

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

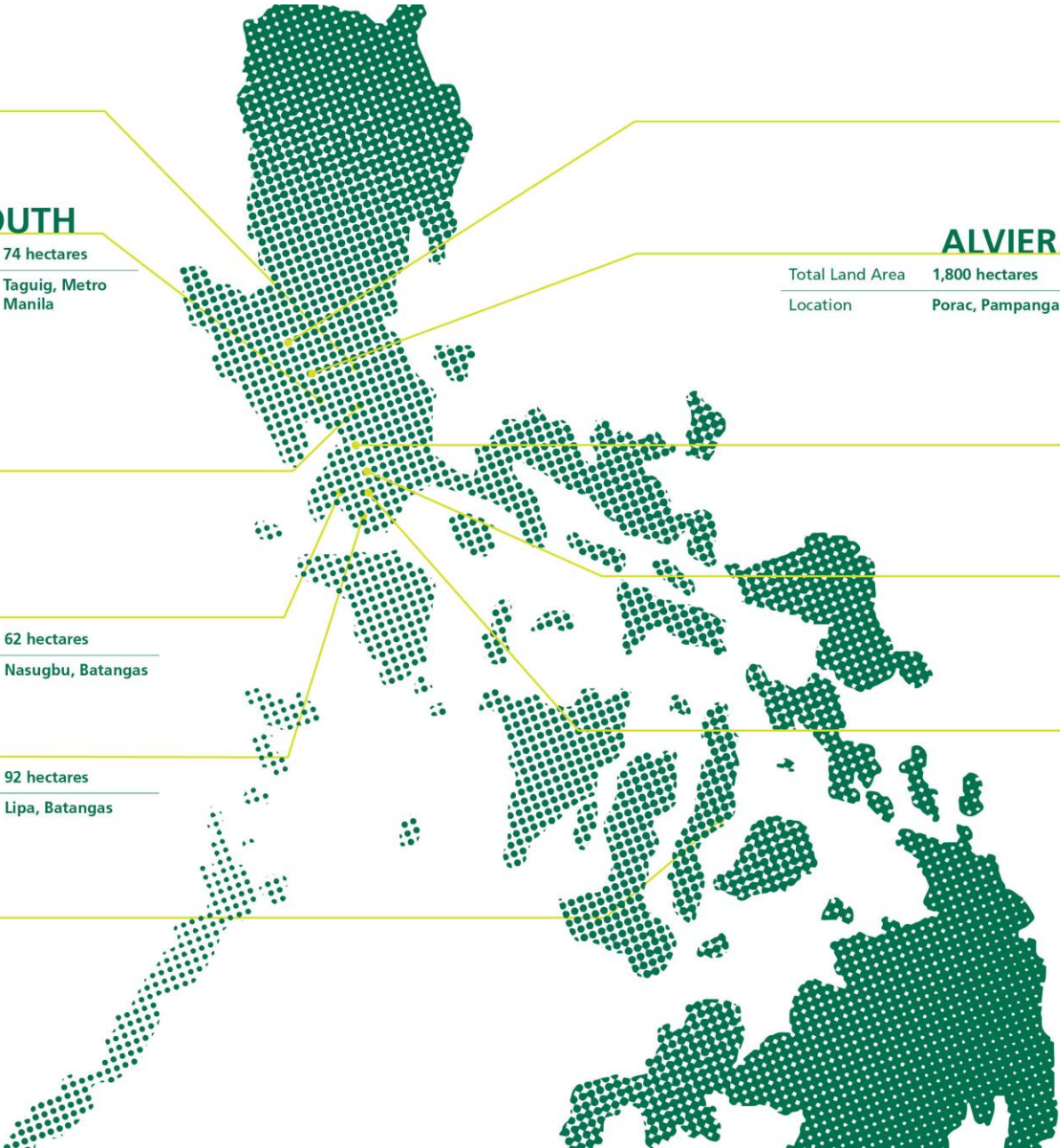
Total Land Area	725 hectares
Location	Imus and Dasmariñas, Cavite

BROADFIELD

Total Land Area	171 hectares
Location	Biñan, Laguna

NUVALI

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







Ayala Land's flagship and largest sustainable estate at **2,400 hectares**.

