



UNFOLDING  
LANDSCAPES  
OF POSSIBILITIES

 AyalaLandEstates

# The way people live is constantly evolving.

We are **cultivating spaces** that  
welcome changing behaviors, adapting to  
immediate needs of accessibility, efficiency,  
and means **to connect—**

within the community, the locale,  
and with fresh possibilities to grow.

Home and business, parks and workspaces,  
nature and urban—**communities**  
**for living and investment.**



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## AN ENDURING VISION

To enrich the lives of every Filipino, Ayala Land sets its sights beyond the horizon, creating sustainable communities for people and businesses to grow. A reliable and trusted developer in the Philippines, Ayala Land lays the foundation to expand opportunities and nurture investments over time.



WHY INVEST  
IN AYALA LAND  
ESTATES

Properties that appreciate  
over time

Dynamic environments  
for business and investment

Communities that nurture  
a sense of place and belonging

# Expanding investment possibilities

Ayala Land creates environments for enterprise that places businesses at the core of established and emerging mixed-use communities, a strategic location accessible to a diverse range of markets.



ESTATES

# Everything you need in one place

Ayala Land presents an expansive portfolio of the country's most prominent, large-scale, sustainable estates. A gathering of spaces for lifestyle, business, and leisure where people and businesses flourish and grow, together.



HOTEL

OFFICES

RETAIL

RESIDENTIAL

INFRASTRUCTURE



  
**ALVIERA**  
Urban Living in Nature

Artist rendition only and subject to change



Alviera is a sustainable, mixed-use estate by Ayala Land, located in Porac, Pampanga in Central Luzon—one of the Philippines’ emerging growth regions to live, work, and invest in, north of the country.

EXISTING INFRASTRUCTURE

**NLEX, SCTEX, TPLEX, and Skyway Stage 3**

GOVERNMENT INFRASTRUCTURE	BENEFIT
NLEX - SLEX Connector Rd	NLEX to SLEX hours to 20 mins
TPLEX Ext (59km)	Manila to San Juan La Union 1.5 hrs less
CLLEX Ph1 (30km)	Tarlac to Cabanatuan from 70 mins to 20 mins
CLLEX Ph2 (36km)	
PNR North Ph1 (38km)	316k passengers; from 1.5 hrs to 30 mins travel time
PNR North Ph2 (58km)	
PNR South Ph2 (56km)	Reduced travel time from 1.5 hrs to 30 mins
Subic Clark Cargo Rail (71km)	Freight Service from Subic Freeport to Clark
Clark Airport Expansion Ph1	Capacity increased from 4M to 8M passengers
New Manila International Airport	4 runways 3 passenger terminals, to serve 100M passengers per yr



# CENTRAL LUZON

**GDP 2019**  
**3<sup>RD</sup>** largest contributor to PH's P19.5T

**1.9T of 2.2T GDP**  
 Household Spending  
 Manufacturing **579B**  
 Construction **284B**  
 Wholesale & Retail Trade **257B**  
 Agriculture **268B**

**2020**  
**576B**  
 most invested region

**66%**  
 lion share followed by NCR and CALABARZON  
 Most investments from **Transportation & Storage Sector**  
 Bulacan Airport Cargoes Deliveries

## APPROVED INVESTMENTS OF FOREIGN AND FILIPINO NATIONALS

	2019	2020
NCR	66.0965	<b>149.1678</b>
Central Luzon	120.6684	<b>575.7795</b>
CALABARZON	437.1672	<b>36.9027</b>

## NATIONAL GDP BY REGION

Central Luzon	<b>0.4198</b>
NCR	<b>0.3217</b>
Region IV A	<b>0.146</b>
Region III	<b>0.1125</b>

Unparalleled accessibility via land, sea, and air, existing and future infrastructure makes Alvierra a dynamic destination to draw in a wide range of markets.

#### DISTANCES

**1.5 hours** from Metro Manila

**20 minutes** from Angeles

**30 minutes** from San Fernando

**20 minutes** to Clark International Airport

**10 minutes** to Clark

**45 minutes** from Subic



NEARBY ESTABLISHMENTS

**Estates**

- AyalaLand
- Filinvest Land Incorporated
- Udenna Corporation
- Megaworld

**Retail/Commercial**

- Vista Land
- Robinsons Land Corporation
- SM
- Waltermart
- Nepo Mall

**Industrial**

- Global Aseana Business Park
- Hermosa Ecozone Industrial Park
- Luisita Industrial Park
- Global Construct City

**Residential**

- Alveo
- Avida
- Vista Residences
- Aboitiz Land
- Century City Properties
- Northpine
- P.A. Properties
- The Haulands



Thoughtfully designed and segmented into 4 districts, Alviaera converges diverse settings for lifestyle and recreation, business and leisure, tourism and education. It is master-planned to integrate with natural environments and existing communities, creating a sustainable and inclusive environment that benefits all.

- |   |  |
|---|--|
| <p><b>ALVIERA CITY CENTER</b></p> <ul style="list-style-type: none"> <li>Retail</li> <li>Residential</li> <li>Offices</li> <li>Alviaera Country Club</li> </ul> | <p><b>ALVIERA WEST</b></p> <ul style="list-style-type: none"> <li>Leisure Settings</li> <li>Wellness Centers</li> <li>Residential</li> </ul> |
| <p><b>ALVIERA EAST</b></p> <ul style="list-style-type: none"> <li>Residential</li> <li>Institutional</li> <li>Industrial</li> </ul>                             | <p><b>ALVIERA GREENBELT</b></p> <ul style="list-style-type: none"> <li>Botanical Parks</li> <li>Gardens</li> <li>Libraries</li> </ul>        |

## Living spaces to grow

Alviera houses a dynamic range of living spaces that places you at the heart of the action or on an elevated, quieter side of the estate—all embraced by a natural environment, complemented by the creature comforts of urban living.

**4,588** Units Sold

**7** villages opened

**3** villages ongoing turnover

## **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



# ALVIERA EAST COMMERCIAL CENTER



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The Alvierra East Commercial district is a 7-hectare mixed-use commercial developments featuring commercial lots integrated to generous open spaces and various areas of interest within the vicinity.

