

For your future investment, contact 📞:

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# South Palmgrove

ALVEO SOUTH PALMGROVE

LIPA, BATANGAS

**LOCATION**

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# Development Summary

|                                   |   |
|-----------------------------------|---|
| Project Name                      | South Palmgrove                                 |
| Address                           | Lipa-Alaminos Road, Barangay Talisay, Lipa City |
| Project Developer                 | Alveo Land Corp.                                |
| Project Manager & Marketing Agent | Alveo Land Corp.                                |
| Development Type                  | Residential Lots                                |

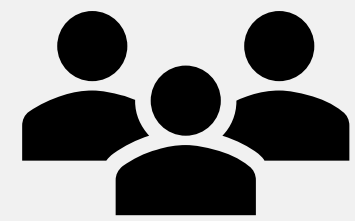
# “Ayala Land’s **First Premium Development** in Lipa, Batangas”

Sold **173 lots** during Priority Selling valued at **1.4B**

*Record breaking launch last December 2022, most successful launch post pandemic at the time.*



# Batangas: On the Rise



## 2.9 Million Population

(7<sup>th</sup> highest Province, 2020 Census)

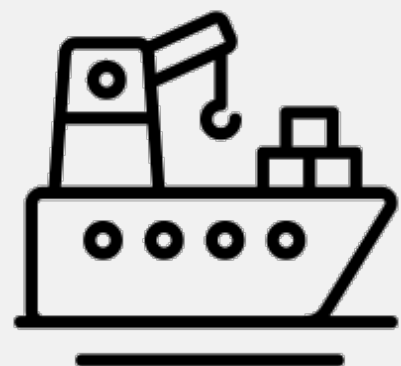


## Additional Highways:

CTBEX (Proposed)

SLEX TR4 (2025)

15 mins from Sto. Tomas Exit (DPWH Website)



## Rapid seaport traffic growth

24.5M Metric Tons of Cargo in 2023

(+18.3% vs 2022, higher vs. 5% national ave. growth)



## 2.3M Overnight Travellers in 2022

#1 Province

(DOT Data 2022)



## 245B in Bank Deposits

6th most province

(PDIC data as of Dec 2022)



## Accounts for 63% of new industrial supply for 2024 to 2026

(Colliers 2023 Update, Feb 2024)

# Batangas: Strong Investor Confidence

## Growing Industrial Footprint Even Further



Batangas Technopark  
+55 has



LIMA Technology Center  
+96 has



First Philippine Industrial Park  
+100 has



Light Industrial & Science Park IV  
+30 has

## Billions in Industrial Investments (26.5B)



P1.1B for manufacture & export of EV charging equipment



P11B for R&D and manufacturing facility



P10B for manufacturing facility of personal care, cosmetics, food products



P4.4B for expansion of electronics manufacturing facility

# LIPA: An Emerging Key City

- 1<sup>st</sup> class component city
- Land area: 209 sq. km. or 10x compared to Makati
- Most populous city in Batangas; total population of 373,000
- 65B in bank deposits. Highest in Batangas
- Located 76.5 kilometers from Metro Manila or approximately 1.5-hour drive

ALVEO SOUTH PALMGROVE

# Lipa City – Main Thoroughfares

## Expressway: STAR Tollway

- Balete Exit
- Lipa Exit

## Main Roads

- Leviste Hi-way or Lipa-Balete Road
- Jose P. Laurel Highway (49km)  
Primary highway linking Lipa to other towns & cities
- Ayala Highway (“Uptown”) Diversion road with major commercial activities
- P. Torres Avenue

## Bypass Roads

- Laurel Highway Bypass Road
- Lipa-Alaminos-Padre Garcia Diversion Road

STAR TOLLWAY



To Manila

Balete Exit

Lipa Exit

ALVEO

SOUTH PALMGROVE

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ALVEO SOUTH PALMGROVE



Leviste Highway

JP Laurel

Ayala Highway

P. Torres



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↑ To Manila

Laurel Highway Bypass

Lipa-Alaminos-Padre Garcia

ALVEO SOUTH PALMGROVE

## LOCATION

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### Access Points

- Primary access along Lipa-Alaminos Road
- Secondary access along San Isidro Drive

