



Sereneo

NUVALI

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY

**NUVALI:
THRIVING ECO-CITY**

NUVALI

Alveo's Southside Stronghold



(2007, Sold-out)



(2010, Sold-out)



(2012, Sold-out)



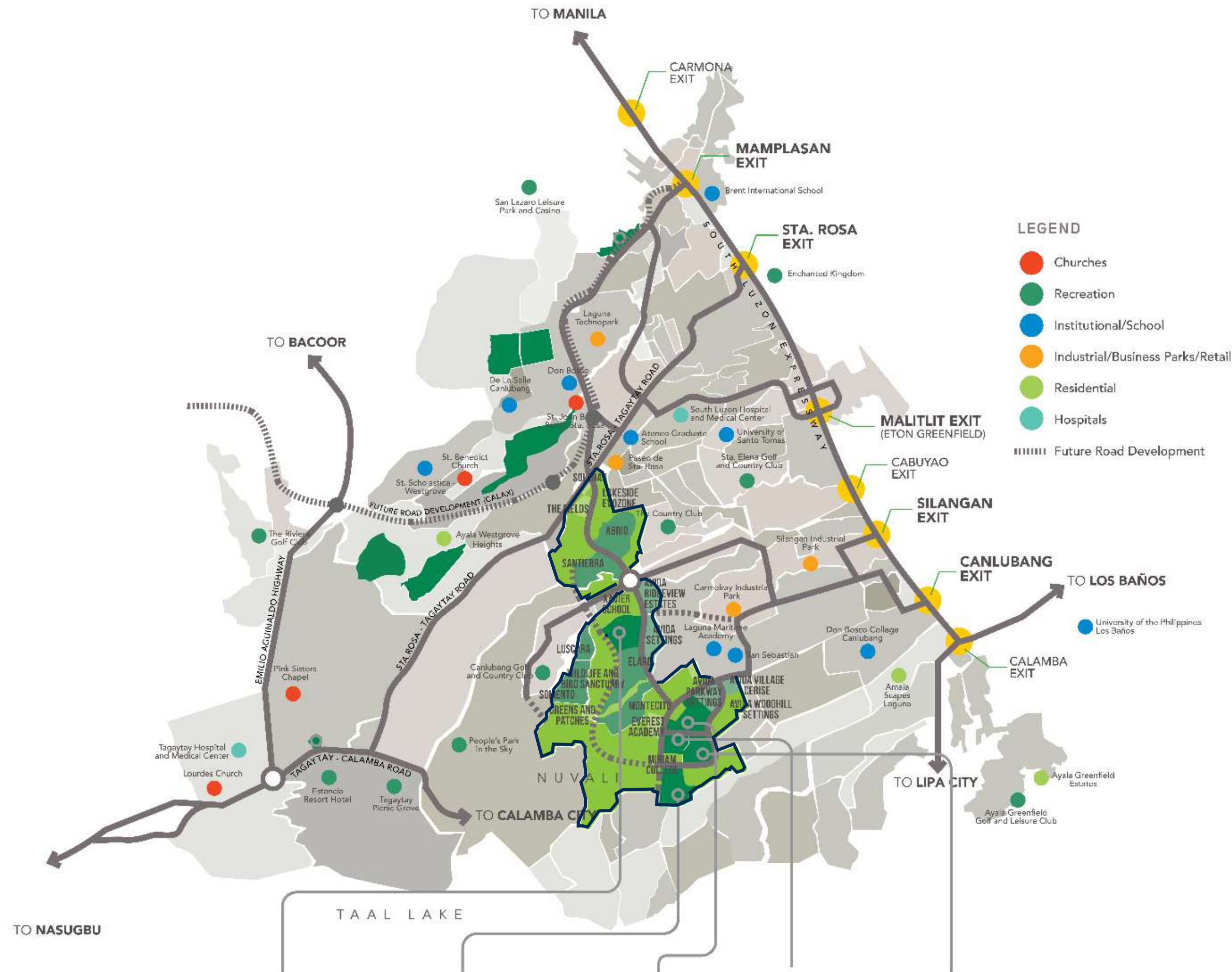
(2014, Sold-out)



(2015, Sold-out, P45k/sqm)

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY








**NUVALI:
THRIVING ECO-CITY**

NUVALI

Current Masterplan

A 2,400 has. mixed-used development spanning across cities of Sta. Rosa, Cabuyao, and Calamba in Laguna

-  Business/Commercial Districts (13%)
(Offices, Retail, Hotel)
-  Residential (77%)
-  Institutions (2%)
(School, Hospital)
-  Open Spaces (9%)
-  Estate Infrastructure
(Roads & Utilities)

SOUTH

NORTH

CENTRAL

**NUVALI:
THRIVING ECO-CITY**

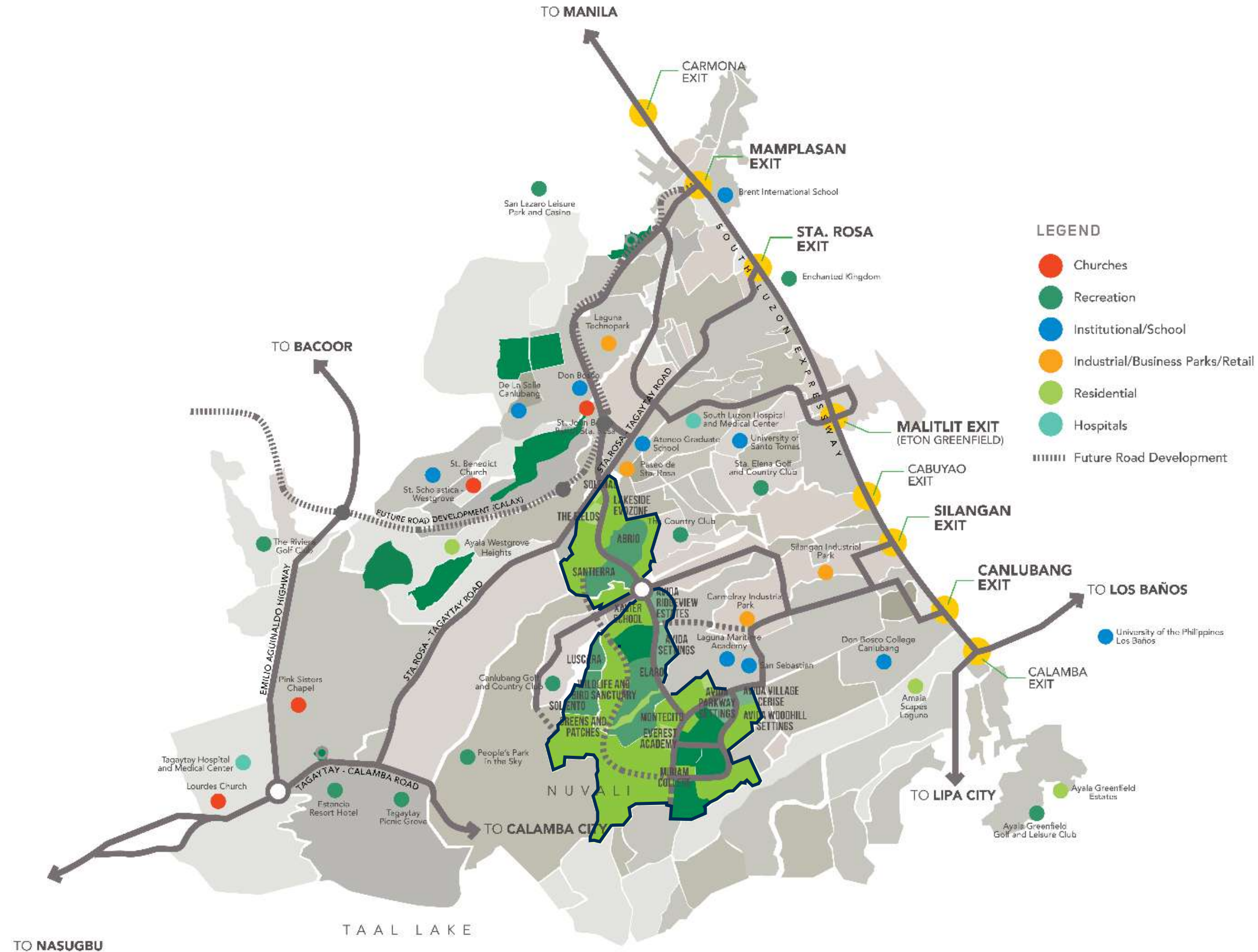
Accessibility

Via Private Vehicle:

CBD's	THOROUGHFARE	DISTANCE (KM)	TRAVEL TIME (MINS)
Makati/ BGC / NAIA	EDSA/C-5/SLEX	44	48
Kawit, Cavite	CALAX	45	42
Alabang	SLEX	27	30
Tagaytay	Sta. Rosa-Tagaytay Rd.	18	39
Broadfield	Laguna Blvd.	5	11

Via Public Transport (P2P):

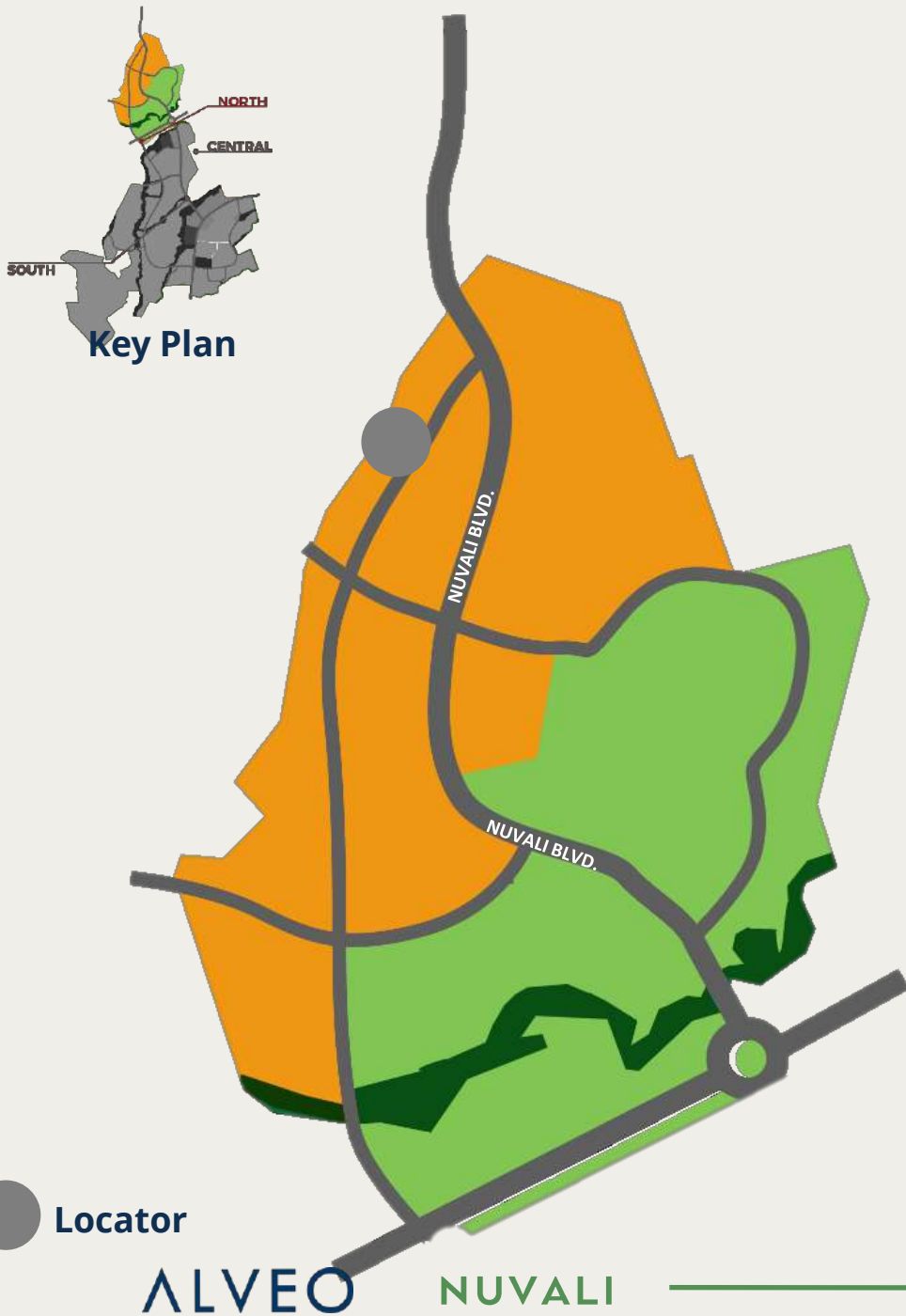
- Makati – NUVALI – Makati



**NUVALI:
THRIVING ECO-CITY**

NUVALI Transport Terminal

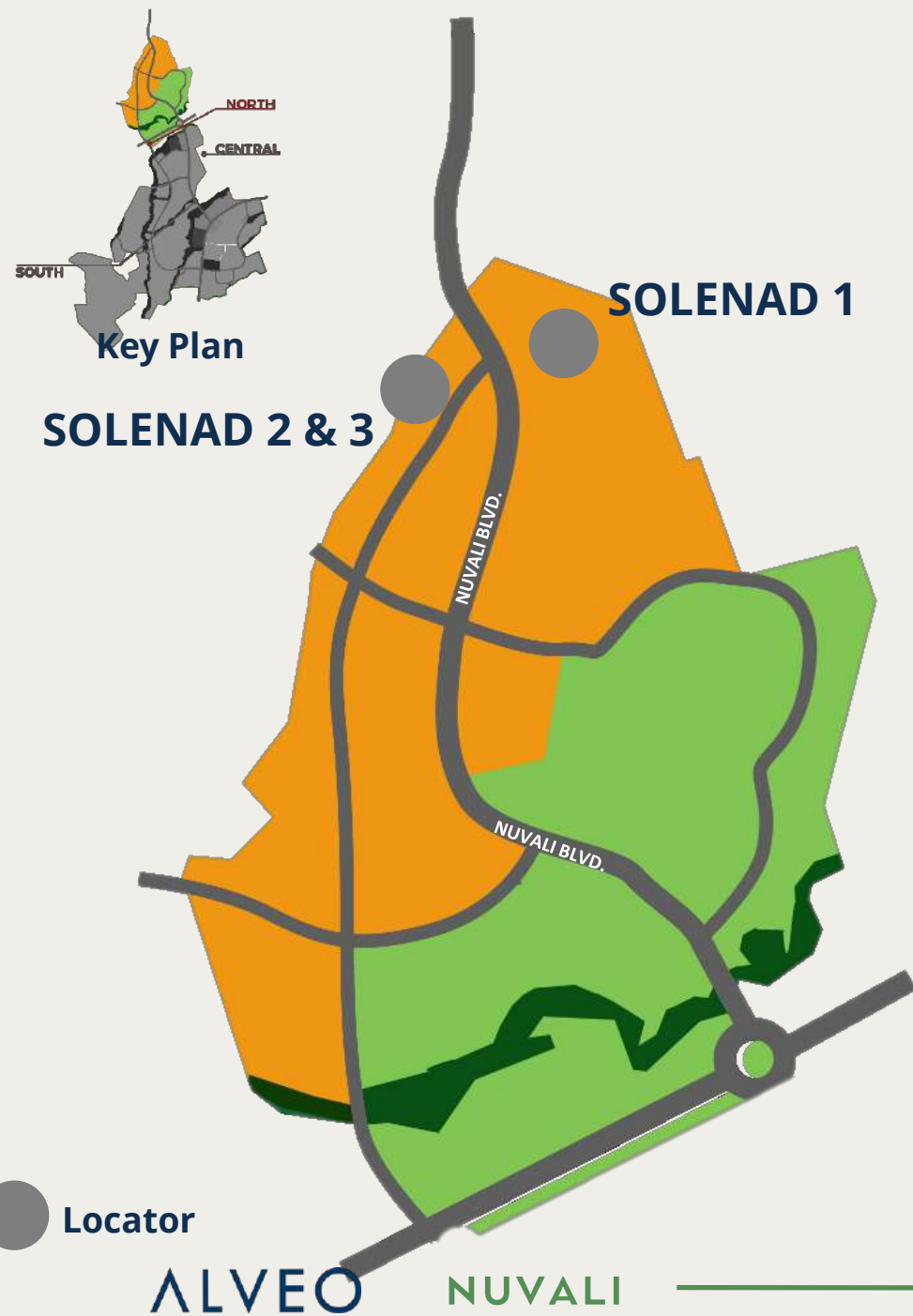
Scheduled P2P trips to & from Sta. Rosa, Circuit Makati and Ayala Center



**NUVALI:
THRIVING ECO-CITY**

Ayala Malls Solenad 1-3

NUVALI's premier retail destination with over 400 stores bordering retail, dining and entertainment

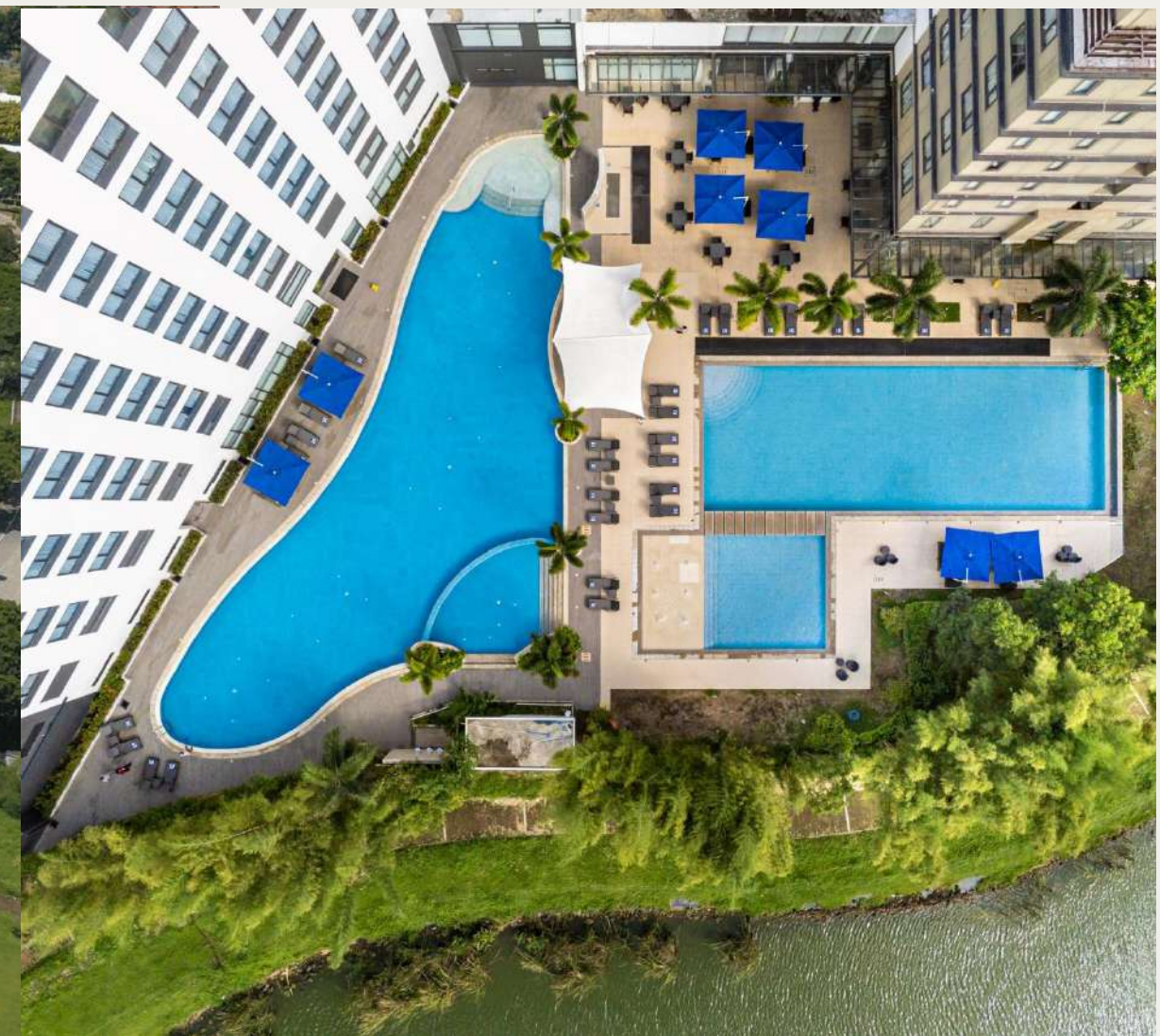
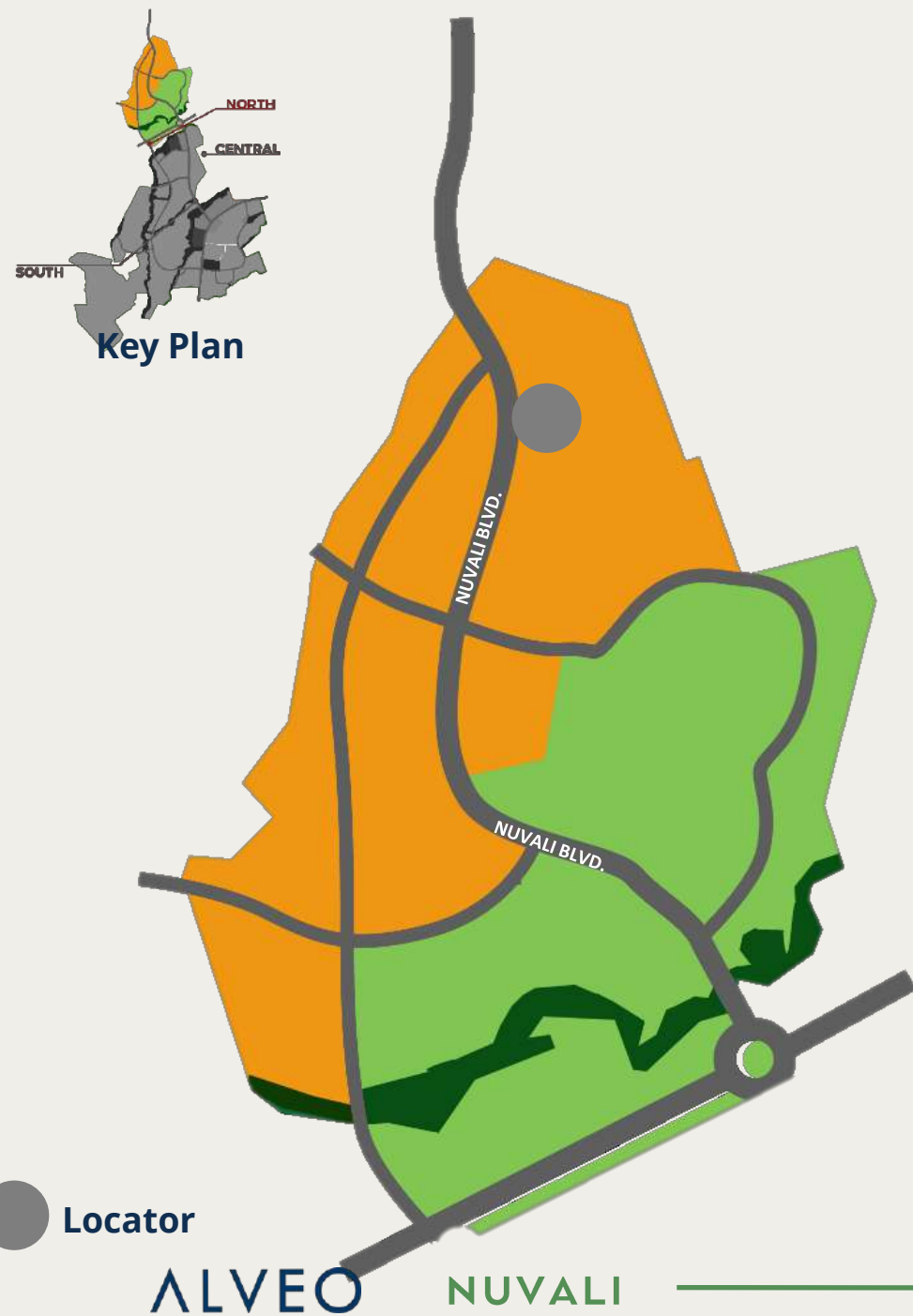


