

Nuveo  
Cerca

Nuveo is inspired by the Spanish word “nuevo” which means new—a fresh new addition to the Cerca district in Ayala Alabang. It’s a community that combines the ease and dynamism of condo living with the warmth and the distinct laid-back comfort of the South.

# Refresh



# A wellspring of experiences

The charm of the South meets the convenience of urban condo living at Alveo's sprawling 6.6-hectare mixed-use district right by Ayala Alabang. Cerca brings together retail, entertainment and living experiences that are a fresh and familiar take on Southern living. Open up to a wealth of opportunities right outside your doorstep.



## A radiant heritage

In a groundbreaking venture with the Madrigal family in the wake of the 1980s, Ayala Land transformed a sprawling landscape in Muntinlupa into a dynamic residential and lifestyle masterplan—Ayala Alabang. Part of this development is the Alabang Town Center. A convergence of the best in retail and entertainment, this landmark destination, with its open-air design, and breezy paseos and promenades, captures the distinct laid-back Alabang lifestyle. An intimate atmosphere for connections for over three decades, Alabang Town Center is woven into the fabric of life in the South.

Today, Ayala Land continues to shape the Philippines' premier addresses, setting the standard of excellence in property development for more than 80 years. Delivering a wide range of destinations from sustainable growth centers to multi-generational homes—underlining a singular vision of enhancing land and enriching lives for more people.

Alveo Land highlights this tradition of industry expertise with masterplanned fresh lifestyle concepts and living solutions. Alveo pushes boundaries with a commitment to illuminating worlds of possibilities—vibrant communities and diverse neighborhoods for living and working well across the nation.



# Reanimate

CERCA

## Change up your pace

Never feel the need to leave home so you can start living. Cerca puts you right at the heart of Alabang, bringing you closer to everywhere you need to be. Dining, shopping and recreational destinations can also be found at every corner to provide lifestyle and leisure options that are always a short walk away. Live by just being home at Cerca.

# You're never too far

At Cerca, access to the city's essential destinations are close at hand—from major cities, to main road networks, leading institutions, retail spaces, offices, leisure settings, and healthcare facilities—bringing possibilities closer.

## ACCESS VIA EXISTING INFRASTRUCTURE

### From the North

- Alabang-Zapote Road via SLEX (Alabang Exit)
- Alabang-Zapote Road via NAIAX and CAVITEX
- Alabang-Zapote Road via C5 SouthLink Expressway and CAVITEX

### From the South

- Alabang-Zapote Road via SLEX (Filinvest Exit)
- Daang-Hari Road via SLEX and MCX

## LEISURE & LIFESTYLE DESTINATIONS

Alabang Town Center	0.8 km
Molito Lifestyle Center	0.9 km
S&R Membership Shopping	1.7 km
Landers Superstore Alabang	2.0 km
Alabang West Parade	2.0 km
Westgate Center	2.0 km
SM Southmall	2.4 km
Festival Mall	2.9 km
Commerce Center	3.6 km
Aguirre Food Park	4.0 km
Madison Galleries	5.0 km
Evia Lifestyle Center	6.4 km

## SCHOOLS

MIT International School	0.7 km
San Beda College	1.5 km
De La Salle-Zobel University	2.8 km
Southville International School	2.9 km
FEU Alabang	3.6 km
PAREF Woodrose School	3.7 km
PAREF Southridge School	5.7 km

## OFFICES

Madrigal Business Park	1.1 km
Filinvest	1.5 km
Spectrum Business District	2.3 km
Northgate Cyberzone	2.8 km

