



ALDEA GROVE
ESTATES

For your future property, contact:

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An aerial photograph of a city skyline at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. In the foreground, a tall, modern skyscraper with a grid-like facade stands prominently. To its left, there is a large green park area with trees and a winding path. In the background, other skyscrapers and buildings are visible, some partially obscured by a light haze. A green diagonal shape is overlaid on the left side of the image.

 AyalaLand

INTEGRATED ARRAY OF REAL ESTATE PRODUCTS



ESTATES



RESIDENTIAL



MALLS



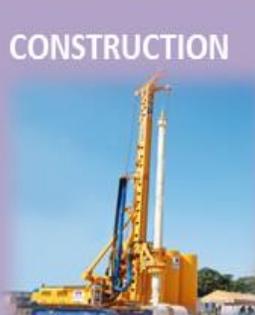
OFFICES



HOTELS AND RESORTS



CONSTRUCTION



PROPERTY MANAGEMENT





Avída

San Fernando • Porac



Ayala *Malls* MARQUEE MALL

Angeles City



ALVIERA

A joint venture development of  AyalaLand and  LeonioLand

Porac

 AyalaLand

EXTENSIVE PRESENCE IN PAMPANGA

For presentation purposes only as of January 2020

Pampanga

- Accessible to major thoroughfares via land, sea and air
- Infrastructure seen to increase in the next few years

NLEX



Clark Terminal Expansion



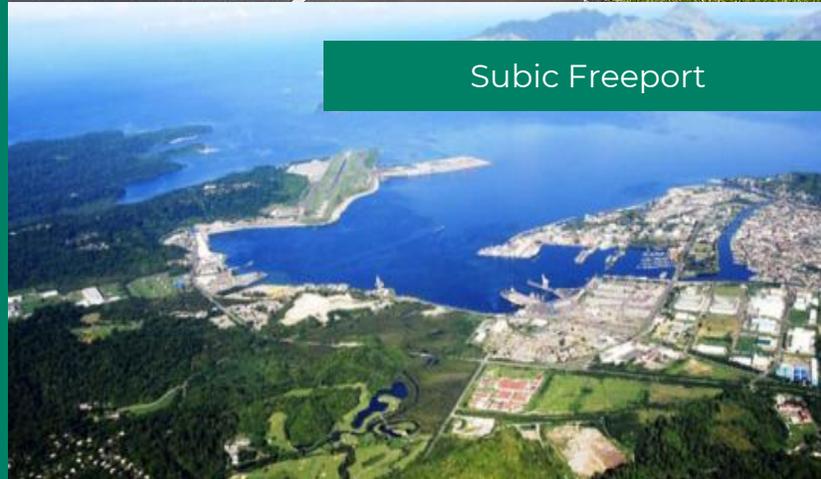
SCTEX



Manila Clark Railway



Subic Freeport



Subic Clark Cargo Railway



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PHOTOS ARE FOR REFERENCE ONLY

Angeles City

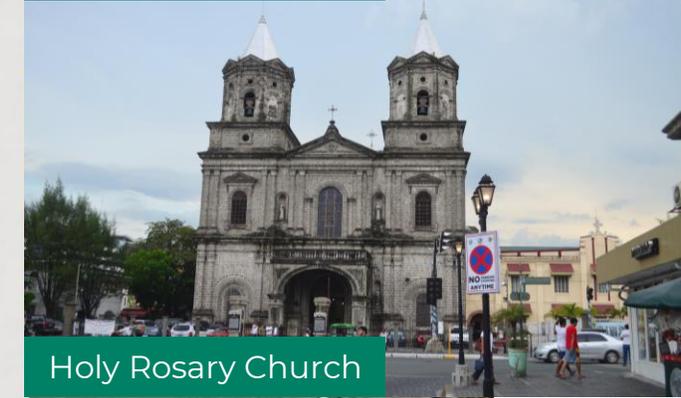
- Located between key growth areas of Pampanga: (Clark and San Fernando)
- Easily accessible via major highways



