

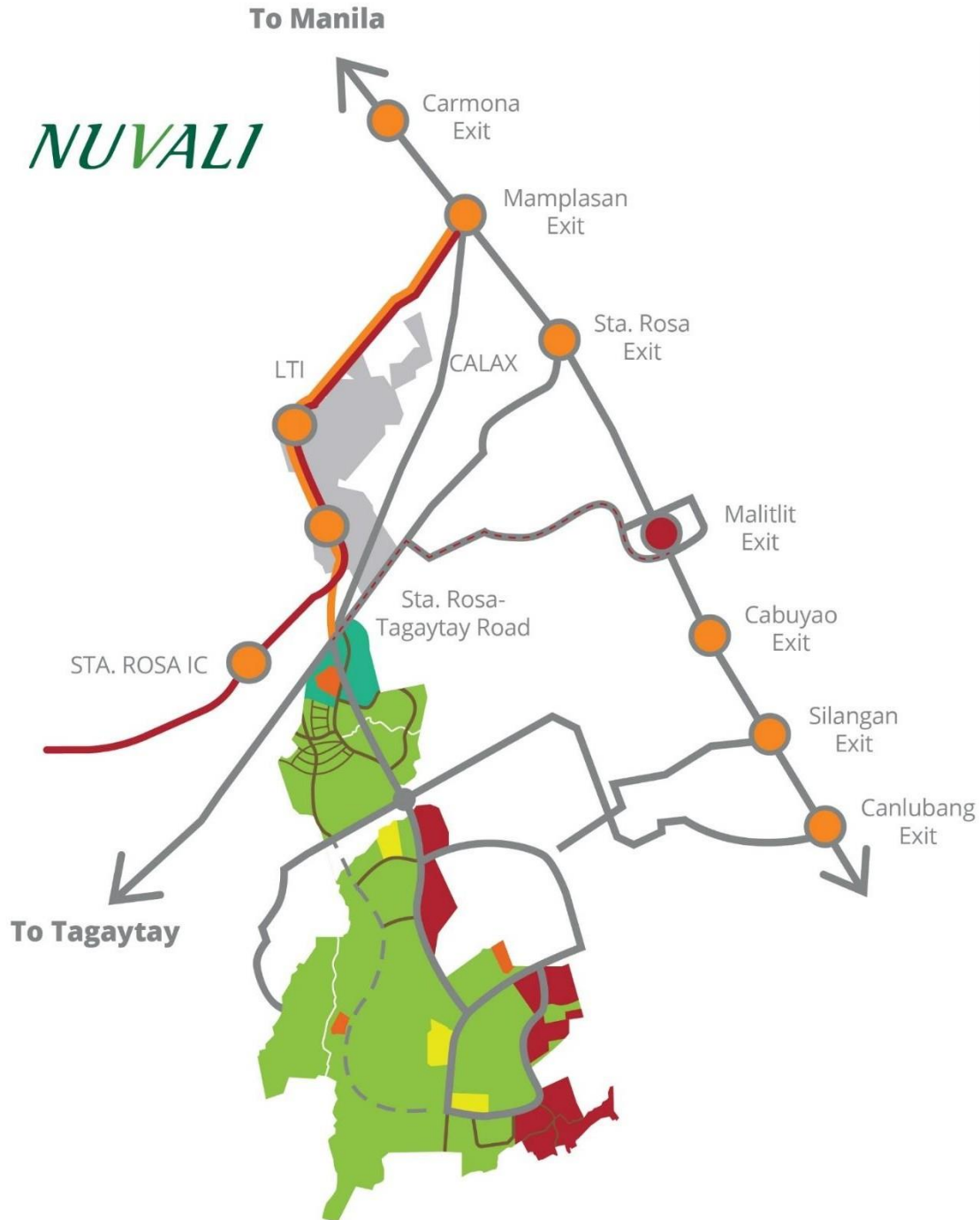
An aerial photograph of a residential development. The houses are arranged in a grid-like pattern with winding roads. The houses have light-colored walls and red-tiled roofs. There are green spaces and trees interspersed among the buildings. The overall scene is bright and sunny.

