

EXCLUSIVE PREVIEW:

NEWEST RESIDENTIAL DEVELOPMENT IN NUVALI

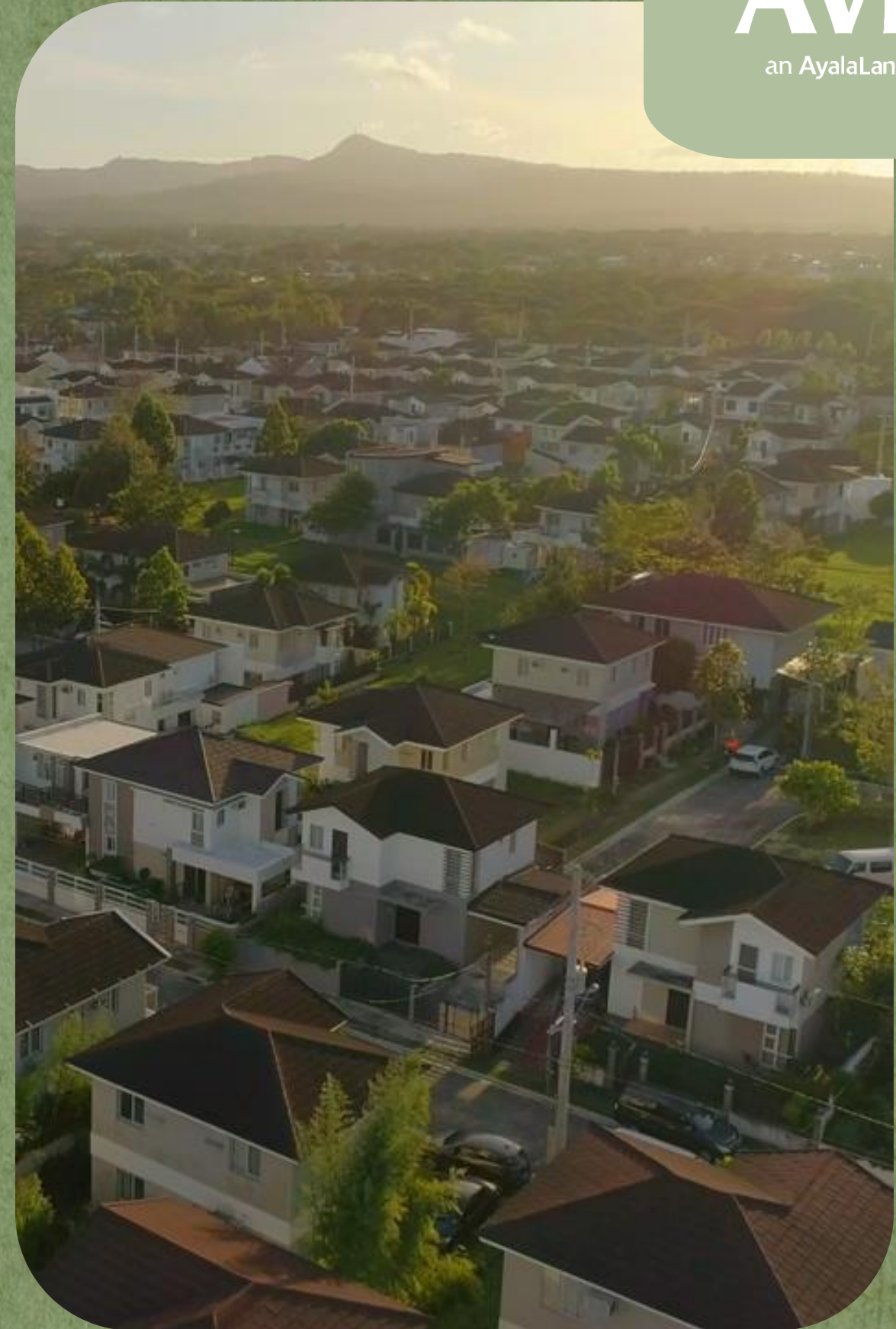
For your future investment, contact 📞:

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🌐 www.ayalaph.com/crescela





Through the Years

The middle section of the image is an aerial night photograph of a modern architectural complex. It shows several multi-story buildings with illuminated windows and facades, surrounded by landscaped areas with palm trees and other vegetation. Light trails from vehicles on a nearby road are visible.

1990





1990

- Makati CBD
- Ayala Alabang Village
- Alabang Town Center
- Cebu Business Park



2000



2000

Transformed a large land bank in Canlubang, Laguna.

What used to be a sugar plantation was turned into a fully-integrated, mixed-use development.



Nuvali pioneered the concept: Evolution of Living.

