

For your future investment, contact :

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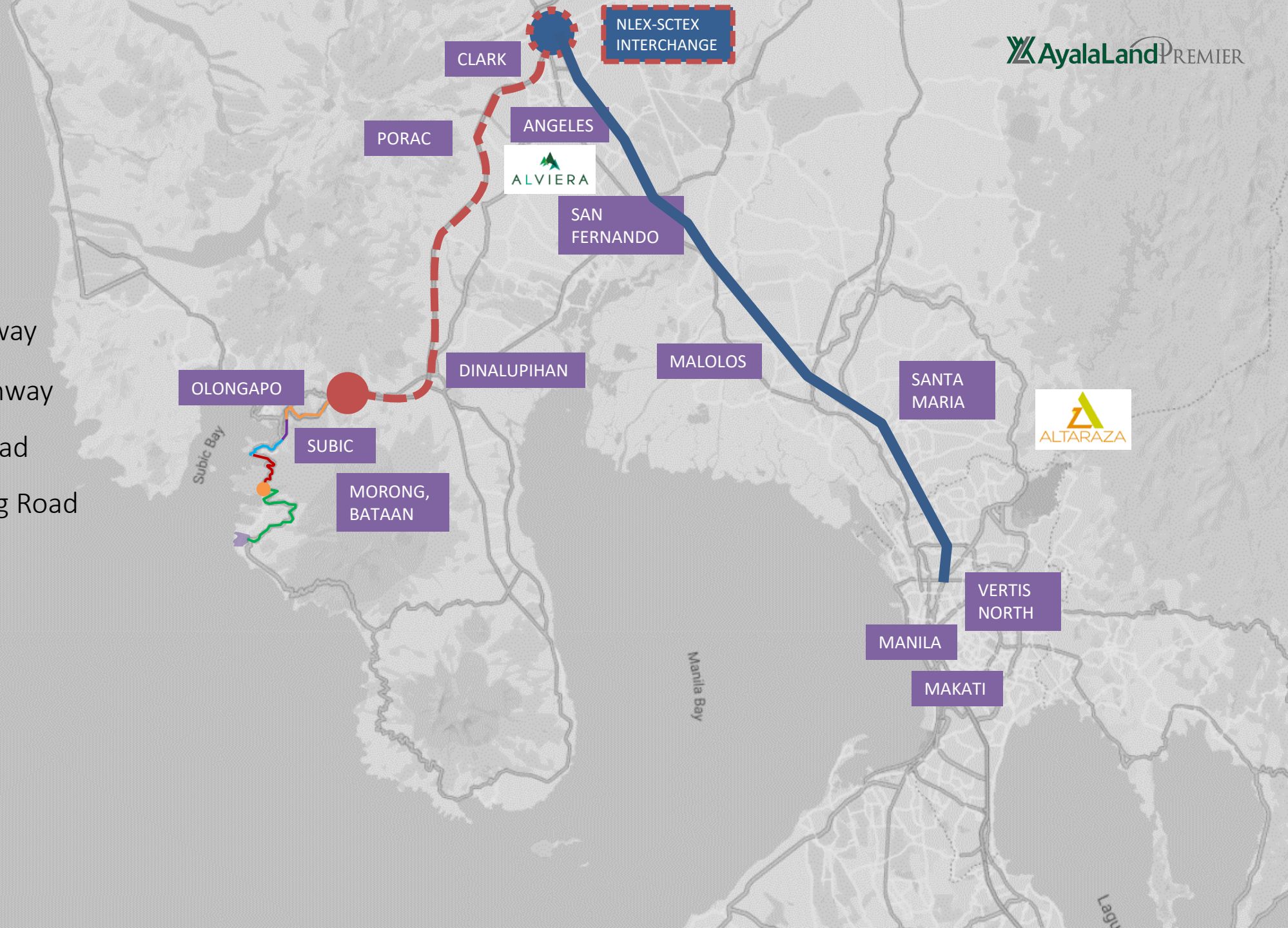
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 **AyalaLand** PREMIER

Getting up North

- NLEX
- SCTEX
- Maritan Highway
- Argonaut Highway
- Corregidor Road
- SBMA-Morong Road



NLEX-SCTEX INTERCHANGE

CLARK

PORAC

ANGELES



SAN FERNANDO

DINALUPIHAN

MALOLOS

SANTA MARIA



OLONGAPO

Subic Bay

SUBIC

MORONG, BATAAN

Manila Bay

MANILA

VERTIS NORTH

MAKATI

Lagu



Getting up North

- NLEX
- SCTEX

Government Initiated Projects

- 1 NLEX-SLEX CONNECTOR ROAD



66% of the construction of the España to Sta. Mesa section has been completed as of Oct 2023



Getting up North

- NLEX
- SCTEX

Government Initiated Projects

- 1 NLEX-SLEX CONNECTOR ROAD
- 2 MALOLOS-CLARK RAILWAY PROJECT



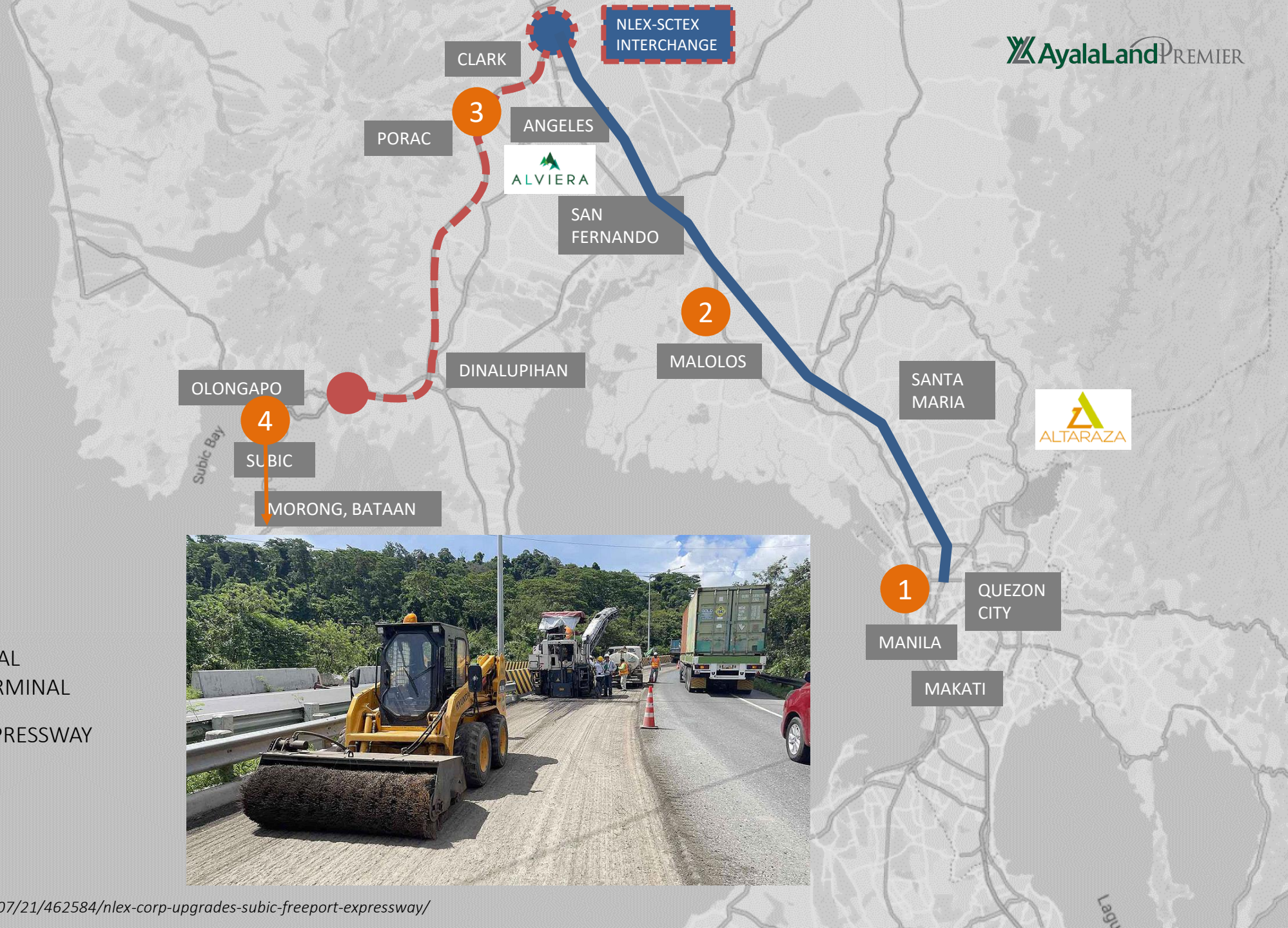
More than 33% of the planned construction has been completed as of Dec 2022 with full completion by June 2025

Getting up North

- NLEX
- - - SCTEX

Government Initiated Projects

- 1 NLEX-SLEX CONNECTOR ROAD
- 2 MALOLOS-CLARK RAILWAY PROJECT
- 3 CLARK INTERNATIONAL NEW PASSENGER TERMINAL
- 4 SUBIC-FREEPORT EXPRESSWAY (SFEX) EXPANSION

