

ALVEO



SALES BRIEF

September 28, 2017

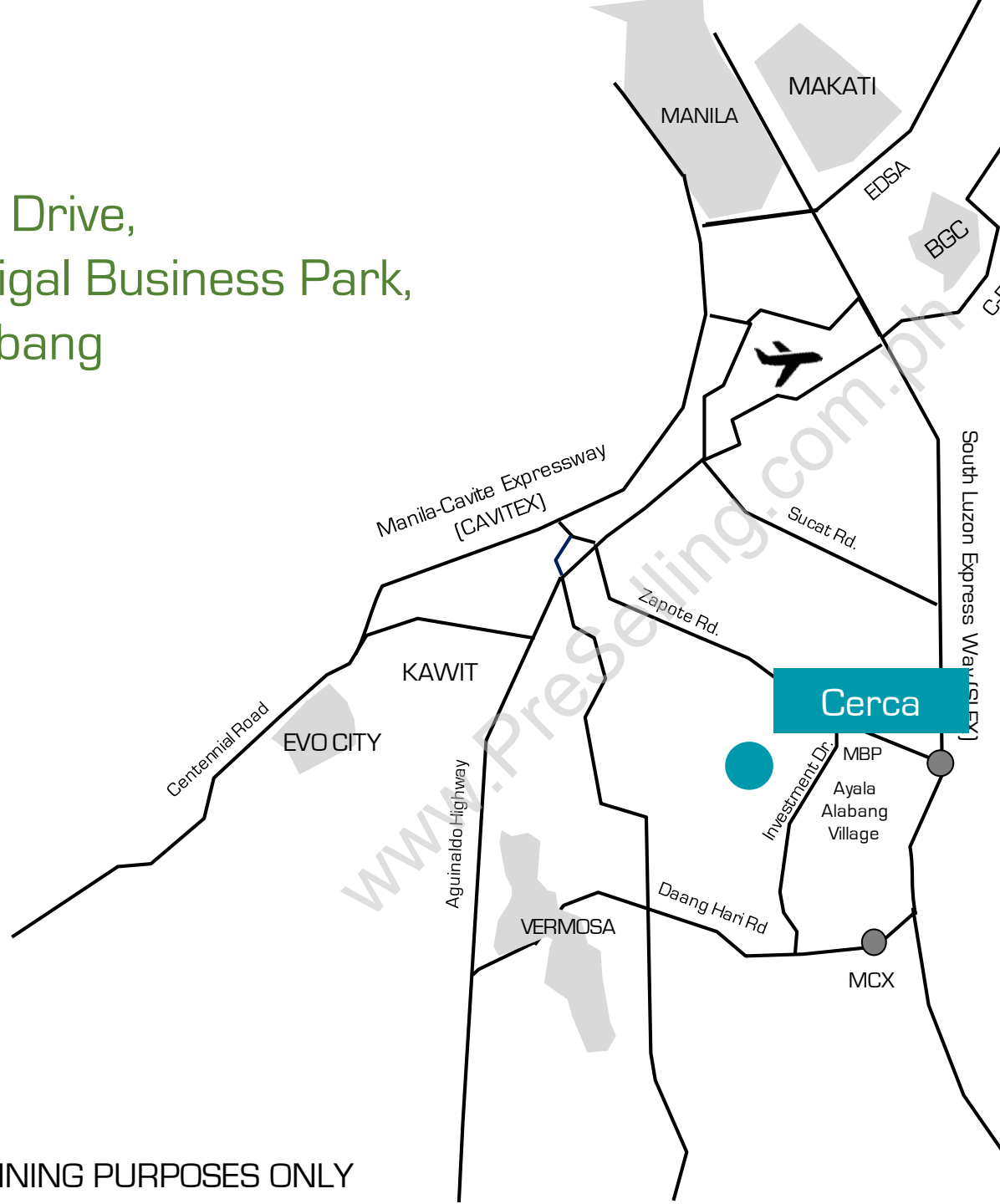


“close” in Spanish
A Closer Path to Essential Living



LOCATION

Along Investment Drive,
adjacent to Madrigal Business Park,
right by Ayala Alabang



A new destination
enhancing the distinctly
Southern quality of life

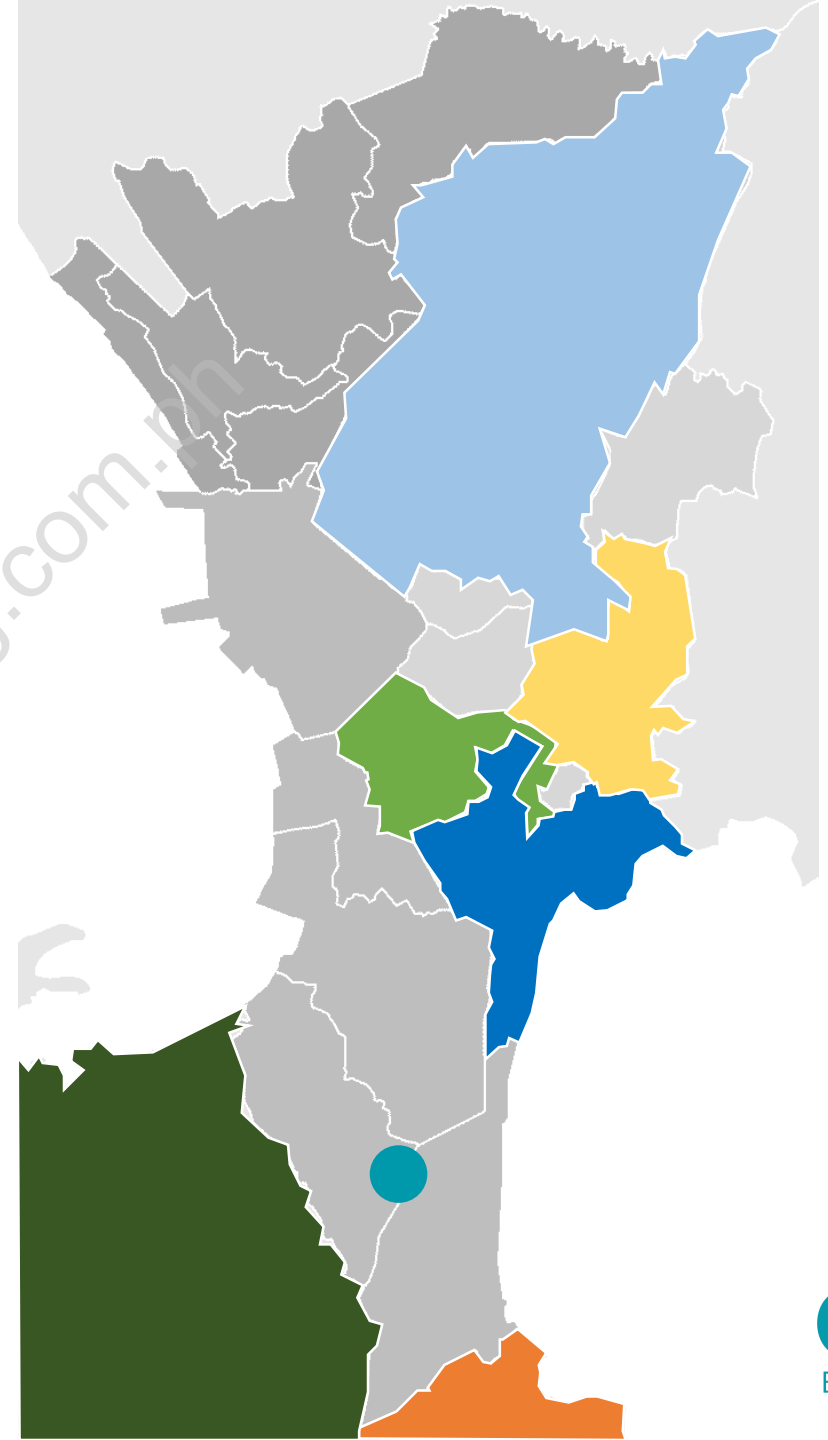
A refreshing upgrade to
Ayala Land's legacy in the
Alabang area