Choose
to Live
in
Nuwali



Ayala Land's largest development to date.
It is 2,290-hectare – twice the size of Makati City!

NUVALI



DEVELOPMENT ACCESSIBILITY



FEW MINUTES AWAY FROM CITY CENTERS

- 60 mins | Makati City via SLEX (44KM)
- 60 mins | Bonifacio Global City via SLEX (44KM)
- 60 mins | Lipa City, Batangas via SLEX (49KM)
- 54 mins | NAIA Terminals via SLEX (42KM)
- 45 mins | Alabang via SLEX (27KM)
- 45 mins | Tagaytay City via Local Road (19KM)
- 20 mins | Sta. Rosa Exit via Local Road (7.4KM)
- 15 mins | Mamplasan Exit via CALAX (12KM)

CURRENT ACCESS

- South Luzon Expressway
- Cavite -Laguna Expressway (Initial Portion)
- Skyway Stage 3



FUTURE ACCESS

- Cavite - Laguna Expressway
- NLEX SLEX Connector

COMMUNITY ESTABLISHMENTS



Evolving Center



Lakeside Evozone



Monochrome Events place

Ayala Malls
SOLENAD



Solenad 1



Solenad 2



Solenad 3

COMMUNITY ESTABLISHMENTS



Seda NUVALI



S&R Shopping Center



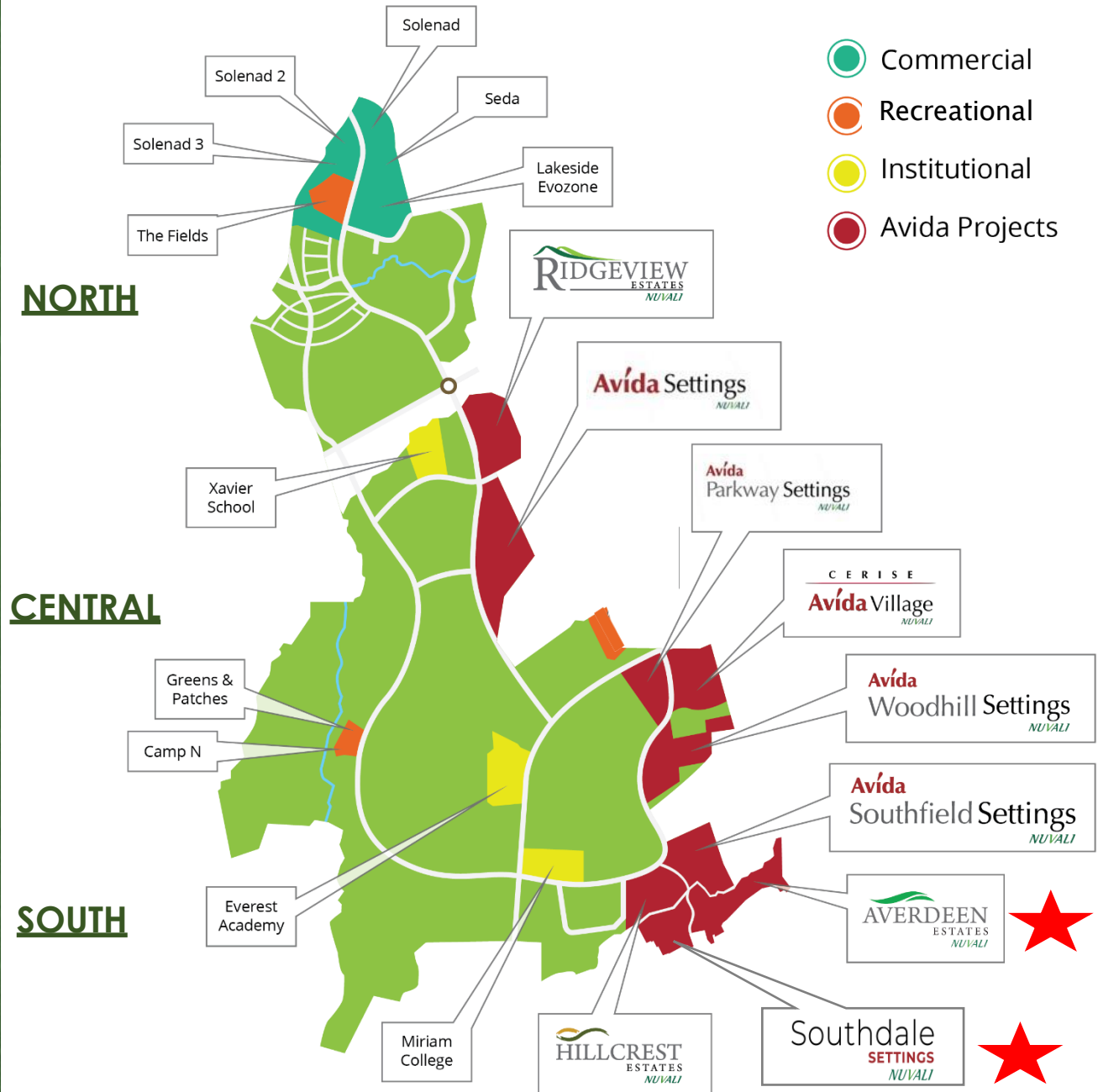
QualiMed Hospital

EDUCATIONAL ESTABLISHMENTS



Avída

an AyalaLand company



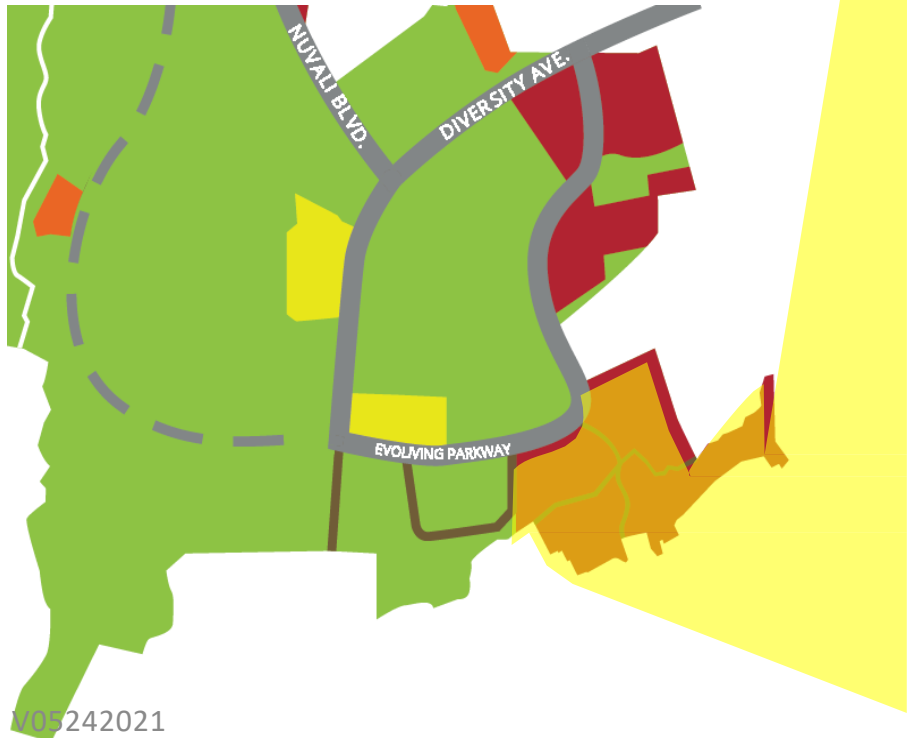
PROJECT OVERVIEW

1 | HILLCREST
ESTATES
NUVALI

2 | Avida
Southfield Settings
NUVALI

3 | AVERDEEN
ESTATES
NUVALI

4 | Southdale
SETTINGS
NUVALI



AVERDEEN

ESTATES
NUVALI

LIVE IN A
THRIVING ADDRESS
FOR AN
ELEVATED LIFESTYLE



PROJECT OVERVIEW

AVERDEEN

ESTATES
NUVALI

Derived from Spanish word "**Verde**" that means "**Green**" and French word "**Jardin**" that means "**Garden**".

