

Orean Residences

VERTIS

FOR INTERNAL TRAINING PURPOSES ONLY

Orean Residences

VERTIS

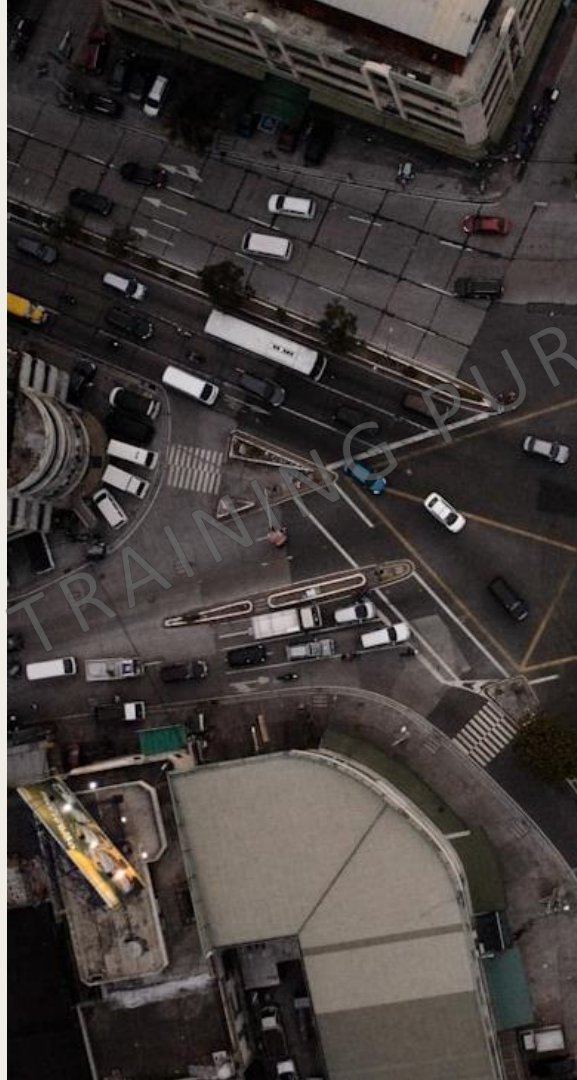
Alveo Land's premium
residential condominium
in Vertis North

*Artist's Perspective

Secured Investment

Invest in your future
with peace of mind

Create a legacy that provides
for your loved ones and
secures their future, allowing
you to focus on what truly
matters—building a life filled
with love, happiness, and
prosperity.



Prestigious Address

Prime Living in a master-planned development

Enjoy an enhanced lifestyle in a vibrant community, setting the standard for urban living excellence.



Elevated Living Experience

Refined modern living at your doorstep

Relish in sophistication and convenience, from breathtaking views to premium facilities. It's a lifestyle curated for unparalleled living, rooted in prestige and authenticity.



Curated and Well-designed Amenities

Refined modern living
at your doorstep

Relish in sophistication and convenience, from breathtaking views to premium facilities. It's a lifestyle curated for unparalleled living, rooted in prestige and authenticity.



FOR INTERNAL TRAINING PURPOSES ONLY

Orean Residences

VERTIS

Alveo Land's premium residential condominium in Vertis North

*Artist's Perspective



Secured Investment



The Ayala Heritage

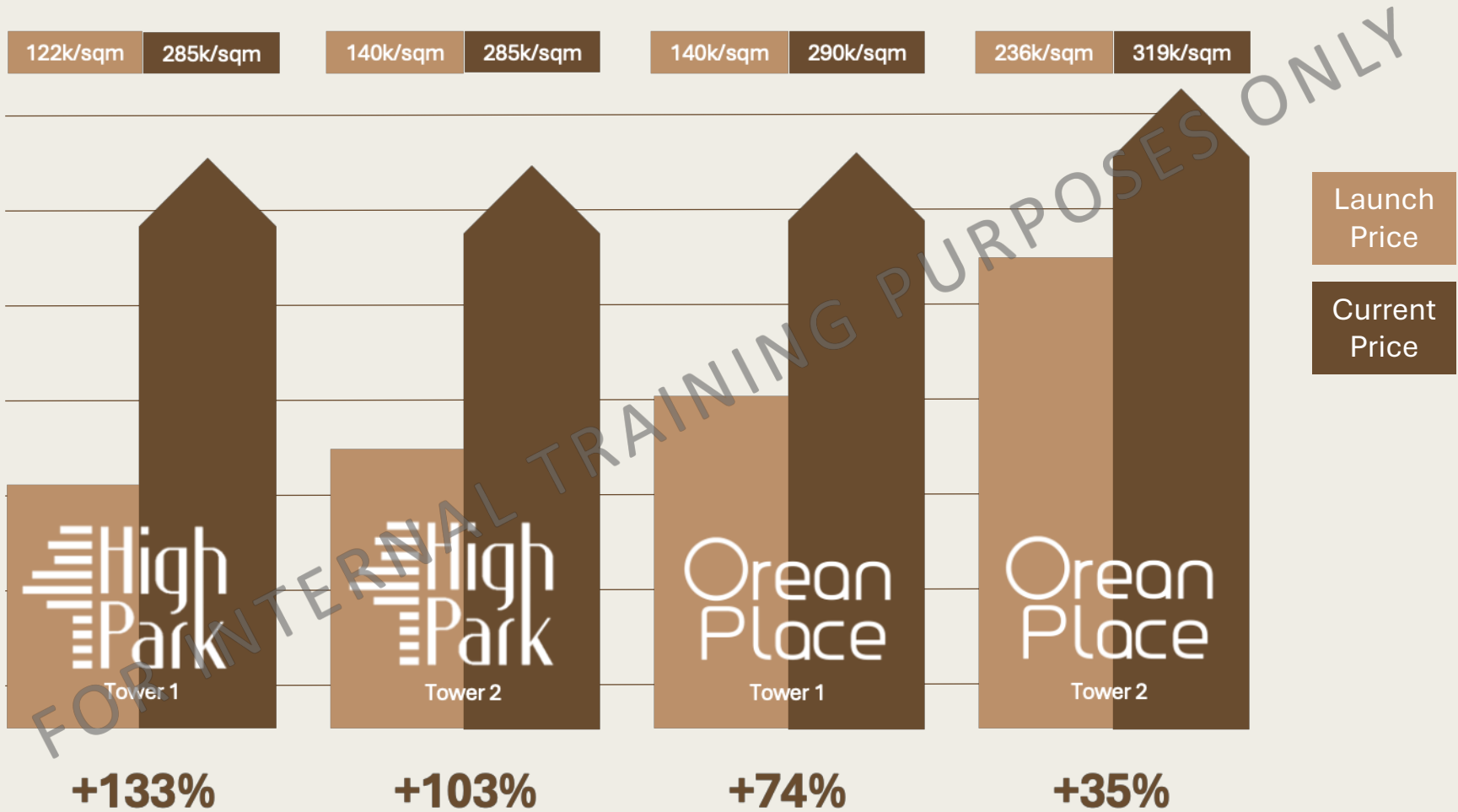
Ayala Land, the Pioneer in developing master planned and mixed-use communities. Ayala Land's strategic development defines modern living, empowering Filipinos to embrace prestigious lives anchored in excellence and value.



