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As of February 2021

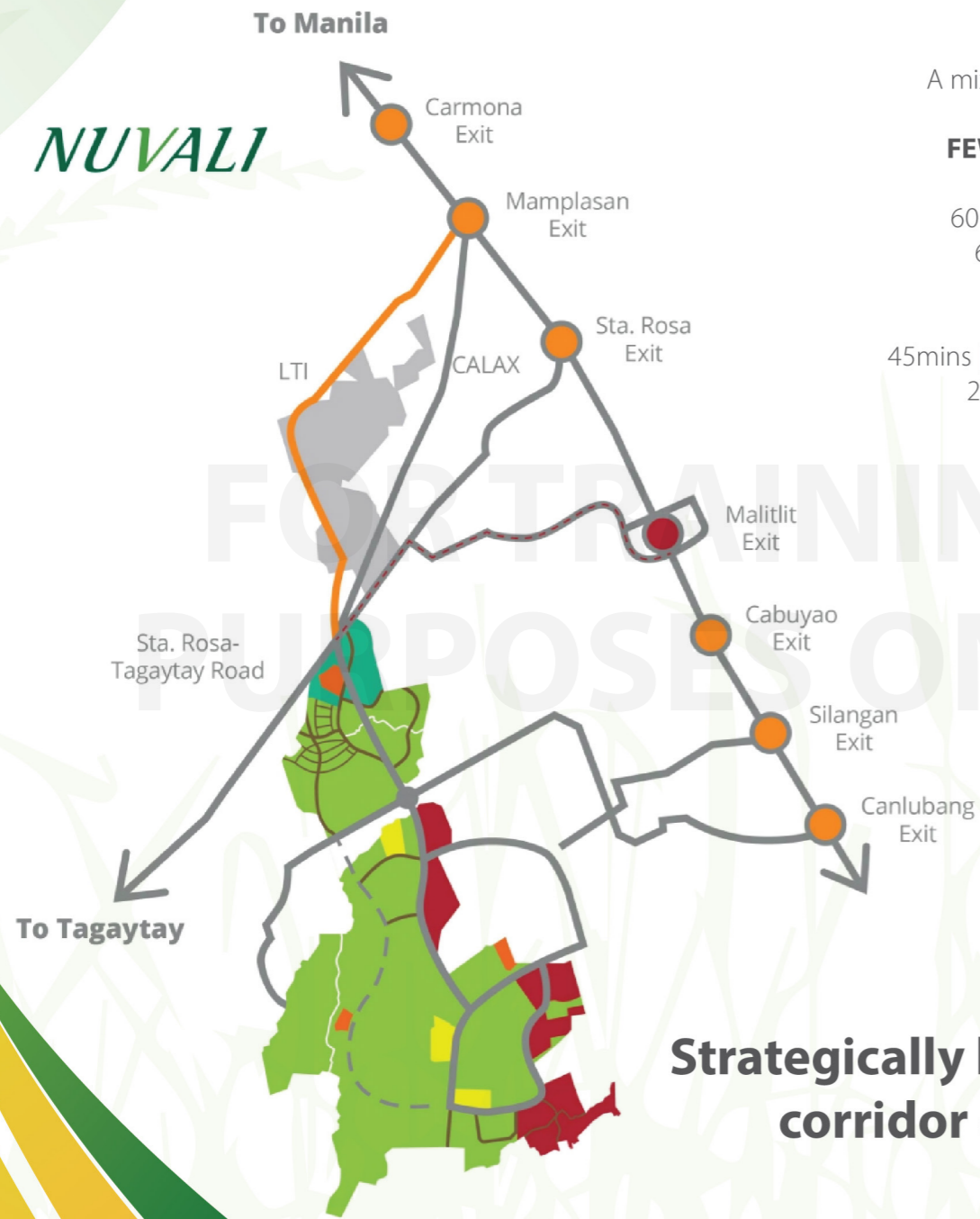


NUVALI is the country's first and largest eco-city development, built on the principles of sustainable design. A project of Ayala Land, NUVALI is a 2,290-hectare mixed-use development that straddles the cities of Sta. Rosa, Cabuyao and Calamba in Laguna.

This integrated self-supporting eco-city is home to a vast gathering of residential communities, business spaces, prestigious schools, shopping centers, lifestyle centers, recreational venues, and outdoor adventure and activities

NUVALI leads the way towards a brighter future with a city that is environmentally, economically, and socially sustainable. Allowing both people and nature to thrive harmoniously.