**10-hectare** university

**64-hectare** industrial parks

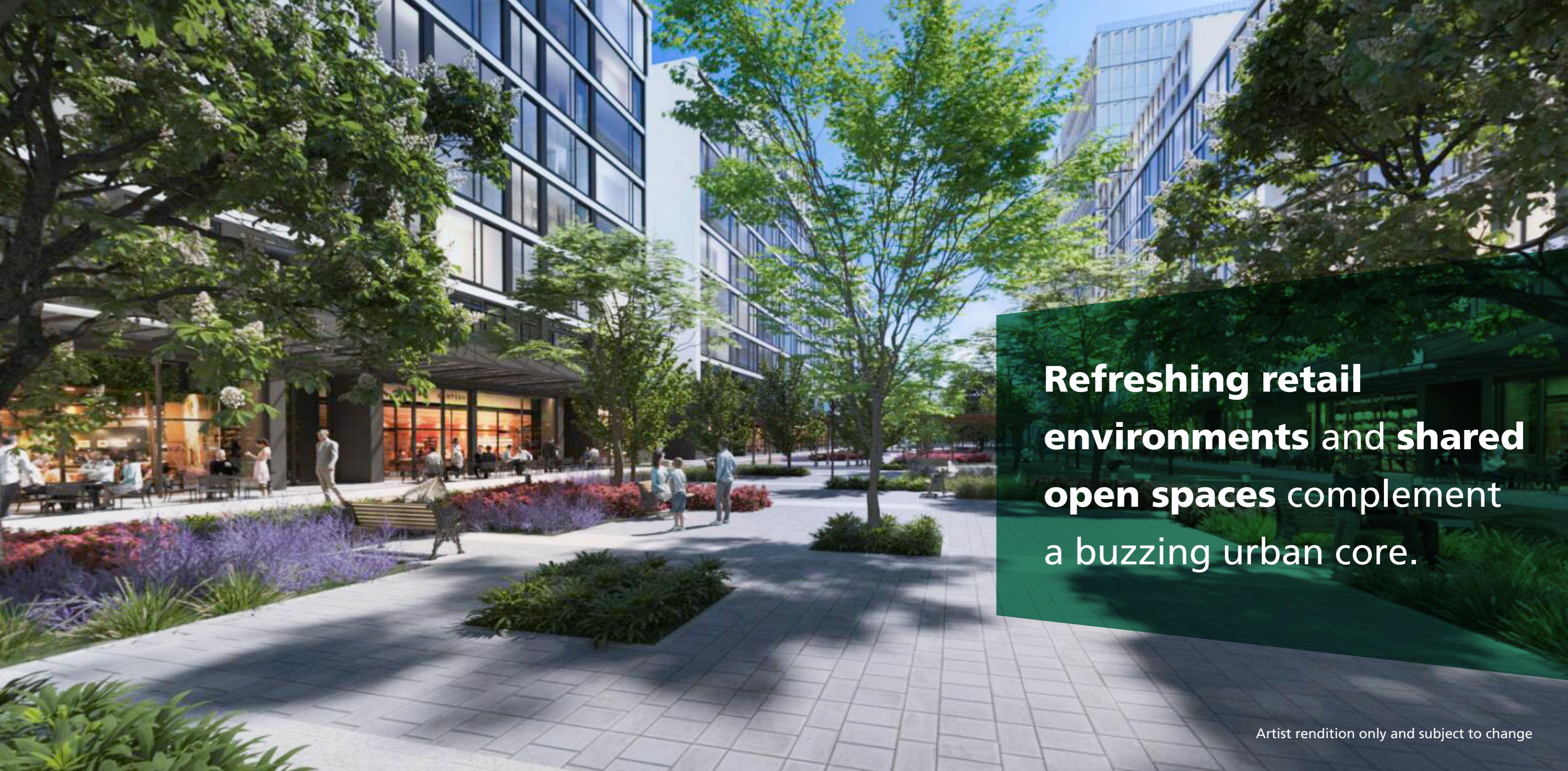
**180-hectare** residential subdivision

#### PROJECT SUMMARY

TYPE OF DEVELOPMENT	Mixed use
GROSS AREA	7 hectares
FLOOR AREA RATIO (FAR)	4
LOT SIZE	2,000 - 3,000 sq.m.
ALLOWED USES	Office   Hotel   Residential   School



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**Refreshing retail environments and shared open spaces complement a buzzing urban core.**

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ESTATE UPDATES **INSTITUTIONAL**

**Miriam College**

10 hectares

Site Turnover by July 2021

Start of School Operations by 2023

**La Salle Botanical Gardens**

23 hectares

Start of Phase 1 Operations by 2024

## ESTATE UPDATES **RECREATIONAL ACTIVITIES**

### EXISTING ACTIVITIES

Sandbox Adventure Park

City Kart and ATVs

Alviera Country Club

Nursery

### NEW ACTIVITIES

KTM Riding Academy

Events Grounds

Campsite

Bike Trails



**Road Utilities**

15 km of constructed roads and utilities  
Able to service 400 has of development  
Streetlights: Introduction of Hybrid Street lamps  
(Solar & conventional power)

**Telecoms**

Globe and Smart (Wireless)  
Wired FOC  
Converge (AIP, Residential within 2022)  
Globe (AIP, Residential within 2022)  
PLDT

**Landscaping**

400 Trees (Narra, Molave, Balitbitan, and Bani)  
planted in the Estate including Alviaera Country Club  
Additional 100 trees target in 2022  
Xeriscaping to be implemented  
in newly activated areas

**Nursery Operations**

Vetiver Propagation  
Shrubs  
Trees Propagation



ESTATE UPDATES **INFRASTRUCTURE**

**Transport Terminal**

300 passenger capacity  
(up to 900 passengers at full build)

10 Jeepney Bays  
(expandable to 20 Jeepney Bays plus 4 Bus Bays)

**Priority Connections**

Alviera to Clark

Alviera to Angeles

**Future Connections**

Alviera to San Fernando

Alviera to Sta. Rita

Alviera to Floridablanca

LOTS



LOT	FAR	AREA (SQM)	PHP/SQM (VAT EX)	Total Contract Price
6	4	3,031	Php 59,171	<b>Php 179,347,301</b>
11	4	3,186	Php 61,525	<b>Php 196,018,650</b>
3	4	2,000	Php 61,525	<b>Php 123,050,000</b>

## PERMITTED USES

Office  
Training/Conference  
Facilities/Studio/Workshops or Hotel  
Residential Condominium/Dormitory/Apartment  
Educational Institutions  
Hospital/Clinic  
Retail

## RESTRICTIONS

Industrial Plant  
Factory and machine shops  
Funeral parlor  
Lumberyard  
Junkshopjails

## KEY DESIGN STANDARD & GUIDELINES

### FAR 4

#### Height Limit

Maximum 50m (equivalent to ~15 floors)

#### Setbacks

5 meters along spine road

3 meters minimum on other sides

Setback along spine road shall be utilized as landscape easement; 50% of which should be softscape

#### Curb Cut

No curb cut allowed along Spine Road

All curb cuts within the inner loop road

#### Parking

100% of required parking should be located within the site

#### Number of Structures

Construction of 2 building allowed on 1 lot

#### Development/construction period

No timelines for construction



# ALVIERA A-BLOCK



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The Alviaera A-Block is the first commercial hub in the estate situated amidst the bustle of the Alviaera City Center. A walkable and green environment close to Miriam College and the Alviaera Country Club, 12 prime lots for enterprises taps into the emerging Central Luzon market. A-Block opens doors of opportunity for growth amidst dynamic, large-scale mixed-use community.

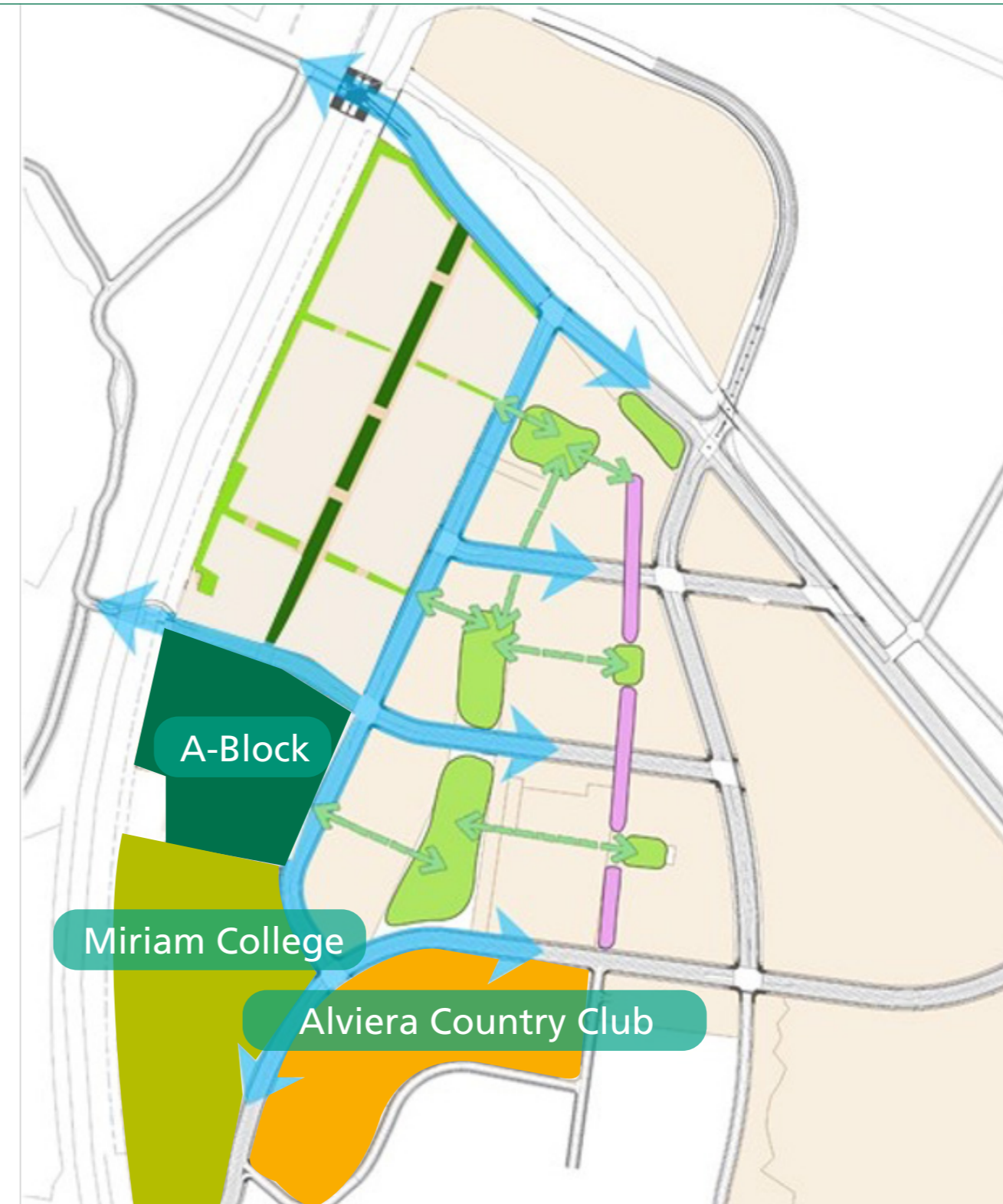
## Vibrant commercial hub at Alviaera City Center

## Pedestrian-friendly and accessible

## Green open space network

### PROJECT SUMMARY

TYPE OF DEVELOPMENT	Commercial Lots
GROSS AREA	6,000 sqm
FLOOR AREA RATIO (FAR)	4
LOT SIZE	1,500 – 2,000 sqm



A robust **commercial environment** with **refreshing green spaces** within walking distance of main areas of interest complements every urban lifestyle.



Artist rendition only and subject to change



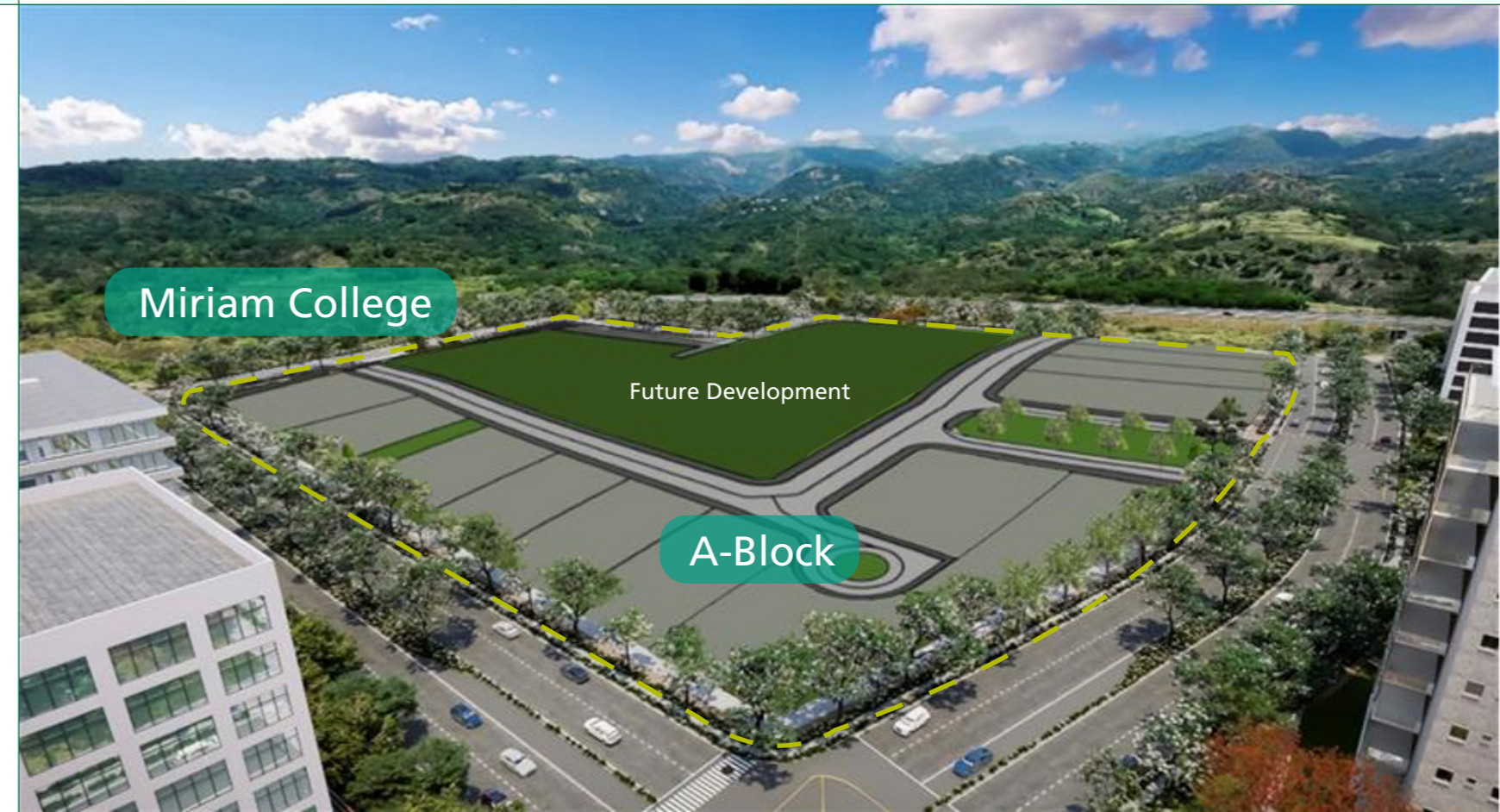
Alviera Country Club

Miriam College

A-Block

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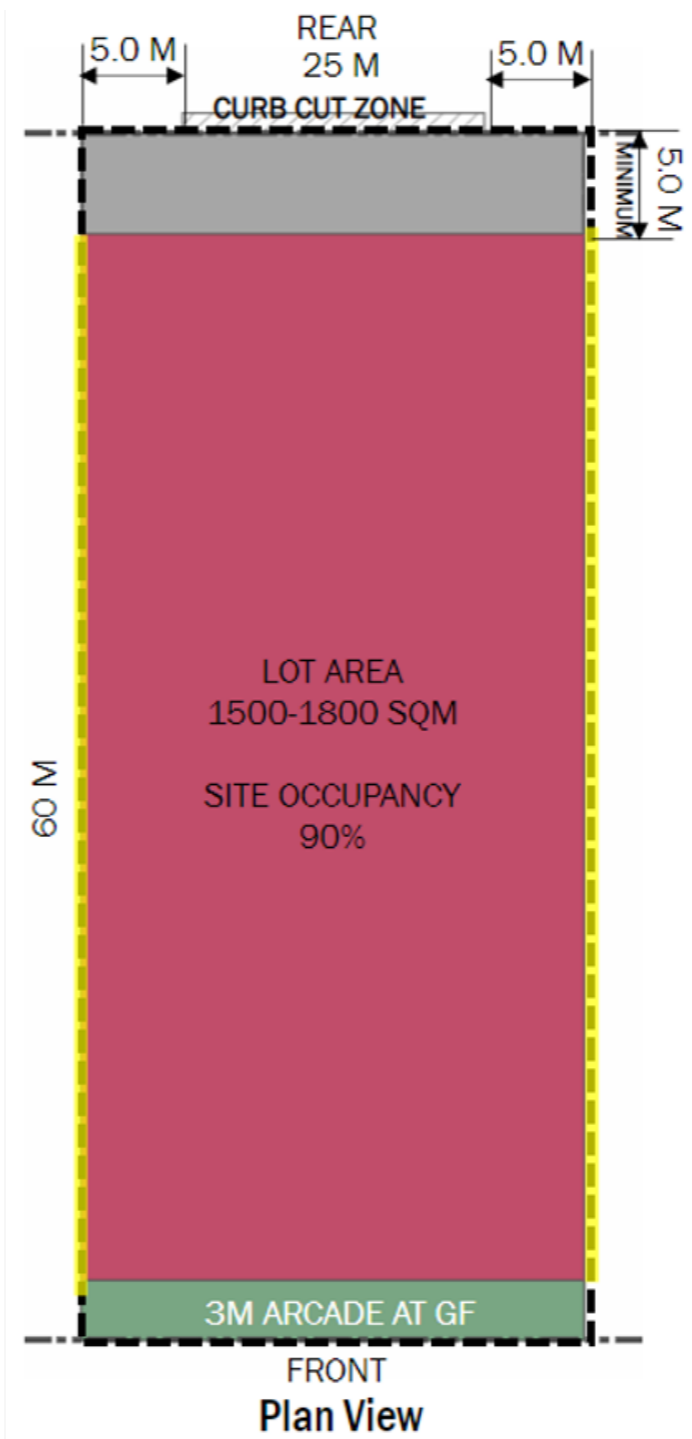
SITE DEVELOPMENT PLAN



