

SOLINÉA

ALVEO SOLINEA

CEBU BUSINESS PARK, CEBU CITY

LOCATION

Cebu City

Located in the Central Visayas Region
Capital Cebu City, “The Queen City of the South”
The tourist gateway to Central and Southern Philippines

494,400 has
Second largest metropolitan area
in the Philippines

1st
Richest City in Metro Manila

30.7% Share of
Central Visayas GDP

Leading economy of the Central Visayas Region

3.3M People
Most Populous Province
in the Central Visayas

Mactan Cebu
International Airport
Second busiest airport in the Philippines

ALVEO SOLINEA

Source: psa.gov.ph, mciaa.gov.ph, pna.gov.ph, psa.gov.ph, statista.com, newsinfo.inquirer.net



LOCATION

Cebu Business Park, the urban center of Cebu City.

Cebu Business Park (CBP) is a seamless blend of the traditional and the contemporary, of cultural and global mindsets.

Housing Ayala Center Cebu—Cebu City’s foremost lifestyle destination—and a host of the essentials of urban living, including schools, churches, hospitals, and business hubs, CBP is a central location, fashioning economic and social vitality within and around the region.



Cebu Business Park
ACTUAL PHOTO

LOCATION

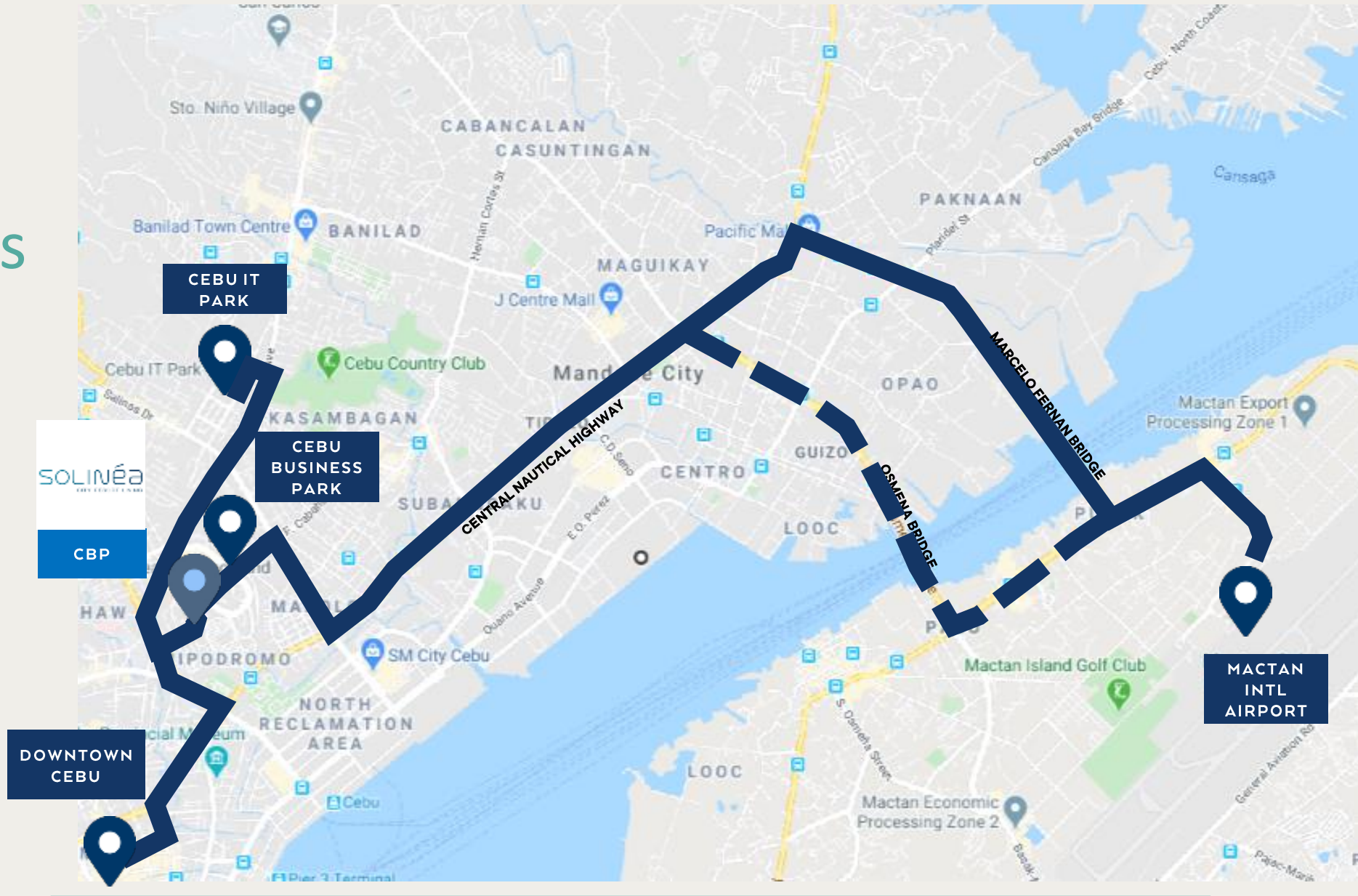
Proximity to Other Districts

CEBU BUSINESS PARK
270m / 1 minute

CEBU IT PARK
3.5 km / 12 minutes

DOWNTOWN CEBU
3.3 km / 16 minutes

MACTAN INT'L AIRPORT
12.7 km / 34 minutes



CEBU CITY 2022 OUTLOOK

Infrastructure Spending

Continued Vaccination

Opening of MSMEs

Increase in Foreign Arrivals



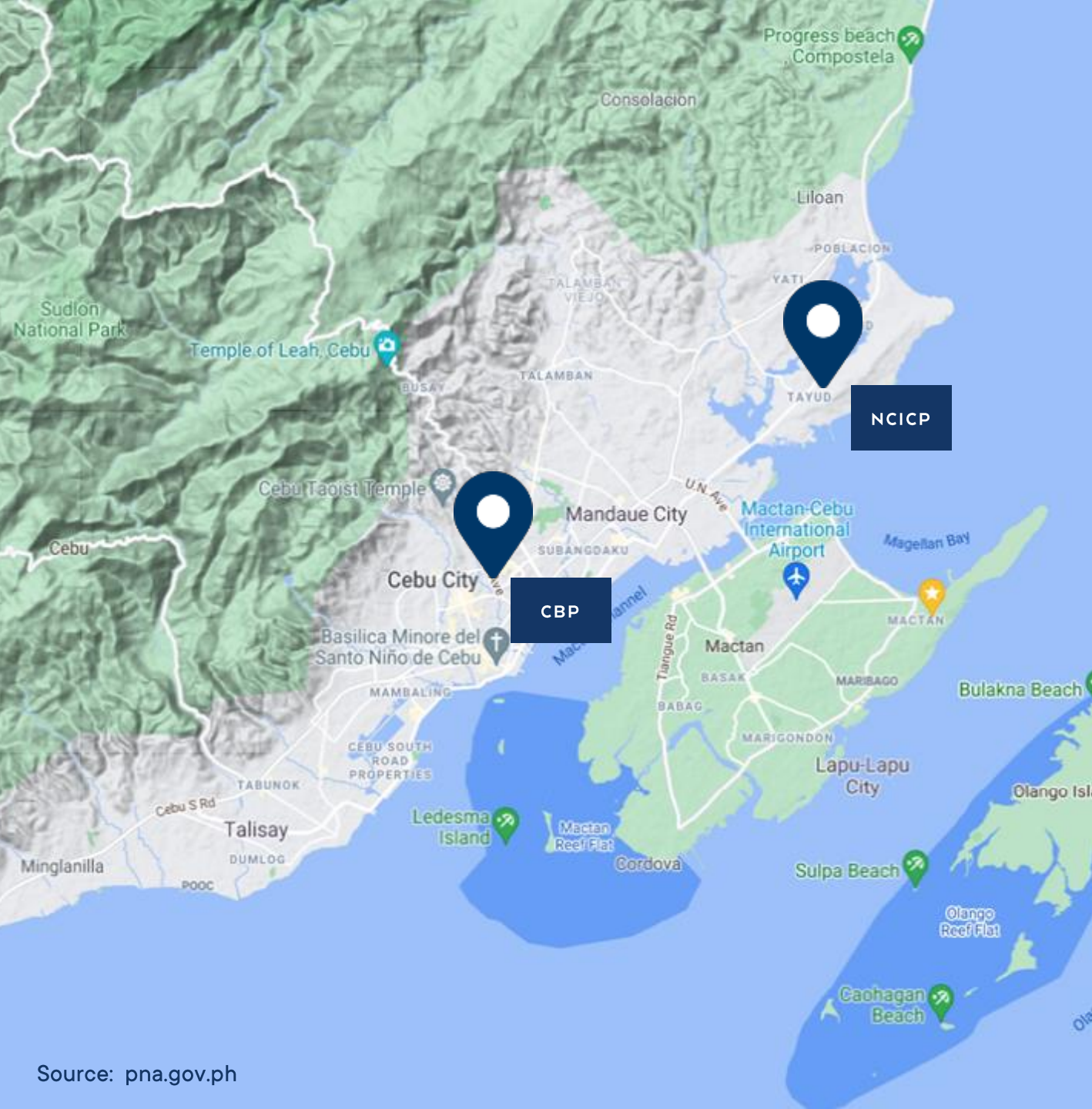
Infrastructure Spending

New Cebu International Container Port (NCICP)



The new port is expected to address congestion of cargo traffic at Cebu Port by increasing capacity for domestic cargo. The project has a total estimated cost of P10.1B and will generate around 5,000 jobs for the construction stage alone.

Bidding for the civil works contract of the Korea-funded New Cebu International Container Port (NCICP) project began in January 2022. **Target opening is by 2024.**



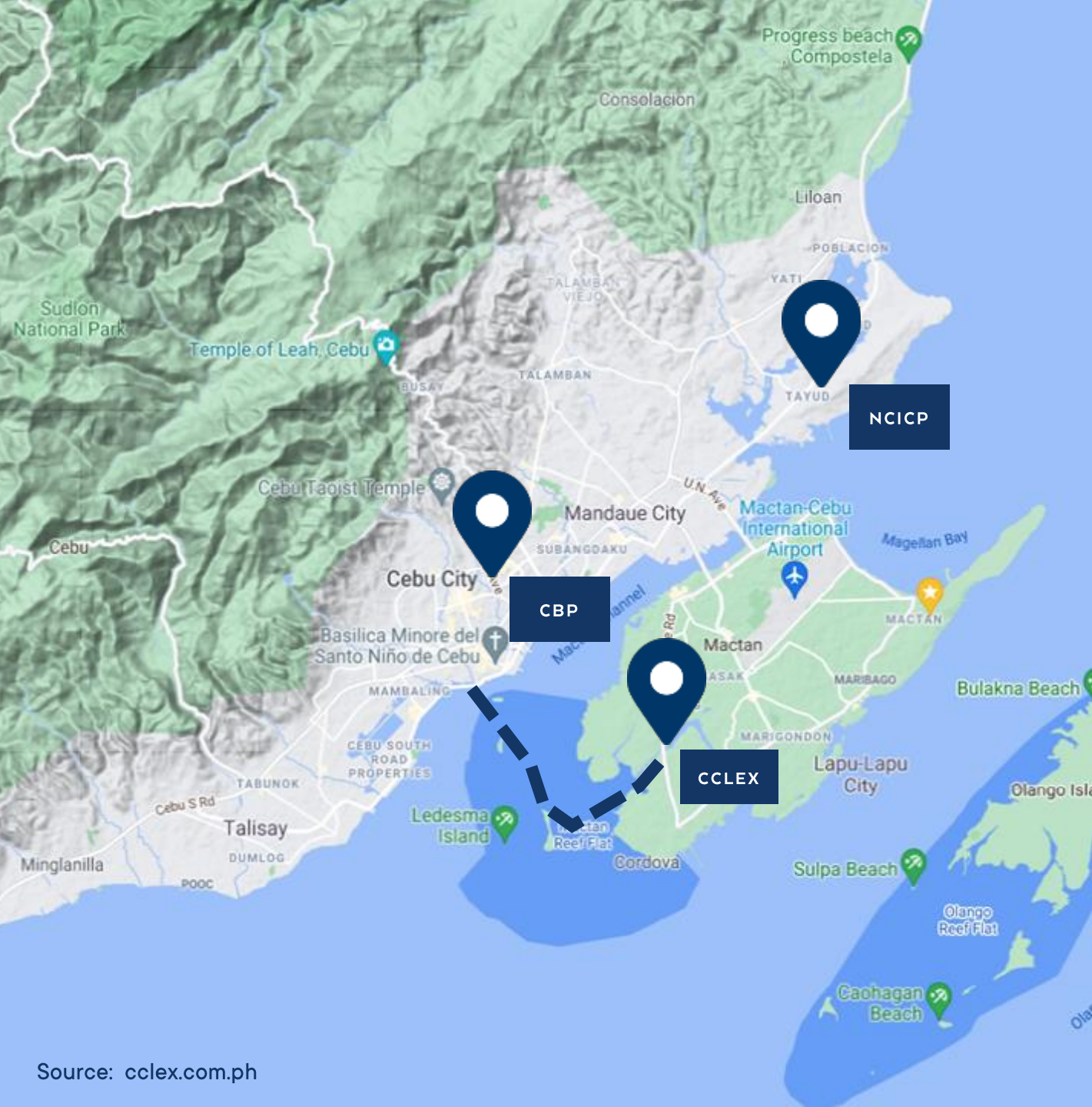
Infrastructure Spending

Cebu Cordova Link Expressway (CCLEX)



Spanning 8.5 kilometers, CCLEX will link mainland Cebu in Cebu City to Mactan Island through the municipality of Cordova.

CCLEX is a 2-lane thoroughfare expected to cater to 50,000 vehicles daily. The project is substantially complete and is **targeted to open to motorists within April 2022.**



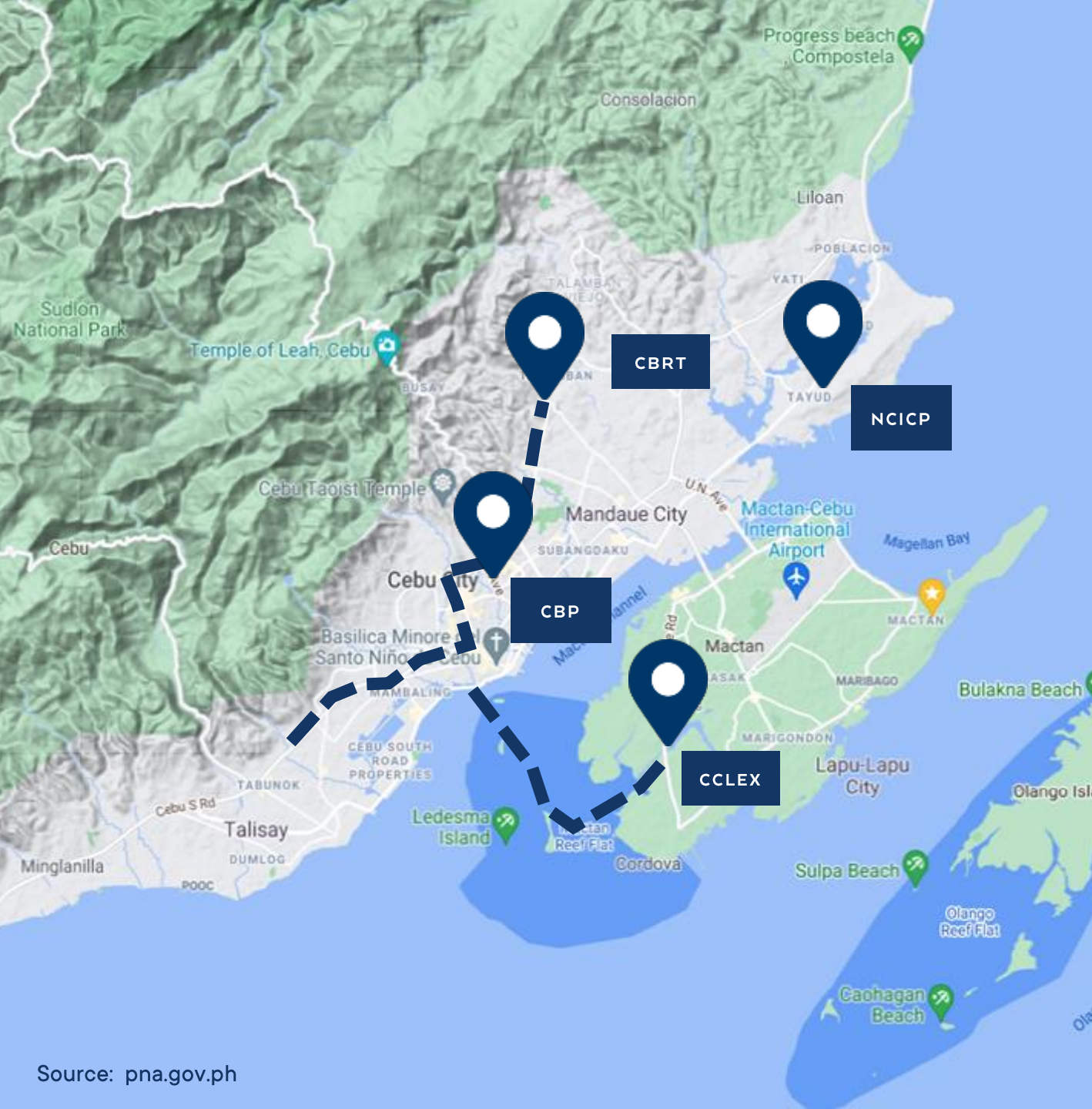
Infrastructure Spending

Cebu Bus Rapid Transit (CBRT)



A 23-km BRT traversing CBDs from Bulacao in the Southwest and Talamban in the Northeast, with a target ridership of 330,000 daily. Its route also has a stop at Ayala Center Cebu in CBP.

The project is a component of the planned Metro Cebu Integrated Inter-modal Transportation System. **The BRT is slated to be fully operational by early 2023.**

