



EVOLIVING

NUVALI is the country's first and largest eco-city development, built on the principles of sustainable design.

A project of Ayala Land, NUVALI is a 2,400-hectare mixed-use development that straddles the cities of Sta. Rosa, Cabuyao, and Calamba in Laguna.

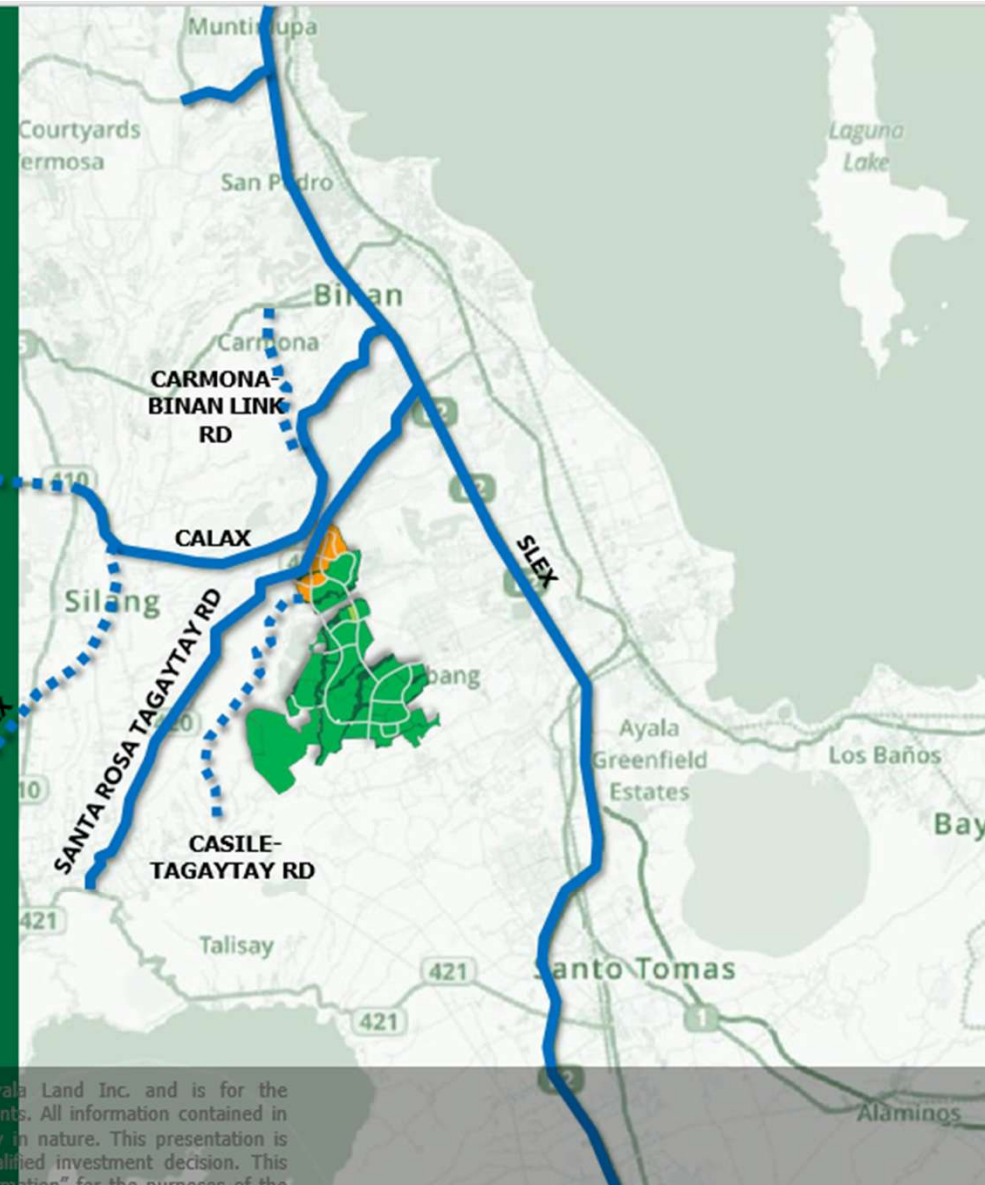
NUVALI'S STRATEGIC LOCATION IS A DRIVING FORCE FOR GROWTH IN THE REGION

PROXIMITY TO NCR CBDs & THE AIRPORT

Location	Distance	Travel Time
Makati	40-km	45-mins.
BGC	40-km	45-mins.
Alabang	24-km	33-mins.
NAIA	37-km	42-mins.

MAJOR CONNECTIONS

SLEX
CALAX
Santa Rosa-Tagaytay Rd
Carmona-Binan Link Rd (under construction)
Casile-Tagaytay Rd (under construction)



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INTEGRATED MASTERPLAN



 Business Districts
(Offices, Retail, Hotel,)



 Residential



 Institutions
(School, hospital)



 Open Spaces

 Estate Infrastructure
(Road work and Utilities)

NORTH:
Main Commercial
Business District serving
a Regional Market Base

CENTRAL:
Center of immediate
Residential Community

SOUTH:
Growing Residential
Community, with
Institutional Locators,
and Future Business
District



RESIDENTIAL DEVELOPMENTS

25 Residential Villages
2 Mid-Rise Condo Projects
16,000 Units Sold (98%)
3,000 Constructed Units
11,000 Current Residents

AyalaLand PREMIER

ALVEO

Avida
an AyalaLand company

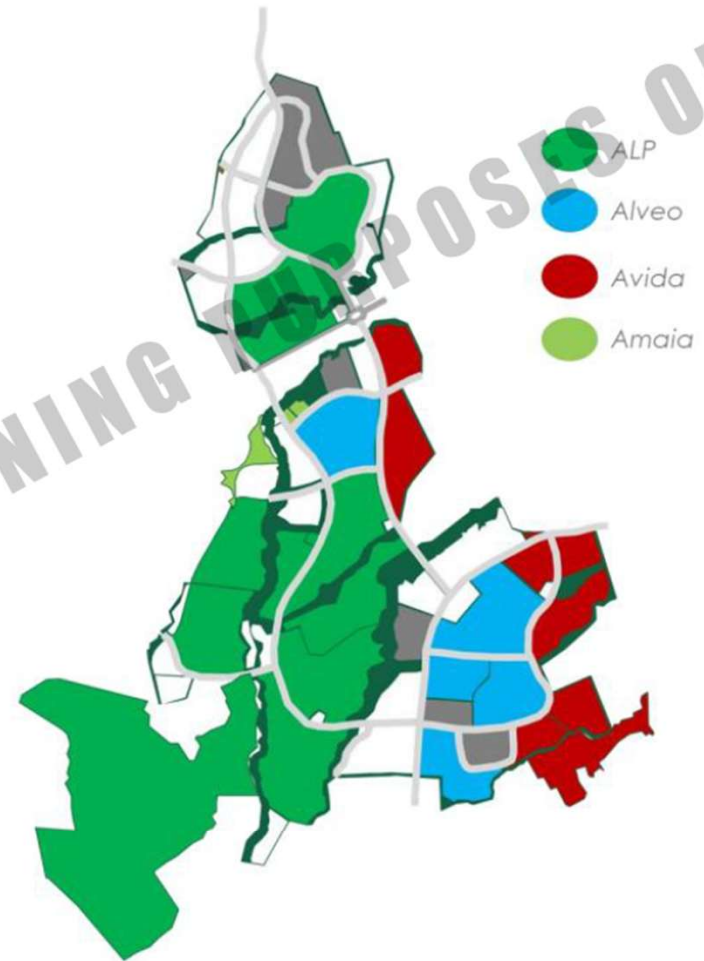
Amaia

10 Residential Villages

5 Residential Villages

9 Residential Villages

2 Mid-Rise Condo Projects
1 Townhouse Subdivision



INSTITUTIONAL DEVELOPMENTS



Xavier School

Number of students-SY 2024 : 1,623



Miriam College

Number of students-SY 2024 : 961



Everest Academy

Number of students-SY 2024 : 179

Healthway Qualimed Hospital

General hospital offering comprehensive inpatient and outpatient services

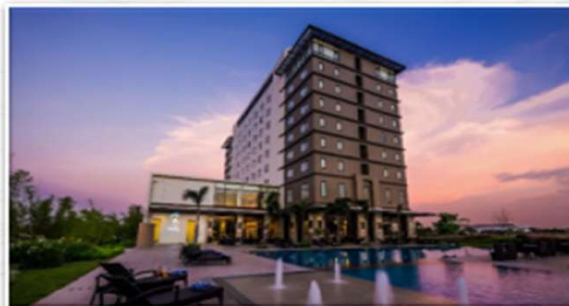


Fully equipped hospital with 102 beds

COMMERCIAL ESTABLISHMENTS



Ayala Malls Solenad



Seda Nuvali



Monochrome Events place



S&R Membership Shopping



Landers Nuvali



Uniqlo

COMMERCIAL ESTABLISHMENTS



Nuvali Techno Hub



LHK South



**Museum for Architecture &
Residences**



NUVALI
EVO PARKWAY

Future
Dev't

EvoParkway

NUVALI US AND TRAINING

Driving Range

NUVALI

Opening: April 27, 2024

Area: 8 hectares

Operating Hours: 6AM - 10PM



24 Hitting Bays



Coming Q4 2024: Events' Place



Coming Q1 2025: Restaurant & Wellness Center





Opening: Q4 2024
Area: 16 has
Trails length: 5 km





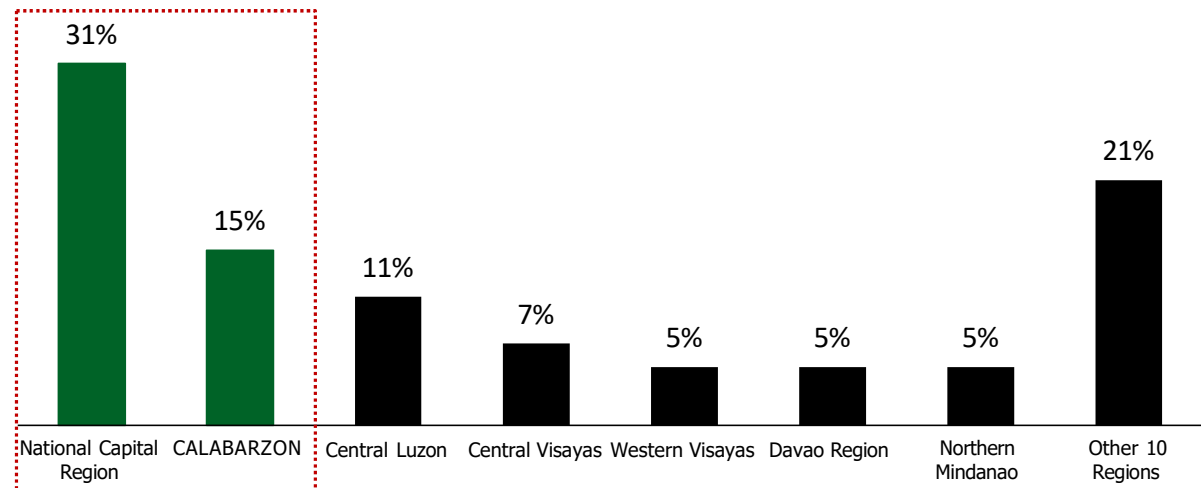
NEW AGE OF NUVALI



Metro *NUVAZI*



SOUTHERN LUZON IS EMERGING AS A MAJOR CENTER OF GROWTH WITH CALABARZON POSTING THE SECOND LARGEST CONTRIBUTION TO GDP IN 2024