NUVALI is built upon three sustainability fronts. This is the guiding philosophy we recognize as a developer and an organization.

ECONOMIC SUSTAINABILITY

Solid underpinnings for future economic growth

ENVIRONMENTAL SUSTAINABILITY

Nature at its best; an environment preserved for the ages.

SOCIAL SUSTAINABILITY

A living and breathing community

STRATEGIC LOCATION

VIA PRIVATE VEHICLE

SLEX

NAIA (45 km)

Makati CBD (44 km)

BGC (44 km)

Alabang (27 km)

Kawit, Cavite (45 KM)

CALAX -SRTR Interchange (1 km)

CALAX - Laguna Boulevard (1 km)

VIA PUBLIC TRANSPORT (P2P)

Makati - NUVALI - Makati



INTEGRATED MASTERPLAN



 Business Districts
(Offices, Retail, Hotel,)



 Residential



 Institutions
(School, hospital)



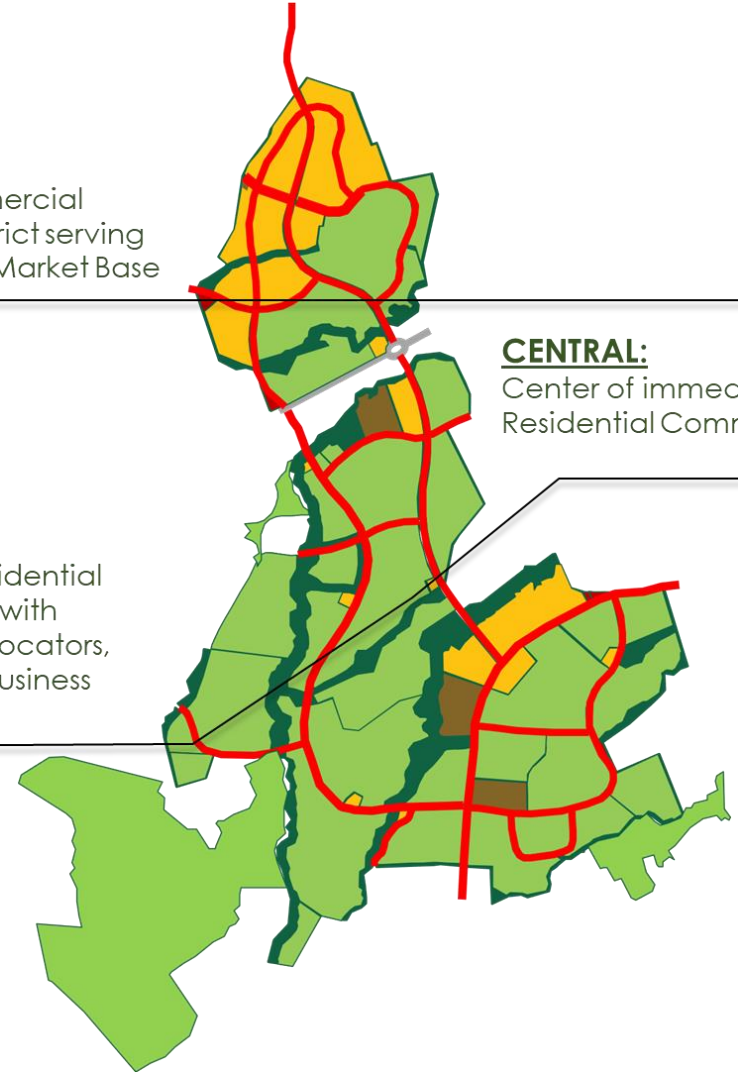
 Open Spaces

 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

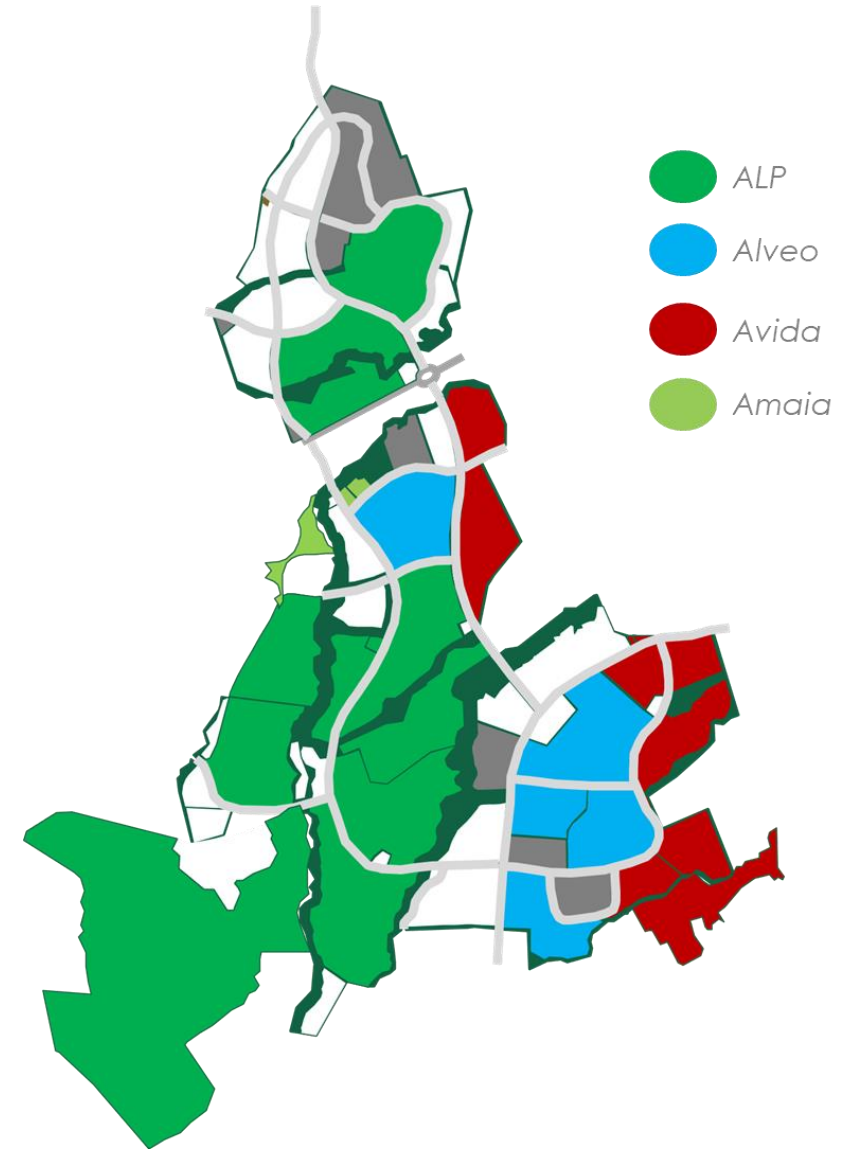
Amaia

10 Residential Villages

5 Residential Villages

9 Residential Villages

2 Mid-Rise Condo Projects
1 Townhouse Subdivision



COMMERCIAL DEVELOPMENTS



