



For your future investment, contact ➡📞:

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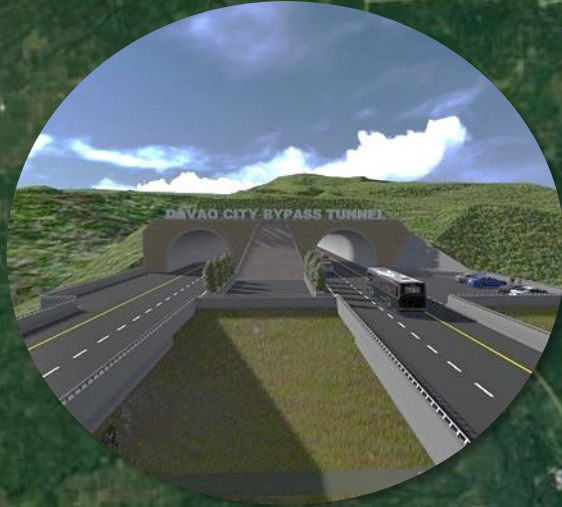
7TH MOST COMPETITIVE AND
HIGHLY URBANIZED CITY IN
THE PHILIPPINES





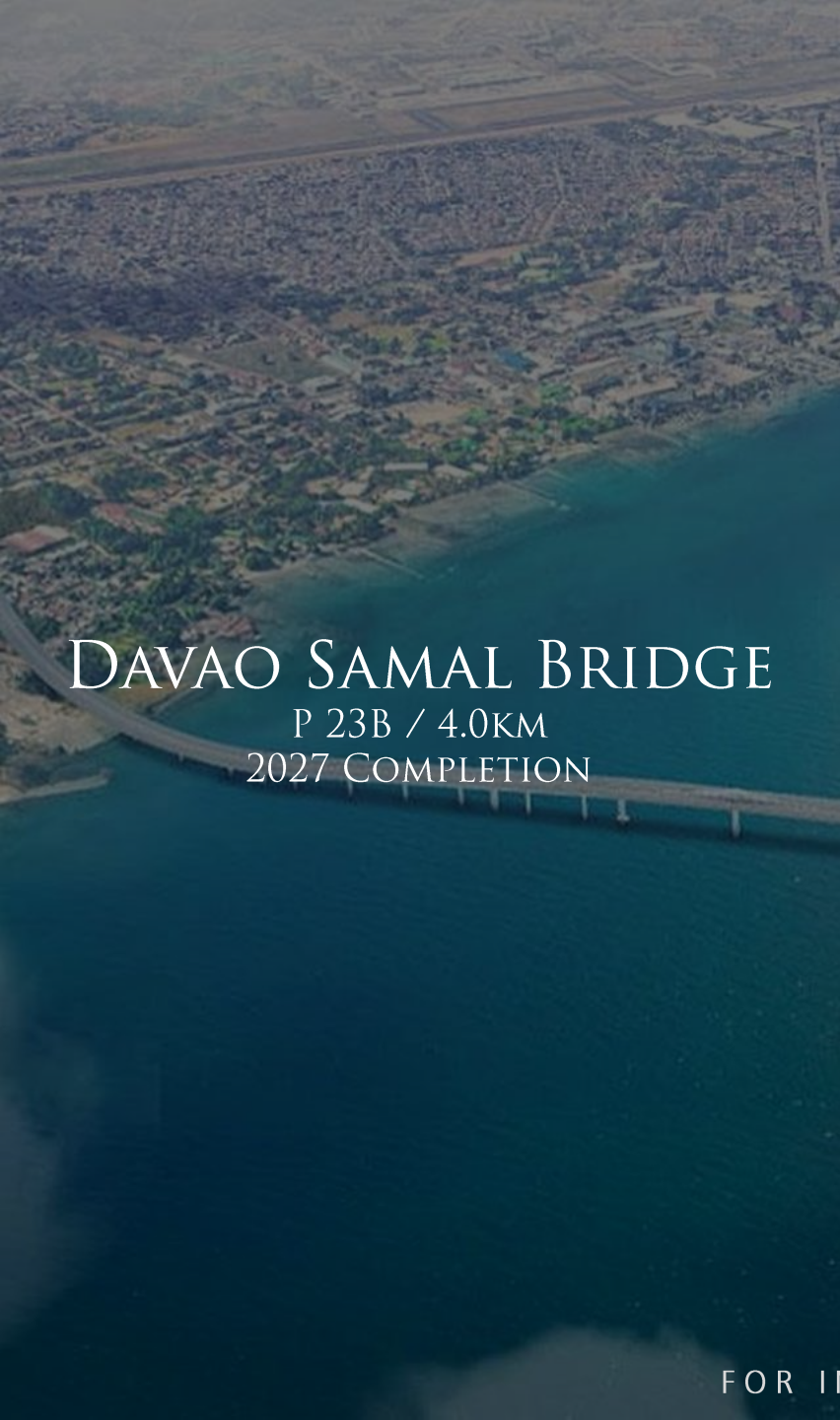
5TH IN ECONOMIC DYNAMISM AND INFRASTRUCTURE

DAVAO REGION INFRASTRUCTURE & CONNECTIVITY



-  Davao City Bypass Road
-  Davao City Coastal Road
-  Davao-Samal Bridge

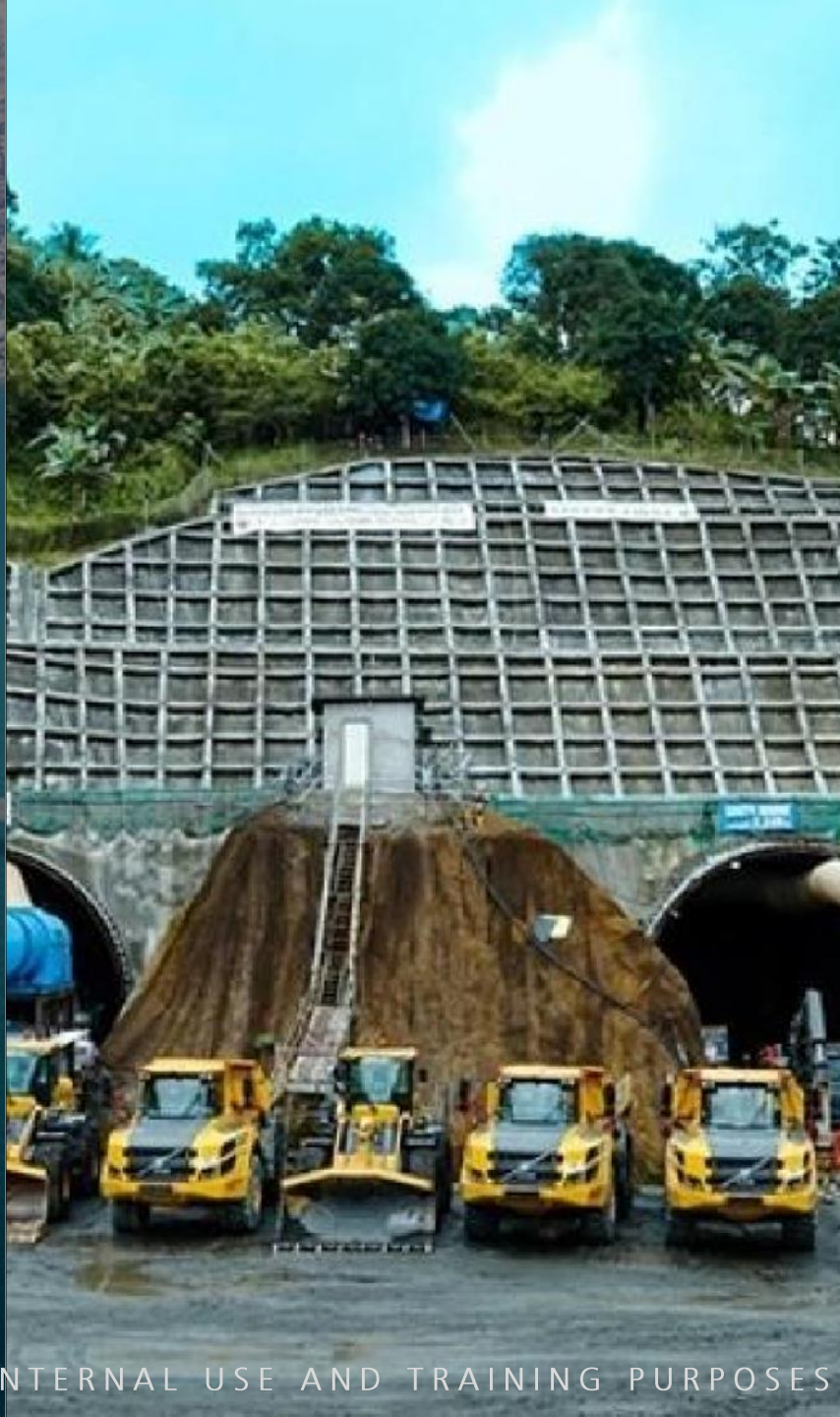
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DAVAO SAMAL BRIDGE

P 23B / 4.0KM

2027 COMPLETION



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SAMAL ISLAND-DAVAO CITY (SIDC) CONNECTOR PROJECT

- Four-lane bridge, which cuts travel time between Davao City proper and Samal Island to 5 minutes.
- Part of the government's "Build, Better, More" program
- Target to be completed by 2027
- 3% physical percentage of completion as of May 2024

Source:

<https://www.dpwh.gov.ph/dpwh/news/35785>

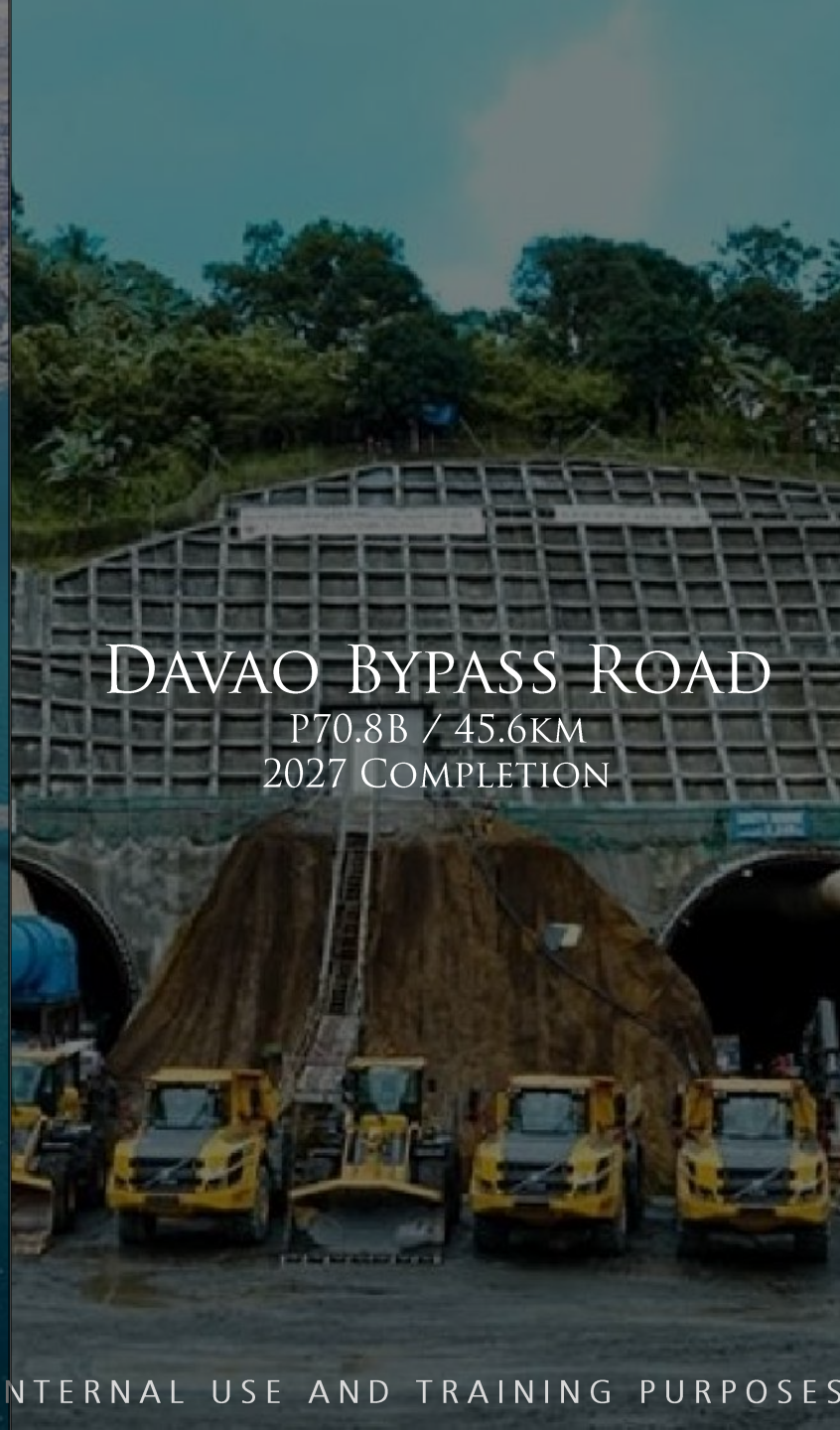
<https://www.pna.gov.ph/articles/1225689>





DAVAO SAMAL BRIDGE

P 23B / 4.0KM
2027 COMPLETION



DAVAO BYPASS ROAD

P70.8B / 45.6KM
2027 COMPLETION



DAVAO CITY BYPASS CONSTRUCTION PROJECT (DCBCP)

- Four-lane bypass road featuring a 2.3-kilometer twin tunnel that spans from Barangay Sirawan, Toril, Davao City up to Barangay J.P. Laurel, Panabo City.
- Will cut travel time between Barangay Sirawan in Toril and Barangay J.P. Laurel in Panabo City from 1 hour and 44 minutes via the Pan-Philippine Highway Diversion Road to just approximately 49 minutes.
- 56.48% percentage of overall completion as of November 2024
- Target to be fully completed by 2027

Source:

<https://www.dpwh.gov.ph/dpwh/news/35787>

[https://www.sunstar.com.ph/davao/davao-city-bypass-road-project-5648-](https://www.sunstar.com.ph/davao/davao-city-bypass-road-project-5648-complete#:~:text=THE%20Department%20of%20Public%20Works,is%20already%2056.48%20percent%20complete)

