

# 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





# Contemporary Active Living



VERMOSA is a masterplanned, mixed-use community by AyalaLand between the cities of Imus and Dasmariñas, Cavite, highlighting settings for active lifestyles.

#### PEDESTRIAN LANE

**4km** long | 1.5m - 3m wide

#### BIKE LANE

**4km** long | 2m wide







## A dynamic suburban community

The first of its kind, VERMOSA is a 725-hectare estate, converging residential, retail, and corporate spaces, anchored by environments for active pursuits and wellness.

**24%** parks and open spaces

Vermosa is situated along Daan Hari Road within Cavite's main centers of growth, