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BROCHURE

REM-LS-21-004 | DSHUD R10-AA-2021-05-009

Bayview Heights Phase 1A and Phase 1B

Tablon, Cagayan De Oro City

Completion: July 2028

Project Developer: Alveo Land Corp.

Exclusive Hillside Living

Bayview Heights is Alveo Land's pioneering residential development in CDO that is envisioned to offer an exclusive hillside living experience.



BAYVIEW HEIGHTS

Bayview Heights
Actual Photo

ALVEO

CAGAYAN DE ORO

BAYVIEW HEIGHTS

LOTS

AMENITIES

FAQS

Invigorating the Urban Landscape



For more than 80 years, Ayala Land has set the standard for property development in the Philippines. Refreshing the nation with premier addresses ranging from a selection of sustainably integrated growth centers to multi-generational homes, Ayala Land continues to deliver a dynamic range of destinations highlighting a singular vision of enhancing land and enriching lives for more people.

ALVEO

Alveo Land carries out the spirit of innovation, bringing forward a tradition of industry excellence underpinned by its Ayala Land heritage. A commitment best realized through fresh lifestyle concepts and living solutions, Alveo Land sets new boundaries, sharing worlds of possibilities for masterplanned communities and diverse neighborhoods across the country.



Centrio Mall
Actual Photo
8.4km from Project Site

ALVEO

CAGAYAN DE ORO

BAYVIEW HEIGHTS

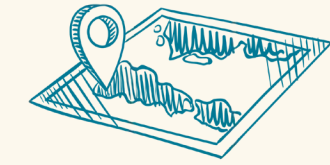
LOTS

AMENITIES

FAQS



Cagayan De Oro
Actual Photo



Banking on a Strategic Location

Northern Mindanao, in terms of land area, is the 3rd largest region in Mindanao and the 9th largest contributor to the Philippine economy (2019). It has a population of 4.6 million (2015 Census) that can spur positive economic growth in the region.

Taking advantage of its strategic geographic location, CDO is the 4th and newest metropolitan center that is highly connected to Luzon, Visayas and other parts of Mindanao by land, air and sea; strengthening its role as Mindanao's center of trade and commerce.

© Cagayan de Oro Trade and Investment Promotions Center (Oro-TIPC)

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LOTS

AMENITIES

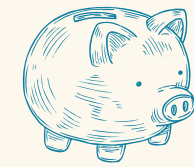
FAQS

Northern Mindanao

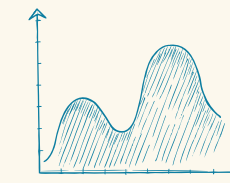
Industrial Core and Trade Center of the region



4.6 M
Population



9th
Largest Contributor to the PH Economy
(2019)



5th
Highest Per Capita Output (2019)



6.4%
Average Annual Growth Rate
GRDP 2010-2019



20.4m has
Land Area



80%
Percentage of Regional Banks
Located in Metro CDO

ECONOMIC POWERHOUSE AT YOUR SERVICE

Economically speaking, Northern Mindanao is among the fastest-growing regions in the country. The region shows its strong character of being a service-led economy with a strong potential for industry and manufacturing.

Source Cagayan de Oro Trade and Investment Promotions Center(Oro-TIPC)

ALVEO

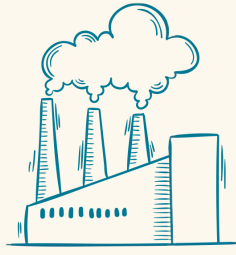
CAGAYAN DE ORO

BAYVIEW HEIGHTS

LOTS

AMENITIES

FAQS



Cagayan De Oro On The Rise

Serving as a major gateway and transshipment hub in Mindanao, CDO is anticipating further growth in the following industries: agriculture and consumer manufacturing, logistics and supply chain, and tourism and hospitality.

Metro CDO is also the host of PHIVIDEC, the largest industrial estate in the country that supplies Visayas and Mindanao. Major consignors include name brands such as Pilipinas Kao (a joint project between Kao Corporation and Aboitiz & Co), Philippine Sinter, and other global consignees such as Del Monte Philippines, Dole, Nestle Philippines, and Coca-Cola.

© Project LUPAD



ALVEO

CAGAYAN DE ORO

BAYVIEW HEIGHTS

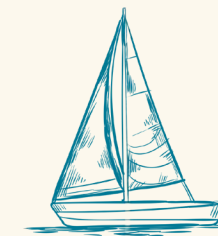
LOTS

AMENITIES

FAQS



White Water Rafting



The Call of Adventure

The region is a melting pot of heritage and culture. Metro CDO is a jump-off point in Northern Mindanao and a gateway to travel adventure-related activities such as water rafting, mountaineering, and ecotourism for wanderlust travelers.

© Rune Haugseng

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BAYVIEW HEIGHTS

LOTS

AMENITIES

FAQS



Bayview Heights: A New Urban Landscape

Nestled within an elevated district, Bayview Heights is a 34-hectare residential development that is carefully master-planned to maximize the use of its surrounding natural environment.



Bayview Heights
Artist's Perspective



Clubhouse
Artist's Perspective

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CAGAYAN DE ORO

BAYVIEW HEIGHTS

LOTS

AMENITIES

FAQS

Gateway to Modern Living

The location is accessible from Butuan-Cagayan-Iligan Road and will be accessible from the proposed J.R. Borja Extension (Eastern Interior Road). The main travel routes connect the property to key areas such as Laguindingan International Airport, Cagayan de Oro Port, Iligan City, Bukidnon, Gingoog City, and Butuan City.



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Seven Seas Waterpark and Resort
(14.8 km)

To Laguindingan Airport



To Butuan

To Bukidnon
Sayre Highway

BAYVIEW HEIGHTS

Butuan - Cagayan de Oro - Iligan Road

J.R. Borja Ext.

Liceo De Cagayan
(9.4 km)

Centrio Mall
(8.4 km)

SM Downtown
(8.1 km)

Lim Ket Kai
(8.2 km)

Xavier University
(8.9 km)

Capitol University
Medical Center
(5.3 km)

Gardens of Malasag
(5.2 km)

Masterson Avenue
To Uptown

LEGEND

- BUTUAN - CAGAYAN DE ORO - ILIGAN ROAD
- PROPOSED J.R. BORJA EXTENSION
- SAYRE HIGHWAY
- MASTERSON AVENUE

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LEGEND

- BUTUAN - CAGAYAN DE ORO - ILIGAN ROAD
- PROPOSED J.R. BORJA EXTENSION
- SAYRE HIGHWAY
- MASTERSON AVENUE

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Closing the Distance

Bayview Heights is located in a highly connected area that provides ease of transportation to and from neighboring provinces.

| DISTANCES TO KEY AREAS | DISTANCE | ROUTE THROUGH EXISTING INFRASTRUCTURE |
|-----------------------------|----------|---|
| Laguindingan Int'l Airport | 40.9 km | Butuan-Cagayan-Iligan Road > Airport Access Road |
| CDO Port | 9.3 km | Butuan-Cagayan-Iligan Road > Valenzuela Road > Corrales Ext. > Julio Pacana Street |
| Seven Seas Water Park | 14.8 km | Butuan-Cagayan-Iligan Road > Saarenas Avenue > Opol-Bulua Diversion Road |
| White Water Rafting | 15.7 km | Butuan-Cagayan-Iligan Road > Galaxy Road > J.R. Borja Street > Capistrano Street > Gov. Ysalina Bridge > Vamenta Boulevard > Everlasting Street |
| Gardens of Malasag | 5.2 km | Butuan-Cagayan-Iligan Road > Malasag Road |
| Xavier University | 8.8 km | Butuan-Cagayan-Iligan Road > Galaxy Road > J.R. Borja Street > Pabayo Street > T. Chavez Street > Corrales Avenue |
| Capitol University | 7.8 km | Butuan-Cagayan-Iligan Road > Osmena Extension > Gaabucayan Street > Corrales Extension |
| Liceo de Cagayan University | 9.4 km | Butuan-Cagayan-Iligan Road > Rodolfo N. Pelaez Boulevard |
| Dahilayan Adventure Park | 43.3 km | Butuan-Cagayan-Iligan Road > Sayre Highway > Manolo Fortich-Libona-Indahag Road > Camp Phillips-Dahilayan Road |
| Iligan City | 95.8 km | Butuan-Cagayan-Iligan Road |
| Gingoog City | 85.6 km | Butuan-Cagayan-Iligan Road > Villanueva-Claveria Road |
| Butuan City | 162 km | Butuan-Cagayan-Iligan Road > Villanueva-Claveria Road > Butuan-Cagayan-Iligan Road |
| Bukidnon | 127 km | Butuan-Cagayan-Iligan Road > Sayre Highway > Aglayan-Alanib-Ticalaan Rd |



Bayview Heights
Artist's Perspective

ALVEO

CAGAYAN DE ORO

BAYVIEW HEIGHTS

LOTS

AMENITIES

FAQS



Master-planned Design Concept

Bayview Heights elevates the living experience in CDO. It takes advantage of the terrain by building around natural landscapes, integrating pocket parks and views in this residential setting.

