

Avída
an AyalaLand company




VERMOSA

Your Modern Suburban Community

Ugnayan

For your future investment, contact :

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Parklane
SETTINGS
VERMOSA



PROGRAM OUTLINE

- Ayala Land's Emerging Estate in the South: Vermosa
- Avida's Portfolio in Cavite & Market Adaptability
- Parklane Settings Vermosa Project Overview
- Parklane Settings Vermosa Community Masterplan
- Payment Term





VERMOSA



Modern Suburban Community promoting a healthy and active lifestyle.

752 hectares located in the cities of
Imus and Dasmariñas, Cavite



*Artist perspective only. Subject to change.

- Mixed Use
- Residential
- Institutions
- Open Spaces



Current Estate Developments

Commercial

- Vermosa Midtown
- Vermosa Campus Town
- The Shops at Vermosa
- Ayala Malls Vermosa

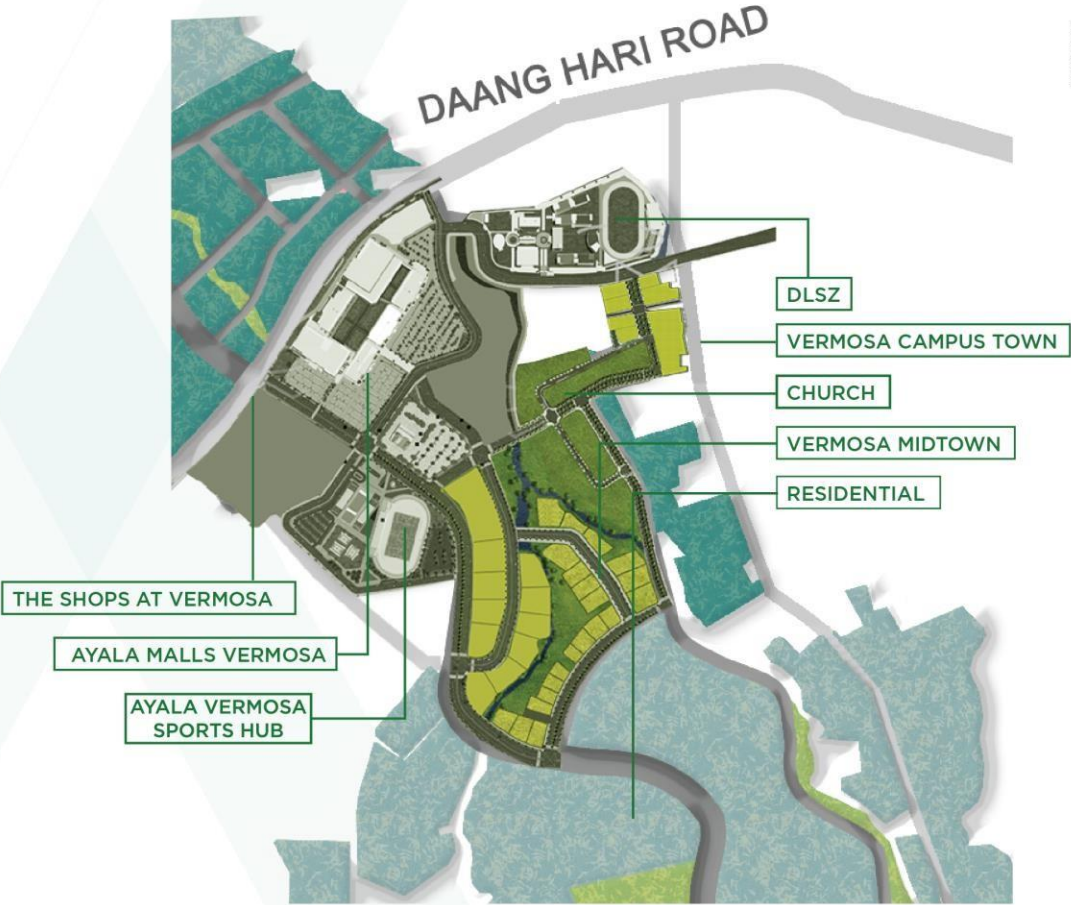
Ayala Vermosa Sports Hub

De La Salle Santiago Zobel

Vermosa Church

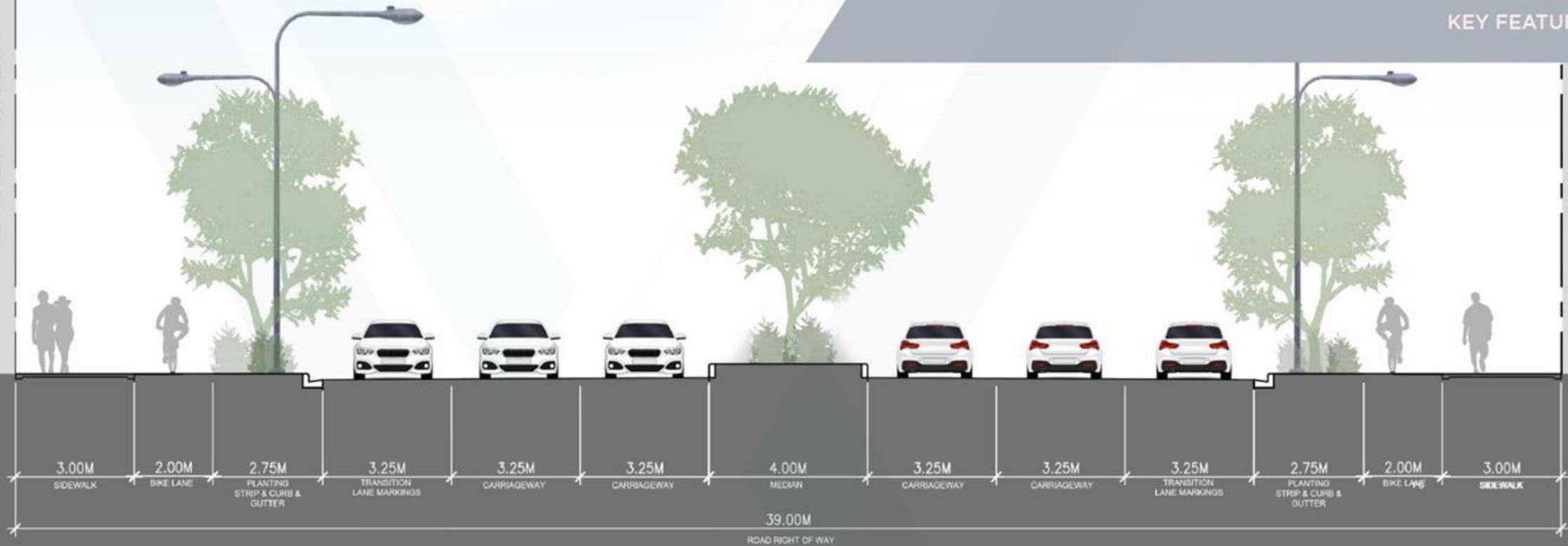
Residential

- Ayala Land Premier
- Alveo
- Avida



ADJACENT PROPERTY

ADJACENT PROPE



39.00m R.R.O.W.

Seamless, efficient & safe connections and spaces

Vermosa Boulevard



PEDESTRIAN LANE
4km long, 1.5 - 3m wide



BIKE LANE
4km long, 2m wide

A community where residential, retail, and corporate spaces are anchored by environments for active pursuits.

24% of the estate dedicated to generous open spaces and parks.



*Artist perspective only. Subject to change.

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Strategic Location and Access

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 Extension.

7km away from MCX

(Muntinlupa Cavite Expressway)

Makati-SLEX-MCX Road-Daang Hari-Vermosa

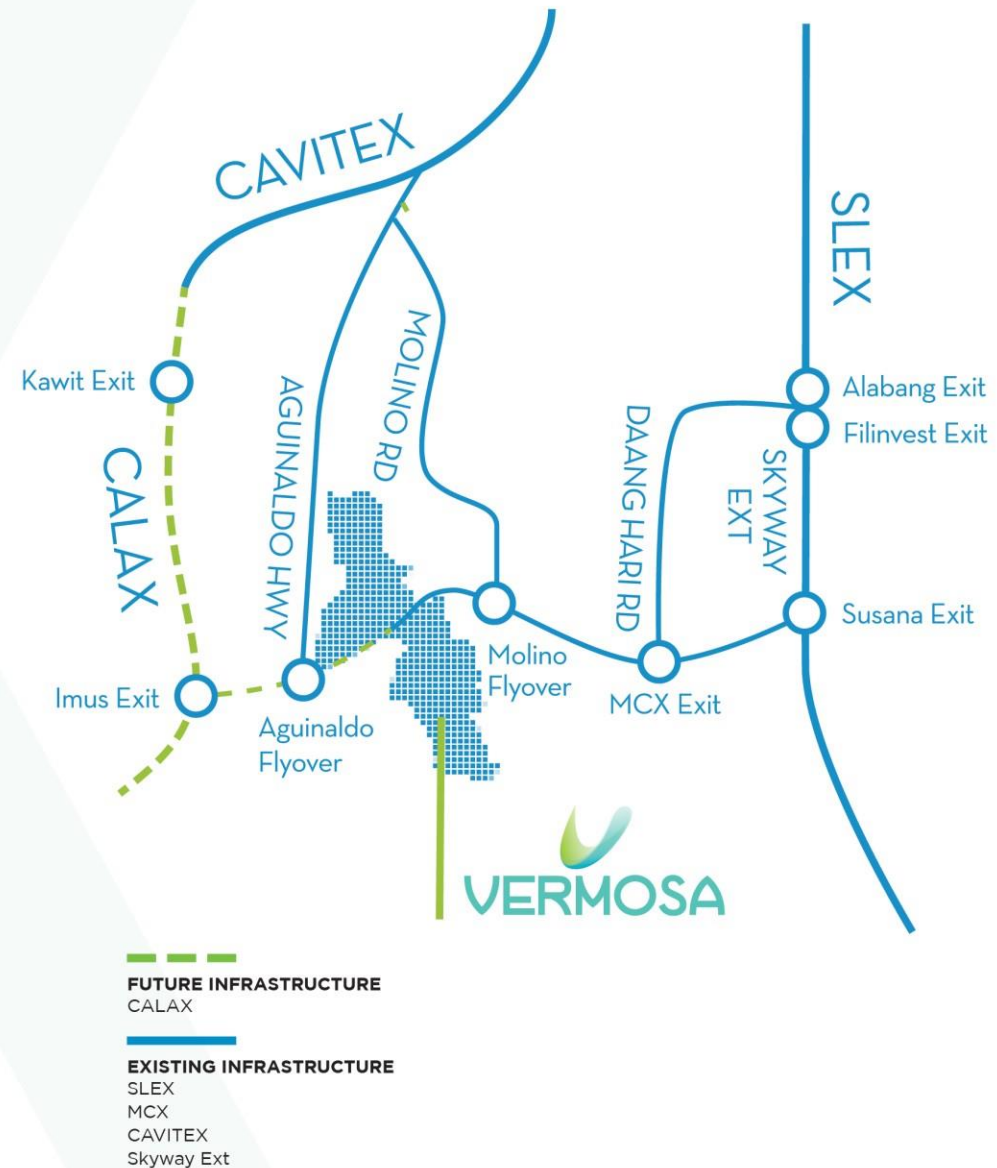
5km away from CALAX Imus exit ramp

(Cavite Laguna Expressway)

Upon completion of the Cavite Segment

15km from Alabang

28km from NAIA



ABOUT IMUS CITY

Imus City boasts of a thriving population and vibrant commercial, industrial & IT zones, making it one of the most competitive cities in the country.