### Landmarks

- Beside Malarayat Golf and Country Club

### Going to the Site

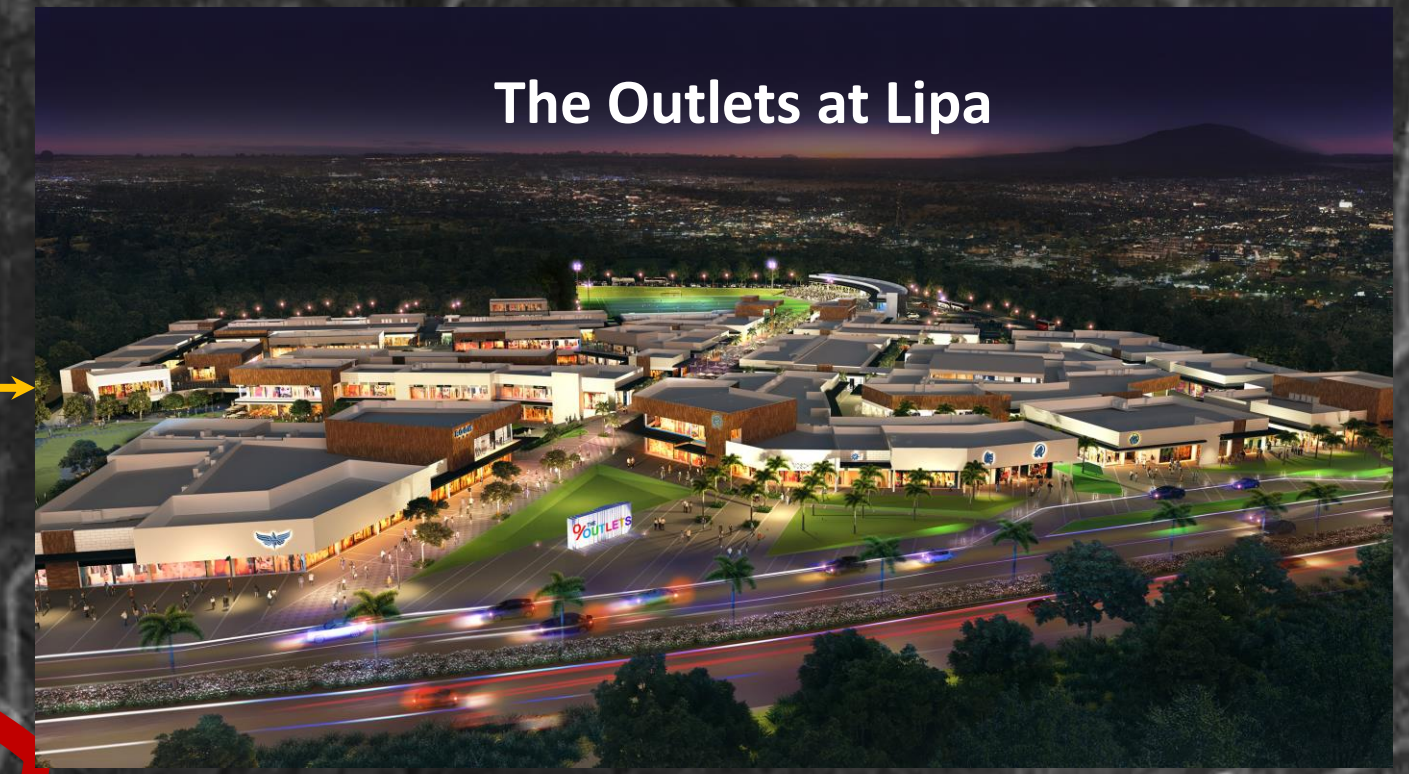
- Balete Exit → Leviste → JPLaurel → Sto Tomas – Lipa Road
- Lipa Exit → JPLaurel → Sto Tomas – Lipa Road

### Distance

- 8 km from Lipa Exit
- 4 km from Lipa City proper
- 10 km away from notable developments



