



venido

Technical Briefing

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A partnership between top real estate developers

Innovating the way you live

ALVEO

an AyalaLand company



FEDERAL LAND[®]

GT Capital Holdings

KEEPING YOU IN MIND

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A V E I A

Nurturing Pocket
Communities

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As of July 2018, Aveia inventory is

98%
Sold

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venido

is a Spanish word which means,
“arrived”



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in a Progressive Community

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*Lifestyle peg only



*Progressive
Community*

*Intimate
Family Living*

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Access

1 CALAX

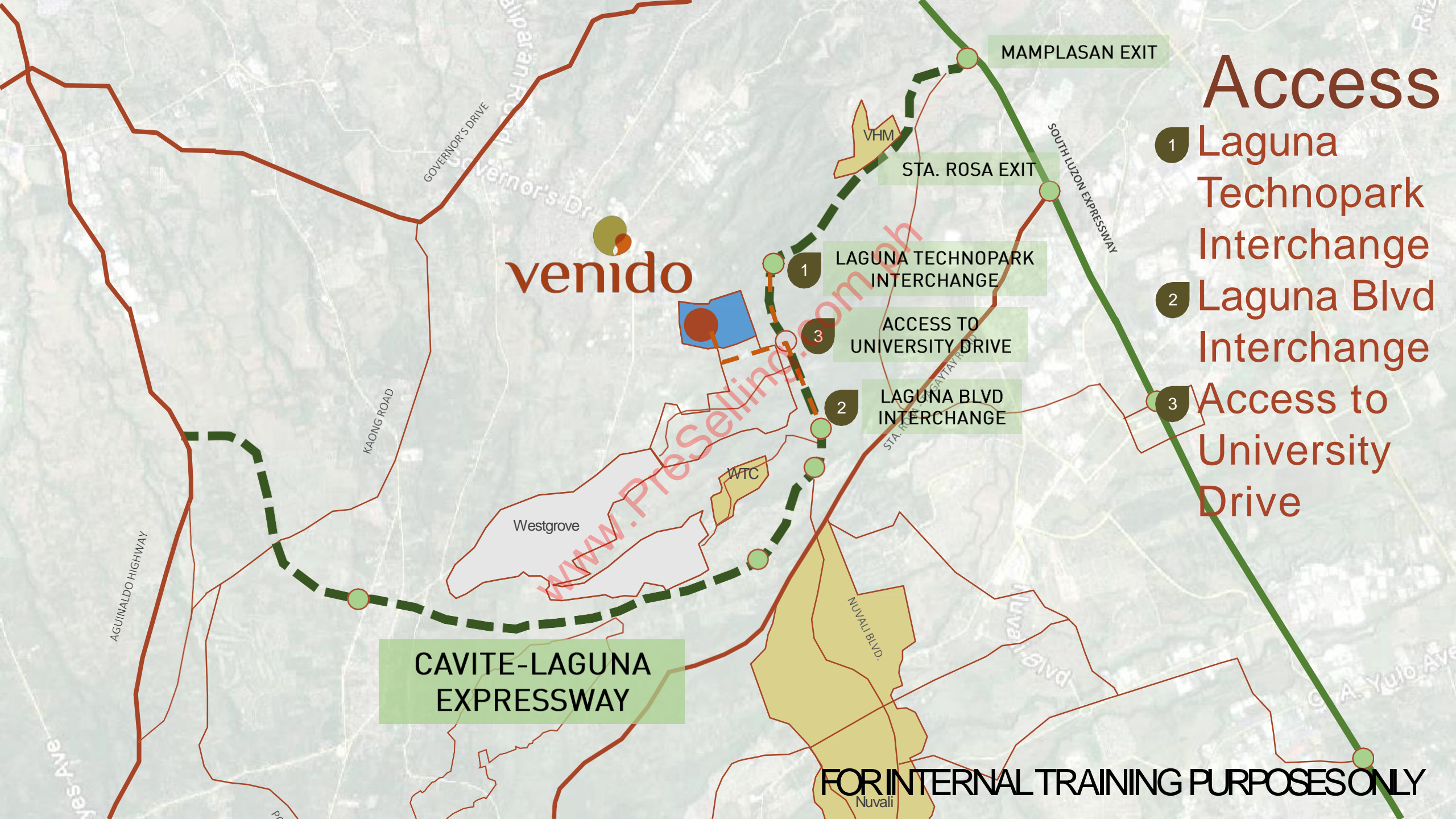
Laguna
Technopark
Interchange
Laguna Blvd
Interchange