500k*
Workers

41k
Ayala Malls
Vermosa GLA

100k
Projected Daily
Foot Traffic

4000
Students (DLSZ)

2.3M
square meters
total build up area

**Vermosa
Midtown**



30K*
Residents

Hectares
Residential
370

Church Seats
500

Ayala Vermosa
Sports Hub

50m
Olympic Pool

25m
Warm-up pool

400m
Track & Field Oval

Sante Fitness Lab

*Projected population upon full build up



46% or equivalent to
171 hectares developed



RESIDENTIAL LOTS

70% Land Value Appreciation

From PHP 30,000/sqm to PHP 51,000/sqm (VAT Ex)

COMMERCIAL LOTS

172% Land Value Appreciation

From PHP55,000/sqm to PHP 150,000/sqm (VAT Ex)

Ayala Vermosa Sports Hub

is the first sports and lifestyle facility in the country to integrate a FINA-standard Olympic-sized Lap Pool, an IAAF Class 2 Certified Track Oval and a complete indoor training facility equipped with a sports science laboratory.





VERMOSA SPORTS HUB

Sports Hub

- Visitors Center
- Sante Fitness Lab

Athlete's Lounge

Aquatic Center

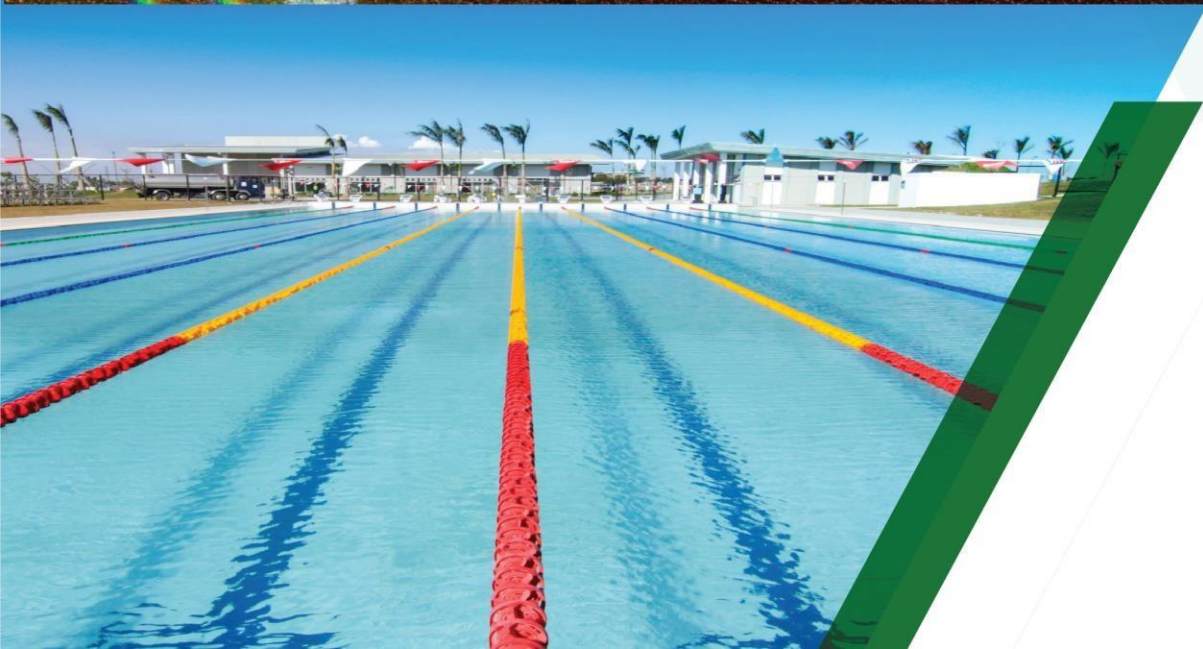
- 50-meter Lap Pool (FINA Standard)
- 25-meter Warm-Up Pool

Athletics Stadium

- Track Oval (IAAF Class 2 Certified)
- Football Pitch

Future Plans

- Dormitory
- Multi-Purpose Hall









DE LA SALLE SANTIAGO ZOBEL (DLSZ)

Vermosa Campus

- Opened June 2017
- 4,000 Projected Student Capacity

Updates:

Ichthus Chapel Groundbreaking
Ceremony held Oct 2021



AYALA MALLS VERMOSA

Approx 41,000 sqm GLA



THE SHOPS AT VERMOSA

Catering to the growing, on-to-go communities



Central Garden with Family and Pet Park

Upcoming retail developments fronting Daang Hari road

Operational

- Petron Gas Station
- Starbucks Coffee
- McDonald's
- Jollibee
- Peri-peri Chicken

Upcoming

- Coffee Bean & Tea Leaf
- Chowking
- Panda Express
- Army Navy
- Coffee Bean & Tea Leaf
- Burger King
- KTM

39, 850

Average Monthly Visitors

5,500

Monthly Weekend Market Visitors



24, 037

Average Monthly Bikers & Joggers

VERMOSA FOOD & LIFESTYLE MARKET



4,500
visitors every
weekend

With the market potential, Vermosa will launch an outdoor weekend market that will offer affordable food options, home and sporting accessories.



Vermosa Bike Trails

A 2.3km (Adult Trail) & 500m (Kids Trail) cycling tracks equipped with berms and elevated sections for bike trail trainings.



TRANSPORT TERMINAL

Operational by 2023





VERMOSA CHURCH

500 pax seating capacity

LANDERS VERMOSA

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



LANDERS



KTM AT VERMOSA

Serves as home to KTM's training courses catering to riders of all skill levels - from complete beginners to seasoned riders seeking a tailored and effective way to hone their riding abilities.



MERALCO SUBSTATION

The substation will house three transformer banks with a combined capacity of 249 MVA.







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AVIDA LAND'S PORTFOLIO IN CAVITE

Avida Residences Santa Catalina



Launch Year: June 2002
Launch Price: 5,500 / sqm
Current Value: 15,000 / sqm

Avida Settings Cavite



Launch Year: April 2007
Launch Price: 9,600 / sqm
Current Value: 25,000 / sqm

Avida Village Santa Cecilia



Launch Year: Sept 2007
Launch Price: 6,700 / sqm
Current Value: 15,000 / sqm

Avida Residences Dasmariñas



Launch Year: Oct 2009
Launch Price: 9,600 / sqm
Current Value: 16,800 / sqm



Launch Year: Nov 2013
Launch Price: 13,500 / sqm
Current Value: 27,000 / sqm



Launch Year: Oct 2018
Launch price: 25,000 / sqm
Current Value: 38,000 / sqm



Launch Year: Nov 2018
Launch price: 34,000 / sqm
Current Value: 41,300 / sqm



AVIDA LAND'S PORTFOLIO IN CAVITE



Avida Town Center Sta. Catalina Commercial Lot For Sale

Molino Paliparan Road, Dasmariñas, Cavite

LAND AREA
6,339 SQM

SUGGESTED ALLOWABLE USES



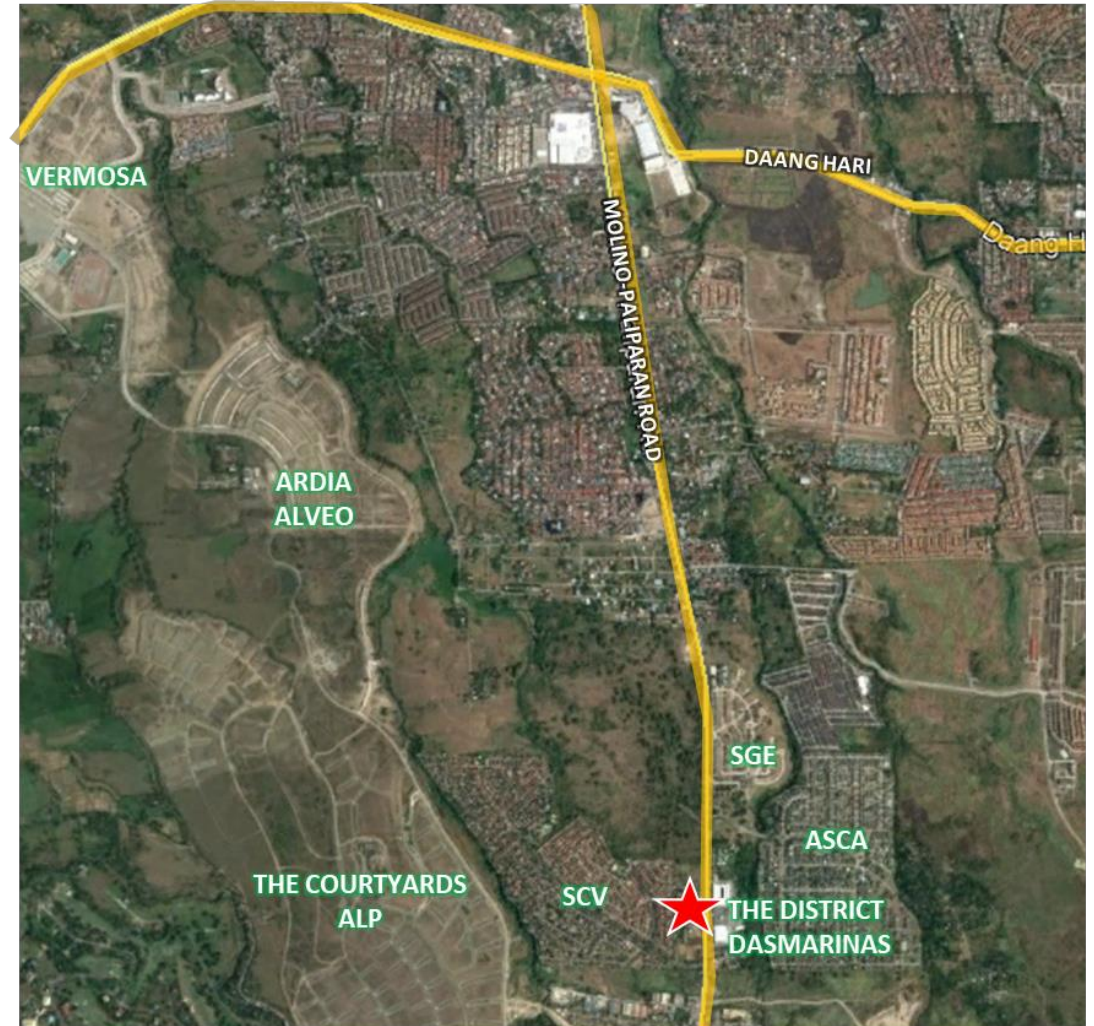
OFFICE



RETAIL / RESTAURANTS



STORAGE FACILITY



AVIDA'S MULTI-MARKET TRACTION

25-35 YEARS OLD

CD SEGMENT

Avída Residences
Dasmariñas

Avída Village
Santa Cecilia

36-49 YEARS OLD

AB+ SEGMENT

Avída Settings
Cavite

36-49 YEARS OLD

AAA-A SEGMENT

Avída Settings
Verra
VERMOSA

SOUTHGROVE
ESTATES



PRODUCT DESIGN

Avida Residences
Dasmariñas



Mediterranean Design

Avida Village
Santa Cecilia



Modern Filipino Design

Avida Settings
Cavite



American Design

SOUTHGROVE
ESTATES



Modern Contemporary Design

Avida Settings
Verra
VERMOSA



“Avida’s product design was **able to adapt** to market's changing needs”



