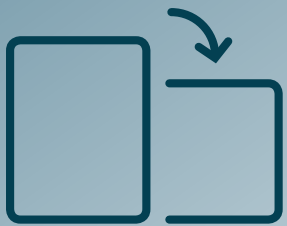


ALVEO

ASTELA
TOWER 1

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Flip your device for optimal view



Astela Tower 1 | Artist's Perspective

ALVEO



Alveo Land cultivates a network of experiences and destinations with its newest contemporary residential community, its brightest star to date in Circuit Makati.

A STAGE FOR LIFE TO UNFOLD

Placing you front and center of a dynamic district for art, culture, retail, and entertainment where urban lifestyles shine—ASTELA.

Astela Tower 1 | Artist's Perspective

LEADING LIGHTS

For more than 80 years, Ayala Land has set the standard for property development in the Philippines with the most highly-regarded addresses from sustainably integrated growth centers to multi-generational homes. Ayala Land continues to deliver versatile destinations, spotlighting a singular vision of enhancing land and enriching lives for more people.

Underpinned by its Ayala Land heritage, Alveo Land embodies the spirit of innovation with a commitment best realized through fresh lifestyle concepts and living solutions, setting new boundaries for master-planned communities and diverse neighborhoods across the country.



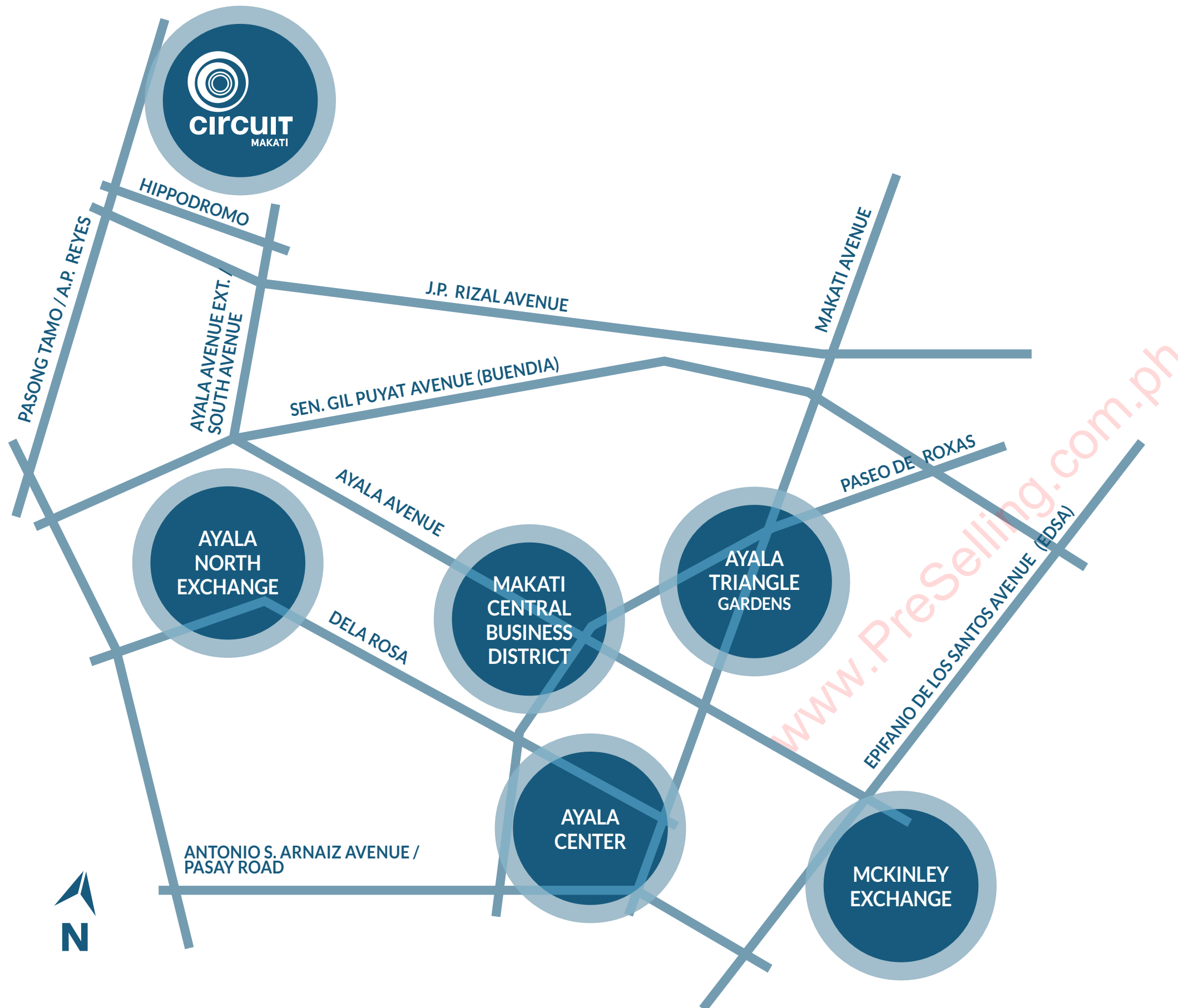
Makati City | Actual Photograph



Lifestyle Image

MAKATI CITY— LIFE, FRONT AND CENTER

Ayala Land's pioneering seat of heritage, Makati City continues to evolve while maintaining its position as the financial capital of the Philippines. Housing top local and international corporations' headquarters, premier shopping and leisure destinations, and residential communities, Makati is the intersection for diversity and growth, the address of choice for leaders and influencers, gathering the best of urban living.



