

ALVEO LAND CORP.

# ALVEO 6 NUVALI

CALAMBA, LAGUNA

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY

**NUVALI:  
THRIVING ECO-CITY**

# NUVALI

Alveo's Southside Stronghold



(2007, Sold-out)



(2010, Sold-out)



(2012, Sold-out)



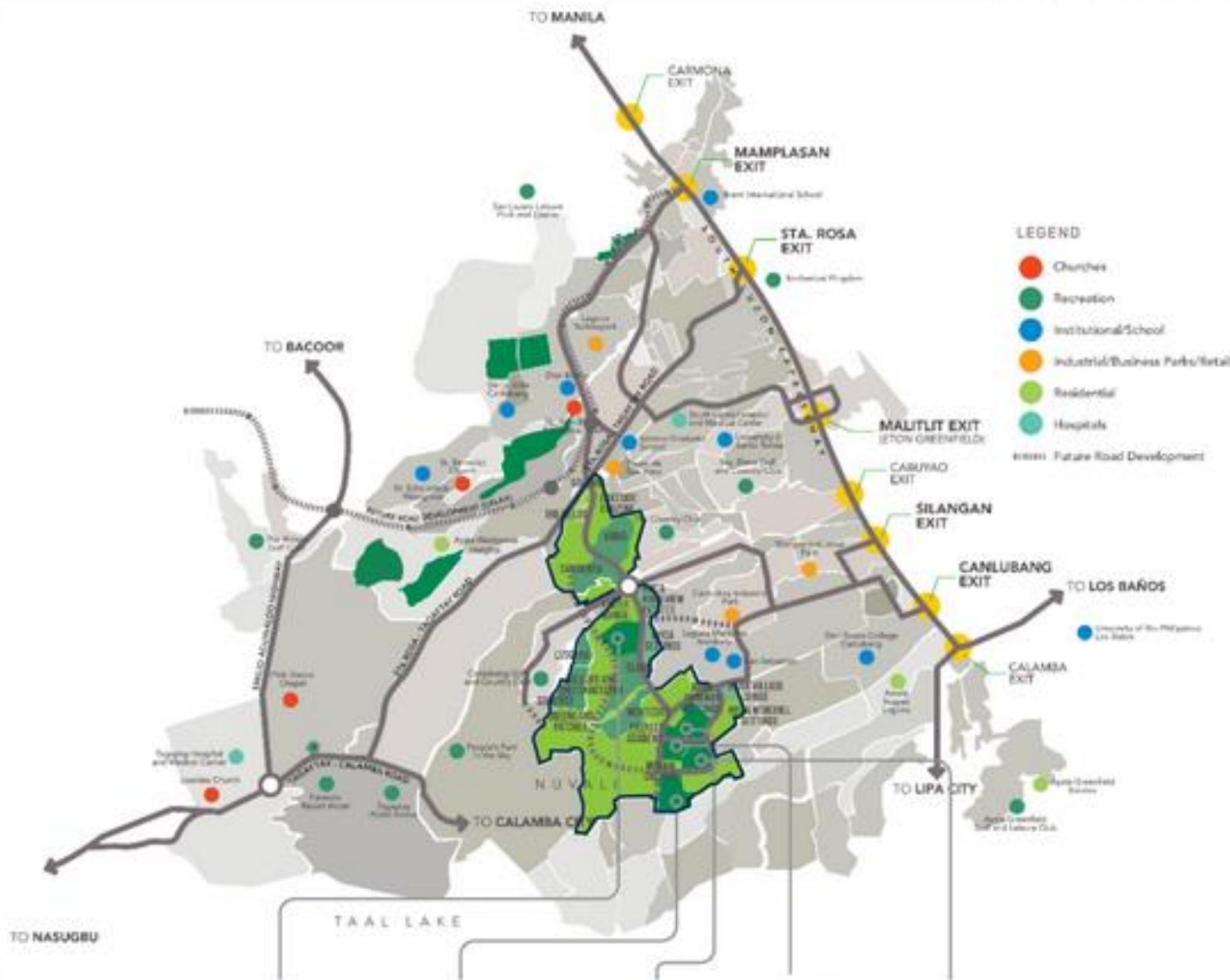
(2014, Sold-out)



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

ALVEO NUVALI

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# NUVALI



A Vision Taking Shape

ALVEO NUVALI




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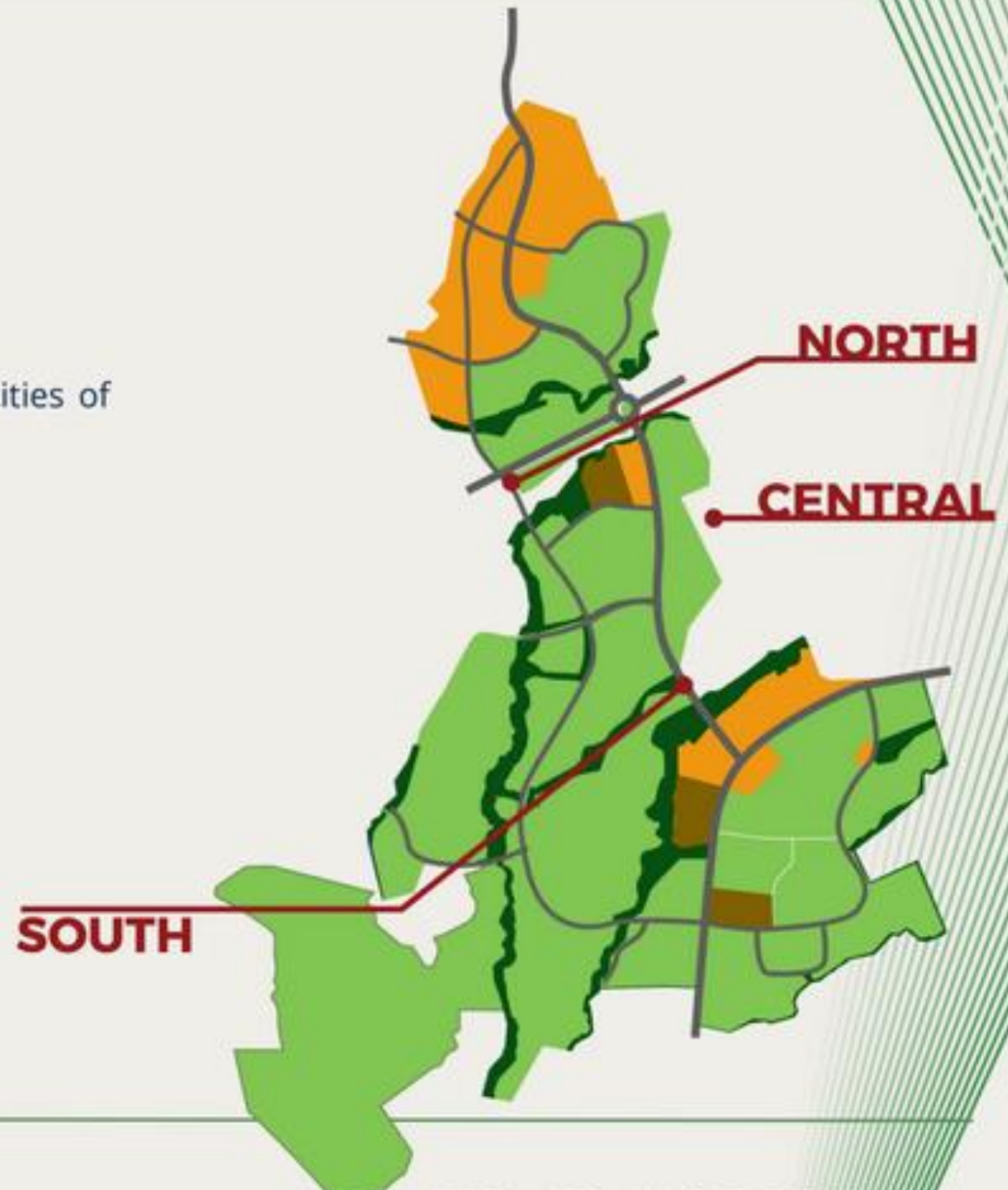
**NUVALI:  
THRIVING ECO-CITY**

# 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



**NUVALI:  
THRIVING ECO-CITY**

# NUVALI Transport Terminal

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



**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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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**



