

For your future investment, contact :

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 AyalaLand  PREMIER



VERMOSA is a masterplanned, mixed-use community by AyalaLand between the cities of Imus and Dasmariñas, Cavite, highlighting settings for active lifestyles.

PEDESTRIAN LANE

4km long | 1.5m - 3m wide

BIKE LANE

4km long | 2m wide



Vermosa Estate Today



Vermosa is situated along Daang-Hari Road within Cavite's main centers of growth, Dasmariñas and Imus City. The estate is easily accessible via major road networks MCX, SLEX and CAVITEX, with future connections through CALAX and the Skyway Extensions.

DISTANCES

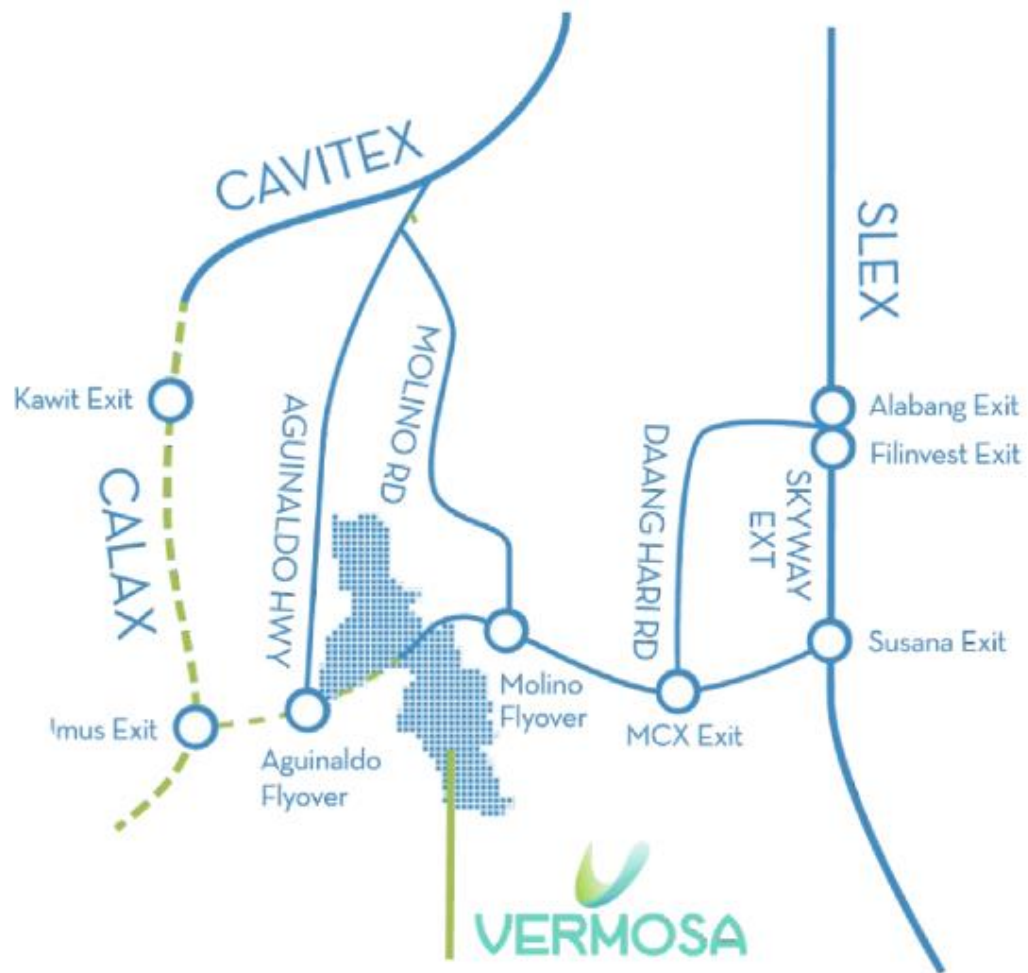
7km away from MCX (Muntinlupa Cavite Expressway)
Makati - SLEX- MCX Road-Daang Hari-Vermosa

8km away from CALAX Imus exit ramp (Cavite Laguna Expressway)
Upon completion of the Cavite Segment