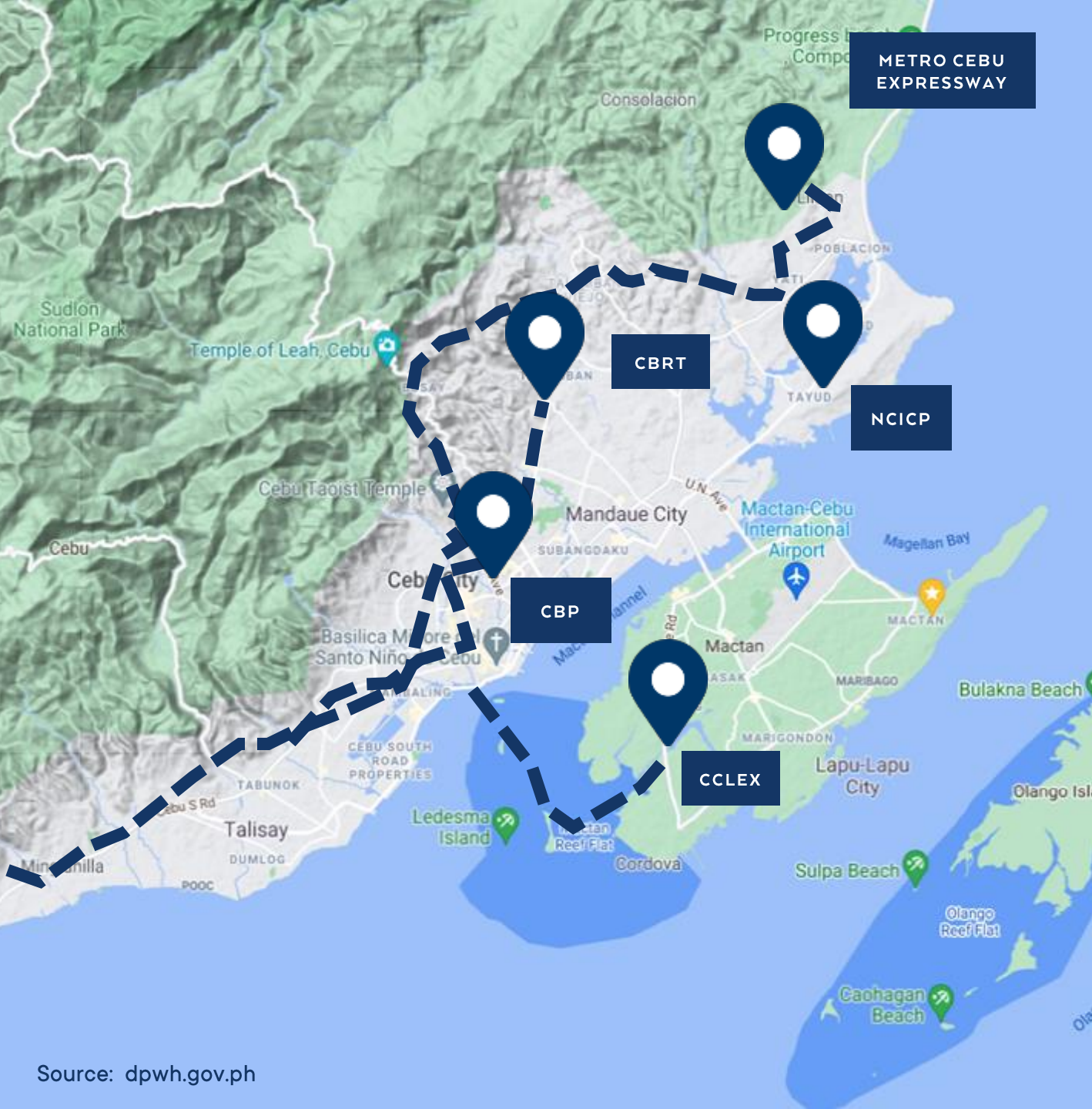


Infrastructure Spending

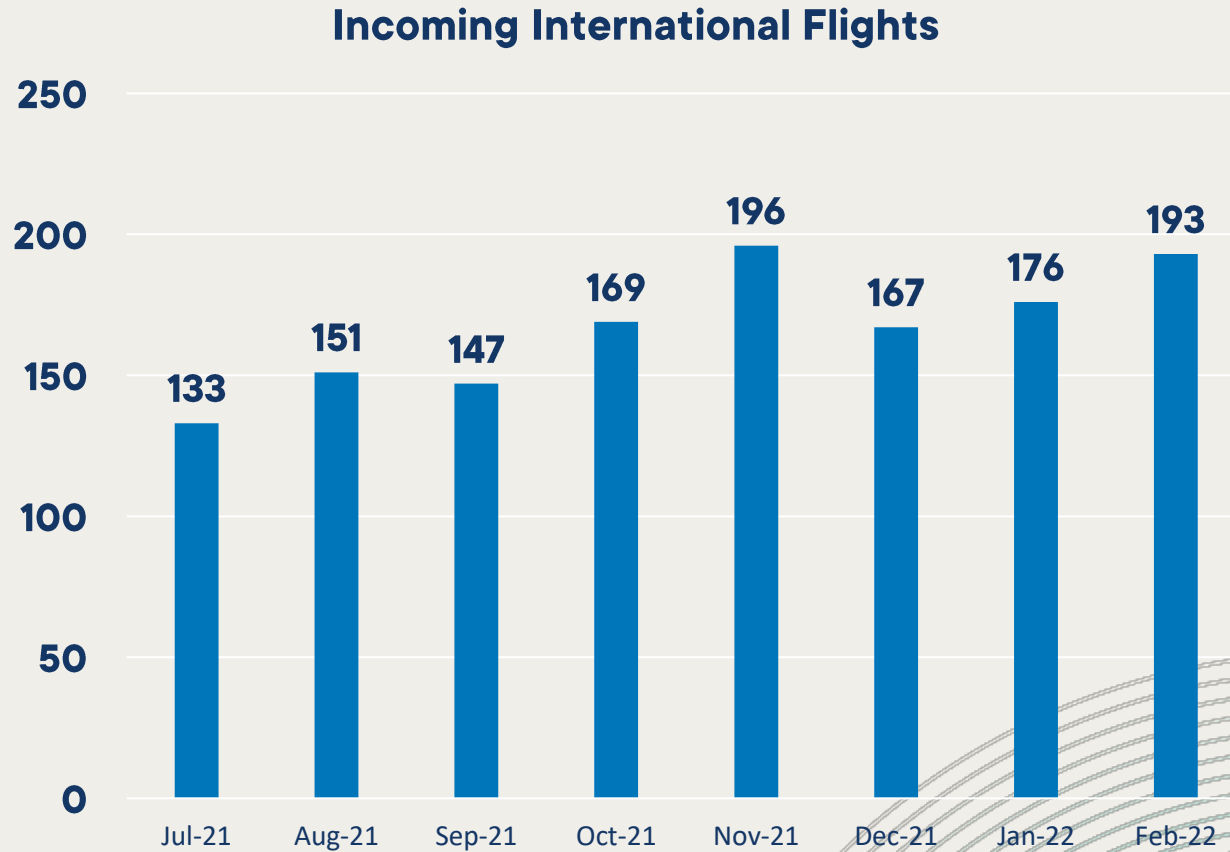
Metro Cebu Expressway



A 73.6 km expressway which will address the traffic congestion in Cebu City's urban core. Once opened, improve travel from Danao City to Naga City in 1 hour and 10 mins. **The thoroughfare is targeted to open in 2027.**



Increase in Foreign Arrivals



- As foreign arrivals slowly increase in the Mactan Cebu International Airport, so does the health of its economy through an increase in tourism expenditure and employment.
- Airlines have expressed their confidence in reinstating flights to achieve pre-pandemic levels, as Covid-19 cases are now decreasing

The Ayala Land Heritage

Solid track record in developing large-scale, integrated mixed-use estates.



Makati Central Business District

950 hectares
Launched in 1995



Bonifacio Global City

240 hectares
Launched in 2003



Nuvali

2,400 hectares
Launched in 2009

29 Ayala Estates

57 Growth Centers
across the country

11,624 Hectares
in landbank



PAMPANGA



M.MANILA

BULACAN



CAVITE

LAGUNA



Broadfield



PALAWAN

ILOILO

CEBU



NEGROS OCCIDENTAL

CAGAYAN DE ORO



NEGROS OCCIDENTAL

DAVAO



ALVEO SOLINEA

Ayala Land in Cebu

Renewing the potential of burgeoning cities all over the country, Ayala Land creates new real estate footprints in Central Visayas.



Cebu IT Park
Cebu City
27 hectares
Launched in 2001



Gatewalk Central
Mandaue City
18 hectares
Launched in 2016



Mactan Seagrove
Lapu-lapu City
14 hectares
Launched in 2017



South Coast City
South Road Properties (SRP)
26 hectares
Launched in 2020



Cebu Business Park Cebu City's bustling center

LOCATION

Cebu Business Park, the urban center of Cebu City

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Cebu Business Park
ACTUAL PHOTO



Aerial view of Cebu Business Park
CIVIC SPACES



Aerial view of Cebu Business Park
BUSINESS CENTERS AND OFFICES



Aerial view of Cebu Business Park
SHOPPING DESTINATIONS



HAROLD'S
HOTEL

QUEST HOTEL

MANDARIN
PLAZA

WATERFRONT
HOTEL AND
CASINO

SEDA CENTRAL
BLOC CEBU

SEDA AYALA
CENTER CEBU

Aerial view of Cebu Business Park
HOTELS AND RESORTS



Aerial view of Cebu Business Park
RESIDENTIAL CONDOMINIUMS



BPI CORPORATE CENTER

SOLINEA

SEDONA PARC

Aerial view of Cebu Business Park

ALVEO IN CEBU



Aerial view of Cebu Business Park
ALVEO IN CEBU

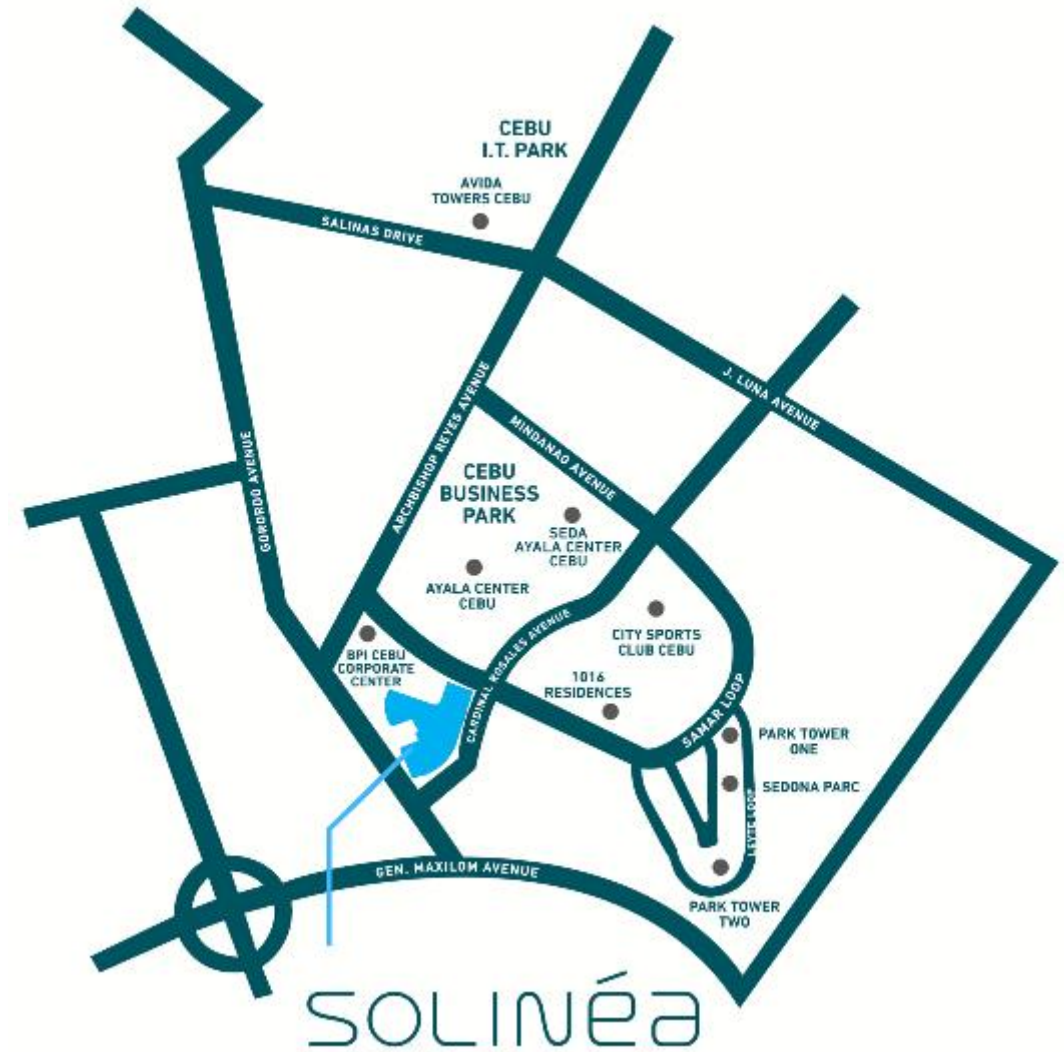
SOLINÉa

LOCATION

Solinea

Solinea rests at a central location within Cebu Business Park, in proximity to the city's main thoroughfares, institutions, hospitals, and business centers.

Solinea presents contemporary residences with pedestrian access to Cebu's premier lifestyle mecca—Ayala Center Cebu.



Solinea Vicinity Map

ARTIST'S PERSPECTIVE

SITE DEVELOPMENT PLAN

City Resort Living in Cebu City

- A. Ultramarine – Central Amenity**
- B. Cyan – Tower 1**
- C. Turquoise – Tower 2**
- D. Lazuli – Tower 3**
- E. Palatine – Tower 4**
- F. Cerule - Tower 5**





TOWER 3 - LAZULI
TURNED OVER (2019)

TOWER 4 - PALATINE
PRESELLING

TOWER 1 - CYAN
TURNED OVER (2017)

TOWER 2 - TURQUOISE
TURNED OVER (2018)

CARDINAL ROSALES AVE.

LUZON AVE.

