



THE COURTYARDS
VERMOSA



LOCATION & ACCESS

- Exit MCX via SLEX onto Daang Hari Road
- Exit CAVITEX onto Emilio Aguinaldo Highway
- Future CALAX exit onto Daang Hari

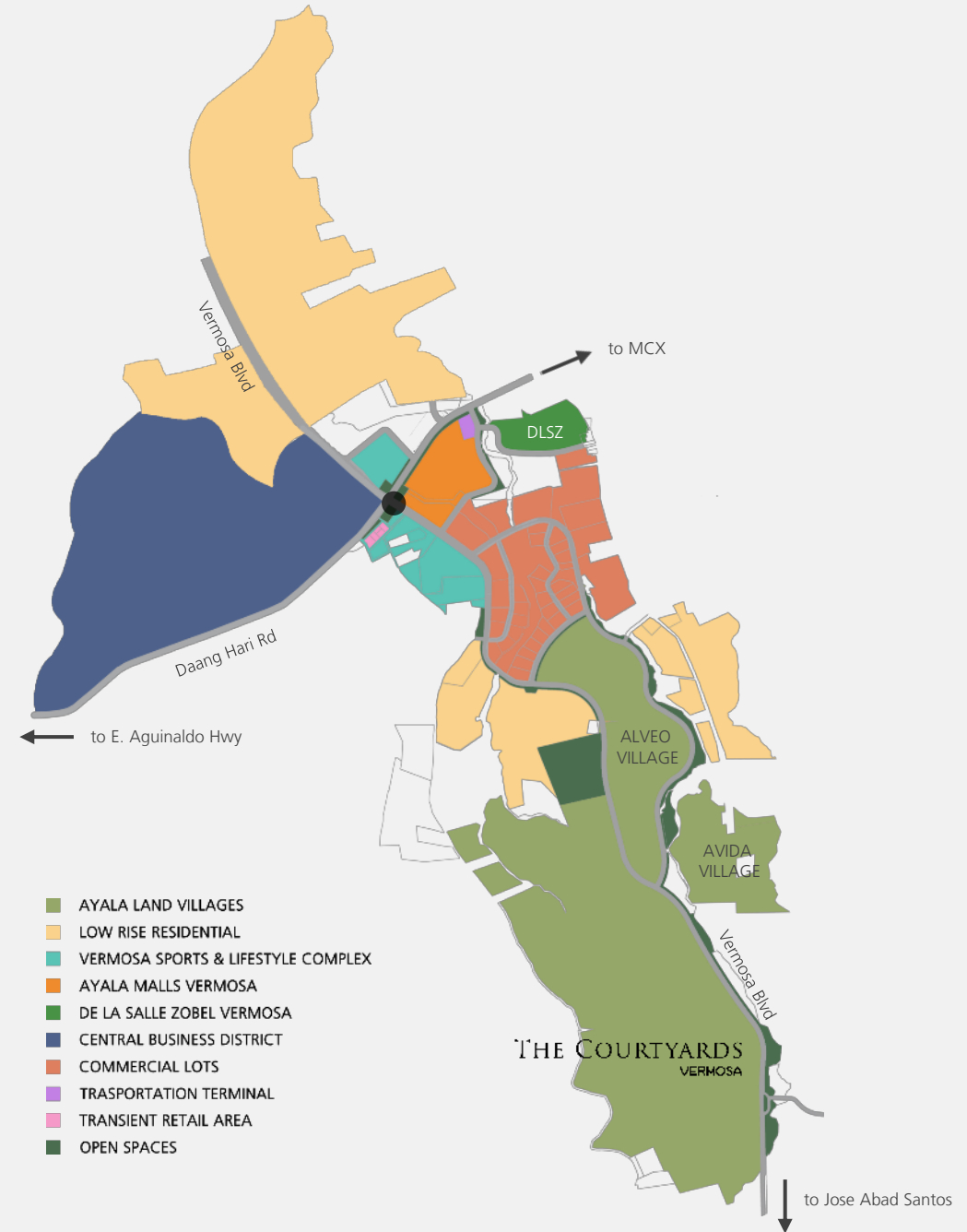




OVERVIEW

Location	Imus & Dasmaringas, Cavite
Land Area	752 hectares
# of Villages	4
# of Residents	30,000*
# of Workers	500,000*
Amenities	Vermosa Sports Hub Ayala Malls Vermosa De La Salle Zobel Bike Trail

**projected numbers when estate is fully developed*





DLSZ Vermosa Campus

Church

Ayala Malls Vermosa

Midtown
Commercial Lots

Ayala Vermosa Sports Hub

Vermosa Boulevard



Ayala Malls Vermosa

This lifestyle mall has an approximate gross leasable area of 4.1 hectares



Construction of this mall complex has resumed.



Midtown
Commercial Lots

VERMOSA SPORTS HUB

Open Daily: 8:00am – 5:00pm

Facilities

1. Visitor's Center
2. Fitness Lab
3. Athlete's Lounge
4. Warm-up Pool
6. Lap Pool
7. Track Oval
8. Football Field
9. Shower & Locker Rooms



Sante Fitness Lab

An indoor training and fitness club which houses a gym, sports science laboratory, multiple rehabilitation areas, and a nutrition café



Lap Pool

A 10-lane, 50-meter swimming pool designed according to FINA standards, complete with Anti Wave Starting Blocks and an updated timing system by Omega.

Rate: P250/head for two hours

Football Field

A standard-sized football pitch with natural turf grass over a sand sub-base. The pitch is also available for other field sports.

Rate: P3,000 per two hours



Track Oval

A nine-lane track oval, measuring 400 meters.
The track was built in accordance with the International Association of Athletics Federations (IAAF) standards.