**NUVALI**



**LOCATED AT NUVALI**

A mix-used and sustainable estate of Ayala Land

**FEW MINUTES AWAY FROM CITY CENTERS**

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

**CURRENT ACCESS**

South Luzon Expressway  
Cavite-Laguna Expressway (Initial Portion)

**FUTURE ACCESS**

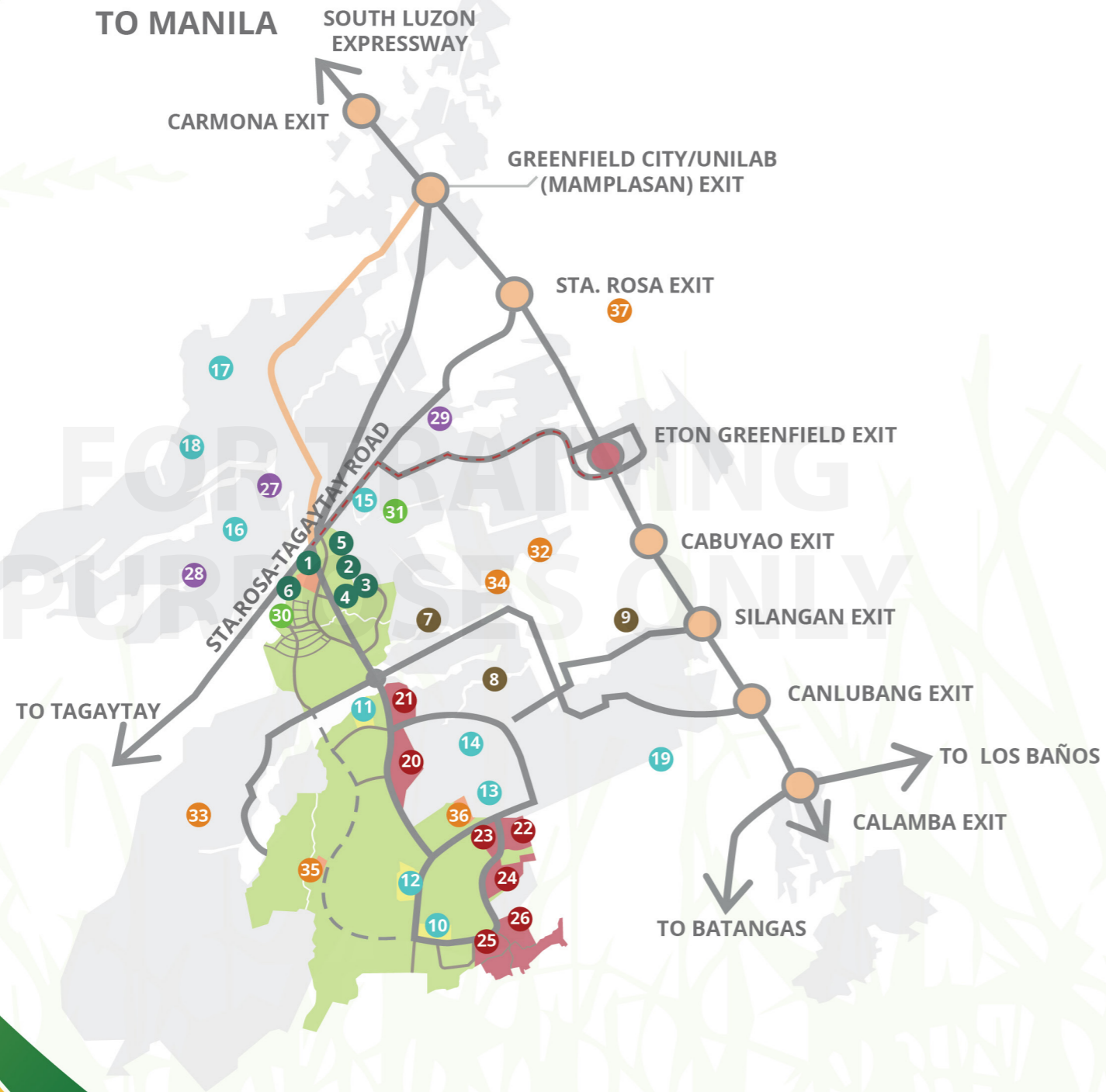
Skyway Stage 3  
Cavite-Laguna Expressway