Emerald and Evergreen

35 years of Ayala Land
A Legacy That's Future Forward

FOR INTERNAL TRAINING PURPOSES ONLY



Prestigious Address

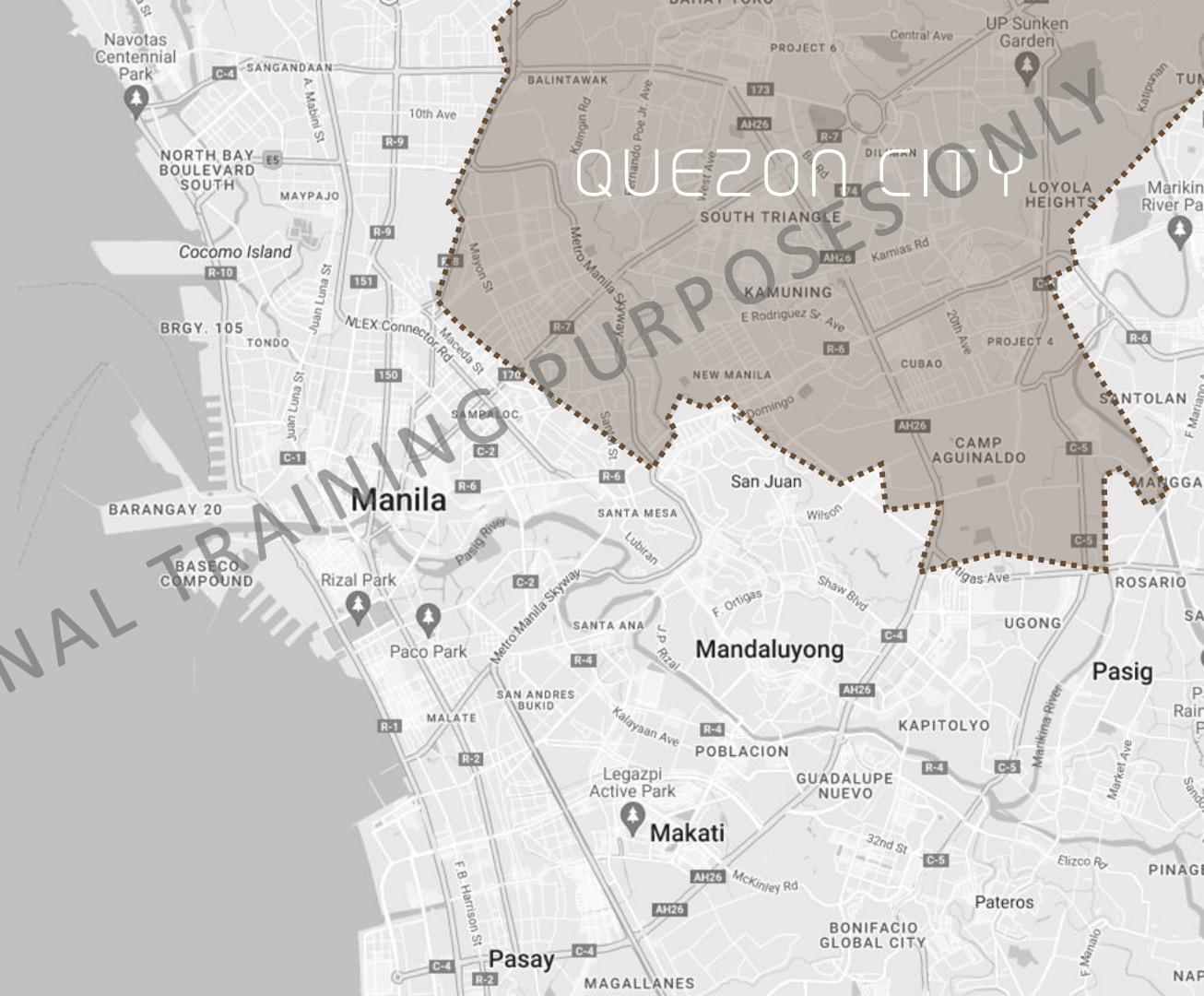
FOR INTERNAL TRAINING PURPOSES ONLY




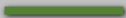




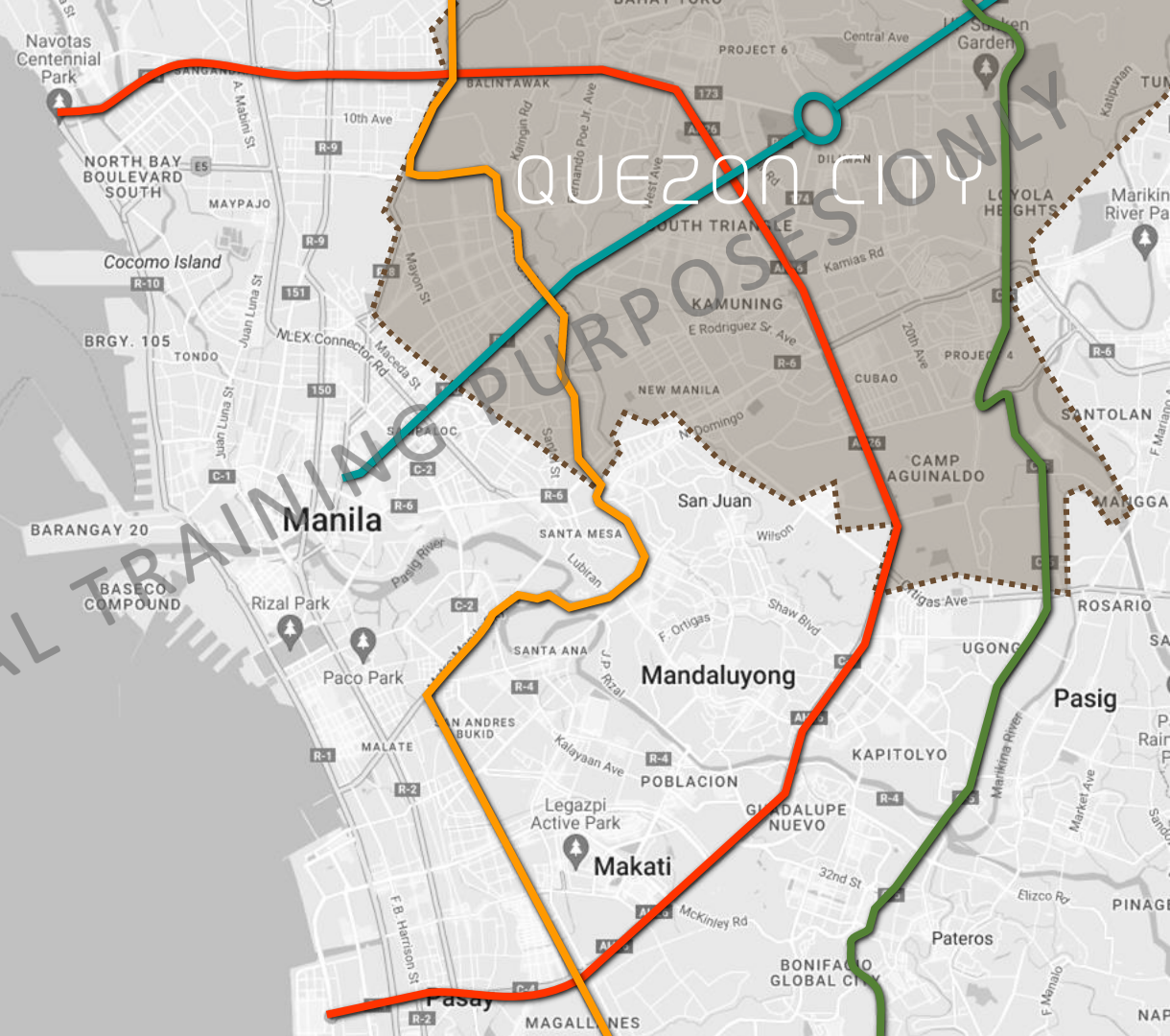
Quezon City
Largest, Richest, and Most Populous
City in Metro Manila

Integrated urban connectivity






Road network accessibility

-  - EDSA
-  - C5
-  - Skyway
-  - Quezon Avenue



Transportation and networks

-  - MRT 3
-  - LRT 1
-  - LRT 2
-  - Public & P2P Buses





Grand Central Station

Unparalleled transit convenience at the corner of EDSA and North Avenue, just adjacent to TriNoma mall. This 30,700 sqm transit hub seamlessly integrates MRT-3, MRT-7, LRT-2, and Metro Manila Subway, offering effortless commuting and seamless connectivity.

Percent Completion: 83%

Metro Manila Subway

First mass underground transport system in the country spanning 33km with 17 stations linking Valenzuela to Pasay City, and a line linked to NAIA Terminal 3. The subway significantly slashes travel time from Valenzuela to NAIA from 1.5 hours to 35 minutes.

Percent Completion: 40%
(Ongoing Tunnel Boring Machine Works at North Avenue Station)

Partial Opening: Q4 2025
Full Completion: 2029

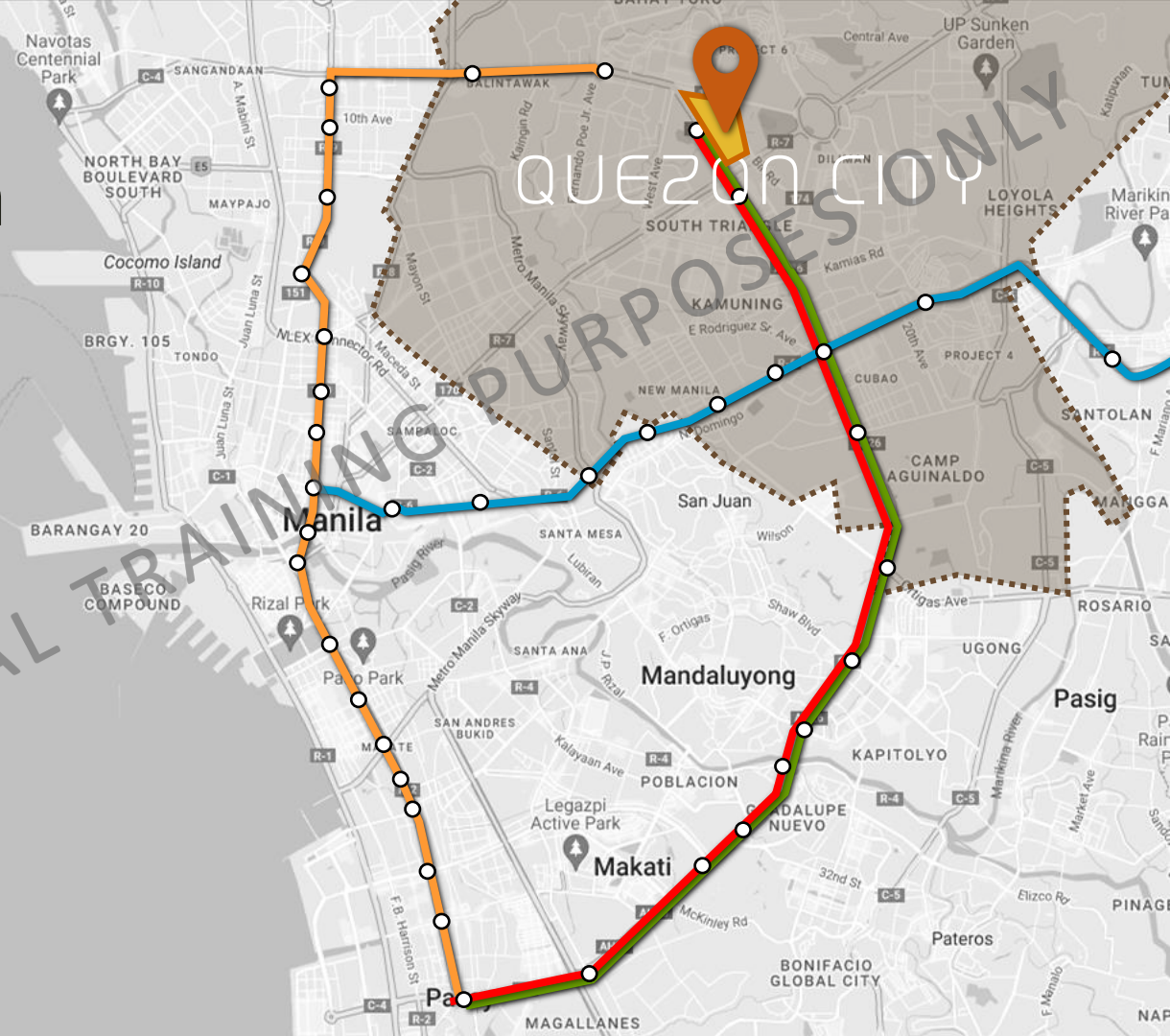


*Source: Esquiremag.ph (Feb, 2024)