Rate: P90/person for two hours



AyalaLand
Estates

VERMOSA

Narra
Platanus indicus

THE GREEN RUN
21K • 10K • 5K • 3K
JULY 3, 2022
VERMOSA, IMUS, CAVITE

Lace up, mask up and race to a greener tomorrow!
Proceeds will be for the benefit of Haribon Foundation.
Feat. the art of Cynthia Bauzon - Arre for the Forest Foundation Philippines

SCAN TO REGISTER OR VISIT:
ayalaland.myruntime.com

IN PARTNERSHIP WITH

runnr PINGY FITNESS EQUAR SWAY TONIC

VERMOSA BIKE TRAILS

CDS OFFROAD PLAYGROUND

KIDDIE FUN RACE 2
April 3 2022 • 8am-12nn

STRIDER RACE • KIDDIE BIKE RACE
BLIND RACE • PUSH BIKE RACE

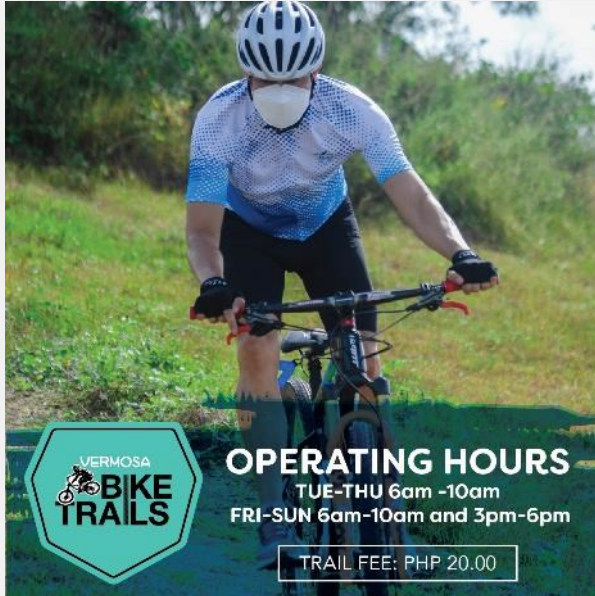
SCAN THE QR CODE FOR MORE DETAILS

Vermosa Sports Hub – 2022 Events

Kiddie Fun Race 2
April 3, 2022

The Green Run
July 3, 2022.

VARIOUS ESTATE ACTIVITIES





DE LA SALLE ZOBEL VERMOSA

Academic Offerings

Grade School (Pre-Kinder – Grade 2)

Junior High (Grade 7 – 10)

Senior High (Grade 11 – 12)

Academic SY 2022-2023

Application period is extended
until July 15, 2022.



DE LA SALLE ZOBEL VERMOSA

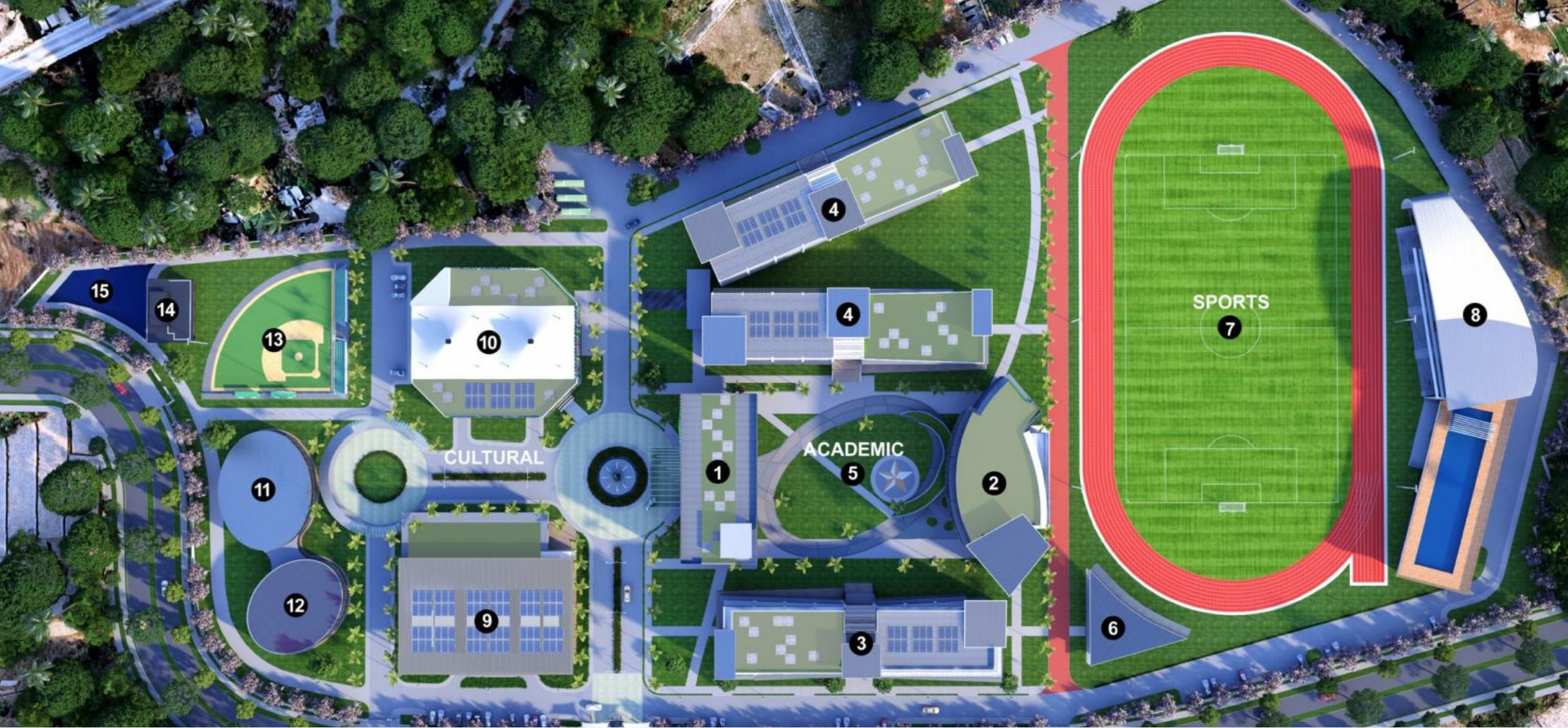
SHS Curriculum

For the Academic Year 2022-2023, three strands of the Academic Track and the Arts and Design Track will be offered.