**UPCOMING DEVELOPMENTS**

- Seda Hotel Expansion
- Ayala Malls Solenad Expansion
- East Bloc

**Strategically located in the growth corridor of CALABARZON**





**COMMERCIAL AND BUSINESS DISTRICT**

- 1 Ayala Malls Solenad
- 2 Seda NUVALI
- 3 The Monochrome
- 4 Lakeside Evozone
- 5 Technopark
- 6 S&R Shopping Center

**INDUSTRIAL PARKS**

- 7 Terelay Industrial Park
- 8 Carmelray Industrial Park
- 9 East Silangan Industrial Park

**SCHOOLS**

- 10 Miriam College NUVALI
- 11 Xavier School NUVALI
- 12 Everest Academy NUVALI
- 13 San Sebastian College Recoletos – Canlubang
- 14 NYK-TDG Maritime Academy
- 15 Ateneo Graduate School
- 16 St. Scholastica
- 17 Beacon Academy
- 18 De La Salle Canlubang
- 19 Don Bosco - Sta. Rosa & Canlubang

**AVIDA LAND PROPERTIES**

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- 21 Ridgeview Estate NUVALI
- 22 Avida Village Cerise NUVALI
- 23 Avida Parkway Settings NUVALI
- 24 Avida Woodhill Settings NUVALI
- 25 Hillcrest Estate NUVALI
- 26 Avida Southfield Settings NUVALI

**PLACES OF WORSHIP**

- 27 St. John Bosco Parish - Sta. Rosa
- 28 St. Benedict Church
- 29 Our Mother of Perpetual Help Parish

**HOSPITALS**

- 30 QualiMed Hospital Sta. Rosa
- 31 The Medical City - South Luzon

**LEISURE & RECREATION**

- 32 Sta. Elena Golf & Country Club
- 33 Canlubang Golf & Country Club
- 34 The Country Club
- 35 Camp N
- 36 Republic Wakepark
- 37 Enchanted Kingdom

# NUVALI ACTIVITY MAP

**BOATING**  
Enjoy the sceneries in NUVALI through a water taxi ride for Php 30 per head, from 8:00AM to 5:00PM everyday.



AT SOLENAD 1

**OFF-ROAD BIKING**  
Approximately 50 kilometers in length, NUVALI's off-road biking and running trails offer scenic view of the NUVALI terrain. Register and leave a valid ID at the Fields clubhouse.



NEAR THE FIELDS

**TREKKING AND BIRD WATCHING**  
Visitors can hang around the view deck at the Wildlife and Bird Sanctuary to spot a variety of bird species. It is best to go early morning, from 6:00AM to 8:00AM, or late afternoon from 4:00PM to 5:00PM.



AT WILD LIFE AND BIRD SANCTUARY

**TEAM BUILDING AND CAMPING**  
Families and kids can tour around this area to learn about the different kinds of trees and plants. They can also rent a nipa hut to enjoy a cooked meal with ingredients harvested from the garden.



CAMP N' GREENS AND PATCHES

AT SOLENAD 1



**FISH FEEDING**  
Get to feed the Koi by buying feeds for Php15. Official fish feeding time is from 8:00AM to 5:00PM everyday.

AT LAKESIDE EVOZONE



**LEISURE BIKING**  
Appreciate the beauty of nature and enjoy leisure biking with family and friends by renting a bike for Php60 an hour. Wearing of appropriate biking footwear is encouraged.

AT THE FIELDS



**ENGAGING IN FIELD SPORTS**  
Playing sports amidst a close-to-nature setting is always possible with NUVALI's wide sports ground and open fields. Facilities are available for reservation and booking.

AT REPUBL1C WAKEPARK



**WAKE BOARDING**  
Enjoy wakeboarding sans the long sojourn out of the city at the state-of-the-art REPUBL1C Wakepark. For more information visit their website: [republ1cwakepark.com](http://republ1cwakepark.com)

## AVIDA PROJECTS IN NUVALI

Avida has sustainable, master-planned communities in NUVALI that offer a relaxed living experience and sensible amenities ideal for you and your family. Each property is well-managed and guarantees value appreciation over time.

Celebrate life with your family in a sure, secure, and safe community!