COMMERCIAL LOTS



REGULAR



TOTAL LOT AREA	1,500 sqm (60 x 25)
FLOOR AREA RATIO	4.0
GROSS AREA RATIO	6 000 sqm
PARKING REQUIREMENT	Not allowed along the main road Parking must be provided as per NBC minimum requirement
CURB CUT ZONE	Maximum allowed is 2 curb cut with a combined width of 12 meters
SET BACKS	FRONT: build to 3 meters setback SIDE: Build to line REAR: Minimum of 5 meters

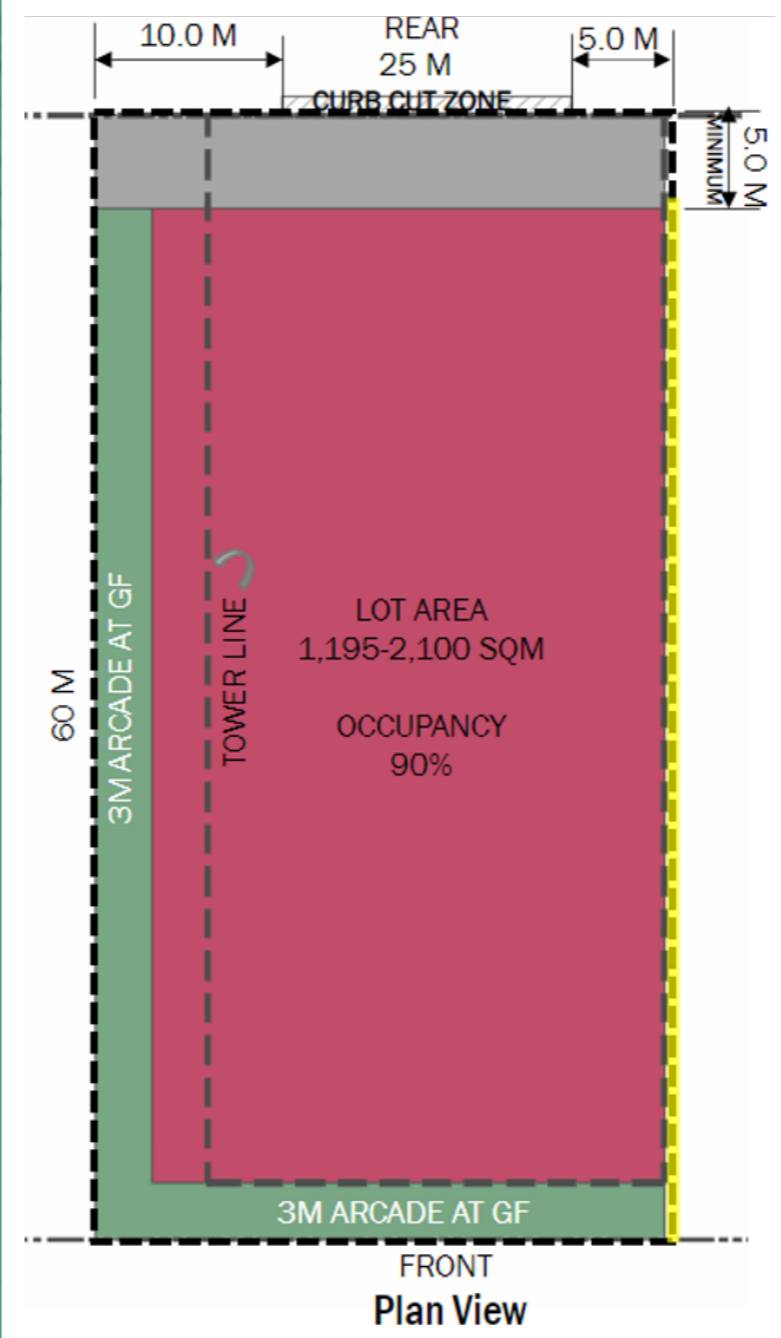


--- PROP. LINE  
--- BUILD-TO-LINE

COMMERCIAL LOTS



CORNER TYPE 1



TOTAL LOT AREA	1,500 sqm (60 x 25)
FLOOR AREA RATIO	4.0
GROSS AREA RATIO	6 000 sqm
PARKING REQUIREMENT	Not allowed along the main road Parking must be provided as per NBC minimum requirement
