



UNFOLDING
LANDSCAPES
OF POSSIBILITIES

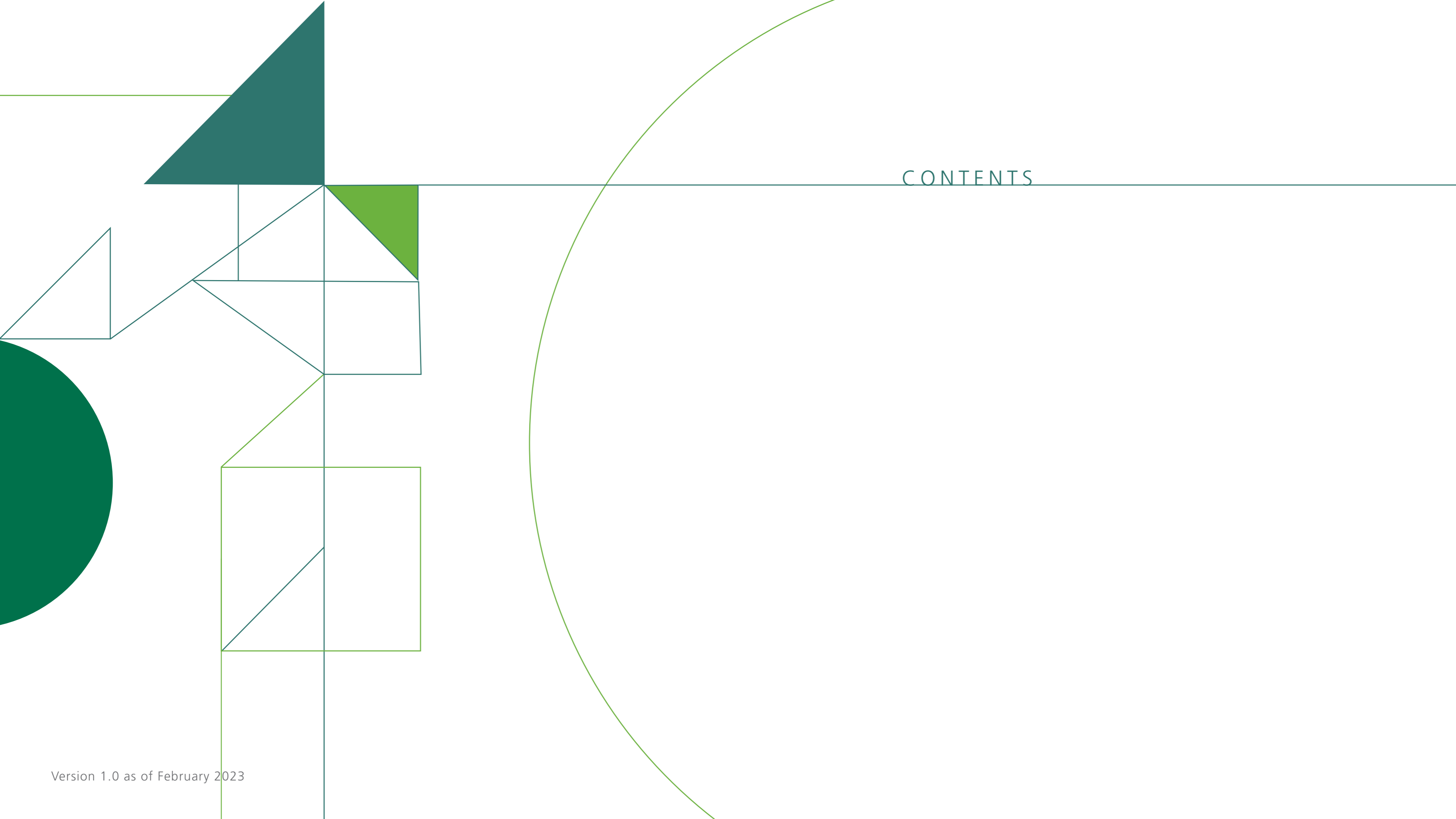
 AyalaLandEstates

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



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



SOUTH COAST CITY

**A Gateway
and Epicenter
of Growth**

Artist rendition only and subject to change

South Coast City is a dynamic commercial and residential estate where North and South Cebu meet. The gateway to growth and dynamism, it is set to emerge as the entertainment and commercial hub in the region, presenting fresh lifestyle and business possibilities.



Artist rendition only and subject to change



Artist rendition only and subject to change

Cascading Possibilities

A consortium development with SM Prime Holdings, this vibrant, 26-hectare estate integrates spaces that complement commercial environments. From an expansive convention center and arena, to retail choices, entertainment settings, and open spaces, business and lifestyle pursuits are seamlessly converge in a refreshing waterside location.

35% open spaces

65% commercial and residential

South Coast City fronts the Cebu Strait and is situated at the main entrance of South Road Properties (SRP). It is accessible via the Cebu South Coastal Road and nearby Cebu Cordova Link Expressway (CCLEX) bridge.