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NLEX/SCTEX



Holy Rosary Church



Abacan Highway



Clark Airport

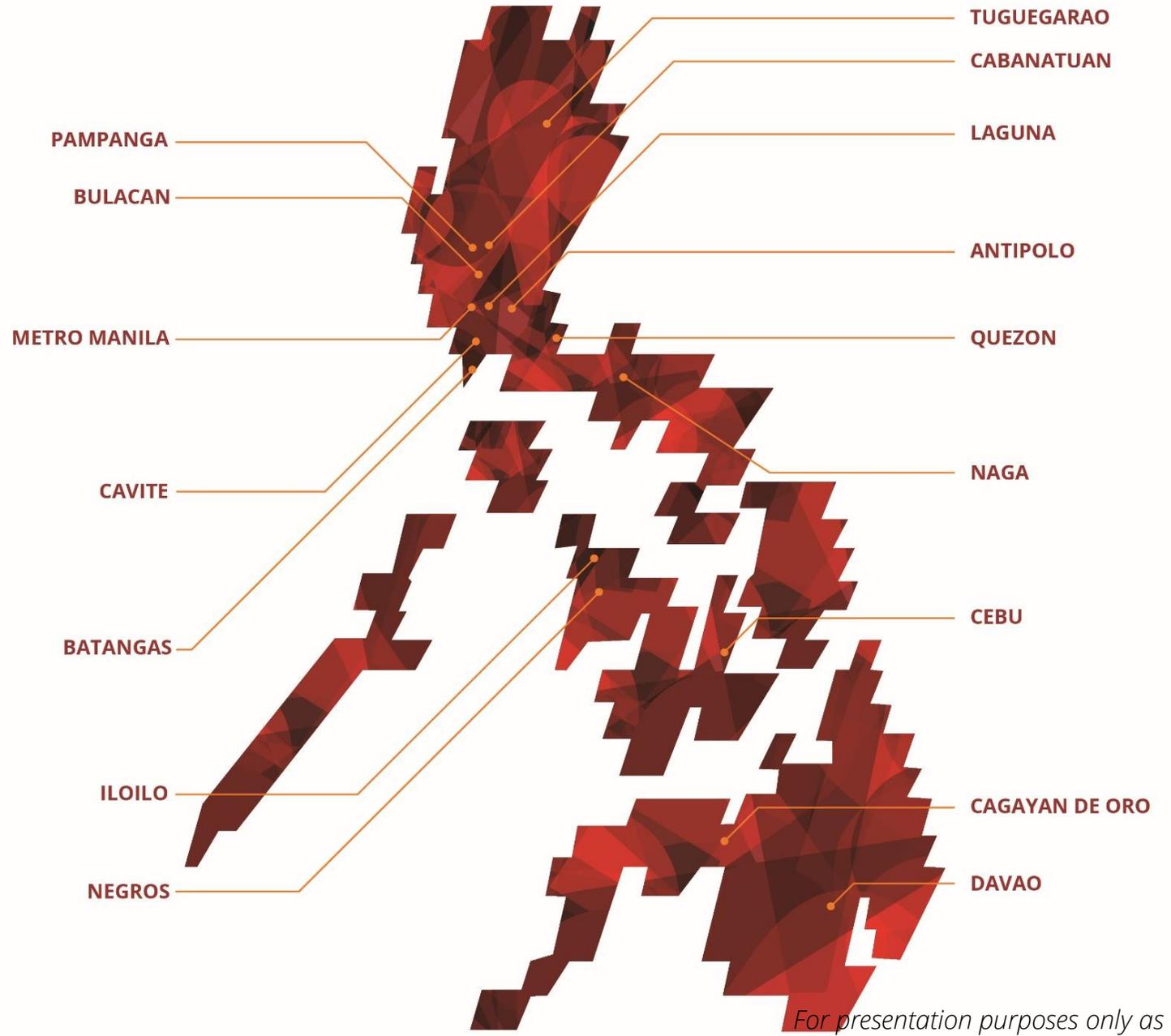


Avída

an AyalaLand company



92 Projects
In
25 Locations



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A proven
track record in
Pampanga



Avída Residences San Fernando

Launched 2006



Avída Settings ALVIERA

Launched 2014



Avída Northdale Settings ALVIERA

Launched 2017

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Artist's Perspective


ALDEA GROVE
ESTATES

Avida's first project in *Angeles City*

CHURCHES

- 5 Holy Rosary Parish Church
- 15 Immaculate Conception Parish Church
- 11 Our Lady of Fatima Parish Church