Lush greeneries and open spaces surround the establishments of Solenad

**NUVALI:
THRIVING ECO-CITY**

Seda Hotel NUVALI

Signature Ayala Land hotel with a total of 406 rooms

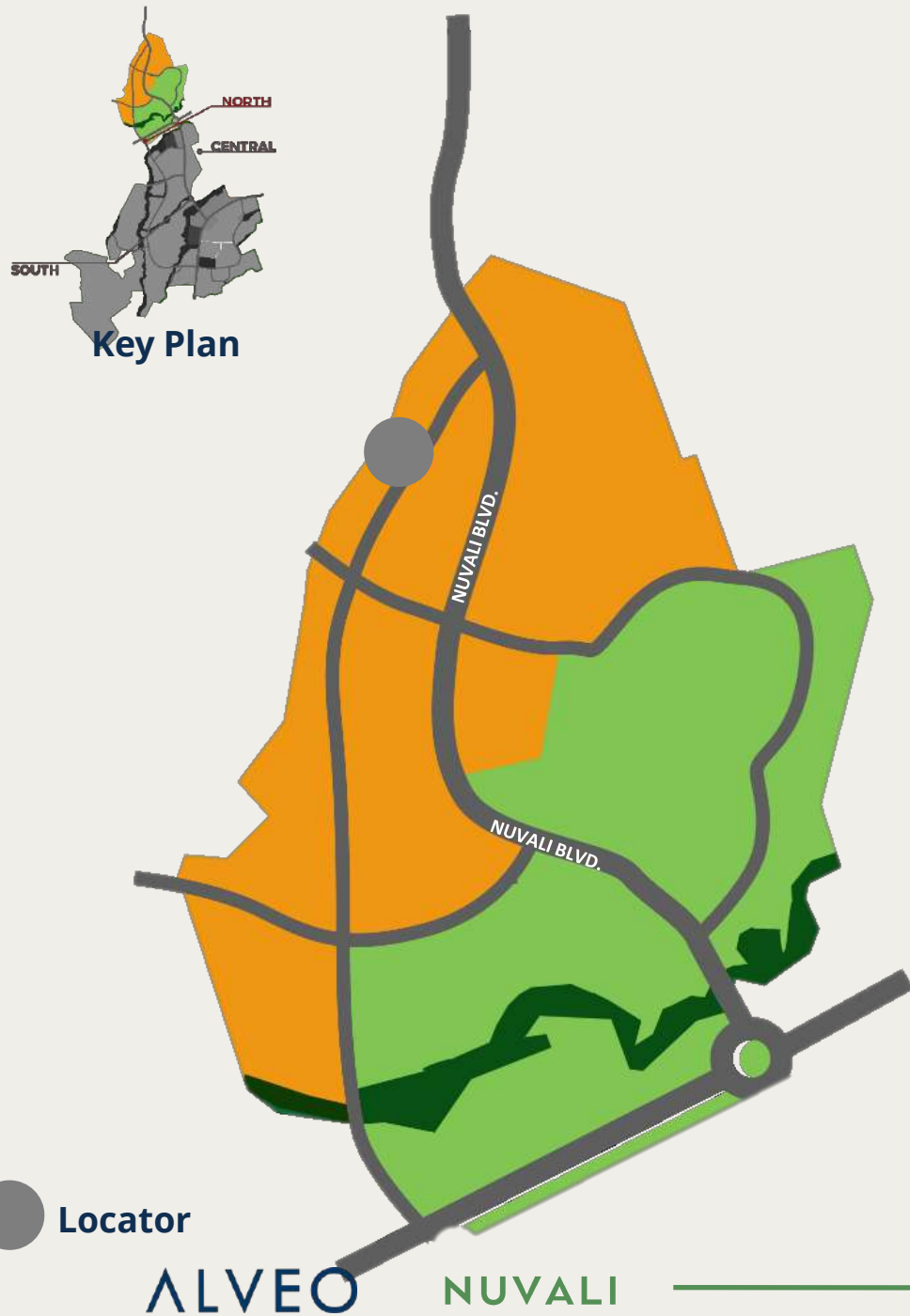


Seda NUVALI 1: 150 rooms; Seda NUVALI 2: 256 rooms

**NUVALI:
THRIVING ECO-CITY**

S&R Membership Shopping Center

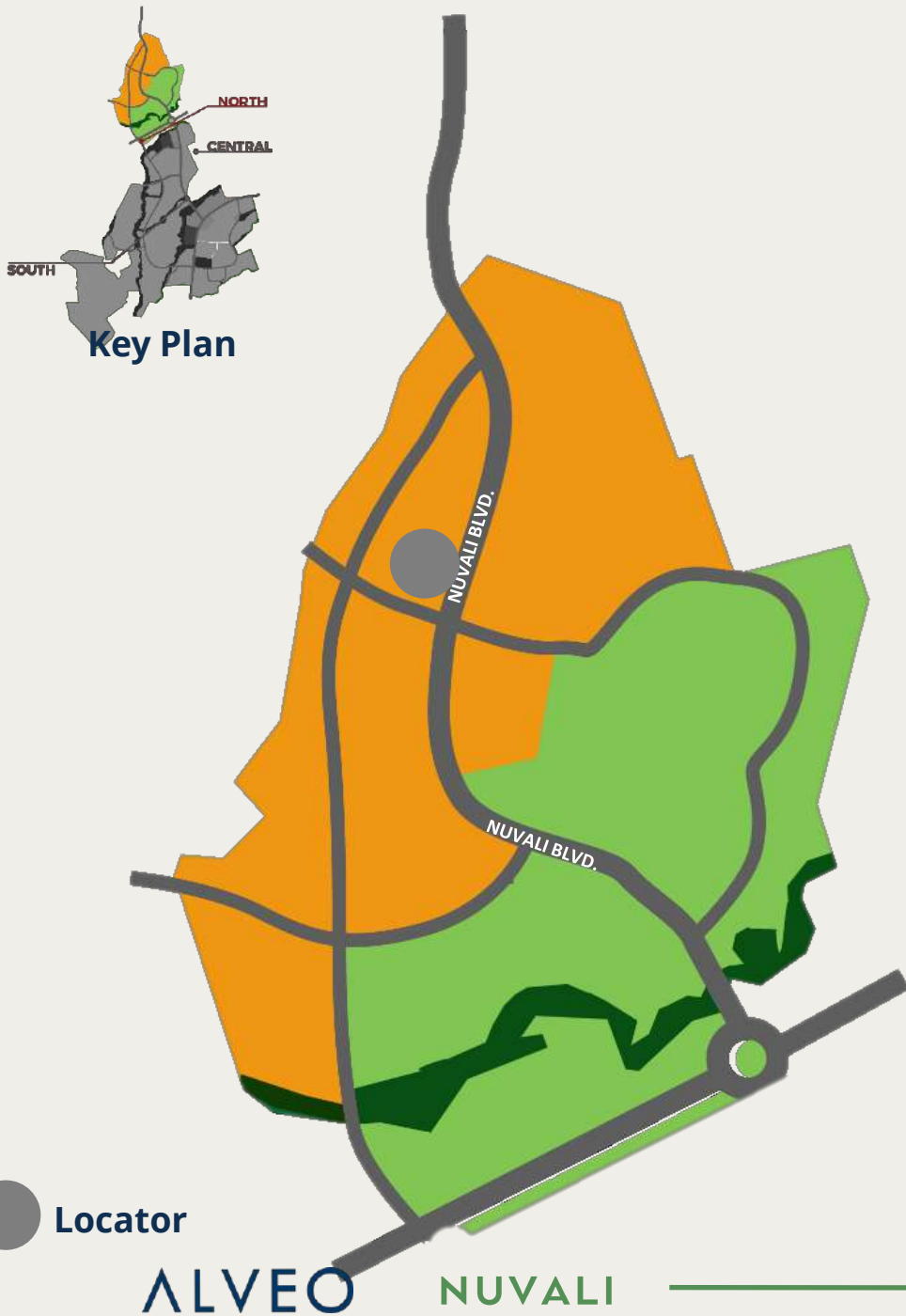
"The World Class Shopping Experience" in NUVALI with over 9,000 sqm. GFA



**NUVALI:
THRIVING ECO-CITY**

Landers Superstore NUVALI

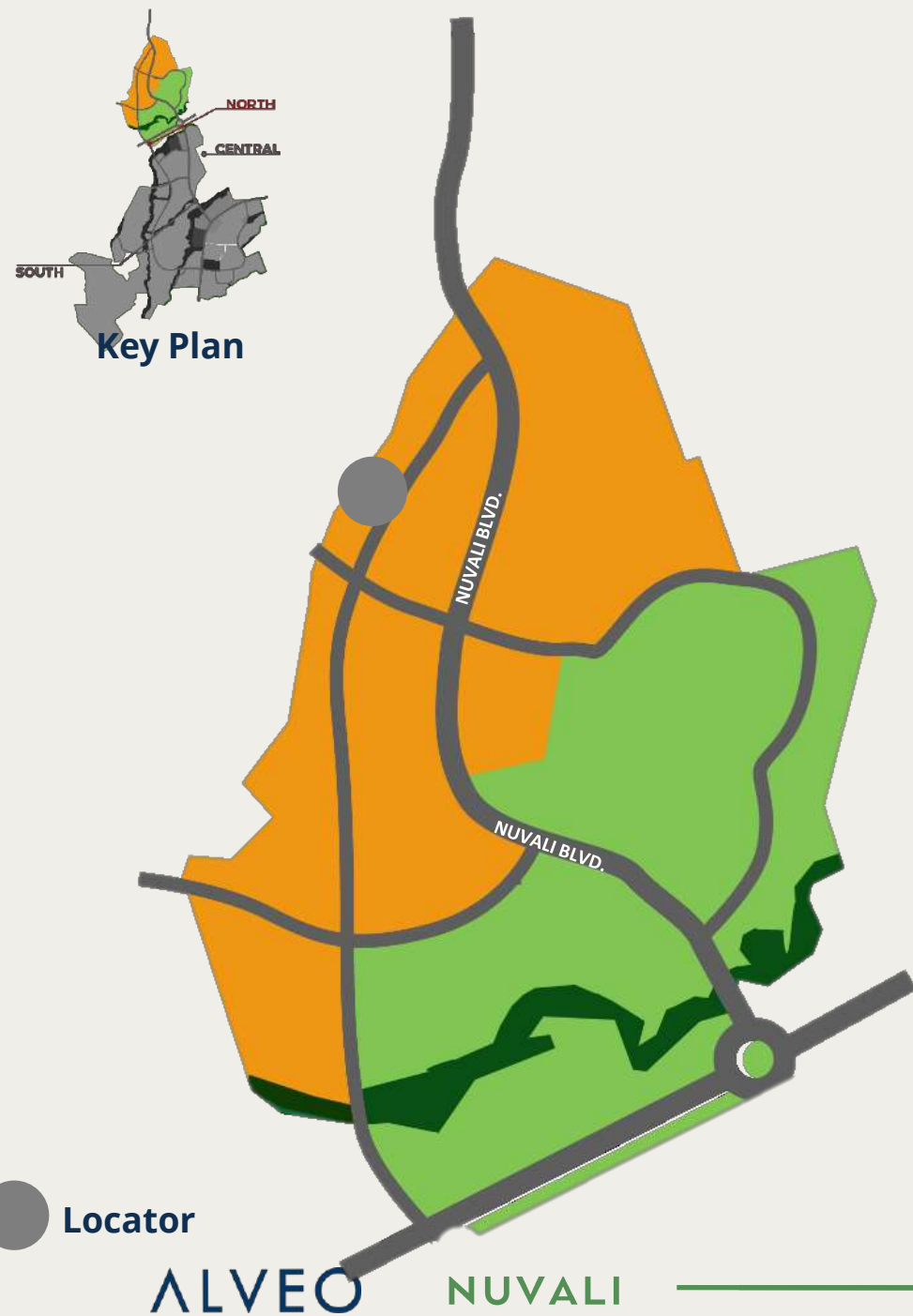
Newly opened (July 2023) retail destination with over 11,000 sqm. GFA



**NUVALI:
THRIVING ECO-CITY**

Uniqlo NUVALI

Largest stand-alone store in Laguna located along Sta.Rosa – Tagaytay Rd.