# COMMERCIAL



ALVEO SOUTH PALMGROVE

# RECREATION AND EDUCATION



ALVEO SOUTH PALMGROVE

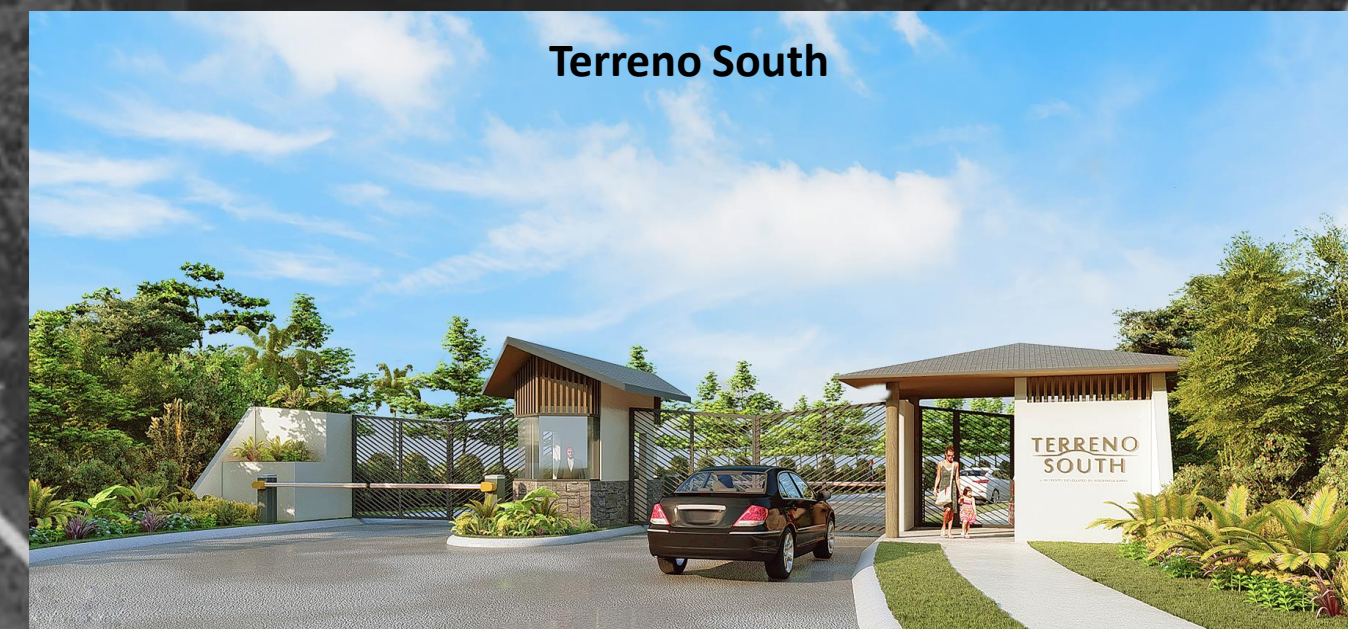
# RESIDENTIAL



Avida Settings Lipa



South Palmgrove



Terreno South



Avida Hacienda Sta Monica

ALVEO SOUTH PALMGROVE

# First Mover Advantage

Attractive investment opportunity for early investors

LAUNCH:  
**₱28.7k/sqm**  
(Base Price)

Ave. TCP:  
**₱7.7M**

**27%**

Capital  
Appreciation

CURRENT:  
**₱36.5k/sqm**  
(Base Price)