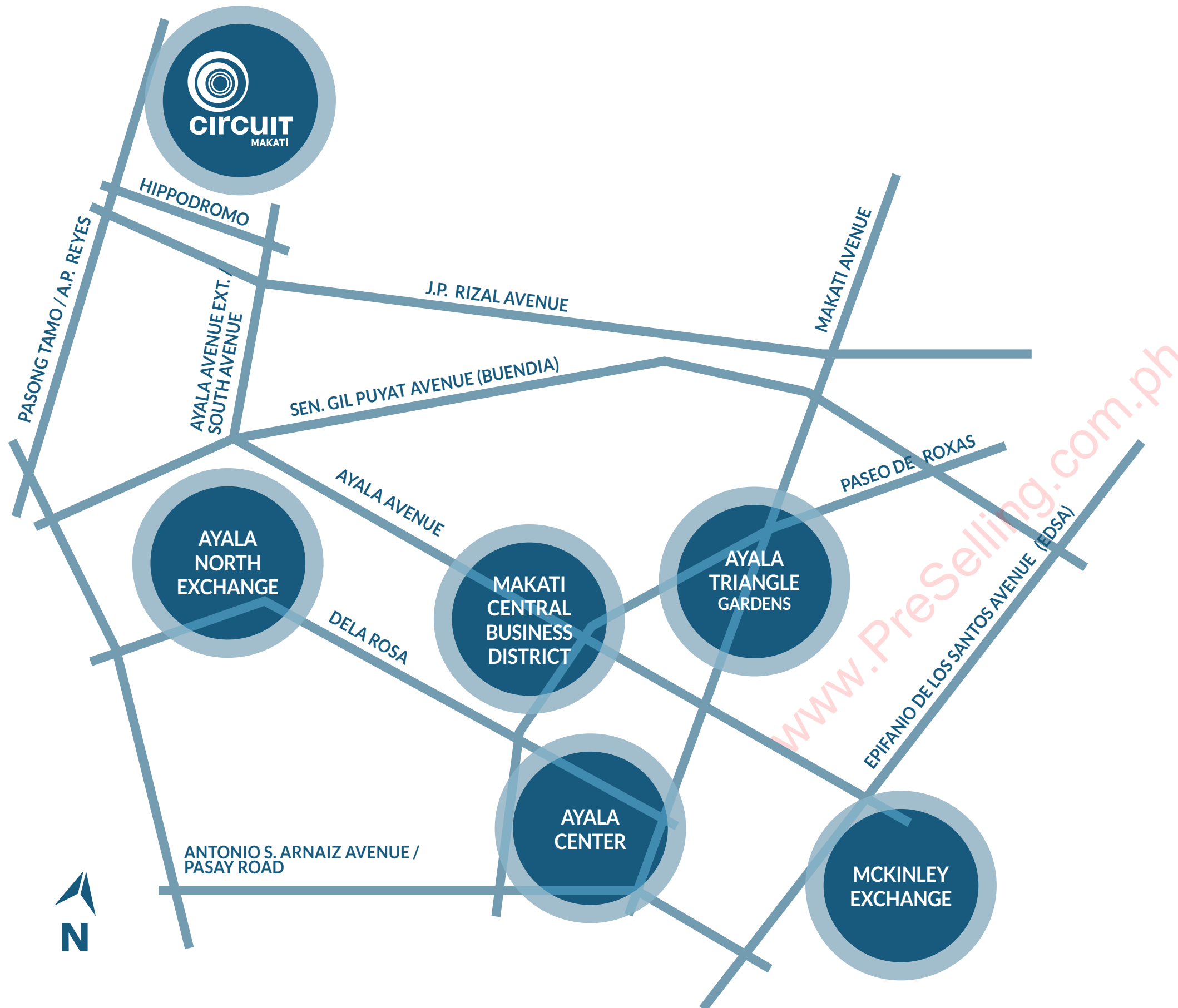
A RADIANT ENSEMBLE

Ayala Land invests in more than PhP 125 billion (USD 2.8 billion) in the *Make It Happen, Make It Makati* campaign, an initiative establishing six unique nodes for work, lifestyle, leisure, transport, corporate creativity, and entertainment and culture. The reimaging of Circuit Makati presents opportunities for elevated experiences in arts and performance, reinforcing the city as the benchmark for contemporary cities.

ESTABLISHMENTS NEAR CIRCUIT MAKATI

RETAIL AND SHOPPING DESTINATIONS

S&R Membership Shopping	170 m
Ayala Malls Circuit	350 m
Ayala Triangle Gardens	3.4 km
Glorietta	4.0 km
Greenbelt Malls	4.2 km



WORLD-CLASS ACCOMMODATIONS

Makati Shangri-La	3.0 km
Raffles and Fairmont Makati	3.7 km
Holiday Inn & Suites Makati	3.3 km
Ascott Makati	3.6 km
Dusit Thani Hotel	3.8 km

CHURCHES AND PLACES OF WORSHIP

Holy Cross Parish Church	1.2 km
St. Andrew the Apostle Parish	1.8 km
Greenbelt Church	3.9 km

RECREATION AND LEISURE SPOTS

Gatorade Chelsea Blue Pitch	110 m
Mountain Dew Skatepark	190 m
Globe Circuit Events Grounds	350 m
Samsung Arts Theater	450 m
RCBC Yuchengco Museum	1.8 km
Makati Sports Club	2.4 km
Ayala Museum	3.1 km
Manila Polo Club	3.4 km



SCHOOLS AND EDUCATIONAL INSTITUTIONS

MAPUA Institute of Technology	1.2 km
DLSU Graduate School of Business	1.7 km
Carsoncrest International School	1.8 km
Ateneo Graduate School of Business	2.1 km
Asian Institute of Management	3.0 km
Far Eastern University	3.0 km
Don Bosco Technical Institute	3.4 km
Assumption College	3.8 km

ALVEO PROJECTS WITHIN MAKATI

Solstice Towers
Callisto Towers
The Stiles Enterprise Plaza
Parkford Suites Legazpi
The Columns Ayala Avenue
The Columns Legazpi Village
The Lerato
Senta
Escala Salcedo
The Gentry Residences
Kroma Tower

CIRCUIT MAKATI— ENTERTAINMENT IN A NEW LIGHT

A multi-faceted retail and entertainment district transforms into a contemporary environment for arts and culture, integrating destinations such as museums and performance spaces to enrich city living. Circuit Makati re-emerges with new experiences for urban denizens to revel in.

[CLICK HERE TO EXPLORE THE DISTRICT](#)



Circuit Makati | Artist's Perspective



Circuit Makati Site Development Plant| Artist's Persepective

A MULTI-FACETED MASTERPLAN

Circuit Makati is a 21-hectare mixed-use district by Ayala Land gathering environments for residential, corporate offices, leisure, retail, and entertainment, where destinations for arts, culture, and performances light up contemporary living.

DEVELOPMENTS WITHIN CIRCUIT

- A** The Stiles Enterprise Plaza
- B** Ayala Malls Circuit
- C** Samsung Performing Arts Theater
- D** Circuit Corporate Tower One
- E** Circuit Corporate Tower Two
- F** Seda Circuit Makati
- G** S&R
- H** Solstice Towers
- I** Callisto Towers
- J** Astela Towers
- K** Circuit Lane
- L** Power Mac Center Spotlight
- M** Circuit Events Grounds
- N** The Flats at Circuit Makati
- O** Transport Terminal



An artist's perspective rendering of a modern high-rise building, Astela Tower 1, at dusk. The building features a glass facade and a base with a grid-like pattern. It is surrounded by other tall buildings in a dense urban setting. The sky is a mix of blue and pink, and the city lights are visible in the background. A large tree is on the right, and a few cars and pedestrians are on the street in the foreground.