**NUVALI:  
THRIVING ECO-CITY**

# S&R Membership Shopping Center

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



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THRIVING ECO-CITY**

# Landers Superstore NUVALI

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



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# Uniqlo NUVALI

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



**Uniqlo**  
Opened in November 2022

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THRIVING ECO-CITY**

# McDonald's NUVALI

McDonald's PH 700<sup>th</sup> store is in NUVALI

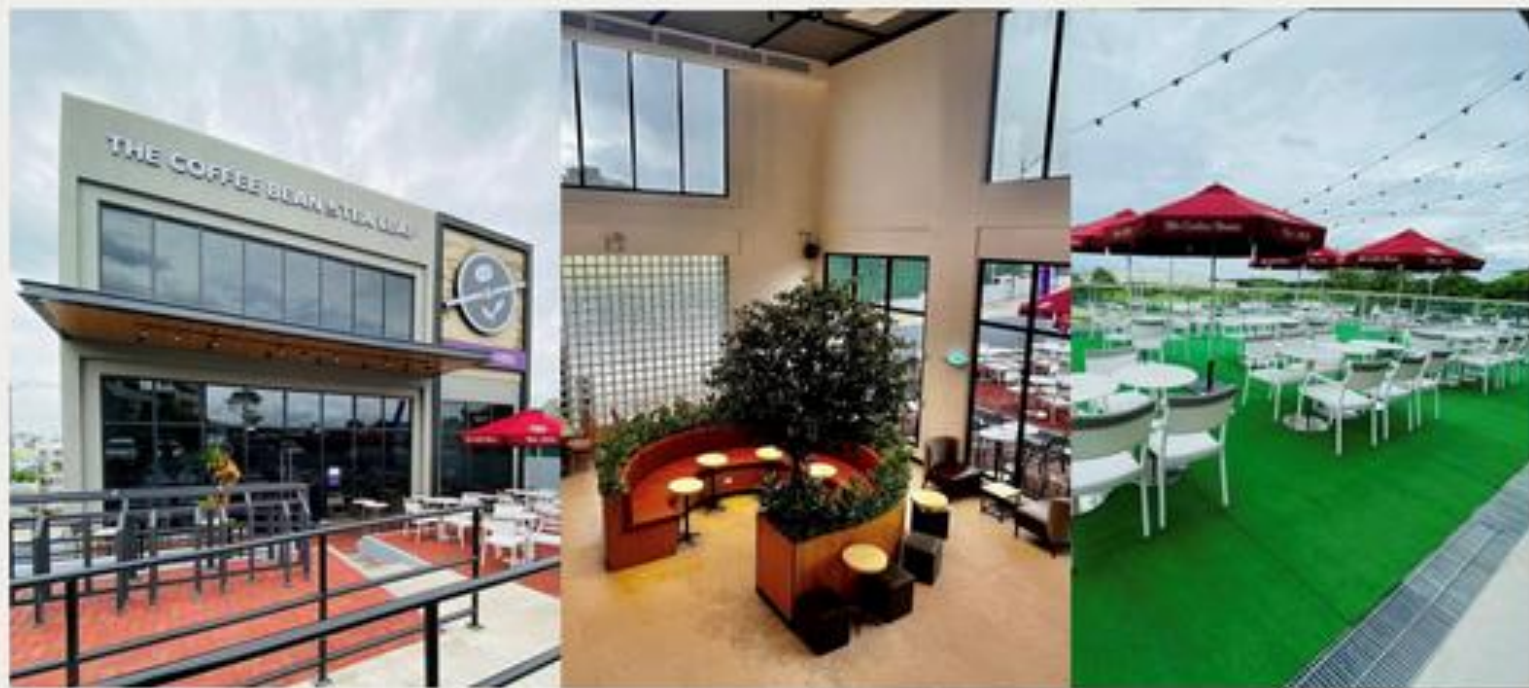


**Built with green features such as rooftop solar panels,  
eco-pavers and a bike-and-dine zone**  
Opened in December 2022

