

ALVEO LAND CORP.

ALVEO 6 NUVALI

ALVEO NUVALI

CALAMBA, LAGUNA

FOR INTERNAL TRAINING PURPOSES ONLY

**NUVALI:
THRIVING ECO-CITY**

NUVALI

Alveo's Southside Stronghold



(2007, Sold-out)



(2010, Sold-out)



(2012, Sold-out)



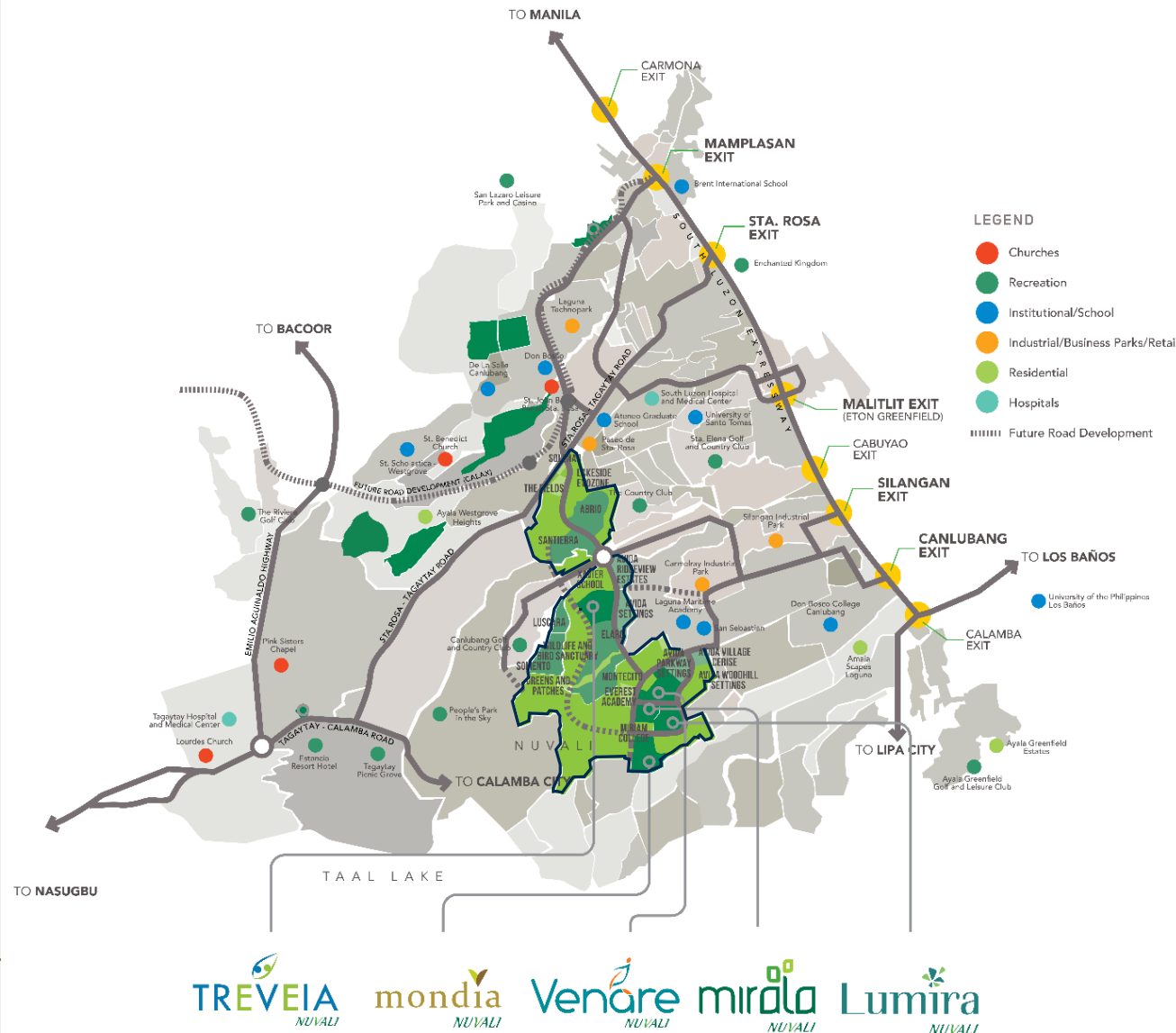
(2014, Sold-out)



(2015, Sold-out, P42.5k/sqm)

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NUVALI



A Vision Taking Shape

ALVEO NUVALI

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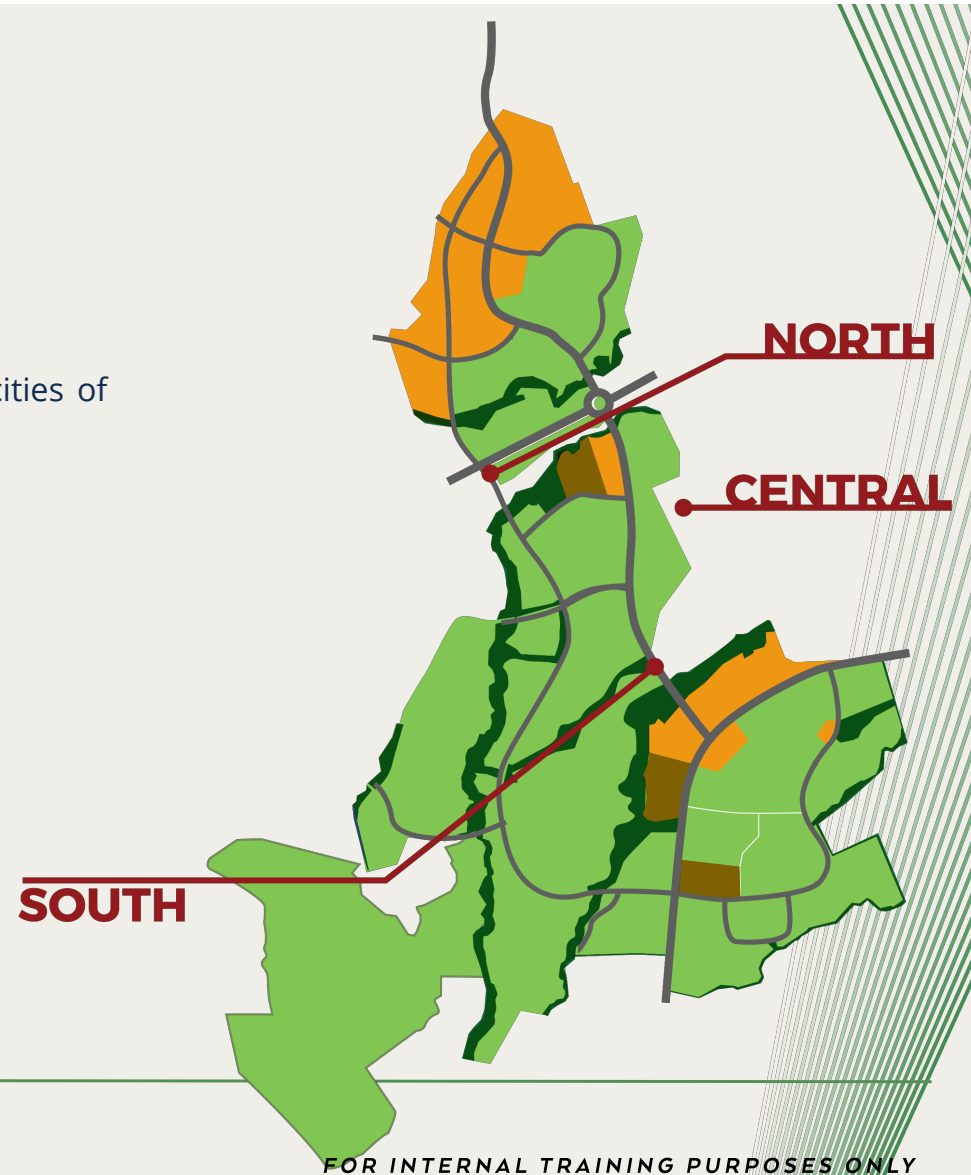
**NUVALI:
THRIVING ECO-CITY**

NUVALI

Current Masterplan

A 2,400 has. mixed-used development spanning across cities of Sta. Rosa, Cabuyao, and Calamba in Laguna

-  Business/Commercial Districts
(Offices, Retail, Hotel)
-  Residential
-  Institutions
(School, Hospital)
-  Open Spaces
-  Estate Infrastructure
(Roads & Utilities)