15%

**GDP
CONTRIBUTION
VS 2023**

5.6%

**GDP GROWTH
VS 2023**

Source: CALABARZON Regional Development Report 2024

THROUGH ITS INVESTMENTS IN ESTATE DEVELOPMENT, NUVALI IS IN A POSITION OF LEADERSHIP IN ITS CATCHMENT AREA

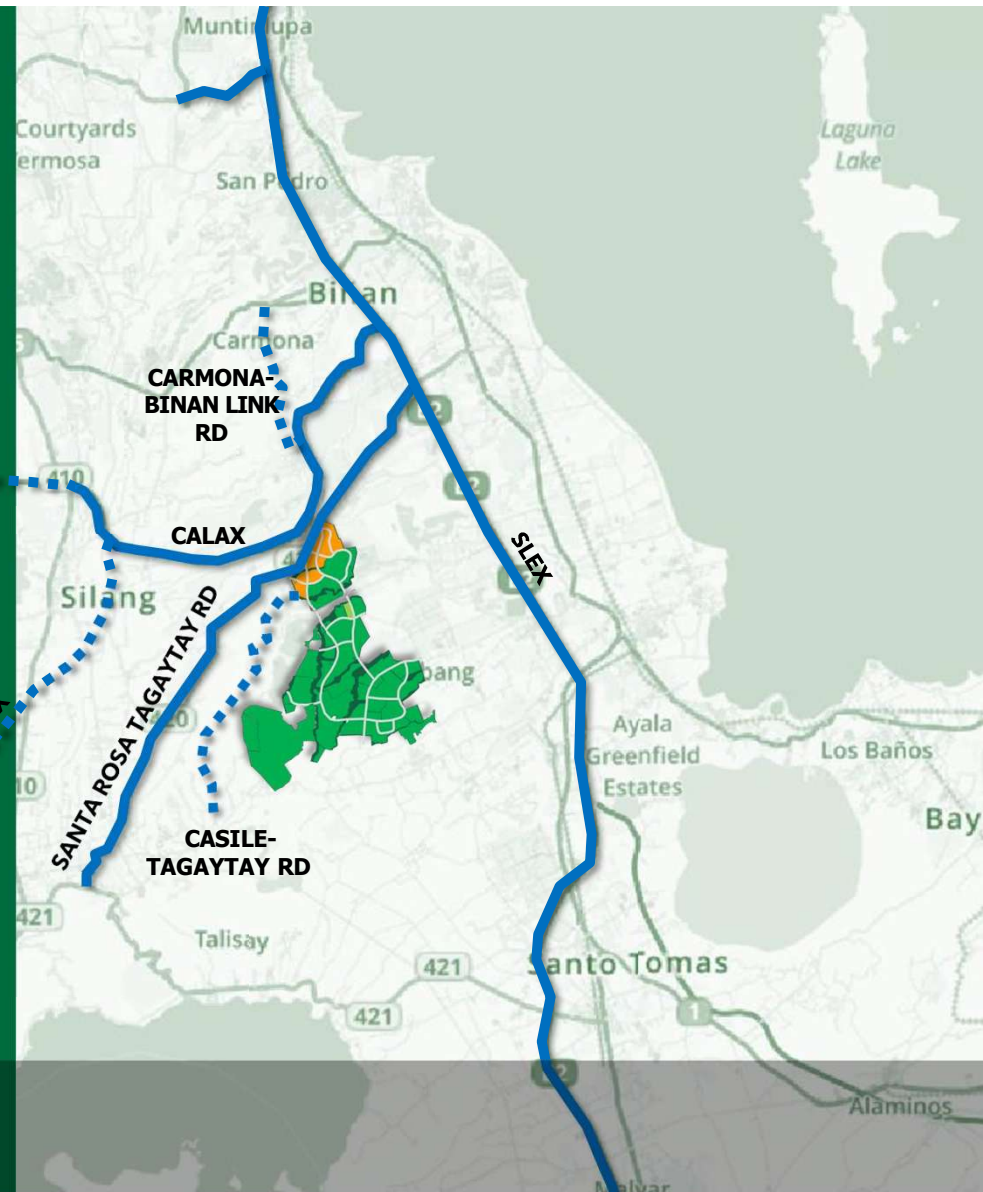
CATCHMENT AREA (CITIES)

City	Population as of 2025
Binan City, Laguna	407,000
Santa Rosa City, Laguna	414,000
Calamba City, Laguna	540,000
Cabuyao City, Laguna	355,000
Carmona, Cavite	106,000
Silang, Cavite	296,000
Total	2,118,000

Source: <https://www.philatlas.com>

NEIGHBORING RESIDENTIAL BASE

Developments	Population as of 2025
Nuvali	13,000
Ayala Westgrove	2,808
San Jose Village (Avida)	7,375
LTI Industrial Park	130,000
Carmelray Industrial Park	31,000



An aerial rendering of a large-scale urban development project, MetroVALI, outlined in green. The development is situated in a lush, green landscape with a river or lake to the right. The project features a dense cluster of modern, multi-story buildings, including residential and commercial structures, interspersed with green spaces and parking areas. The surrounding area is a mix of forested land and existing infrastructure.

THE PREMIER CENTRAL BUSINESS DISTRICT IN THE RISING SOUTH

MetroVALI

Private and Confidential

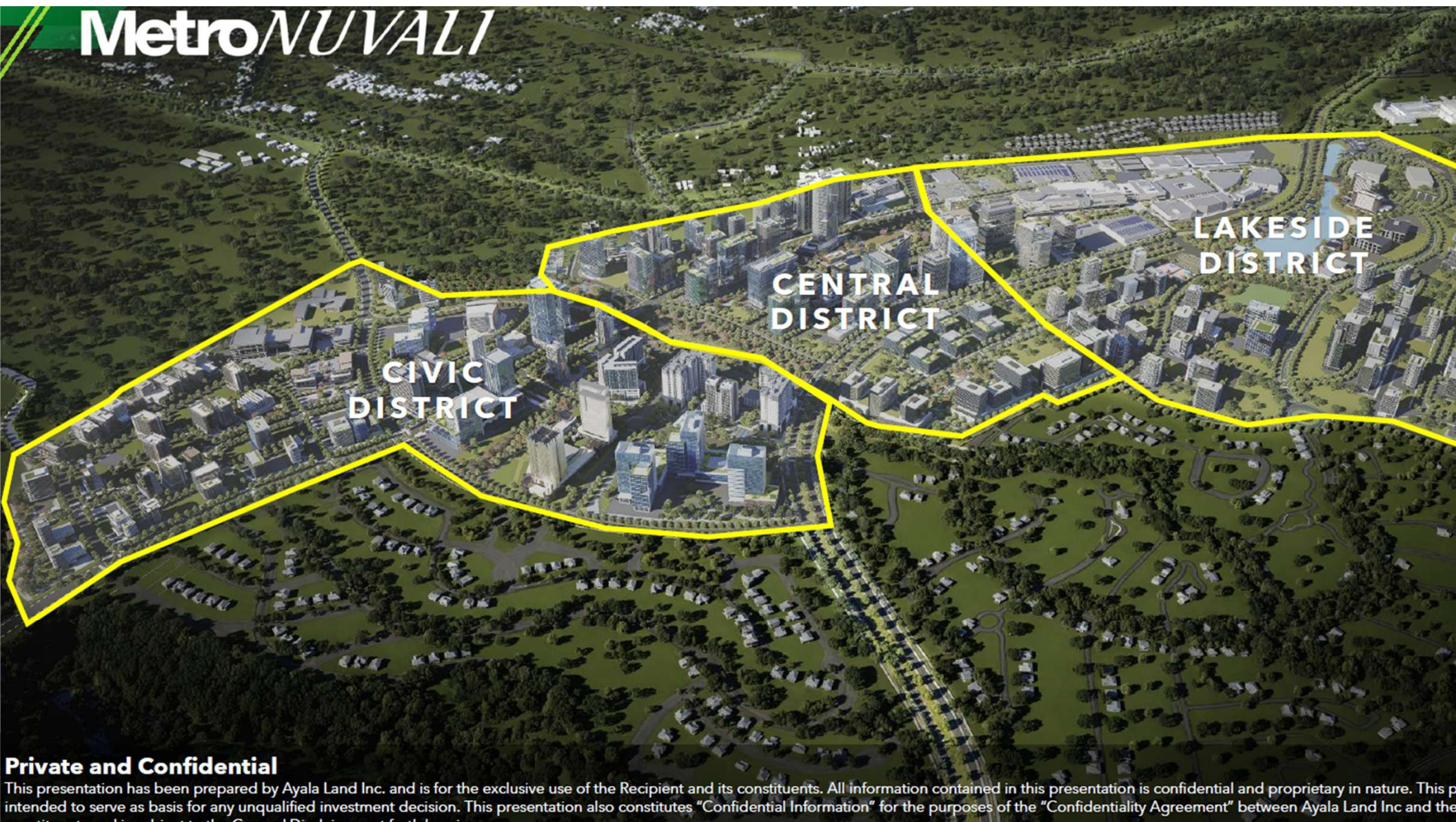
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An aerial rendering of the MetroNUVALI development. The image shows a large, irregularly shaped area outlined in yellow, containing numerous modern high-rise buildings and green spaces. This central area is surrounded by a white line that follows the boundaries of the development. The surrounding landscape is mostly green with some existing buildings and roads. The text 'MetroNUVALI' is in the top left corner. A list of features is in the bottom right corner.

MetroNUVALI

- 200-hectare mixed use development
- 3 Districts
- Regional Connectivity
- Interconnected green network & open spaces

Metro *NUVALI*



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An aerial rendering of the MetroNUVALI Lakeside District. The image shows a large, modern urban development with numerous high-rise buildings and residential structures. The development is surrounded by lush greenery and trees. A road, identified as Santa Rosa-Tagaytay Rd, runs along the top right of the development. A white arrow points to the main access point via Nuvali Blvd and Santa Rosa-Tagaytay Rd. The text 'MetroNUVALI' is prominently displayed in the top left corner, and 'LAKESIDE DISTRICT 100 hectares' is in the bottom right corner. The overall scene is a detailed architectural visualization of the proposed development.

Metro*NUVALI*

**MAIN ACCESS VIA NUVALI BLVD
AND SANTA ROSA-TAGAYTAY RD**

LAKESIDE DISTRICT
100 hectares

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SUPER REGIONAL MALL





LAKESIDE, HOTEL, AND OFFICES

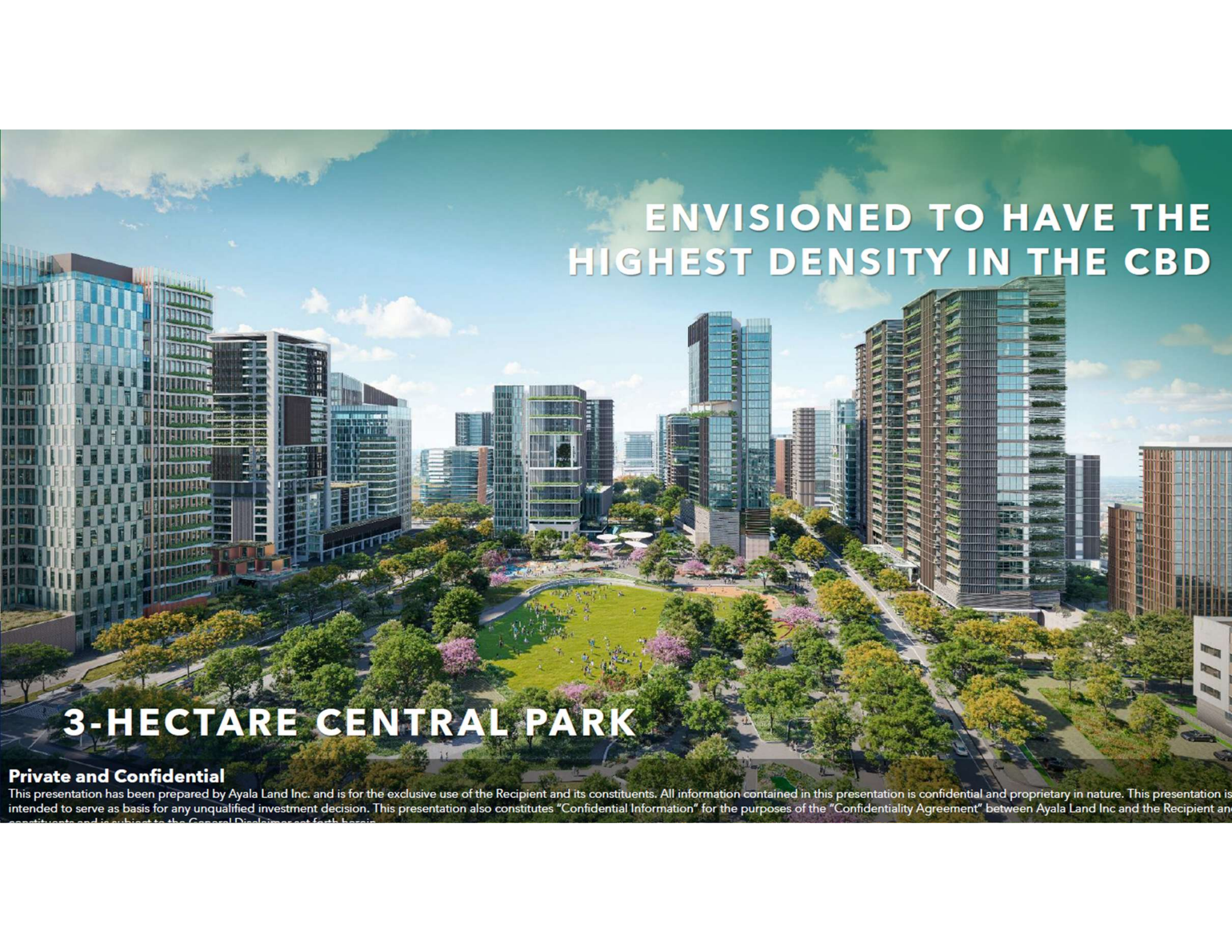
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An aerial rendering of a city development. A white line runs diagonally across the upper portion of the image, highlighting a specific area. The background shows a dense forest. The highlighted area contains a cluster of modern buildings, including several tall skyscrapers and many smaller commercial or residential structures. There are also green spaces, roads, and parking areas visible within the development.

Metro*NUVALI*

CENTRAL DISTRICT
40 hectare
• 3 has Central Park



ENVISIONED TO HAVE THE
HIGHEST DENSITY IN THE CBD

3-HECTARE CENTRAL PARK

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An aerial architectural rendering of the MetroNUVALI Civic District. The image shows a dense cluster of modern, multi-story buildings with glass facades, interspersed with green spaces and trees. The district is surrounded by a lush, green landscape with a winding river or canal on the right side. The overall scene is illuminated with soft, warm light, suggesting a sunset or sunrise setting. The MetroNUVALI logo is visible in the top left corner, and the text 'CIVIC DISTRICT' and '60 hectares' is overlaid in the bottom left.

Metro*NUVALI*

CIVIC DISTRICT
60 hectares

An aerial rendering of the Metro NUVALI Civic District. The image shows a large, dense cluster of modern high-rise buildings and commercial structures, interspersed with green spaces and trees. A prominent green line outlines the boundary of the development. The surrounding area appears to be a mix of forested land and existing infrastructure.

