



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.



CONTENTS

AYALA LAND	7
Investing with Ayala Land	12
Ayala Land Estates Components	18
Commercial Lots	26
NUVALI	27
Location	28
Infrastructure Updates	30
Economic Status	32
Masterplan	34
Central Bloc	36
Key Restrictions	38



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.



HOTEL

OFFICES

RETAIL

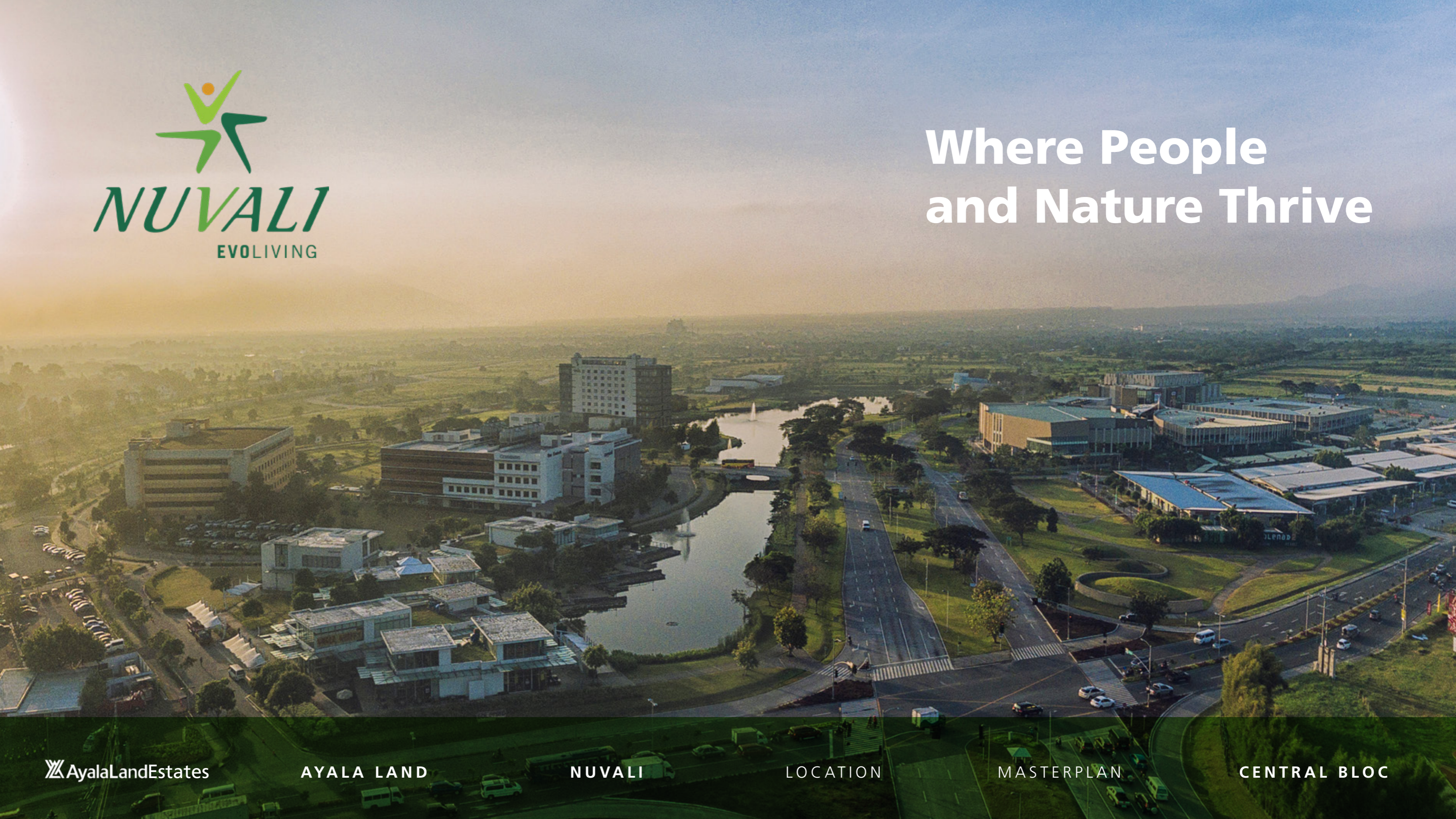
RESIDENTIAL

INFRASTRUCTURE





Where People and Nature Thrive



Sustainability at the Core

NUVALI is a large-scale, mixed-use estate by Ayala Land in Laguna. This dynamic community nurtures connections between the environmental, economic, and social webs of life. A revolutionary way of living—EVOLIVING.



NUVALI is the first sustainable estate by Ayala Land in Laguna. A groundbreaking community strategically located in the growth corridor of CALABARZON, it is highly accessible via an expanding network of road infrastructure for seamless connections.

DISTANCES

VIA PRIVATE VEHICLE

SLEX

NAIA **45 km**

Makati CBD **44 km**

BGC **44 km**

Alabang **27 km**

VIA PUBLIC TRANSPORT (P2P)