DISTANCE TO KEY CBDs

Accessible to both the CBDs in the urban metro and nearby provincial hubs

DISTANCE TO KEY AREAS

	Makati	20 km
	BGC	22 km
	Ortigas, Pasig	24 km
	NUVALI	30 km
	QC	40 km
	Tagaytay	46 km



ACCESSIBILITY

Convenient access to public roads and highways allows for easy mobility

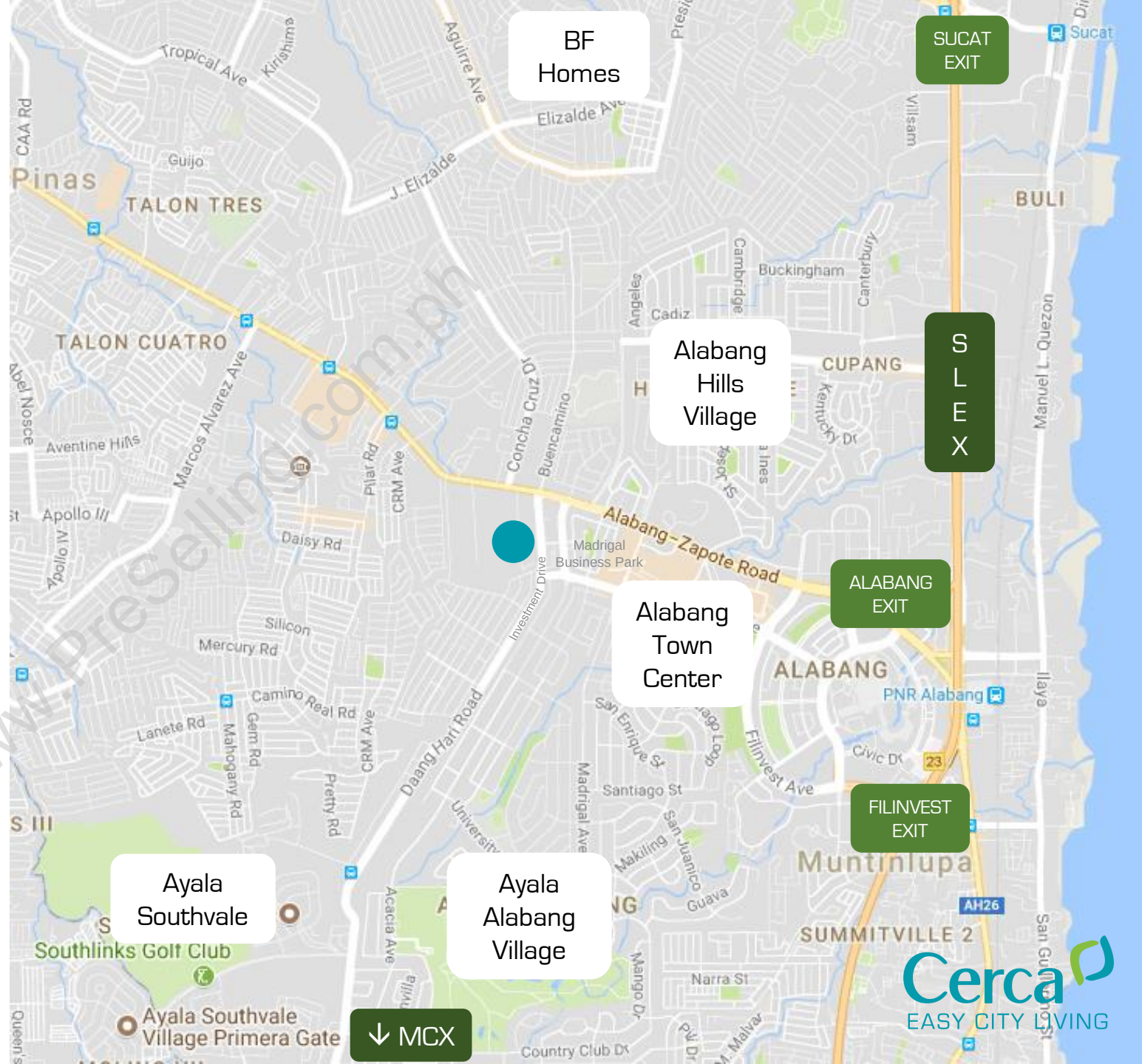
MAIN ACCESS

Investment Drive
Alabang-Zapote Road

MAJOR EXPRESSWAYS

SLEX

Alabang Exit	3.5 km
Filinvest Exit	3.7 km
Sucats Exit	6.4 km
MCX	7.1 km



VICINITY

COMMERCIAL AREAS

Alabang Town Center	0.75 km
Molito Lifestyle Center	0.9 km
Westgate Center	1.8 km
SM Southmall	2.4 km
Festival Mall	2.9 km
Commerce Center	3.6 km
Aguirre Avenue	4.0 km
Madison Galleries	5.0 km
Evia Lifestyle Center	6.4 km

