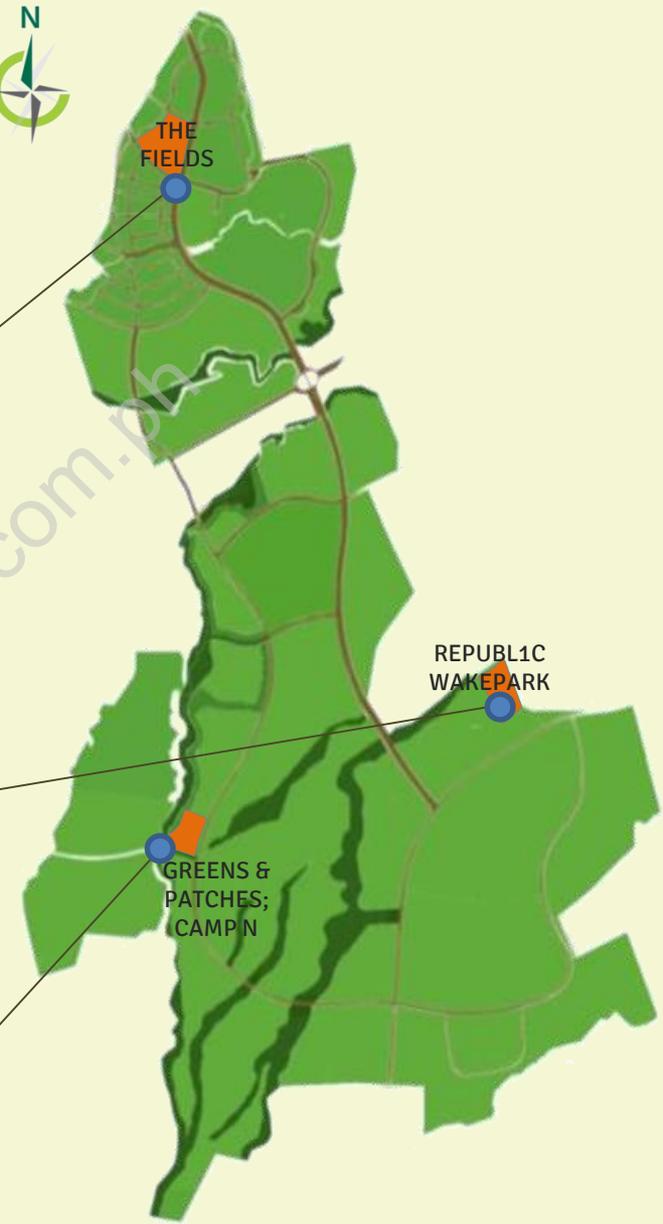
The Fields at NUVALI



Republ1c Wakepark - NUVALI



Greens & Patches and Camp N



NUVALI

Institutional Developments



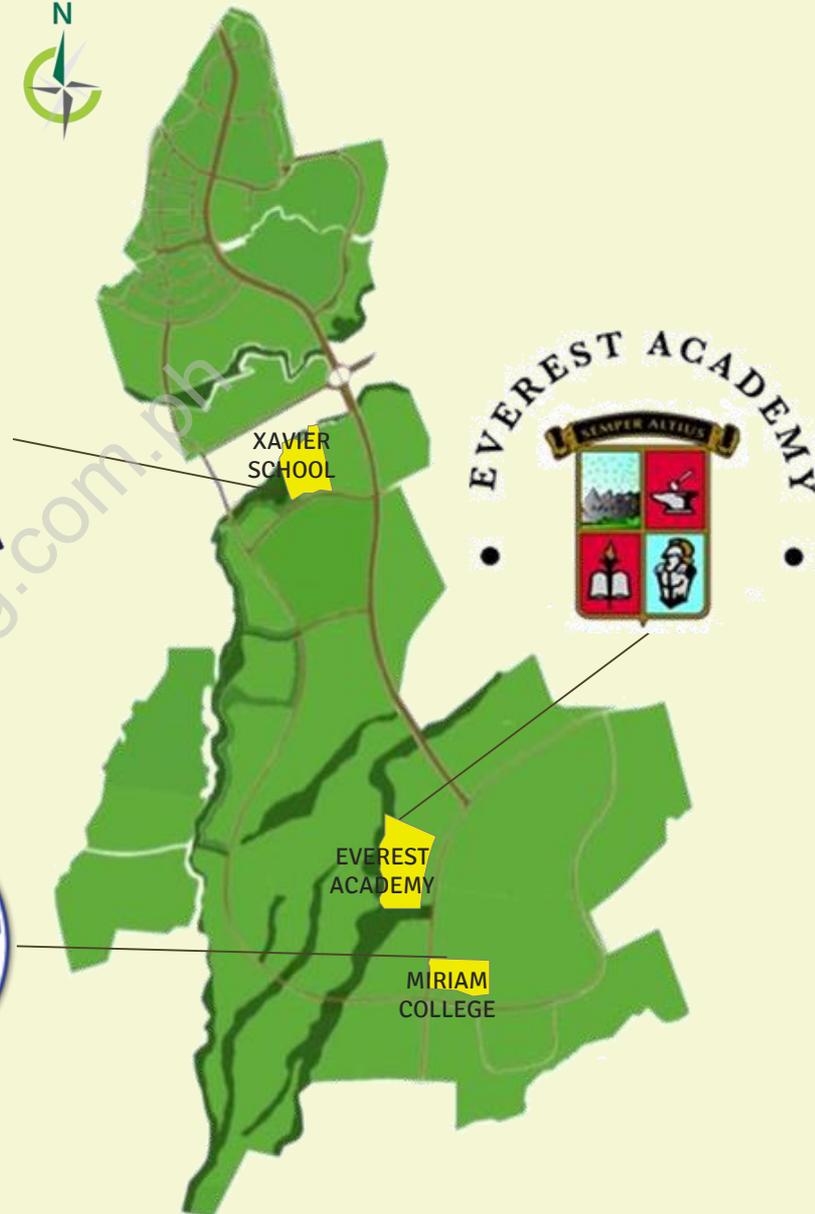
Xavier School

- Area of 15 has
- Opened in June 2012
- 520 students enrolled for SY 2014-2015
- Offers Kindergarten, Grade School and High School



Miriam College

- Area of 15 has
- Opened in 2014
- 141 students enrolled for SY 2014-2015
- Offers Kindergarten and Grade School 1-9



NUVALI

Internal Transportation System



Demand-responsive NUVALI Vans are available to pick up and drop off passengers at any of the identified stops in the maps.