VERMOSA LAND VALUE

THE COURTYARDS VERMOSA



130 HECTARES
RESIDENTIAL
DEVELOPMENT

RESIDENTIAL LOTS
470 sqm - 1,356 sqm
Php 21Mn – 61Mn
At P54,000 / sq.m

ARDIA VERMOSA



36 HECTARES
RESIDENTIAL
DEVELOPMENT

RESIDENTIAL LOTS
252 sqm – 536 sqm
Php 12.6Mn – 26.8Mn
At P54,800 / sq.m



TARGET MARKET

A-AAA MARKET | 36-49 YEARS OLD

Primary

Cavite families who want to upgrade and live in a safe and secure community

Metro Manila residents willing to relocate to a suburban environment

Secondary : OFWs / Investors

Businessmen, Middle Management , Licensed Professional

Family household income 200K and above

LOCAL MARKET

Cavite | Muntinlupa | Paranaque

INTERNATIONAL MARKET

USA / Canada | Middle East: UAE

Asia : Singapore





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7 **SUCCESSFUL
PROJECT LAUNCHES**

6 **LIVE
COMMUNITIES**

3,865 **UNITS
TURNED-OVER**



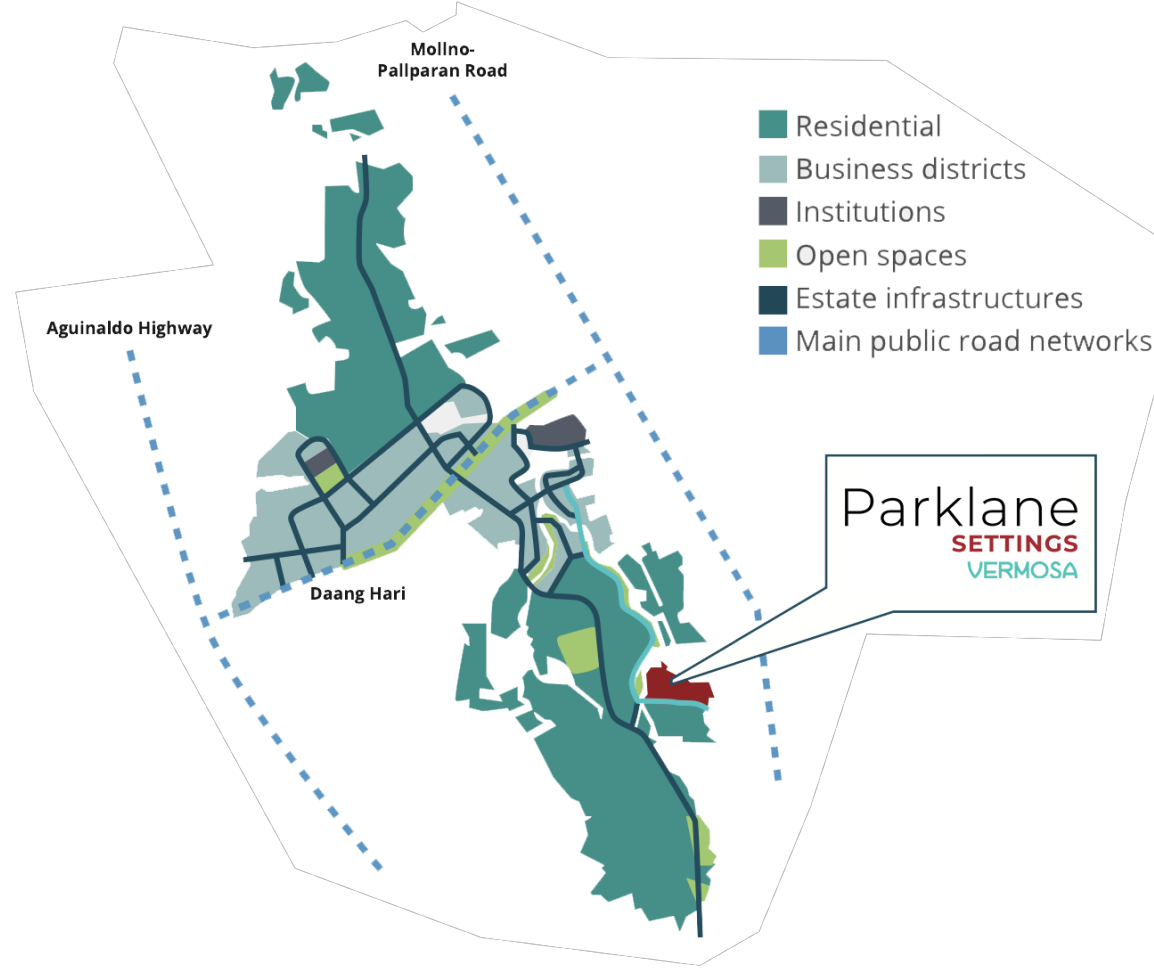


PROJECT OVERVIEW

Parklane
SETTINGS
VERMOSA

DEVELOPMENT OVERVIEW

Parklane SETTINGS VERMOSA



Avida's **Second** residential development, in Ayala Land's estate in Imus City, Vermosa.

12-hectare development strategically located in the residential district of Vermosa

Parklane Settings Vermosa is derived from the word "Park" means an open space "Lane" means linear path due to the development's structure

Avida introduces a healthy and active lifestyle amidst the modern suburban community of Vermosa.



DEVELOPMENT ACCESSIBILITY



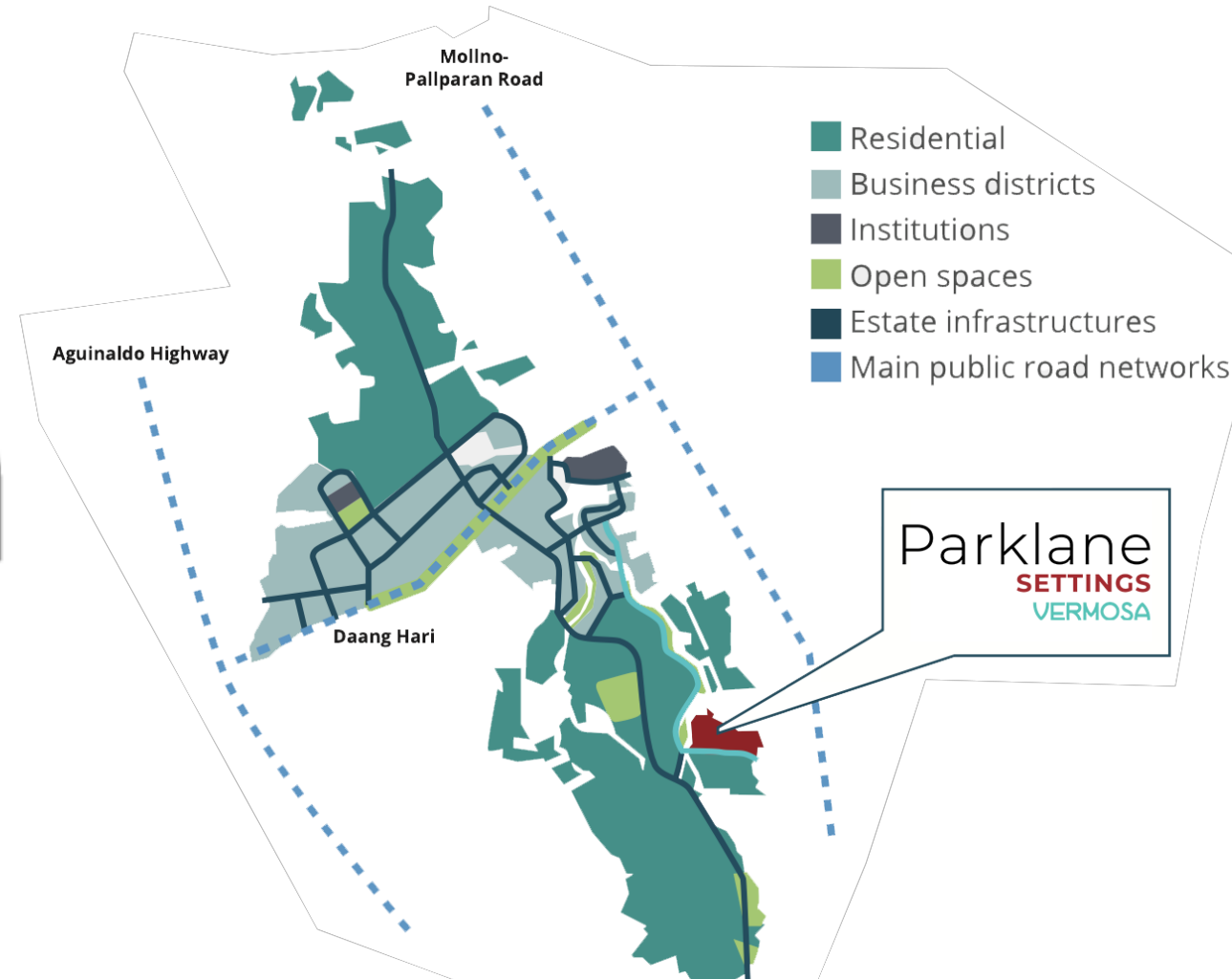
30 minutes | Alabang
35 minutes | Nuvali, Tagaytay
45 minutes | Bonifacio Global City
55 minutes | Makati City

CURRENT ACCESS

Metro Express Point-To-Point Bus Service
Southwest Integrated Transport System
South Station



South Luzon Expressway - MCX exit
Manila-Cavite Expressway
Molino Flyover and Aguinaldo Flyover
Cavite-Laguna Expressway -Daang Hari Exit
Cavite C5 Southlink



DEVELOPMENT ACCESSIBILITY



HEALTH

Asian Hospital and Medical Center
De La Salle University Medical Center
St. Paul Hospital Cavite

OFFICES

Dasmariñas Technopark
First Cavite Industrial Estate
Insular Life Corporate Center
Madrigal Business Park

COMMERCIAL CENTERS

Alabang Town Center
The District-Dasmariñas
The District-Imus

PLACES OF WORSHIP

Our Lady of the Pillar Cathedral, Imus
St. James the Great Alabang
St. Jerome Emiliani and Sta. Susana Parish
St. Joseph Parish Church Las Piñas
Vermosa Church