Transportation and networks


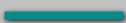


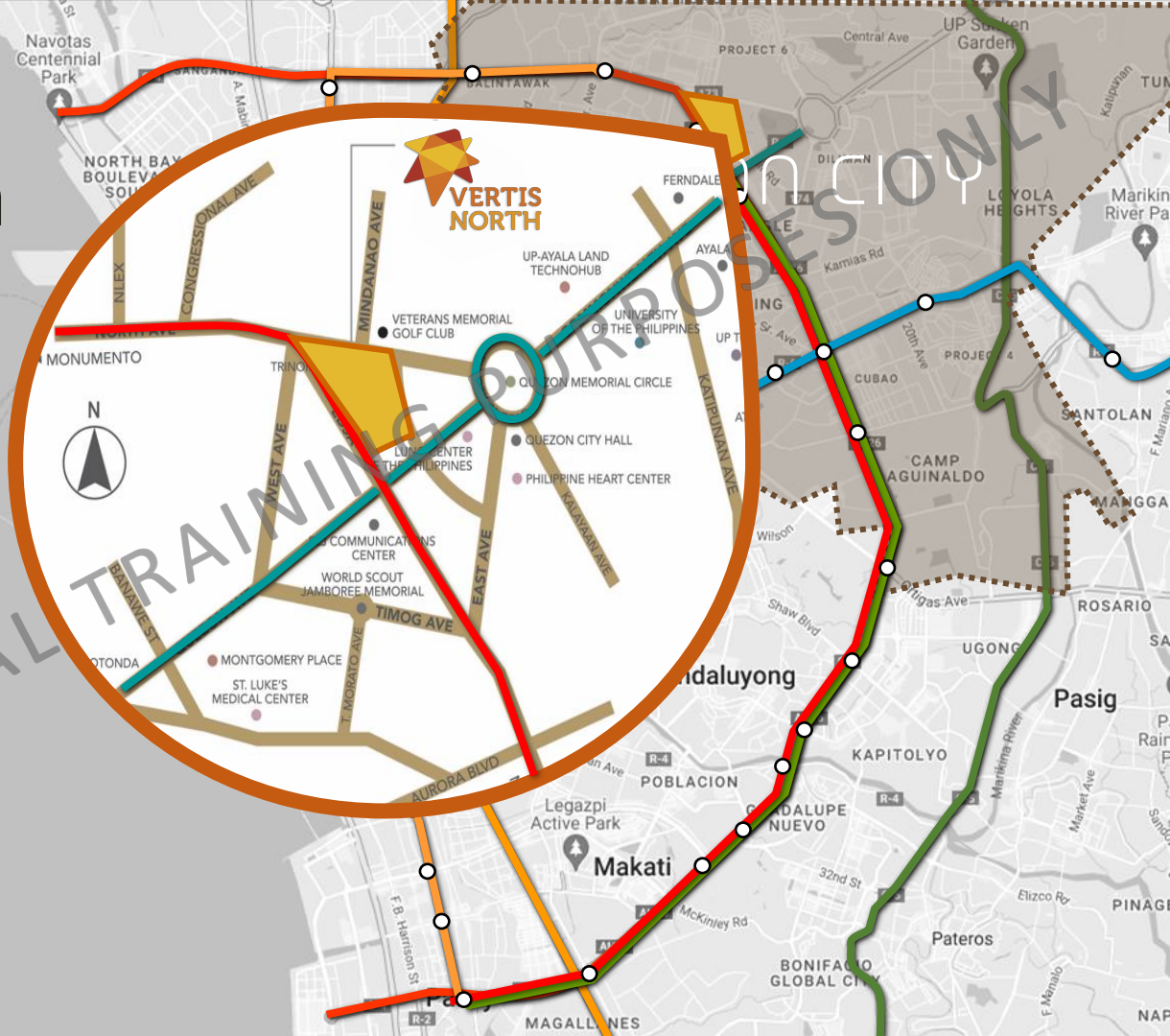
VERTIS NORTH









FOR INTERNAL TRAINING PURPOSES ONLY

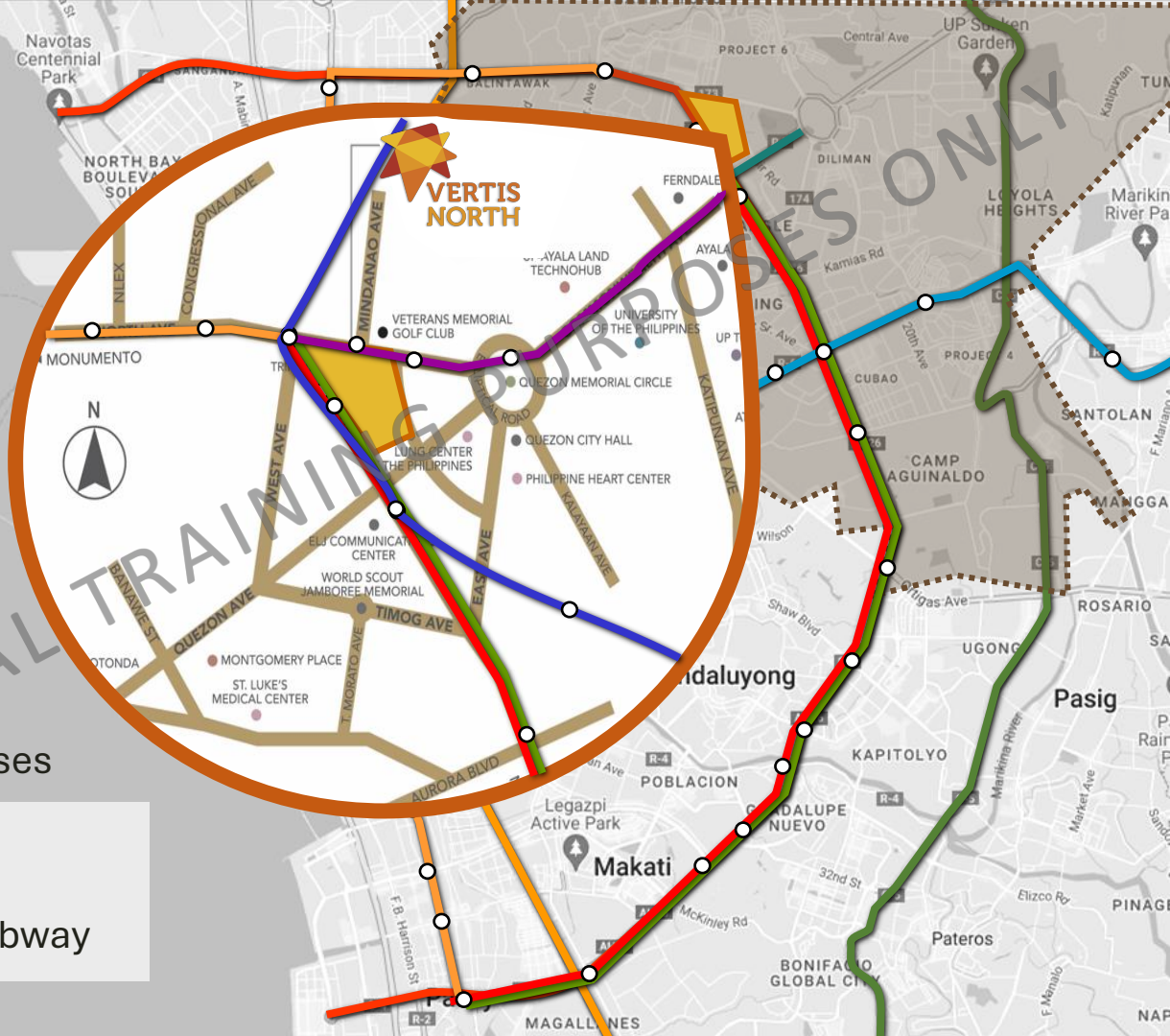
Transportation and networks

-  - EDSA
-  - Quezon Ave



Grand Central Station

-  - MRT 3
-  - LRT 1
-  - LRT 2
-  - Public & P2P Buses
-  - MRT 7
-  - Metro Manila Subway



FOR INTERNAL TRAINING PURPOSES ONLY



The City Center
of Quezon City

65 Billion
Peso Investment
29 Hectares
Of Prime Land
2 Hectares
Of Green Spaces



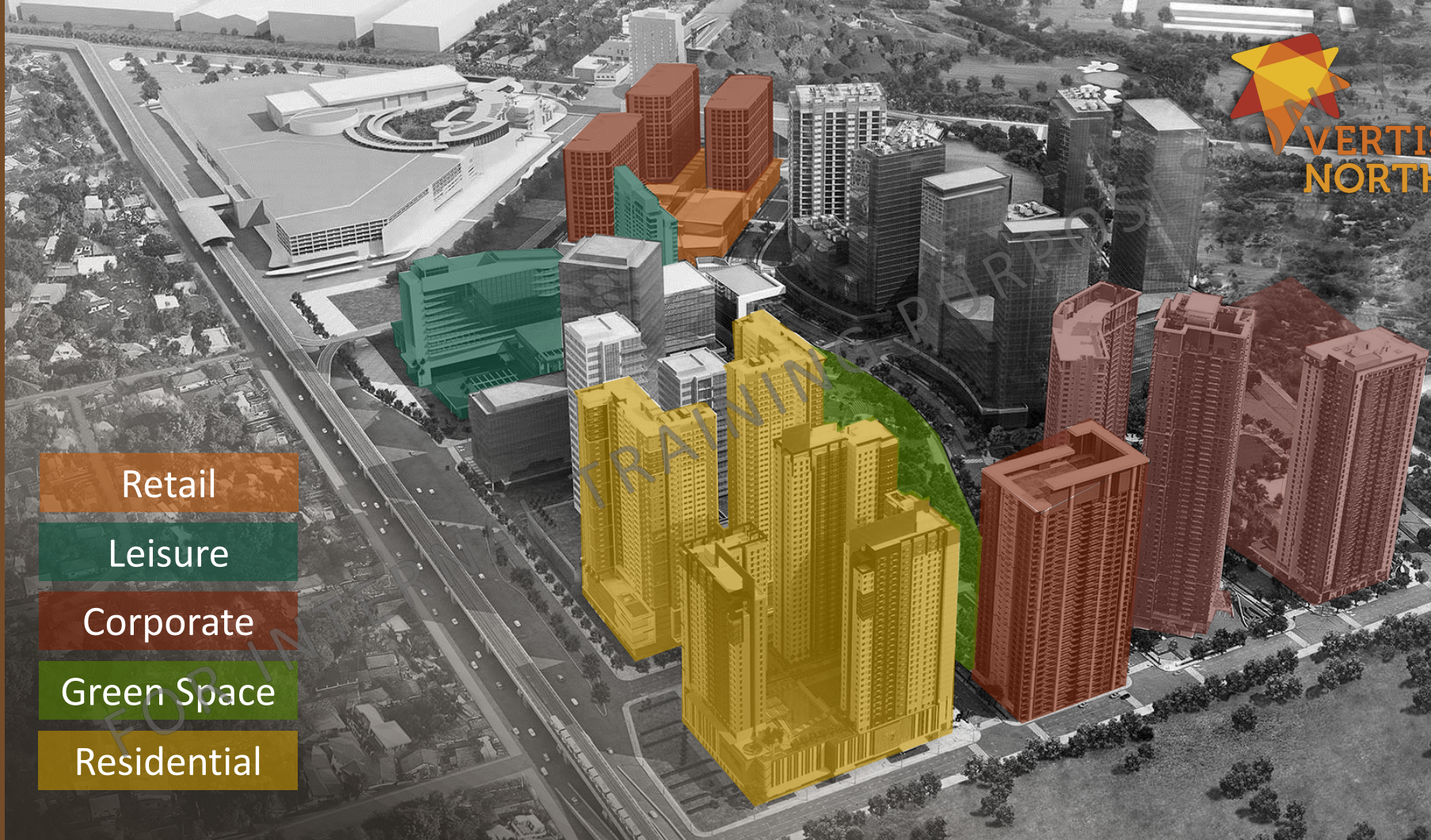
Retail

Leisure

Corporate

Green Space

Residential





146,000 daily foot traffic in TriNoma and Ayala Malls Vertis North



High occupancy in Seda Vertis North



3 fully leased out corporate centers and 3 office towers ongoing construction



6,866 total no. of residential units with 6 towers already completed at **40%** occupancy

FOR INTERNAL TRAINING PURPOSES ONLY



Future
Developments



Solaire North

Bloomberly's second integrated resort, a 40-storey building, aims to capture the gaming market in the north

Start of Operations: May 25, 2024

FOR INTERNAL TRAINING PURPOSES ONLY

Vertis North Corporate Center 4 and 5

Expansion of Vertis North Corporate Centers 1 to 3

Gross Leasable Area: 82,000 sqm

Groundbreaking: Feb. 16, 2024

Completion: 2027

*Artist's Perspective



One Vertis Plaza

First office development of Ayala Land Premier in Vertis North. A 43-storey corporate tower with 1800 sqm. of retail establishments

No. of office units: 372 (74% Sold)

Opening: June 2024

*Artist's Perspective

FOR INTERNAL TRAINING PURPOSES ONLY



TriNoma

TriNoma will soon have an expanded and elevated dining portfolio, dynamic activity center, and multipurpose event spaces at its rooftop

