

GET AHEAD

EXPAND YOUR PORTFOLIO AND GET FIRST-HAND
UPDATES ON AYALA LAND'S ESTATES AND
COMMERCIAL AND INDUSTRIAL LOT INVESTMENT OPPORTUNITIES.



AN ENDURING VISION

To enrich the lives of every Filipino, Ayala Land sets its sights beyond the horizon, creating sustainable communities for people and businesses to grow. A reliable and trusted developer in the Philippines, Ayala Land lays the foundation to expand opportunities and nurture investments over time.



WHY INVEST IN AYALA LAND ESTATES

Properties that appreciate
over time

Dynamic environments
for business and investment

Communities that nurture
a sense of place and belonging

Expanding investment possibilities

Ayala Land creates environments for enterprise that places businesses at the core of established and emerging mixed-use communities, a strategic location accessible to a diverse range of markets.





Hotel

Residential

Offices

Infrastructure

Retail

Strategic Partnerships

Schools

Civic Facilities

Corporate
and Government Offices

Healthcare

Lifestyle and Entertainment

FOR ENTERPRISES
WITH SPACES FOR
RESIDENTIAL USE

Shophouse Lots

FOR LARGE-SCALE
BUSINESSES IN PRIME
LOCATIONS

Commercial Lots

FOR LIGHT TO MEDIUM
INDUSTRIES

Industrial Lots

ALTARAZA

Total Land Area	40 hectares
Location	San Jose Del Monte, Bulacan

ARCA SOUTH

Total Land Area	74 hectares
Location	Taguig, Metro Manila

CROSSROADS

Total Land Area	80 hectares
Location	Plaridel Bypass Road, Bulacan

ARILLO

Total Land Area	62 hectares
Location	Nasugbu, Batangas

AREZA

Total Land Area	92 hectares
Location	Lipa, Batangas

SOUTH COAST CITY

Total Land Area	26 hectares
Location	Cebu

CRESENDO

Total Land Area	290 hectares
Location	Tarlac

ALVIERA

Total Land Area	1,800 hectares
Location	Porac, Pampanga

VERMOSA

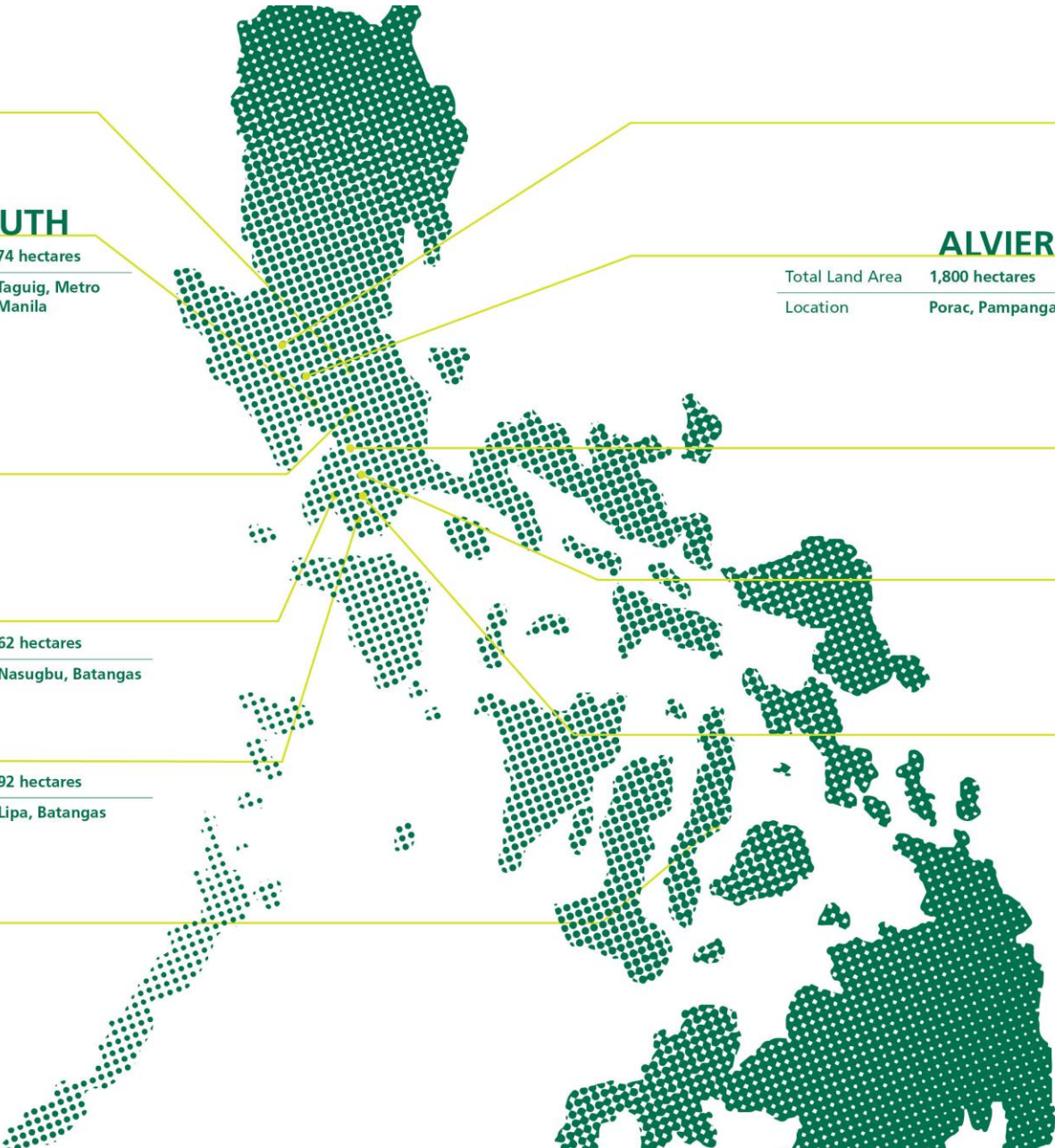
Total Land Area	725 hectares
Location	Imus and Dasmariñas, Cavite

BROADFIELD

Total Land Area	171 hectares
Location	Biñan, Laguna

NUVALI

Total Land Area	2,400 hectares
Location	Santa Rosa, Cabuyao, and Calamba, Laguna



The logo consists of two stylized, overlapping geometric shapes. The first shape is a green triangle pointing upwards, with a smaller orange triangle nested inside its left side. The second shape is an orange triangle pointing downwards, positioned to the right of the green one, creating a combined triangular form.

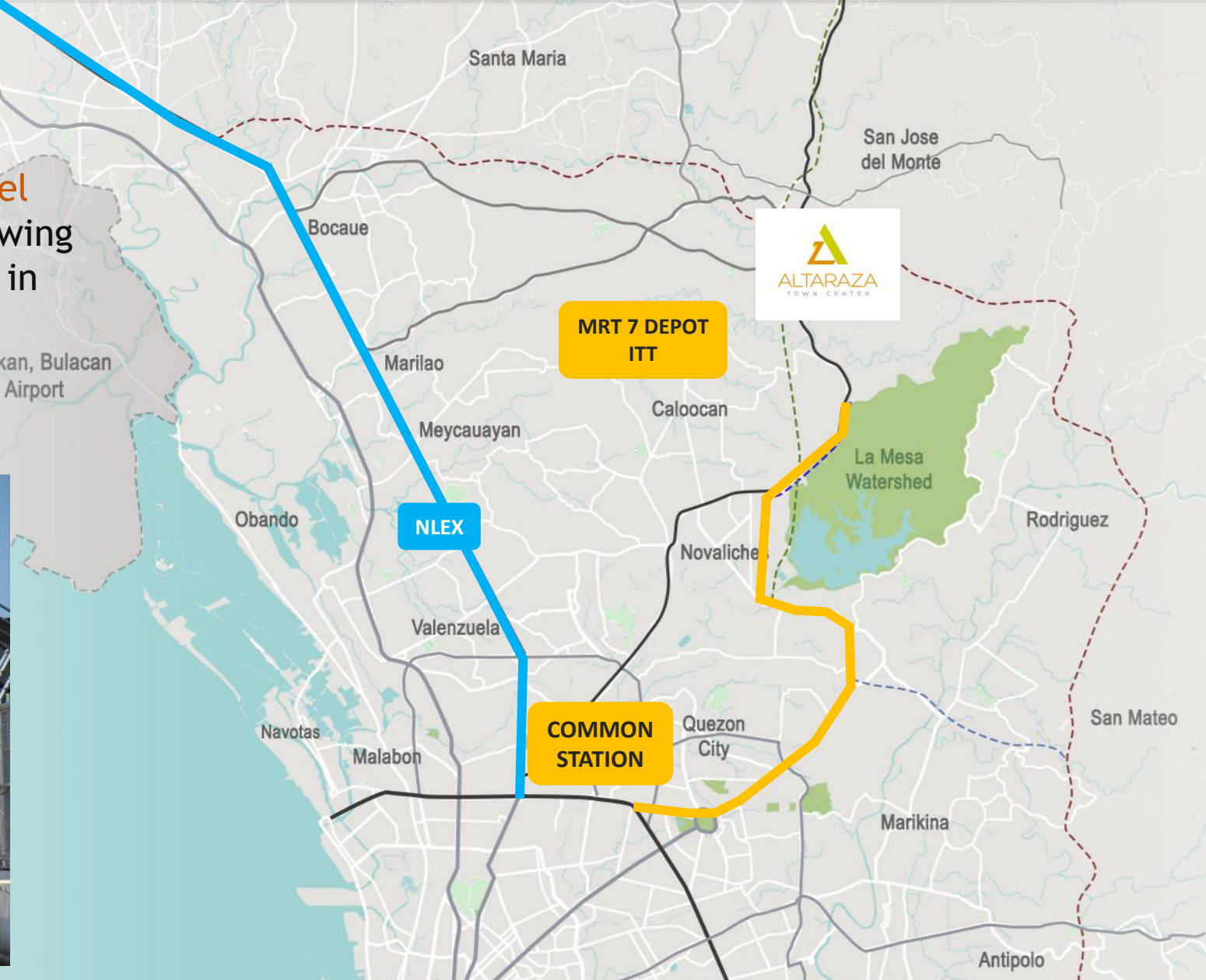
ALTARAZA

An AyalaLand Estate

MRT-7

The 22-kilometer railway running from **North Avenue in Quezon City to San Jose del Monte**, Bulacan consists of 14 stations allowing at least 800,000 daily passengers to travel in just 35 minutes.

