

Vermont

SETTINGS
ALVIERA



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Pampanga as a Growth Center





Investment Destinations



ALVIERA INDUSTRIAL PARK



ALVIERA EAST COMMERCIAL



NEW CLARK CITY



INDUSTRIAL ESTABLISHMENTS

The park will feature food manufacturing, plastic packaging, motorcycle parts & electronics



BUSINESS

Heightened business is expected due to presence of locators



INSTITUTIONAL

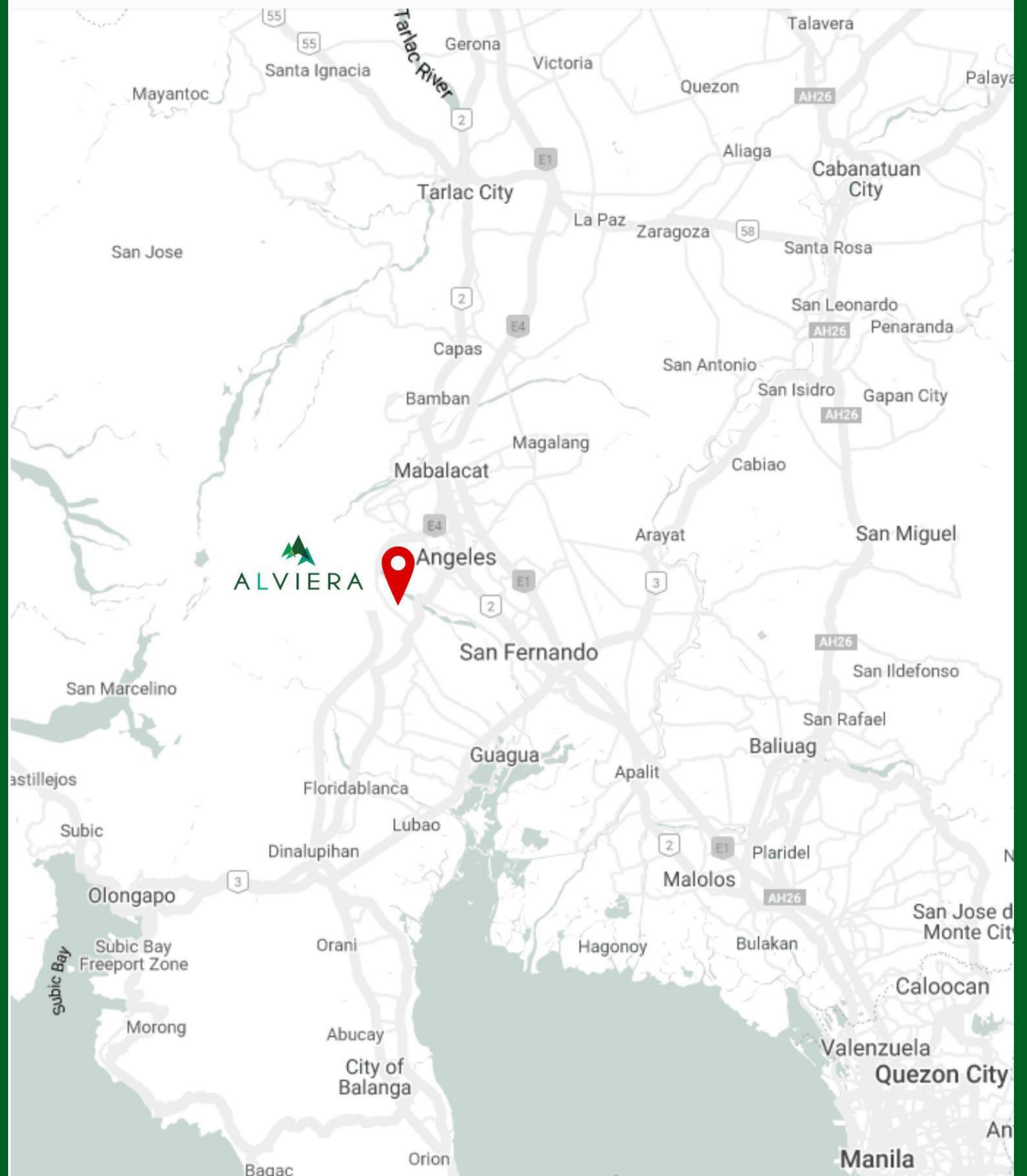
Rising educational hub which offers specialized courses from both national & international academic institutions



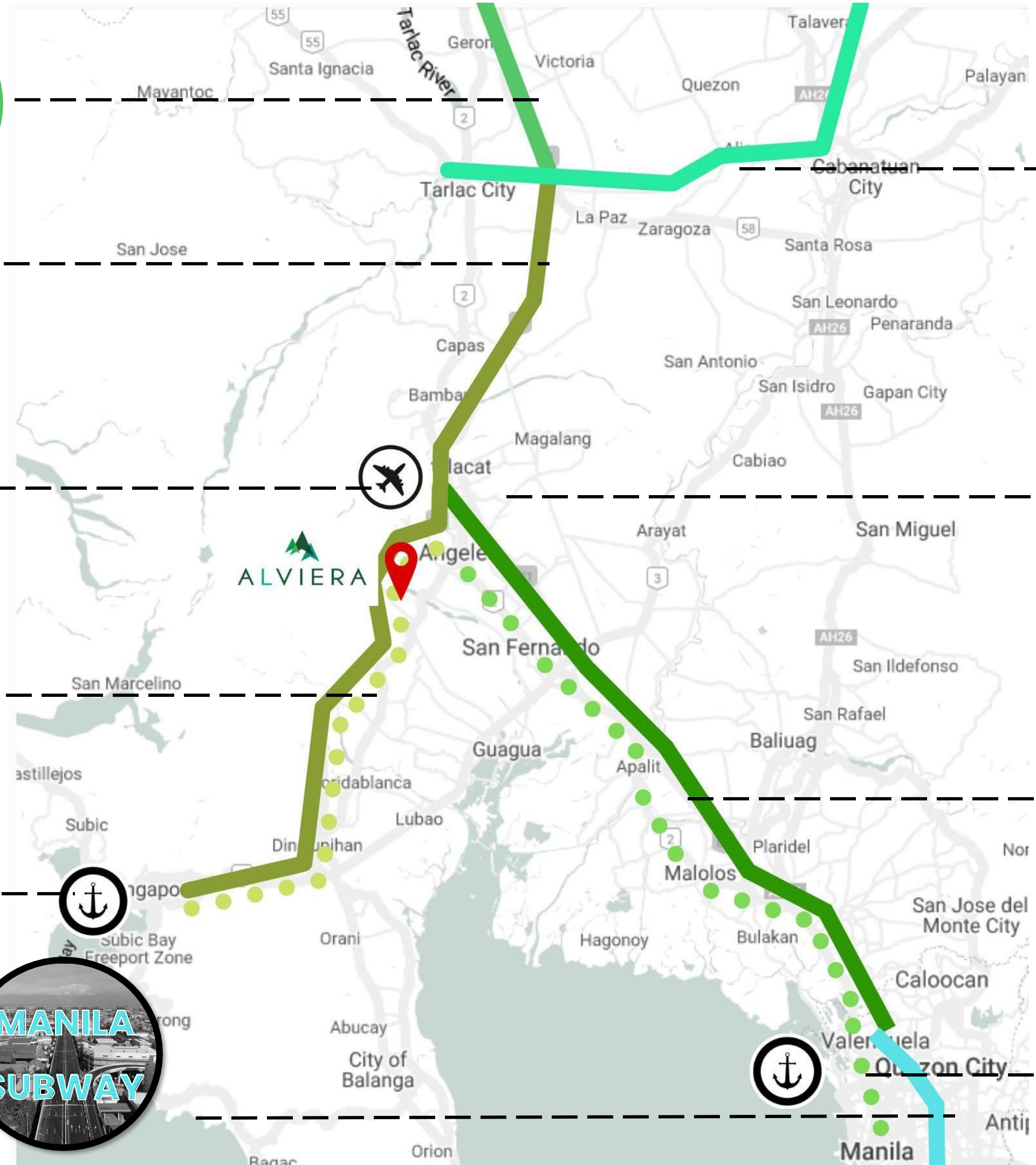
REGIONAL OFFICES

The district will soon establish national & regional government offices: DOA, Bangko Sentral ng Pilipinas, NBI, DOTr & Supreme Court

Connectivity Infrastructure



Connectivity Infrastructure





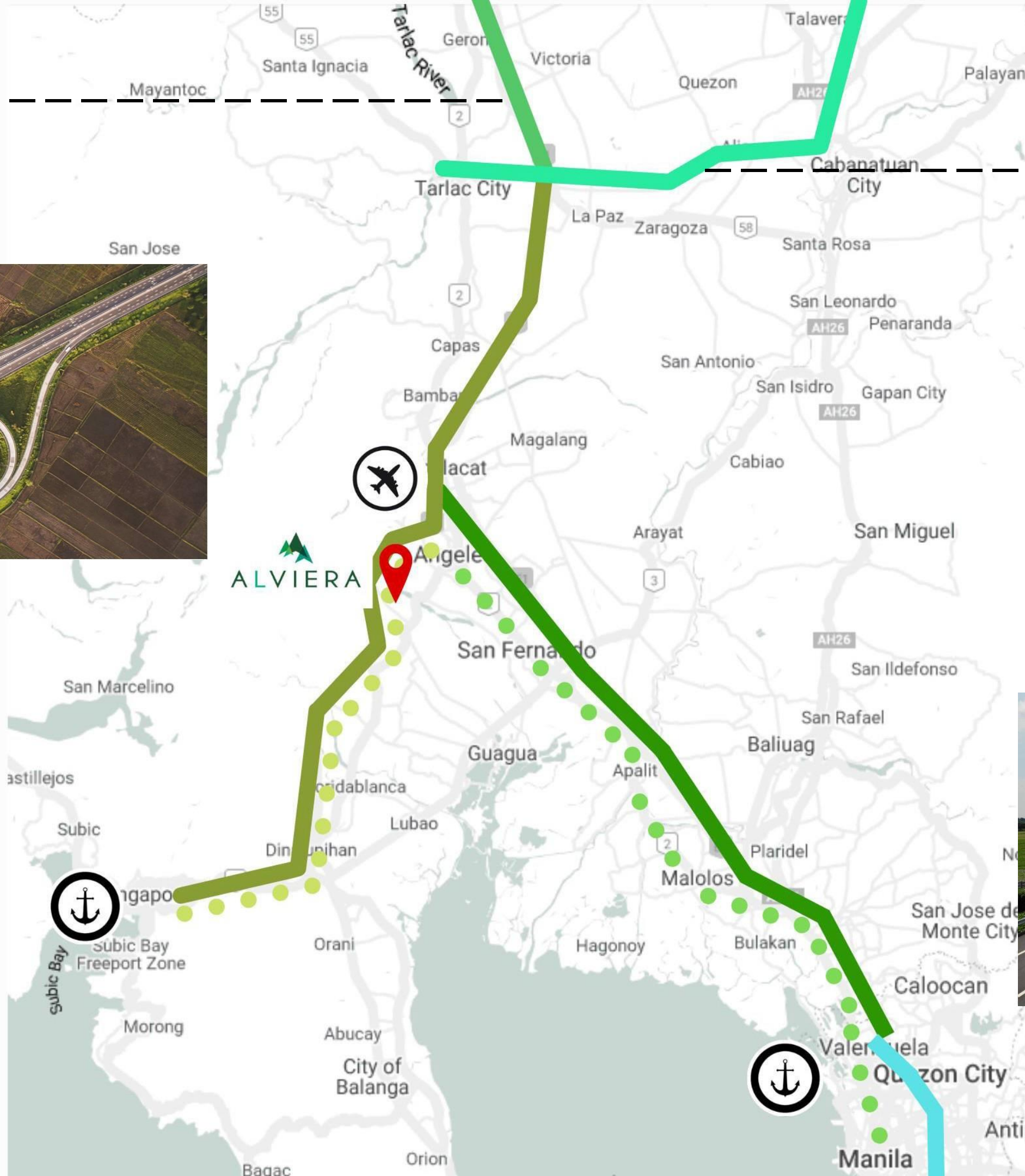
Completion of entire Central Luzon Link Expressway (Phase 1 & 2) to push through. Eyeing for travel time of Tarlac to Cabanatuan within 20 mins