**NUVALI:
THRIVING ECO-CITY**

Accessibility

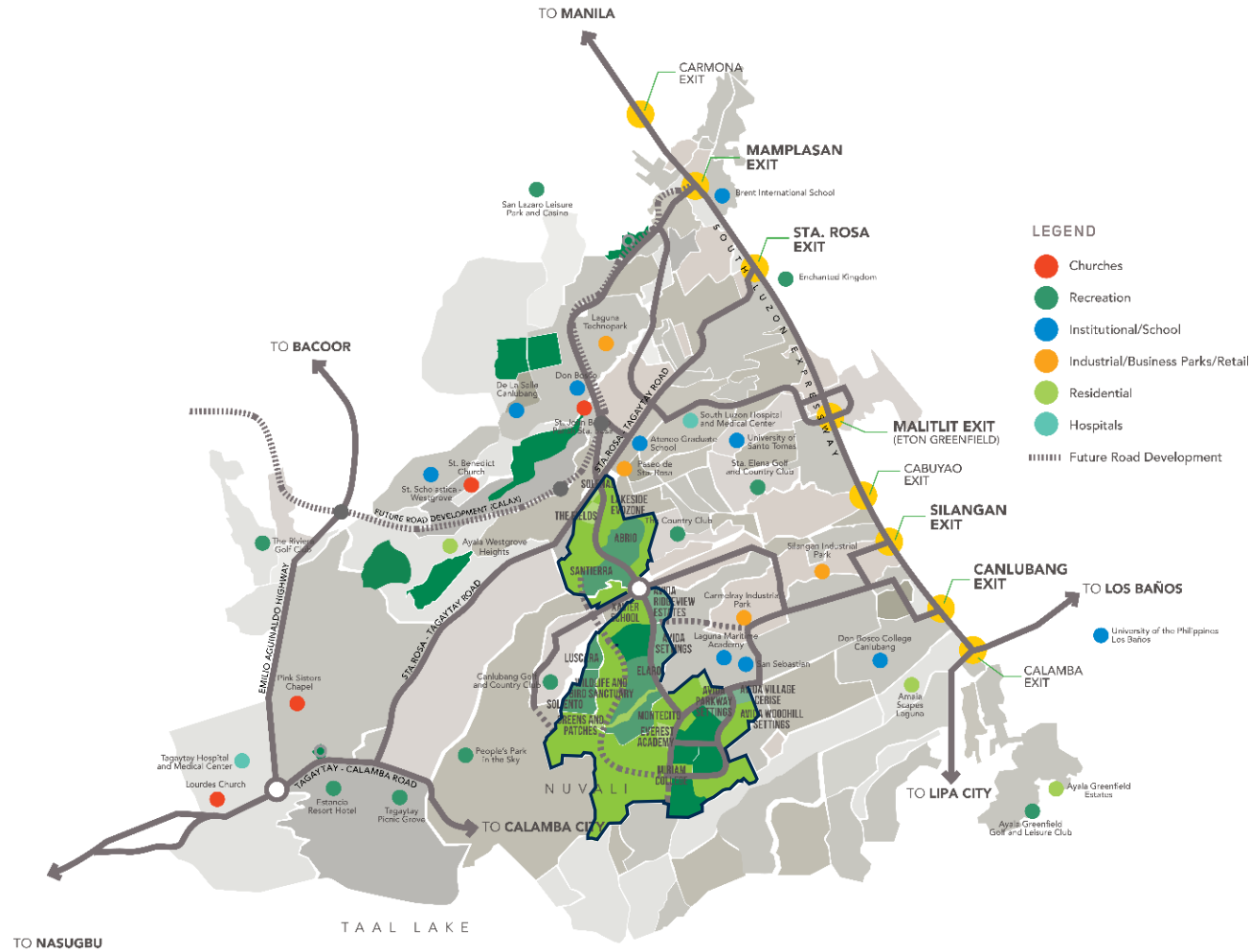
Via Private Vehicle:

CBD's	THOROUGHFARE	DISTANCE (KM)	TRAVEL TIME (MINS)
Makati/BGC	EDSA/C-5/SLEX	44	48
Kawit, Cavite	CALAX	45	42
Alabang	SLEX	27	30
Tagaytay	Sta. Rosa-Tagaytay Rd.	18	39
Broadfield	Laguna Blvd.	5	11

Via Public Transport (P2P):

- Makati – NUVALI – Makati

ALVEO NUVALI

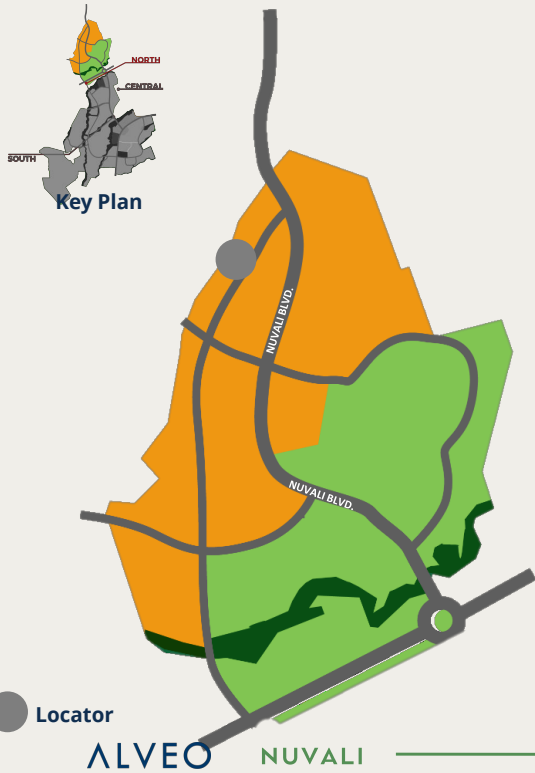


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**NUVALI:
THRIVING ECO-CITY**

NUVALI Transport Terminal

Scheduled P2P trips to & from Sta. Rosa, Circuit Makati and Ayala Center

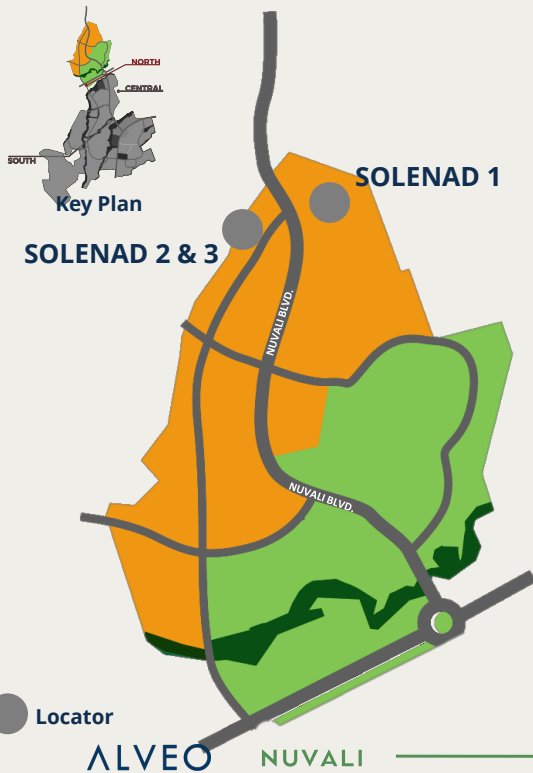


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NUVALI:
THRIVING ECO-CITY

Ayala Malls Solenad 1-3

NUVALI's premier retail destination with over 400 stores bordering retail, dining and entertainment



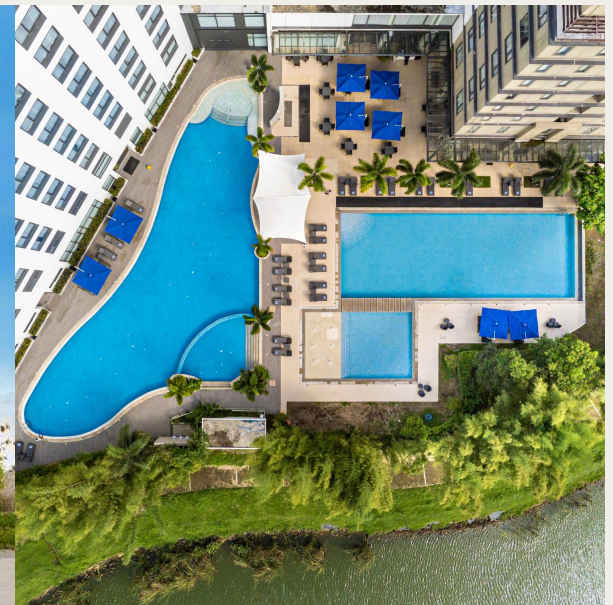
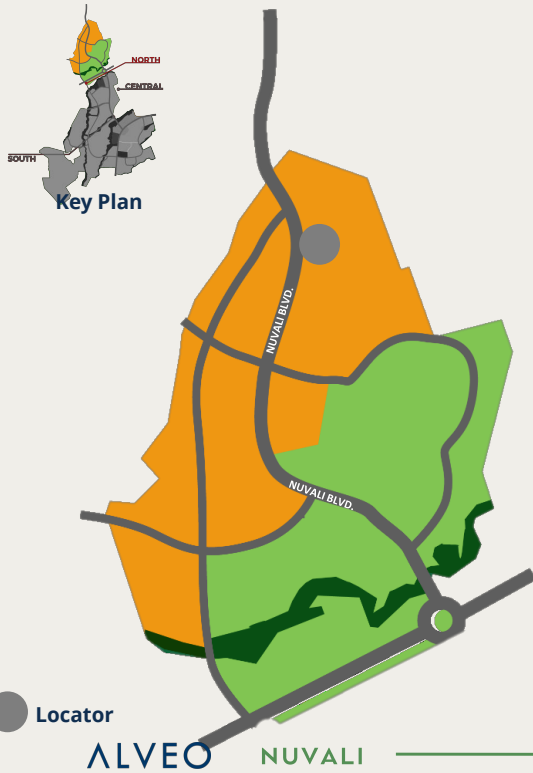
Lush greeneries and open spaces surround the establishments of Solenad

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**NUVALI:
THRIVING ECO-CITY**

Seda Hotel NUVALI

Signature Ayala Land hotel with a total of 406 rooms



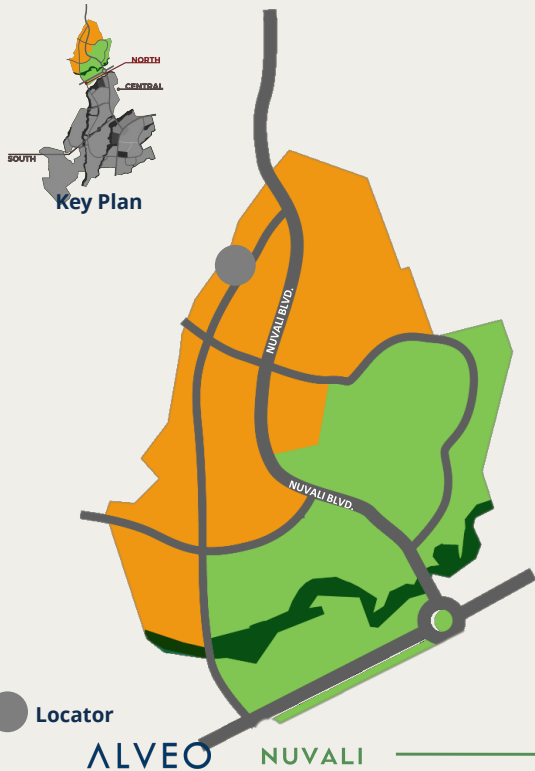
Seda NUVALI 1: 150 rooms; Seda NUVALI 2: 256 rooms