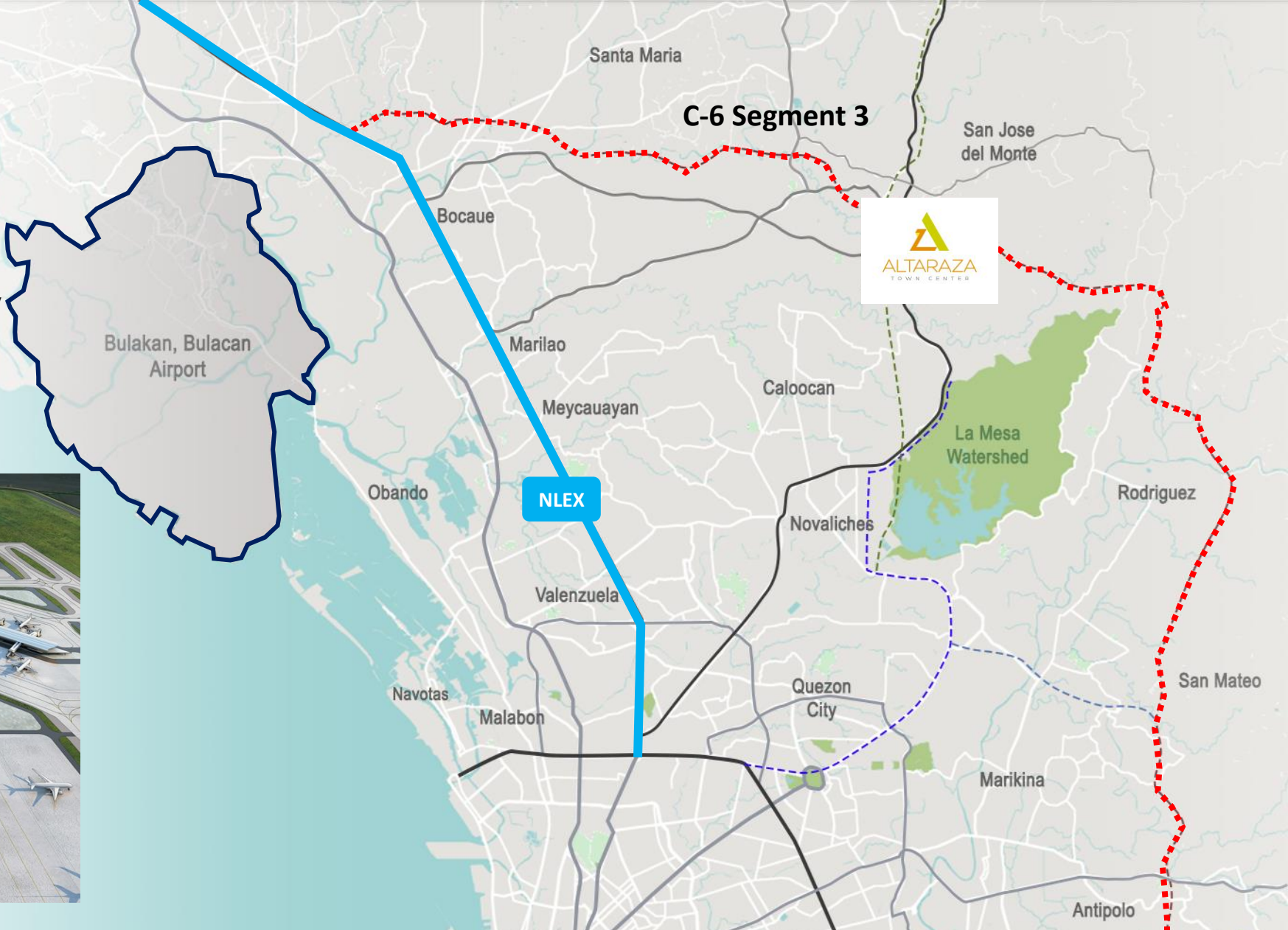
SMC targets to fully operate by 2025



New Bulacan Airport

Ongoing land development works at 70-75% completion

SMC targets to partially operate by end of current admin.



A community
primed for
progress, right at
the doorstep of
Metro Manila





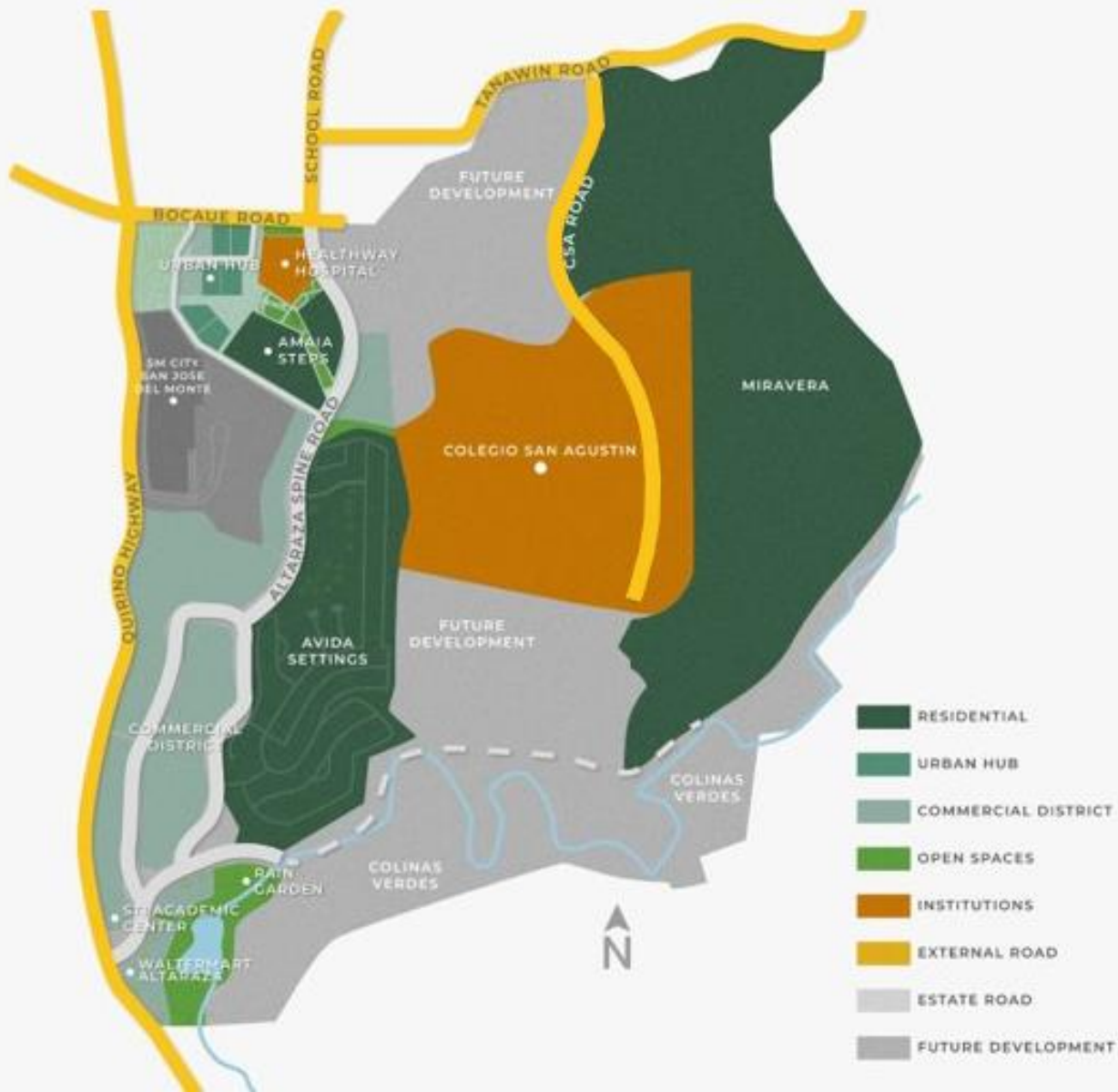
Where vibrant city living
meets countryside charm





An aerial photograph of Altaraza Town Center. The image shows a mix of urban development and green space. In the foreground, there are several large commercial buildings, including a white building with a circular roof and a blue building. A road with traffic runs through the center. To the left, there is a dense residential area with many small houses. In the background, there is a large green field and a white oval-shaped building with the text "Colegio San Agustin" on its roof. The sky is blue with some clouds.

Altaraza Town Center Today



URBAN HUB

Office
Retail

RESIDENTIAL

Ayala Land Premier
Avida
Amaia

COMMERCIAL DISTRICT

STI Academic Center
Waltermart Altarza

INSTITUTIONS

Colegio San Agustin
QualiMed Hospital

OPEN / CIVIC SPACES

FUTURE DEVELOPMENT

WalterMart Altaraza

Providing quick access to affordable and quality products and services, along with its lively retail atmosphere, WalterMart Supermarket looks to continue serving the growing community with more urban conveniences.