CURB CUT ZONE	Maximum allowed is 2 curb cut with a combined width of 12 meters
SET BACKS	FRONT: build to 3 meters setback SIDE: Build to line REAR: Minimum of 5 meters

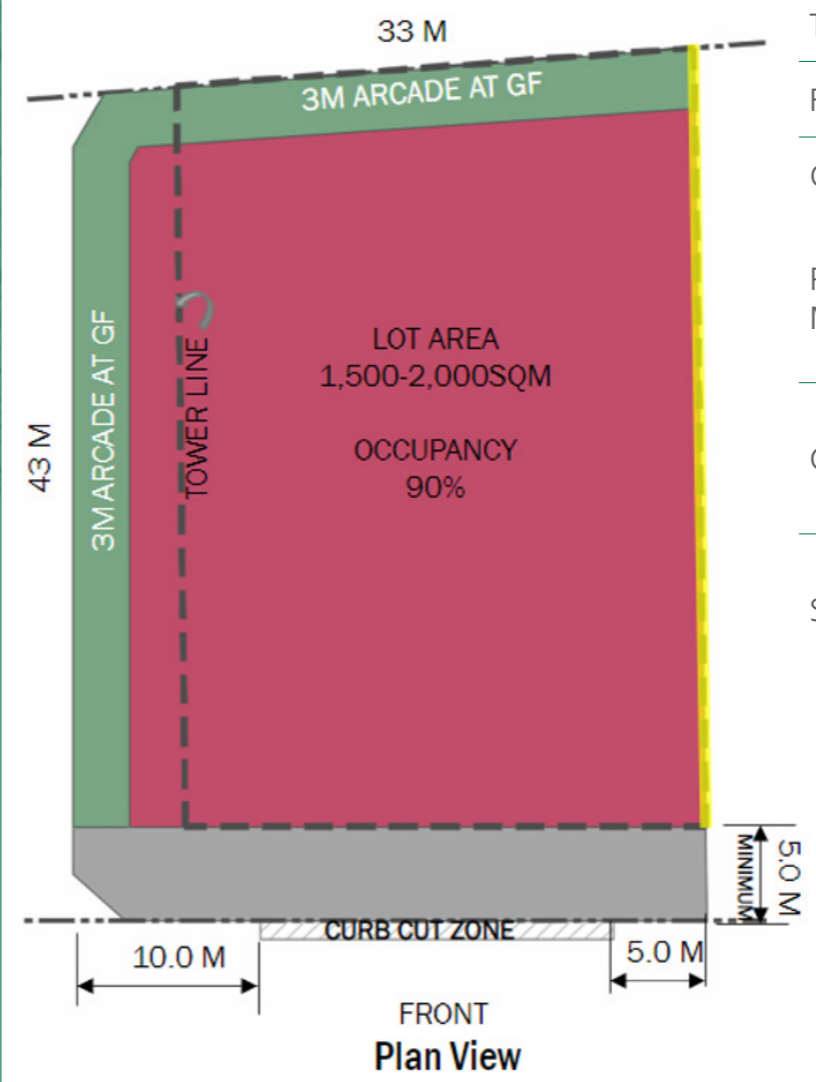


--- PROP. LINE  
 --- BUILD-TO-LINE

COMMERCIAL LOTS



CORNER TYPE 2



TOTAL LOT AREA	1,500 sqm (60 x 25)
FLOOR AREA RATIO	4.0
GROSS AREA RATIO	6 000 sqm
PARKING REQUIREMENT	Not allowed along the main road Parking must be provided as per NBC minimum requirement
CURB CUT ZONE	Maximum allowed is 2 curb cut with a combined width of 12 meters
SET BACKS	FRONT: build to 3 meters setback SIDE: Build to line REAR: Minimum of 5 meters