### **Avida** Settings NUVALI



Launched Date: October 2007  
Launch Value: P8,000/sqm  
Current Value: P28,000/sqm

### **RIDGEVIEW** ESTATES NUVALI



Launched Date: March 2010  
Completion Date: June 2012  
Launch Value: P12,500/sqm  
Current Value P30,000/sqm

### CERISE **Avida** Village NUVALI



Launched Date: April 2010  
Completion Date: October 2012  
Launch Value: 1.7 Million  
Current Value: 4 Million (Ave. Price)

### **Avida** Parkway Settings NUVALI



Launched Date: October 2011  
Completion Date: August 2014  
Launch Value: P11,700/sqm  
Current Value: P28,000/sqm

### **Avida** Woodhill Settings NUVALI



Launched Date: December 2012  
Completion Date: (Phase 1) September 2015  
Completion Date: (Phase 2) October 2016  
Launch Value: P14,000/sqm  
Current Value: P30,000/sqm

### **HILLCREST** ESTATES NUVALI



Launched Date: September 2014  
Completion Date: March 2018  
Launch Value: P18,500/sqm  
Current Value: P30,000/sqm

### **Avida** Southfield Settings NUVALI



Launched Date: September 2014  
Completion Date: October 2017  
Launch Value: P18,000/sqm  
Current Value: P30,000/sqm



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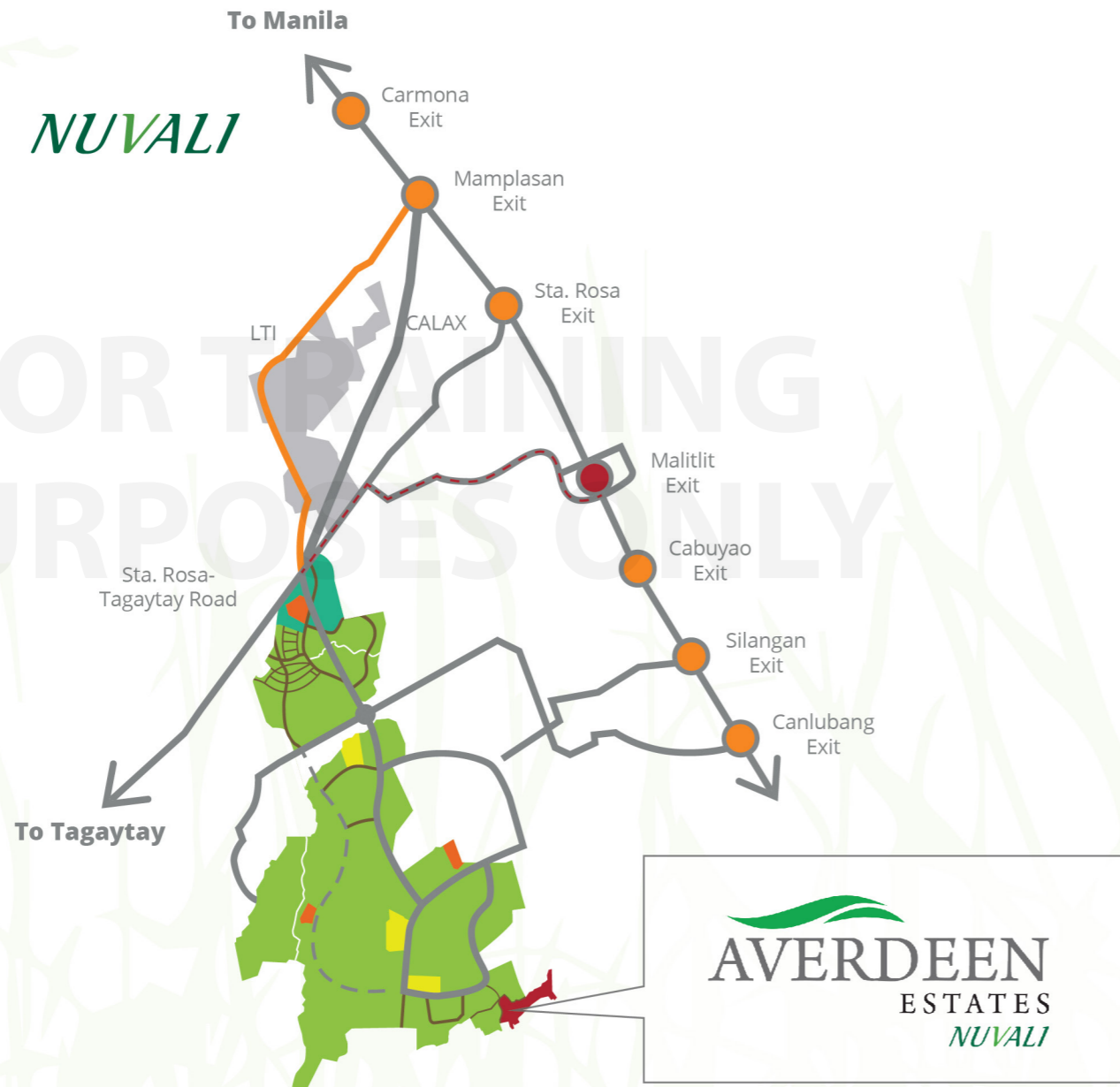
# AVERDEEN ESTATES *NUVALI*