Abundance of commercial institutions to cater to all unique dining and retail preferences

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The 2017 Foodie Guide to the South



Exchange Alley
Coffee House



Sensei Sushi



La Chinesca



Mr. Roboto



Ramen Yushoken



Container Turf



Bar Pintxos Y
Mas



Neil's Kitchen



Market Basket



DRIVE BY –
Taco Shop

VICINITY

RESIDENTIAL AREAS

Alabang Hills Village	2.3 km
Ayala Alabang Village	2.7 km
Ayala Southvale Village	3.5 km
Hillsborough	6.1 km

Sprawling suburban neighborhoods
surrounded by lush greenery

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VICINITY

EDUCATIONAL INSTITUTIONS

San Beda College	1.5 km
De La Salle Zobel	2.7 km
PAREF Woodrose	3.4 km
PAREF Southridge School	5.7 km

Long-established and renowned
educational institutions

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VICINITY

OTHER INSTITUTIONS

BUSINESS

Madrigal Business Park	1.1 km
Filinvest	1.6 km

RELIGIOUS

St. Jerome Parish	1.9 km
Sacred Heart of Jesus Parish	5.0 km
St. James the Great Parish	5.0 km

MEDICAL

Asian Hospital	3.4 km
University of Perpetual Help	4.9 km
Medical Center	

Various other institutions to make for a well-rounded Southern community

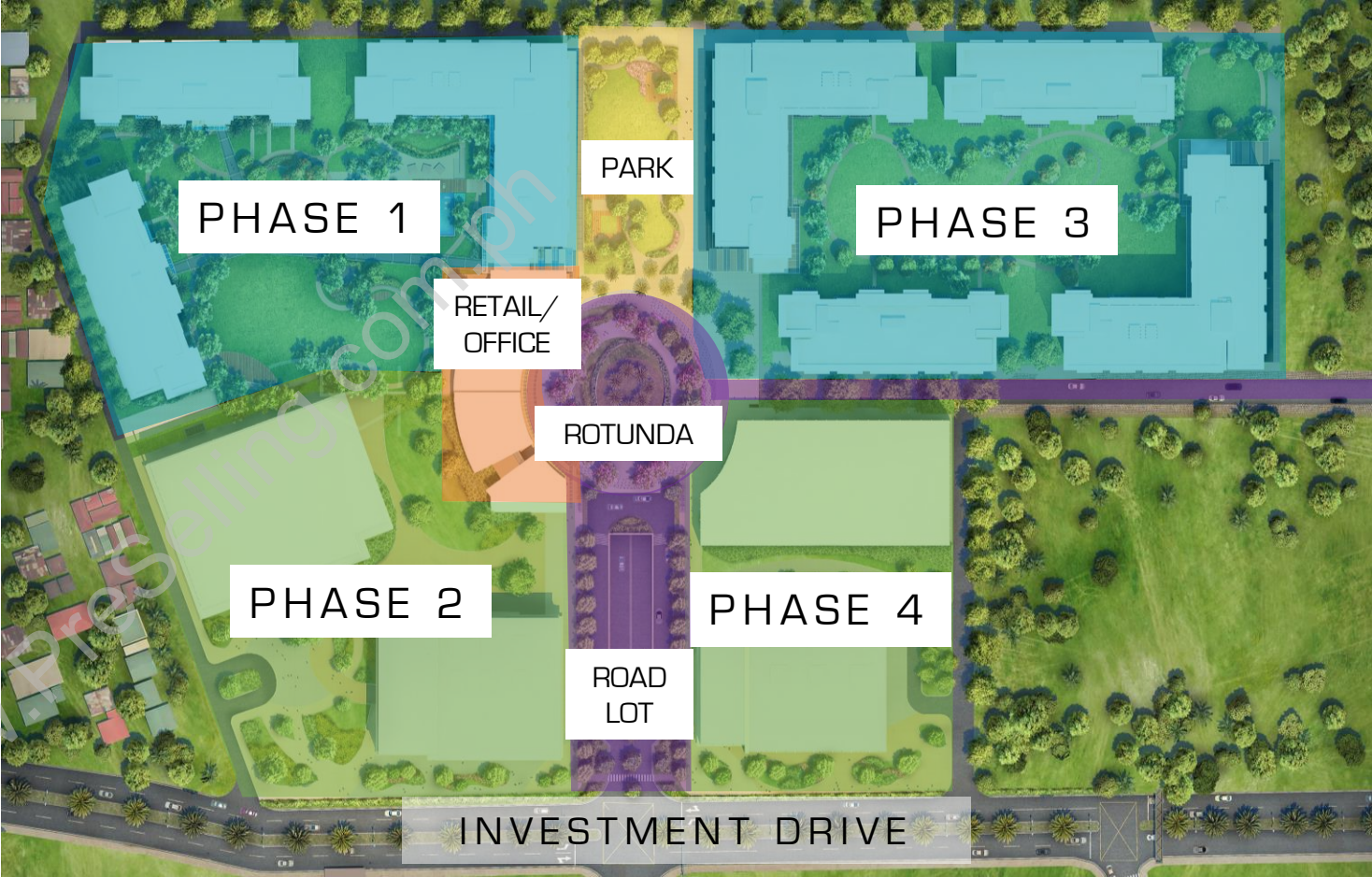
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MASTERPLAN

PHASE	USE	LAND AREA [sqm]	%
1	Residential	15,019	23%
2	Mixed	11,414	17%
3	Residential	17,166	26%
4	Mixed	9,373	14%
Retail/Office	Commercial	2,442	4%
Park	Park	2,125	3%
Road Lot	Road	6,026	9%
Rotunda	Road	2,172	4%
TOTAL		65,737	100%



MADRIGAL BUSINESS PARK

The first compact mixed-use district in the Alabang corridor

RESIDENTIAL

RETAIL /
OFFICE

OFFICE

The district's main features include its pedestrian rotunda, open spaces, and mainly underground car access

PEDESTRIAN
OPEN SPACES

UNDERGROUND
CAR ACCESS



DROP-OFF & UNDERGROUND
CAR ACCESS

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EASY CITY LIVING

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Transportation network made
exclusively underground

DROP-OFF & UNDERGROUND
CAR ACCESS



Easy flow of ground level
drop-off and underground traffic

DROP-OFF & UNDERGROUND CAR ACCESS

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Feel immediate relaxation
in the middle of the
metro upon drop-off

