

Vermont

**SETTINGS**

ALVIERA



**ALVIERRA INDUSTRIAL PARK**



**ALVIERRA 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

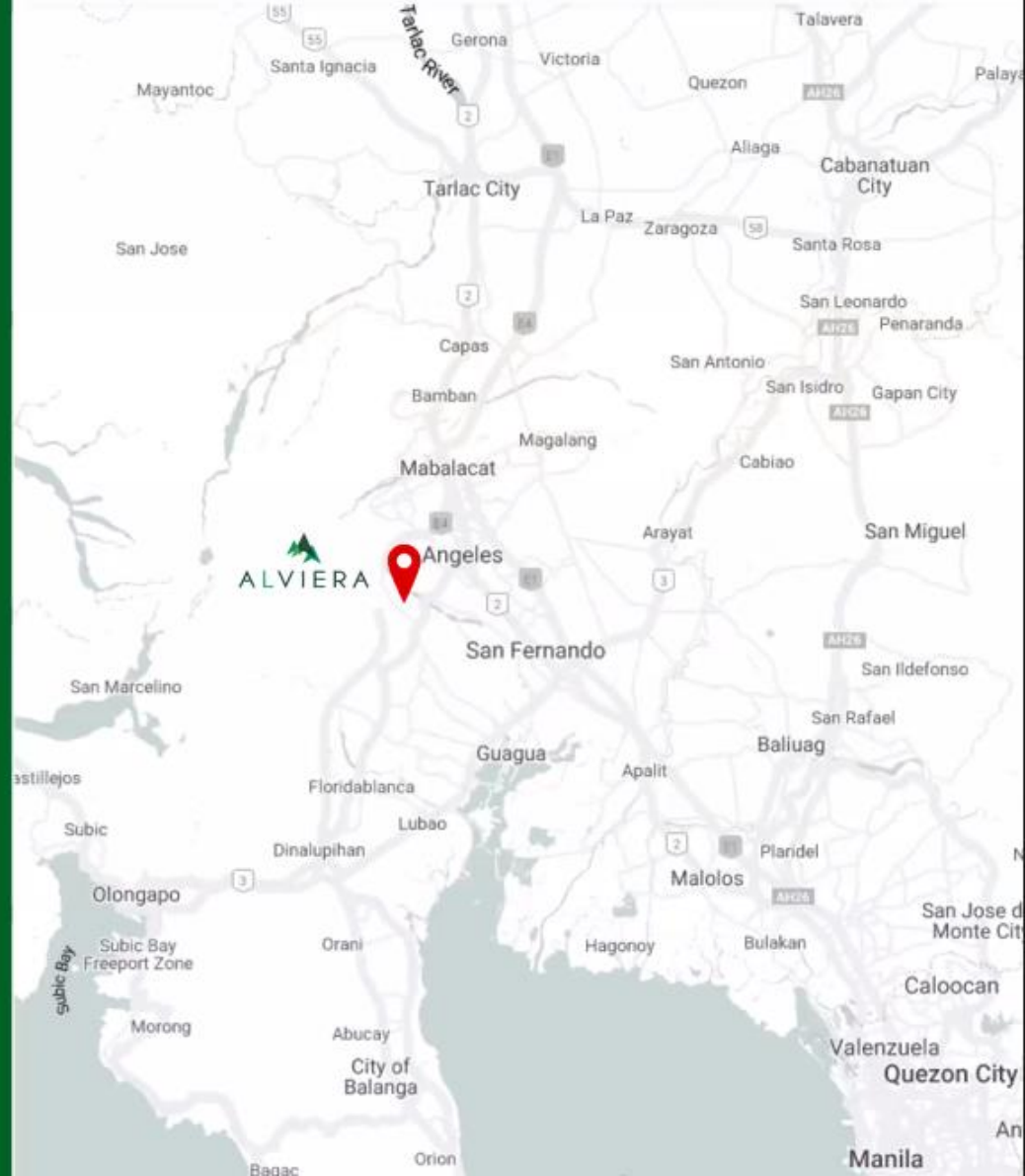


**INSTITUTIONAL**  
Rising educational hub which offers specialized courses from both national & international academic institutions



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

# Connectivity Infrastructure







For presentation purposes only as of Feb 2022



**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/mar-k-villar-vows-to-push-for-completion-of-central-luzon-link-expressway>*





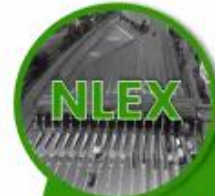
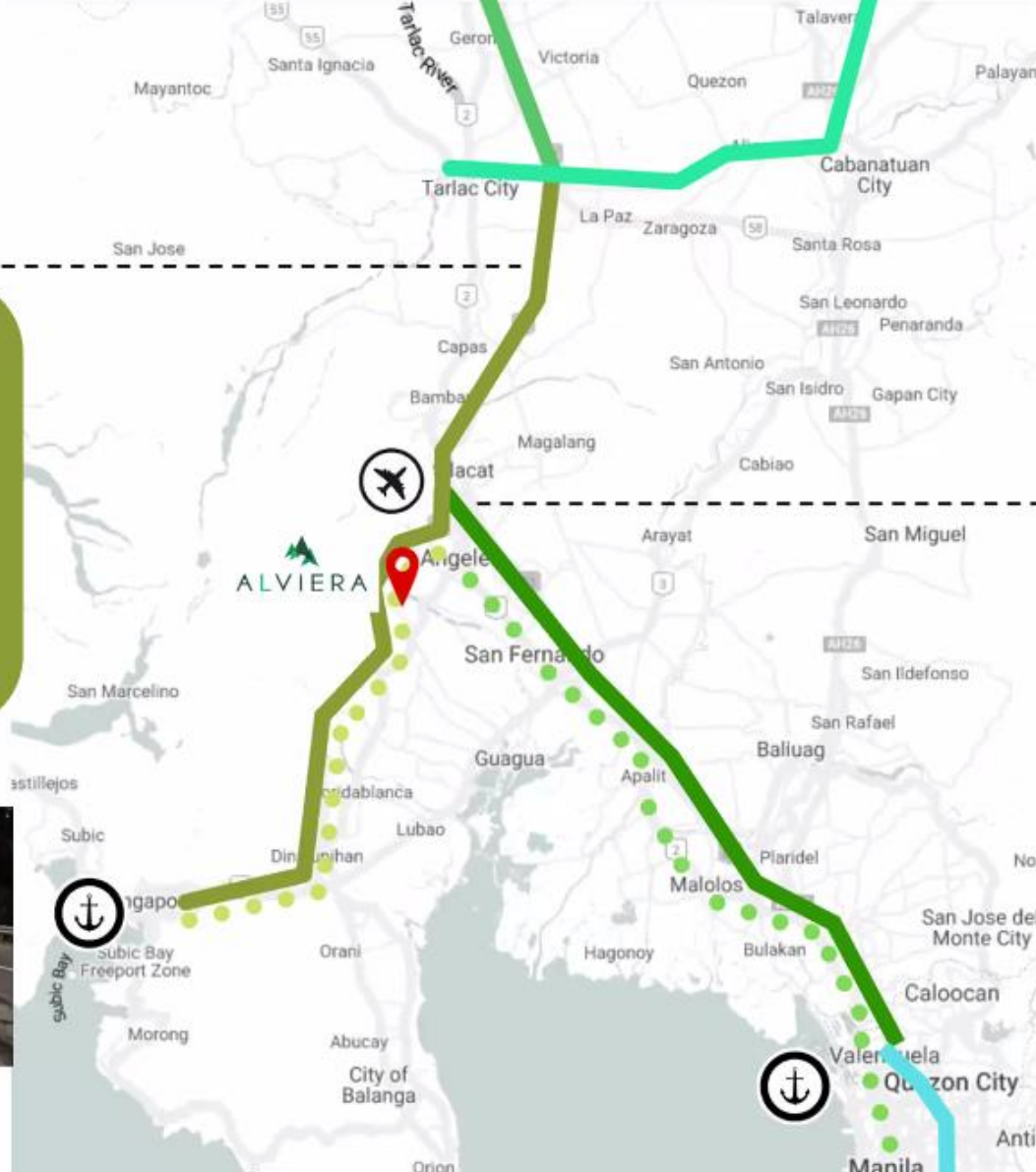
# Infrastructure Update



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/>

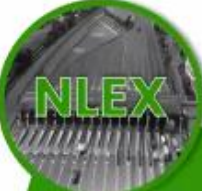
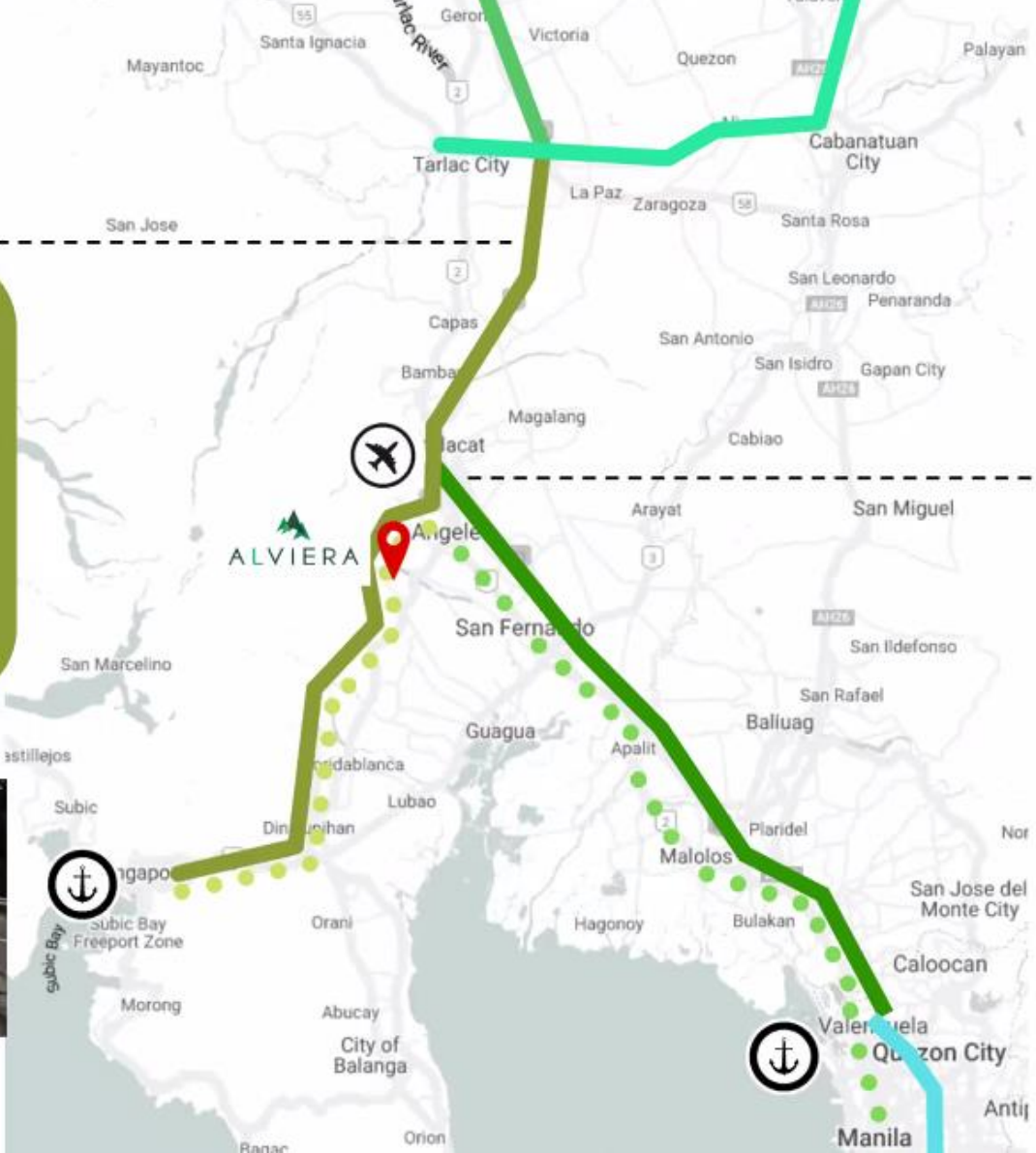
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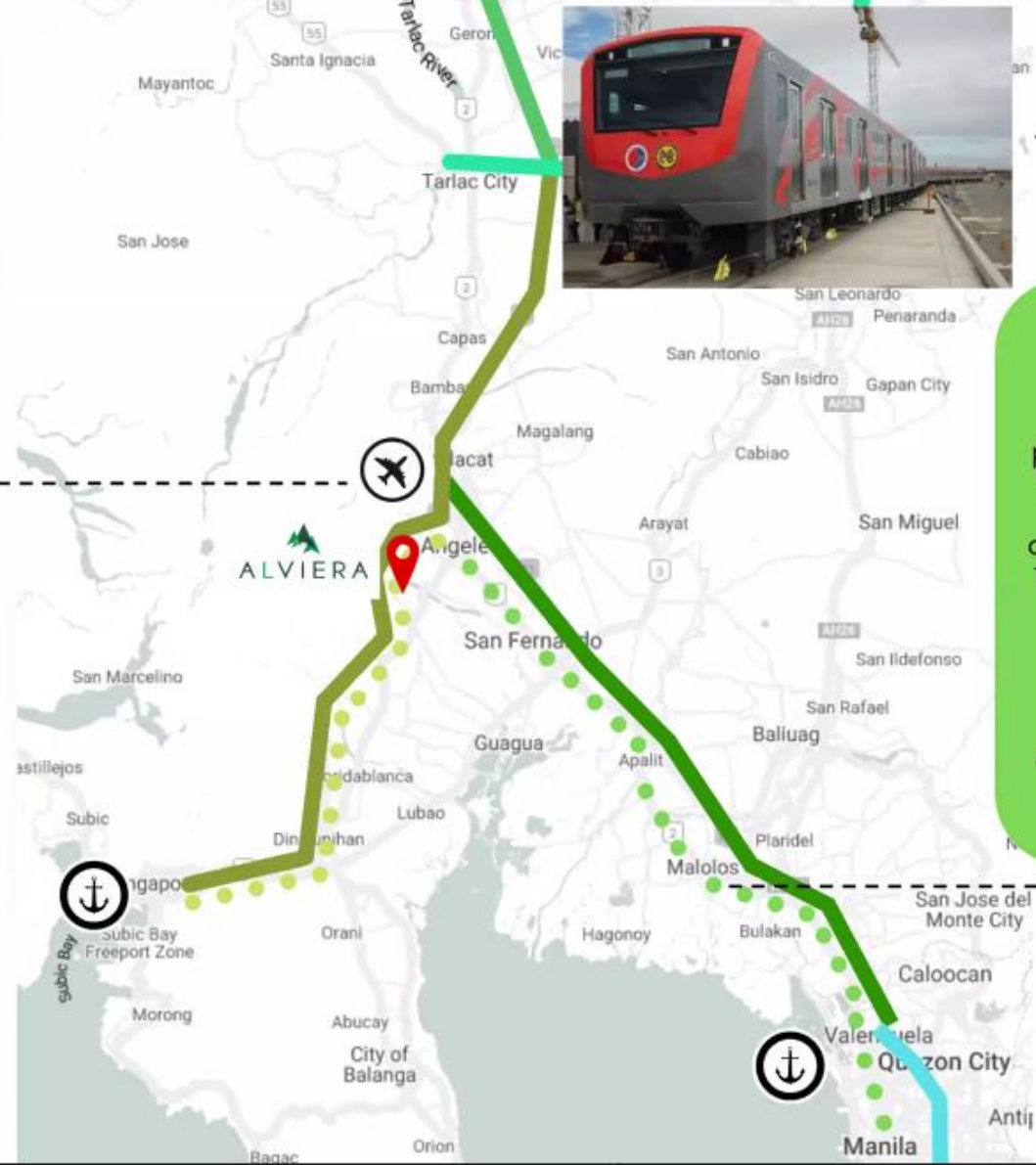


First phase of New Clark City to Clark Airport access road completed. Reducing travel time from New Clark City to other districts of Clark from 45 minutes to about 15 minutes

As of FEB 2

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

For presentation purposes only as of Feb 2022



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>



Infrastructure Update





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>





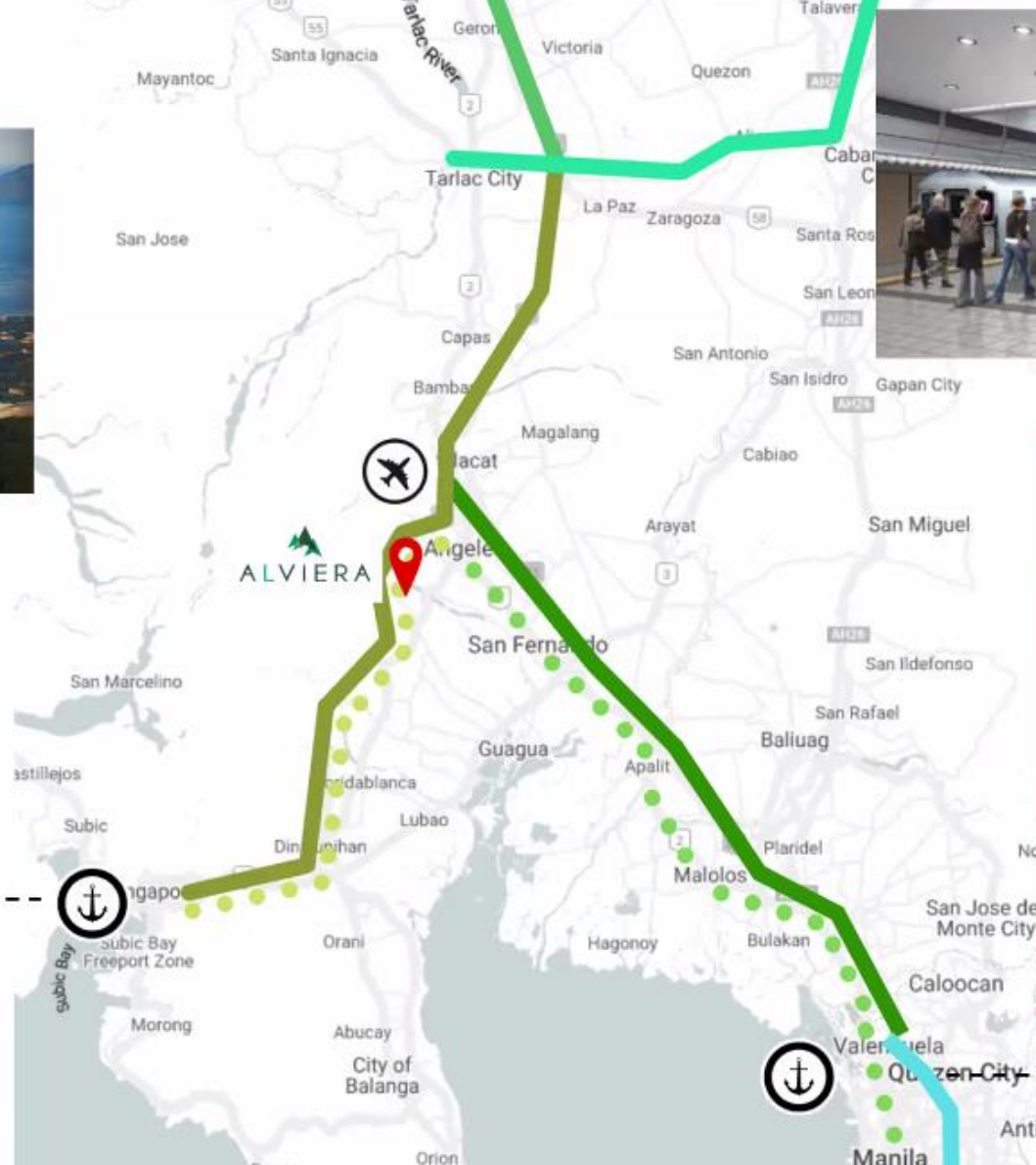
Japan and PH signed Php112 billion loan agreement for Metro Manila Subway. The 17-station subway will reduce the travel time between Quezon City and NAIA from the current 70 minutes to only 35 minutes

As of FEB 10

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







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As of FEB 10

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# **Alviera Estate Updates**

March 03, 2022



## 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



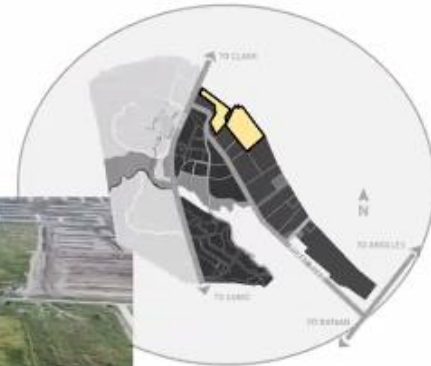
### INDUSTRIAL PHASE 1

- 3 Locators Operating: Badan/LTI, Monde Nissin, Heavy Duty Mfg Inc
- 3 locators with intent to construct by 2022:
  1. DW Premiere - warehousing
  2. Aldous Rex - warehousing
  3. EZP/LSL - warehousing
- AIP1 Population: 512 pax



### INDUSTRIAL PHASE 2

- 100% Land Devt
- Ready for Turnover
- 2 locators with intent to construct by 2022:
  1. Trinidad Sy - Assembly/Warehousing
  2. Mixplant - Food Mfg





## 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 Alvierra Country Club
- Target of additional 100 trees in 2022
- Xeriscaping to be implemented in newly activated areas

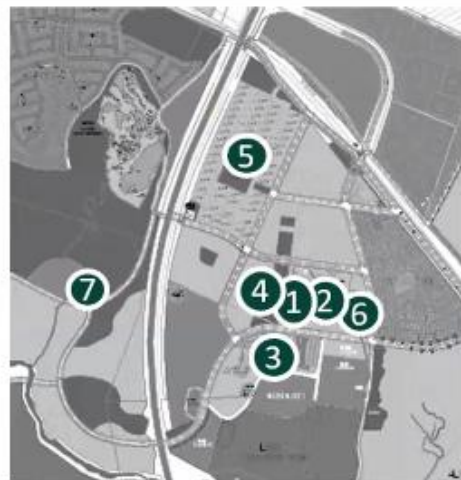
## NURSERY OPERATIONS

- 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 Alviera Country Club



## 6 Events Grounds



## 8 Bike Trails



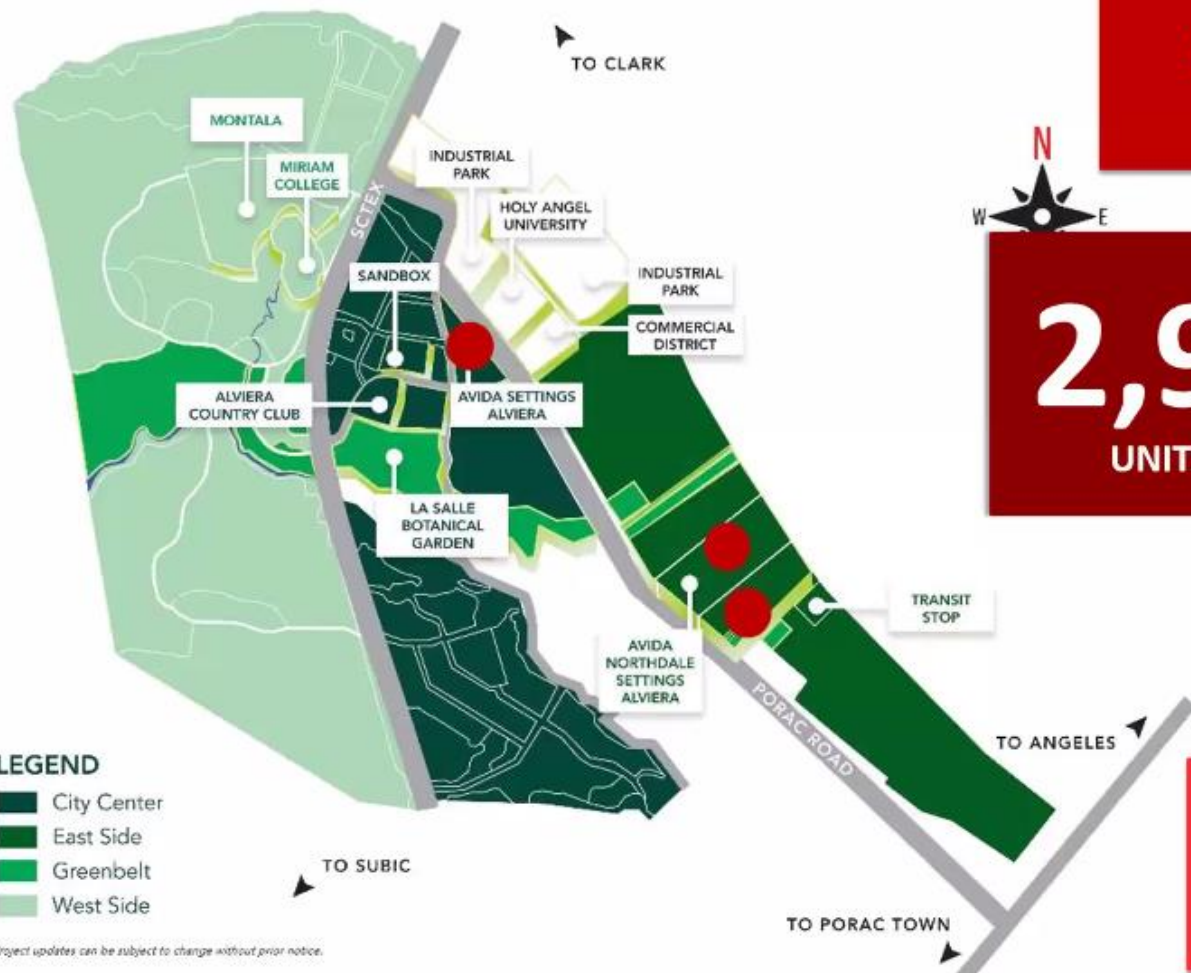


Artist's Perspective

# Avida in Alviera



# AVIDA IN ALVIERA



## LEGEND

- City Center
- East Side
- Greenbelt
- West Side

*Project updates can be subject to change without prior notice.*

**2014**

ESTABLISHED

**2,900**

UNITS RELEASED

**3**

ACTIVE  
PROJECTS

**2,500**

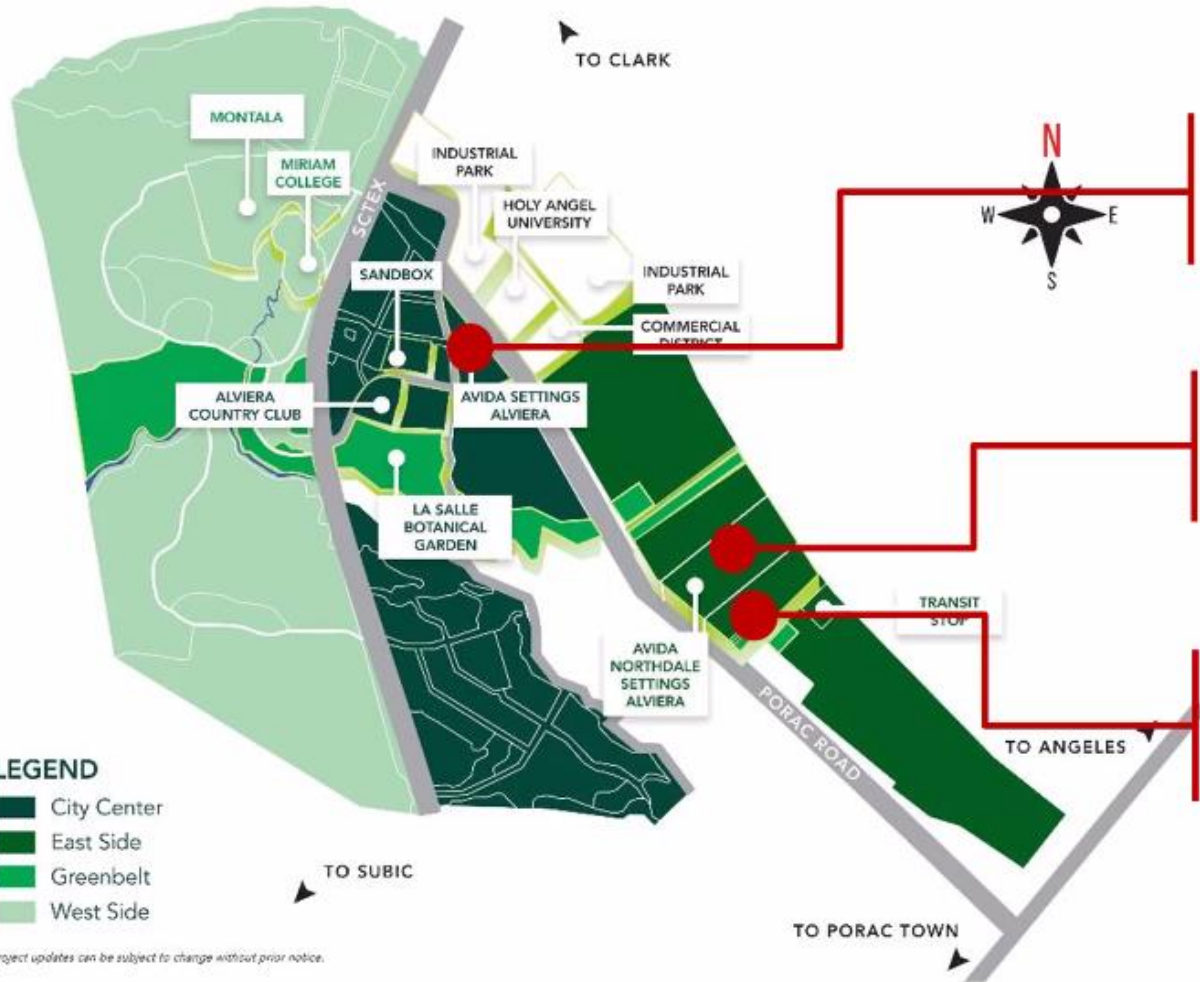
UNITS SOLD

**763**

TURNED OVER  
UNITS



# AVIDA IN ALVIERA



**Avida** Settings  
ALVIERA

**Avida**  
Northdale Settings  
ALVIERA

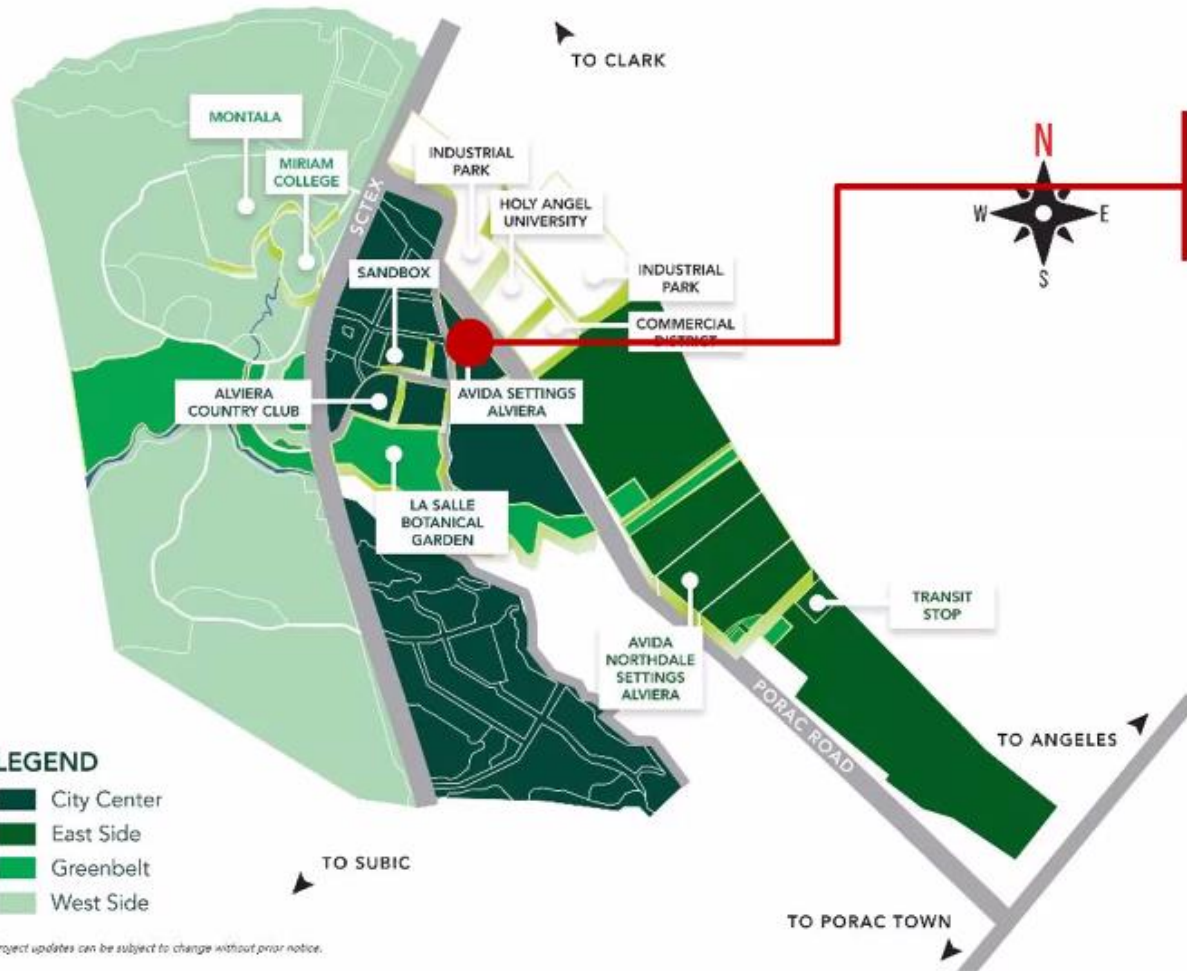
**Avida** Settings  
Greendale  
ALVIERA

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# AVIDA IN ALVIERA



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## Avida Settings ALVIERA

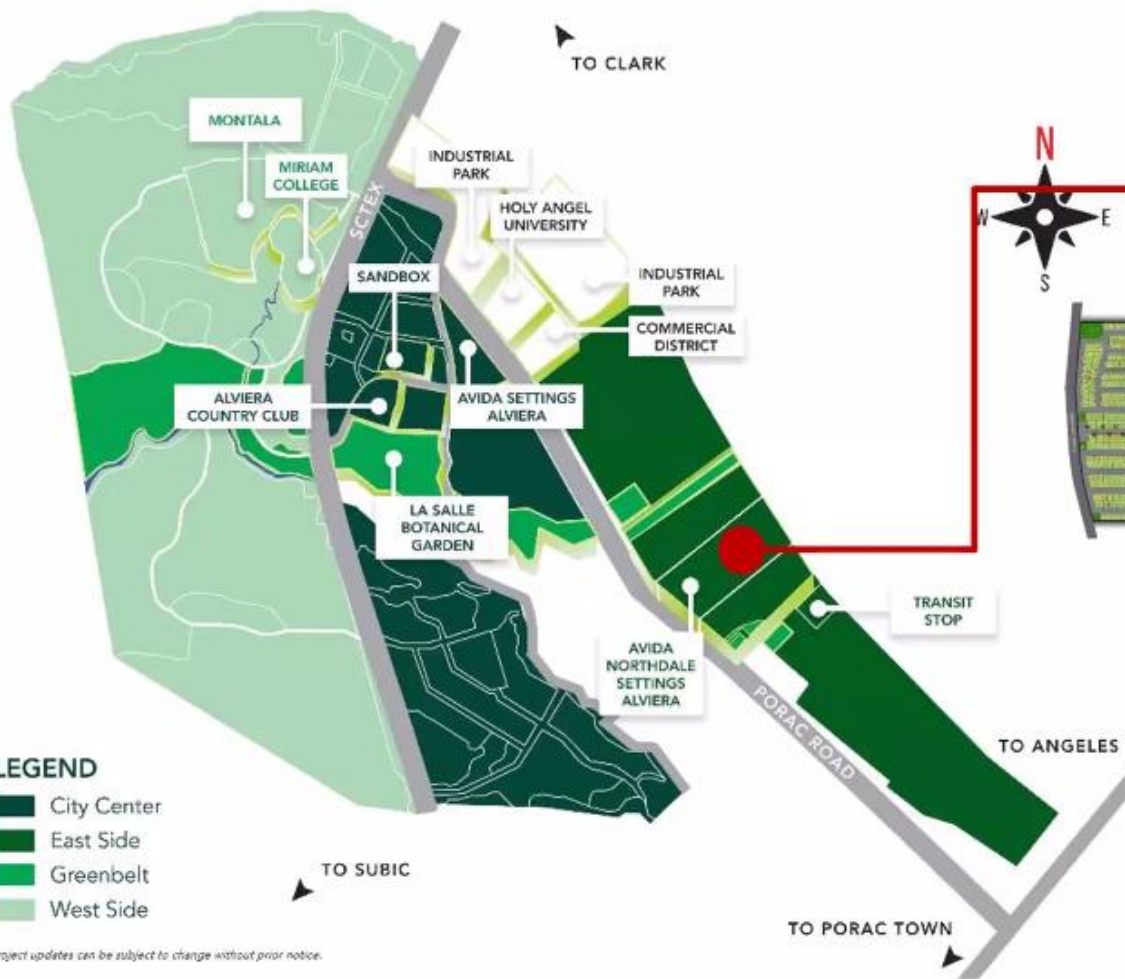
Launched 2014  
Completed 2021  
15.4 has | 531 units  
98% Sold | Php 32,000/sqm

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





# AVIDA IN ALVIERA



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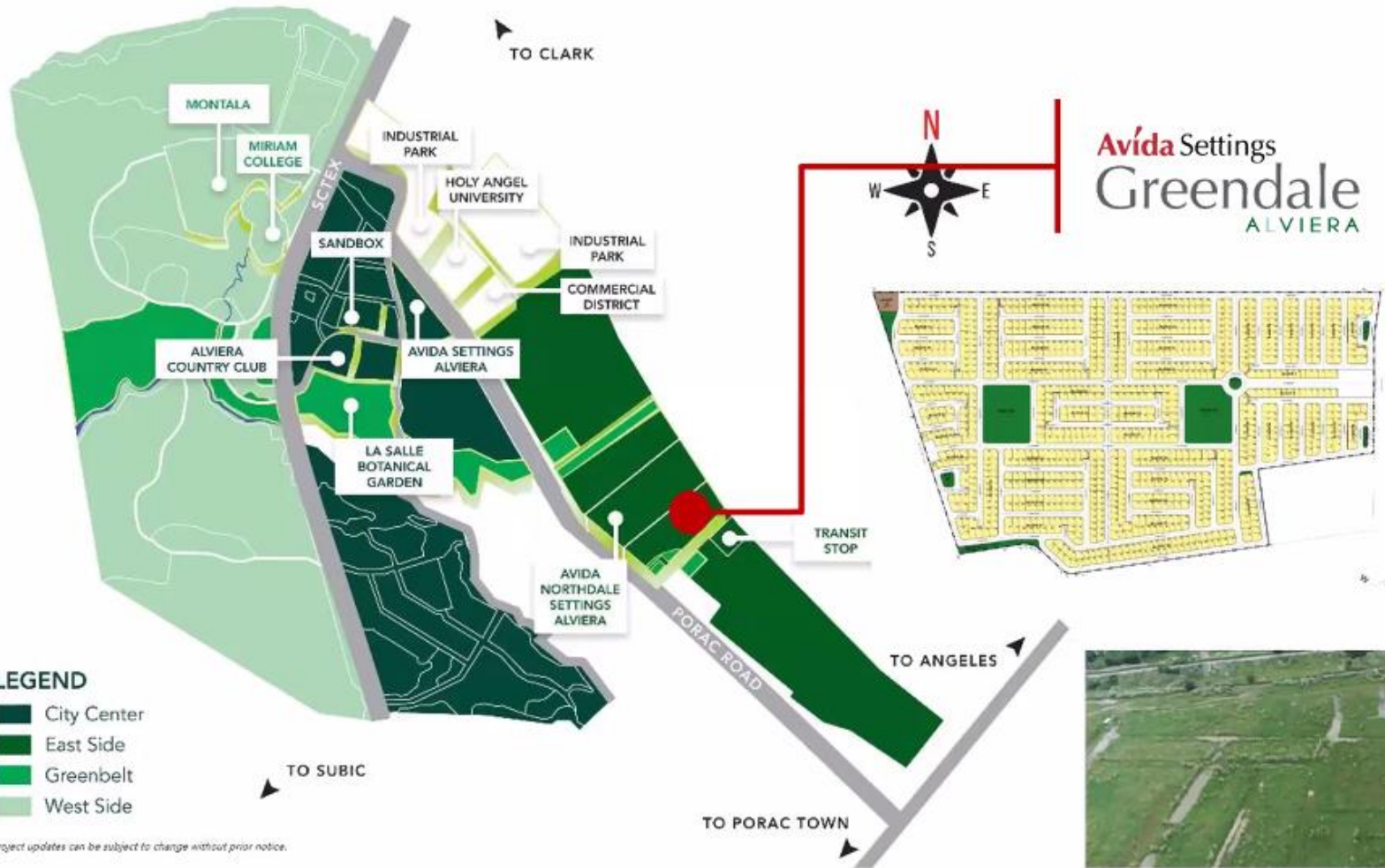
**Avida**  
NorthdaleSettings  
ALVIERA

**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

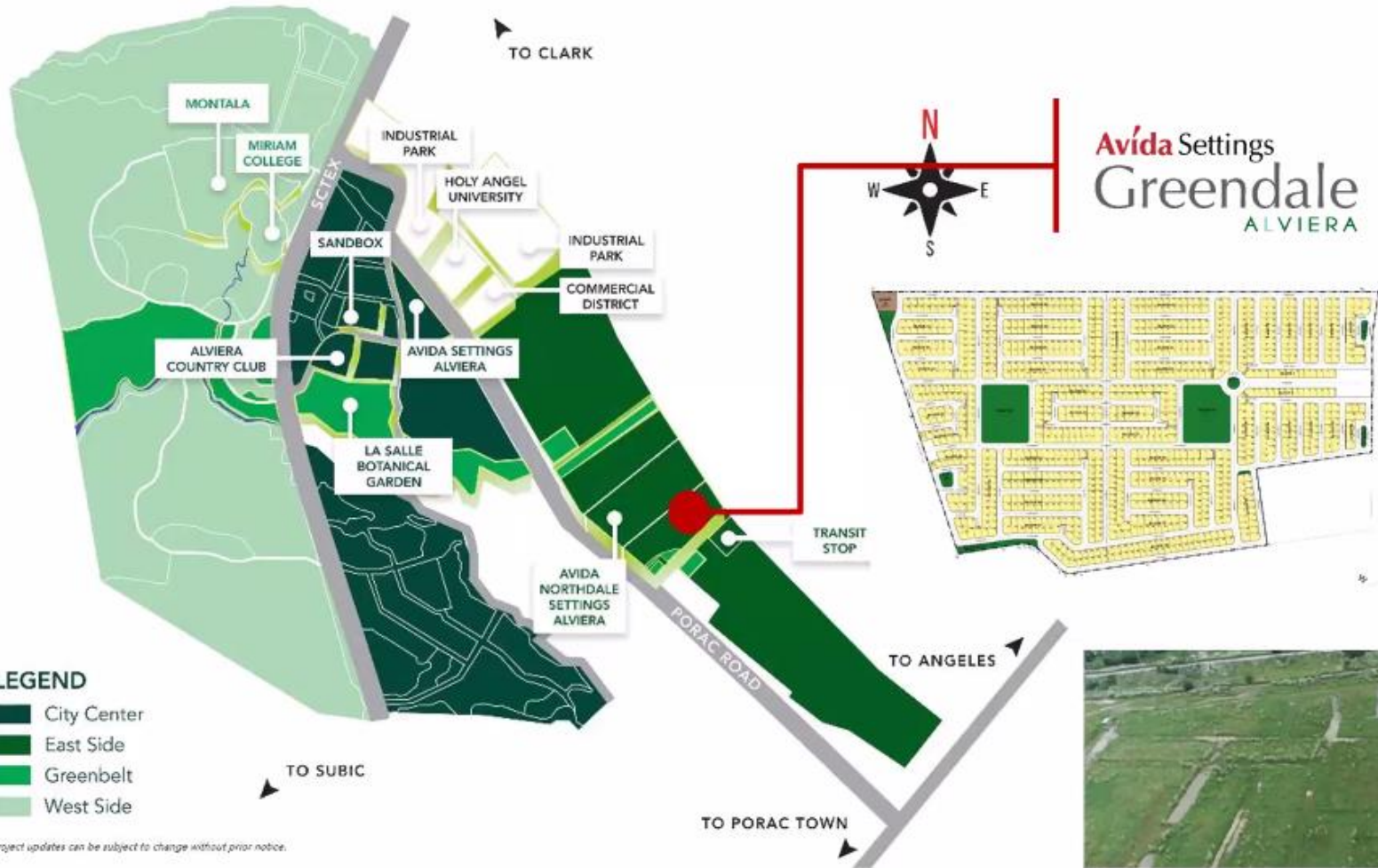
**Launched 2020**  
 Completion by 2025  
 29.5 has | 1,176 units  
 80% Sold | Php 33,000/sqm

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





# AVIDA IN ALVIERA



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

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 29.5 has | 1,176 units  
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*Launched at Php 20,500/sqm*  
*61% Value Appreciation*



# The Location



TO TARLAC

ALVIERA  
COUNTRY CLUB

AVIDA SETTINGS  
ALVIERA

CORVIA ALVIERA

THE GREENWAYS AT  
ALVIERA

AVIDA NORTHTALE  
SETTINGS ALVIERA

AVIDA SETTINGS GREENDALE  
ALVIERA

TO PORAC  
TOWN CENTER

TO SUBIC



THE GREENWAYS  
AT ALVIERA



East Greenbelt Road

26-m Residential Road

18-m Internal Road

THE SITE



AVIDA NORTHDALE  
SETTINGS ALVIERA



AVIDA SETTINGS  
GREENDALE ALVIERA





# Lot Characteristics

Highest Elevation =  
151.50 M

203,542 sqm

Lowest Elevation =  
141.00 M





# Views



203,542 sqm

Zambales Mountain

Mt. Arayat





"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."



# WHERE URBAN MEETS NATURE

An aerial view of the Alviera estate, a modern urban development integrated with nature. The image shows a mix of residential, commercial, and institutional buildings, green spaces, and a road winding through the landscape. The buildings are arranged in a planned, grid-like pattern with green spaces interspersed. A road with a red traffic light is visible on the right side. The background shows a hilly, forested area.

"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."











**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**





# MAIN ENTRANCE SITE DEVELOPMENT PLAN

Vermont  
SETTINGS  
ALVIERA



TO DEVELOPMENT

ESTATE ROAD

**LEGEND:**

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

# MAIN ENTRANCE

## SITE DEVELOPMENT PLAN

Vermont  
SETTINGS  
ALVIERA



ESTATE ROAD

TO DEVELOPMENT

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**PARK 1**  
SITE DEVELOPMENT PLAN

Vermont  
SETTINGS  
ALVIERA







Vermont  
SETTINGS  
ALVIERA





# MAIN AMENITY SITE DEVELOPMENT PLAN

Vermont  
SETTINGS  
ALVIERA













Vermont  
SETTINGS  
ALVIERA





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**PARK 2**  
SITE DEVELOPMENT PLAN

Vermont  
SETTINGS  
ALVIERA





Vermont  
SETTINGS  
ALVIERA





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# Sustainability Feature

Vermont  
SETTINGS  
ALVIERA





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



**ECO YARD**  
**FEATURES**

Vermont  
**SETTINGS**  
ALVIERA

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