**A community that will showcase
– environmental, economic, and social sustainability.**



Developed to address the needs of the future generation:

- **Social Interaction**
- **Environmental Preservation**
- **Technology Integration**
- **Adaptation for Future Innovation**



2024

SUSTAINABILITY

ACCESSIBILITY

CONVENIENCE



SUSTAINABILITY

ACCESSIBILITY

CONVENIENCE



SUSTAINABILITY

ACCESSIBILITY

CONVENIENCE





SUSTAINABILITY

ACCESSIBILITY

CONVENIENCE





SUSTAINABILITY

ACCESSIBILITY

CONVENIENCE

COMMERCIAL

Ayala *Malls*
SOLENAD



LANDERS



INSTITUTIONS

QualiMed

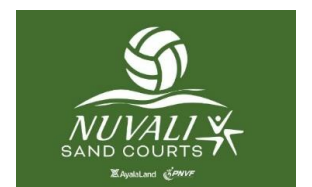


RECREATIONAL

NUVALI 
EVOLIVING

Lakeside Activities

Driving Range







**12,000
RESIDENTS**



**2,105
STUDENTS**



**7,000
JOBS**



**100
HOSPITAL
BEDS**



**65 HECTARES
ZONE IT PARK**



**60,000
AVE. DAILY
VISITORS**



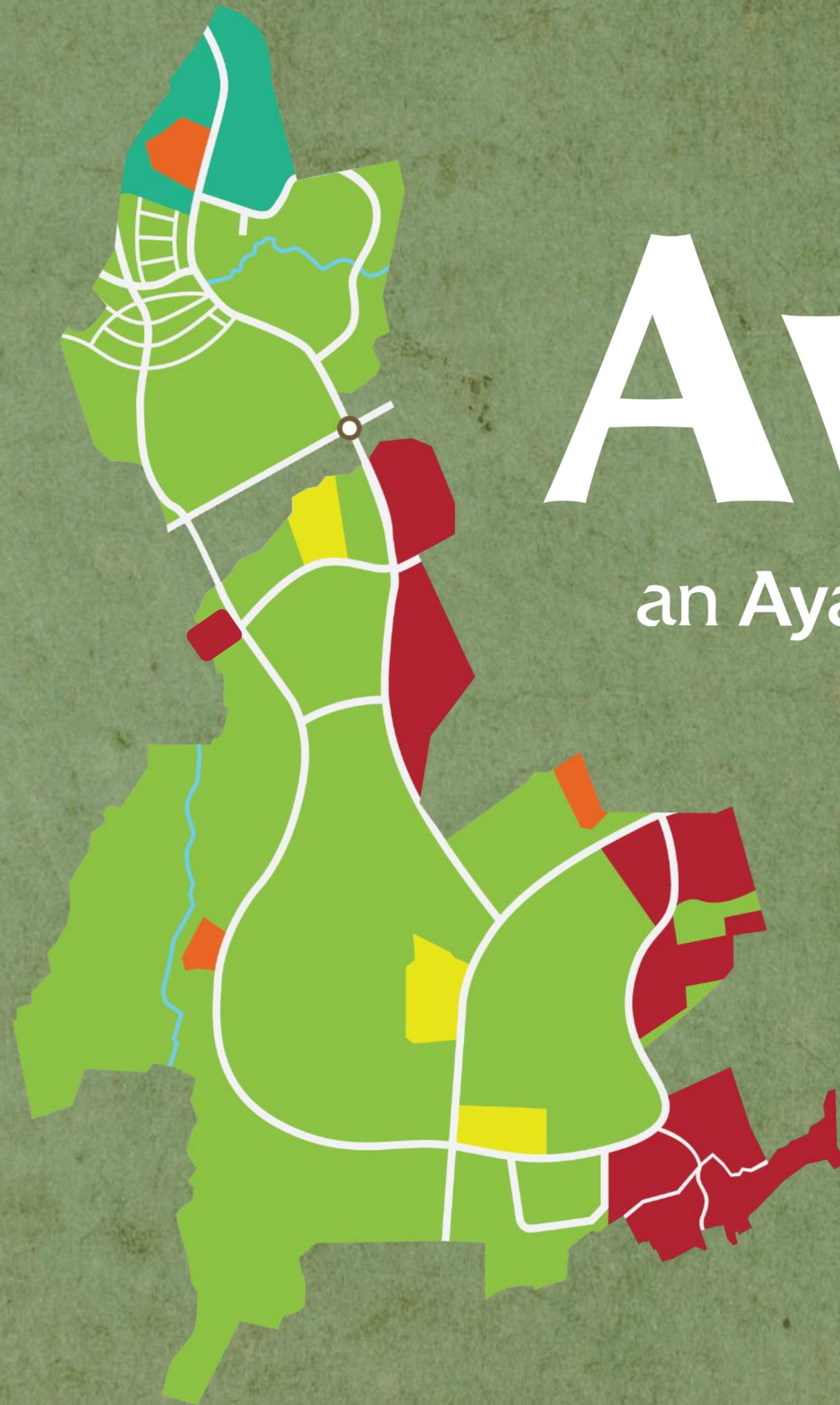
**300
MERCHANT
PARTNERS**



**586 HAS
CARBON
FOREST SITES**



**350
HOTEL ROOMS**



Avída

