



Southdale

SETTINGS
NUVALI

INFORMATION KIT
FOR INTERNAL TRAINING PURPOSES ONLY
As of May 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 2,290-hectare mixed-use development that is located in the cities of Sta. Rosa, Cabuyao, and Calamba in Laguna.

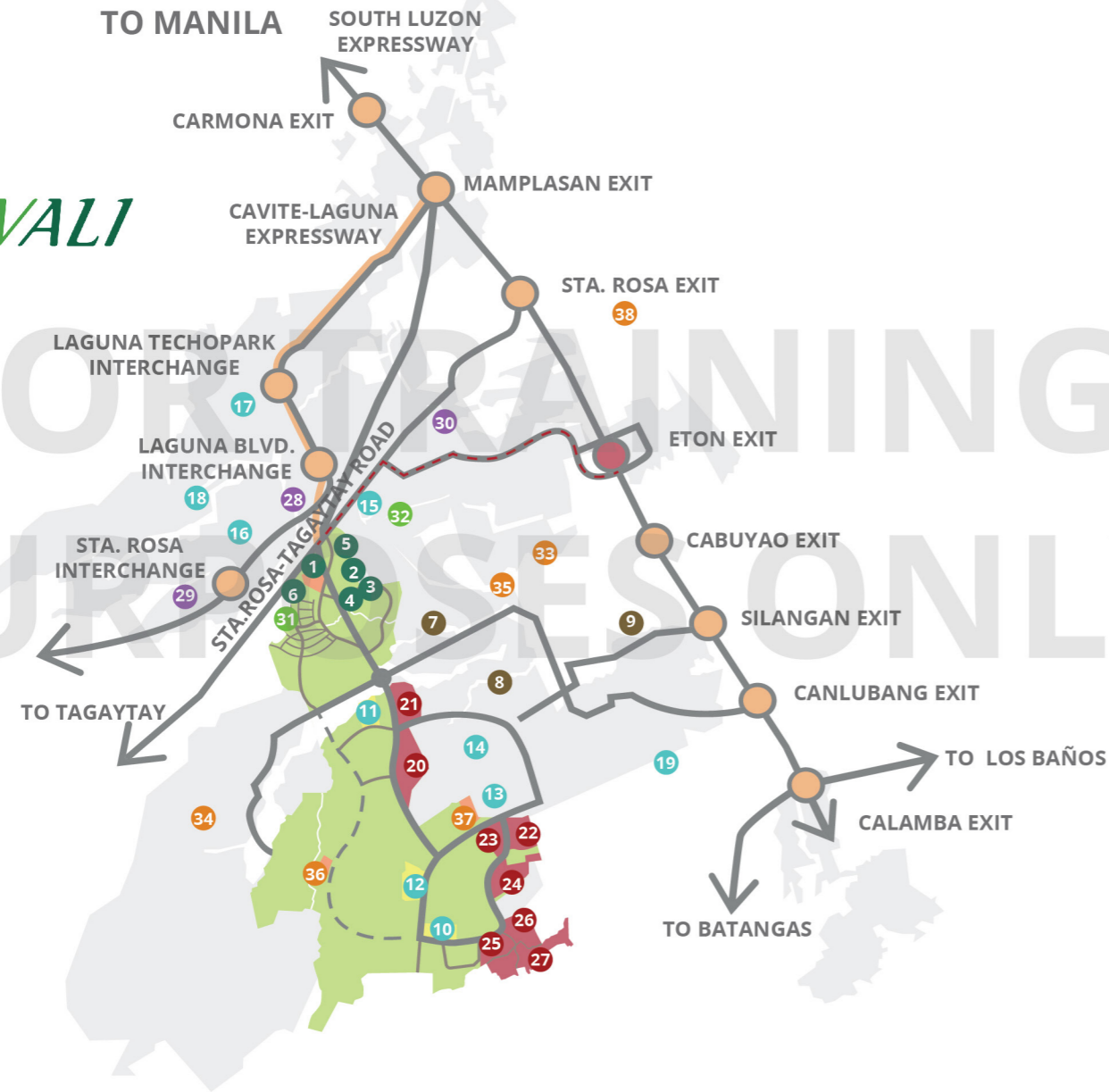
The integrated self-supporting eco-city is home to a vast gathering of residential communities, business spaces, prestigious schools, shopping centers, lifestyle centers, recreational venues, and outdoor adventure and activities.