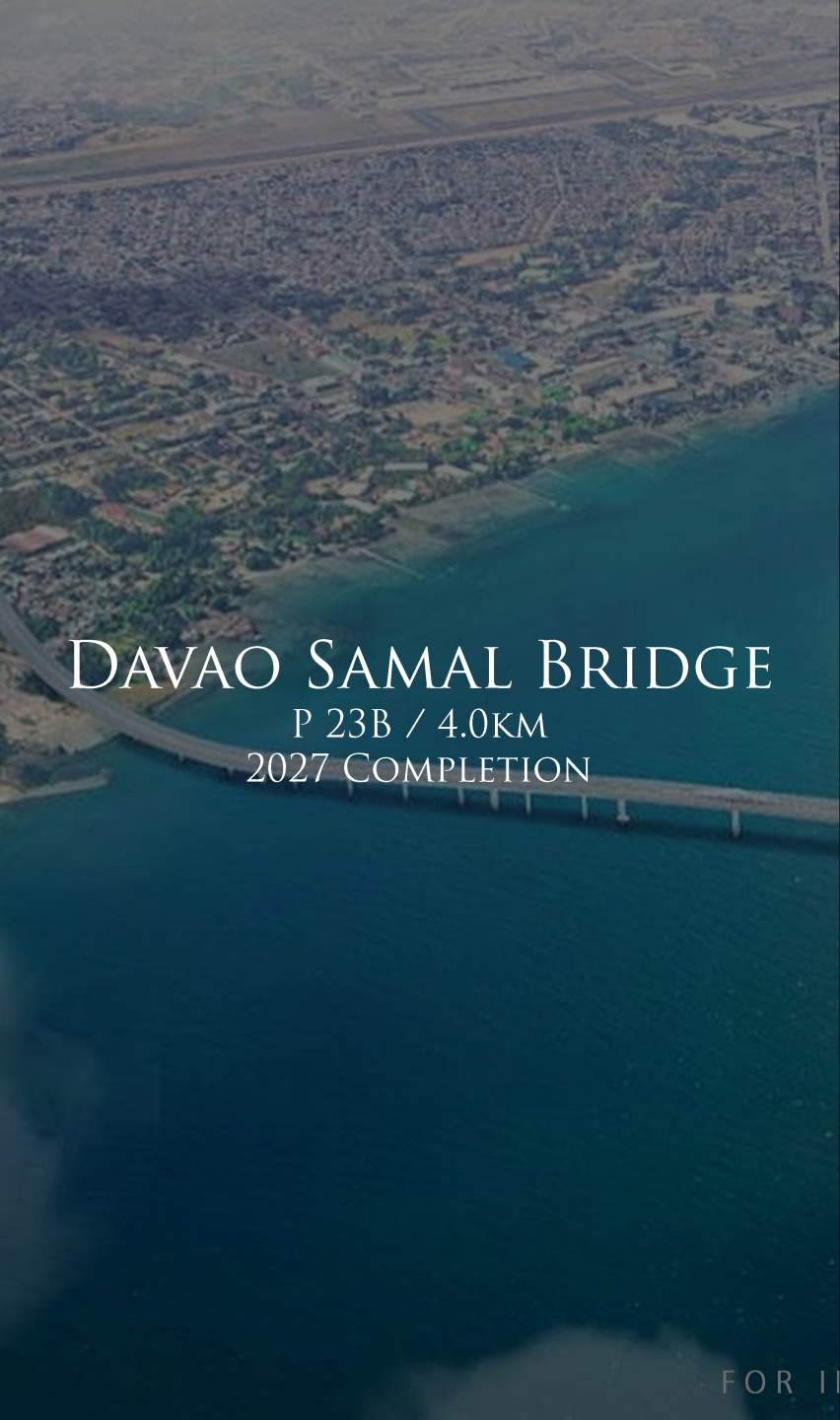
[complete#:~:text=THE%20Department%20of%20Public%20Works,is%20already%2056.48%20percent%20complete](https://www.sunstar.com.ph/davao/davao-city-bypass-road-project-5648-complete#:~:text=THE%20Department%20of%20Public%20Works,is%20already%2056.48%20percent%20complete)



Tunnel Excavation works

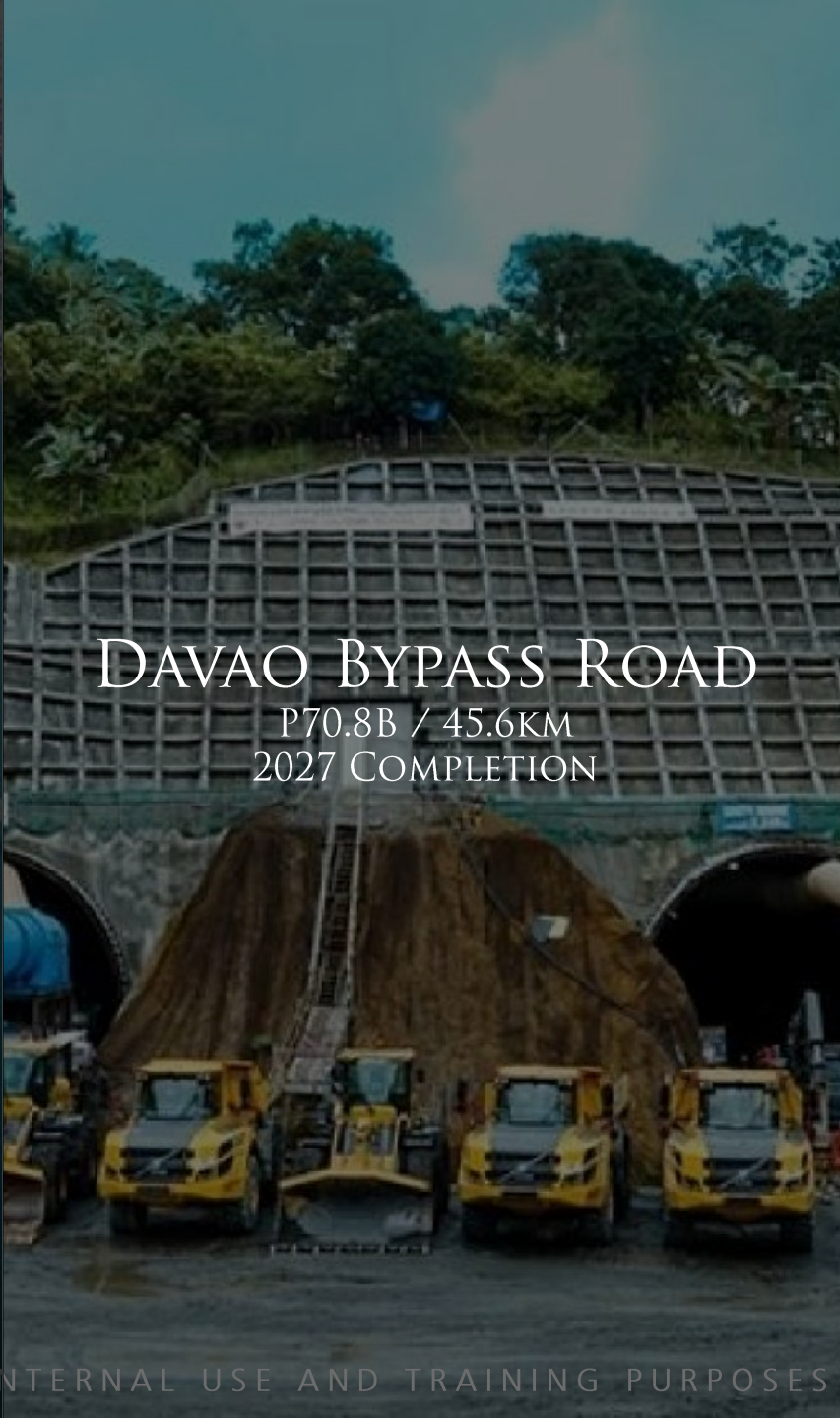


Actual photo of twin mountain road tunnels



DAVAO SAMAL BRIDGE

P 23B / 4.0KM
2027 COMPLETION



DAVAO BYPASS ROAD

P70.8B / 45.6KM
2027 COMPLETION



DAVAO COASTAL ROAD

APPROX. P30B/ 16KM
2026 COMPLETION

DAVAO CITY COASTAL ROAD (DCCR) PROJECT

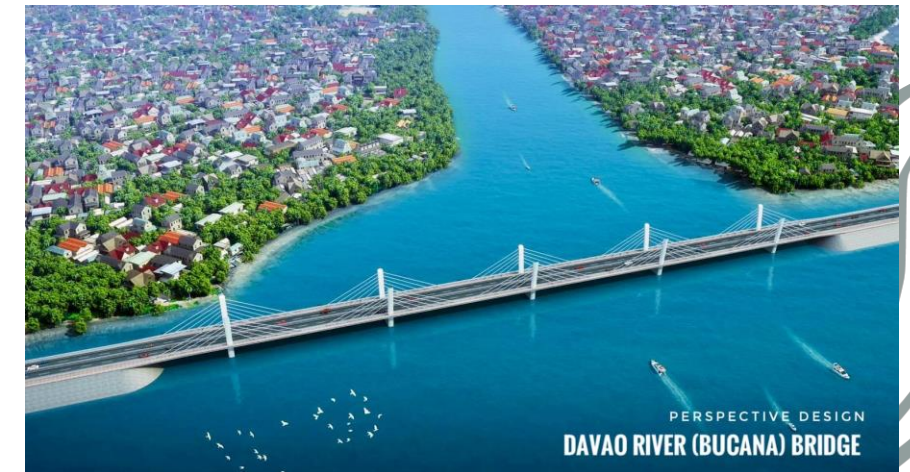
- The Davao City Coastal Road (DCCR) Project spans approximately 16-kilometers long. 12km of which has been completed, with approximately 3-kilometers under construction and 500-meters yet to be started.
- The coastal road features 17 bridges along its stretch with 12 of which have been completed.
- Bucana Bridge, a key component of the coastal road is currently 65.63% complete. Expected finish date is on the 4th week of November 2025.

Source:

https://www.sunstar.com.ph/davao/davao-city-coastal-road-infra-completion-set-for-2026#google_vignette

<https://mindanaotimes.com.ph/12-kilometers-of-nearly-16-kilometer-stretch-of-davao-city-coastal-road-complete/>

<https://www.dpwh.gov.ph/dpwh/news/33550>



NEWS

Filtered by: Topstories

Marcos ensures timely completion of Davao infra projects

By ANNA FELICIA BAJO, GMA Integrated News

Published December 5, 2024 12:07pm



"Tiyak na makakatulong ito sa pagpapabuti ng sitwasyon ng trapiko at pagpapabilis ng galaw ng inyong transportasyon, at pagpapaunlad ng negosyo, turismo, at agrikultura," Marcos said.

(This will aid in easing traffic and improving the transportation system in the region as well as elevating business, tourism, and agriculture.)

"Patuloy po ang pagsisikap ng gobyerno na mabigyan kayo ng mga proyekto na makakatulong sa pagpapalago ng inyong mga sakahan at magpapatatag sa sektor ng agrikultura," he added.

(The government will continue to give projects that will develop agricultural lands and the entire agriculture sector.)

"Buo ang aking suporta sa lahat ng mga proyekto at programang naglalayong na maisulong ang pagpapalawig ng turismo, pag-asenso ng inyong rehiyon, at pagkilala sa inyong galing," Marcos said.

(I promise to support projects and programs that are pushing for tourism development in the region and those that will recognize your skills.)

Davao

Davao gets P300-B worth of infrastructure projects

Mindanao gets P393.5 billion worth of infrastructure projects



THE Mindanao Development Authority (MinDA) reported that there are around P300 billion worth of ongoing infrastructure projects in the Davao Region.

MinDA said during a media forum on December 4, 2024, at the Ayala Malls Abreeza, that there are around P393.5 billion infrastructure projects ongoing here in Mindanao. These projects include the Iligan City Coastal Bypass Road, CDO-Opol-El Salvador-Alubijid-Laguindingan Airport Diversion Road, Cagayan de Oro Coastal Road, Sindangan-Bayog-Lakewood Road, Improving Growth Corridors in Mindanao Road Sector, Reconstruction and Development Plan for a Greater Marawi Stage two, and the Cabadbaran-Puting Bato-Lanuza Road.

Some of the noteworthy projects in Davao City include the Davao City Bypass Road Project, Samal Island-Davao City Connector (SIDC), Davao Public Transport Modernization Project, Davao (Sasa) Port Modernization Project, and the Davao City Coastal Road Project.

Davao

Innovation Summit sparks Mindanao economic growth

Aims to foster collaboration, technological advancement, and creative solutions to drive economic growth in Mindanao



8TH IN INNOVATION



7TH IN RESILIENCY



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



AYALA LAND IN DAVAO

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



AYALA LAND IN DAVAO

- 1976
Insular Village
- Ayala Land's first residential neighborhood in Davao
- Prestigious residential address
- Prime investment
1976: P750/sqm
2023: P65k/sqm
CAGR: +10%





AYALA LAND IN DAVAO



1976
Insular Village

2007
Abreeza
12 has.

Ayala Land's first estate
development in Davao with
the Floirendo Family

1st Ayala Malls in Mindanao

3rd Seda Hotel

7 Residential Towers by
Alveo and Avida



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



AYALA LAND IN DAVAO



- 1976
Insular Village
- 2007
Abreeza
12 has.
- 2017
Azuela Cove
25 has.
- Ayala Land's second estate development in Davao with the Alcantara Family



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

THE RESIDENCES

Azuela Cove



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



PROPERTY

553

AYALA LAND PREMIER'S THE RESIDENCES AT AZUELA COVE RECOGNIZED IN THE ASIA PACIFIC AWARDS

THE RESIDENCES
At Azuela Cove

PROPERTY REPORT

Celebrating Excellence: The Residences at Azuela Cove is an award winner in the Asia Pacific Property Awards

THE RESIDENCES
At Azuela Cove

PROPERTY REPORT

Celebrating Excellence: The Residences at Azuela Cove is an award winner in the Asia Pacific Property Awards

THE RESIDENCES
At Azuela Cove



CHILL!

CHILL!

THE FUTURE OF HIGH LIVING IN MINDANAO

THE FUTURE OF HIGH LIVING IN MINDANAO

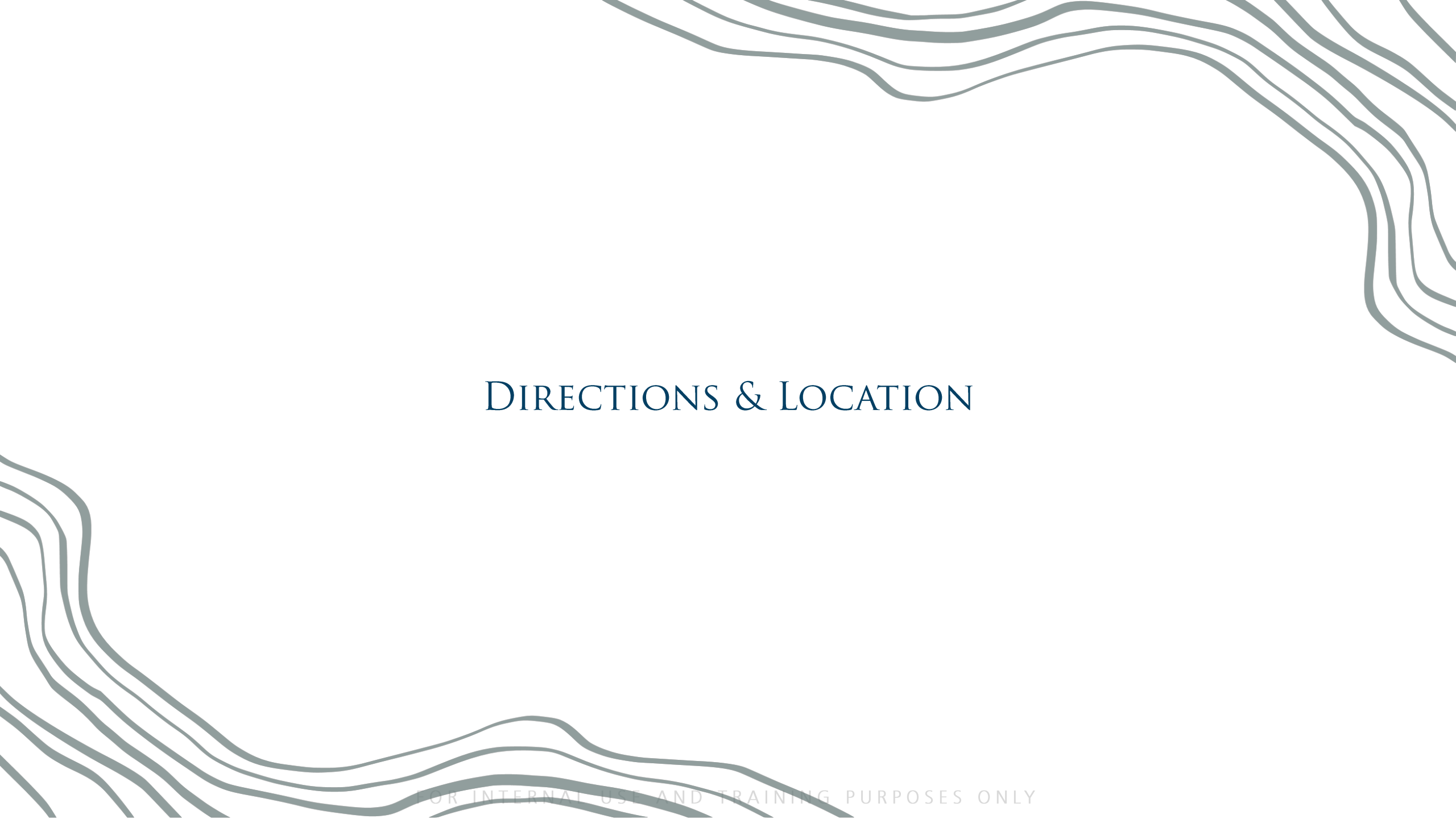
THE FUTURE OF HIGH LIVING IN MINDANAO

THE FUTURE OF HIGH LIVING IN MINDANAO



TORIL

5TH LARGEST DISTRICT IN DAVAO



DIRECTIONS & LOCATION

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



DRIVE TO TORIL

- **Francisco Bangoy International Airport**
Head northeast on Airport Exit Rd toward Service Rd
- **Daang Maharlika Highway**
Turn left onto Daang Maharlika Hwy/Davao City Diversion Rd/Pan-Philippine Hwy/AH26
- **Davao City Diversion Road**
Continue straight to stay on Davao City Diversion Rd/Pan-Philippine Hwy/AH26
- **Davao City Diversion Road**
Turn right at 16.5km and continue straight and destination will be on the right



NEARBY ESTABLISHMENTS



NEARBY ESTABLISHMENTS

● Eden Nature Park



MOUNTAIN
HAVEN
●
EDEN
NATURE PARK
●

●
SADDLEBACK
HAVEN



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



EDEN NATURE PARK

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



NEARBY ESTABLISHMENTS

● Eden Nature Park

● Saddleback Haven



MOUNTAIN
HAVEN

EDEN
NATURE PARK

SADDLEBACK
HAVEN



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



SADDLEBACK HAVEN

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



NEARBY ESTABLISHMENTS

- Eden Nature Park
- Saddleback Haven
- Sto. Rosario Parish
-



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



STO.
ROSARIO
PARISH

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



NEARBY ESTABLISHMENTS

- Eden Nature Park
- Saddleback Haven
- Sto. Rosario Parish
- St. Peter's College

- Mountain Haven
- Eden Nature Park
- Saddleback Haven



ST. PETER'S COLLEGE

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



NEARBY ESTABLISHMENTS

- Eden Nature Park
- Saddleback Haven
- Sto. Rosario Parish
- St. Peter's College
- Davao Central College



DAVAO CENTRAL COLLEGE

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



NEARBY ESTABLISHMENTS

- Eden Nature Park
- Saddleback Haven
- Sto. Rosario Parish
- St. Peter's College
- Davao Central College
- G-Mall of Toril



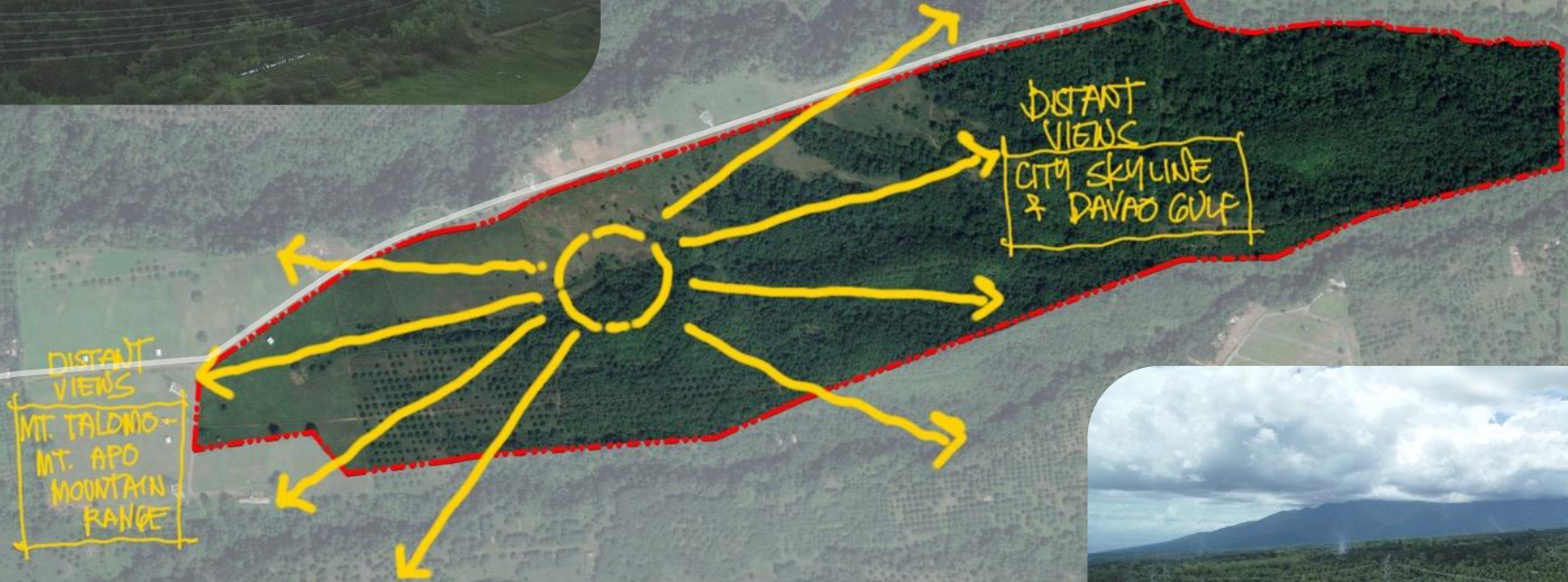
G-MALL OF TORIL

The background of the slide is a light gray topographic map. It features several sets of contour lines. One set of lines curves across the top right corner, while another set curves across the bottom left corner. These lines represent elevation changes on a landscape.

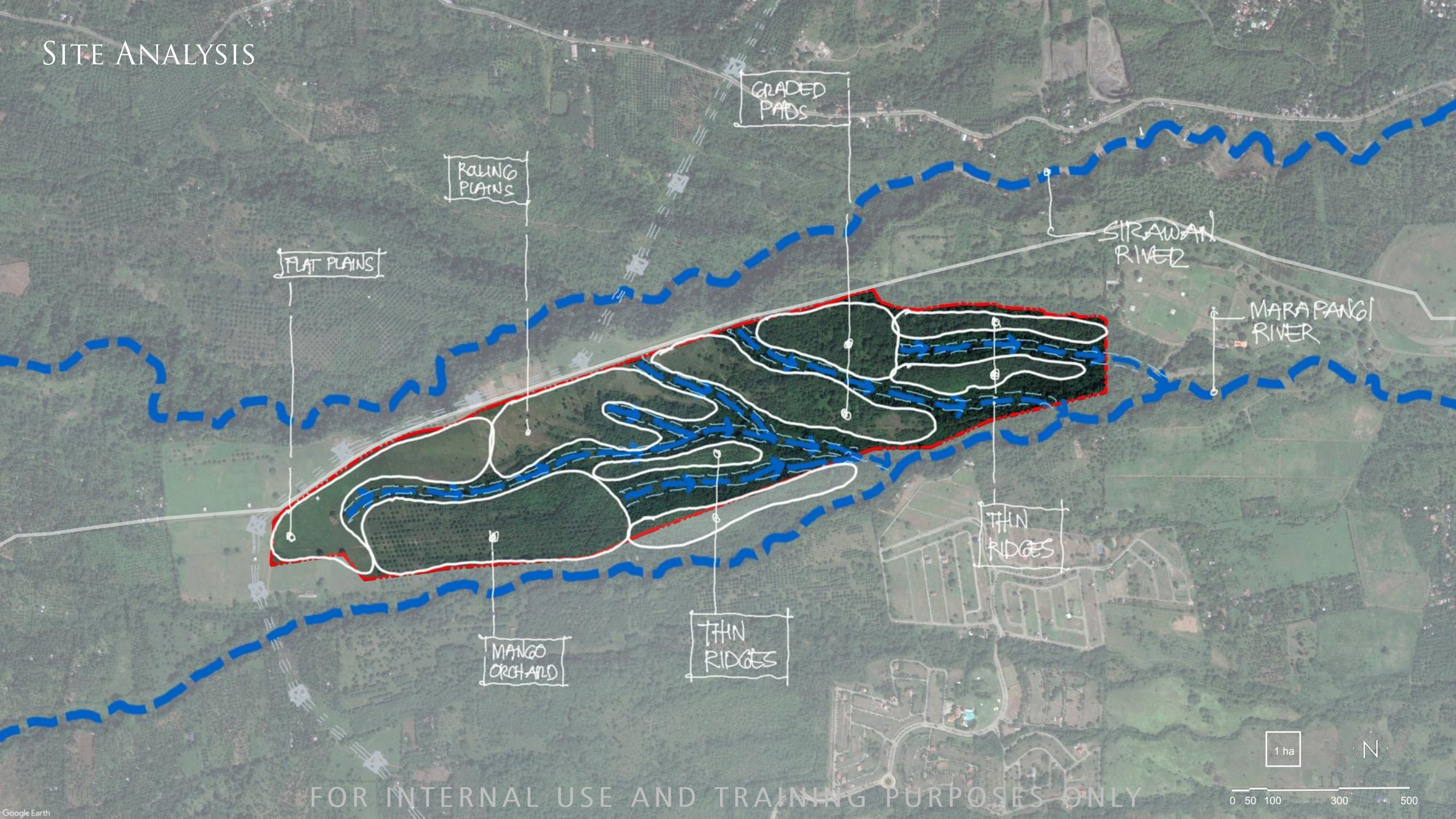
LAND DEVELOPMENT PLANNING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

SITE ANALYSIS



SITE ANALYSIS



GRADED
PADS

ROLLING
PLAINS

FLAT PLAINS

SIRAWAN
RIVER

MARAPANGI
RIVER

THIN
RIDGES

MANGO
ORCHARD

THIN
RIDGES

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0 50 100 300 500

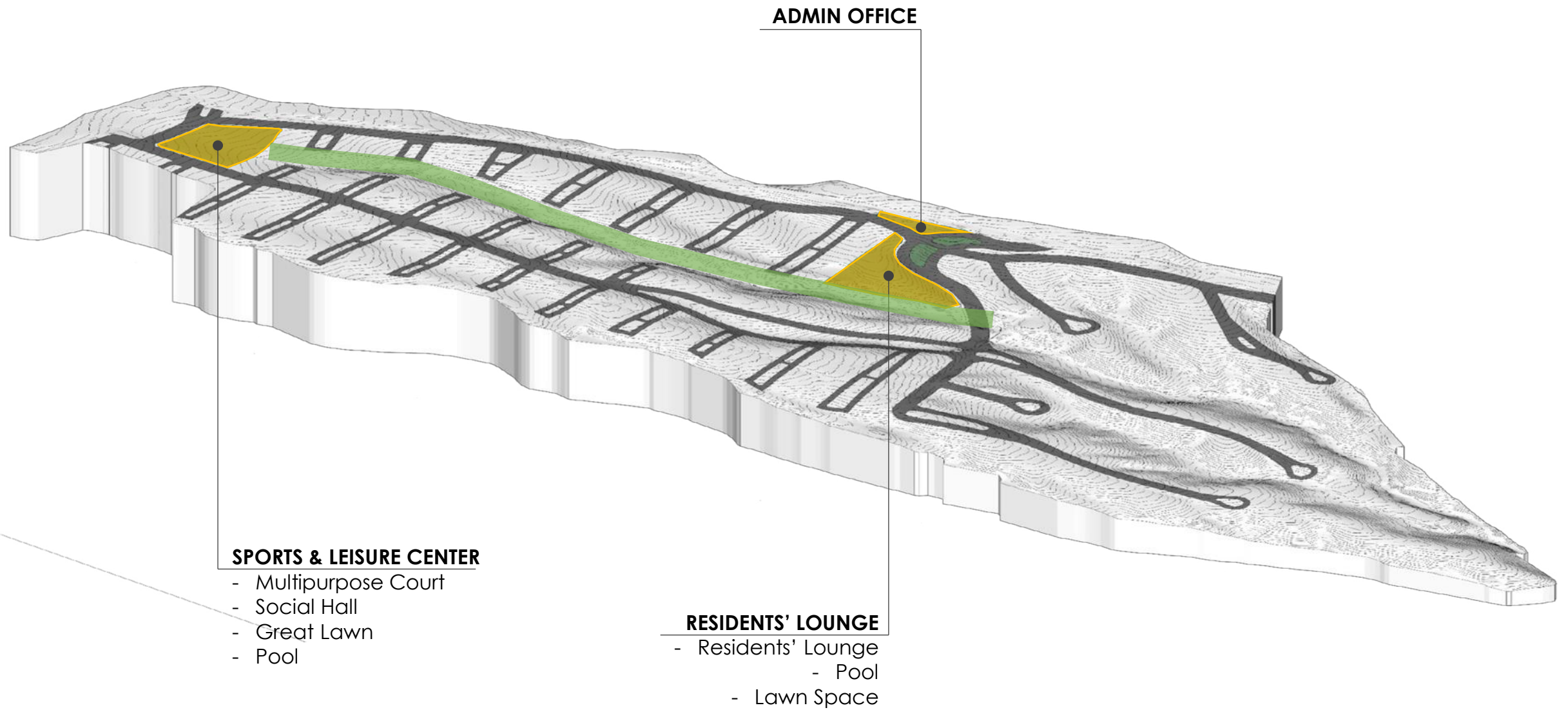
SITE ANALYSIS



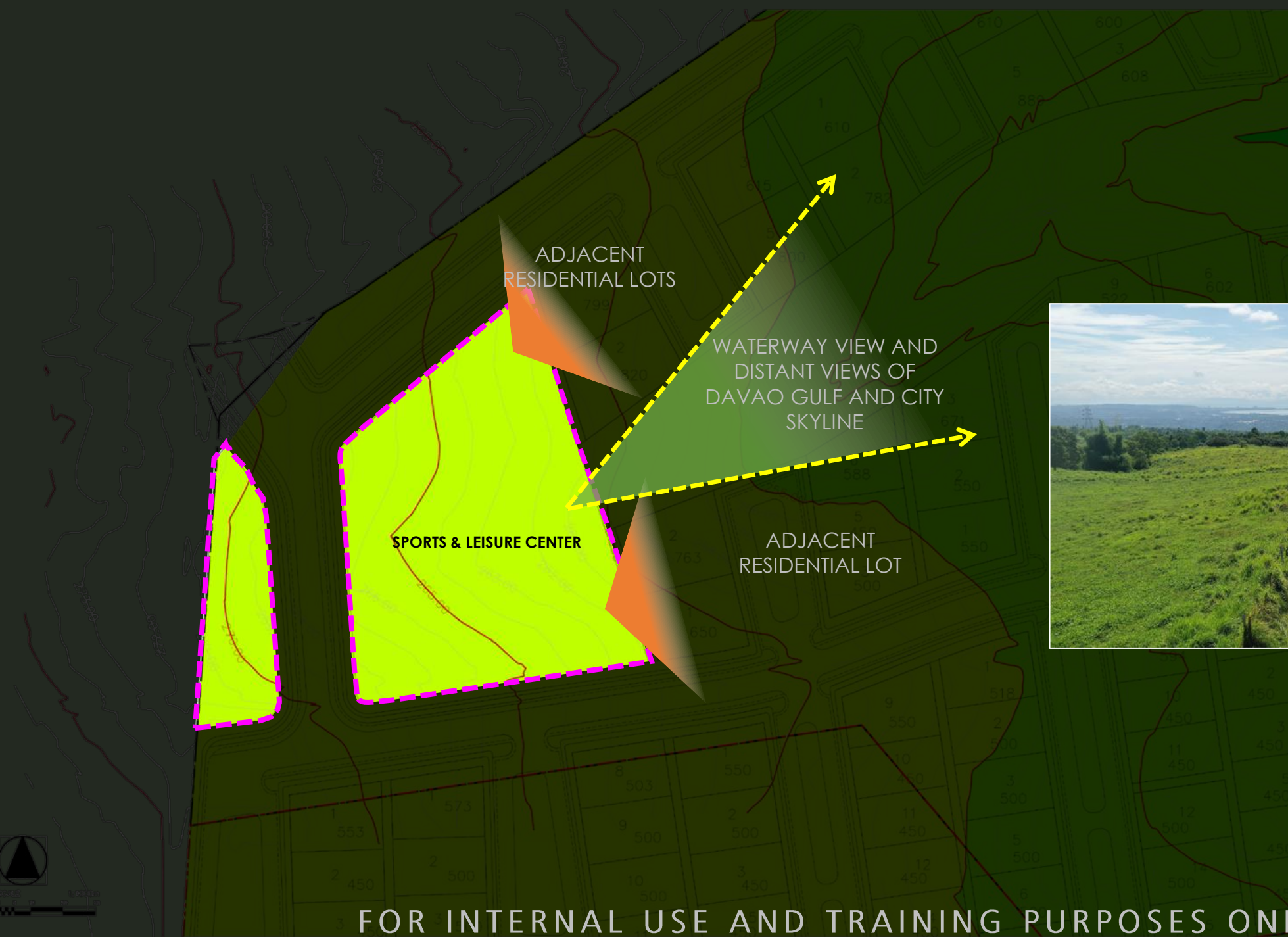
THE MASTERPLAN



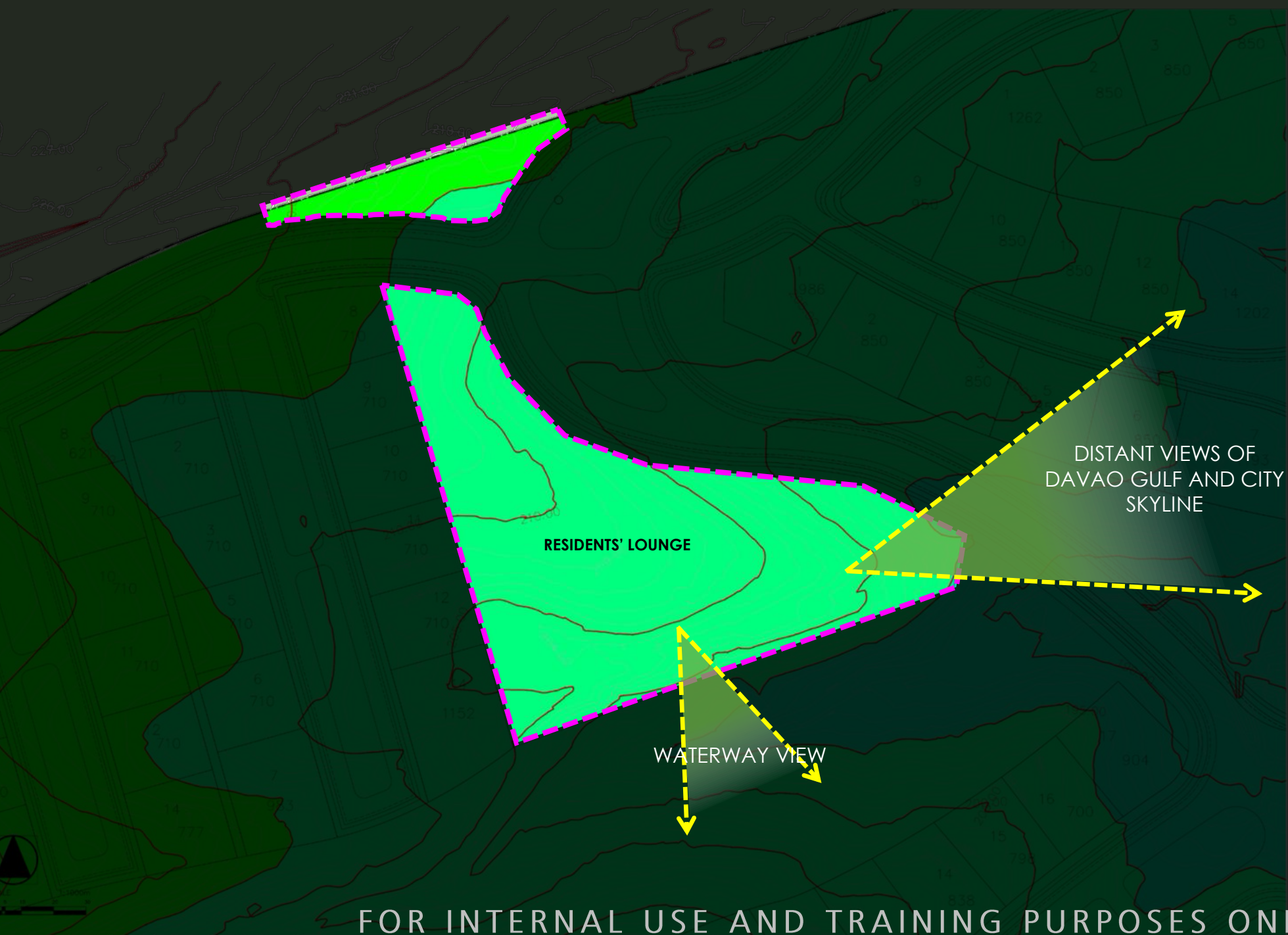
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FOR INTERNAL USE AND TRAINING PURPOSES ONLY



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

Founded by Benjamin and Annabelle Mendoza in 2010



PROJECTS

- Residential, commercial, hospitality and institutional typologies

DESIGN PHILOSOPHY

- Timeless, purposeful, experiential and atmospheric architecture

DESIGN GOALS

- Positive influences, profound luxury and true sustainability
- Progressive and responsible designs that shape the urban and rural future



LANEWOOD
HILLS



ARCILO
NUVALI

GROUNDED



ATMOSPHERIC



EXPERIENTIAL

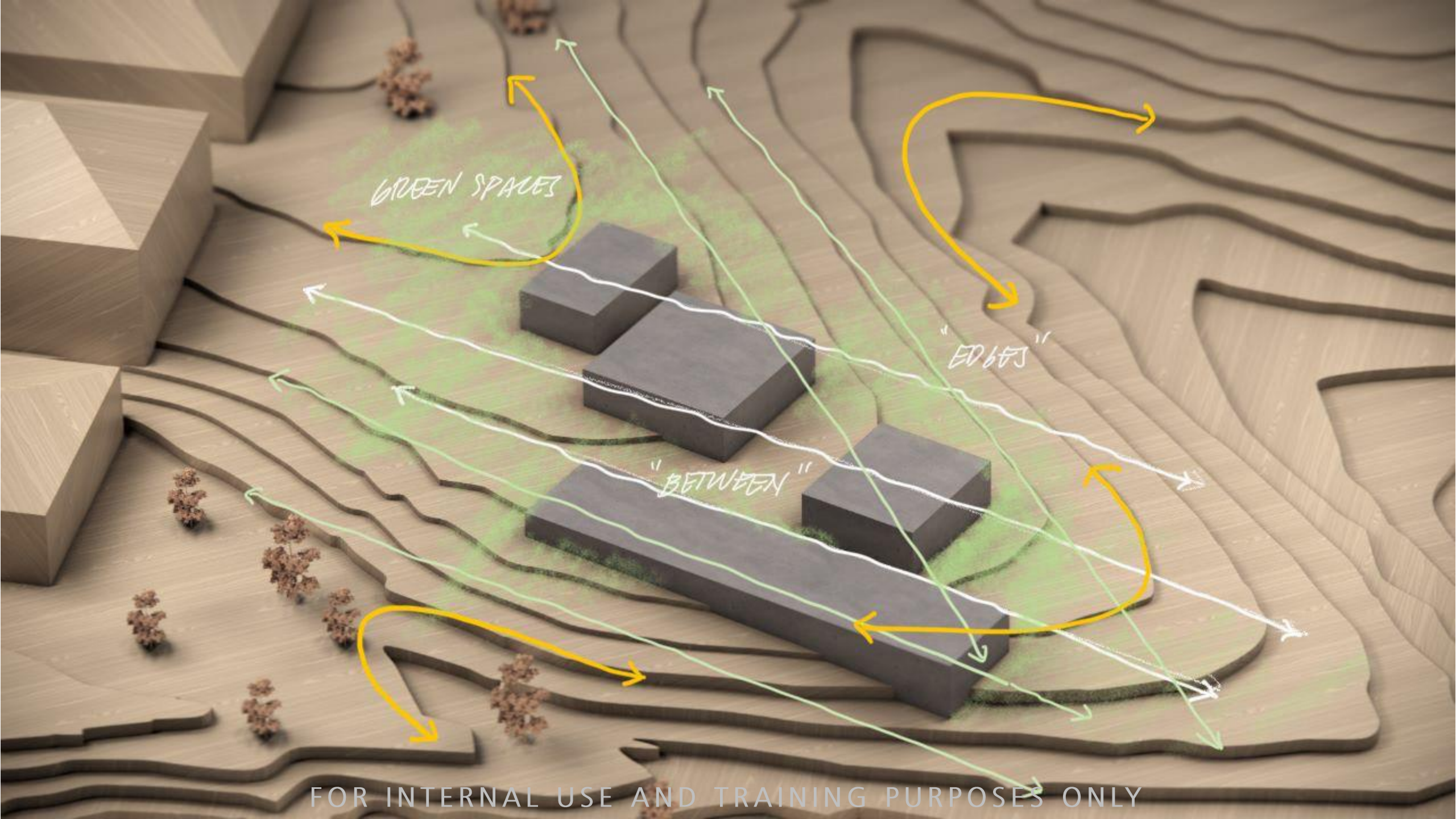


PRAGMATIC



LEGIBLE



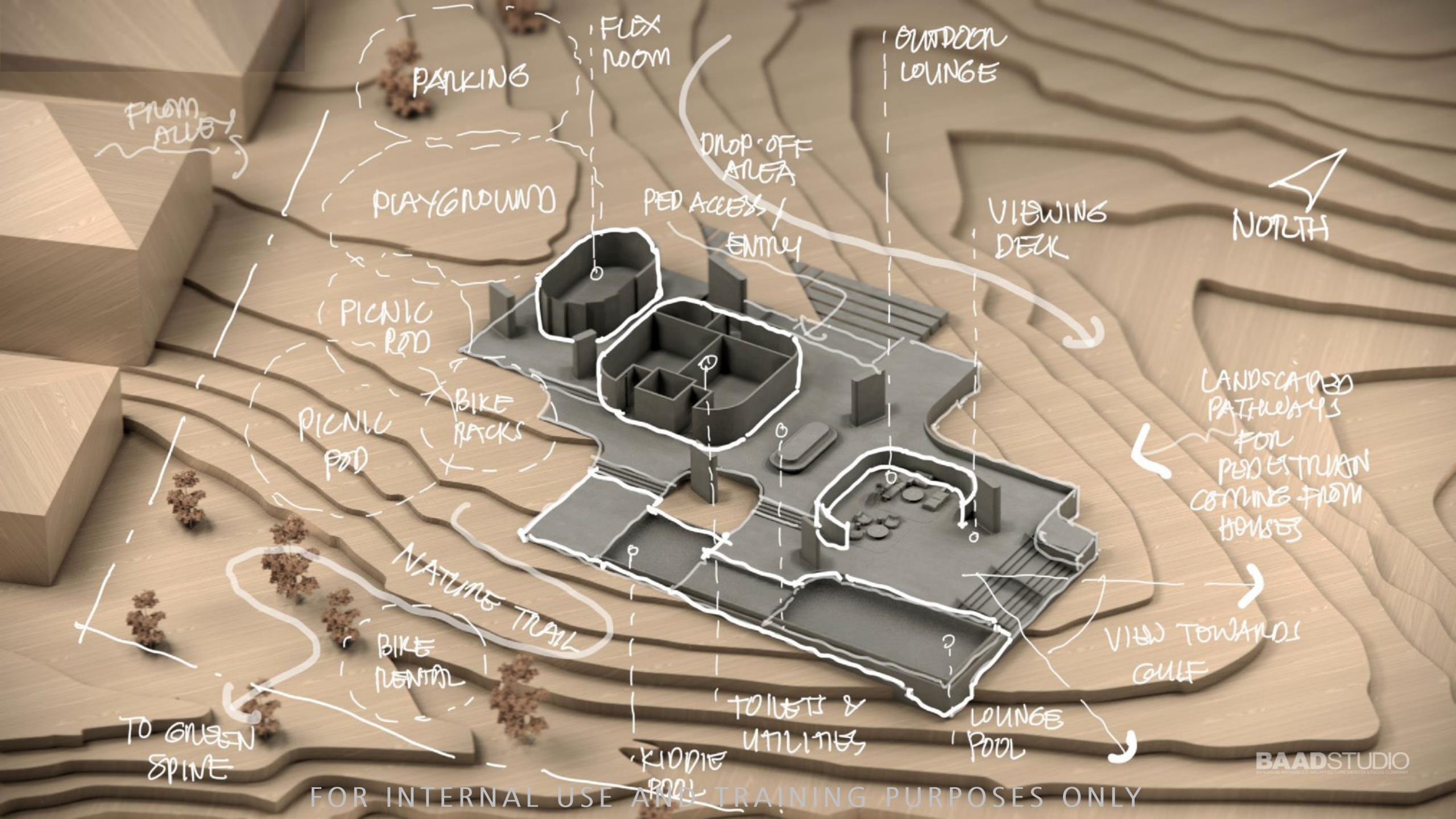


GREEN SPACES

"EDGES"

"BETWEEN"

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



FROM ALLEY

PARKING

FLEX ROOM

OUTDOOR LOUNGE

PLAYGROUND

DROP-OFF AREA

PED ACCESS / ENTRY

VIEWING DECK

NORTH

PICNIC POD

PICNIC POD

BIKE RACKS

NATURE TRAIL

BIKE RENTAL

TOILETS & UTILITIES

KIDNIE POOL

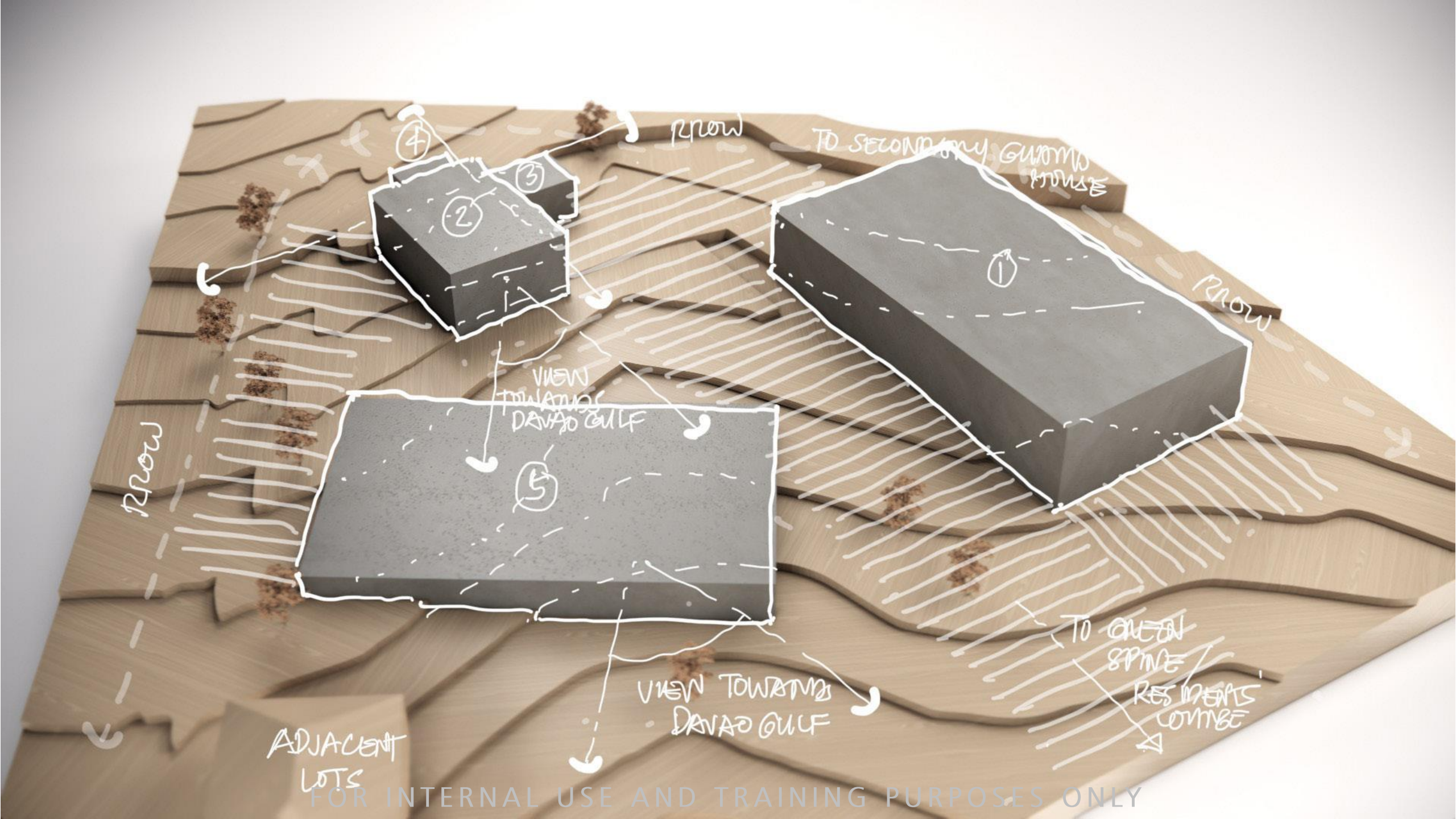
LOUNGE POOL

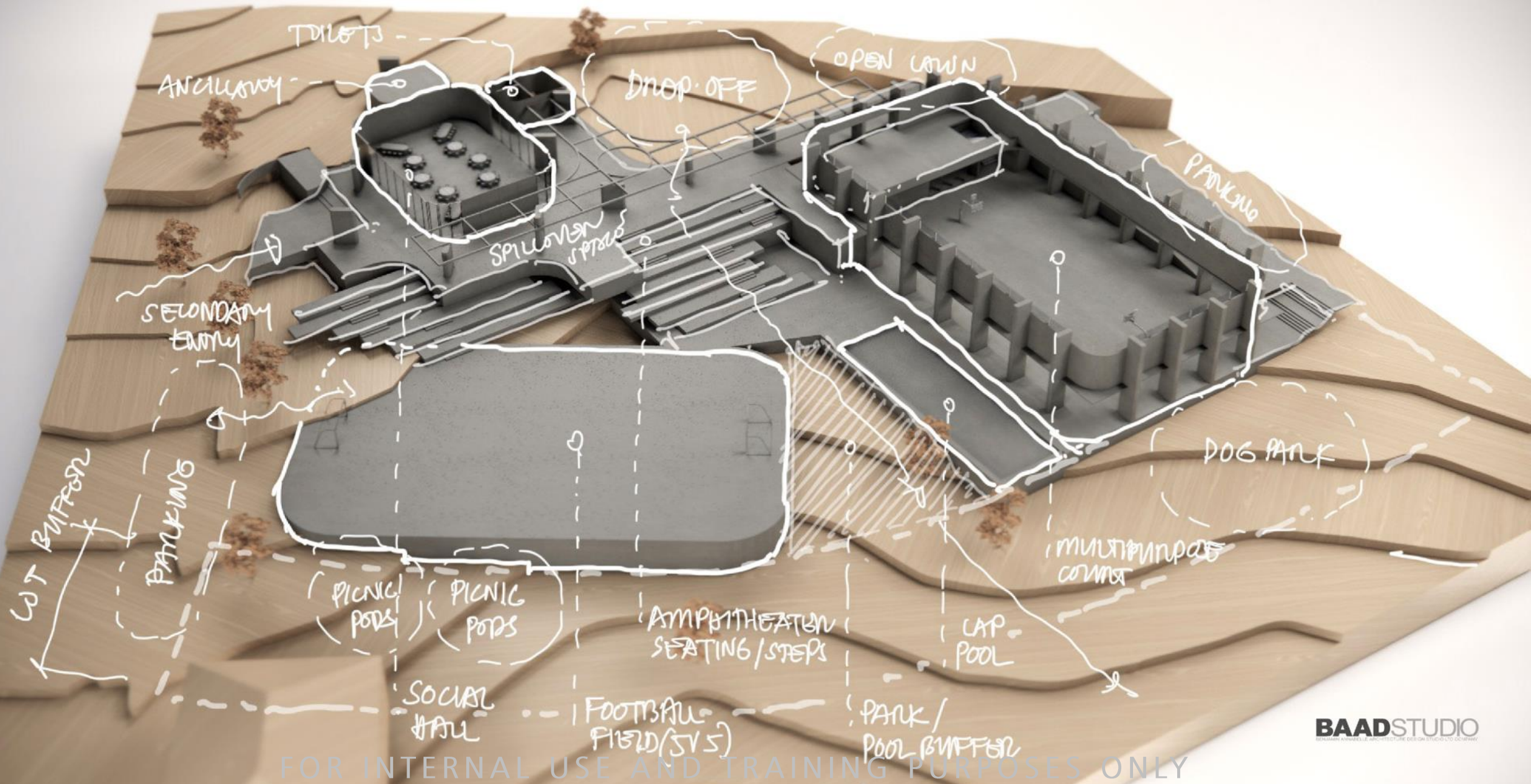
LANDSCAPED PATHWAYS FOR PEDESTRIAN COMING FROM HOUSES

VIEW TOWARDS GULF

TO GUSSEN SPINE

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



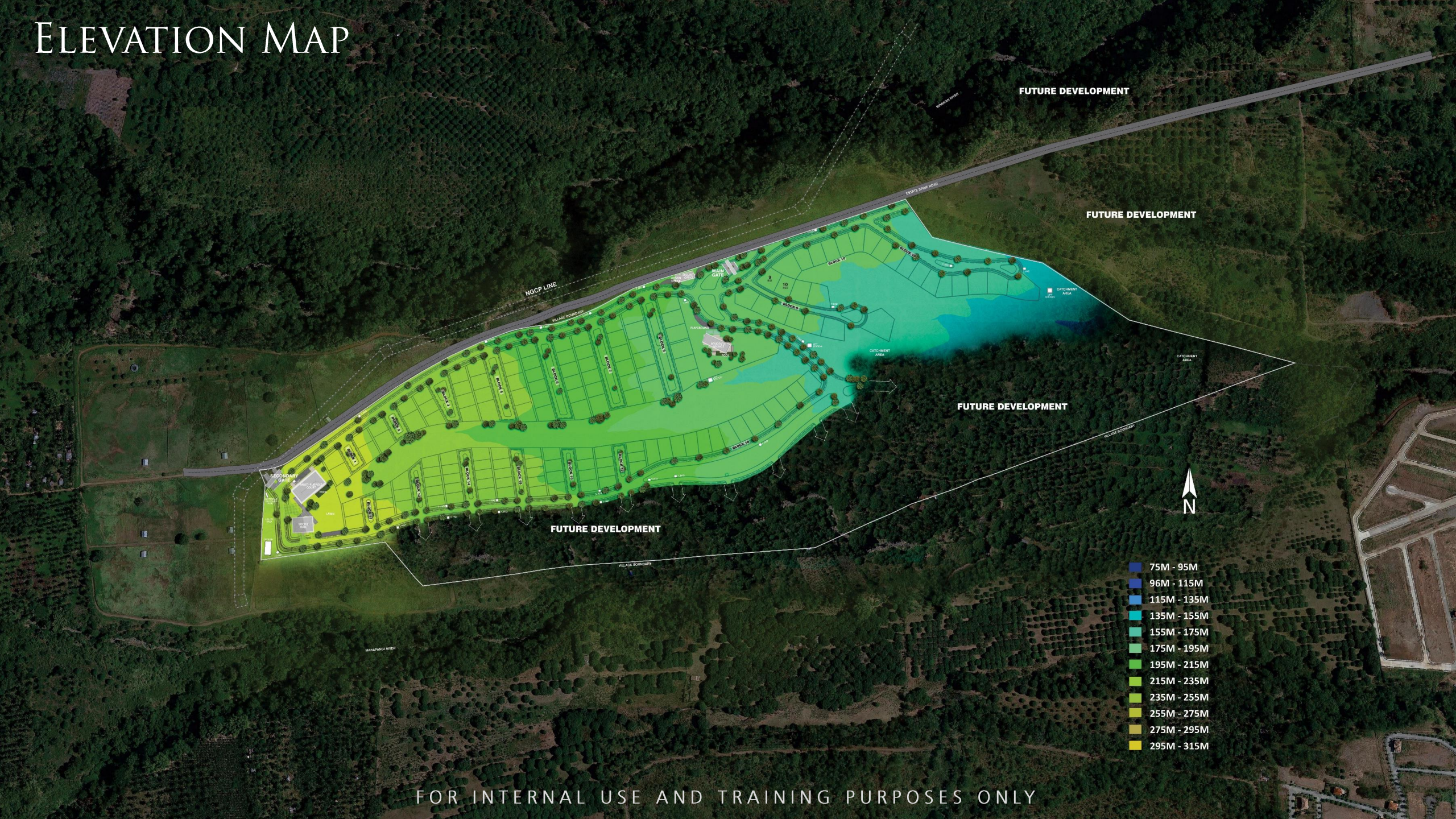


The image features abstract, wavy, grey lines in the top right and bottom left corners, resembling stylized waves or topographical contours. The central text is in a dark blue, serif font.

THE NEIGHBORHOOD

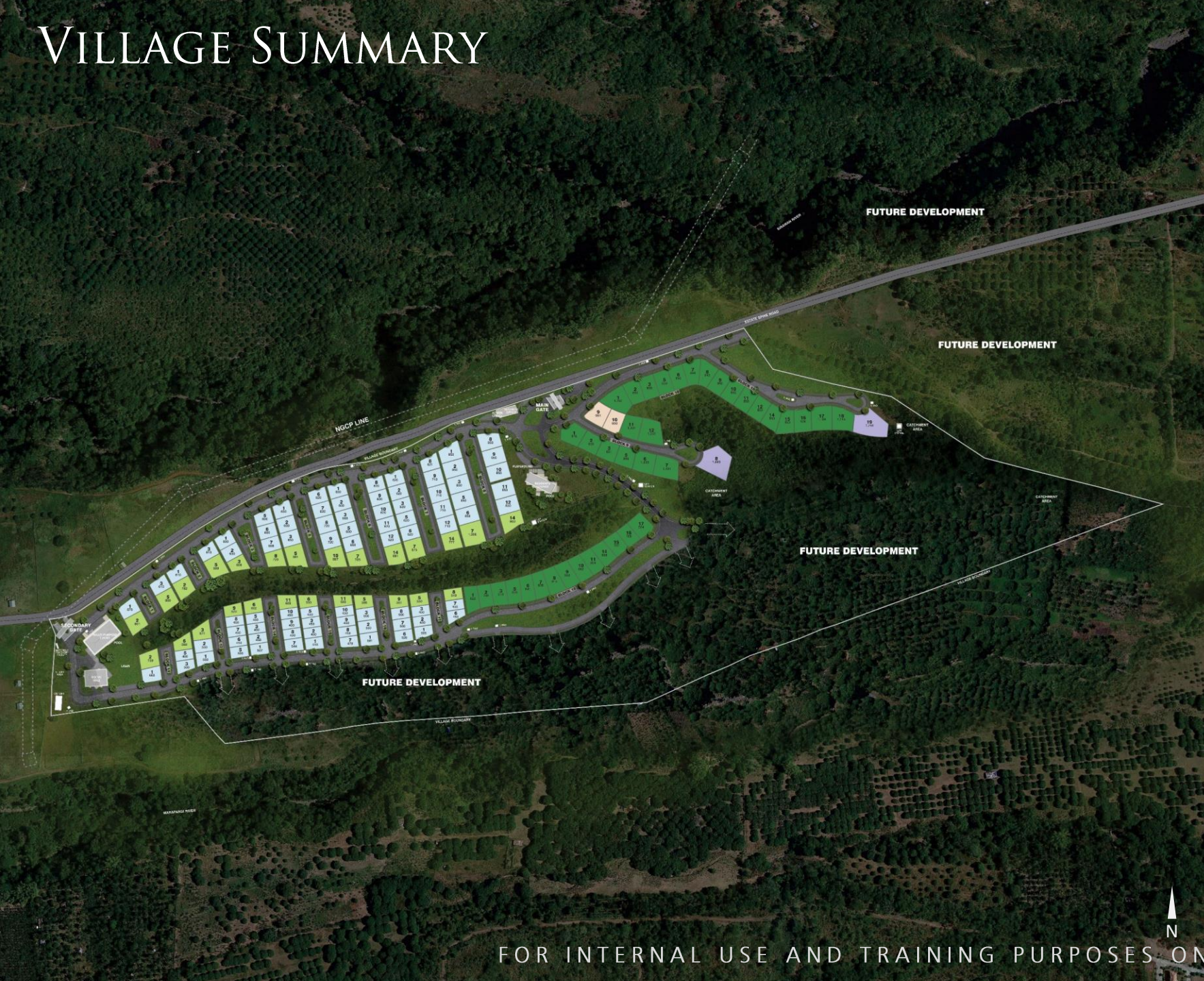
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ELEVATION MAP



- 75M - 95M
- 96M - 115M
- 115M - 135M
- 135M - 155M
- 155M - 175M
- 175M - 195M
- 195M - 215M
- 215M - 235M
- 235M - 255M
- 255M - 275M
- 275M - 295M
- 295M - 315M

VILLAGE SUMMARY



PHASE 1 SUMMARY

Gross Land Area	37.40 hectares
Density	5 lots/hectare
Total number of lots	150 lots
Lot Size Range	450-1,803 sqm
Modal Lot Size	717 sqm
Elevation Range	155-237m

(above mean sea level)

**Excludes lots labelled as future development*

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

AZUELA COVE

DAVAO GULF

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

MT. TALOMO

MT. APO

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

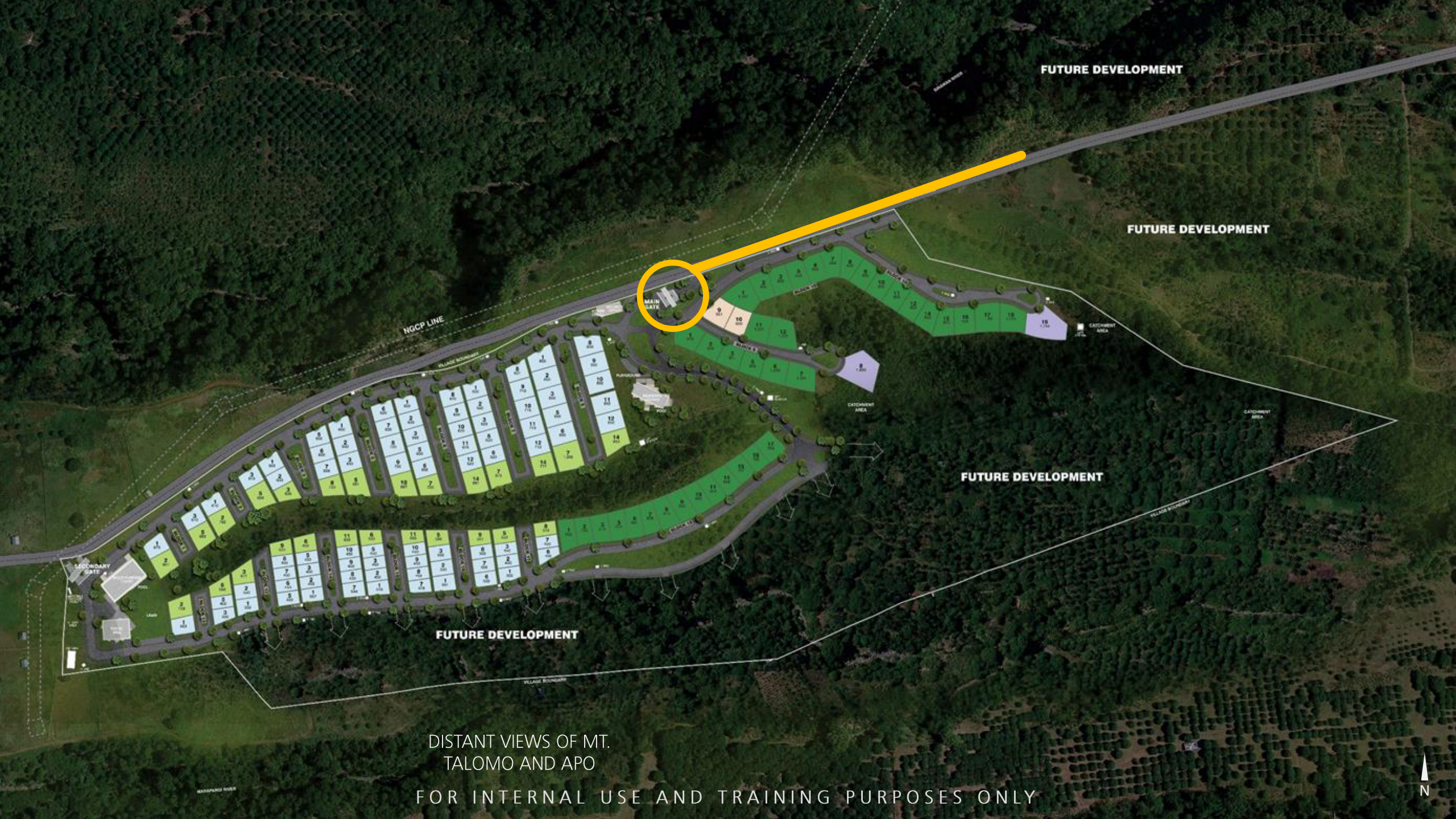
MAIN GATE

RESIDENTS'
LOUNGE

SPORTS & LEISURE
CENTER

FOR INTERNAL USE AND TRAINING PURPOSES ONLY





FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

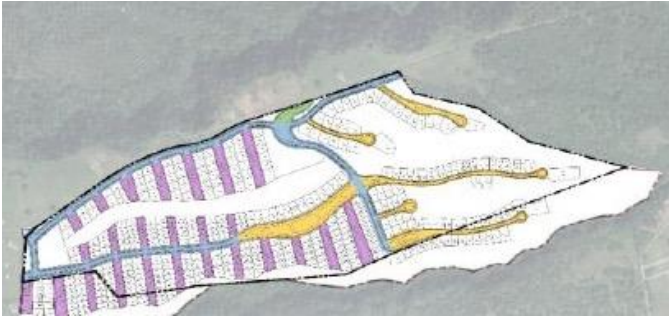
DISTANT VIEWS OF MT.
TALOMO AND APO

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

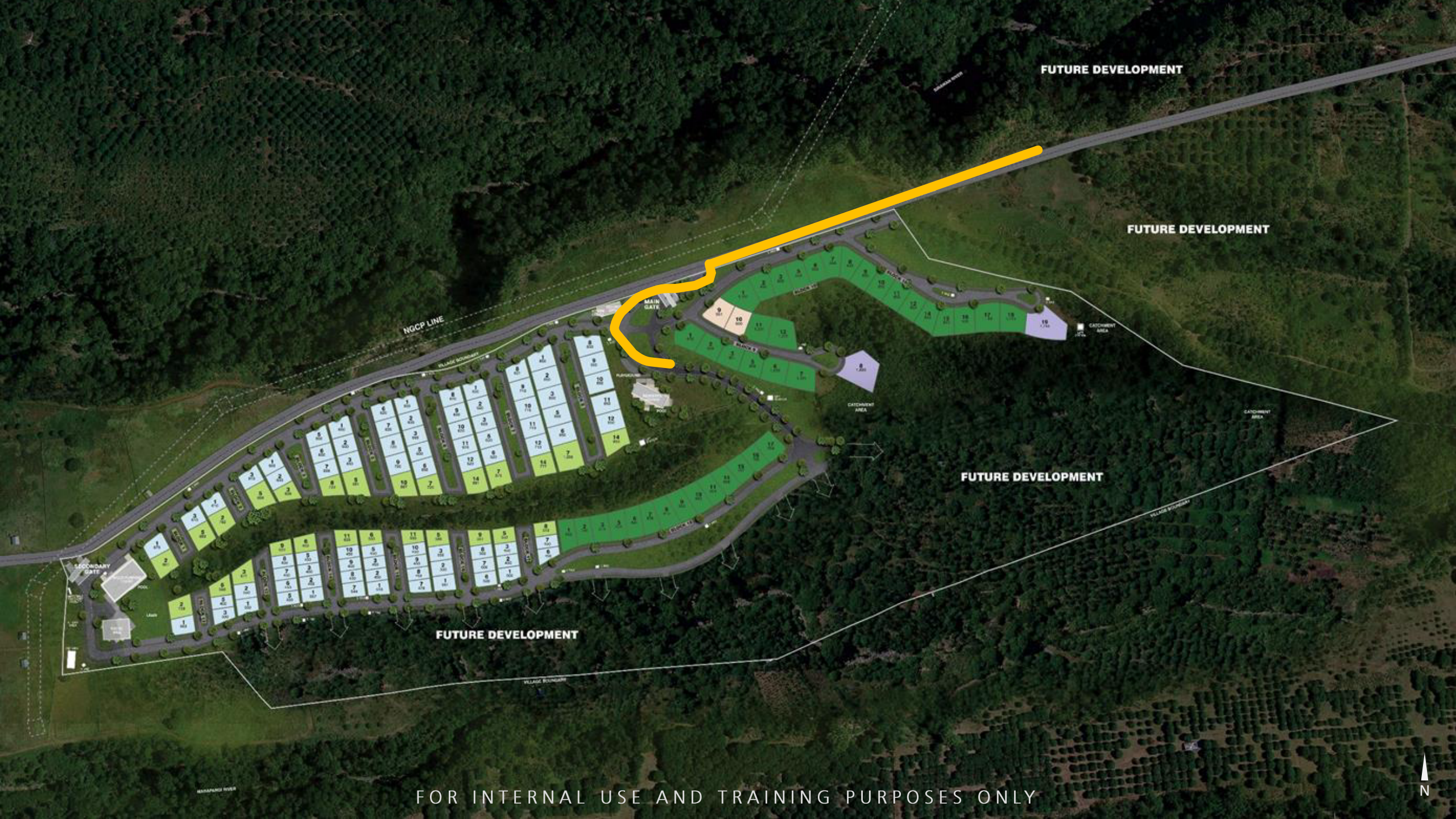
MAIN ROAD SECTION
24-METER ROAD RIGHT-OF-WAY



PLANTING STRIP	SIDE-WALK	PS	C&G	BIKE LANE	CARRIAGEWAY	BIKE LANE	C&G	PS	SIDE-WALK	PLANTING STRIP
3.00	1.50	1.35	0.85	1.80	7.00	1.80	0.85	1.35	1.50	3.00



● MAIN ROAD



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

NGCP LINE

SECONDARY GATE

MAIN GATE

CATCHMENT AREA

CATCHMENT AREA

CATCHMENT AREA

VILLAGE ROADS

VILLAGE ROADS

MANAPULU RIVER

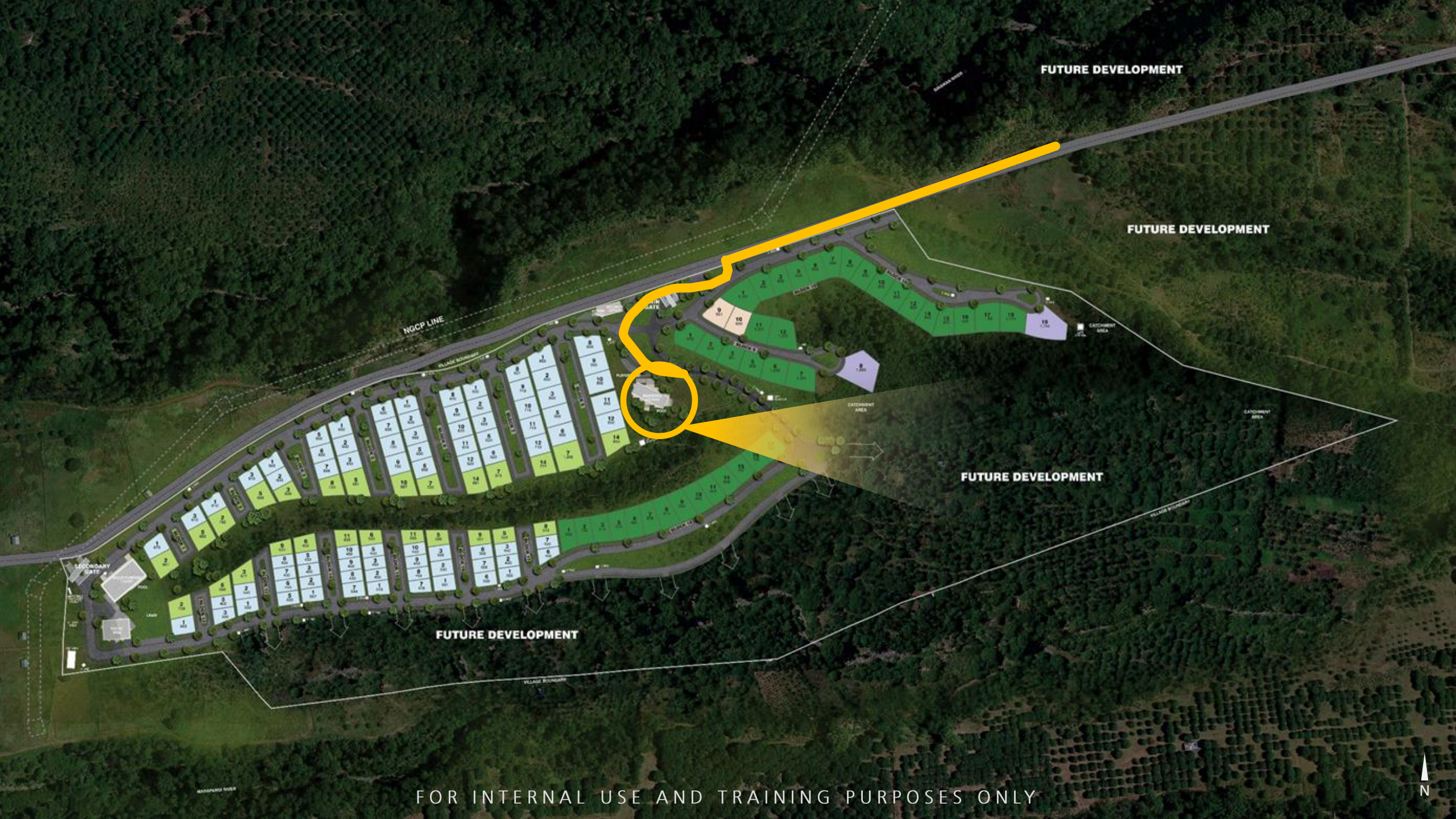
FOR INTERNAL USE AND TRAINING PURPOSES ONLY