Accountancy, Business & Management (ABM)
Humanities & Social Sciences (HUMSS)
Science, Tech, Engineering & Math (STEM)
Arts & Design Track

Student Population

Projected capacity is at
4,500 students



CAMPUS MASTERPLAN (8 hectares)

- | | | | | | | |
|-------------------------|-----------------------|-----------------------|-------------------------|-------------------------------|----------------------|-----------------------|
| 1) Administration Bldg. | 3) Senior High School | 5) Student Parkway | 7) Track & Field Sports | 9) Performing Arts Theater | 11) Chapel | 13) Baseball Field |
| 2) The Spark | 4) Middle School | 6) Engineering Center | 8) The Arena | 10) Sports & Parking Pavilion | 12) Community Center | 14) STP / Catch Basin |

I. VERMOSA ESTATE

II. THE COURTYARDS VERMOSA

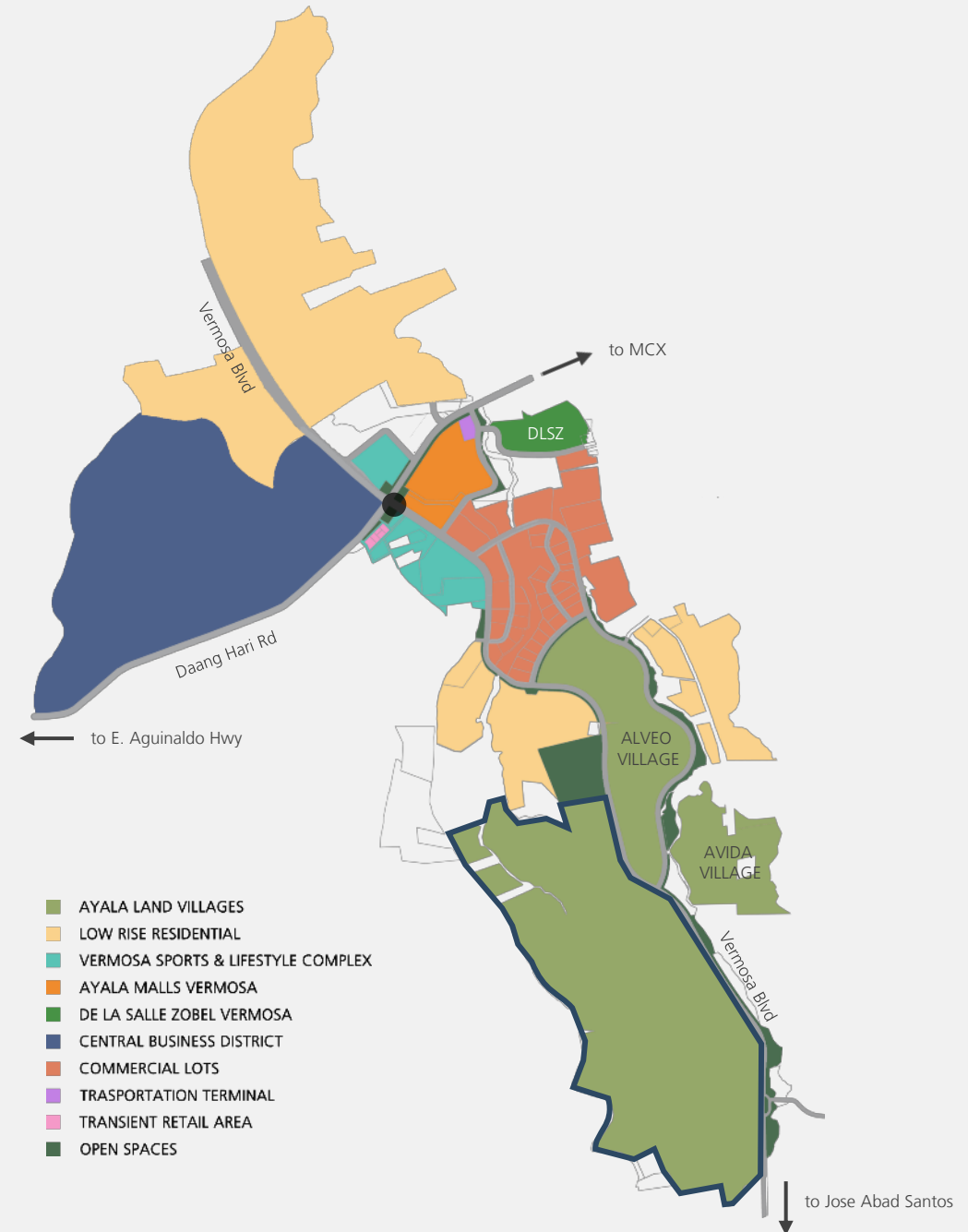
III. NEWEST NEIGHBORHOOD



OVERVIEW

Location	Imus & Dasmarinas, Cavite
Land Area	752 hectares
# of Villages	4
# of Residents	30,000*
# of Workers	500,000*
Amenities	<p>Vermosa Sports Hub</p> <p>Ayala Malls Vermosa</p> <p>De La Salle Zobel</p> <p>Bike Trail</p>

**projected numbers when estate is fully developed*





Actual Photo | The Courtyards Vermosa

Photo taken 2019

THE COURTYARDS

VERMOSA

THE COURTYARDS

VERMOSA

OVERVIEW

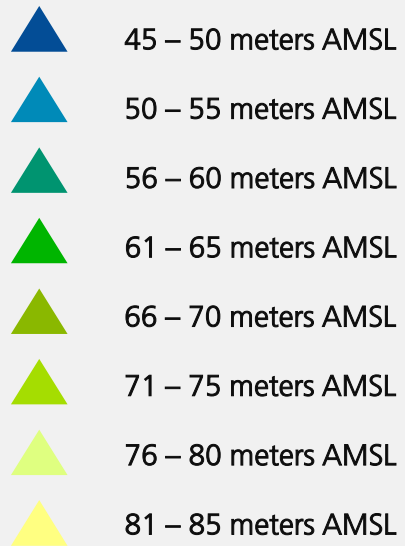
Location	Imus, Cavite
Land Area	350 hectares
Elevation	45 – 85 m AMSL
Density	8 lots per ha
# of Phases	4
# of Lots	890 lots
# of Houses	5 under const.
Amenities	Village Clubhouse Activity Nodes



THE COURTYARDS

VERMOSA

ELEVATION



AMSL – above mean sea level



THE COURTYARDS

VERMOSA

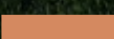
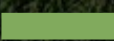
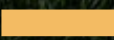
BUILDING INCENTIVES

Incentive Amount	Eligible Recipient
P2,400,000	First 2 lot owners
P2,000,000	Next 3 lot owners
P1,600,000	Last 5 lot owners





