



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





Contemporary Downtown Living





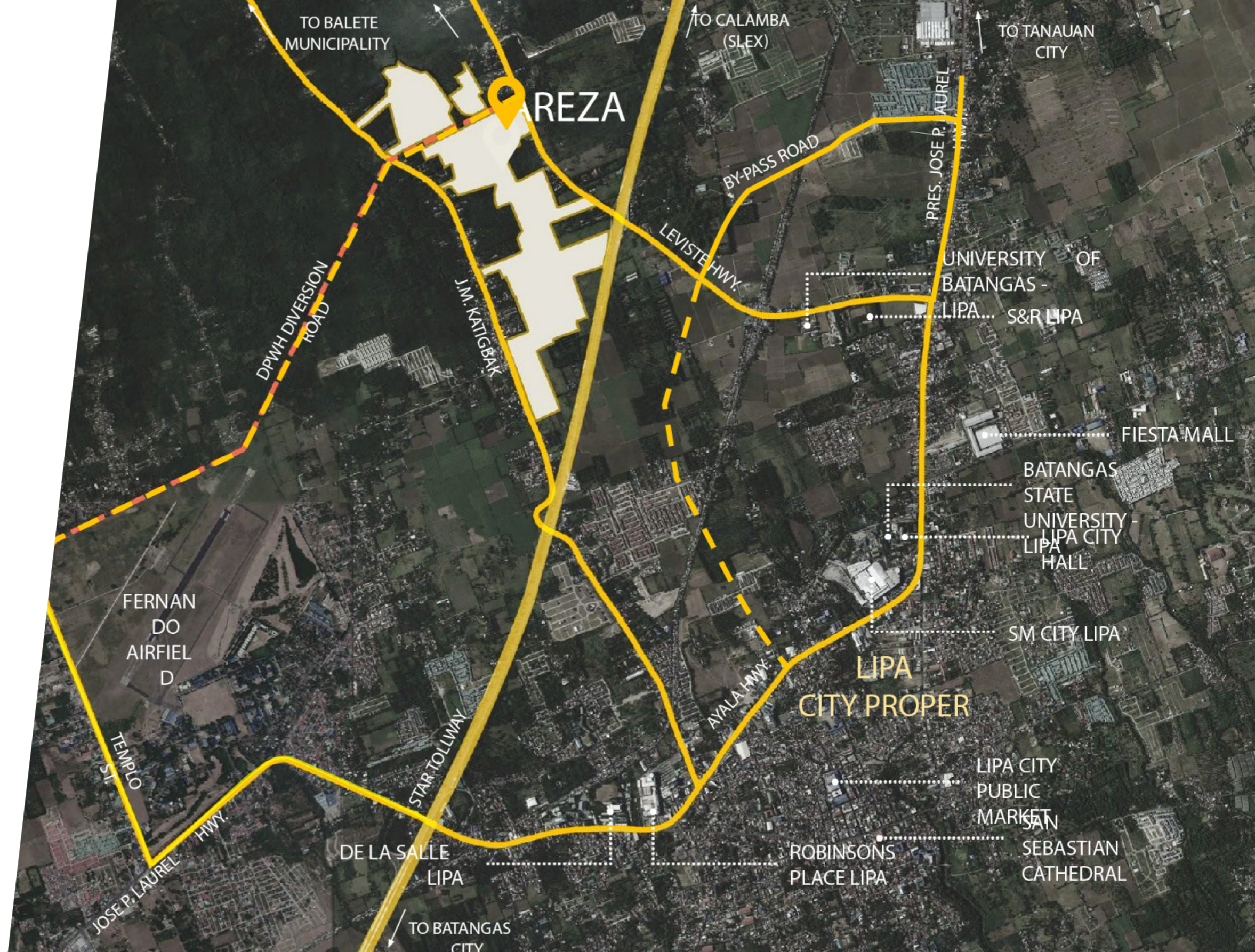
A city center built on heritage

Anchoring on the rich history of downtown Lipa, AREZA is Ayala Land's 92-hectare estate that infuses the best of the city's traditions and progressive culture into a thriving hub of commercial, retail, shophouse, institutional and leisure destinations.