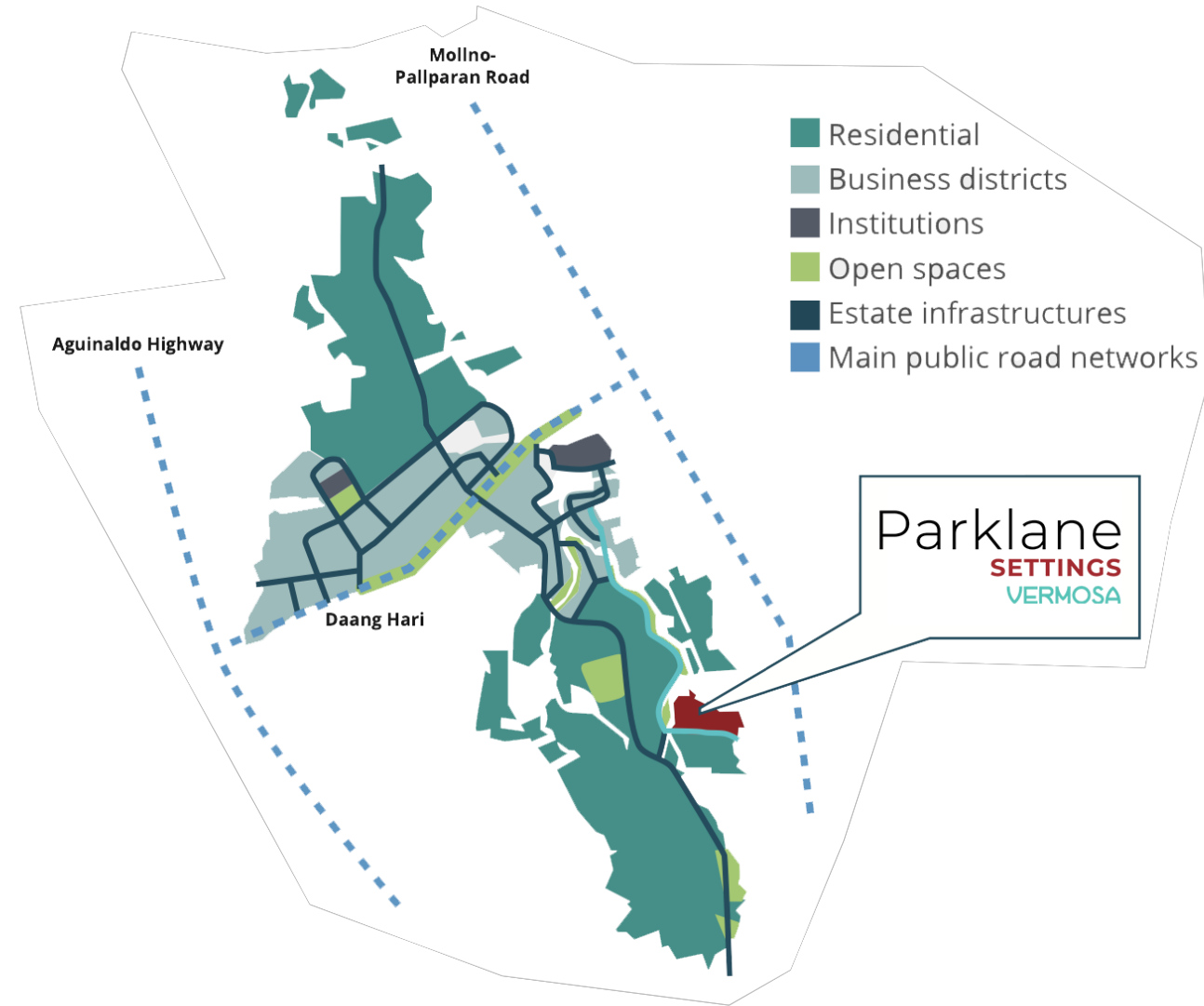
Ayala Vermosa Sports Hub
Bike Skills Park
Motocross Track
Central Business District
Ayala Malls Vermosa
De La Salle Santiago Zobel
Hotel managed by Ayala Hotels & Resorts

SCHOOLS

De La Salle Dasmariñas
De La Salle Health Sciences Institute
De La Salle Santiago-Zobel School
PAREF Southridge School
PAREF Woodrose School
San Beda College

RECREATION

Alabang Country Club
Manila Southwoods Golf and Country Club
Muntinlupa Sports Complex
Southlinks Golf Club
The Orchard Golf and Country Club
The Palms Country Club
The Riviera Golf Club



PROJECT OVERVIEW – SECTORS 1&2

SITE DEVELOPMENT PLAN



SECTORS 1&2 TOTAL LAND AREA:
5.4 HECTARES

PRODUCT OFFERING:
HOUSE AND LOT
MACY S3 | TRISTA S3

RESIDENTIAL LOT
125sqm-227sqm

TOTAL AMENITY AREA:
approx. 10,000 SQMS

TARGET COMPLETION:
Q2 2026

MAIN ENTRANCE PERSPECTIVE

FOR TRAINING PURPOSES ONLY



RELAXED LIVING EXPERIENCE

Private and safe: Fully fenced and gated community
with 24-hour roving security

Artist's Perspective

MAIN AMENITY

AMENITY OFFERINGS

FOR TRAINING PURPOSES ONLY

SENSIBLE FEATURES & AMENITIES

Central Amenity area: Adult & Kiddie Swimming Pool | Basketball Court
Children's Park & Playground | Clubhouse
Open Spaces & Landscaped Parks | Landscaped Main Entry

Artist's Perspective

MAIN AMENITY (DROP OFF)
PERSPECTIVE

FOR TRAINING PURPOSES ONLY



Artist's Perspective

An aerial rendering of a modern residential community. The scene shows several two-story houses with light-colored facades and dark roofs, arranged around a central area with paved roads and green spaces. There are trees, a few cars, and people walking, suggesting a walkable and livable environment. The background is a vast, green landscape under a blue sky with scattered clouds.

FOR TRAINING PURPOSES ONLY

RELAXED LIVING EXPERIENCE

Designed to be a walkable community
with landscaped parks and open spaces

Artist's Perspective

A young couple is shown in a lush, green park setting. The woman, on the left, has her hair pulled back and is wearing a grey cardigan over a light-colored top and a maroon skirt. She is smiling and has her hand on the man's shoulder. The man, on the right, is wearing a white short-sleeved button-down shirt and is also smiling, looking towards the right. The background consists of dense green trees under a bright sky.