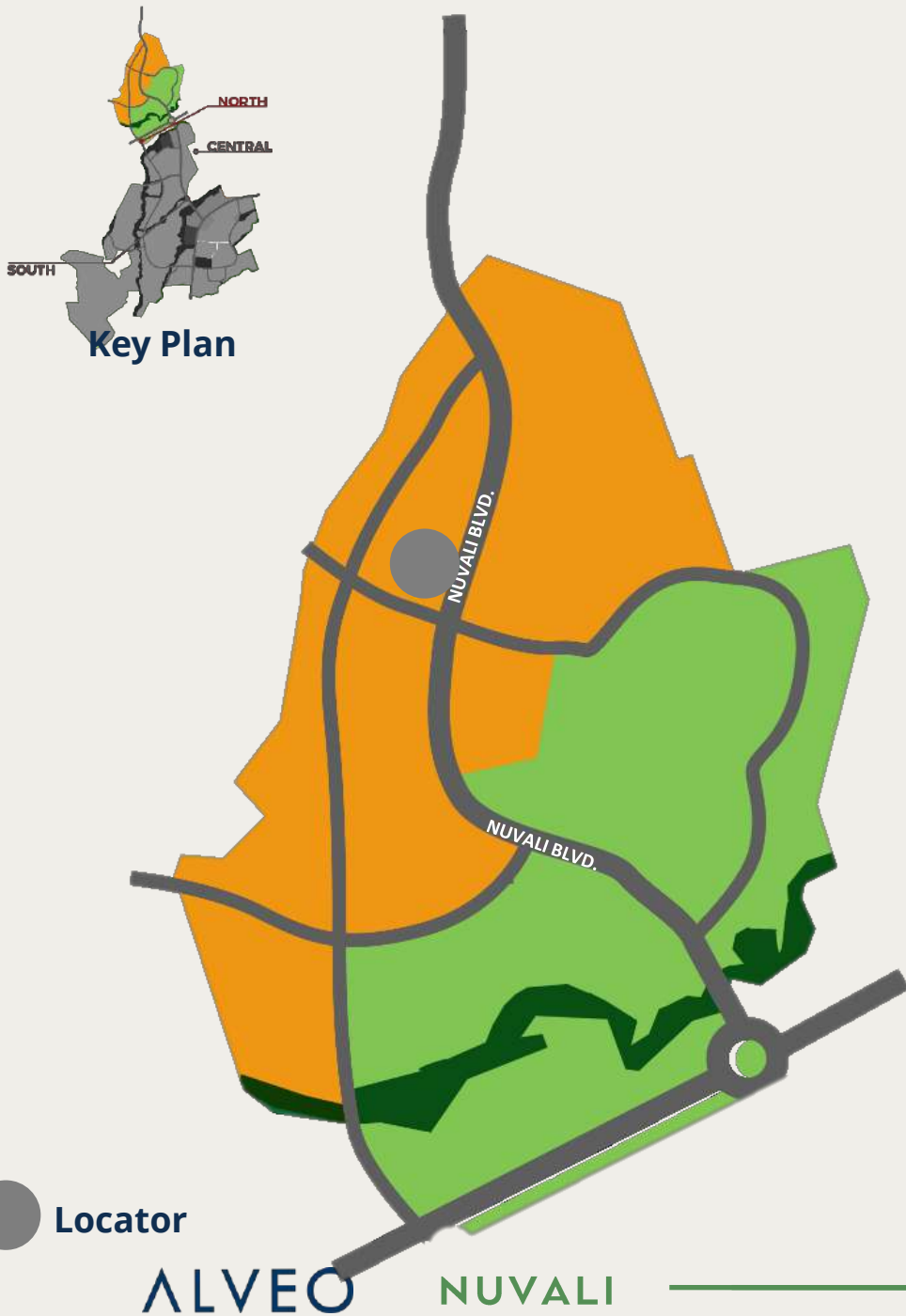


Uniqlo
Opened in November 2022

**NUVALI:
THRIVING ECO-CITY**

McDonald's NUVALI

McDonald's PH 700th store is in NUVALI

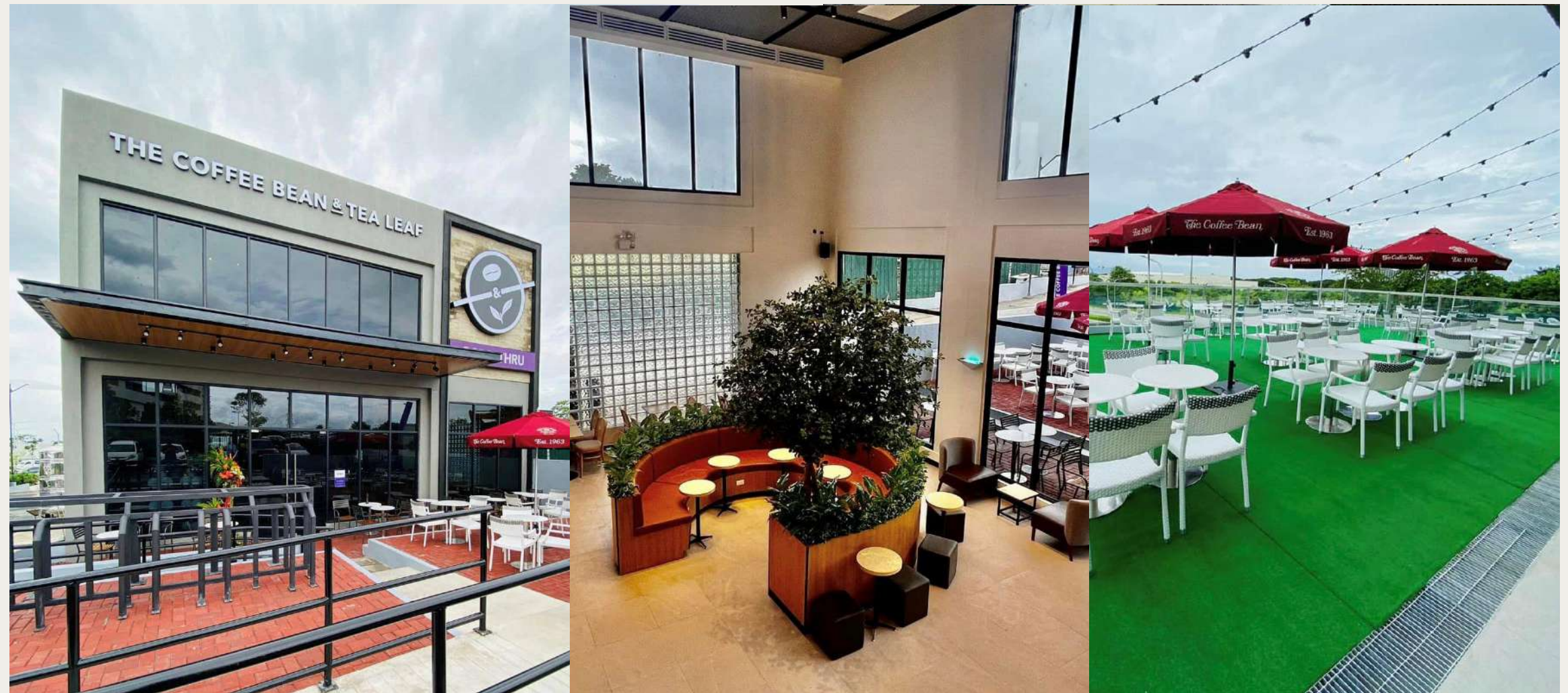
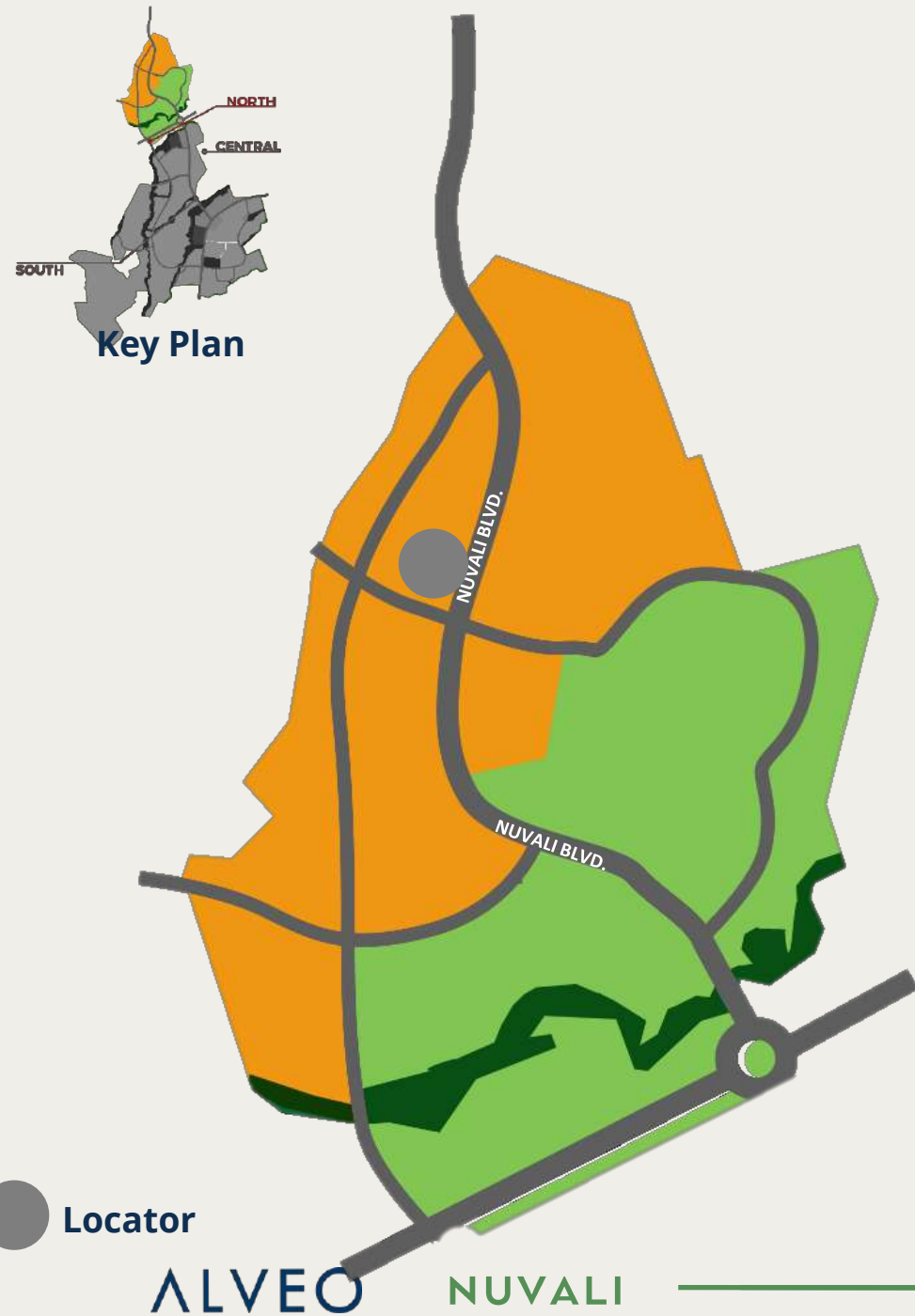


**Built with green features such as rooftop solar panels,
eco-pavers and a bike-and-dine zone**
Opened in December 2022

**NUVALI:
THRIVING ECO-CITY**

The Coffee Bean and Tea Leaf NUVALI

Stand-alone CBTL with Drive-Thru service

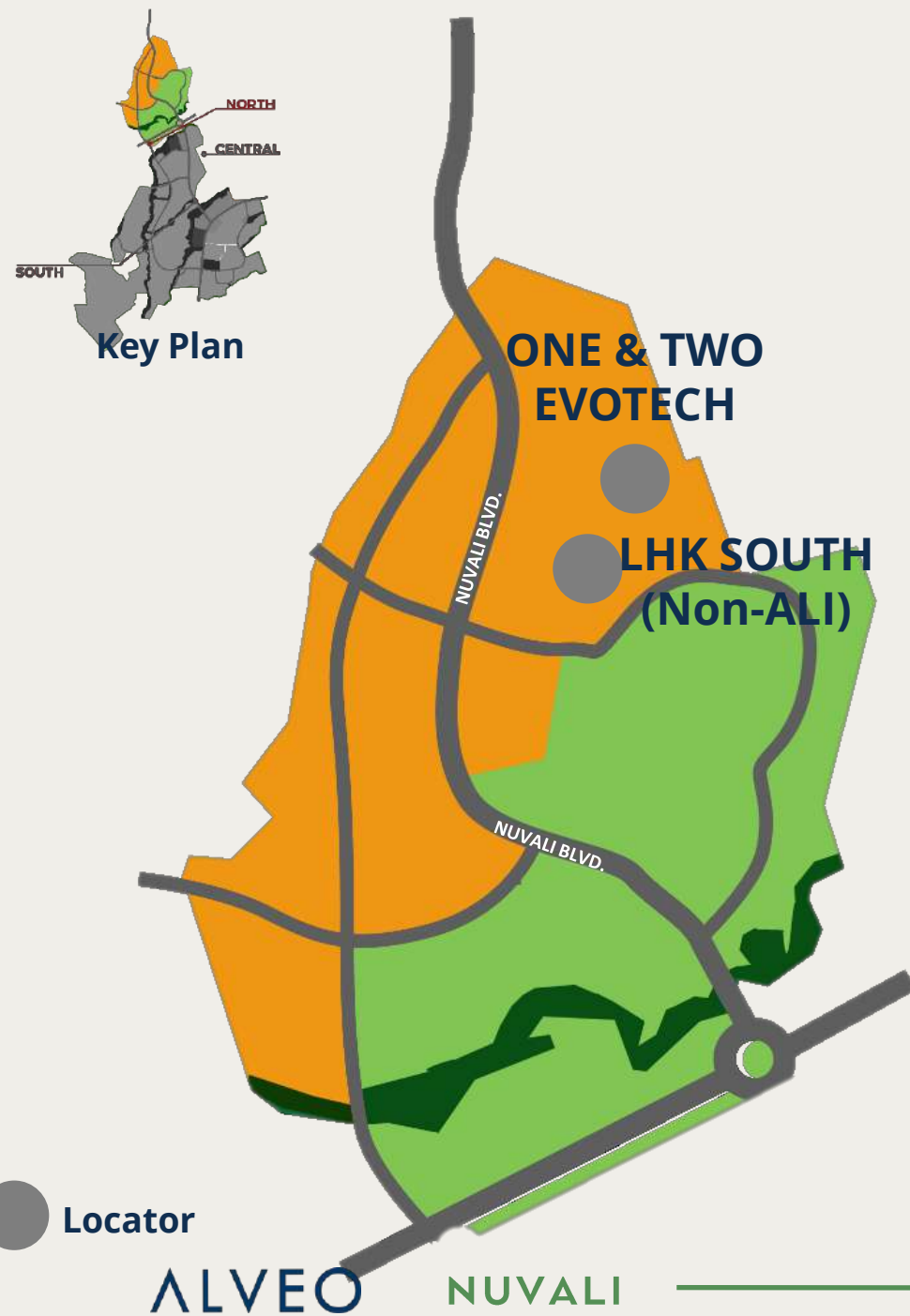


Opened in July 2023

**NUVALI:
THRIVING ECO-CITY**

Office Developments

Over 40,000 Office GFA



One & Two Evotech: Over 3,800 employees (ALI Development)

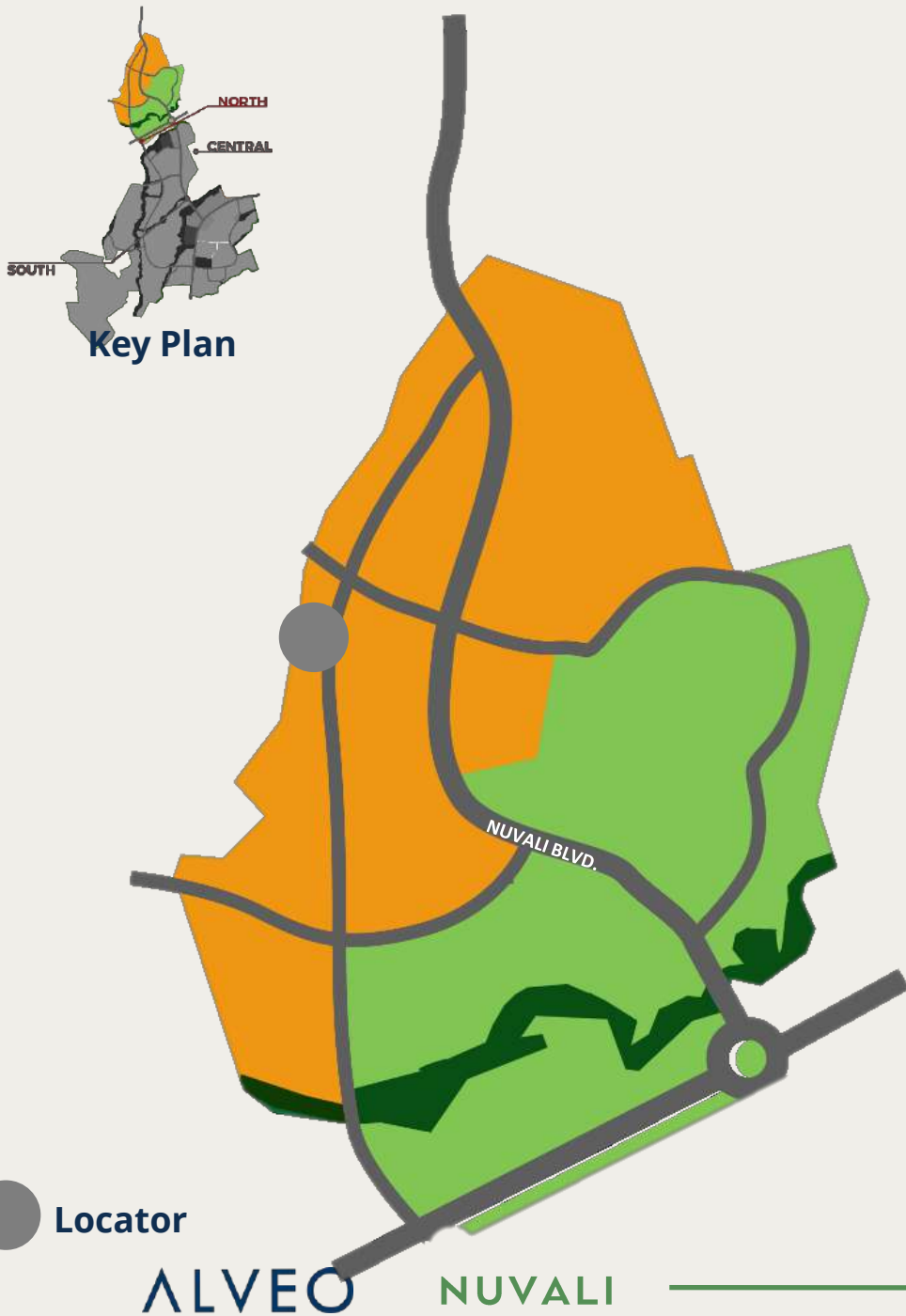


LHK South: 9-storey office building opened July 2023 (Non-ALI Development)

**NUVALI:
THRIVING ECO-CITY**

Healthway Qualimed Hospital

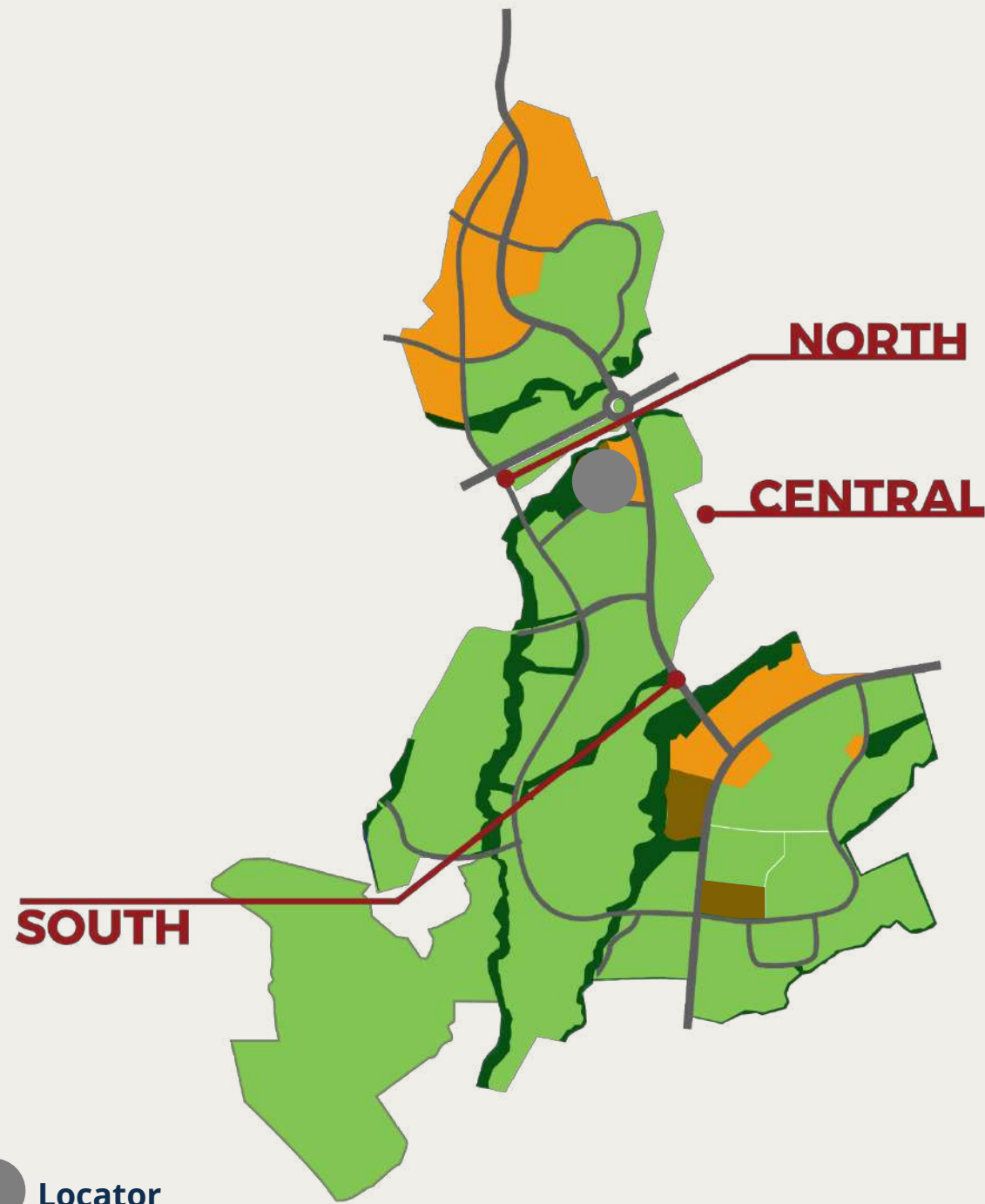
General hospital offering comprehensive inpatient and outpatient services