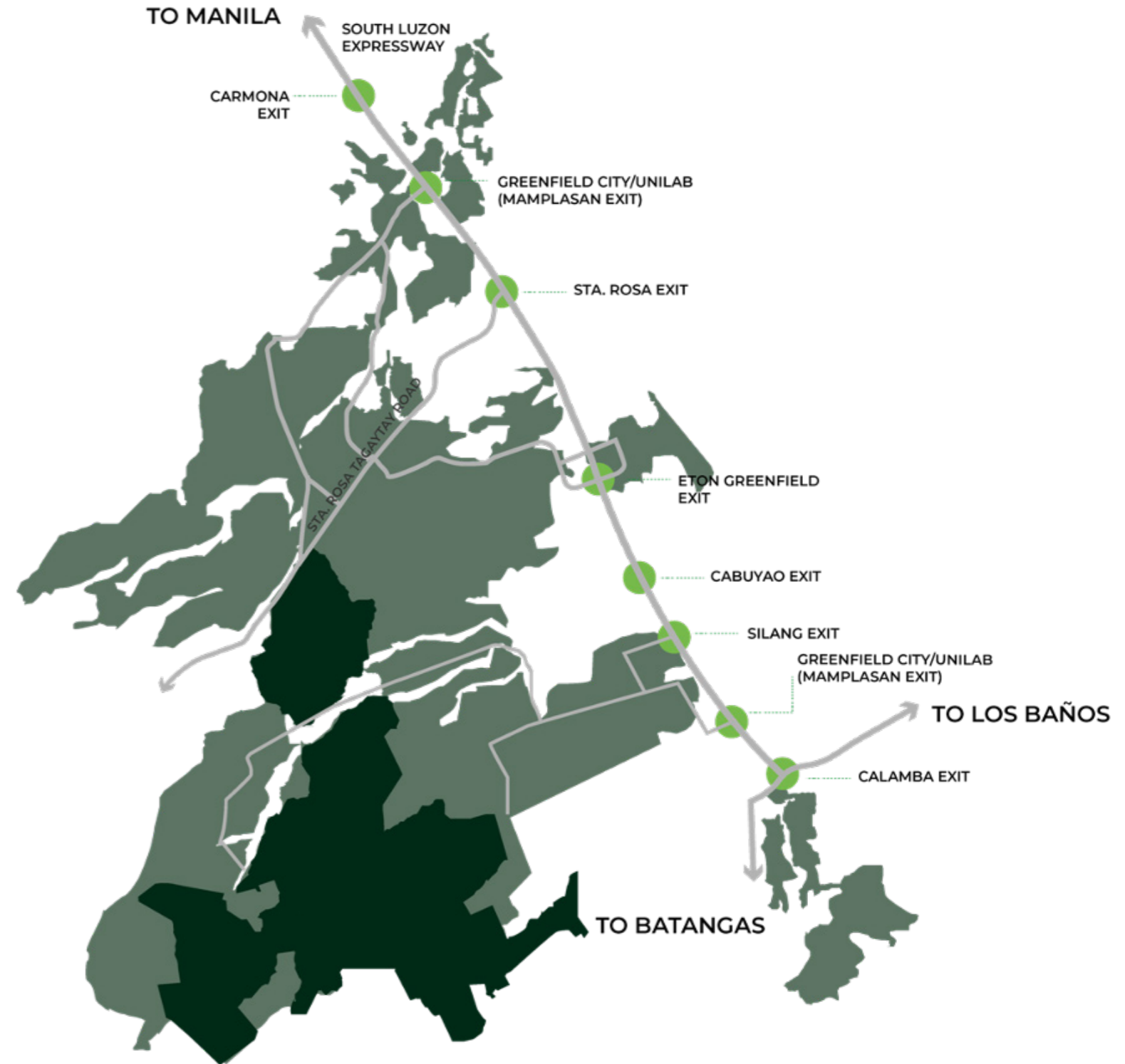
Makati - NUVALI – Makati

VIA CALAX

Kawit, Cavite **45 km**

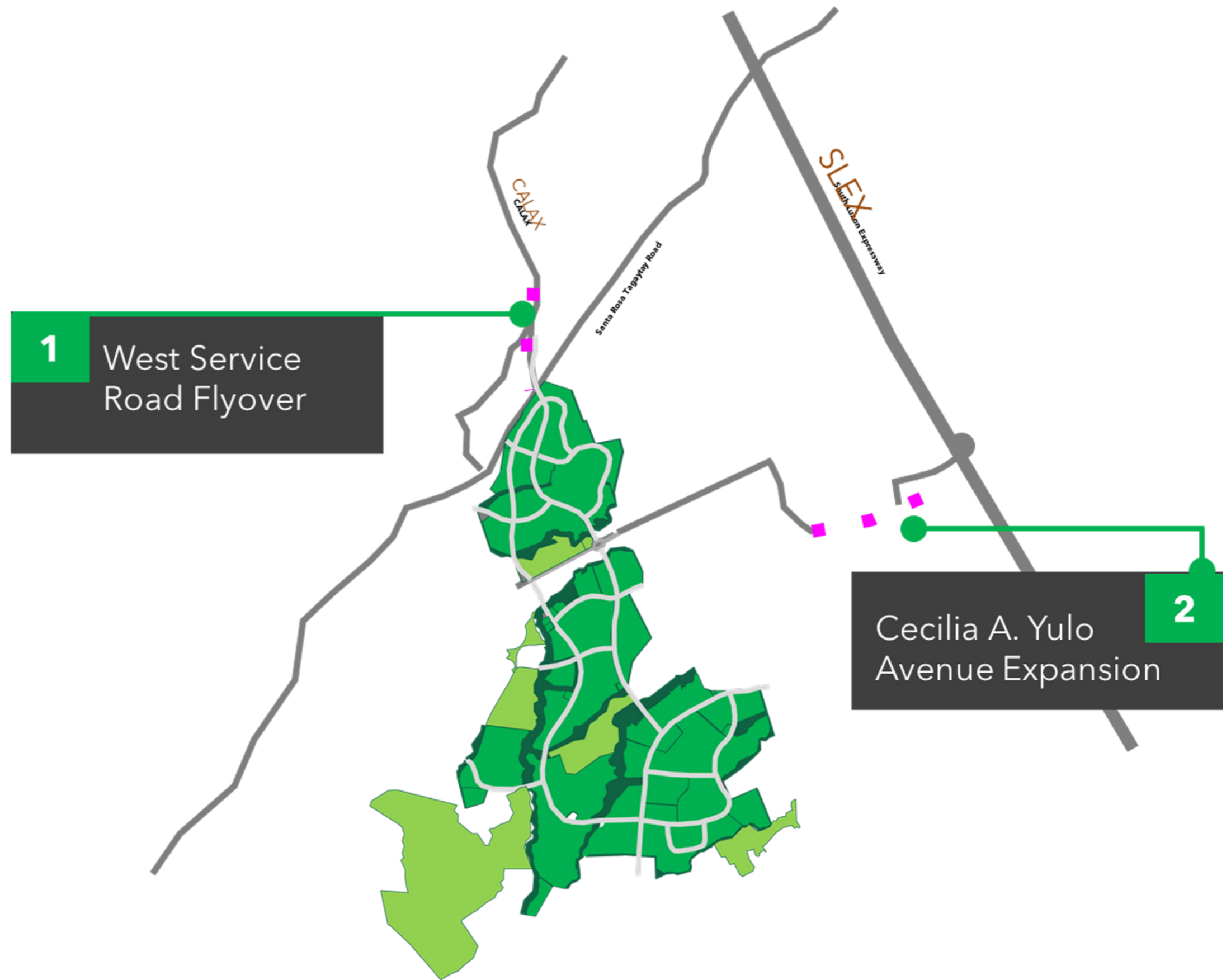
CALAX – SRTR Interchange **1 km**

CALAX – Laguna Boulevard **1 km**



Future Regional Connectivity

2 Key Infrastructure Projects



Fastest thriving community in Southern Luzon



NEARBY ESTABLISHMENTS

Commercial

- Ayala Malls Solenad
- The Monochrome
- Seda Nuvali
- S&R Membership Shopping
- One and Two Evotech

Residential

- Ayala Land Premier
- Alveo Land
- Avida
- Amaia

Institution