ASTELA

Astela Tower 1 | Artist's Perspective

ALVEO

Astela draws inspiration
from the extraordinary and stellar,
a residential community shining
a light on contemporary living.

A VIBRANT SPECTACLE

Surrounded by environments
for arts, culture, and entertainment,
a vast spectrum of experiences
amplify the everyday.



Astela Tower 1 | Artist's Perspective

DEVELOPMENT SUMMARY

Project Name	Astela Tower 1
Address	Gallery Drive corner Symphony Drive, Circuit Makati, Brgy. Carmona, Makati City
Project Developer	Alveo Land Corp.
Development Type	High-Rise Residential Condominium
Owner	The Philippine Racing Club, Inc.
Project Completion	November 30, 2029

GENERAL INFORMATION

Tower 1	
No. of Units	409 Residential 11 Commercial
No. of Floors	35 (physical; including roof deck)
No. of Units per Floor	Max. 16 units
No. of Parking Floors	7 podium parking (excluding ground floor)
Number of Elevators	4
Floor-to-ceiling Height (Residential Floors)	Approx. 2.7 m (Approx. 2.4 m for toilets & kitchen)
Hallway Width	Approx. 1.5 m
Elevator Lobby Width	Approx. 3.65 m
Turnover Date	2029

LIGHTING UP URBAN LEISURE

A full lineup of creature comforts complement urban lifestyles in Astela—spaces to unwind, spaces to connect.

Residents are embraced by an atmosphere of shared experiences within the community and outside, offering spaces for quiet respite or energized pursuits.



Lifestyle Image



Indoor Amenities

- 1 Gym
- 2 Function Room
- 3 Board Room
- 4 Library

Outdoor Amenities

- 5 Swimming Pool
- 6 Kiddie Pool
- 7 Pool Deck
- 8 Kid's Play Area
- 9 Lounge Pool
- 10 Zen Lounge
- 11 Landscaped Deck



Swimming Pool | Artist's Perspective



Zen Lounge | Artist's Perspective



Cym | Artists perspective



www.Preselling.com.ph

Swimming Pool | Artist's Perspective



From the ground up, Astela presents a wide array of possibilities for **rest** and **recreation**. Savor **full amenities** for **play** and **well-being** within a high-rise community.

Swimming Pool | Artist's Perspective

ALVEO

BUILDING FEATURES

- Interior-designed main lobby
(with concierge and mailroom)
- Retail spaces at the ground and second floors
- Amenity deck
(located on the 10th Floor)
- Interior-designed elevator lobbies
& select common areas
- Back-up Power
 - 30% for Studio Units
 - 20% for 1BR units & up
 - 100% for common areas
- Fire detection, alarm, and sprinkler system
- Two (2) Fire Exits per residential floor
- 24-hour building security
 - CCTV cameras in selected areas
 - RFID access for elevator, parking,
amenities, and common areas
- 24-hour building maintenance

SUSTAINABLE FEATURES

- Philippine Green Building Code compliant
- Maximized natural lighting
- Low-energy consumption lighting
fixtures in common areas
- Naturally ventilated elevator
lobbies and hallways
- Rainwater harvesting system
- Dual-flush toilets
- Low-flow valves

ILLUMINATING YOUR UNIVERSE

The development opens 409 expansive units in a variety of configurations from Studio to Three-bedroom spaces, catering to individuals and families. With only 16 units per floor, this low-density community highlights privacy and exclusivity, giving room for more meaningful moments at home.



Lifestyle Image

ALVEO

ASTECLA TOWER ONE
STUDIO UNIT

Areas	sq.m.*	sq.ft.*
Living/Dining/Sleeping Area	19	205
Kitchen	6	65
Common T&B	4	43
Utility Cabinet	1	11
Balcony	3	32
Total Area	33	356



*Approximate sizes only
*The typical unit plans reflect the suggested furniture layouts

ASTE LA TOWER ONE
ONE-BEDROOM UNIT

Areas	sq.m.*	sq.ft.*
Living/Dining/Sleeping Area	31	334
Kitchen	7	75
Master Bedroom	17	183
Master T&B	5	54
Balcony	5	54
Total Area	65	700



*Approximate sizes only
*The typical unit plans reflect the suggested furniture layouts



