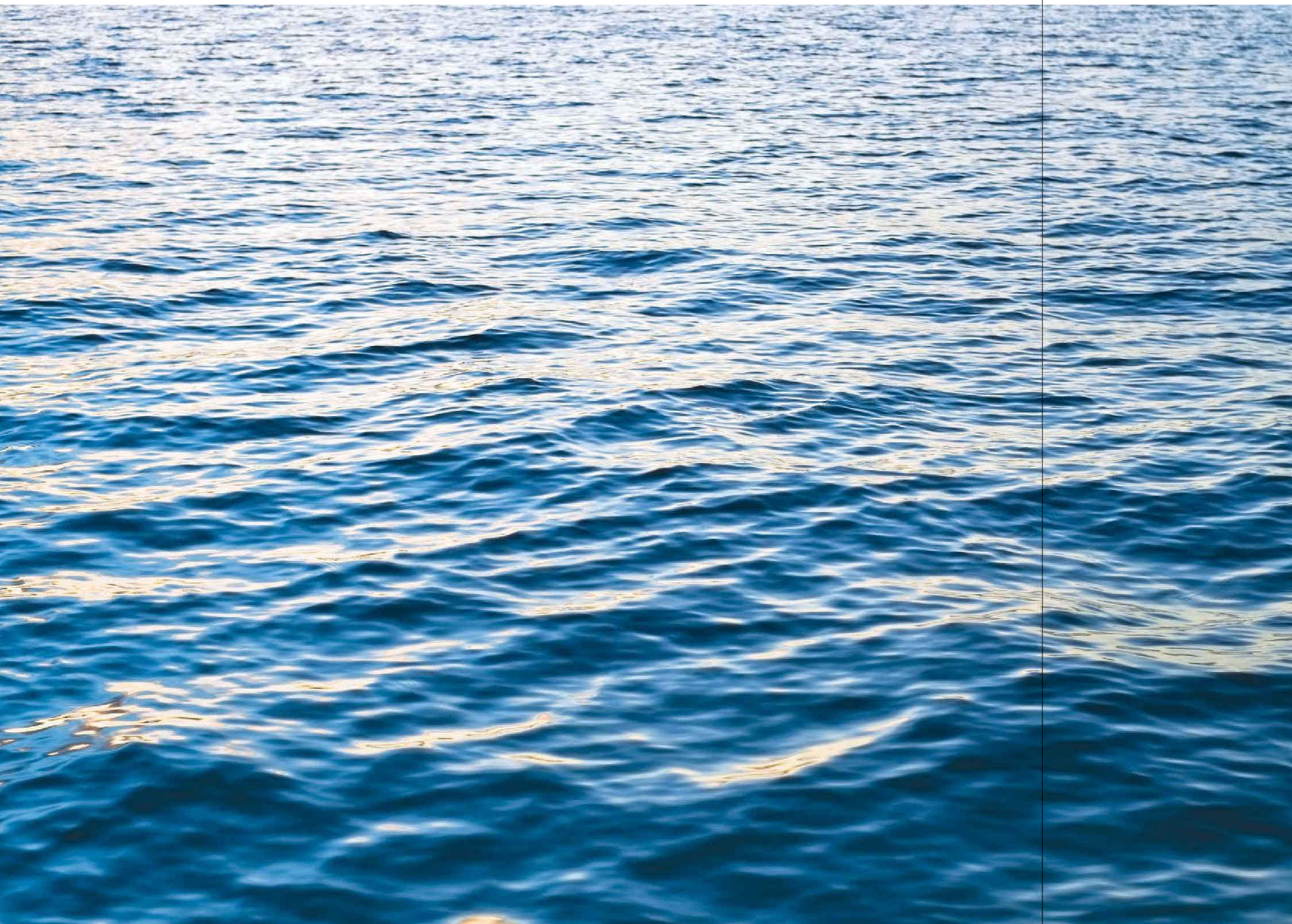





THE RESIDENCES

Azuela Cove



*In between sea and sky, a vision
of distinctive living in Davao surfaces.
Ayala Land Premier reveals its first
seaside address in Mindanao—
The Residences at Azuela Cove.
A rare living experience opens a singular view.
Returning you to moments of clarity—
where you're supposed to be.*

For your future investment, contact :
Rochelle S. Suarez
 **+63 906 778 9955(WhatsApp/Viber)**
 **suarezrochelle@yahoo.com**



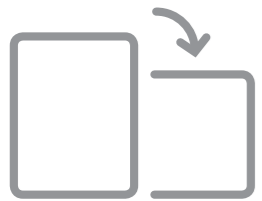
Azuela Cove

DAVAO CITY



THE ESPLANADE AT AZUELA COVE
ARTIST'S PERSPECTIVE

CONTENTS



Flip your device for optimal view



AZUELA COVE
ARTIST'S PERSPECTIVE

A NEW WAVE OF LIVING





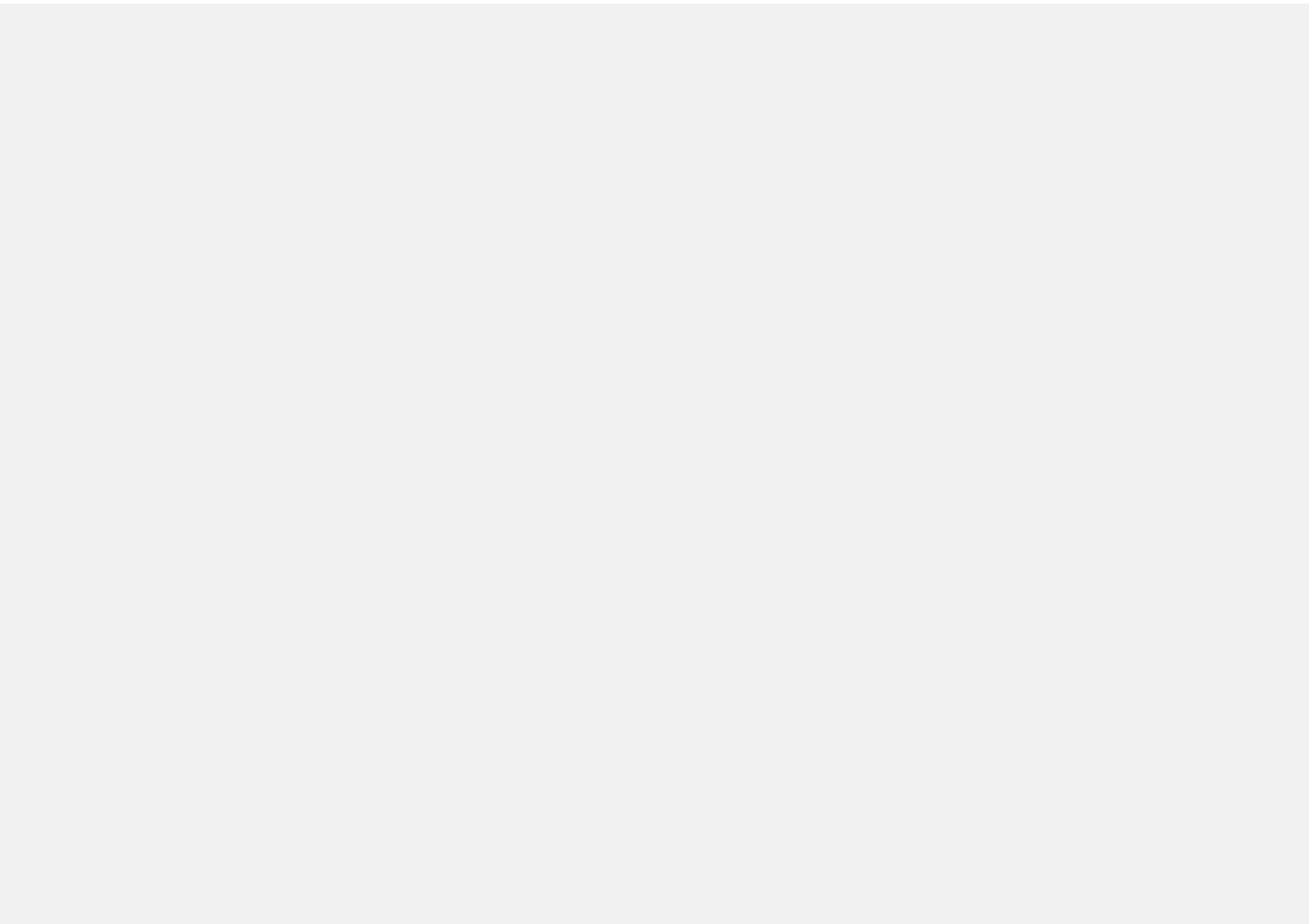
LIFESTYLE IMAGE

Davao's Prime Waterside Community

Azuela Cove is a prime, mixed-use, masterplanned, seaside development in Davao by Ayala Land and The Alcantara Group—Mindanao's pioneer of growth and progress, in infrastructure, agri-business, and property development. A destination undulating spaces for leisure and activity, recreation and entertainment, business and home.

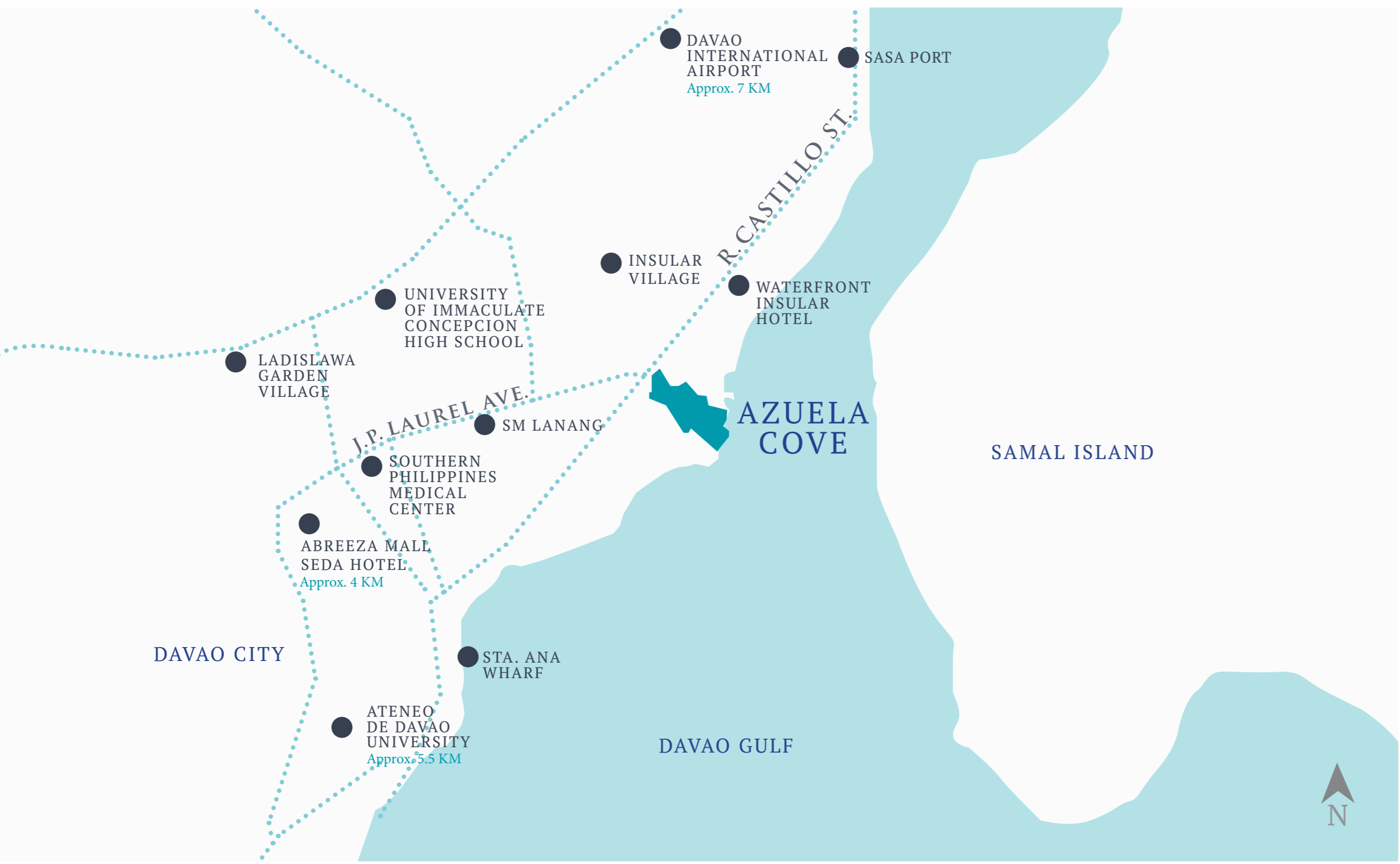
A NEW WAVE OF LIVING





A SINGULAR VIEW
OF SEA AND SKY





Places Nearby

TRANSPORTATION

- Davao International Airport
- Sasa Port

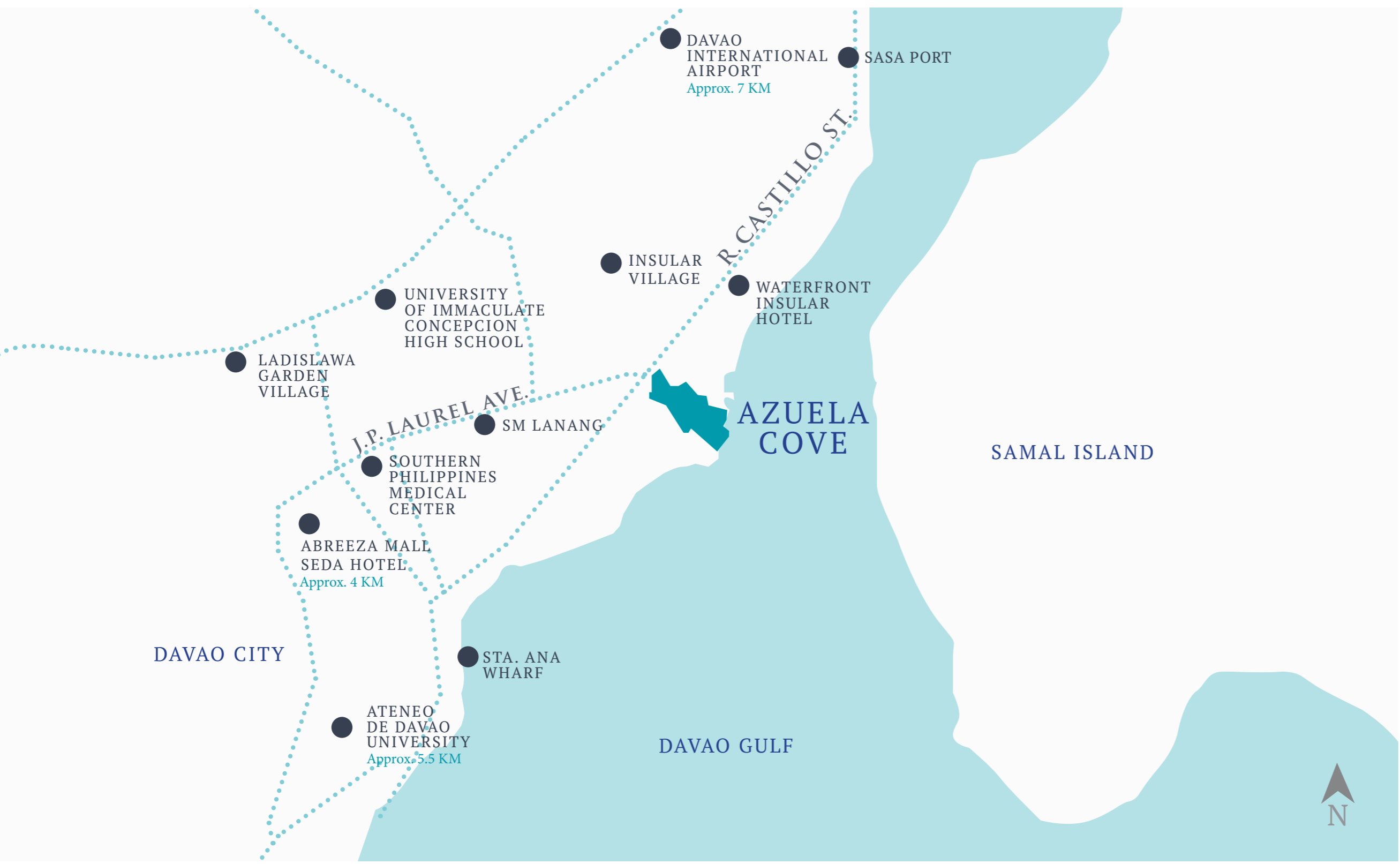
HOSPITALS

- Metro Davao Medical Center
- Southern Philippines Medical Center
- St. Luke's Medical Center, Azuela Cove

HOTELS

- Grand Regal Hotel
- Seda Hotel
- Waterfront Insular Hotel





Places Nearby

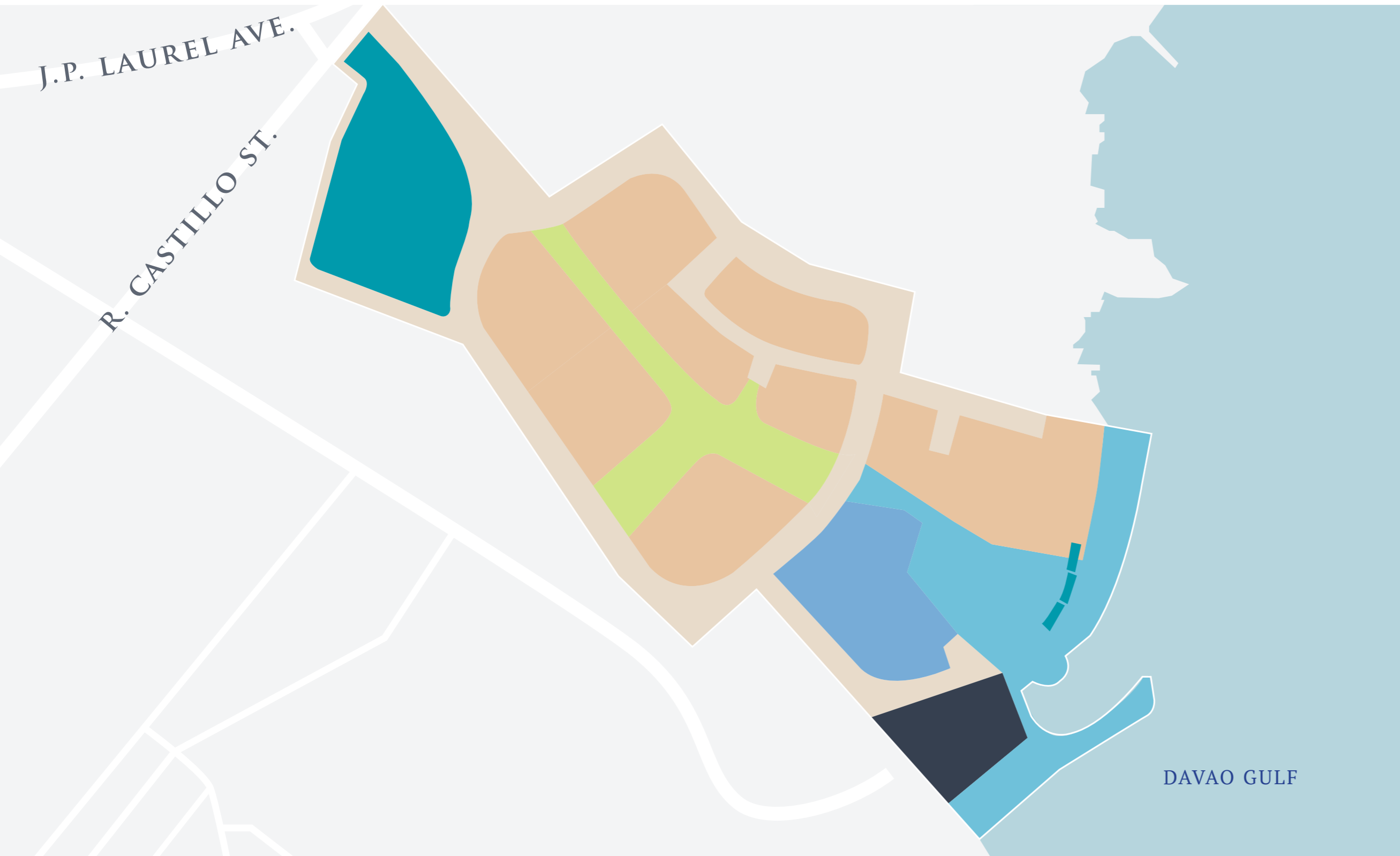
SCHOOLS

- Ateneo de Davao University
- Philippine Nikkei Jin Kai International School
- University of Immaculate Concepcion High School
- University of Southeastern Philippines

RELIGIOUS ESTABLISHMENTS

- Carmelite Mvonastery and Church
- Redemptorist Church Davao

AZUELA COVE MASTERPLAN



-  The Residences at Azuela Cove
-  Residential
-  The Esplanade
-  Retail Spaces
-  Mixed-use Development
-  Central Park





