

ALVEO  
an AyalaLand company



  
HILLSIDE  
RIDGE



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RIDGE

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RIDGE

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To provide more options to the growing market in the South, **Alveo Land Corp.** in partnership with **Cathay Land, Inc.** launched a new Southside Estate.





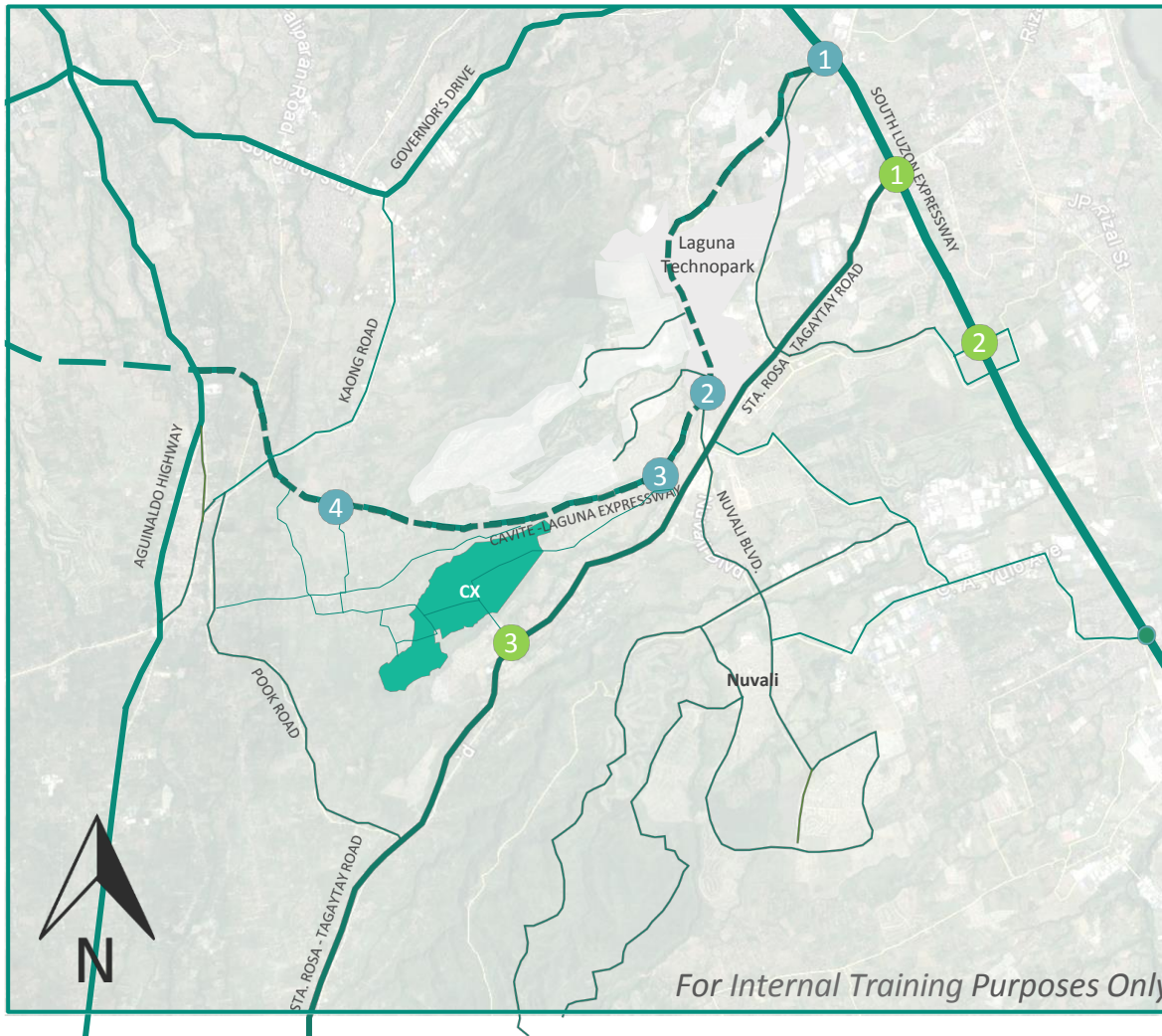
# ROAD ACCESS

## Via SLEX & Sta. Rosa-Tagaytay Road

1. Sta. Rosa Interchange