Averdeen Estates NUVALI is a house and lot development situated in the residential district of NUAVLI. It will cater to families that want to live in a refreshing suburban community in a strategic location, giving them access to their everyday living essentials.

Being in NUVALI, Ayala Land's largest eco-city development in the country, residents can enjoy a laidback lifestyle in a private and secure community with the conveniences of malls, transport hubs, hospitals, offices, schools, and other commercial establishments.

Averdeen Estates NUVALI offers a relaxed living experience amidst refreshing green open spaces designed with residents' well-being in mind. Unwind after a hard day's work and maintain a healthy lifestyle in the project's central amenity area, and discover a suburban respite where all the comforts of home can be found.

## LOCATION



## SITE DEVELOPMENT PLAN

- Total Land Area: 22.6-hectare
- Total Saleable Area: 11.4-hectare
- Total Residential Lots: 321(Sector 1)
- Average Lot Area: 185 SQM
- Total Residential Lot: 280 Units
- Total House and Lot: 41Units
- Total Parks and Open Spaces: 2.1-hectare
- Total Amenity Area: 1.05-hectare





## SENSIBLE FEATURES AND AMENITIES

### Main Amenity

Clubhouse  
Adult and Kiddie Pool  
Basketball Court  
Play Equipment





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## COMMUNITY FEATURES

Landscaped Main Entrance  
24-hour Roving Security  
Open spaces & Linear Park  
Perimeter Fence with Gate & Guardhouse

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## Reason to invest in Averdeen Estates *NUVALI*

### **SURE**

Averdeen Estates NUVALI is built by a trusted developer, Avida Land. With 30 years of proven track record, building 95 projects in 25 locations in the Philippines. The residential project is built to last as it follows building codes set by the government and follows the Ayala standard of quality.

### **SECURE**

Averdeen Estates NUVALI guarantees a secure property investment due to appreciation of land value through time.

### **SENSIBLE**

Averdeen Estates NUVALI is masterfully planned for residents to have a relaxed living experience by giving them convenience and immediate access to their everyday living essentials. It is a well-planned and sustainable residential project that provides sensible amenities and efficiently designed homes to residents.

## **AVERDEEN ESTAES NUVALI DEVELOPMENT SUMMARY**

### **Project Name:**

Averdeen Estates NUVALI

### **Location:**

Brgy. Laguerta, Canlubang,  
Calamba, Laguna

### **Owner and Developer:**

Avida Land Corp.

### **Project Manager:**

Avida Land Corp.

### **Land Area:**

22.6-hectare  
residential development

### **Development Type:**

Residential lot and  
House & Lot

# Avida

an AyalaLand company

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No representation is being made herein. The particulars, details and visuals shown herein are only intended to give a general idea of the project and such are not to be relied upon as statements of fact. While such particulars and details are based on present plans which have been prepared with utmost care and are given in good faith, interested parties are enjoined to verify their factual correctness and subsequent changes, if any. The contents herein are subject to change without prior notice and do not constitute part of an offer or contract. The dimensions are subject to change depending on actual conditions at site during construction. Avida does not warrant or assume any legal liability or responsibility for the information and particulars presented herein. Further, no commitment or undertaking is being made in the presentation of this material. Any reproduction, replication, duplication, photography or copying of this material or any information or detail provided herein, whether in whole or in part, and in any form or manner whatsoever, is strictly prohibited and shall be dealt with in accordance with law. For announcement purposes only.

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AS OF FEBRUARY 2021