

ASTE LA



Circuit Makati

ARTIST'S PERSPECTIVE

ASTE LA

A Stage for Life to Unfold

Alveo Land cultivates a network of experiences and destinations with its newest contemporary residential community, its brightest star to date in Circuit Makati.

Light Up Urban Leisure at ASTELA.

Development Summary

Project Name	Astela
Address	Gallery Drive corner Symphony Drive, Circuit Makati, Brgy. Carmona, Makati City
Project Developer	Alveo Land Corp.
Project Manager & Marketing Agent	Alveo Land Corp.
Development Type	A two-tower high-rise residential condominium with retail spaces, all within a multi-faceted retail and entertainment district.

LOCATION

Makati City

Major cultural and entertainment hub in Metro Manila

4.2M People

Highest Daytime Population

In the Philippines

Over 81.6K

Establishments

**Home of many iconic
Cultural Destinations**

Ayala Museum | Makati Coliseum | Ayala Triangle Garden

**14 Parks,
62 Shopping Malls**

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SOURCES:

- <https://makeitmakati.com/about-us/>
- http://www.makati.gov.ph/portal/uploads/staticmenu/docs/basic_facts_and_figures20170622114243.pdf

LOCATION

Make it Makati

Ayala Land bolsters Makati as the city that makes it all happen by investing in more than **PhP 125B (USD 2.8 billion)** in the Makati redevelopment campaign

MAKE IT MAKATI is game-changing program spread across six unique nodes for work, lifestyle, leisure, transport, corporate creativity, and entertainment.