Fully equipped hospital with 102 beds

**NUVALI:
THRIVING ECO-CITY**

Xavier School NUVALI



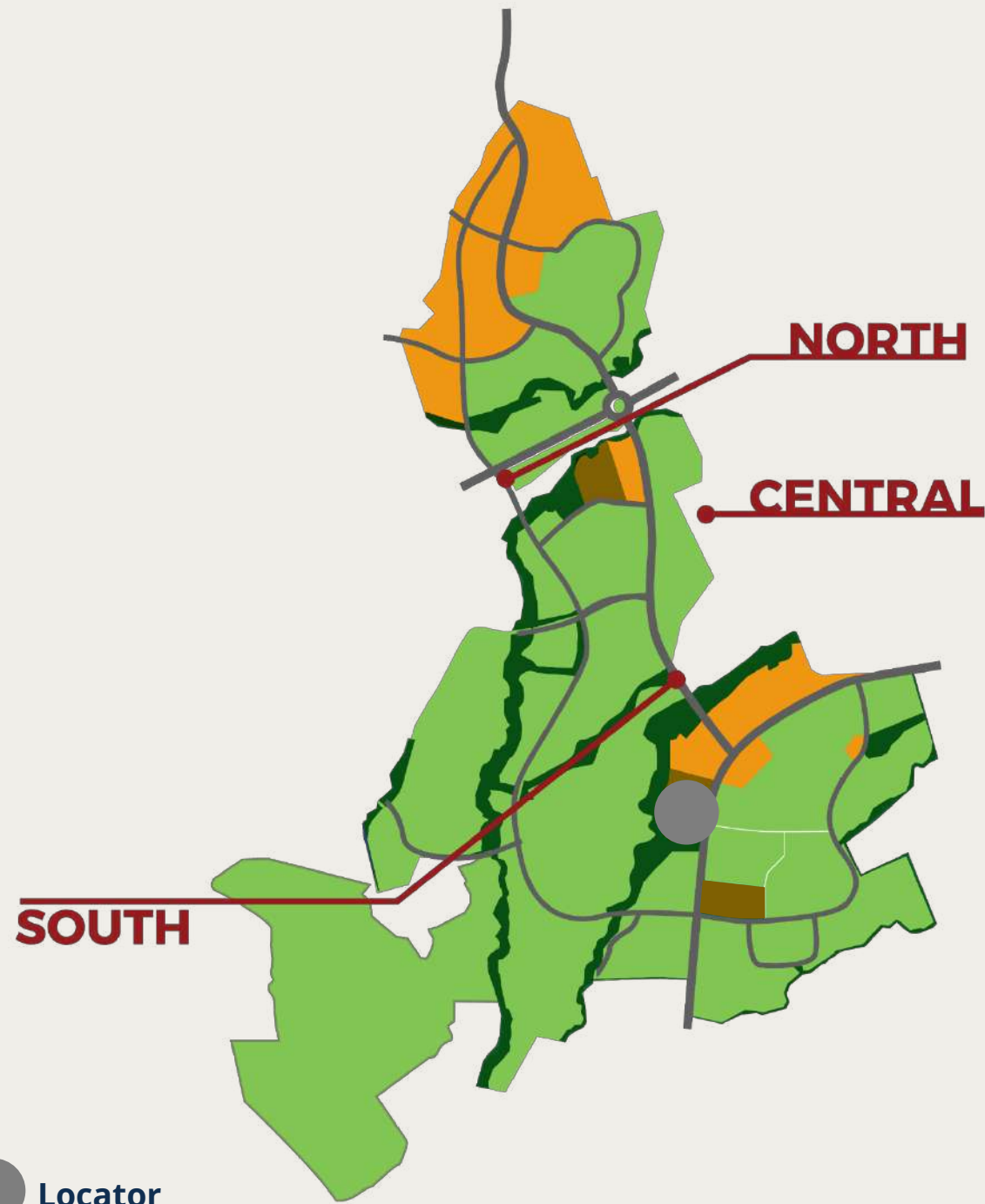
1,500 students enrolled for SY 2023-2024

Locator

ALVEO NUVALI

**NUVALI:
THRIVING ECO-CITY**

Everest Academy NUVALI



Locator

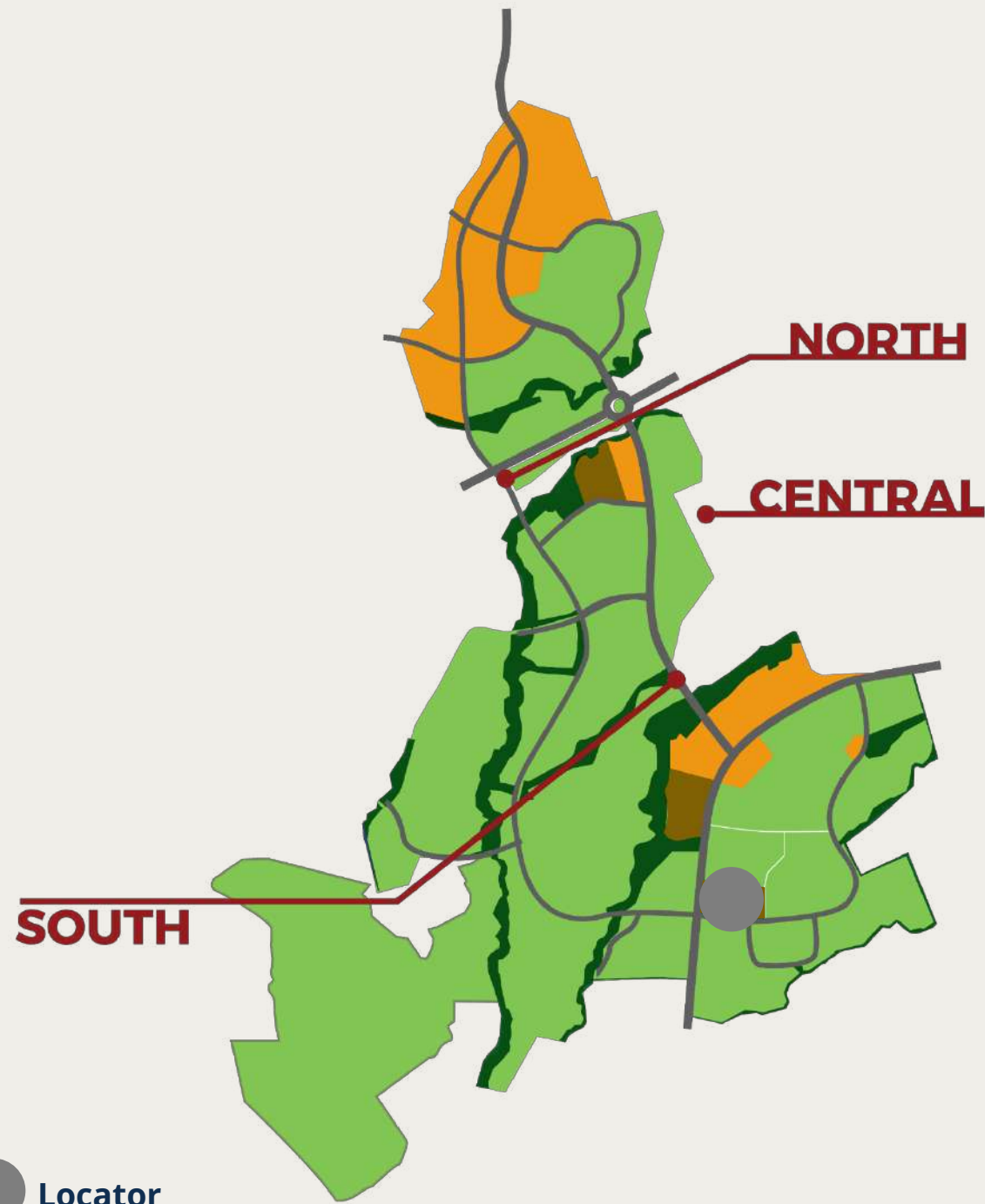
ALVEO NUVALI



150 students enrolled for SY 2023-2024

**NUVALI:
THRIVING ECO-CITY**

Miriam College NUVALI



Locator

ALVEO NUVALI

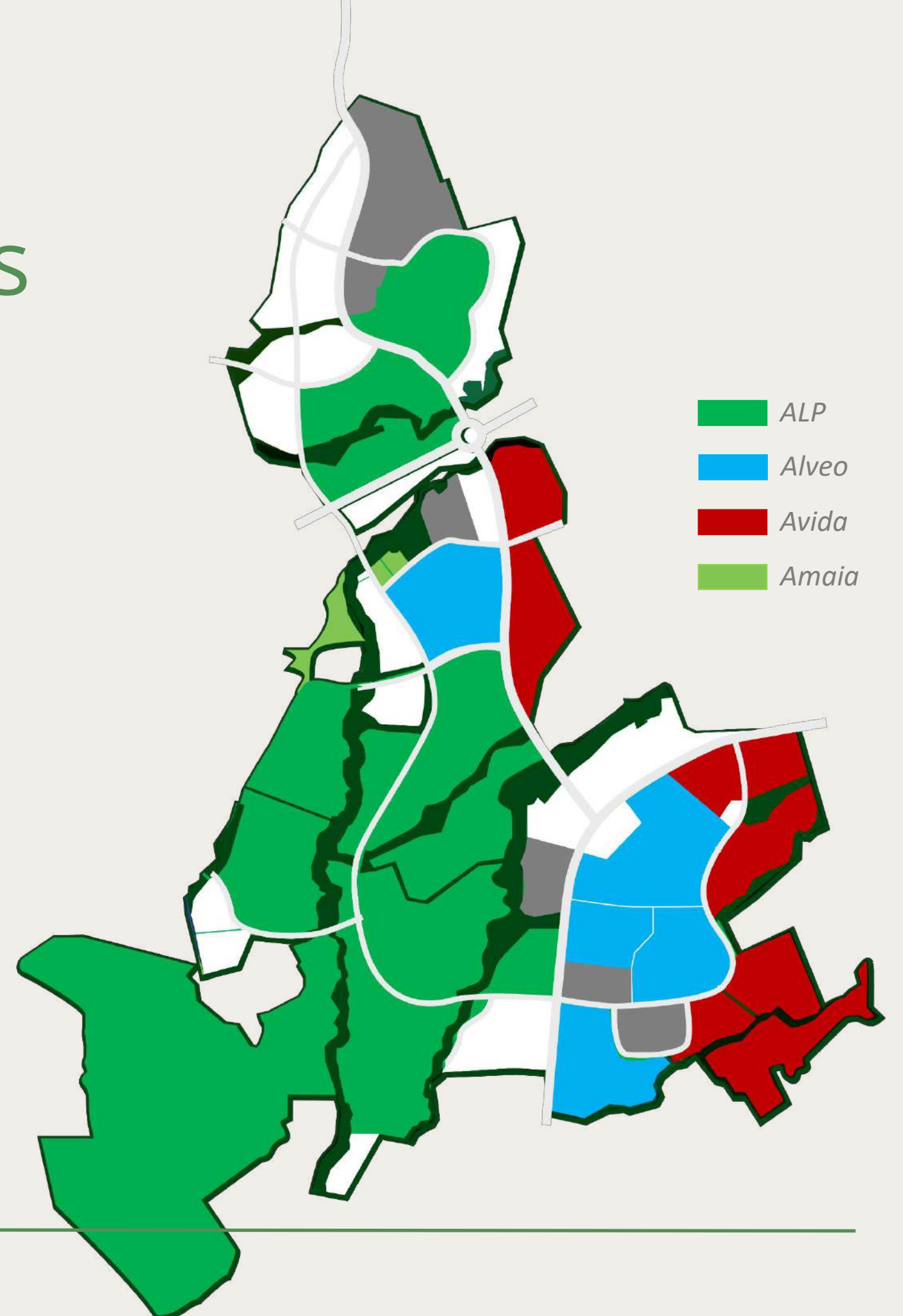


900 students enrolled for SY 2023-2024

ALI Residential Developments

25 Residential Villages
2 Mid-rise Condo Projects
19,000 Units sold (90%)
3,000 Houses built
11,000 Current residents

ALP	10 Residential Villages
ALVEO	5 Residential Villages
Avida	9 Residential Villages
Amaia	2 Mid-rise Condo Projects 1 Townhouse Subdivision