Ave. TCP:  
**₱9.6M**

# Best Value for Money

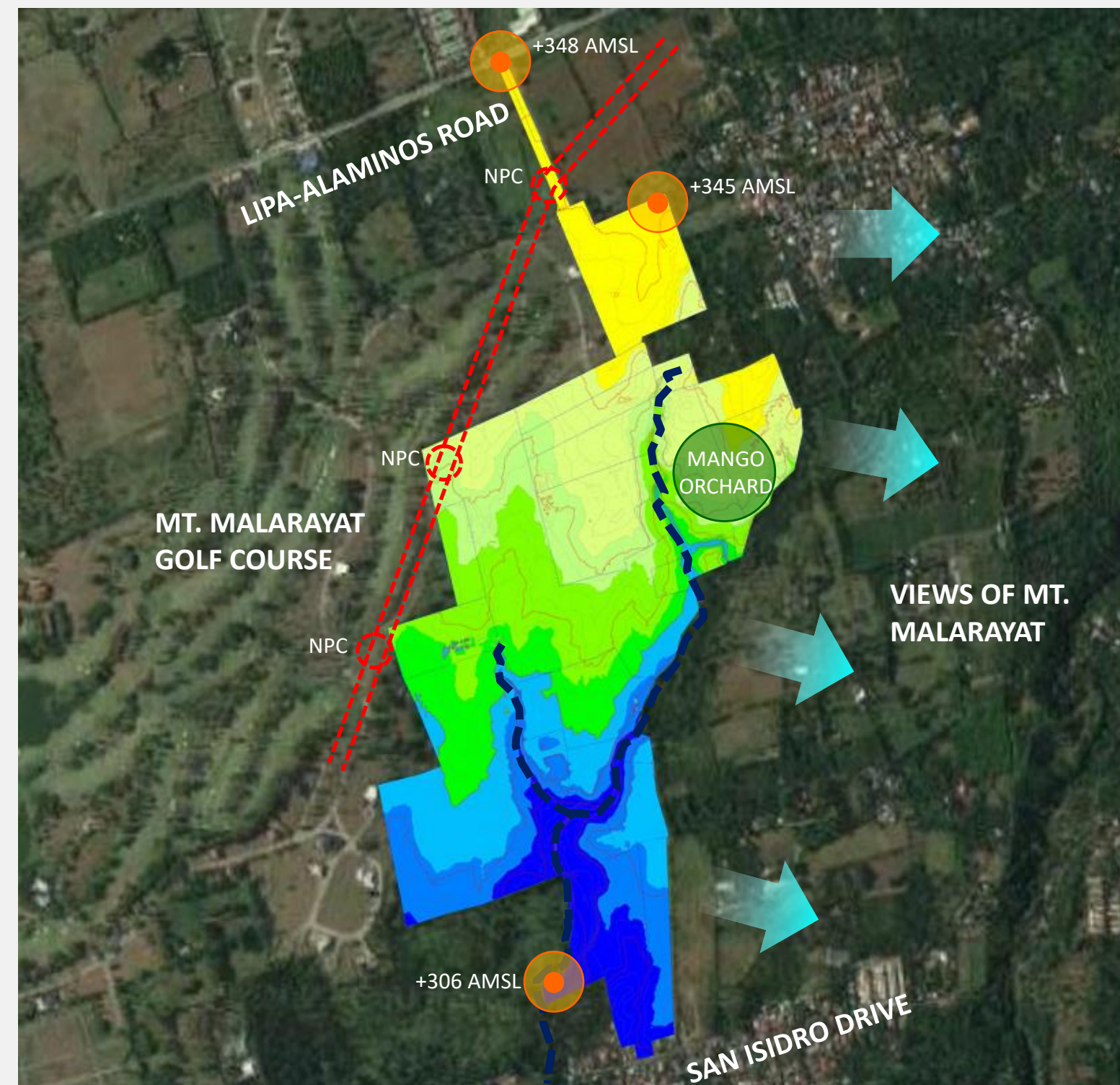
An ideal entry to an upscale investment

|                | <b>SOUTH PALMGROVE</b><br>LIPA, BATANGAS        | <b>NUVALI</b><br>STA ROSA, LAGUNA                           | <b>VERMOSA</b><br>IMUS, CAVITE                             | <b>SOUTHMONT</b><br>SILANG, CAVITE                       |
|----------------|---|---|--|--|
| <b>LAUNCH</b>  | 2022<br>PHP 28K                                 | TREVEIA<br>2007<br>PHP 9.4K                                 | ARDIA<br>2016<br>PHP 30K                                   | HILLSIDE RIDGE<br>2018<br>PHP 25K                        |
| <b>CURRENT</b> | TCP: P 9.6M<br><b>P/sqm: P 36K</b><br>MA: P 39K | SERENEO<br>TCP: P 17.6M<br><b>P/sqm: P 54k</b><br>MA: P 53K | CALEIA<br>TCP: P 16.7M<br><b>P/sqm: P 56K</b><br>MA: P 77K | VERDEA<br>TCP: P 15M<br><b>P/sqm: P 47K</b><br>MA: P 55k |

