



Nuveo Cerca

Inspired by the Spanish word “Nuevo” which means “new”

A fresh new addition to Cerca in Ayala Alabang

Nuveno Cerca

REFRESHED CITY LIVING IN CERCA

LOCATED IN AYALA'S EMERGING
LIFESTYLE HUB

RELAXING CONTEMPORARY LIFESTYLE

HIGH INVESTMENT POTENTIAL



VIENTO

NUVEO

CENTRAL PARK

PARK ROAD

CERCA
ENTERPRISE
PLAZA

PHASE 4

CERCA ROAD

CENTRAL RETAIL

To Alabang-Zapote Road

INVESTMENT DRIVE

To MCX



CERCA ROAD

ARTIST'S PERSPECTIVE

ALVEO

an AvalaLand company

FOR INTERNAL TRAINING PURPOSES ONLY



CENTRAL PARK

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



CENTRAL PARK

ARTIST'S PERSPECTIVE

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CENTRAL RETAIL

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REFRESHED CITY LIVING

What's New?

- ✓ More Open Spaces (From 50% to 70%)
- ✓ More Amenity Offerings
- ✓ Enhanced Customer Access
- ✓ Better Glass Ratio (From 24% to 28%)
- ✓ Spacious Units



NUVEO DISTRICT SHOT

ARTIST'S PERSPECTIVE

ALVEO NUVEO AT CERCA

FOR INTERNAL TRAINING PURPOSES ONLY

REFRESHED CITY LIVING

What's New?

- ✓ **MORE OPEN SPACES (FROM 50% TO 70%)**
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AMENITY SHOT

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



AMENITY SHOT

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY

REFRESHED CITY LIVING

What's New?

- ✓ More Open Spaces (From 50% to 70%)
- ✓ **MORE AMENITY OFFERINGS**
- ✓ Enhanced Customer Access
- ✓ Better Glass Ratio (From 24% to 28%)
- ✓ Spacious Units



NUVEO DISTRICT SHOT








ARTIST'S PERSPECTIVE

ALVEO NUVEO AT CERCA

FOR INTERNAL TRAINING PURPOSES ONLY

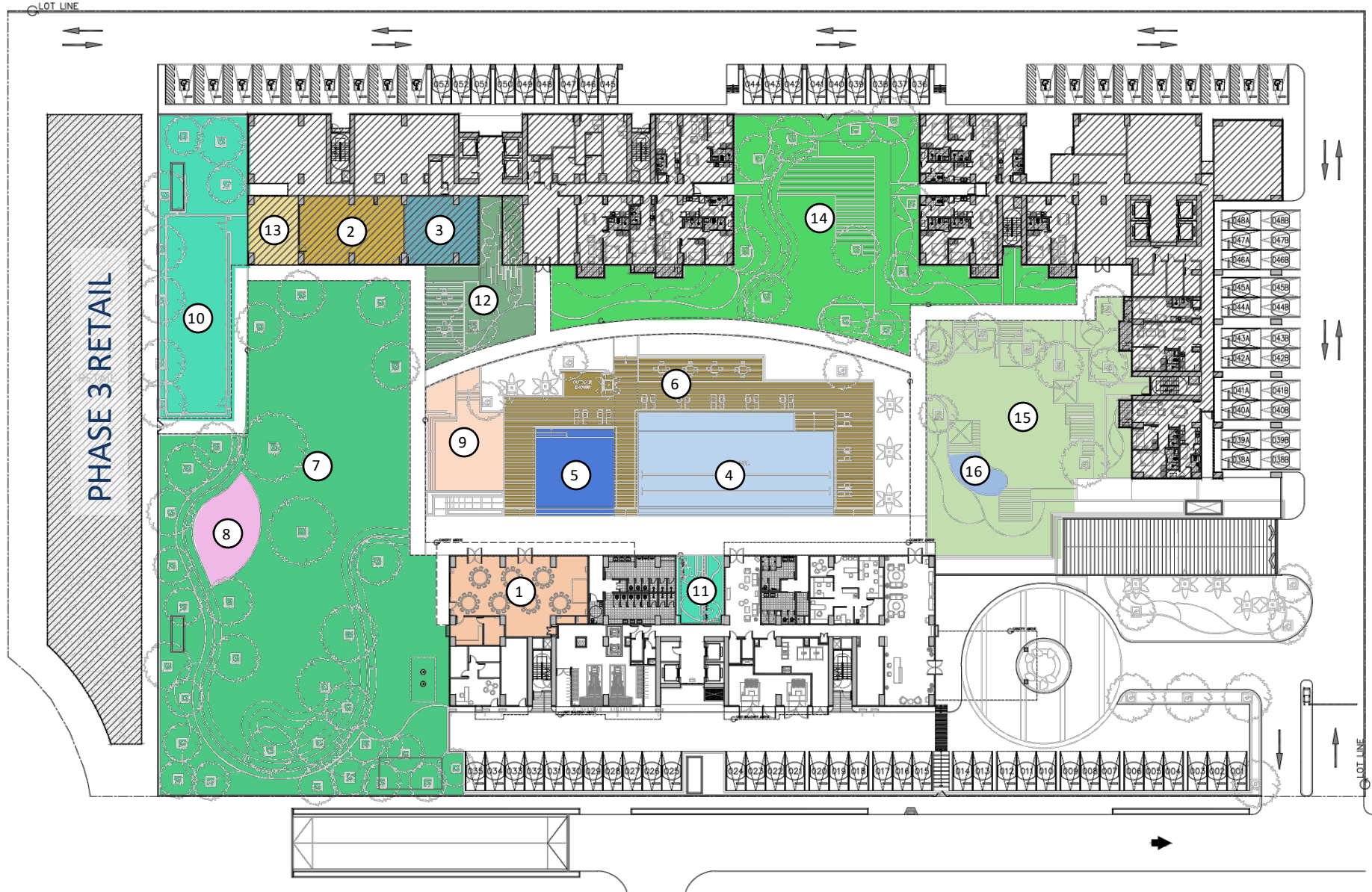
More Amenities

Standard Amenities

-  1. Function Room
-  2. Indoor Gym
-  3. Boardroom
-  4. Lap Pool
-  5. Kiddie Pool
-  6. Sun Deck
-  7. Grand Lawn
-  8. Kid's Play Area

Enhanced Amenities

-  9. Pool Lounge
-  10. Paw Park
-  11. Zen Garden 1
-  12. Zen Garden 2
-  13. Outdoor Gym
-  14. Pocket Garden
-  15. Meditation Garden
-  16. Koi Pond





SWIMMING POOL

ARTIST'S PERSPECTIVE



FOR INTERNAL TRAINING PURPOSES ONLY



GRAND LAWN

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



PAW PARK

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



MEDITATION GARDEN

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



POCKET GARDEN

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



FUNCTION ROOM

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



GYM
ARTIST'S PERSPECTIVE

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REFRESHED CITY LIVING

What's New?

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- ✓ More Amenity Offerings
- ✓ **ENHANCED CUSTOMER ACCESS**
- ✓ Better Glass Ratio (From 24% to 28%)
- ✓ Spacious Units