2. Eton City (Malitlit) Interchange
3. Entrance along Sta. Rosa Tagaytay Rd.

## Via Cavite-Laguna Expressway (CALAEx)

1. Mamplasan Interchange
2. Laguna Blvd. Interchange
3. Sta. Rosa-Tagaytay Rd. Interchange
4. Silang East Interchange



# CALA

## Distance to CALAEx Interchange (through existing roads):

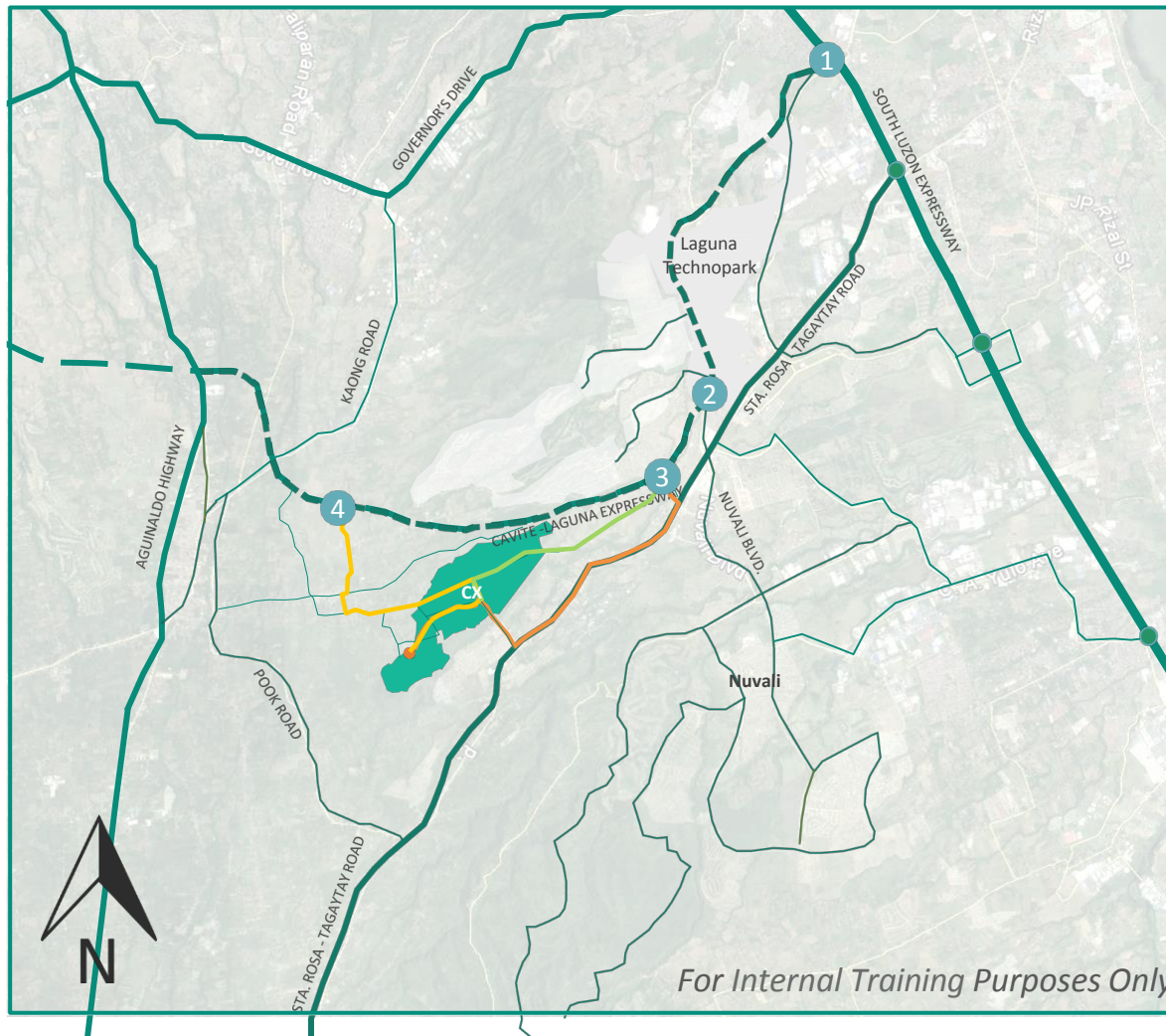
Hillside Ridge to Silang East  
Interchange (4):

— 6.5 km

Hillside Ridge to Sta. Rosa Tagaytay Rd.  
Interchange (3):