15km from Alabang

28km from NAIA





From Makati

Skyway Extension-MCX-Daaghari – Operational

From Pasay

CAVITEX - Operational

Aguinaldo Flyover - Operational

CALAX Imus Exit – For completion Q2 2024

Malagasang Flyover – For completion Q1 2024



RESIDENTIAL

Ayala Land Premier
 Alveo
 Avida
 Amaia

COMMERCIAL DISTRICT

Vermosa Midtown
 Vermosa Campus Town

SPORTS, RECREATION AND ENTERTAINMENT

Ayala Malls Vermosa
 The Shops at Vermosa
 Ayala Vermosa Sports Hub
 Vermosa Sports Playpark
 KTM Motocross Training Center

OPEN SPACES

ESTATE INFRASTRUCTURE

MAIN PUBLIC ROAD NETWORKS

INDUSTRIAL LOCATIONS

ALLHC Warehouse

INSTITUTIONS

De La Salle Zobel - Vermosa Campus
 Red Cross - Cavite Chapter
 BFP and PNP Station
 Imus Government Center

The Shops at Vermosa catering to the growing, on-the-go communities



Operational

Petron, Starbucks, Mcdo, Jollibee, Peri Peri Chicken, Coffee Bean, Burger King

Upcoming

Chowking, Army Navy

Ayala Malls Vermosa

Ayala Malls Vermosa is a sports-oriented retail environment complemented by open space for fitness and other active pursuits situated between two retail blocks.

Approx. **41,000 sqm** GLA
November 2023 Target Opening



Upcoming Retail



ESTATE UPDATES INSTITUTIONAL

Opened June 2017

4,000 Projected Students



DE LA SALLE SANTIAGO ZOBEL

CAMPUS TOWN

BFP / PNP Stations



Operational since May 2022

Red Cross Cavite Chapter (Blood Center)



Target Groundbreaking: Q2 2024

Landers Vermosa

2 H.A. Commercial Establishment includes a supermarket and food and retail choices

Target Opening: Q3 2024





Vermosa Transport Terminal

Target Groundbreaking: Q4 2024



Vermosa Greenways & Play Park

Target Completion: Q1 2025

Avenue for the community and locators to converge and connect.



THE COURTYARDS

VERMOSA

THE COURTYARDS

VERMOSA



THE COURTYARDS VERMOSA

OVERVIEW

Location	Imus, Cavite
Land Area	141 hectares
Elevation	45 – 85 m AMSL
Density	8 lots per ha.
# of Phases	4
# of Lots	1,053
Amenities	Village Clubhouse Activity Nodes