LIFESTYLE IMAGE

EVERY DAY'S A CRUISE



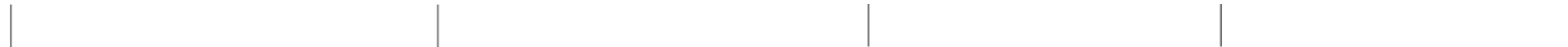


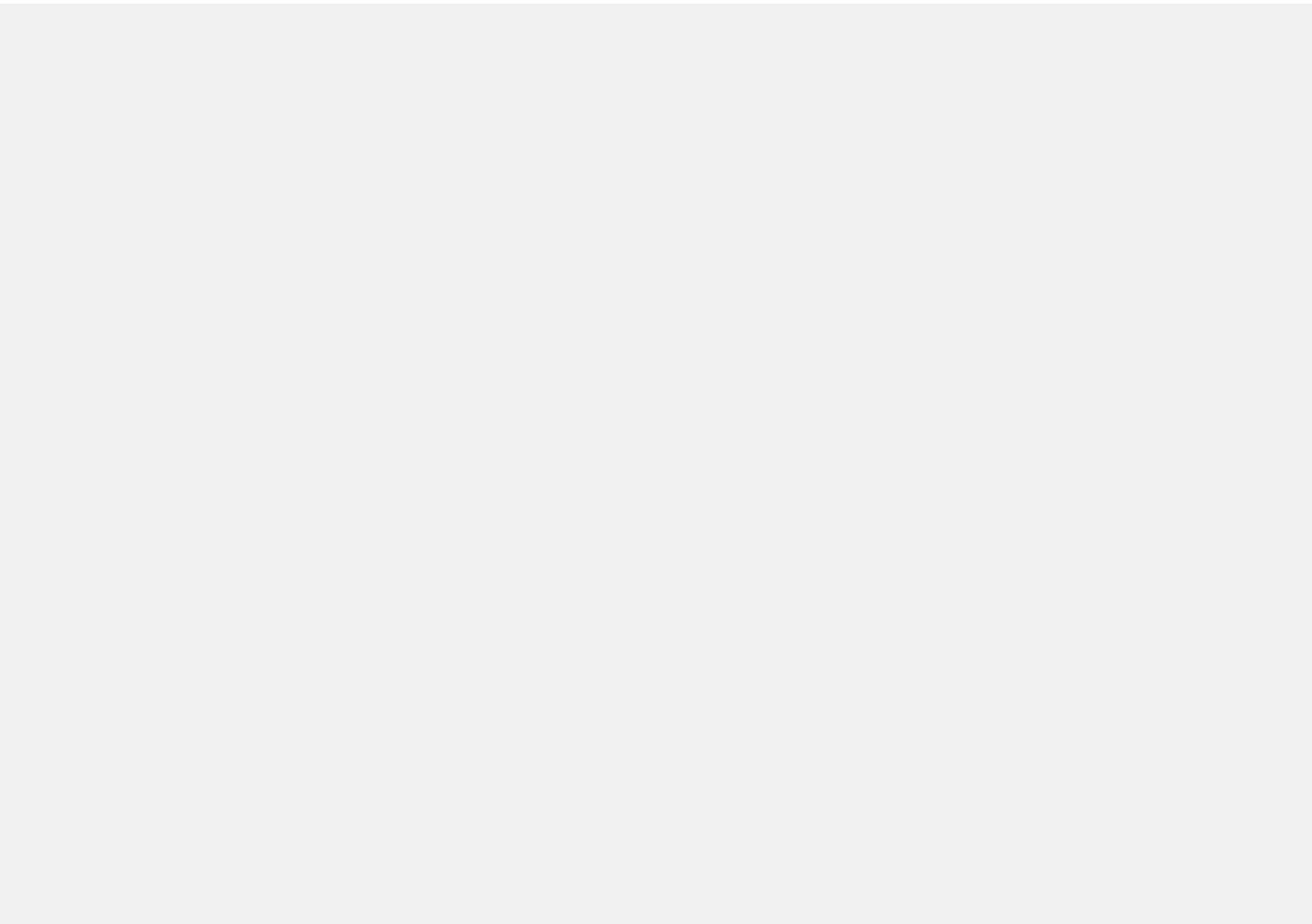
LIFESTYLE IMAGE

A Premier Seaside Address

Ayala Land Premier brings homes of distinction to Davao shores with The Residences at Azuela Cove. An esteemed residential community where exclusivity and privacy are unparalleled, opening to an extraordinary point of view—seamless, elegant.

EVERY DAY'S A CRUISE





A DYNAMIC HUB
WHERE PEOPLE, PLACE,
AND PURSUITS FLOW.



Development Summary

LAND AREA	10,019 SQM
NUMBER OF FLOORS	NORTH TOWER 21 SOUTH TOWER 22
NUMBER OF UNITS	NORTH TOWER 70 SOUTH TOWER 77
DENSITY	2-4 UNITS PER FLOOR
VIEWS	DAVAO GULF, SAMAL ISLAND, AZUELA COVE, DAVAO CITY



THE RESIDENCES AT AZUELA COVE
SITE DEVELOPMENT PLAN

Building Features

CONVENIENCE AND SERVICES

- Property management office
- Mail room
- Fire command center room
- Driver's lounge
- 2 Passenger elevators
- 1 Service elevator
- Security room
- Materials recovery facility
- Refuse room per floor

SAFETY AND SECURITY

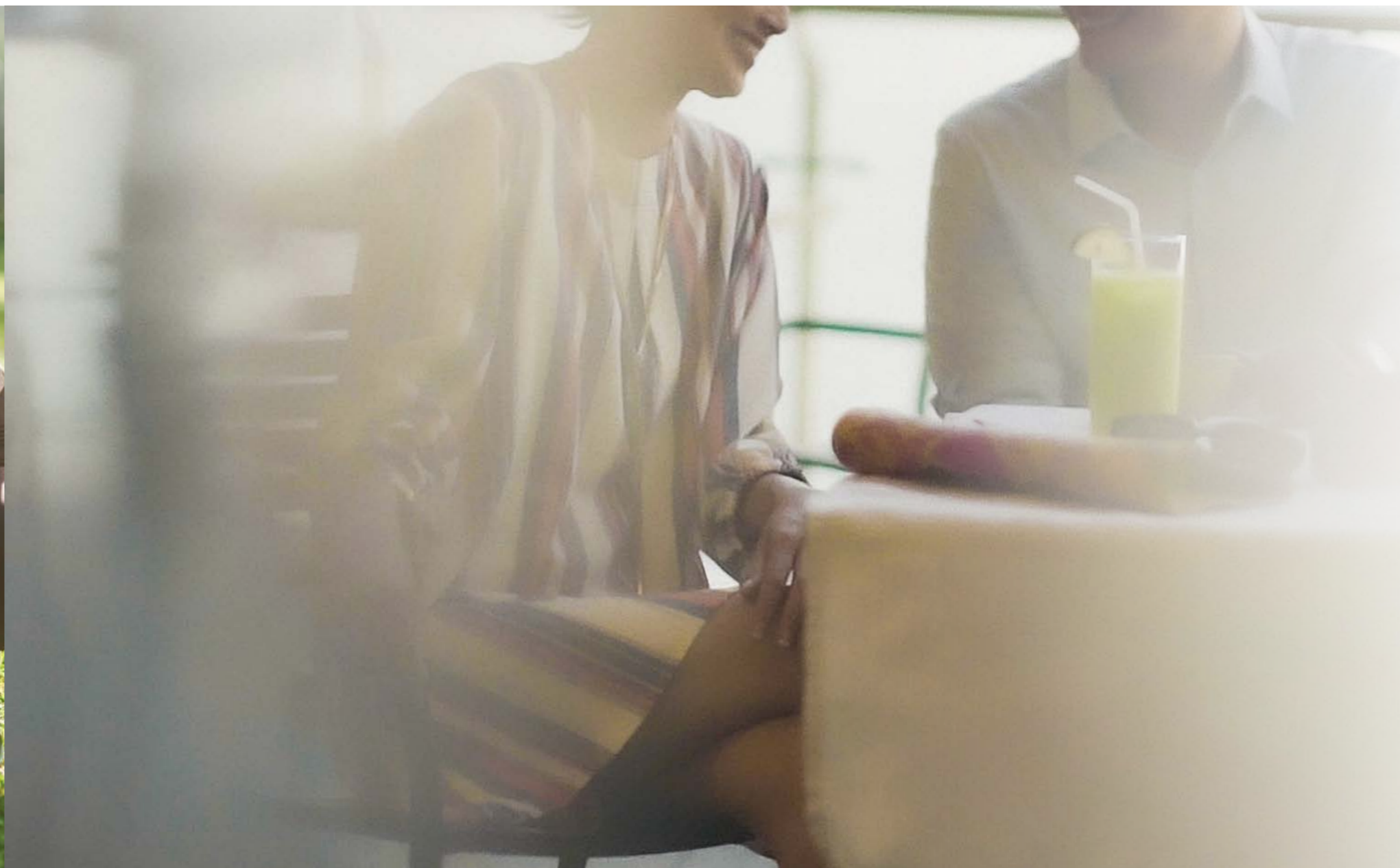
- 100% back-up power
- Fire detection and alarm system
- 24-hour security and building maintenance
- CCTV in select common areas
- Elevator proximity card access



THE RESIDENCES AT AZUELA COVE
ARTIST'S PERSPECTIVE

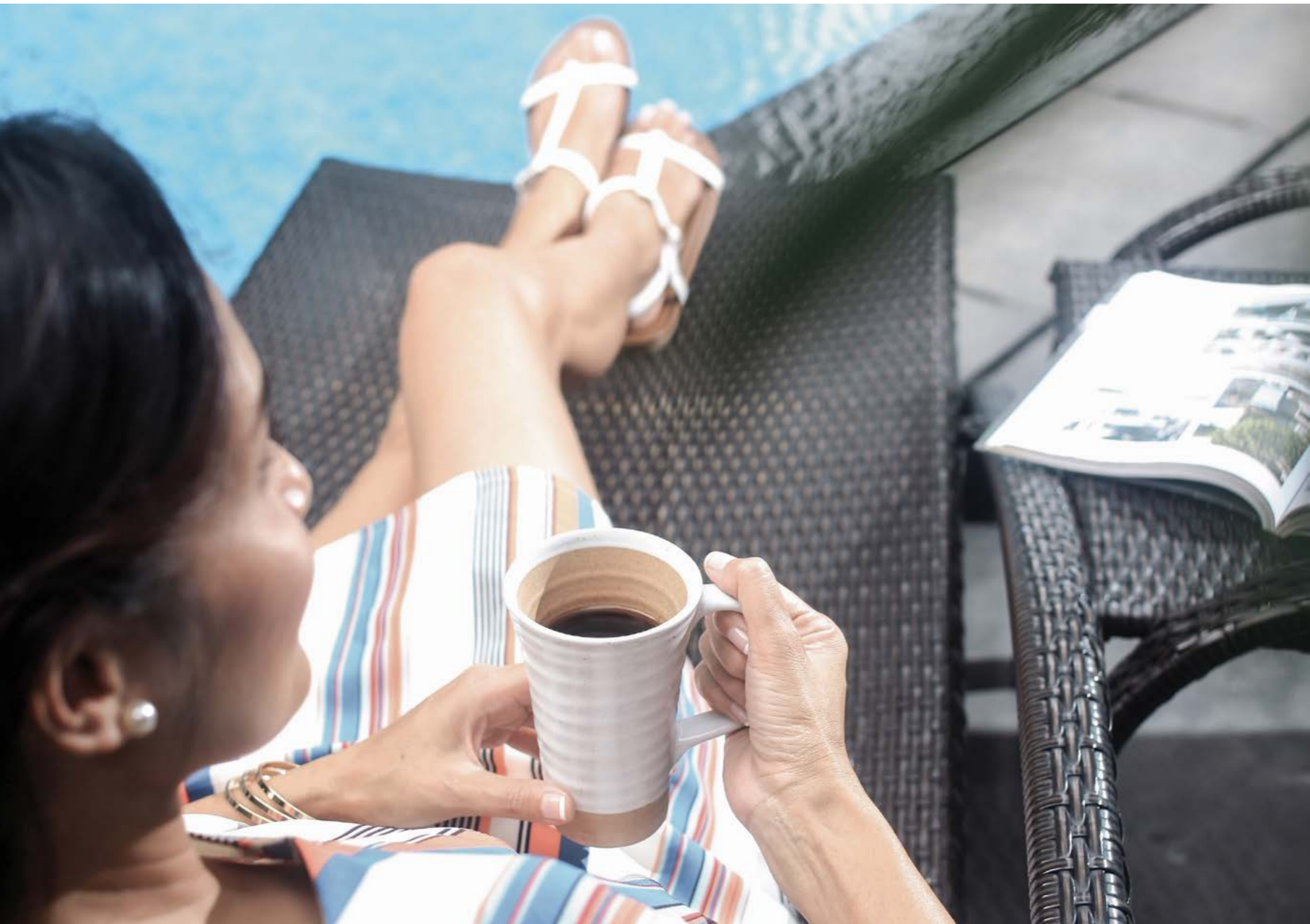


LIFESTYLE IMAGES



CASCADING EASE





LIFESTYLE IMAGE

Dimensions of Contemporary Living

The Residences at Azuela Cove is a two-tower, low-density, all-suite development where spaces face seaward. Spaces for activity and convergence channel radiance and effortlessness into everyday living. A spectrum of contemporary amenities and facilities complements an outstanding blue expanse, elevating lifestyles by the sea.