DROP-OFF & UNDERGROUND CAR ACCESS

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PEDESTRIAN
OPEN SPACES

DROP-OFF & UNDERGROUND
CAR ACCESS



Get around the district
easily through its
seamless pedestrian-
friendly design

PEDESTRIAN OPEN SPACES

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Meet up with friends for a stroll
around the central rotunda

PEDESTRIAN OPEN SPACES

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Public open space right
across the retail area for
everyone to enjoy

PEDESTRIAN OPEN SPACES

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Public open space right
across the retail area for
everyone to enjoy

PEDESTRIAN OPEN SPACES

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Home is just a few steps away from life's essentials at the retail area and open park



PEDESTRIAN OPEN SPACES

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EASY CITY LIVING





VIENTO

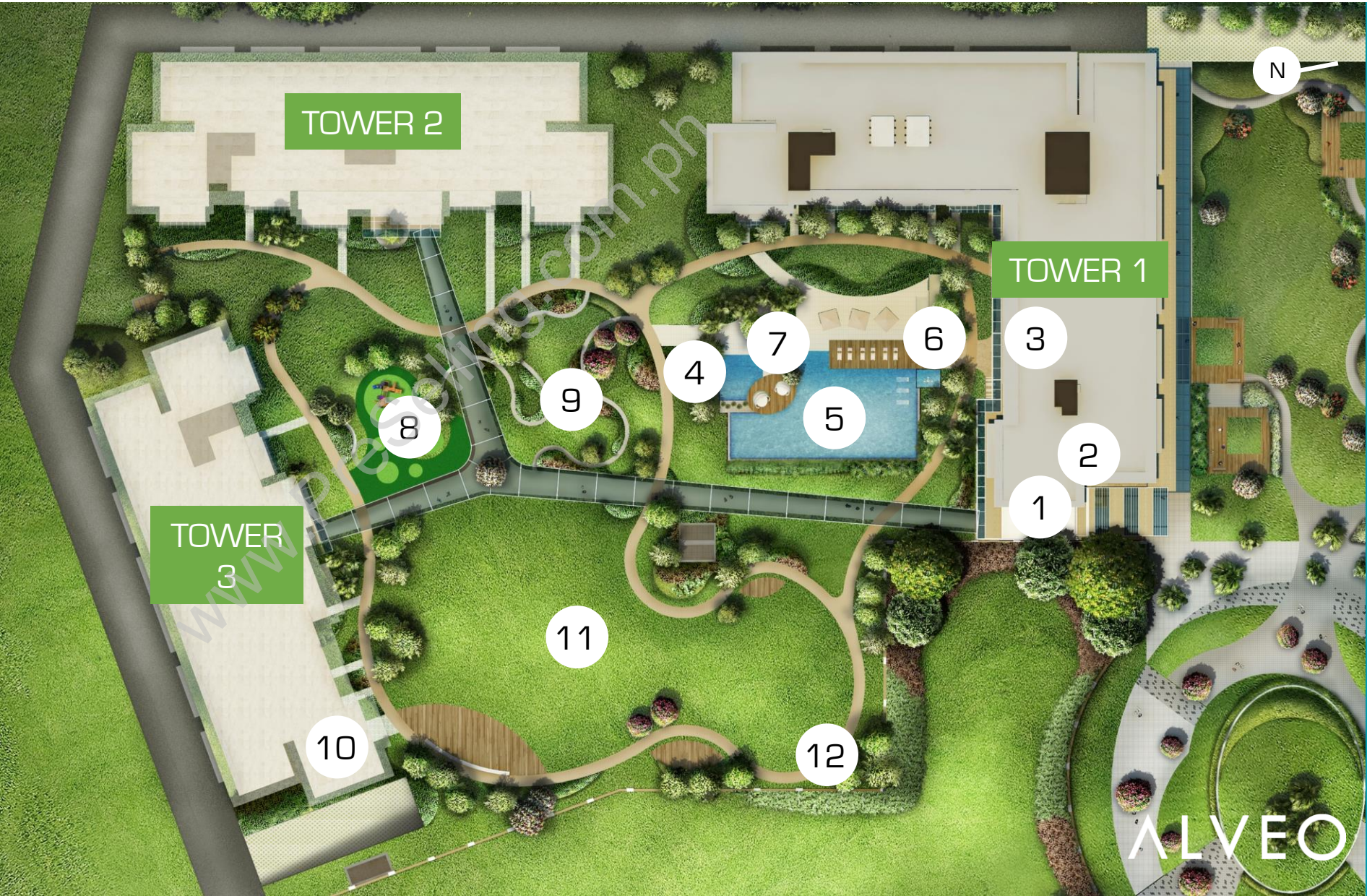
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Shared amenities

1	Central Lobby
2	Mail Room
3	Function Room
	Swimming Pool
4	Kiddie Pool
5	Lap Pool
6	Sun Deck
7	Floating Deck
8	Play Area
9	Flower Garden
10	Gym
11	Grand Lawn
12	300m Jogging Path





INDOOR AMENITIES

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INDOOR AMENITIES

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OUTDOOR AMENITIES

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Central Amenities

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VIENTO



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BUILDING DETAILS

Development Type	Mid-rise residential condominium with ground floor retail
Typical Floor Plate	1,778.72 sqm
Building Height	12 storeys
Number of Basements	2 levels
Number of Units	272 units
Number of Parking Slots	280 slots
Turnover	Q4 2022



Physical	Marketing	Floor Type
12	15 th	Penthouse
11	12 th	Typical (2 nd -12 th)
10	11 th	
9	10 th	
8	9 th	
7	8 th	
6	7 th	
5	6 th	
4	5 th	
3	3 rd	
2	2 nd	
1	1 st	Ground





Balanced mix of small and large units
(48% and 52%, respectively)

Unit Type	Unit Size	# of Units	% Mix
Studio	24 sqm	60	22%
1-Bedroom	50-60 sqm	72	26%
2-Bedroom	69-89 sqm	114	42%
3-Bedroom	103-113 sqm	26	10%
TOTAL		272	100%