COMMUNITY MASTERPLAN

Parklane
SETTINGS
VERMOSA



Parklane
SETTINGS
VERMOSA



FOR TRAINING PURPOSES ONLY

Parklane
SETTINGS
VERMOSA



FOR TRAINING PURPOSES ONLY



Vermosa Entrance

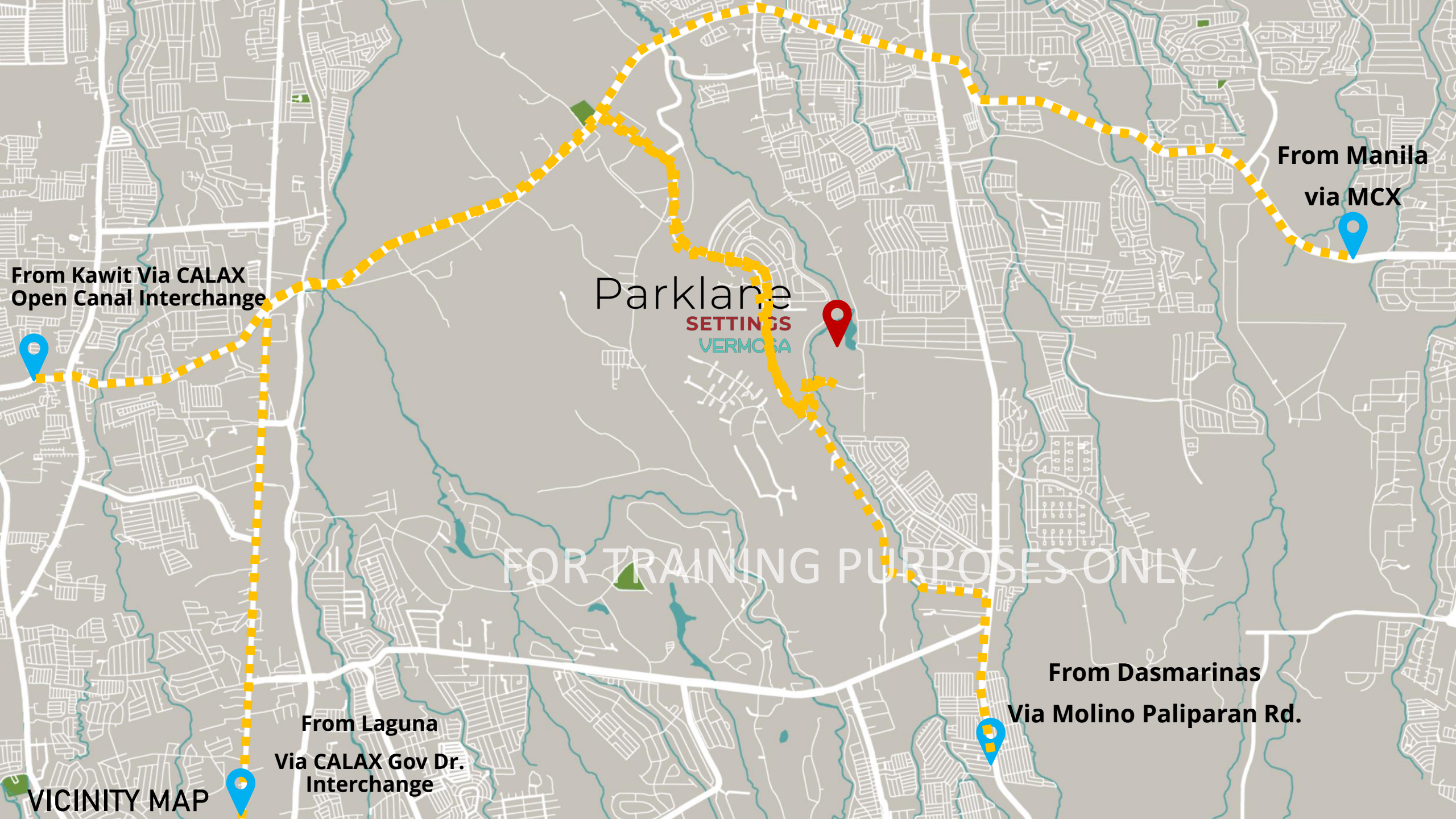
Parklane
SETTINGS
VERMOSA

From Kawit Via CALA Interchange

From Laguna Via CALAX Gov Dr. Interchange

FOR TRAINING PURPOSES ONLY

VICINITY MAP



Parklane
SETTINGS
VERMOSA

**From Manila
via MCX**



**From Kawit Via CALAX
Open Canal Interchange**



FOR TRAINING PURPOSES ONLY

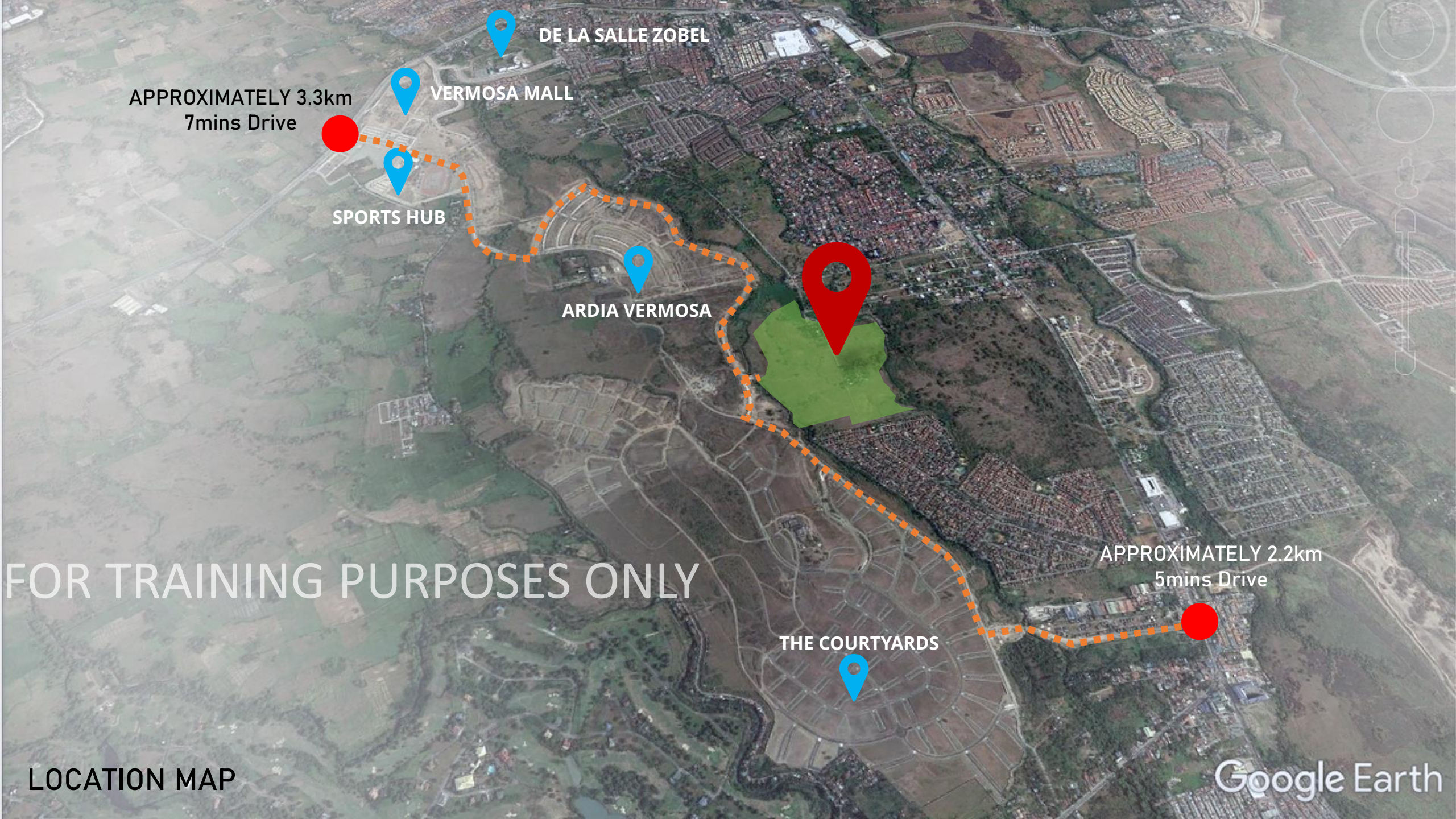
**From Dasmaringas
Via Molino Paliparan Rd.**



**From Laguna
Via CALAX Gov Dr.
Interchange**

VICINITY MAP





DE LA SALLE ZOBEL

VERMOSA MALL

APPROXIMATELY 3.3km
7mins Drive

SPORTS HUB

ARDIA VERMOSA

THE COURTYARDS

APPROXIMATELY 2.2km
5mins Drive

FOR TRAINING PURPOSES ONLY

LOCATION MAP

Google Earth

From Daang Hari Road

Parklane
SETTINGS
VERMOSA

FOR TRAINING PURPOSES ONLY

Avida
Verra Settings
VERMOSA

From Molino Paliparan Road



Parklane SETTINGS VERMOSA

Chb General Merchandise Hardware store

Marathon Drive

Pasong Buaya

Avocado Dr

Avocado Dr

Triple Reign Motor Parts and Accessories

CRYSTAL CLEAR - Molino 4

Lowest Portion of Property +50.74m

FOR TRAINING PURPOSES ONLY

Avida Parklane Settings Vermosa

Highest Portion of Property +55.9m

+51.60m

+51.10m

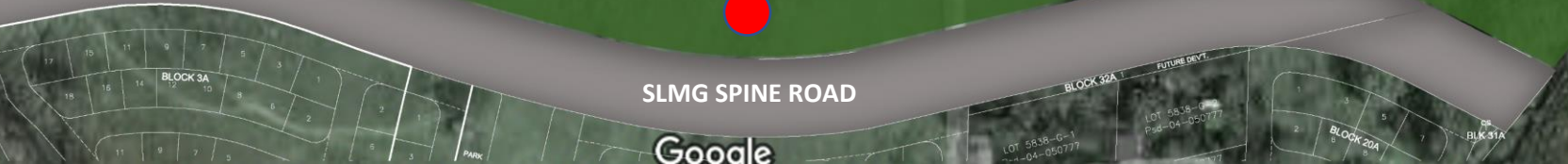
+51.60m

+52.60m

ELEVATION MAP

SLMG SPINE ROAD

Google



Parklane

SETTINGS
VERMOSA

Chb General Merchandise Hardware store

Marathon Drive

Pasong Buaya

Avocado Dr

Avocado Dr

Triple Reign Motor Parts and Accessori

CRYSTAL CLEAR - Molino 4

on of Property 74m

+5

UTI

FOR TRAINING PURPOSES ONLY

Y LOT

UTILITY LOT BLK 32B

UTILITY LOT

BLK 31B

Google

BLOCK 32A
BLOCK 32A

FUTURE DEVL
FUTURE DEVL

LOT 5838-0611
7-1-04-050777

LOT 5838-0799
7-1-04-050777

BLOCK 30A
BLOCK 30A

OR
BLK 31A



Total Land Area - 5.4 has

Saleable Area - 2.6 has

Total Residential Lots - 156 lots

House & Lot - 72 lots

Lot only - 84 Lots

Average Lot Size - 135sqm

Parks - 1 has sqm





PROXIMITY and ACCESSIBILITY

FOR TRAINING PURPOSES ONLY

Marathon Drive

Pasong Buaya

Avocado Dr

Avocado Dr

Triple Reign Motor Parts and Accessor

Near Chb General Merchandise Hardware store

CRISTAL CLEAR - Molino 4

Marathon Drive

Google

BLOCK 17B

BLOCK 18B

BLOCK 20B

BLOCK 21B

BLOCK 22B

BLOCK 23B

BLOCK 24B

BLOCK 25B

BLOCK 26B

BLOCK 27B

BLOCK 28B

BLOCK 29B

BLOCK 30B

BLOCK 31B

BLOCK 32B

BLOCK 3B

BLOCK 5B

BLOCK 7B

BLOCK 8B

BLOCK 9B

BLOCK 10B

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MAIN ENTRANCE
SITE DEVELOPMENT PLAN




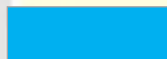

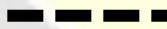

TO DEVELOPMENT

EXIT EXIT
ENTRANCE ENTRANCE

FOR TRAINING PURPOSES ONLY

SLMG SPINE ROAD

LEGEND:

-  W/O ID (3.4m lane)
-  W/ ID (3.6m lane)
-  PEDESTRIAN ACCESS
-  DECO FENCE
-  GUARDHOUSE ISLAND



LOT 58
Psd-04

PLAY AREA

GAZEBO

SWIMMING
POOLS

GAZEBO

FITNESS AREA

CLUBHOUSE

DROP OFF

FOR TRAINING PURPOSES ONLY

BASKETBALL
COURT

PARKING

PARKING

Artist's Perspective

FOR TRAINING PURPOSES ONLY

PARKING

UTILITY LOT
BLOCK 35B

BLOCK 18B





Eco – Environment friendly
ECO YARD

Yard – “Bakuran”, extension of the household

FOR TRAINING PURPOSES ONLY

Artist's Perspective

ECO YARD

- Promote the project's **site resiliency** by ensuring well-kept landscape areas through production of plant replacement requirement from the **nursery**.
- Support **eco-efficiency** by converting organic materials into humus for landscape use through **composting**
- The **MRF** will use **upcycled materials** as construction material for the structures

FOR TRAINING PURPOSES ONLY



MRF

COMPOSTING

NURSERY

FOR TRAINING PURPOSES ONLY

PARKING

ECO YARD
FEATURES
Artist's Perspective

An aerial perspective rendering of a modern residential development. The scene shows several two-story houses with light-colored facades and dark roofs, interspersed with lush green lawns and mature trees. A network of paved roads and walkways winds through the community. In the background, a dense line of trees separates the development from a distant horizon under a bright blue sky with scattered white clouds. The overall atmosphere is clean, organized, and inviting.

| HOUSE DESIGN REFRESH |

FOR TRAINING PURPOSES ONLY

Artist's Perspective

AVIDA HOUSE DESIGN

| ELAN S3 |



TRISTA S3



Artist's Perspective

MACY S3

MODERN CONTEMPORARY DESIGN

MACY S3 | TRISTA S3

Efficient Floor Plan Layout
Designed with zero space wastage means
more livable space for your family

Ample window provision
Free flowing air and sunshine
Light energy conservation & well
ventilated space

FOR TRAINING PURPOSES ONLY

ELAN SERIES (S3)