— 4.2 km

— 5.1 km







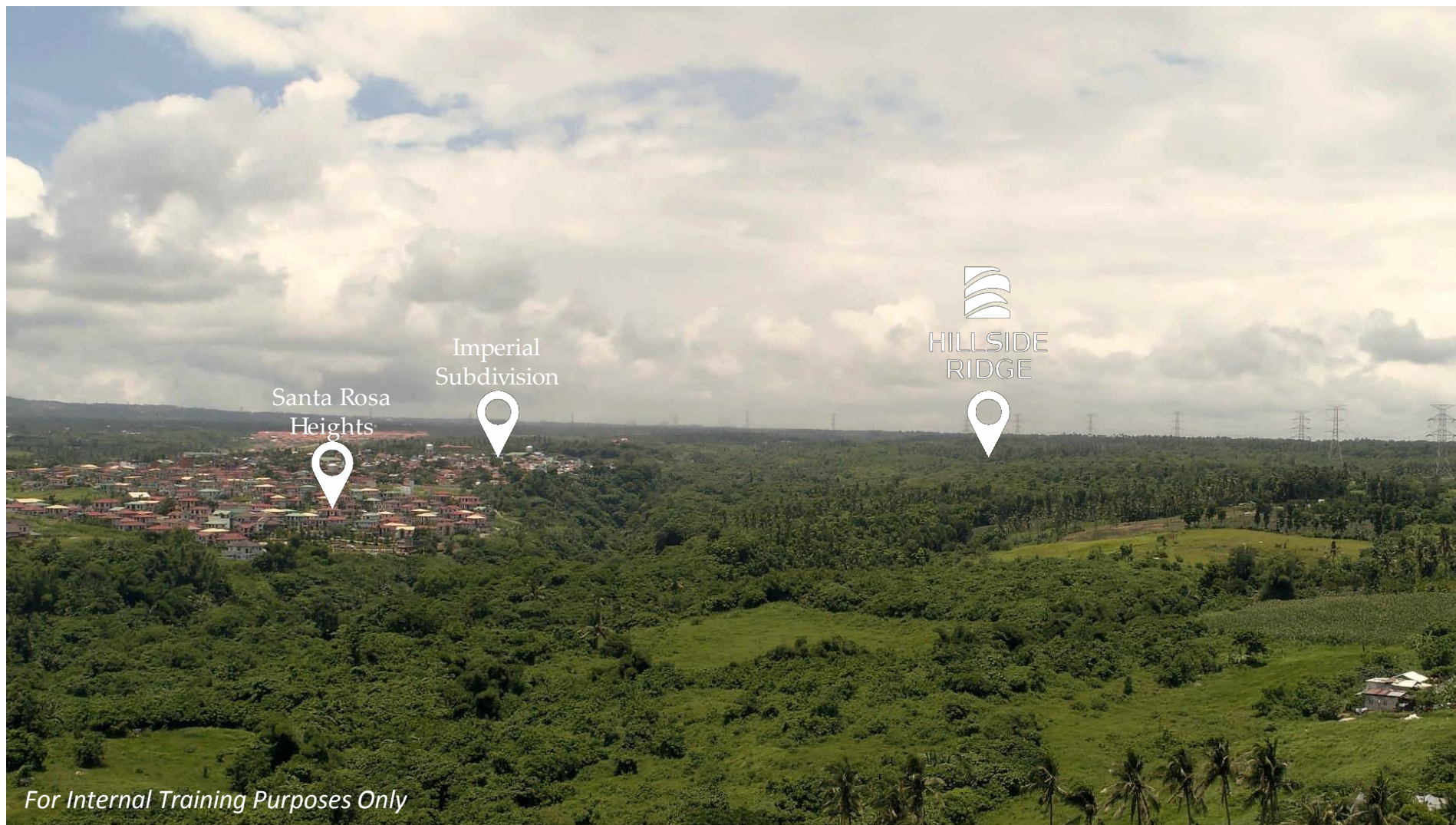


Bridge (under construction)

*For Internal Training Purposes Only*







*For Internal Training Purposes Only*





*For Internal Training Purposes Only*



## HILLSIDE RIDGE



## DEVELOPMENT PLAN

	Commercial		Residential		Total	
	sqm	%	sqm	%	sqm	%
PHASE 1	22,958	100%	239,974	100%	262,932	100%
<i>Saleable Area</i>	17,280	75%	87,821	37%	105,101	40%
<i>Non-Saleable</i>	5,678	25%	152,153	63%	157,831	60%

PHASE 1		
No. of Lots	19	240
Min. Size	787	266
Max. Size	1,121	694
Ave. Size	909	366
Modal Size	827	315
Density	7 lots/ha.	12 lots/ha.

