



UNFOLDING  
LANDSCAPES  
OF POSSIBILITIES

 AyalaLandEstates

# The way people live is constantly evolving.

We are **cultivating spaces** that  
welcome changing behaviors, adapting to  
immediate needs of accessibility, efficiency,  
and means **to connect—**

within the community, the locale,  
and with fresh possibilities to grow.

Home and business, parks and workspaces,  
nature and urban—**communities  
for living and investment.**




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## AN ENDURING VISION

To enrich the lives of every Filipino, Ayala Land sets its sights beyond the horizon, creating sustainable communities for people and businesses to grow. A reliable and trusted developer in the Philippines, Ayala Land lays the foundation to expand opportunities and nurture investments over time.



**WHY INVEST  
IN AYALA LAND  
ESTATES**

**Properties that appreciate  
over time**

**Dynamic environments  
for business and investment**

**Communities that nurture  
a sense of place and belonging**

# Expanding investment possibilities

Ayala Land creates environments for enterprise that places businesses at the core of established and emerging mixed-use communities, a strategic location accessible to a diverse range of markets.



ESTATES

# Everything you need in one place

Ayala Land presents an expansive portfolio of the country's most prominent, large-scale, sustainable estates. A gathering of spaces for lifestyle, business, and leisure where people and businesses flourish and grow, together.

 AyalaLand Estates

HOTEL

OFFICES

RETAIL

RESIDENTIAL

INFRASTRUCTURE





# Where vibrant city living meets countryside charm

Artist rendition only and subject to change



# A community primed for progress

The first of its kind in Bulacan, Ayala Land's Alteraza Town Center is a 40-hectare estate, masterplanned for sustainability, merging stunning natural vistas with a bustling urban hub.

Continuing Ayala Land's legacy of building lasting growth environments, this flagship address opens new opportunities for lifestyle and business in the emerging Metro North.



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Centrally situated in one of Bulacan's top-tier cities, San Jose del Monte, Altaraza Town Center strategically fronts the main Quirino Highway at the boundary of Metro Manila. With access from the North Luzon Expressway, and future connections to major infrastructure projects such as the MRT-7, C-6, and potentially the Manila International Airport, the estate is set to be a key link between Central Luzon and the National Capital Region.

#### DISTANCES

Sacred Heart Station **12 minutes**

Commonwealth **23 minutes**

NLEX Marilao **44 minutes**



## Value Appreciation

### RESIDENTIAL LOTS

Compounded Annual Growth Rate

#### Amaia Steps

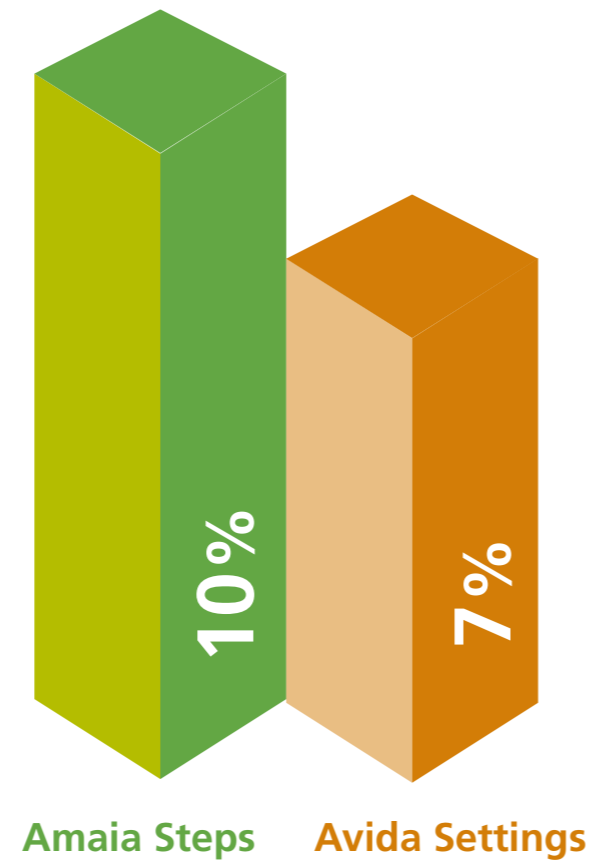
**7% CAGR**

From Php 63,000 to Php 99,000 / sqm

#### Avida Settings

**10% CAGR**

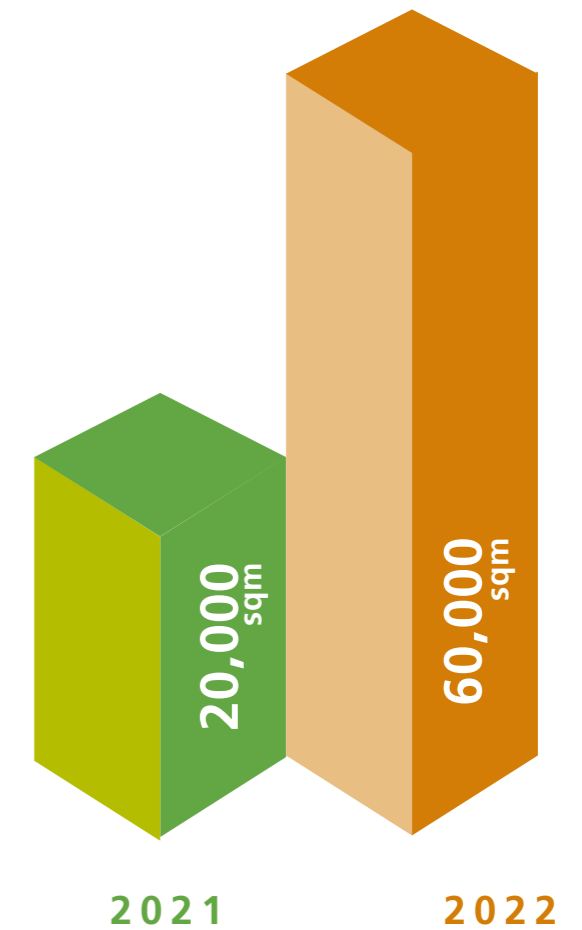
From Php 12,000 to Php 23,000 / sqm



### COMMERCIAL LOTS

**17% CAGR**

From Php 20,000 to Php 60,000 / sqm

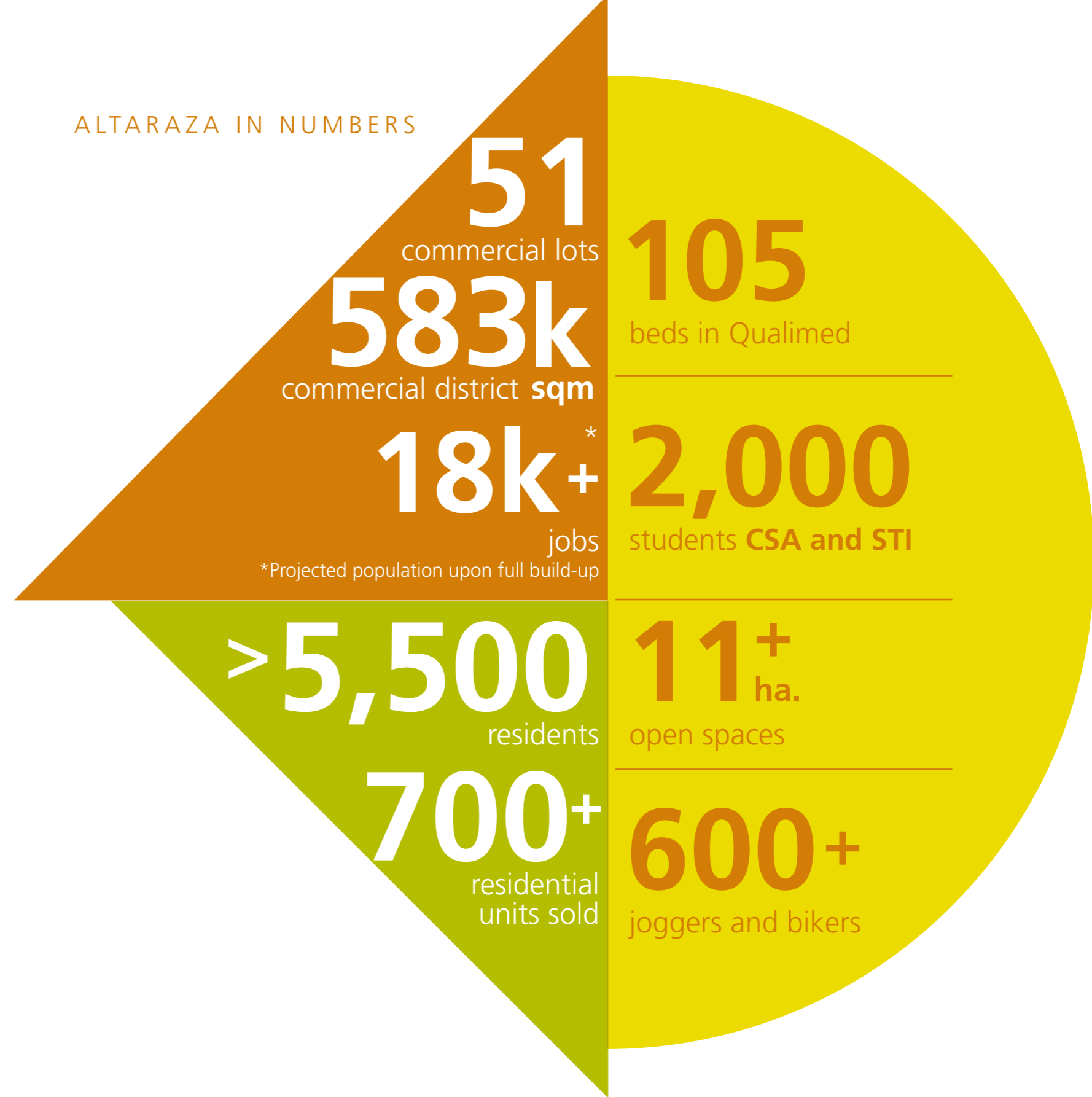


## BULACAN

A prime business hub, Bulacan's large population base and high growth rate make it an ideal address to flourish.

A 1st class component city of Bulacan and the largest LGU in the region, SJDM has nurtured more than 3,000 registered businesses—a truly fertile ground for progress.