- Xavier School Nuvali
- Miriam College Nuvali
- Everest Academy Nuvali
- Qualimed

LAGUNA

Situated in one of the fastest growing regions in the Philippines, Laguna has evolved into one of Southern Luzon's foremost urban centers. A contemporary locale where surrounding key institutions, industrial parks, manufacturing companies, and lifestyle destinations ensure dynamic investment potential.

RESIDENTIAL LOTS

350% Land Value Appreciation
12% CAGR

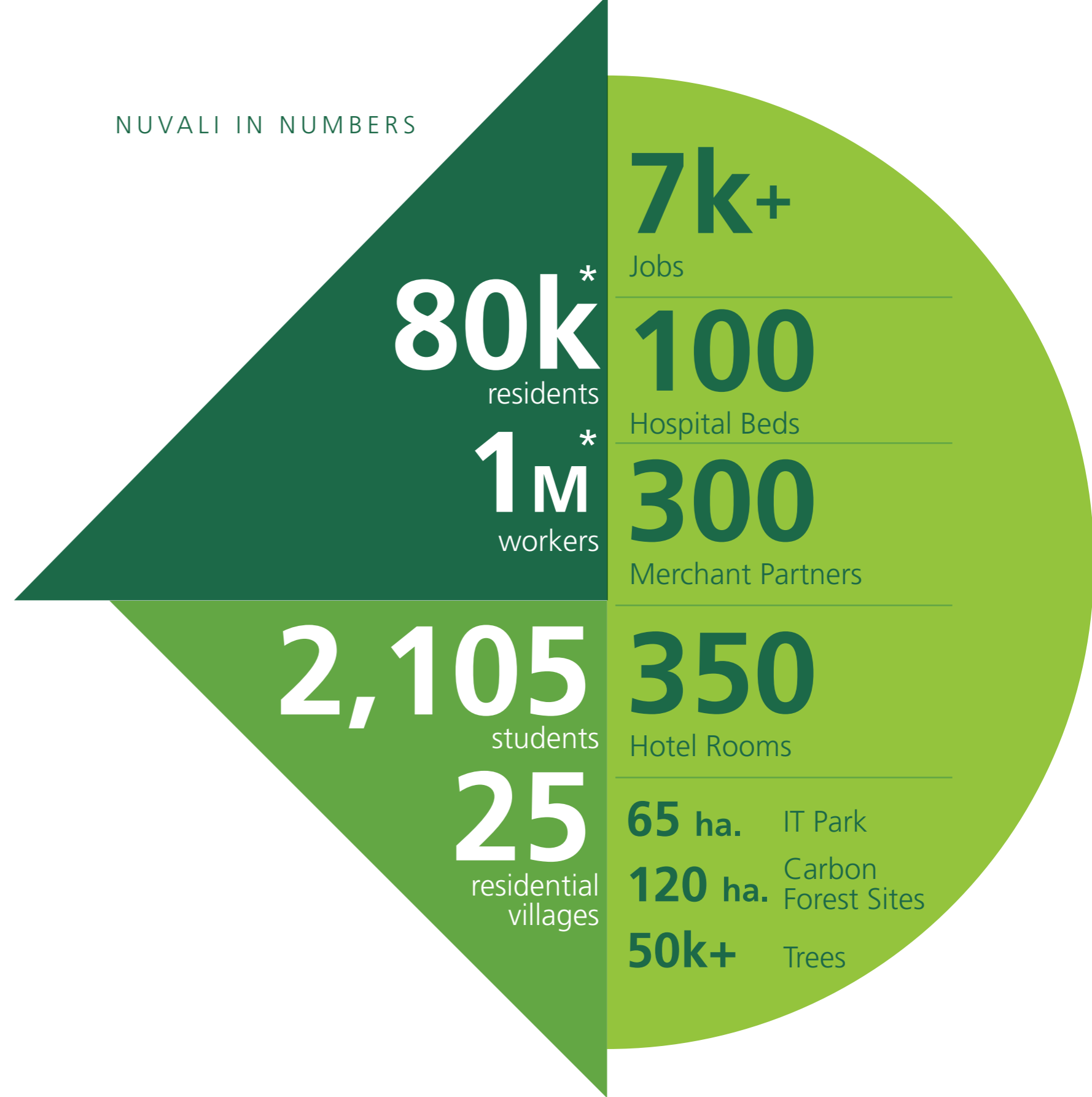
From PHP 10,000/sqm to PHP 45,000/sqm (VAT Ex)

COMMERCIAL LOTS

650% Land Value Appreciation
17% CAGR

From PHP 20,000/sqm to PHP 150,000/sqm (VAT Ex)

NUVALI IN NUMBERS



Highest Value Appreciation outside
of Metro Manila at 650%

NUVALI NORTH CENTRAL
BUSINESS DISTRICT

NUVALI BLVD.

EAST BLOC

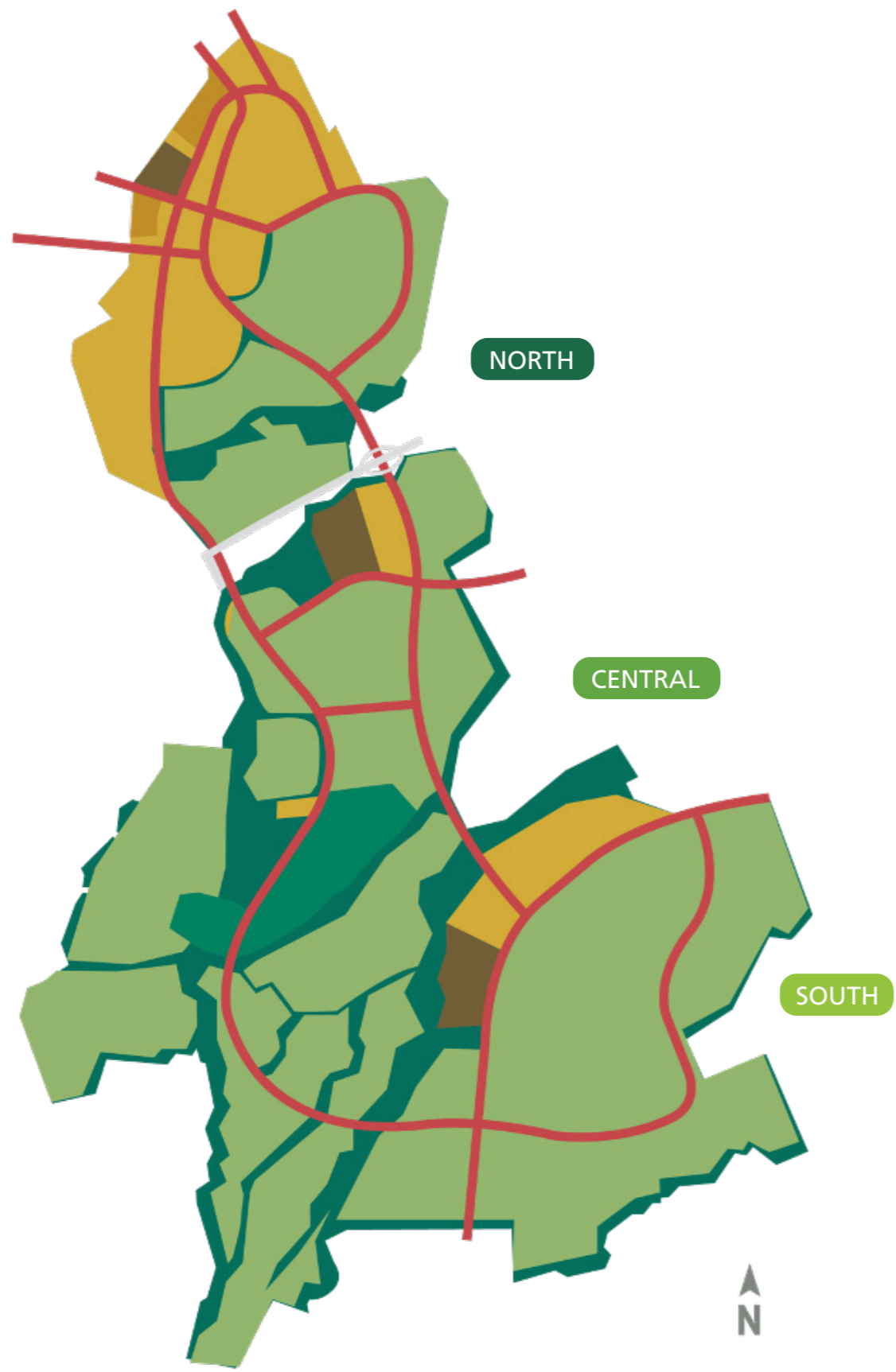
LAKESIDE EVOZONE

EVOLIVING
CENTER

EVOZONE AVE.

EAST NATURE AVE.

ABRIO



NUVALI is a 2,400-hectare property located in the cities of Santa Rosa, Cabuyao, and Calamba, Laguna, recognized as the first mixed-use, sustainably-developed estate in the Philippines, and the largest Ayala Land estate.