MALLS

- 16 SM City Clark
- 13 Marquee Mall
- 6 Nepo Mall
- 12 Robinsons Place Angeles

HOSPITALS

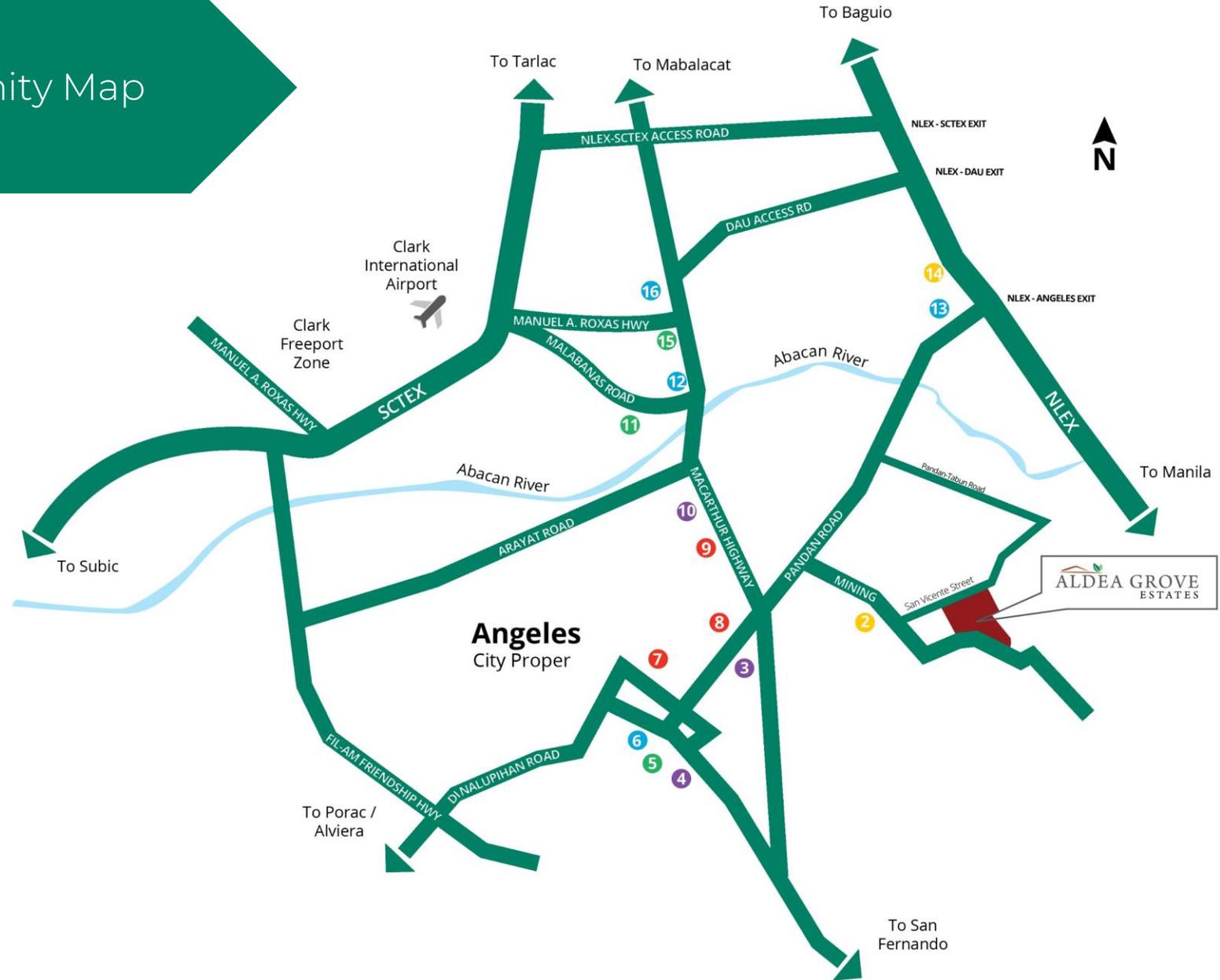
- 9 Angeles University Foundation Medical Center
- 8 Holy Family Medical Center
- 7 Angeles Medical Center

SCHOOLS

- 10 Angeles University Foundation
- 3 OB Montessori Center
- 4 Holy Angel University

