



lio

by AyalaLand Leisure Estate



Rochelle S. Suarez

+63 906 778 9955

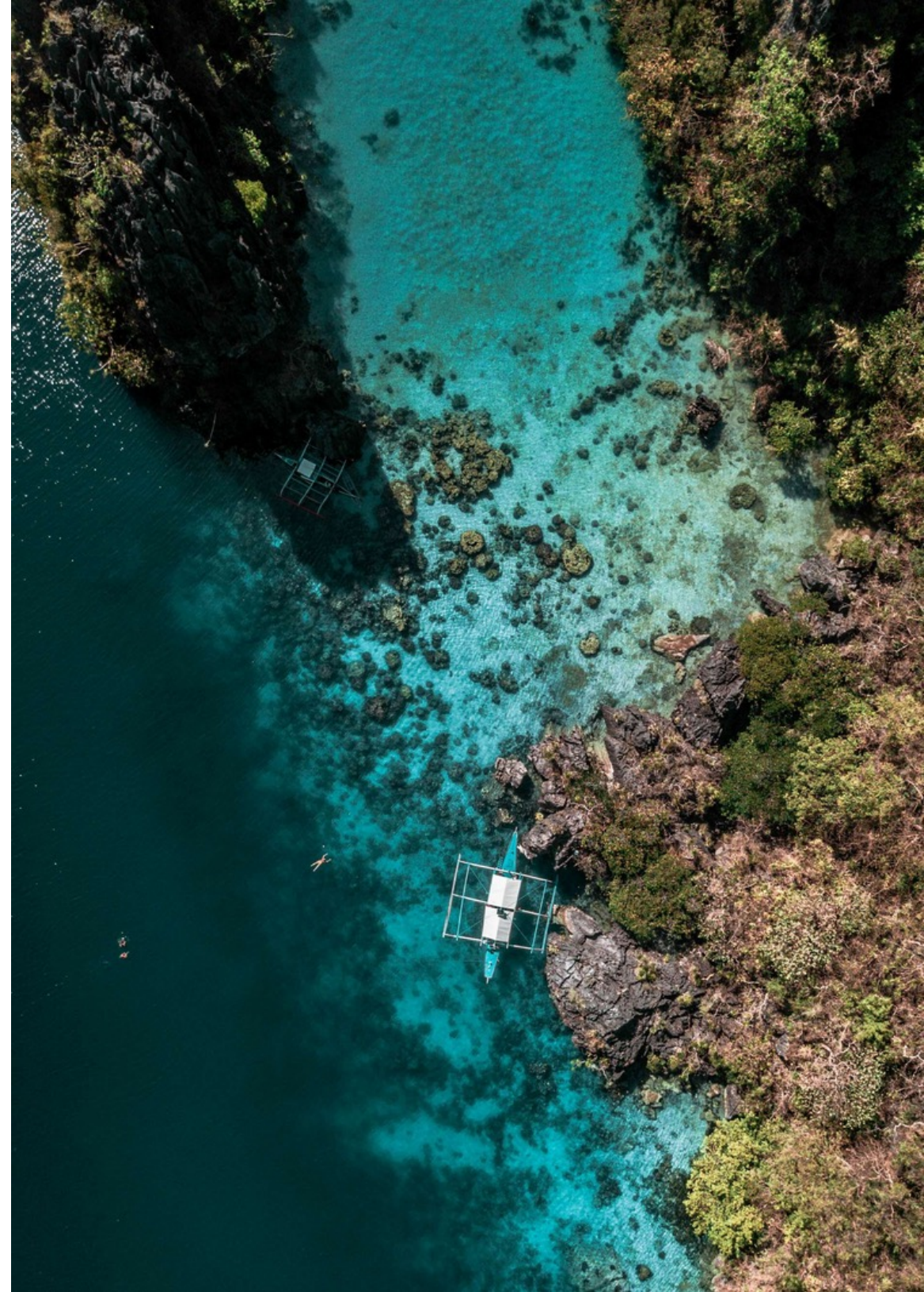
suarezrochelle@yahoo.com

www.ayalaph.com

THE BEST ISLAND IN THE WORLD

Palawan offers a rare glimpse of nature at its most pristine. Its crystal-clear turquoise waters, dramatic limestone cliffs, and quiet beaches are a testament to the unique beauty of the Philippines. Famous globally for its breathtaking landscapes and rich biodiversity, it's lauded time and again as the best island in the world.

We'd like to invite you to own a piece of Palawan's future.