### ALTARAZA IN NUMBERS



51

commercial lots

583k

commercial district sqm

18k+\*

jobs

\*Projected population upon full build-up

>5,500

residents

700+

residential units sold

105

beds in Qualimed

2,000

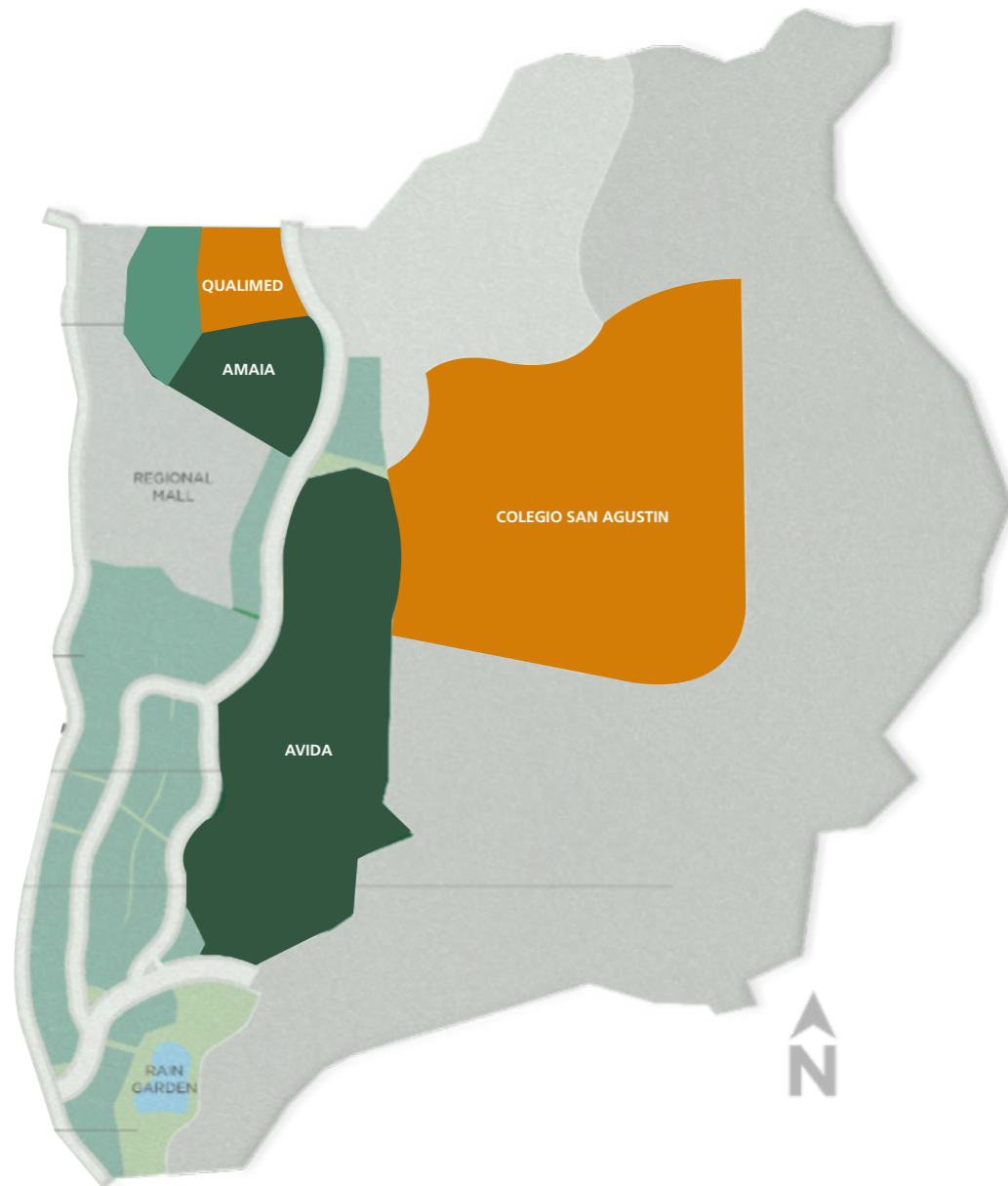
students CSA and STI

11+ ha.

open spaces

600+

joggers and bikers



A fully integrated estate set against the backdrop of the lush Sierra Madre mountain range, Altaraza Town Center revitalizes opportunities for balanced lifestyles, with residential, business, and institutional spaces thriving amid century-old trees and rolling terrains.

**URBAN HUB**

Office  
Retail

**RESIDENTIAL**

Avida Settings  
Amaia Steps

**COMMERCIAL DISTRICT**

Altaraza Town Center  
Urban Hub

**INSTITUTIONS**

School  
Hospital

**OPEN SPACES**

Parks  
Gardens

**FUTURE DEVELOPMENT**

## Walmart Altaraza

Providing quick access to affordable and quality products and services, Walmart Altaraza broke ground last December 2019, opening its doors on September 2022. With its lively retail atmosphere, the supermarket giant looks to continue serving the growing community with more urban conveniences.



## STI Academic Center San Jose del Monte

The first educational campus to build in Alteraza Town Center, STI Academic Center caters to senior high school and college students. Since it began operations in 2019, the nine-storey structure has provided more opportunities for the Bualcan youth to access quality and real-life learning, nurtured within an Ayala Land community.

**4,178 sqm** land area

Target Population

**6,000 senior high school  
and college students**





## ESTATE UPDATES **INSTITUTIONAL**

### **Colegio San Agustin**

Following the footsteps of its mother school, Colegio San Agustin-Makati, the 25-hectare Bulacan campus provides the same high level of primary education in Alteraza Town Center. Having opened in 2016, it has a 10,000 student capacity and comprehensive facilities, conducive to holistic learning.



### Qualimed Hospital

Elevating medical care in Bulacan, Altaraza Town Center houses Luzon’s first brand-new full-service hospital under the QualiMed group. The 105-bedroom facility is a Level Two General Hospital with comprehensive capabilities for in-patient and out-patient healthcare similar to a premier city hospital, at a more affordable price point.



## Amaia Steps Altaraza

The address for vibrant city living in Bulacan, Amaia Steps Altaraza is an emerging mid-rise development by the Ayala Land residential group. Set within a bustling city center, it offers more generations of Filipinos the chance to have their own contemporary, affordable, and well-built homes.

**388** units sold





ESTATE UPDATES **RESIDENTIAL**

## **Avida Settings Altaraza**

Modern homes for the forward-thinking professionals, Avida Settings Altaraza is strategically located along Quirino Highway, with convenient access to Metro Manila. Bridging urban conveniences with the ease of suburban living, this Ayala Land horizontal property offers balanced lifestyles for growth.

**353** units sold

## SM City San Jose Del Monte

Just 700 meters outside Altaraza Town Center is SM City San Jose del Monte. With retail, dining, and leisure choices, it provides the community with modern conveniences and services without having to step into Metro Manila.

40,000-sqm GLA



# ALTARAZA TOWN CENTER URBAN HUB



Artist rendition only and subject to change

Open parks and gardens thrive alongside spaces for living, working, and play at the Altaraza Town Center Urban Hub. Discover an emerging center of convergence, cultivating San Jose del Monte's progressive community for business and investment.

#### PROJECT SUMMARY

TYPE OF DEVELOPMENT	Commercial
GROSS AREA	2.4 hectares
FLOOR AREA RATIO (FAR)	4
LOT SIZE	1,500 – 1,747 sqm
ALLOWED USES	Commercial   Residential   Hotel   Office



Artist rendition only and subject to change

Just less than 100 meters from the bustling Quirino Highway via the Tungkong Mangga Road, and with a direct access to the Altaraza Spine Road, Urban Hub integrates seamlessly with the rest of the Altaraza Town Center estate, while still providing ready links to the greater San Jose del Monte area—making it a prime business address accessible to the general public.

#### DISTANCES

Quirino Highway through Tungkong Mangga (Bocaue) road or Altaraza Spine Road

Adjacent to SM City SJDM, QualiMed SJDM and Amaia Steps Altaraza

Across existing and bustling transport terminals along Tungkong Mangga



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LEGEND

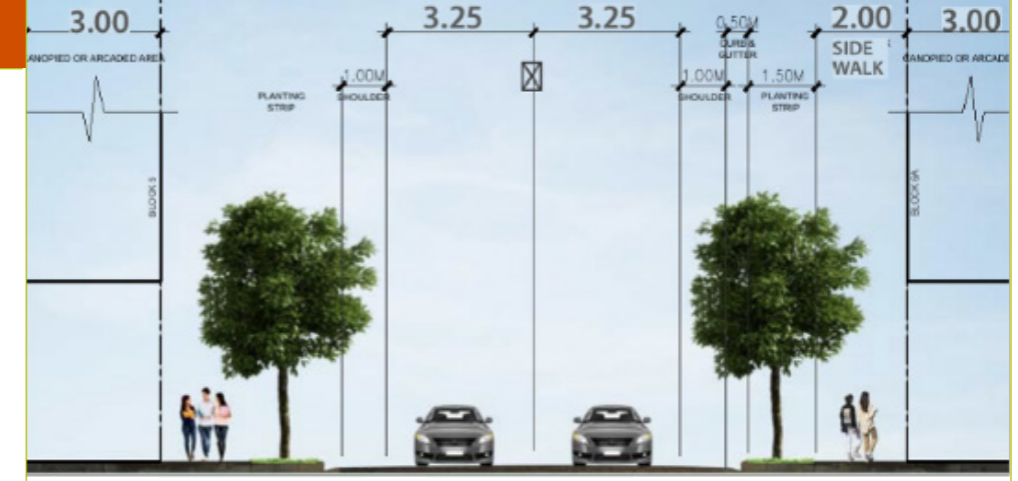
### Estate Road Sections



6-Lane 2-Way Road (30.00 M RROW)