MATERIAL REFRESH



Stone Coated G.I Roof

Aesthetic appeal
Minimal maintenance
Weather resistant
Reflects heat



Stone Cladding

Aesthetic appeal
Minimal maintenance



**actual material may vary from actual*

Artist's Perspective



FOR TRAINING PURPOSES ONLY

MACY S3
Standard Floor Plan: 67 sq. m
Minimum Lot Size: 125 sq. m

Artist's Perspective



GROUND FLOOR



SECOND FLOOR



FOR TRAINING PURPOSES ONLY

TRISTA S3

Standard Floor Plan: 85 sq. m
Minimum Lot Size: 138 sq. m

Artist's Perspective

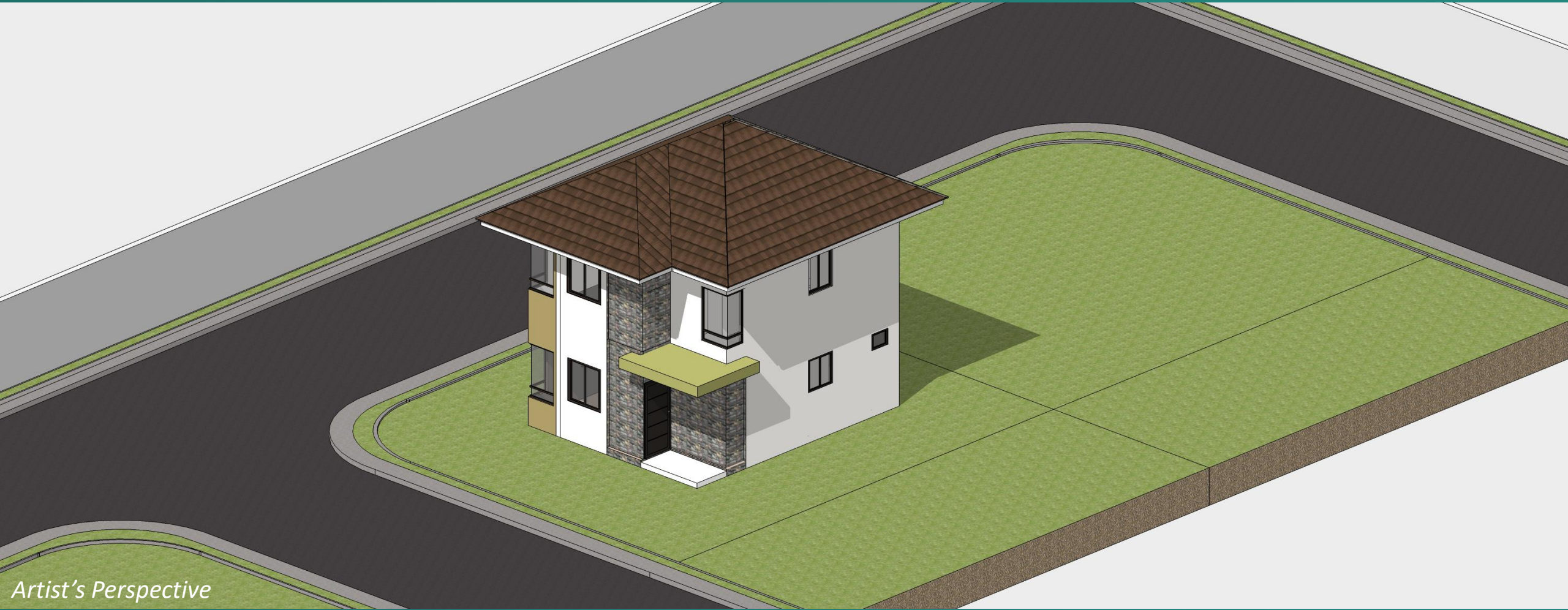


GROUND FLOOR



SECOND FLOOR

SINGLE LOT EXPANSION



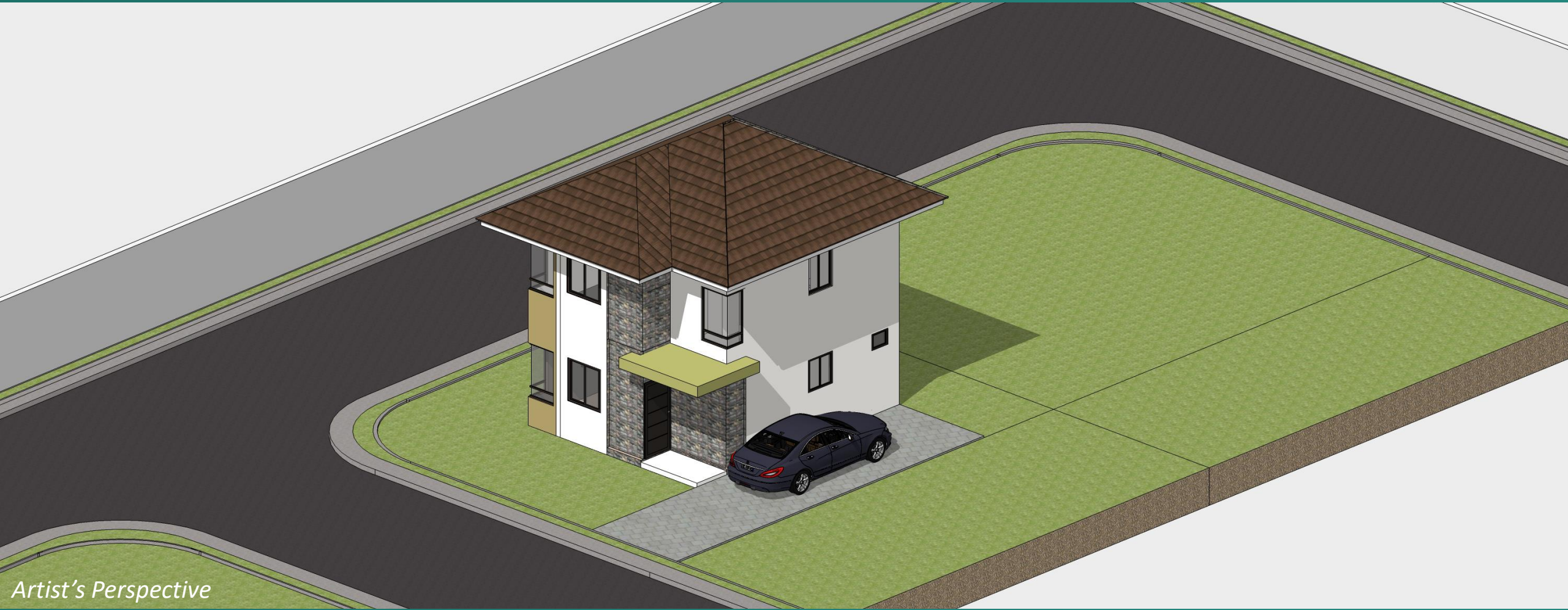
Artist's Perspective

FOR TRAINING PURPOSES ONLY

Parklane
SETTINGS
VERMOSA



SINGLE LOT EXPANSION



Artist's Perspective

FOR TRAINING PURPOSES ONLY

Parklane
SETTINGS
VERMOSA



SINGLE LOT EXPANSION

CARPORT EXPANSION



Artist's Perspective

FOR TRAINING PURPOSES ONLY



SINGLE LOT EXPANSION

CARPORT EXPANSION



Artist's Perspective

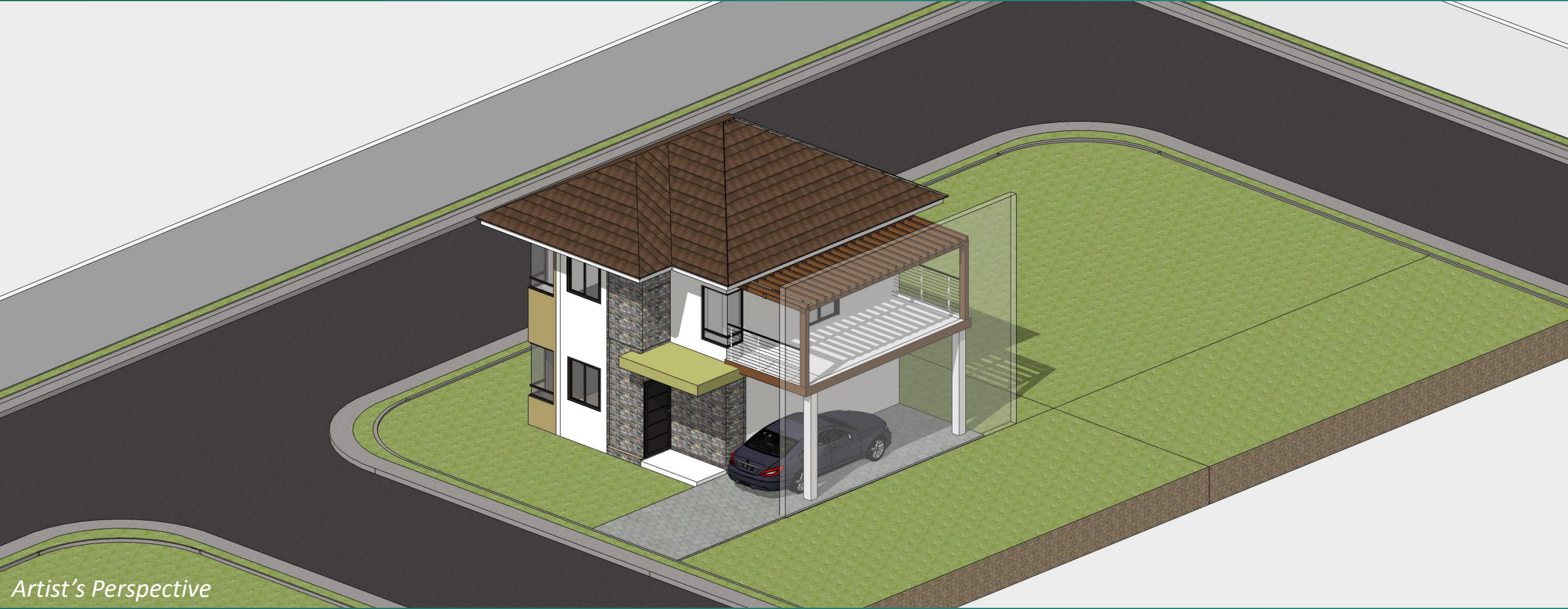
FOR TRAINING PURPOSES ONLY

Parklane
SETTINGS
VERMOSA



SINGLE LOT EXPANSION

CARPORT EXPANSION



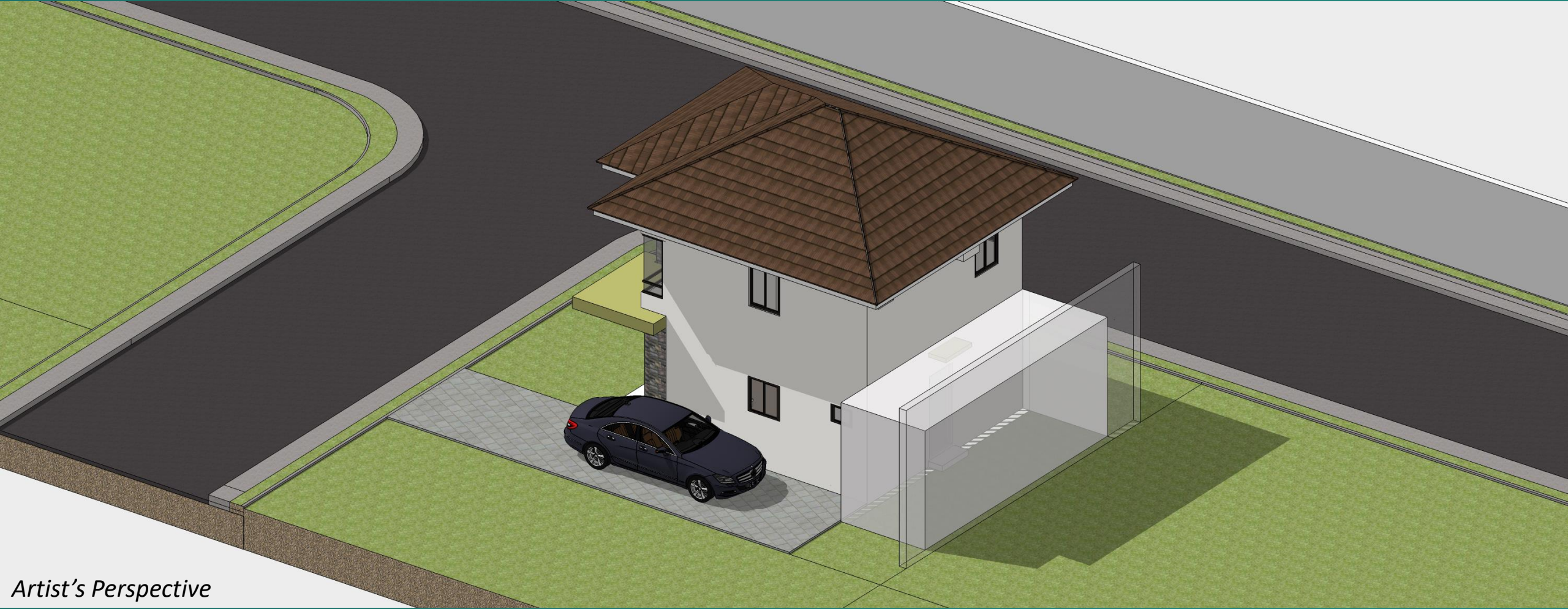
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SINGLE LOT EXPANSION