Solinea Masterplan
ACTUAL PHOTO

RETAIL ROW



6 out of 14
Operational Retail Shops



SOLINEA

98% sold
on total inventory

Tower 1: 99%

Tower 2: 100%

Tower 3: 100%

Tower 4: 93%

TOWER 1 - CYAN



TOWER 2 - TURQUOISE



TOWER 3 - LAZULI



TOWER 4 - PALATINE



PALATINE CONSTRUCTION UPDATES

As of MARCH 2022,
the following works for Palatine
at Solinea were achieved:

- Ongoing Architectural Works
- Percentage of Completion: 66.0%



AMENITIES

Solinea Central Amenity

Ultramarine

OUTDOOR

Amphitheater

Children's Play Area

Commercial Plaza

Multi-experiential Pool

Lap Pool

Leisure Pool

Lounge Pool

Children's Pool

INDOOR

Clubhouse

Lobby

Function Room

Kid's Play Area

Pool Deck

Multimedia Room

Dance Studio

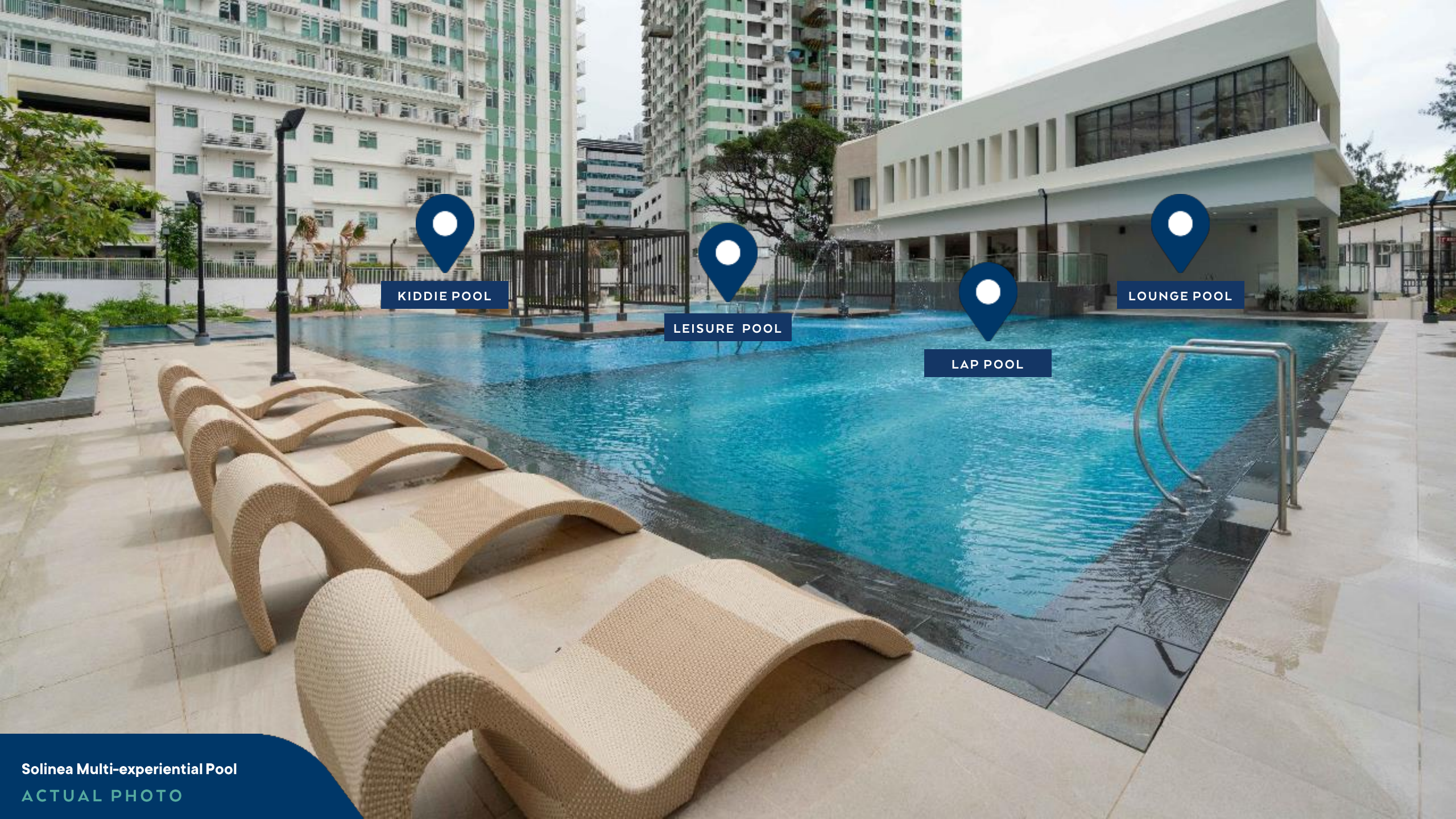
Game Room

Gym





Solinea Amphitheater
ACTUAL PHOTO



KIDDIE POOL

LEISURE POOL

LAP POOL

LOUNGE POOL



Solinea Clubhouse Ground Floor Lobby

ACTUAL PHOTO



Solinea Kids' Play Area
ACTUAL PHOTO



Solinea Grand Staircase

ACTUAL PHOTO



Solinea Gym

ACTUAL PHOTO



Solinea Dance Studio
ACTUAL PHOTO



Solinea Game Room
ACTUAL PHOTO



Solinea Multi-purpose Room

ACTUAL PHOTO



Solinea Clubhouse Lower GF Lobby

ACTUAL PHOTO



Solinea Function Room

ACTUAL PHOTO



CERULE

SOLINEA

ALVEO SOLINEA



Solinea Development
ACTUAL PHOTO



CERULE
SOLINÉA



Cerule City View

ACTUAL PHOTO

Development Summary

Project Name

Cerule

Address

Cardinal Rosales Ave., Cebu Business Park, Hippodromo, Cebu City

Project Developer

Solinea Inc.

Project Manager & Marketing Agent

Alveo Land Corp.

Development Type

The fifth and final tower in Solinea, a high-rise residential condominium with an expansive resort themed amenity located at Cebu Business Park



**CERULE AT SOLINEA
PROJECT DETAILS**

Land Area	3,509 sqm
No. of Floors	32 storeys
No. of Units	499 units
No. of Parking Slots	409 Slots
Retail	Ground Floor
Amenities	7 th Floor (Shared with Tower 4)
Turnover	Starting Q4 2026

General Information

No. of Units per Floor	Amenity Floor	19 units
	Typical Floor	20 units
	Penthouse Floor	20 units
No. of Parking Floors	5 podium levels	
No. of Elevators	4 elevators	
Floor-to-floor Height (Residential Floors)	Approx. 2.9 m.	
Hallway Width	Approx. 1.5 m.	
Elevator Lobby Width	Approx. 3.0 m.	

BUILDING FEATURES

Contemporary design meets leading-edge

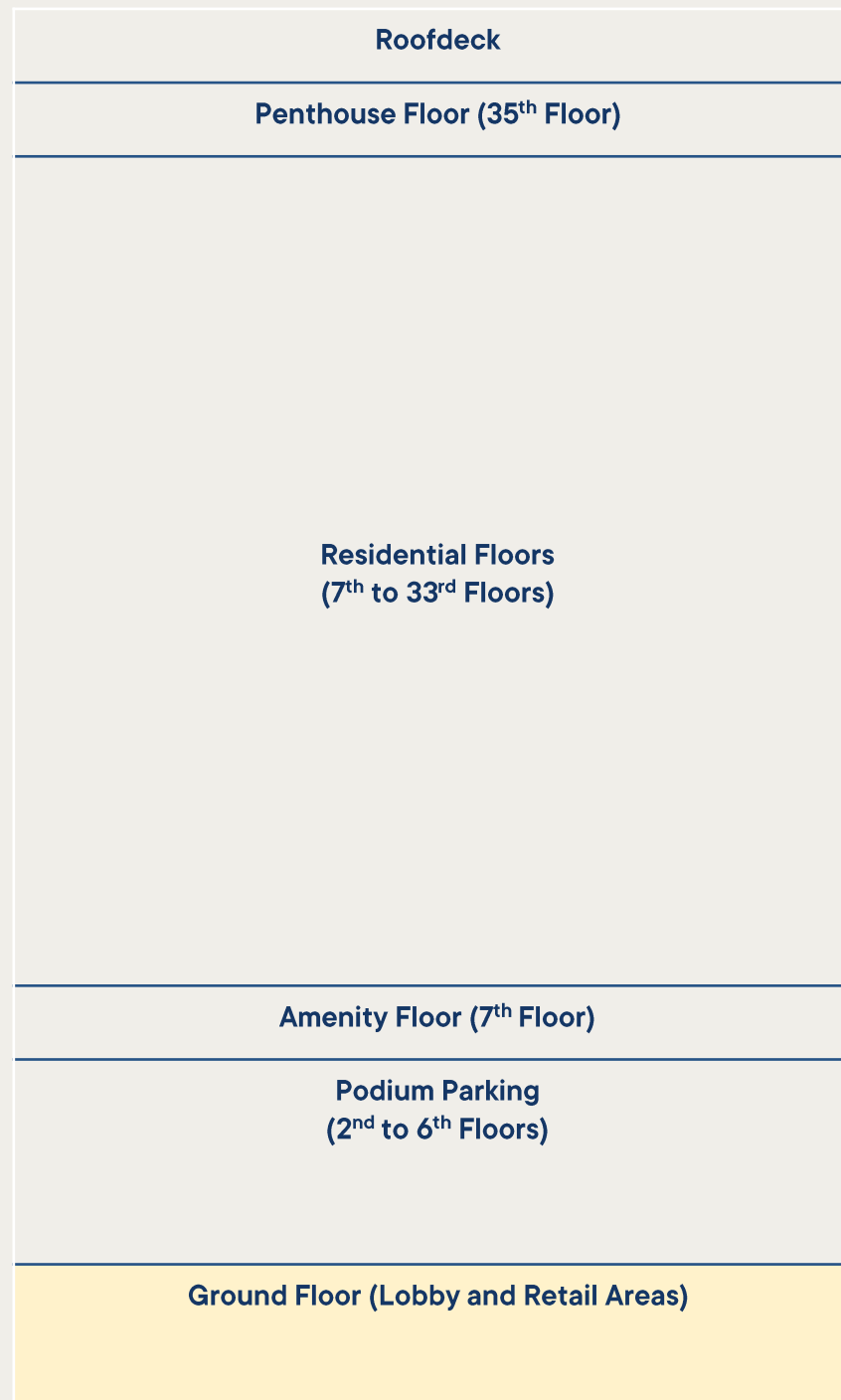
- **Mailroom**
- **Provision for reception area**
- **Fire detection and alarm system**
- **Sprinkler system**
- **Water reservoir and separate fire reserves**
- **Automatic stand-by generator system (100% back-up for common areas, allocated load on all units, automatic activation)**

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Cerule
ARTIST'S RENDERING

Building Composition



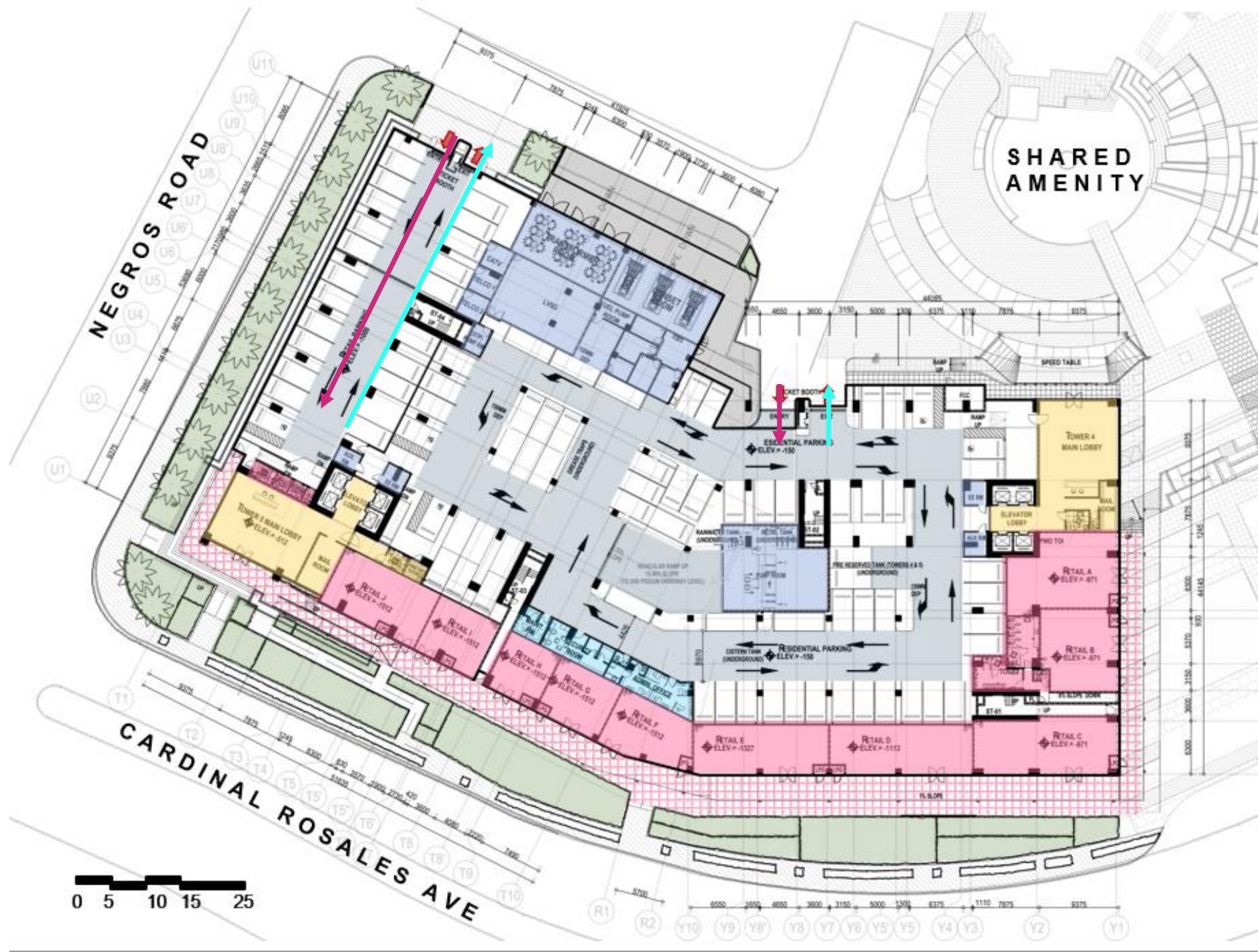


Phase 3 Retail Row
ACTUAL PHOTO

Circulation:

➡ To Entrance

➡ To Exit





Solinea Main Lobby

ARTIST'S RENDERING



Solinea Main Lobby

ARTIST'S RENDERING



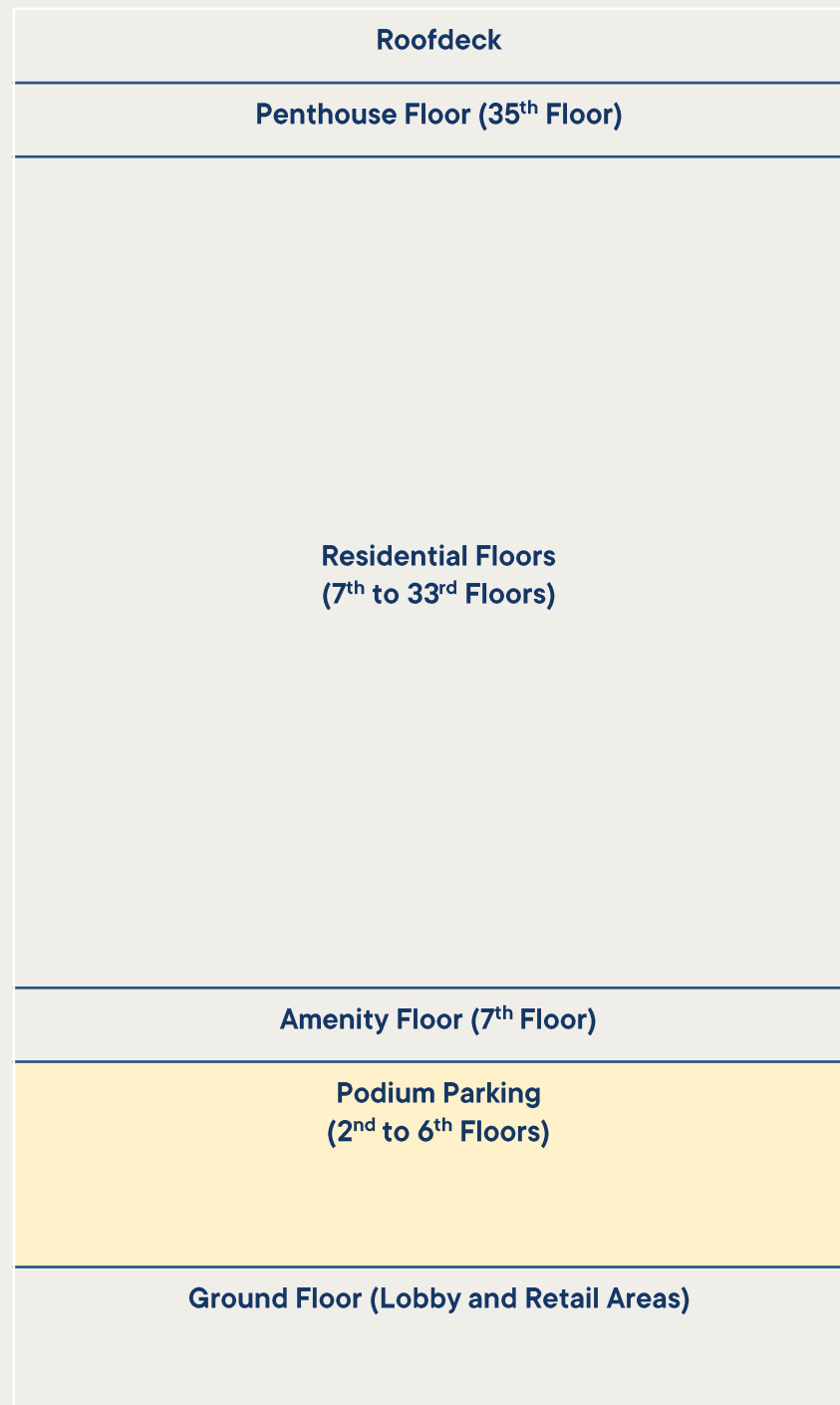
Elevator Lobby

ARTIST'S RENDERING

CERULE
SOLINÉA

Building Composition

ALVEO SOLINEA



PARKING PLANS

Ground Floor (GF)

Parking Floor No.	No. of Slots
GF	33



PARKING PLANS

Podium 2 (P2)

Parking Floor No.	No. of Slots
P2	95



PARKING PLANS

Podium 3 (P3)

Parking Floor No.	No. of Slots
P3	99



PARKING PLANS

Podium 5 (P5)

Parking Floor No.	No. of Slots
P5	99



PARKING PLANS

Podium 6 (P6)

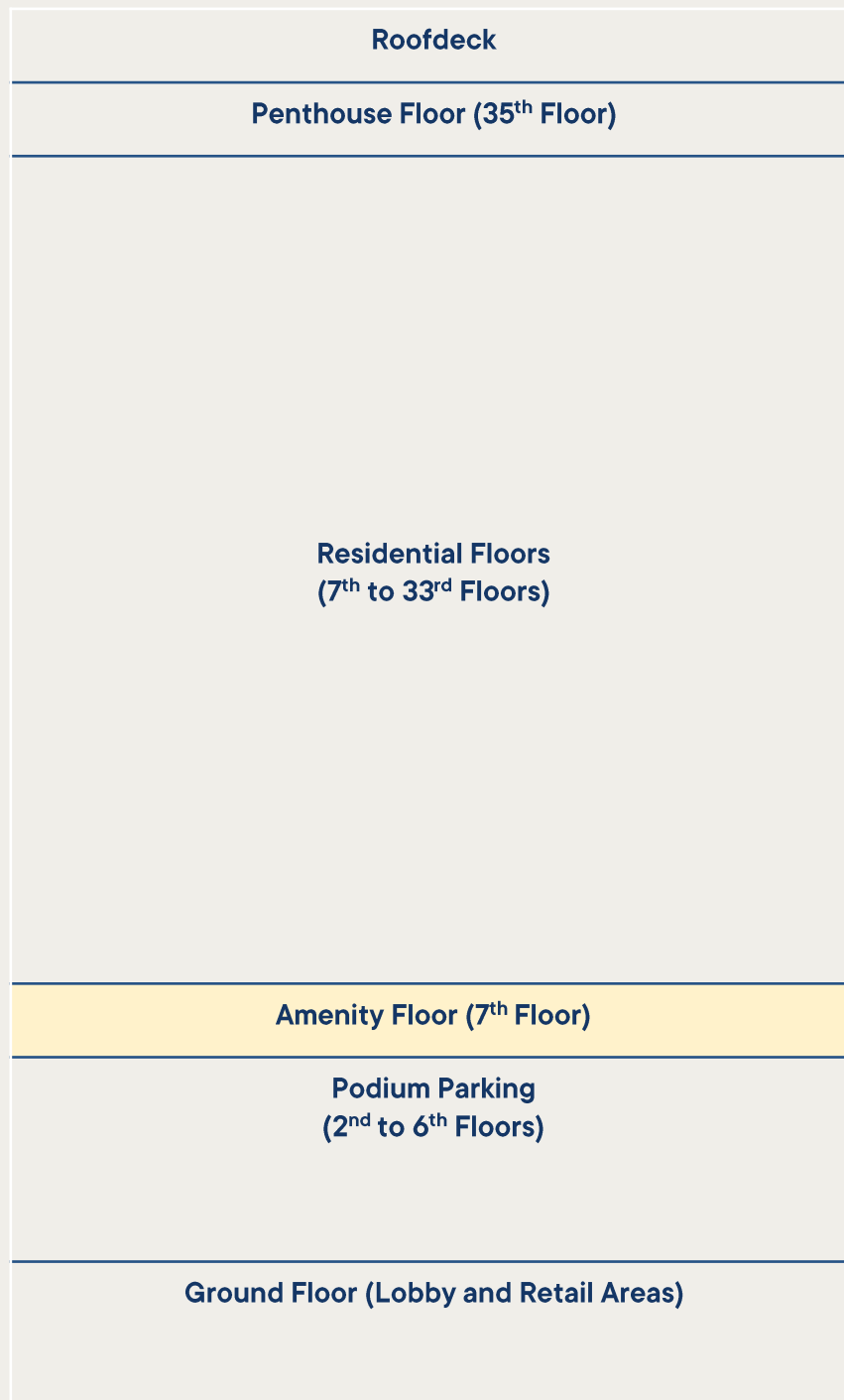
Parking Floor No.	No. of Slots
P6	83



CERULE
SOLINÉA

Building Composition

ALVEO SOLINEA



AMENITIES

In your own zone

Cerule features amenities for activity and wellness exclusively for its residents.

Activity Lawn

Jogging Path

Outdoor Exercise Area

Reading Nook

Meditation Area

Yoga Deck



Phase 3 Amenity Deck

ARTIST'S RENDERING



Solinea Phase 3 Amenity Deck
ARTIST'S RENDERING

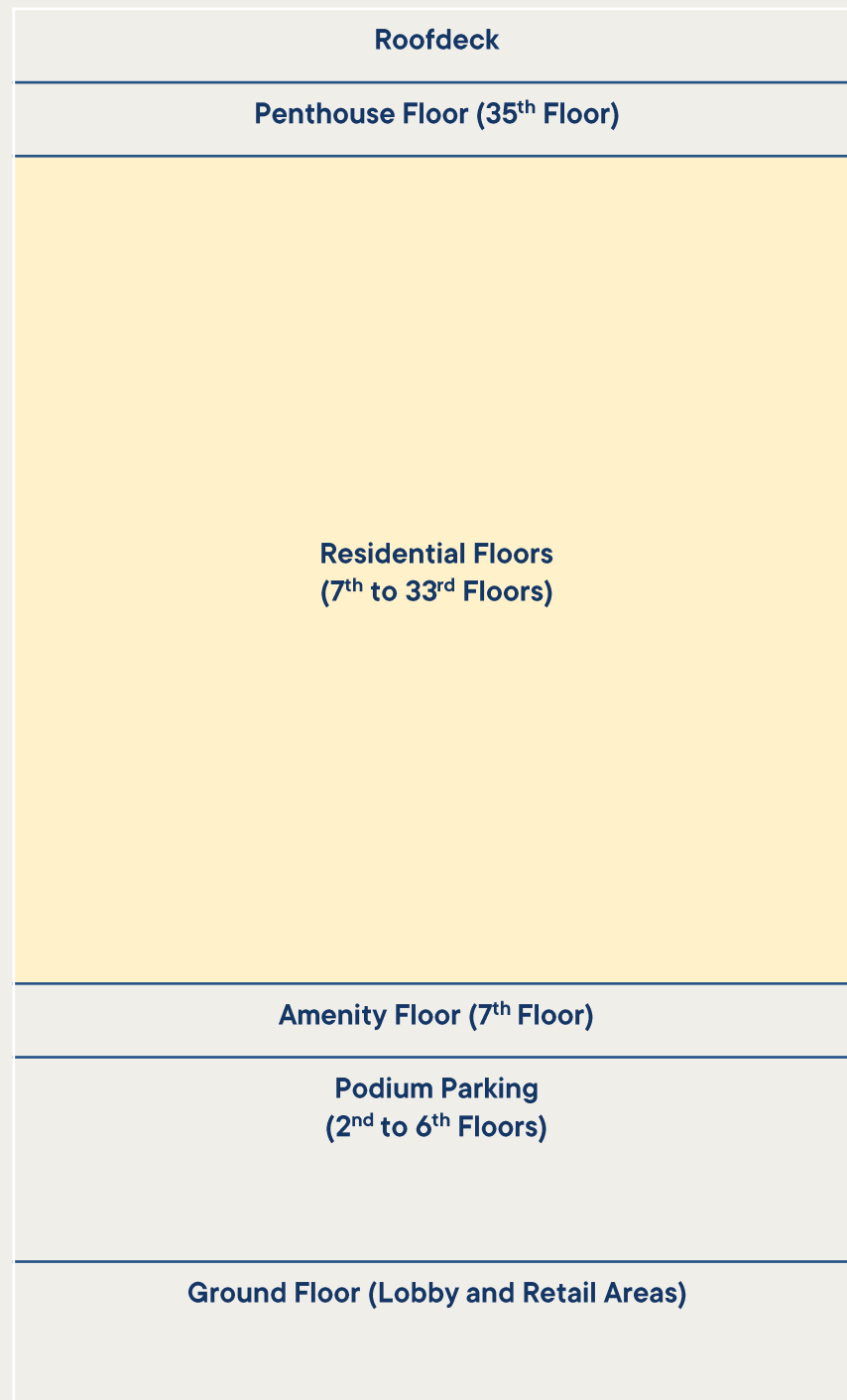


Solinea Outdoor Exercise Area
ARTIST'S RENDERING

CERULE
SOLINÉA

Building Composition

ALVEO SOLINEA



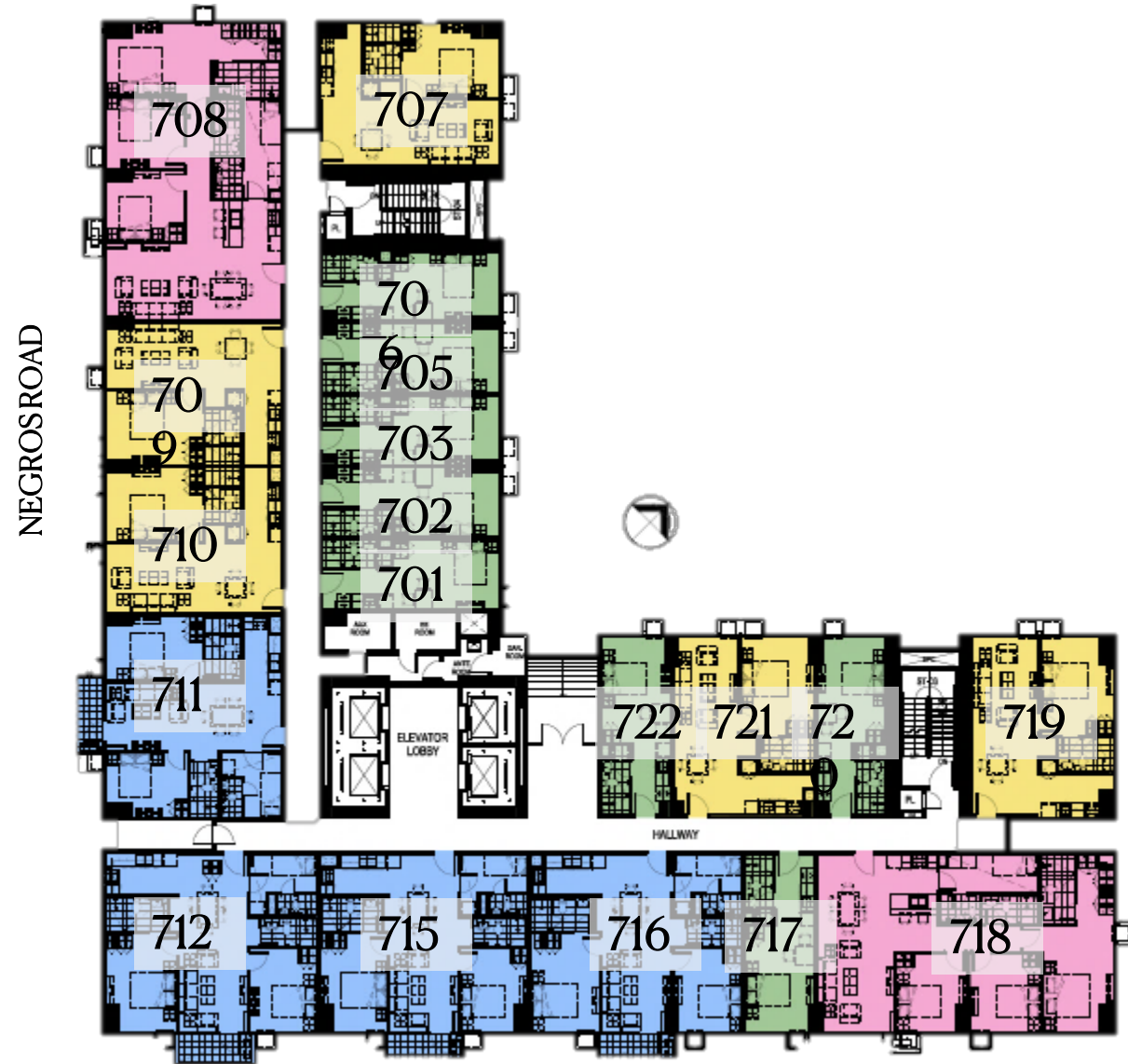
FLOOR PLAN

7th Floor:

Typical Floor

Unit Type	No. of Units
STUDIO	8
1BR	5
2BR	4
3BR	2
TOTAL	19

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



CARDINAL ROSALES AVENUE

FLOOR PLAN

8th to 35th Floor: Typical Floor

Unit Type	No. of Units
STUDIO	9
1BR	5
2BR	4
3BR	2
TOTAL	20

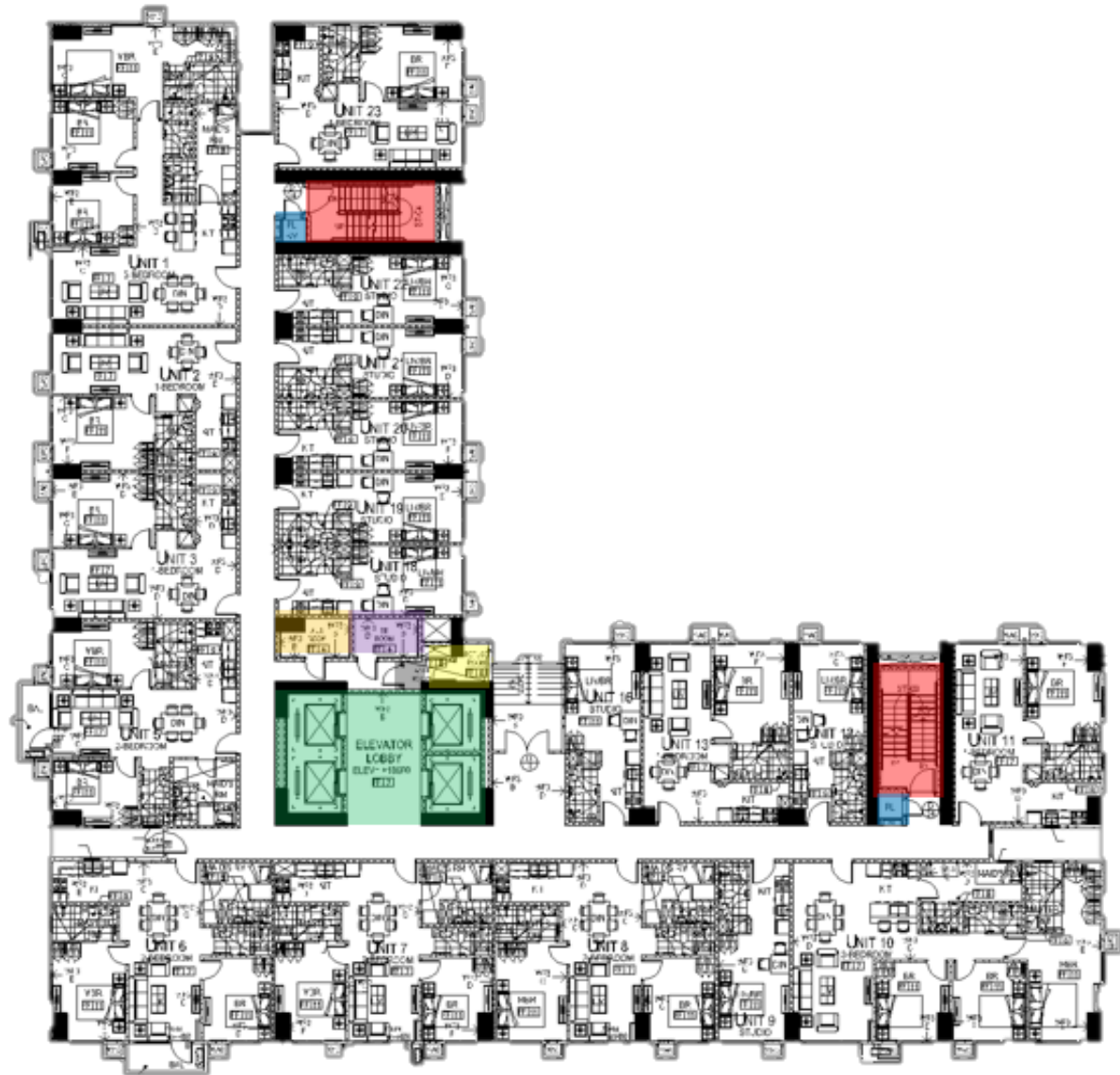
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