A VALUABLE INVESTMENT OPPORTUNITY

Palawan offers untapped potential in eco-tourism, real estate, and sustainable development amidst its growing popularity:



2024 Tourist Arrivals
1,791,980 (+7.8% vs PY)



2024 Industry Earnings
P61.2 Billion (+7.3% vs PY)



Top Foreign Markets
United States, France
Germany, UK and Spain



UNESCO Heritage Sites
Tubbataha Reefs (1993)
Underground River (1999)



Top Local Municipalities
El Nido, Coron, San Vicente,
Brooke's Point and Linapacan



Natural Disaster Risks
No active volcanoes, major
fault lines or tropical storms



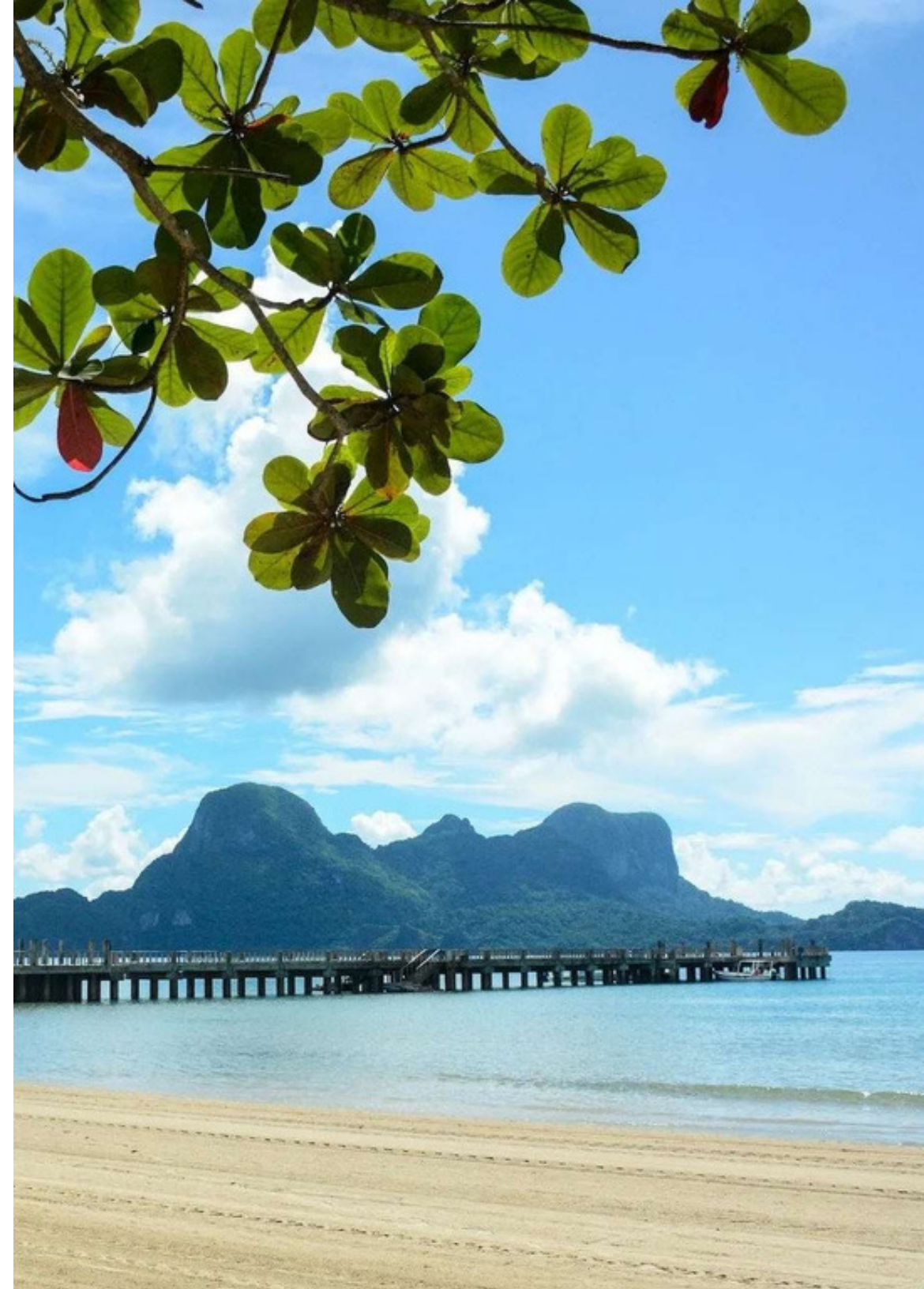


A PROMISE TO PRESERVE PARADISE

Lio is an island resort town where rich biodiversity and stunning scenery meet modern comforts, all set against the pristine waters of El Nido.



Estate Size:	322 hectares (790 acre)
Shoreline:	4.2km
Highest Elevation:	83m above sea level
Developable Area:	45% for commercial and residential zones, 55% nature reserves, carbon forests and open spaces



STRATEGICALLY LOCATED

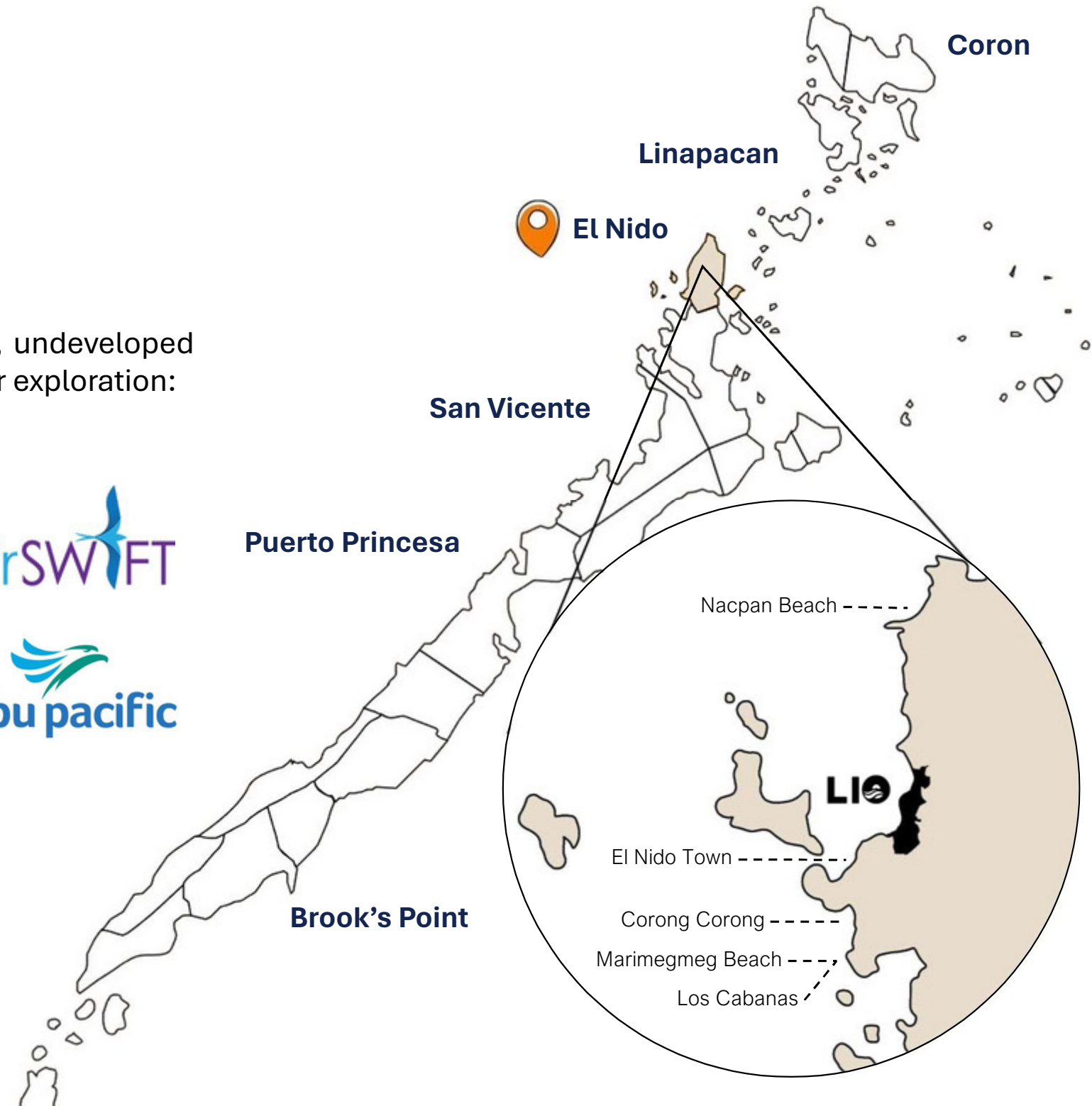
Lio, a vibrant eco-estate offers a topographically stunning, undeveloped stretch of land near key areas, making it the perfect base for exploration:

Direct Flights to El Nido:

- Daily round-trip flights from Manila and Clark
- Serviced by AirSwift, Cebu Pacific or Chartered Flight
- Flight time of approximately 1 hour and 30 mins

Private Airport:

- El Nido is served by a private airport
- Owned and operated by Ayala Land



ESTATE MASTERPLAN

Lio Estate is a 322-hectare master planned tourism development in the island of Palawan. The Estate serves as the main entryway to the island with the presence of El Nido Airport and offers the best of the island’s natural features, from an impressive 4.2 km shoreline to pockets of mangrove lagoons. Various land uses that are strategically located along the beachfront and the national highway such as residential, hospitality, and commercial developments ensure that Lio Estate has everything that the community will need.