CASCADING EASE

Shared Amenities

LAP POOL

KIDDIE POOL

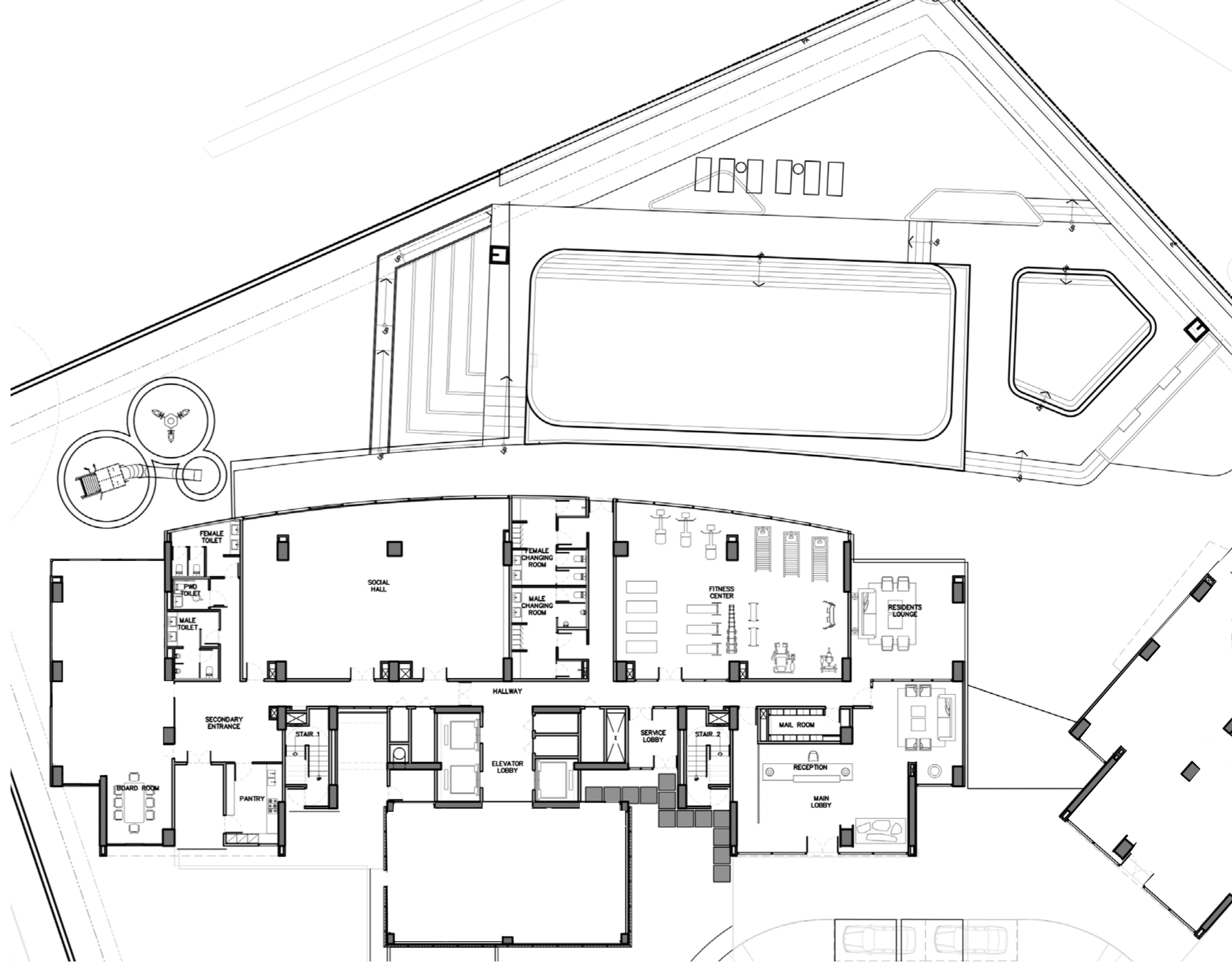
OUTDOOR PLAY AREA

RESIDENT'S LOUNGE

FITNESS CENTER
AND CHANGING ROOMS

SOCIAL HALL

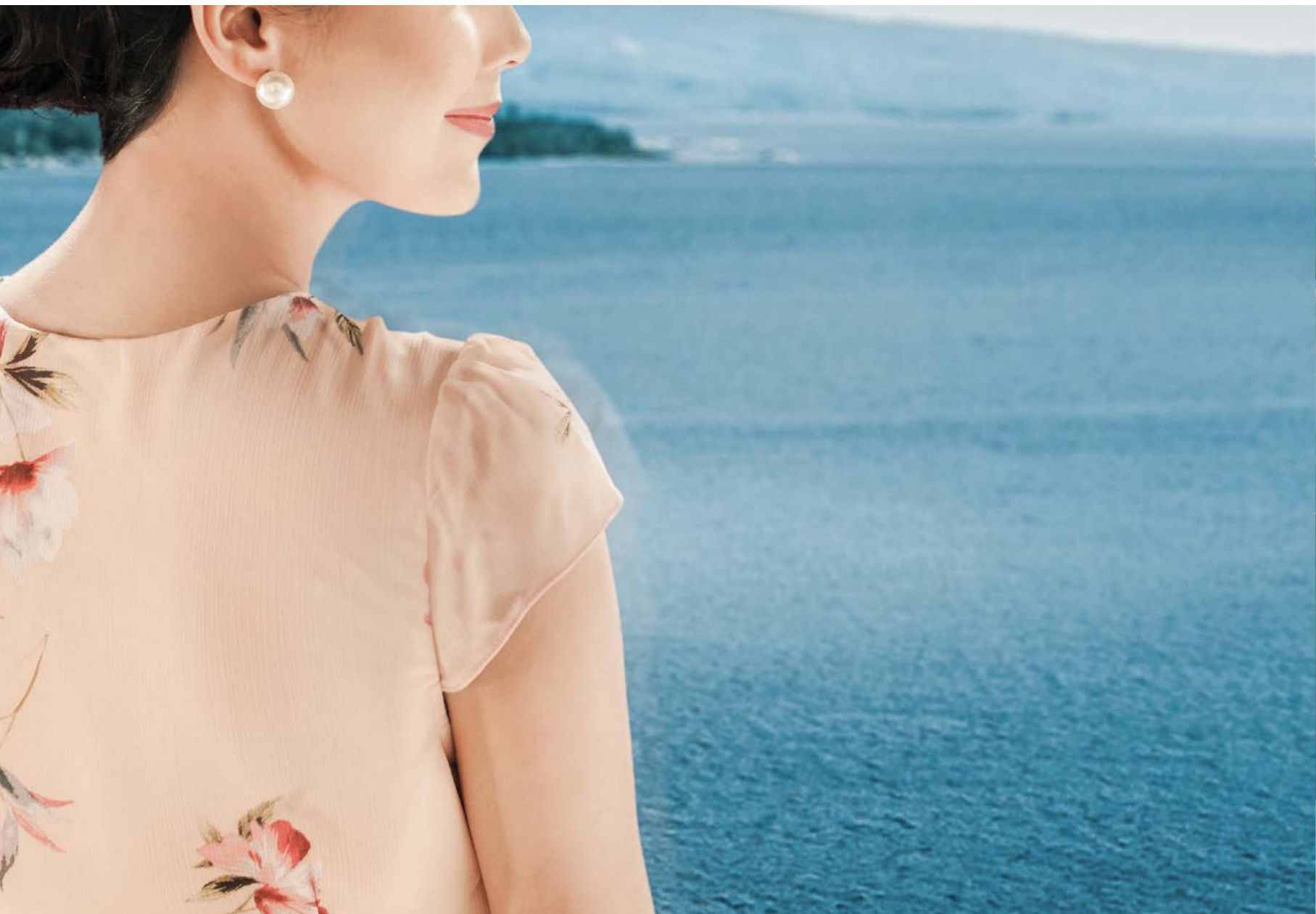
BOARD ROOM



GROUND FLOOR
AMENITY PLAN



THE POOL DECK CONTAINS A 25-METER LAP POOL AND KIDDIE POOL OFFERING UNOBSTRUCTED VIEWS OF THE DAVAO GULF.
ARTIST'S RENDERING



LIFESTYLE IMAGES



REFRESHING SENSE AND SIGHT





LIFESTYLE IMAGE

Residences with a Timeless View

Calm. Serene. Singular—a signature Ayala Land Premier living experience. A limited selection of residences, all welcoming an inimitable view of the Davao Gulf, unfolds a heightened perspective of home in the city.

REFRESHING SENSE AND SIGHT



Unit Features

Open-plan living/dining area with floor-to-ceiling windows

Spacious balcony overlooking the Davao Gulf and Samal Island

Homogeneous tile flooring for all areas*

Split-type air-conditioning units for all rooms*

Built-in wardrobe cabinets for all bedrooms

Functional kitchen with cabinet system, sink, countertop, and built-in rangehood

Provision for water heater

Provision for washer/dryer

Duravit and Grohe (or equivalent) bathroom fixtures and fittings*

Glass shower enclosure for the Master Bedroom, glass shower fin for secondary bedrooms