For Internal Training Purposes Only





## HILLSIDE RIDGE



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## SDP: VILLAGE CENTER

	Commercial	
	Sq.m.	%
PHASE 1	22,958	100%
<i>Saleable Area</i>	<i>17,280</i>	<i>75%</i>
<i>Non-Saleable</i>	<i>5,678</i>	<i>25%</i>

PHASE 1	
No. of Lots	19
Min. Size	787
Max. Size	1,121
Ave. Size	909
Modal Size	827
Density	7 lots/ha.



# Site Development Plan



*For Internal Training Purposes Only*

## BUILDING GUIDELINES

<b>Floor Area Ratio</b>	2.5
<b>Building Footprint</b>	90% Maximum
<b>Setbacks</b>	Front: 6 Meters Sides: if build-to-line: Firewall required if not build-to-line: 3 meter eastment Rear: 3 Meters
<b>Building Height</b>	Maximum 25 meters
<b>Arcade</b>	Height: 4 meters
<b>Fence</b>	Width: 3 meters 2.5 meters solid fence & 0.5 meters top guard/ electric fence
<b>Curbcut</b>	Maximum 2 curbcuts Maximum 8 meters per lot



Village Center Phase 1



## HILLSIDE RIDGE



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## SDP: RESIDENTIAL

	Residential	
	Sq.m.	%
PHASE 1	239,974	100%
<i>Saleable Area</i>	<i>87,821</i>	<i>37%</i>
<i>Non-Saleable</i>	<i>152,153</i>	<i>63%</i>

PHASE 1	
No. of Lots	240
Min. Size	266
Max. Size	694
Ave. Size	366
Modal Size	315
Density	12 lots/ha.

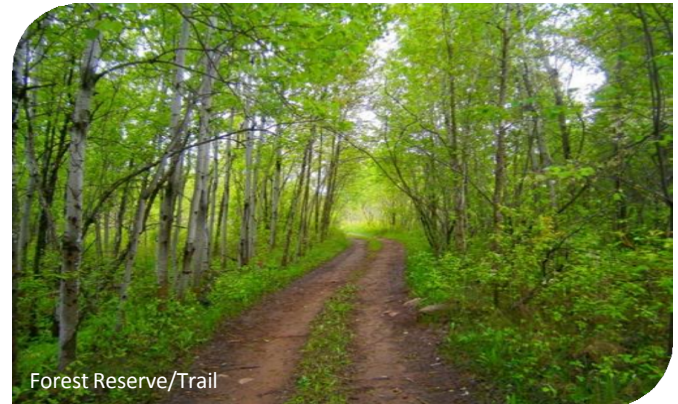


## HILLSIDE RIDGE



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## PARKS AND OPEN SPACES





# HILLSIDE RIDGE



## AMENITY CORE



### ROAD ELEVATION LEGEND

Minimum	Maximum
265 m	270 m
270 m	275 m
275 m	280 m
280 m	285 m
285 m	290 m
290 m	295 m
295 m	300 m
300 m	305 m
305 m	310 m
310 m	315 m
315 m	320 m
320 m	325 m

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MAIN ENTRANCE

*For Internal Training Purposes Only*





## POCKET PARK

*For Internal Training Purposes Only*







AMENITY AREA

For Internal Training Purposes Only





KIDS PLAY AREA

*For Internal Training Purposes Only*





CAMPING AREA

*For Internal Training Purposes Only*





WELCOME PAVILION

*For Internal Training Purposes Only*





POOL AMENITY AREA

*For Internal Training Purposes Only*





POOL AMENITY AREA

*For Internal Training Purposes Only*



## PRICING AND PAYMENT TERMS Valid from May 1 to 31, 2019

PRICING	COMMERCIAL		RESIDENTIAL	
Ave. Price Range (per sqm)	43k – 46k		23k – 31k	
Size Range	787 – 1,121 sqm		278 – 652 sqm	
Average Lot Size	909 sqm		365 sqm	
Lot Price (with VAT)	P31.5m – P50.4m		P5.6m – P16.3m	
PAYMENT TERMS	DP	MA	Balance	Discount
Cash 60	95%	-	5%	5%
B 20-80	20%	-	80%	5%
Deferred 50-45(36)-5	50%	45%	5%	2%
Deferred 30-65(36)-5	30%	65%	5%	1%
Deferred 20-75(36)-5	20%	75%	5%	-
Deferred 10-85(36)-5	10%	85%	5%	-
Promo 10-50(36)-40	10%	50%	40%	For All Commercial Lots
Promo 10-30(36)-60	10%	30%	60%	All Residential Lots
Promo 20-20(36)-60	20%	20%	60%	
Promo 10-Step Up (36)-Bal	10%	Step Up	54%-67%	