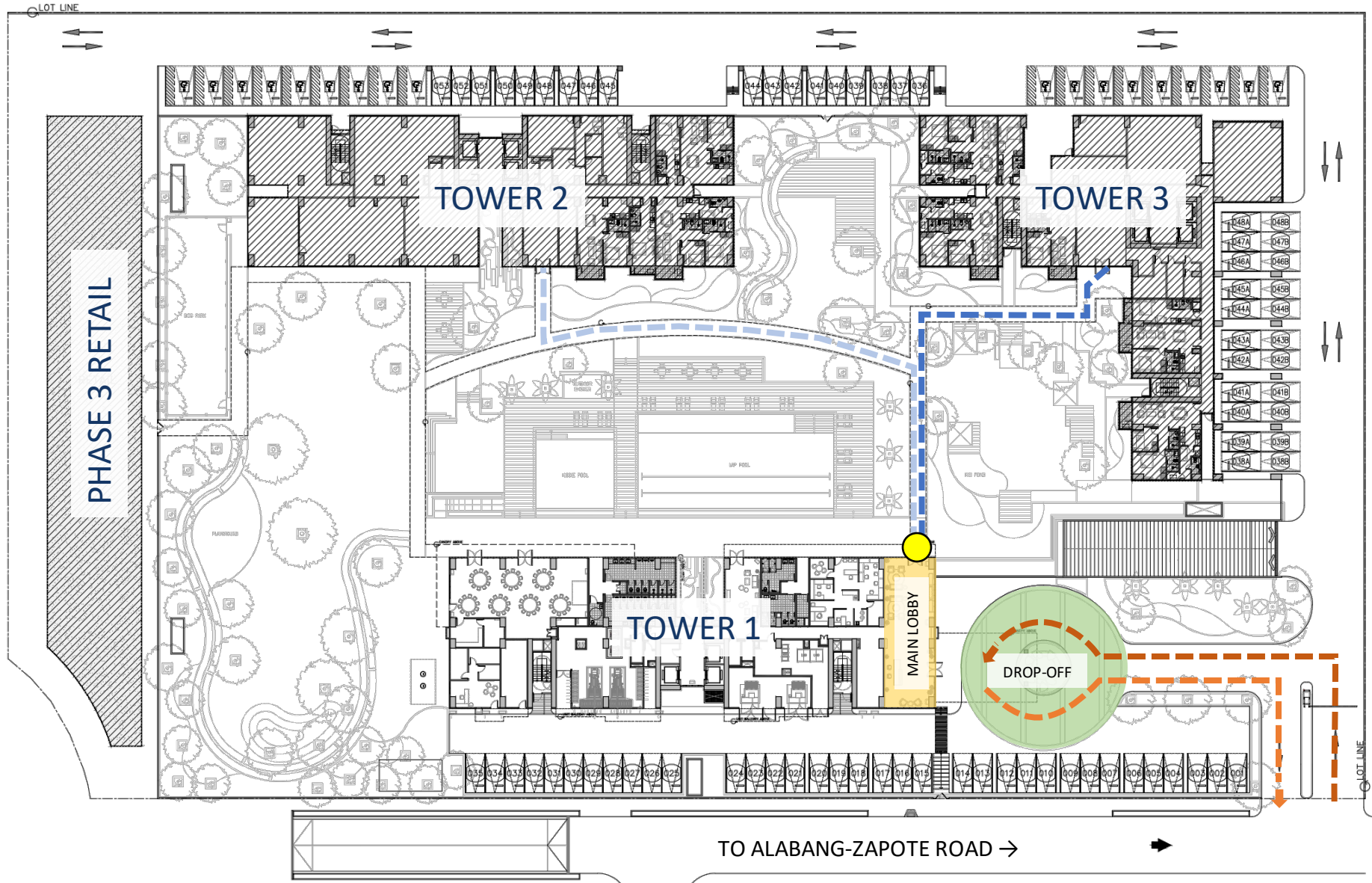
NUVEO DISTRICT SHOT

ARTIST'S PERSPECTIVE

Pedestrian Access

Nuveo residents without parking slots can access their respective towers through the Central Lobby & Grand Drop-off

-  Ingress from Zapote Road
-  Egress to Zapote Road
-  Entry point to Amenity
-  Access to Tower 2
-  Access to Tower 3