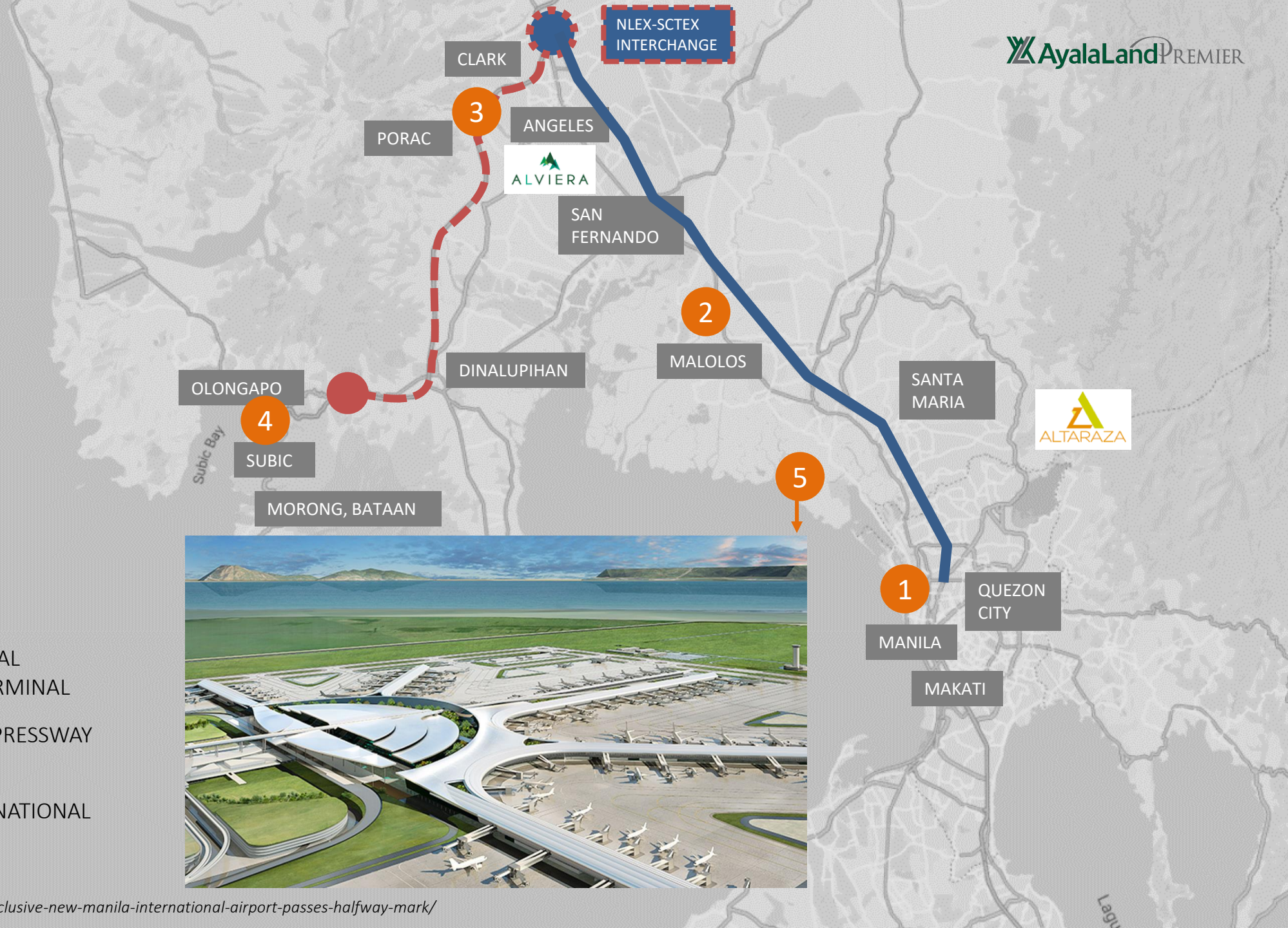


Getting up North

- NLEX
- - - SCTEX

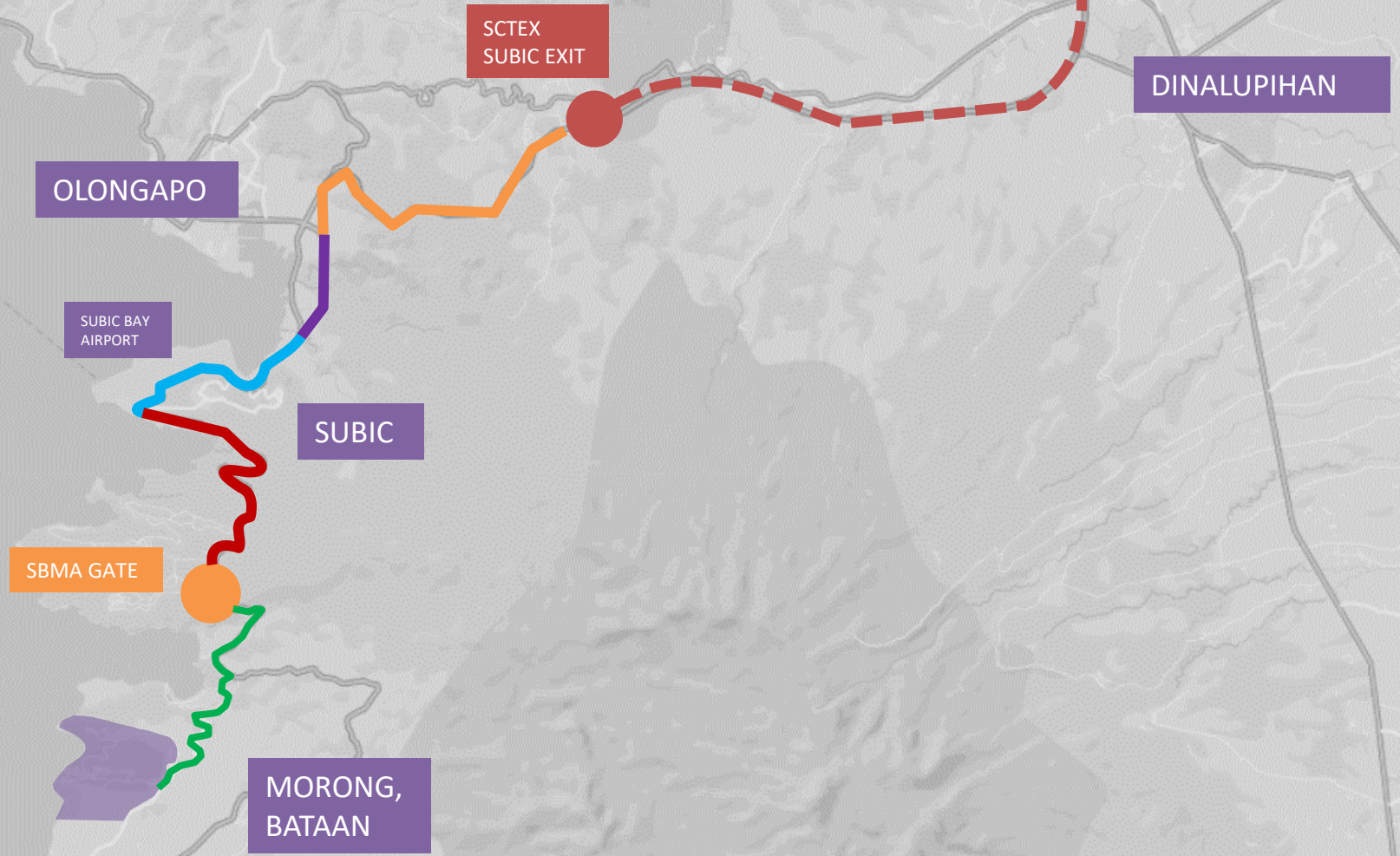
Government Initiated Projects

- 1 NLEX-SLEX CONNECTOR ROAD
- 2 MALOLOS-CLARK RAILWAY PROJECT
- 3 CLARK INTERNATIONAL NEW PASSENGER TERMINAL
- 4 SUBIC-FREEPORT EXPRESSWAY (SFEX) EXPANSION
- 5 NEW MANILA INTERNATIONAL AIRPORT (NMIA)



Getting up North

- SCTEX
- Subic-Tipo Expressway
- Maritan Highway
- Argonaut Highway
- Corregidor Road
- SBMA-Morong Road





 ANVAYA
COVE



ANVAYA COVE



Silanguin Mountain Range

Grande Island

Seaside Point

Buin Cove

Beach & Nature Club

Golf & Sports Club

South Grove

Seascape Ridge

Brookside

Hillside

Helipad

Main Entrance

Seabreeze Verandas



Ayala Land Premier's first seaside leisure community, the brand's pioneer development north of Manila.

Location	Morong, Bataan
Launch Year	2005
Product Offerings	<ul style="list-style-type: none"> Neighborhoods <i>(17 as of August 2024)</i> Sea Breeze Verandas Seascape Ridge Seaside Villas Club Shares
Amenities	<ul style="list-style-type: none"> Beach & Nature Club Golf & Sports Club





BEACH & NATURE CLUB

 **ANVAYA
COVE**
MASTERPLAN



 **ANVAYA
COVE**
MASTERPLAN



Silanguin Mountain Range

Grande Island

Buin Cove

Binanga Bay

Seaside Point

Ilingin Cove

Beach & Nature Club

Golf & Sports Club

Brookside

Silanguin Mountain Range

Ilingin Cove

Lookout Tower

Veda Spa

Lap Pool

Lounge Pool

Welcome Pavilion



BEACH & NATURE CLUB

MAIN PAVILION

- Welcome Pavilion
- Tennis Court
- Bamboo Café
- Sambali Lounge
- Function Rooms
- Game Room, Library
- Lounge, Convenience Shop, and Clinic
- Tower Bar and Lookout
- Seahorse Kiddie Village

POOL AND BEACH AREA

- Infinity, lap, and lounge pools
- Pawikan Bar and Grille
- Water Sports Pavilion
- Sunset Bar