FLOOR PLAN

Typical Content of a Floor

- Fire Exit
- Elevator
- Plumbing Room
- Auxiliary Room
- EE Room
- Refuse Room



UNIT MIX

Composed of 70% small units and 30% big units.

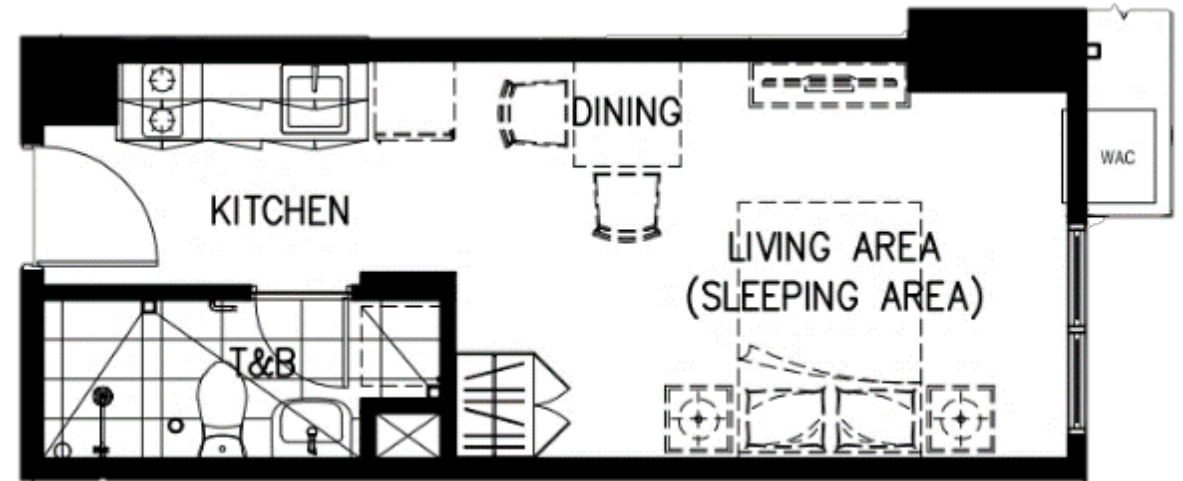
UNIT TYPE	AVE. UNIT SIZE	NO. OF UNITS	% MIX
Studio	24-25 sqm	224	44.9%
One Bedroom	49-50 sqm	125	25.1%
Two Bedroom	75-78 sqm	100	20.0%
Three Bedroom	104-107 sqm	50	10.0%
Total Area		499	100%

UNIT PLAN

Studio Unit

Typical unit size: 25 sq.m. | 269 sq.ft

*Approximate sizes only	sq.m	sq.ft
Kitchen	6	65
Living/Dining	15	161
T&B	4	43
Total Area	25	269



*The typical unit plans reflect the suggested furniture layouts.

Architect's Layout

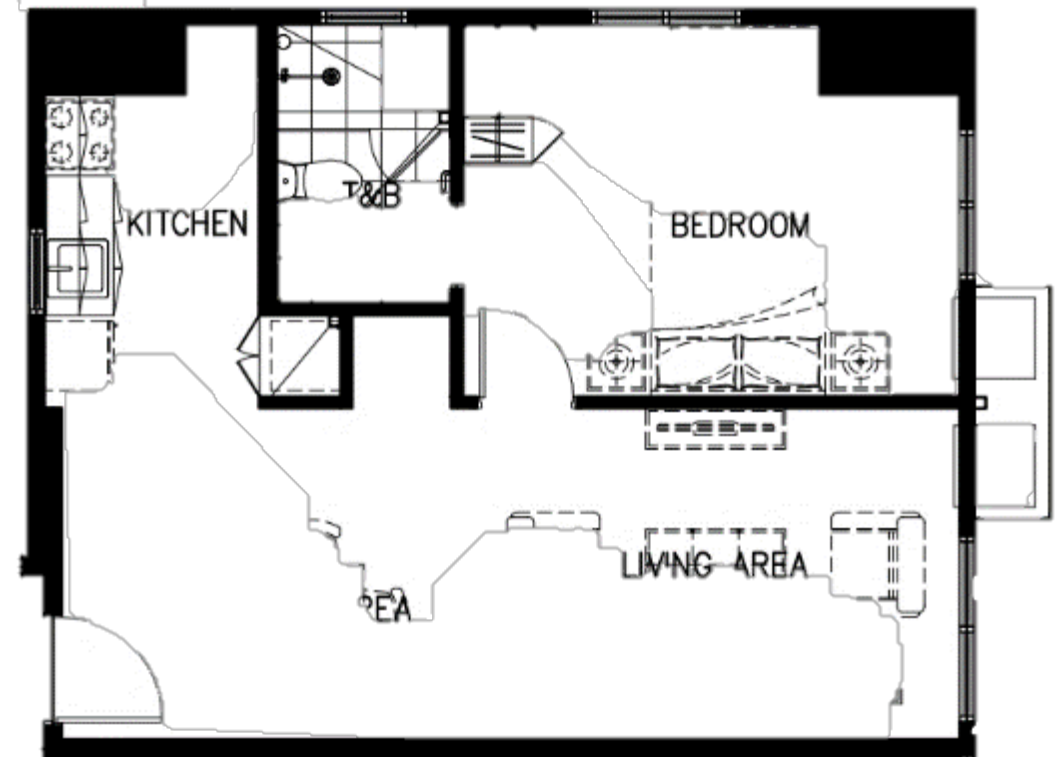


UNIT PLAN

One-Bedroom Unit

Typical unit size: 51 sq.m. | 549 sq.ft.

*Approximate sizes only	sq.m	sq.ft
Foyer/Living/Dining	25	269
Kitchen	7	75
Bedroom	15	162
T&B	4	43
Total Area	51	549



*The typical unit plans reflect the suggested furniture layouts.

Architect's Layout



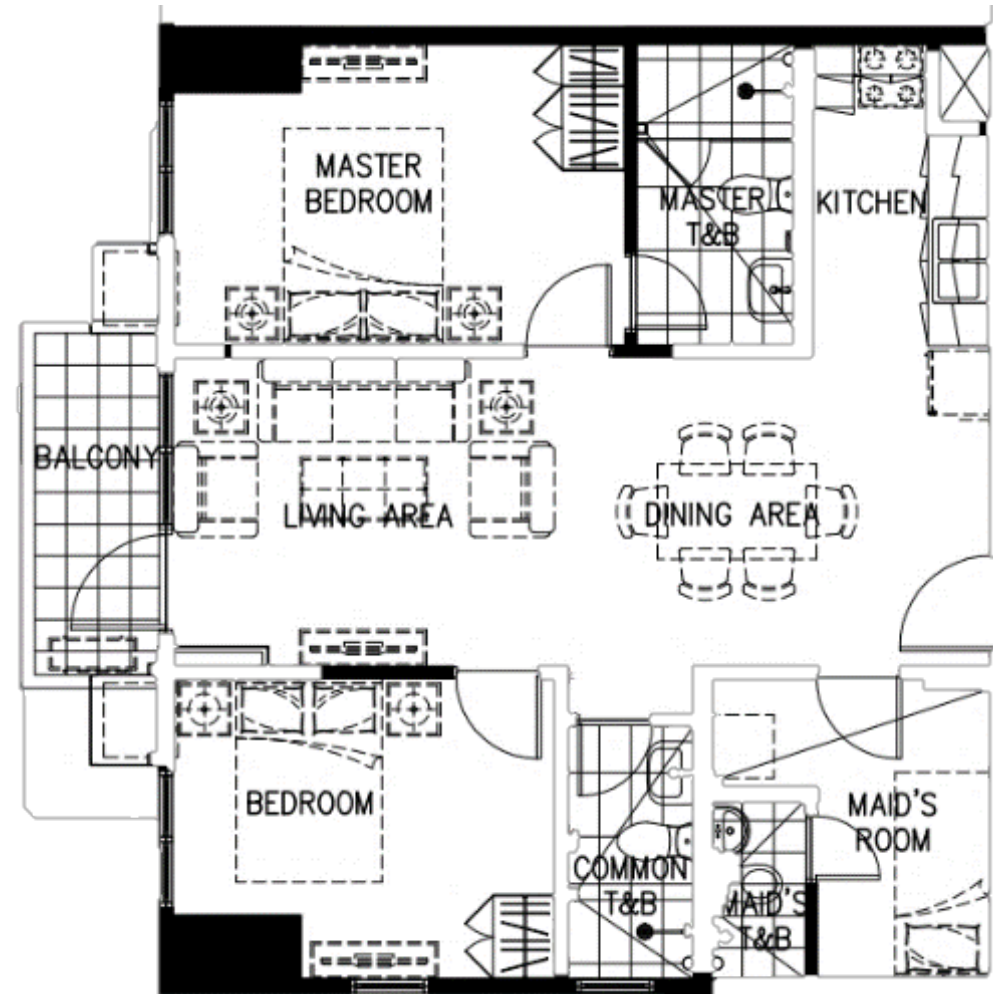
1BR Living, Dining, and Kitchen Area
ARTIST'S RENDERING

UNIT PLAN

Two-Bedroom Unit

Typical unit size: 74 sq.m. | 792 sq.ft.

*Approximate sizes only	sq.m	sq.ft
Living/Dining Area	23	248
Kitchen	7	75
Master's Bedroom	13	140
Master's T&B	5	54
Bedroom	11	118
T&B	3	32
Maid's Room	6	65
Maid's T&B	2	22
Balcony	4	43
Total Area	74	792



*The typical unit plans reflect the suggested furniture layouts.