2 SLEX

Eton Exit
Sta. Rosa Exit

KEY CBDs

●	NUVALI	4.30km
●	Alabang	21.6km
●	Makati	41.5km
●	BGC	42.0km
●	Ortigas	46.5km
●	QC	56.6km



Access

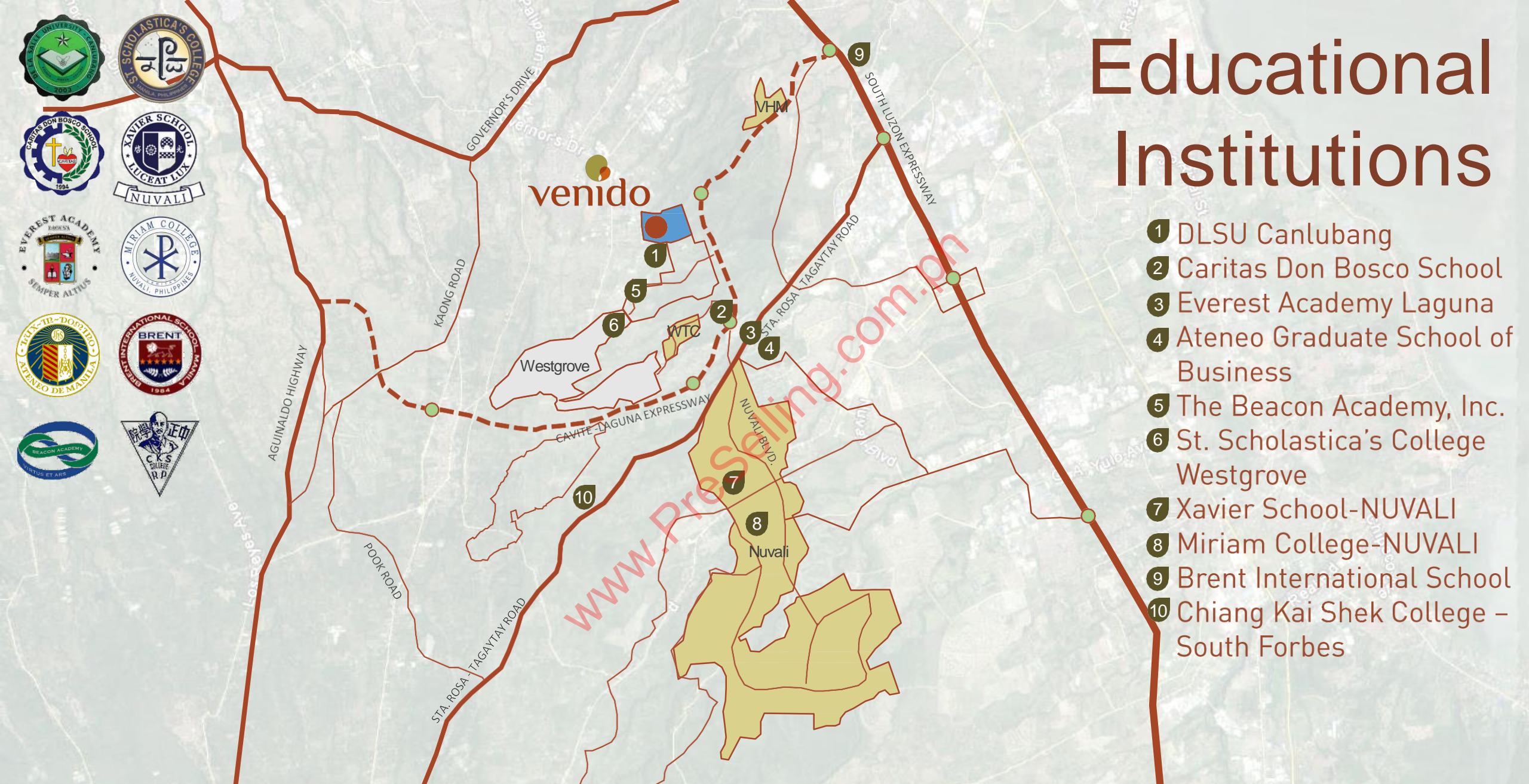
- 1 Laguna Technopark Interchange
- 2 Laguna Blvd Interchange
- 3 Access to University Drive