Estate Components

- Beachfront Promenade
 - Lio Beach
 - Shops @ Lio (retail offerings)
 - Hotels + Bed & Breakfast Offerings
- Estate Services
 - 24/7 Security & Emergency Response Team
 - Estate property management
 - Sustainable Waste Management
- Community Facilities
 - Nature Reserve & Wetlands
 - Hiking Trails & View Decks
 - Events Pavilion & Transport Terminal and Market

Estate Infrastructure



Power provided by Palawan Electric Cooperative



Potable Water and Sewage System Operated by Manila Water Philippine Ventures Inc, (MWPV)



LIO PROTECTED AREAS

Spanning over **108 hectares**, Lio Estate's protected areas are home to **more than 370 species of protected wildlife across land and sea**. Its rich marine ecosystems include vibrant **coral reefs, giant clams, reef fishes, and sea turtles**. On land, the estate shelters a diverse range of **terrestrial species**—from **flowering plants and amphibians to reptiles, birds and mammals** unique to Palawan and the Philippines.

Marine Invertebrates: Corals and Giant Clams



Physogyralichtensteini



Fimbriaphyllia ancora



Tridacna squamosa

Terrestrial

Flowering Plants



Cat's-tail Orchid

Birds



Palawan Hornbill

Vertebrates: Fishes and Sea Turtles



Humphead wrasse



Hawksbill Sea Turtle



Leatherback Sea Turtle

Mammals



Palawan Long-Tailed Macaque

Reptiles and Amphibians



Palawan Sun Skink

TODAY

Commercial Lots

Lio Airport

Huni Beach

Shops@ Lio

Lio Jetty

Seda Lio



VIEW LOOKING SOUTH



Lio Airport

Commercial Lots

Seda Lio

Taytay-El Nido National Highway

Lio Jetty

Future Developments

Future Developments

Bacuit Bay

El Nido Bay

FUTURE DEVELOPMENT

VIEW LOOKING NORTH



El Nido Bay

Property North Boundary

Taytay-El Nido National Highway

Future Development

lio

FUTURE DEVELOPMENT

MAKING THE LIO VISION A REALITY

We're bringing the best of Ayala Land to Lio to help turn our vision into a reality today. We're working closely with partners who share our values to make Lio more accessible and more enjoyable.



Accessibility



We work hand-in-hand with AirSwift and Cebu Pacific to make Lio accessible to more visitors from more places at better times.

Activities



We partner with like-minded experts in music, sports and more to orchestrate events in Lio that people want to travel for.

Commercial



Lio partners with community-grown businesses to showcase local flavors and retail experiences, creating a destination that reflects the character and culture of Palawan.

Residential



Ayala Land's high-end residential brands are developing upscale residential communities, providing premium spaces for discerning buyers.

Hospitality



Ayala Land Hospitality is bringing its design-forward hotel brands to Lio, to give visitors memorable places to sleep, eat, drink and play.

BEING ONE WITH NATURE

Lio works with, rather than against, the island's natural features, seamlessly blending development with nature and offering opportunities for exploration.



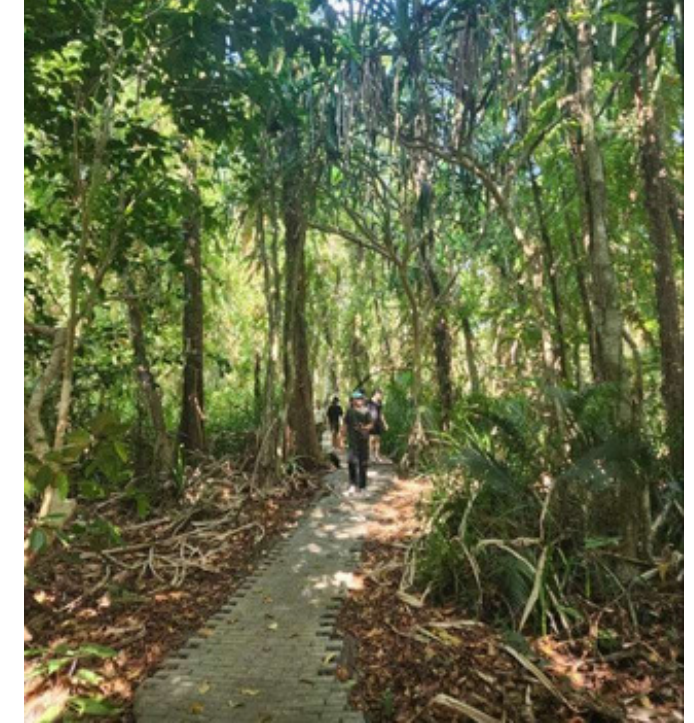
LIO ECO-TRAIL

3.18km easy trail, max height
82m above sea level, Panoramic
View Deck at the summit



LIO WETLANDS

Seasonal kayaking at a lagoon
inside the Estate, 330m kayaking
path, birdwatching activity
location



LIO FOREST WALK

350m walk through Lio's carbon
forest, 2 minutes from the
beach.

EMBRACING ART & COMMUNITY

A community of local businesses, artists, and travelers creating meaningful, community-rooted spaces and experiences,



MANGGAD

Artisanal treasures such as traditional Mangyan nito baskets, Palawano woven banigs, contemporary Filipino designs, and Indigenous-inspired jewelry.



EARTH SCHOOL

International K-12 School offering project-based and outcome-based learning



SHOPS @ LIO



PLNT + HRVST

100% Plant-based Filipino restaurant with ingredients grown hydroponically



YOGA TAYO

Beachfront Wellness space for Daily Yoga Classes



PUNTA PLAYA

Mediterranean and Asian Fusion Menu with a Modern Twist



HEALTHWAY EL NIDO

Primary Care and Wellness Outpatient Clinic for Accessible Healthcare Services



MERCURY DRUG EL NIDO

Trusted pharmacy for essential medicines, health, and personal care needs

ACCOMODATIONS AT LIO

Lio offers a mix of Ayala-owned and partner-operated accommodations, with a total of **307 rooms** — **203** directly owned by Ayala Land and **104** managed by other hotel operators.



153 rooms



50 rooms



36 rooms



ISLA AMARA
42 rooms



20 rooms
(+ 40 rooms in upcoming expansion)



PANDAN VILLAS
EL NIDO

4 2-Bedroom
Villas



Bahay Artisano
2-Bedroom Villa



LIO ESTATE – UPCOMING DEVELOPMENTS



TARA HOSTEL

41-room (260 beds) hostel
(Q1 2026)

BALAI ADLAO EXPANSION

New 40-room hotel (Q1 2026)

LIO ESTATE – UPCOMING DEVELOPMENTS



LIO JETTY

A waterfront landmark designed to enhance connectivity and guest experience. The jetty will serve as both a scenic arrival point and a leisure destination, offering direct access to island tours. Its pavilion may also be rented for special events, providing a unique venue over the water.

LIO ESTATE – UPCOMING DEVELOPMENTS



BOARDWALK AND LIO WALK

The boardwalk stands as the landmark amenity of Lio Estate. With a vision to create a unique, sustainable and culturally rich development highlighting the existing natural landscape and incorporating the unique culture and wildlife with authenticity in mind.



LIO ESTATE – LIO BOARDWALK

(UPCOMING DEVELOPMENTS)



ARTIST'S PERSPECTIVES



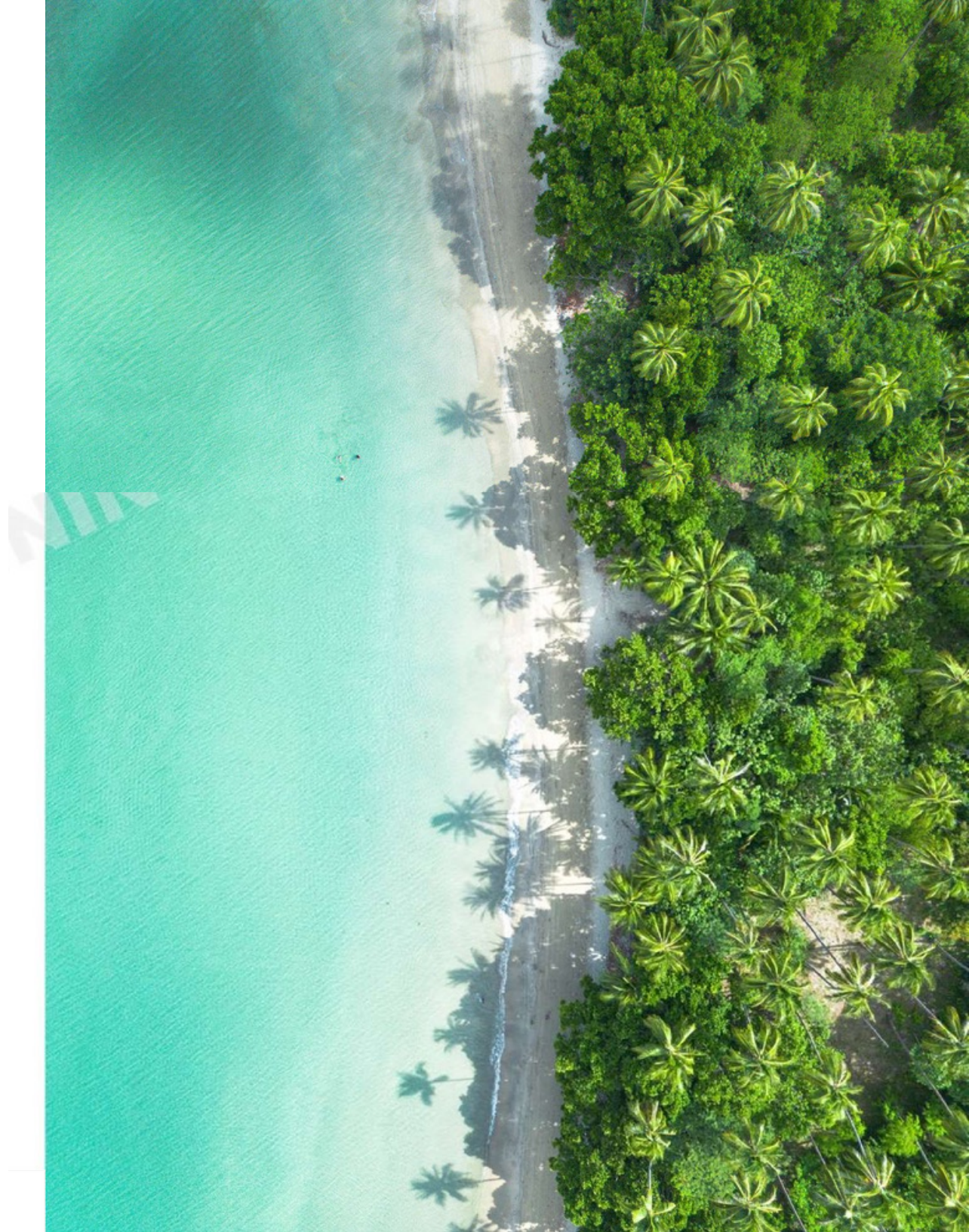
LIO ESTATE – LIO BOARDWALK (UPCOMING DEVELOPMENTS)