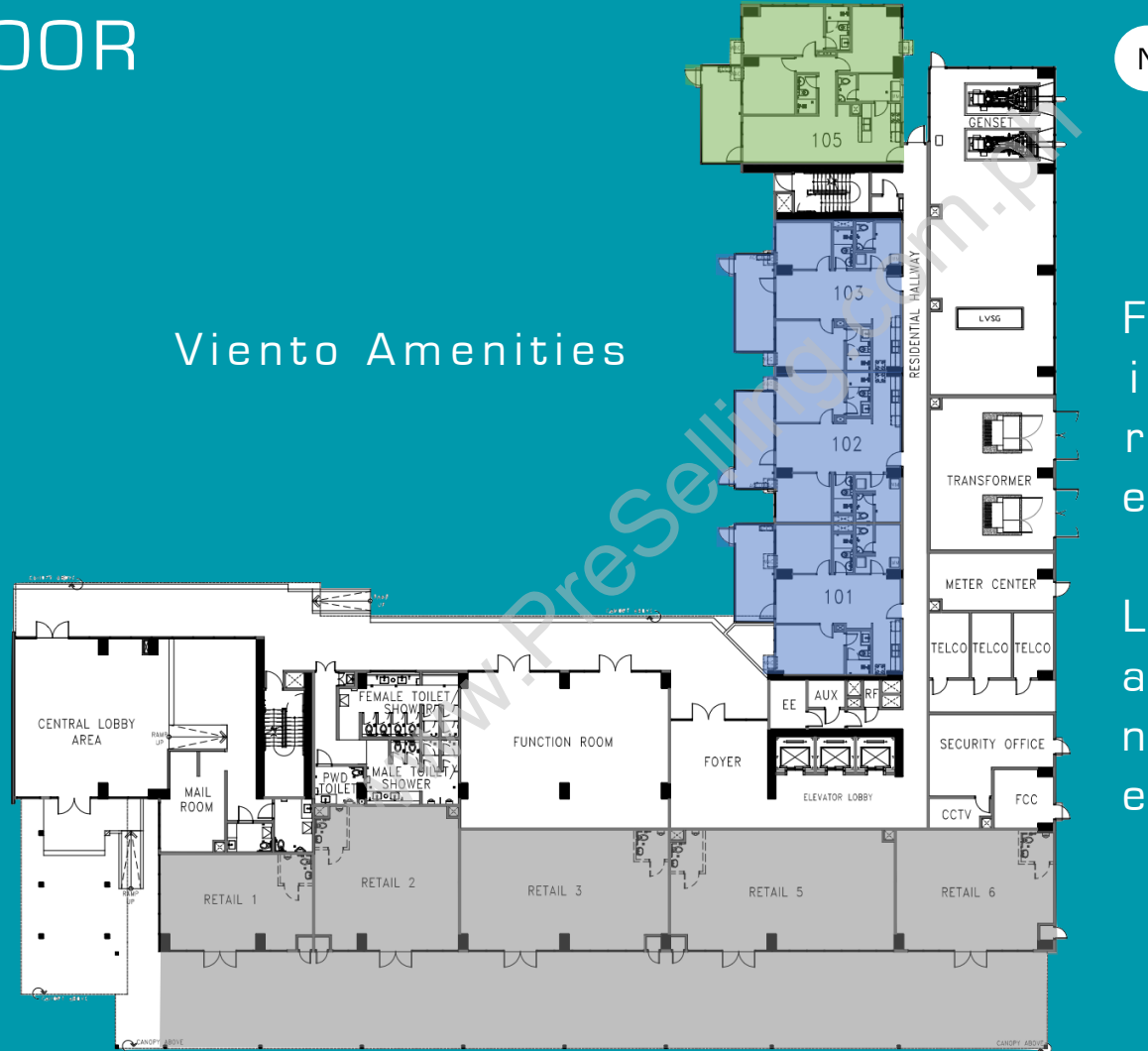
Floor-to-Ceiling Heights	Typical Floor
Living, Dining and Bedroom	2.7 meters 8.9 feet
Kitchen	2.4 meters 7.9 feet
Toilet	2.4 meters 7.9 feet

TOWER 1 FLOOR PLANS

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GROUND FLOOR

- 2-BR
- 3-BR



Unit Type	# of Units
2-BR	3
3-BR	1
TOTAL	4

Park / Phase 3

TYPICAL FLOORS (2nd to 12TH)

- Studio
- 1-BR
- 2-BR
- 3-BR



Unit Type	# of Units
Studio	6
1-BR	7
2-BR	10
3-BR	2
TOTAL	25

Park / Phase 3

ALVEO

PENTHOUSE FLOOR (15TH)