CAVITE-LAGUNA EXPRESSWAY

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Educational Institutions

- 1 DLSU Canlubang
- 2 Caritas Don Bosco School
- 3 Everest Academy Laguna
- 4 Ateneo Graduate School of Business
- 5 The Beacon Academy, Inc.
- 6 St. Scholastica's College Westgrove
- 7 Xavier School-NUVALI
- 8 Miriam College-NUVALI
- 9 Brent International School
- 10 Chiang Kai Shek College – South Forbes

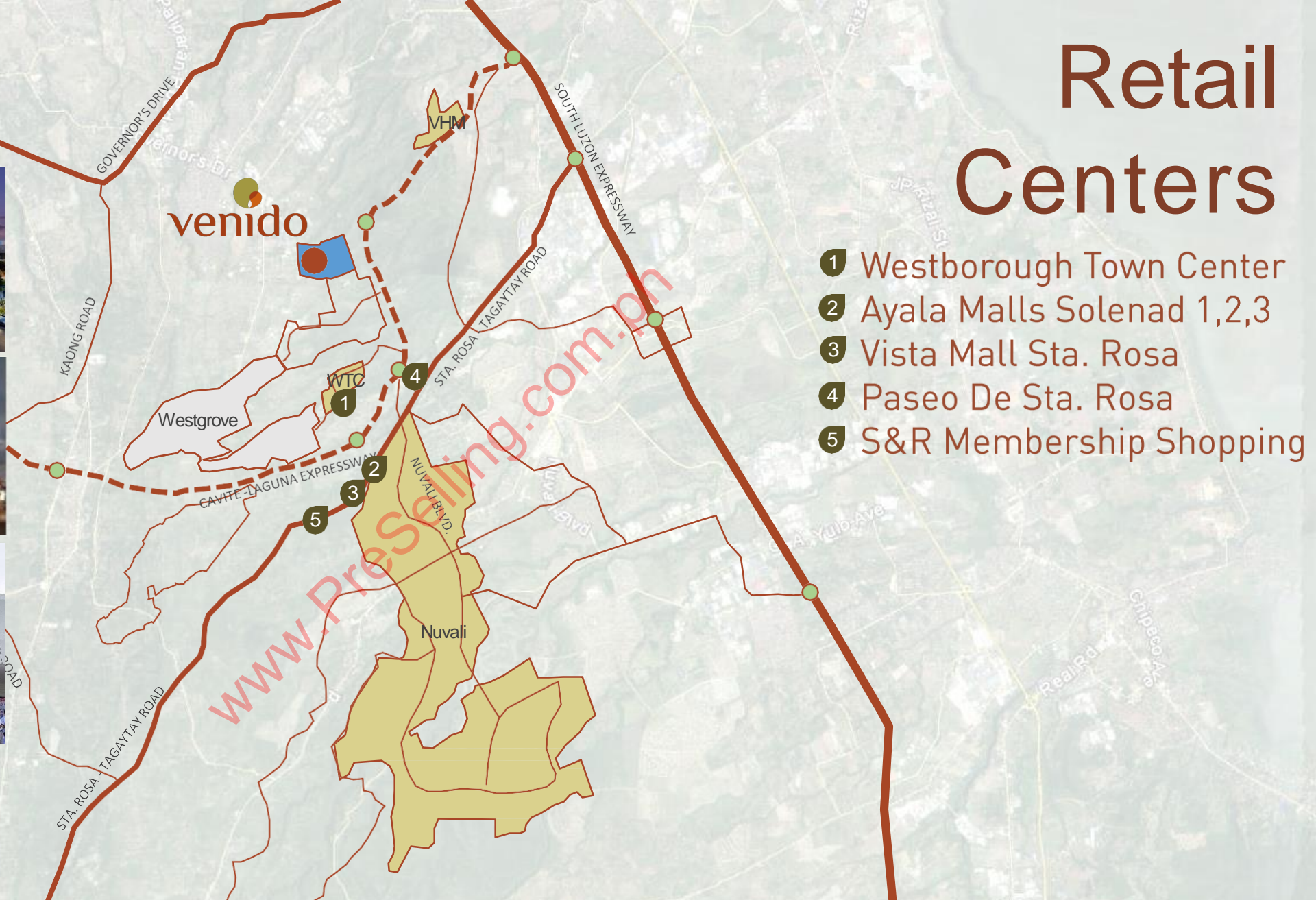


In a Progressive Community

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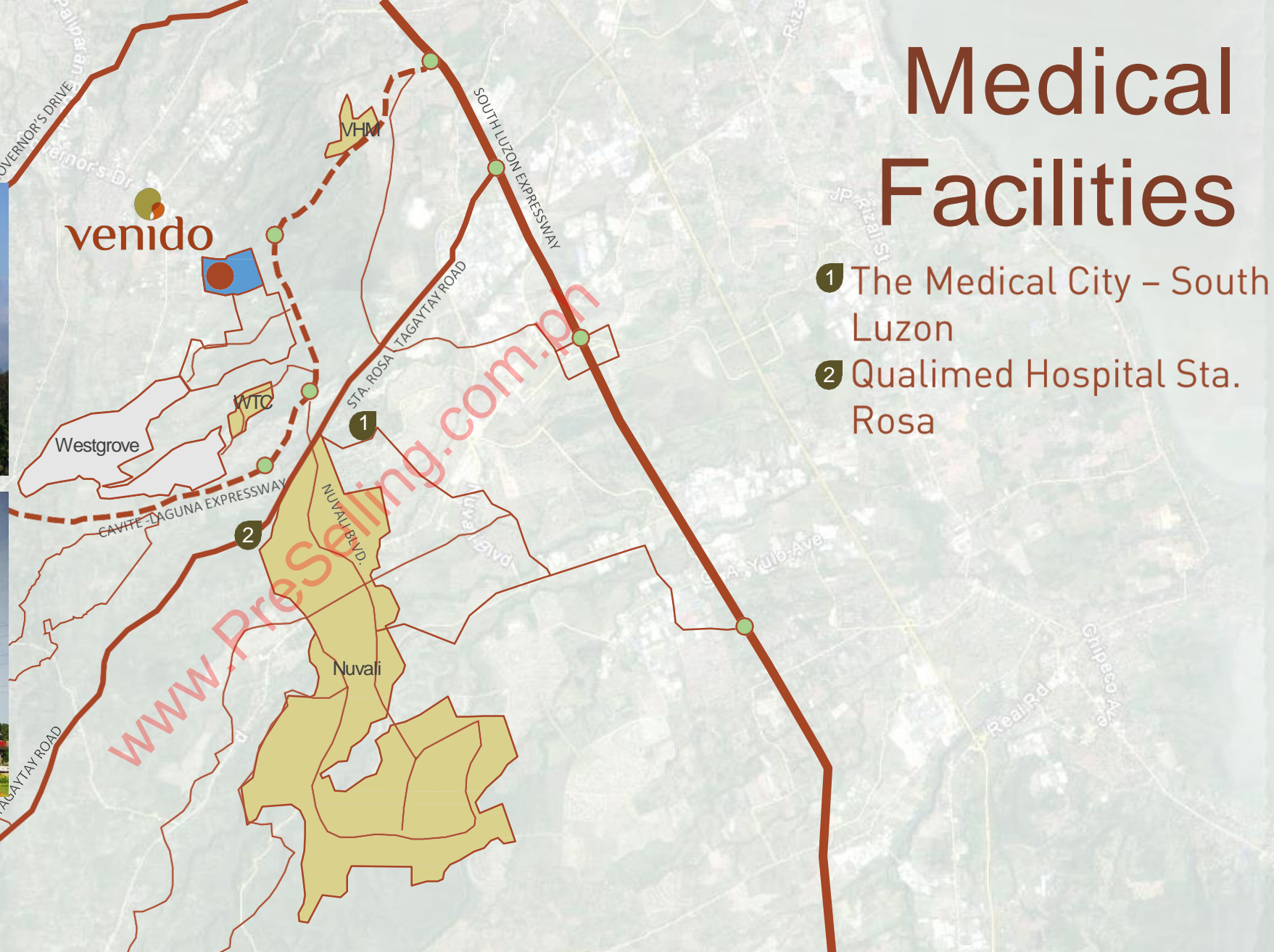
Retail Centers

- 1 Westborough Town Center
- 2 Ayala Malls Solenad 1,2,3
- 3 Vista Mall Sta. Rosa
- 4 Paseo De Sta. Rosa
- 5 S&R Membership Shopping