ARTIST'S PERSPECTIVES



lio

LatestCommercial Lot Offering



NEW COMMERCIAL OFFER

Project Name: **SITIO APLAYA**
Area: **16.3 has**
Location: **Brgy. Villa Libertad , El Nido**

Strategic Value:

- Envisioned to be the Población area - active lifestyle activity of the Lio Estate
- Key Amenities: Events Pavilion, Transport Terminal with Community Market
- Highest FAR among all commercial districts

Location

1. Right at the entrance of Lio Estate
2. 900m from Lio Beach, 10-min leisure walk
3. 1200m from Lio Airport, 15-min leisure walk



SITIO APLAYA – OVERVIEW

A mixed-use commercial district at the edge of the development, fronting the national highway and adjacent to El Nido Airport.

Gross Land Area:	16.3 hectares
Number of Lots:	Ph1 – 49 lots
Lot Size Range:	543 – 815 sqm (Average: 600 sqm)
Lot Classification:	Mixed-Use Commercial Lot
<i>Ave Price/Sqm:</i>	P75,000/sqm (VAT Exc)**
<i>Ave Selling Price:</i>	P45M (VAT Exc)**

Target Market:

Retirees, Foreigners married to locals, Investors looking to expand leisure portfolio

***Note: Indicative Price*



SITIO APLAYA – UPCOMING DEVELOPMENTS



1 EVENTS CENTER

A versatile venue for community gatherings, cultural showcases, and private functions, designed in a tropical style that blends with Sitio Aplaya's natural setting

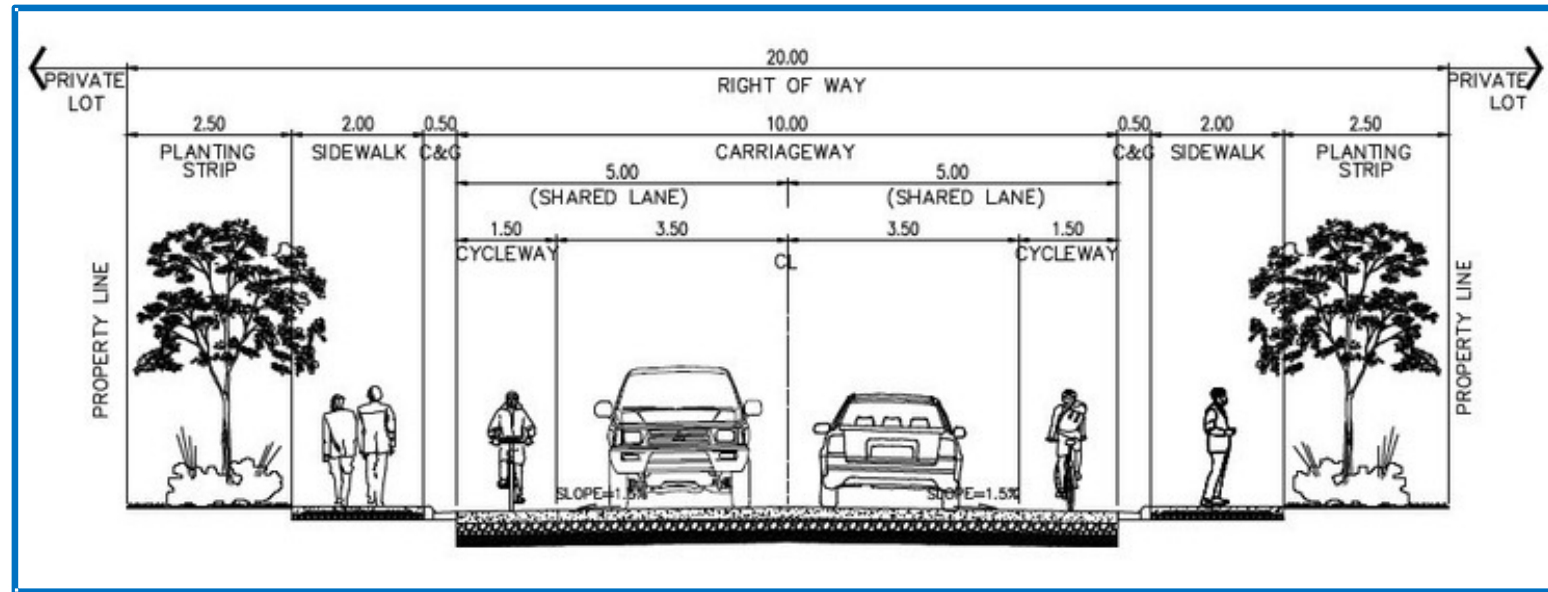


2 MARKET AND TERMINAL

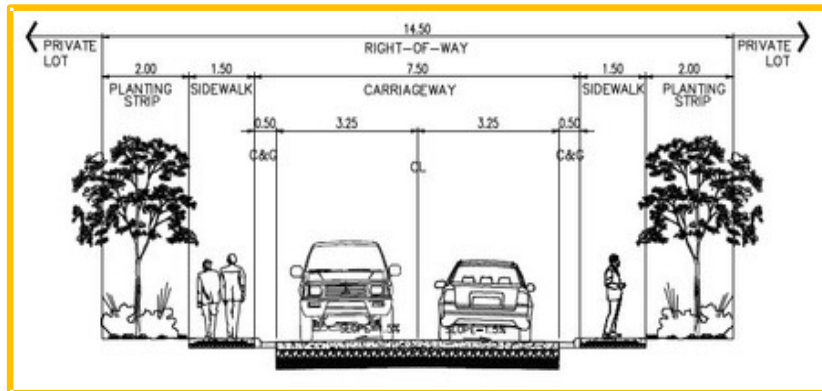
A vibrant hub for commerce and transport, featuring retail spaces for local goods and a modern terminal to connect Sitio Aplaya with Lio and El Nido.