ACCESS & ROAD SYSTEM

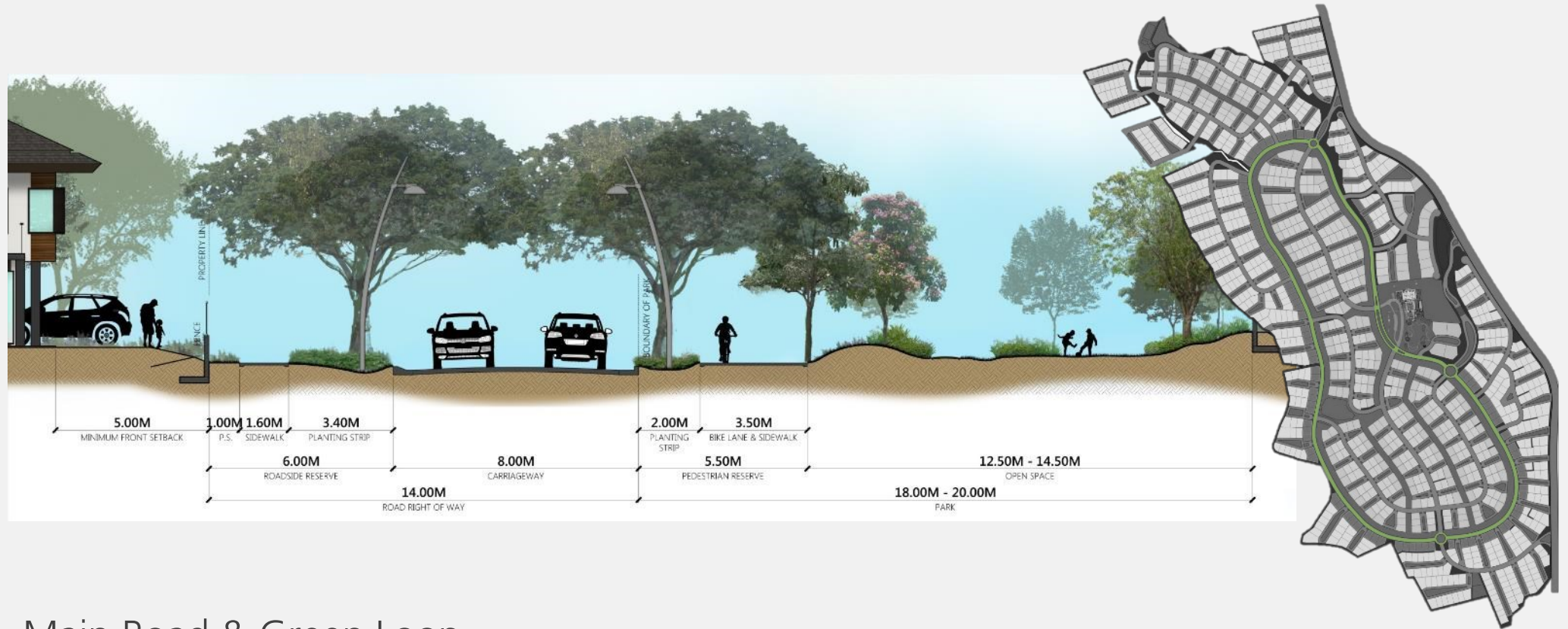
-  Village Entrance
-  Park Boulevard
-  Courtyard Road

STREET NAMES



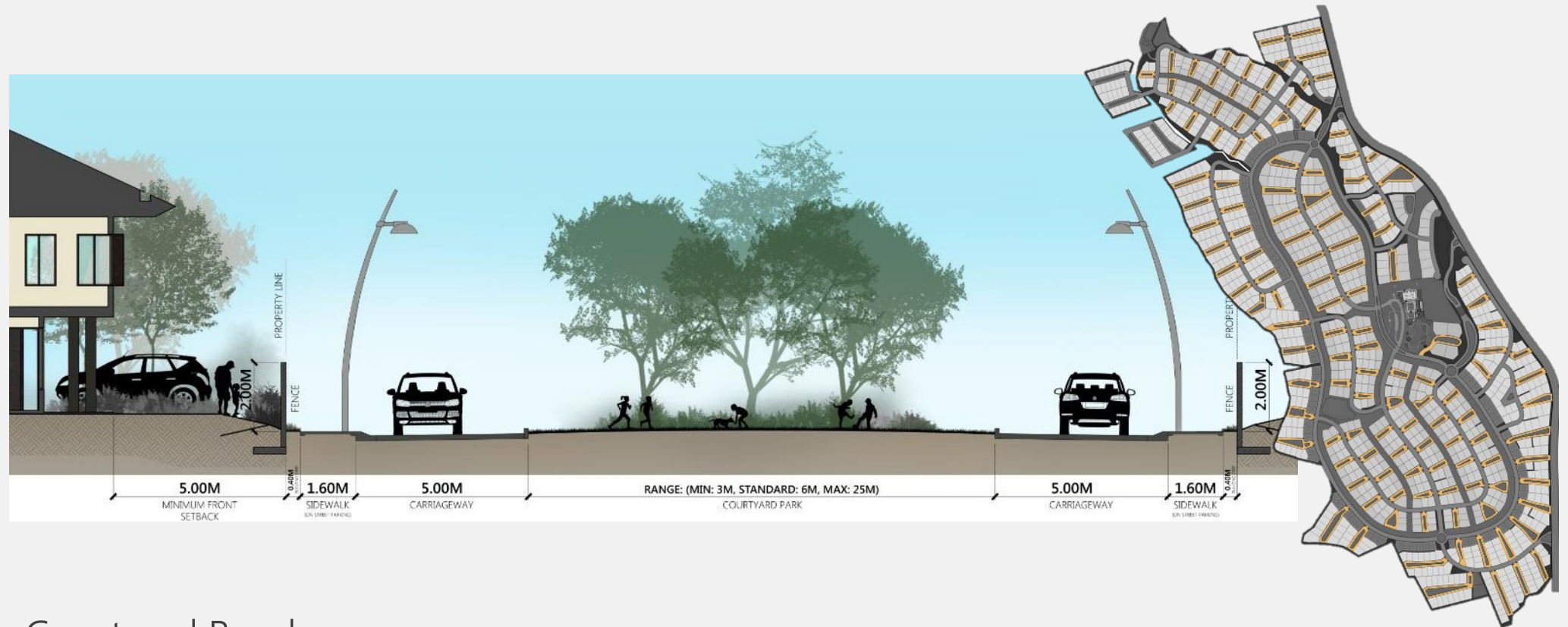
-  Park Boulevard
-  Bluebell Lane
-  Hawthorne Drive
-  Mayflower Lane
-  Lilac Drive
-  Lily Drive
-  Dahlia Drive
-  Rose Lane
-  Hibiscus Lane
-  Lavender Drive
-  Aster Lane
-  Magnolia Drive
-  Azalea Drive
-  Jasmine Lane
-  Pine Lane

ROAD SECTIONS



Main Road & Green Loop

ROAD SECTIONS



Courtyard Road

AMENITY PROGRAM

The clubhouse is located at the heart of the community. The 4-hectare amenity area offers myriad opportunities for fitness and recreation.