THE VEDA SPA

THE CASITAS

GREAT LAWN AND LAGOON



Welcome Pavilion | Actual Photograph



Pool Complex | Actual Photograph



Pawikan Grille | Actual Photograph



BEACH & NATURE CLUB ACTIVITIES

PAWIKAN CONSERVATION, TREE PLANTING, EARTH HOUR, COASTAL
CLEAN UP, MOTHER'S DAY, FATHER'S DAY, SPORT CLINICS

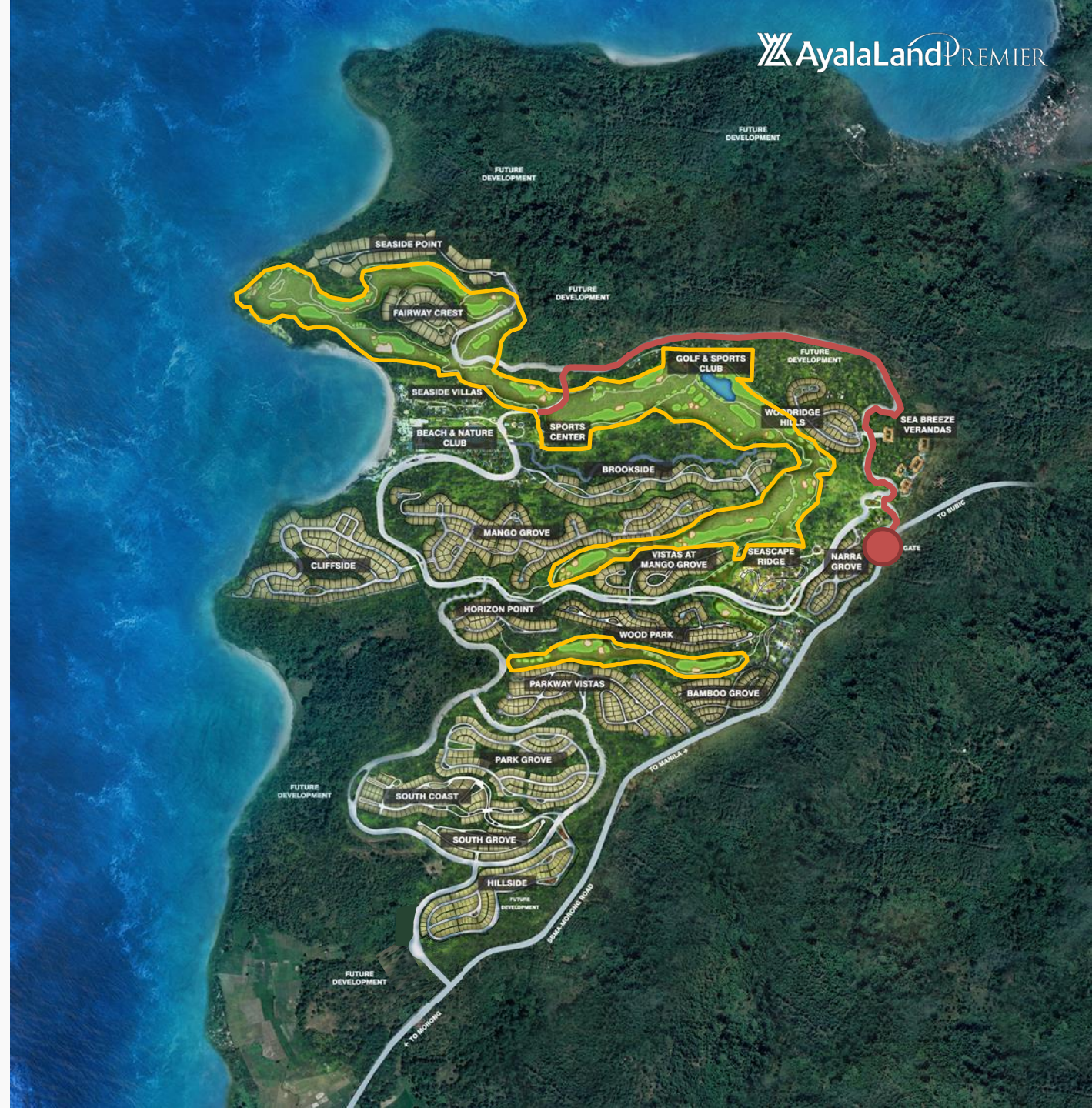


GOLF & SPORTS CLUB

 **ANVAYA
COVE**
MASTERPLAN



 **ANVAYA
COVE**
MASTERPLAN





Anvaya Cove's 18-Hole Golf Course | Actual Photograph



Sports Club | Actual Photograph



Hole 12 - Intensity | Actual Photograph

GOLF & SPORTS CLUB

GOLF COURSE

- Championship golf course
- All-weather
- 18-hole
- Par-72
- 7,200 yards
- 82 hectares

GOLF FACILITIES

- Driving range
- Lakefront 9 Restaurant
- Pro shop
- Horizon hall

SPORTS CLUB FACILITIES

- Tap-In Bar & Café
- Active pool complex
- Fitness center
- Game center
- Multi-purpose courts

ANVAYA COVE GOLF COURSE

The Anvaya Cove Golf & Sports Club boasts an all-weather, 18-hole, par-72 championship golf course backdropped by stunning views of the mountain and the sea.

Land Area	82 Hectares
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Specifications

18-hole
Par 72
7,200 yards

Views

Waters of Subic Bay
Zambales Mountain Range
Mount Natib



Hole 13 – Reflection | Actual Photograph

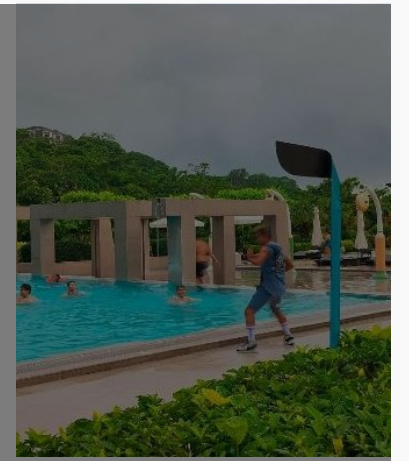
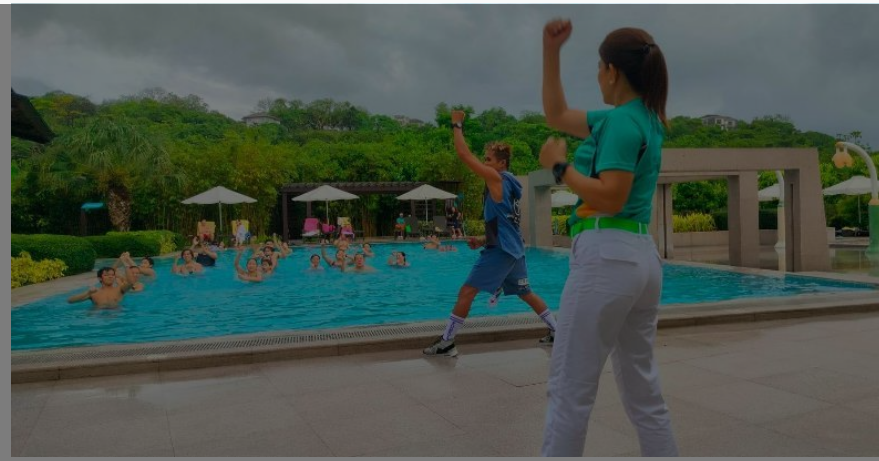
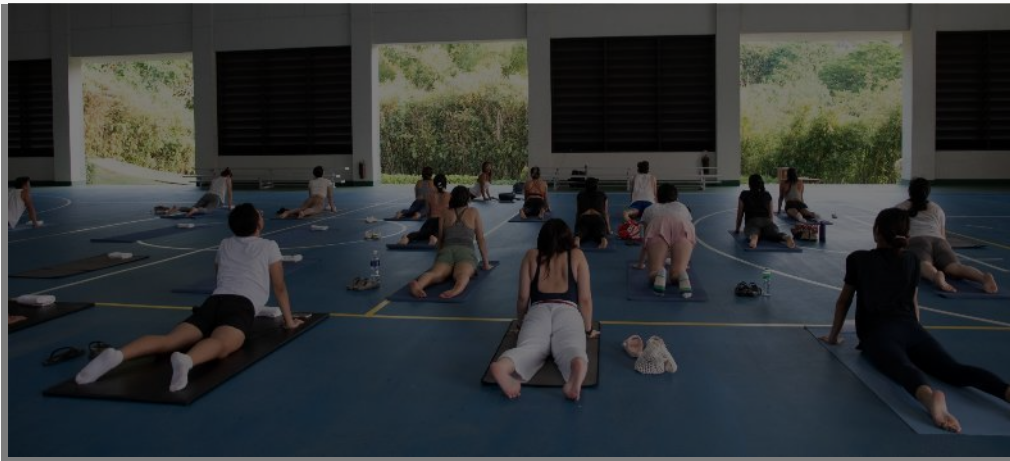




6 GOLF TOURNAMENTS LAST 2023

7TH PAWIKAN CUP, ICTSI ANVAYA COVE LADIES INTERNATIONAL, ANVAYA COVE GOLF BASH 2023, TWO MAN SCRAMBLE 2023, MOLAVE STORM 2023, ANVAYA COVE 2023 CLUB CHAMPIONSHIP





SPORTS CLUB ACTIVITIES

VINYASA YOGA, AQUA ZUMBA, SWIM CLINIC, 3X3 PICK UP BASKETBALL





AWARDS & RECOGNITIONS





Best Golf Course in the Philippines

Asia Pacific Golf Awards 2017



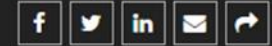


Order of Zenith

Asia Pacific Golf Awards 2018

High standard of excellence
In all business endeavors

Philippines' Best Golf Course 2021



And the winner is ...



Anvaya Cove

bit.ly/AnvayaCoveAyalaLandPremier



Philippines' Best Golf Course 2021 Nominees



Eagle Ridge - Nick Faldo Course



Manila Golf Club course



Manila Southwoods - The Masters Course



Mimosa Golf Course



Philippines' Best Golf Course

World Golf Awards 2021

GOLF DIGEST NAMES ANVAYA COVE GOLF & SPORTS CLUB 'BEST GOLF CLUB IN THE PHILIPPINES'

In the July 2022 issue of Golf Digest, Anvaya Cove Golf & Sports Club made it to the top spot as the 'Best Golf Course in the Philippines'.

More than 1,900 Golf Digest panelists with 500 well-traveled golf enthusiasts from around the globe voted the Club into the comprehensive list of Best Golf Courses in Every Country.