INSTITUTIONAL DEVELOPMENTS



NEW LOCATORS



NEW LOCATORS: Uniqlo Roadside Store Nuvali



NEW LOCATORS: McDonald's opens its 700th store in Nuvali



NEW LOCATORS: Coffee Bean



NEW LOCATORS: Landers Superstore Nuvali



NEW LOCATORS: Nuvali TechnoHub



NEW LOCATORS: Office Developments



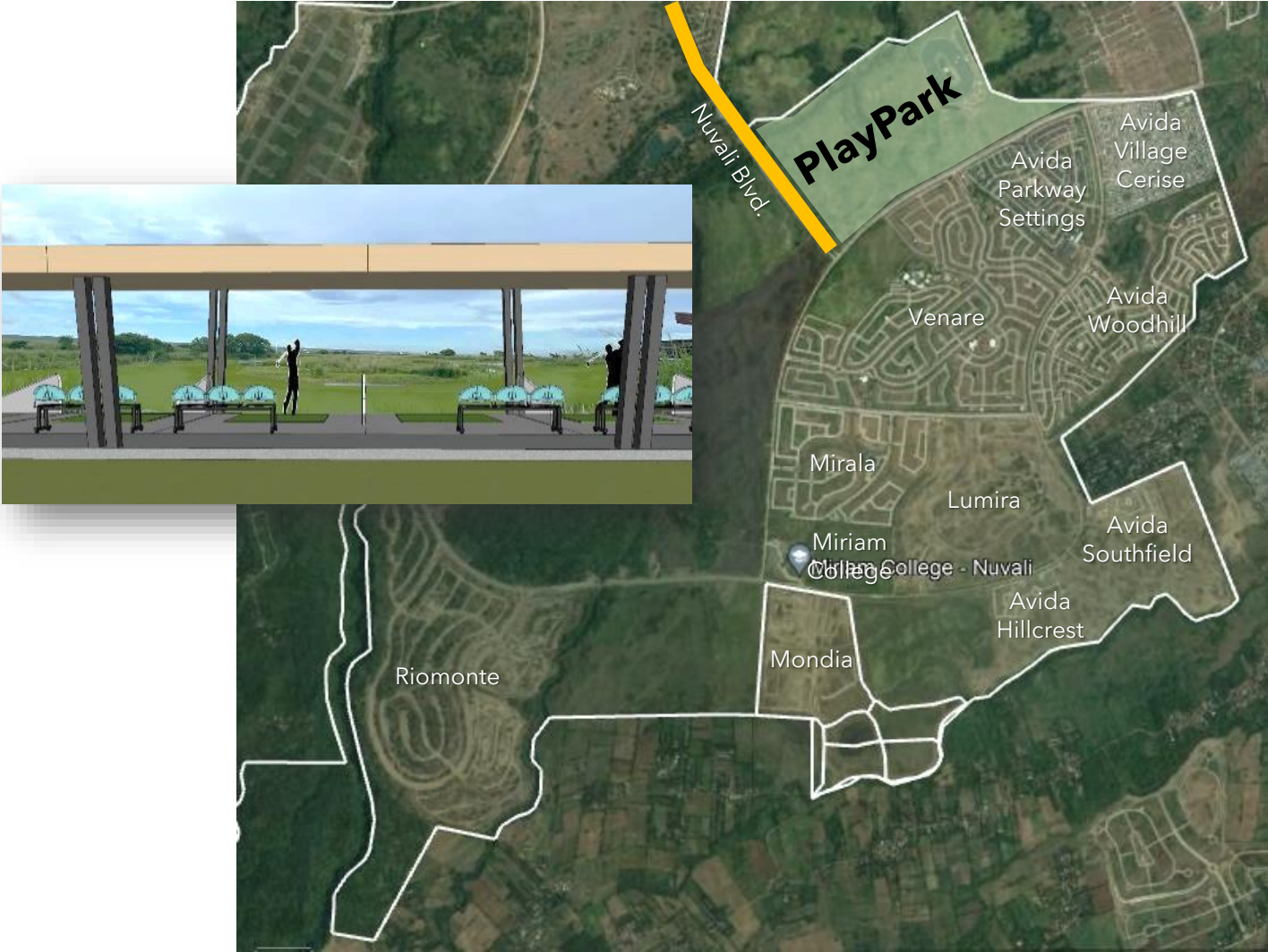
1 LHK South
July 2023



2 Museum for Architecture & Residences
2025



Nuvali PlayPark



- | PlayPark |
|------------------|
| 1. Bike Trail |
| 2. Driving Range |
| 3. Park |
| 4. Garden Center |