GOV'T OFFICES

- 14 Angeles City Hall
- 2 Mining Brgy. Hall



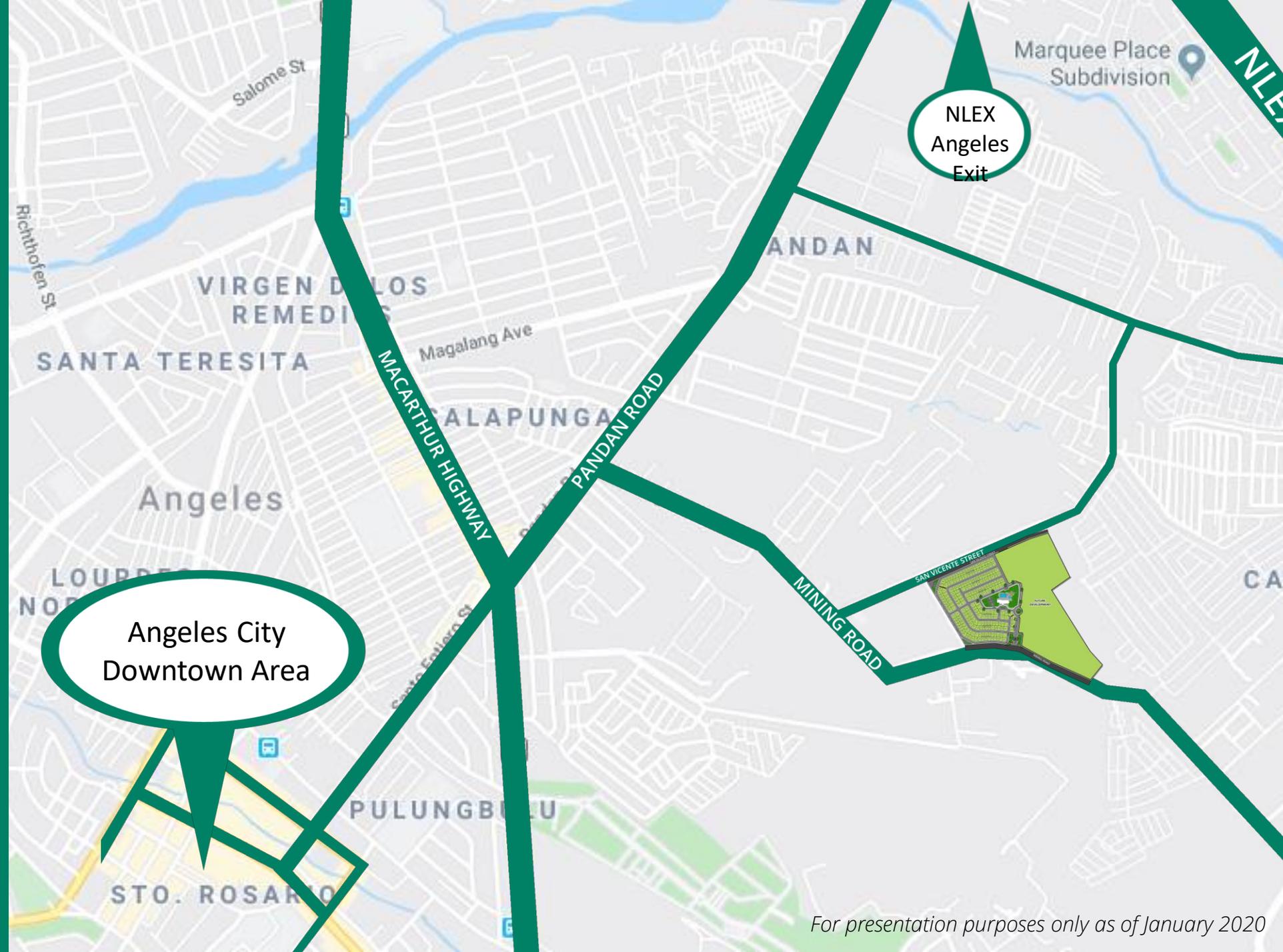
Access

Accessible from:

NLEX – Angeles Exit
Pandan Road
Mining Road

Project frontage:

Mining Road



Site Development Plan

Project General Information

Launch Date	November 2019 LTS No. 035057
Land Area	16.3 hectares
No. of Units	549 Units





Artist's Perspective

Project Details

Lot Size Range	129 sq.m. – 267 sq.m.
Road Sizes	15m (along Clubhouse) 10m (interior roads)

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Artist's Perspective

Entrance Gate

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Artist's Perspective (Design for finalization)

Amenities

- Clubhouse
- Central Park
- Adult & Kiddie Pools
- Children's Play Area





Artist's Perspective

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Amenities

- Pocket parks located around the development



Why buy at


ALDEA GROVE
ESTATES

Sure

A TRUSTED BRAND

- Developed by Avida Land, a subsidiary of Ayala Land
- Almost 30 years of experience in developing masterplanned communities
- Building code compliant
- 100% budgeted
- Complies with Ayala standard of quality (Design Council)

Secure

VALUE APPRECIATION

- Secured Living Experience
 - 24/7 security with perimeter fence
 - CCTV in common areas
 - Well-maintained facilities
- Land Value appreciation
 - Located in Angeles, Pampanga, one of the most progressive cities of Central Luzon
 - 140% increase in value since 2017 based from other successful AVIDA Pampanga developments

Sensible

VALUE FOR MONEY

- Highly accessible location
 - 10 mins. away from Angeles City city center
 - 15 mins. away from Clark
 - 30 mins. away from San Fernando
- Well-planned development
 - Amenity Area located at the center
 - Right-sized amenities = sensible association dues
- Efficiently-designed house models
- Entry to an Ayala Land lifestyle