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**NUVALI:
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S&R Membership Shopping Center

“The World Class Shopping Experience” in NUVALI with over 9,000 sqm. GFA

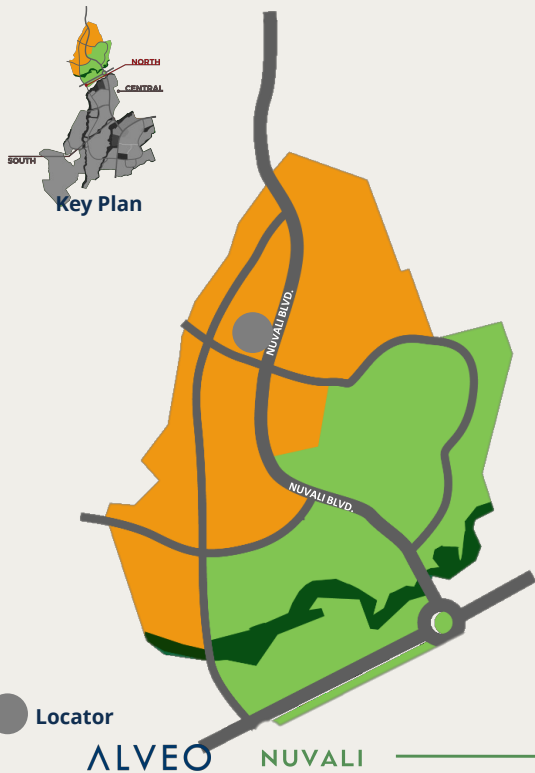


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**NUVALI:
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Landers Superstore NUVALI

Newly opened (July 2023) retail destination with over 11,000 sqm. GFA

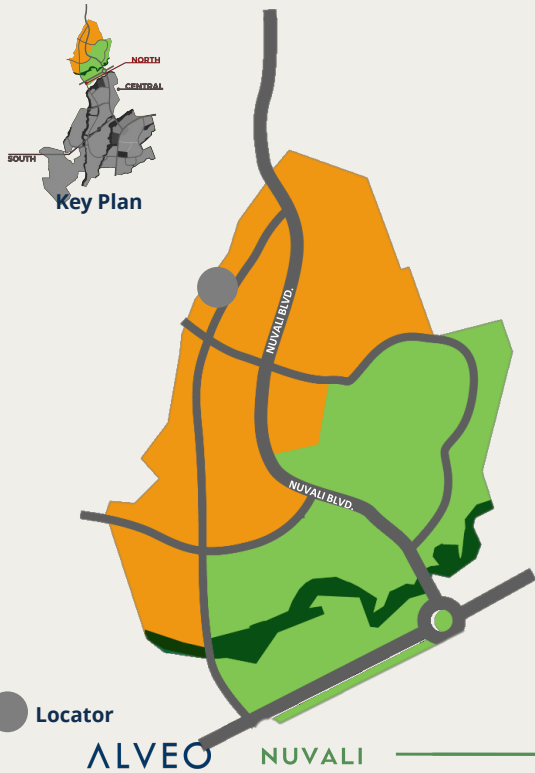


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**NUVALI:
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Uniqlo NUVALI

Largest stand-alone store in Laguna located along Sta.Rosa – Tagaytay Rd.

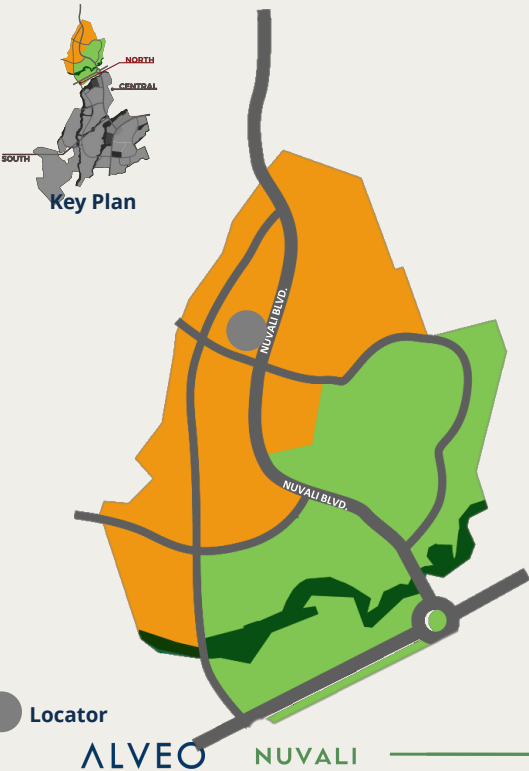


Uniqlo
Opened in November 2022

**NUVALI:
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McDonald's NUVALI

McDonald's PH 700th store is in NUVALI



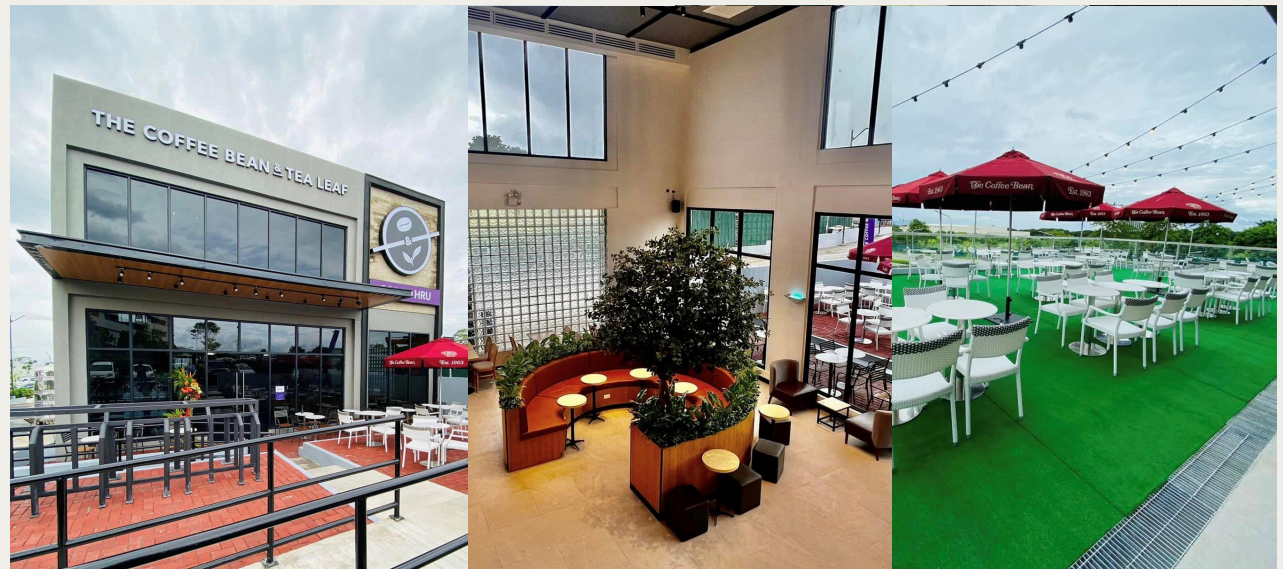
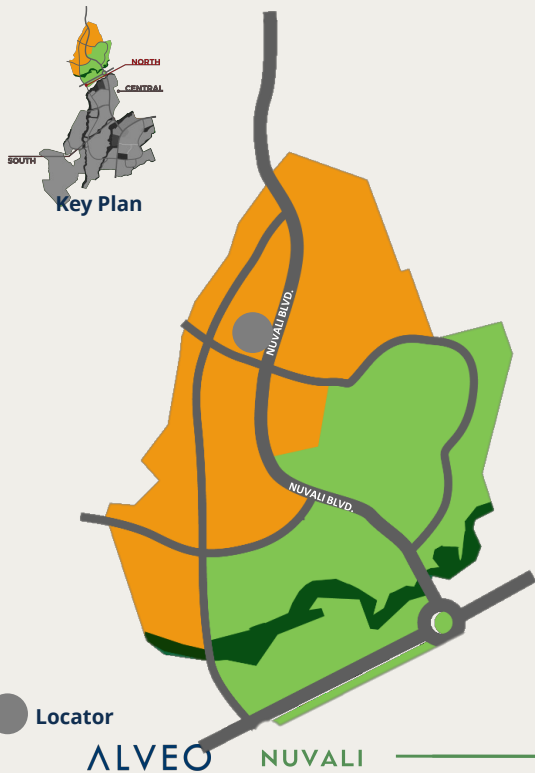
**Built with green features such as rooftop solar panels,
eco-pavers and a bike-and-dine zone**
Opened in December 2022

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**NUVALI:
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The Coffee Bean and Tea Leaf NUVALI