This is a welcome addition to the Club's growing list of accolades which currently include Order of Zenith and Best Golf Course in the Philippines from the World Golf Awards

ACCESS THE FULL ARTICLE:

Golf Digest

<https://bit.ly/GolfDigestFeature>
<https://bit.ly/AnvayaCoveGolfTour>



Golf Digest Feature
Best Golf Club in the Philippines 2022





NEIGHBORHOODS



ANVAYA
COVE

MASTERPLAN

HILLSIDE

AyalaLand PREMIER



PROJECT UPDATES

HILLSIDE

- Land development works have been completed
- 144 lots have been handed over to the Customer Relations Group in preparation for turnover
- Operational Readiness is on set for Q2 2024

**As of March 2024*





ANVAYA
COVE

MASTERPLAN

SEASIDE POINT



PROJECT UPDATES

SEASIDE POINT

- Project is ahead of schedule with current land development works at 75%
- Curb, gutter and sidewalk installation is ongoing as well as the tapbox pedestal, bollards and service box cover
- Landscaping works will start on August 2024

**As of March 2024*





MASTERPLAN

PARK GROVE



PROJECT UPDATES

PARK GROVE

- Project is slightly ahead of schedule for its completion for December 2026 with current land development works at 15%
- Road grading and cut for road right of way are ongoing

**As of March 2024*



NEIGHBORHOODS

Total Lots Sold*	94%
Occupancy Rate	20%
Houses Built	169
Ongoing Construction	62

As of April 2024

SEA BREEZE VERANDAS

Built Units Sold	100%
Occupancy Status	98% (313 units)
Leasing Status	38% (121 units)

As of end 2023

ANVAYA COVE PRICE APPRECIATION

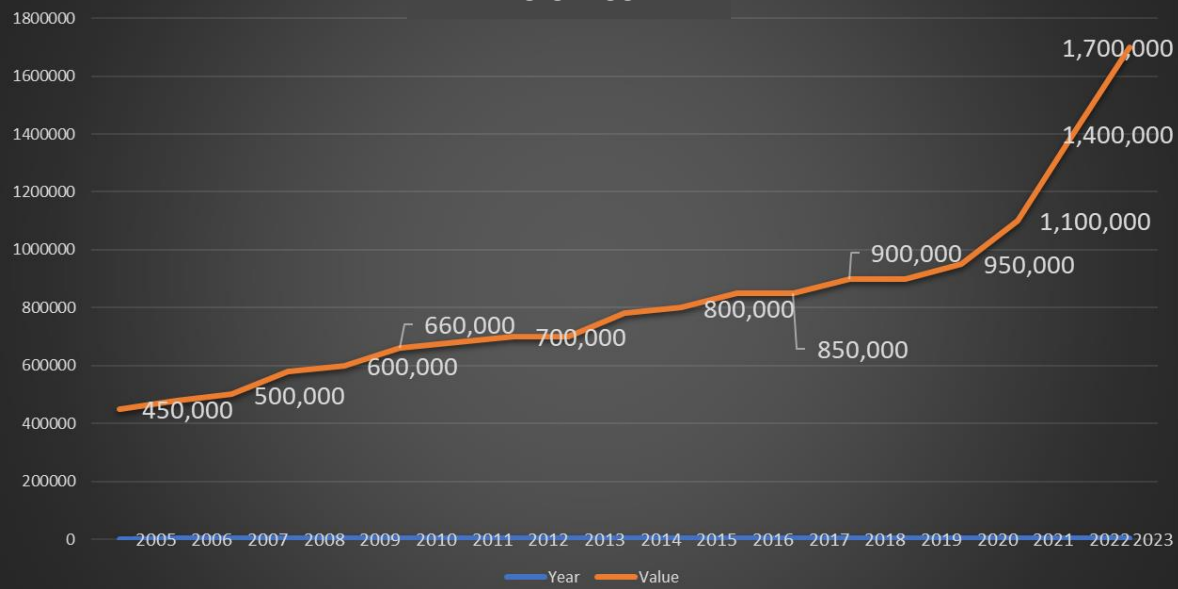
	NEIGHBORHOODS	MDU	SEA BREEZE VERANDAS
Launch Year	2005	2009	2010
Average Earliest Recorded Price (VAT Ex)	Php 8,234/sqm <i>*Cliffside</i>	Php 87,996/sqm <i>*MDU</i>	Php 96,626/sqm <i>*Sea Breeze Verandas A</i>
Average Latest Price* (VAT Ex)	Php 33,248/sqm <i>*Park Grove</i>	Php 165,000/sqm <i>*last recorded MDU sale</i>	Php 250,000/sqm <i>*Secondary market pricing</i>
CAGR*	8% (18 years)	5% (14 years)	8% (13 years)

**Average Latest Price and CAGR computation is as of end 2023*

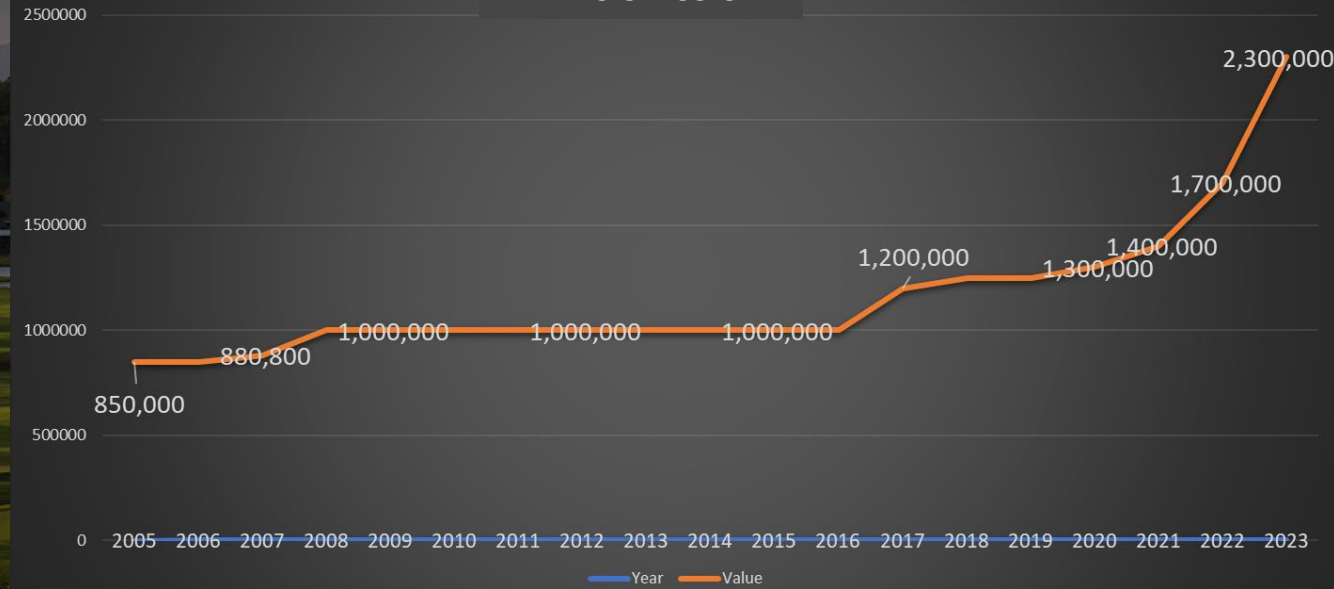
ANVAYA COVE CLUB SHARE PRICE APPRECIATION

BEACH AND NATURE CLUB

BNC CLASS B



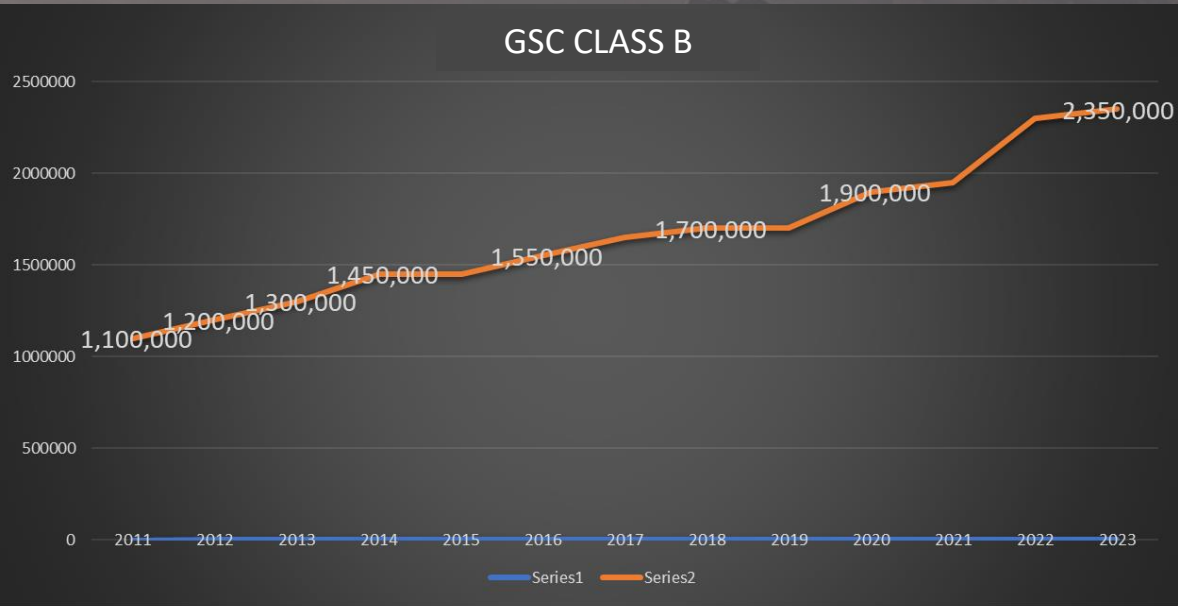
BNC CLASS C



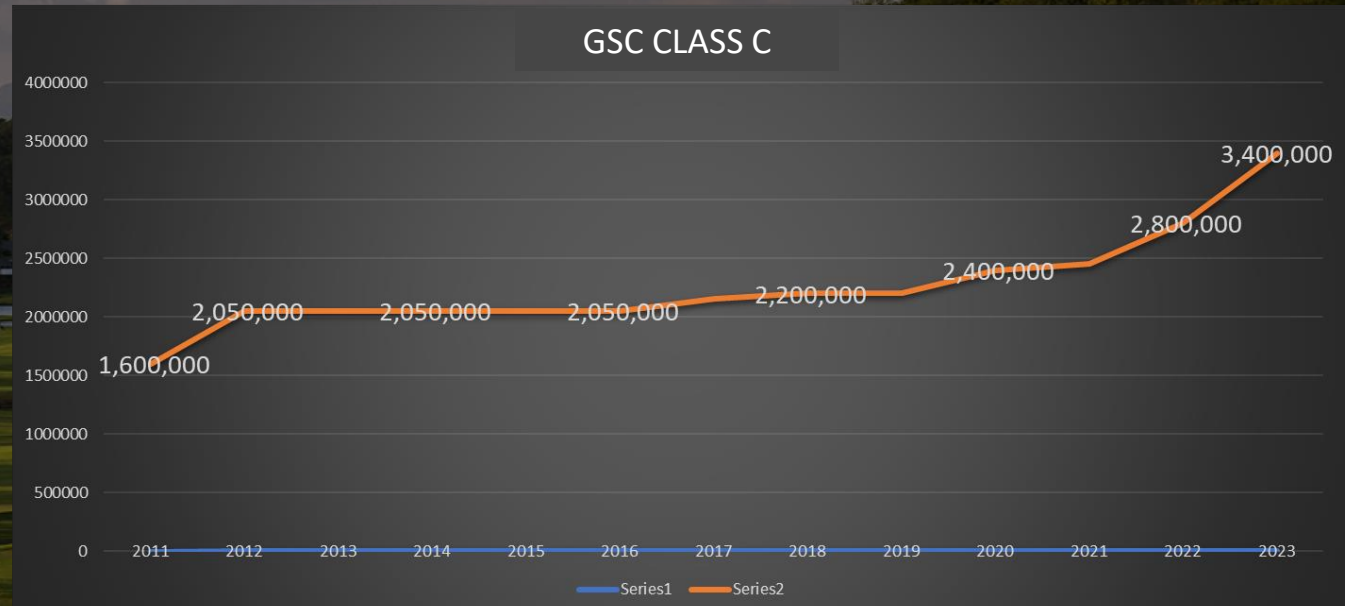
ANVAYA COVE CLUB SHARE PRICE APPRECIATION