an AyalaLand company

Avída

an AyalaLand company

NUVALI
EVOLIVING

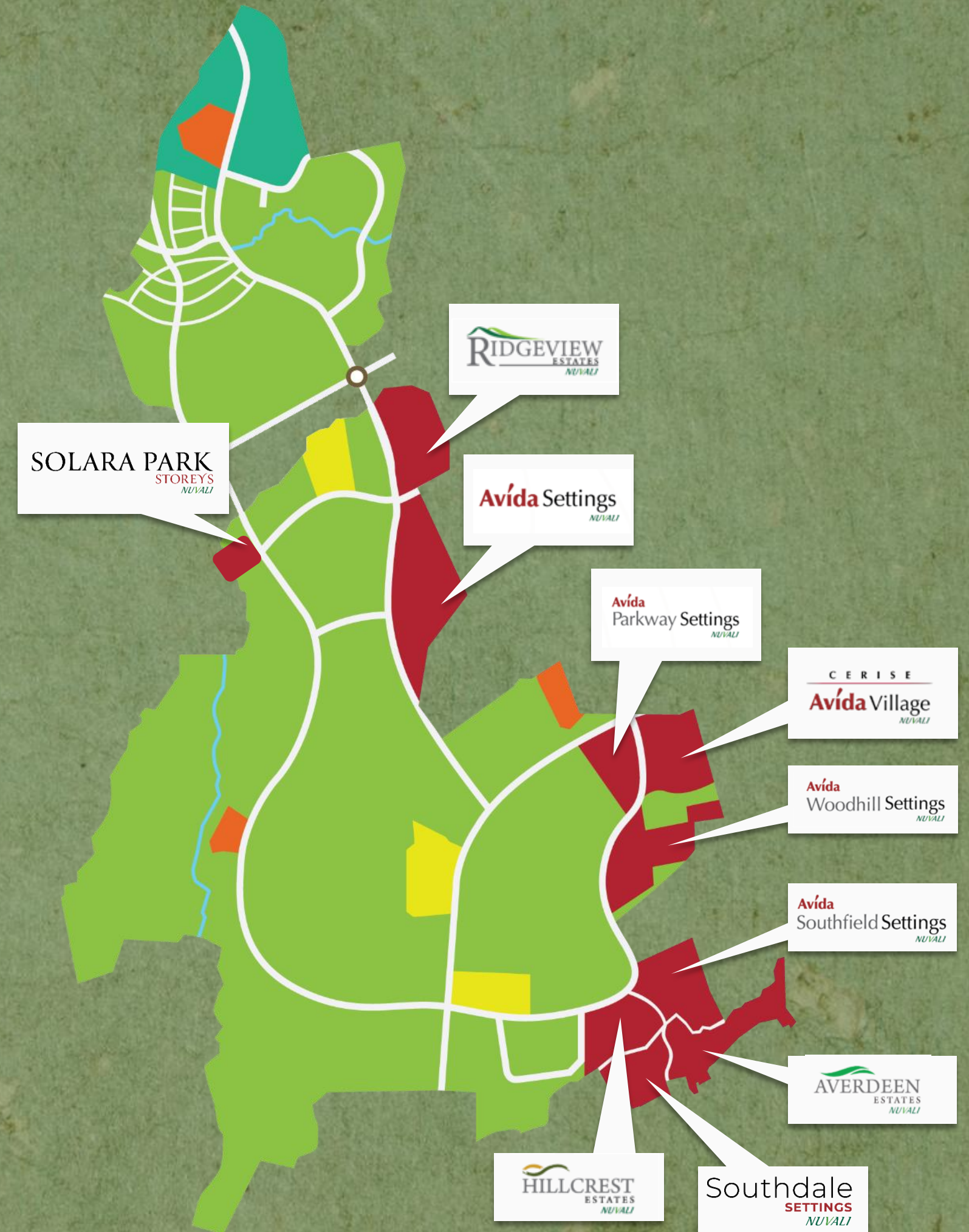


10

Residential Projects

Over 6,500

Dream Homes Turned into Reality



Residential Projects in NUVALI

Avída Settings
NUVALI

17
Years

338%
Value
Appreciation

Residential Projects in NUVALI

Avída Settings
NUVALI

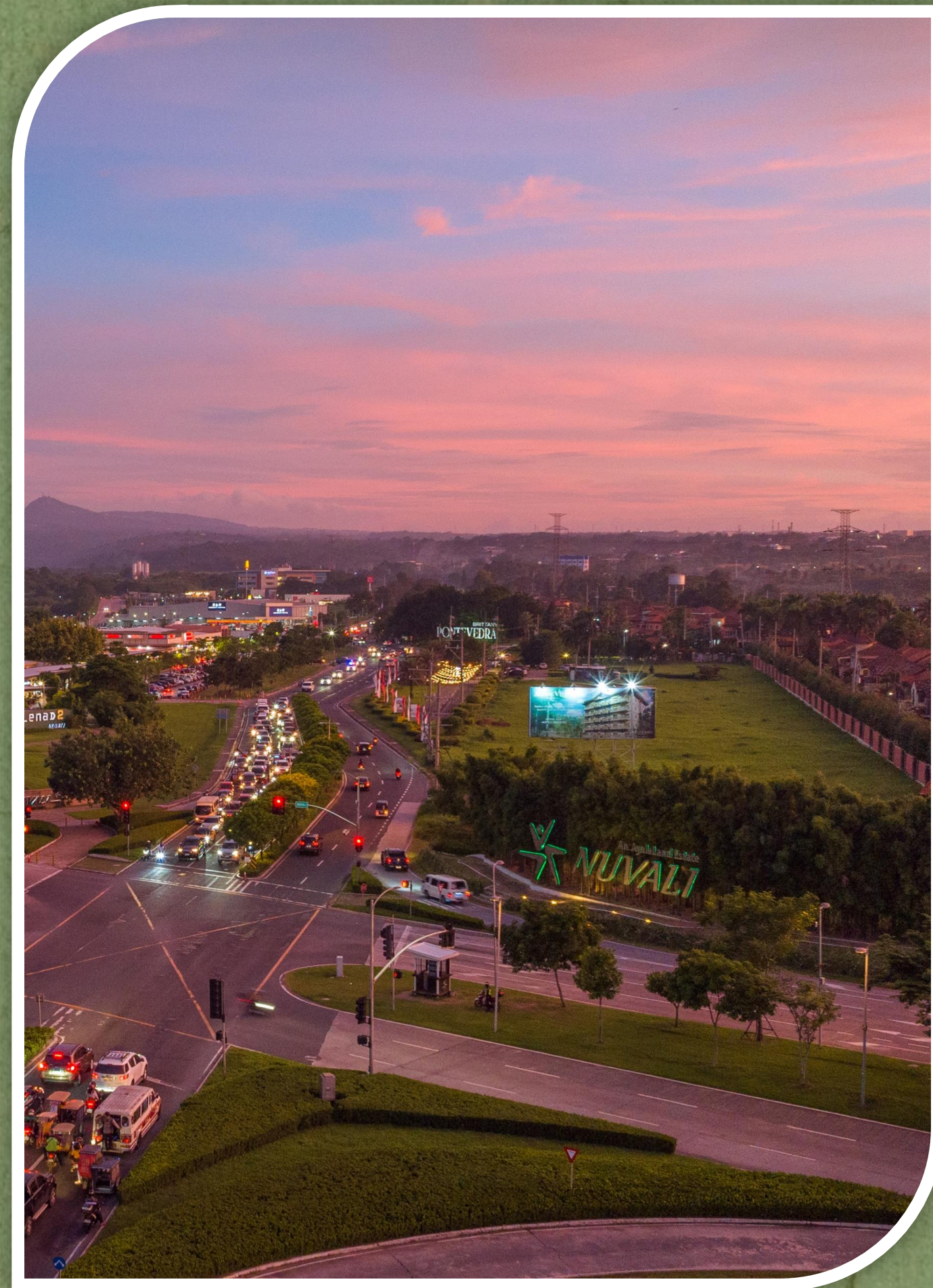
17
Years

338%
Value
Appreciation

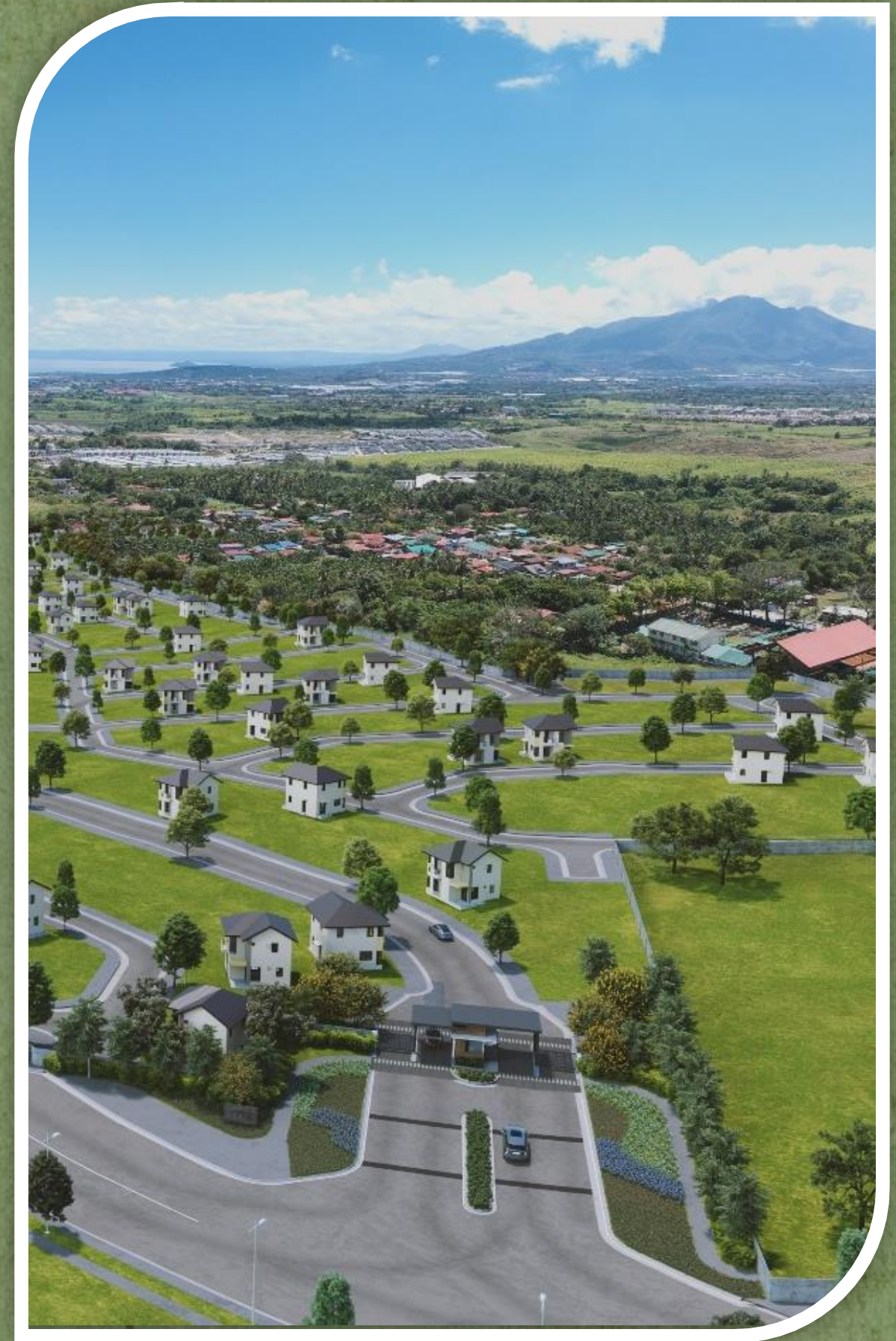
 14 192%	 14 212%	 13 199%	 12 150%
 10 89%	 10 94%	 3 14%	 3 11%