2017 **MAKE IT MAKATI**

2018 **Ayala Malls CIRCUIT**

2019 **Ayala North Exchange**

2020

2021 **GREENBELT**

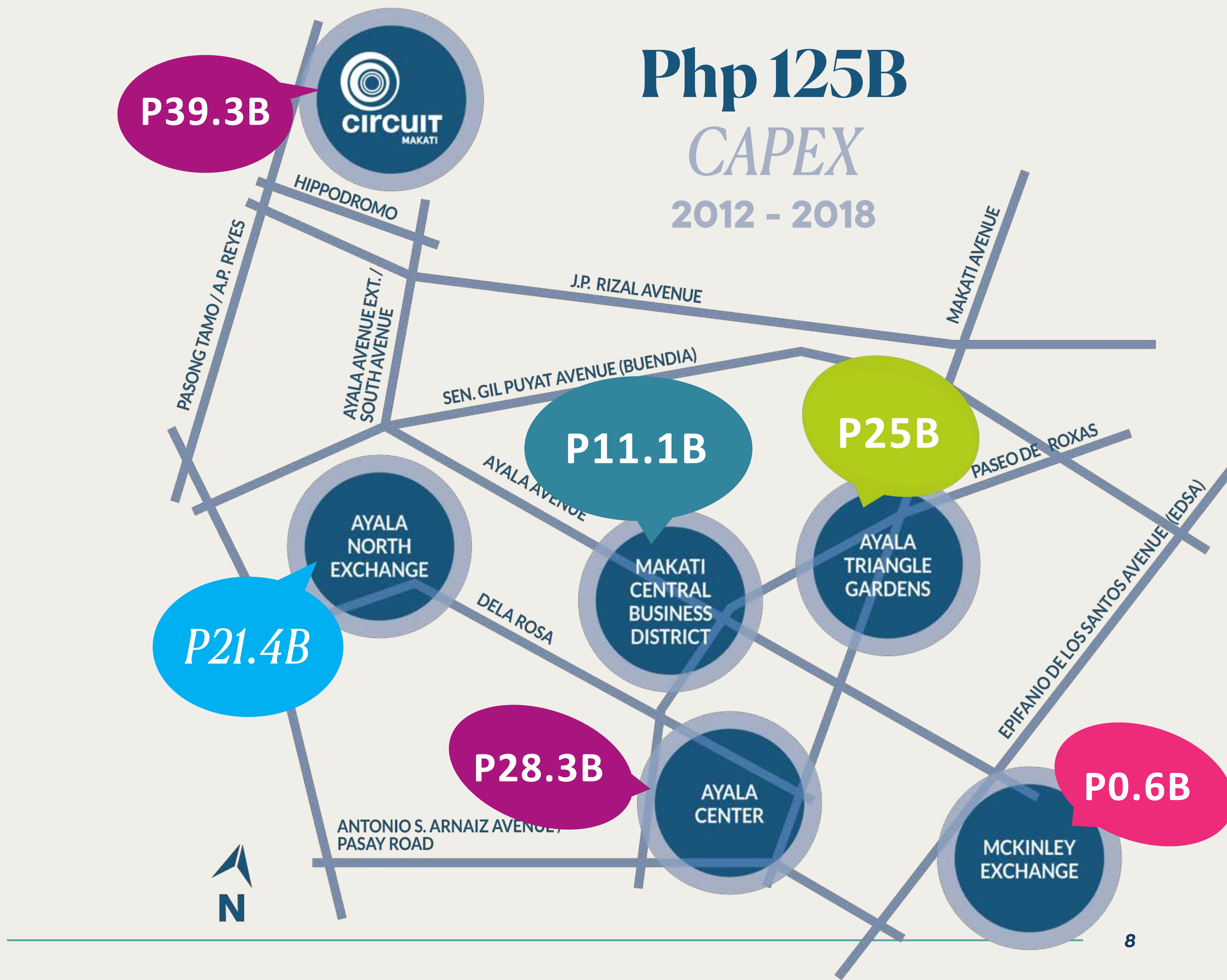
2022 **AYALA TRIANGLE GARDENS** **MANDARIN ORIENTAL THE HOTEL GROUP**

2023

2024 **ONE AYALA**

ALVEO **ASTECLA**

Php 125B CAPEX 2012 - 2018

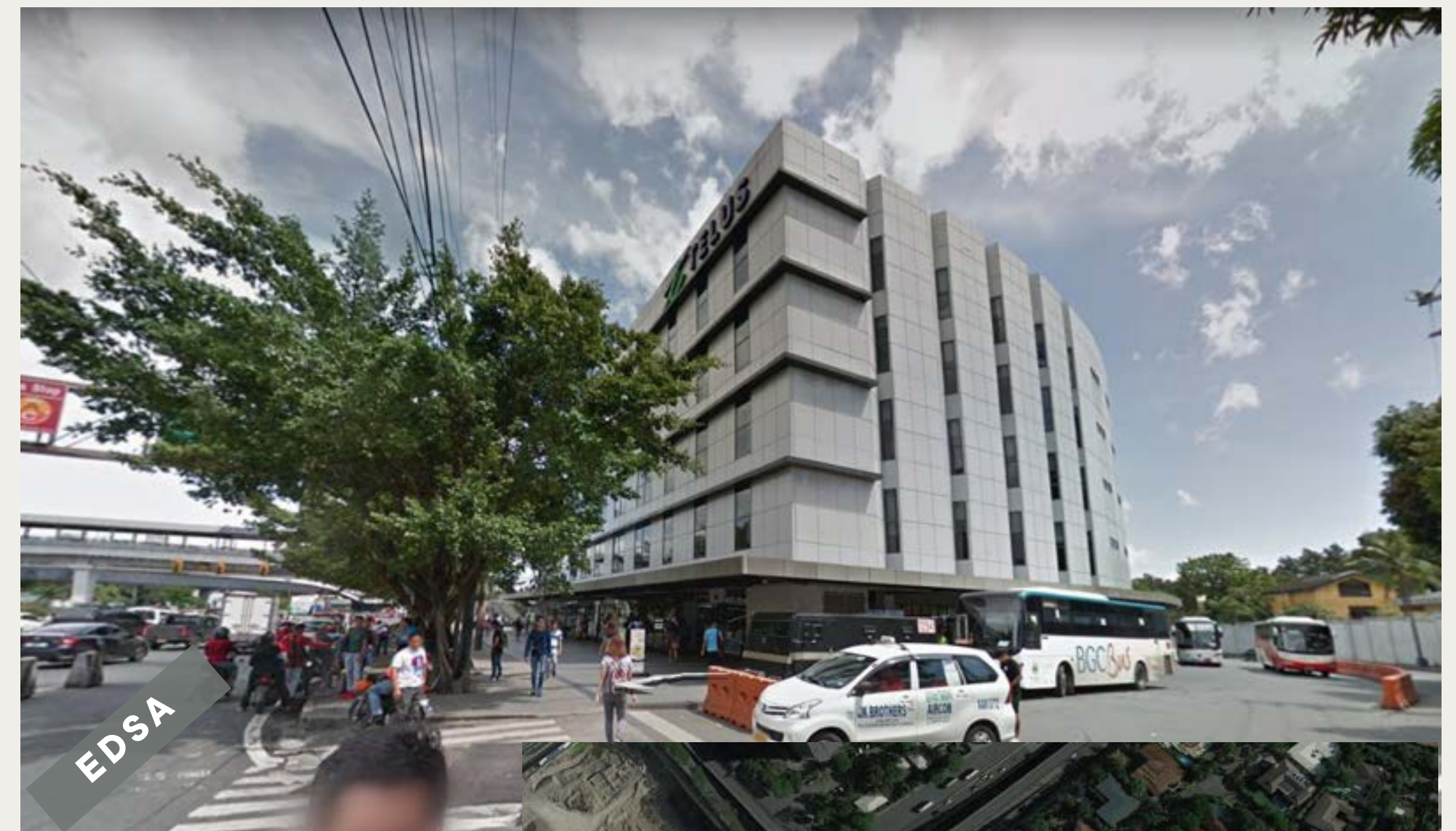


McKinley Exchange

Transport Hub



Shell Mckinley Gas Station

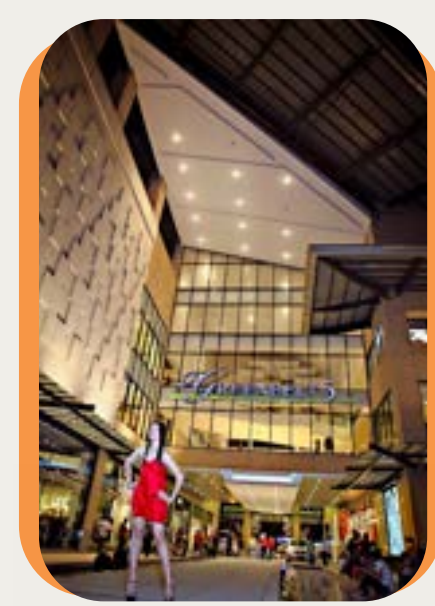


BPO Office with BGC Bus Terminal and Retail at the Ground Floor



Ayala Center

Lifestyle Cosmopolitan Hub



GREENBELT



glorietta



Ayala MUSEUM



Holiday Inn

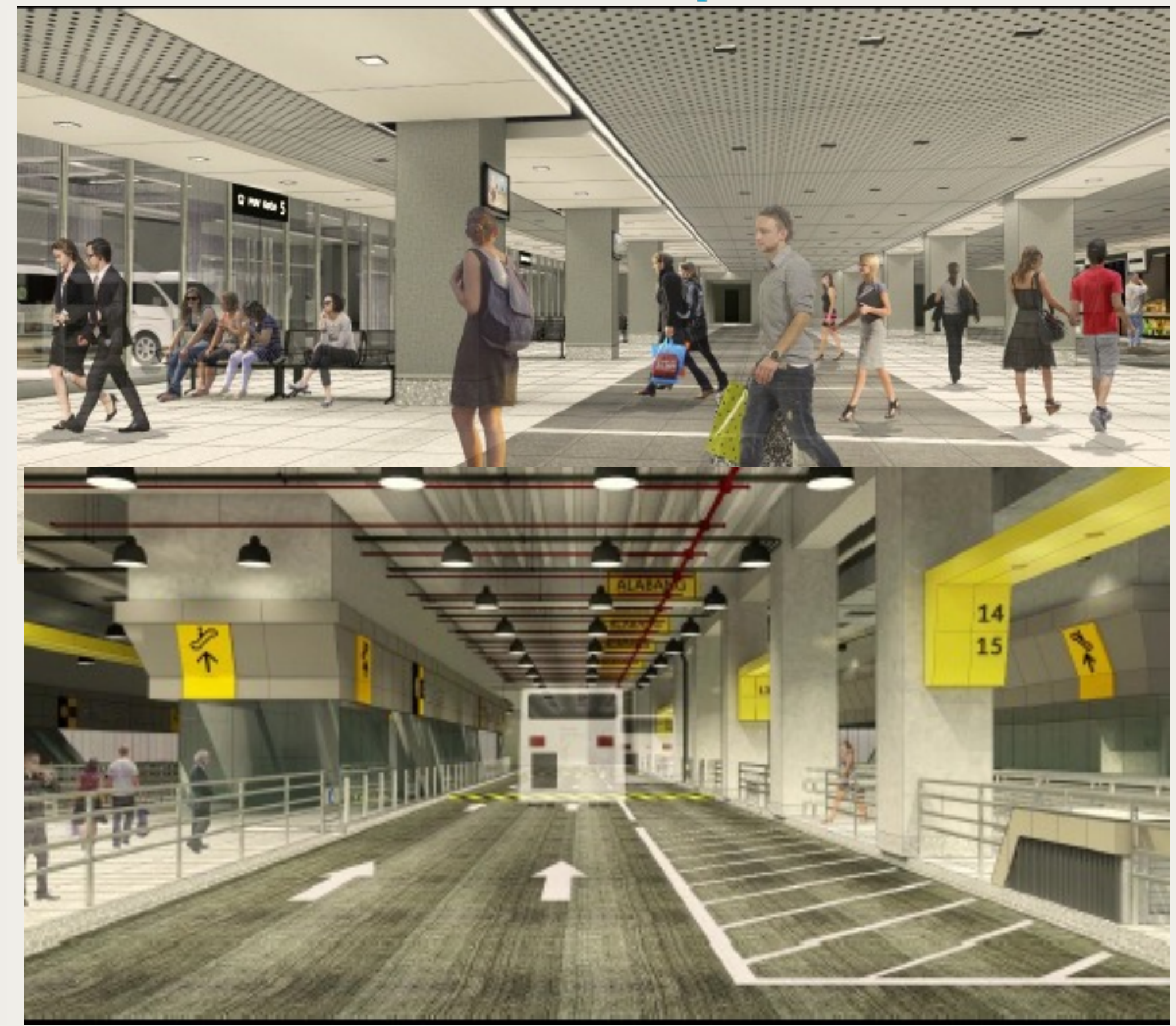


Ayala Center

Lifestyle Cosmopolitan Hub



One Ayala Render



Transport Hub Render

Ayala Center

Lifestyle Cosmopolitan Hub



Render

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Actual Photo (2019)

Ayala Center

Lifestyle Cosmopolitan Hub



Rendering



Current

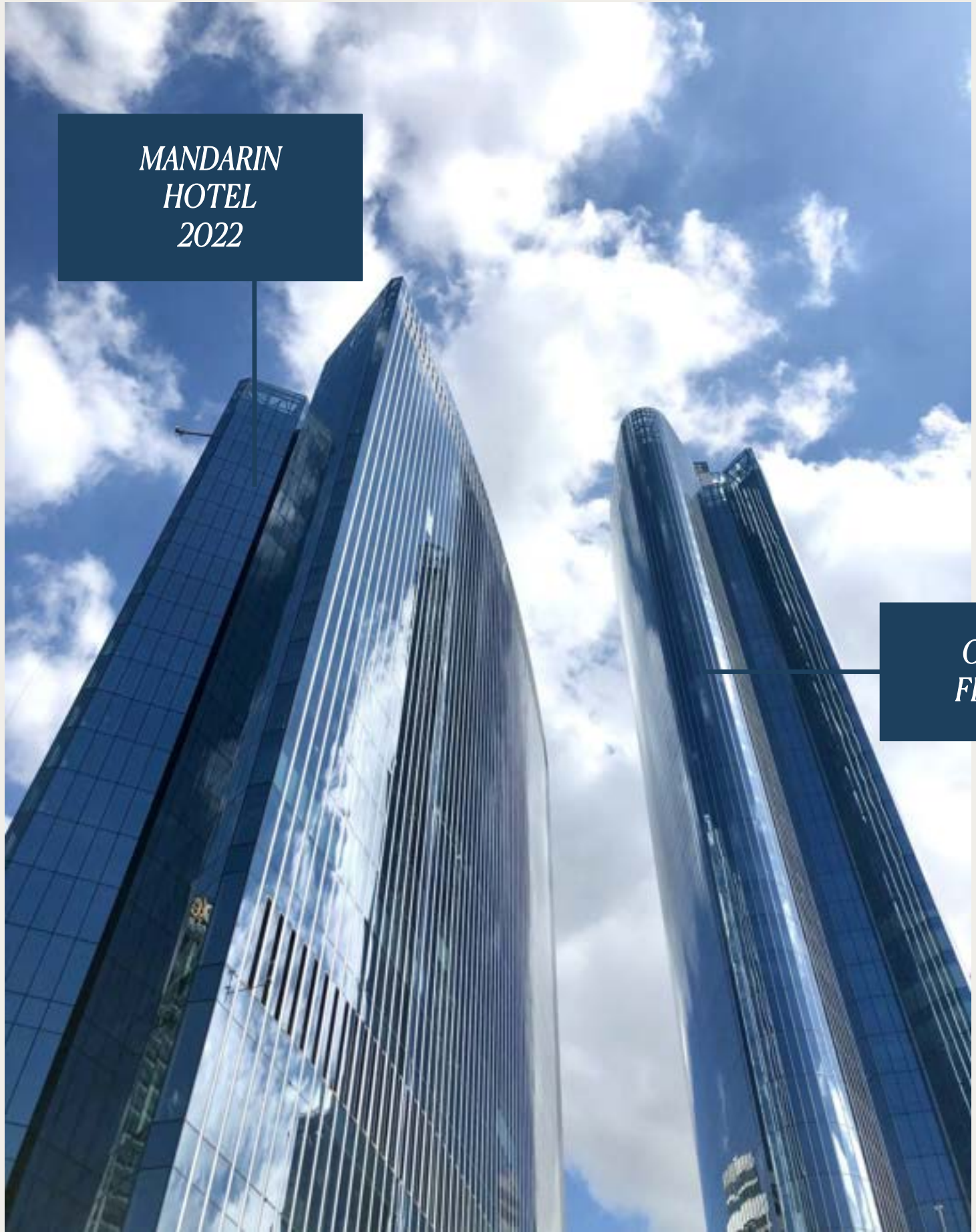
Ayala Triangle Gardens

Urban Oasis



Ayala Triangle Gardens

Urban Oasis



Ayala Triangle Gardens

Urban Oasis

McMicking Memorial



Honoring Gen. McMicking for his 25-year masterplan for the Makati Central Business District

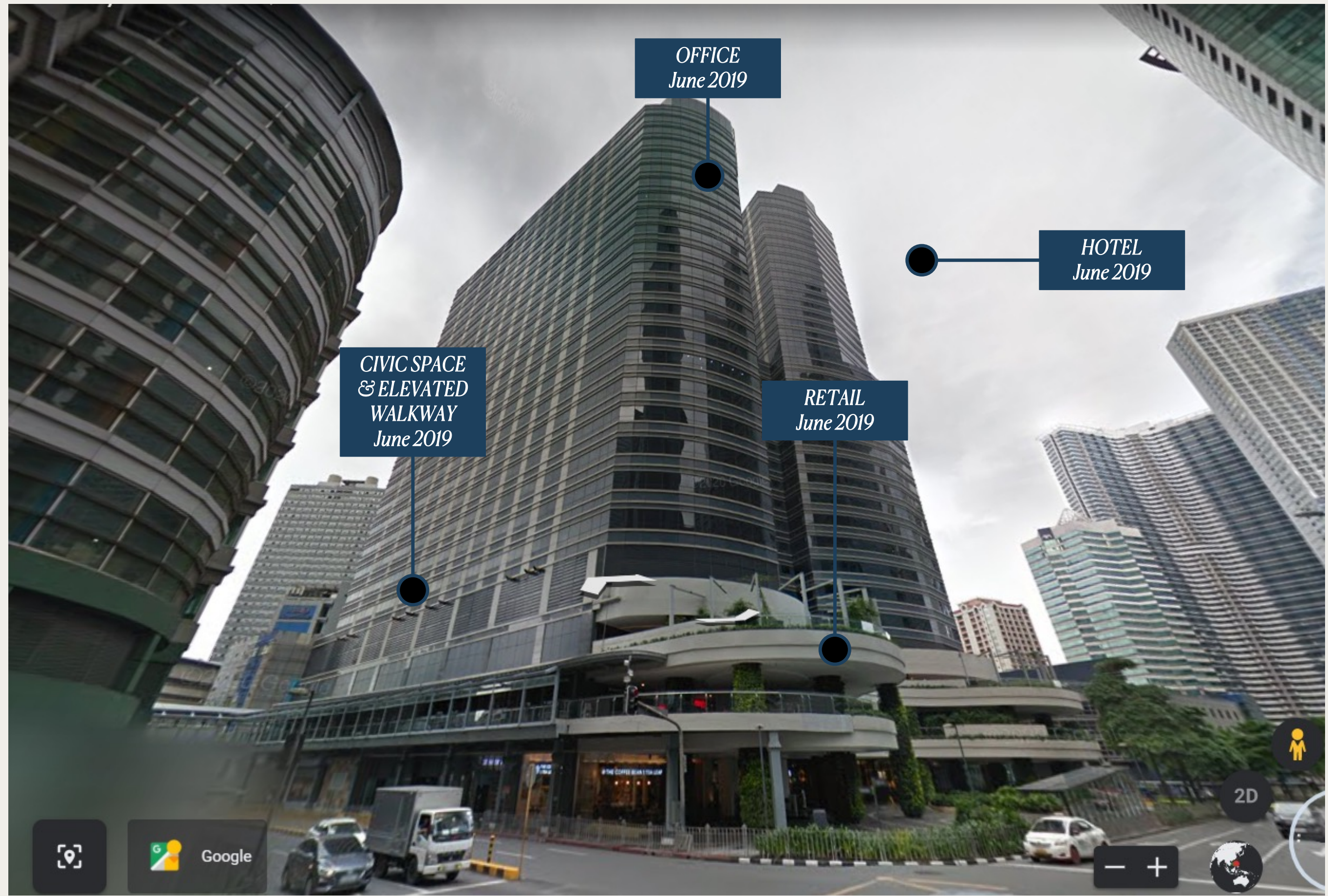
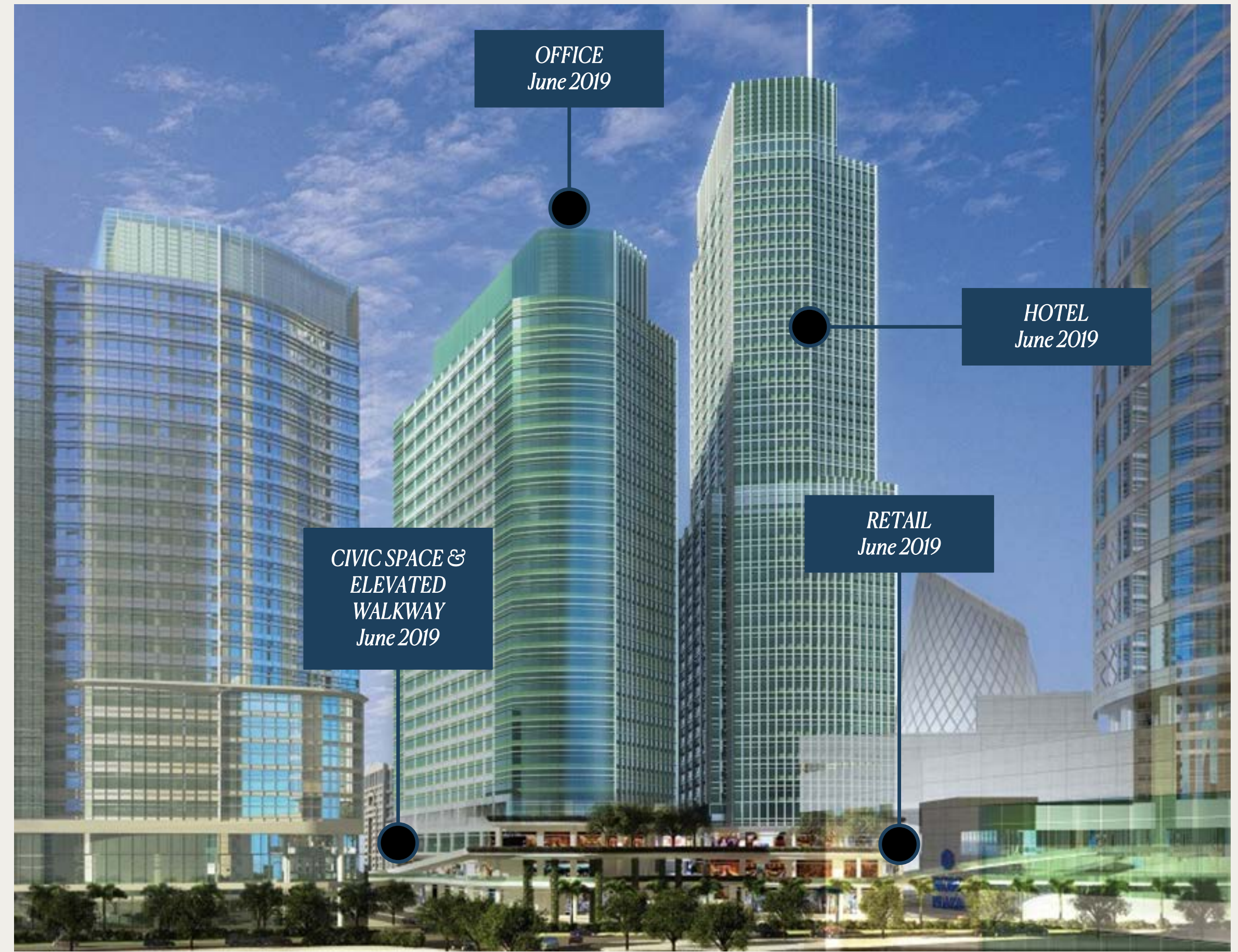
Don Alfonso Memorial