Strategically located along STAR Tollway, AREZA has primary access from the main Balete Road Exit, taking you closer to Lipa City's major spots for government, business, and education; all while connecting you to Batangas' key leisure and tourism sites.

DISTANCE

- 100m** Balete Interchange
- 1.8km** Lipa Interchange
- 3.0km** La Salle Lipa
- 3.5km** Current Lipa City Hall
- 4.0km** Ayala Highway
- 5.5km** Mt. Malarayat Country Club
- 6.5km** Lima Center
- 9.0km** Taal Lake





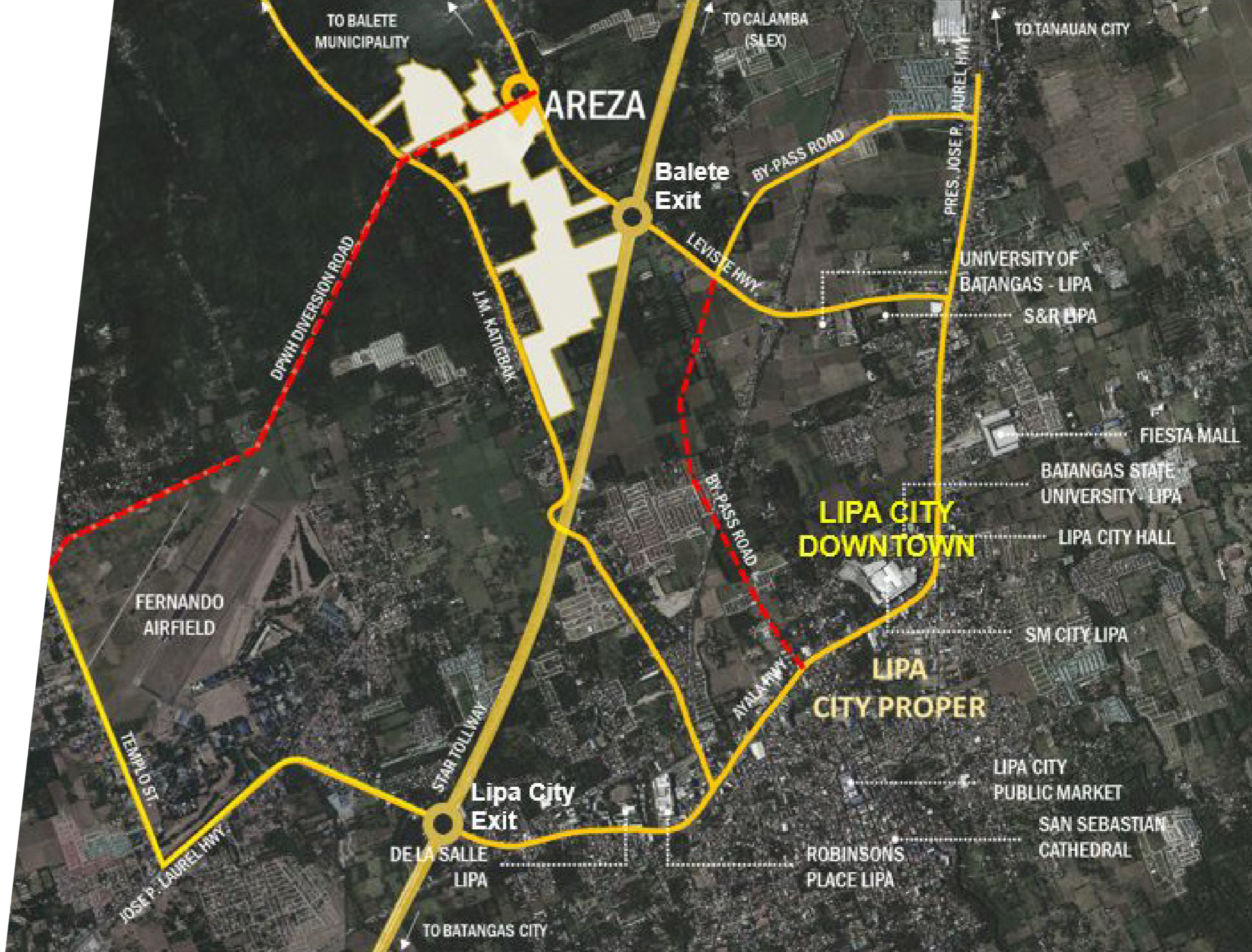
Lipa: Leading Growth Center in Batangas

Largest city in Batangas

The most populated and commercialized city in Batangas

New Wave City

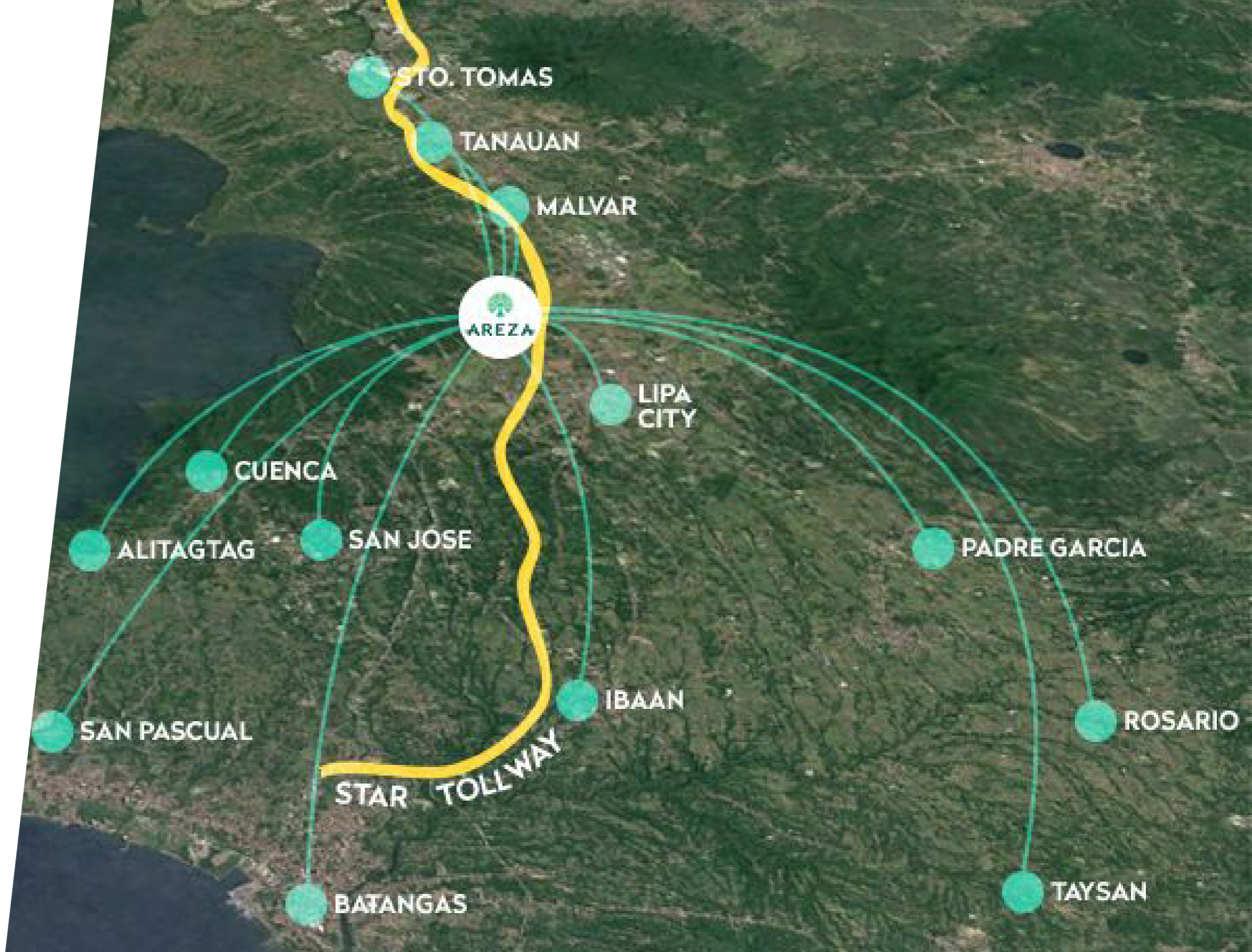
**Strategically located
to capture spillover
developments from
Lipa City proper.**