REAR EXPANSION



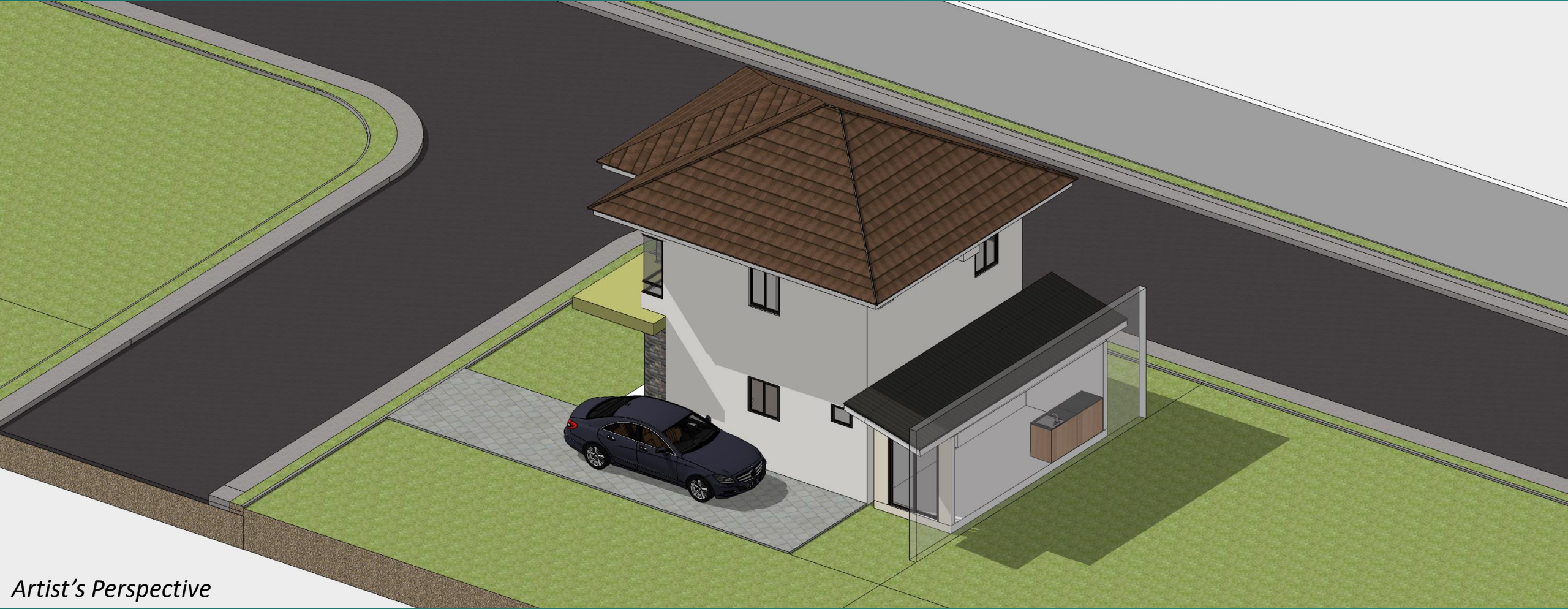
Artist's Perspective

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SINGLE LOT EXPANSION

CARPORT EXPANSION



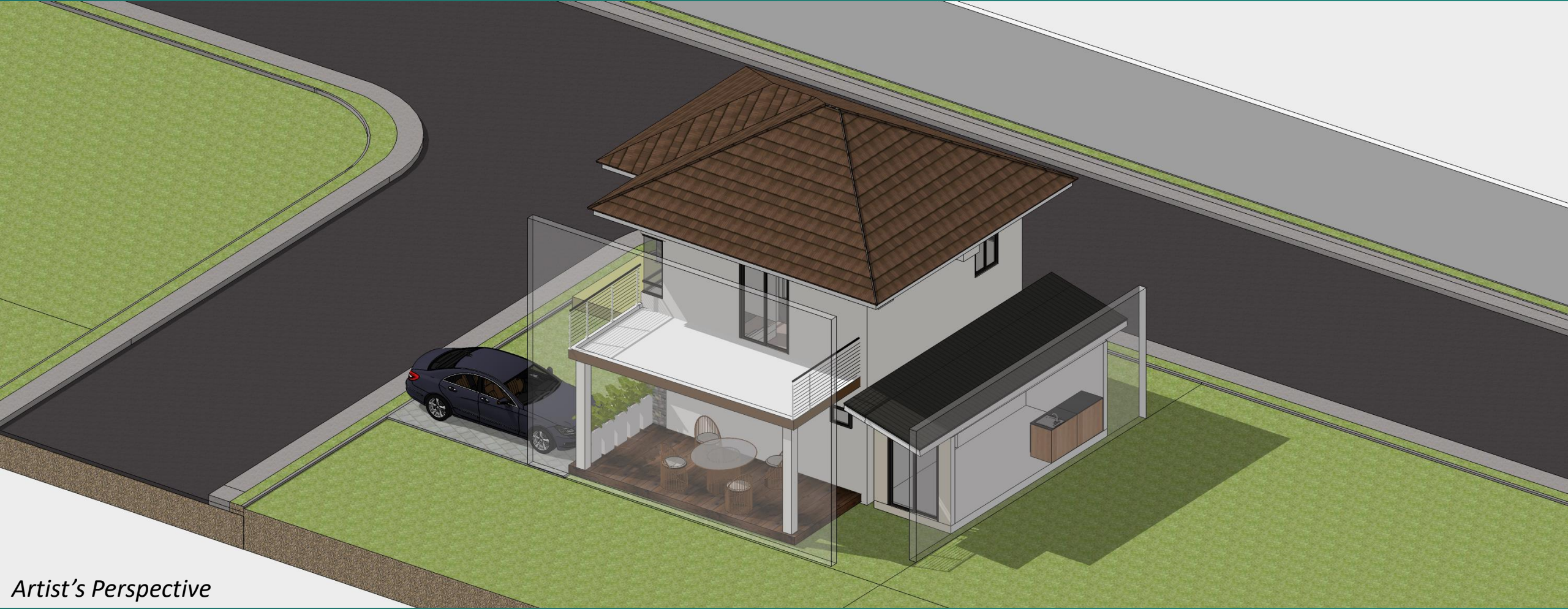
Artist's Perspective

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SINGLE LOT EXPANSION

CARPORT EXPANSION



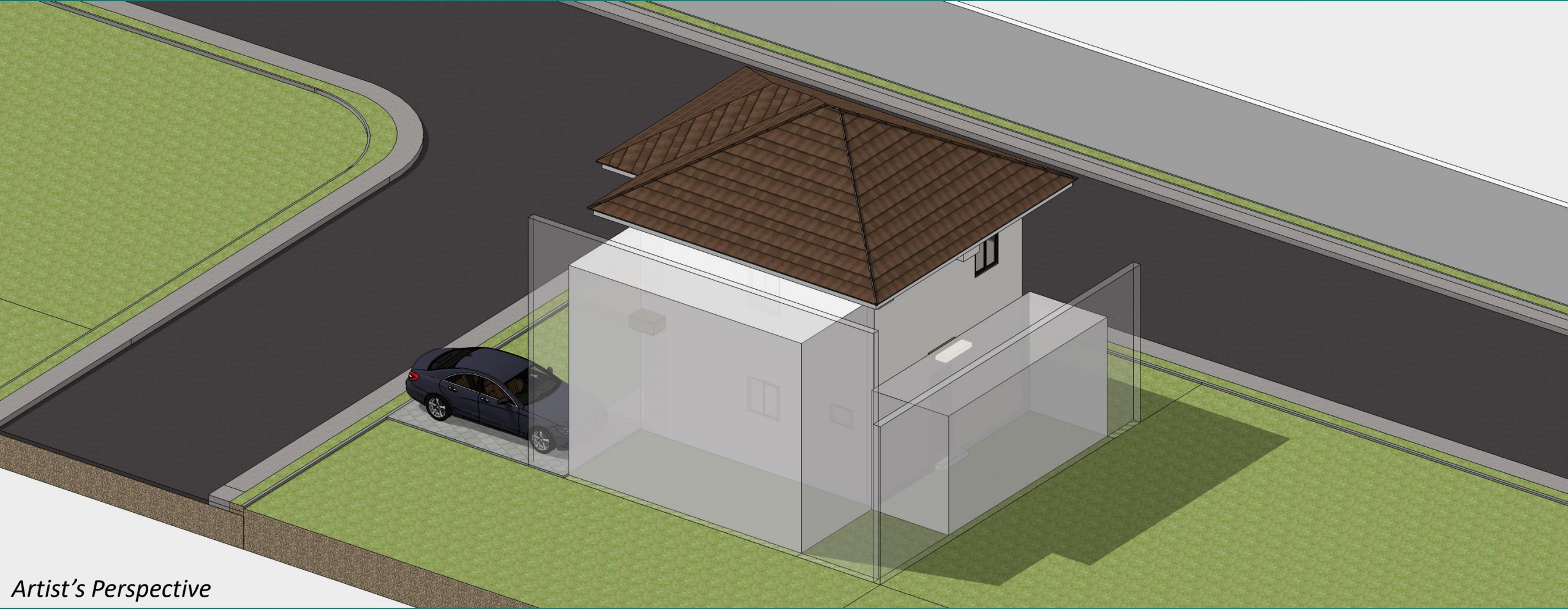
Artist's Perspective

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SINGLE LOT EXPANSION

CARPORT + REAR EXPANSION



Artist's Perspective

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EXPANDED LIVING SPACE IDEAS



FOR TRAINING PURPOSES ONLY



House & Lot + Lanai Expansion with Trellis fronting a Landscaped garden and outdoor leisure spaces exclusive to the household.