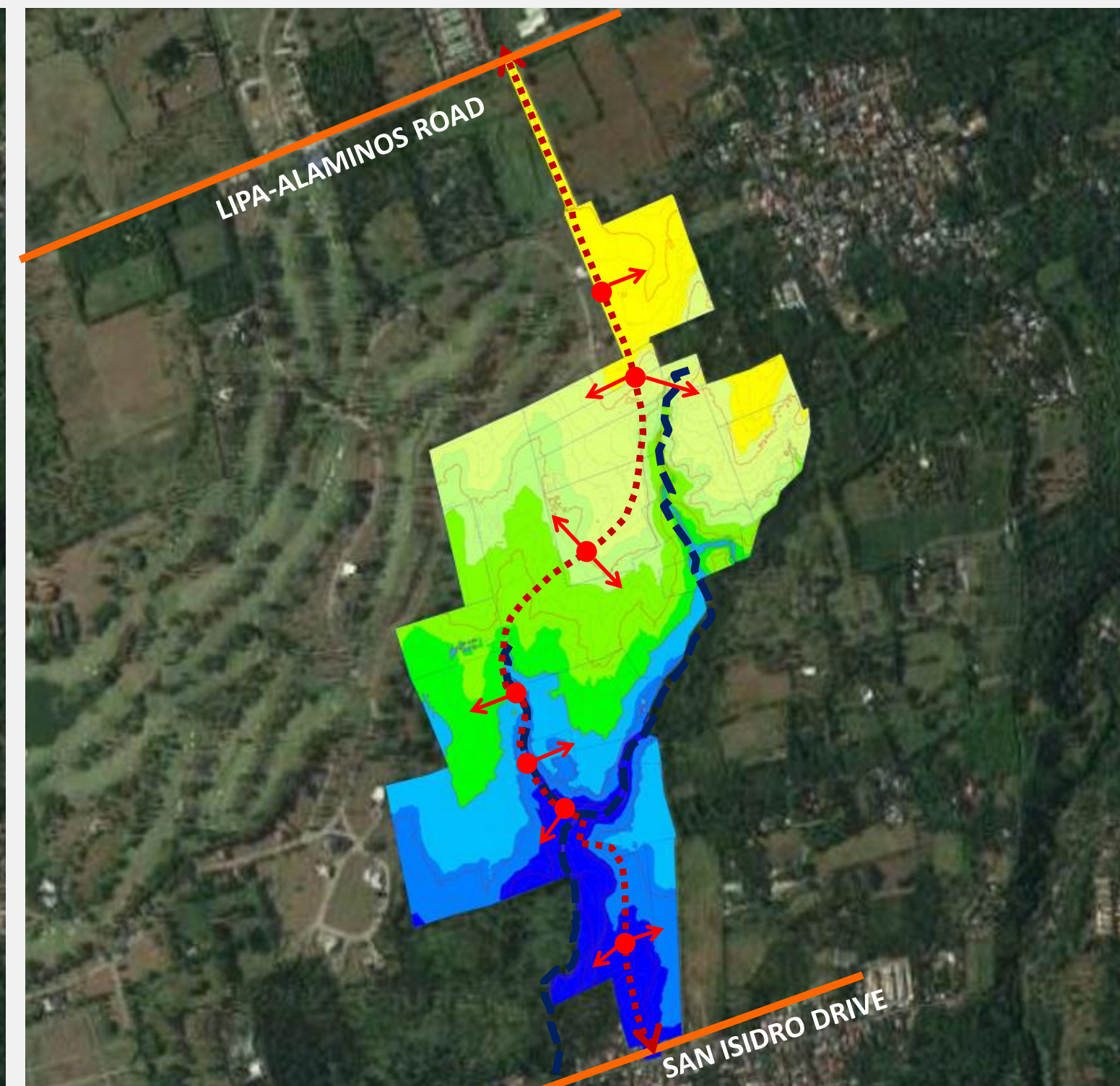
## PROJECT DETAILS

# Masterplan Conceptualization

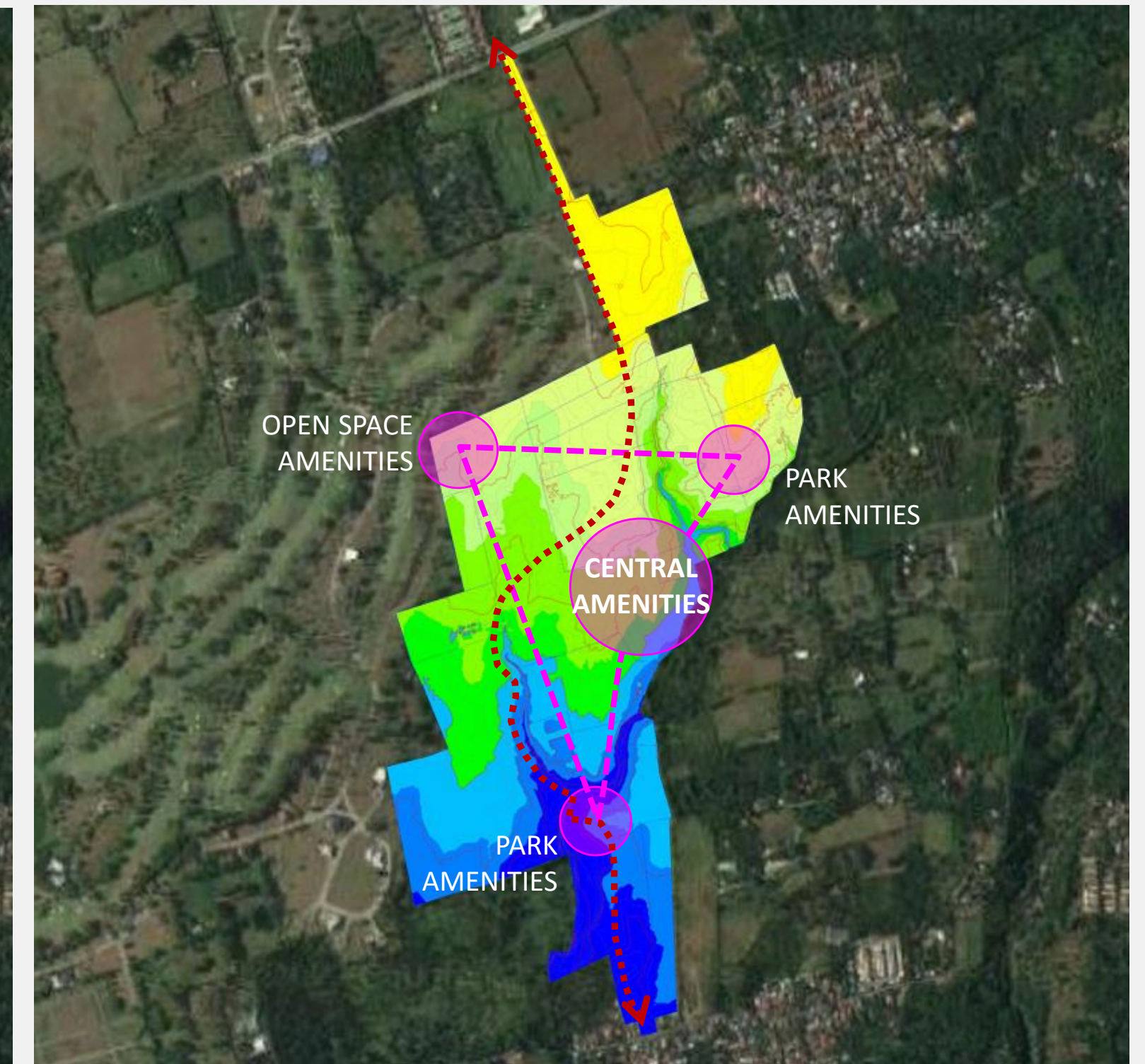
59 Has. project focusing on 3 major aspects, a tight knit community, terrain and topography.