Avida offers a **refreshing lifestyle** amidst the lush greens of *NUVALI*.



Artist's Perspective

LIVE IN A
THRIVING ADDRESS
FOR AN
ELEVATED LIFESTYLE



AVERDEEN

ESTATES
NUVALI

- Total Land Area: 22.6-hectare
- Total Saleable Area: 11.4-hectare
- Total Residential Lots: 559 Units
- Average Lot Area: 185 SQM
- Total House and Lot: 65 Units (2022)
- Total Parks and Open Spaces: 2.1-hec
 - Total Amenity Area: 1.05-hec



SCAN TO EXPERIENCE
THE NEIGHBORHOOD

Timeline:

Land Development Completion: July 2025

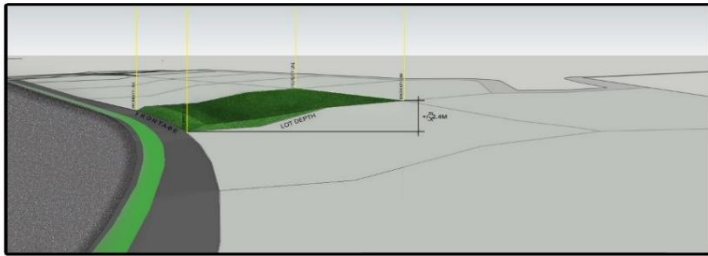
Turn Over: March 2026

SITE DEVELOPMENT PLAN

Sidehill Lots Illustration:



Uphill Lots Illustration:



Legend: ↑ Sidehill Lots ↑ Uphill Lots

AVERDEEN
ESTATES
NUVALI

Avida Southfield Settings
NUVALI

REST AVENUE

BRIDGE

View of
Tagaytay Ridge

Averdeen Estates
Main Entrance

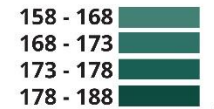
FOREST AVENUE



View of
Mount Makiling

Elevation Range:

Meters above sea level



Legend: ↑ Sidehill Lots ↑ Uphill Lots

Note: SD Photos Only. Work-in-progress renders.



SWIMMING POOLS

CLUBHOUSE

PLAYGROUND

BASKETBALL COURT

GRAND LAWN

CREEK

AMENITY AREA TOP VIEW

LIVE IN A
THRIVING ADDRESS
FOR AN
ELEVATED LIFESTYLE



RELAXED LIVING EXPERIENCE

Designed to be walk-able community with landscaped parks and open spaces

LIVE IN A
THRIVING ADDRESS
FOR AN
ELEVATED LIFESTYLE



SENSIBLE FEATURES AND AMENITIES

Main Amenity Area: Adult and Kiddie Swimming Pools/
Basketball Court/ Play Equipment/
Clubhouse/ Open Spaces & Linear Park



Artist's Perspective

AVERDEEN
ESTATES
NUVALI

HOUSE DESIGN



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

Standard Floor Plan: 95 SQM | Minimum Lot Area: 169 SQM

Artist's Perspective

ERIN

Standard Floor Plan: 95 SQM | Minimum Lot Area: 169 SQM



GROUND FLOOR



SECOND FLOOR



SOLEA

Standard Floor Plan: 110 SQM | Minimum Lot Area: 174 SQM

Artist's Perspective

DHSUD LTS No. 355
DHSUD Ad Approval No. AA-R4A-042821-0085

This particular material is intended to give a general representation of the project and as such is not to be relied upon as a statement of fact. While such particular and details are based on present plans which have been prepared with utmost care and are given in good faith, interested parties are encouraged to verify their factual correctness and subsequent changes if any. The content herein is subject to change without prior notice and do not constitute part of an offer or contract.

SOLEA

Standard Floor Plan: 110 SQM | Minimum Lot Area: 174 SQM



GROUND FLOOR



SECOND FLOOR

INTERIM HOUSE MODEL UNITS

A two-story house with white walls and stone accents. The ground floor has a stone wall around the entrance, which is covered by a yellow awning. The upper floor has white walls and several windows. The house is surrounded by greenery and a lawn.