mondia

movimiento
movement

+

dia
day



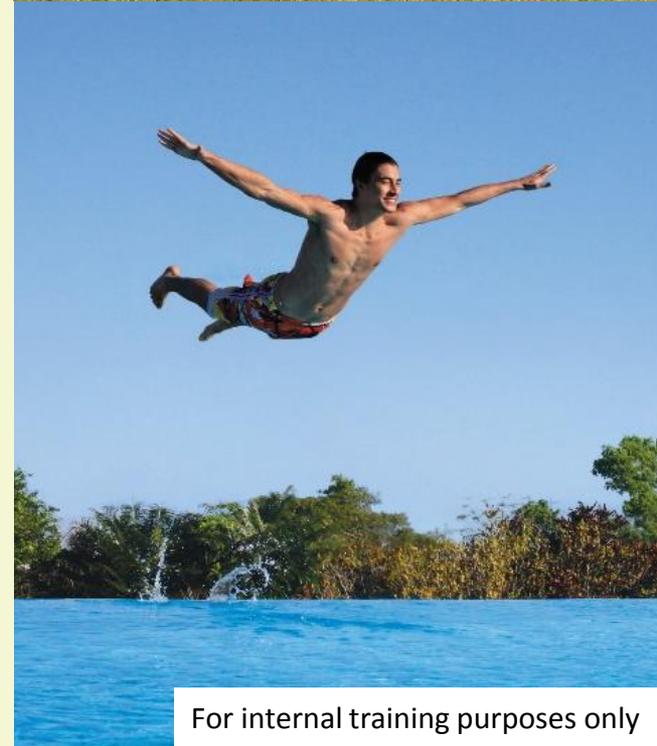
ENERGIZED LIVING



dynamic suburban
community

young and vibrant

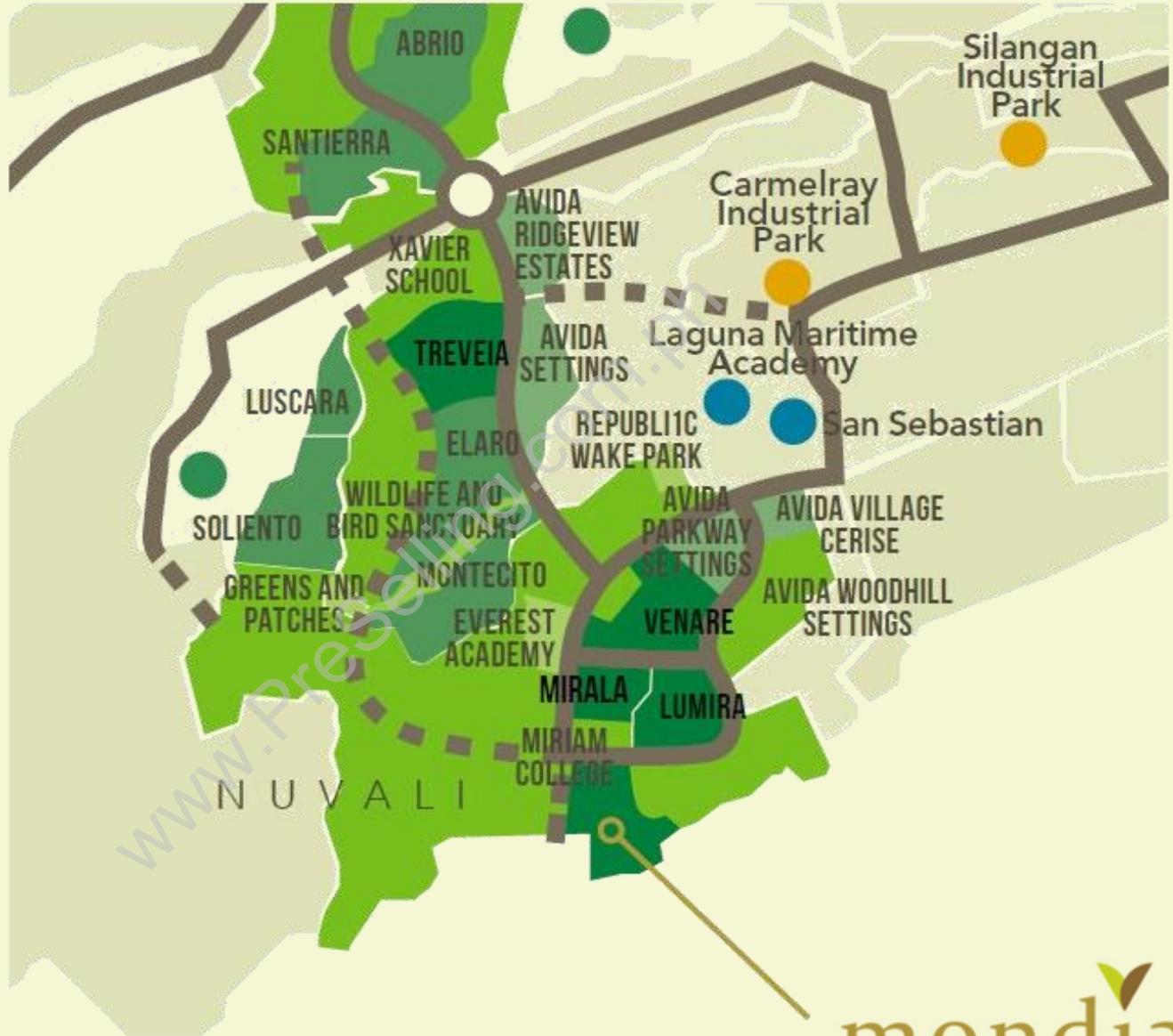
active outdoor
recreation



Location



Location



Masterplan

Site Development Plan



	Area (ha)	%
Total Land Area	39.61	100%
Saleable Area	21.78	55%
Non-Saleable Area	17.83	45%
Parks and Open Spaces	3.93	
Easements	0.12	
Utilities	0.24	
Roads	13.54	