**NUVALI:  
THRIVING ECO-CITY**

# The Coffee Bean and Tea Leaf NUVALI

Stand-alone CBTL with Drive-Thru service



Opened in July 2023

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THRIVING ECO-CITY**

# 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)

**NUVALI:  
THRIVING ECO-CITY**

# Healthway Qualimed Hospital

General hospital offering comprehensive inpatient and outpatient services



Fully equipped hospital with 102 beds

**NUVALI:  
THRIVING ECO-CITY**

# Xavier School NUVALI



1,500 students enrolled for SY 2023-2024

Locator

ALVEO NUVALI



**NUVALI:  
THRIVING ECO-CITY**

# Everest Academy NUVALI



Locator

ALVEO NUVALI



150 students enrolled for SY 2023-2024

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THRIVING ECO-CITY**

# Miriam College NUVALI



Locator

ALVEO NUVALI



900 students enrolled for SY 2023-2024

# 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

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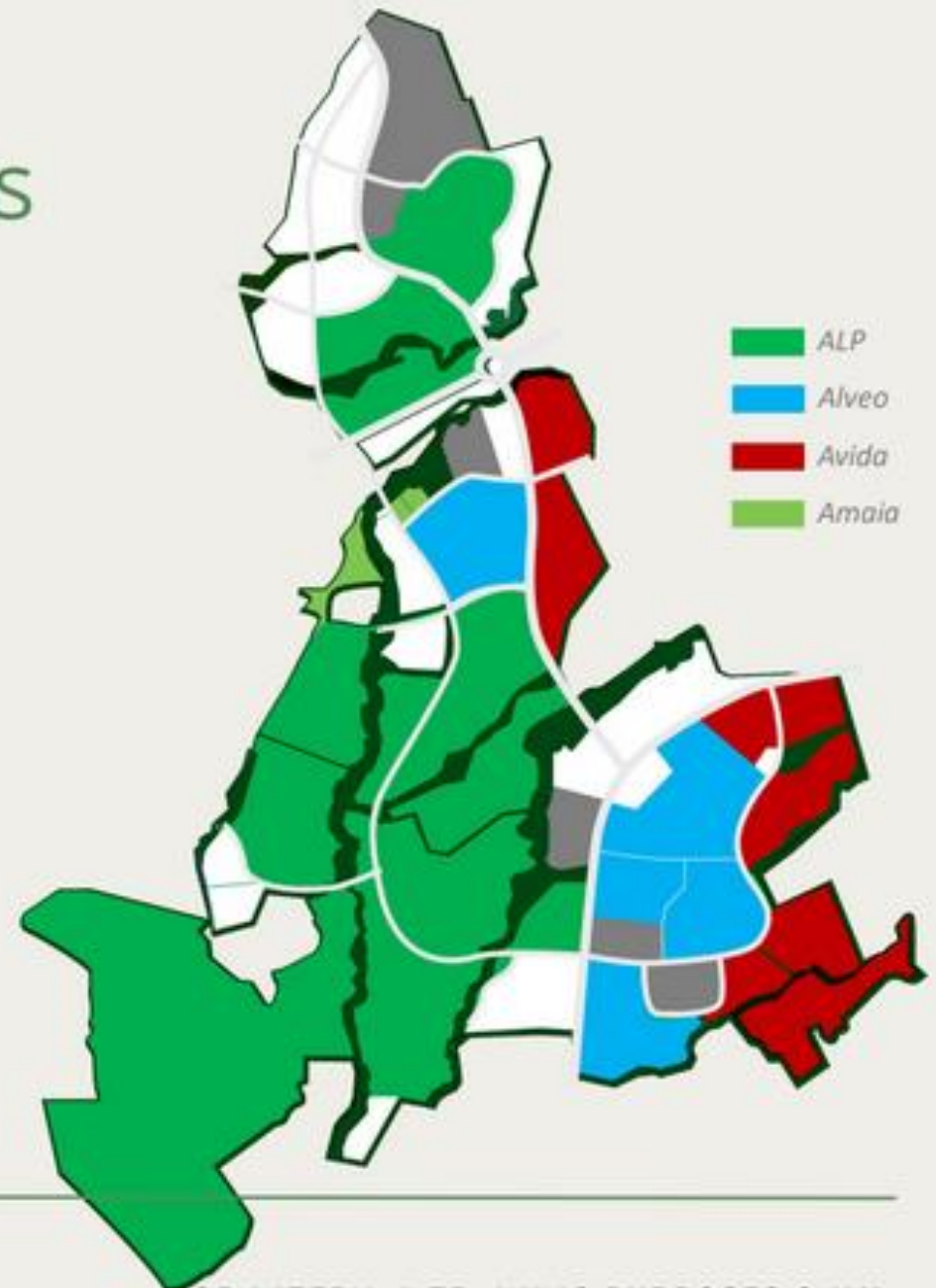
**ALVEO** 5 Residential Villages

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Avida 9 Residential Villages

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Amaia 2 Mid-rise Condo Projects  
1 Townhouse Subdivision



**NUVALI:  
THRIVING ECO-CITY**

# Alveo in Nuvali: Flourishing Community

ALVEO	COMPLETED HOUSES
Trevela	138
Venare	103
Mirala	17
Lumira	6
Mondia	13
<b>TOTAL</b>	<b>277</b>



**NUVALI:  
THRIVING ECO-CITY**

# Future Dev't: NUVALI TechnoHub

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



Target opening: 2Q 2024

Locator

ALVEO NUVALI

# Future Commercial & Business Districts

24 hectare commercial & business district (comm lots)