Individual metering for water and electricity

Audio Guest Annunciator System incorporated with panic/duress button

CATV provision for all bedrooms and living area

Provision for fiber optic internet

Pre-assigned parking slot/s

*Except for maid's/utility room and maid's toilet & bath



LIFESTYLE IMAGE

Unit Finishes

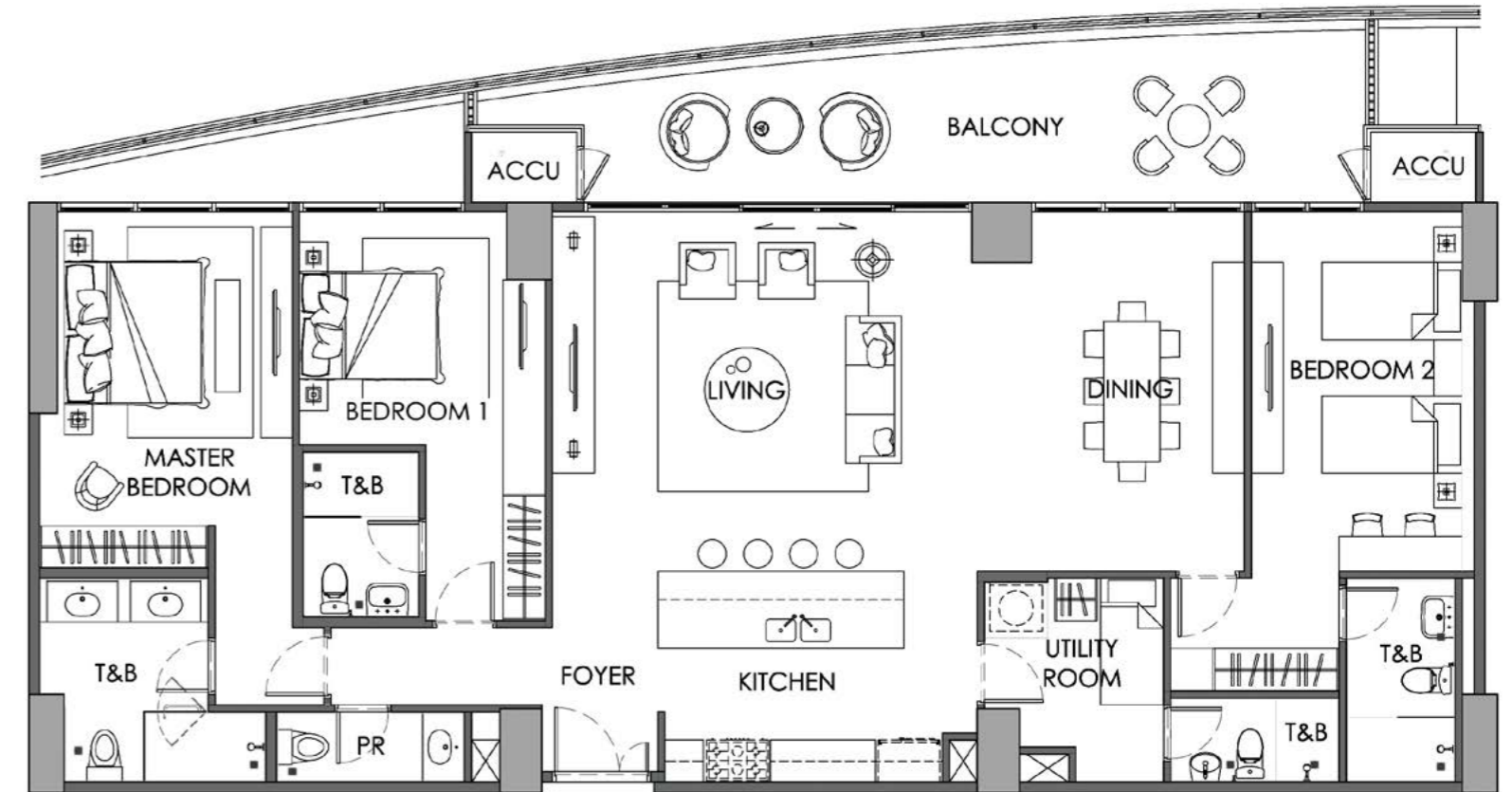
ROOM/AREA	FLOOR	WALL	CEILING	OTHER INCLUSIONS
Foyer	Homogeneous Tile	Painted	Painted Gypsum	
Living/Dining Area	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit
Powder Room*	Homogeneous Tile	Homogeneous Tile	Moisture-Resistant Painted Gypsum	Countertop, Sink, European Branded Fixtures and Fittings
Master Bedroom	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit, Wardrobe Cabinets
Master Toilet & Bath	Homogeneous Tile	Homogeneous Tile	Moisture-Resistant Painted Gypsum	Countertop, Sink, European Branded Fixtures and Fittings
Secondary Bedroom	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit, Wardrobe Cabinets
Secondary/Common Toilet & Bath	Homogeneous Tile	Homogeneous Tile for Shower Area, Painted	Moisture-Resistant Painted Gypsum	Sink, European Branded Fixtures and Fittings
Gourmet Kitchen	Homogeneous Tile	Painted	Painted Gypsum	Rangehood, Cabinets, Countertop, Sink
Utility Room/ Maid's Room	Ceramic Tile	Painted	Painted Gypsum	Wardrobe Cabinets
Maid's Toilet & Bath	Ceramic Tile	Ceramic Tile for Shower Area, Painted	Moisture-Resistant Painted Gypsum	Fixtures and Fittings
Balcony	Homogeneous Tile	Painted	Fiber-Cement Board	

*For applicable units only

Seaview Horizon Suite

A three-bedroom suite at approximately 196 square meters punctuated by an expansive 25-square-meter balcony, which spans the entirety of the living space. Glazing envelops the living and dining area, bathing the room in natural light from the east.

	NORTH TOWER	SOUTH TOWER
NUMBER OF UNITS	34	36
NUMBER OF BEDROOMS	3	3
APPROX. TOTAL UNIT AREA	196 SQM	196 SQM
APPROX. UNIT SIZE	171 SQM	171 SQM
APPROX. BALCONY SIZE	25 SQM	25 SQM





THE GENEROUS BALCONY OF THE SEAVIEW HORIZON SUITE
SERVES AS AN EXTENSION OF THE LIVING AREA.
ARTIST'S RENDERING

Seaview Corner Suite

A three-bedroom unit approximately 181 square meters with an open-plan living, dining, and kitchen space, designed to adapt to your unique vision. One of the three bedrooms functions as a studio-type unit, complete with its own toilet and bath, and kitchenette.

All units are furnished generously sized windows and a 13-square-meter balcony, welcoming views of the Davao Gulf.

	NORTH TOWER	SOUTH TOWER
NUMBER OF UNITS	34	36
NUMBER OF BEDROOMS	3	3
APPROX. TOTAL UNIT AREA	181 SQM	181 SQM
APPROX. UNIT SIZE	167 SQM	167 SQM
APPROX. BALCONY SIZE	14 SQM	14 SQM





EMBRACED BY WINDOWS ON TWO SIDES, THE SEAVIEW CORNER SUITE'S LIVING & DINING AREA PROVIDES AN AIRY, EXPANSIVE FAMILY SPACE WITH MAGNIFICENT SEA VIEWS.
ARTIST'S RENDERING

Seaview Veranda Suite

Three-bedroom, ground-floor units located at the South Tower, with an expansive veranda overlooking the sea. A spacious living and dining area links all the areas of this limited-edition residence.

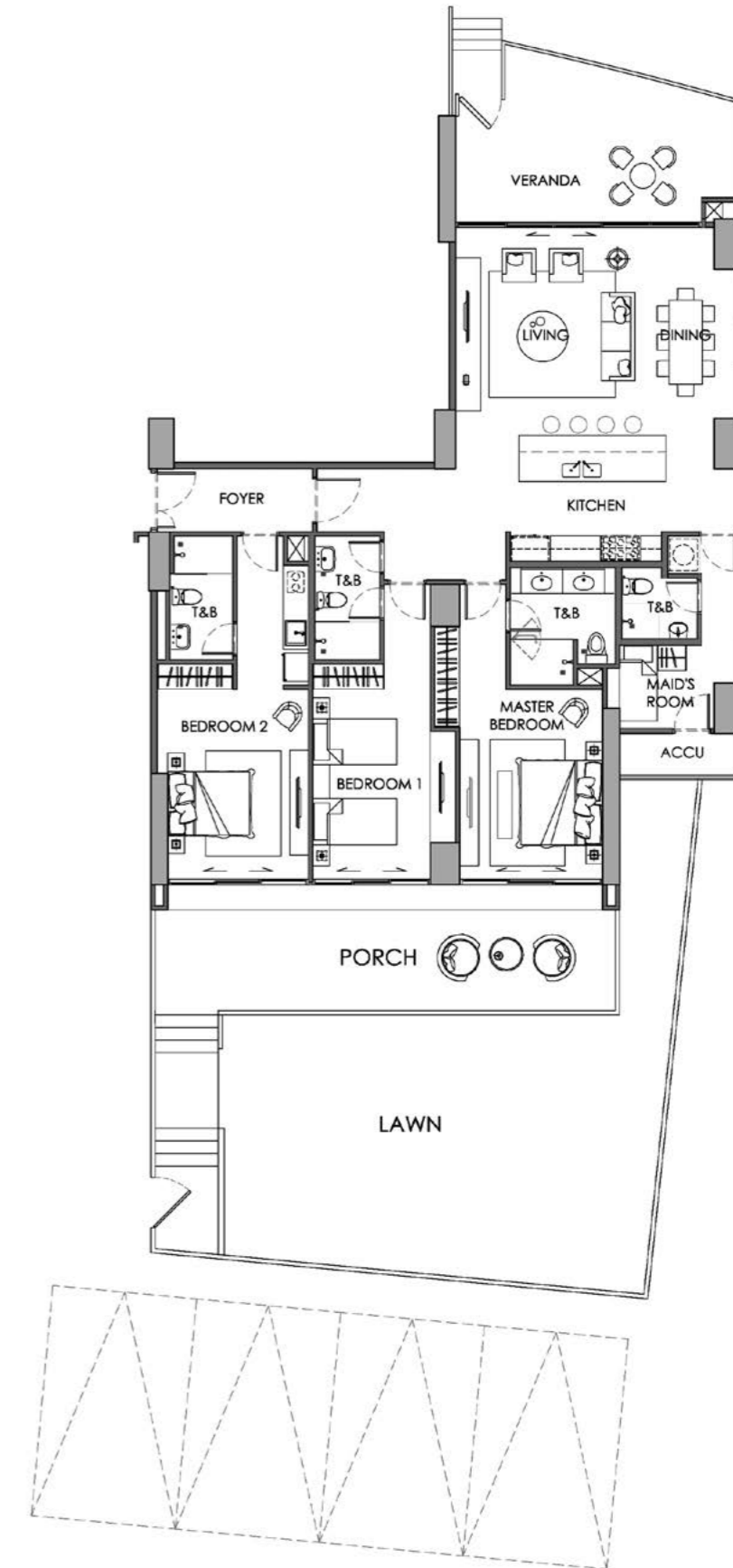
NUMBER OF UNITS	2
NUMBER OF BEDROOMS	3
APPROX. TOTAL UNIT AREA	239 SQM
APPROX. UNIT SIZE	171 SQM
APPROX. BALCONY SIZE	68 SQM



Seaview Garden Suite

A one-of-a-kind residential space exclusively at the South Tower ground floor, with a private entrance. The three-bedroom suite harmonizes an expansive porch and lawn on one side, and refreshing views of sea and greenery through a spacious veranda on the other.