Alveo in Nuvali: Flourishing Community

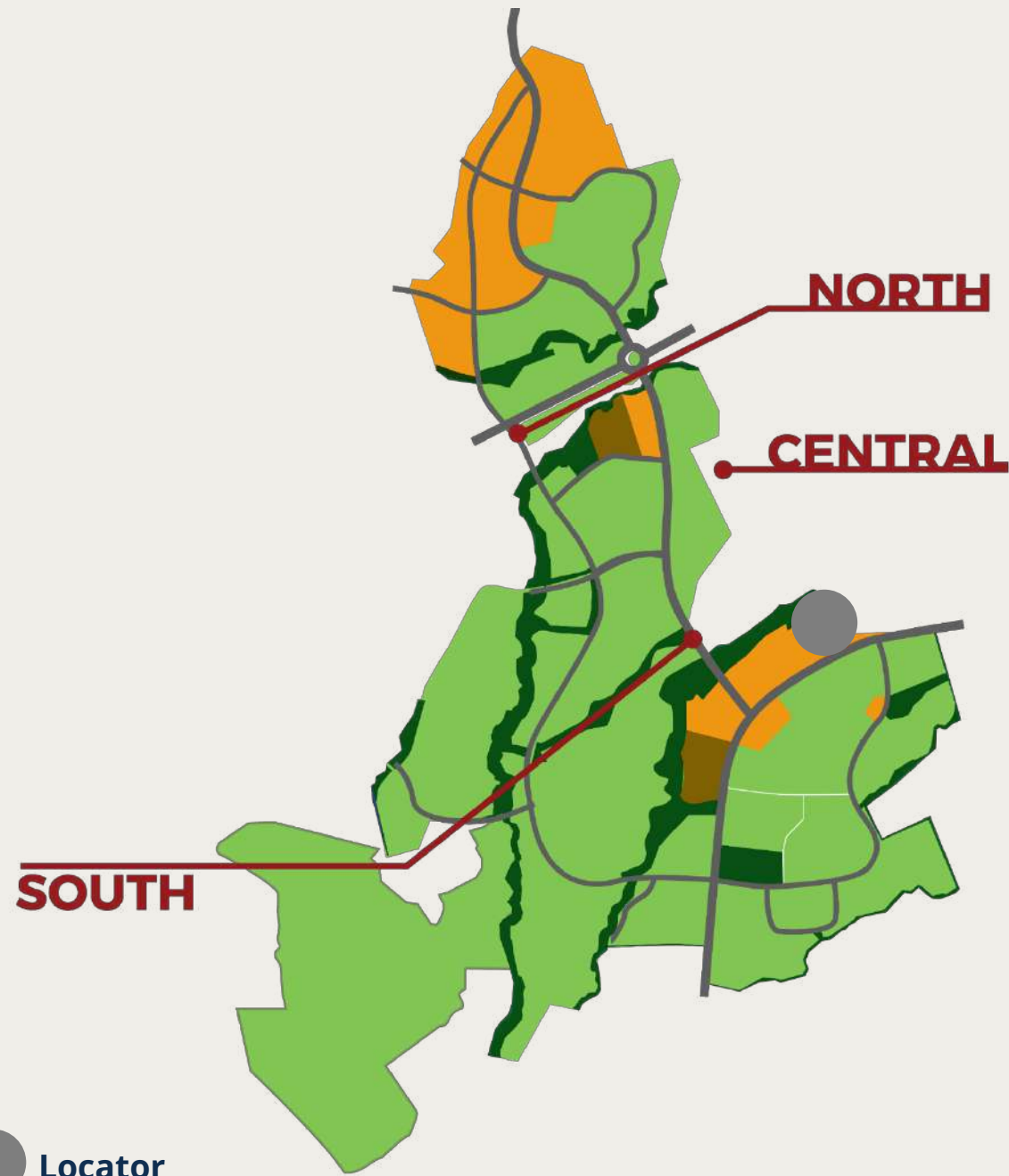
ALVEO	COMPLETED HOUSES	ONGOING CONSTRUCTION
Treveia	151	29
Venare	114	61
Mirala	18	11
Lumira	6	18
Mondia	21	15
TOTAL	310	134



**NUVALI:
THRIVING ECO-CITY**

Future Dev't: Museum for Architecture & Residences (Non-ALI)

Mixed-use development with approximately 13,800 sqm. GFA (Non-ALI development)



Locator

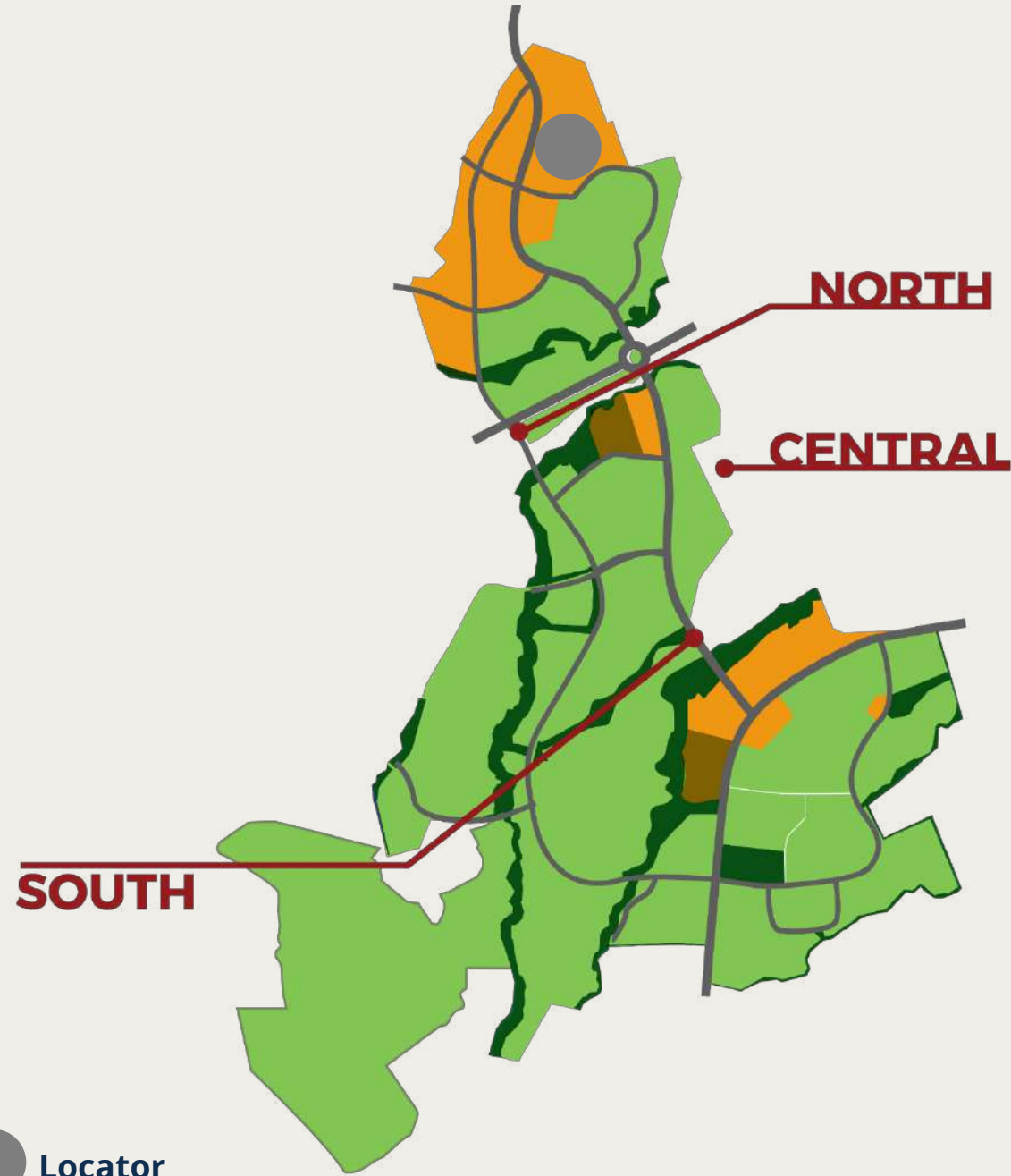
ALVEO NUVALI



Target opening: March 2025

Future Dev't: NUVALI TechnoHub

6-storey office building with approximately 30,000 sqm GFA



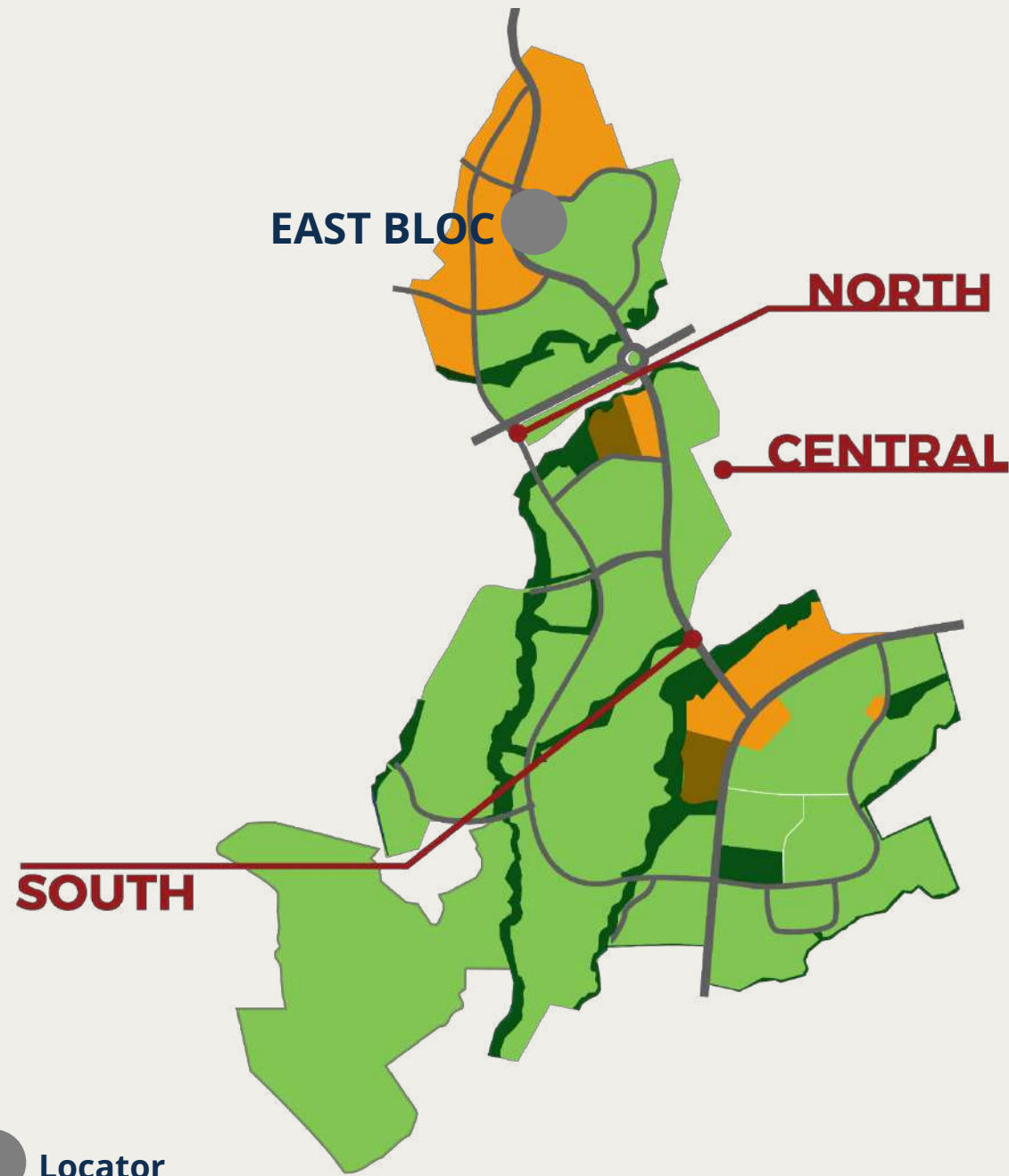
Target opening: 2Q 2024

Locator

ALVEO NUVALI

Future Commercial & Business Districts

12 hectare commercial & business district (comm lots)

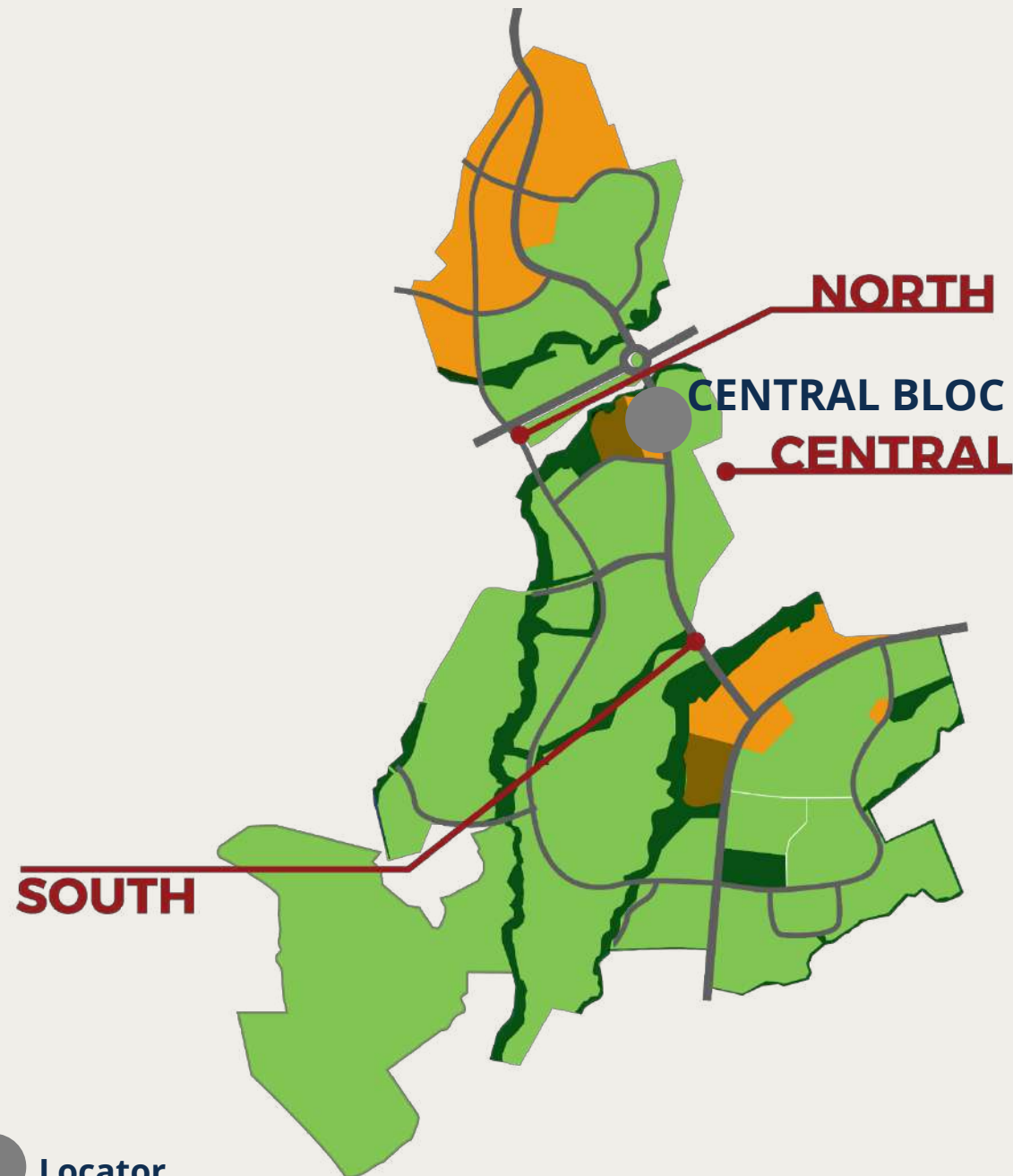


East Bloc Garden
Target opening: 1H 2024

**NUVALI:
THRIVING ECO-CITY**

Future Commercial & Business Districts

12 hectare commercial & business district (comm lots)