## HOTEL & LEISURE

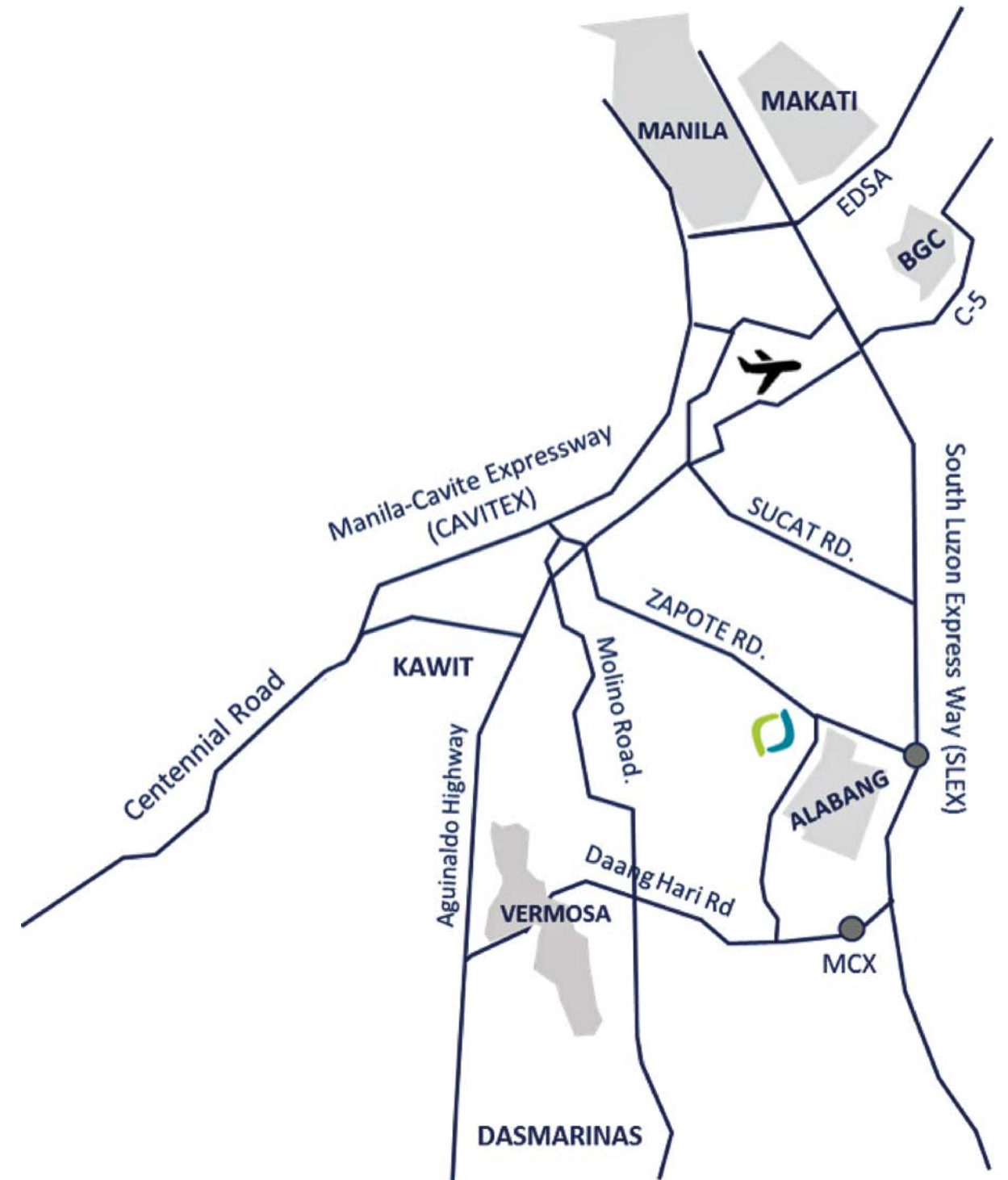
Bellevue Hotel	2.3 km
Vivere Hotel	2.5 km
Acacia Hotel	2.5 km
Alabang Golf & Country Club	3.2 km
The Palms Country Club	3.2 km
Southlinks Golf Club	3.8 km
The Village Sports Club	4.5 km

## MEDICAL FACILITIES

Alabang Medical Center	1.2km
Las Piñas Medical Center	3.2km
Asian Hospital	3.4km

## RELIGIOUS INSTITUTIONS

Christ's Commission Fellowship	0.9 km
Saint Jerome Emiliani & Sta. Susana Parish	1.3 km
Victory Alabang	2.4 km
Mary Mother of the Church Parish	4.6 km
St. James the Great Parish	5.0 km



# A new way to bring life together

A fresh community unfolds at Cerca. Residential, corporate, and retail destinations are complemented by an expanse of verdant open space. A highly-walkable mixed-use district offering easy access to settings for everyday convergence and interaction.