As of JAN 11

<https://newsinfo.inquirer.net/1539049/mark-villar-vows-to-push-for-completion-of-central-luzon-link-expressway>



Connectivity Infrastructure



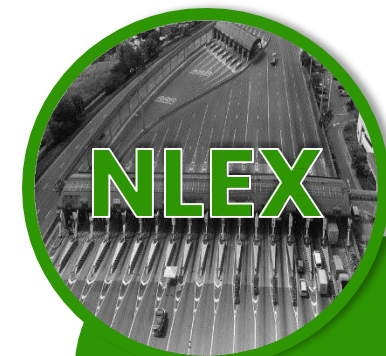
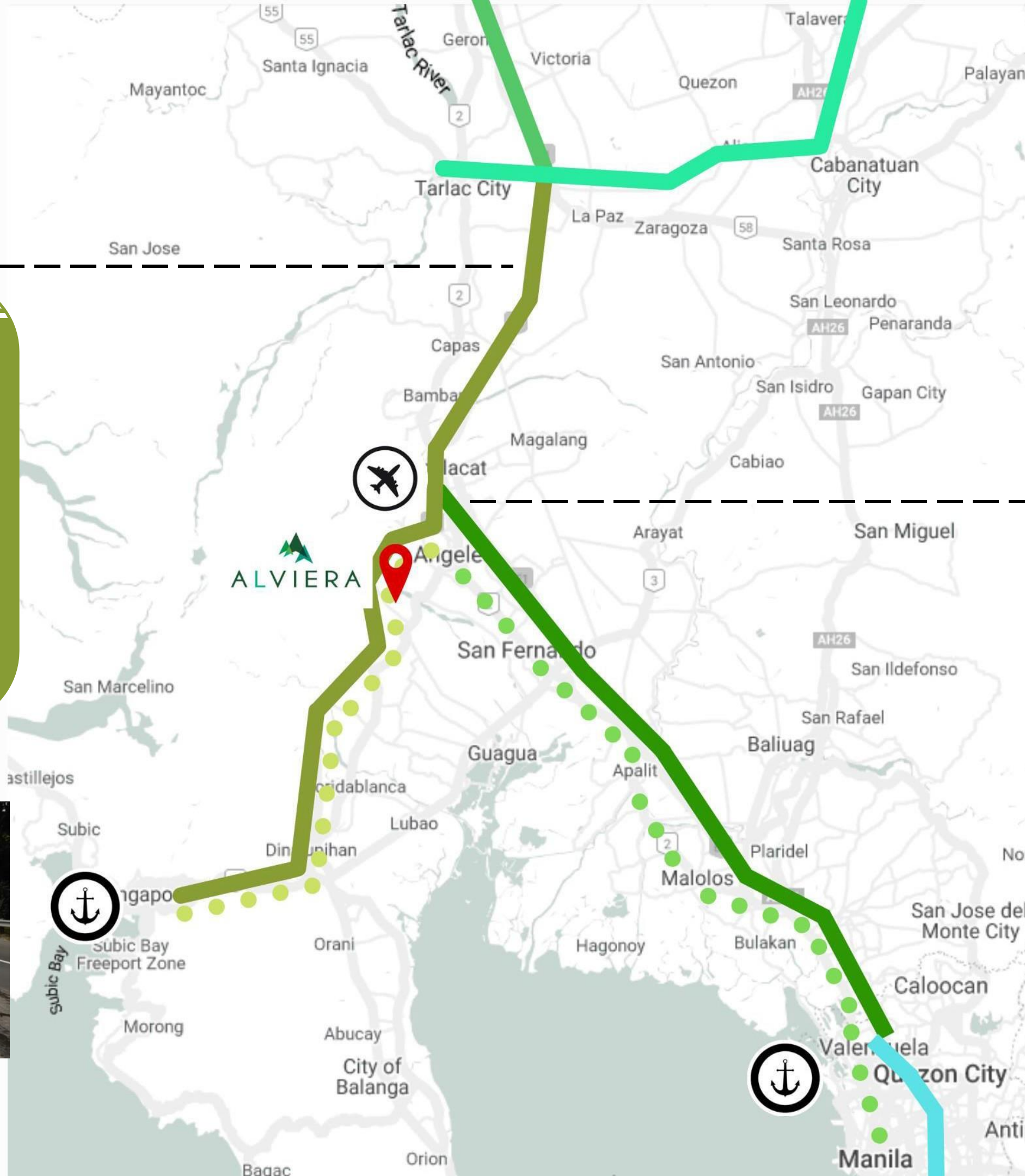
Connectivity Infrastructure



Annual pavement repairs begin this month, stretches from Balintawak to Sta. Ines & Tarlac to Tipo will be replaced and overlaid with new layers of asphalt

As of FEB 21

<https://business.inquirer.net/341497/pavement-repairs-on-nlex-sctex-begin>



Construction of new two-km expressway section between the existing Mindanao Ave toll plaza and Quirino Highway in Novaliches, QC. Aimed at cutting travel time between Min. Ave and Commonwealth Ave to 10 mins instead of the usual 45 mins

As of JAN 8

<https://nlex.com.ph/2022/01/08/nlex-completes-a-dozen-projects-in-2021-announces-2022-expansion-plans/>

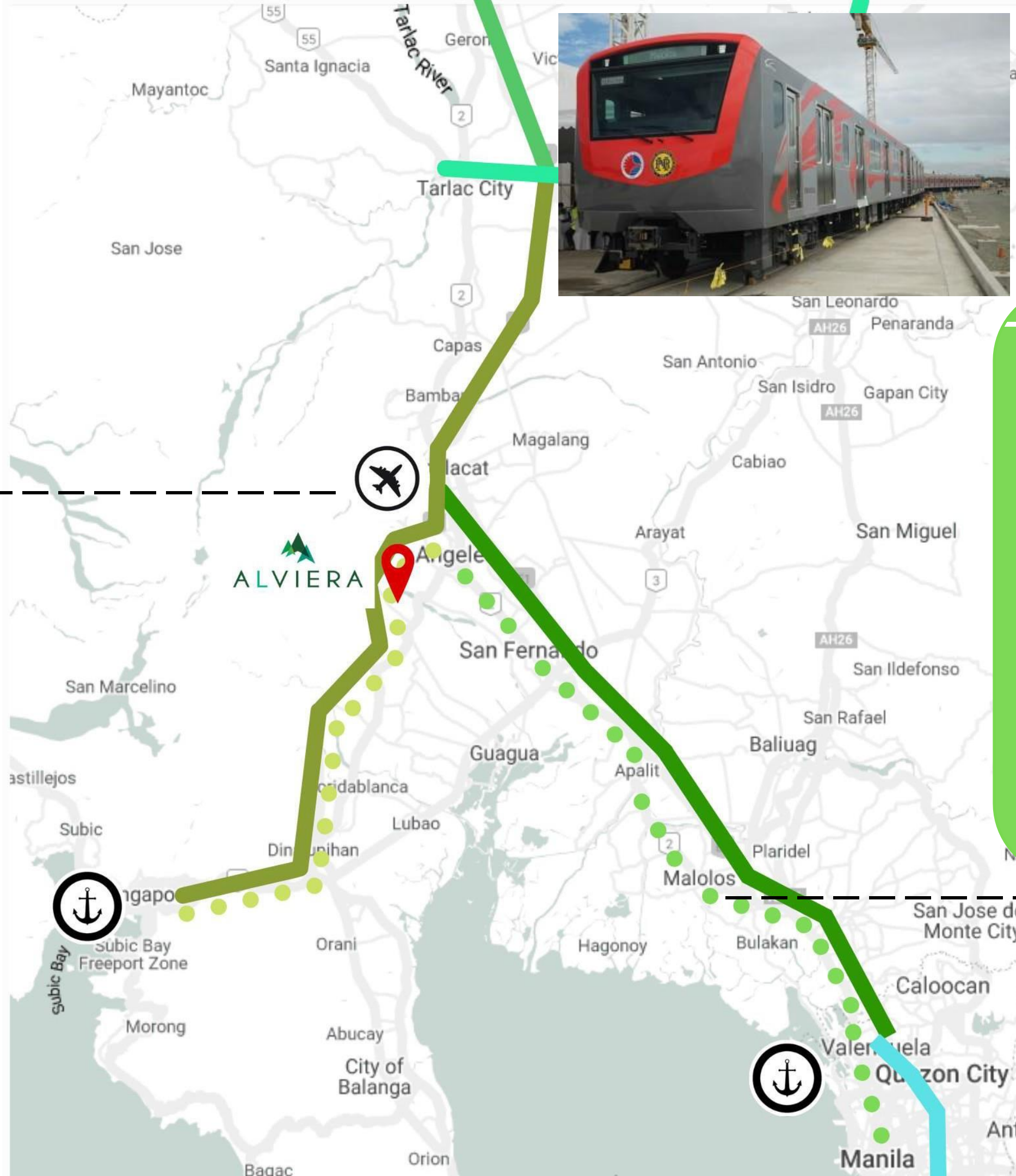


First phase of New Clark City to Clark Airport access road completed. Reducing travel time from New Clark City to other districts of Clark from 45 minutes to about 15 minutes