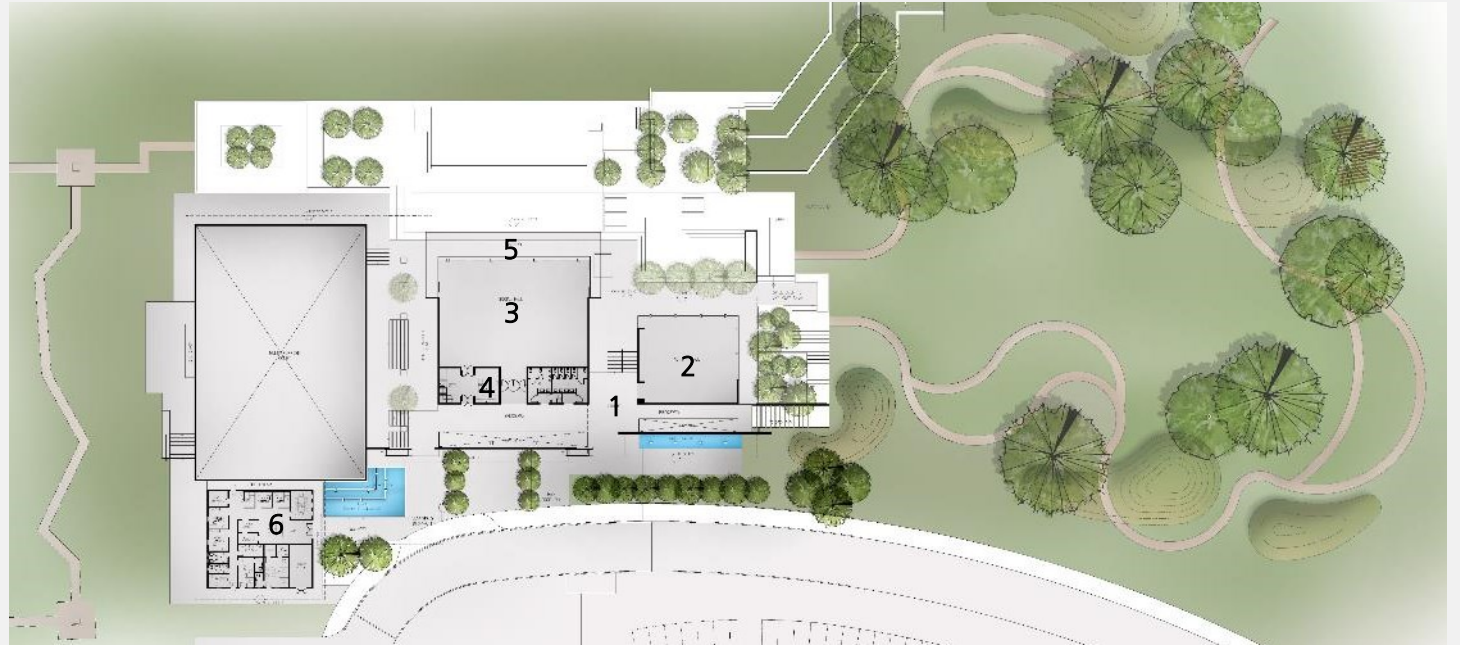
The clubhouse has a floor area of approx. 4,500 sqm



VILLAGE CLUBHOUSE

Upper Level:

1. Lobby
2. Activity Hall
3. Social Hall
4. Prep Kitchen
5. Balcony
6. Admin Office



Lower Level:

1. Lanai
2. Lounge
3. Function Rooms
4. Studio Rooms
5. Kid's Playroom
6. Multi-purpose Court
7. Pool Areas
8. Tree Grove





Actual Photo | Village Clubhouse



Actual Photo | Village Clubhouse



Actual Photo | Village Clubhouse

SOCIAL HALL

The clubhouse also boasts an impressive and generously sized events area.

The Social Hall is 400 sqm in size and can hold a max capacity of 250 people

Its location on the upper level provides guests with sweeping views of greenery.



Actual Photo | Social Hall



MULTIPURPOSE COURT

Despite being located in the lower ground level of the complex, the sports gymnasium is still able to provide ample amounts of natural light and ventilation.

The multipurpose court is able to host a variety of sports functions such as basketball, volleyball, badminton, or futsal.



Actual Photo | Multipurpose Court



Actual Photo | Clubhouse

Photo taken June 2022



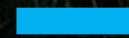
ACTIVITY NODES

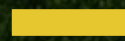
Essentially, these nodes are pocket parks spread throughout the open space along Park Boulevard. They provide a dynamic area for various activities.

There are three (3) node types with varying activities to offer.