OPT 1 DAY PERSPECTIVE



GRAND DROP-OFF

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



OPT 1 NIGHT PERSPECTIVE

GRAND DROP-OFF

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



CENTRAL LOBBY

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



CENTRAL LOBBY

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



FOYER

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY







ELEVATOR LOBBY

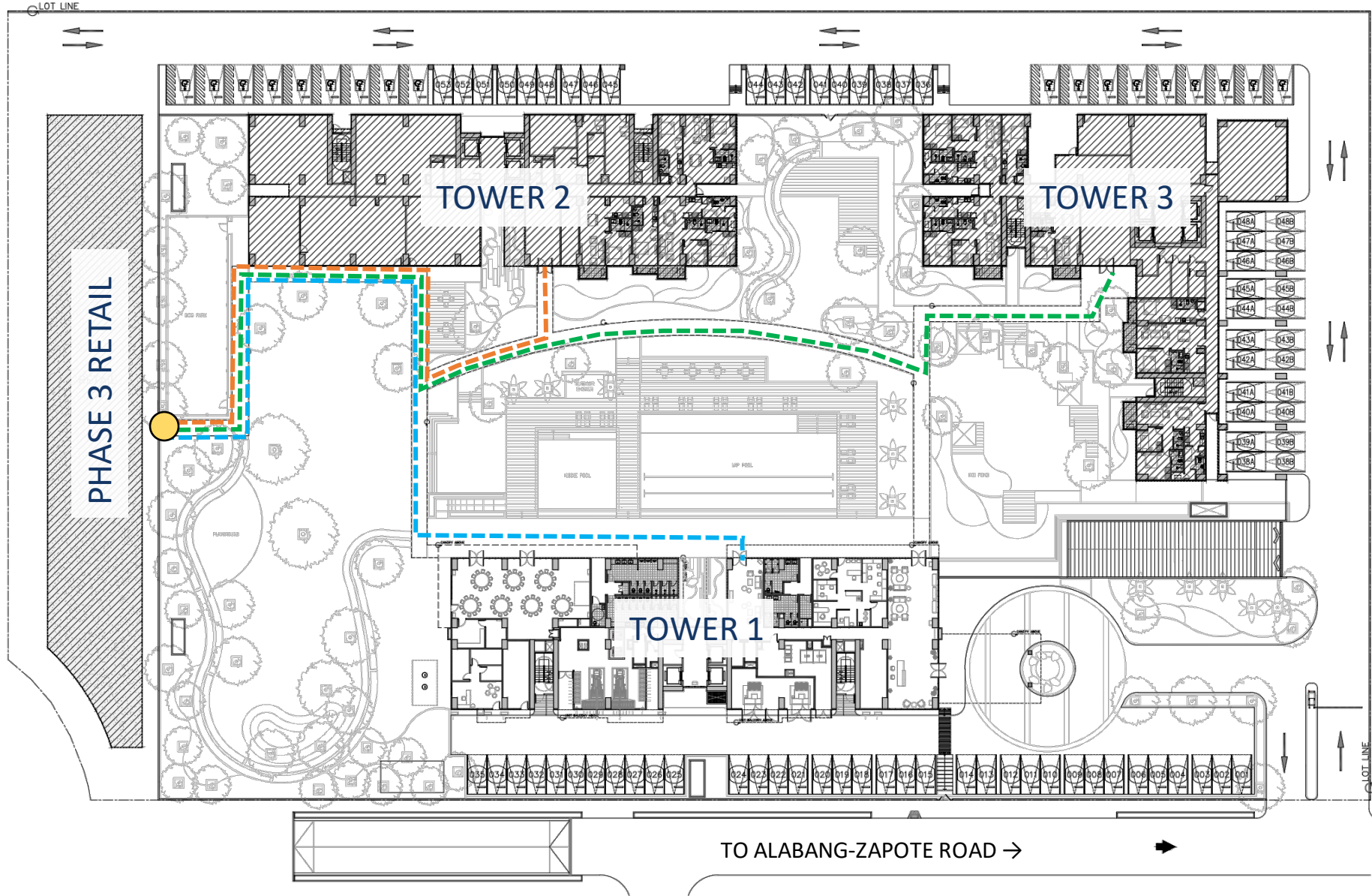
ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY

Pedestrian Access

Nuveo residents without parking slots can also access their respective towers through the Estate & Retail

-  Entry Point to Phase 3
-  Access to Tower 1
-  Access to Tower 2
-  Access to Tower 3





RETAIL ACCESS

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



RETAIL ACCESS

ARTIST'S PERSPECTIVE

REFRESHED CITY LIVING

What's New?

- ✓ More Open Spaces (From 50% to 70%)
- ✓ More Amenity Offerings
- ✓ Enhanced Customer Access
- ✓ **BETTER GLASS RATIO
(FROM 24% TO 28%)**
- ✓ Spacious Units



NUVEO DISTRICT SHOT

ARTIST'S PERSPECTIVE



VIEW FROM INVESTMENT

ARTIST'S PERSPECTIVE

FOR INTERNAL TRAINING PURPOSES ONLY



VIEW FROM INVESTMENT

ARTIST'S PERSPECTIVE

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REFRESHED CITY LIVING

What's New?