SITIO APLAYA – DESIGN GUIDELINES

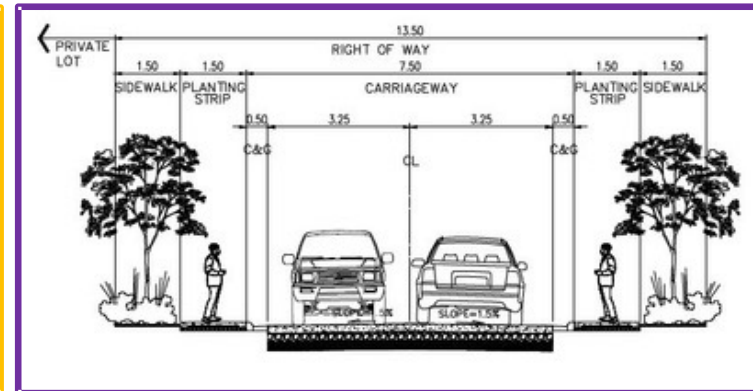
20.0m RROW



14.5m RROW

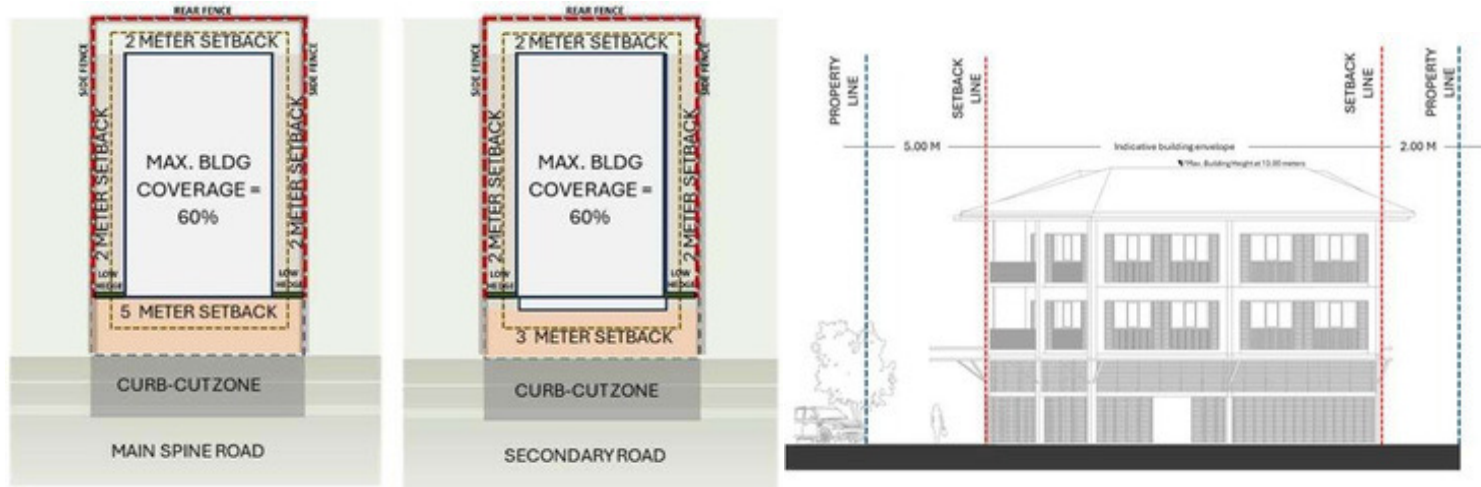


13.5m RROW



SITIO APLAYA –DESIGN GUIDELINES

ITEM	SPECIFICATIONS
Allowable Use	Villas, B&Bs, Hotel, Condotel, Hostel Retail/Restaurants Residential
Maximum Building Coverage	60% of Lot Area
Maximum Height	12 meters
Lot Setbacks	5 meters along the Main Spine Road, 3 meters along roadways and 2 meters on the sides and rears



SITIO APLAYA – DESIGN GUIDELINES

ITEM	SPECIFICATIONS
Architectural Style	Asian Tropical Style
Rooftops and Eaves	Roofs must be pitched, minimum at 30% slope
Signage	Building Identification, Free-standing and Retail signage allowed, subject to Design Guidelines
Parking	All parking shall be within the lot at all times . Ideally located on the sides of the lot and concealed from public view.
Landscaping	A summary of the recommended tree and plant palette to be used for Lio Estate is included in the Design guidelines. Vertical gardens are allowed to occupy a maximum of 30% of the building facade.
Utilities	Allowed within the lot and located away from the frontage and should be hidden from plain sight. The footprint of these minor structures should not exceed the allowed roof line extension within setback areas.
Ancillary	Support Structures shall be hidden from plain sight within the roof line extension of setback areas and shall not exceed 2 meters in height
Estate Association	All lot buyers shall be a member of the Estate Association. Usage fees shall be collected.
Sustainable Strategies	Relevant guidelines stipulated in the Philippine Green Building Code and those under the BERDE Districts programs shall also be applied.
Approval of Building Plans	Building plans shall be submitted at every stage of planning



SITIO APLAYA – PRICE & PAYMENT TERMS

STANDARD PAYMENT TERMS

Cash in 30 days with 15% discount
Deferred: 10% DP, 90% in 36 months, 7% discount
Deferred: 10% DP, 90% in 60 months

Price exclusive of 12% VAT and other charges
Non-refundable Reservation Fee: P500,000 per lot
payable to TEN KNOTS PHILIPPINES, INC.



SITIO APLAYA – SAMPLE COMPUTATION

Lot Area	600 sqm
Price/Sqm	Php 75,000/sqm**
Selling Price	Php 45Mn (VAT Exc)
Total Contact Price (VAT Inclusive)	Php 50.4 Mn

***Note: Indicative Price*

Reservation Fee (RF)	Php 500,000
----------------------	-------------

If Deferred: 10% DP, 90% in 36 months, 7% discount

DP Payment (10% less RF)	Php 4,187,200
MA Payment: If 10% DP, 90% in 36 months	Php 1,171,800 month

If Deferred: 10% DP, 90% in 60 months

DP Payment (10% less RF)	Php 4,540,000
MA Payment: If 10% DP, 90% in 60 months	Php 756,000/month



SITIO APLAYA – OVERVIEW

A mixed-use commercial district at the edge of the development, fronting the national highway and adjacent to El Nido Airport.

Gross Land Area:	16.3 hectares
Number of Lots:	Ph1 – 49 lots
Lot Size Range:	543 – 815 sqm (Average: 600 sqm)
Lot Classification:	Mixed-Use Commercial Lot
<i>Ave Price/Sqm:</i>	P75,000/sqm (VAT Exc)**
<i>Ave Selling Price:</i>	P45M (VAT Exc)**



SITIO APLAYA – PROMO PAYMENT TERM

PROMO PAYMENT TERM

10% DP - 15% in 36mos. - 75% Lumpsum Balance

Price exclusive of 12% VAT and other charges
Non-refundable Reservation Fee: P500,000 per lot
payable to TEN KNOTS PHILIPPINES, INC.



SITIO APLAYA – SAMPLE COMPUTATION


Lot Area	600 sqm
Price/Sqm	Php 75,000/sqm
TSP	Php 45Mn (VAT Exc)
Total Contact Price (VAT Inclusive)	Php 50.4Mn

Reservation Fee (RF)	Php 500,000
Downpayment (10% less RF)	Php 4,540,000
Monthly Amortization	
If 10% DP - 15% in 36mos. - 75% Lumpsum Balance	Php 210,000/month Php 37,800,000 lumpsum





Rochelle S. Suarez

 +63 906 778 9955

 suarezrochelle@yahoo.com

 www.ayalaph.com

lio

Maraming Salamat po!