



UNFOLDING  
LANDSCAPES  
OF POSSIBILITIES

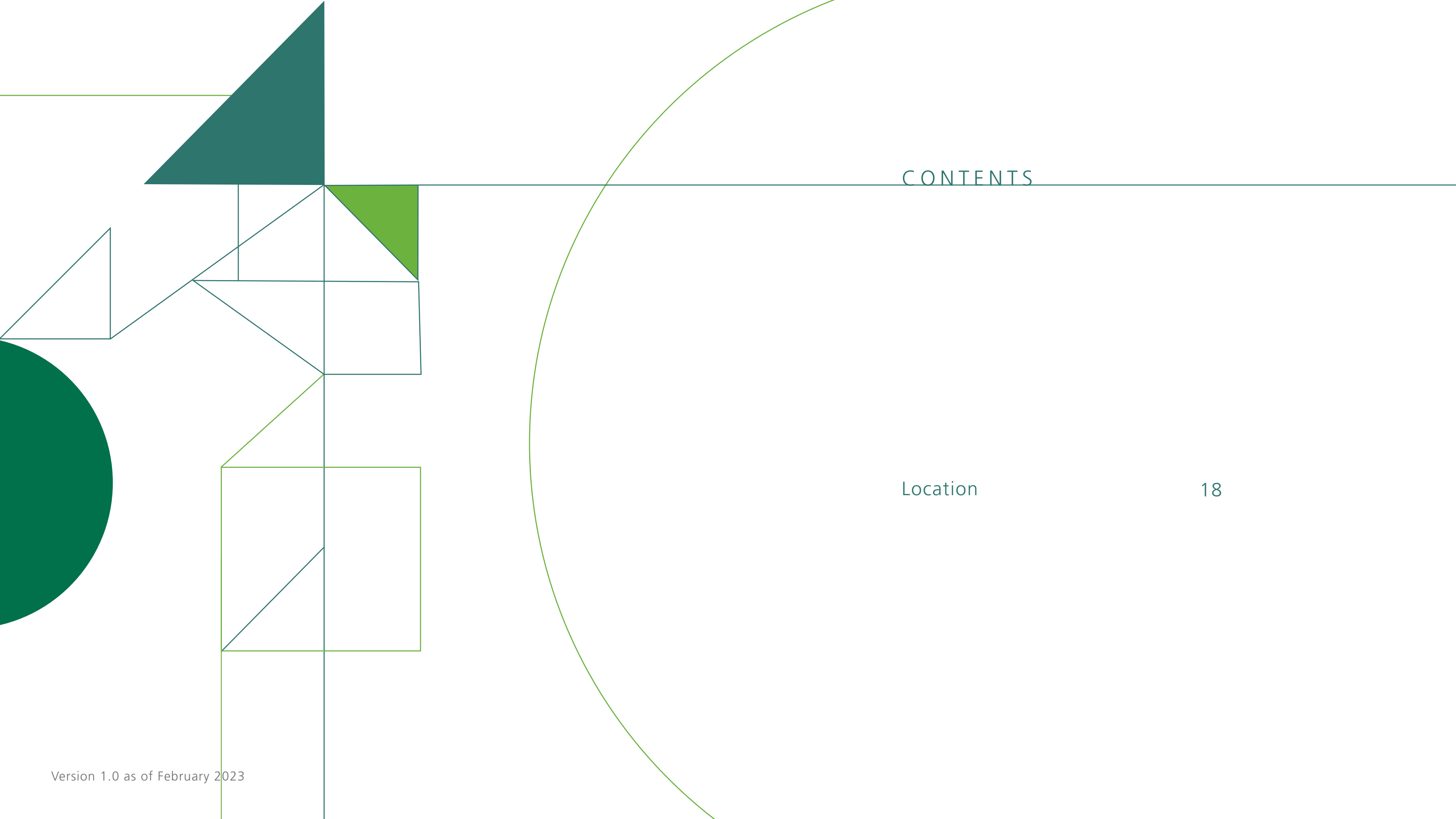
 AyalaLandEstates

# 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.



HOTEL

OFFICES

RETAIL

RESIDENTIAL

INFRASTRUCTURE





**GATEWALK**  
CENTRAL

# Cebu's Progressive Center for Creative Enterprise

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# A Progressive Hub in Mandaue

Gatewalk Central is a 17.5-hectare mixed-use estate in Cebu, just a short drive away from Cebu Business Park. With a vibrant array of commercial and lifestyle spaces, it amplifies contemporary living and business in a bustling urban community. Presenting environments for entrepreneurial pursuits, Gatewalk Central opens a world of possibilities for growth and investment.