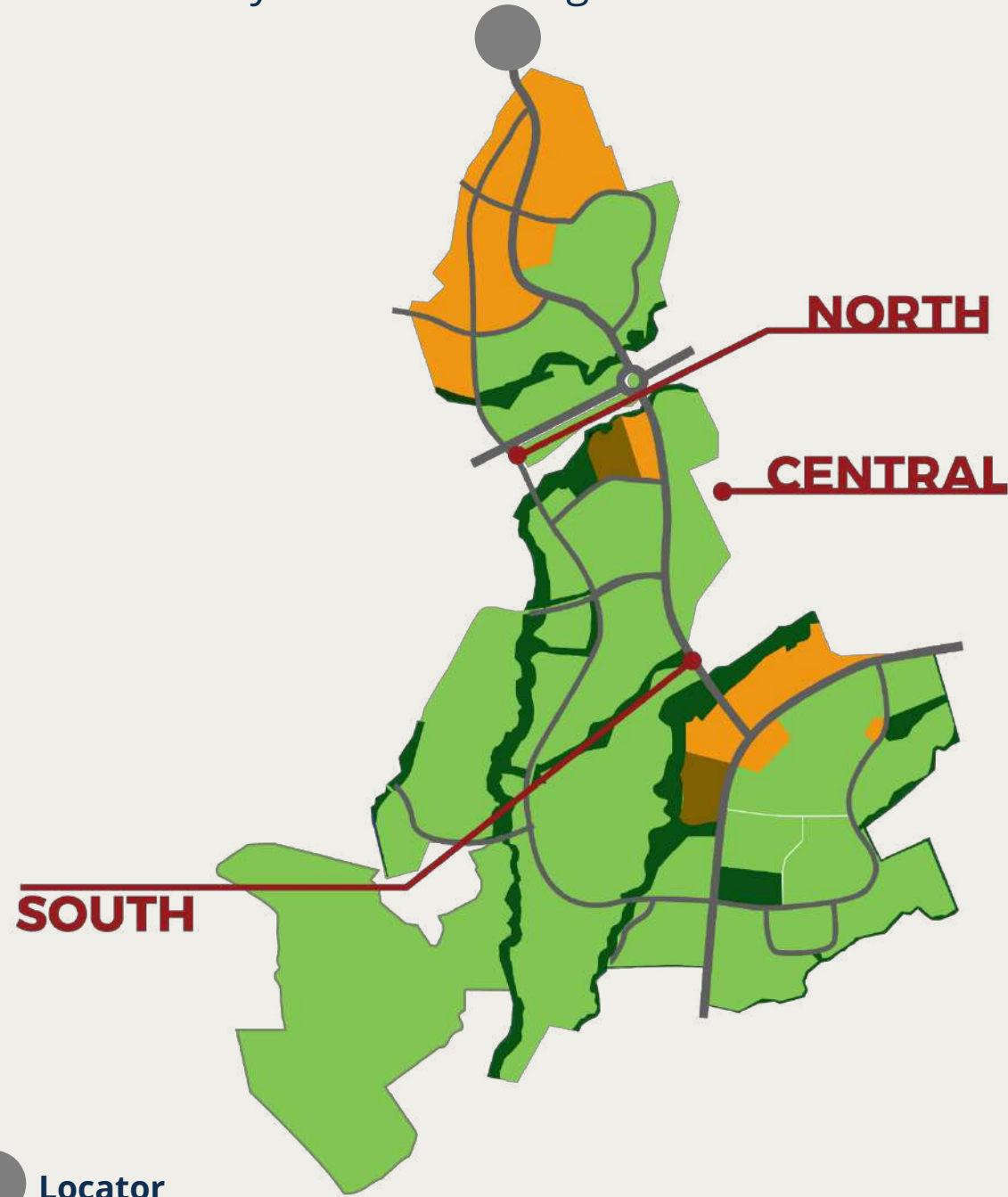


Central Bloc (Launched District);
MerryMart – Target opening: 4Q 2024

Locator
ALVEO **NUVALI**

Future Infrastructure

ALI flyover connecting Calax to Nuvali

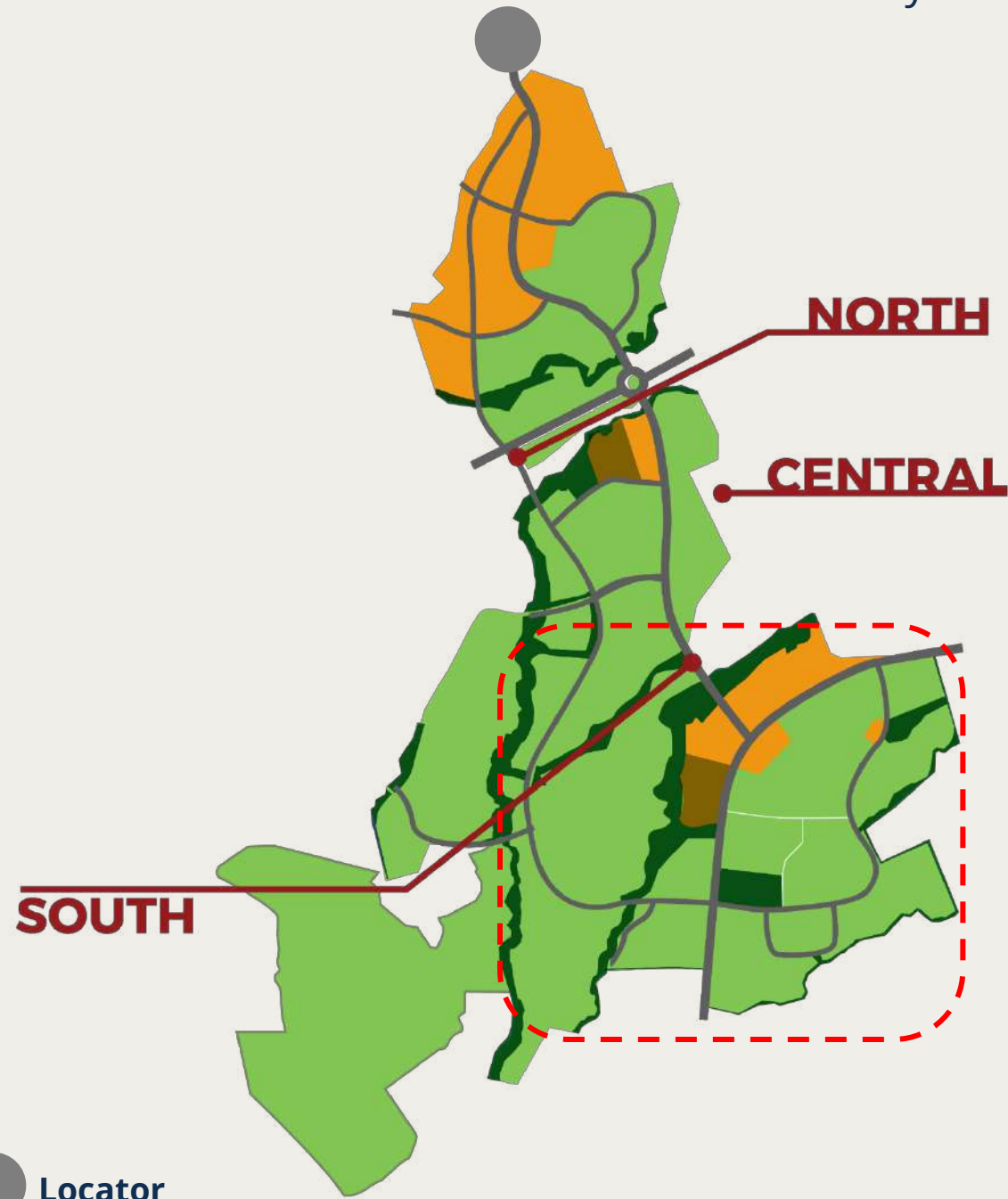


NUVALI Flyover
Target opening: Aug 2024

ALVEO NUVALI

Future Infrastructure

31m RROW extension of West Diversity Avenue



West Diversity Ave. Extension
Target opening: 2025

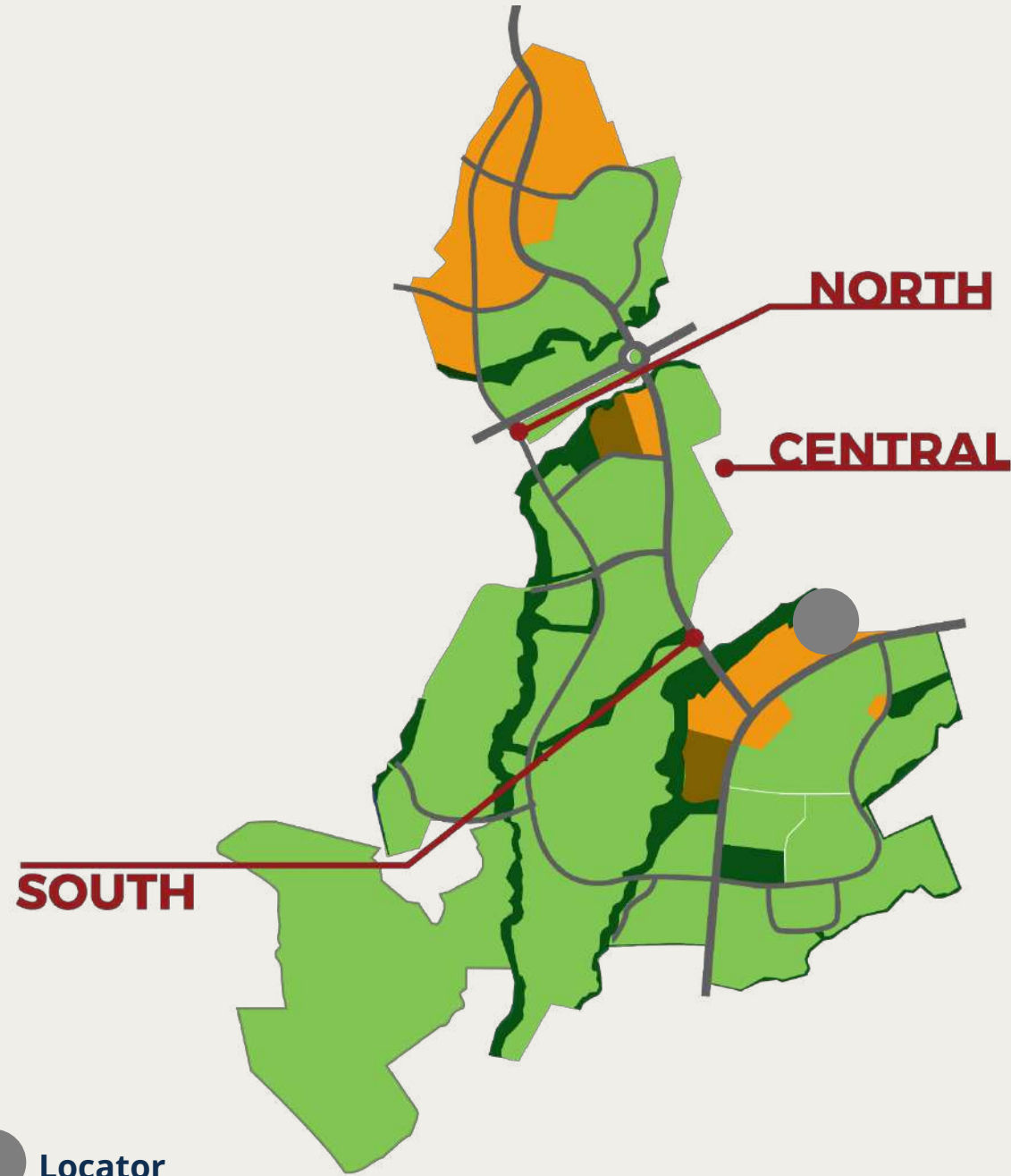
Locator

ALVEO NUVALI

**NUVALI:
THRIVING ECO-CITY**

Future Dev't: PlayParks

31 hectare open space for recreational use



Locator

ALVEO NUVALI



Target opening: 1H 2024



Sereneo

NUVALI

“Serene” + “Neo”

Derived from the incorporation of the word “Serene” which refers to a state of calmness, tranquility, and peacefulness and “Neo” which means “new” or “modern”

Serene living redefined

Sereneo

NUVALI



LOT AREA

40.84 hectares

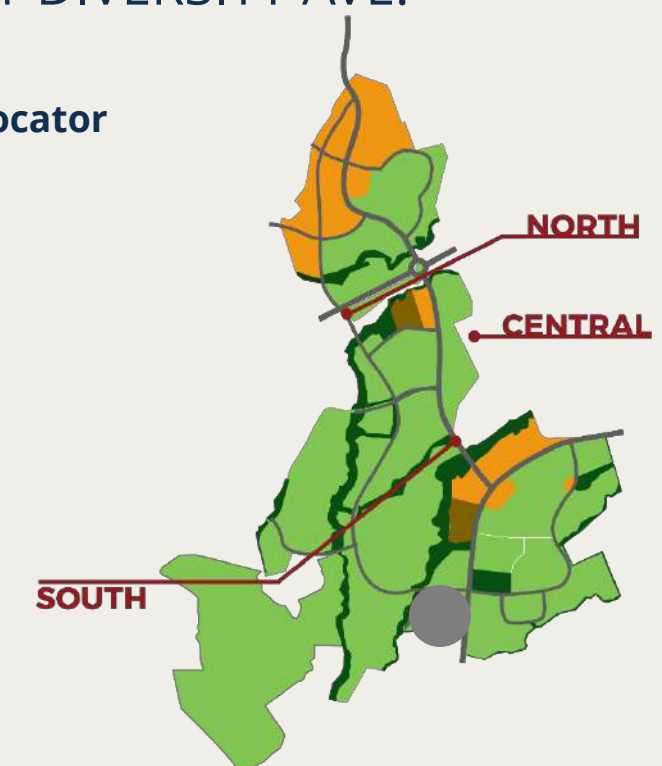
ADDRESS

NUVALI, BRGY. CANLUBANG,
CALAMBA, LAGUNA

ROAD ACCESS

EVO LIVING PARKWAY &
WEST DIVERSITY AVE.