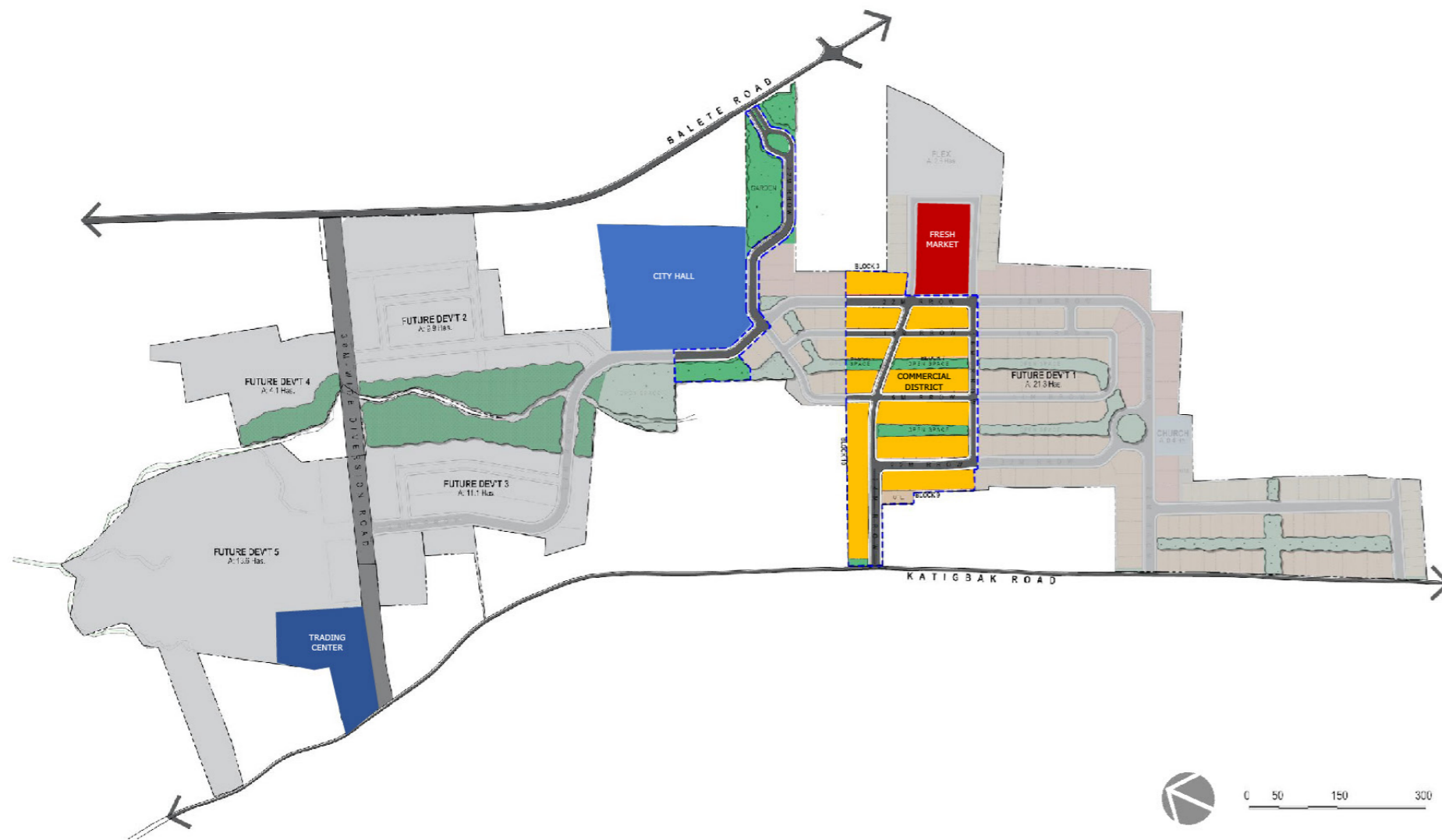


The big move to Areza.