Stand-alone CBTL with Drive-Thru service



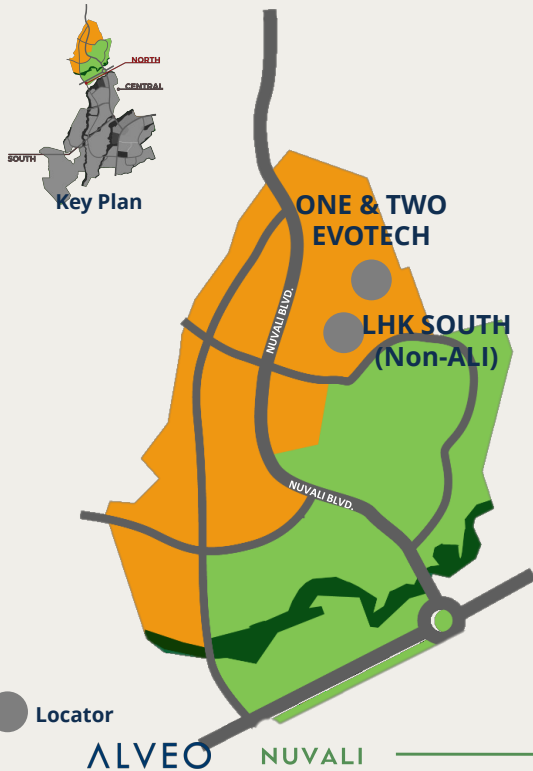
Opened in July 2023

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**NUVALI:
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Office Developments

Over 40,000 Office GFA



One & Two Evotech: Over 3,800 employees
(ALI Development)



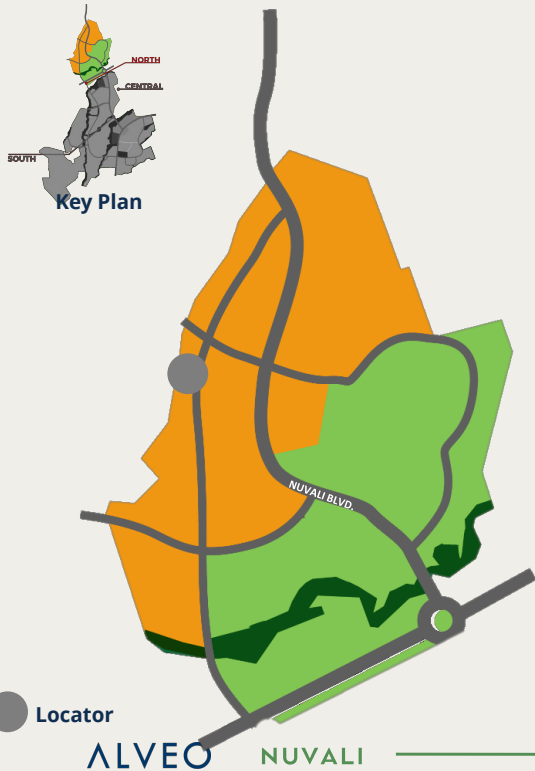
LHK South: 9-storey office building
opened July 2023 (Non-ALI Development)

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**NUVALI:
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Healthway Qualimed Hospital

General hospital offering comprehensive inpatient and outpatient services

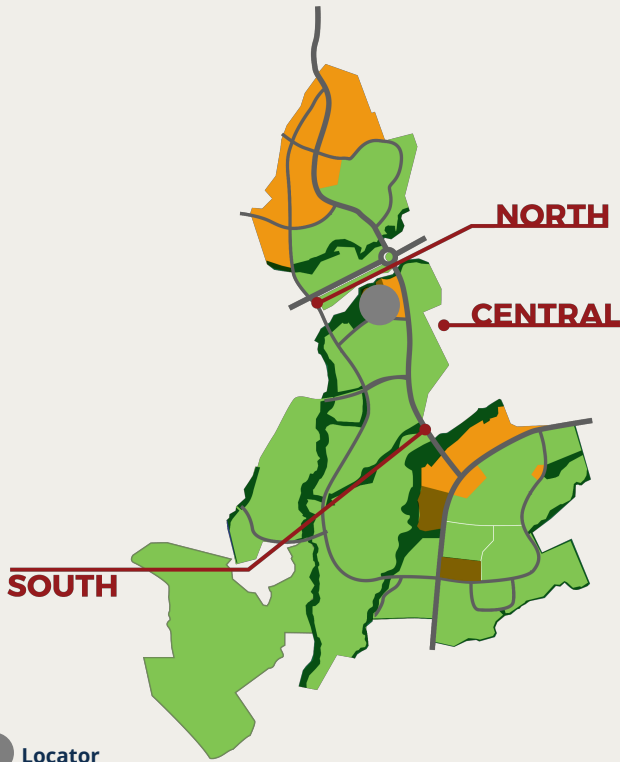


Fully equipped hospital with 102 beds

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**NUVALI:
THRIVING ECO-CITY**

Xavier School NUVALI



1,500 students enrolled for SY 2023-2024

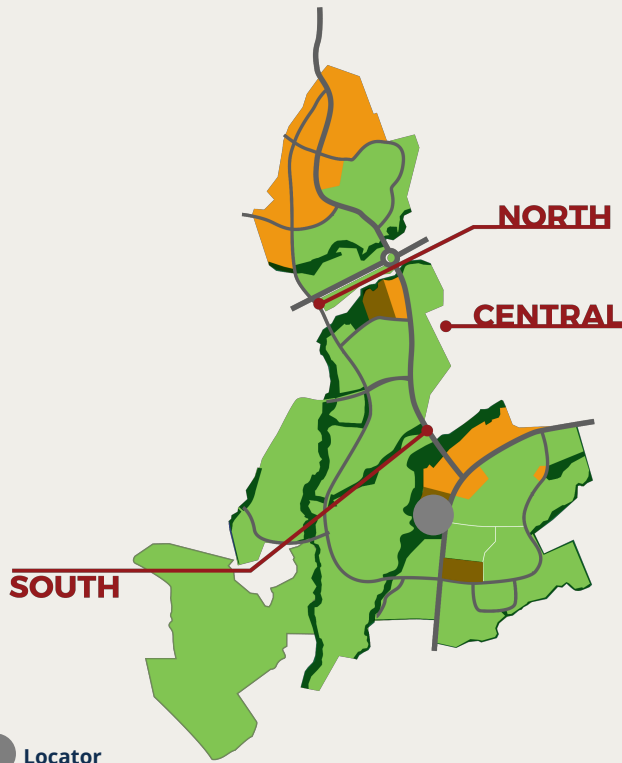
Locator

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**NUVALI:
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Everest Academy NUVALI



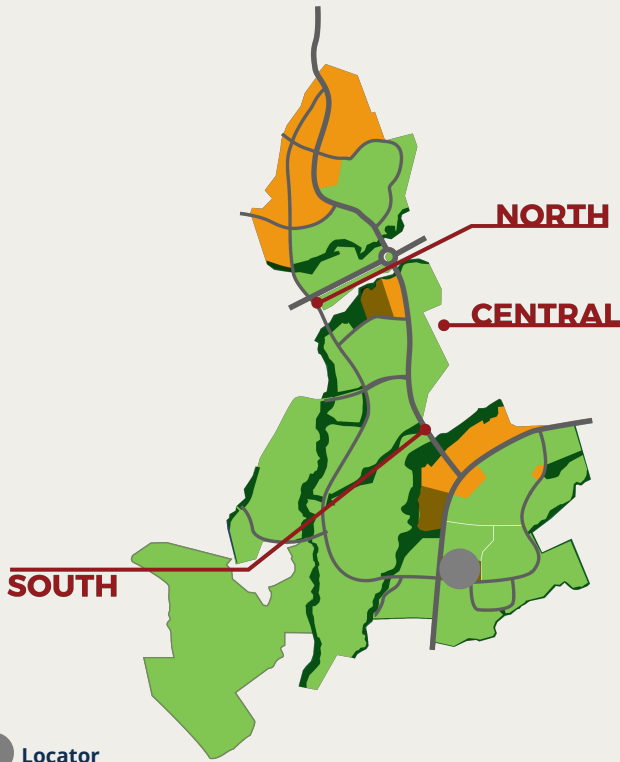
150 students enrolled for SY 2023-2024

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**NUVALI:
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Miriam College NUVALI



900 students enrolled for SY 2023-2024

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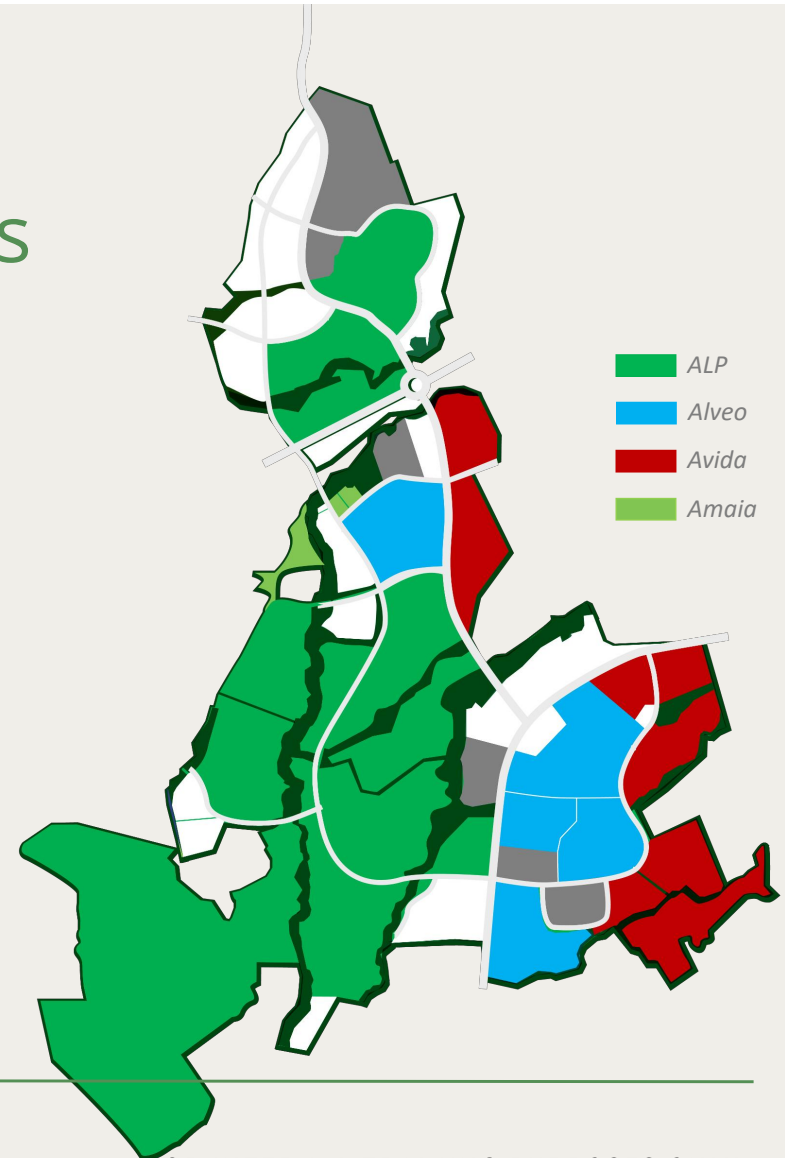
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ALI Residential Developments

25 Residential Villages
2 Mid-rise Condo Projects
16,000 Units sold (98%)
3,000 Houses built
11,000 Current residents

ALP	10 Residential Villages
ALVEO	5 Residential Villages
Avida	9 Residential Villages
Amaia	2 Mid-rise Condo Projects 1 Townhouse Subdivision

ALVEO NUVALI



**NUVALI:
THRIVING ECO-CITY**

Alveo in Nuvali: Flourishing Community

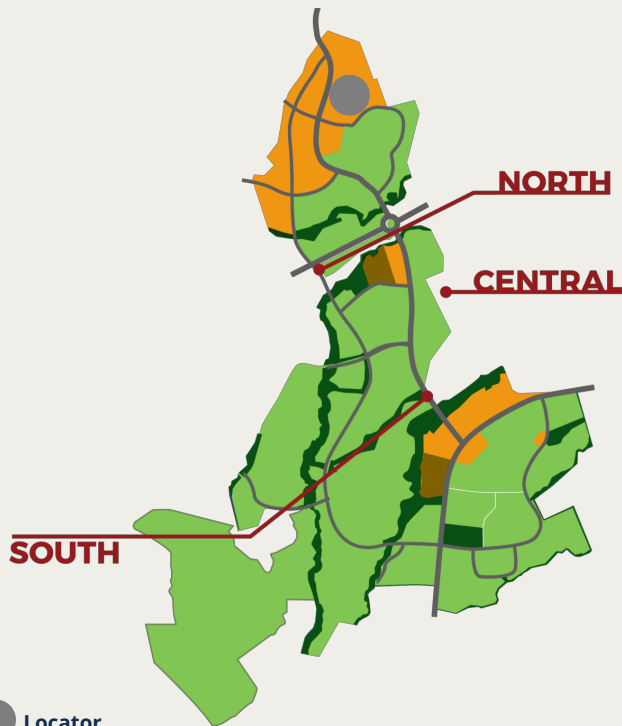
ALVEO	COMPLETED HOUSES
Treveia	138
Venare	103
Mirala	17
Lumira	6
Mondia	13
TOTAL	277



**NUVALI:
THRIVING ECO-CITY**

Future Dev't: NUVALI TechnoHub

6-storey office building with approximately 30,000 sqm GFA



Target opening: 2Q 2024

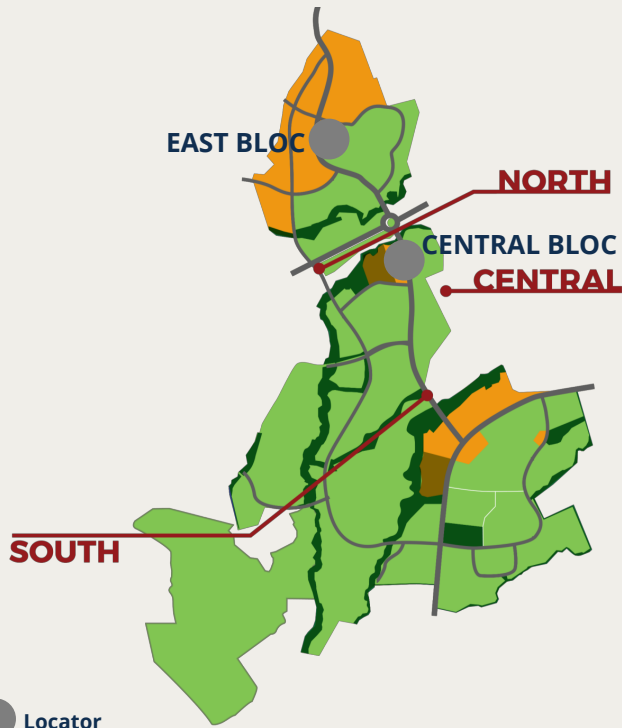
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Future Commercial & Business Districts

24 hectare commercial & business district (comm lots)



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East Bloc Garden
Target opening: 1H 2024



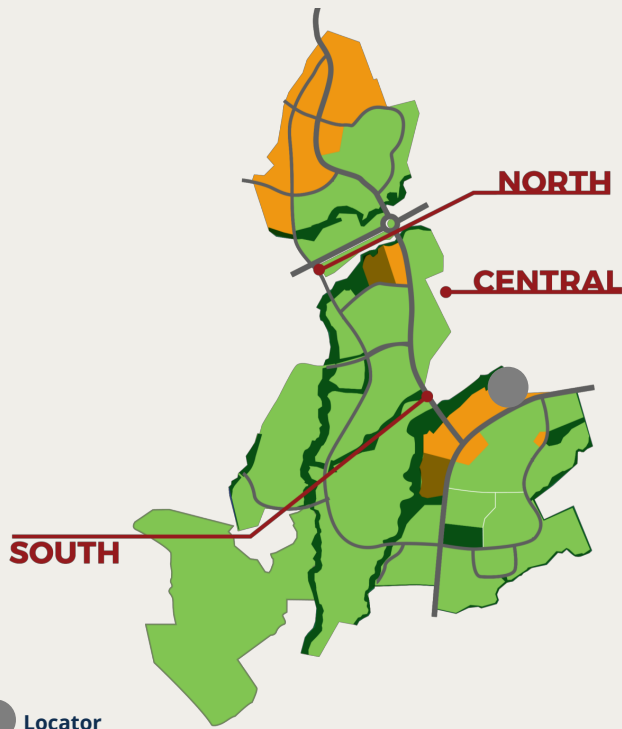
Central Bloc (Launched District);
MerryMart - Target opening: 4Q 2024

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NUVALI:
THRIVING ECO-CITY

Future Dev't: PlayParks

31 hectare open space for recreational use



Target opening: 1H 2024

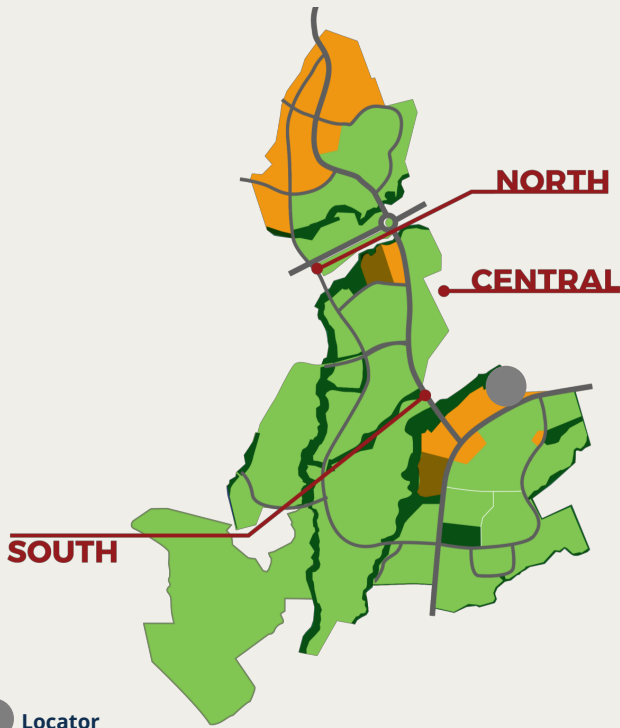
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**NUVALI:
THRIVING ECO-CITY**

Future Dev't: Museum for Architecture & Residences (Non-ALI)

Mixed-use development with approximately 13,800 sqm. GFA (Non-ALI development)



Target opening: 2025

ALVEO NUVALI

ALVEO LAND CORP.

What's next for Alveo in NUVALI?

ALVEO NUVALI

CALAMBA, LAGUNA

FOR INTERNAL TRAINING PURPOSES ONLY 27

**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

ALVEO 6



LOT AREA
40.84 hectares

ADDRESS
NUVALI, BRGY. CANLUBANG,
CALAMBA, LAGUNA

ROAD ACCESS
EVO LIVING PARKWAY &
WEST DIVERSITY AVE.