● Locator



Sereneo

NUVALI



VIEW FROM SOUTHWEST



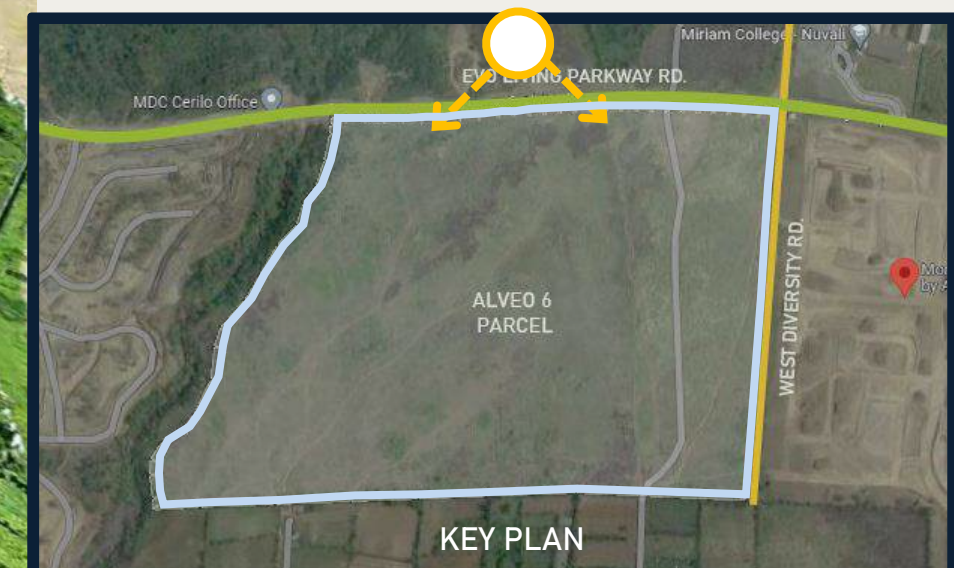


VIEW FROM SOUTHEAST





VIEW FROM NORTH





MT. MAKILING

MONDIA
WEST DIVERSITY AVE.

EVOLVING PARKWAY

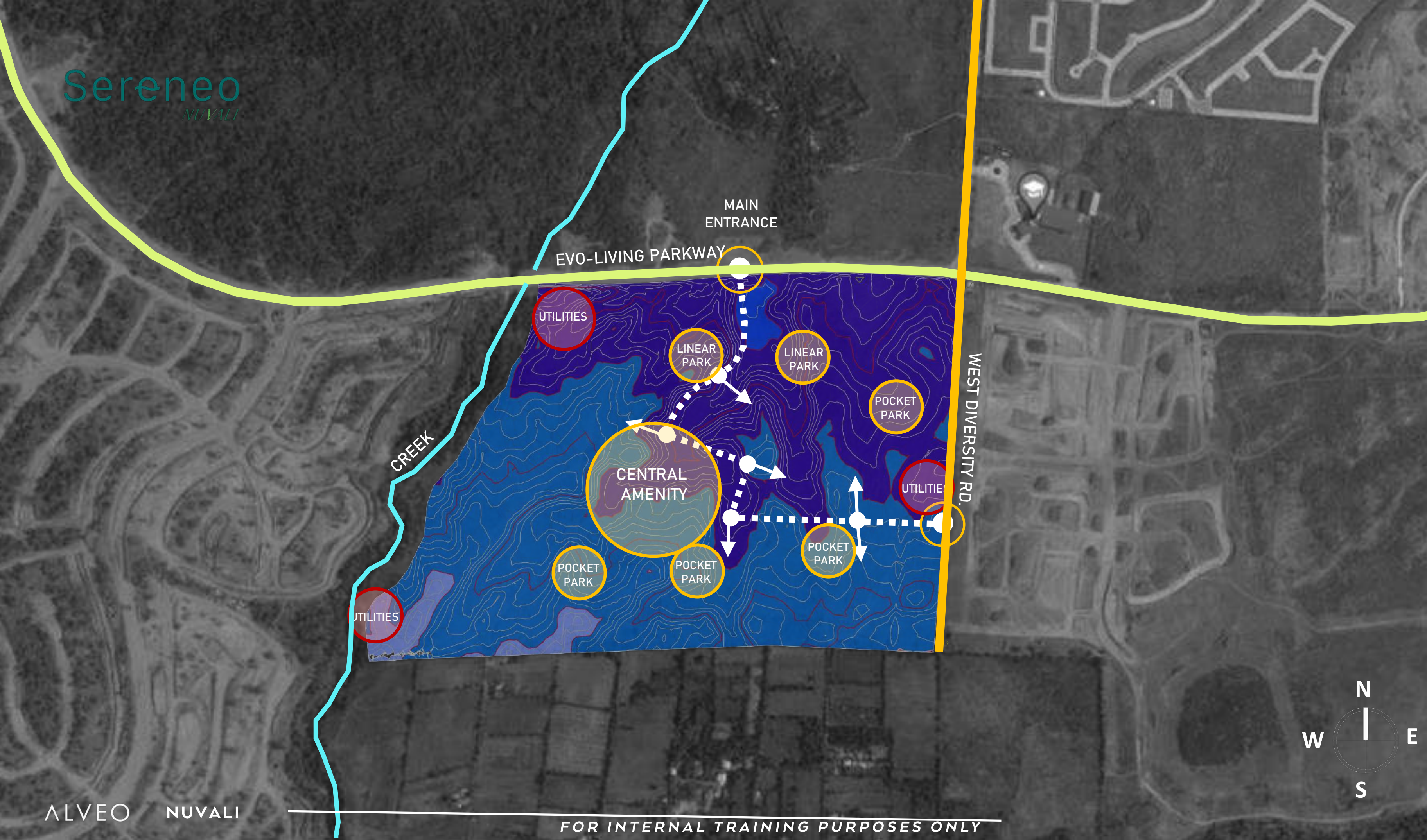
Sereneo
NUVALI

VIEW FROM WEST



KEY PLAN

Sereneo
NUVALI



UTILITIES

UTILITIES

LINEAR PARK

LINEAR PARK

POCKET PARK

UTILITIES

POCKET PARK

POCKET PARK

POCKET PARK

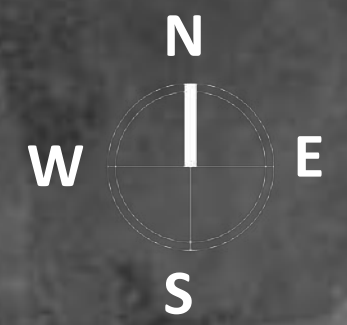
CENTRAL AMENITY

MAIN ENTRANCE

EVO-LIVING PARKWAY

CREEK

WEST DIVERSITY RD.







ALVEO NUVALI


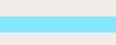
FOR INTERNAL TRAINING PURPOSES ONLY

Sereneo NUVALI

Site Development Plan



-  CENTRAL AMENITY
-  POCKET PARKS
-  LINEAR PARKS
-  UTILITY AREA

- ROAD WIDTH
-  16.50m (SPINE ROAD)
 -  13.20m (LOCAL ROAD)
 -  10.10m (LOCAL ROAD)
 -  10.45m (PERIMETER ROAD)

PARK FACING LOTS - 35%
EAST FACING LOTS - 45%

ALVEO NUVALI

Sereneo

NUVALI

Dev't Parameters: Phase 1: 27.7 has, 415 lots



SERENE0			
General Area	TOTAL	PH1 (for launch)	PH2 (future dev't)
Land Area	408,460	276,672	131,788
Developable Area	401,331	269,543	
Saleable Area	224,876	138,938	
Non Saleable	176,455	130,605	
Parks/ Open Space	50,616	43,677	
Roads, Easements, & Utilities	125,839	86,928	
Undevelopable (Det. pond)	7,129	7,129	
No. of Lots	690	415	

ALVEO NUVALI

Sereneo

NUVALI

Right-sized lots, 44% of lots at modal lot size of 275 sqm



SERENE0 PH1			
	Area Range	# of Lots	%
	250 - 274	9	2%
	275 - 280	181	44%
	281 - 299	19	5%
	300 - 349	80	19%
	350 - 399	70	17%
	400 - 449	16	4%
	450 - 499	8	2%
	500 & above	32	8%
TOTAL PH 1 LOTS		415	

ALVEO NUVALI

Sereneo

NUVALI



BASKETBALL COURT

KID'S PLAY

GARDEN COURTYARD

CLUBHOUSE

LOUNGE POOL

LAP POOL

KIDDIE POOL

POOL PAVILION

DROP-OFF

PARKING

PARKING

DROP-OFF

INNER ROAD

PARKING

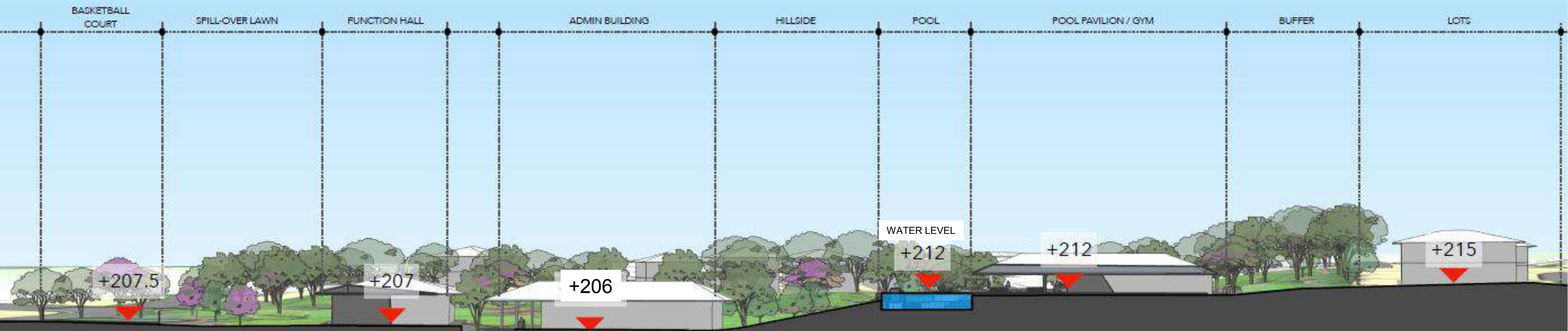
ALVEO NUVALI
CENTRAL AMENITY LAYOUT – ARTIST'S PERSPECTIVE ONLY

FOR INTERNAL TRAINING PURPOSES ONLY



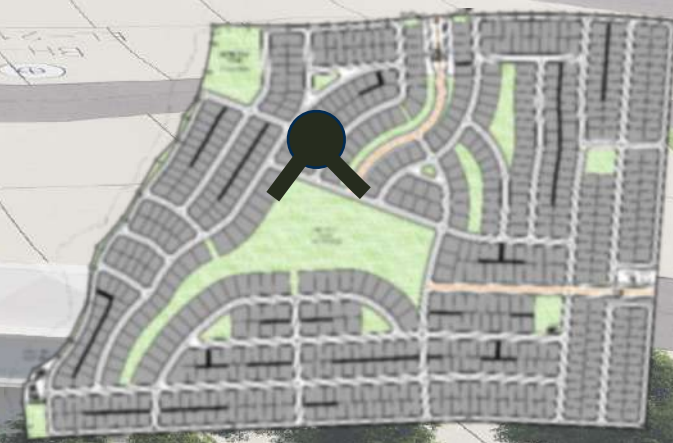
Sereneo

NUVALI



Sereneo

NUVALI



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY

Sereneo

NUVALI



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY

Sereneo

NUVALI



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY

Sereneo

NUVALI



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY

Sereneo

NUVALI



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY

Sereneo

NUVALI



ARTIST'S PERSPECTIVE ONLY

ALVEO NUVALI

FOR INTERNAL TRAINING PURPOSES ONLY

Sereneo

NUVALI

MODERN RELAXED FAMILY LIVING IN NUVALI

NUVALI: THRIVING ECO CITY

.....

- 2400 Hectare estate developed over 14 years (50% developed)
- Business and Lifestyle District (Schools, Retail, Transport)- Miriam, Xavier, Landers, S&R, Nuvali Transport Terminal, Solenad, Seda 2, Healthway)
- Growing Eco- City 2024 Updates (Playparks, East bloc Gardens, Technohub, Central Bloc: Merry Mart, Museum of Architecture and Residences)

ELEVATED ALVEO COMMUNITY: REFRESHING & FAMILY CENTRIC

.....

- Multi-structure and multi-level amenity complex
- Anchored by an elevated pool area looking down on a 3 hectare central park with views of Mt. Makiling
- Efficient Use of Land: Parks with 200 meter radius access across the development (6 pockets parks & 2 linear parks), Maximized Park Facing and East Facing Lots

LOCATION: PROVEN INVESTMENT

.....

- 19,000 units sold (90%) with 11,000 residents (25 residential villages)
- Success of Alveo's Projects
- Located beside ALP's Riomonte, Cerilo, Mondia

Tranche 1 For Release:

129 lots



SERENELO: INDICATIVE AVERAGE SELLING PRICE

Projects

Average Selling Price

Average Selling Price

mondia

P 45k/sqm

Sereneo
NUVALI

P 53k – P 55k/sqm

ROCKWELL SOUTH
AT
CARMELRAY

P 60k/sqm

ARCILO
NUVALI

P 60k/sqm

Payment Terms	Term Disc.	Indicative Monthly Amortization*
Cash 60 (95-5)	5%	-
10 – 85 (47mos.) – 5	-	P 260k
10 – 40 (47mos.) – 50	-	P 122k
10 – 30 (47mos.) – 60	-	P 92k
20 – 80 (48mos) <i>*for park side lots</i>	-	P 240k

**Based on modal lot area 275 sqm.*

ALVEO NUVALI

Thank you