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Gatewalk Central is conveniently located near various schools, hospitals, and other prime establishments in Subangdaku, Mandaue City. Its central location is easily accessed through the national roads, Lopez Jaena St. and M. Logarta Ave.

#### DISTANCES

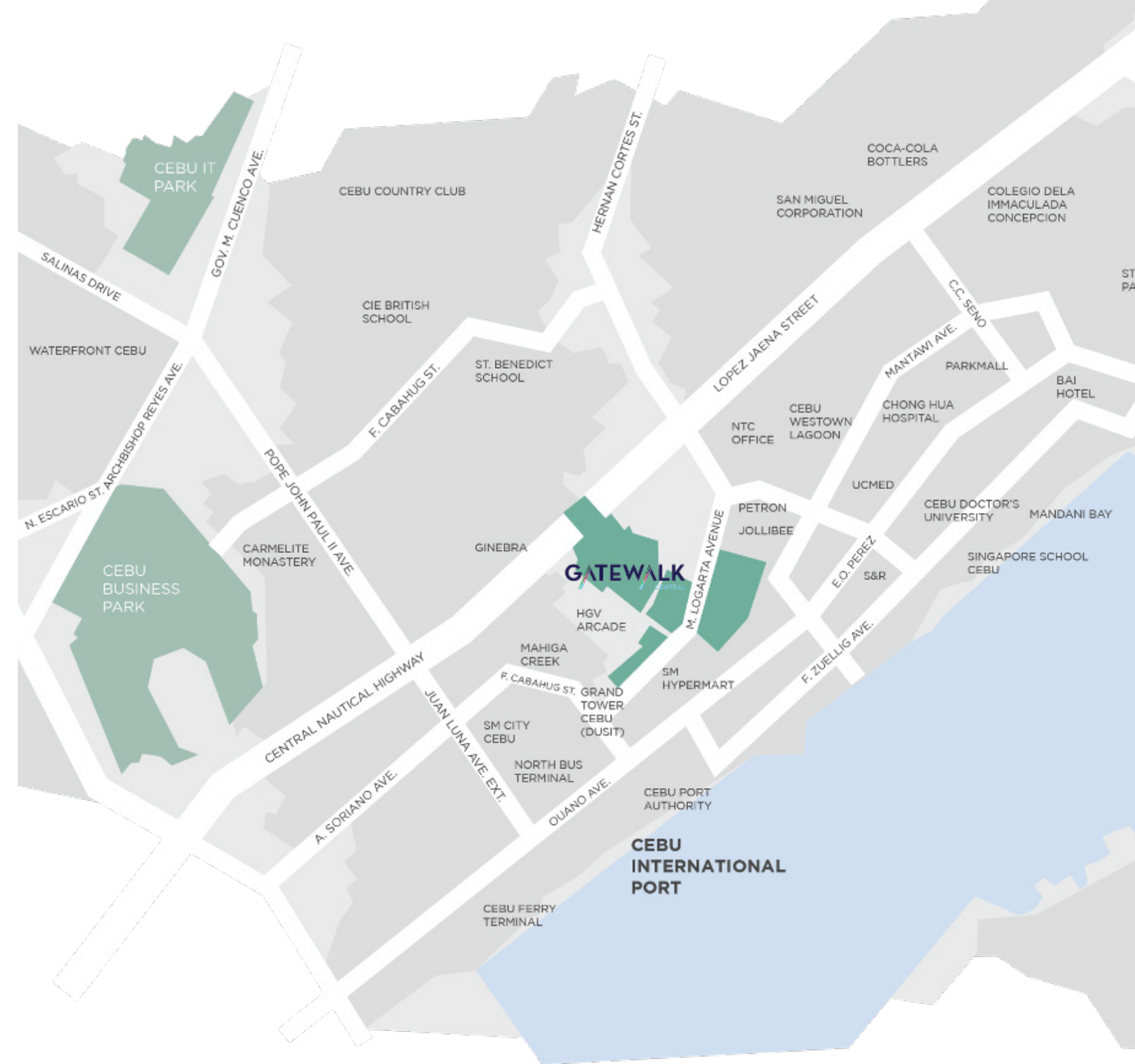
**1km** from North Bus Terminal

**3km** from the Cebu Business Park

**4km** from Cebu IT Park

**4km** from Passenger Seaport

**10km** from Mactan Cebu International Airport





# CEBU

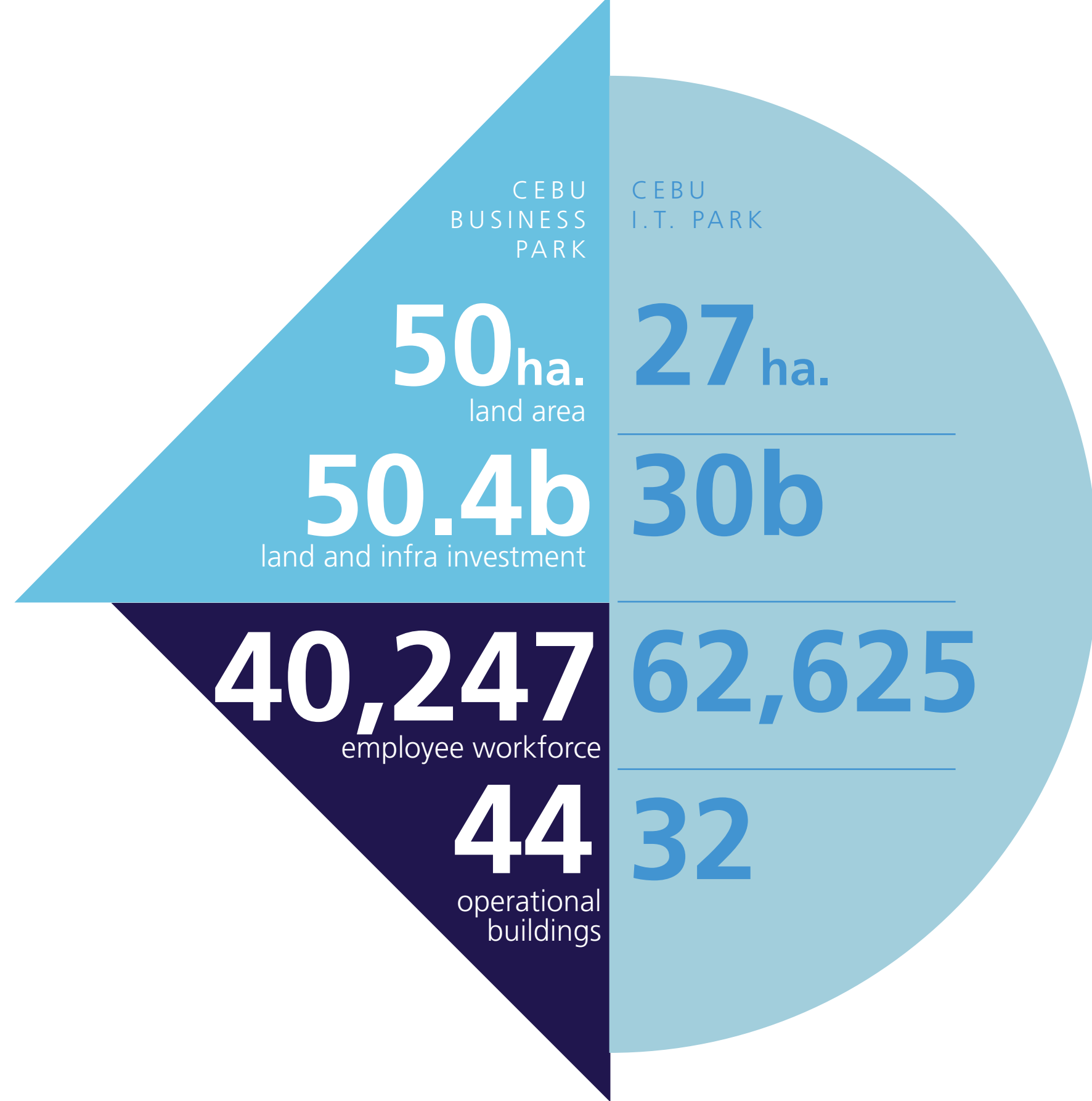
The queen city of the South, Cebu is the foremost urban center in the Visayas region. It is home to two of the country's leading commercial and business districts Cebu Business Park and Cebu I.T. Park, collectively known as the Cebu Park District, housing prime residential spaces, corporate spaces, and vibrant retail settings. Mandaue City, one of the most progressive areas in the region, boasts a dynamic industrial zone, home to emerging office and residential developments refreshed by seaside environments.