**ANALYZED**  
SLOPE, ELEVATION, NATURAL FEATURES



**IDENTIFIED**  
MAIN ROAD NETWORK



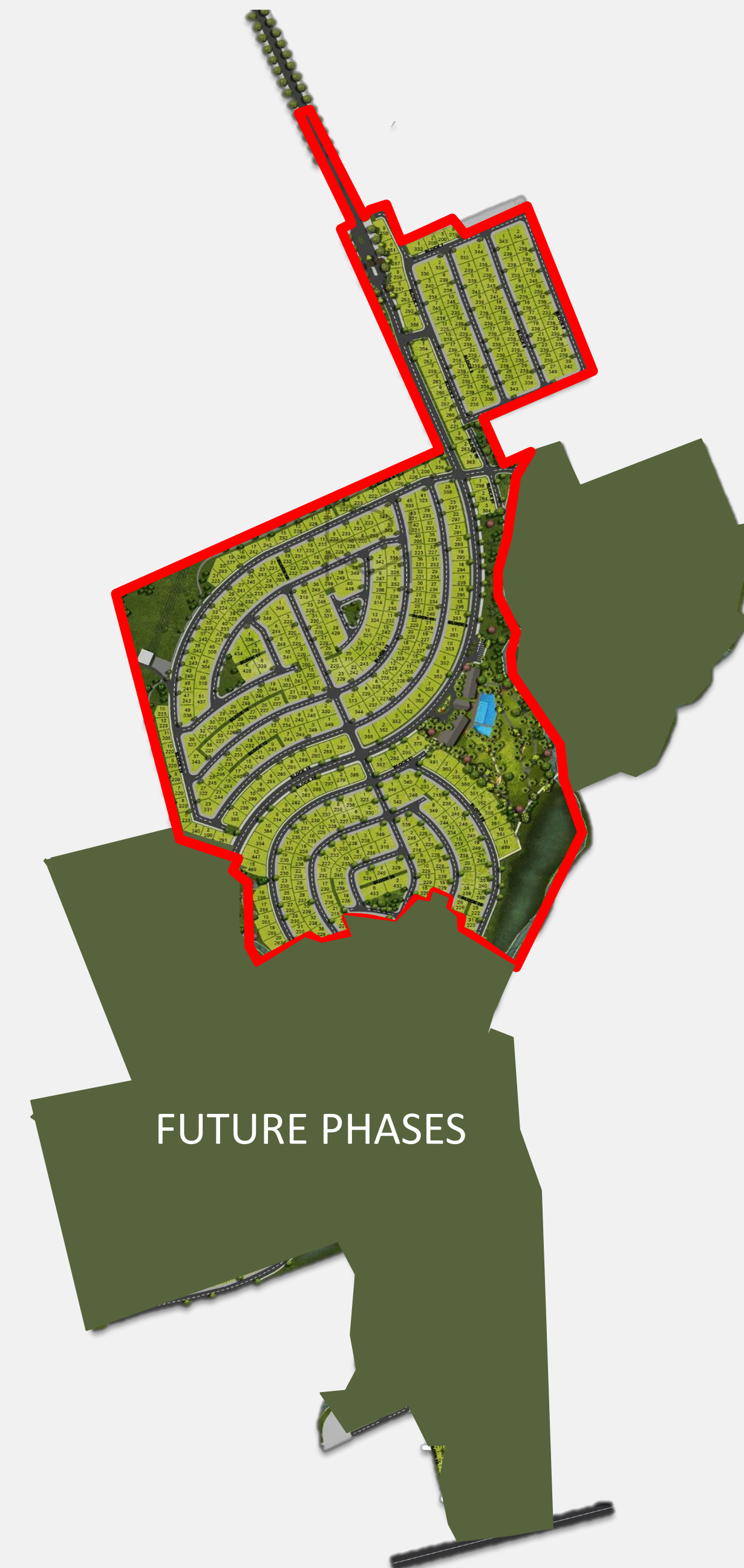
**ESTABLISHED**  
KEY AREAS OF THE VILLAGE



**PROJECT DETAILS**

# Development Details

|                       | AREA (Has.) | %          |
|-----------------------|-------------|------------|
| Total Land Area       | 58.9        | 100%       |
| Saleable Land Area    | 29.4        | <b>50%</b> |
| Non-Saleable Area     | 29.4        | <b>50%</b> |
| Parks and Open Spaces | 10.0        | 17%        |
| Easements             | 1.2         | 2%         |
| Utilities             | 0.3         | 0.5%       |
| Roads                 | 17.9        | 30%        |
| Total Number of Lots  | 1,139       |            |
| Ave Lot Cut           | 255 sqm     |            |
| Modal                 | 238 sqm     |            |
| Min                   | 200 sqm     |            |
| Max                   | 499 sqm     |            |