Completion: Q4 2025

*Artist's Perspective

FOR INTERNAL TRAINING PURPOSES ONLY



Thriving Business & Lifestyle District

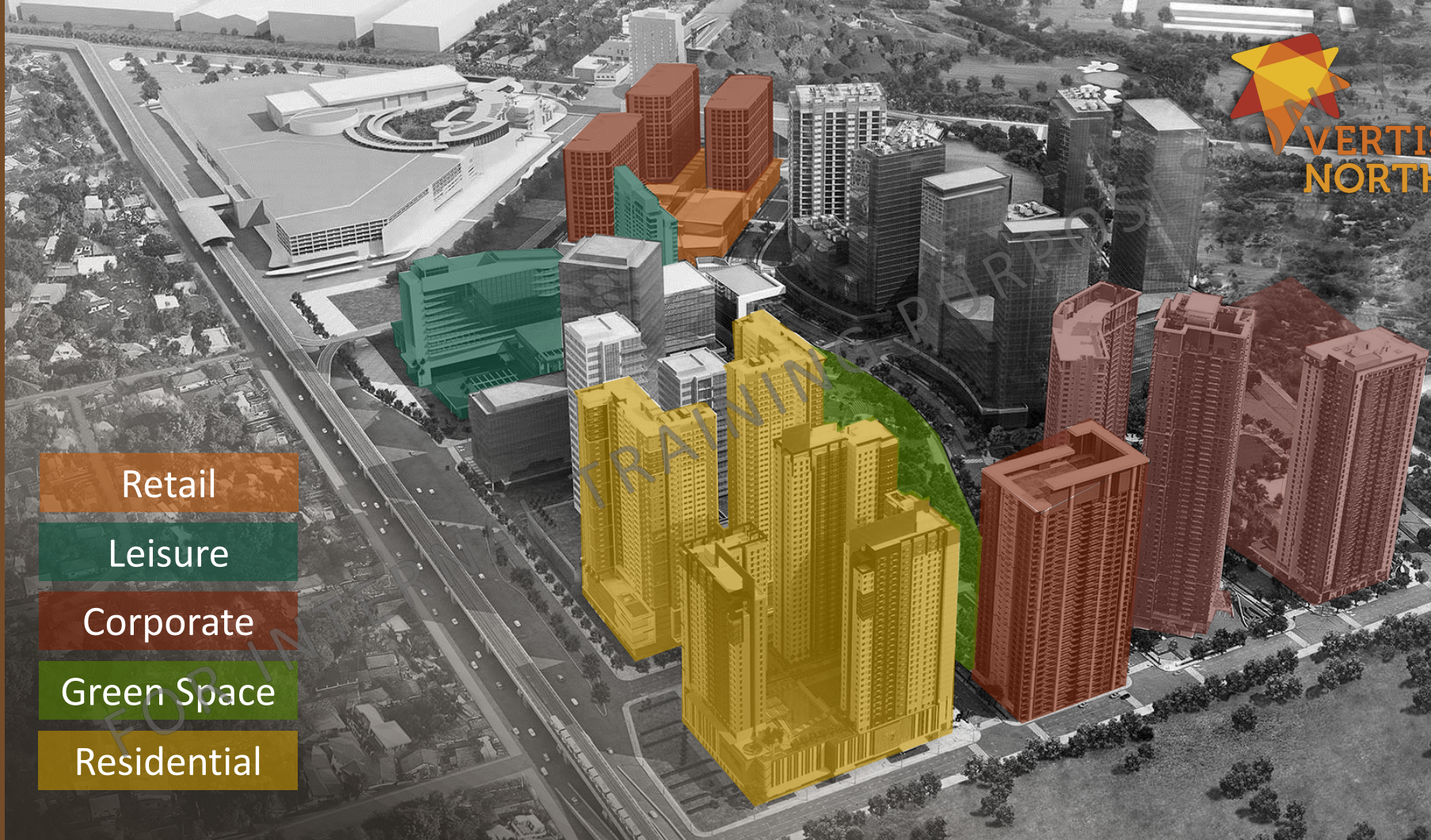
Retail

Leisure

Corporate

Green Space

Residential





Green Spaces

PURPOSES ONLY



Vertis North Rain Garden
5 minutes



Corporate Offices



One Vertis Plaza
5 minutes




Vertis North Corporate Towers
15 minutes







Retail Destinations

PURPOSES ONLY

 **One Vertis Plaza Retail**
5 minutes

 **Ayala Malls Vertis North**
15 minutes


 **TriNoma**
20 minutes




ONE VERTIS PLAZA
PREMIER CORPORATE TOWER

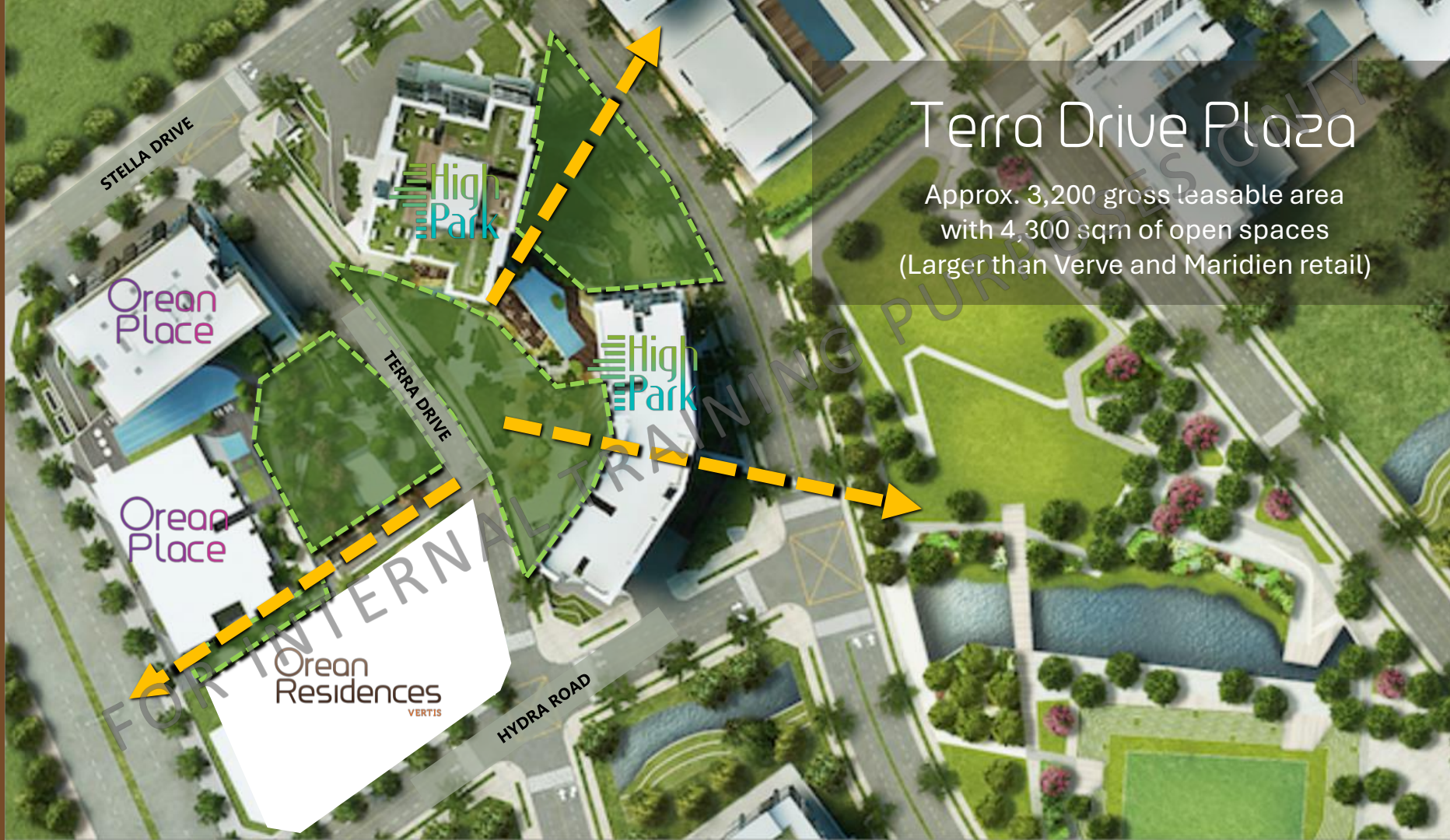


Leisure Destinations

 **Seda Vertis North**
10 minutes

 **Solaire North Resort**
15 minutes





Terra Drive Plaza

Approx. 3,200 gross leasable area with 4,300 sqm of open spaces (Larger than Verve and Maridien retail)

FOR INTERNAL TRAINING PURPOSES ONLY

FOR INTERNAL TRAINING PURPOSES ONLY

Seamless integration
of retail experience
at your doorstep



*Artist's Perspective

FOR INTERNAL TRAINING PURPOSES ONLY



Completing the retail experience
at Terra Drive Plaza

*Artist's Perspective

FOR INTERNAL TRAINING PURPOSES ONLY

Orean Residences

VERTIS

Alveo Land's premium residential condominium in Vertis North

*Artist's Perspective



Elevated Living Experience

FOR INTERNAL TRAINING PURPOSES ONLY



FOR INTERNAL TRAINING PURPOSES ONLY

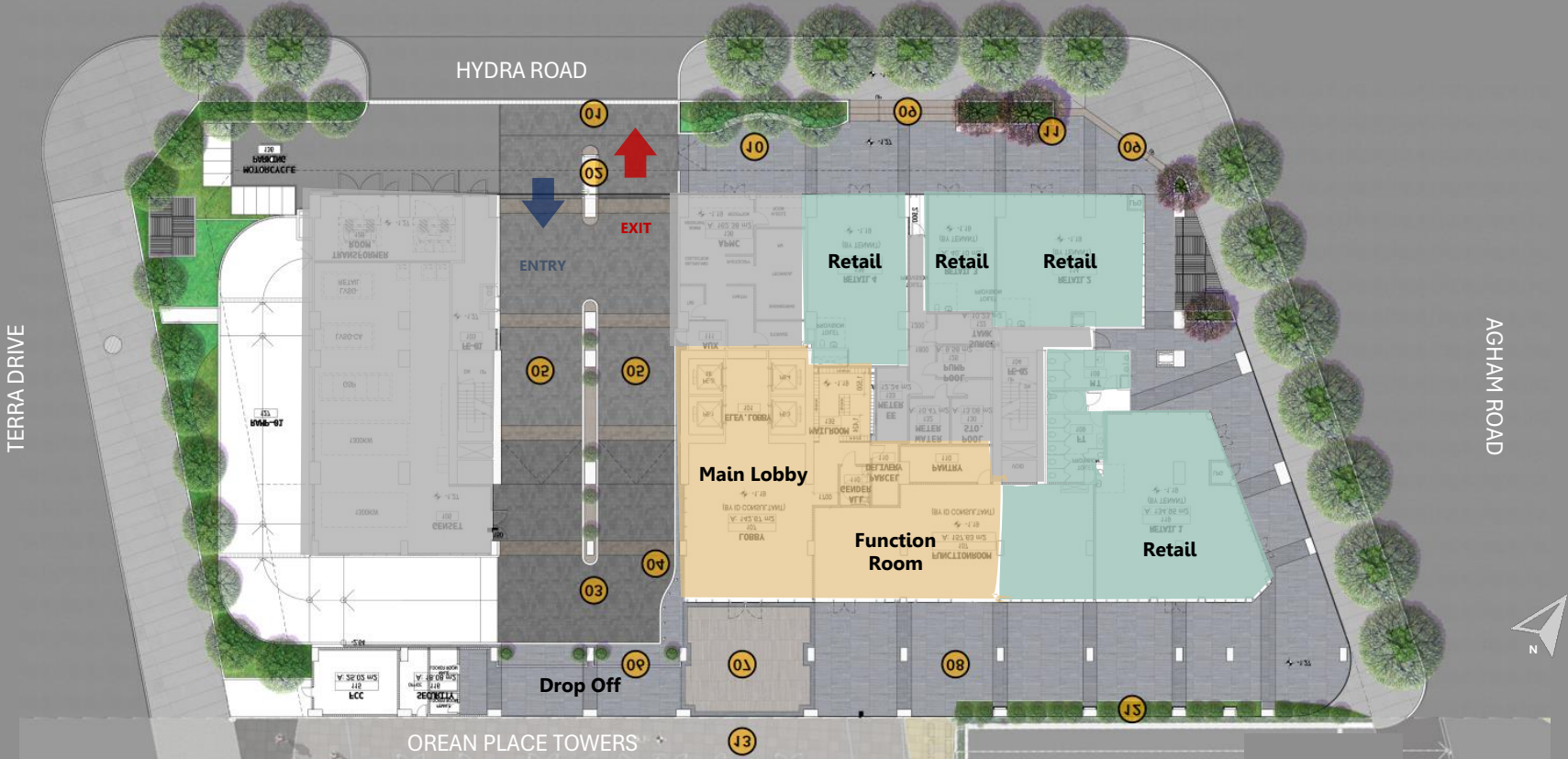
Higher glass ratio with increased window sizes and glass balconies