As of FEB 2

<https://bcda.gov.ph/news/first-phase-new-clark-city-clark-airport-access-road-comple>

Connectivity Infrastructure



DOTr has begun the inspection of trains purchased. 58 train sets are expected to operate. Once PNR Clark Phase 1 is fully operational, travel time from Tutuban, Manila to Malolos, Bulacan will be 35 mins instead of 1.5 hr

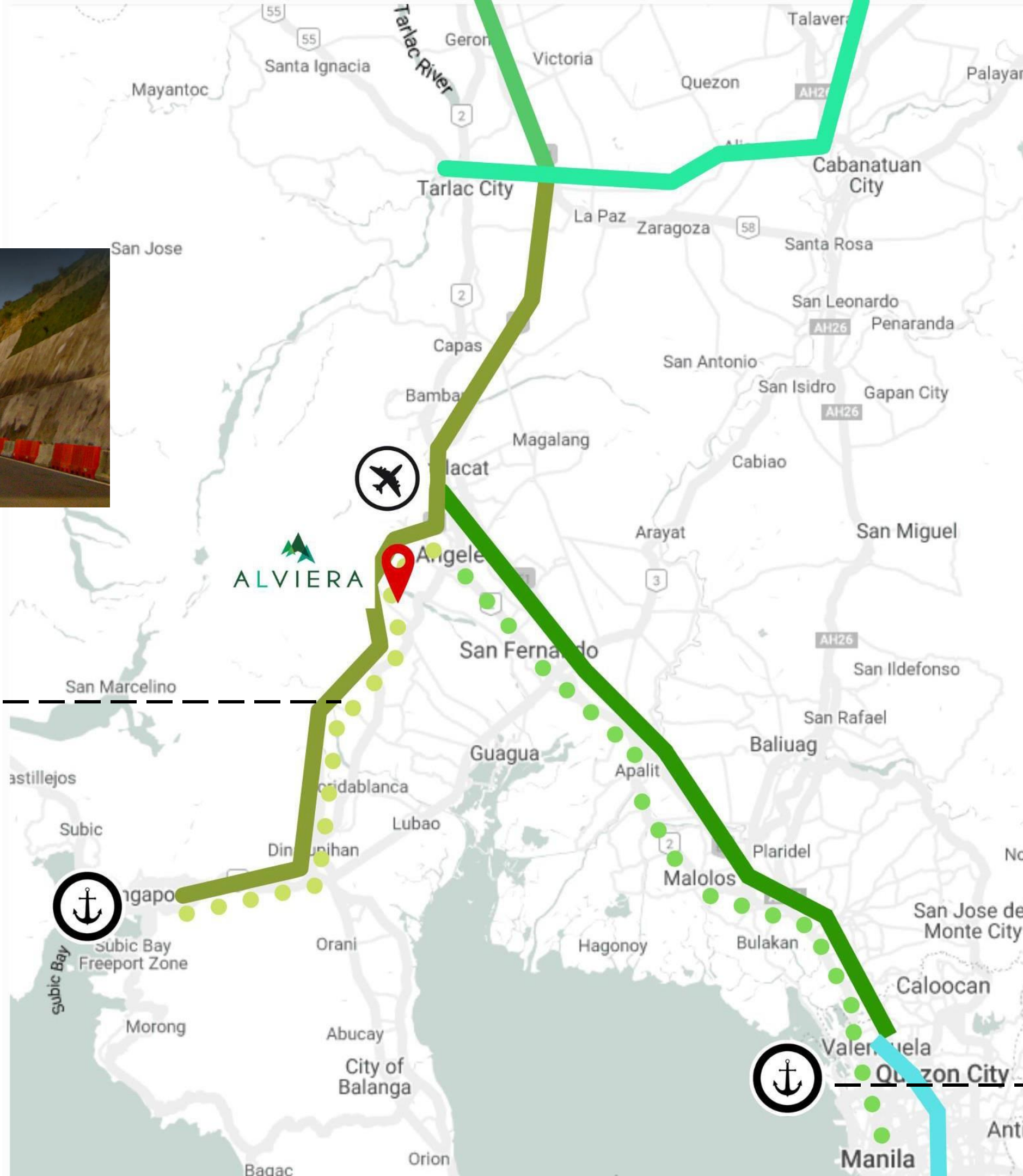
As of JAN 26

<https://www.pna.gov.ph/articles/1166440>





Connectivity Infrastructure



Drainage enhancements were done along Valenzuela NB, and Balintawak SB. Customer service centers also got a makeover with new backlit signages.

As of JAN 9

<https://www.sunstar.com.ph/article/1917609/pampanga/business/nlex-completes-dozen-projects-in-2021-announces-2022-expansion-plans>





Japan and PH signed Php12 billion loan agreement for Metro Manila Subway. The 17-station subway will reduce the travel time between Quezon City and NAIA from the current 70 minutes to only 35 minutes

As of FEB 10

<https://www.pna.gov.ph/articles/1167542>



Connectivity Infrastructure



Alviera Estate Update



RESIDENTIAL COMPONENT

4,588 units sold ; 7 villages opened; 3 villages ongoing turnover



Park Estates



Greenways



Northdale

ALP

1 Village
Park Estates

64 units SOLD (94%)

ALVEO

3 Villages
Montala | Greenways | Corvia

1,976 units SOLD (89%)

AVIDA

3 Villages
Settings | Northdale | Greendale

2,548 units SOLD (89%)

INDUSTRIAL COMPONENT



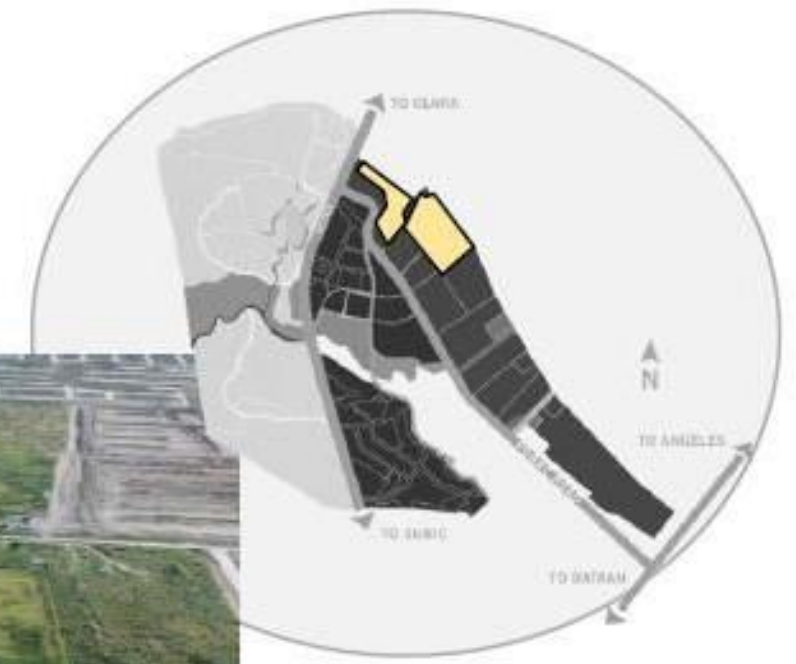
INDUSTRIAL PHASE 1

- 3 Locators Operating: Badan/LTI, Monde Nissin, Heavy Duty Mfg Inc
- 3 locators with intent to construct by 2022 (warehousing)
- AIP1 Population: 512 pax



INDUSTRIAL PHASE 2

- 100% Land Devt
- Ready for Turnover
- 2 locators with intent to construct by 2022 (warehousing and assembly)



INSTITUTIONAL COMPONENTS



HOLY ANGEL UNIVERSITY (10 has)

Start of School Operations: 2024

LA SALLE BOTANICAL GARDENS (23 has)

Start of Ph1 Operations: 2024



MIRIAM COLLEGE (10 has)

- Site Turnover July 2021
- **Groundbreaking : March 19, 2022**
- Start of School Operations: 2023

ESTATE INFRASTRUCTURE



ROADS & UTILITIES

- 15km of constructed roads and utilities
- Able to service 400 has of development
- Streetlights: Introduction of Hybrid Streetlamps (Solar & Conventional Power)

TELECOMS

- ✓ Wireless: Globe and Smart
- Wired FOC:
 - Converge (AIP ,Resi w/in 2022)
 - Globe (AIP, Resi w/in 2022)
 - PLDT

INFRASTRUCTURE



LANDSCAPING

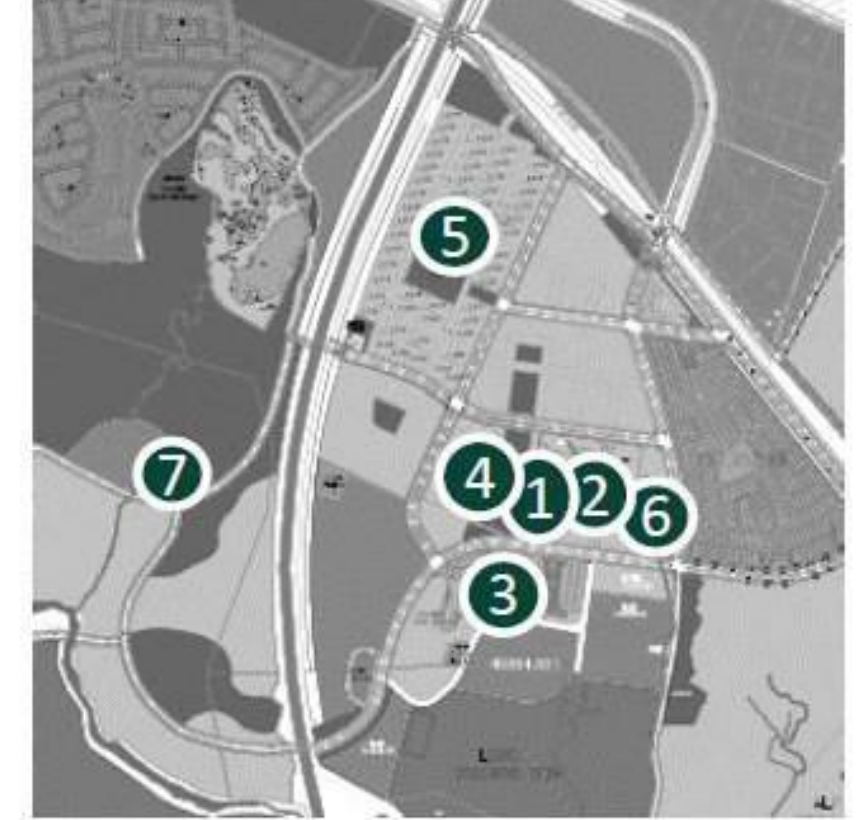
- 400 Trees (Narra, Molave, Balitbitan, Bani) planted in the Estate including Alviaera Country Club
- Target of additional 100 trees in 2022
- Xeriscaping to be implemented in newly activated areas