What's next for NUVALI?

What's next for Avida Land?



PROJECT OVERVIEW



PROJECT OVERVIEW

- Our newest residential project is a high affordable subdivision on a 13.5ha property to be developed by Avida.
- The project is located at the South of Nuvali, under two barangays, Laguerta and Hornalan, in Calamba City, Laguna.
- 11th project within NUVALI
- 4th Estates project of Avida Land



PROJECT OVERVIEW



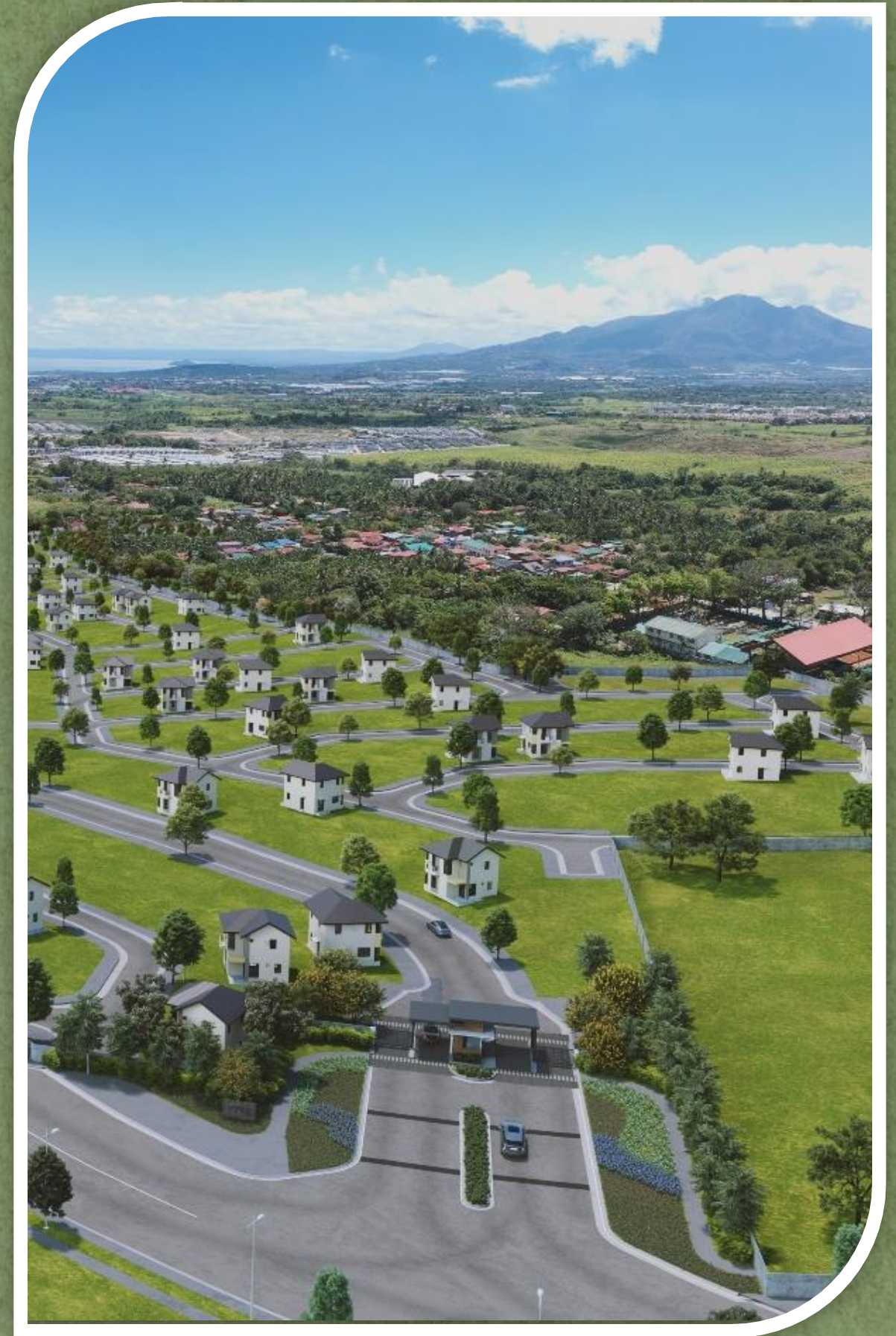
Total Land Area:	13.5 hectares
Total Saleable Area:	7.3 hectares
Total Residential Units:	401 units
Regular Lot Cut:	181 sqm
Total House and Lot:	120 units
Total Parks & Playgrounds:	0.87 hectare