**Data reflects launched phases only*



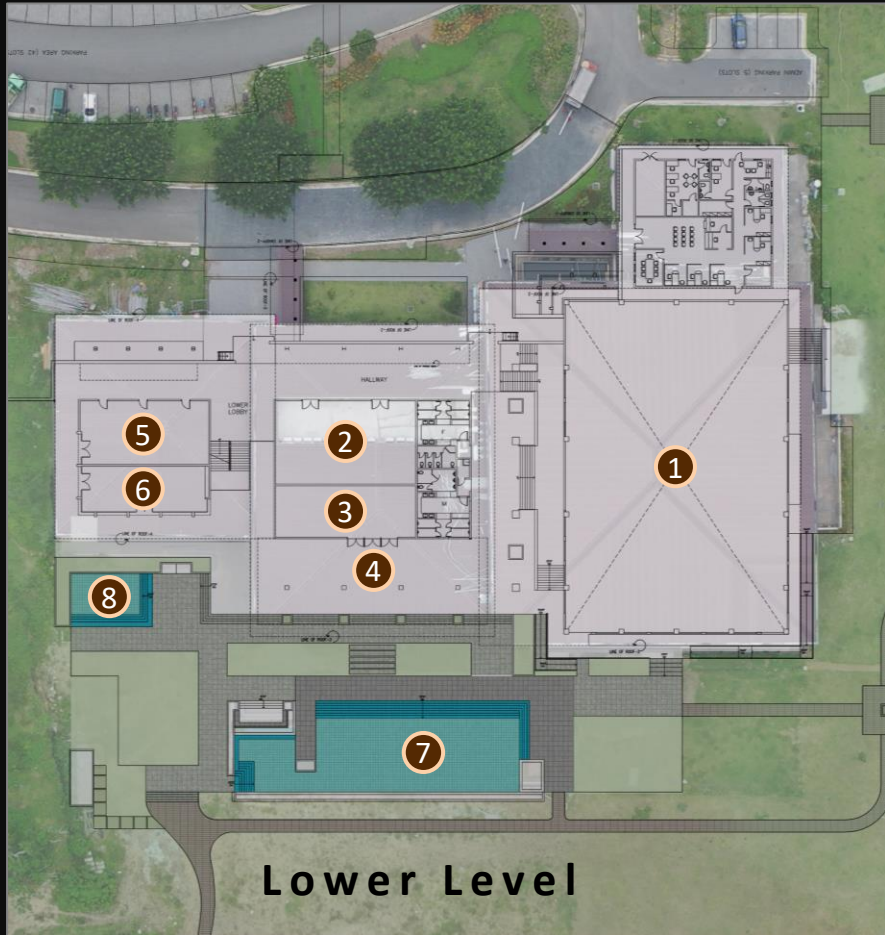
AMENITY PROGRAM

With having an active lifestyle as its core focus, the clubhouse is carefully designed for residents who want to pursue physical activity and recreation.

The clubhouse has a floor area of approx. 4,500 sqm, and is conveniently situated at the center of the village.



VILLAGE CLUBHOUSE



LOWER LEVEL

- 1 – Multi-purpose Court
- 2 – Function Rooms
- 3 – Lounge
- 4 – Lanai
- 5 – Studio Rooms
- 6 – Kids' Playroom
- 7 – Adults' Pool
- 8 – Kids' Pool

UPPER LEVEL

- 1 – Admin Office
- 2 – Social Hall
- 3 – Balcony
- 4 – Food Preparation Area
- 5 – Activity Hall



SOCIAL HALL

The Social Hall on the upper-level of the clubhouse grants a full panoramic view of the surrounding area thanks to its floor-to-ceiling windows.

The Social Hall is 400 sqm. in size and can hold a max. capacity of 250 people.

A wide-angle photograph of a large, empty indoor sports court. The court has a light-colored concrete floor with white and black markings for basketball. A basketball hoop with a blue base is positioned on the right side. The walls are a neutral color with several windows and a set of glass doors on the left. The ceiling is high with a complex steel truss structure and recessed lighting. The overall atmosphere is clean and spacious.

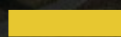
MULTIPURPOSE COURT

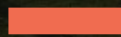
The spacious multipurpose court is able to host a variety of sports functions such as basketball, volleyball, badminton, or futsal.

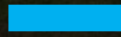
ACTIVITY NODES

Residents have access to Activity Nodes or pocket parks dotted across the open space along Park Boulevard, enabling a dynamic area to host numerous activities.

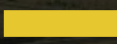
There are three (3) node types with varying activities to offer.