Metro *NUVALI*

**MAIN ACCESS VIA
CASILE-TAGAYTAY RD
AND GREEN AVE.**

CIVIC DISTRICT
60 hectares

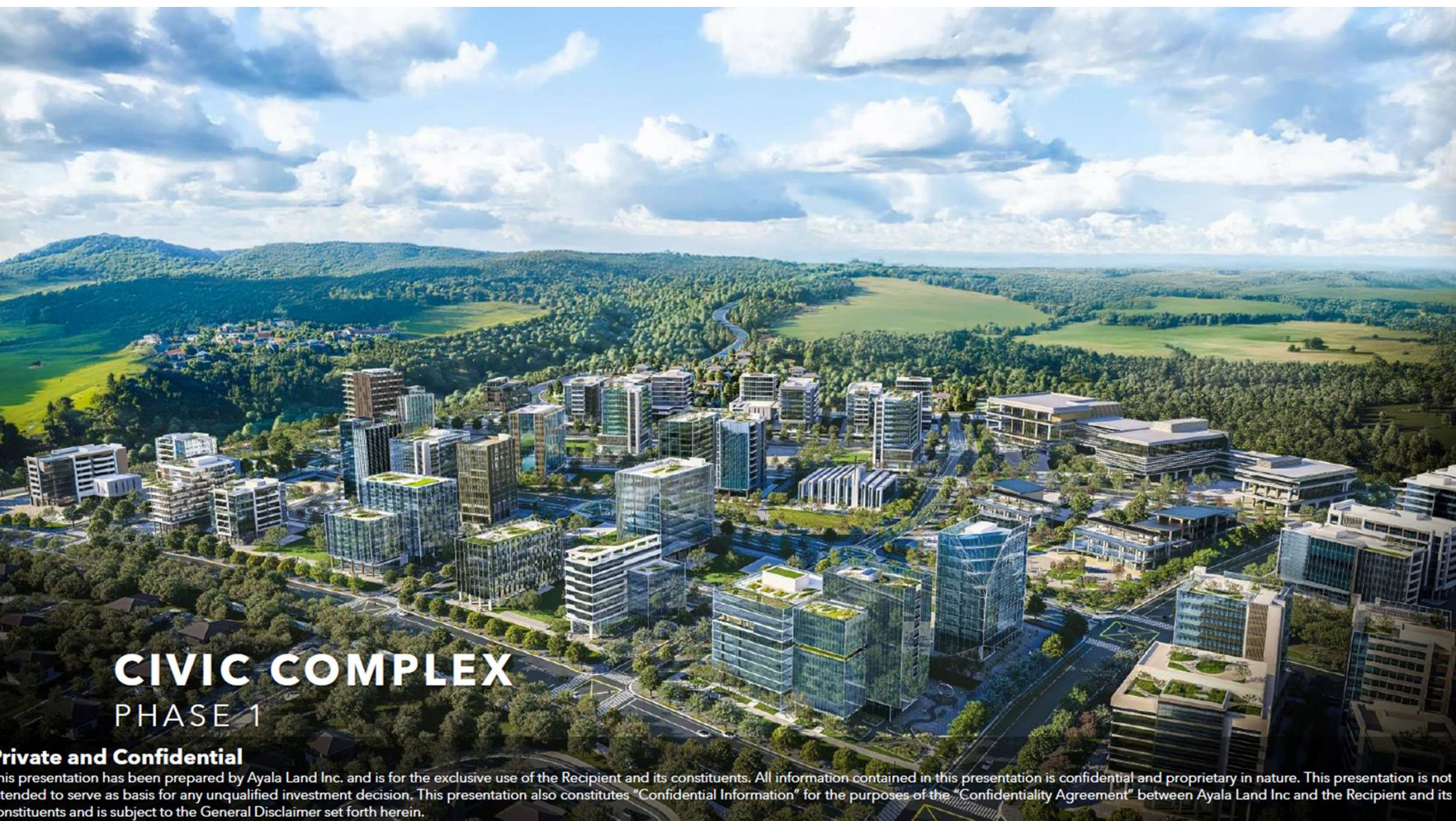
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An aerial architectural rendering of the MetroNUVALI Civic District Phase 1. The image shows a dense cluster of modern, multi-story buildings, including residential towers and commercial structures, interspersed with green spaces and trees. A winding road or path cuts through the development. In the background, there are more buildings and a body of water. The overall scene is set against a backdrop of lush greenery and hills.

Metro*NUVALI*

CIVIC DISTRICT
Phase 1: For Launch

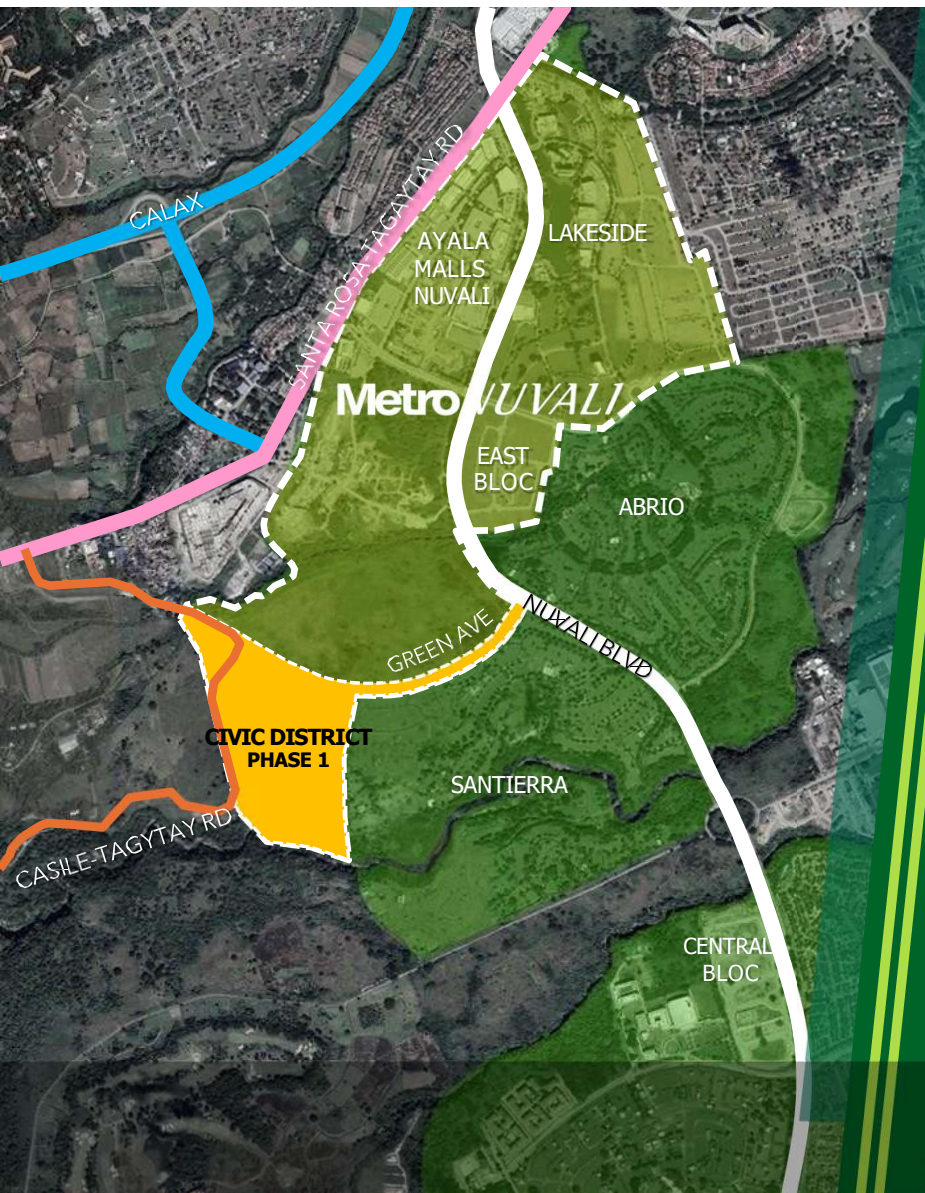


CIVIC COMPLEX

PHASE 1

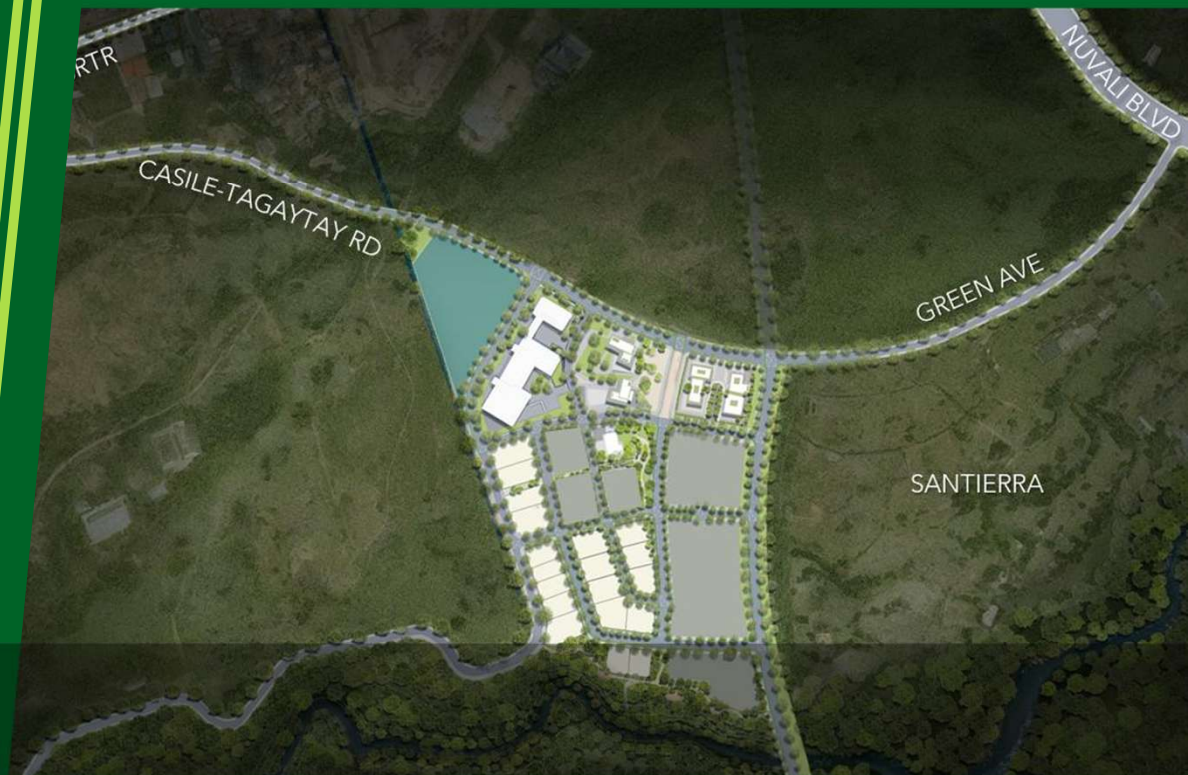
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Metro *NUVALI*

CIVIC DISTRICT PHASE 1





CIVIC DISTRICT PHASE 1 SITE DEVELOPMENT PLAN

PROJECT FEATURES

- 1 ACCESS VIA SRTR & CASILE-TAGAYTAY RD

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CIVIC DISTRICT PHASE 1 SITE DEVELOPMENT PLAN

PROJECT FEATURES

- ① ACCESS VIA SRTR & CASILE-TAGAYTAY RD
- ② GREEN AVENUE



CASILE-TAGAYTAY ROAD

A NEW, DIRECT ACCESS TO TAGAYTAY

The alternate access to and from Tagaytay will ease traffic on the main Santa Rosa-Tagaytay corridor and enhance connectivity for residents, visitors, and businesses within MetroNuvali. It seamlessly connects to Green Avenue, a new major road within MetroNuvali that links the Casile-Tagaytay Road to Nuvali Boulevard, ensuring smooth access across the estate.