## PROJECT SUMMARY

Project Name	Cerca
Address	Investment Drive, Barangay Almanza-Dos, Las Piñas City
Owner/Developer	Alveo Land Corp.
Development Type	Mixed-use District
Land Area	65,737 sq.m.   707,587 sq.ft.
FAR	4

## RESIDENTIAL

Mid- to high-rise residential buildings offering homes ranging from Studio to Four-Bedroom units which cater to diverse needs and preferences. Shared amenities for vibrant lifestyles complement these spaces.

## RETAIL

Marked by an iconic central rotunda, a lineup of lifestyle destinations from restaurants, to cafés, shops, and service establishments are available for residents and guests to enjoy.

## OFFICE

Innovative corporate spaces allow a mix of environments suited for an array of business configurations, cultivating dynamic workspaces that feel close to home.







# Masterplanned to flow

## WALKABLE COMMUNITY

A highly-pedestrian design makes Cerca a breeze to move around in. Dynamic open spaces immerse people in their environment, allowing increased social interaction and a sense of freedom.

## NATURAL URBAN ENVIRONMENTS

All fresco settings, networked paths, and walkways are surrounded by green spaces, lawns, and parks throughout the development, highlighting a refreshing pedestrian experience in this urban locale.

## UNDERGROUND CAR ACCESS

Innovating accessibility—a network of basement-level vehicular roads and parking spaces maintain efficient, people-friendly access at ground level, underscoring walkability and safety within the district.

## PEDESTRIAN ROTUNDA

Cerca's signature landmark and lifestyle hub welcome you to a range of options in retail, dining, leisure, and entertainment. This conveniently connects residents and guests to areas for various recreational activities and pursuits.

Phase	Use	Land Area (sq.m.)
1 (Viento)	Residential	15,019
2 (Cerca Enterprise Plaza)	Office	9,170
3 (Nuveo)	Residential	15,700
4 (Cerca Phase 4)	Mixed	9,373
Retail	Commercial	6,148
Park	Park	2,134
Rotunda	Road	2,160
Roads	Road	6,033
<b>Total</b>		<b>65,737</b>

Use	Land Area (sq.m.)	%
Residential	30,719	47%
Office	9,170	14%
Mixed	9,373	14%
Retail	6,148	9%
Park	2,134	3%
Road	8,193	13%
<b>Total</b>	<b>65,737</b>	<b>100%</b>



## Refreshed living

Homes and communities have the power to transform lives. But what if your needs could transform the way homes are designed? Nuveo creates a home based on what is important to you. Combining easy access to everywhere you want to go with the privacy and security you crave. Designing spaces that are built to promote your well being and alongside paths that let you hustle. Blending urban aesthetics with the vibe of your laid back locale in the South. Discover a home with a renewed perspective at Nuveo.

# Your very own quiet urban neighborhood

Nuveo's three towers have low density floors that come in an array of configurations. Residents have access to a sprawling central amenity area with components that will be delivered in phases.

## DEVELOPMENT SUMMARY

Project Name	Nuveo Tower 1
Address	Cerca, Investment Drive, Barangay Almanza-Dos, Las Piñas City
Owner / Developer	Alveo Land Corporation
Development Type	A 17-storey mid-rise residential condominium composed of 272 residential units consisting of studio to 3-bedroom units



## GENERAL INFORMATION

No. of Residential Units	272 units	
No. of Residential Units per Floor	Ground Floor	0 units
	Second Floor	17 units
	Typical Zone	17 units
	Executive Floor	17 units
	Penthouse Floor	17 units
No. of Residential Floors	Ground Floor	1 storey
	Second Floor	1 storey
	Typical Zone	13 storeys
	Executive Floor	1 storey
	Penthouse Floor	1 storey
	Total	17 Storeys
No. of Basement Levels	2 Storeys (Shared with Tower 2 and Tower 3)	
No. of Saleable Parking Slots	226 Parking Slots	
No. of Elevators	3 Elevators (2 Passenger Elevators, 1 Service Elevator)	
Hallway Width	1.5 m.   5 ft.	
Hallway Floor-to-Ceiling Height*	Ground Floor	4.0 m.   13 ft.
	Second Floor	2.4 m.   10 ft.
	Typical Zone	2.4 m.   10 ft.
	Executive Floor	2.4 m.   10 ft.
	Penthouse Floor	2.7 m.   13 ft.
Residential Unit Floor-to-Ceiling Height*	Living, Dining and Bedroom	2.7 m.   8.9 ft.
	Kitchen	2.4 m.   7.9 ft.
	Toilet	2.4 m.   7.9 ft.
Floor Numbering	Ground, 2nd to 18th (excluding 4th, 13th and 14th), Executive, Penthouse	
Turnover Date	Q2 2026	

\*Dimensions may vary subject to bulkhead locations

# Sustainably urban

Nuevo implements practices and systems aligned with Ayala Land's efforts toward building communities that will endure for generations. Guided by four sustainability pillars, Alveo Land maximizes resources for heightened efficiency, ensuring long-term value for residents, investors, and various stakeholders.

### SITE RESILIENCY

Designed to reduce risks brought about by natural and geographical factors

Expansive open spaces filled with trees and vegetation that help in reducing heat island effect

Softscape areas and use of porous materials for hardscapes that allow rainwater to percolate through the soil

Use of native plants and trees that are climate resilient

### PEDESTRIAN & TRANSIT CONNECTIVITY

Enhancing mobility within the district by prioritizing pedestrians and public transport facilities

Dominantly pedestrian-friendly access on the ground level

Unified basement per phase for vehicular circulation and parking

Bike racks at different points of the development

### LOCAL DEVELOPMENT

Nurturing communities through direct contribution to local economies

Creation of local employment opportunities and prioritization of hiring within the community and city where we are located

### ECO-EFFICIENCY

Minimize consumption of natural resources and emissions of greenhouse gases through resource conservation and waste management systems

Materials Recovery Facility (MRF) for waste segregation and recycling

Sewage Treatment Plant (STP) for wastewater treatment prior to discharge into the city's main sewer line

Non-toxic construction materials

Rainwater harvesting for landscape irrigation

70-80% of the building façade is light colored, thereby minimizing solar heat gain

Window treatments that allow sufficient natural lighting into the units, while also minimizing solar heat gain

Adequately-sized operable windows that facilitate natural ventilation into the units

Strategically-located notches that allow cross ventilation along the common hallways

# Reinvigorate



AMENITIES

## Life flows through

Take time off without stressing about the details.

Nuveo at Cerca is designed to seamlessly integrate activities to recharge its residents.

At the ground level of your home, is an exclusive recreational cove, excellently landscaped to provide quiet corners for meditation, paths for jogging, tiered pools for swimming, and open manicured lawns for lounging or play. If retail therapy is what brings you joy, access to a private entrance of a curated retail space can be found on the same floor.

AMENITIES

Tower 1

- 1 Function Room
- 11 Zen Garden 1
- 7 Grand Lawn
- 8 Kid's Play Area

Tower 2

- 12 Zen Garden 2
- 5 Lap Pool
- 4 Kiddie Pool
- 6 Sun Deck
- 9 Pool Lounge
- 10 Pet Zone
- 13 Outdoor Gym
- 2 Indoor Gym
- 3 Boardroom

Tower 3

- 14 Pocket Garden
- 15 Meditation Garden
- 16 Koi Pond





Lush greenery surround every corner of the amenity floor. Turning every path into a way to reconnect with nature. Every step, a calming retreat.

# Reconnect

UNITS



## Flow into your home

Live life uninterrupted. The same care and thought that came into the master plan of your neighborhood goes into the design of every unit. Find a home that gives you the room and atmosphere you need to savor every moment you spend with the people you love most. All vertical and horizontal spaces are maximized and finely finished to avoid any details that may distract you from your daily life.



### AVERAGE UNIT SIZES

Unit Type	No. of Units	%	sq. m.	sq. ft.	Ave. q. m.	Ave. sq. ft.
Studio	112	41%	29–30	312–322	29	312
One-Bedroom	96	35%	52–61	559–656	59	635
Two-Bedroom	48	18%	85–90	914–968	86	925
Three-Bedroom	16	6%	119	1280	119	1280

### UNIT DELIVERABLES

<b>Bedroom</b>	Closet
<b>Kitchen</b>	Cabinets Countertop Kitchen Sink and Faucet Grease Trap
<b>Toilet and Bath (Common and Master)</b>	Bathroom Sink Fixtures (Lavatory, Faucet, Water Closet, Shower Set, Hygienic Spray) Accessories (Soap Holder, Tissue Holder, Robe Hook, Towel Rod, Mirror) Shower Enclosure (1BR, 2BR, and 3BR Master's T&B Only)

### UNIT FINISHES

	Floor	Wall	Ceiling
Living, Dining	600 mm. x 600 mm. porcelain tiles	Painted Finish	Painted Finish
Kitchen	600 mm. x 600 mm. porcelain tiles	Painted Finish	Painted Finish
Bedroom (Studio)	600 mm. x 600 mm. porcelain tiles	Painted Finish	Painted Finish
Bedroom (1BR & Up)	Laminated Wood Flooring	Painted Finish	Painted Finish
Toilet & Bath	300 mm. x 600 mm. porcelain tiles	300 mm. x 600 mm. porcelain tiles	Painted Finish
Maid's/Utility Room	300 mm. x 300 mm. ceramic tiles	Painted Finish	Painted Finish
Balcony	300 mm. x 300 mm. porcelain tiles		

### UNIT PROVISIONS

	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom
Audio Guest Annunciator	Yes	Yes	Yes	Yes
Telephone Lines	Yes	Yes	Yes	Yes
Ftth Outlet	Yes	Yes	Yes	Yes
Smoke Detector	Yes	Yes	Yes	Yes
Heat Detector	Yes	Yes	Yes	Yes
Fire Sprinkler	Yes	Yes	Yes	Yes
Provision for Kitchen Exhaust	Yes	Yes	Yes	Yes
Provision for Split-Type Air Conditioning Stub-Out	Yes	Yes	Yes	Yes
Provision for Washer/Dryer Stub-Out	Yes	Yes	Yes	Yes
Provision for Multi-Point Water Heater*	T&B	Master's T&B	Common and Master's T&B	Common and Master's T&B
Back-Up Power*	Allocated Load	Allocated Load	Allocated Load	Allocated Load

\*Notes on Unit Features & Provisions and Dimensions

Multi-Point Water Heater	Provision can only serve T&B lavatory and shower Kitchen sink does not have a water heater provision Maid's toilet does not have a water heater provision
Back-Up Power	Usage may vary provided that allotted backup power wattages for each unit are not exceeded

NUVEO TOWER 1

# Typical Residential Floor

- Studio
- One-Bedroom Unit
- Two-Bedroom Unit
- Three-Bedroom Unit
- Four-Bedroom Unit





Lifestyle Image

NUVEO TOWER 1

## Studio Unit

Approximate areas only	sq.m.	sq.ft.
Bedroom//Dining	± 16	± 172
Kitchen	± 7	± 75
Balcony	± 2	± 22
T&B	± 4	± 43
Utility Room	± 1	± 11
Total Area	± 30	± 323