Honoring Don Alfonso who helped lay the foundations for the Makati Central Business District

Ayala North Exchange

Young Corporate Hub



Ayala North Exchange

Creative Hub



Actual Photos as of March 2020

Makati Central Business District

The Unrivalled Capital



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Makati Central Business District The Unrivalled Capital

Urban Patios

Upgrade of select street corners into “urban patios” to soften the urban landscape and to enhance the walking experience in the CBD.



Makati Central Business District The Unrivalled Capital

Underpass Projects

Ongoing upgrade of the interiors of the underpasses and its vestibules on the ground level

Increasing vibrancy at the Legazpi Underpass through a mural by Janica Rina Samson and Jerson Samson

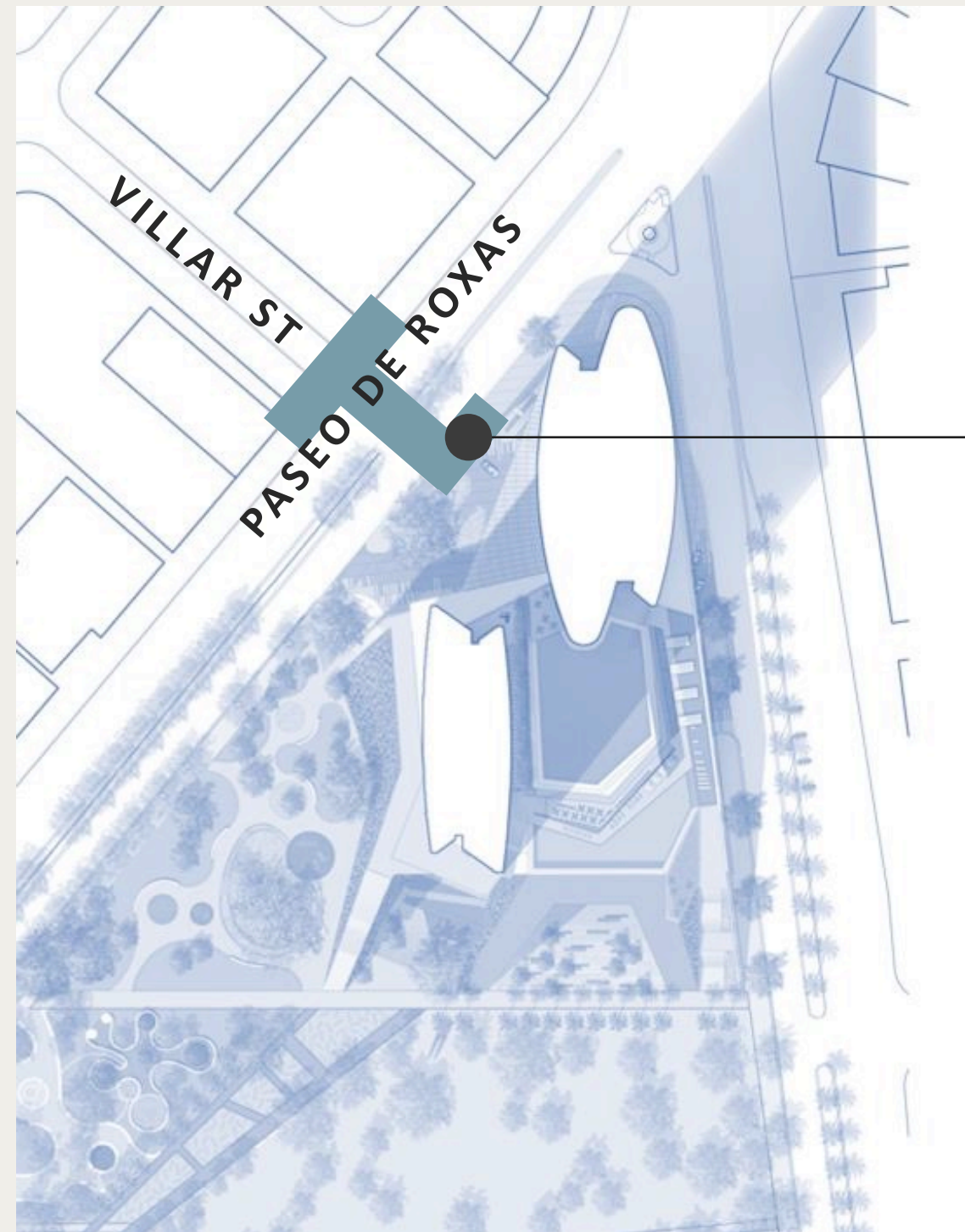


Makati Central Business District The Unrivalled Capital

New Underpass

This 60-meter underpass crossing Paseo de Roxas from Villar St. directly into the Ayala Triangle Gardens retail area.