NURSERY OPERATIONS

- Vetiver Propagation
- Shrubs
- Trees Propagation

ALVIERA ACTIVE GROUNDS

Existing Activities
New Activities



1 Sandbox Re-Opening



4 Nursery



2 City Kart and ATVs



5 KTM Riding Academy



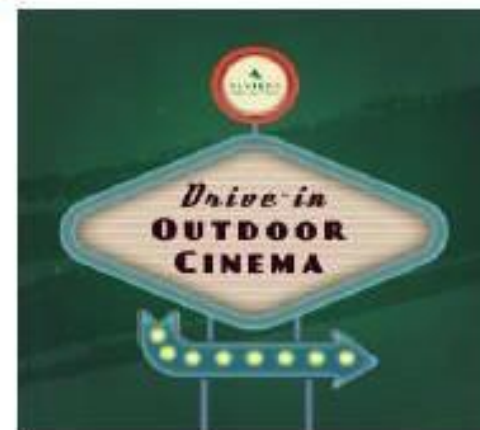
7 Camp Site



3 Alviaera Country Club



6 Events Grounds



8 Bike Trails



Artist's Perspective



Avida in Alviera



AVIDA IN ALVIERA

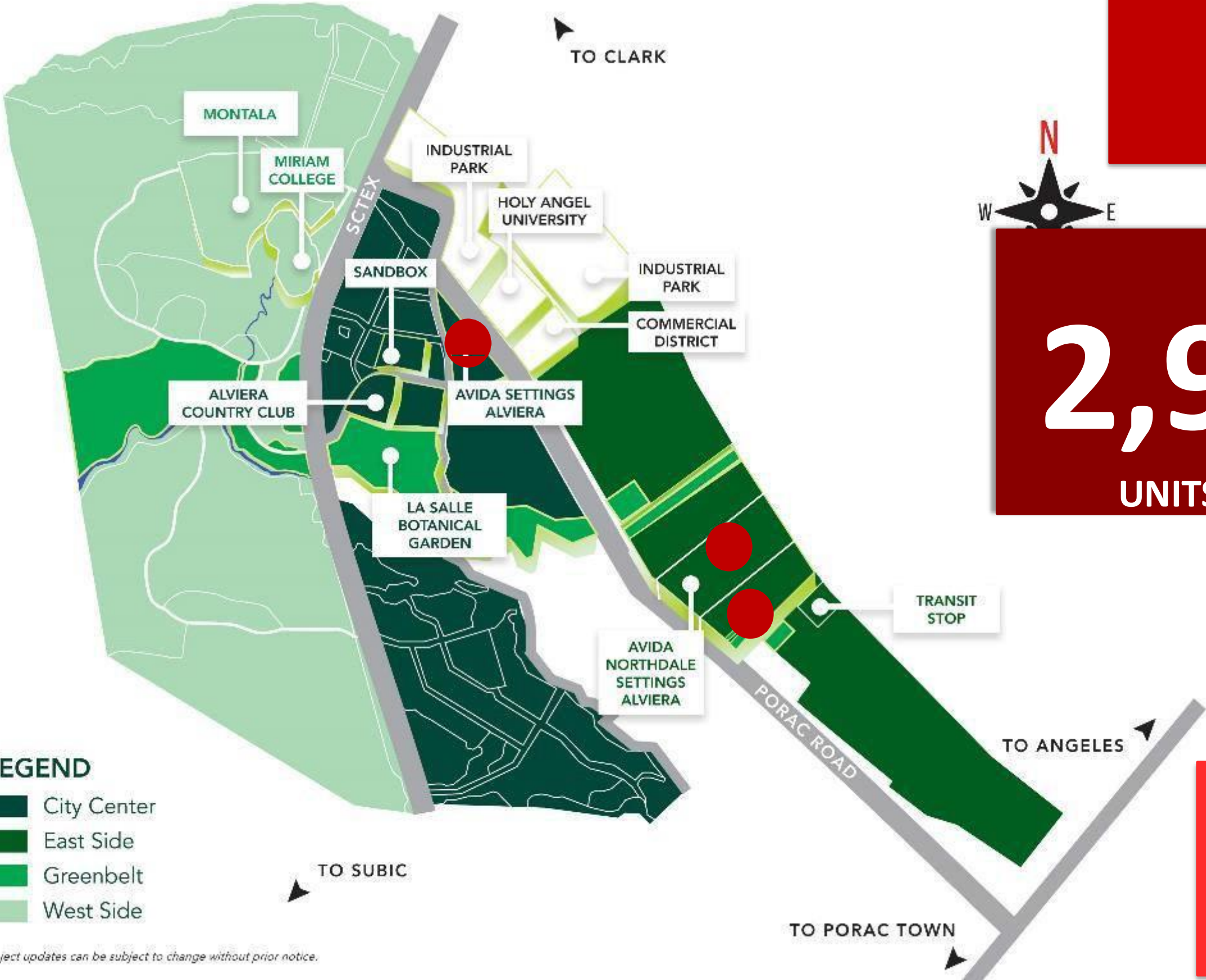
2014
ESTABLISHED

2,900
UNITS RELEASE

3 ACTIVE PROJECTS

2,500
UNITS SOLD

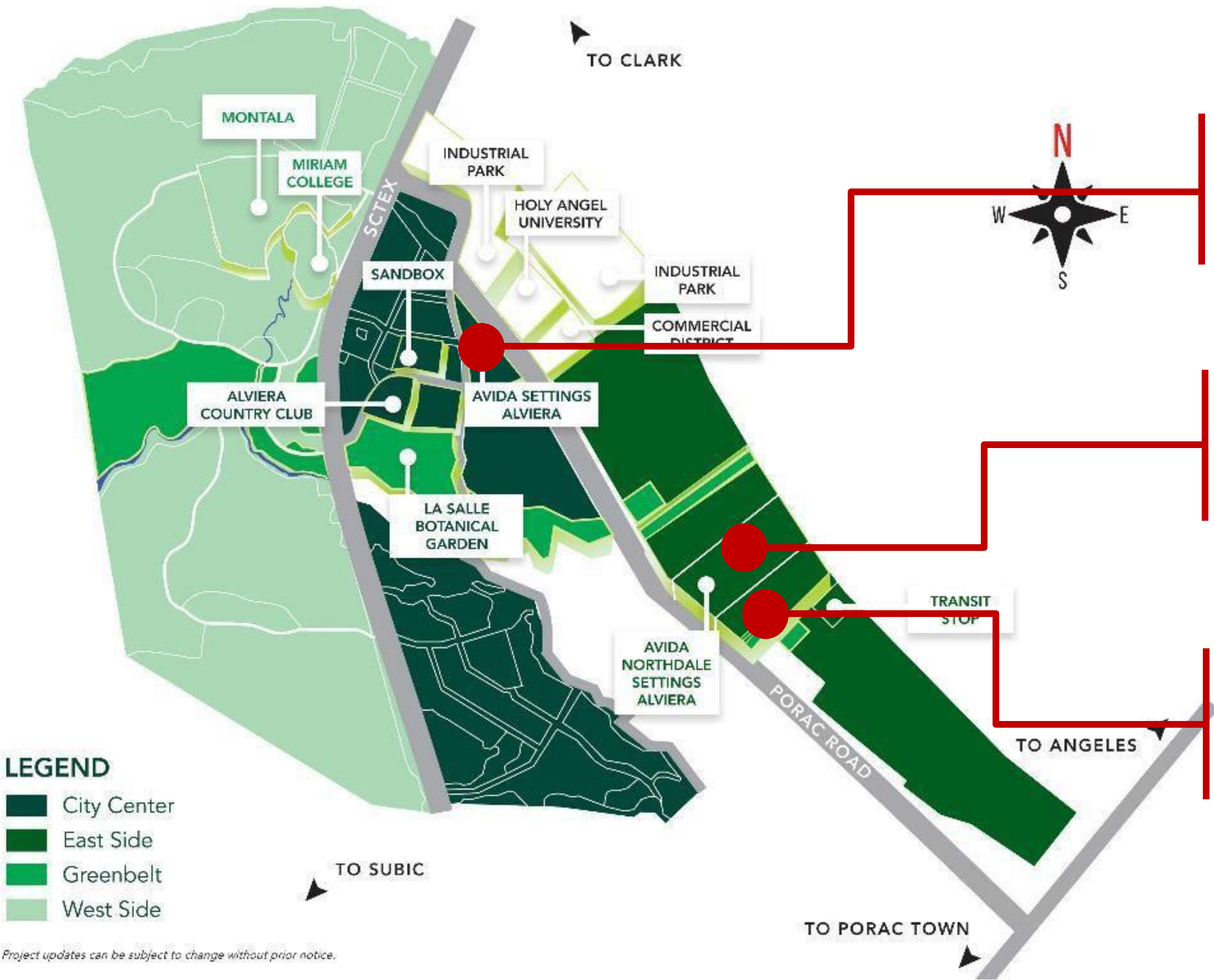
763 TURNED OVER UNITS



- LEGEND**
- City Center
 - East Side
 - Greenbelt
 - West Side

Project updates can be subject to change without prior notice.