**East Bloc Garden**  
Target opening: 1H 2024



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

# Future Dev't: PlayParks

31 hectare open space for recreational use



Target opening: 1H 2024

Locator

ALVEO NUVALI

**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

Locator

ALVEO NUVALI



# What's next for Alveo in NUVALI?

**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.

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

# ALVEO 6



**VIEW FROM SOUTHWEST**



FOR INTERNAL TRAINING PURPOSES ONLY

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

# ALVEO 6

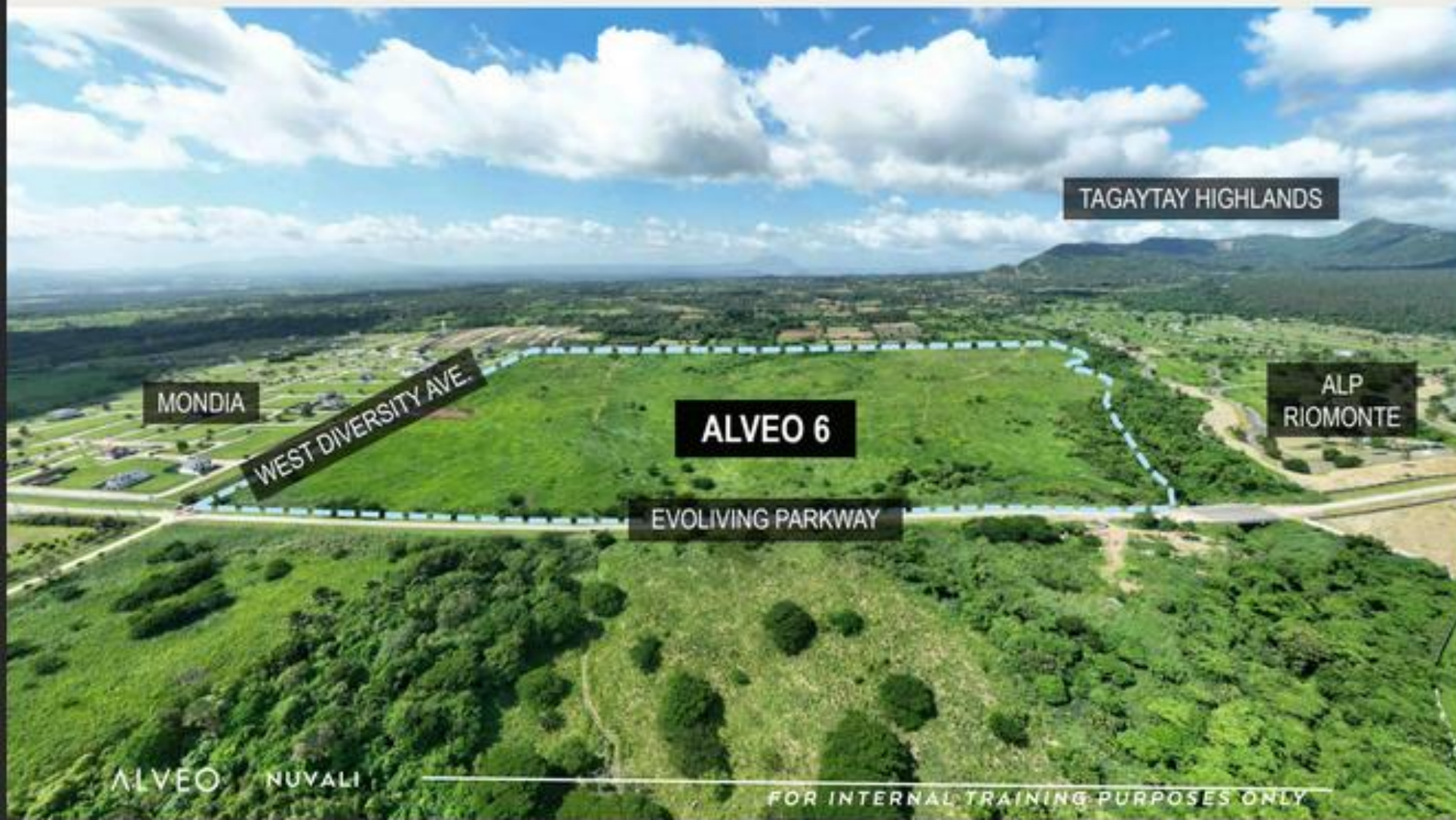


**VIEW FROM SOUTHEAST**



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

# ALVEO 6

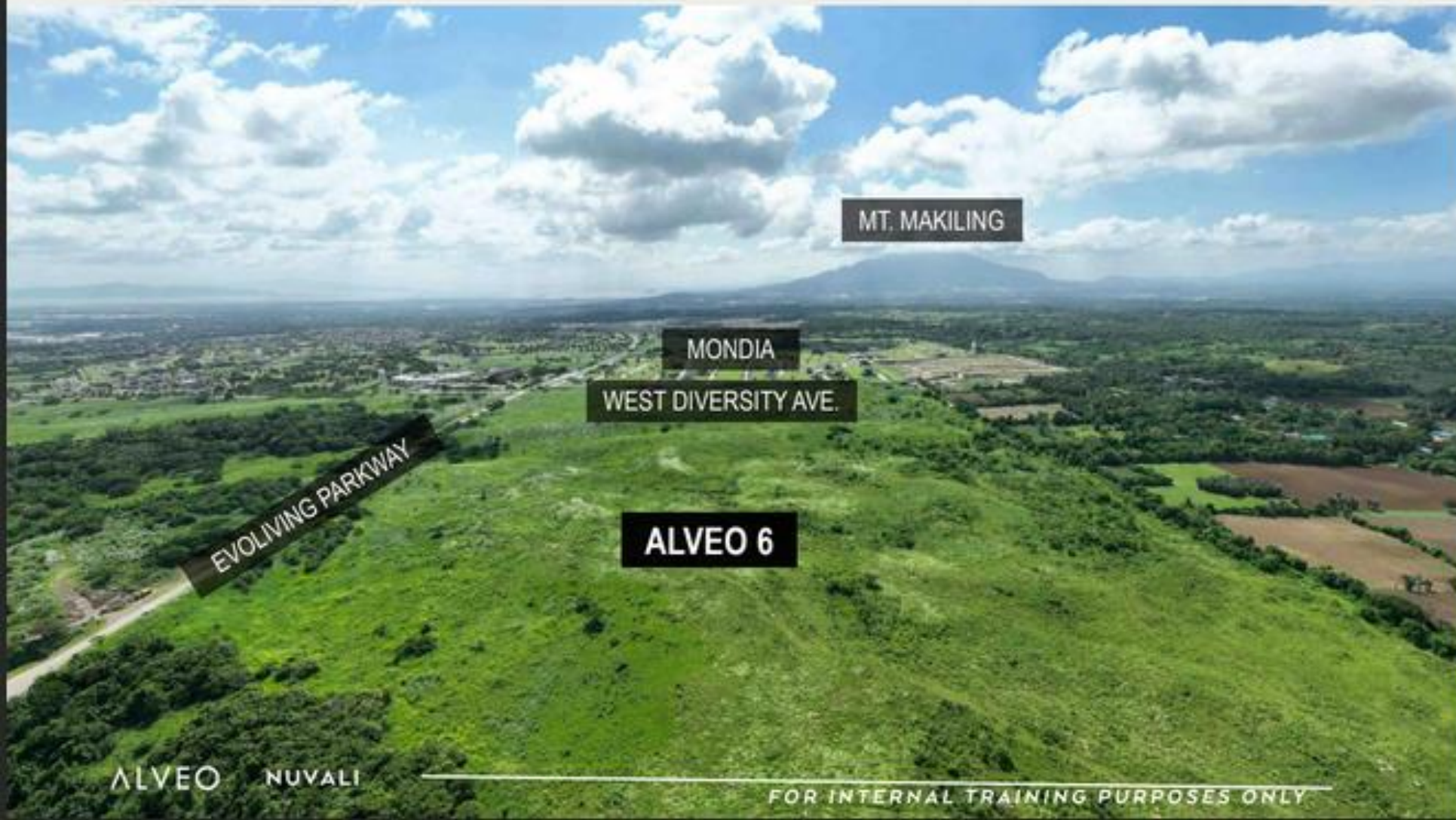


**VIEW FROM NORTH**



**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.

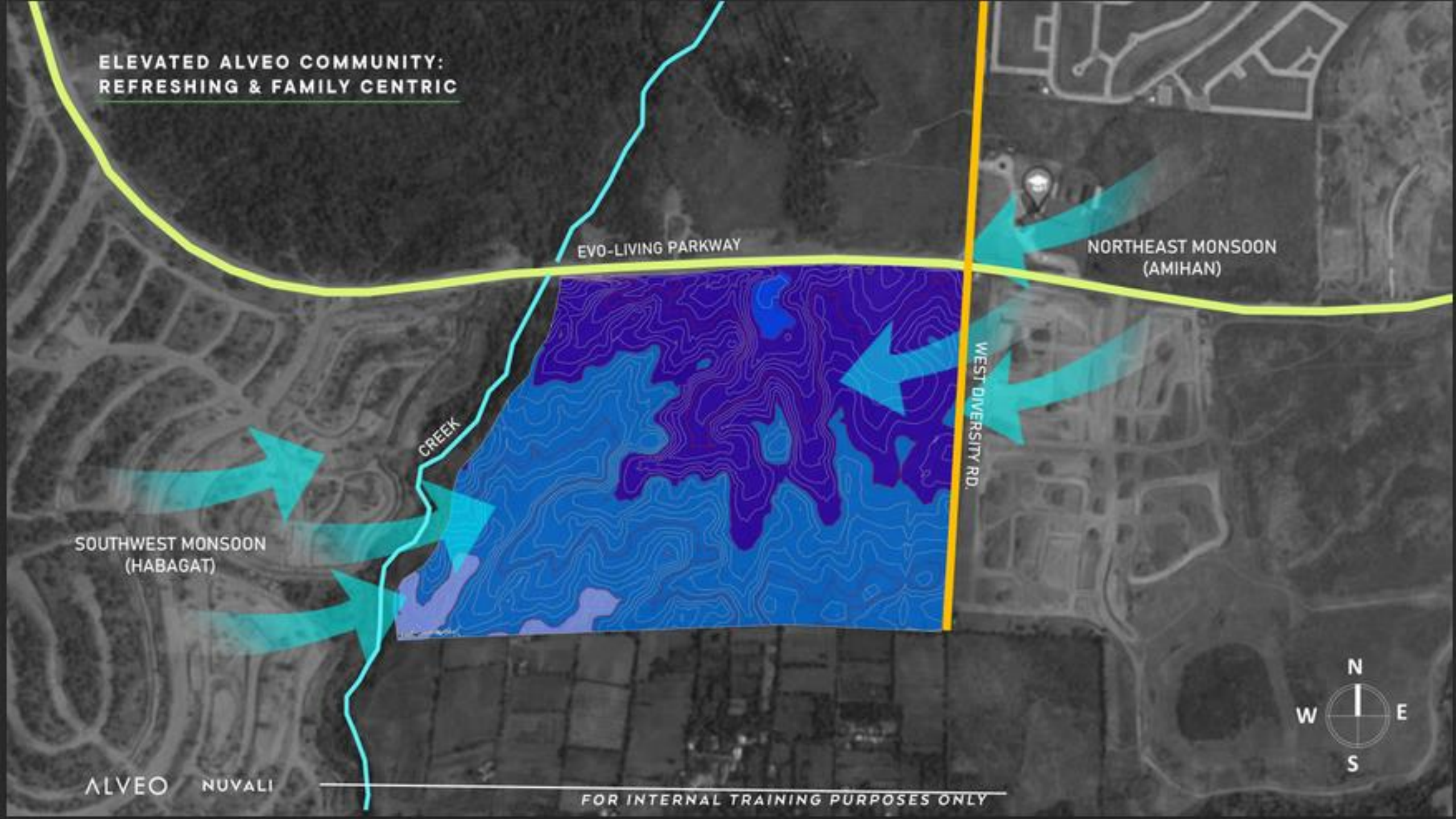
CREEK

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



FOR INTERNAL TRAINING PURPOSES ONLY

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

EVO-LIVING PARKWAY

LOWEST PT:  
+199M AMSL

WEST DIVERSITY RD.