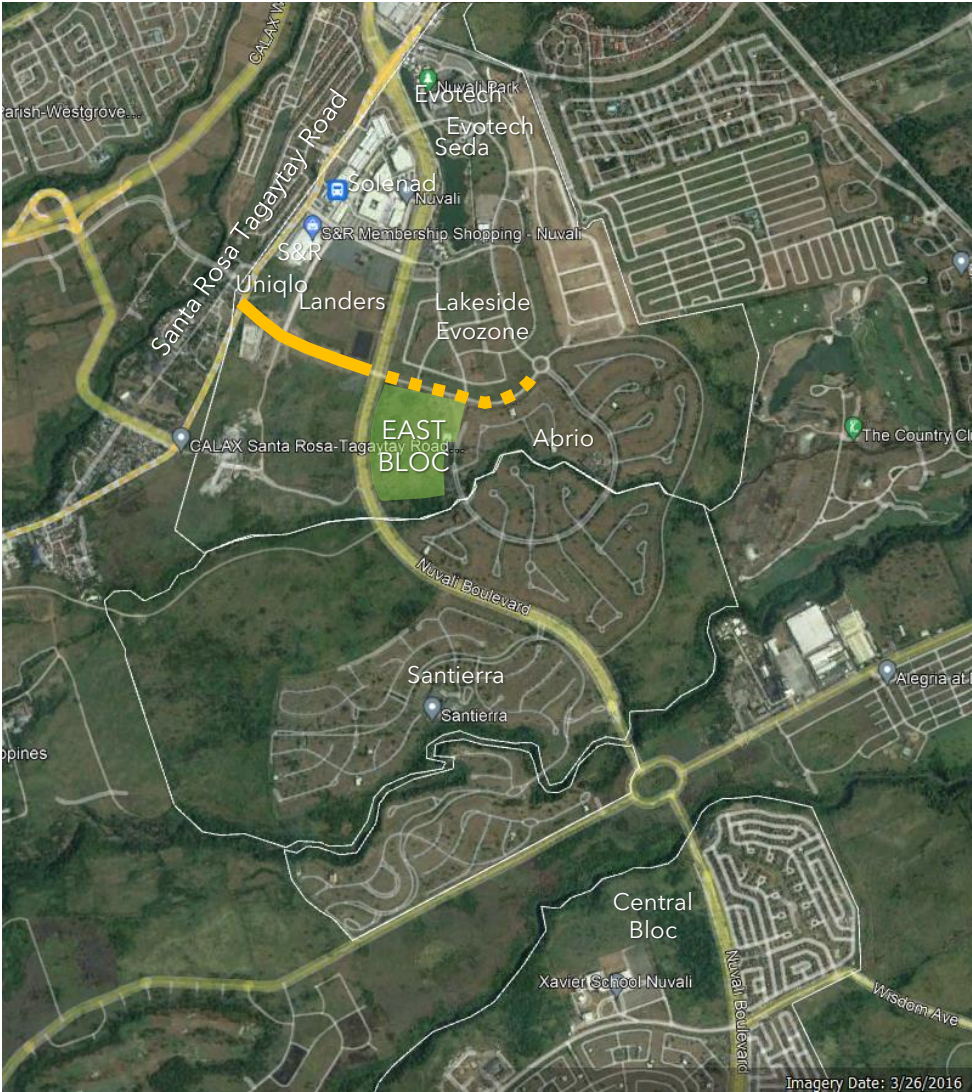
EAST BLOC NUVALI



Phase 1: Completed
Phase 2: 4Q 2023



EAST BLOC NUVALI: Construction Updates



NUVALI CENTRAL BLOC



Artist rendition only and subject to change

NUVALI Central Bloc presents commercial environments right at the core of the district where communities within the locale converge.