- 1-BR
- 2-BR
- 3-BR



Unit Type	# of Units
1-BR	2
2-BR	11
3-BR	5
TOTAL	18

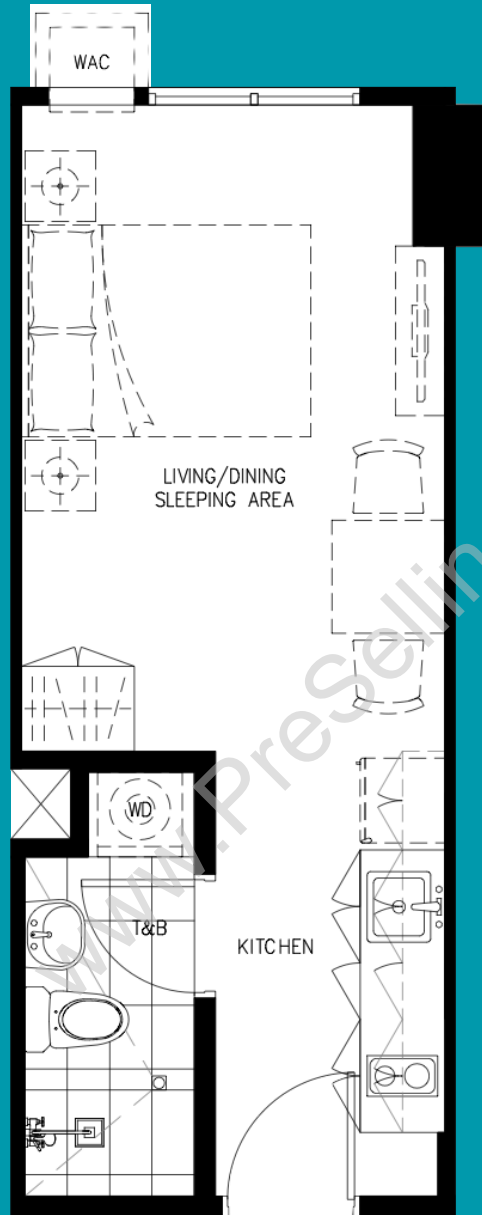
Park / Phase 3

ALVEO

TOWER 1

UNIT LAYOUTS

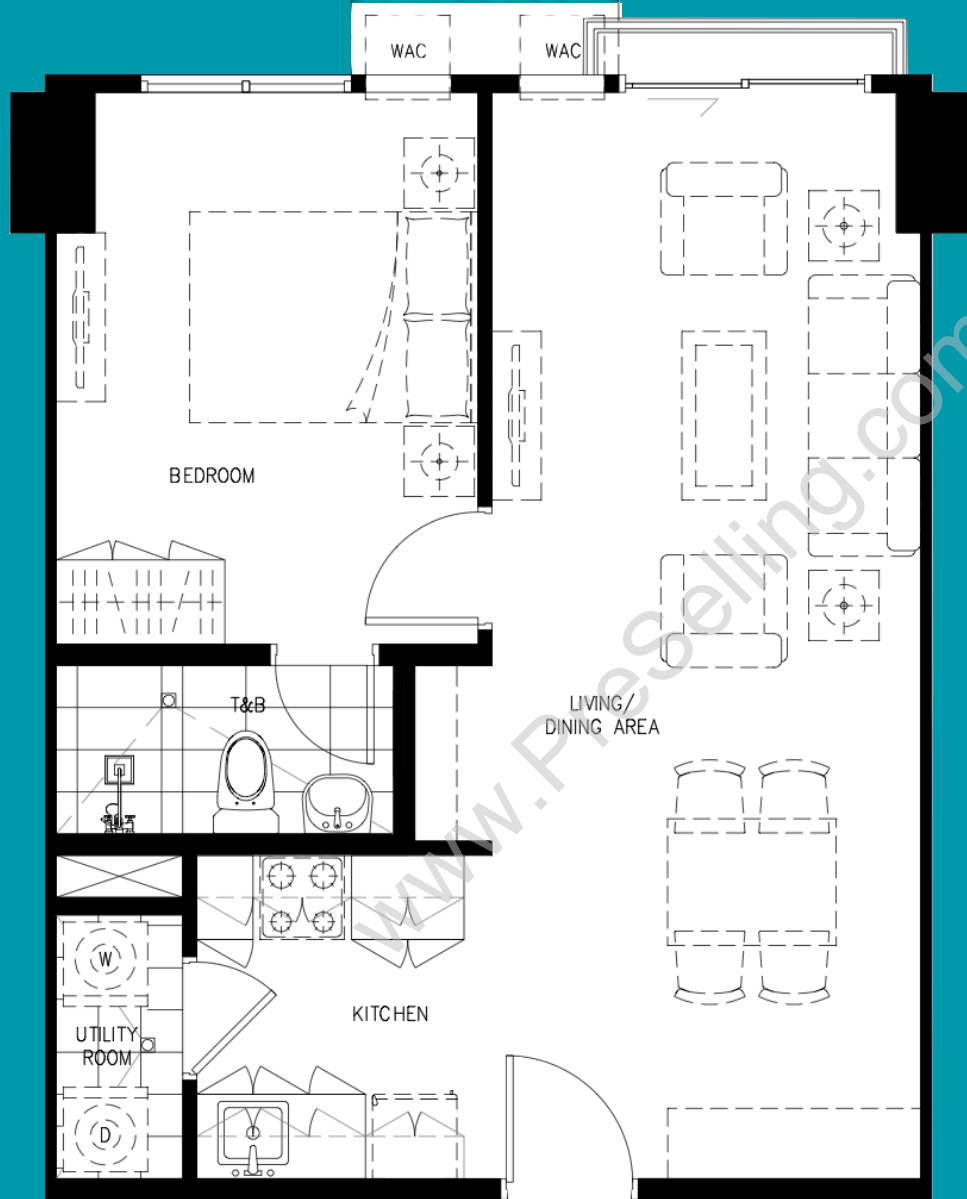
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Area	Size
Living/Dining/Sleeping Area	14 sqm
T&B	4 sqm
Kitchen	6 sqm
TOTAL	24 sqm

**Approximate sizes only*

1-Bedroom Unit



Area	Size
Living/Dining Area	25 sqm
Bedroom	12 sqm
T&B	3 sqm
Kitchen	5 sqm
Utility Room	2 sqm
Balcony	1 sqm
TOTAL	48 sqm