CREEK

HIGHEST PT:  
+224M AMSL

**LEGEND:**

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

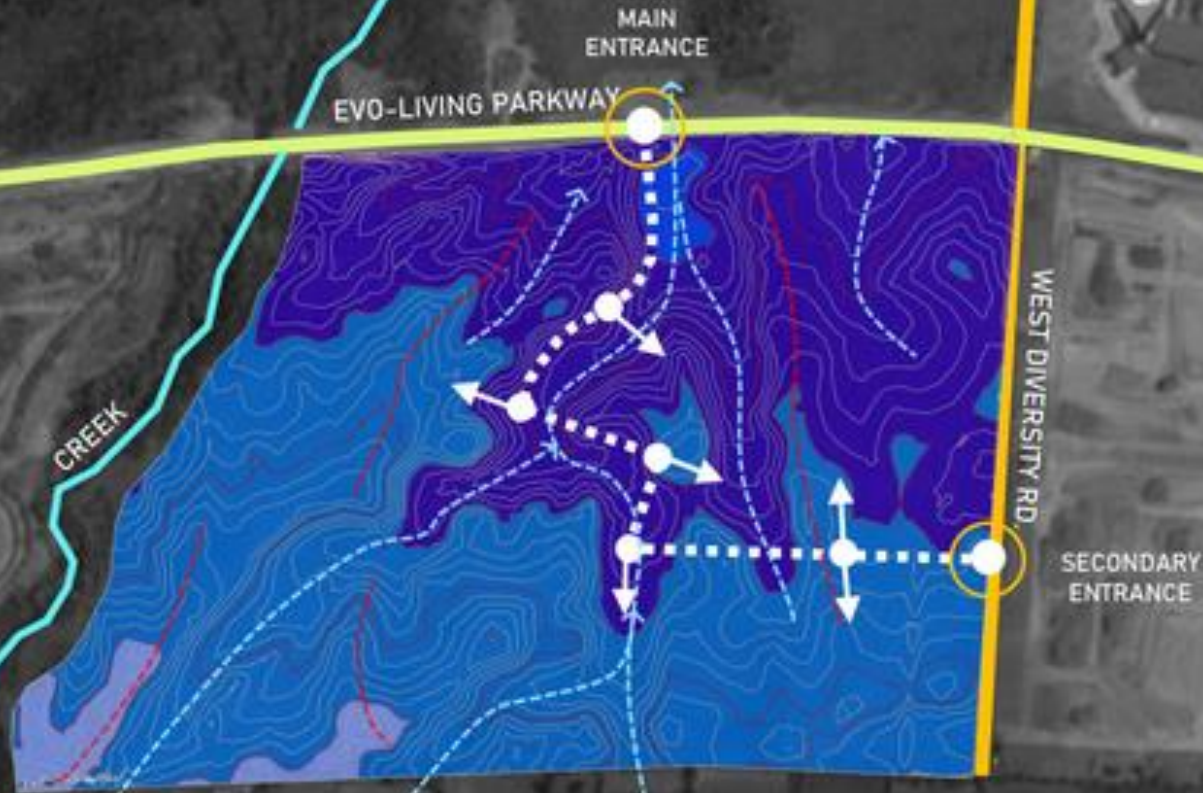


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**ELEVATED ALVEO COMMUNITY:  
REFRESHING & FAMILY CENTRIC**

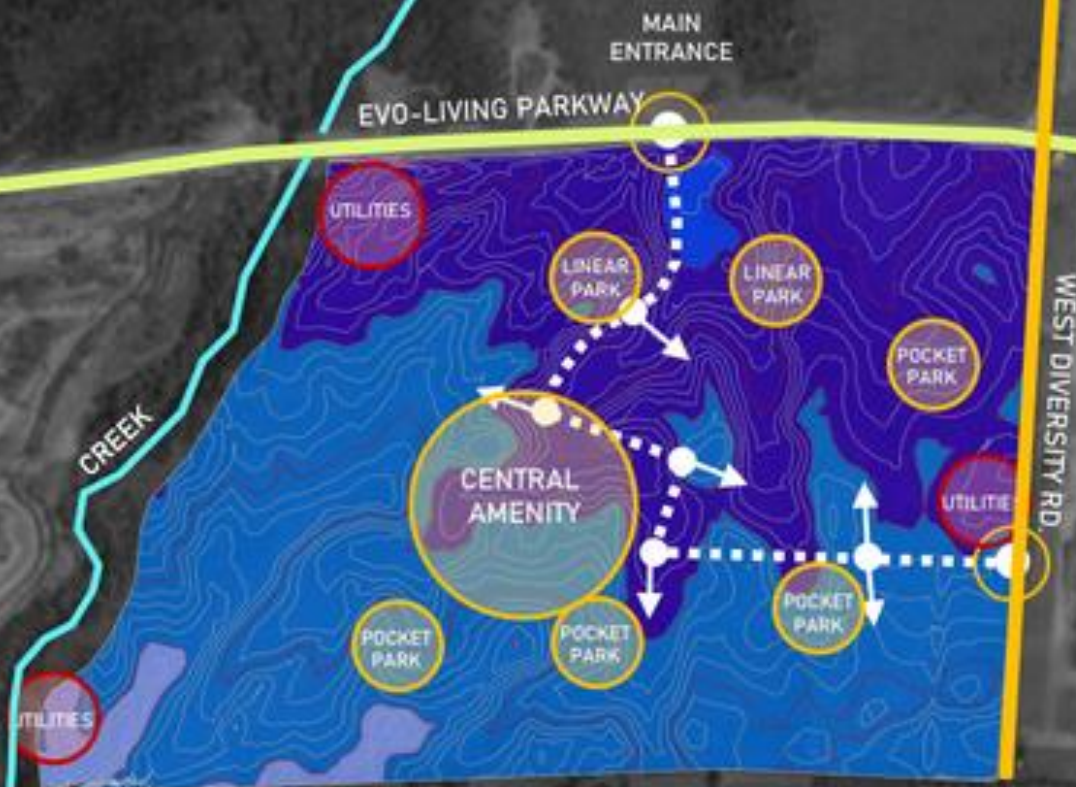
- LEGEND:
- > WATERWAYS
  - RIDGES



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



**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%

ALVEO NUVALI

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

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PARK FACING LOTS - 171 Lots (25%)

EAST FACING LOTS - 35.07%

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

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**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**



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ALVEO NUVALI

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

# Phase 2: 16.4 has, 340 lots



## ALVEO 6 NUVALI

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No. of Lots	350	340	690

**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	

# Block and Lot Number



## ALVEO 6 NUVALI

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
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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

# 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%

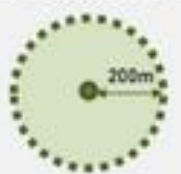
**35%**  
**EAST FACING**  
**LOTS**

**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**



ELEVATED ALVEO COMMUNITY:  
REFRESHING & FAMILY CENTRIC

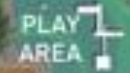


POOL PAVILION

POOL



CLUBHOUSE



PLAY AREA



BASKETBALL COURT

CENTRAL AMENITY LAYOUT - ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY



ELEVATED ALVEO COMMUNITY.  
REFRESHING & FAMILY CENTRIC



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

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ELEVATED ALVEO COMMUNITY:  
REFRESHING & FAMILY CENTRIC



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

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ELEVATED ALVEO COMMUNITY:  
REFRESHING & FAMILY CENTRIC



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

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ELEVATED ALVEO COMMUNITY:  
REFRESHING & FAMILY-CENTRIC



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

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ELEVATED ALVEO COMMUNITY:  
REFRESHING & FAMILY CENTRIC



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY

ELEVATED ALVEO COMMUNITY:  
REFRESHING & FAMILY CENTRIC



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY

# 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



# 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>	-

ALVEO LAND CORP.

ALVEO

Thank you