*Artist's Perspective

Orean Residences offers an elegant arrival experience and elevated interior design

FOR INTERNAL TRAINING PURPOSES ONLY



FOR INTERNAL TRAINING PURPOSES ONLY



*Artist's Perspective

Orean Residences | Lobby Reception

FOR INTERNAL TRAINING PURPOSES ONLY



*Artist's Perspective

Orean Residences | Lobby Reception

FOR INTERNAL TRAINING PURPOSES ONLY



*Artist's Perspective

Orean Residences | Lobby Lounge

FOR INTERNAL TRAINING PURPOSES ONLY



*Artist's Perspective

Orean Residences | Lobby Lounge



Oreaan Residences

VERTIS

GENERAL INFORMATION

| | |
|-----------------------------------|---|
| No. of Floors | 48 floors |
| No. of Units | 558 units |
| No. of Units per Floor | 14 units |
| No. of Parking Slots | 459 slots |
| No. of Parking Floors | 6 basement levels |
| Number of Elevators | 4 elevators |
| Residential Floor-to-Floor Height | Approx. 3.15 m. 10.3 ft. (2.4 m. 7.9 ft. for toilet & kitchen) |
| Hallway Width | Approx. 1.5 m. 4.9 ft. |
| Elevator Lobby Width | Approx. 3.0 m. 9.8 ft. |

*Artist's Perspective

Oreaan Residences | Facade



PENTHOUSE FLOOR (48F)

TYPICAL FLOOR
(3F TO 47F)

FULL FLOOR AMENITY LEVEL (2F)

GROUND FLOOR (GF)

*Artist's Perspective

Orea Residences | Facade

TRAINING PURPOSES ONLY



Higher residential floor-to-floor height
from 2.90m to 3.15m

*Artist's Perspective



Higher residential floor-to-floor height
from 2.90m to 3.15m

*Artist's Perspective



*Artist's Perspective

Orea Residences | Facade

UNIT MIX

Composed of 57% small units and 43% big units






| Type | Ave. Size | No. of Units | % Mix | |
|-----------|-------------|--------------|-------|-----|
| Studio | 34 sqm | 158 | 28% | 57% |
| 1-Bedroom | 55-68 sqm | 160 | 29% | |
| 2-Bedroom | 96-126 sqm | 160 | 29% | 43% |
| 3-Bedroom | 141-165 sqm | 80 | 14% | |
| Total | | 558 | 100% | |

Redesigned Unit Layouts

3F - 47F Typical Floors



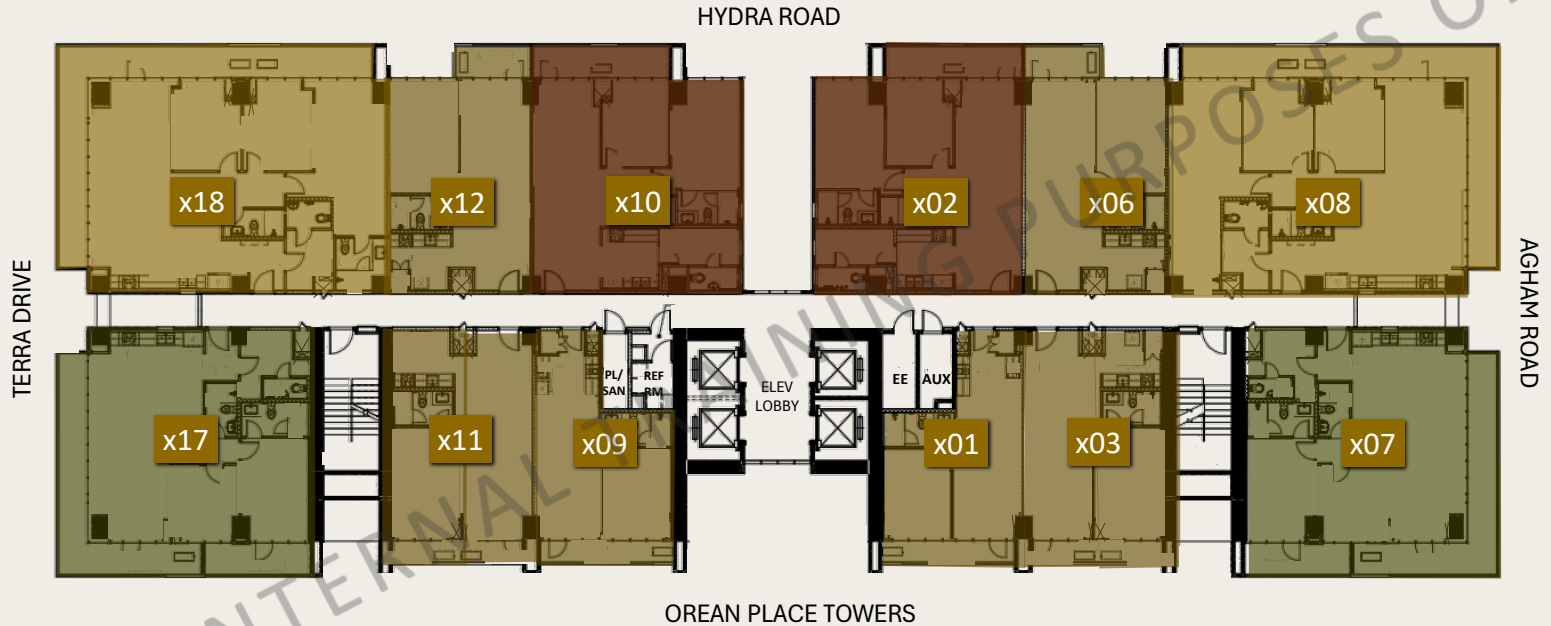
LEGEND:

- | | | |
|---|--|---|
|  STUDIO |  2 BEDROOM TYPE A |  3 BEDROOM |
|  1 BEDROOM |  2 BEDROOM TYPE B | |



Redesigned Unit Layouts

48F Penthouse Floor



LEGEND:

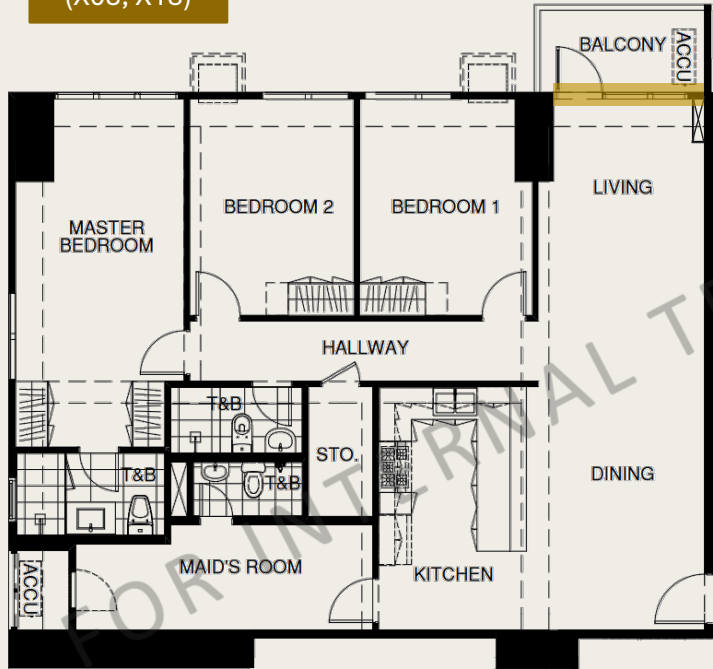
- | | | |
|-----------|------------------|-----------|
| STUDIO | 2 BEDROOM TYPE A | 3 BEDROOM |
| 1 BEDROOM | 2 BEDROOM TYPE B | |



UNIT PLAN

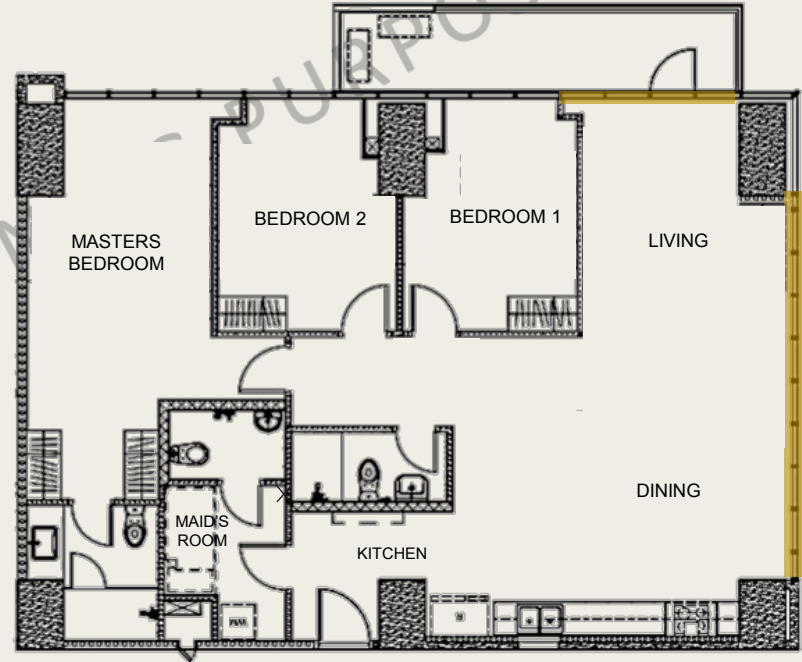
Three-Bedroom Unit

(X08, X18)



OREAN PLACE LAYOUT

Enhanced corner view by **6x** from approx. 2.5 linear meter to 14.5 linear meter panoramic views