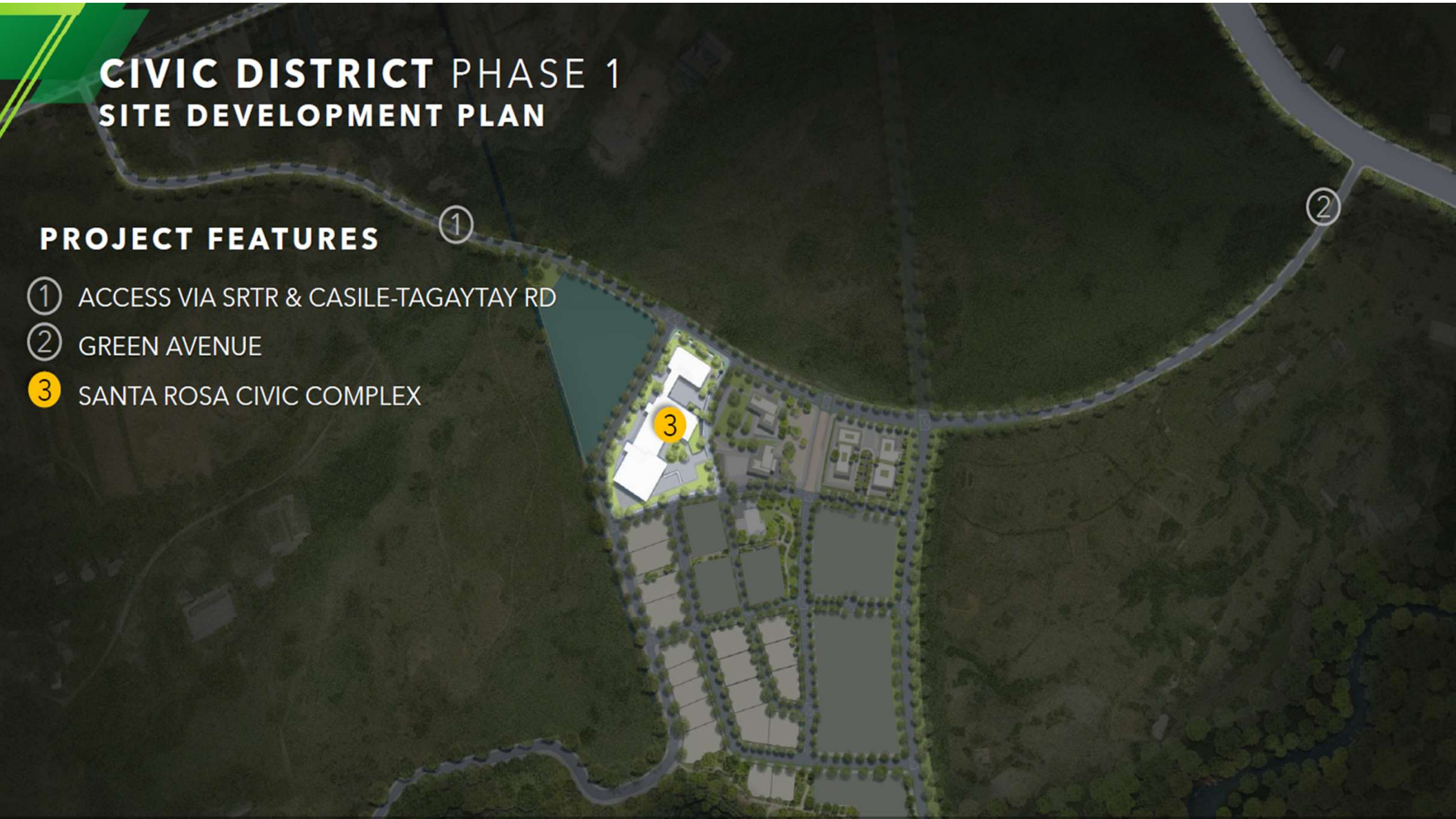
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CIVIC DISTRICT PHASE 1 SITE DEVELOPMENT PLAN

PROJECT FEATURES

- ① ACCESS VIA SRTR & CASILE-TAGAYTAY RD
- ② GREEN AVENUE
- ③ SANTA ROSA CIVIC COMPLEX



Artist's Perspective Only



SANTA ROSA CIVIC COMPLEX

A 2-hectare development by the Santa Rosa local government, featuring the following:

1. Satellite City Hall
2. Command Center
3. Education Hub
4. Convention Center
5. Hotel

Private and Confidential

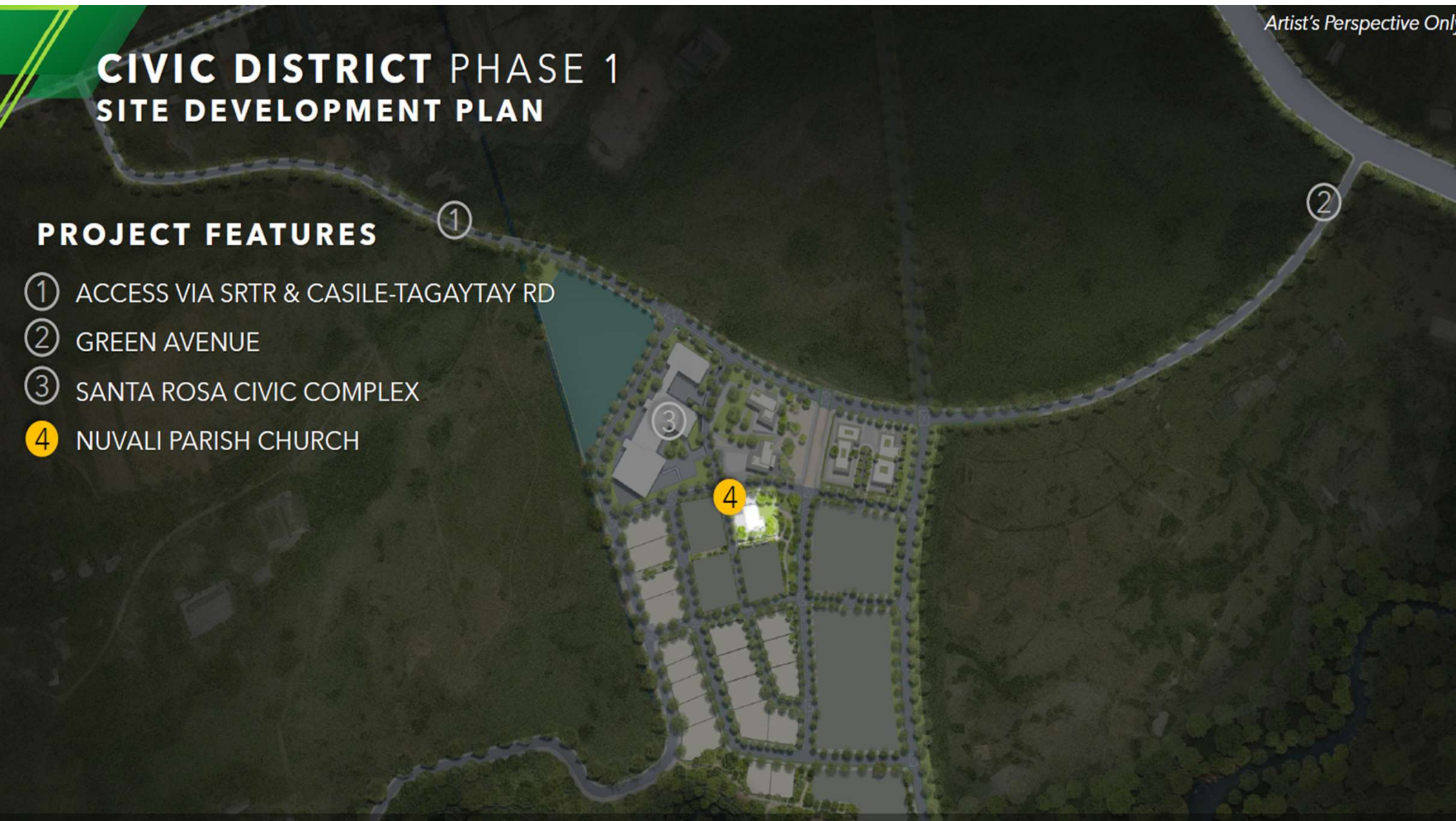
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Artist's Perspective Only

CIVIC DISTRICT PHASE 1 SITE DEVELOPMENT PLAN

PROJECT FEATURES

- ① ACCESS VIA SRTR & CASILE-TAGAYTAY RD
- ② GREEN AVENUE
- ③ SANTA ROSA CIVIC COMPLEX
- ④ NUVALI PARISH CHURCH



Artist's Perspective Only

NUVALI PARISH CHURCH

Under the Archdiocese of San Pablo, will serve as the communal heart of MetroNuvali, anchoring the Civic District's plaza-inspired masterplan and offering a serene gathering space surrounded by parks and open landscapes.

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CIVIC DISTRICT PHASE 1 SITE DEVELOPMENT PLAN

PROJECT FEATURES

- ① ACCESS VIA SRTR & CASILE-TAGAYTAY RD
- ② GREEN AVENUE
- ③ SANTA ROSA CIVIC COMPLEX
- ④ NUVALI PARISH CHURCH
- ⑤ 2-HECTARE RETAIL BLOCK

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Artists Perspective Only



Artist's Perspective Only

RETAIL BLOCK

Spans two hectares of thoughtfully designed spaces, featuring lush landscaping that create a vibrant yet relaxed setting for shopping, dining, and community gatherings.

Artist's Perspective Only

CIVIC DISTRICT PHASE 1 SITE DEVELOPMENT PLAN

PROJECT FEATURES

- ① ACCESS VIA SRTR & CASILE-TAGAYTAY RD
- ② GREEN AVENUE
- ③ SANTA ROSA CIVIC COMPLEX
- ④ NUVALI PARISH CHURCH
- ⑤ 2-HECTARE RETAIL BLOCK
- ⑥ GREENWAYS & PARK SYSTEM

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GREEN NETWORKS AND PARKS

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CIVIC DISTRICT PHASE 1 SITE DEVELOPMENT PLAN

PROJECT FEATURES

- ① ACCESS VIA SRTR & CASILE-TAGAYTAY RD
- ② GREEN AVENUE
- ③ SANTA ROSA CIVIC COMPLEX
- ④ NUVALI PARISH CHURCH
- ⑤ 2-HECTARE RETAIL BLOCK
- ⑥ GREENWAYS & PARK SYSTEM
- ⑦ COMMERCIAL LOTS FOR SALE

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Artist's Perspective Only

CIVIC DISTRICT PHASE 1 SITE DEVELOPMENT PLAN

NO. OF LOTS **19**

LOT CUTS **1,281 sqm to 1,970 sqm**

FAR **4**

ALLOWED
USES COMMERCIAL, RESIDENTIAL,
OFFICE, HOTEL, INSTITUTIONAL

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PRICING

VAT-EXCLUSIVE

VALID UNTIL DECEMBER 31, 2025 ONLY

STANDARD PRICING

LOTS SIZES	1,281 sqm to 1,970 sqm
FAR	4
P / SQM	PhP 152,000 - PhP 163,400
TCP	PhP 204M to PhP 322M
STANDARD TERMS	1. 90% DP - 10% Balance after 2-years (with 15% disc.)
	2. 10% DP - 90% Balance payable in 96-months (with 5% disc.)

LAUNCH PRICE

LOTS SIZES	1,281 sqm to 1,970 sqm
FAR	4
P / SQM	PhP 137,000 - PhP 147,275
TCP	PhP 184M to PhP 290M
STANDARD TERMS	1. 90% DP - 10% Balance after 2-years (with 15% disc.)
	2. 10% DP - 90% Balance payable in 96-months (with 5% disc.)
PROMO	1. 10% DP - 90% Balance payable in 120-months

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PRICING

VAT-EXCLUSIVE

STANDARD PRICING

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VALUE APPRECIATION

VALUES PRESENTED ARE IN PHP PRICE PER SQM VAT-EX.

	LAUNCH YEAR AND PRICE/SQM	CURRENT INVENTORY PRICE PER SQM	VALUE APPRECIATION %
 ALTARAZA	2014 20,000	70,000	250% IN 10YRS
 ARCA SOUTH	2013 155,000	* 600,500	287% IN 11YRS
 ALVIERA	2017 39,000	72,800	87% IN 7YRS
 BROADFIELD	2019 61,477	113,950	85% IN 5YRS

 CRESENDO	COMM 2020 34,000	51,000	50% IN 4YRS
	SH. 2020 45,000	65,000	44% IN 4YRS
	IND 2019 5,500	10,000	82% IN 5YRS
 CROSSROADS	2022 75,000	85,000	13% IN 2YRS
 NUVALI	2009 20,000	152,000	660% IN 15YRS
 SOUTH COAST CITY	2020 188,640	** 343,500	82% IN 4YRS
 THE JUNCTION PLACE	2019 57,600	120,000	108% IN 5YRS
 VERMOSA	2016 54,000	150,000	178% IN 8YRS