AVIDA IN ALVIERA



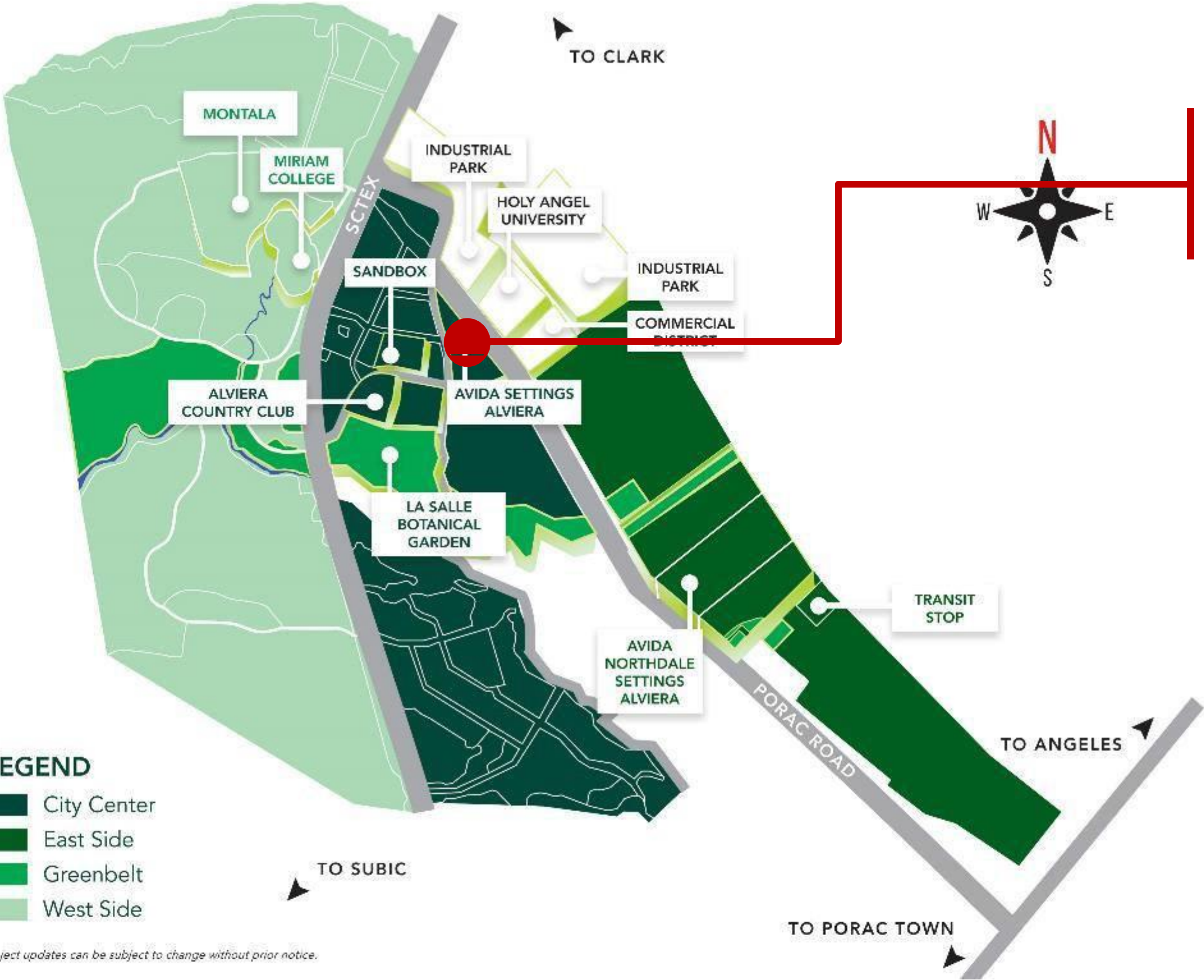
Avida Settings
ALVIERA

Avida Northdale Settings
ALVIERA

Avida Settings Greendale
ALVIERA

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AVIDA IN ALVIERA



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Avida Settings ALVIERA

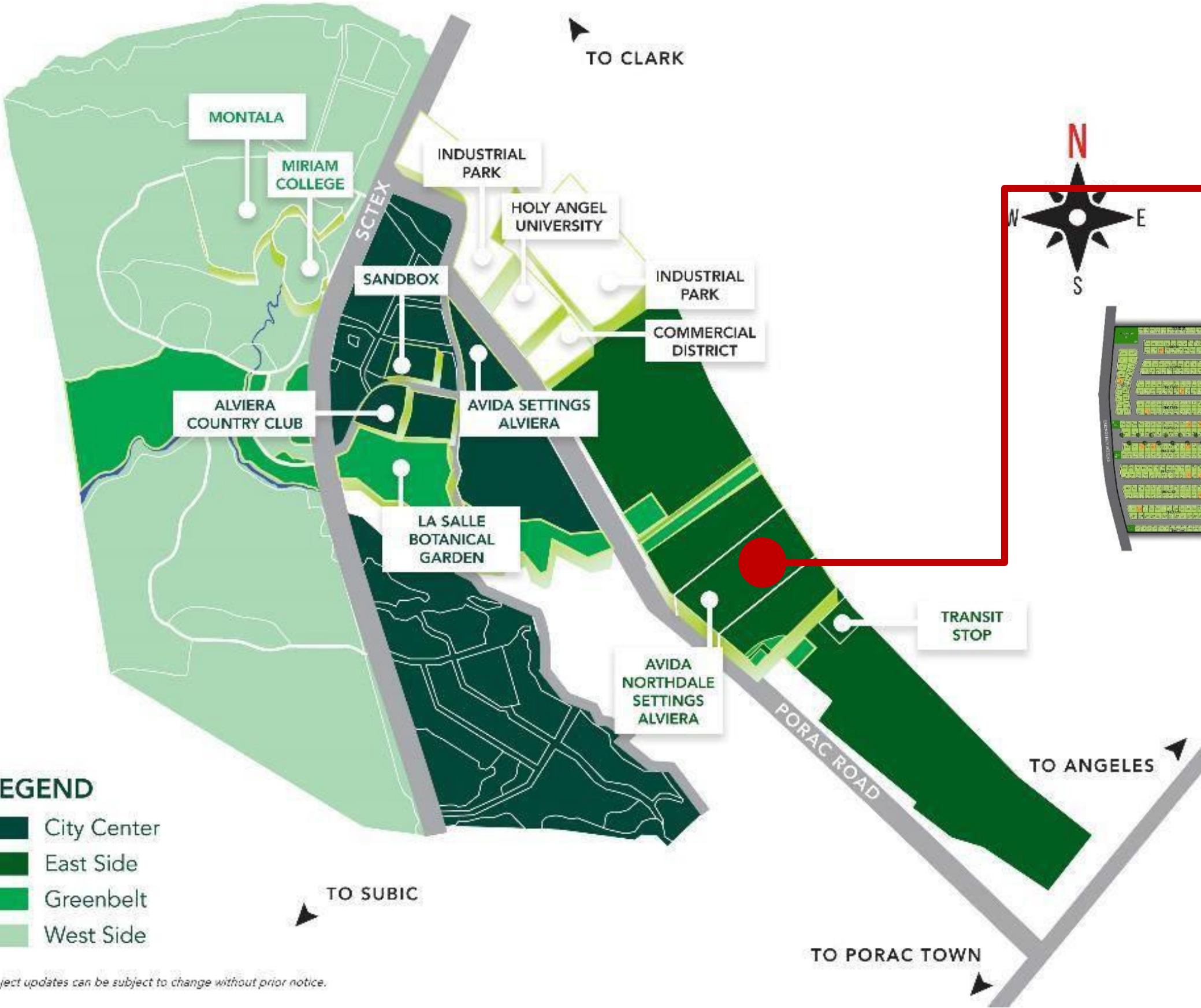


Launched 2014
Completed 2021
15.4 has | 531 units
98% Sold | Php 32,000/sqm

Launched at Php 11,500/sqm
178% Value Appreciation



AVIDA IN ALVIERA



- LEGEND**
- City Center
 - East Side
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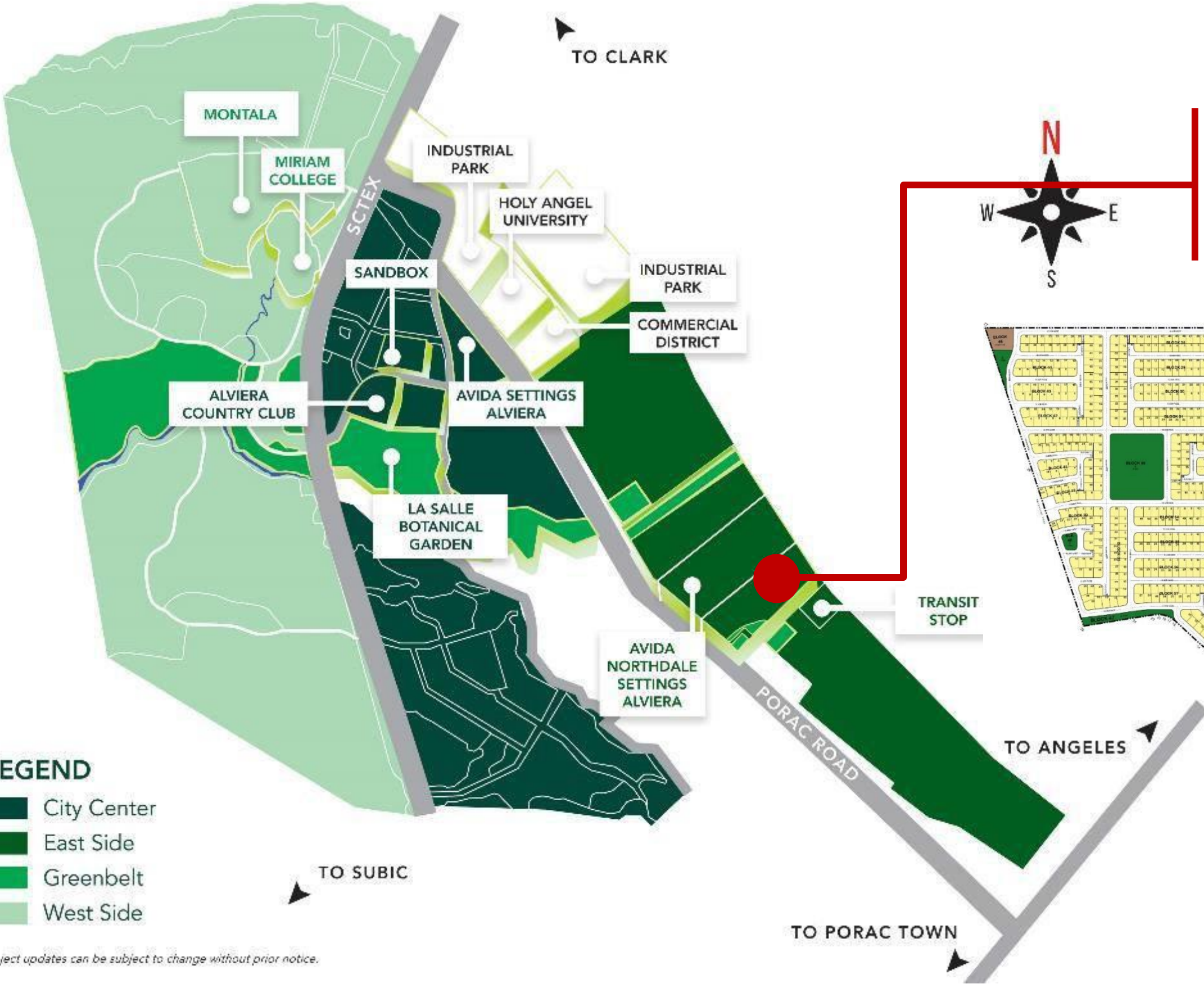
Avida
Northdale Settings
ALVIERA