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**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

ALVEO 6



VIEW FROM SOUTHWEST



**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

ALVEO 6



VIEW FROM SOUTHEAST

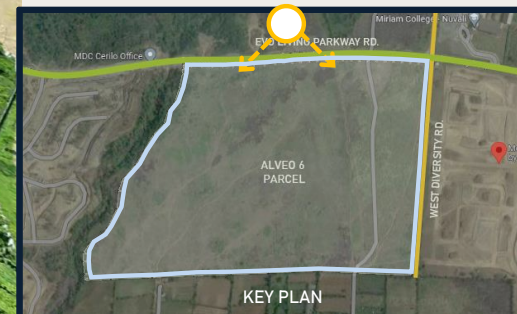


**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

ALVEO 6

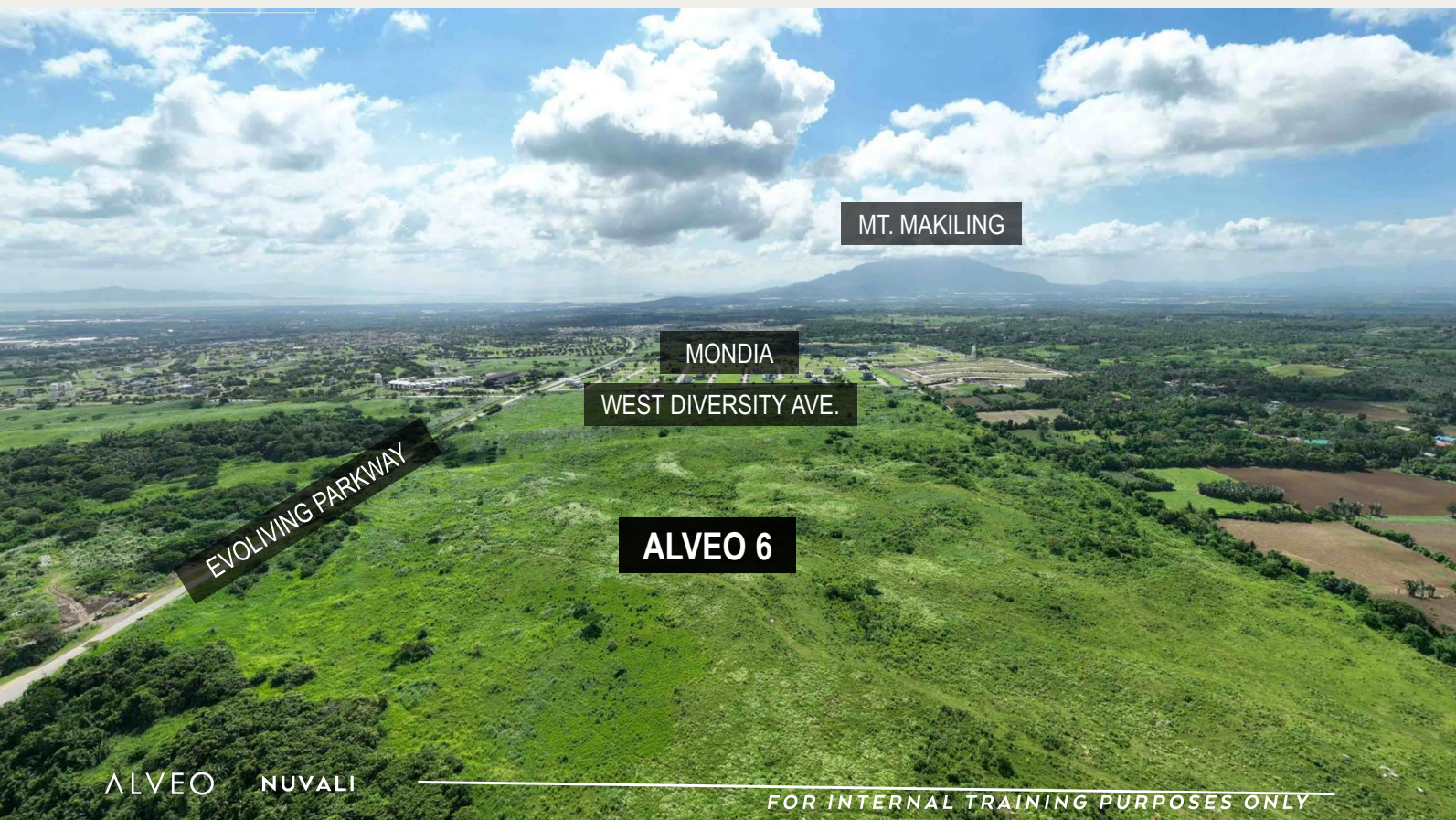


VIEW FROM NORTH



**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

ALVEO 6



VIEW FROM WEST



**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

TOPOGRAPHY

EVOLVING PARKWAY

WEST DIVERSITY RD.



**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

EVO-LIVING PARKWAY

PM

CREEK

WEST DIVERSITY RD.

AM

ALVEO NUVALI

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**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

EVO-LIVING PARKWAY

NORTHEAST MONSOON
(AMIHAN)

WEST DIVERSITY RD.

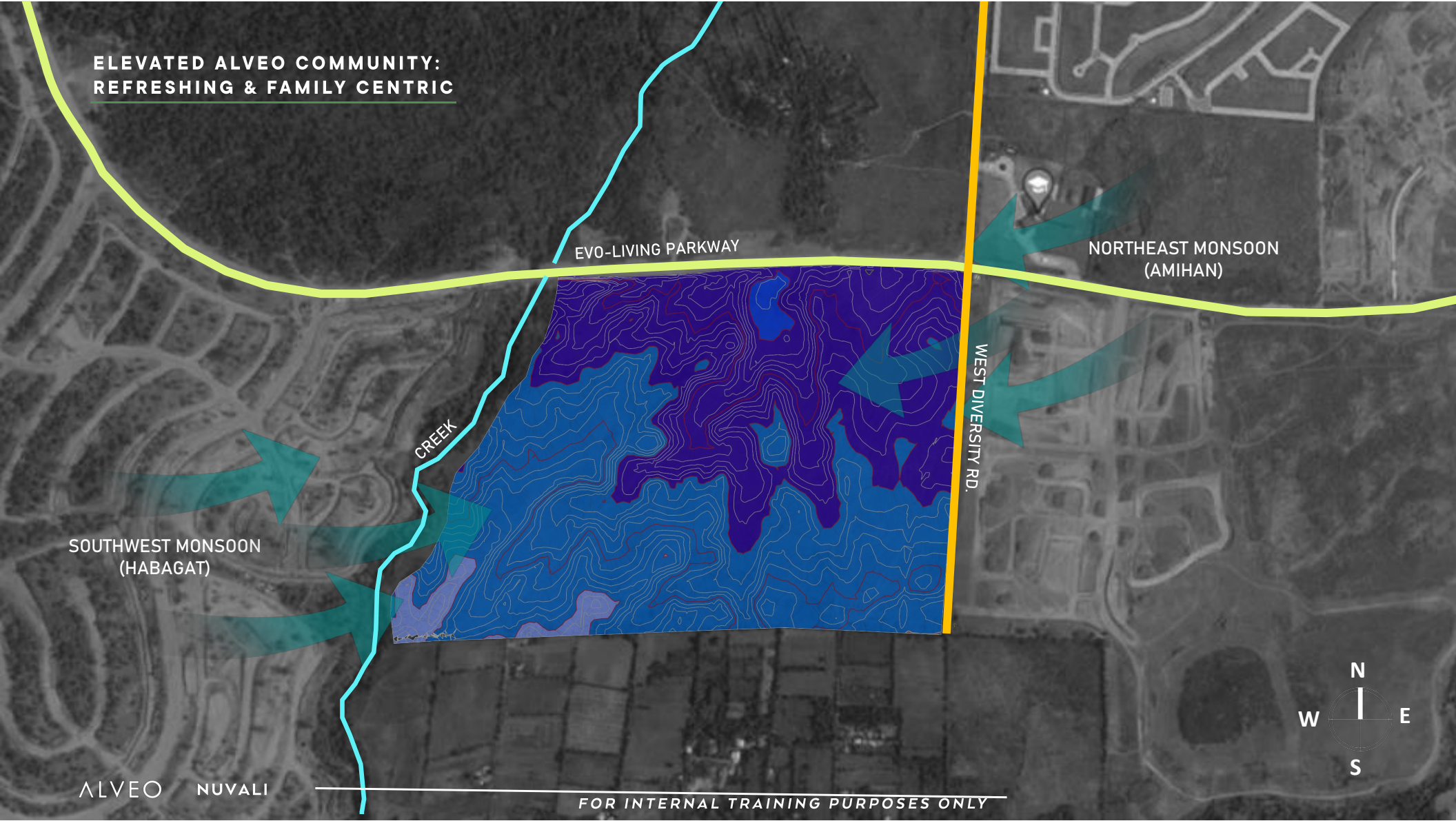
CREEK

SOUTHWEST MONSOON
(HABAGAT)



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**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