NUVEO TOWER 1

# Jr. One-Bedroom Unit

Approximate areas only	sq.m.	sq.ft.
Living Room	± 11	± 118
Kitchen/Dining	± 15	± 161
Master Bedroom	± 15	± 161
Master T&B	± 5	± 54
Utility Room	± 1	± 11
ACCU	± 2	± 22
Balcony	± 3	± 32
Total Area	± 52	± 559



NUVEO TOWER 1

# One-Bedroom Unit

Approximate areas only	sq.m.	sq.ft.
Living/Dining	± 30	± 323
Kitchen	± 8	± 86
Master Bedroom	± 15	± 162
Master T&B	± 5	± 54
Balcony	± 3	± 32
Total Area	± 61	± 657



NUVEO TOWER 1

## Two-Bedroom Unit

Approximate areas only	sq.m.	sq.ft.
Living/Dining	± 28	± 301
Kitchen	± 7	± 75
Master Bedroom	± 14	± 151
Master T&B	± 5	± 54
Bedroom 1	± 10	± 108
Common T&B	± 4	± 43
Maid's Room	± 6	± 65
Maid's T&B	± 4	± 43
Hallway	± 3	± 32
Storage	± 1	± 11
Balcony	± 3	± 32
<b>Total Area</b>	<b>± 85</b>	<b>± 915</b>



NUVEO TOWER 1

## Three-Bedroom Unit

Approximate areas only	sq.m.	sq.ft.
Living Room	± 13	± 140
Kitchen/Dining	± 27	± 291
Master Bedroom	± 20	± 215
Master T&B	± 5	± 54
Bedroom 1	± 10	± 108
Bedroom 2	± 10	± 108
Common T&B	± 6	± 65
Maid's Room	± 8	± 86
Maid's T&B	± 3	± 32
Hallway	± 8	± 86
ACCU	± 4	± 43
Storage	± 1	± 11
Balcony	± 3	± 32
<b>Total Area</b>	<b>± 119</b>	<b>± 1271</b>



SELLER'S KIT

For Internal Training Purposes Only | Version 1.0 as of October 2022

# Rediscover city living

Find a new kind of urban existence that brings together the most refreshing lifestyle choices. Verdant and vibrant. Refreshing and re-enlivening, only in the South. As Alveo's second residential phase within Cerca, Nuveo masterfully fuses new home living experiences, retail and lifestyle options, verdant spaces inside and out.



# Your very own quiet urban neighborhood

Every Alveo Land development—vibrant neighborhoods, groundbreaking living solutions, masterplanned communities—nurtures individuals and hard-earned investments with a singular vision: giving you a place for living well. Ayala Property Management Corporation (APMC) will deliver Cerca’s promise of easy city living right by Ayala Alabang, with an intimate, accessible, and comprehensive mixed-use community, through expert property maintenance and services. By keeping the strictest home and building guidelines, APMC asserts a firm commitment to a healthy community, flourishing for generations.

## CONSULTANTS

### ARCHITECTURAL DESIGN

**PRSP (Pimentel Rodriguez Simbulan & Partners)**

PRSP is a partnership founded in 1988 to provide comprehensive architectural design and documentation services. PRSP packages complete architectural and engineering design and construction documents in direct collaboration with consultants and allied engineering professionals.

### LANDSCAPE DESIGN

**Inspira Design Core Inc.**

Inspira Design Core is a consulting firm dedicated to provide planning and design services specific to landscape architecture and environmental design. It was established in 2006 and is a name connected to numerous Ayala Land projects ranging from Aveia in Laguna to the main active park of BGC.

### STRUCTURAL DESIGN

**SY^2 + Associates, Inc.**

Firmly grounded in a proud tradition of structural engineering, SY^2 + Associates, Inc. has maintained a continuous practice of consulting engineering since its inception in 1983.

### COMMON AREA INTERIOR DESIGN

**Empire Designs**

Empire Designs believes that well-executed interior spaces, along with each piece of furniture and accessory found within them, have the power to soothe or invigorate, inspire and shape one’s individuality, and provide a place for comfort that also exudes what they call as understated luxury—a design they are best known for.