**Approximate sizes only*

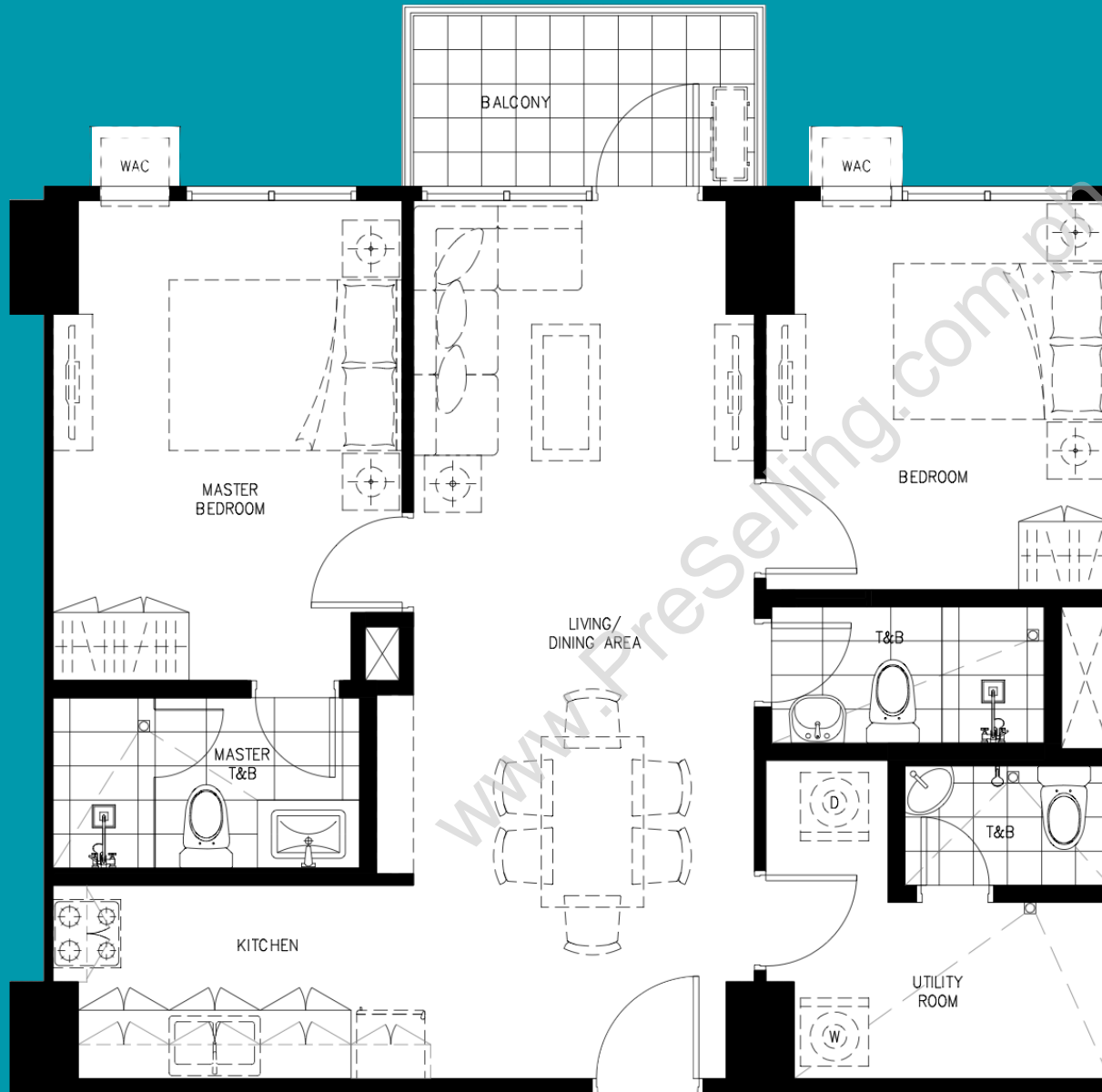




Juliet Balcony

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2-Bedroom Unit

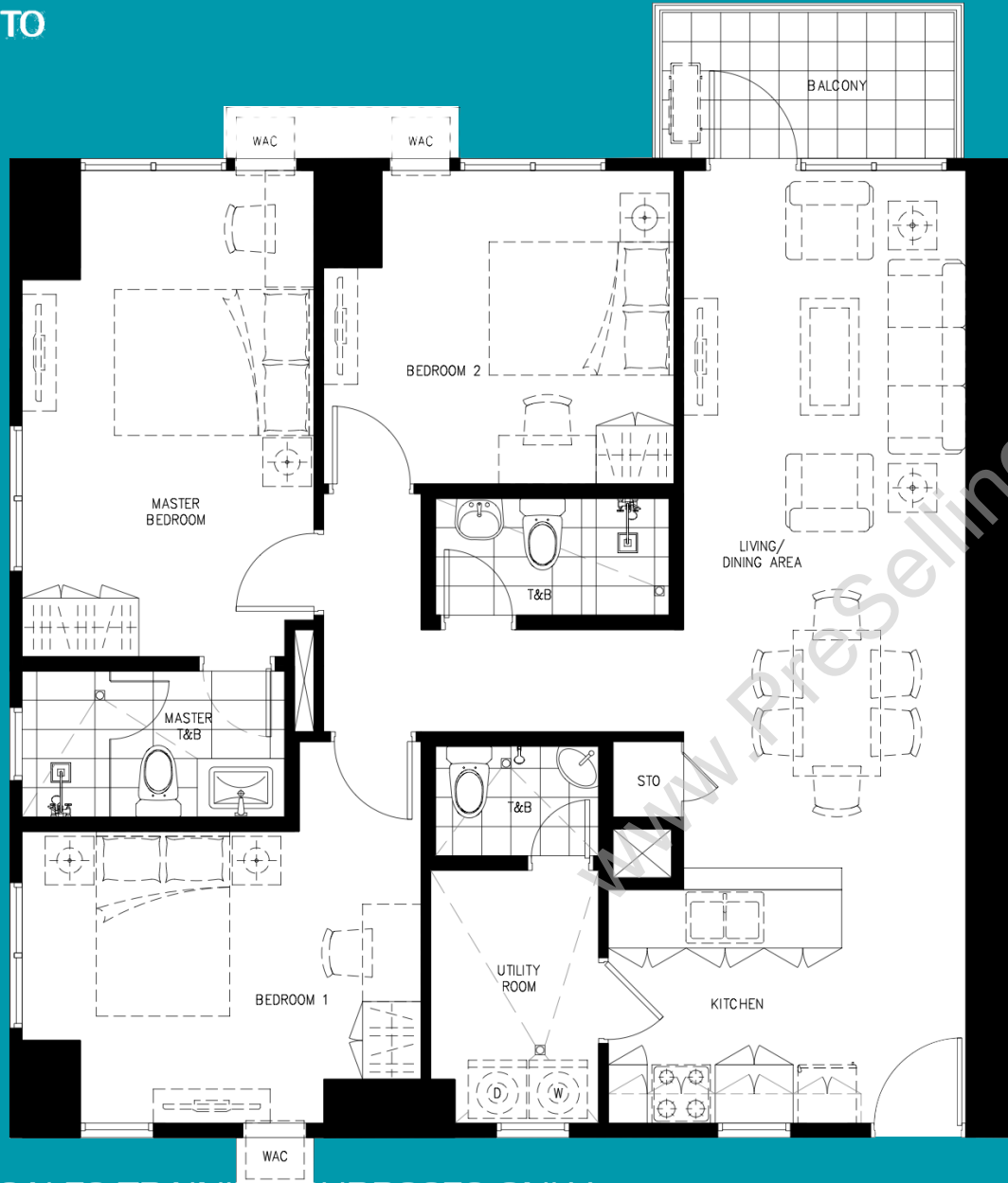


Area	Size
Living/Dining Area	24 sqm
Master Bedroom	13 sqm
Master T&B	4 sqm
Bedroom	11 sqm
T&B	3 sqm
Kitchen	6 sqm
Utility Room	6 sqm
T&B	2 sqm
Balcony	5 sqm
TOTAL	74 sqm

**Approximate sizes only*



3-Bedroom Unit



Area	Size
Living/Dining Area	26 sqm
Master Bedroom	16 sqm
Master T&B	5 sqm
Bedroom 1	15 sqm
T&B	3 sqm
Bedroom 2	12 sqm
Storage	1 sqm
Hallway	6 sqm
Kitchen	7 sqm
Utility Room	5 sqm
T&B	2 sqm
Balcony	5 sqm
TOTAL	100 sqm