Operational by Q3 2021



Makati Central Business District

The Unrivalled Capital

Legazpi Park



Washington-Sycip Park



Jaime Velasquez Park Improvements



Solaris Park



Makati Central Business District The Unrivalled Capital

The Flats Amoroso



Circuit Makati

Makati's Lifestyle Playground



LOCATION

Circuit Makati – Entertainment in a New Light

A union of the city’s past and future. Circuit Makati redefines a city that makes it all happen.

A 21-hectare mixed-use district by Ayala Land gathering environments for residential, corporate offices, leisure, retail, and entertainment, where destinations for arts, culture, and performances light up contemporary living.



Circuit Makati

ARTIST'S PERSPECTIVE

LOCATION

Vicinity Map

WORLD-CLASS ACCOMMODATIONS

Fairmont Hotel 2.7km
New World Hotel Makati 2.6km
Makati Shangri-La 2.3km

SHOPPING & LEISURE DESTINATIONS

Glorietta 2.7km
Greenbelt Malls 2.3km

SCHOOLS

Ateneo Professional Schools 1.5km
Far Eastern University Makati 1.5km

RECREATION & LEISURE SPOTS

Makati Sports Club 1.6km
Manila Polo Club 4.0km

HOSPITALS & HEALTH FACILITIES

Makati Medical Center 1.8m

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Circuit Makati Vicinity Map

ARTIST'S PERSPECTIVE

LOCATION

Proximity to Other CBDs

MAKATI CBD

2.5 km

ORTIGAS CENTER

6.2 km

BGC

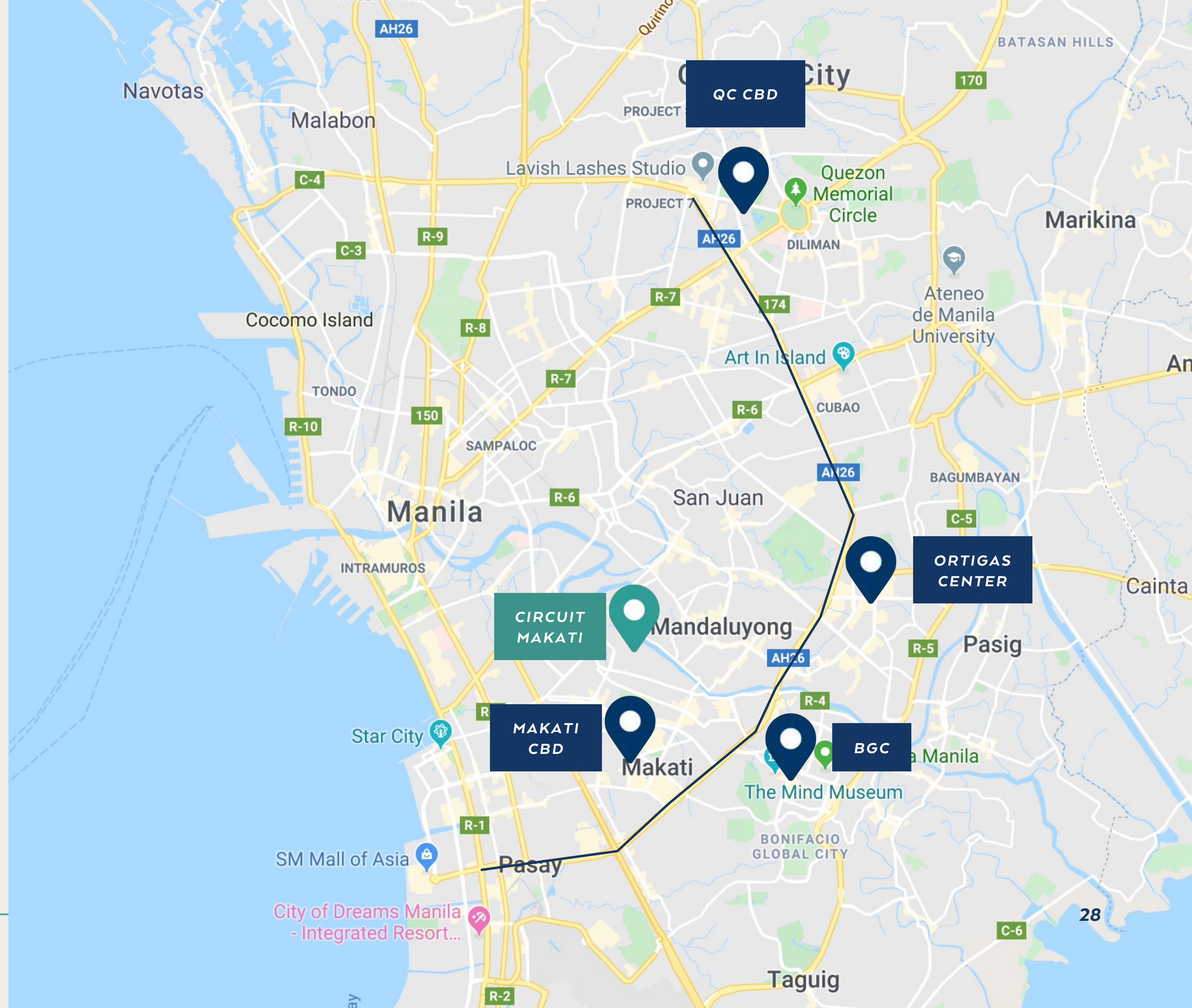
6.8 km

QC CBD

15 km

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In the Orbit

Located on the former site of the Sta. Ana Racetrack Circuit Makati brings together a brilliant universe of experiences that make every day a new adventure.

- | | | | |
|---|------------------------------------|---|-----------------------------|
| A | The Stiles Enterprise Plaza | I | Callisto Towers |
| B | Ayala Malls Circuit | J | Astela Towers |
| C | Samsung Performing Arts Theater | K | Circuit Lane |
| D | Circuit Corporate Center Tower One | L | Power Mac Center Spotlight |
| E | Circuit Corporate Center Tower Two | M | Circuit Events Grounds |
| F | Seda Circuit Makati | N | Transport Terminal |
| G | S&R | O | The Flats at Circuit Makati |
| H | Solstice Towers | | |



Circuit Makati Site Development Plan

ARTIST'S PERSPECTIVE



An architectural rendering of a modern high-rise building named ASTELA. The building features a prominent glass facade on the upper floors and a more textured, grid-like facade on the lower floors. It is set against a twilight sky with soft clouds. In the foreground, there are silhouettes of trees and a street with a few cars and pedestrians, suggesting an urban environment.

ASTELA

From the root word “stellar”. ASTELA is situated
at the core of innovative lifestyle and entertainment concepts

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Located in Circuit Makati,
a district of culture and entertainment.

WHY ASTELA?