NORTH

Commercial
Residential
Central Business District

CENTRAL

Residential
Commercial
Institutional

SOUTH

Residential
Institutional
Future Commercial Spaces



Vibrant Retail Experiences

Ayala Malls Solenad unfolds a vast array of shopping, dining, and convergence spaces for contemporary urban living in Laguna.

BIG BOX RETAIL

UNIQLO

Opens its biggest store in Laguna in November 2022

Mcdonalds

Opening its 700th store on December 2022

Landers Superstore

Opens its first branch in Laguna in December 2022

The Coffee Bean & Tea Leaf

Opens in Q1 2023



ESTATE UPDATES SEDA NUVALI



ESTATE UPDATES INSTITUTIONS



XAVIER SCHOOL NUVALI



MIRIAM COLLEGE NUVALI



EVEREST ACADEMY NUVALI

LHK Square North



Merry Mart Grocery

A 2,200 sqm Grocery to open stand-alone full-sized supermarket in Nuvali Central District.

Retail

Landers Superstore

Uniqlo

Mcdonalds

The Coffee Bean & Tea Leaf

CENTRAL BLOC



Artist rendition only and subject to change

CENTRAL BLOC

NUVALI

Surrounded by the most populated villages and school in Nuvali

New investment opportunities for your growth



MERRYMART
NUVALI
GFA: 2,000 sqm

THE SHOPS
NUVALI
CENTRAL BLOC
GFA: 1,000 sqm



NUVALI Central Bloc presents commercial environments right at the core of the district where communities within the locale converge.

DISTANCES

FROM MAJOR ROADS

SRTR IC **6.6 km**

SLEX – SRTR IC **15.7 km**

FROM MAJOR COMMERCIAL LANDMARKS

Evotech **4.6 km**

Seda Hotel **4.5 km**

Ayala Malls Solenad **4.4 km**

S&R **4.3 km**

QualiMed Hospital **3.9 km**

Residential Villages **1.4 km**



NUVALI Central Bloc presents commercial environments right at the core of the district where communities within the locale converge.

PROJECT SUMMARY

TYPE OF DEVELOPMENT	Mixed use
GROSS AREA	12 hectares
FLOOR AREA RATIO (FAR)	4
LOT SIZE	900 – 1,287 sqm
ALLOWED USES	Office Residential School

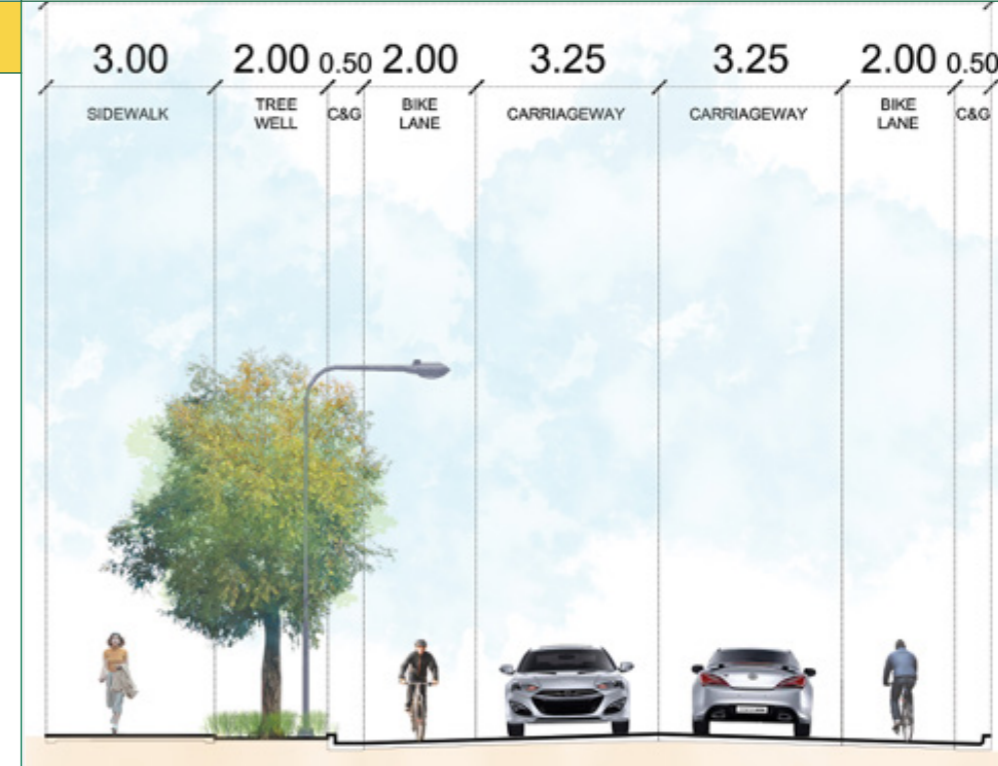
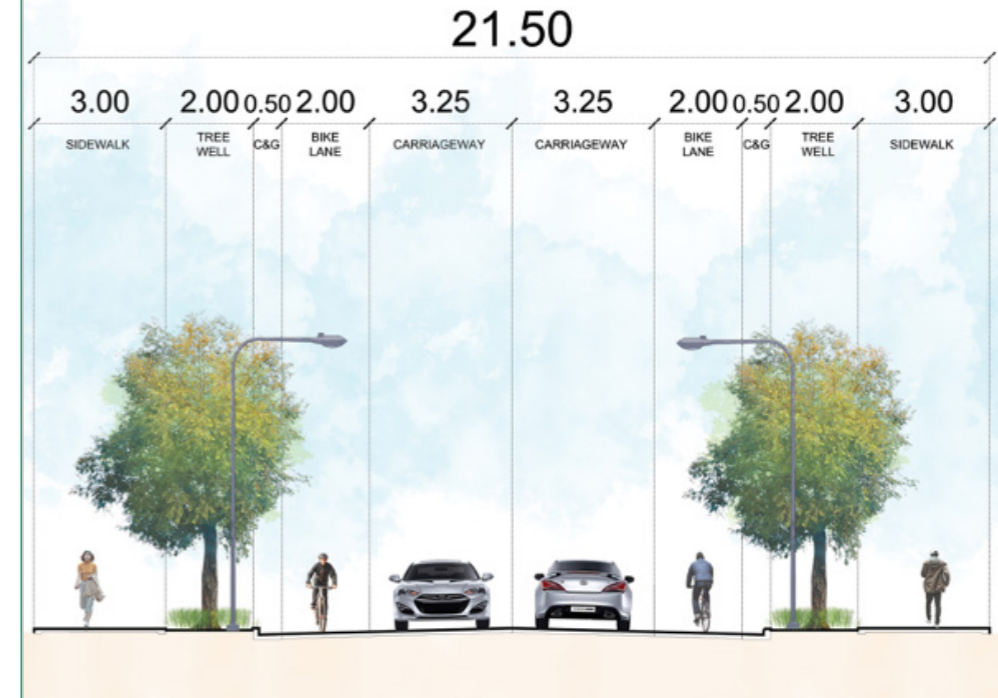