4-Lane 2-Way Road (18.50 M RROW)



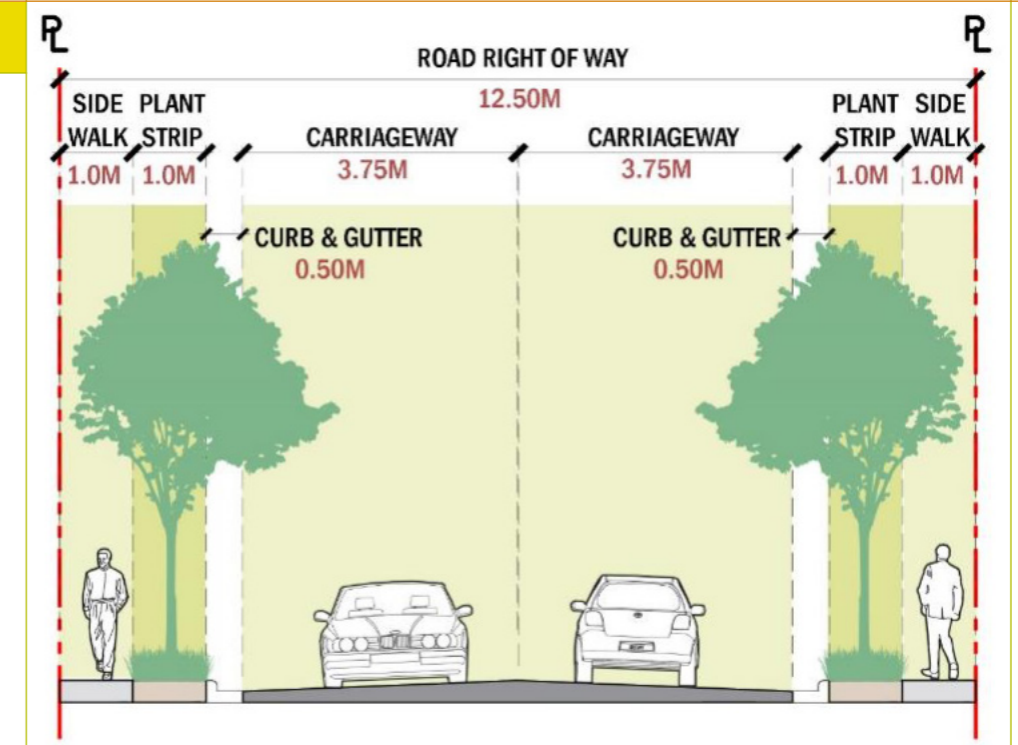
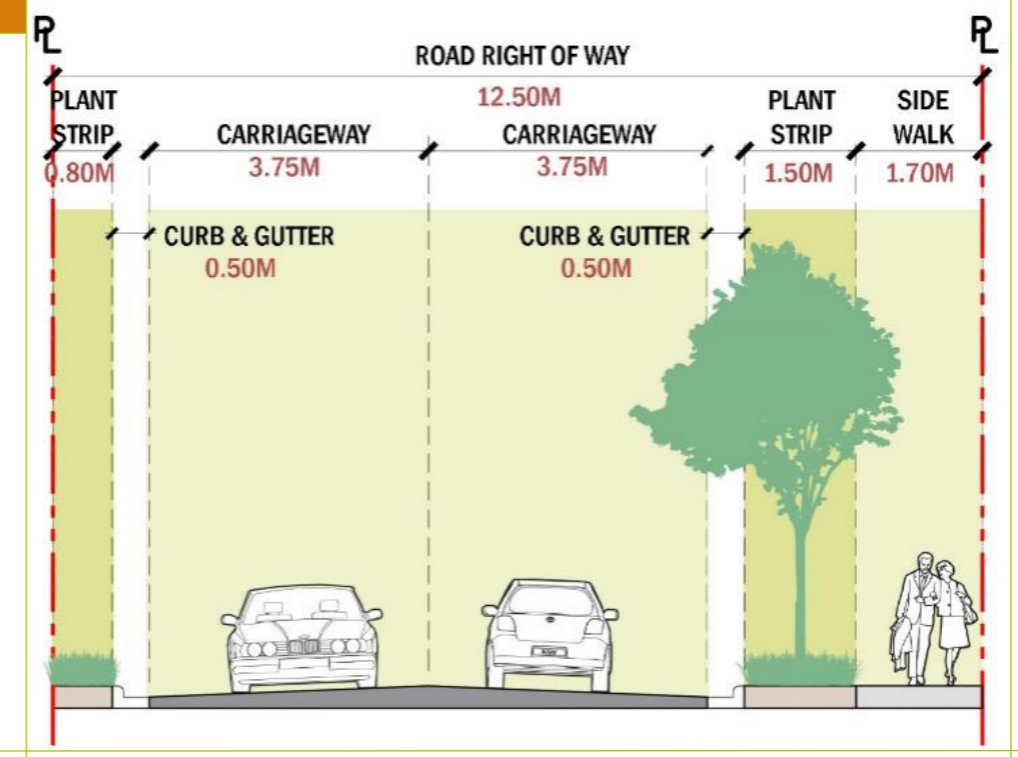
2-Lane 1-Way Road (16.50 M RROW)