*ARCA SOUTH PROPERTY ON MAIN SPINE ROAD | LAST RECORDED SALE: 2021

**SOUTH COAST CITY PROPERTY ON A PRIME LOCATION | LAST RECORDED SALE: 2023

New Neighborhood
in NUVALI



ENARA
NUVALI

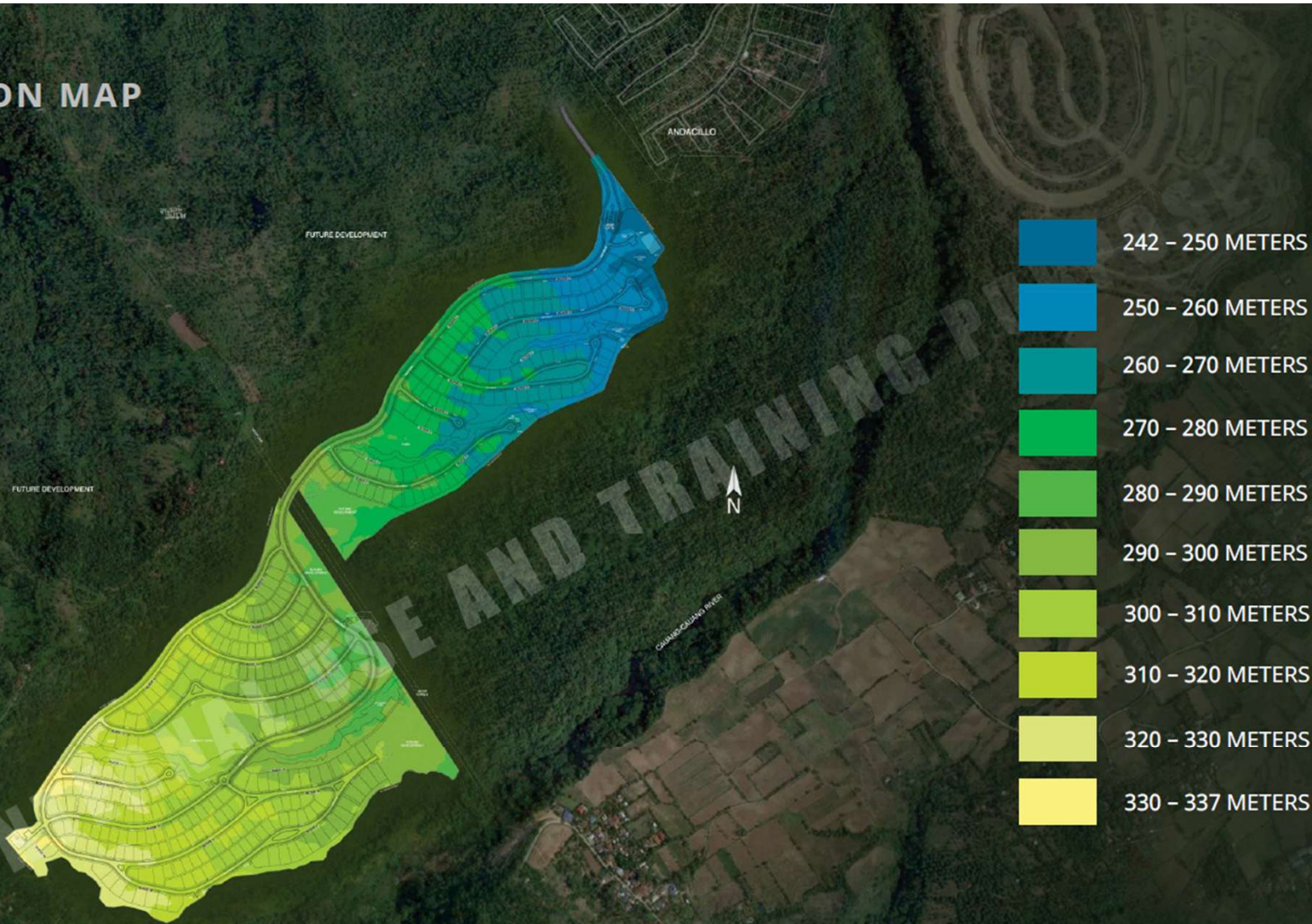
TO LIVE AMONG THE CLOUDS

ENTRE
AMONG

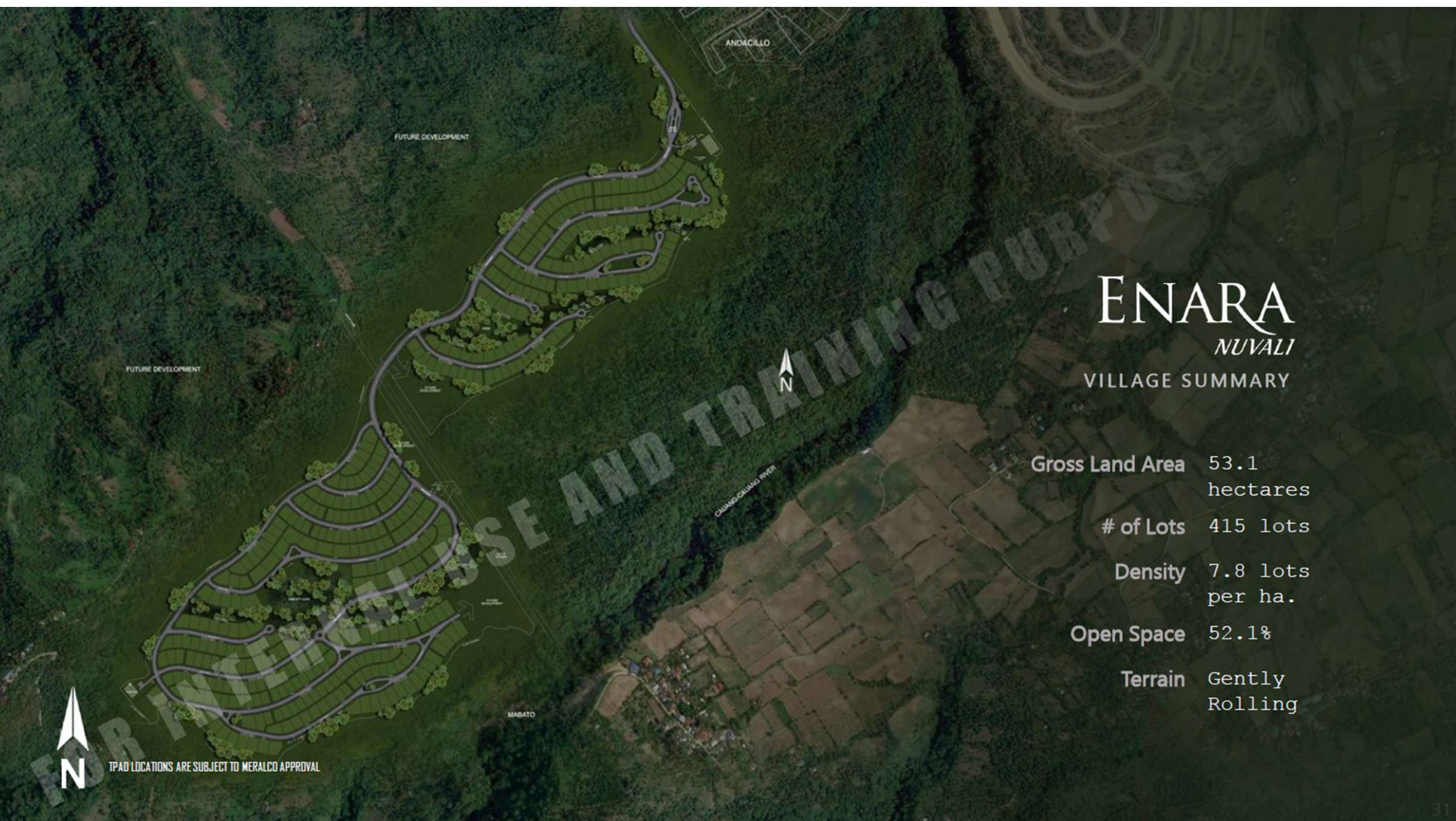
NUBARRON
THE CLOUDS

MORAR
TO LIVE

ELEVATION MAP



*Transformer locations are still subject to Meralco approval



ENARA

NUVALI
VILLAGE SUMMARY

Gross Land Area	53.1 hectares
# of Lots	415 lots
Density	7.8 lots per ha.
Open Space	52.1%
Terrain	Gently Rolling



TPAD LOCATIONS ARE SUBJECT TO MERALCO APPROVAL

Site Photo



FUTURE DEVELOPMENT



ENARA
NUVALI

AMENITY PROGRAM

Village clubhouse designed by:

PXP
DESIGN | WORKSHOP



TPAD LOCATIONS ARE SUBJECT TO
MERALCO APPROVAL

DISCLAIMER: AMENITY CORE IS SUBJECT TO CHANGE.



Amenity Core Driveway

Artist's Rendering

DISCLAIMER: The particulars, details and visuals shown herein are intended to give a general idea of the project and as such are not to be relied upon as statements of fact, thus, details of the development are subject to change without prior notice.

CLAIMER: AMENITY CORE IS SUBJECT TO CHANGE.



Amenity Core Plaza Approach

Artist's Rendering

DISCLAIMER: The particulars, details and visuals shown herein are intended to give a general idea of the project and as such are not to be relied upon as statements of fact, thus, details of the development are subject to change without prior notice.

DISCLAIMER: AMENITY CORE IS SUBJECT TO CHANGE.



Amenity Core Plaza

Artist's Rendering

DISCLAIMER: The particulars, details and visuals shown herein are intended to give a general idea of the project and as such



ALMER: AMENET SUBJECT TO CHANGE

ING P... SE... LY

Residents' Lounge

Artist's Rendering

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ENARA NUVALI

PHASE 1A SUMMARY

Gross Land Area	21.2 hectares
# of Lots	153 lots
Density	7.2 lots per ha.
Open Space	30.2%
Terrain	Gently Rolling



TPAD LOCATIONS ARE SUBJECT TO MERALCO APPROVAL



Perspectives shown do not represent the grading plan of the village and are therefore not final.

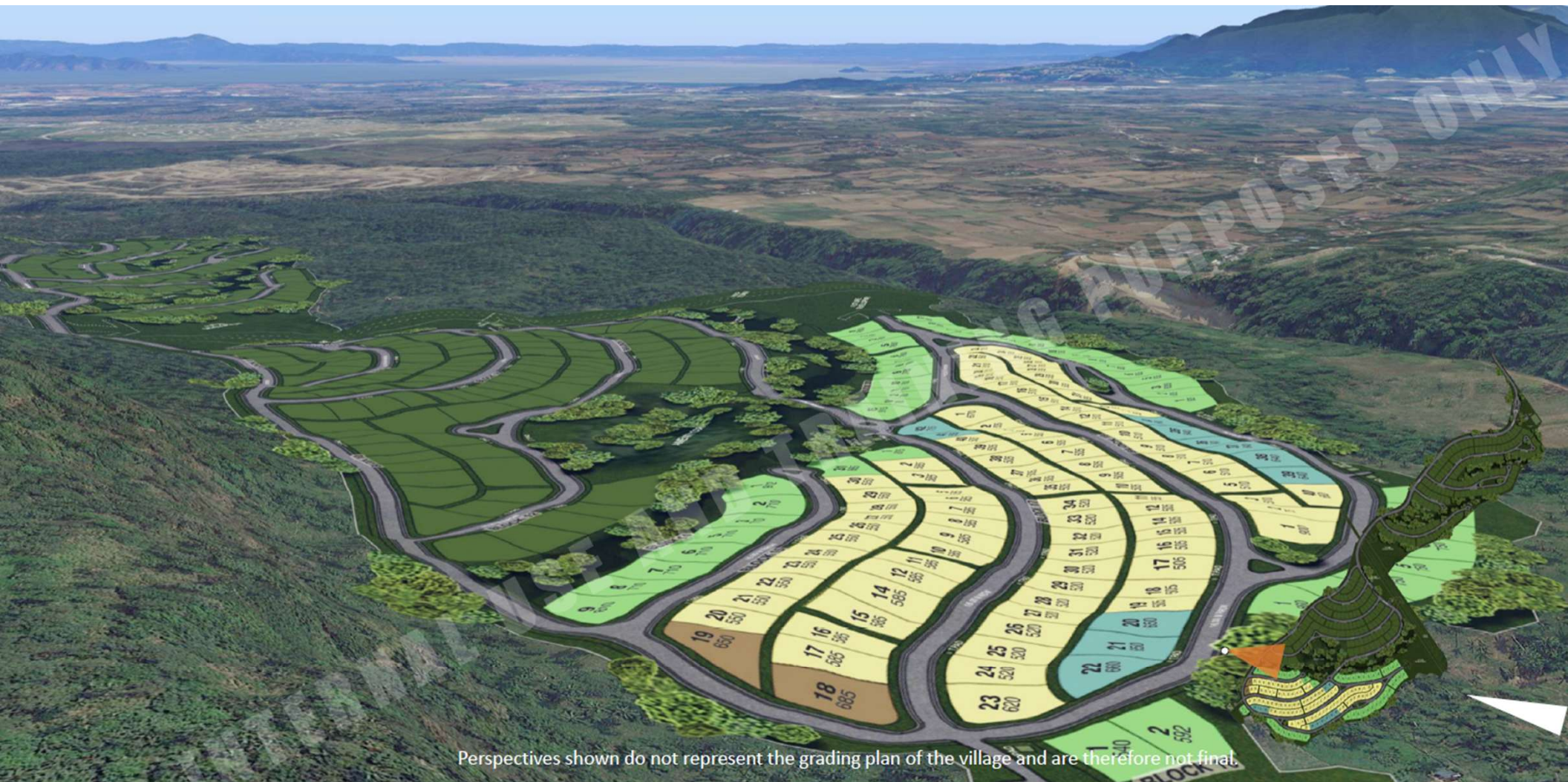
PHASE 1A

Views of Tagaytay Ridge



PHASE 1A

Views of Mt. Makiling and Laguna de Bay



Perspectives shown do not represent the grading plan of the village and are therefore not final.