GOLF AND SPORTS CLUB

GSC CLASS B



GSC CLASS C



COMPETITION SCAN

DEVELOPER	PROJECT NAME	LOCATION	PHP/SQM RANGE
Highlands Prime Inc.	Tagaytay Highlands	Tagaytay, Cavite	Php 23k/sqm - Php 29k/sqm
Landco Pacific Corp.	Terrazas de Punta Fuego	Nasugbu, Batangas	Php 26k/sqm – Php 82k/sqm
Earth & Shore Communities Corp.	Camaya Coast	Mariveles, Bataan	Php 125k/sqm – Php 153k/sqm*
SM Development Corp.	Pico de Loro	Hamilo Coast, Batangas	Php 132k/sqm – Php 137k/sqm*

Php/Sqm Range is as of end 2023

A large, abstract watercolor splash in shades of grey and white, occupying the left side of the page. It has a textured, organic appearance with various tones and brushstrokes.

INTRODUCING A NEW
NEIGHBORHOOD



LOCATION

NEW NEIGHBORHOOD





LOCATION

NEW NEIGHBORHOOD





Barangay Sabang

New
Neighborhood

SBMA Morong Highway



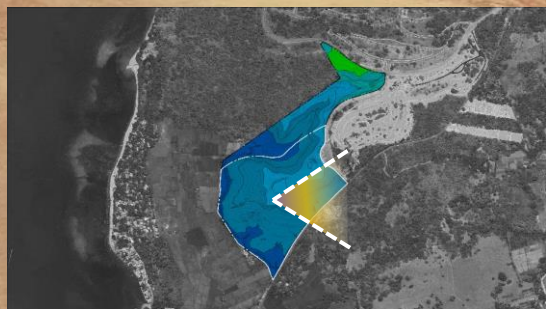
Barangay Sabang

S3 Hillside

New Neighborhood

SBMA Morong Highway

SBMA Morong Highway



FUTURE
DEVELOPMENT

S2B
South Grove

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT

S3
Hillside

FUTURE
DEVELOPMENT



ANVAYA
COVE

SITE

New Neighborhood
GDA: 16.78 ha



FUTURE DEVELOPMENT

S2B
South Grove

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

S3
Hillside

FUTURE DEVELOPMENT



SITE DIMENSIONS





ANVAYA COVE

TOPOGRAPHY

LEGEND

- ridge
- >—>—>—>—> waterway





SLOPE MAP

LEGEND

- 0% – 6%
- 6% – 12%
- 12% – 18%
- 18% – 24%
- 24% – 36%
- 36% – up

FUTURE DEVELOPMENT

S2B
South Grove

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

S3
Hillside

New Neighborhood
GDA: 16.78 ha

FUTURE DEVELOPMENT





ELEVATION MAP

LEGEND

- 0.00m – 10.00m AMSL
- 10.00m – 20.00m
- 20.00m – 30.00m
- 30.00m – 40.00m
- 40.00m – 50.00m
- 50.00m – 60.00m
- 60.00m – 70.00m
- 70.00m – 80.00m