LEGEND

Road Sections



## ALLOWED USES

Commercial

Multi-family Residential

Accommodations

Offices

Institutional

## RESTRICTIONS

Factories or manufacturing plants

Gas stations

Gambling halls

Karaoke and any other establishments that may create noise, without necessary sound-proof enclosures

Funeral parlors

For other uses not listed above, a prior written approval is required from the Declarant



Artist rendition only and subject to change

### Modern Plantation Architectural Style

Designed for people and nature to thrive, the estate carries a functional and visually stimulating modern plantation theme:

- Base: Entrances with arcades and canopies, storefronts
- Middle: Projecting balconies, punched windows
- Crown: Pitched roof, balconies, attic windows

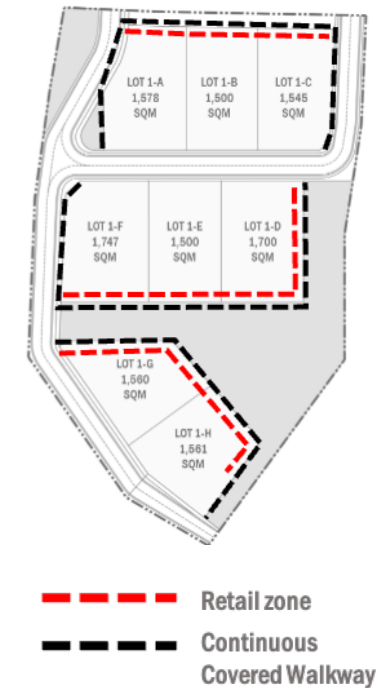
### Architectural Corner Accents

To ensure a complete visual experience, corner lots and lots adjacent to footpaths, landscape features, parks, and entrances shall have architectural corner accents.



### Pedestrian Experience

Enhancing the individual's stay at Alteraza Town Center, property lines facing the park and Tungkong Mangga are required to have retail spaces at the ground floor. Additionally, continuous covered walkways are required as shown in the LIP.



LOTS



Lot	AREA (SQM)	Price / sqm (VAT Ex)	Total Contract Price (Php, Vat Ex)
Lot 1-A	1,578	70,000	110,460,000
Lot 1-B	1,500	70,000	105,000,000
Lot 1-C	1,545	65,000	108,150,000
Lot 1-D	1,700	65,000	110,500,000
Lot 1-E	1,500	65,000	97,500,000
Lot 1-F	1,747	65,000	113,555,000
Lot 1-G	1,560	65,000	101,400,000
Lot 1-H	1,561	65,000	101,465,000



[www.altaraza.ph](http://www.altaraza.ph)

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