 Node 1

 Node 2

 Node 3





Node 1

- Dog Park
- Bike Path
- Fitness Station

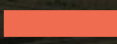


**Conceptual images only*



SUBJECT TO CHANGE

Activity Node 1



Node 2

- Open Field
- Bike Path
- Putting green

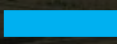
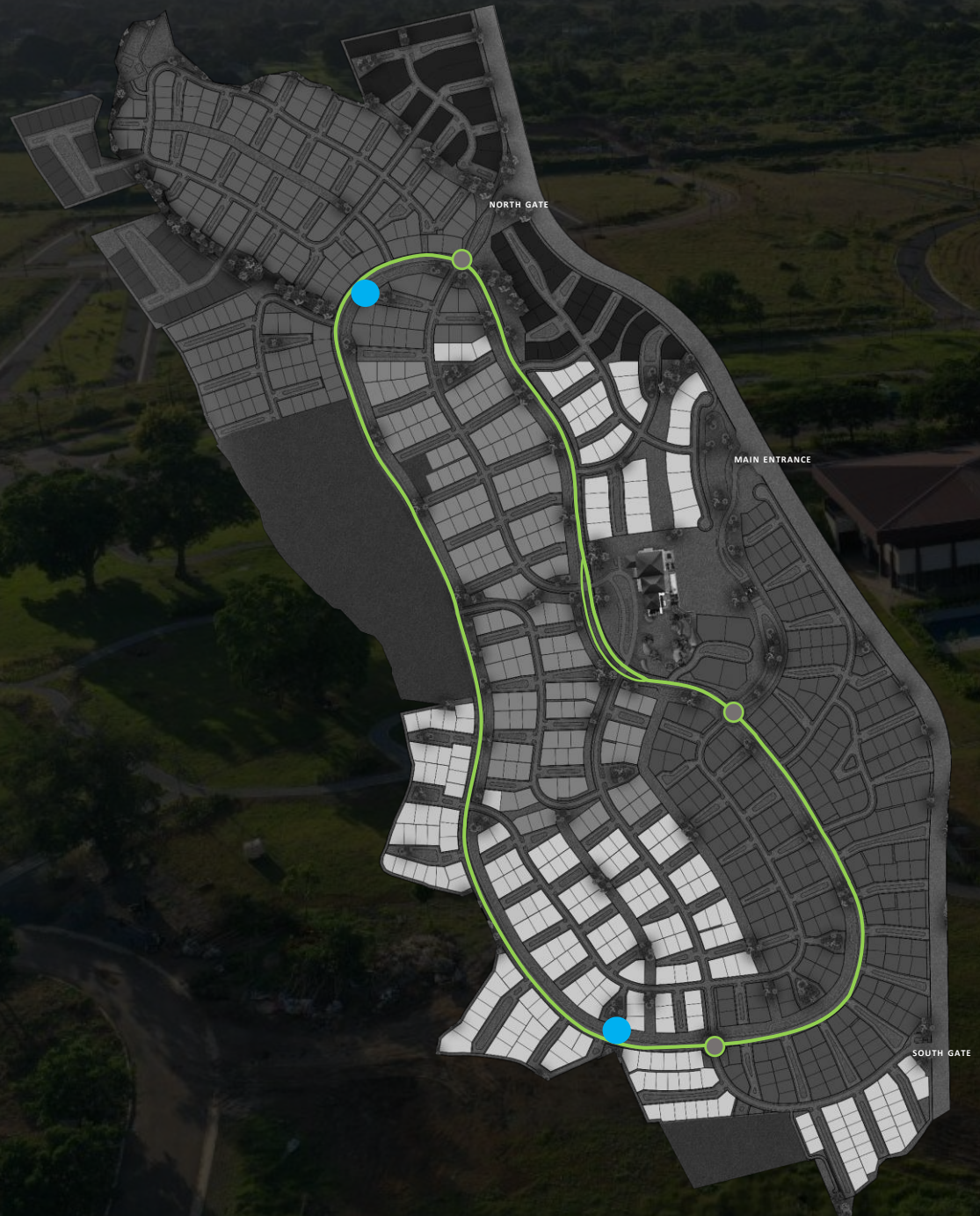


**Conceptual images only*



SUBJECT TO CHANGE

Activity Node 2



Node 3

- Children's play area
- Open field



**Conceptual images only*



Activity Node 3



GREENWAYS

Multiple greenways are found across the village which gives residents extra space for jogging as well as other forms of recreational activities.

NEWEST NEIGHBORHOOD

THE COURTYARDS

VERMOSA

PHASE 3C

Launch Date	December 2023
Turnover Date	Q1 2027
Land Area	11 hectares
No. of Lots	116
Lot Size Range	500 – 745 sqm
Ave. Lot Size	579 sqm
Density	11 lots per ha.



THE COURTYARDS

VERMOSA

SITE DEVELOPMENT PLAN
PHASE 3C



-  COURTYARD
-  PARKLANE
-  COURTYARD PARK
-  COURTYARD PARK PREMIER



Phase 2



Phase 3C



Phase 3A



Phase 1B



Actual Photo | Phase 3C (Nov 2023)



RESIDENTIAL
OFFERINGS

THE COURTYARDS VERMOSA

PHASE 3C

Courtyard Park Premier

lots adjacent to a greenway

Number of Lots **2 lots**

*Lot Size Range **672 - 742**

Price: TBA

**Values are in square meters (sqm)*



THE COURTYARDS VERMOSA

PHASE 3C

Courtyard Park

lots fronting courtyards connected to a greenway

Number of Lots **1 lot**

*Lot Size Range **620**

Price: TBA

*Values are in square meters (sqm)



THE COURTYARDS VERMOSA

PHASE 3C

Parklane
lots located along the main road and fronting a Greenway

Number of Lots	23 lots
*Lot Size Range	600 - 745

Price: TBA

**Values are in square meters (sqm)*



THE COURTYARDS

VERMOSA

PHASE 3C

Courtyard
lots facing a courtyard park

Number of Lots **89 lots**

*Lot Size Range **500 - 680**

Price: TBA

*Values are in square meters (sqm)