HIGHEST POINT
26 meters AMSL

LOWEST POINT
2 meters AMSL

New Neighborhood
GDA: 16.78 ha

S2B
South Grove

S3
Hillside

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT





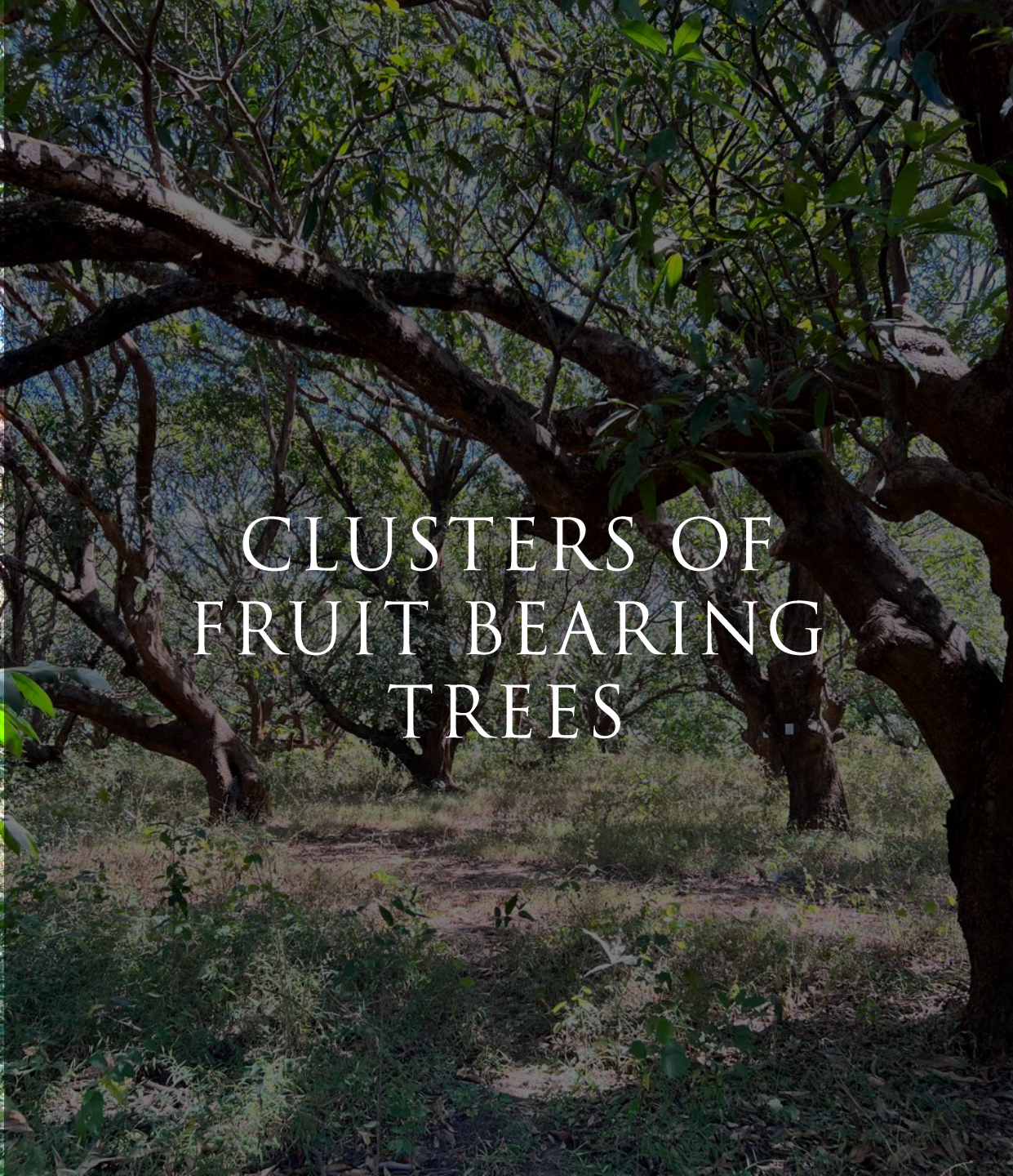
TREE TAGS

- LEGEND**
- 0mm – 499mm
 - 500mm – 799mm
 - 800mm – 999mm
 - 1000mm - UP

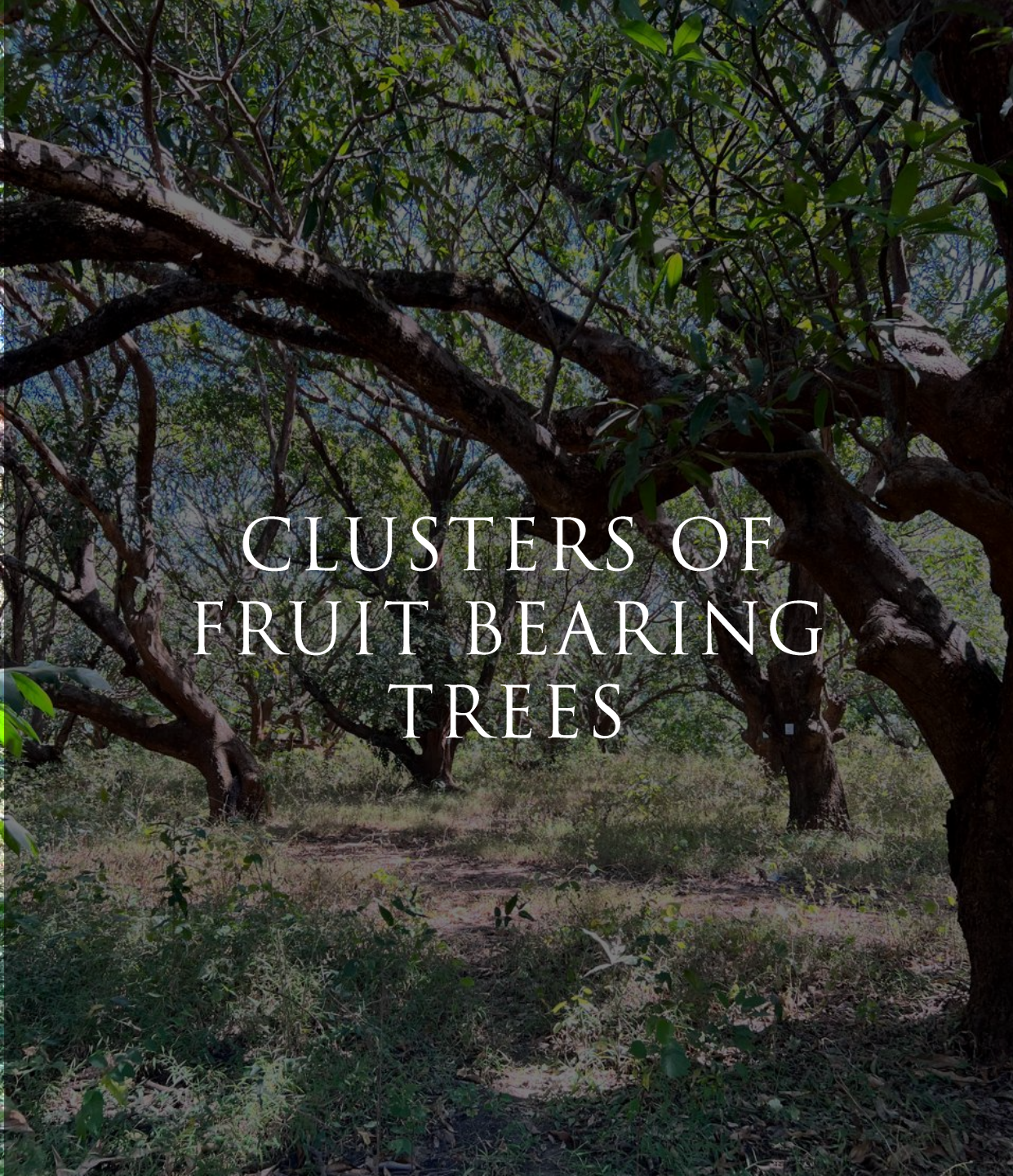








CLUSTERS OF
FRUIT BEARING
TREES



CLUSTERS OF
FRUIT BEARING
TREES



EXPANSIVE
VIEWS

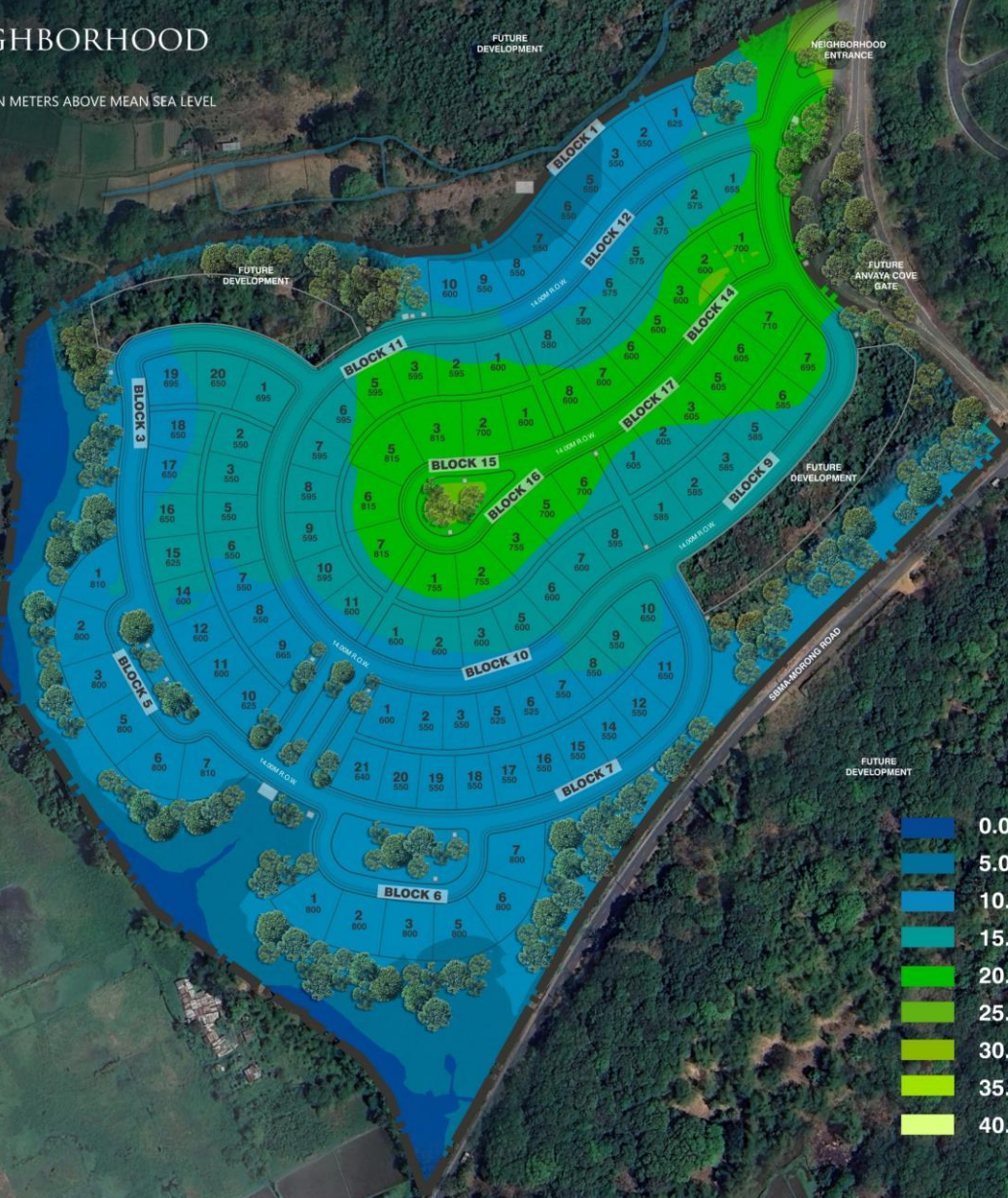
ORCHARD VISTAS



NEW NEIGHBORHOOD

ELEVATION MAP

ELEVATION IS MEASURED IN METERS ABOVE MEAN SEA LEVEL



ORCHARD VISTAS

DEVELOPMENT SUMMARY

Total Number of Lots	112 lots
Lot Size Range	525 - 815 sqm
Average Lot Size	630 sqm



LOT CLASSIFICATIONS

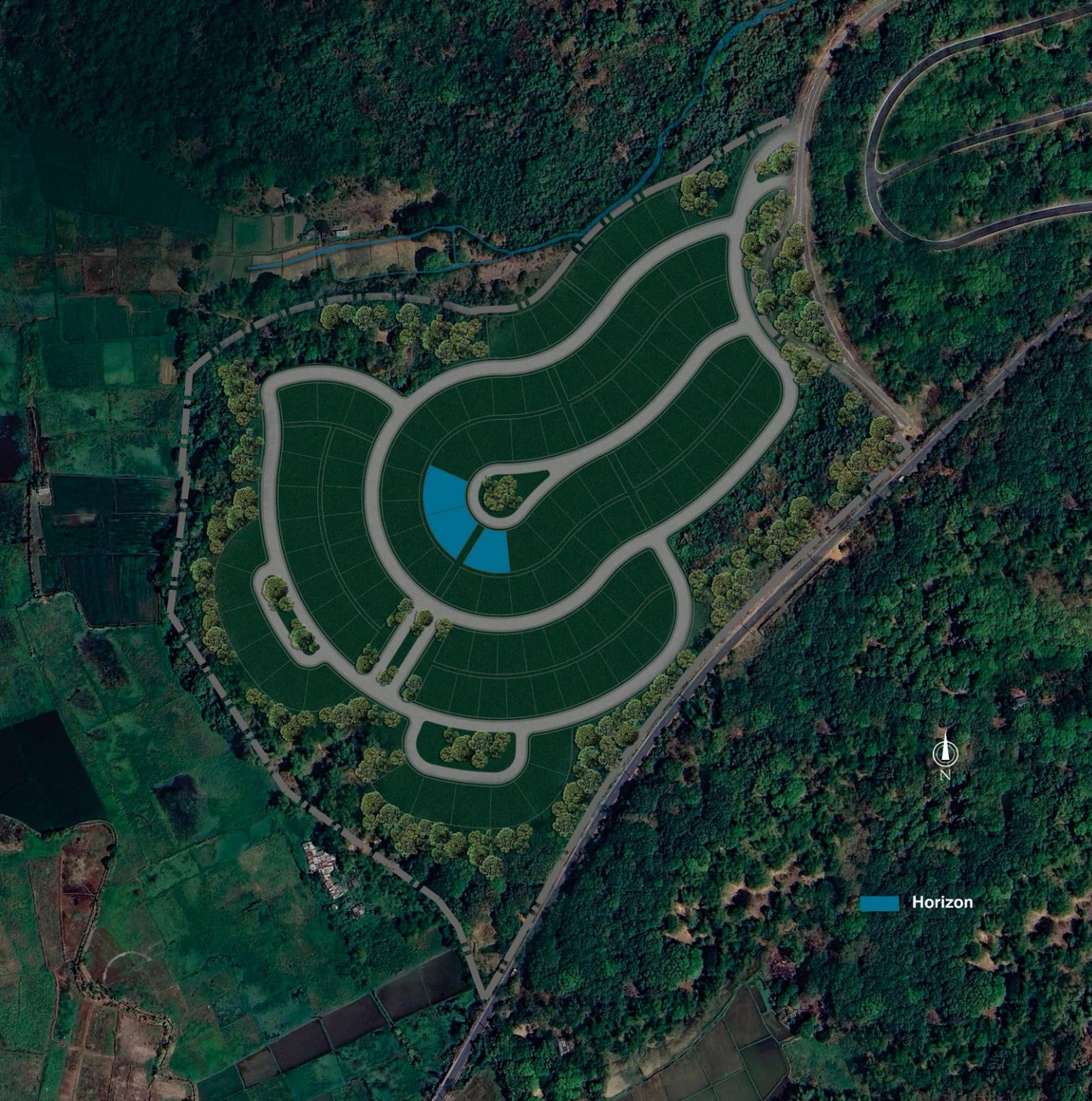
ORCHARD VISTAS

HORIZON

Lots with singular views of the sea and mountain located at the highest point of the neighborhood.

Total Number of Lots	3 lots
Lot Size Range	755 – 815 sqm
Average Lot Size	795 sqm

**Excludes lots labeled as future development*



ORCHARD VISTAS

ORCHARD

Lots surrounded by clusters of trees.