NUMBER OF UNITS	1
NUMBER OF BEDROOMS	3
APPROX. TOTAL UNIT AREA	195 SQM
APPROX. UNIT SIZE	169 SQM
APPROX. BALCONY SIZE	26 SQM

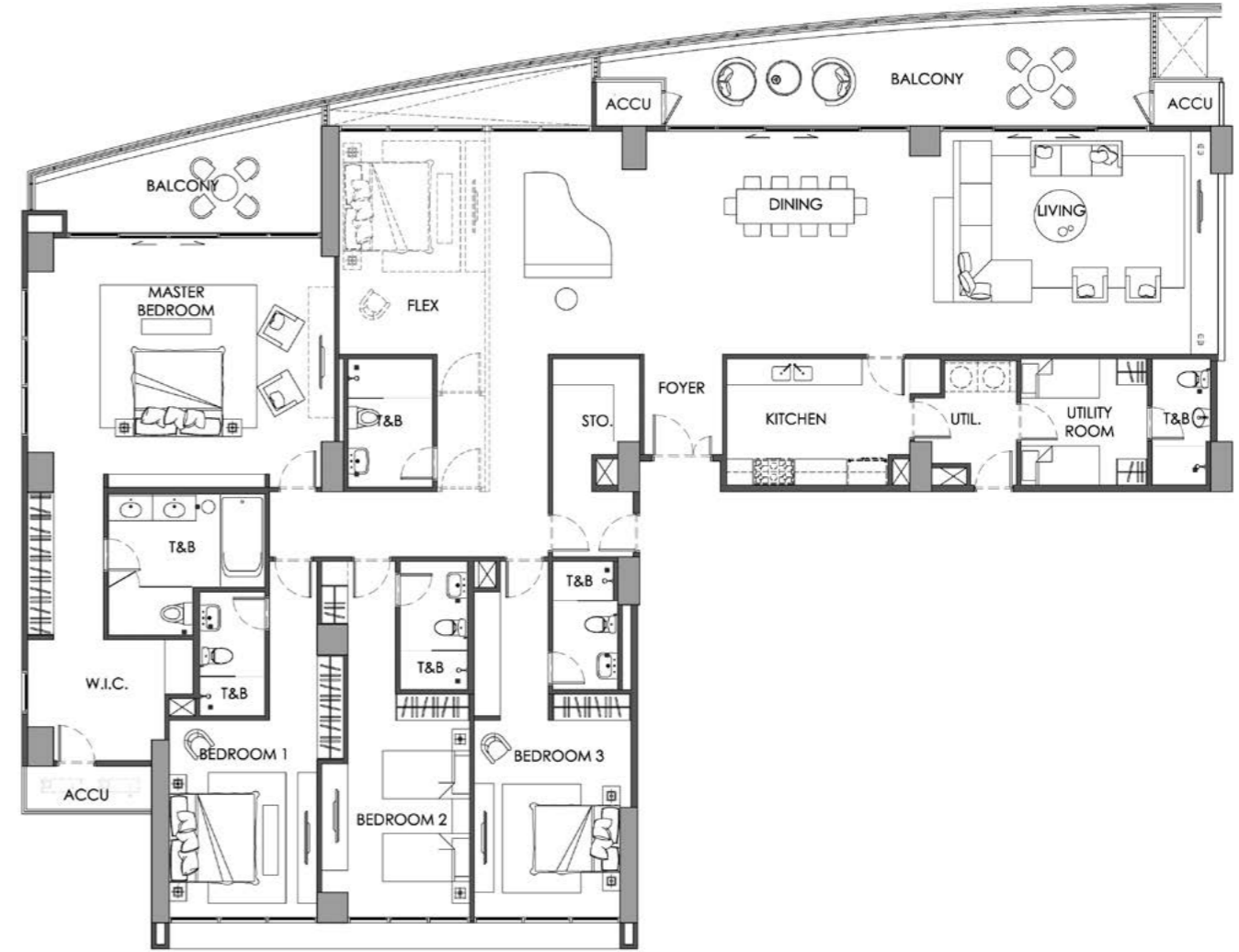


Seascape Villa

A limited selection of 4 penthouse units at approximately 377 square meters. The spaces have ceiling heights spanning 4 meters, and balcony at 38 square meters. The living and dining area covers over 100 square meters, and can accommodate a fifth bedroom by enclosing a portion of the open plan design.

The Master Suite comes with its own balcony and an expansive walk-in closet providing a flexible space that can be transformed into an office or vanity.

The maid's utility room is furnished with an en-suite bathroom and a dedicated entrance.



	NORTH TOWER	SOUTH TOWER
NUMBER OF UNITS	2	2
NUMBER OF BEDROOMS	4	4
APPROX. TOTAL UNIT AREA	377 SQM	377 SQM
APPROX. UNIT SIZE	338 SQM	338 SQM
APPROX. BALCONY SIZE	39 SQM	39 SQM

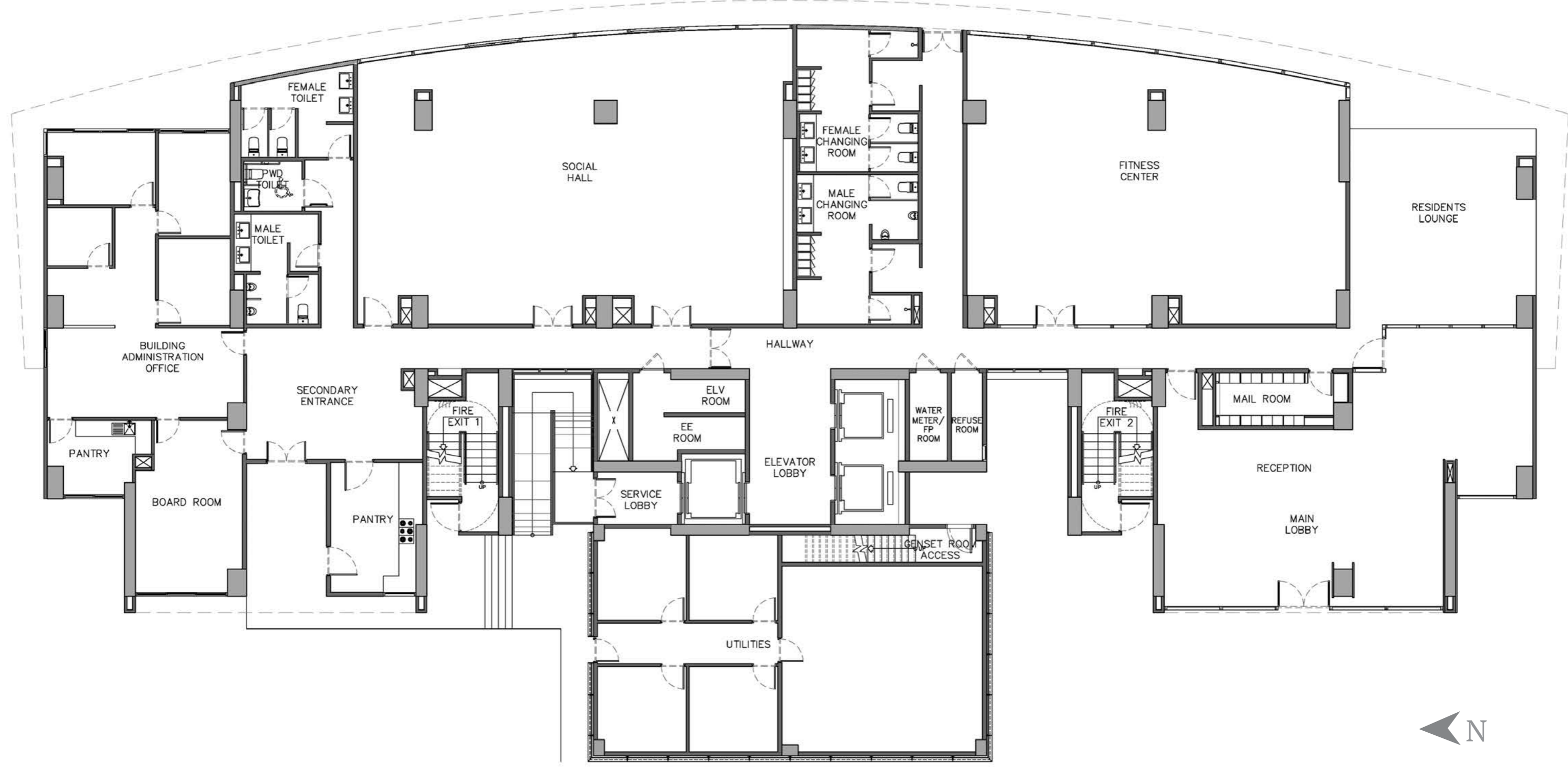


A FOUR-METER CEILING HEIGHT ACCOMMODATES VAST WINDOWS
AT THE SEASCAPE VILLA, BATHING A SPRAWLING LIVING
& DINING AREA IN NATURAL LIGHT.
ARTIST'S RENDERING