 Node 1

 Node 2

 Node 3

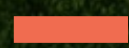


Node 1

- Dog Park
- Bike Path
- Fitness Station



**Conceptual images only*

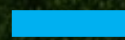


Node 2

- Open Field
- Bike Path
- Putting green



**Conceptual
images only*



Node 3

- Children's play area
- Open field



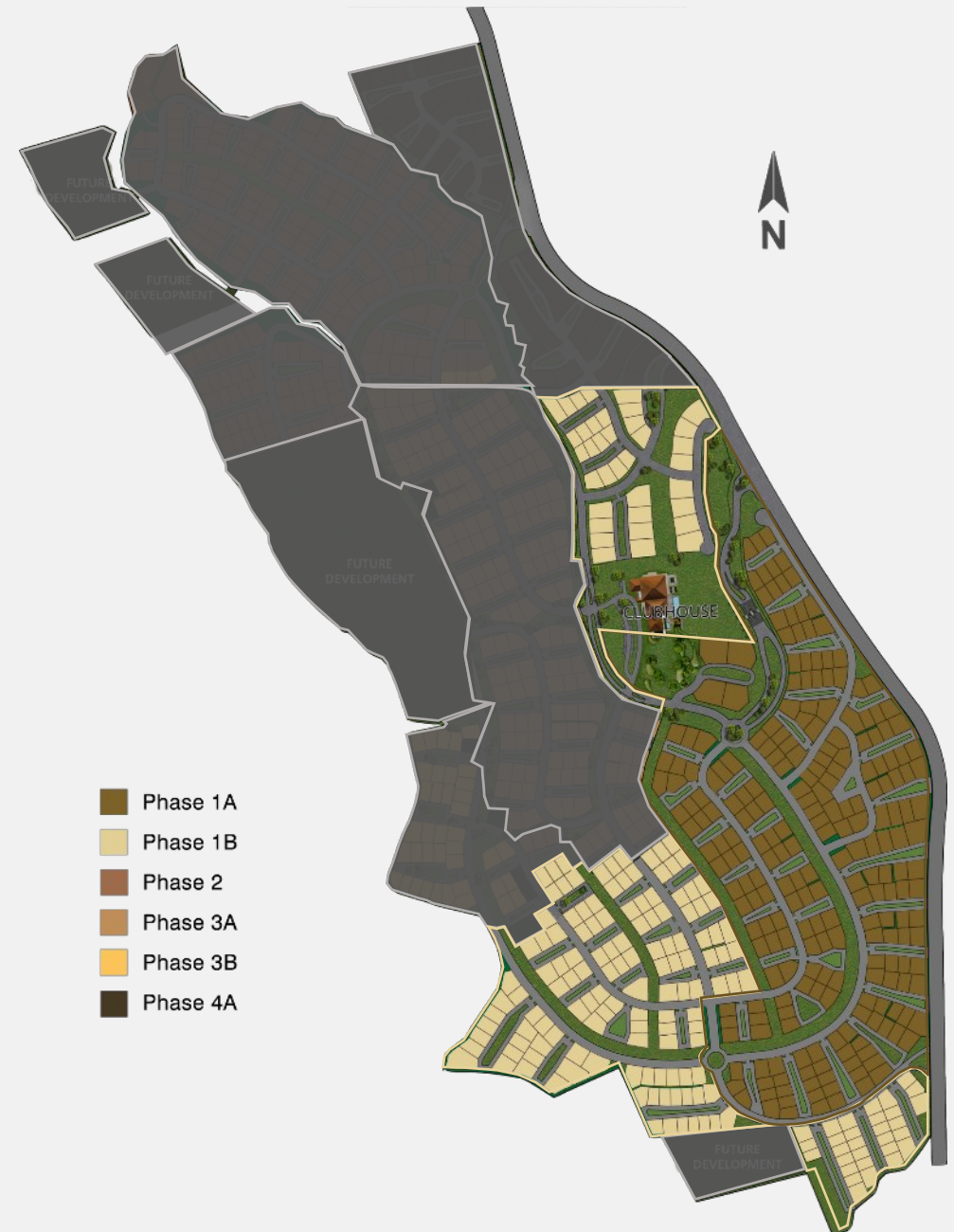
**Conceptual images only*

THE COURTYARDS

VERMOSA

PHASE 1

Launch Date	2014
Turnover Date	Q1 2017
Ave. Launch Price	P24,219 – P29,795 per sqm
No. of Lots	423 lots
Lot Size Range	470 – 1,947 sqm
Ave. Lot Size	711 sqm
Density	7 lots per ha.
Elevation	56 – 85 m AMSL

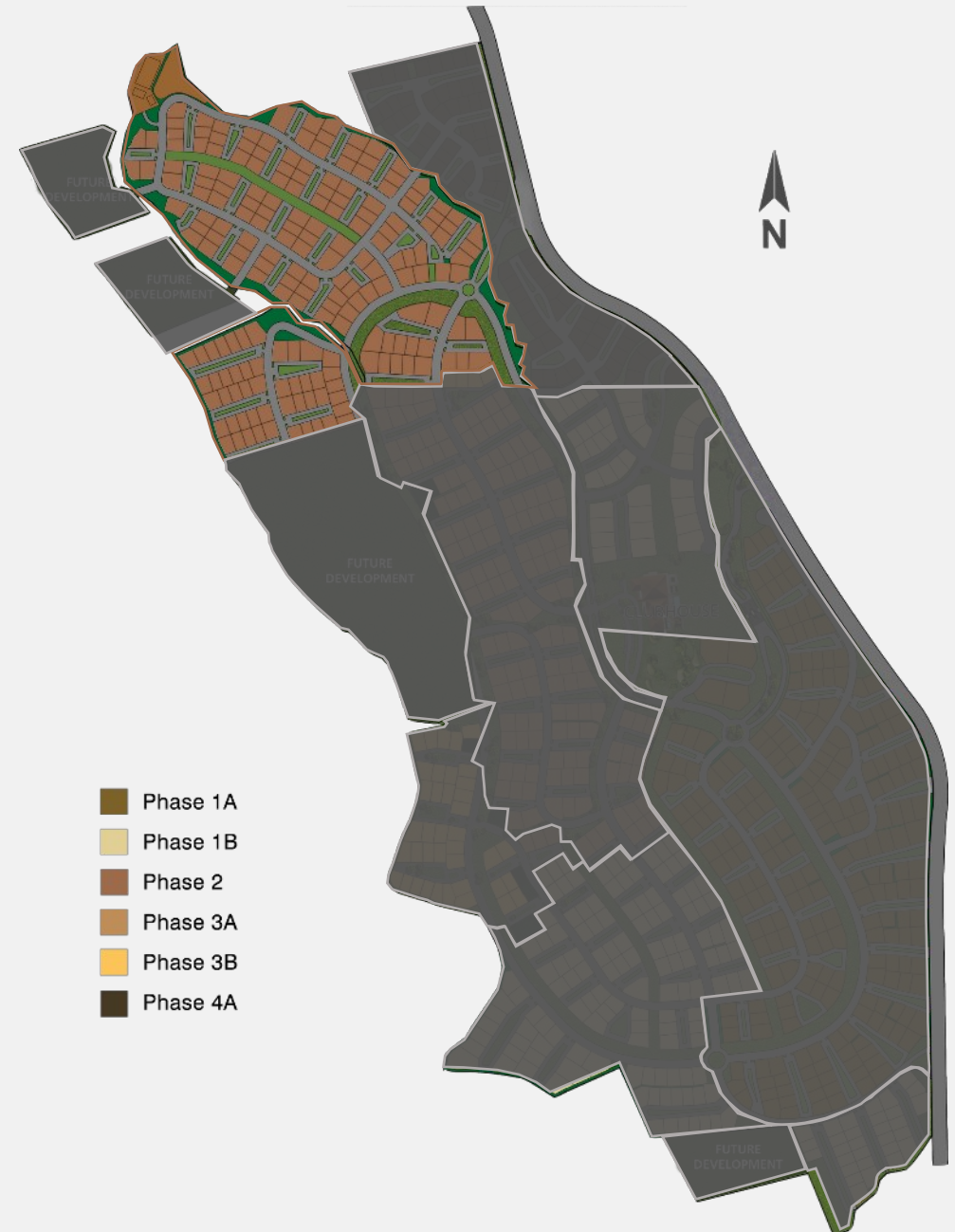


THE COURTYARDS

VERMOSA

PHASE 2

Launch Date	2016
Turnover Date	Q2 2019
Ave. Launch Price	P31,573 per sqm
No. of Lots	192 lots
Lot Size Range	486 – 1,356 sqm
Ave. Lot Size	675 sqm
Density	8 lots per ha.
Elevation	45 – 65 m AMSL