Launched 2017
Completion by 2023
30.4 has | 1,159 units
98% Sold | Php 31,000/sqm

Launched at Php 17,000/sqm
82% Value Appreciation



AVIDA IN ALVIERA



- LEGEND**
- City Center
 - East Side
 - Greenbelt
 - West Side

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Avida Settings
Greendale
 ALVIERA

Launched 2020
 Completion by 2025
29.5 has | 1,176 units
 80% Sold | Php 33,000/sqm

Launched at Php 20,500/sqm
61% Value Appreciation





Vermont Settings Alviera



The Location



ADANINGSA

ADANINGSA

CRIA

TECHEN

ADANORIDINGS

ADANSGHIDE

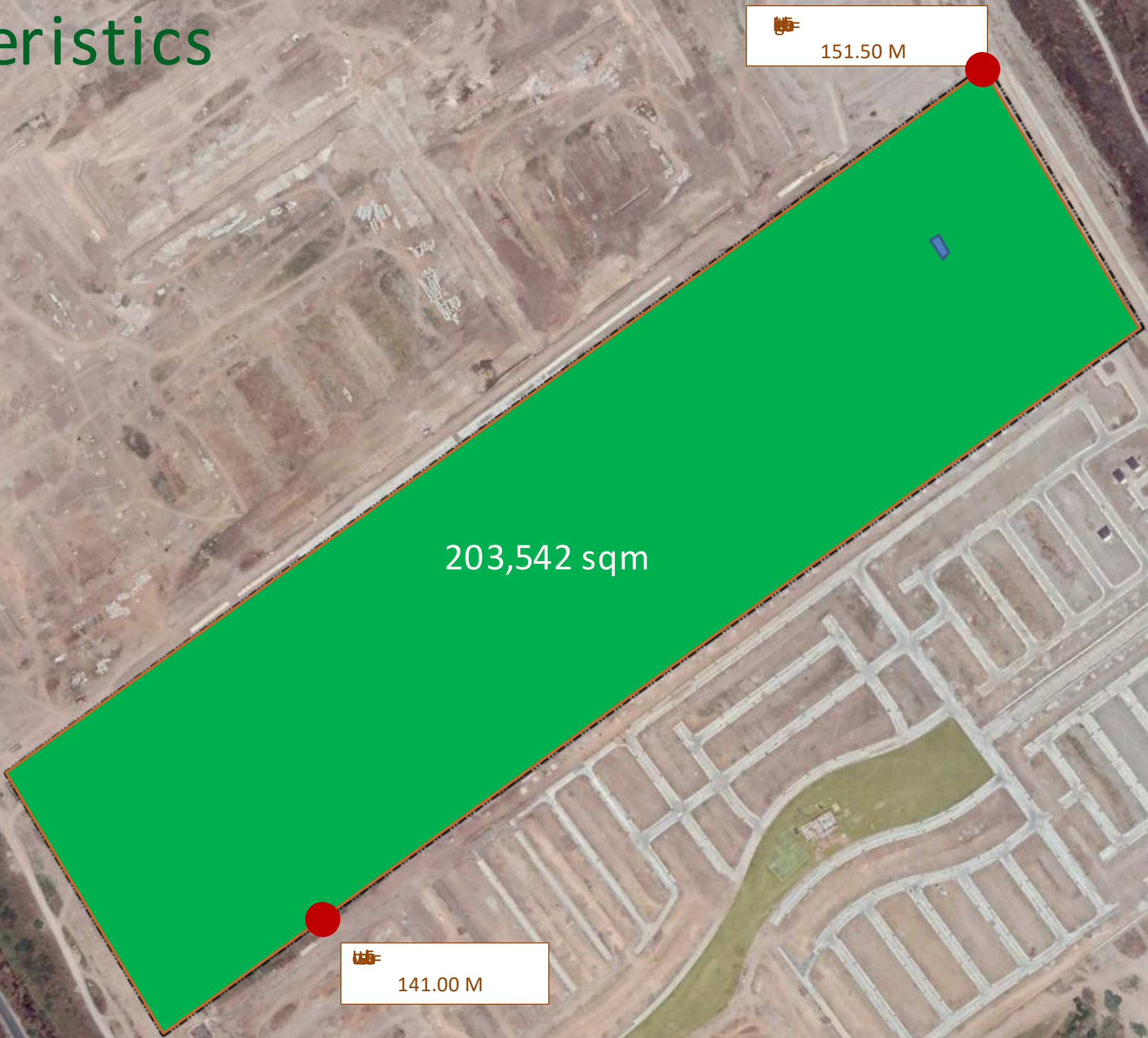
DAB

DAB

DAB

For presentation purposes only

Lot Characteristics



151.50 M

141.00 M

203,542 sqm

Views



Zambales Mountain

Mt. Arayat

WHERE URBAN MEETS NATURE



For presentation purposes only

“Alviera estate has been carefully master planned to offer a well-balanced mix of essential urban conveniences (residential, commercial, and institutional spaces) as well as a host of open spaces and outdoor attractions.”



“AT HOME IN NATURE”



Artist's Perspective



Artist's Perspective

Avida Settings
Greendale
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"HARMONY IN URBAN NATURE LIVING"