OREAN RESIDENCE LAYOUT

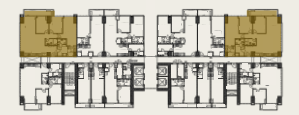
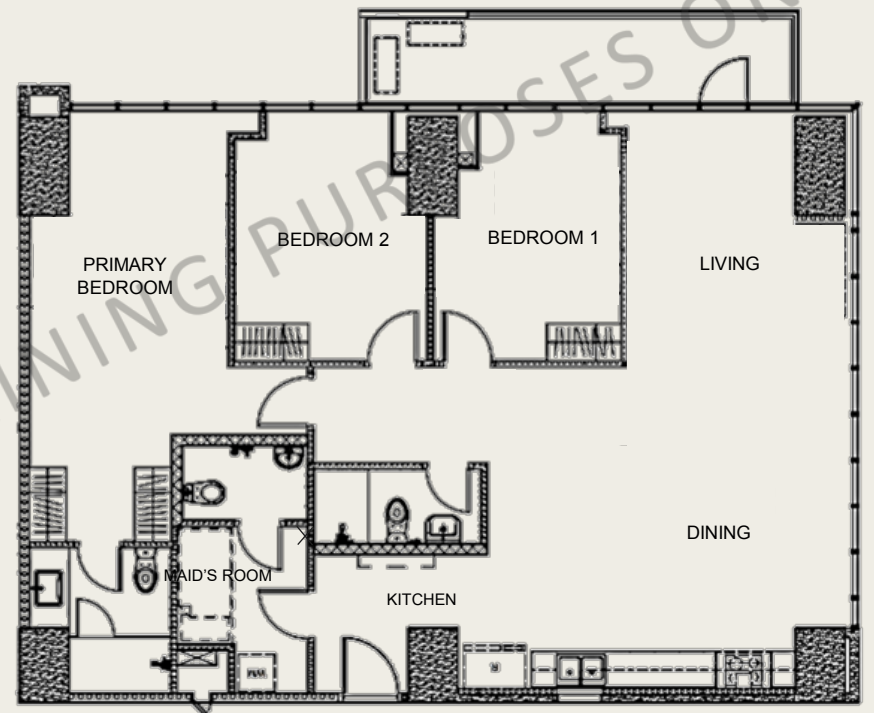
UNIT PLAN

Three-Bedroom Unit

(X08, X18)

| Area | sq.m. | sq.ft. |
|-----------------------|------------|-------------|
| Living/Dining/Kitchen | 59 | 635 |
| Primary Bedroom | 24 | 258 |
| Primary T&B | 6 | 65 |
| Bedroom 1 | 13 | 140 |
| Bedroom 2 | 14 | 151 |
| Common T&B | 4 | 43 |
| Utility Room | 7 | 75 |
| Utility T&B | 3 | 32 |
| Balcony/ACCU | 11 | 119 |
| Total Area | 141 | 1518 |

**Approximate sizes only*



Increase in window view by 6x from approx.
2.5 linear meter to 14.5 linear meter

FOR INTERNAL TRAINING PURPOSES ONLY



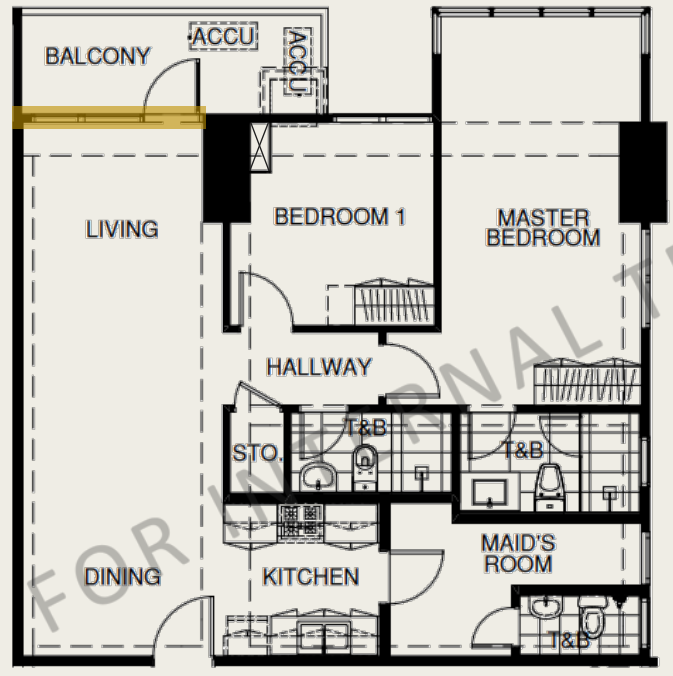
*Artist's Perspective

Orean Residences | 3-Bedroom Living & Dining Room

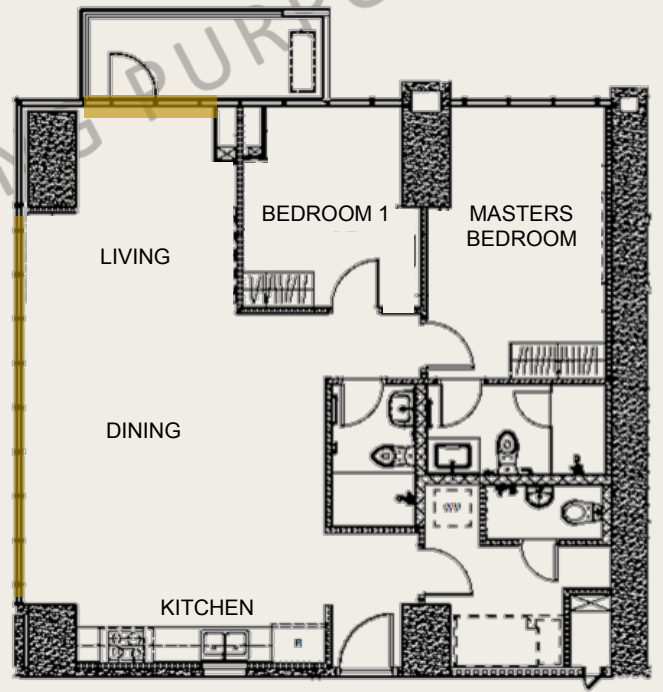
UNIT PLAN

Two-Bedroom Unit

Increase in corner view by **5x** from approx.
2.5 linear meter to 11.2 linear meter



OREAN PLACE LAYOUT



OREAN RESIDENCE LAYOUT

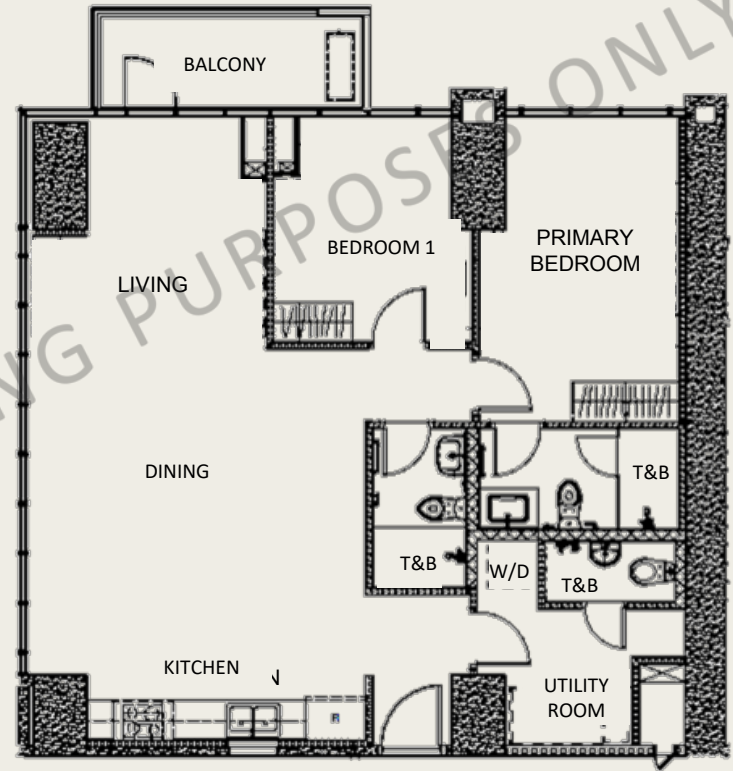
UNIT PLAN

Two-Bedroom Unit Type A

(X07, X17)

| Area | sq.m. | sq.ft. |
|-----------------------|------------|-------------|
| Living/Dining/Kitchen | 51 | 549 |
| Primary Bedroom | 15 | 161 |
| Primary T&B | 5 | 54 |
| Bedroom 1 | 11 | 118 |
| Common T&B | 4 | 43 |
| Utility Room | 8 | 86 |
| Utility T&B | 2 | 22 |
| Balcony/ACCU | 6 | 65 |
| Total Area | 102 | 1098 |

*Approximate sizes only



Increase in window view
by 5x from approx. 2.5 linear
meter to 11.2 linear meter

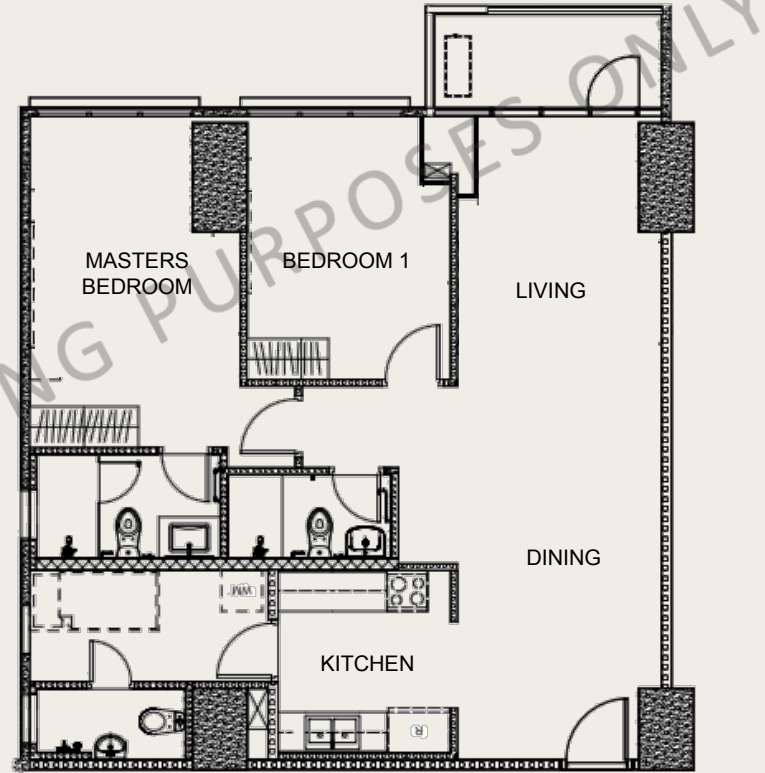
UNIT PLAN

Two-Bedroom Unit Type B

(X02, X10)

| Area | sq.m. | sq.ft. |
|-------------------|-----------|-------------|
| Living/Dining | 34 | 366 |
| Kitchen | 9 | 97 |
| Primary Bedroom | 17 | 183 |
| Primary T&B | 4 | 43 |
| Bedroom 1 | 12 | 129 |
| Common T&B | 3 | 32 |
| Utility Room | 6 | 65 |
| Utility T&B | 5 | 54 |
| Storage | 1 | 11 |
| Balcony/ACCU | 65 | 54 |
| Total Area | 96 | 1033 |