PROJECT OVERVIEW



Units Released: (Sector 1)	
Lot	100 units
H&L	20 units
Erin	12 units
Solea	8 units

PROJECT STORY & SITE APPRECIATION



Site Development Plan



Total Land Area

13.51 Has



Saleable Area

7.33 Has



Lots Only

281 Units



House & Lot

120 Units



Typical Lots Size

181 sqm



Parks and Playground

0.87 Has



For Training Purposes Only

Planning & Concept

NUVALI

Where People and Nature Thrive



Sense of Community



Scenic



Active & Well-being

Site Characteristics



Mondia (Alveo)



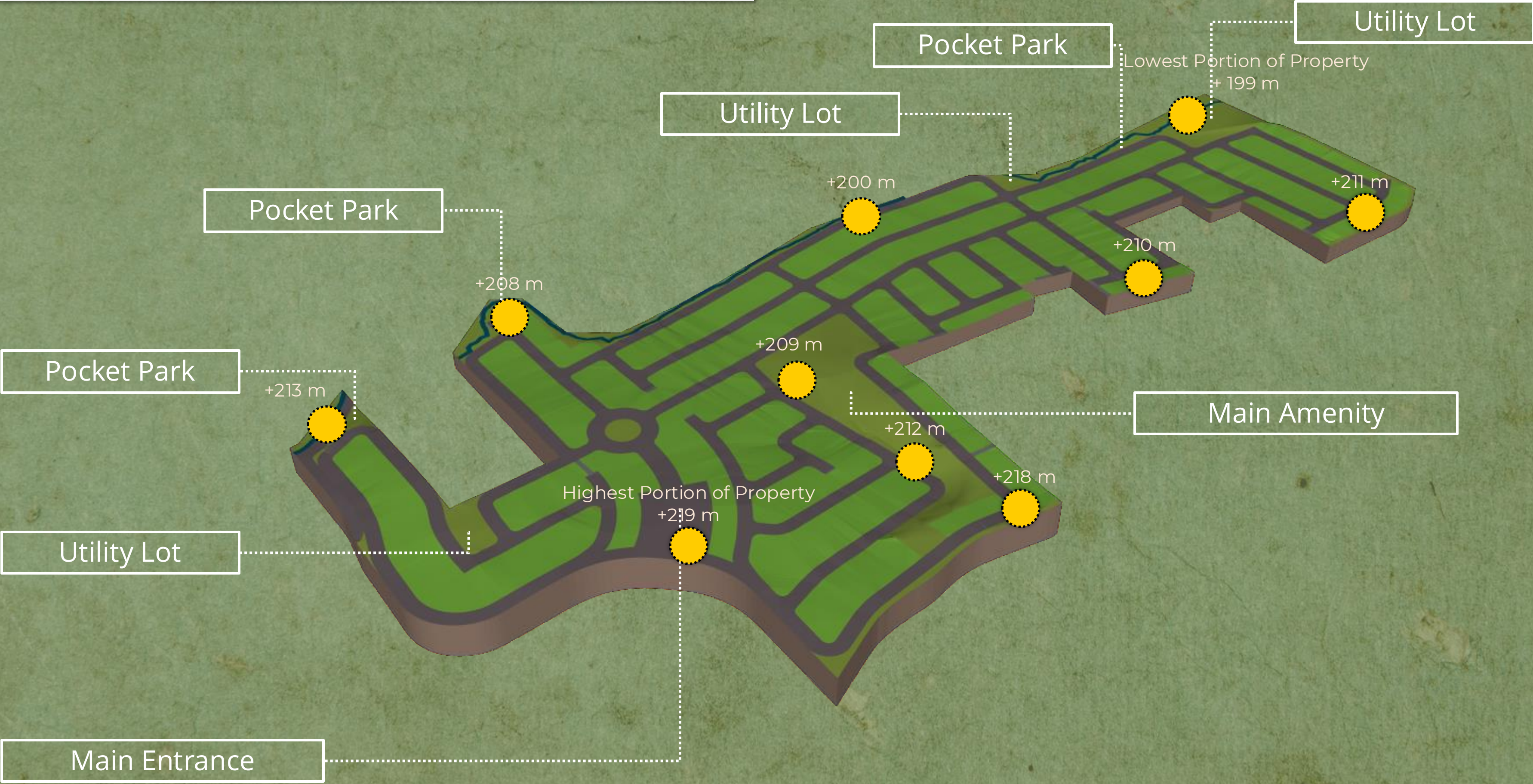
Tagaytay Ridge



Mount Makiling

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Site Planning Progression



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Walkability



Entrance going to the amenity is 230 meters or approx. 3-min walk.

Pt. B going to the amenity is 414 meters or approx. 5-min walk.

Pt. C going to the amenity is 258 meters or approx. 3-min walk.

Pt. D going to the amenity is 555 meters or approx. 7-min walk