PHASE 1A

Views of Mt. Makiling and Laguna de Bay



PHASE 1A

Views of Tagaytay Ridge



<i>Lot Class</i>	<i># of lots</i>	<i>Lot Size Range</i>
Greenway	48	540 – 925
Greenview	11	505 – 715 sqm
Hillside	2	650 – 685 sqm
Prime	92	505 – 925 sqm



TPAD LOCATIONS ARE SUBJECT TO MERALCO APPROVAL

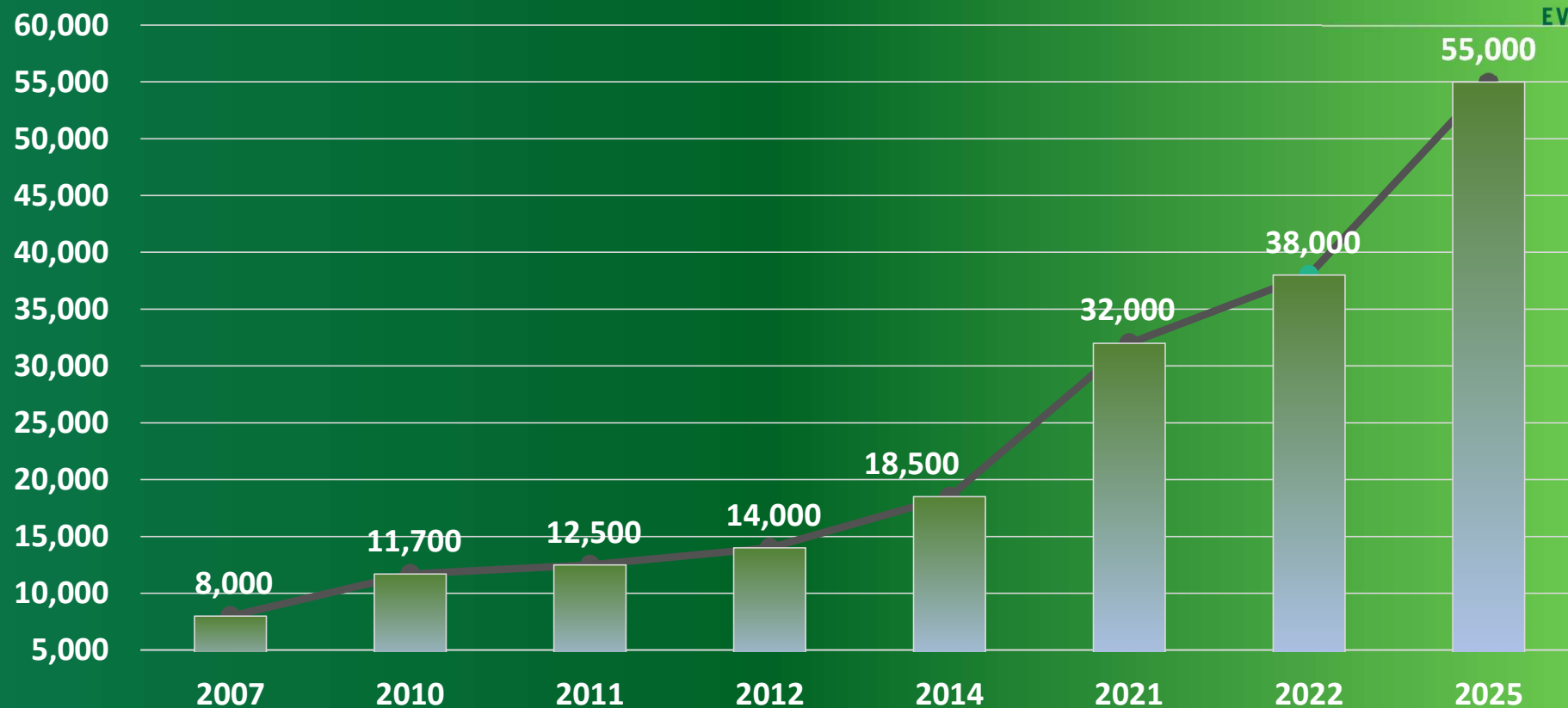
Price per sqm

P61K

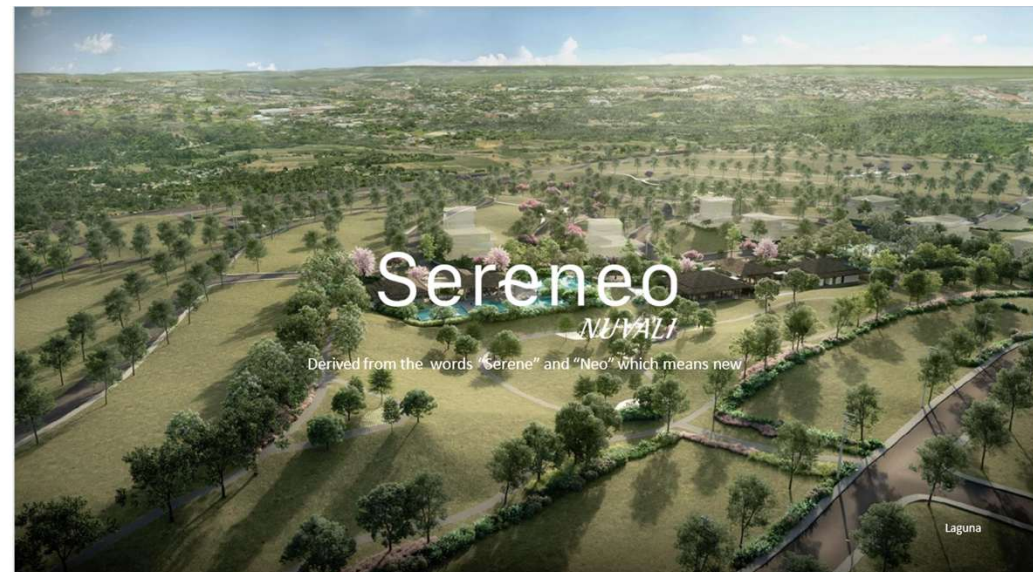
Price Starts at

Php30M

ENARA
NUVALI



Compounded Annual Growth Rate: 11%





Sereneo

NUVALI

Derived from the words "Serene" and "Neo" which means new

Laguna

ALVEO

TERENCO NUVALI LAGUNA





Development Summary

Total Land Area	408,460.4 sq.m.
Total Saleable Area	224,909.4 sq.m.
Total Non-Saleable Area	176,421.7 sq.m.
No. of Lots	690
Average Size	326 sq.m.
Modal Size	275 sq.m.
Density	17 lots/ha

LOT SIZES = 3,000 SQFT TO 5,000 SQFT



ALVEO

TAGAYTAY HIGHLANDS

ALP RIOMONTE

mondia
NUVALI

Sereneo
NUVALI

WEST DIVERSITY AVE.

EVOLVING PARKWAY

FOR INTERNAL TRAINING PURPOSES ONLY

SEREN EO

Site Development Plan

Pocket Park

ROAD ELEVATION LEGEND

	Minimum	Maximum
■	200m	202m
■	202m	204m
■	204m	206m
■	206m	208m
■	208m	210m
■	210m	212m

	Minimum	Maximum
■	212m	214m
■	214m	216m
■	216m	218m
■	218m	220m
■	220m	222m
■	222m	224m



AMENITY LEGEND

- A Main Spine Greenway
- B Pool Pavillion
- C Residents' Lounge
- D Central Park
- E Social Pavillion
- F Kids Play Area
- G Basketball Court
- H Linear Park
- I Pocket Park



ALVEO

Sereneo Pocket Parks

Artist's Perspective



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Sereneo Social Pavilion
Drop-off

ALVEO



Sereneo Swimming Pool

Artist's Perspective

ALVEO



Sereneo Central Park
Artist's Perspective

INVESTMENT POTENTIAL

Pricing (with VAT)

54.7k

Average p/sqm

17.9m

Average TCP

\$86/sqft

Ave Total Contract

Price = **\$300,000**



SERENEO FAQs

Turnover Date *Q12028*

Architectural Theme *Modern Contemporary*

Road Width *Main Entry: 40 meters RROW*
Spine Road: 16.5 meters RROW
Local Roads: 13.2meters&10.1 meters RROW

Set-backs *Fronting a street/park: 3 meters*
Not frontinga street/park: 2 meters

Fence *Fronting a street/park: 1.8meters*
Not frontinga street/park: 2 meters

SERENEO FAQs

Utilities

*Underground utilities along main spine road
Overhead utilities for the rest of the roads*

Maximum Height

10 meters measured vertically from the highest lot corner to the apex of the roof

Lot Limitations

A Lot shall not be subdivided. Maximum of three (3) Lots may be consolidated into one (1) Lot and may later be subdivided into its original components. Each of the resulting lots shall not be smaller in area than the smallest lot before consolidation, and shall have adequate access to a designated street for vehicular ingress and egress, whether directly or by grant of right-of-way.

Setback requirements:

3m - front/adjacent to streets/parks

2m - not fronting/adjacent to street/parks

AMENITY LEGEND

- A Main Spine Greenway
- B Pool Pavillion
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SOCIAL ELEVATION LEGEND

199.00	205.98	7
205.98	208.00	6
208.00	209.98	5
209.98	211.99	4.5
211.99	213.02	3.7
213.02	215.96	7.3
215.96	217.98	3.3
217.98	224.00	4

Sereneo

NUVALI



SERENEO SITE DEVELOPMENT PLAN

AS OF OCTOBER 2025
FOR PRESENTATION PURPOSES ONLY

ALVEO

SERENEO

Sereneo

NUVALI

PAYMENT TERM	TERM DISC	Booked in 30 days	Booked by May 25, 2026	Lots
Cash 30 (90-10)	25%	4%	5%	All
Cash 60 (90-10)*	23%	4%	5%	
Bank 10-90	25%	4%	5%	
10 – 10(24) – 80	10%	4%	5%	
10 – 10(36) – 80	5%	4%	5%	
20 – 10(48) – 80	4%		1%	
10 – 10(48) – 80			1%	
10(4) – 10(48) – 80**			1%	

*If early booking, 10% DP to be made by May 25, 2026; For request in iflex.

**Valid only for clients with international address

SAMPLE COMPUTATION

SERENEO**B30 L20****278 sqm | 2,991 sqft****10% DP over 4 mos/ 10% over 48 months / 80% Balance****USD 1 = PHP59**

	PHP	USD
List Price with VAT + Closing Costs	16,334,598	276,858
Reservation fee	100,000	1,695
10% DOWNPAYMENT in 4 months	364,300	6,169
10% DP Monthly Amortization in 48 months	32,500	551
80% Balance on month 49	12,452,800	211,064
Closing Costs on month 48	764,598	12,959