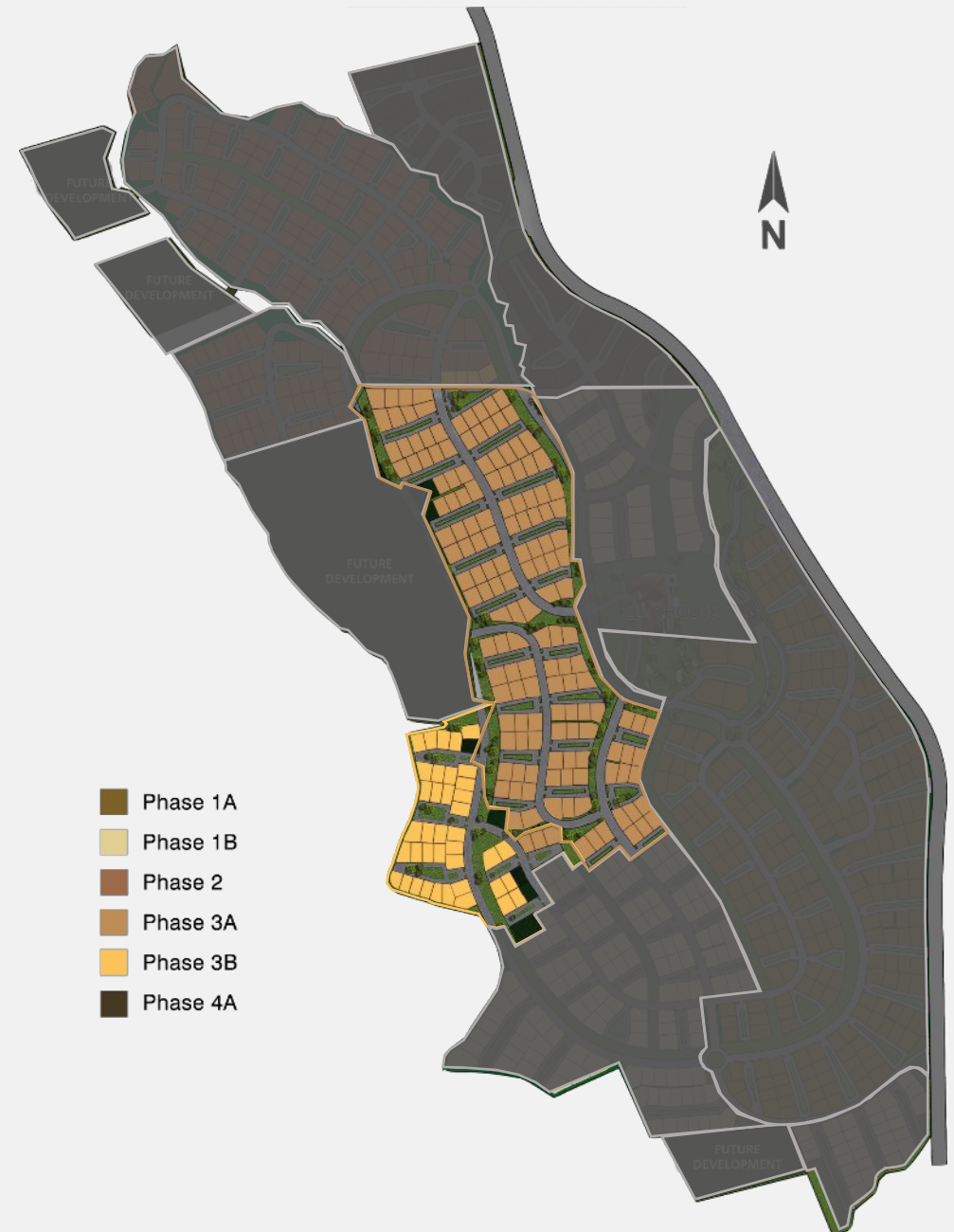


THE COURTYARDS

VERMOSA

PHASE 3

Launch Date	3A: 2018 3B: 2019
Turnover Date	3A: 2021 3B: 2023
Ave. Launch Price	P38,715 – P35,073 per sqm
No. of Lots	193 lots
Lot Size Range	477 – 970 sqm
Ave. Lot Size	686 sqm
Density	8 lots per ha.
Elevation	61 – 80 m AMSL