Artist's Perspective



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NATURE WITHIN REACH

PROJECT DATA

Total Land Area
203,542 sqm

Saleable Area
113,423 sqm

Total Inventory
736 lots

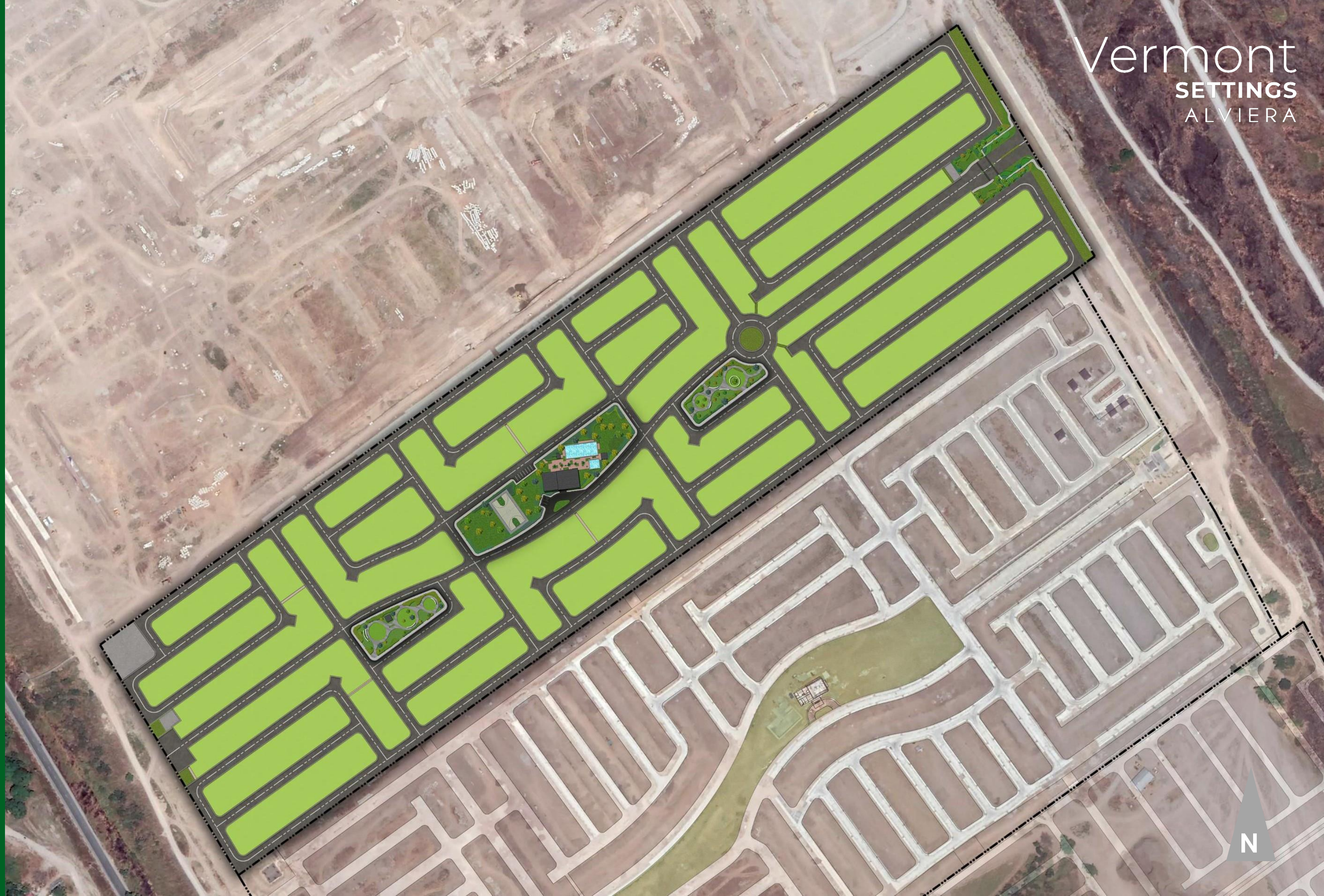
Total Lot Only Units
589 units

Total House & Lot Units
147 units

Average Lot Size
150 sqm

Parks and Playground
12,882 sqm

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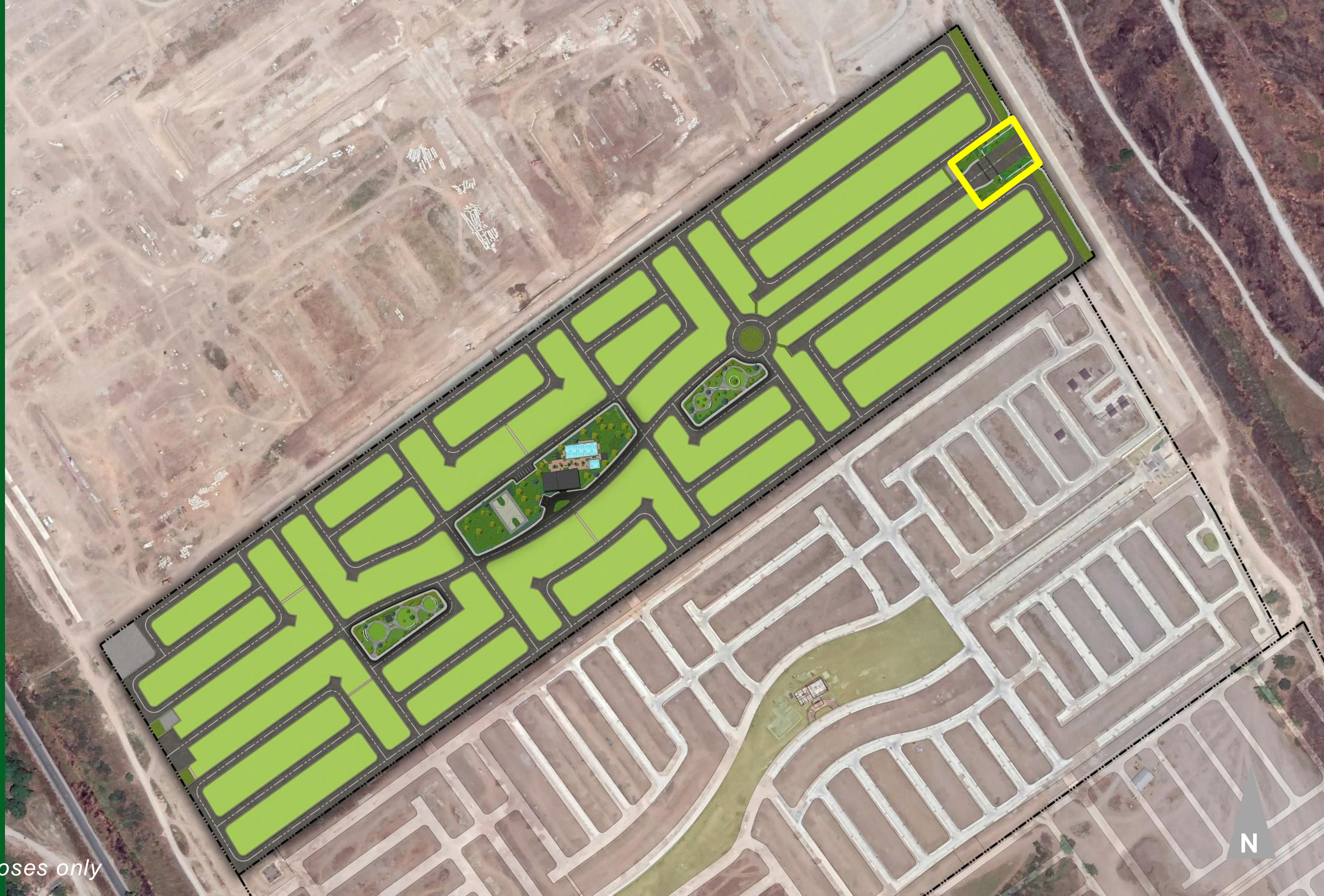
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MAIN ENTRANCE SITE DEVELOPMENT PLAN

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LEGEND:

-  W/O ID (3.4m lane)
-  W/ ID (3.6m lane)
-  PEDESTRIAN ACCESS
-  DECO FENCE
-  GUARDHOUSE ISLAND



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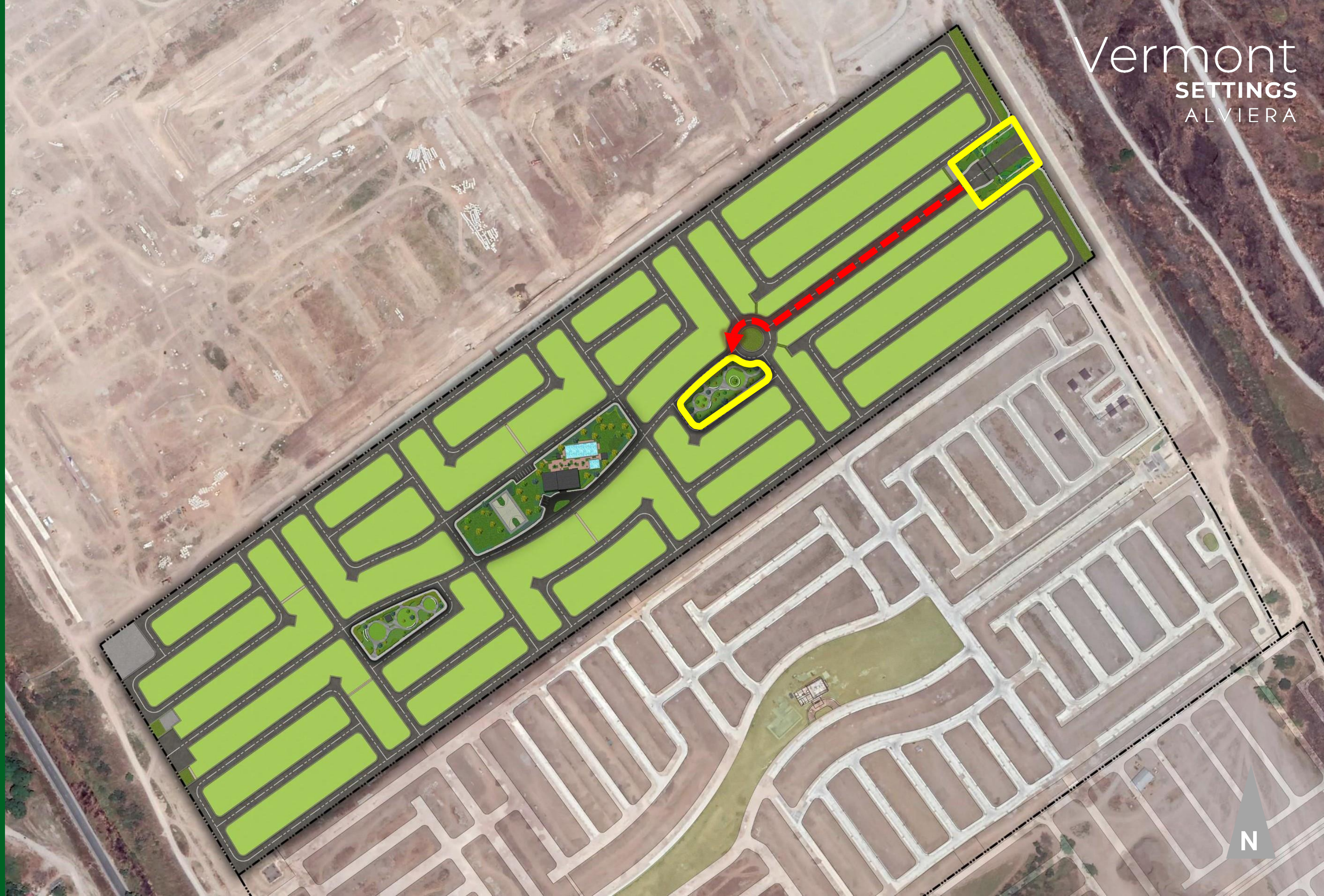
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PARK 1
SITE DEVELOPMENT PLAN

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Artist's Perspective

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Artist's Perspective

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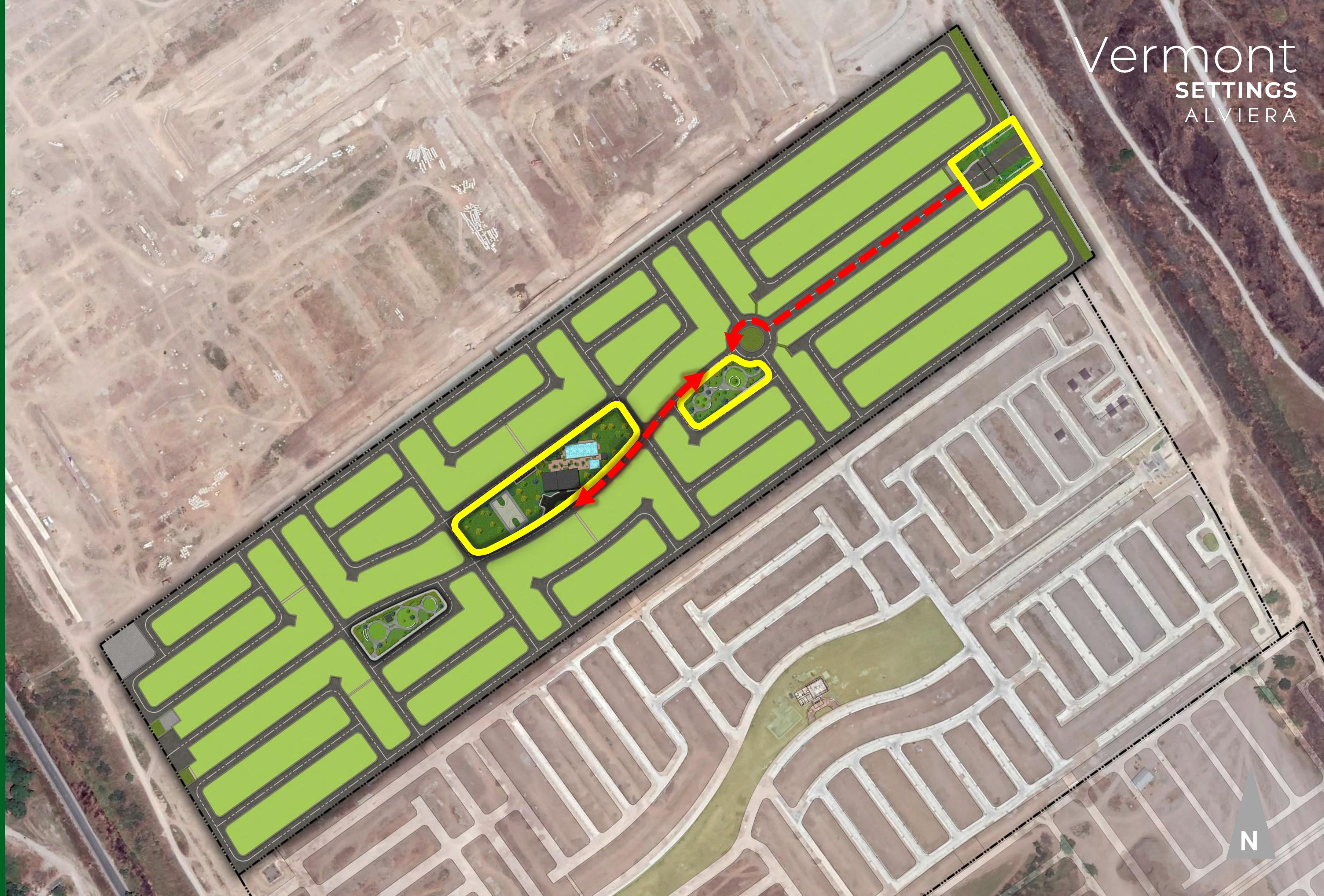
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MAIN AMENITY
SITE DEVELOPMENT PLAN