FOR INTERNAL USE AND TRAINING PURPOSES ONLY

Artist's Perspective



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

NGCP LINE

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



RESIDENTS' LOUNGE



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

*Artist's Perspective
The amenity program is in its conceptual planning
stage and enhancements are still ongoing*

RESIDENTS' LOUNGE

AMENITIES

- Indoor and Outdoor Lounges
- Lounge Pool
- Wading Pool
- Kiddie Pool
- Great Lawn
- Outdoor Play Area



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

Artist's Perspective
The amenity program is in its conceptual planning stage and enhancements are still ongoing



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

NGCP LINE

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

DISTANT VIEWS OF MT.
TALOMO AND APO

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GREENWAY SECTION



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

Artist's Perspective



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

Artist's Perspective



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

NGCP LINE

VILLAGE SQUARE

MAIN EAST

SECONDARY WEST

CATCHMENT AREA

CATCHMENT AREA

CATCHMENT AREA

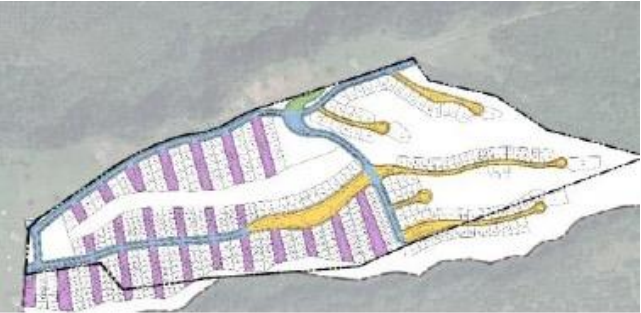
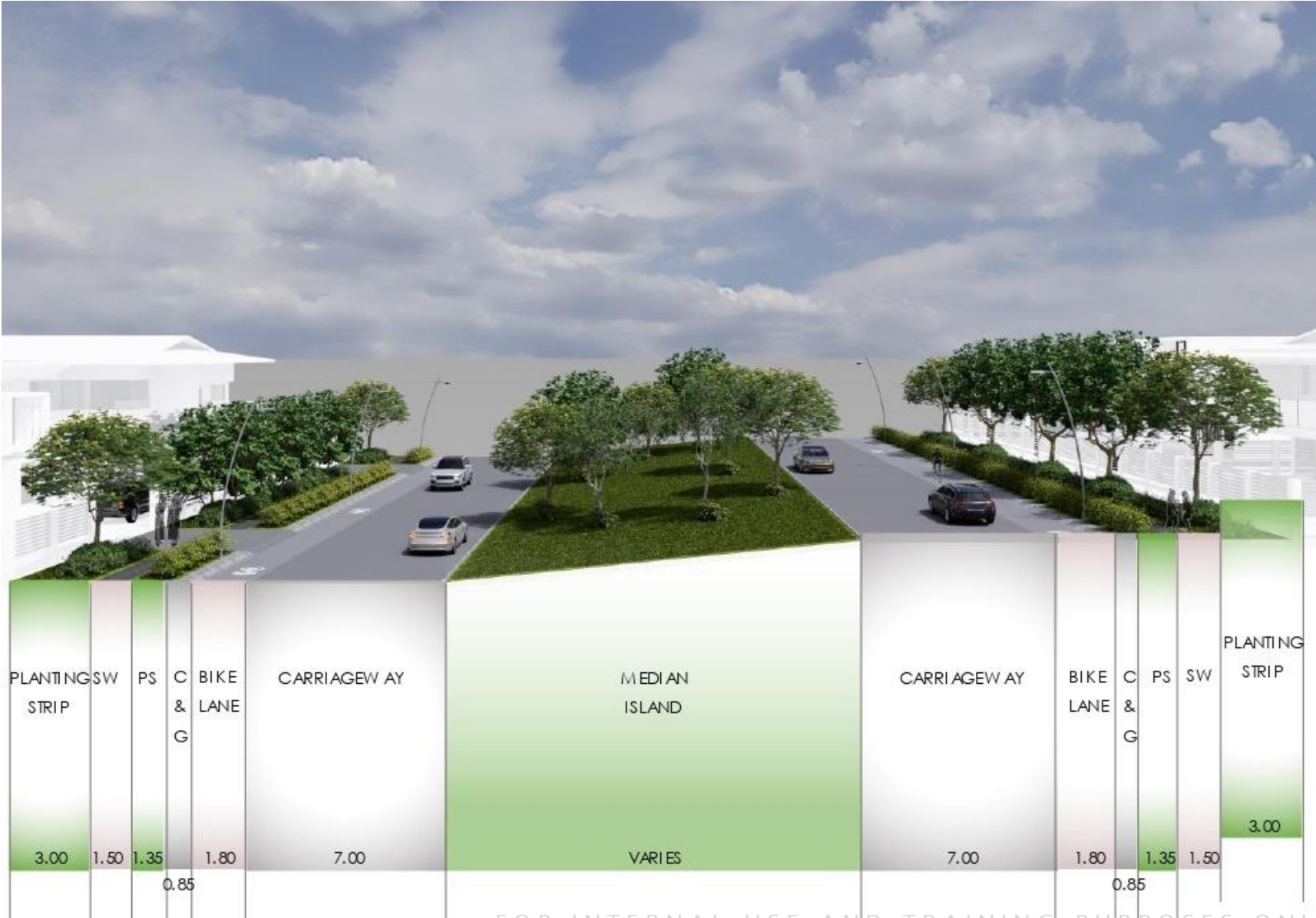
VILLAGE SQUARE

KAPALANG RIVER

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



ARTERIAL ROAD SECTION (SPLIT ROAD)
18-METER ROAD RIGHT-OF-WAY



ARTERIAL ROAD



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

ARTERIAL ROAD SECTION
18-METER ROAD RIGHT-OF-WAY





FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

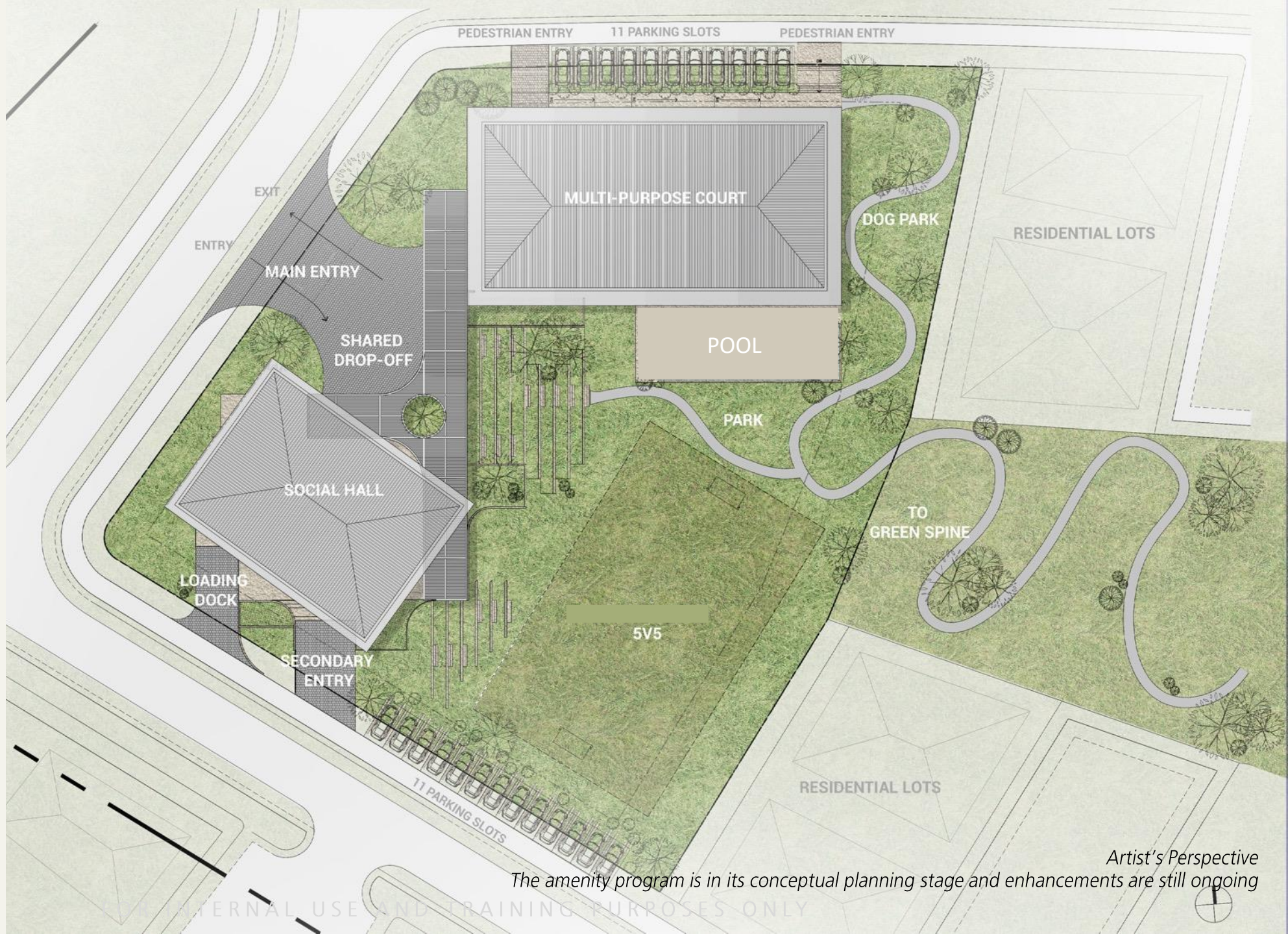
FUTURE DEVELOPMENT

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

SPORTS & LEISURE CENTER

AMENITIES

- Multi-purpose Court
- Lap Pool
- Great Lawn
- Social Hall



Artist's Perspective
The amenity program is in its conceptual planning stage and enhancements are still ongoing

INTERNAL USE AND TRAINING PURPOSES ONLY

SPORTS & LEISURE CENTER



Artist's Perspective
The amenity program is in its conceptual planning stage and enhancements are still ongoing

FOR INFORMATIONAL PURPOSES ONLY

SPORTS & LEISURE CENTER



Artist's Perspective

The amenity program is in its conceptual planning stage and enhancements are still ongoing

FOR INFORMATION ONLY AND NOT FOR CONSTRUCTION PURPOSES ONLY

SPORTS & LEISURE CENTER

Multi-purpose Indoor Court



Artist's Perspective
The amenity program is in its conceptual planning stage and enhancements are still ongoing

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

SPORTS & LEISURE CENTER

Social Hall



Artist's Perspective
The amenity program is in its conceptual planning stage and enhancements are still ongoing

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

COURTYARD ROAD SECTION
25- TO 30-METER ROAD RIGHT-OF-WAY



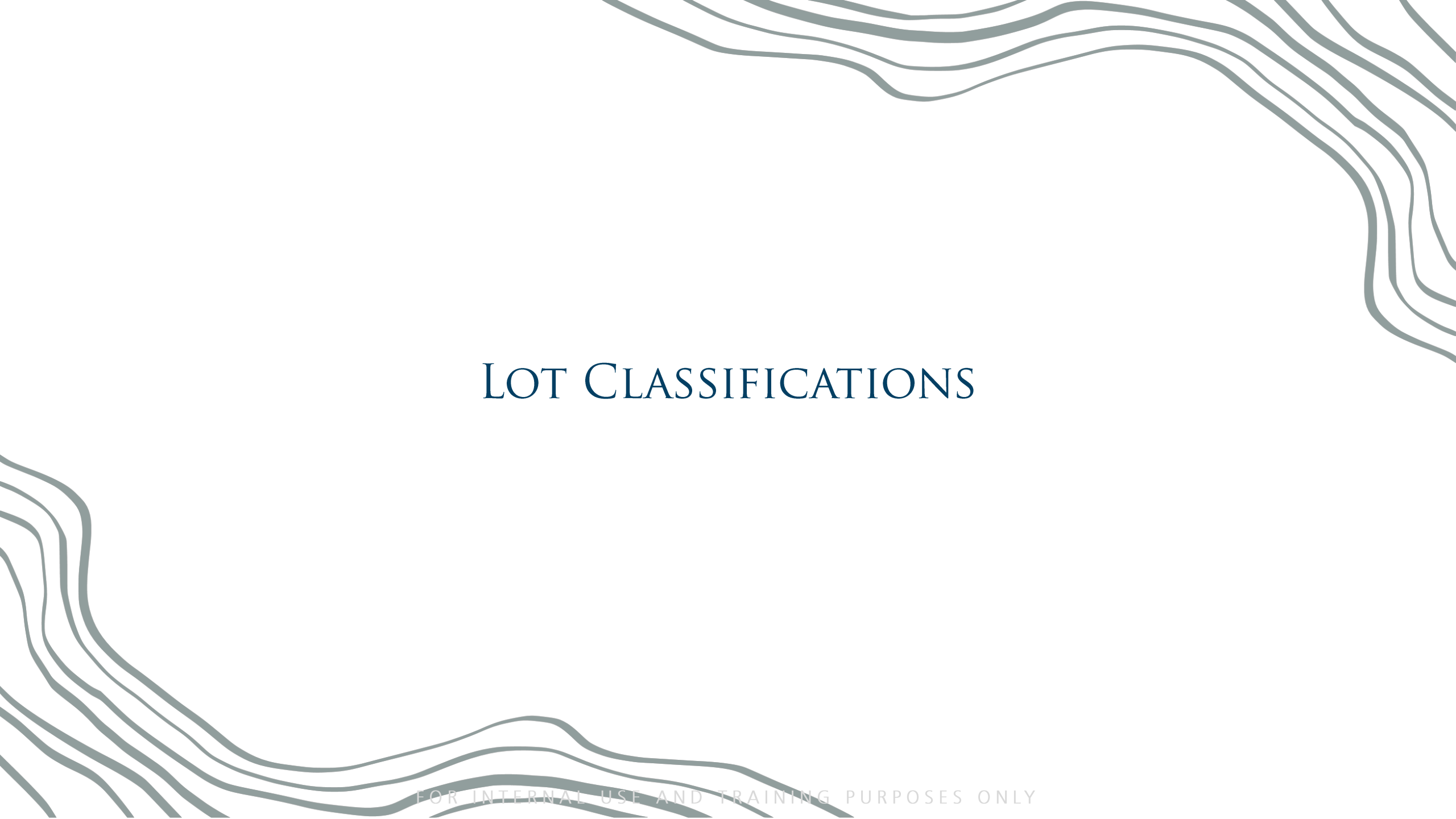
COURTYARDS

An aerial perspective of a suburban neighborhood. A central greenway path, highlighted in yellow, runs horizontally across the middle of the image. The path starts on the left, turns right into a large rectangular loop, and then turns right again to continue on the right side. The path is flanked by green lawns and various trees. Several houses with dark roofs and driveways are visible. A yellow car is parked in a driveway on the left, and a blue car is parked in a driveway on the right. The overall scene is a lush, green residential area.