Ground Floor Plan

NORTH TOWER

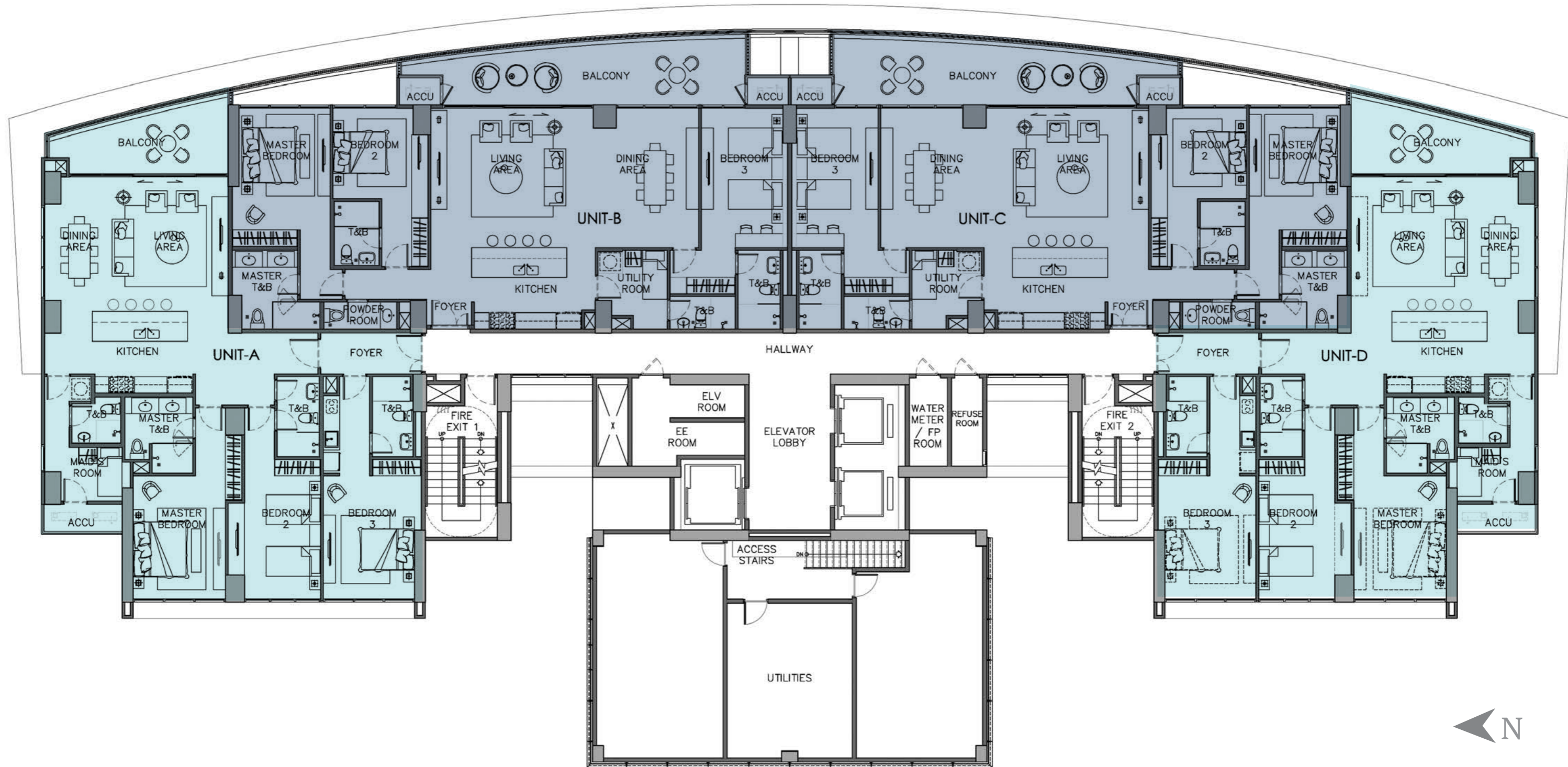
WATERFRONT



2nd Floor Plan NORTH TOWER

- SEAVIEW CORNER SUITE
- SEAVIEW HORIZON SUITE

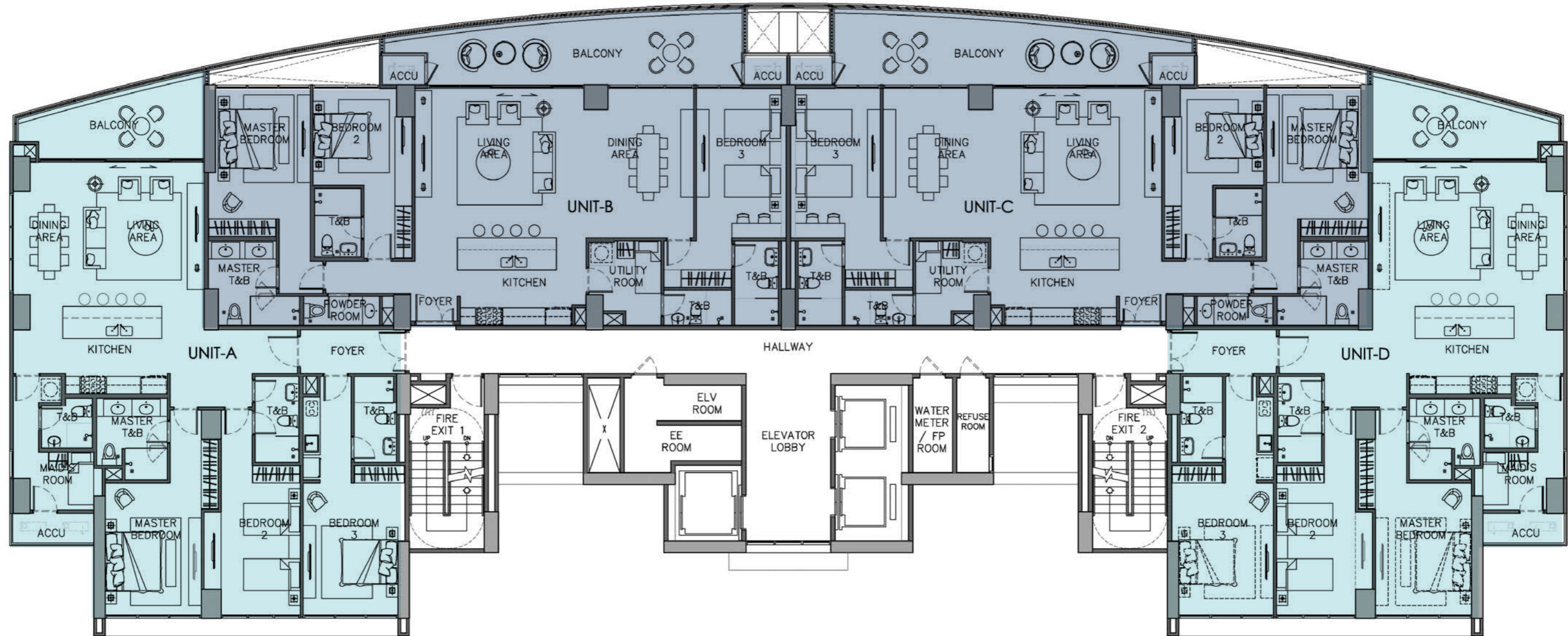
WATERFRONT



3rd to 20th Floor Plan NORTH TOWER

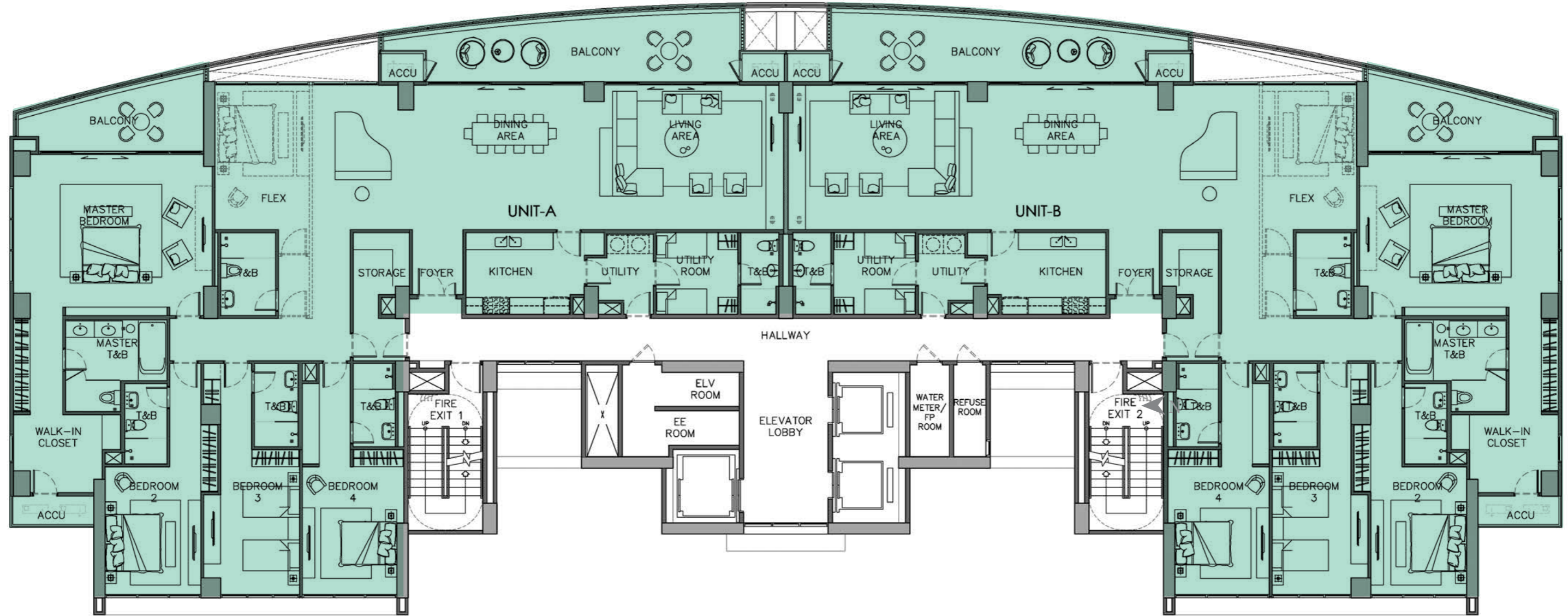
- SEAVIEW CORNER SUITE
- SEAVIEW HORIZON SUITE