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LEGEND

Road Sections



ALLOWED USES

Office

Training/Conference Facilities/ Studio/ Workshop

Residential Condominium/Dormitory/Apartment

Tertiary Schools for Higher Education

Retail (20% of total GFA)

RESTRICTIONS

Industrial Plant

Factory and Machine Shops

Gas Stations

Funeral Parlor

Storage/Warehouse

Hardware

Lumberyard, Junkshop Centers, Gambling Den

Jails



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KEY DESIGN STANDARDS AND GUIDELINES

FAR 4

Height Limit 24 meters

Setbacks

Build-to-line sides, 2 meters minimum rear setback and 3 meters front setback.

Curb Cut

No Curb Cut allowed along the major road.
All Curb cuts shall be located within the inner loop roads for all blocks.

Building Massing and Articulation

Maximum: 6 levels

Retail Frontage

Retail space is required on the ground floor facing roads and public zones with the main entrance clearly defined by its size and form, materials, colors, texture, and lighting.

Building Projections and Arcades

Eaves and Canopies are generally limited within the property lines. Extending beyond setback lines will be allowed for as long as it complies with the National Building code guidelines.

Minimum Clear Height

3 meters

Minimum see-through opening

Minimum 60% of total ground floor and minimum 40% of the upper floor façade surface area shall be see-through or open without obstruction

Architectural Theme

Modern Contemporary

Lot Types

900 sqm (22.5 x 40)

Setbacks

Inside Lots

FRONT : 3 meters

REAR : 2 meters

SIDE : NBC Standards / Firewall

Corner Lots

FRONT : 3 meters

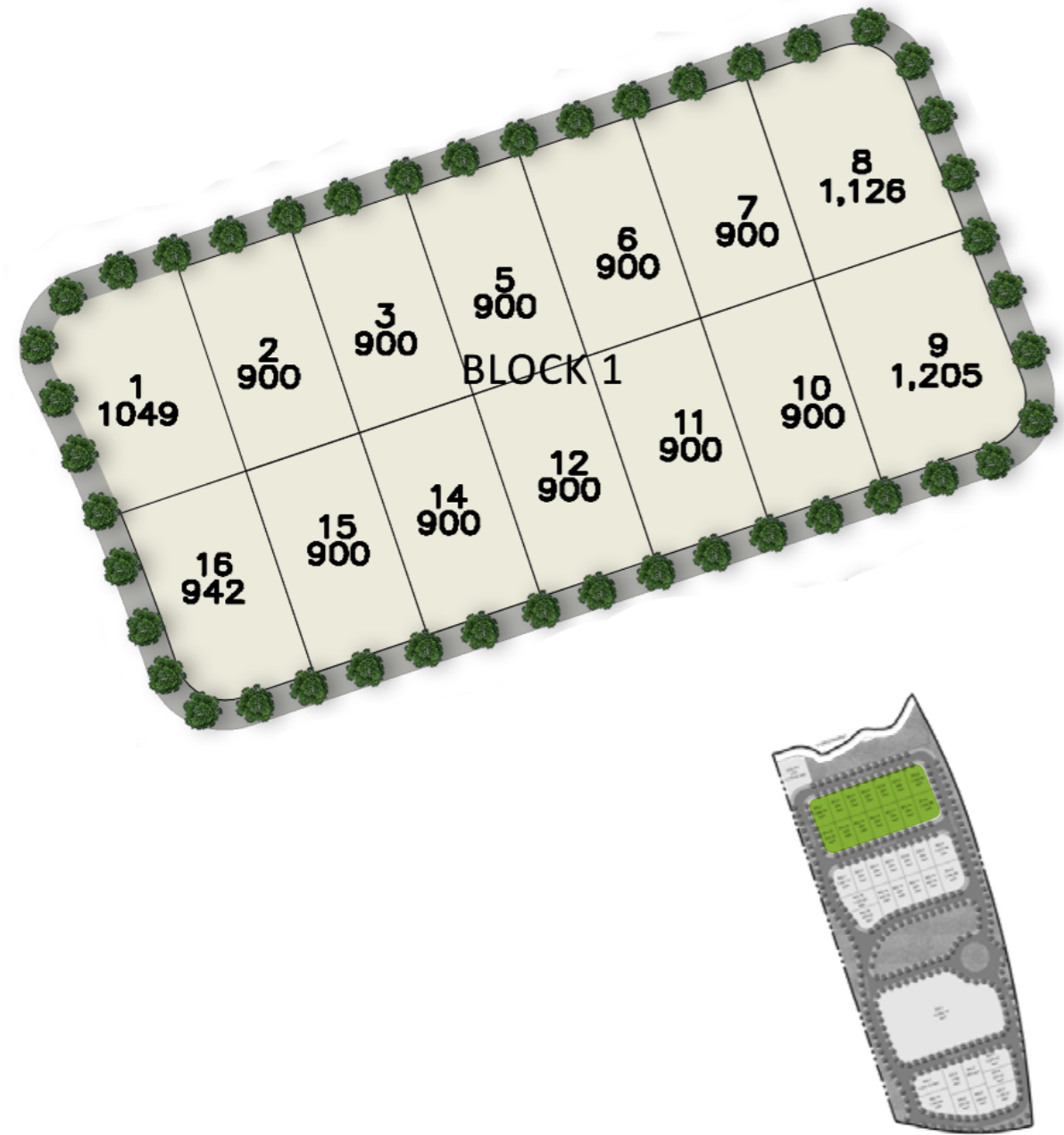
REAR : 2 meters

SIDE 1 : NBC Standards / Firewall

SIDE 2 : 3 meters (along roads)

LOTS

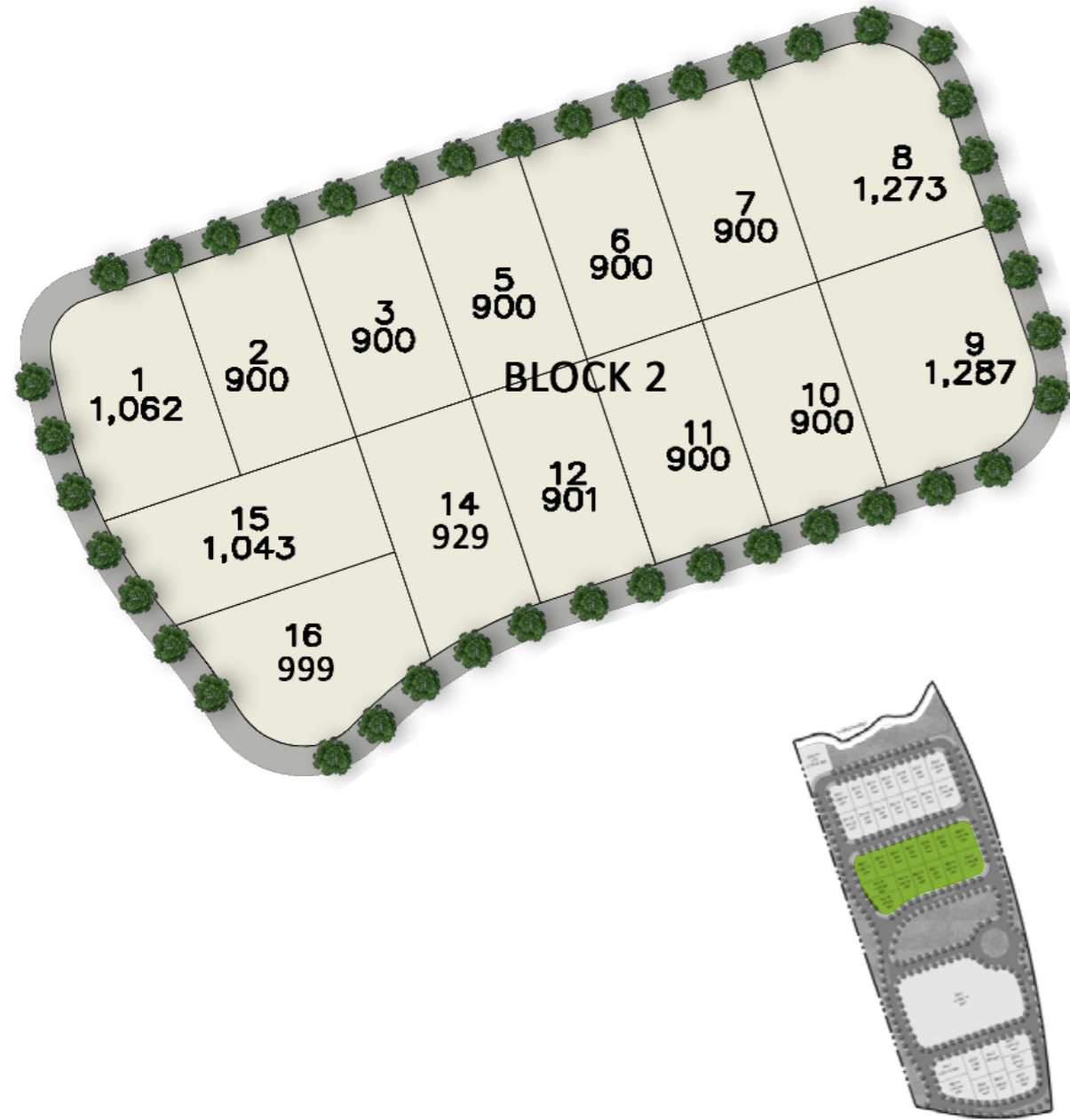
BLOCK 1



Block	Lot	AREA (SQM)	Price / sqm (VAT Ex)	Total Contract Price (Php, Vat Ex)
1	1	1,049	116,667	122,383,683
1	2	900	116,667	105,000,300
1	3	900	116,667	105,000,300
1	5	900	116,667	105,000,300
1	6	900	116,667	105,000,300
1	7	900	116,667	105,000,300
1	8	1,126	118,167	133,056,042
1	9	1,205	118,167	142,391,235
1	10	900	116,667	105,000,300
1	11	900	116,667	105,000,300
1	12	900	116,667	105,000,300
1	14	900	116,667	105,000,300
1	15	900	116,667	105,000,300
1	16	942	116,667	109,900,314