| | |
|----------------------------------|---|
| Project Name | Bayview Heights Phase 1A and 1B |
| Address | Bayview Heights, Barangay Tablon, Cagayan De Oro City |
| Development Type | Residential Lots |
| Total Land Area | 347,548 sqm |
| Total Saleable Land Area | 143,789 sqm |
| Owner & Developer | Alveo Land Corp. |
| Exclusive Marketing Agent | Alveo Land Corp |



Development Summary

| | sqm | % |
|------------------------------|---------|------|
| Gross Land Area | 347,548 | 100% |
| Saleable Area | 143,789 | 46% |
| Non-Saleable Area | 171,247 | 54% |
| Parks and Open Spaces | 115,258 | 36% |
| Easements | 1,704 | 1% |
| Utility Lots | 1,945 | 1% |
| Road Network | 52,340 | 16% |

| | |
|--------------------------|---------------|
| Total No. of Lots | 307 lots |
| Density | 10 lots/ha. |
| Lot Size Range | 317-1,182 sqm |
| Average Lot Size | 468 sqm |
| Modal Lot Size | 350 sqm |



Shaping Communities Amid Nature

This master-planned development integrates urban living with refreshing natural settings.



Bayview Heights Streetscape
Artist's Perspective

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LOTS

AMENITIES

FAQS



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LOTS

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FAQS



Bayview District

Residential

- Phase 1A & Phase 1B
- Future Residential Phase

Leisure

- Basketball Court
- Kid's Play Area
- Crest Wood Park
- Linear Park
- Eco Reserves
- Clubhouse

Future Development



A Nurturing Community

Everything is within reach. Bayview Heights' relaxing living environment is complemented with a select mix of community retail essentials for growing families.

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CAGAYAN DE ORO

BAYVIEW HEIGHTS

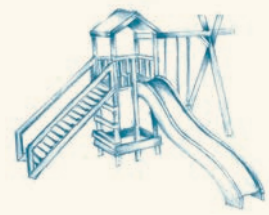
LOTS

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Phase 1
Site Development Plan



An Elevated Locale

CLUBHOUSE

Function Room with Pantry
Board Room
Open Lawn
Restrooms and Indoor Shower Facilities
Administration, Security and Maintenance

OUTDOOR AMENITIES

Lap Pool
Kid's Pool
Outdoor Shower Areas
Pool Deck
Basketball Court
Outdoor Kid's Play Area
Crest Wood Park
Linear Park
Eco Reserves



Basketball Court
Artist's Perspective



Clubhouse
Artist's Perspective

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LOTS

AMENITIES

FAQS



Linear Park
Artist's Perspective

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BAYVIEW HEIGHTS

LOTS

AMENITIES

FAQS

Frequently Asked Questions

ARCHITECTURAL THEME FOR HOUSES

Asian Contemporary

EXISTING TREES ALONG SETBACKS

Owner's prerogative to retain, relocate or remove

ROAD WIDTHS

Main Entry: 18m
Entrance Spine: 18m
Loop Road: 15m
Local Road: 10-12m

RIDGE VIEW PARK (ALONG BLOCK 1)

Not accessible to the public

DISTANCES

City Center: 8.8km
Uptown: 13.3km
Downtown: 8.1km

TURNOVER DATE

July 2028

MAXIMUM HEIGHT FOR HOUSES

10.0 meters measured vertically from the highest lot corner to the apex of the roof

SET-BACKS

Fronting a street: 3m
Fronting a park: 3m or along extended easement
Not fronting a street or park: 2m

UTILITIES

Overhead utilities along all roads

FENCE

Fronting a street or park: 1.8m (1.2m solid, 0.6m grilles)
Not fronting a street or park: 2.0m
Special Lots: 1.8m (0.5m solid, 1.3m grilles w/ 50% visual opening)

Consultants

Masterplanning and Architectural Design

Alveo Land Corp.

Clubhouse Architectural Consultant

Inspira Design Core

Landscape Design

Inspira Design Core

Electrical, Drainage, and Land Development Design

Makati Development Corporation

Water and Sewage Design

Makati Development Corporation



Guardhouse
Artist's Perspective

Building The Community



Every Alveo Land development-vibrant neighborhoods, groundbreaking living solutions, master-planned communities nurtures individuals and hard-earned investments with a singular vision: giving you a place for living well.

Ayala Property Management Corporation (APMC) will deliver Bayview Heights' promise of exclusive hillside living through expert property maintenance and services. By keeping the strictest home and building guidelines, APMC asserts a firm commitment to healthy community that will flourish for generations.

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Scan for
Virtual Tour



www.alveoland.com.ph

Illustrations herein are artist's drawings only and should not be construed as representation by the developer of its project deliverables. The views, trees, poles and other elements shown are only approximations which may vary onsite.

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