**Highly accessible
with the potential
to become the
regional gateway.**





A masterplanned city center for living, working, and leisure, AREZA is a regional gateway to Southern Luzon. A modern hub rooted in history and culture, it continues to nurture a balanced environment for people and the local economy to grow.

STRATEGIC GATEWAY

Regional connections via:
 STAR Tollway
 Balete Road
 Mataas na Kahoy Diversion Road

THRIVING ECONOMIC ACTIVITY

Commercial District
 Mixed-use Business District
 Commercial Shophouses
 Institutional Components
 Residential Developments

HOLISTIC COMMUNITY

Lipa City Hall
 Regional Food Terminal
 Fresh Market

Modern heritage city planning

Inspired by the old Spanish town plazas, contemporary structures with Madrid-style touches open up to central and open spaces of convergence.

Mixed-use development

Low-rise shophouses and other mixed-use buildings provide opportunities for live, work, and play, beginning with unrivaled access to retail shops at the ground floor.

Thriving & functional streetscapes

Pedestrian-friendly pathways and avenues provide endless connections within Areza's community, with lush greenscapes enlivening the everyday walking experience.



Lipa City Hall

Areza is home to the new Lipa City Hall, with the government office transferring to a prime 5-hectare address turned over by Ayala Land.

Designed by world-renowned architects, Budji + Royale, it has 72 elevated blocks—one for each city barangay—with pocket gardens and parks underneath. Tree-lined and landscaped areas, including a central amphitheater, create airy and bright spaces for people to gather and connect.

The city hall broke ground on March 18, 2022, targeting completion in 2025. Land development work is currently ongoing at the site.



Fresh Market

A new 1.4-hectare wet and dry market is set to offer fresh harvests and goods to the AREZA community. Modern, clean, and well-organized, the market will offer affordable and high-quality products.



Department of Agriculture's Lipa Trading Center

Serving as the new Regional Food Terminal or "Bagsakan," the Lipa Trading Center aims to optimize the agricultural distribution network.

The center looks to spur commerce, trade, and employment in the area, all while provide fresher and more affordable products.

With its groundbreaking on March 18, 2022, the 1.6-hectare project is set to open in 2024. At present, mobilization of equipment is ongoing.



AREZA DOWNTOWN



An emerging economic core

Positioning Lipa City as a provincial center for economic growth, the AREZA Commercial Business District brings together fresh opportunities for office, retail, dining, leisure, and institutional establishments to flourish, attracting even more investments and further development to Batangas.

Central location

Mixed-use commercial lots



Areza Downtown Phase 1 Masterplan

Envisioned as a central address for business, Phase 1 of AREZA Downtown offers prime commercial and shophouse lots, flourishing next to a central estate greenway and vibrant open spaces.

PROJECT SUMMARY

TYPE OF DEVELOPMENT	Commercial lots
LAND AREA	17 has
LOT SIZE	500 sq.m. - 1,000 sq.m.
FAR	FAR 4 or 18m max. height
AVE. SELLING PRICE/SQM	P60,000 per sq.m.
TOTAL CONTRACT PRICE	P30M - P60M



Contemporary heritage structures and energized mixed-use destinations are linked by pedestrian-friendly streets, verdant parks, and green pathways—nurturing a bustling new city for business.





LOT TYPES

PREMIUM COMMERCIAL LOTS	700 - 1,000+ sq.m.
PROMENADE LOTS	700 - 1,000 sq.m.
PRIME SHOPHOUSE LOTS	500 - 600 sq.m.

ALLOWED USES

Office

Training, Conference Facilities, Studio

Workshops

Tertiary School for Higher Education

Hospitals and Clinics

Showrooms and Service Centers

Retail and other commercial establishments
(supermarket, mall, etc.)

Multi-dwelling residential (condominiums, dorm)

Hotels





A thriving community by 2027

2023 Shops at Areza

2024 Lipa City Hall and Trading Center

2025 Residential

2026 Fresh Market

2027 Church



AREZA

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