**Estimated @ 6% annual capital appreciation*

DEVELOPMENT PLAN

ALVEO



Avida
an AyalaLand company

CRESCELA

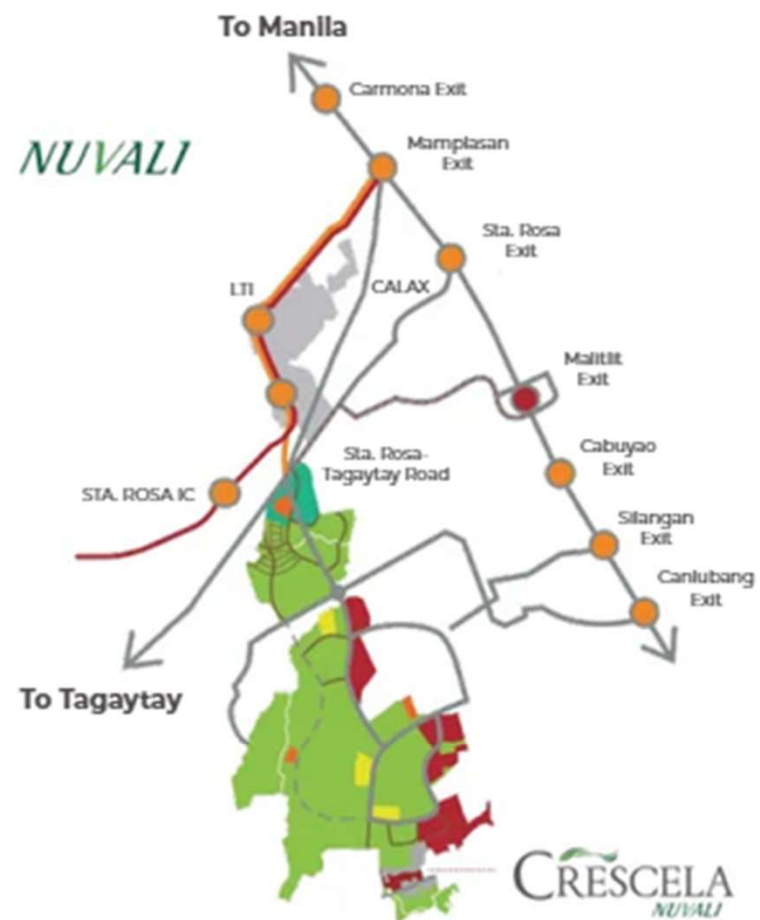
NUVALI

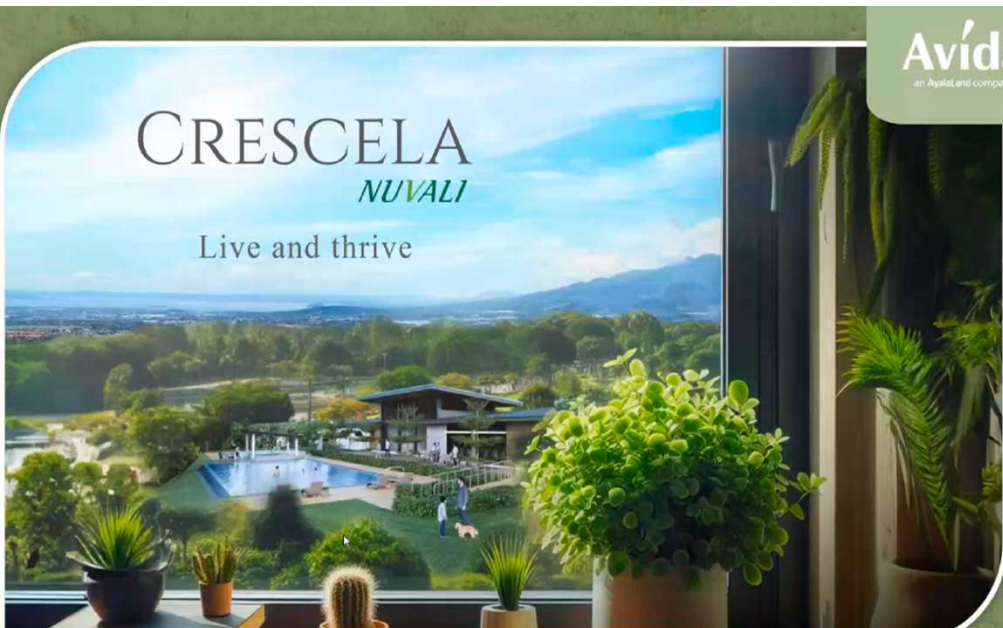
Live and thrive



CRESCELA NUVALI

VICINITY MAP





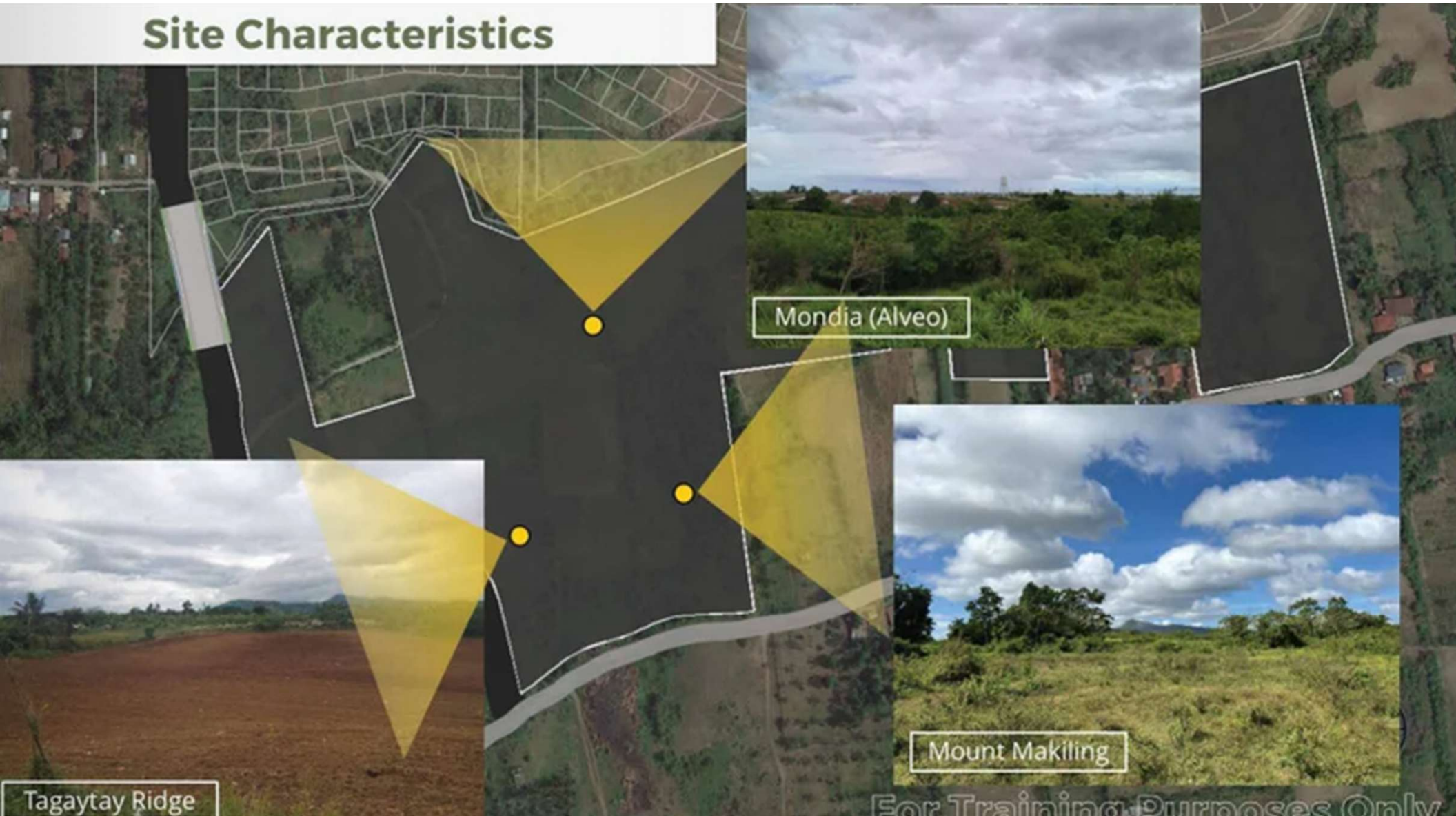
Total Land Area:	13.5 hectares
Total Saleable Area:	7.3 hectares
Total Residential Units:	401 units
Lot Size:	161 sqm – 241 sqm
Total House and Lot:	120 units
Total Parks and Playgrounds	0.87 hectares
Elevation:	199-219 amsl

Lot
50.7K Average p/sqm
Price Range – 8.5M – 13.5M

House and Lot
Erin House (98sqm)– 14-15M
Solea House (114sqm) – 16-17M

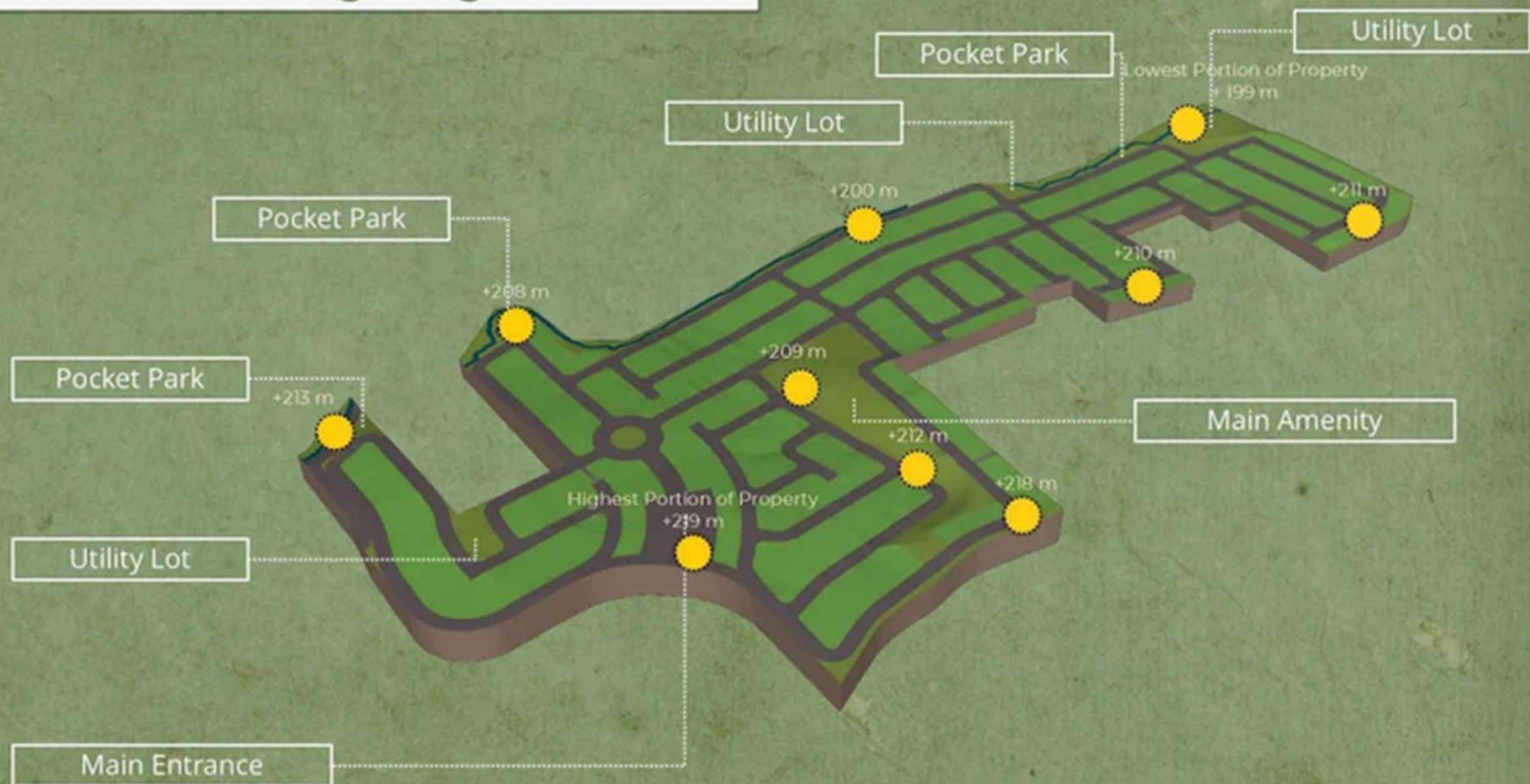
Target Turnover – 4th Quarter 2028

Site Characteristics



For Training Purposes Only

Site Planning Progression



For Training Purposes Only

MODERN MINIMALIST DESIGN

Erin & Solea



Efficient Floor Plan Layout
Designed with zero space wastage means
more livable space for your family

More window provision
Free flowing air and sunshine
Light energy conservation & well
ventilated space

Basic forms & clean lines
Neutral color
Subtle details & texture

ERIN

Floor Area: 95 sqm
Min. Lot Area: 158 sqm

Avida
an Ayala Land company



ERIN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

For Training Purposes Only

SOLEA



Floor Area: 110 sqm
Min. Lot Area: 176 sqm

Avida
an AyalaLand company

SOLEA



GROUND FLOOR PLAN



SECOND FLOOR PLAN

For Training Purposes Only



SAMPLE COMPUTATION

Crescela Estates Nuvali**B3 L14 Lot only****Lot area – 181 sqm | 1,947sqft****10% DP – 10% in 42 months – 80% balance****With 8% discount of Php 692,714 = \$11,741****USD 1 = PHP 59***

	PHP	USD
List price with VAT+Titling Costs	9,509,795	161,183
Reservation fee	50,000	847
10% Down Payment	900,979	15,270
10% DP Monthly Amortization - 42 months	22,642	384
80% Balance on month 37	7,607,836	128,946

**Estimated @ 6% annual capital appreciation*

FREQUENTLY ASKED QUESTIONS:

1. What are the product offerings for this project?

- The project will offer both lot only units and House and Lot packages with the **Next Generation Estate House models**:
 - **Erin** with floor area of 95 sqm
 - **Solea** with floor area 110 sqm.

2. Can my property undergo renovation for adding a 3rd floor?

- Yes, as long as it does not go beyond the **9 meter maximum building height** for all properties. However, all renovations must be done after turnover and are subject to review and construction fees.

FREQUENTLY ASKED QUESTIONS:

3. Am I allowed to add an outdoor pool for my property?

- An outdoor swimming pool, jacuzzi, or the like may be constructed or installed within the portion of the lot not directly fronting a street and at a distance of not less than two (2) meters from the property line not fronting a Street.

4. Can I install a fence after turnover of my property?

- The maximum fence height installed within the lot boundaries fronting a Street shall not exceed two (2.00) meters in height

FREQUENTLY ASKED QUESTIONS:

5. What are the setback limitations of my property?

- The setback requirements for all properties in the project are as follows:
 - Front – 3 Meters
 - Side – 2 Meters
 - Rear – 2 Meters

SOLARA PARK

STOREYS
NUVALI



STOREYS

is a modern contemporary mid-rise residential condominium, designed for individuals and families who want to live in a community that offers features and amenities beyond the basics - accessibility to lifestyle essentials, security, more value, and ease of living.

MORE LIFE IN A MID-RISE



High Accessibility

Offers convenience as everything you need is within reach.



Value for Money

Provides sensible and practical amenities. Beyond the basics.



Safe And Secure

Provides peace of mind, thanks to 24/7 security.



Community Intimacy

Ample spaces and fewer residents help foster an interconnected community.



Easy Maintenance

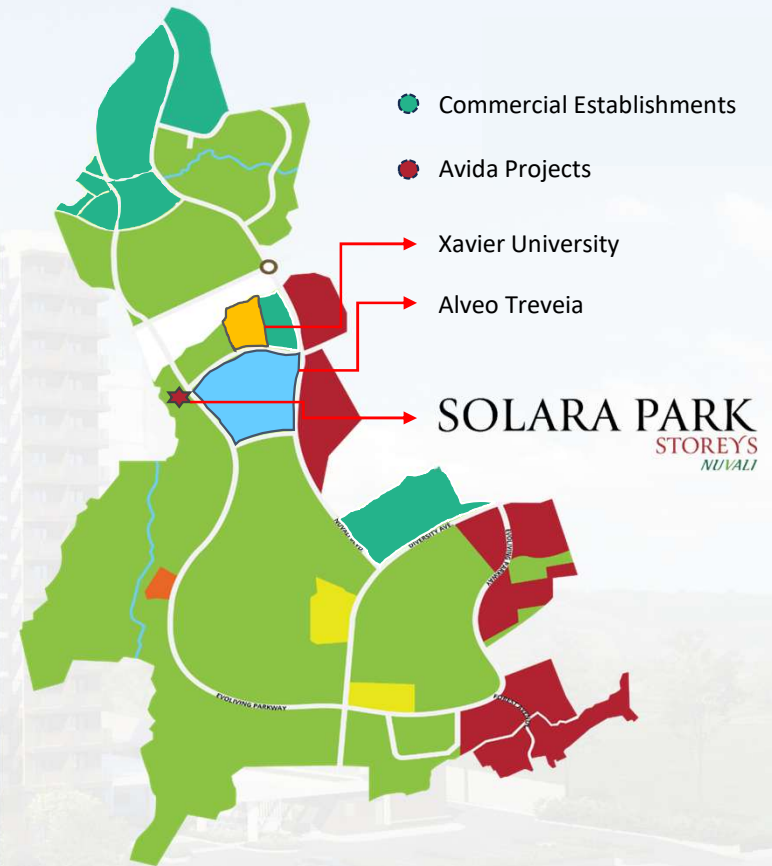
Unit upkeep is easy.