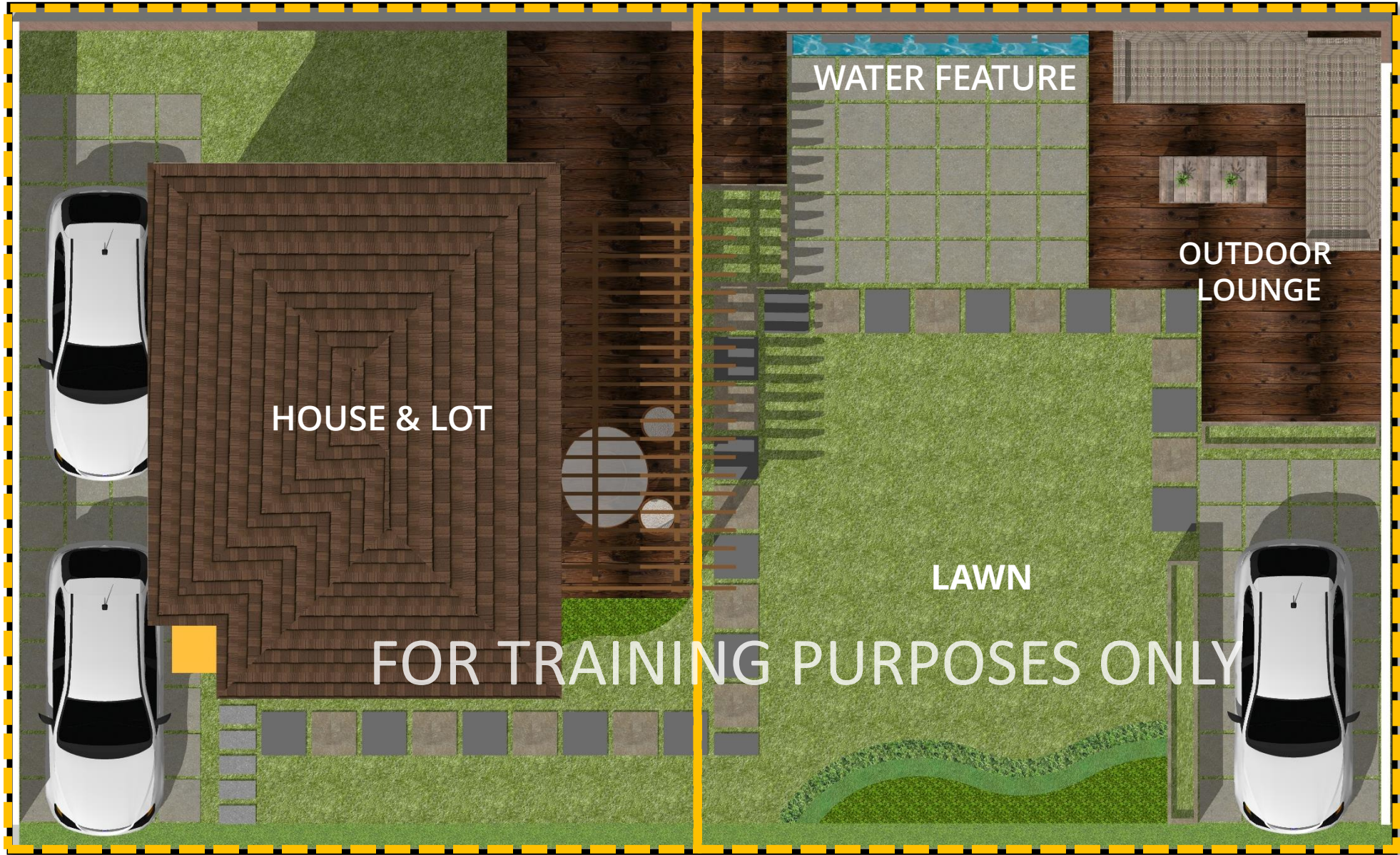
This could be an interim concept while the household slowly expands.

FOR TRAINING PURPOSES ONLY



EXPANDED LIVING SPACE IDEAS

CONCEPT 1



Artist's Perspective

EXPANDED LIVING SPACE IDEAS

CONCEPT 1



FOR TRAINING PURPOSES ONLY

EXPANDED LIVING SPACE IDEAS

CONCEPT 1



FOR TRAINING PURPOSES ONLY

EXPANDED LIVING SPACE IDEAS

CONCEPT 1



FOR TRAINING PURPOSES ONLY

Artist's Perspective

EXPANDED LIVING SPACE IDEAS

CONCEPT 1



FOR TRAINING PURPOSES ONLY



House & Lot + Lanai Expansion with Balcony fronting a Landscaped garden and Pavilion for outdoor social and leisure spaces exclusive to the household.

Pavilion concept includes an indoor gym, lounge, and hot tub, designed for leisure, relaxation also for new normal activities.

This could be an interim concept while the household slowly expands.

FOR TRAINING PURPOSES ONLY



EXPANDED LIVING SPACE IDEAS

CONCEPT 2



EXPANDED LIVING SPACE IDEAS

CONCEPT 2



FOR TRAINING PURPOSES ONLY

EXPANDED LIVING SPACE IDEAS

CONCEPT 2



FOR RENDERING PURPOSES ONLY

EXPANDED LIVING SPACE IDEAS

CONCEPT 2



FOR TRAINING PURPOSES ONLY

EXPANDED LIVING SPACE IDEAS

CONCEPT 2



FOR TRAINING PURPOSES ONLY

EXPANDED LIVING SPACE IDEAS

CONCEPT 2



FOR TRAINING PURPOSES ONLY

Artist's Perspective



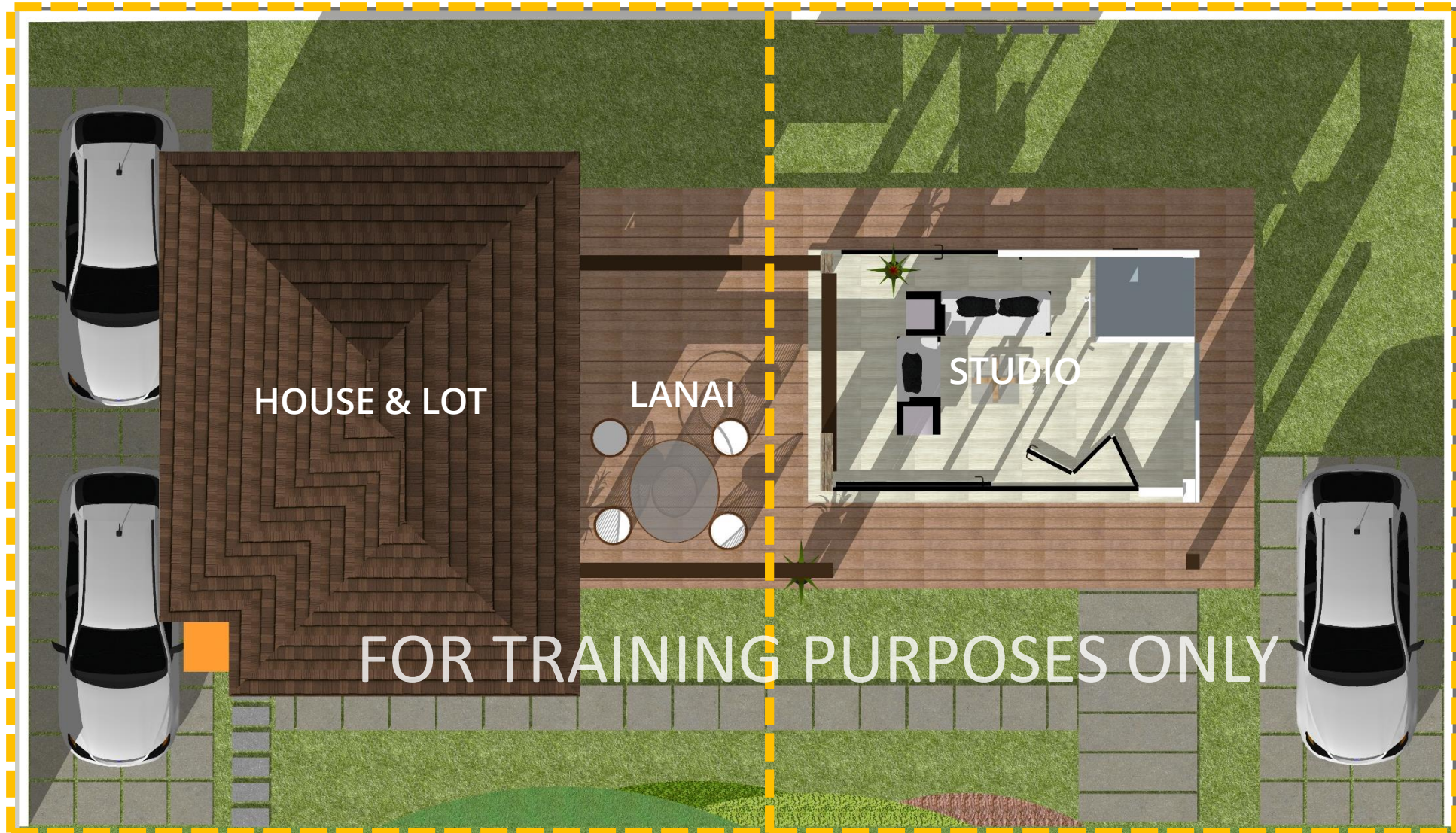
House and Lot + Single Storey Expansion anticipates or allows for additional residential spaces or extra curricular spaces such as hobby studio, social spaces, entertainment lounge, distance learning, WFH Setup and or other activities unique to the home owner's lifestyle.

FOR TRAINING PURPOSES ONLY



EXPANDED LIVING SPACE IDEAS

CONCEPT 3



EXPANDED LIVING SPACE IDEAS

CONCEPT 3



FOR TRAINING PURPOSES ONLY

EXPANDED LIVING SPACE IDEAS

CONCEPT 3



FOR TRAINING PURPOSES ONLY



FREQUENTLY ASKED QUESTIONS

Parklane
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VERMOSA

FREQUENTLY ASKED QUESTIONS

Q: How many units will be offered for this project?

*A: Initial inventory will include 75 lot only units covering Sectors 1 and 2 of the development.
House and lot inventory will be released 3W of October.*

Q: What is the product offering for this project?

A: Parklane will offer both lot only units and House and Lot packages with the Elan Series S3 models – Macy S3 with floor area of 67sqm and Trista S3 with 85 sqm.

The project will also offer the Combined Units which is a house and lot and the adjacent empty lot as a package (same with the previous offering with Verra).

Q: Who will handle the process of the consolidation of the lots (as part of the combined units)? Also, what are the estimated fees for this?

A: The consolidation of the lots that are part of the combined units will be for the account of the buyer. Estimated processing fee is around Php 30,000.



FREQUENTLY ASKED QUESTIONS

Q: What are the guidelines for buyers who will purchase combined units?

General Sales Policies:

- Combined Units are categorized as a House and Lot package with an adjacent lot.
- Two units with individual Transfer Certificate of Titles (TCTs)
- System Uploading. Uploaded in SAP and TMS as individual units (with different RU numbers)
- Sales Contracts. One (1) RA, CTS and DOAS can be executed for combined units – same execution for bulk sale accounts.
- H&L unit must be paid in full first prior to adjacent lot, in terms of actual schedule of payment.
- Bulk discounts not applicable.
- Cancellation will apply to both units in case of default (Adjacent Lot component will be cancelled altogether with the H&L unit and vice versa)
- Restrictions based on the standard DOR will applied on a per unit / lot basis.

Payment Terms:

- Reservation fee of Php 20,000 per unit payable to Ayala Land, Inc. (total of Php 40,000).
- The applicable payment term for H&L package will apply for all combined units.



FREQUENTLY ASKED QUESTIONS

Q: What is the type of terrain in the project?

A: Terrain is relatively flat, similar to Avida Verra Settings Vermosa

Q: Are the powerlines overhead or underground?

A: Power facilities for the estate is underground, however, facilities for Parklane Settings Vermosa are overhead, similar with Avida Verra Settings Vermosa.

Q: What is the rectangular lot that can be seen in the Site Development Plan for Parklane?

A: This adjacent parcel is an excluded area in Vermosa and is a privately owned property with residential structures.

Avida will construct perimeter fences along the property lines/boundaries to ensure the security and safety of our project/future residents.

Q: What is the fence height for the project?

A: Fence height is 2 - 2.5 meters with additional 0.5 meters top guard (barbed wire fence) – based on Avida standards.



Avída
an AyalaLand company




VERMOSA

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Ugnayan

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