- ✓ More Open Spaces (From 50% to 70%)
- ✓ More Amenity Offerings
- ✓ Enhanced Customer Access
- ✓ Better Glass Ratio (From 24% to 28%)
- ✓ **SPACIOUS UNITS**



NUVEO DISTRICT SHOT

ARTIST'S PERSPECTIVE

REFRESHED CITY LIVING

Typical Studio Layout

	AREA	
	SQM	SQFT
Bedroom / Dining	± 16	± 172
Kitchen	± 7	± 75
T&B	± 4	± 43
Balcony	± 2	± 22
Utility Room	± 1	± 11
Total Area	± 30	± 323



REFRESHED CITY LIVING

Typical 1BR Layout

	AREA	
	SQM	SQFT
Living / Dining	± 30	± 323
Kitchen	± 8	± 86
Master Bedroom	± 15	± 162
Master T&B	± 5	± 54
Balcony	± 3	± 32
Total Area	± 61	± 657



REFRESHED CITY LIVING

Typical Jr. 1BR Layout

	AREA	
	SQM	SQFT
Living Room	± 11	± 118
Kitchen / Dining	± 15	± 161
Master Bedroom	± 15	± 161
Master T&B	± 5	± 54
Utility Room	± 1	± 11
ACCU	± 2	± 22
Balcony	± 3	± 32
Total Area	± 52	± 559



Typical 2BR Layout



	AREA	
	SQM	SQFT
Living / Dining	± 28	± 301
Kitchen	± 7	± 75
Master Bedroom	± 14	± 151
Master T&B	± 5	± 54
Bedroom 1	± 10	± 108
Common T&B	± 4	± 43
Maid's Room	± 6	± 65
Maid's T&B	± 4	± 43
Hallway	± 3	± 32
Storage	± 1	± 11
Balcony	± 3	± 32
Total Area	± 85	± 915



REFRESHED CITY LIVING

Typical 3BR Layout

	AREA	
	SQM	SQFT
Living Room	± 13	± 140
Kitchen / Dining	± 27	± 291
Master Bedroom	± 20	± 215
Master T&B	± 5	± 54
Bedroom 1	± 10	± 108
Bedroom 2	± 10	± 108
Common T&B	± 6	± 65
Maid's Room	± 8	± 86
Maid's T&B	± 3	± 32
Hallway	± 8	± 86
Storage	± 1	± 11
Balcony	± 3	± 32
ACCU	± 4	± 43
Total Area	± 119	± 1271



Nuveo Cerca

REFRESHED CITY LIVING IN CERCA

LOCATED IN AYALA'S EMERGING
LIFESTYLE HUB

RELAXING CONTEMPORARY LIFESTYLE

HIGH INVESTMENT POTENTIAL

RPT Rate

TAX RATES	PROPERTY TAX RATES	COST/SQM	RPT/SQM*
MAKATI	2.0%	P350k	P3.5k
QUEZON CITY	2.0%	P290k	P2.9k
PASIG	2.0%	P290k	P2.9k
TAGUIG	1.5%	P300k	P2.2k
LAS PIÑAS	1.5%	P260k	P2.0k

**Assumes an RPT Assessment Rate of 50%*

Source:

Las Pinas City Local Government Revenue Code

Makati City Local Government Revenue Code

Taguig City Local Government Revenue Code

Pasig Local Government Revenue Code

Parañaque City Local Government Revenue Code

Quezon City Local Government Revenue Code

*All codes can be downloaded on their corresponding government websites

Rental Lease Rates

LOCATION	2022*
TAGUIG	P3,500.00/sqm
MAKATI	P3,000.00/sqm
ALABANG	P900.00/sqm
QUEZON CITY	P200.00/sqm
PASIG	P450.00/sqm

**Using Maximum Monthly Lease Rates*

**Assumes an average size of 100sqm*

Sources:

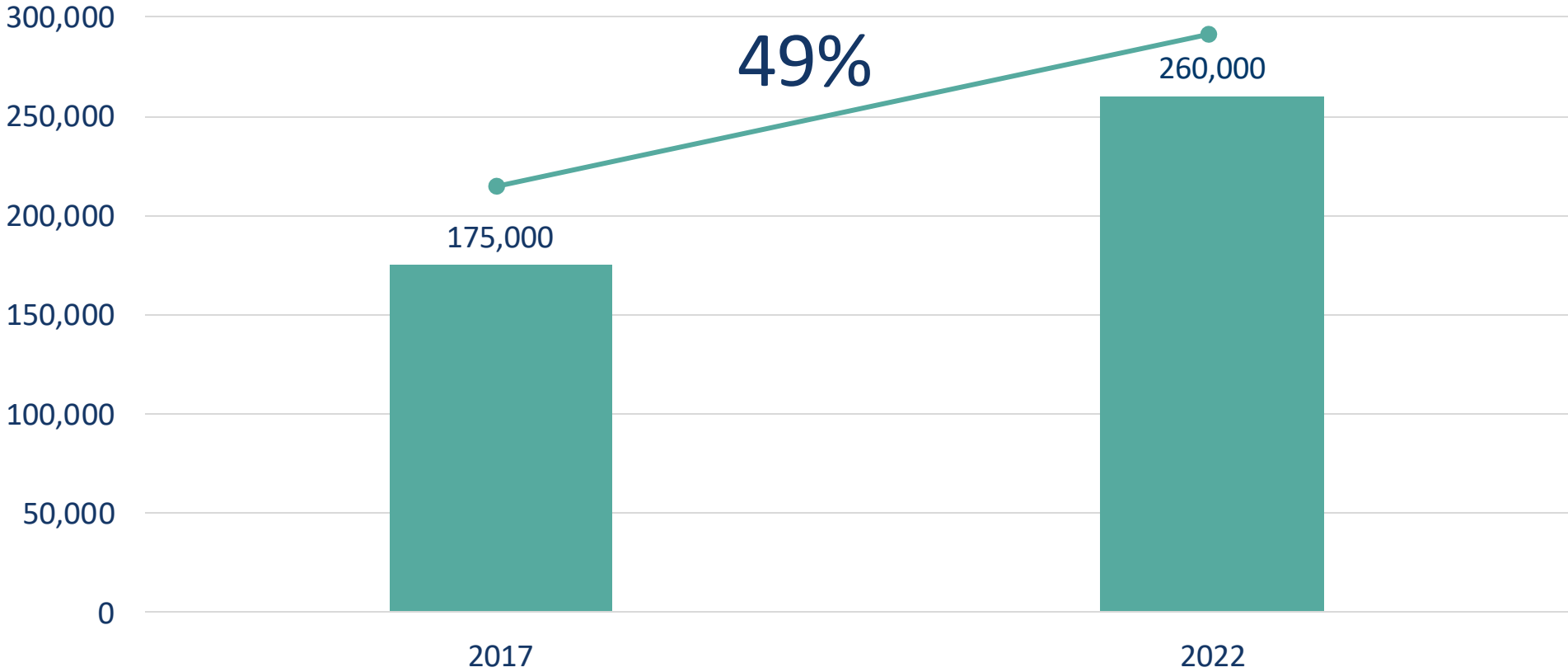
Metro Manila Property Market Overview by JLL