WATERFRONT



21st Floor Plan
NORTH TOWER

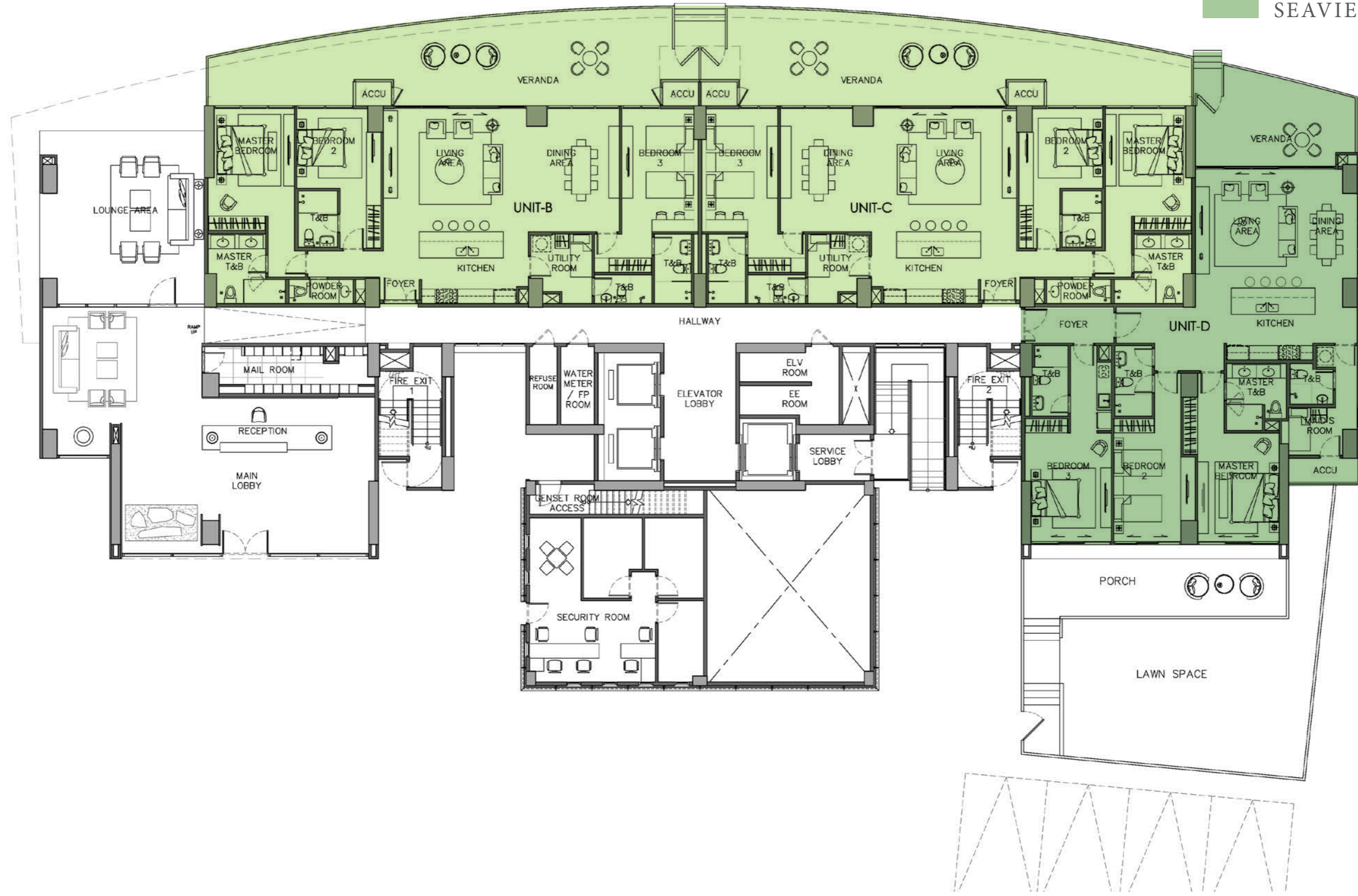
WATERFRONT



Ground Floor Plan SOUTH TOWER

WATERFRONT

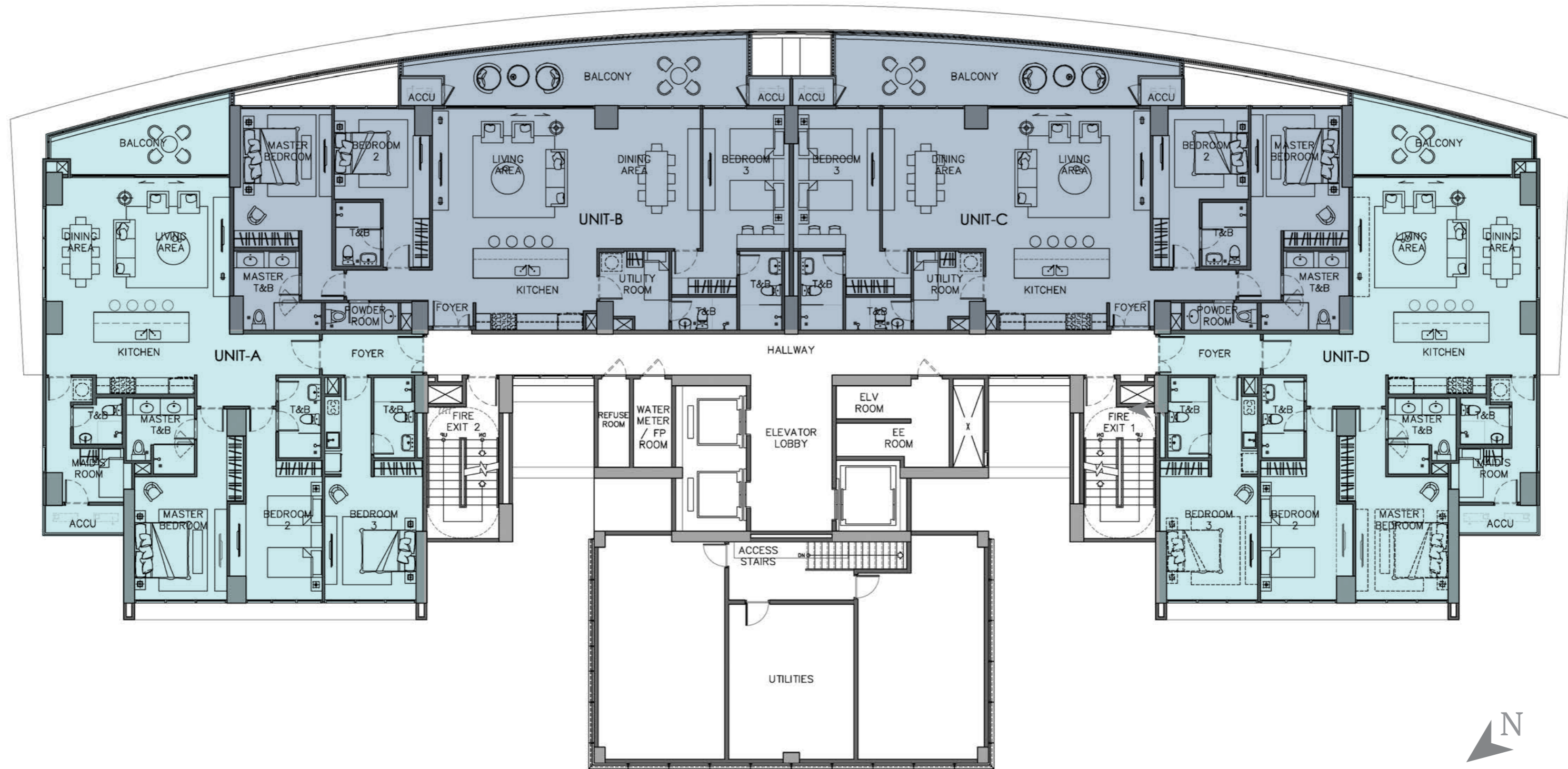
- SEAVIEW VERANDA SUITE
- SEAVIEW GARDEN SUITE



2nd Floor Plan SOUTH TOWER

- SEAVIEW CORNER SUITE
- SEAVIEW HORIZON SUITE

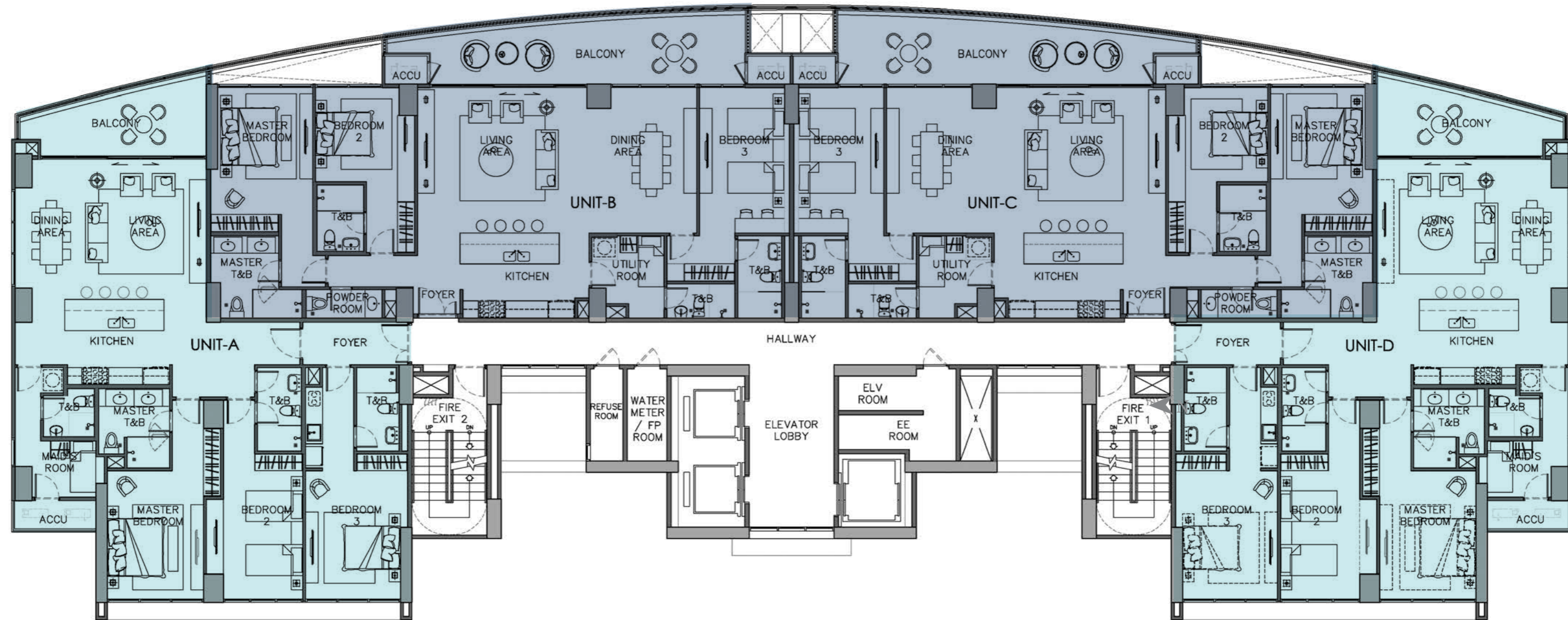
WATERFRONT



3rd to 21st Floor Plan SOUTH TOWER

- SEAVIEW CORNER SUITE
- SEAVIEW HORIZON SUITE

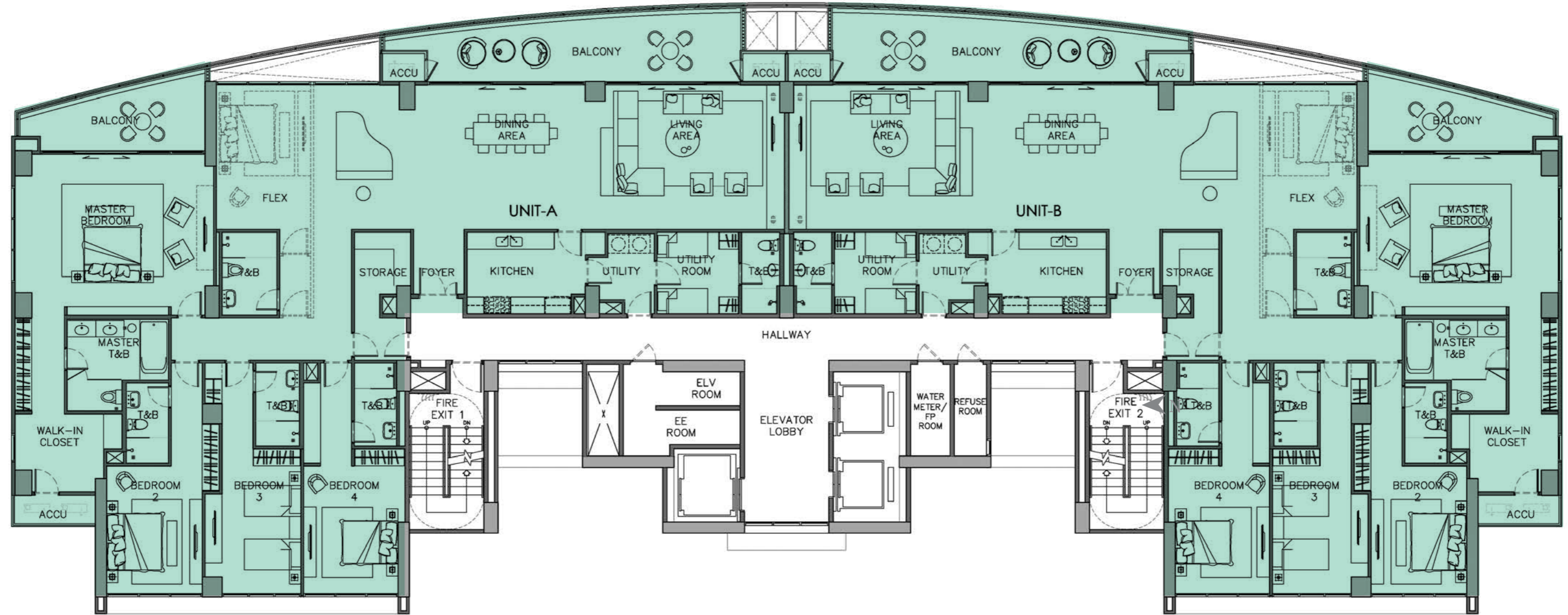
WATERFRONT



22nd Floor Plan
SOUTH TOWER

SEASCAPE VILLA

WATERFRONT



Premier Partners

DESIGN ARCHITECT
HB Design, Singapore

ARCHITECT-OF-RECORD
Pimentel Rodriguez Simbulan
& Partners (PRSP)

LANDSCAPE DESIGN CONSULTANT
Bcl Asia and Partners Co.

GENERAL CONTRACTOR
Makati Development Corporation

ENGINEER OF RECORD
Sy² + Associates

MECHANICAL, ELECTRICAL, PLUMBING,
FIRE PROTECTION, SANITARY
CONSULTANT PEER REVIEWER
Dccd Engineering Corporation

FAÇADE CONSULTANT
Alt Cladding, Inc.

QUANTITY SURVEYOR
Pmq

PROJECT MANAGEMENT
Bureau Veritas

PROPERTY MANAGEMENT
Ayala Property
Management Corporation

Turnover Date

NORTH TOWER
First Quarter of 2023

SOUTH TOWER
Fourth Quarter of 2023



View The Residences at Azuela Cove
showroom walkthrough [here](#).

www.ayalalandpremier.com

 [AyalaLandPremier](#)

 [ayalalandpremierofficial](#)

The Residences at Azuela Cove
HLURB LS No. 033281 (North Tower and Carpark)
HLURB LS No. 033296 (South Tower)

Project Location: Azuela Cove, J.P. Laurel Avenue corner R. Castillo Street
KM. 7 Lanang, Brgy. Vicente Hizon Sr., Buhangin District, Davao City
Approved Date of Completion: December 31, 2023
Project Turnover: North Tower Q1 2023 South Tower Q4 2023
Project Developer: Aviana Development Corp.
Advertising Approval No. HLURB SMR AA-2018/05-022

For your future investment, contact :

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 **AyalaLand** PREMIER