Sustainability Features

Eco Yard

The **MRF** will use **upcycled materials** as construction material for the structures

Support **eco-efficiency** by converting organic materials into humus for landscape use through **composting**

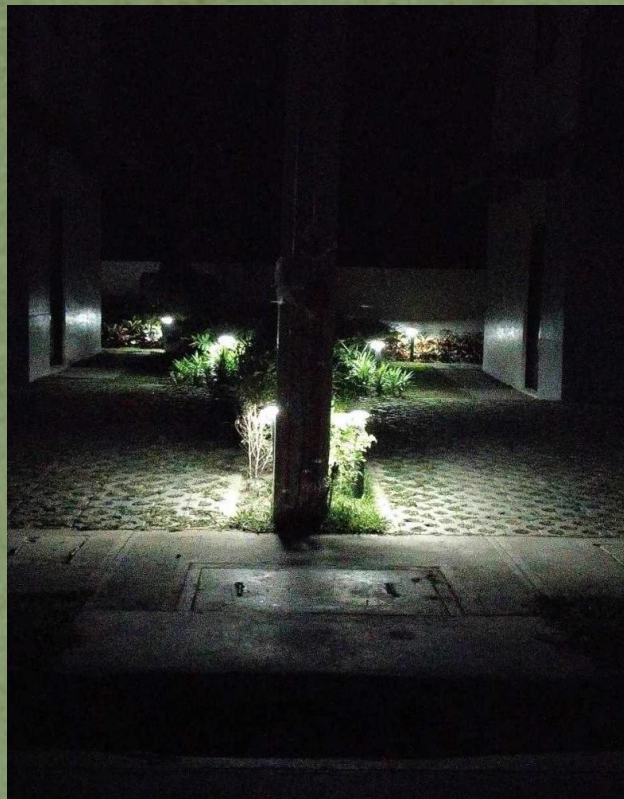
Promote project's **site resiliency** by ensuring well kept landscape areas through production of plant replacement requirement from the **nursery**.

Eco – Environment friendly
Yard – “Bakuran”, extension of household



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Renewable Energy



Solar Lights for Landscape



Solar Streetlights

Product Offering

HOUSE DESIGN REFRESH

What are the design inspirations for **Avida Next Gen Estates Houses?**



MODERN MINIMALIST DESIGN

Erin & Solea



Efficient Floor Plan Layout
Designed with zero space wastage means
more livable space for your family

More window provision
Free flowing air and sunshine
Light energy conservation & well
ventilated space