EVO-LIVING PARKWAY

CREEK

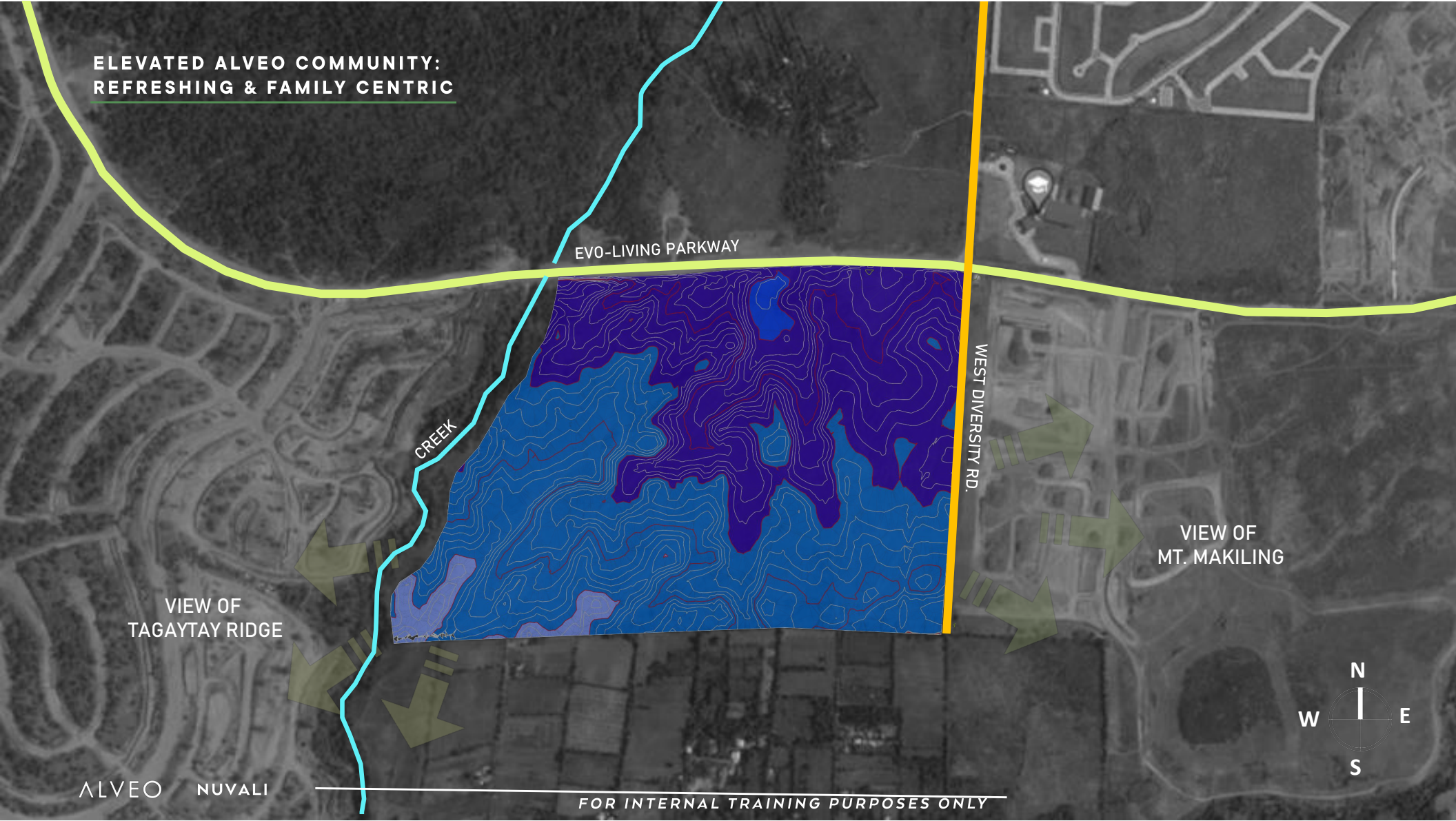
WEST DIVERSITY RD.

VIEW OF
TAGAYTAY RIDGE

VIEW OF
MT. MAKILING

ALVEO NUVALI

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**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

EVO-LIVING PARKWAY

WEST DIVERSITY RD.

CREEK

LOWEST PT.
+199M AMSL

HIGHEST PT.
+224M AMSL

- LEGEND:
- 194m - 200m
 - 201m - 210m
 - 211m - 220m
 - 221m - 226m



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**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

MAIN
ENTRANCE
EVO-LIVING PARKWAY

WEST DIVERSITY RD

SECONDARY
ENTRANCE

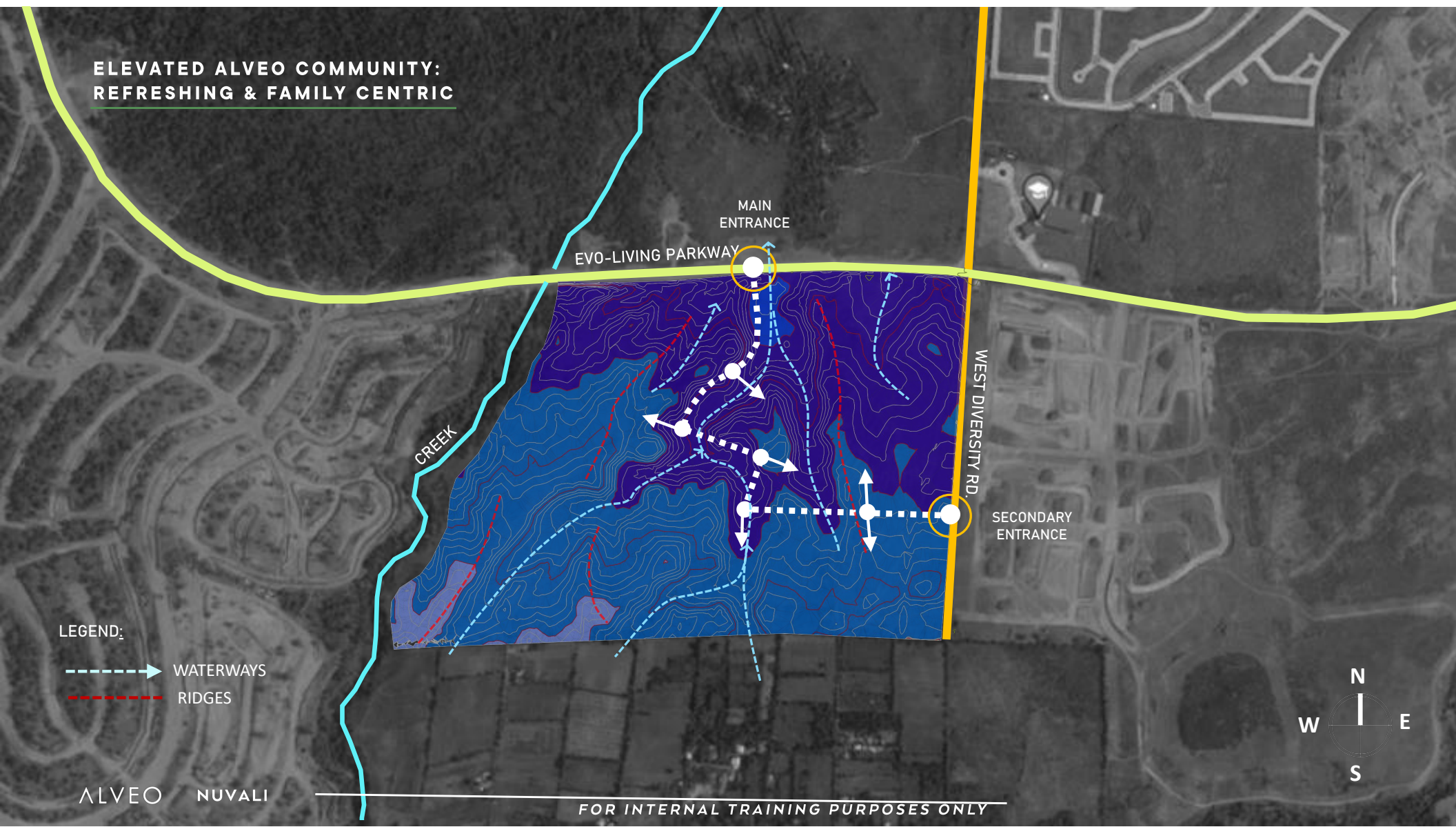
CREEK

- LEGEND:
- WATERWAYS
 - RIDGES

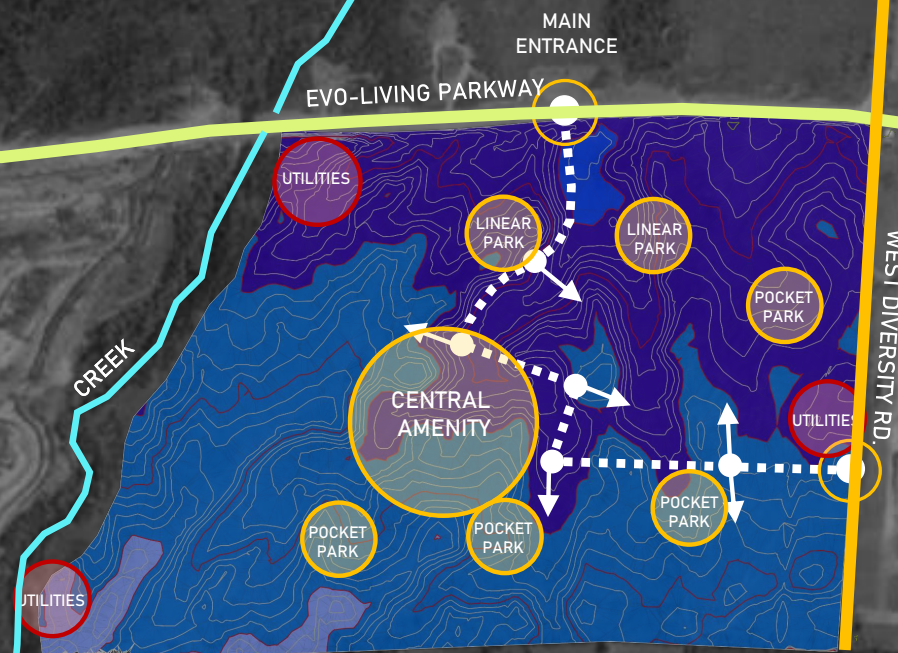


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**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**



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**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

Site Development Plan



- CENTRAL AMENITY
- POCKET PARKS
- LINEAR PARKS
- UTILITY AREA

- ROAD WIDTH**
- 16.50m (SPINE ROAD)
 - 13.20m (LOCAL ROAD)
 - 10.10m (LOCAL ROAD)
 - 10.50m (PERIMETER ROAD)





PARK FACING LOTS - 24.78%
EAST FACING LOTS - 35.07%

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**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

Site Development Plan



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-  POCKET PARKS
-  LINEAR PARKS
-  UTILITY AREA

ROAD WIDTH

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-  10.10m (LOCAL ROAD)
-  10.50m (PERIMETER ROAD)





PARK FACING LOTS - 171 Lots (25%)