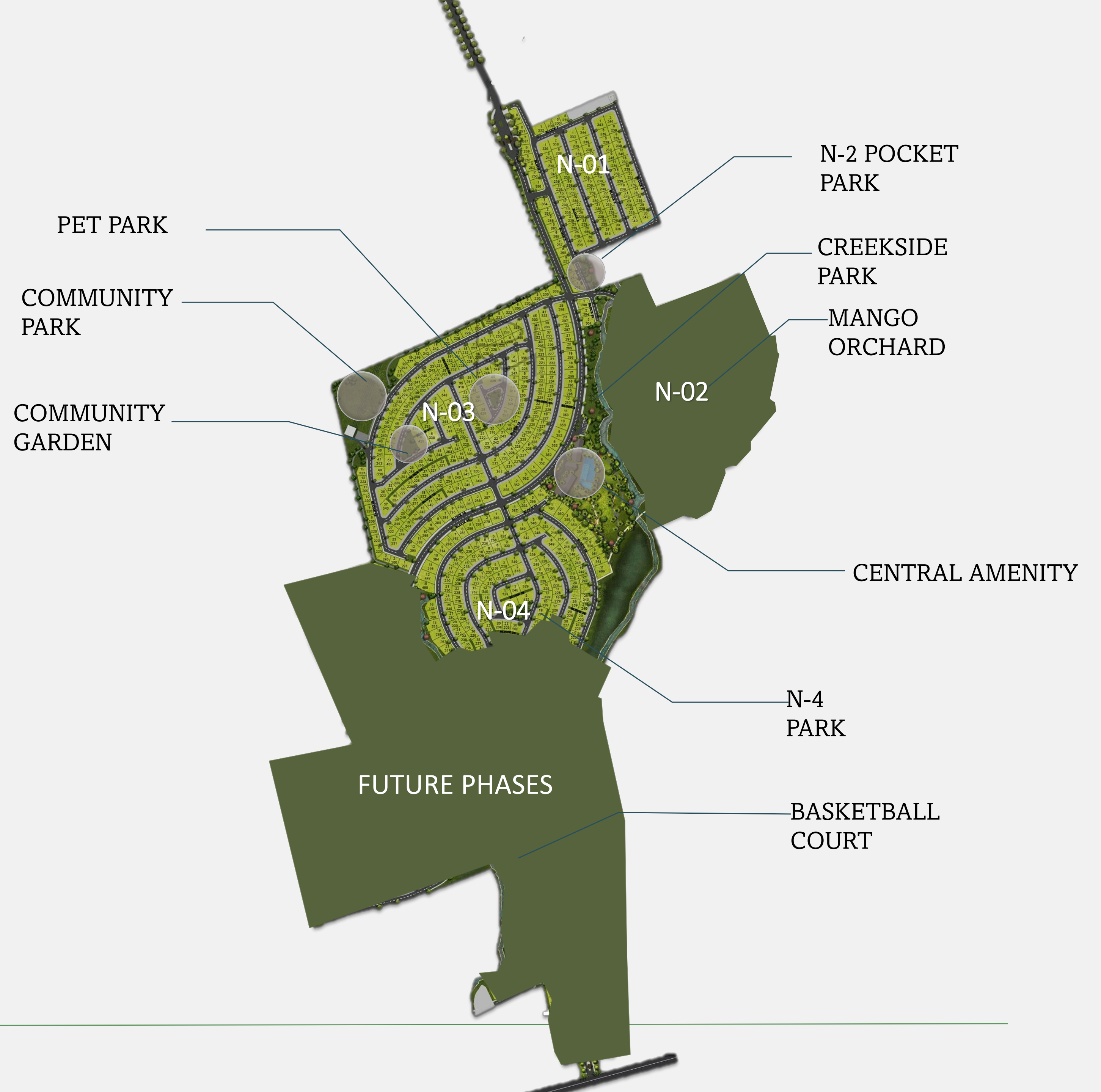


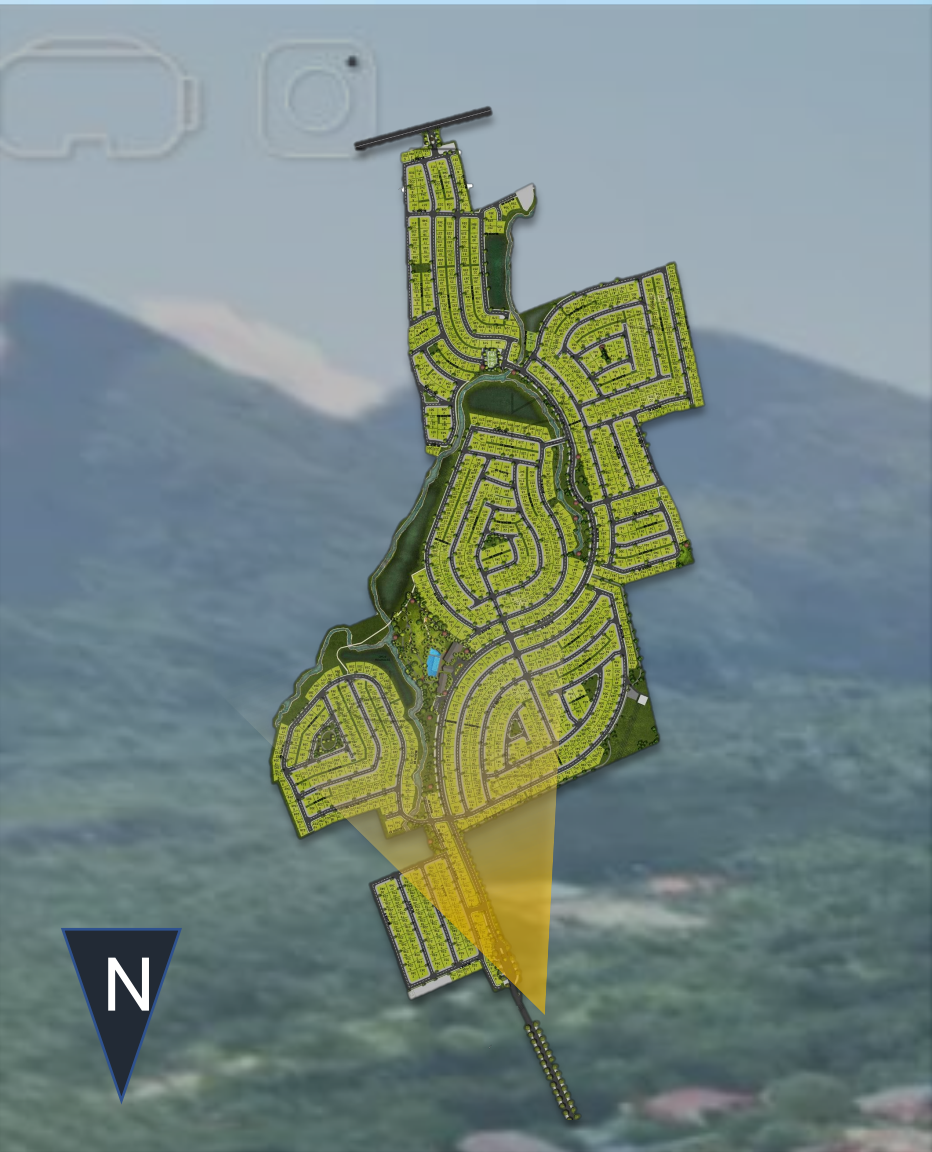
PROJECT DETAILS

# Parks and Amenities

|                        | AREA (sqm.)   |
|------------------------|---------------|
| <b>Central Amenity</b> | <b>13,057</b> |
| Clubhouse              | 979           |
| Basketball Court       | 608           |

| PARKS                   | AREA (sqm.)   |
|-------------------------|---------------|
| N1 Pocket Park          | 950           |
| Creekside Park A        | 888           |
| <b>Mango Orchard</b>    | <b>2,013</b>  |
| <b>Community Park</b>   | <b>13,001</b> |
| Community Garden        | 818           |
| N-4 Park                | 664           |
| <b>Creekside Park B</b> | <b>2,246</b>  |
| N-5 Pocket Park A       | 976           |
| N-5 Pocket Park B       | 421           |
| Creekside Park C        | 730           |
| N-6 Pocket Park A       | 227           |
| N-6 Pocket Park B       | 421           |





AERIAL VIEW FROM MAIN GATE  
Virtual Tour



N6

N5

SPINE ROAD

N4

N2

Clubhouse

AERIAL VIEW FROM CLUBHOUSE  
Virtual Tour

**PROJECT DETAILS**

# Central Amenity Components

| AREA   | Size (sqm.) |
|--|-------------|
| <b>CLUBHOUSE</b>   | <b>979</b>  |
| <b>Lobby</b>   | <b>120</b>  |
| <b>Left Wing: ADMINISTRATION BUILDING</b>  | <b>423</b>  |
| <ul style="list-style-type: none"> <li>• Board Room</li> <li>• Admin Office</li> <li>• Lactation Room</li> <li>• Staff Lounge</li> <li>• Male and Female Toilet</li> </ul> |             |
| <b>Right Wing: FUNCTION BUILDING</b>   | <b>437</b>  |
| <ul style="list-style-type: none"> <li>• Function Room</li> <li>• Kitchen</li> <li>• Storage</li> <li>• PWD, Male and Female Toilet</li> </ul>                             |             |
| <b>POOL AREA</b>   | <b>795</b>  |
| <ul style="list-style-type: none"> <li>• Lap &amp; Lounge Pool</li> <li>• Kiddie Pool</li> </ul>   |             |