THE COURTYARDS VERMOSA

PHASE 3C

LOT CLASSIFICATION	NO. OF LOTS	*LOT SIZE RANGE
COURTYARD	89 lots	500 – 680
PARKLANE	24 lots	600 – 745
COURTYARD PARK PREMIER	2 lots	672 – 742
COURTYARD PARK	1 lots	620
Total	116 lots	500 – 745

**Values are in square meters (sqm)*

FREQUENTLY ASKED QUESTIONS

Pricing and competitive scan

Competitors	The Courtyards at Vermosa (Secondary Market Prices)	Ardia Vermosa	The Enclaves Alabang	Versailles Alabang	Alabang West
Location	Dasmariñas, Cavite	Imus, Cavite	Las Piñas City	Las Piñas City	Las Piñas City
Developer	Ayala Land Premier	Alveo Land	Filigree (Filinvest)	State Properties Corp.	Megaworld Corp.
Lot Area Range	588 – 1471 sqm.	316 – 397 sqm.	325 – 355 sqm.	249 – 300 sqm.	296 – 371 sqm.
Price/Sqm. Range	Php 40,000 – 59,000 per sqm.	Php 39,900 – 61,224 per sqm.	Php 73,000 – 90,000 per sqm.	Php 70,000 – 80,000 per sqm.	Php 80,000 – 90,679 per sqm.

Are there any updates on the North side of Vermosa?

There are plans to expand the **KTM motocross** riding facilities but no fixed timeline yet. There are allocations for commercial as well as residential lots including residential villages by **ALP and Alveo**.

Where will the next ALP project in Vermosa be located?

We have parcels allocated in the south and north districts of Vermosa.

Are there any developments on Alveo's presence in the estate?

The next Alveo village will likely be in the north


Will there be upgrades or improvements in the Sports Center?



Completed

- Upgraded the Football Field to artificial turf (now FIFA-Certified)
- Vermosa Sports Hub is the only facility in the PH with a live FIFA Certification.
- Added a Multipurpose Field for various sports--archery, futsal, etc.

Upcoming

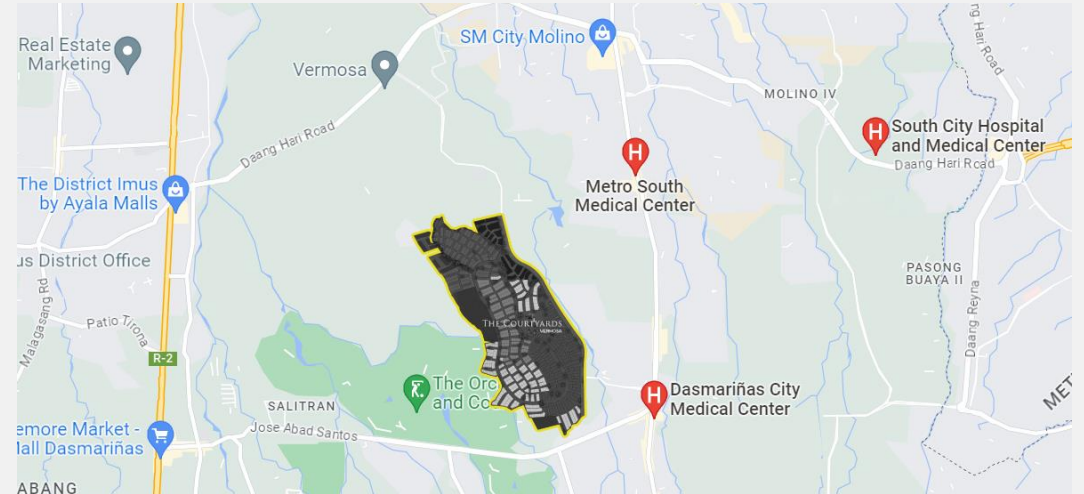
- Athlete's House - 30-room hostel built with the athlete in mind
 - Vermosa Playpark - an interactive sports playzone targeted for sports-themed leisure
 - Stadium dugout and canopies
- 

What other essential landmarks/institutions are near the area?

Hospitals

- Dasmariñas City Medical Center (2.4km)
- Metro South Medical Center (4.1km)
- South City Hospital and Medical Center (9.7km)

**Distance is from TCV's main entrance*



Churches/Places of worship

- Our Lady of Fatima Parish Church - Imus City, Cavite - Diocese of Imus (5.4 km)




**Distance is from TCV's main entrance*





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