Basic forms & clean lines
Neutral color
Subtle details & texture

ERIN

Floor Area: 95 sqm
Min. Lot Area: 158 sqm

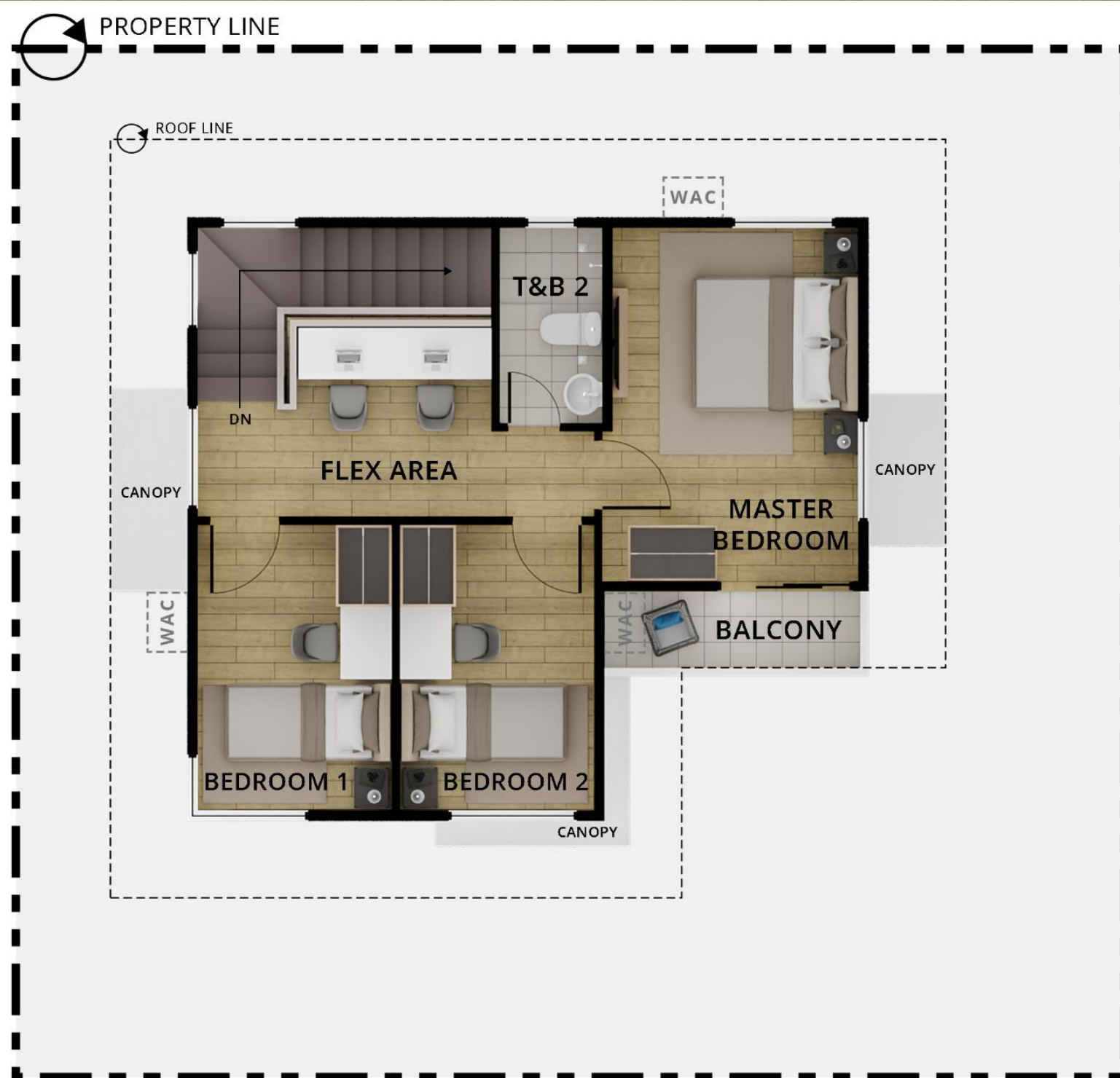
Avida
an AyalaLand company



ERIN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

ERIN Model Unit



SOLEA



Floor Area: 110 sqm
Min. Lot Area: 176 sqm

SOLEA



For Training Purposes Only

SOLEA Model Unit



Value Proposition



GROW WITH FLOURISH

Highlights that the sure, secure, and enriched living community of Avida leads to an enhanced living experience that improves one's personal growth;

An elevated lifestyle that means more than just upgrading your address; it's about embracing a life that enriches your everyday experience.

Coined from the word -

CRESCE - Latin; to grow

VALUE PROPOSITION

1. Located inside the master-planned estate of NUVALI
2. Legacy and Value Appreciation
3. Intimate development providing more exclusivity
4. Sustainable community for a thriving living experience

SALES UPDATES



3 REASONS WHY?

Located
inside Nuvali



Value
Appreciation



Legacy



SELLING PRICE

Lot Only
Php 48,000/sqm



Erin
Php 13.99Mn (ave SP)



Solea
Php 15.56M (ave SP)



RESERVATION FEE

Lot Only
Php 50,000



H&L
Php 80,000



FAQs

**NEWEST RESIDENTIAL
DEVELOPMENT IN NUVALI**



FREQUENTLY ASKED QUESTIONS:

1. What are the product offerings for this project?

- The project will offer both lot only units and House and Lot packages with the **Next Generation Estate House models**:
 - **Erin** with floor area of 95 sqm
 - **Solea** with floor area 110 sqm.

2. Can my property undergo renovation for adding a 3rd floor?

- Yes, as long as it does not go beyond the **9 meter maximum building height** for all properties. However, all renovations must be done after turnover and are subject to review and construction fees.

FREQUENTLY ASKED QUESTIONS:

3. Am I allowed to add an outdoor pool for my property?

- An outdoor swimming pool, jacuzzi, or the like may be constructed or installed within the portion of the lot not directly fronting a street and at a distance of not less than two (2) meters from the property line not fronting a Street.

4. Can I install a fence after turnover of my property?

- The maximum fence height installed within the lot boundaries fronting a Street shall not exceed two (2.00) meters in height

FREQUENTLY ASKED QUESTIONS:

5. What are the setback limitations of my property?

- The setback requirements for all properties in the project are as follows:
 - Front – 3 Meters
 - Side – 2 Meters
 - Rear – 2 Meters

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A new opportunity to own a piece of Nuvali
is coming soon.

CRESCELA NUVALI

Elevate your Everyday

DHSUD LTS NO. 0003187

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an AyalaLand company