ESTATE UPDATES INSTITUTIONAL

STI Academic Center San
Jose del Monte

4,178 sqm land area

Target Population

**6,000 senior high school
and college students**

2,500 current student population





Colegio San Agustin

The 25-hectare Bulacan campus offers primary education in Altaraza Town Center.

Having opened in 2016, it has a 10,000 student capacity and comprehensive facilities, conducive to holistic learning.

Healthway QualiMed Hospital

Full-service hospital under the Healthway QualiMed group.

The 105-bedroom facility is a Level Two General Hospital with comprehensive capabilities for in-patient and out-patient healthcare similar to a premier city hospital, at a more affordable price point



Amaia Steps Altaraza

Set within a bustling city center, it offers more generations of Filipinos the chance to have their own contemporary, affordable, and well-built homes.

394 units sold



Avida Settings Altaraza

Modern homes for the forward-thinking professionals, Avida Settings Altaraza bridges urban conveniences with the ease of suburban living.

353 units sold

SM City San Jose Del Monte

Just 700 meters outside Altaraza Town Center is SM City San Jose del Monte. With retail, dining, and leisure choices, it provides the community with modern conveniences and services without having to step into Metro Manila.

40,000-sqm GLA



Value Appreciation

RESIDENTIAL LOTS

Compounded Annual
Growth Rate

Amaia Steps

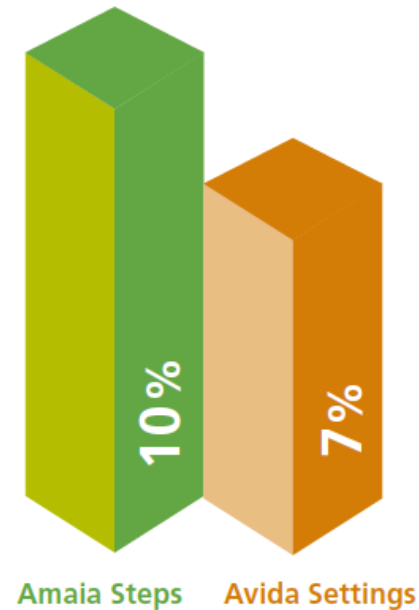
7% CAGR

From Php 63,000 to Php 99,000 / sqm

Avida Settings

10% CAGR

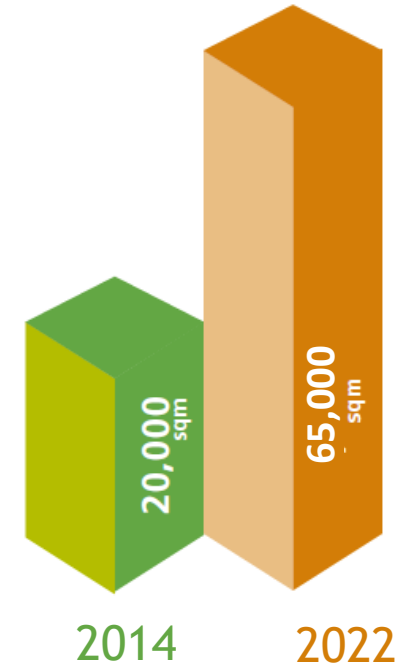
From Php 12,000 to Php 23,000 / sqm



COMMERCIAL LOTS

17% CAGR

From Php 20,000
To Php 60,000 / sqm



ALTARAZA TOWN CENTER URBAN HUB







Artist rendition only and subject to change

ALTARAZA TOWN CENTER URBAN HUB

PROJECT SUMMARY

TYPE OF DEVELOPMENT	Commercial
GROSS AREA	2.4 hectares
FLOOR AREA RATIO (FAR)	4
LOT SIZE	1,500 - 1,747 sqm
ALLOWED USES	Commercial Residential Hotel Office Institutional