	RROW Width (in m)
	32 meters
	18 meters
	14 meters
	10 meters

Project Details

No. of Lots	642
Modal Size	300 sqm
Maximum Size	541 sqm
Average Size	339 sqm
Density	16 lots/ha

mondia
NUVALI

Masterplan

Site Development Plan



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Ph2a Details

No. of Lots	84
Modal Size	309 sqm
Maximum Size	493 sqm
Average Size	345 sqm


mondia
 NUVALI

Park Concept



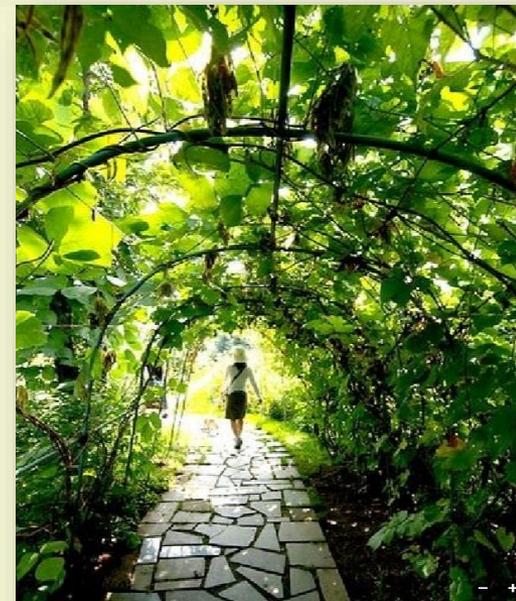
Undulating Lawn Areas



Basketball Court, Jogging Trails, Pet Park



Multi-Purpose Fields



Shaded Walkways

Village Features

Aerial View of Mondia



Village Features

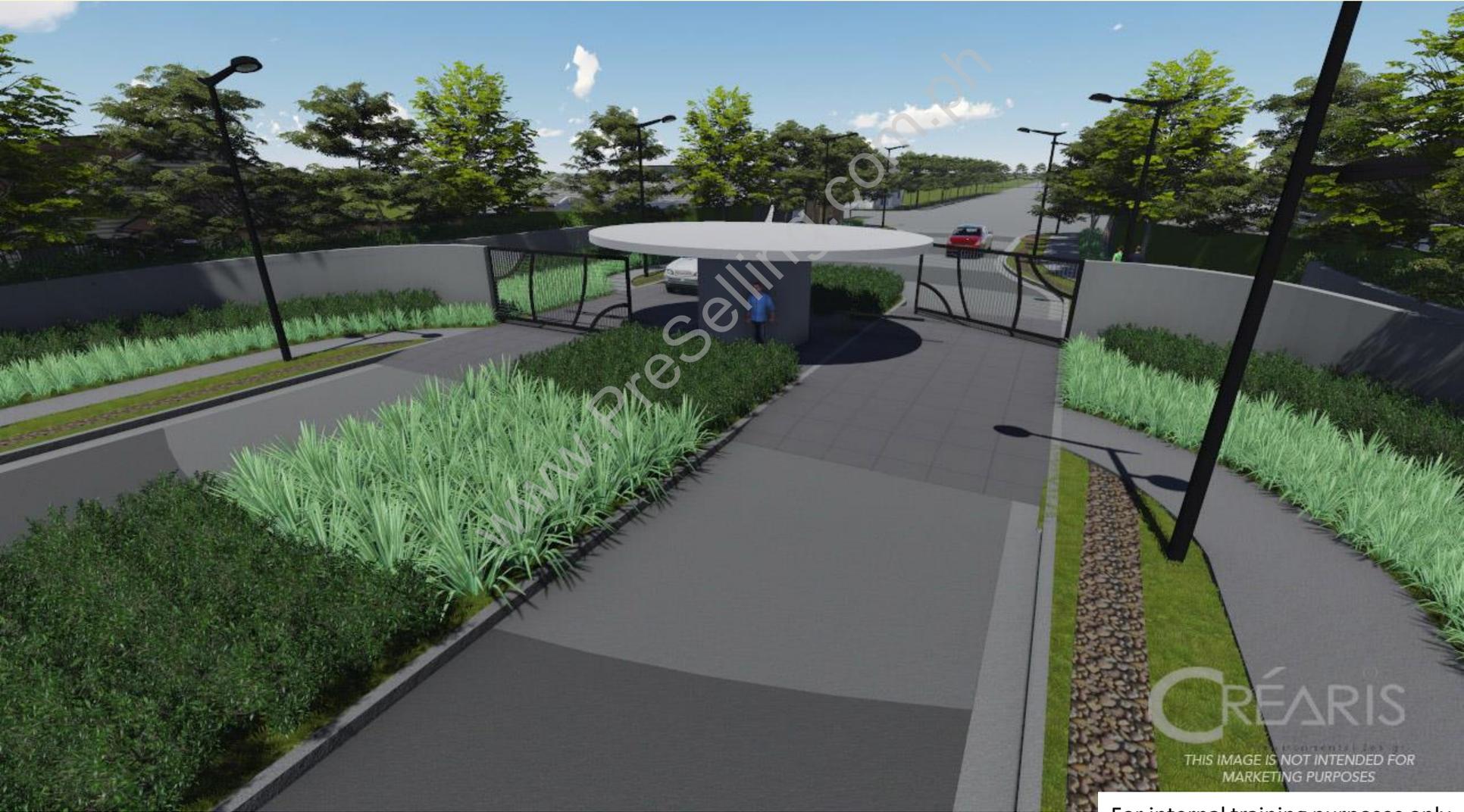
Main Entrance



mondia
NUVALI

Village Features

Main Entrance



CRÉARIS
THIS IMAGE IS NOT INTENDED FOR
MARKETING PURPOSES

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Village Features

Central Park Development Plan



Central Park - 1.7 has
Swimming Pool
Basketball Court
Multi-purpose Field

Village Features

Central Park



Village Features

Clubhouse designed by Lor Calma and Partners



Village Features

Clubhouse designed by Lor Calma and Partners



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Village Features

Clubhouse designed by Lor Calma and Partners



Village Features

Clubhouse Drop-off



Village Features

Streetscape



Village Features

Pocket Parks



Consultants

TRADE	CONSULTANTS
Master Planning Design	Alveo Land Corp.
Clubhouse Architectural Consultant	Lor Calma and Partners
Landscape Design	Crearis Corp.
Electrical Design	Makati Development Corp.
Sanitary and Plumbing Design	Makati Development Corp.