PROJECT SUMMARY

TYPE OF DEVELOPMENT	Mixed use
GROSS AREA	12 hectares
FLOOR AREA RATIO (FAR)	4
LOT SIZE	900 - 1,287 sqm
ALLOWED USES	Office Residential School



Artist rendition only and subject to change

CENTRAL BLOC

NUVALI

Surrounded by the most
populated villages and
school in Nuvali



CENTRAL BLOC

NUVALI

New investment
opportunities for your
growth



CENTRAL BLOC

NUVALI

MERRYMART



GFA: 2,000 sqm

THE SHOPS at

CENTRAL BLOC

NUVALI

GFA: 1,000 sqm



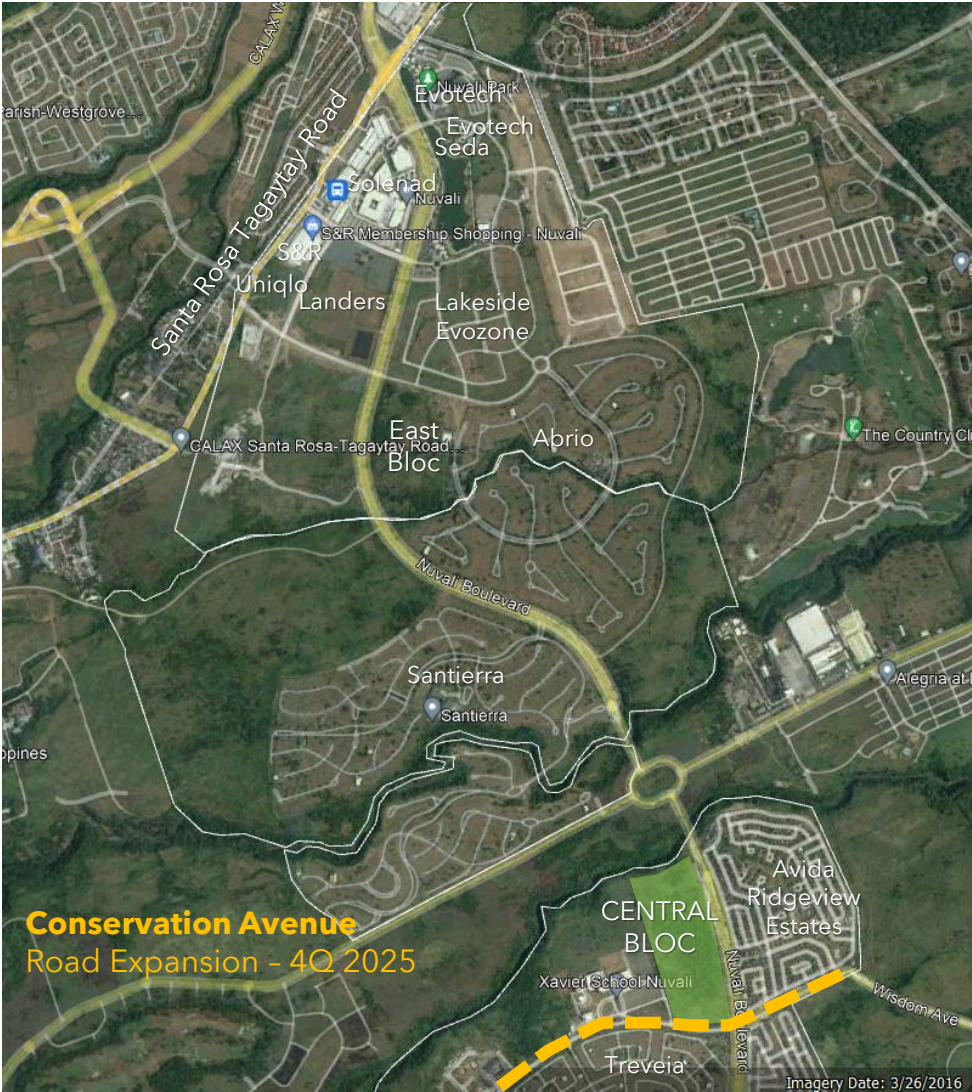
CENTRAL BLOC NUVALI



Land Dev't Status: 18% POC -



CENTRAL BLOC NUVALI: Construction Updates



Earthworks



Road Grading



Sewer Line



Drainage Line

CENTRAL BLOC NUVALI: The Shops



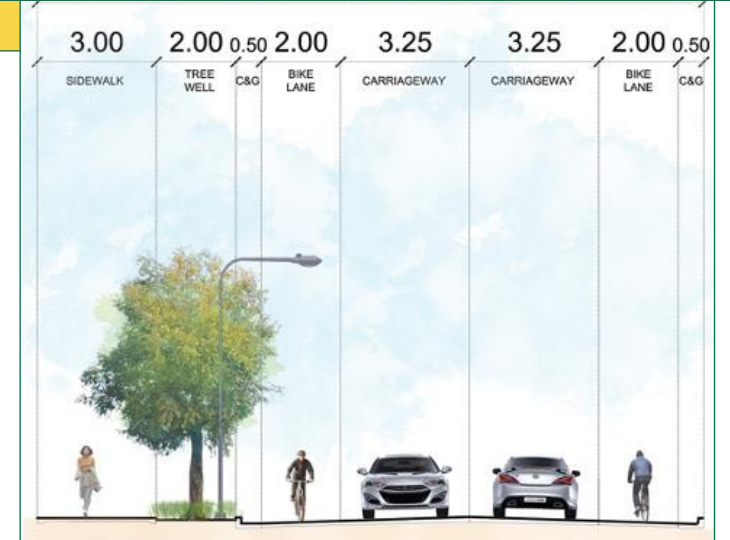
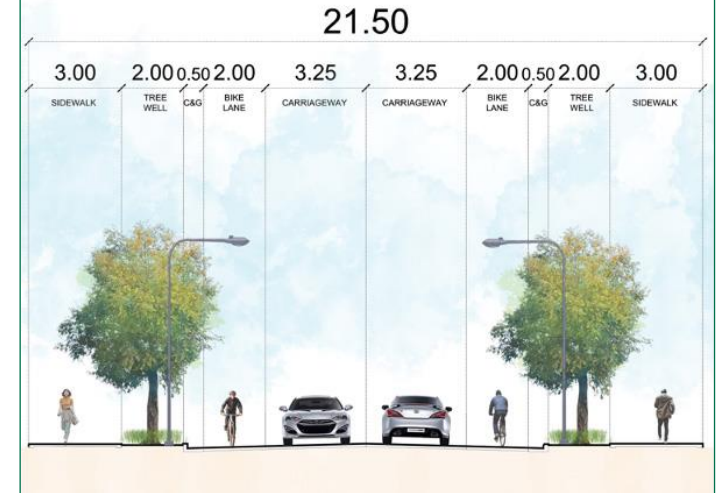
CENTRAL BLOC NUVALI: The Shops





LEGEND

Road Sections



KEY DESIGN STANDARDS
AND GUIDELINES

FAR 4

Height Limit 24meters

Setbacks

Build-to-line sides, 2 meters minimum rear setback and 3 meters front setback.

Curb Cut

No Curb Cut allowed along the major road.
All Curb cuts shall be located within the inner looproads for all blocks.

Building Massing and Articulation

Maximum: 6 levels

Retail Frontage

Retail space is required on the ground floor facing roads and public zones with the main entrance clearly defined by its size and form, materials, colors, texture, and lighting.

Building Projections and Arcades

Eaves and Canopies are generally limited within the property lines. Extending beyond setback lines will be allowed for as long as it complies with the National Building code guidelines.

Minimum Clear Height

3 meters

Minimum see-through opening

Minimum 60% of total ground floor and minimum 40% of the upper floor façade surface area shall be see-through or open without obstruction

Architectural Theme

Modern Contemporary

Lot Types

900 sqm (22.5 x 40)

Setbacks

Inside Lots

FRONT : 3 meters

REAR : 2 meters

SIDE : NBC Standards /Firewall

Corner Lots

FRONT : 3 meters

REAR : 2 meters

SIDE 1 : NBC Standards /Firewall

SIDE 2 : 3 meters (along roads)

Thank you.