A Stage for Life to Unfold

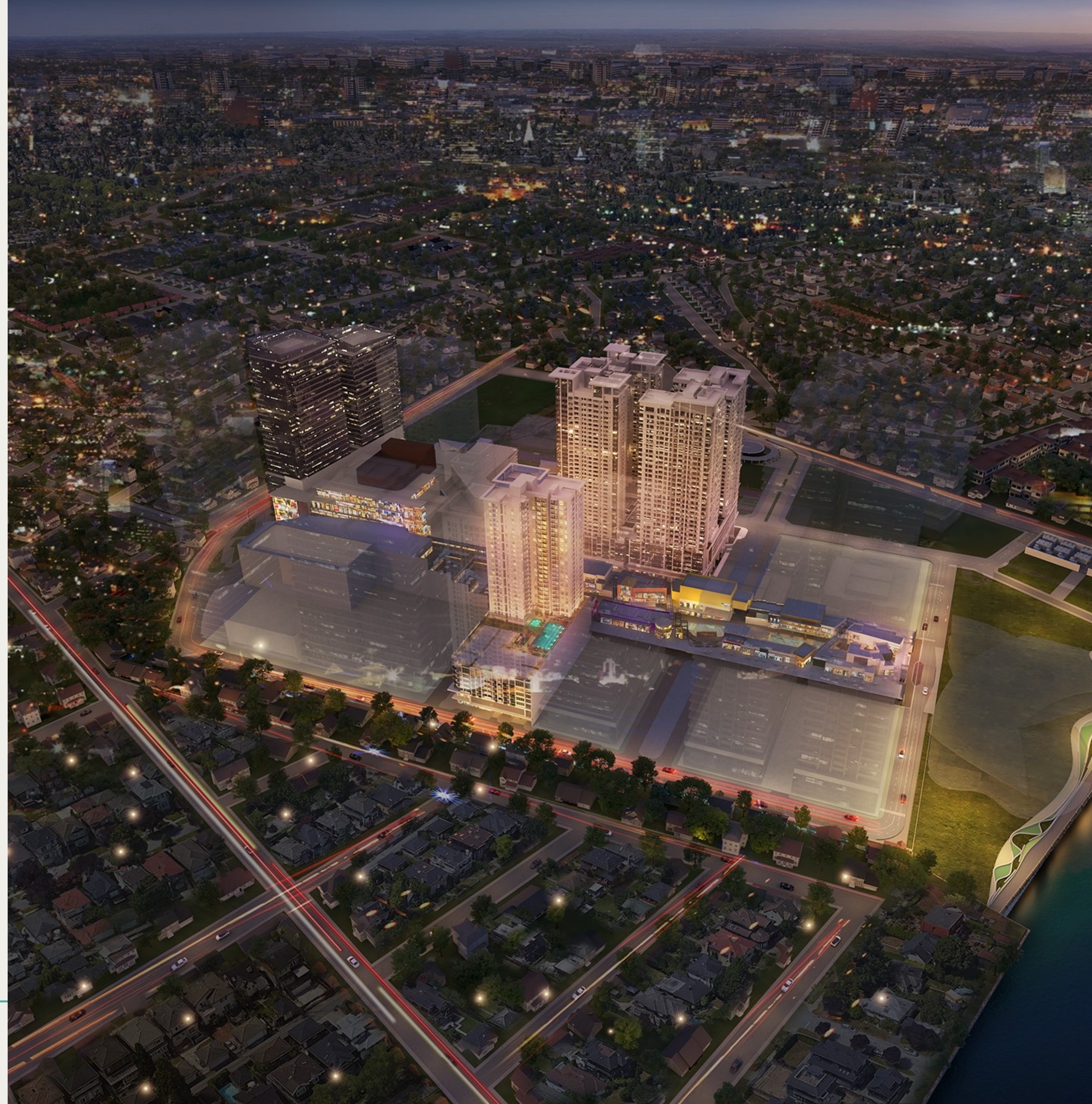
Located in front of Circuit Lane, ASTELA presents a high rise community with a wide array of possibilities for rest and recreation

- **Makati Address**

- ✓ Strategically in the center of Makati's ultimate lifestyle playground
- ✓ Appreciation of land values in Makati
- ✓ Continuous Redevelopment

ALVEO **ASTELA**

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WHY ASTELA?

A Stage for Life to Unfold

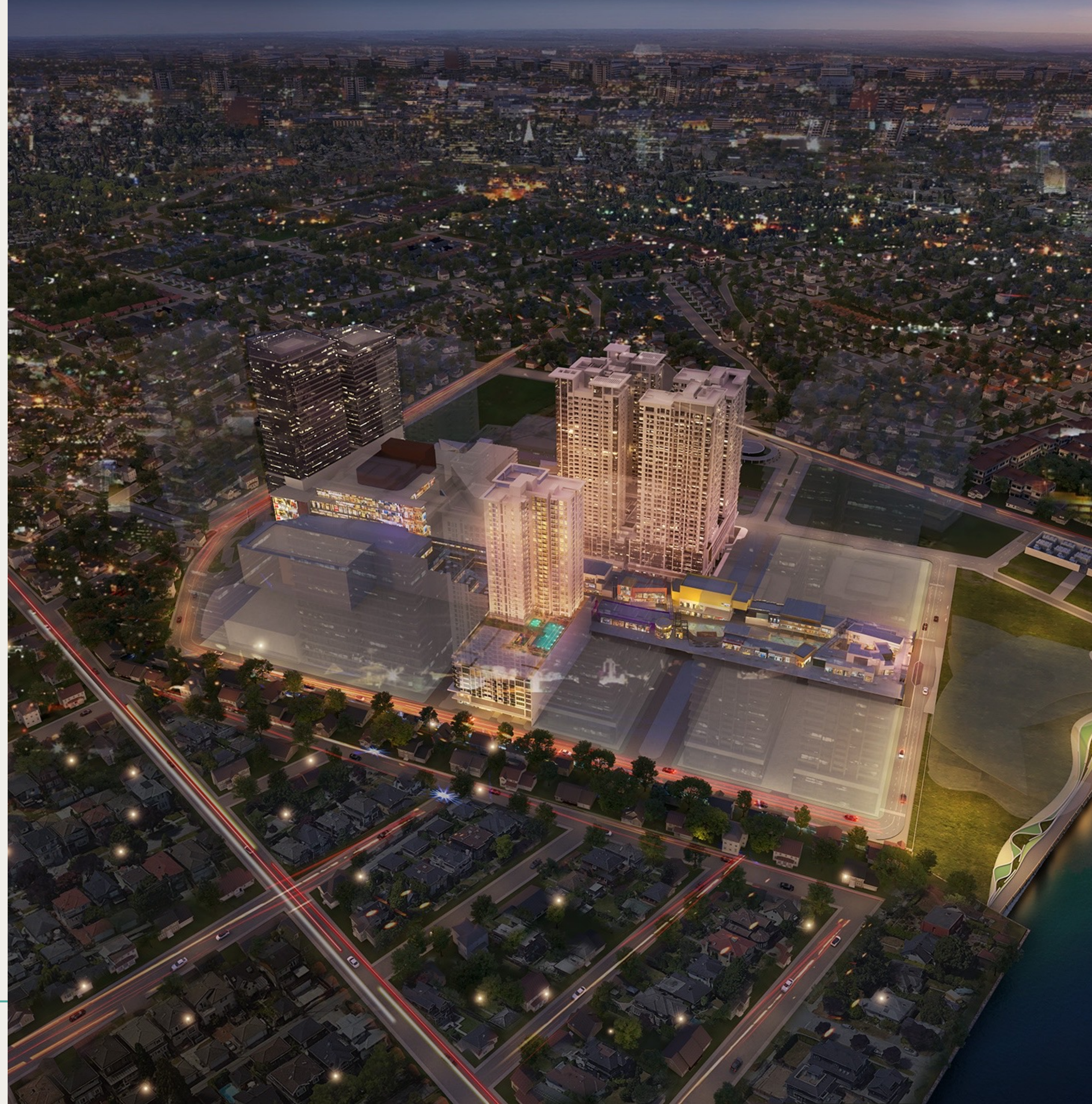
Located in front of Circuit Lane, ASTELA presents a high rise community with a wide array of possibilities for rest and recreation

- **Shared Living Experiences**

- ✓ Pedestrian and Mobility
- ✓ Dynamic and Vibrant lifestyle

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WHY ASTELA?