### MECHANICAL, ELECTRICAL, FIRE PROTECTION, SANITARY & PLUMBING DESIGN

**Meinhardt Philippines Inc.**

One of the largest Independent Multi-Disciplinary Engineering Firms in the country. Meinhardt has provided services on a variety of developments over a broad range of Clients and locations throughout the Philippines and has established presence on all sectors of the business to operate as a genuinely multi-disciplinary practice within the Meinhardt Group.

### LIFT CONSULTANT

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### PROJECT MANAGEMENT & GENERAL CONTRACTOR

**Makati Development Corporation (MDC)**

Ayala Land’s own construction arm with a proud and distinguished history of over 40 years. It is a premier Filipino EPC/CM Company that has transformed Makati into a world-class financial and commercial district and changed the Philippine landscape at par with the world’s best.

### PROPERTY MANAGEMENT

**Ayala Property Management Corporation (APMC)**

A wholly owned subsidiary of Ayala Land engaged in integrated property management services including building administration and maintenance, lease administration activities, commercial center and subdivision maintenance, and special technical services.

## FREQUENTLY ASKED QUESTIONS

### District

#### What is Cerca?

Cerca, or “close” in Spanish, is Alveo’s latest voyage into the Las Piñas-Alabang area, and epitomizes what Alveo’s newest mixed-use district is all about—a community where everything is close by. Being a mixed-use district, Cerca offers residential, office, and retail components, as well as pedestrian open spaces for a pleasant community experience within the metro.

#### Where is Cerca?

Cerca is located along Investment Drive, right by Ayala Alabang. Main access to the district will be via Investment Drive.

#### With a mixed-use development that features 4 different components (residential, office, retail, open space), how is security addressed in the development?

To ensure the security of its occupants, a perimeter fence will be constructed around Cerca. Fences and gates will also be put in place in between the district’s components to assure the privacy of residents.

To ensure separation between the public and private areas, security checkpoints, boom gates will be put in place in strategic areas within the development.

#### With a mixed-use development that features different components, how will it be managed and maintained?

An estate association will be formed to manage, operate, and maintain the estate common areas. Each phase will then be part of the estate association and will share in the estate operations and maintenance via dues.

### Phase 3

#### What is Nuveo?

Nuveo is the second and final residential phase of Cerca consisting of 3 towers and a variety of shared recreational amenities and landscaped areas on the ground level. Inspired by Spanish word “Nuevo” , which means new, this residential component cements the new lifestyle at the Cerca district. Nuveo is designed to refresh Southern and city living. With public retail spaces and private areas for residents that blend easy comfort with convenience of city living.

#### Who is the owner/developer of Nuveo?

Nuveo is owned and developed entirely by Alveo Land Corp.

#### Who will be allowed to access and use the amenities located in Nuveo?

Only residents and authorized guests of Nuveo will be allowed to access and use the amenities of the residential towers.

#### Is there access to the retail area from Nuveo?

Yes, there is a private entrance for resident to the retail area through the amenity area. The retail area can also be accessed through public paths outside Nuveo.

#### What parking system will be implemented in Nuveo?

Nuveo will be composed of 2 basement levels for the exclusive parking of residential unit owners of the 3 towers. Access to such will be via a road that leads underground from the entrance of the district to the basements of the different phases. Secondary basement access will also be provided via the fire lane.

#### Are alterations to/merging of units at Nuveo allowed?

If so, how do we go about with the alterations?

Unit alterations will be subject for approval by Alveo. Requests for unit alterations can be made through the submission of Unit Alteration Forms (UAFs) within the specified deadline.

#### What are the recurring expenses to be paid by residents?

Residents will be responsible for paying the annual Real Property Tax as billed by the Las Piñas local government, their respective utility bills, and monthly association dues to the Condominium Corporation and Estate Association.

#### When is the turnover of Nuveo Tower 1?

Turnover of Nuveo Tower 1 is Q2 2026.

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