**Approximate sizes only*



FOR INTERNAL TRAINING PURPOSES ONLY



*Artist's Perspective

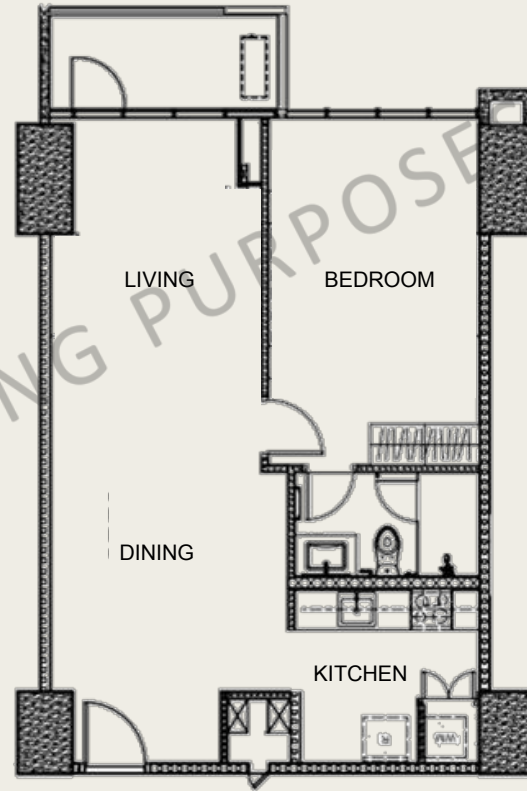
Orean Residences | 2-Bedroom Primary Bedroom

UNIT PLAN

One-Bedroom Unit

(X06, X12)

| Area | sq.m. | sq.ft. |
|-------------------|-----------|------------|
| Living/Dining | 33 | 355 |
| Kitchen | 9 | 97 |
| Bedroom | 15 | 161 |
| T&B | 5 | 54 |
| Balcony/ACCU | 6 | 65 |
| Total Area | 68 | 732 |

**Approximate sizes only*

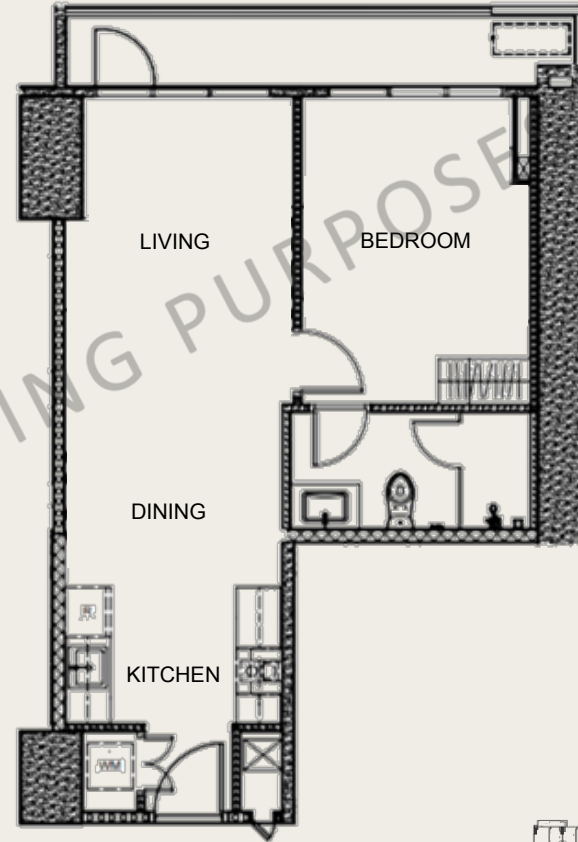
UNIT PLAN

One-Bedroom Unit

(X01, X09)

| Area | sq.m. | sq.ft. |
|-------------------|-----------|------------|
| Living/Dining | 18 | 194 |
| Kitchen | 11 | 118 |
| Bedroom | 13 | 140 |
| T&B | 5 | 54 |
| Balcony/ACCU | 8 | 86 |
| Total Area | 55 | 592 |

**Approximate sizes only*

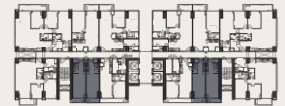
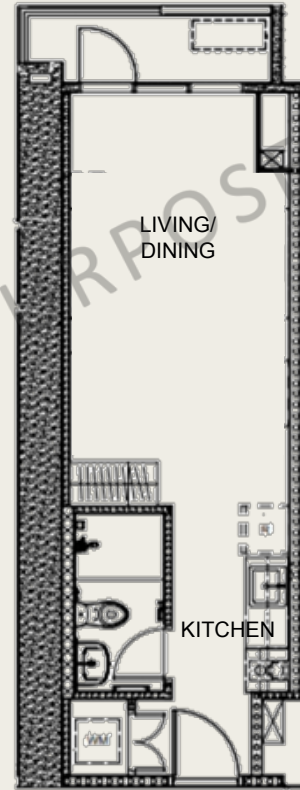


UNIT PLAN

Studio Unit

(X03, X05, X11, X15)

| Area | sq.m. | sq.ft. |
|-----------------------------|-----------|------------|
| Living/Dining/Sleeping Area | 19 | 205 |
| Kitchen | 8 | 86 |
| T&B | 3 | 32 |
| Balcony/ACCU | 4 | 43 |
| Total Area | 34 | 366 |

**Approximate sizes only*



Quality materials ensure maintenance and long-term upkeep of your investment

*Artist's Perspective

ELEVATED LIVING EXPERIENCE

Unit Finishes

Quality materials ensure maintenance and long-term upkeep of your investment

| | FLOOR | WALL | CEILING |
|-------------------------------------|---|---------------------------|--------------|
| KITCHEN | 600x600mm porcelain tiles | Paint finish | Paint finish |
| LIVING/DINING/BEDROOM | Engineered wood | Paint finish | Paint finish |
| TOILET & BATH | 300x600mm porcelain tiles | 300x600mm porcelain tiles | Paint finish |
| MAID'S/UTILITY | 300x300mm ceramic tiles | Paint finish | Paint finish |
| BALCONY | 300x300mm porcelain tiles | | Paint finish |
| OTHER MATERIALS AND FINISHES | Solid surface kitchen countertops and master T&B counters Laminated wood kitchen cabinets and bedroom closet | | |

ELEVATED LIVING EXPERIENCE

Unit Deliverables

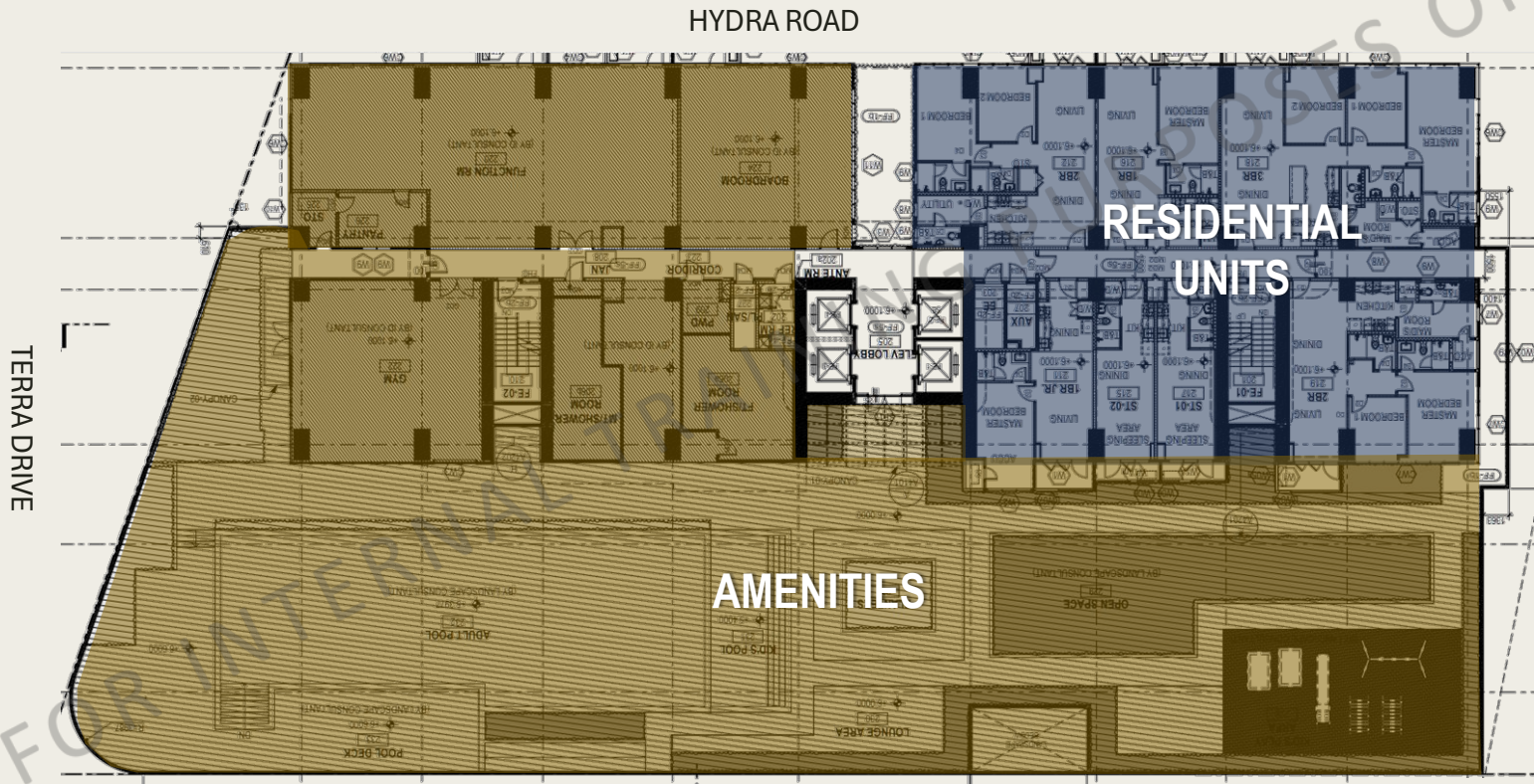
| | |
|------------------------|--|
| KITCHEN | Complete Kitchen System (Solid Countertop, Cabinets, and Sink) |
| | Range Hood |
| TOILET AND BATH | Kohler Toilet Fixtures (Bathroom Sink, Toilet Bowl, Shower Set, and Facial Mirror) |
| | Shower Enclosure (for Master T&B of 1BR and up only) |
| | Water Heater |
| BEDROOM | Closet |
| SAFETY | Fire Detection and Alarm System |
| | Audio Guest Annunciator |
| OTHER | Provision for Telephone Lines |
| | Split-type Air Conditioning for all rooms (except maid's room) |