Best Of Both Worlds

A balance of urban living and a peaceful lifestyle.

VICINITY MAP



Location:

Evolving Parkway, Brgy. Canlubang, Calamba, Laguna

Total Land Area:

Approx. 17,055 sqm



Tower 1

- 16 Floors
- 33 units per floor
- 1 Ground parking
- 1 Basement parking

462

Residential Units

141

Parking Units

BUILDING FEATURES:

- Two (2) elevators
- Emergency power in common areas
- CCTV in selected common areas
- Fire protection/alarm system
- Two (2) fire exits per floor
- Lobby
- Mailboxes
- RFID on lobby doors and boom gates
- Centralized laundry area

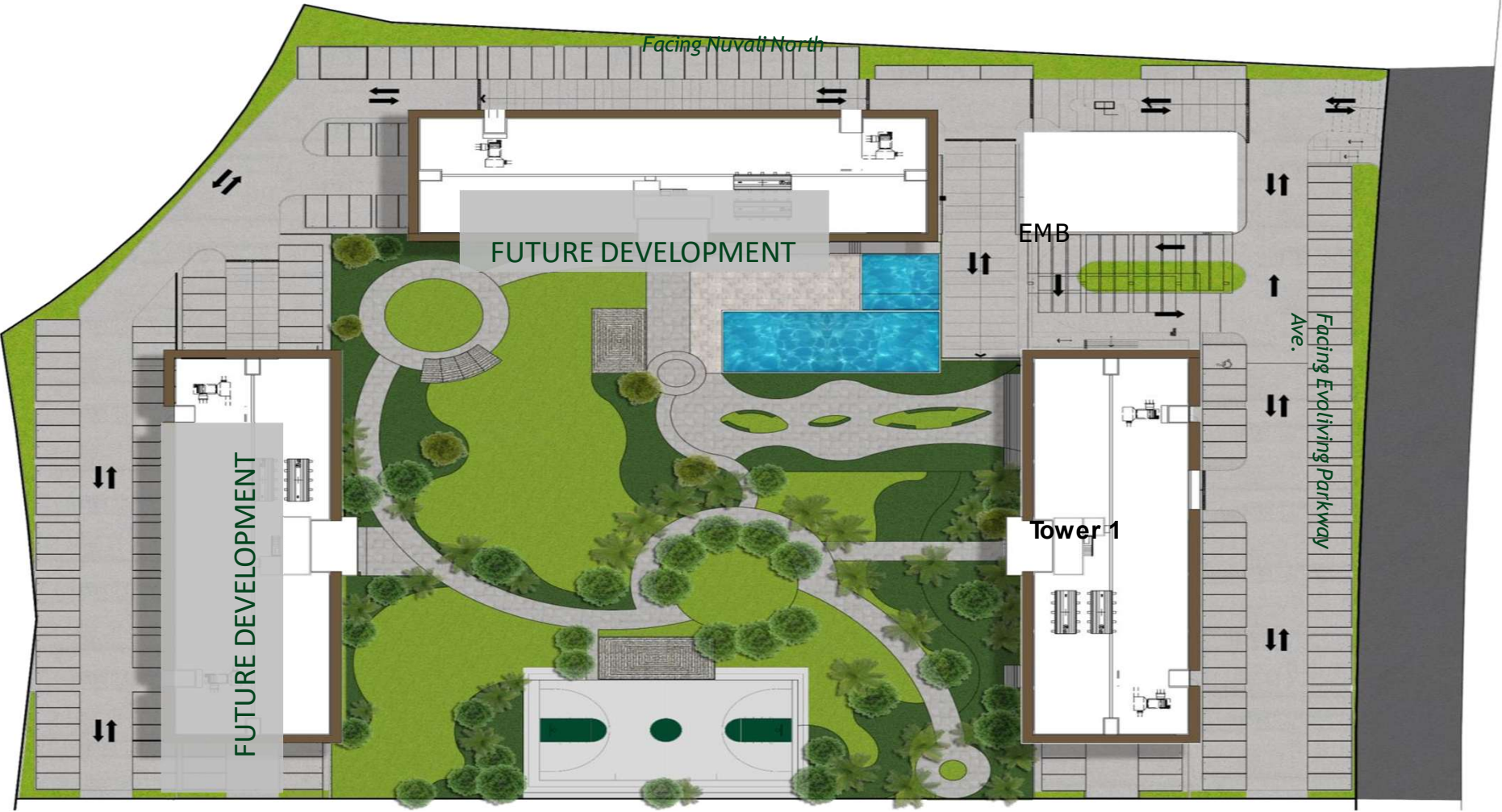
LOCATION:

Parking Units

Evolving Parkway Ave., Brgy. Canlubang,
Calamba City, Laguna

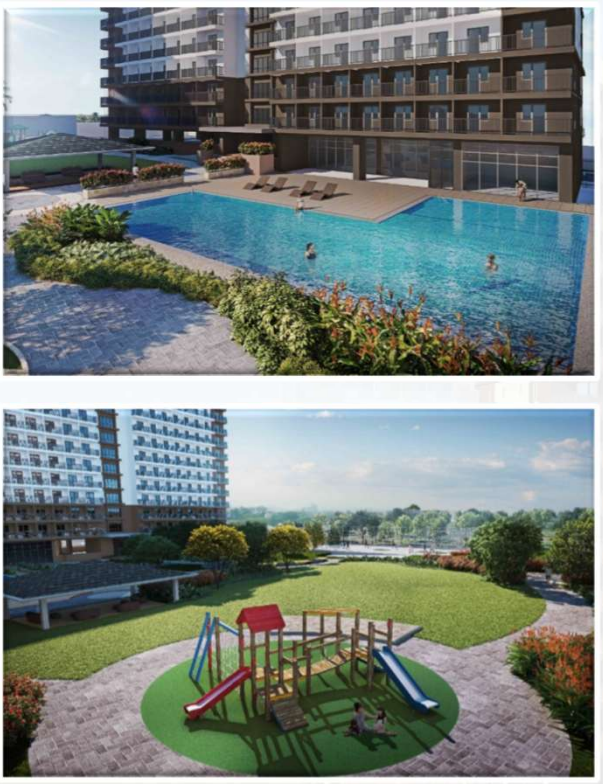
- ✓ Near Xavier School Nuvali
- ✓ Near Central Bloc Nuvali
- ✓ Ridgeview Estates Nuvali & Avida Settings Nuvali

SITE DEVELOPMENT PLAN



Facing Mt. Makiling

FOR INTERNAL TRAINING PURPOSES ONLY AS OF AUGUST 2023



Amenities:

- Game Room
- Meeting room
- Landscape Area
- Adult & Kiddie Pool
- Indoor Gym
- Basketball Court
- Multipurpose Area
- Play Area



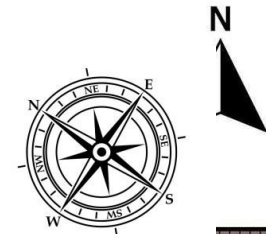
STUDIO UNIT



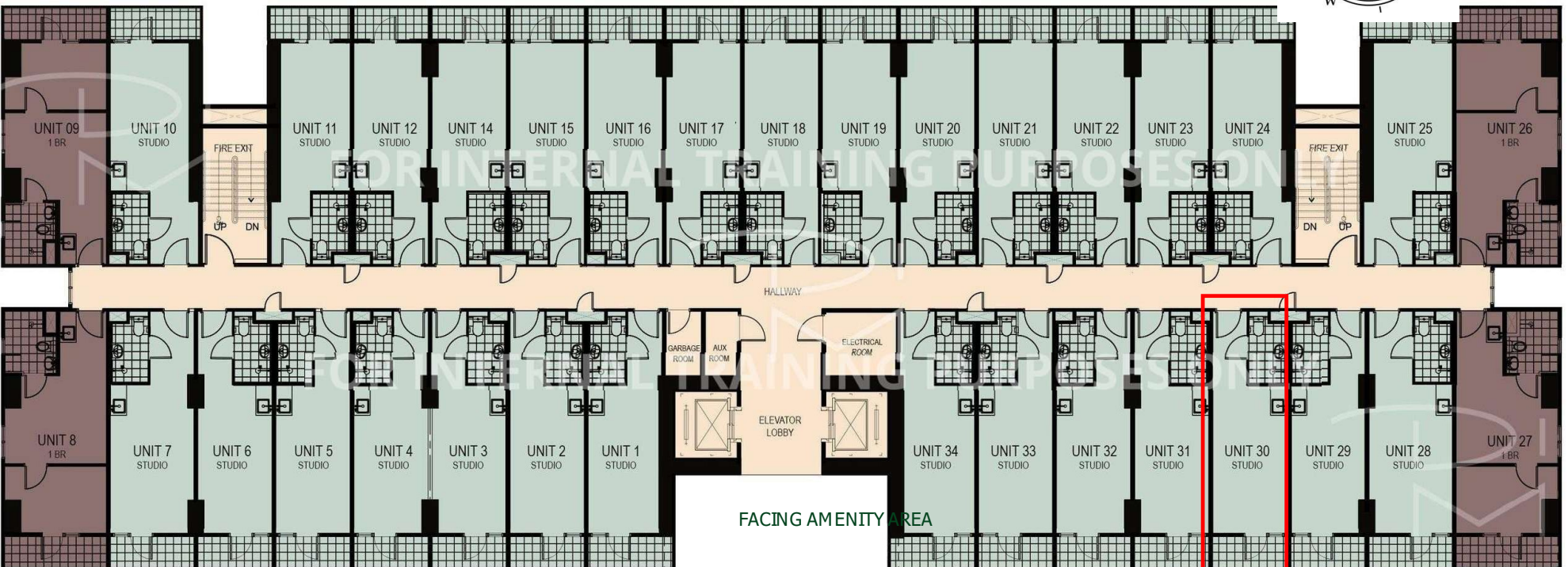
1 BEDROOM UNIT

Approx. Size Range		Studio	One Bedroom
Square Meter		26.50 sqm	35.8 sqm
Square Feet		285.24 sq ft	385.34 sq ft

Tower 1



FACING EVOLVING PARKWAY AVE.



FACING AMENITY AREA

STUDIO UNIT 1-530

LEGEND

- STUDIO
- 1 BEDROOM

2ND - 15TH RESIDENTIAL FLOORS

SAMPLE COMPUTATION

Solara Park Storeys Tower 1
Studio Unit w/ Balcony (Unit 1-530)
26.50 sqm | 285 sqft
10% SPOT DP / 10% over 36 months / 80% Balance
15% discount = Php 739,830 = \$12,756

USD 1 = PHP 59*	PHP	USD
List Price (with VAT and OC)	5,079,884	86,099
Reservation fee	50,000	847
10% Spot DP	457,988	7,762
10% DP Monthly Amortization in 36 months	14,110	239
80% Balance	4,063,907	68,880

*Estimated @ 6% annual capital appreciation



STUDIO UNIT

Living / Dining / Kitchen	18 sqm.
Toilet & Bath	4 sqm.
Total Floor Area	Approx. 22 sqm.

NEW FEATURES

Each unit comes with a deliverable closet and digital lock system.

LOCATION

Evolving Parkway Ave., Brgy. Canlubang,
Calamba City, Laguna

OWNER/DEVELOPER

Avida Land Corp.

COMPLETION DATE

July 2027

TURN-OVER DATE

October 2027

YOUR NEXT BEST MOVE | **Avida**

avidaland.com     avidalandph

FREQUENTLY ASKED QUESTIONS -SERENEO

1. Where is the project located? **Nuvali South in Calamba, Laguna**
 2. How large is the subdivision? **40 hectares**
 3. What is the size of a typical lot? **3,000 to 5,003 sqft**
 4. What are the amenities? **Pool, clubhouse, board room, basketball court, kids play area, jogging path, and lawn.**
 5. How much are the association dues? **Current rate is Php13/sqm or \$60 to \$80/month**
 6. When will the project be completed? **Q4 2028**
 7. Is it better to buy pre-selling or from the secondary market?
It is better to buy pre-selling direct from Ayala with our attractive discounts and longer payment terms. Requires due diligence and other transfer fees.
1. Can I buy a lot even if I am a US Citizen but born in the Philippines? **Yes, with a limit of until 1,000 sqm.**

HIGHLIGHT THE VALUE PROPOSITION OF THE PROJECT



Own a Philippine Home Loan or OPHL is a financing program unique to PNB. It allows Filipinos and non-Filipinos residing and working in the United States an easy way to obtain a bank financing of residential properties in the Philippines.

OPHL is the most convenient and secured home loan with:

- NO ATTORNEY-IN-FACT
- NO REMITTANCE CHARGES
- NO FOREIGN EXCHANGE RATE RISK
- LOAN BOOKED IN USD

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Find the right space today!

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With great honor and pride,
we would like to invite you to visit our new office located at

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CA 90703**

**Contact our Marketing Director
Jaylou Marie R. Hernandez for an appointment.**

Tel **(310) 925-9899** | Email **hernandez.jaylou@ayalaland-intl.com**



Thank You