Location: Avida Woodhill Settings Nuvali

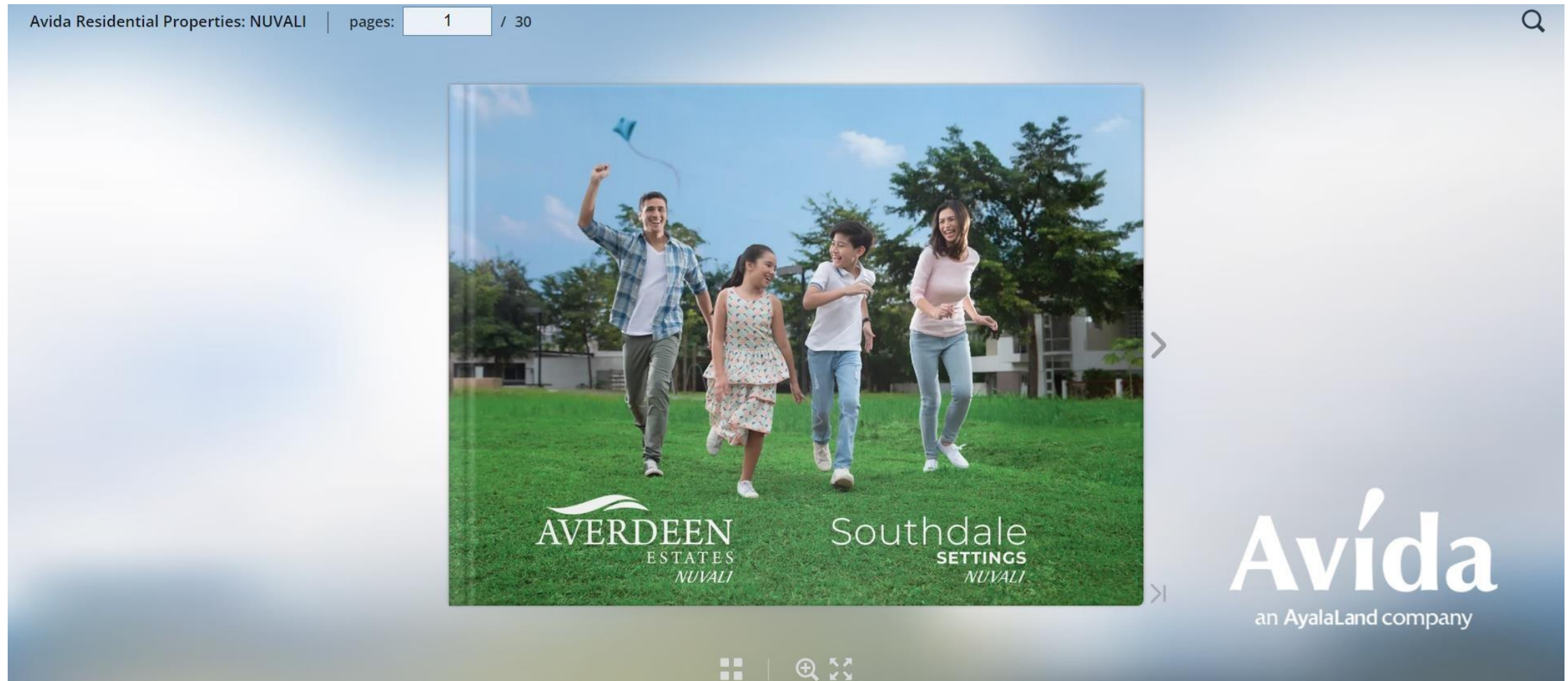
Status: On-going Refurbishment

Opening: July 1, 2022

Tripping Guidelines:

- Endorse the following details to your SOA at least 1-2 days before the tripping schedule
 - Name of Visitor/s (Seller & Guest)
 - Vehicle Details
 - Date and Time

GET A COPY OF OUR NUVALI PROJECT PRESENTATION MATERIAL & TRIPPING VIDEO



<https://online.flippingbook.com/view/129404036/>