A Stage for Life to Unfold

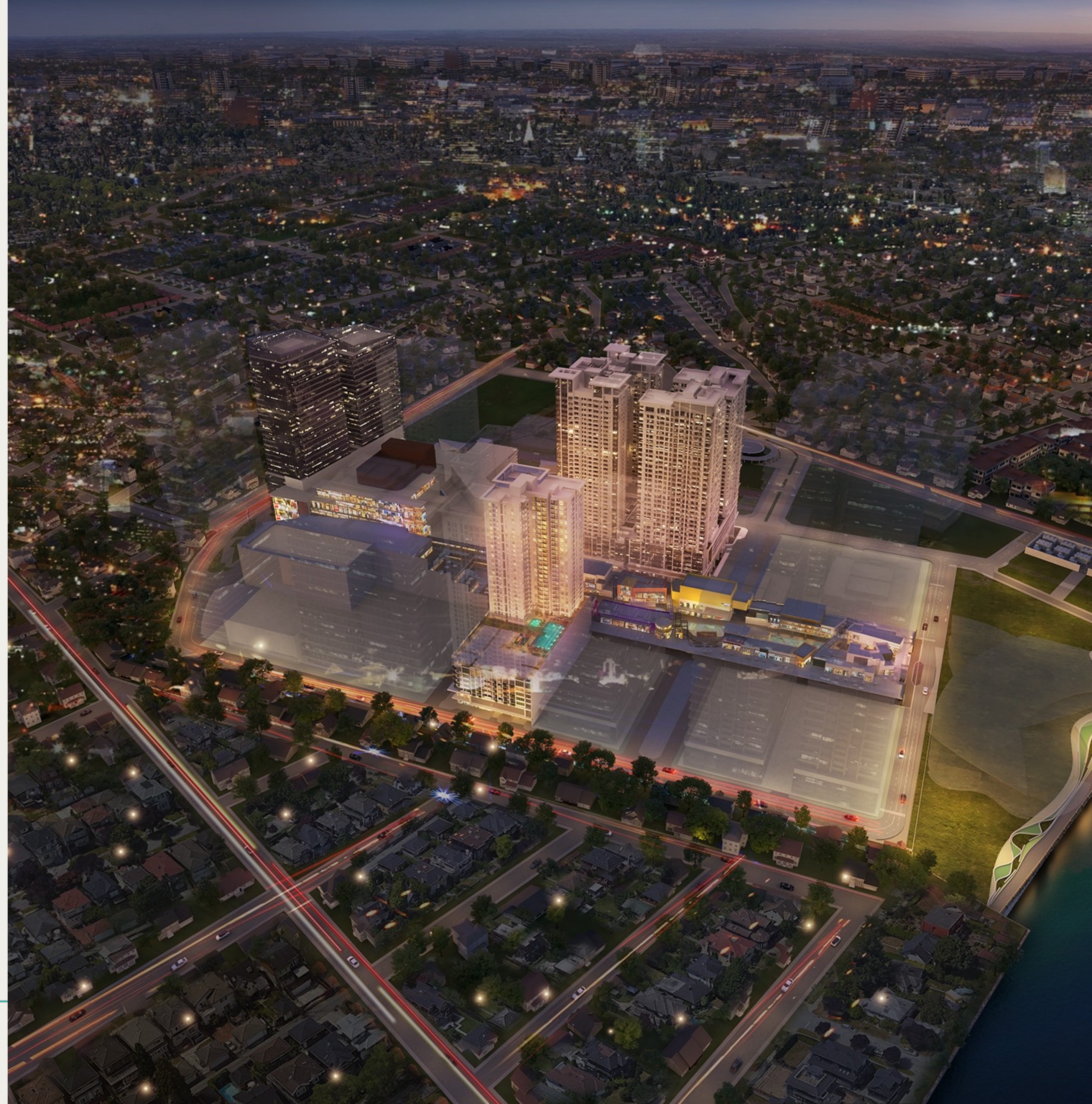
Located in front of Circuit Lane, ASTELA presents a high rise community with a wide array of possibilities for rest and recreation

- **Urban Leisure**

- ✓ Environment for Arts, Culture and Entertainment
- ✓ Indoor and Outdoor Amenities shining a light on contemporary living.

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General Information

No. of Floors	35 floors	
No. of Units	409 units	
No. of Units per Floor	Amenity Floor	9 units
	Typical Floor	16 units
	Penthouse Floor	16 units
No. Of Podium Parking Floors	7 floors excluding GF	
No. of Elevators	4 elevators	
Start of Turnover	TBD	

BUILDING FEATURES

Living Essentials for 24/7 Ease

- Interior-designed main lobby with concierge
- Mailroom
- Retail spaces at the ground and second floors
- Amenity deck (located on the 10th Floor)
- Interior-designed elevator lobbies & select common areas
- Back-up Power
 - 30% for Studio Units
 - 20% for 1BR units & up
 - 100% for common areas
- Fire detection, alarm, and sprinkler system
- Two (2) Fire Exits per residential floor
- 24-hour building security
 - CCTV cameras in selected areas
 - RFID access for elevator, parking, amenities, and common areas
- 24-hour building maintenance

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SUSTAINABLE FEATURES

Where sustainability is key to living well.

- ✓ Building notches that promote natural ventilation in residential corridors
- ✓ Philippine Green Building Code compliant
- ✓ Maximized natural lighting
- ✓ Low-energy consumption lighting fixtures in common areas
- ✓ Naturally ventilated elevator lobbies and hallways
- ✓ Rainwater harvesting system
- ✓ Dual-flush toilets
- ✓ Low-flow valves

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Tower 1 Main Lobby
ARTIST'S PERSPECTIVE