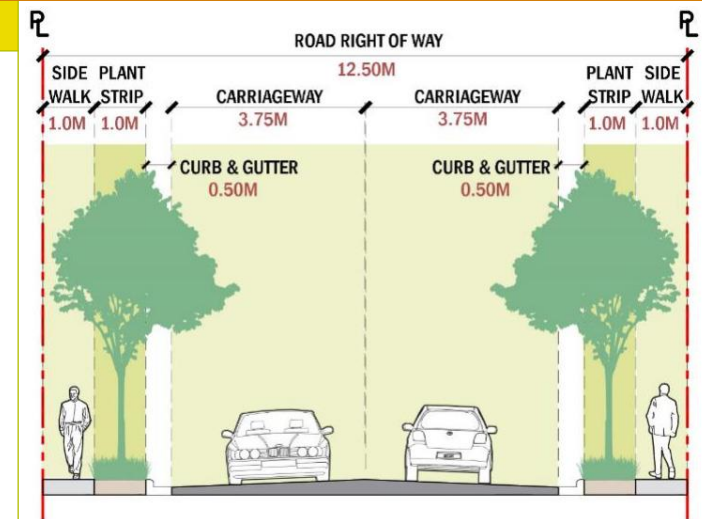
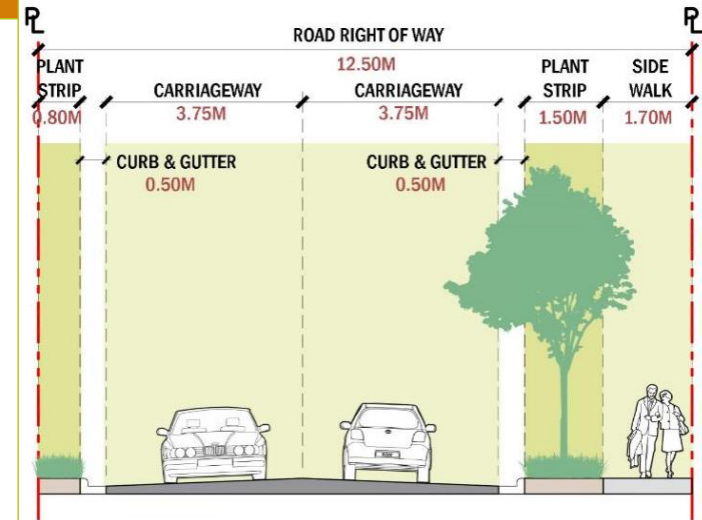


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LEGEND

Road Sections



Modern Plantation Architectural Style

Designed for people and nature to thrive, the estate carries a functional and visually stimulating modern plantation theme:

- Base: Entrances with arcades and canopies, storefronts
- Middle: Projecting balconies, punched windows
- Crown: Pitched roof, balconies, attic windows

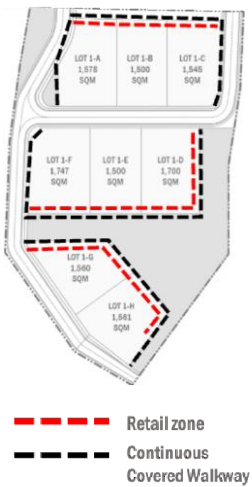
Architectural Corner Accents

To ensure a complete visual experience, corner lots and lots adjacent to footpaths, landscape features, parks, and entrances shall have architectural corner accents.



Pedestrian Experience

Enhancing the individual’s stay at Altaraza TownCenter, property lines facing the park and Tungkong Mangga are required to have retail spaces at the ground floor. Additionally, continuous covered walkways are required as shown in the LIP.



ALLOWED USES

Commercial

Multi-family Residential

Accommodations

Offices

Institutional

RESTRICTIONS

Factories or manufacturing plants

Gas stations

Gambling halls

Karaoke and any other establishments
that may create noise, without necessary
sound-proof enclosures

Funeral parlors

For other uses not listed above, a prior written
approval is required from the Declarant



Artist rendition only and subject to change

Altaraza Urban Hub

Land Development Works ongoing

Date Started: April 2023

Target Completion: December 2023

27.6%

Completed