# HILLSIDE RIDGE VILLAGE CENTER

## SITE DEVELOPMENT PLAN (PHASE 1)

Availability as of April 23, 2019



### LOT DETAILS

#### Block 38 Lot 2

Size: 848 sqm

Price w/ VAT: P 36,860,000

\*Payable to CATHAY LAND INC..

#### Block 38 Lot 3

Size: 827 sqm

Price w/ VAT: P 35,947,000

\*Payable to CATHAY LAND INC..

#### Block 38 Lot 5

Size: 787 sqm

Price w/ VAT: P36,478,000

\*Payable to CATHAY LAND INC..

#### Block 36 Lot 6

Size: 827 sqm

Price w/ VAT: P35,947,000

\*Payable to ALVEO LAND CORP..

#### Block 36 Lot 3

Size: 834 sqm

Price w/ VAT: P36,251,000

\*Payable to CATHAY LAND INC..

Note: All Commercial lots are applicable for the

**Promo Term**  
**10-50(36)-40**



# HILLSIDE RIDGE VILLAGE CENTER

**Block 38 Lot 3 | 827 sqm**

**Total Contract Price: PHP 35,947,000**

## PROMO TERM 10-50(36)-40

<b>Reservation Fee</b>	Php 500,000
<b>10% Downpayment</b>	3,094,700
<b>50% MA over 36 months</b>	499,300
<b>40% Balance</b>	14,377,500
<b>Other Charges</b>	1,444,299



Availability as of May 17, 2019



Main Entrance



● SOLD

Note: All lots are applicable for Promo Terms

(valid until May 31, 2019)

- 10-30(36)-60
- 20-20(36)-60
- 10-Step Up-Bal

# HILLSIDE RIDGE RESIDENTIAL

Block 32 Lot 7 | 315 sqm

Total Contract Price: PHP 7,896,000

## PROMO TERM 10-30(36)-60

Reservation Fee	Php 200,000
10% Downpayment	589,600
<b>30% MA over 36 months</b>	<b>65,800</b>
40% Balance	4,737,600
Other Charges	317,250

## PROMO TERM 20-20(36)-60

Reservation Fee	Php 200,000
20% Downpayment	1,379,200
<b>20% MA over 36 months</b>	<b>43,900</b>
60% Balance	4,736,400
Other Charges	317,250



## TOP REASONS TO INVEST



### PRIME AYALA MIXED-USE COMMUNITY

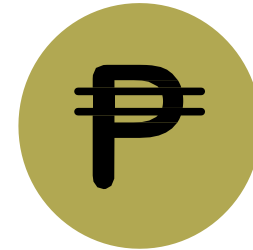
- 221-has. mixed-use development
- Highly-connected (Sta. Rosa-Tagaytay Road, Future CALAX connection, SLEX)
- Close proximity to NUVALI and Tagaytay

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### NATURAL SIMPLICITY

- Preserved and untouched hillside landscape
- High elevation with cool, fresh breeze with panoramic hillside views
- Sustainable features



### HIGH INVESTMENT POTENTIAL

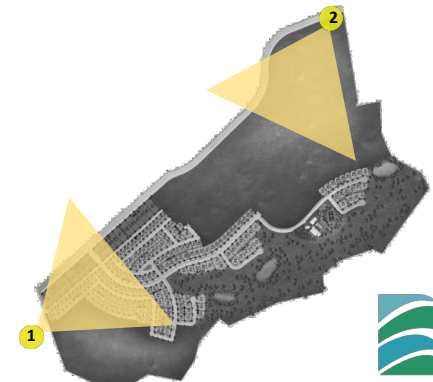
- Developed by brand with proven track record – Alveo by Ayala Land
- Development to be maintained by APMC
- High potential capital



## CONSTRUCTION UPDATE

**As of April 2019, the following works & milestones were achieved:**

- Survey works: 17.98%
- Clearing & Grubbing: 100%
- Earthworks for RROW: 48.37%
- Earthworks for Block Dev't: 46.72%



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