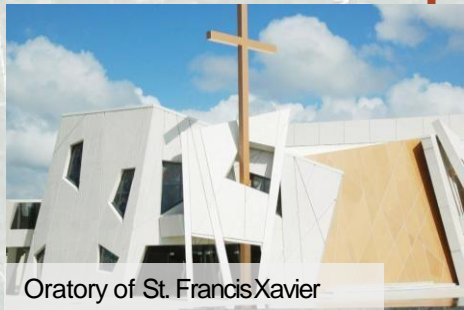
Medical Facilities

- 1 The Medical City – South Luzon
- 2 Qualimed Hospital Sta. Rosa



Religious Institutions

- 1 St. Benedict Parish
- 2 St. John Bosco Parish Church
- 3 Oratory of St. Francis Xavier, NUVALI



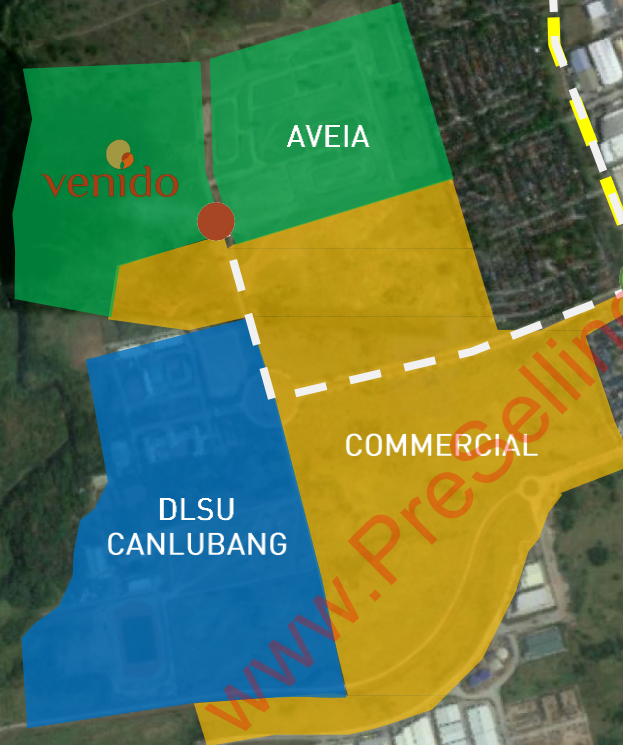
Leisure Destinations



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Masterplan



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--- CALAX

Masterplan



Laguna Technopark Interchange

University Drive

Laguna Blvd Interchange

District Breakdown

Residential	43 has	25%
<i>Venido</i>	21 has	12%
<i>Aveia</i>	22 has	13%
Commercial	78 has	46%
Institutional (DLSU)	50 has	29%
Total	171 has	100%

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General Information

Project Name	Venido
Address	Barangay Malamig, Binan, Laguna
Development Type	Residential Lots
Total Land Area	208,199 sqm 2,241,035 sq. ft.
Owner	Alveo-Federal Land Communities Inc.
Developer	Alveo Land Corp.
Exclusive Marketing Agent	Alveo Land Corp.
Turnover	Q4 2021



Area Breakdown		
Total Land Area	208,199 sqm	100%
Saleable	85,749 sqm	42%
Non-Saleable	69,414 sqm	33%
Future Development	53,035 sqm	25%

Phase 1 Details	
No. of Lots	254 lots
Min Size	209 sqm
Max Size	475 sqm
Ave Size	300-350 sqm
Modal Size	300 sqm
Density	16 lots/ha

SDP



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Guardhouse



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Pocket Park



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Welcome Pavilion



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Welcome Pavilion



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Clubhouse



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Clubhouse and Pool



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Clubhouse and Pool



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Clubhouse and Pool



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Palm Grove

Future Development

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Basketball Court



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Jogging Path

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Great Lawn



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View Deck

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View Deck



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Top Reasons to Invest



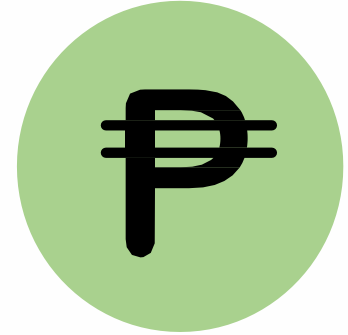
Highly Connected and Progressive Location

- ✓ *Future CALAX connection*
- ✓ *Part of a future Alveo mixed-use district*
- ✓ *Close proximity to key institutions and places of interest*



Intimate Family Community

- ✓ *Private and exclusive 21-has village*
- ✓ *Parks and thoughtfully designed amenities essential for family gatherings and recreational activities*
- ✓ *Asian contemporary architecture and landscaping design*



Investment Potential

- ✓ *High capital appreciation due to strategic location and Ayala Alveo Land brand*

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We will guide you home.