Curated & Well-designed Amenities



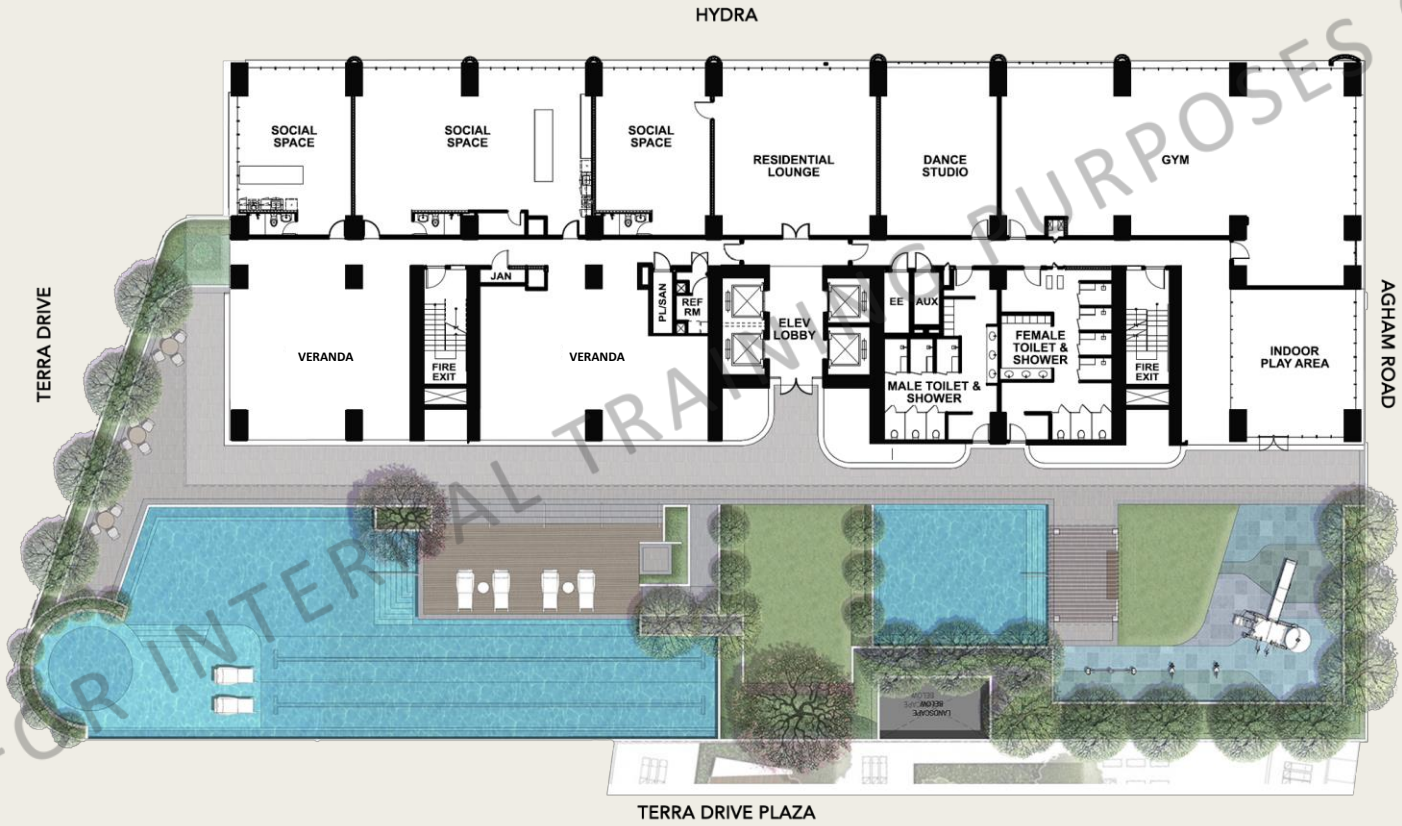
From standard deliverable amenities



RETAIL COURTYARD / OREAN PLACE TOWERS



First ever FULL floor amenity deck in any Alveo Project



FOR INTERNAL TRAINING PURPOSES ONLY

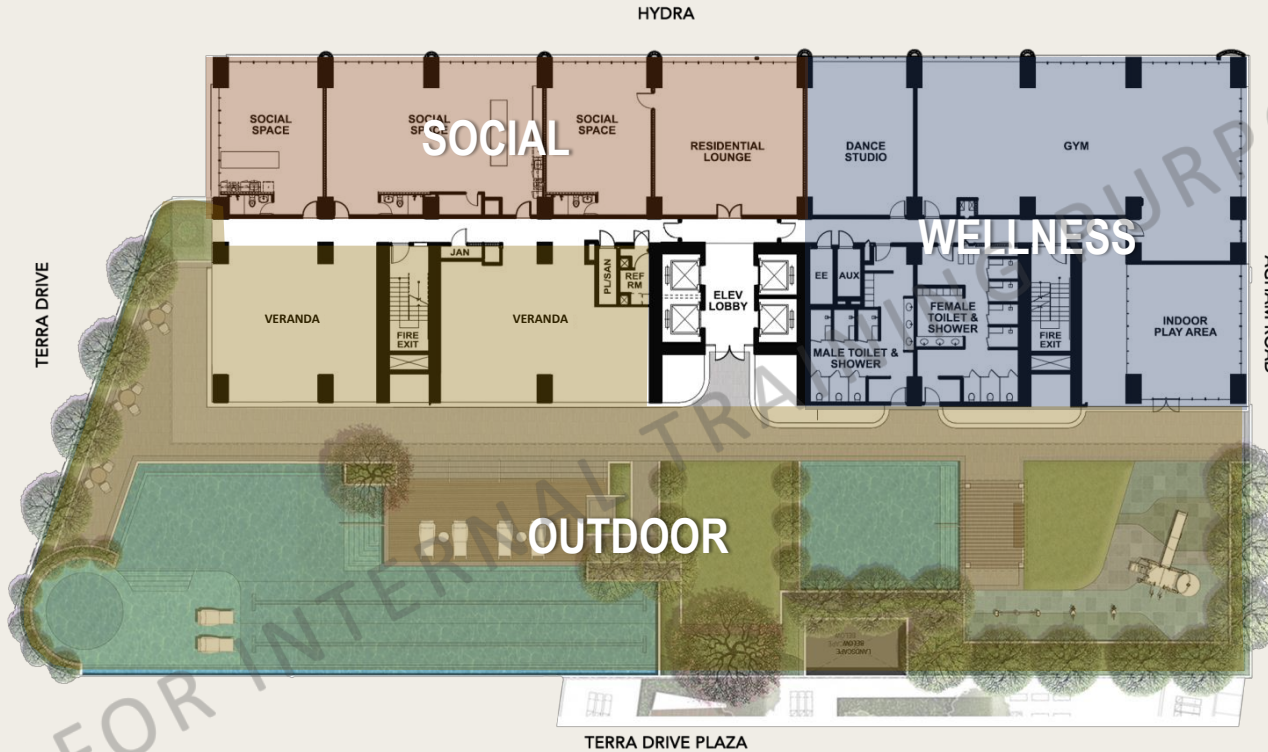
FOR INTERNAL TRAINING PURPOSES ONLY





Largest amenity size at 2,555 sqm in all Alveo standalone residential developments

Thoughtfully curated amenities to fit various lifestyles



Social

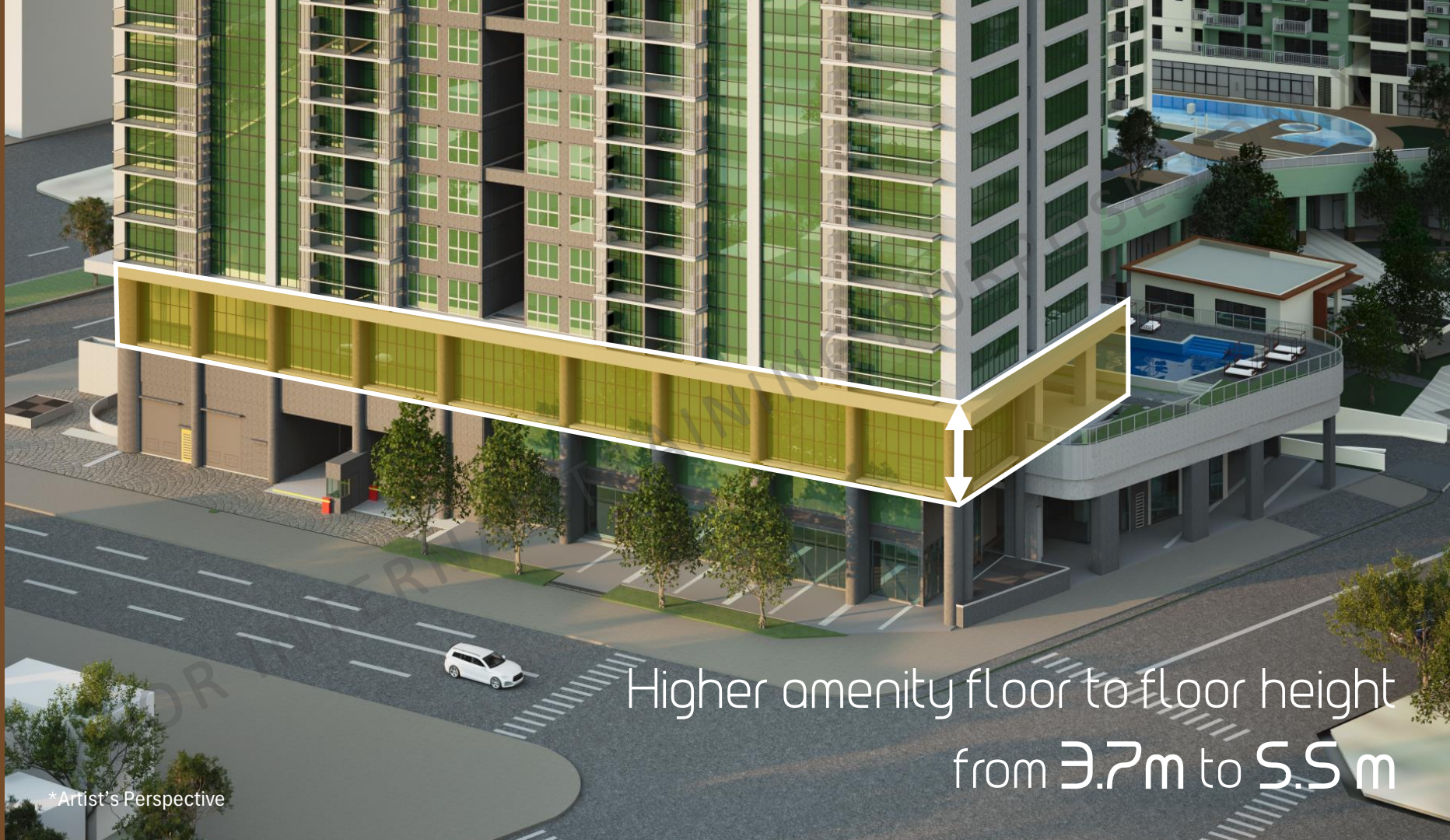
- Residential Lounge
- Social Spaces

Wellness

- Gym
- Dance Studio
- Indoor Play Area
- Common Shower Area

Outdoor

- Veranda
- Swimming Pool
- Outdoor Play Area
- Courtyard



Higher amenity floor to floor height
from 3.7m to 5.5m

*Artist's Perspective

FOR INTERNAL TRAINING PURPOSES ONLY



*Artist's Perspective

Orean Residences | Residential Lounge

FOR INTERNAL TRAINING PURPOSES ONLY



*Artist's Perspective

Orean Residences | Residential Lounge

FOR INTERNAL TRAINING PURPOSES ONLY



*Artist's Perspective

Orean Residences | Residential Lounge

FOR INTERNAL TRAINING PURPOSES ONLY



*Artist's Perspective

Orean Residences | Courtyard and Kiddie Pool

FOR INTERNAL TRAINING PURPOSES ONLY



Artist's Perspective

Ocean Residences | Adult Swimming Pool

FOR INTERNAL TRAINING PURPOSES ONLY



*Artist's Perspective

Orean Residences | Adult Swimming Pool

AMENITIES

Versatile social spaces for shared moments

Extension of Your Home.

Your Space, Your Way.

Host, dine, watch, meet,
celebrate, party—all in one.



Higher glass ratio with increased window sizes and glass balconies



*Artist's Perspective

FOR INTERNAL TRAINING PURPOSES ONLY

For your future investment, contact 📞:

Rochelle S. Suarez

☎️ **+63 906 778 9955 (Whatsapp/Viber/Ph#)**

✉️ **suarez.rochelle@ayalaland-intl.com**

Thank you!

FOR INTERNAL TRAINING PURPOSES ONLY