## LAND VALUE

**2,592% Land Value Appreciation**

from PHP 10,400/sqm to PHP 280,000/sqm (1990-2019)

**12% CAGR**





Cebu I.T. Park





Cebu Business Park





### **Cebu Cordova Link Expressway (CCLEX)**

An 8.5 km bridge connecting Cebu South Reclamation and Mactan Island in the municipality of Cordova.

Project Cost: **P 29 Billion**

Project Completion: **Apr 2022**

Daily Vehicle Accommodation: **50,000**

### **Metro Expressway**

Spans from Danao City to Naga City in approximately an hour and a half.

Project Cost: **P 28 Billion**

Project Commencement : **2022\***

Length: **73.8 km**

### **Cebu Bus Rapid Transit (BRT)**

Extends 23 km, traversing main business areas from Bulacao in the south west, to Talamban in the north east.

Project Cost: **P 17 Billion**

Project Completion: **2023**

Daily Ridership: **60,000**

### **New Cebu International Container Port (NCICP)**

A port project that will cover 25 hectares of reclaimed land in Consolacion, Cebu.

Project Cost: **P 10 Billion**

Project Completion: **2024**

Capacity: 500 m berth length to accommodate two 2,000 TEU vessels; 4 quay cranes and superstructures



### **4th Mactan Bridge**

The new bridge project provides an alternative route, connecting central Cebu to Mactan Economic Zone where a number of export-oriented industries are situated.