Total Number of Lots	25 lots
Lot Size Range	550 – 810 sqm
Average Lot Size	689 sqm

**Excludes lots labeled as future development*



WORK IN PROGRESS



Block 6 Lot 6 | Work in Progress
Artist's Rendering

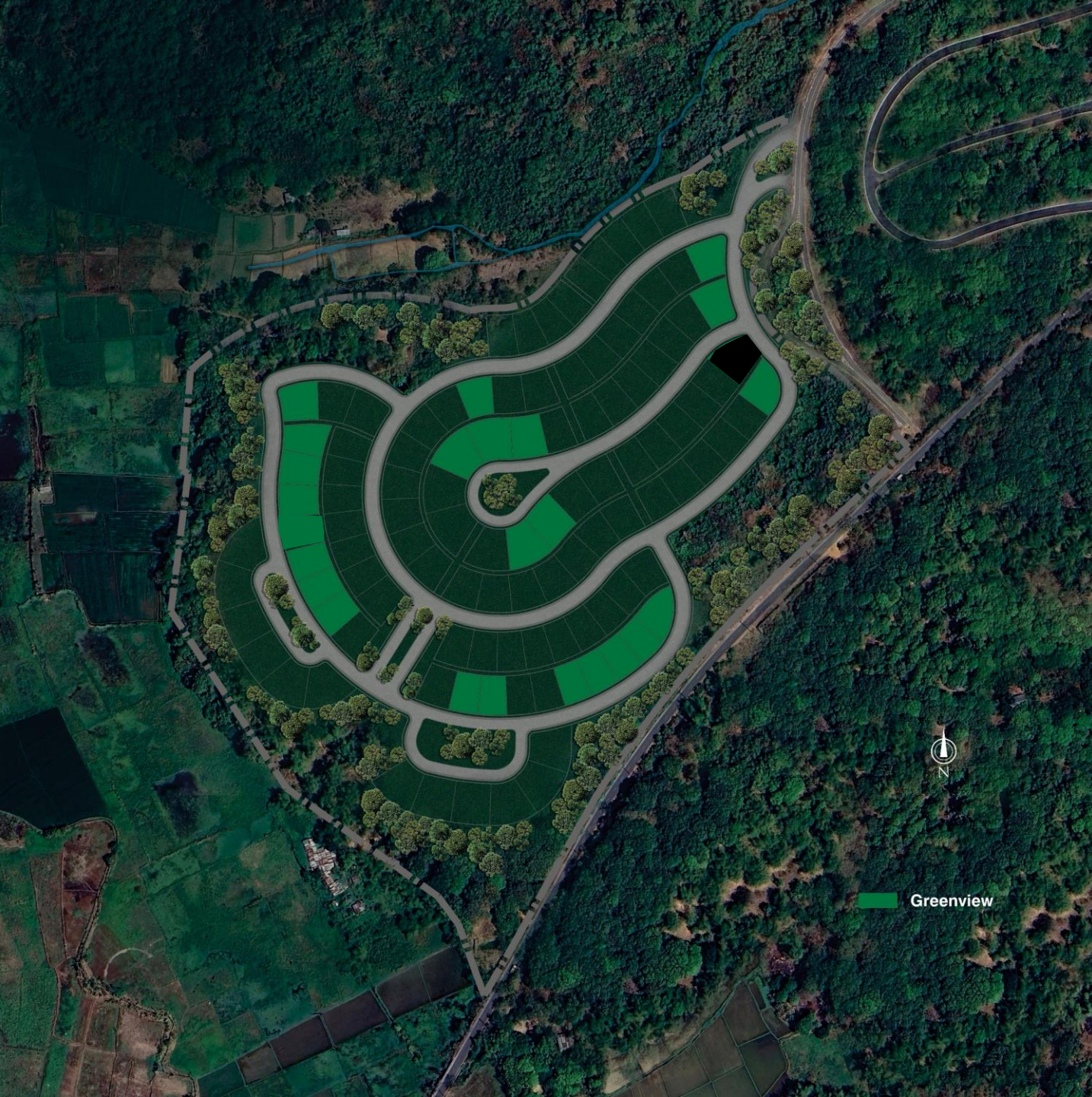
ORCHARD VISTAS

GREENVIEW

Lots fronting a green space.

Total Number of Lots	24 lots
Lot Size Range	550 – 815 sqm
Average Lot Size	646 sqm

**Excludes lots labeled as future development*



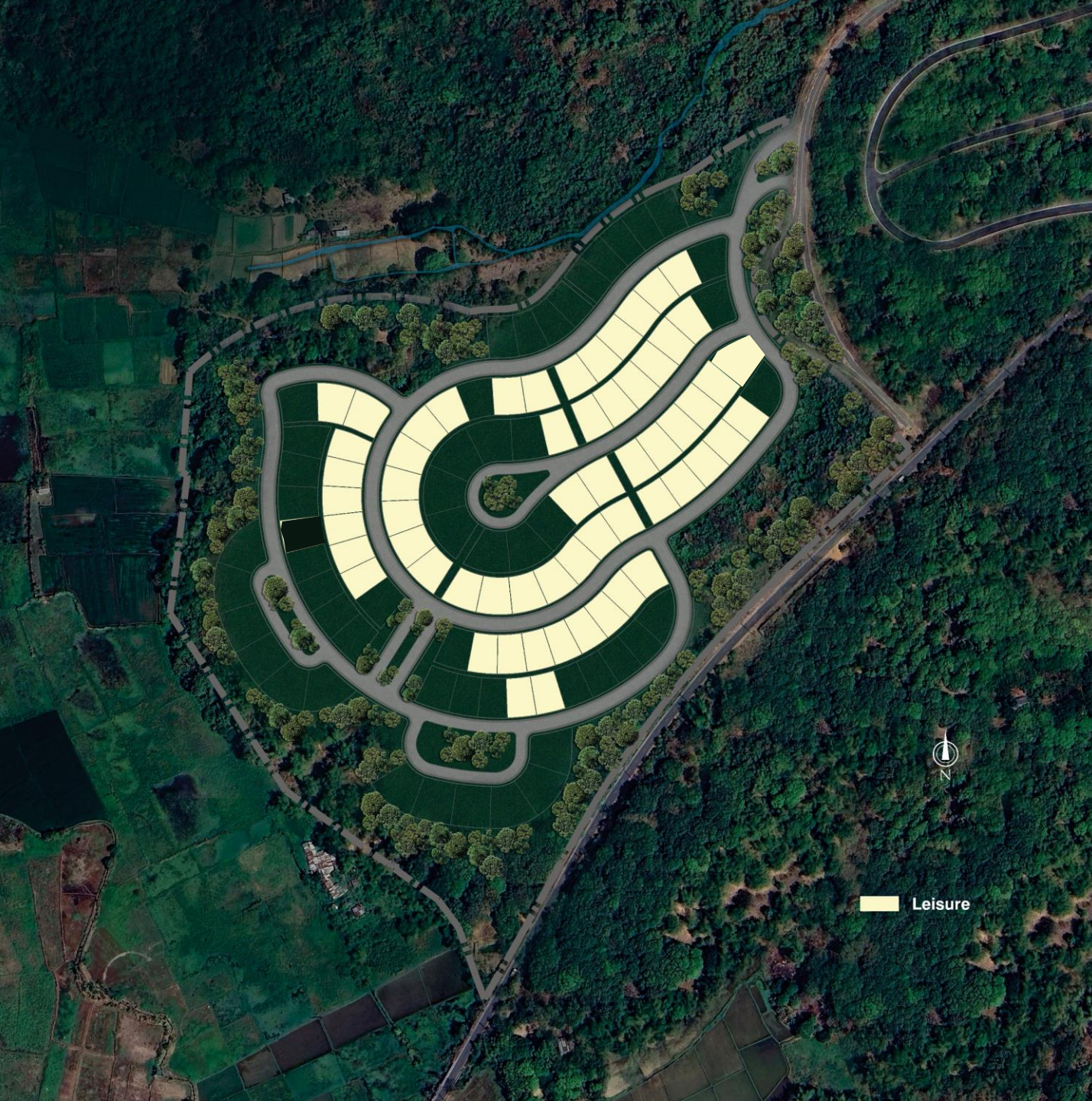
ORCHARD VISTAS

LEISURE

Standard lots in the neighborhood.

Total Number of Lots	60 lots
Lot Size Range	525 – 710 sqm
Average Lot Size	591 sqm

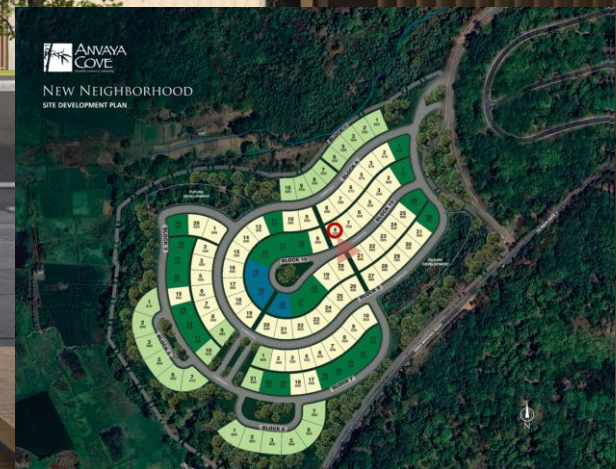
**Excludes lots labeled as future development*