DISTANCES

500m away from SM Seaside City Cebu Mall

1 km away from Cebu Ocean Park

2 km from Cebu South Bus Terminal

2 km from NUSTAR Resort and Casino

4 km from Cebu City Seaport

11 km from Mactan Cebu International Airport



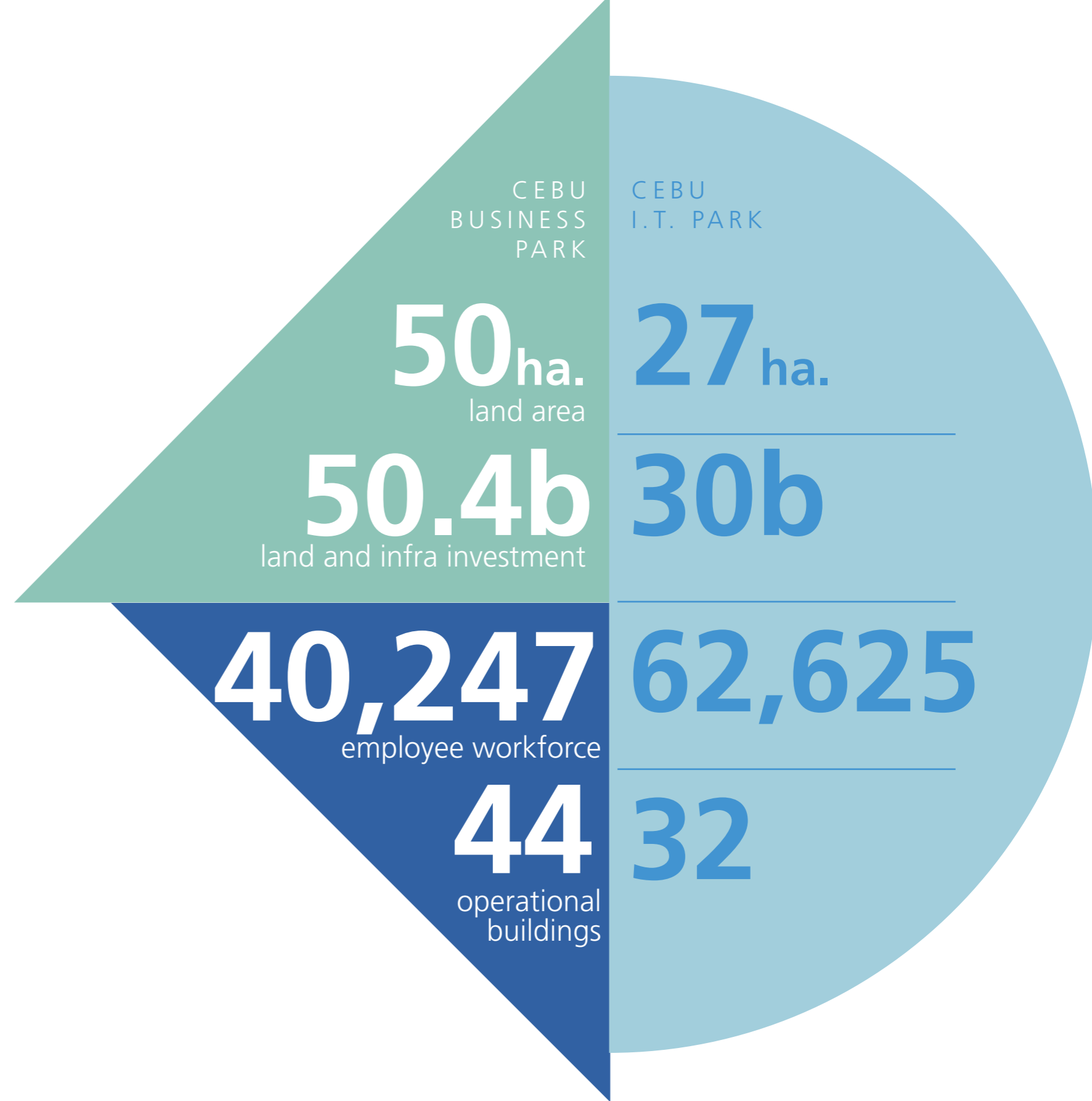
CEBU

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. A cultural, cosmopolitan, and contemporary destination, Cebu remains as the economic powerhouse of Southern Philippines.

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**



South Coast City is a mixed-use estate bringing together destinations for living, business, and commercial pursuits, refreshed by a distinct waterside location.

COMMERCIAL

District Square

OPEN SPACES

South Coast City Park

ENTERTAINMENT

SM Arena & Convention Center

FUTURE DEVELOPMENT

ESTATE UPDATES **INFRASTRUCTURE**

LANDSCAPING	Start September 2022
UNDERGROUND TELECOMMUNICATION SYSTEM	100%
HIGH-SPEED ASYNCHRONOUS TRANSFER MODE	100%
UNDERGROUND POWER CABLES / 2 MAIN POWER GRID	100%
PRE-FABRICATED VERTICAL DRAINS	100%

100% Land Development Works

100% Underground Utilities





Cebu's Prime Commercial Waterside Address

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DISTRICT SQUARE is a 2.7-hectare commercial development with 11 lots for ownership. Situated beside South Coast City's expansive 1-hectare park, it is designed and equipped for efficiency and productivity for business and investments. It thoughtfully integrates underground telecom infrastructure to support BPO, KPO, and IT locators.

PROJECT SUMMARY

TYPE OF DEVELOPMENT	Mixed use
GROSS AREA	2.7 hectares
FLOOR AREA RATIO (FAR)	8 - 12
LOT SIZE	1,700 - 2,600 sq.m.
ALLOWED USES	Commercial



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LOTS



Lot	AREA (SQM)	Price / sqm (VAT Ex)	Total Contract Price (Php, Vat Ex)
5	2,601	313,500	815,413,500
7	1,921	343,200	659,287,200
12	2,547	313,500	798,484,500
All available lots are FAR 12, except for Lot 10 at FAR 8			

ALLOWED USES

Retail/Commercial Establishments

Offices

Hotel / Condotels

MEMBERSHIP

Automatic membership in the Estate Association





SOUTH
COAST CITY