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FROM MAIN
ENTRANCE

PARKING

CLUBHOUSE

SWIMMING
POOLS

GAZEBO

DROP OFF

PARKING

BASKETBALL
COURT





Artist's Perspective

Vermont
SETTINGS
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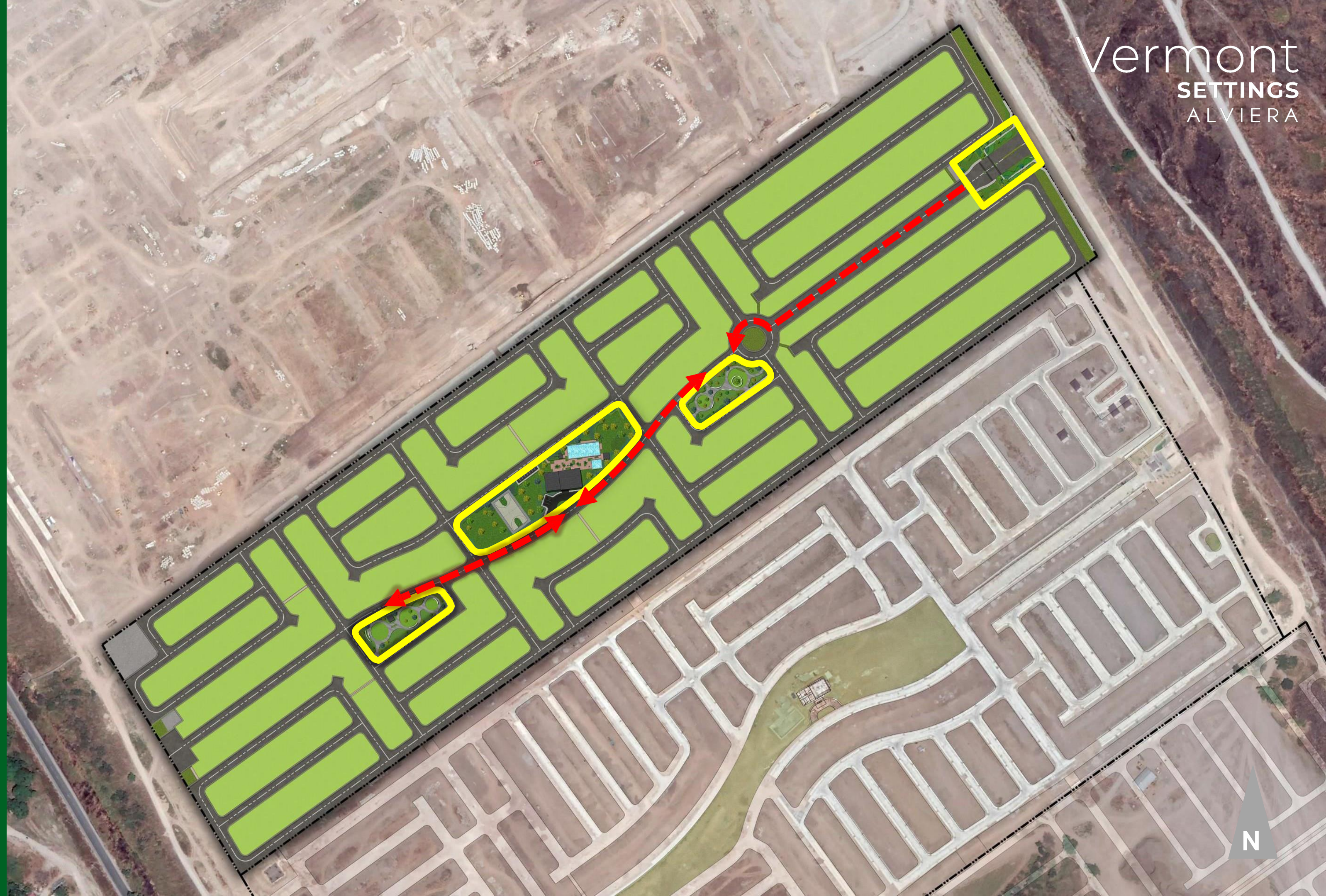
Total Lot Only Units
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Average Lot Size
150 sqm

Parks and Playground
12,882 sqm

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PARK 2
SITE DEVELOPMENT PLAN

Vermont
SETTINGS
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PROJECT DATA

Total Land Area
203,542 sqm

Saleable Area
113,423 sqm

Total Inventory
736 lots

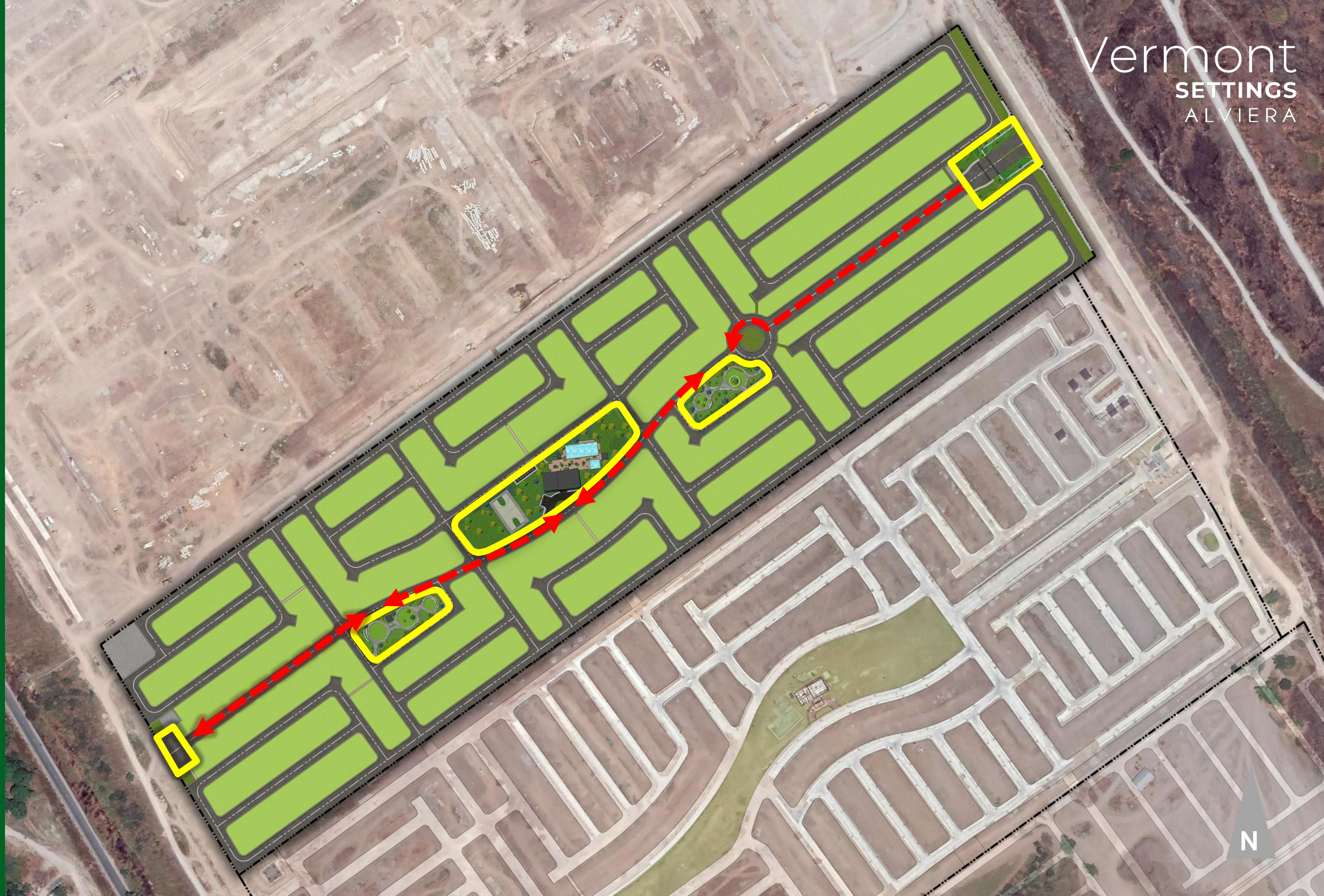
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ECO YARD

environment friendly

“Bakuran”,

extension of the household

ECO YARD

- Promote project's site resiliency by ensuring well kept landscape areas through production of plant replacement requirement from the nursery
- Support eco-efficiency by converting organic materials into humus for landscape use through composting
- The MRF will use upcycled materials as construction material for the structures

ECOYARD
FEATURES

Artist's Perspective

Vermont
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MRF

COMPOSTING

NURSERY

DRIVEWAY



Why Vermont Settings Alviera

Pampanga as a Growth Center

- ✓ Infra Developments
- ✓ Local & Multi-national Companies
- ✓ Property appreciation

Alviera Estate Living

- ✓ Mixed Use Development
- ✓ Sustainable and Thriving Community

(Last) Avida Community in Alviera

- ✓ Entry point to an Ayala Land Lifestyle

Vermont Settings Alviera Offering

- ✓ Triple Parks
- ✓ Eco Yard
- ✓ Over-all layout
- ✓ Mountain views
- ✓ Prime Location

Thank You

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