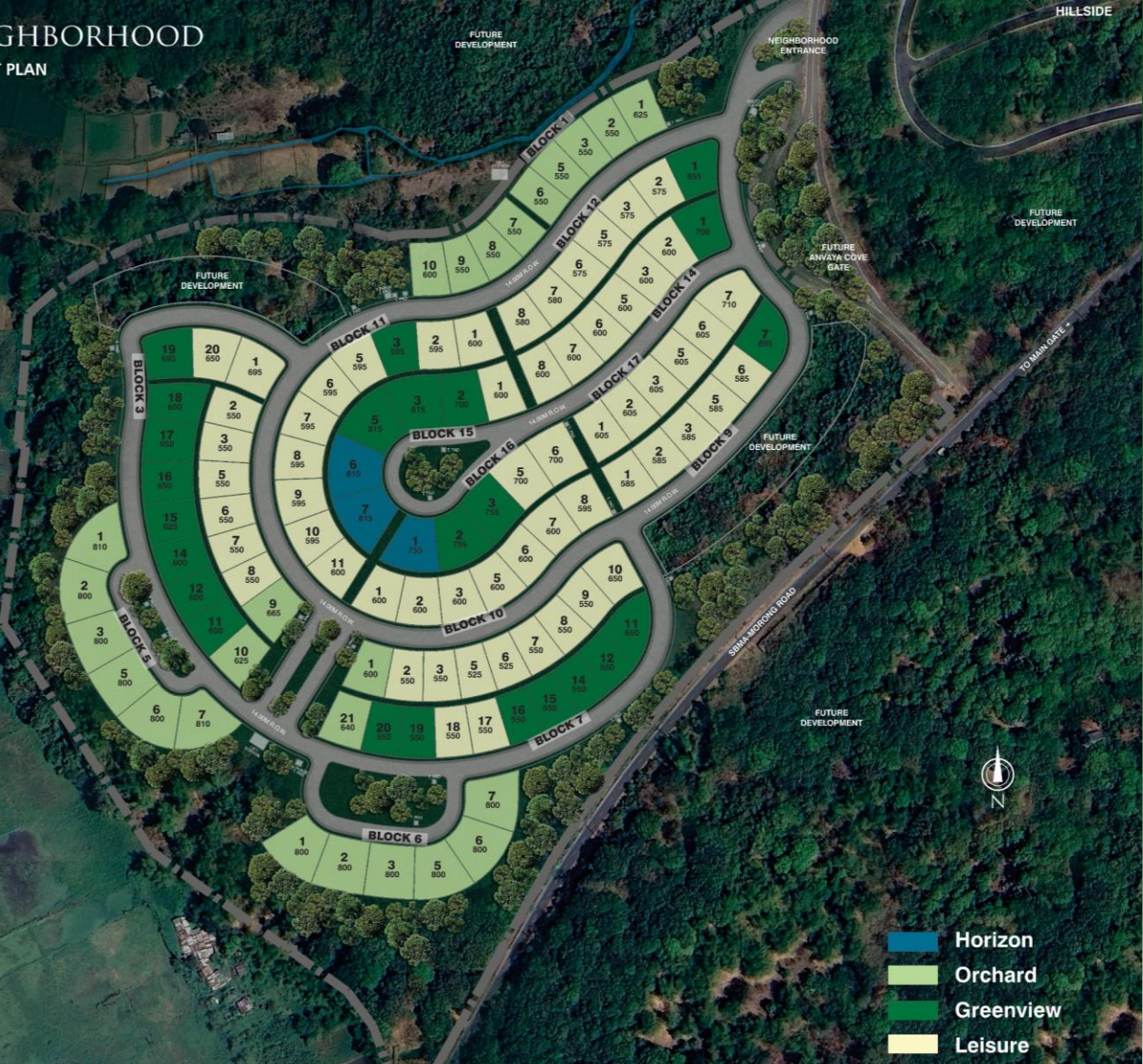
WORK IN PROGRESS



Block 10 Lot 8 | Work in Progress
Artist's Rendering



NEW NEIGHBORHOOD
SITE DEVELOPMENT PLAN



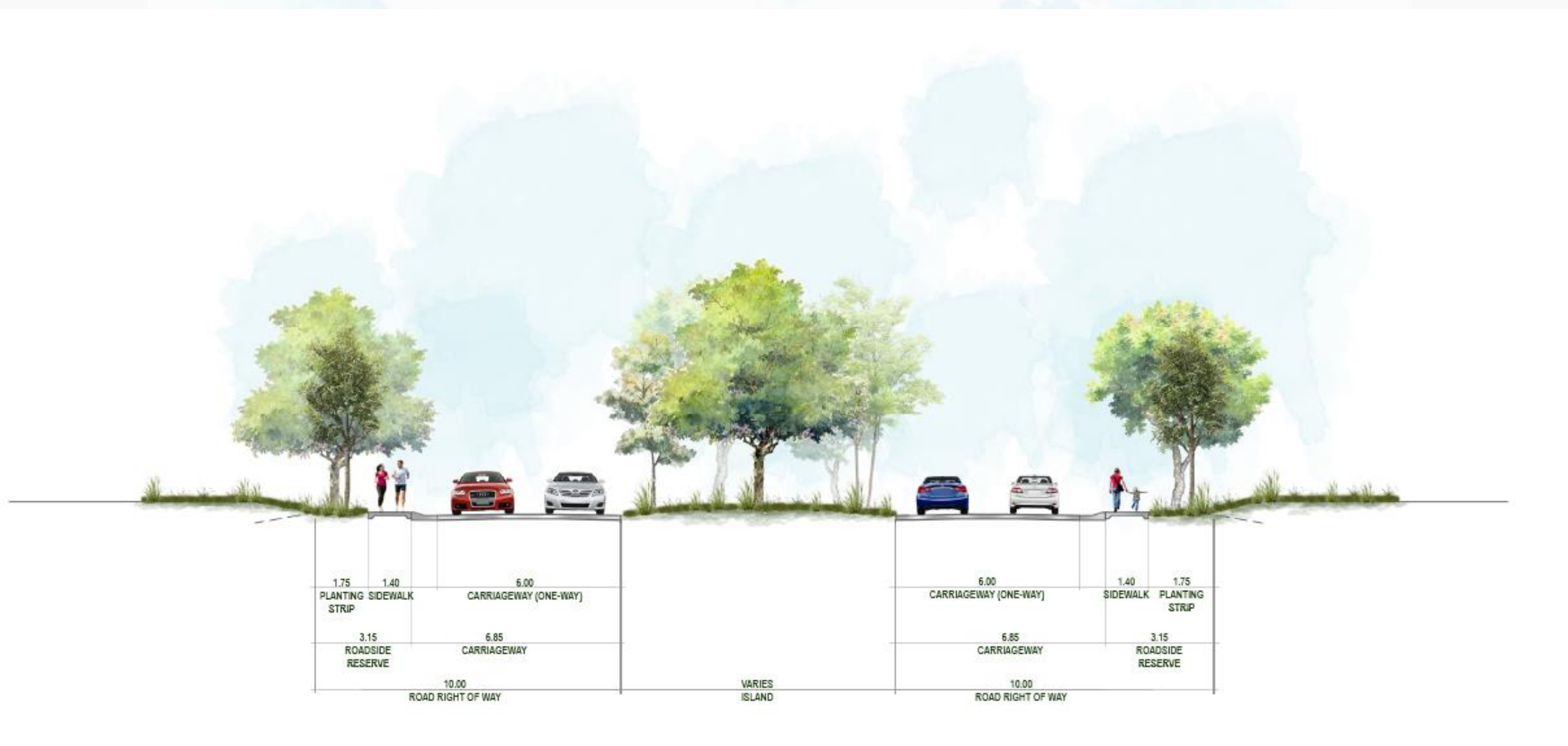
ORCHARD VISTAS

CLASSIFICATION	NO. OF LOTS	LOT SIZE RANGE	AVERAGE LOT SIZE
HORIZON	3 lots	755 – 815	795
ORCHARD	25 lots	550 - 810	689
GREENVIEW	24 lots	550 - 815	646
LEISURE	60 lots	525 - 710	591
TOTAL	112 lots	525 - 815	630

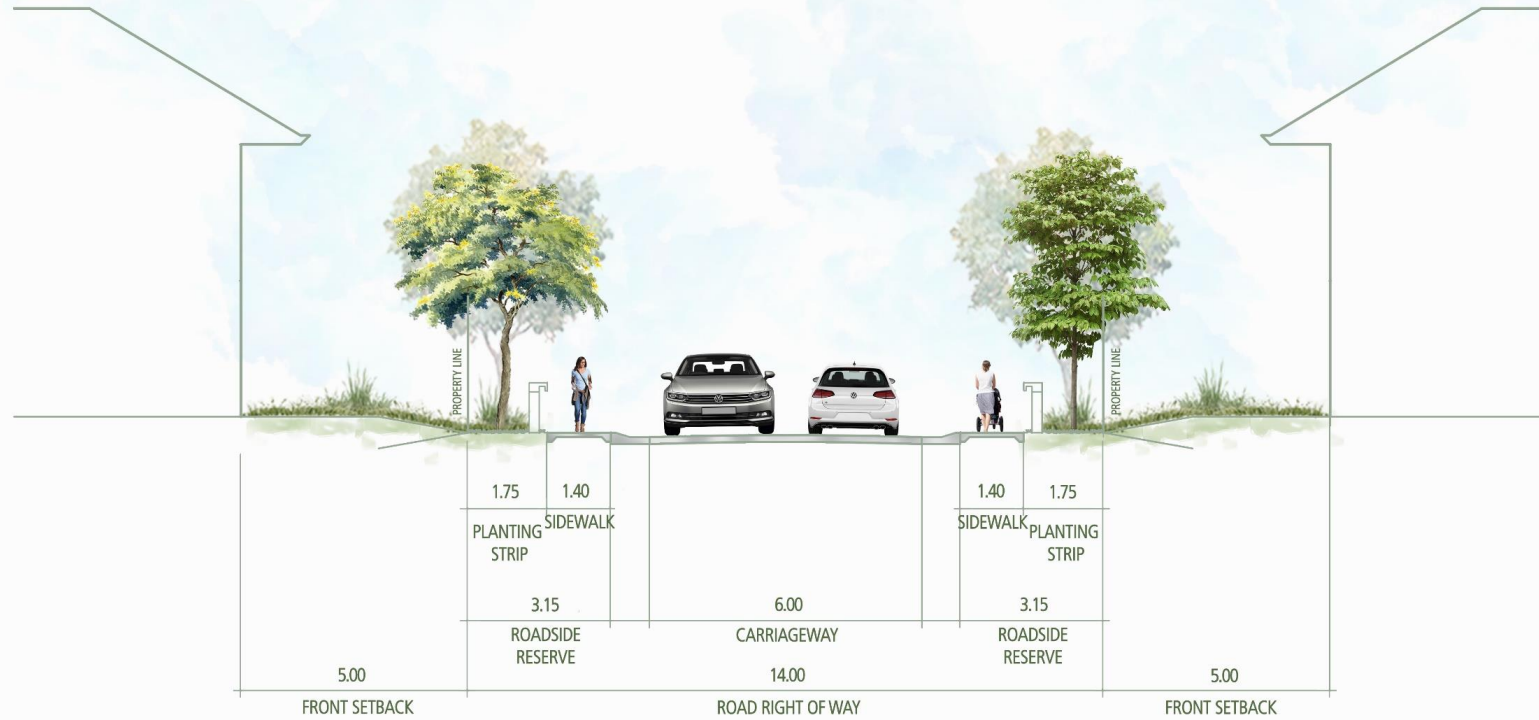
(values are in square meters)
Excludes lots labeled as future development



ROAD SECTIONS



VILLAGE ENTRANCE



MAIN ROAD



SPLIT ROAD

ORCHARD VISTAS

PROJECT TURNOVER

Q2 2027

For your future investment, contact :

Rochelle S. Suarez

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 **AyalaLand** PREMIER