GREENWAY

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

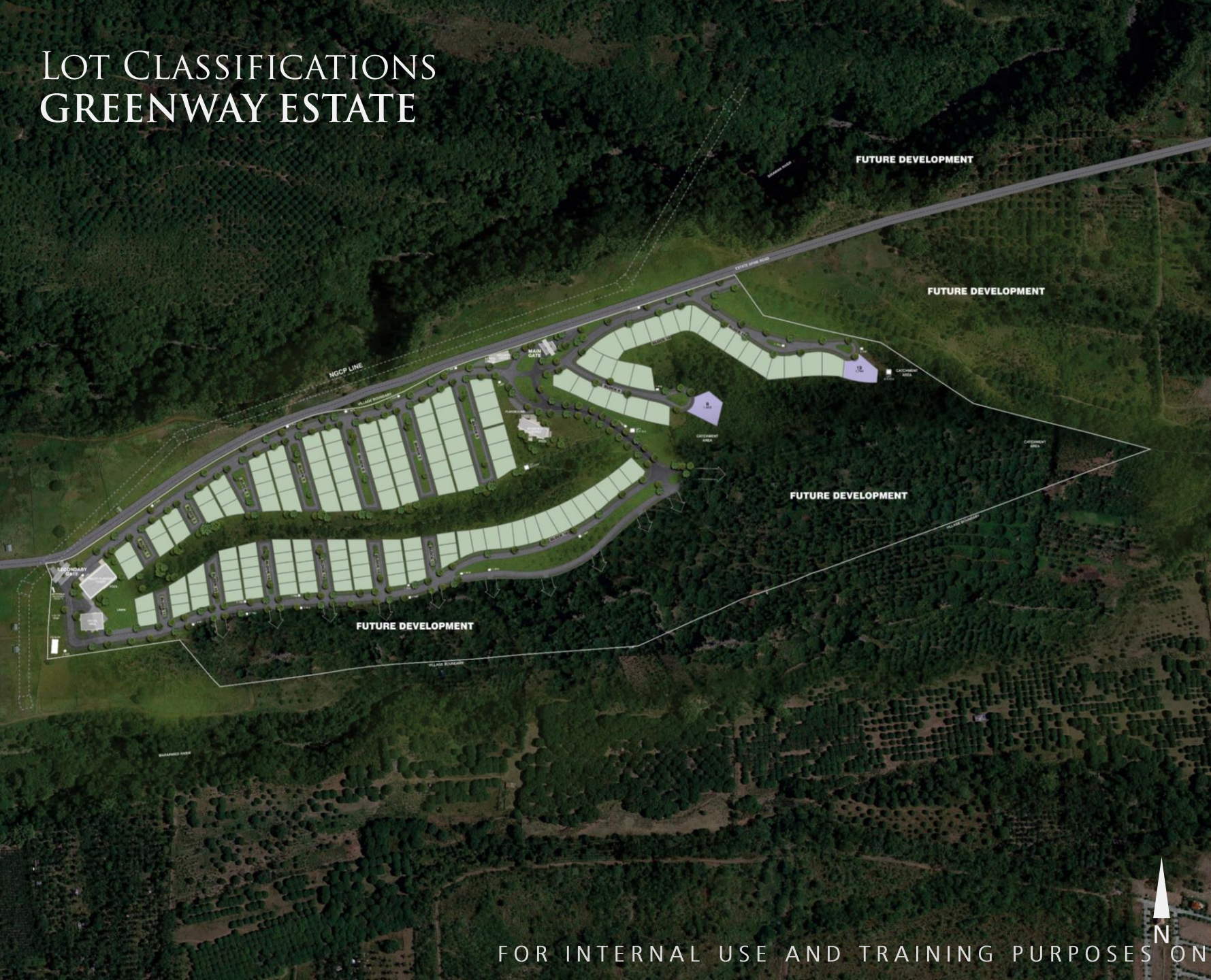
Artist's Perspective



LOT CLASSIFICATIONS

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

LOT CLASSIFICATIONS GREENWAY ESTATE



GREENWAY ESTATE

The village's most generous lots directly adjacent to a large greenway

Total number of lots	2 lots
Lot Size Range	1,744-1,803 sqm
Modal Lot Size	1,774 sqm

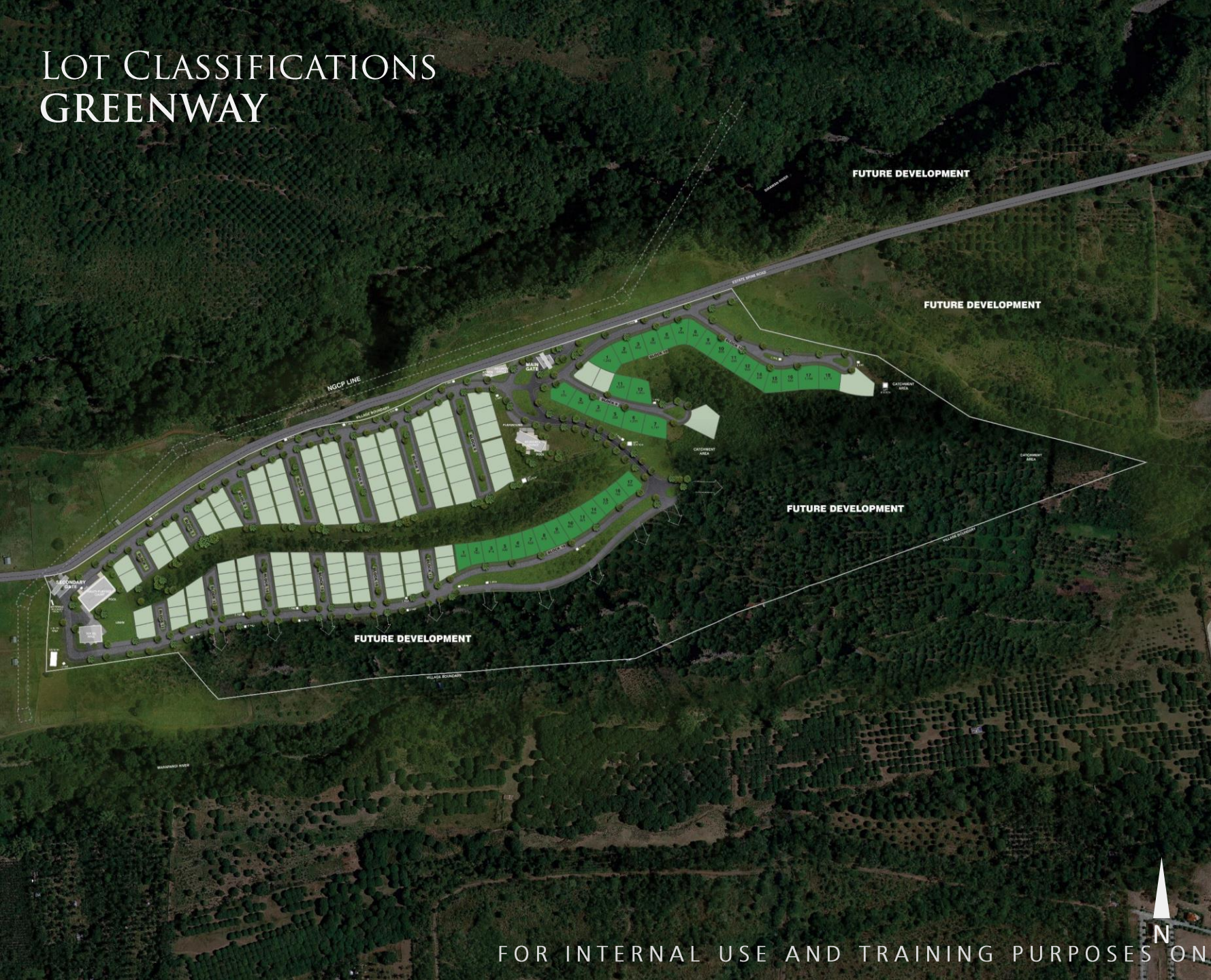
**Excludes lots labelled as future development*



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

Artist's Perspective

LOT CLASSIFICATIONS GREENWAY



GREENWAY

Lots directly adjacent to a large greenway

Total number of lots	38 lots
Lot Size Range	700-1,262 sqm
Modal Lot Size	850 sqm

**Excludes lots labelled as future development*



Artist's Perspective

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

LOT CLASSIFICATIONS

COURTYARD GREENWAY



COURTYARD GREENWAY

Lots surrounding a courtyard and directly adjacent to a greenway

Total number of lots	26 lots
Lot Size Range	500-1,206 sqm
Modal Lot Size	550 sqm

**Excludes lots labelled as future development*



Artist's Perspective

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

LOT CLASSIFICATIONS

COURTYARD



COURTYARD

Lots surrounding a courtyard

Total number of lots	82 lots
Lot Size Range	450-850 sqm
Modal Lot Size	450 sqm

**Excludes lots labelled as future development*



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

Artist's Perspective

LOT CLASSIFICATIONS

PRIME



PRIME

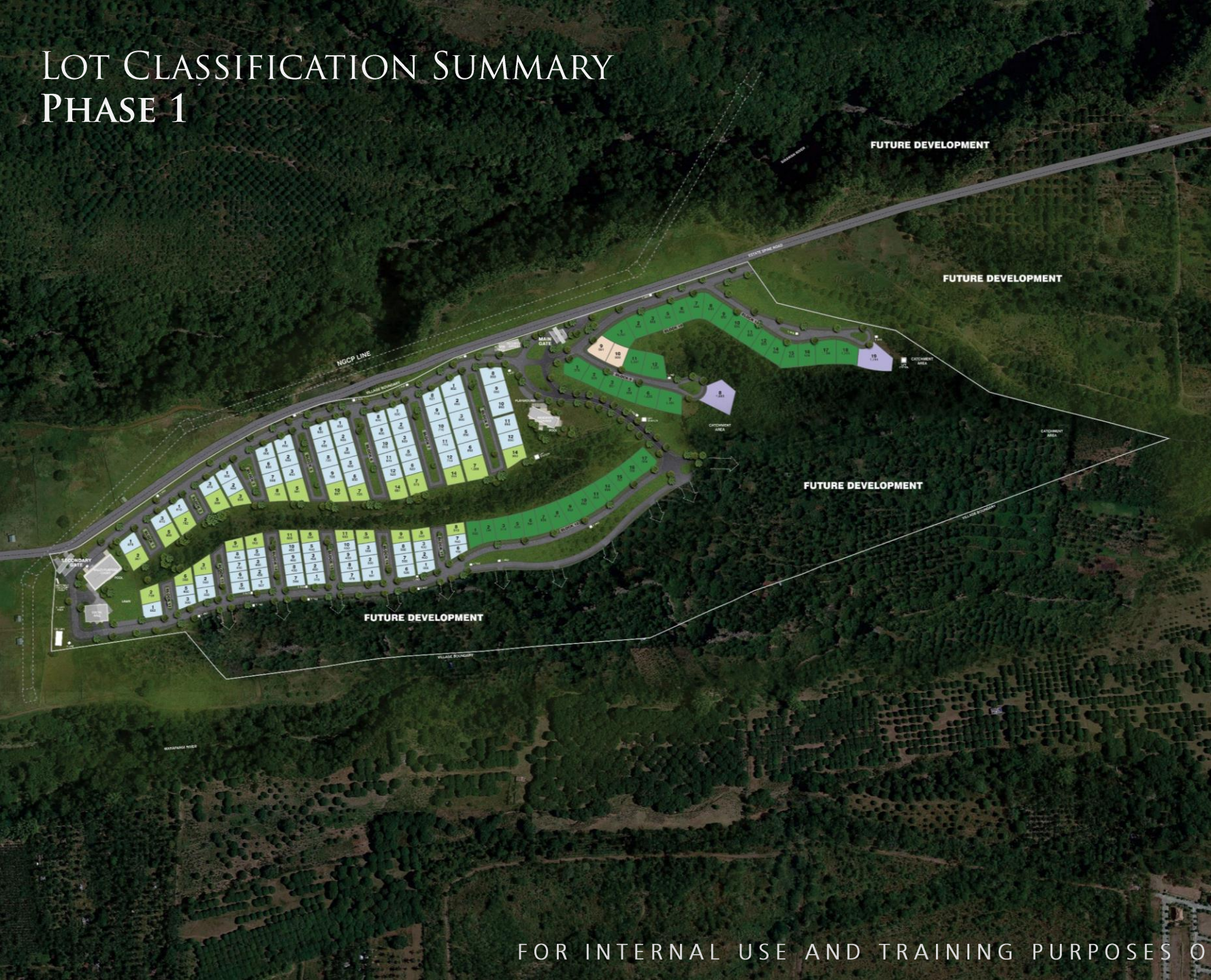
Standard village lots

Total number of lots	2 lots
Lot Size Range	850-951 sqm
Modal Lot Size	850 sqm

**Excludes lots labelled as future development*

LOT CLASSIFICATION SUMMARY

PHASE 1



PHASE 1 SUMMARY

	NO. OF LOTS	LOT SIZE RANGE	MODAL LOT SIZE
GREENWAY ESTATE	2 lots	1,744-1,803	1,774
GREENWAY	38 lots	700-1,262	850
COURTYARD GREENWAY	26 lots	500-1,206	550
COURTYARD	82 lots	450-850	450
PRIME	2 lots	850-951	850
TOTAL	150 lots	450-1,800	850

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



Turnover commences in

Q2 2029

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

NEW NEIGHBORHOOD IN DAVAO

Project Briefing | December 2024

For your future investment, contact :

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