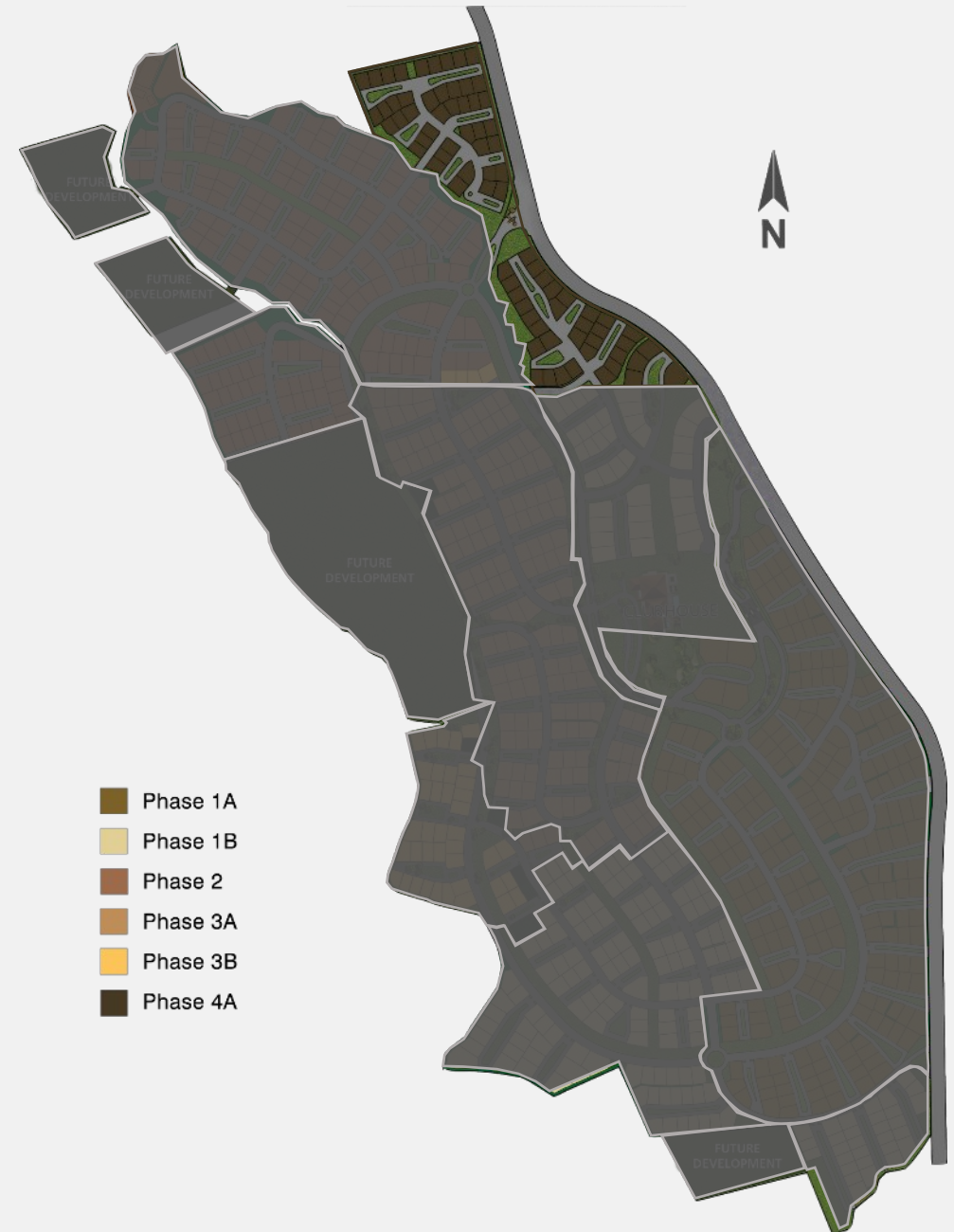


THE COURTYARDS

VERMOSA

PHASE 4A

Launch Date	Q3 2019
Turnover Date	Q1 2023
Ave. Launch Price	P34,448 per sqm
No. of Lots	71 lots
Lot Size Range	500 – 1,200 sqm
Ave. Lot Size	622 sqm
Density	7 lots per ha.
Elevation	50 – 65 m AMSL



I. VERMOSA ESTATE

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III. NEWEST NEIGHBORHOOD

THE COURTYARDS

VERMOSA

PHASE 2B

Tranche 1



THE COURTYARDS

VERMOSA

PHASE 2B

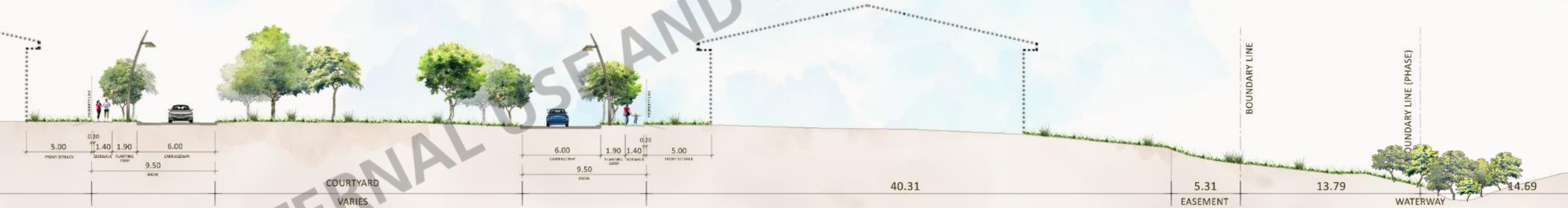
Tranche 1

Launch Date	Q3 2022
Turnover Date	Q1 2024
Land Area	2.2 ha
No. of Lots	17 lots
Lot Size Range	620 – 1,100 sqm
Ave. Lot Size	740 sqm
Density	8 lots per ha.



PHASE 2B

BLOCK 1 LOT 5



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



Phase 4A

Phase 2

Phase 2B,
Block 1

Block 19

Mayflower Lane

Block 21

Block 26

Block 30



THE COURTYARDS

VERMOSA

PHASE 2B

Tranche 1

Courtyard Greenside
 courtyard lots along a green space

Number of Lots 4 lots

*Lot Size Range 735 – 900

P57,860 – P58,980 (VAT-inc)

**Values are in square meters (sqm)*



Photo taken July 2022



Photo taken July 2022



THE COURTYARDS

VERMOSA

PHASE 2B

Tranche 1

Courtyard Parkview
 courtyard lots adjacent to an expansive park

Number of Lots 8 lots

*Lot Size Range 620 – 800

P55,940 – P59,636 (VAT-inc)

*Values are in square meters (sqm)



2,644 sqm

Mayflower park

154 sqm

27m

6m



THE COURTYARDS

VERMOSA

PHASE 2B

Tranche 1

Greenside

lots along a green space

Number of Lots 2 lots

*Lot Size Range 725 – 1100

P50,600 – P52,280 (VAT-inc)

*Values are in square meters (sqm)



Photo taken July 2022



THE COURTYARDS

VERMOSA

PHASE 2B

Tranche 1

Courtyard

lots facing a courtyard park

Number of Lots 3 lots

*Lot Size Range 620 – 812

P49,040 – P51,840 (VAT-inc)

*Values are in square meters (sqm)



THE COURTYARDS

VERMOSA

PHASE 2B

Tranche 1

	NO. OF LOTS	*LOT SIZE RANGE
COURTYARD	3 lots	620 – 812
GREENSIDE	2 lots	725 – 1100
COURTYARD PARKVIEW	8 lots	620 – 800
COURTYARD GREENSIDE	4 lots	735 – 900
Total	17 lots	620 – 1100

*Values are in square meters (sqm)



THE COURTYARDS
VERMOSA