Land Development Design	Makati Development Corp.

Phase 2a



FOR FUTURE
DEVELOPMENT

Phase 2a



Phase 2a Details

No. of Lots	84
Min. Size	279 sqm
Max. Size	493 sqm
Ave. Size	345 sqm

Phase 2a Pricing & Turnover

Ave. Price Per Sqm	P19,700
Ave. Package Price	P6.8m
Turnover Date	Q4 2018

Payment Terms

- Cash in 30 days, 10% discount
- Cash in 60 days, 8% discount
- Bank 20% DP / 80% Balance, 8% discount
- Deferred 50% DP / 50% over 24 months, 3% discount
- Deferred 30% DP / 70% over 24 months, 1% discount
- Deferred 20% DP / 80% over 24 months
- Deferred 10% DP / 90% over 24 months
- PROMO 10% DP / 40% over 24 months / 50% Balance
- PROMO 10% DP / 30% over 24 months / 60% Balance**

**Applicable for perimeter lots and flag lots

Reasons to Invest

- **Located in NUVALI**, the prized township of Ayala Land in the South, an exciting place to be with the new developments arising
- An **energizing community** with exciting new possibilities, activating home with everyday breathtaking pursuits, making everyday **life extraordinary**
- **One of the last remaining parcels** for development in NUVALI

eLOI Guidelines

- Reservation is Php 100,000 per lot
- Check should be payable to ALVEO LAND CORP.
- Send eLOIs to inventory.asst@alveoland.com.ph with the following requirements:
 - Scanned Letter of Intent (LOI)
 - Scanned check payable to Alveo Land Corp (Php 100,000 per lot)
 - Scanned Priority Selling Agreement Form

THANK YOU

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Innovating the way you live

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