| <b>POOL DECK</b>   | <b>719</b>  |
| <ul style="list-style-type: none"> <li>• Pool Deck</li> </ul>  |             |







CLUBHOUSE DROP-OFF

Consultant Render

*Consultant Perspective  
Note: Renders shown are not yet final and are  
subject to changes*



POOL AREA  
Consultant Render

*Consultant Perspective  
Note: Renders shown are not yet final and are  
subject to changes*





~664 sqm

Clubhouse





JOGGING PATH RENDER

Consultant Render

*Consultant Perspective  
Note: Renders shown are not yet final and are  
subject to changes*



# Construction Updates

*22% Completion as of March 2024*

- Land development
- Sewer works
- Drainage works
- Roadworks



## Launch of Phase 2 (Orchard Neighborhood)

- Features
  - Adjacent to 2,000 sqm park with existing mango trees
  - Select lots with Mt. Malarayat view
- Target Launch: Q2 2024
- Eastern most neighborhood in the village, closest to Mt. Malarayat and Mt. Macolod
- Neighborhood includes the biggest park outside the central amenity
- 48 new east-facing lots (31% of the neighborhood)
- All lots within 200m radius from the mango orchard



Mt. Malarayat

Clubhouse

Lipa-Alaminos Road

Main Gate







MANGO ORCHARD

Consultant Render

*Consultant Perspective  
Note: Renders shown are not yet final and are  
subject to changes*



# Orchard Neighborhood Lots for Release

- Lots – 80
- Ave. TCP: P 9M – 10M
- Ave. Area: 260 sqm
- Ave. P/sqm: P 36k to 38k

## SOUTH PALMGROVE

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# References

### BROCHURE

[https://drive.google.com/file/d/1RtO1b-F\\_qmWnD3clxUyVrSugvdC2P3MS/view/](https://drive.google.com/file/d/1RtO1b-F_qmWnD3clxUyVrSugvdC2P3MS/view/)

### PROJECT FACEBOOK PAGE

<https://www.facebook.com/SouthPalmgrovebyAlveoLand>

### VIRTUAL TOUR

<https://tinyurl.com/AlveoBatangasVRTour>



CLUBHOUSE  
Artist's Perspective

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