Project Cost: **P 56 Billion**

Project Completion: **2028**

Length: **3.3 km**

### **Mandaue Coastal Road**

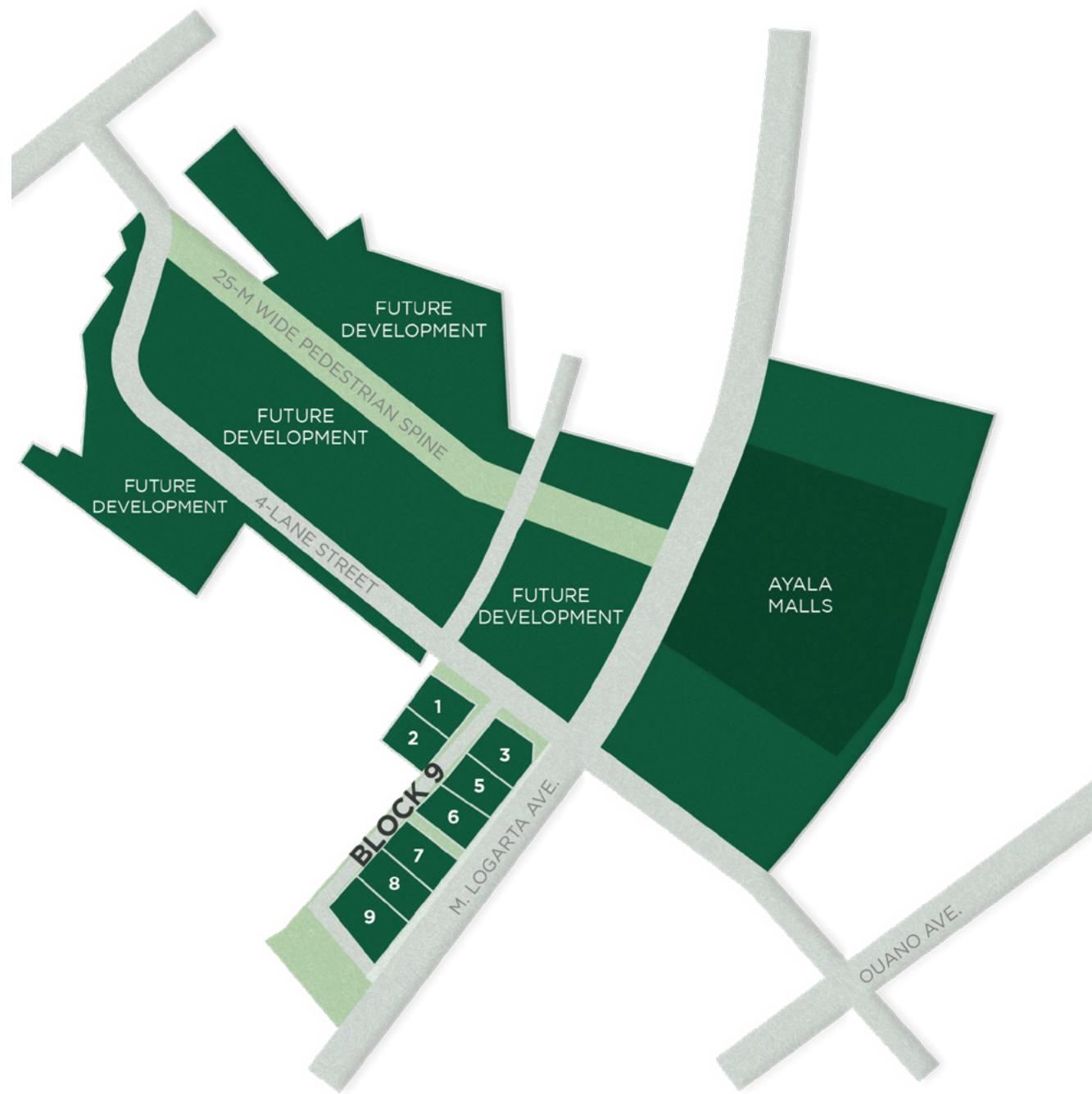
The road project will traverse from Zuelig Ave. to Cansaga Bay (4th bridge), connecting to the Mandaue-Consolacion-Liloan bypass road.

Project Cost: **P 23.5 Billion**

Project Commencement : **2028**

Length: **4.9 km**





Gatewalk Central is inspired by Cebu's creative and enterprising spirit with a gathering of environments that nurture possibilities for business. From retail destinations to residential and corporate developments, complemented by dynamic street life experiences, a vibrant mix of spaces unfold, enriching commercial opportunities.

**MIXED USE / COMMERCIAL**

Ayala Malls  
Prime Commercial Lots

**FUTURE DEVELOPMENT**

**OPEN SPACES**



A highly pedestrian-centric design activates interaction and exchange, creating a commercial experience that is diverse and authentic.



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## PROJECT SUMMARY

FLOOR AREA RATIO (FAR)	7
LOT SIZE	1,200 sqm – 1,700 sqm
ALLOWED USES	Office   Hotel   Residential   School



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Ayala Malls

SM Hypermart

**BLOCK 8**

Retail

**BLOCK 9**

Prime Commercial Lots

GATEWALK AVENUE

M. LOGARTA AVE.



LOTS



Lot	Price / sqm (VAT Ex)	AREA (SQM)
1	200,000	1,195
2	200,000	1,157
3	200,000	1,387
5	200,000	1,215
6	200,000	1,241
7	200,000	1,304
8	200,000	1,354
9	200,000	1,712



## ALLOWED USES

Office

Hotel

Residential

School

## MEMBERSHIP

Automatic membership in the Estate Association



**GATEWALK**  
CENTRAL