**Approximate sizes only*



STANDARD UNIT FINISHES

LIVING ROOM / DINING AREA	Flooring	600 mm x 600 mm porcelain tiles
	Wall	Painted finish
KITCHEN	Flooring	600 mm x 600 mm porcelain tiles
	Countertop	Granite
	Cabinets	Laminated cabinet
BEDROOM/S	Flooring	Laminated flooring
	Wall	Painted finish
	Closet	Laminated closet
TOILET & BATH	Flooring	300 mm x 600 mm porcelain tiles
	Wall	300 mm x 600 mm porcelain tiles (full height)
	Counter	Granite (*for 2BR & 3BR Master T&B only)
UTILITY ROOM	Flooring	300 mm x 300 mm ceramic tiles
BALCONY	Flooring	300 mm x 300 mm ceramic tiles
CEILING		Painted finish

UNIT	Studio	1-Bedroom	2-Bedroom	3-Bedroom
Telephone Lines	Yes	Yes	Yes	Yes
CATV Outlet	Yes	Yes	Yes	Yes
Provision for A/C	Window-type	Window-type	Window-type & Split-type	Window-type & Split-type
Provision for Washer/Dryer	Yes	Yes	Yes	Yes
Smoke Detector	Yes	Yes	Yes	Yes
Heat Detector	Yes	Yes	Yes	Yes
Fire Sprinkler	Yes	Yes	Yes	Yes
Provision for Multi-point Water Heater	Yes	Yes	Yes	Yes
Shower Enclosure	No	No	Masters' T&B	Masters' T&B
Exhaust Provision	Yes	Yes	Yes	Yes
Back-up Power	Allocated load	Allocated load	Allocated load	Allocated load

SUSTAINABLE FEATURES



SITE RESILIENCY

Expansive open spaces

Use of porous materials for hardscapes

Use of native flora



PEDESTRIAN MOBILITY

Dominantly pedestrian access

Unified basements

Provision of bike racks



ECO EFFICIENCY

MRF and STP for waste

Non-toxic construction materials

Rainwater collection

Energy and water-efficient fixtures



LOCAL DEVELOPMENT

Creation of local employment opportunities



INDICATIVE SELLING PRICE

Php 170k / sqm

Unit Type	Size Range	TCP
Studio	24 sqm	4.1M
1-Bedroom	50-60 sqm	8.5M – 10.2M
2-Bedroom	69-89 sqm	11.7M – 15.1M
3-Bedroom	103-113 sqm	17.5M – 19.2M

STANDARD TERMS	DP	MA	BALANCE	DISCOUNT
Cash 60	95%	-	5% in December 2018	8%
20-80 (Bank)	20%	-	80%	8%
50-50 (60)	50%	50%	-	2%
30-70 (60)	30%	70%	-	1%
20-80 (60)	20%	80%	-	-
10-90 (60)	10%	90%	-	-

PROMO TERM*	DP	MA	BALANCE	DISCOUNT
10-40(59)-50	10%	40%	50%	-

* Applicable to Typical Units x07, x08, x09, x10, x11, x12, x15

	Ave. Area	P/sqm	TCP							
STUDIO	24	170k	4.1m							
TERM	DISC.	TCP	DP %	DP	MA %	MA	Catch-Up	BAL %	BAL	
C 60 (95-5)	8%	3.8m	95%	3.6m	-	-	-	5%	0.2m	
B 20-80	8%	3.8m	20%	0.8m	-	-	-	80%	3.0m	
D 50-50(60)	2%	4.0m	50%	2.0m	50%	33k	60	-	-	
D 30-70(60)	1%	4.0m	30%	1.2m	70%	47k	60	-	-	
D 20-80(60)	-	4.1m	20%	0.8m	80%	54k	60	-	-	
D 10-90(60)	-	4.1m	10%	0.4m	90%	61k	60	-	-	
P 10-40(59)-50	-	4.1m	10%	0.4m	40%	28k	59	50%	2.0m	

	Ave. Area	P/sqm	TCP							
1BR	50	170k	8.5m							
TERM	DISC.	TCP	DP %	DP	MA %	MA	Catch-Up	BAL %	BAL	
C 60 (95-5)	8%	7.8m	95%	7.4m	-	-	-	5%	0.4m	
B 20-80	8%	7.8m	20%	1.6m	-	-	-	80%	6.3m	
D 50-50(60)	2%	8.3m	50%	4.2m	50%	69k	60	-	-	
D 30-70(60)	1%	8.4m	30%	2.5m	70%	98k	60	-	-	
D 20-80(60)	-	8.5m	20%	1.7m	80%	113k	60	-	-	
D 10-90(60)	-	8.5m	10%	0.9m	90%	128k	60	-	-	
P 10-40(59)-50	-	8.5m	10%	0.9m	40%	58k	59	50%	4.3m	

	Ave. Area	P/sqm	TCP
2BR	78	170k	13.3m

TERM	DISC.	TCP	DP %	DP	MA %	MA	Catch-Up	BAL %	BAL
C 60 (95-5)	8%	12.2m	95%	11.6m	-	-	-	5%	0.6m
B 20-80	8%	12.2m	20%	2.4m	-	-	-	80%	9.8m
D 50-50(60)	2%	13.0m	50%	6.5m	50%	108k	60	-	-
D 30-70(60)	1%	13.1m	30%	3.9m	70%	153k	60	-	-
D 20-80(60)	-	13.3m	20%	2.7m	80%	177k	60	-	-
D 10-90(60)	-	13.3m	10%	1.3m	90%	199k	60	-	-
P 10-40(59)-50	-	13.3m	10%	1.3m	40%	90k	59	50%	6.6m

	Ave. Area	P/sqm	TCP
3BR	105	170k	17.9m

TERM	DISC.	TCP	DP %	DP	MA %	MA	Catch-Up	BAL %	BAL
C 60 (95-5)	8%	16.4m	95%	15.6m	-	-	-	5%	0.8m
B 20-80	8%	16.4m	20%	3.3m	-	-	-	80%	13.1m
D 50-50(60)	2%	17.5m	50%	8.7m	50%	146k	60	-	-
D 30-70(60)	1%	17.7m	30%	5.3m	70%	206k	60	-	-
D 20-80(60)	-	17.9m	20%	3.6m	80%	238k	60	-	-
D 10-90(60)	-	17.9m	10%	1.8m	90%	268k	60	-	-

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THANK YOU



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