EAST FACING LOTS - 35.07%

**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

Site Development Plan



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PARK FACING LOTS - 24.78%

EAST FACING LOTS - 35.07%

**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

Alveo 6: 40.8 has, 690 lots, with abundant parks and open spaces



NUVALI 6			
General Area	PH 1	PH 2	TOTAL
Land Area	248,097	160,363	408,460
Developable Area	240,968	160,363	401,331
Saleable Area	118,977	105,932	224,909
Non Saleable	121,991	54,431	176,422
Parks/ Open Space	42,731	9,032	51,763
Roads, Easements, & Utilities	79,260	45,399	124,659
Undevelopable (Det. pond)	7,129	-	7,129
No. of Lots	350	340	690

**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

Dev't Parameters: Phase 1: 24.8 has, 350 lots



ALVEO 6 NUVALI			
General Area	PH 1	PH 2	TOTAL
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FOR INTERNAL TRAINING PURPOSES ONLY

**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

Phase 2: 16.4 has, 340 lots



ALVEO 6 NUVALI			
General Area	PH 1	PH 2	TOTAL
Land Area	248,097	160,363	408,460
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**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

Right-sized lots, 52% of lots at modal lot size of 275 sqm



NUVALI 6			
	Area Range	# of Lots	%
	250 - 274	12	2%
	275 - 280	359	52%
	281 - 299	20	3%
	300 - 349	107	16%
	350 - 399	118	17%
	400 - 449	22	3%
	450 - 499	16	2%
	500 & above	36	5%
TOTAL LOTS		690	

ALVEO 6 TRANCHE 1

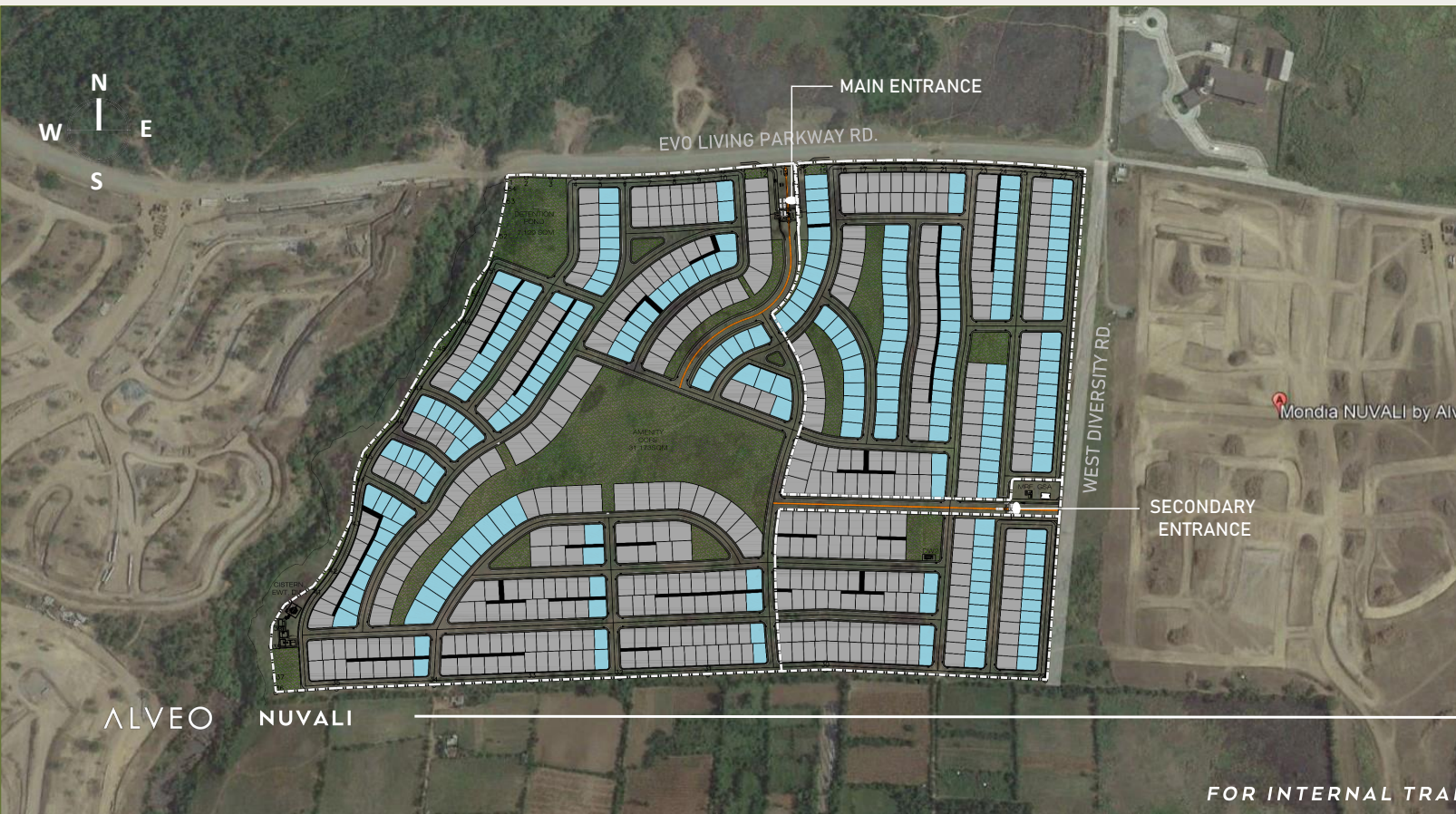
Block and Lot Number



ALVEO 6 NUVALI			
General Area	PH 1	PH 2	TOTAL
Land Area	248,097	160,363	408,460
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Undevelopable (Det. pond)	7,129	-	7,129
No. of Lots	350	340	690

**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

East Facing Lots- 242 lots (35%)



NUVALI 6		
Area Range	# of Lots	%
250 - 274	5	2%
275 - 280	109	45%
281 - 299	6	2%
300 - 349	61	25%
350 - 399	37	15%
400 - 449	11	5%
450 - 499	4	2%
500 & above	9	4%
	242	100%

**35%
EAST FACING
LOTS**

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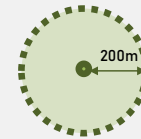
**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

Neighborhoods within 200m Radial Distance of Parks



ALVEO 6

Legend



200m Radius

**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**

Park Facing Lots- 171 lots, (25%)



NUVALI 6		
Area Range	# of Lots	%
250 - 274	0	0%
275 - 280	9	5%
281 - 299	5	3%
300 - 349	42	25%
350 - 399	55	32%
400 - 449	12	7%
450 - 499	13	8%
500 & above	35	20%
	171	100%

**25% PARK FACING
LOTS**

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**ELEVATED ALVEO COMMUNITY:
REFRESHING & FAMILY CENTRIC**



POOL PAVILION

POOL



CLUBHOUSE



PLAY AREA



BASKETBALL COURT

CENTRAL AMENITY LAYOUT - ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

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ELEVATED ALVEO COMMUNITY.
REFRESHING & FAMILY CENTRIC

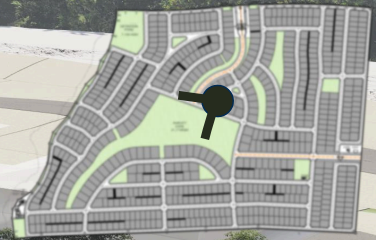


ARTIST'S PERSPECTIVE ONLY

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ELEVATED ALVEO COMMUNITY:
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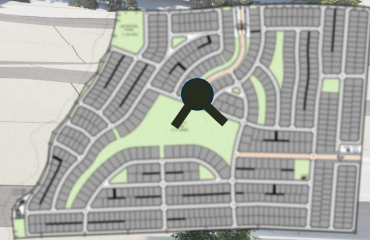


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ARTIST'S PERSPECTIVE ONLY

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MODERN RELAXED FAMILY LIVING IN NUVALI

NUVALI: THRIVING ECO CITY

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- 2400 Hectare estate developed over 14 years (50% developed)
- Business and Lifestyle District (Schools, Retail, Transport)- Miriam, Xavier, Landers, S&R, Nuvali Transport Terminal, Solenad, Seda 2, Healthway)
- Growing Eco- City 2024 Updates (Playparks, East bloc Gardens, Technohub, Central Bloc: Merry Mart, Museum of Architecture and Residences)

ELEVATED ALVEO COMMUNITY: REFRESHING & FAMILY CENTRIC

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- Multi-structure and multi-level amenity complex
- Anchored by an elevated pool area looking down on a 3 hectare central park with views of Mt. Makiling
- Efficient Use of Land: Parks with 200 meter radius access across the development (6 pockets parks & 2 linear parks), Maximized Park Facing and East Facing Lots

LOCATION: PROVEN INVESTMENT

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- 16,000 units sold (98%) with 11,000 residents (25 residential villages)
- Success of Alveo's Projects
- Located beside ALP's Riomonte, Cerilo, Mondia

ALVEO 6

Tranche 1 For Release - 129 lots



ALVEO 6: INDICATIVE AVERAGE SELLING PRICE

ALVEO 6 NUVALI

Average Selling Price:

P 53k – P 55k/sqm

Payment Terms	Term Discount
Cash 60 (95-5)	5% Disc.
10 – 85 (36mos.) – 5	-
10 – 40 (36mos.) – 50	-
10 – 30 (36mos.) – 60	-
20 – 80 (36mos) <i>*for park side lots</i>	-

eLOI Guidelines

- Start of eLOI Gathering: **August 10, 2023 at 10:00AM**
- Send eLOIs via QR CODE or thru this link:

<https://tinyurl.com/Alveo6>

- **Required Documents (Scanned Copy)**

- Letter of Intent Form (LOI) accomplished and signed by the client and seller.
- Priority Selling Agreement Form (PSAF) signed by the client and seller.
- Valid ID
- **Reservation Fee (strictly cheque)**
 - **For Check Payment**
 - Amount: Php 100,000.00 per Lot
 - Payable to: Vesta Property Holdings, Inc.



**An email notification will be provided for each entry.*

FOR INTERNAL TRAINING PURPOSES ONLY

ALVEO LAND CORP.

ALVEO

Thank you