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.



Strategically located in the growth corridor of CALABARZON

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 | Mamlasan Exit via CALAX (12KM)

CURRENT ACCESS

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

FUTURE ACCESS

- NLEX-SLEX Connector
- Cavite-Laguna Expressway

UPCOMING DEVELOPMENTS

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



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

- 20 Avida Settings NUVALI
- 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
- 27 Averdeen Estates NUVALI

PLACES OF WORSHIP

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

HOSPITALS

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

LEISURE & RECREATION

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

NUVALI

FOR TRAINING PURPOSES ONLY



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

AVIDA PROJECTS IN NUVALI

Avida has master-planned communities in Nuvali that offers a relaxed living experience and sensible amenities for every Families. Each property is well-managed and with high value appreciation overtime.

Live a life in a Sure, Secure, and Safe community for your family!

Avida Settings NUVALI



Launched Date: October 2007
Launch Value: P8,000/sqm
Current Value: P26,000/sqm

RIDGEVIEW ESTATES NUVALI



Launched Date: March 2010
Completion Date: June 2012
Launch Value: P12,500/sqm
Current Value P26,000/sqm

C E R I S E **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: P26,000/sqm

Avida Woodhill Settings NUVALI



Launched Date: December 2012
Completion Date: (Ph1) September 2015
Completion Date: (Ph2) 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

AVERDEEN ESTATES NUVALI



Launched Date: March 2021
Completion Date: December 2025
Launch Value: P35,000/sqm
Current Value: P35,000/sqm