LOTS

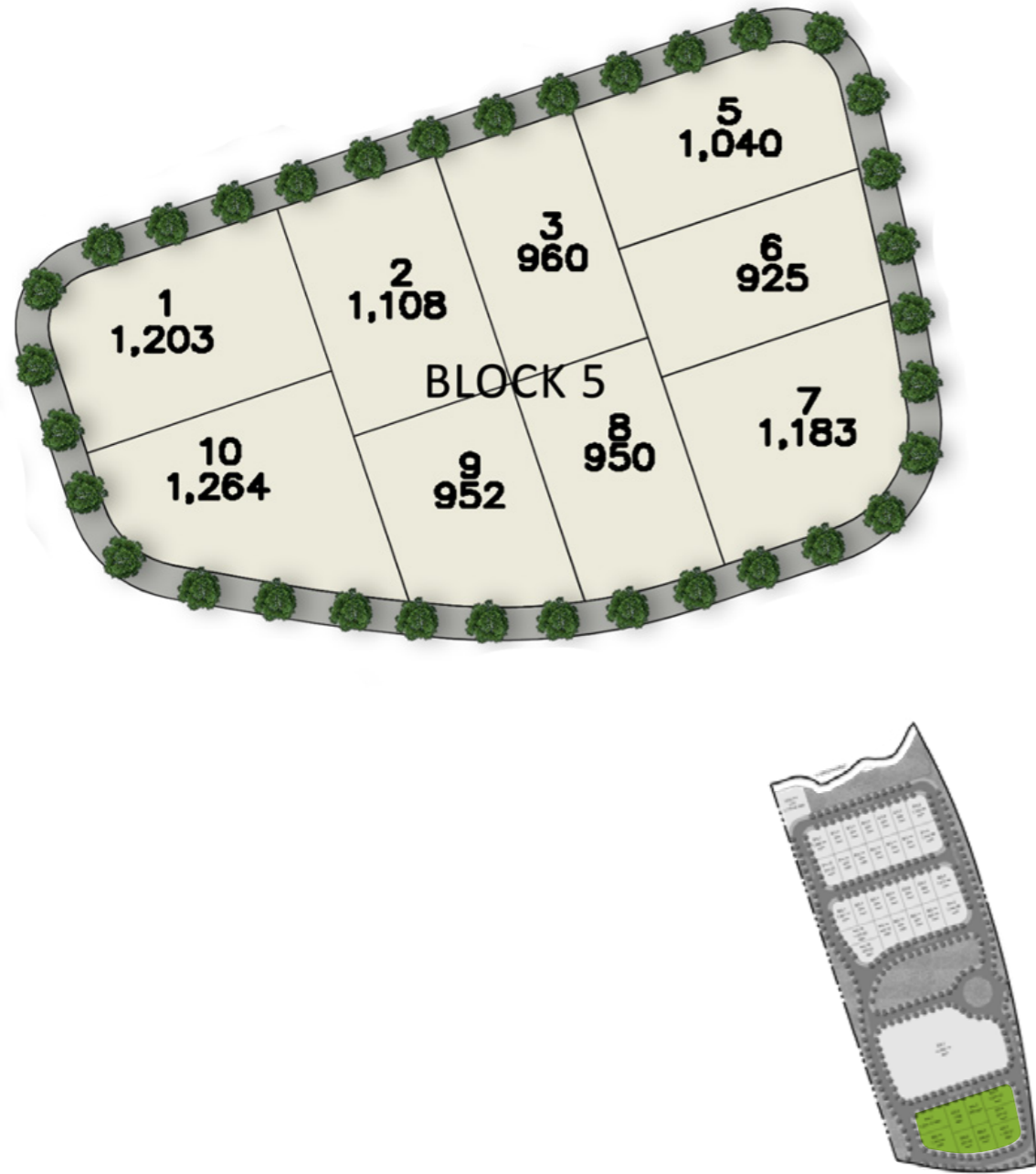
BLOCK 2



Block	Lot	AREA (SQM)	Price / sqm (VAT Ex)	Total Contract Price (Php, Vat Ex)
2	1	1,062	116,667	123,900,354
2	2	900	116,667	105,000,300
2	3	900	116,667	105,000,300
2	5	900	116,667	105,000,300
2	6	900	116,667	105,000,300
2	7	900	116,667	105,000,300
2	8	1,273	118,167	150,426,591
2	9	1,287	118,167	152,080,929
2	10	900	117,167	105,450,300
2	11	900	117,167	105,450,300
2	12	901	117,167	105,567,467
2	14	929	117,167	108,848,143
2	15	1,043	116,667	121,683,681
2	16	999	117,167	117,049,833

LOTS

BLOCK 5



Block	Lot	AREA (SQM)	Price / sqm (VAT Ex)	Total Contract Price (Php, Vat Ex)
5	1	1,203	117,167	140,951,901
2	2	1,108	117,167	129,821,036
5	3	960	117,167	112,480,320
5	5	1,040	118,167	122,893,680
5	6	925	118,167	109,304,475
5	7	1,183	118,167	139,791,561
5	8	950	116,667	110,833,650
5	9	952	116,667	111,066,984
5	10	1,264	116,667	147,467,088



www.nuvali.ph

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