INVESTMENT POTENTIAL

2022 Rental Yield

RENTAL INCOME	700	800	900	1000	1100	1200	1300	1400	1500	1600	PROJECT
400,000.00	3.6%	3.9%	4.2%	4.5%	4.8%	5.1%	5.4%	5.7%	6.0%	6.3%	
390,000.00	2.2%	2.5%	2.8%	3.1%	3.4%	3.7%	4.0%	4.3%	4.6%	4.9%	
380,000.00	2.2%	2.5%	2.8%	3.2%	3.5%	3.8%	4.1%	4.4%	4.7%	5.1%	
370,000.00	2.3%	2.6%	2.9%	3.2%	3.6%	3.9%	4.2%	4.5%	4.9%	5.2%	
360,000.00	2.3%	2.7%	3.0%	3.3%	3.7%	4.0%	4.3%	4.7%	5.0%	5.3%	
350,000.00	2.4%	2.7%	3.1%	3.4%	3.8%	4.1%	4.5%	4.8%	5.1%	5.5%	
340,000.00	2.5%	2.8%	3.2%	3.5%	3.9%	4.2%	4.6%	4.9%	5.3%	5.6%	
330,000.00	2.5%	2.9%	3.3%	3.6%	4.0%	4.4%	4.7%	5.1%	5.5%	5.8%	
320,000.00	2.6%	3.0%	3.4%	3.8%	4.1%	4.5%	4.9%	5.3%	5.6%	6.0%	
310,000.00	2.7%	3.1%	3.5%	3.9%	4.3%	4.6%	5.0%	5.4%	5.8%	6.2%	
300,000.00	2.8%	3.2%	3.6%	4.0%	4.4%	4.8%	5.2%	5.6%	6.0%	6.4%	MERGENT
290,000.00	2.9%	3.3%	3.7%	4.1%	4.6%	5.0%	5.4%	5.8%	6.2%	6.6%	ASTELA
280,000.00	3.0%	3.4%	3.9%	4.3%	4.7%	5.1%	5.6%	6.0%	6.4%	6.9%	
270,000.00	3.1%	3.6%	4.0%	4.4%	4.9%	5.3%	5.8%	6.2%	6.7%	7.1%	
260,000.00	3.2%	3.7%	4.2%	4.6%	5.1%	5.5%	6.0%	6.5%	6.9%	7.4%	VIENTO
250,000.00	3.4%	3.8%	4.3%	4.8%	5.3%	5.8%	6.2%	6.7%	7.2%	7.7%	
240,000.00	3.5%	4.0%	4.5%	5.0%	5.5%	6.0%	6.5%	7.0%	7.5%	8.0%	
230,000.00	3.7%	4.2%	4.7%	5.2%	5.7%	6.3%	6.8%	7.3%	7.8%	8.3%	

Capital Appreciation



REFRESHED CITY LIVING

Nuveo Tower 1

SELLING PRICE:

P275,000

TYPE	UNITS	AVE. SIZE	TCP RANGE
STU	112u	29sqm	P7.6m - P9.2m
1BR	96u	59sqm	P13.0m - P18.2m
2BR	48u	86sqm	P21.3m - P26.6m
3BR	16u	115sqm	P30.1m - P33.7m
Total	272u	55sqm	P15.1m



REFRESHED CITY LIVING

Nuveo Tower 1

PROMO TERMS:

P275,000

PROMO	DISCOUNT	AVAILABILITY
C 60 (95-5)	10.0%	ALL UNITS
D 50-45(42)-5	7.5%	ALL UNITS
D 30-65(42)-5	4.5%	ALL UNITS
D 20-75(42)-5	3.0%	ALL UNITS
D 10-85(42)-5	1.5%	ALL UNITS
D 10-20(42)-70	1.5%	SELECTED UNITS

Q2 2026 Turnover shall include Tower 1 and the following amenities:
Function Room, Zen Garden 1, Grand Lawn, Kid's Play Area



REFRESHED CITY LIVING

More Amenities

Tower 1

- Function Room
- Zen Garden 1
- Grand Lawn
- Kid's Play Area

Tower 2

- Zen Garden 2
- Lap Pool
- Kiddie Pool
- Sun Deck
- Pool Lounge
- Pet Zone
- Outdoor Gym
- Indoor Gym
- Boardroom

Tower 3

- Pocket Garden
- Meditation Garden
- Koi Pond

ALVEO NUVEO AT CERCA



FOR INTERNAL TRAINING PURPOSES ONLY

WHY CERCA?

Reasons to Invest

Everything within reach:

Ease of city living in an integrated mixed-use district

Refreshed lifestyle:

Comforts of urban condo living in an intimate setting

- More Open Spaces (From 50% to 70%)
- More Amenity Offerings
- Better Glass Ratio (From 24% to 28%)
- Spacious Units

Good Investment:

High Capital Appreciation and competitive Rental Yield