Architect's Layout



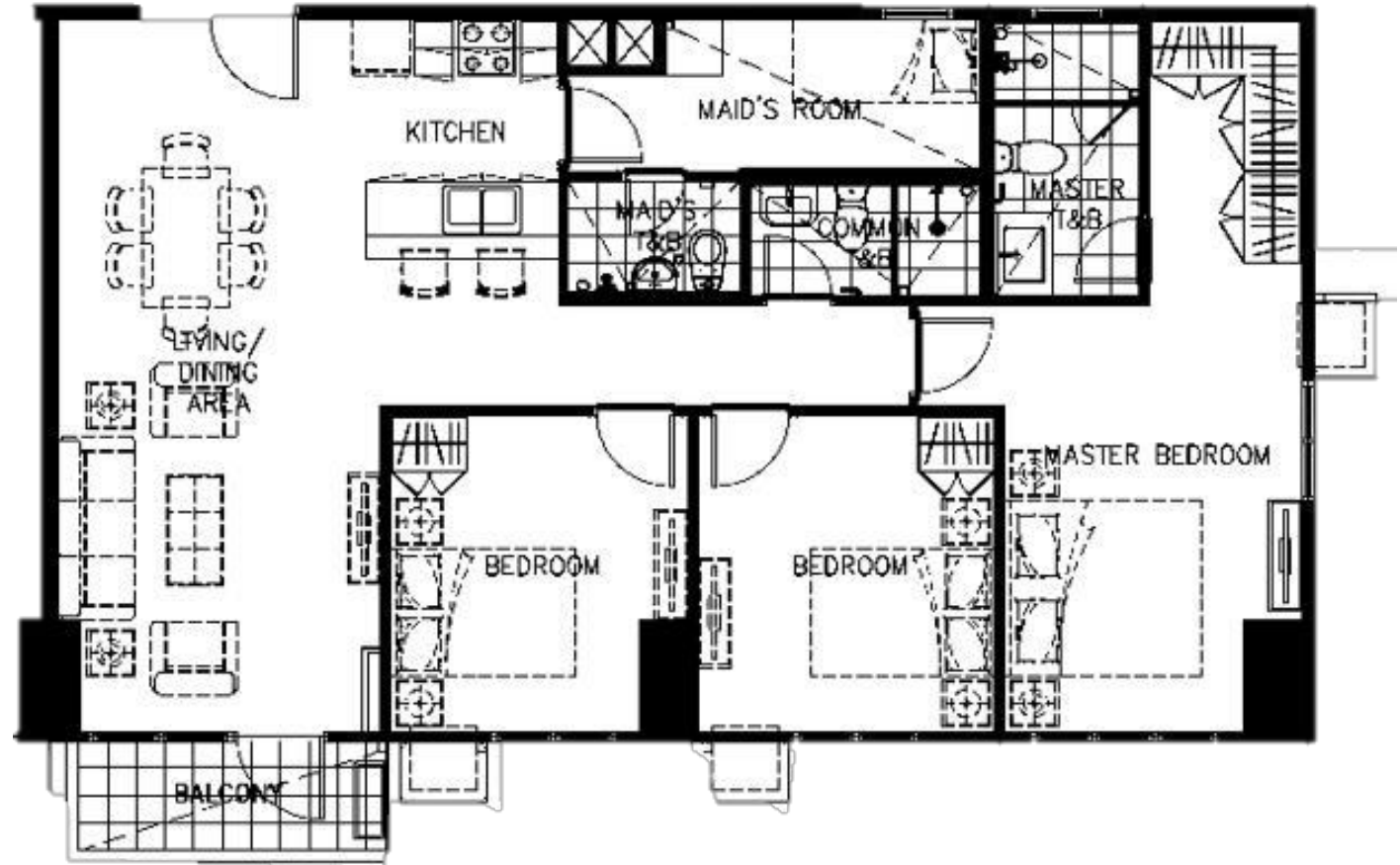
2BR Kid's Bedroom
ARTIST'S RENDERING

UNIT PLAN

Three-Bedroom Unit

Typical unit size: 107 sq.m. | 1,150 sq.ft.

*Approximate sizes only	sq.m	sq.ft
Foyer/Living/Dining Area	26	280
Kitchen	7	75
Master's Bedroom	22	237
Master's T&B	5	54
Bedroom 1	11	118
Bedroom 2	11	118
Common T&B	3	32
Maid's Room	8	86
Maid's T&B	3	32
Balcony	4	43
Hallway	7	75
Total Area	107	1,150



*The typical unit plans reflect the suggested furniture layouts. **Architect's Layout**



3BR Living and Dining Area
ARTIST'S RENDERING

UNIT FINISHES

AREA	FINISHES
Living/Dining/Kitchen	STUDIO: Wood laminated flooring 1BR, 2BR & 3BR: Porcelain tiles
Bedrooms	Wood laminated flooring
Toilet & Bath	Porcelain tiles
Maid's Room/Utility	Ceramic tiles
Other Materials & Finishes	Solid surface kitchen countertops and granite master T&B counters Laminated wood kitchen cabinets and bedroom closet

UNIT FEATURES

Each home zooms in on spatial efficiency and functionality

- Efficient unit space planning
- Walk-in closet for Master Bedroom on select units
- Kitchen cabinet system
- Individual metering for water and electricity
- Balconies and decks on select units



1BR Living Area

ARTIST'S RENDERING

SUSTAINABLE FEATURES

Where sustainability is key to living well

- **Dual-flush toilets**
- **Low flow, high valve bathroom features**
- **LED lighting on selected areas**
- **Maximized natural lighting**



1BR Dining

ARTIST'S RENDERING

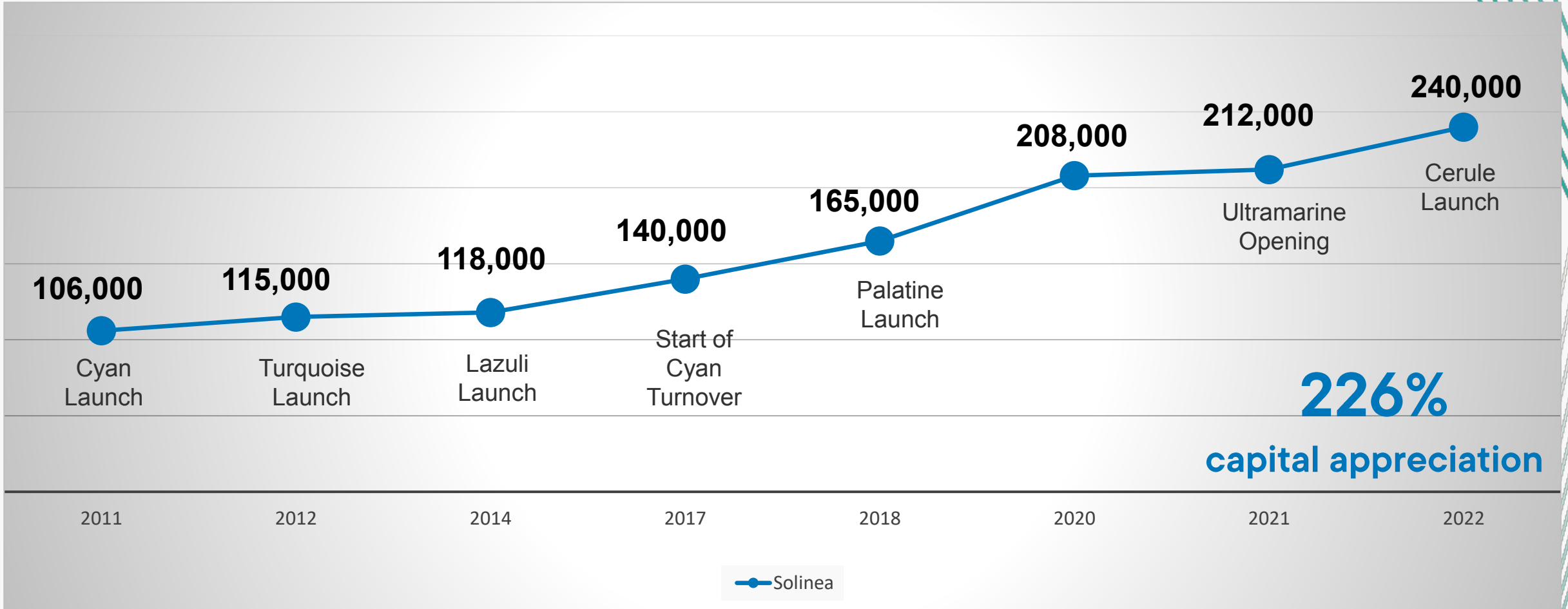
PRICING

INDICATIVE SELLING PRICE:
STUDIO – 238K TO 270K/SQM*
ALL UNITS– 210K TO 270K/SQM*

Unit Type	Size Range (Approximate size in sqm.)	Local Pricing		Foreign Pricing	
		P/sqm	TCP Range (in Php)	P/sqm	TCP Range (in Php)
Studio	24-25 sqm.	P238k to P270k/sqm	P5.8m to P6.6m	P239k to P288k/sqm	P6.5m to P7.4m
1-Bedroom	49-50 sqm.	P215k to P235k/sqm	P10.5m to P11.7m	P217k to P260k/sqm	P11.7m to P13.0m
2-Bedroom	75-78 sqm.	P210k to P245k/sqm	P15.7m to P18.8m	P211k to P262k/sqm	P17.5m to P20.9m
3-Bedroom	104-107 sqm.	P215k to P240k/sqm	P23.0m to P25.4m	P217k to P257k/sqm	P25.6m to 28.2m

*Local Pricing

INVESTMENT POTENTIAL



WHY CERULE?

Cebu City

- **Infrastructure Spending**

- ✓ New Cebu International Container Port NCICP
- ✓ Cebu Cordova Link Expressway CCLEX
- ✓ Cebu Bus Rapid Transit (CBRT)
- ✓ Metro Cebu Expressway

- Increase in Foreign Arrivals



WHY CERULE?

Ayala Heritage

- Top CBDs in the Philippines
- Central Visayas – Cebu Business Park



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Cebu City
27 hectares
Launched in 2001



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Mandaue City
18 hectares
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Mactan Seagrove
Lapu-lapu City
14 hectares
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South Road Properties (SRP)
26 hectares
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WHY CERULE?

City Resort Living

- Distinct living experience
- Award-winning development



WHY CERULE?

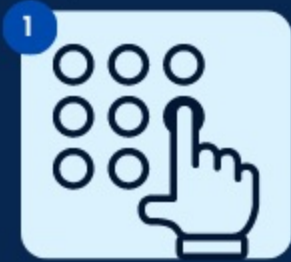
Final Piece



ALVEO SOLINEA



Let me help you!



CONTACT
ROCHELLE



ONLINE OR
PERSONAL
PRESENTATION



ONLINE
RESERVATION



ONLINE
DOCUMENTATION
& TRANSACTION



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AFTER SALES
SERVICE

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