ALVEO



Tower 1 Main Lobby

ARTIST'S PERSPECTIVE

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AMENITIES

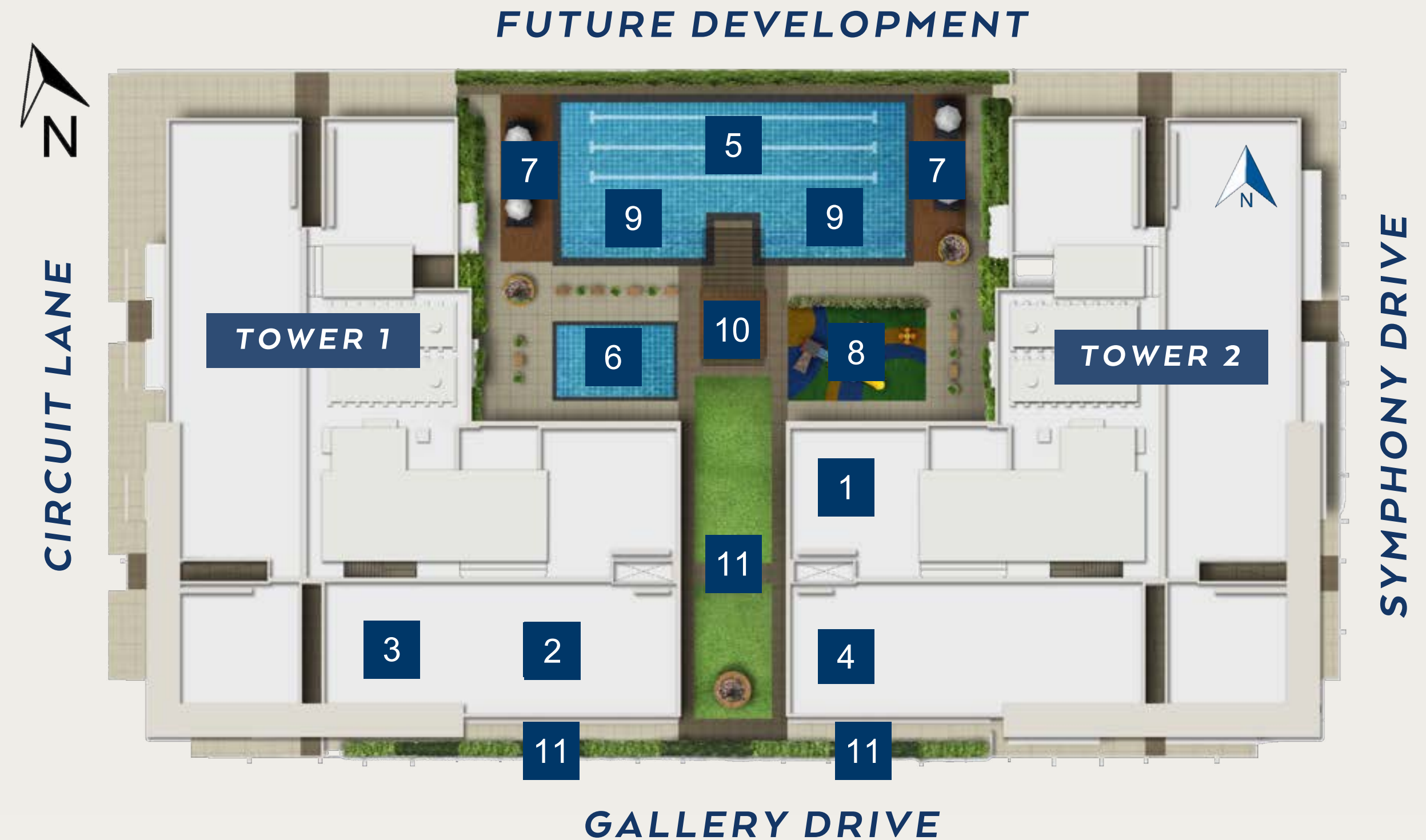
Taking lifestyles up a notch

INDOOR

1. Gym
2. Function Room
3. Board Room
4. Co-working Space

OUTDOOR

5. Swimming Pool
6. Kiddie Pool
7. Pool Deck
8. Kid's Play Area
9. Lounge Pool
10. Zen Lounge
11. Landscaped Deck





Pool Deck
ARTIST'S PERSPECTIVE



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UNIT FEATURES AND DELIVERABLES

Each home zooms in on spatial efficiency and functionality

- Complete kitchen system (countertop, cabinets, and sink)
- Complete toilet fixtures (bathroom sink, toilet bowl, hand spray, shower set, and facial mirror except for maid's T&B)
- Shower enclosure (for master T&B of 1BR & up only)
- Bedroom closet
- Fire detection and alarm system
- Audio guest annunciator
- Provision for split-type air conditioning stub-out
- Provision for telephone lines
- Provision for CATV outlet
- Provision for fiber-to-the-home
- Provision for T&B multi-point water heater stub-out (except for maid's T&B)

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UNIT FINISHES

	<i>FLOOR</i>	<i>WALL</i>	<i>CEILING</i>
Living/Dining/Kitchen	Porcelain tiles 600 x 600 mm	Paint finish	Paint finish
Bedrooms	Laminated Wood Flooring (1BR & up)	Paint finish	Paint finish
Toilet & Bath	Porcelain tiles 300 x 600 mm	Porcelain tiles 300 x 600 mm	Paint finish
Maid's Room/Utility	Ceramic tiles 300 x 300 mm	Paint finish	Paint finish
Balcony	Porcelain tiles 300 x 300 mm	-	Paint finish
Other Materials & Finishes	Solid surface kitchen countertops and granite master T&B counters Laminated wood kitchen cabinets and bedroom closets Partial glass railing at balcony		

UNIT MIX

High volume of Studio and 1-Bedroom units

<i>LOWER LEVEL</i>	<i>AVE. UNIT SIZE</i>	<i>NO. OF UNITS</i>	<i>% MIX</i>
Studio	33 sqm	178	44%
One Bedroom	65 sqm	128	31%
Two Bedroom	96 sqm	77	19%
Three Bedroom	126 sqm	26	6%
Total Area	61 sqm	409	100%

UNIT PLAN

Studio Unit

Unit size range: 33 - 34 sq.m. | 355 - 366 sq.ft

*Approximate sizes only	sq.m	sq.ft
Living/Dining/Sleeping	19	205
Kitchen	6	65
T&B/Laundry	4	43
Utility Cabinet	1	11
Balcony	3	32
Total Area	33	356



*The typical unit plans reflect the suggested furniture layouts.

Architect's Layout

UNIT PLAN

One-Bedroom Unit

Unit size range: 65 sq.m. | 700 sq.ft.

*Approximate sizes only	sq.m	sq.ft
Living/Dining Area	31	334
Kitchen	7	75
Bedroom	17	183
T&B	5	54
Balcony & ACCU	5	54
Total Area	65	700



*The typical unit plans reflect the suggested furniture layouts.

Architect's Layout



ONE-BEDROOM UNIT
ARTIST'S PERSPECTIVE

UNIT PLAN

Two-Bedroom Unit

Unit size range: 95 - 96 sq.m. | 1,023 - 1,033 sq.ft.



*The typical unit plans reflect the suggested furniture layouts.
Architect's Layout

*Approximate sizes only	sq.m	sq.ft
Living/Dining	30	323
Kitchen	7	75
Hallway	4	43
Common T&B	5	54
Bedroom 1	11	118
Master Bedroom	16	172
Master T&B	5	54
Maid's Room	11	118
ACCU Room	1	11
Balcony	5	54
Total Area	95	1,023

Three-Bedroom Unit

Unit size range: 126 sq.m. | 1,356 sq.ft.



*The typical unit plans reflect the suggested furniture layouts.
Architect's Layout

*Approximate sizes only	sq.m	sq.ft
Living/Dining	29	312
Kitchen	13	140
Hallway	6	65
Common T&B	7	75
Bedroom 1	12	129
Bedroom 2	12	129
Master Bedroom	18	194
Master T&B	4	43
Master WIC	6	65
Maid's Room	10	108
ACCU Room	3	32
Balcony	6	65
Total Area	126	1,356



TWO-BEDROOM UNIT
ARTIST'S PERSPECTIVE



THREE-BEDROOM UNIT
ARTIST'S PERSPECTIVE

FLOOR PLAN

10th.
Amenity Floor Plan

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

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FLOOR PLAN

11th to 39th (Penthouse):
Typical Floor Plan

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

FUTURE DEVELOPMENT



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ASTELA

A Stage for Life to Unfold

Alveo Land cultivates a network of experiences and destinations with its newest contemporary residential community, its brightest star to date in Circuit Makati.

Placing you front and center of a dynamic district for art, culture, retail, and entertainment where urban lifestyles shine— ASTELA.