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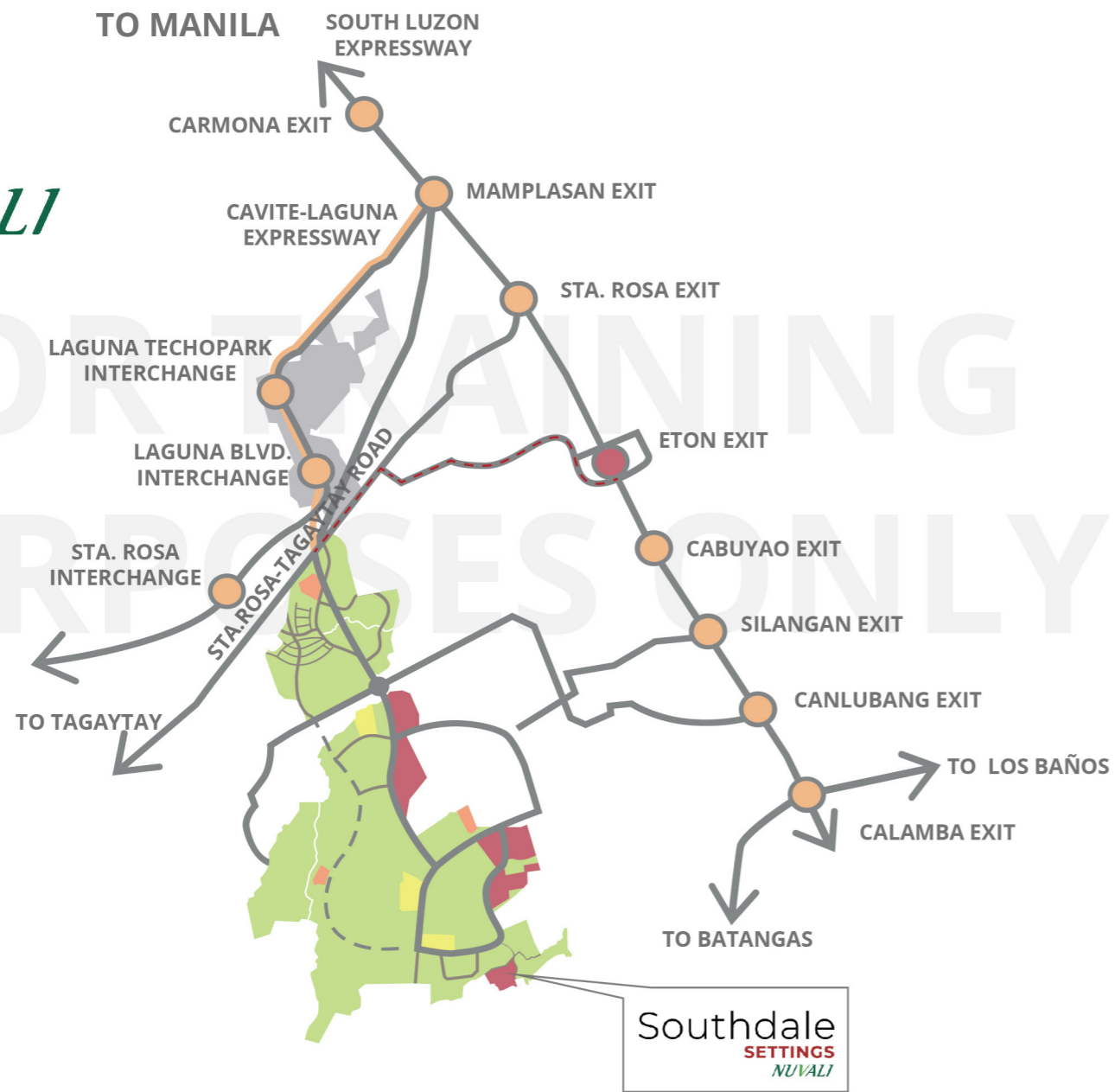
Southdale Settings NUVALI is a house and lot development situated in residential district of NUVALI. It will cater to families that want to live in a refreshing suburban community in a strategic location, giving them access to their everyday living essentials.

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 conveniences of malls, transport hubs, hospitals, offices, schools, and other commercial establishments.

Southdale Settings 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 area, and discover a suburban respite all the comforts of home can be found.

LOCATION

NUVALI



SITE DEVELOPMENT PLAN



Total Land Area : 17.8-Hectare
 Total Saleable Area : 9.8-Hectare
 Total Residential Lots : 141 (Sector 1)
 Regular Lot Cut : 128 SQM

Total Parks and Open Spaces : 1.3-Hectare
 Total Amenity Area : 1-Hectare
 Development & Full Amenity Completion : Q4 2025

SENSIBLE AMENITIES

Main Amenity:

Clubhouse

Adult and Kiddie Pool

Basketball Court

Play Equipment



ARTIST'S PERSPECTIVE - SD RENDER



ARTIST'S PERSPECTIVE - SD RENDER

COMMUNITY FEATURES

Landscaped Main Entrance

24-Hour Roving Security

Open Spaces and Parks

Perimeter Fence with Gate and Guardhouse





Reason to invest in Southdale Settings NUVALI

SURE

Southdale Settings 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 projects is built to last as it follows building codes set by the government and follows the Ayala standard of quality.

SECURE

Southdale Settings NUVALI gurantees a secure property investment due to appreciation of land value through time.

SENSIBLE

Southdale Settings 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.

Southdale Settings NUVALI Development Summary

Project Name:

Southdale Settings NUVALI

Location:

Brgy. Laguerta, Canlubang, Calamba City, Laguna

Owner and Developer:

Avida LAnd Corp.

Project Manager:

Avida Land Corp.

Land Area:

17.8-hectare residential development

Development Type:

Residential Lot and House & Lot

Avida

an AyalaLand company

FOR TRAINING

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 MAY 2021