One-Bedroom Unit | Artist's Perspective

ALVEO

ASTEla TOWER ONE TWO-BEDROOM UNIT

Areas	sq.m.*	sq.ft.*
Living/Dining	30	323
Kitchen	7	75
Hallway	4	43
Common T&B	5	54
Bedroom 1	11	119
Master Bedroom	16	172
Master T&B	5	54
Maid's Room	7	75
Maid's T&B	4	43
ACCU Room	1	11
Balcony	5	54
Total Area	95	1,023



*Approximate sizes only
*The typical unit plans reflect the suggested furniture layouts



Two-Bedroom Unit Kid's Room | Artist's Perspective

ASTELA TOWER ONE THREE-BEDROOM UNIT

Areas	sq.m.*	sq.ft.*
Living/Dining	29	312
Kitchen	13	140
Hallway	6	65
Common T&B	7	76
Bedroom 1	12	129
Bedroom 2	12	129
Master T&B	18	194
Master WIC	4	43
Master T&B	6	65
Maid's Room	7	75
Maid's T&B	3	32
ACCU Room	3	32
Balcony	6	64
Total Area	126	1,356

*Approximate sizes only
*The typical unit plans reflect the suggested furniture layouts





Three-Bedroom Unit Living, Dining, and Kitchen | Artist's Perspective



Lifestyle Image

AVERAGE UNIT SIZES

Unit Type	sq.m.*	sq.ft.*
Studio	33-34	355-366
One-Bedroom	65	700
Two-Bedroom	95-96	1,023-1,033
Three-Bedroom	126	1,356

*Approximate sizes only

UNIT FEATURES AND DELIVERABLES

Complete kitchen system
(countertop, cabinets, and sink)

Complete toilet fixtures
(bathroom sink, toilet bowl, hand spray, shower
set, and facial mirror except for maid's T&B)

Shower enclosure
(for master T&B of 1BR & up only)

Bedroom closet

Fire detection and alarm system

Audio guest annunciator

Provision for split-type air conditioning stub-out

Provision for telephone lines

Provision for CATV outlet

Provision for fiber-to-the-home

Provision for T&B multi-point water heater stub-out
(except for maid's T&B)

UNIT FINISHES

	Floor	Wall	Ceiling
Living/Dining/ Kitchen Studio	Porcelain tiles 600x600 mm	Paint finish	Paint finish
Bedroom	Laminated Wood Flooring (1BR & up)	Paint finish	Paint finish
Toilet & Bath	Porcelain tiles 300x600 mm	Porcelain tiles 300x600 mm	Paint finish
Maid's/Utility	Ceramic Tiles 300x300 mm	Paint finish	Paint finish
Balcony	Porcelain Tiles 300x300 mm	-	Paint finish
Other Materials and Finishes	Solid surface kitchen countertops and granite master T&B counters Laminated wood kitchen cabinets and bedroom closets Partial glass railing at balcony		

AMENITY FLOOR
10TH FLOOR



TYPICAL RESIDENTIAL FLOOR
11TH - 39TH FLOOR

- Studio
- One-Bedroom
- Two-Bedroom
- Three-Bedroom



CIRCUIT MAKATI'S PRIME RESIDENTIAL COMMUNITY

APMC PROMISE

Every Alveo Land development—vibrant neighborhoods, groundbreaking living solutions, master planned communities—nurtures individuals and hard-earned investments with a singular vision: giving you a place for living well.

Ayala Property Management Corporation (APMC) will deliver Astela's promise of contemporary urban living in Circuit Makati through expert property maintenance and services. By keeping the strictest home and building guidelines, APMC asserts a firm commitment to a healthy community that will flourish for generations.

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Main Lobby | Artist's Perspective

CONSULTANTS

Architectural Design
PRSP Architects

Structural Design
SY^2 + Associates, Inc.

Common Area Interior Design
Design HQ (Hirayama + Quesada)

Mechanical Design
DCCD Engineering Corporation

Electrical Design
EB Cruz & Partners

Fire Protection, Sanitary & Plumbing Design
NBF Consulting Engineers

Lift Consultant
International Elevator & Equipment, Inc.
(IEE)

Project Management & General Contractor
Makati Development Corp. (MDC)

Property Management
Ayala Property Management Corp.
(APMC)

ALVEO

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Visit our showroom in Circuit Makati

DHSUD Provisional LTS No. 218

Gallery Drive corner Symphony Drive, Circuit Makati,

Brgy. Carmona, Makati City | Completion Date: November 30, 2029

DHSUD NCR AA-2022/01-3058 | Project Developer: Alveo Land Corp.

Owner: The Philippine Racing Club, Inc.