



UNFOLDING LANDSCAPES OF POSSIBILITIES

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.



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





ALVIERA

Urban Living in Nature

Alviera is a sustainable, mixed-use estate by Ayala Land, together with Leonio Land, located in Porac, Pampanga in Central Luzon—one of the Philippines’ emerging growth regions to live, work, and invest in, north of the country.

EXISTING INFRASTRUCTURE

NLEx, SCTEx, TPLEx, and Skyway Stage 3

GOVERNMENT INFRASTRUCTURE	BENEFIT
NLEX - SLEX Connector Rd	NLEX to SLEX hours to 20 mins
TPLEX Ext (59km)	Manila to San Juan La Union 1.5 hrs less
CLLEX Ph1 (30km)	Tarlac to Cabanatuan from 70 mins to 20 mins
CLLEX Ph2 (36km)	
PNR North Ph1 (38km)	316k passengers; from 1.5 hrs to 30 mins travel time
PNR North Ph2 (58km)	
PNR South Ph2 (56km)	Reduced travel time from 1.5 hrs to 30 mins
Subic Clark Cargo Rail (71km)	Freight Service from Subic Freeport to Clark
Clark Airport Expansion Ph1	Capacity increased from 4M to 8M passengers
New Manila International Airport	4 runways 3 passenger terminals, to serve 100M passengers per yr



CENTRAL LUZON

GDP 2019
3RD
largest contributor to PH's P19.5T

1.9T of 2.2T GDP
Household Spending
Manufacturing **579B**
Construction **284B**
Wholesale & Retail Trade **257B**
Agriculture **268B**

2020
576B
most invested region

66%

lion share followed by NCR and CALABARZON

Most investments from **Transportation & Storage Sector**
Bulacan Airport
Cargoes
Deliveries

APPROVED INVESTMENTS OF FOREIGN AND FILIPINO NATIONALS

	2019	2020
NCR	66.0965	149.1678
Central Luzon	120.6684	575.7795
CALABARZON	437.1672	36.9027

NATIONAL GDP BY REGION

Central Luzon	0.4198
NCR	0.3217
Region IV A	0.146
Region III	0.1125

Unparalleled accessibility via land, sea, and air, existing and future infrastructure makes Alvieria a dynamic destination to draw in a wide range of markets.

DISTANCES

1.5 hours from Metro Manila

20 minutes from Angeles

30 minutes from San Fernando

20 minutes to Clark International Airport

10 minutes to Clark

45 minutes from Subic



NEARBY ESTABLISHMENTS

Estates

Ayala Land

Filinvest Land Incorporated

Udenna Corporation

Megaworld

Retail/Commercial

Vista Land

Robinsons Land Corporation

SM

Waltermart

Nepo Mall

Industrial

Global Aseana Business Park

Hermosa Ecozone Industrial Park

Luisita Industrial Park

Global Construct City

Residential

Alveo

Northpine

Avida

P.A. Properties

Vista Residences

The Haulands

Aboitiz Land

Century City Properties



Thoughtfully designed and segmented into 4 districts, Alviaera converges diverse settings for lifestyle and recreation, business and leisure, tourism and education. It is master-planned to integrate with natural environments and existing communities, creating a sustainable and inclusive environment that benefits all.

ALVIERA CITY CENTER

- Retail
- Residential
- Offices
- Alviaera Country Club

ALVIERA WEST

- Leisure Settings
- Wellness Centers
- Residential

ALVIERA EAST

- Residential
- Industrial

ALVIERA GREENBELT

- Botanical Parks
- Gardens
- Libraries



Living spaces to grow

Alviera houses a dynamic range of living spaces that places you at the heart of the action or on an elevated, quieter side of the estate—all embraced by a natural environment, complemented by the creature comforts of urban living.

4,588 Units Sold

7 villages opened

3 villages ongoing turnover

Industrial Phase 1

3 Locators Operating
Badan/LTI, Monde Nissin, Heavy Duty Mfg Inc

3 Locators with intent to construct by 2022
warehousing

AIP1 Population: 512 pax

Industrial Phase 2

100% Land Devt

Ready for Turnover

2 locators with intent to construct by 2022
warehousing and assembly



ALVIERA EAST COMMERCIAL CENTER



The Alviaera East Commercial district is a 7-hectare mixed-use commercial developments featuring commercial lots integrated to generous open spaces and various areas of interest within the vicinity.

10-hectare university

64-hectare industrial parks

180-hectare residential subdivision

PROJECT SUMMARY

TYPE OF DEVELOPMENT	Mixed use
GROSS AREA	7 hectares
FLOOR AREA RATIO (FAR)	4
LOT SIZE	2,000 - 3,000 sq.m.
ALLOWED USES	Office Hotel Residential School





Refreshing retail environments and shared open spaces complement a buzzing urban core.



ESTATE UPDATES INSTITUTIONAL

Miriam College

10 hectares

Site Turnover by July 2021

Start of School Operations by 2023

La Salle Botanical Gardens

23 hectares

Start of Phase 1 Operations by 2024

ESTATE UPDATES RECREATIONAL ACTIVITIES

EXISTING ACTIVITIES

Sandbox Adventure Park

City Kart and ATVs

Alviera Country Club

Nursery

NEW ACTIVITIES

KTM Riding Academy

Events Grounds

Campsite

Bike Trails



Road Utilities

15 km of constructed roads and utilities

Able to service 400 has of development

Streetlights: Introduction of Hybrid Street lamps
(Solar & conventional power)

Telecom

Globe and Smart (Wireless)

Wired FOC

Converge (AIP, Residential within 2022)

Globe (AIP, Residential within 2022)

PLDT

Landscaping

400 Trees (Narra, Molave, Balitbitan, and Bani)
planted in the Estate including Alviera Country Club

Additional 100 trees target in 2022

Xeriscaping to be implemented
in newly activated areas

Nursery Operations

Vetiver Propagation

Shrubs

Trees Propagation



ESTATE UPDATES INFRASTRUCTURE

Transport Terminal

300 passenger capacity
(up to 900 passengers at full build)

10 Jeepney Bays
(expandable to 20 Jeepney Bays plus 4 Bus Bays)

Priority Connections

Alviera to Clark

Alviera to Angeles

Future Connections

Alviera to San Fernando

Alviera to Sta. Rita

Alviera to Floridablanca



LOT	FAR	AREA (SQM)	PHP/SQM (VAT EX)	Total Contract Price
6	4	3,031	Php 59,171	Php 179,347,301
11	4	3,186	Php 61,525	Php 196,018,650
3	4	2,000	Php 61,525	Php 123,050,000

PERMITTED USES

Office

Training/Conference

Facilities/Studio/Workshops or Hotel

Residential Condominium/Dormitory/Apartment

Educational Institutions

Hospital/Clinic

Retail

RESTRICTIONS

Industrial Plant

Factory and machine shops

Funeral parlor

Lumberyard

Junkshopjails

KEY DESIGN STANDARD & GUIDELINES

FAR 4

Height Limit

Maximum 50m (equivalent to ~15 floors)

Setbacks

5 meters along spine road

3 meters minimum on other sides Setback along spine road shall be utilized as landscape easement; 50% of which should be softscape

Curb Cut

No curb cut allowed along Spine Road

All curb cuts within the inner loop road

Parking

100% of required parking should be located within the site

Number of Structures

Construction of 2 building allowed on 1 lot

Development/construction period

No timelines for construction



www.alviera.ph  @AlvieraPH