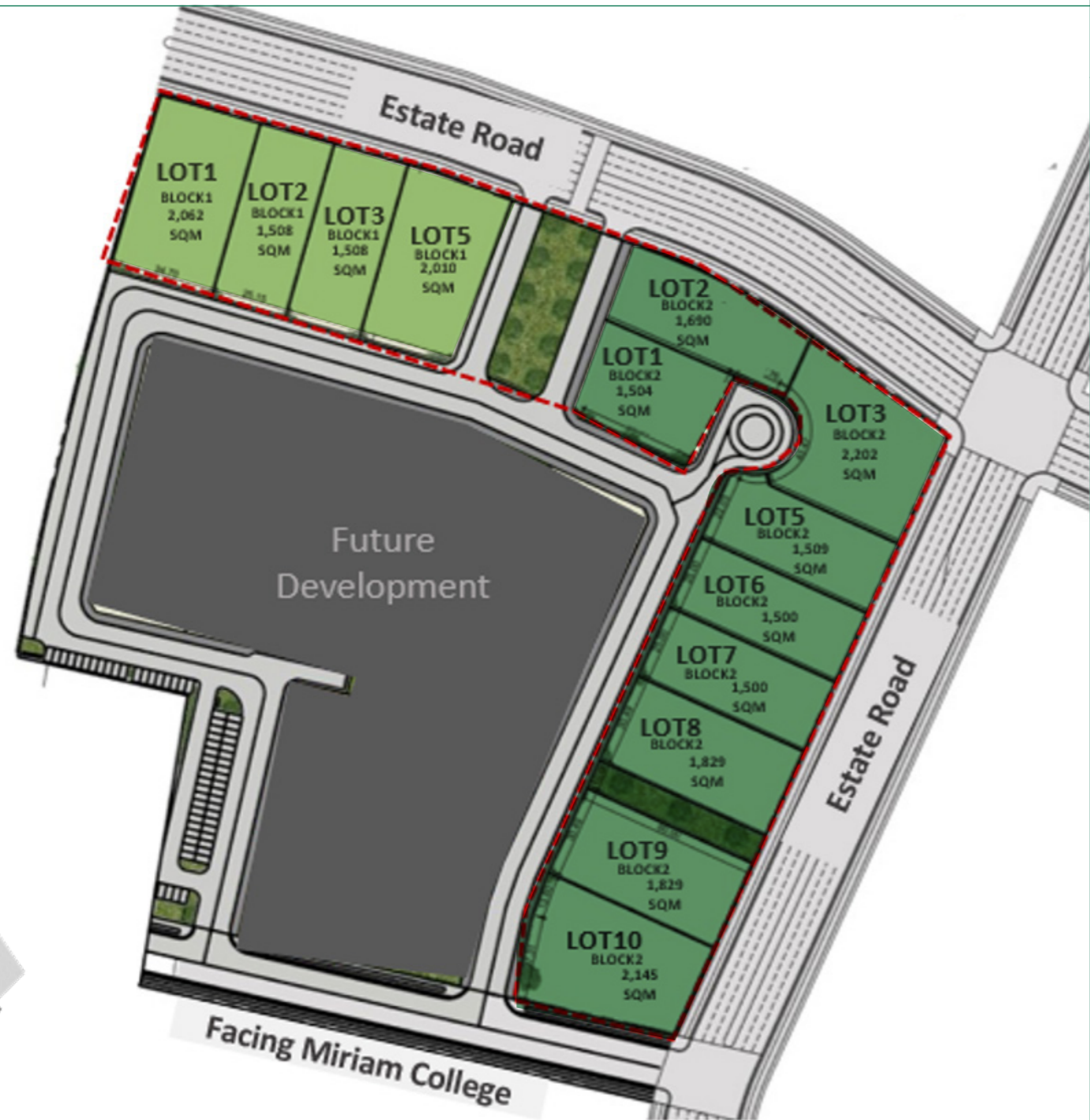


--- PROP. LINE  
 --- BUILD-TO-LINE



COMMERCIAL LOTS

- BLOCK 1
- BLOCK 2



BLOCK	LOT	AREA (SQM)	PHP/SQM (VAT EX)	SELLING PRICE (VAT EX)
BLOCK 1	1	2,062	Php 71,400	Php 147,226,800
	2	1,508	Php 70,000	Php 105,560,000
	3	1,508	Php 70,000	Php 105,560,000
	5	2,010	Php 72,100	Php 144,921,000
BLOCK 2	1	1,504	Php 72,100	Php 108,438,400
	2	1,690	Php 72,100	Php 121,849,000
	3	2,202	Php 72,100	Php 158,764,200
	5	1,509	Php 70,000	Php 105,630,000
	6	1,500	Php 70,000	Php 105,000,000
	7	1,500	Php 70,000	Php 105,000,000
	8	1,829	Php 72,800	Php 133,151,200
	9	1,829	Php 72,800	Php 133,151,200
	10	2,145	Php 72,800	Php 156,306,000

## PERMITTED USES

Commercial spaces with the option for residential or apartment dwellings in the upper levels

Commercial Uses:

Food & Non-food

Office Facilities

Bed and Breakfast type accommodations

Training Center

A building may be constructed with the combination of the permitted use above provided that the mix shall be approved by the Declarant

## RESTRICTIONS

Industrial plants, factories and machine shops

Funeral Parlors

Gambling dens and establishments of ill-repute

Lumberyards, junk and vulcanizing shops

Manufacturing plants



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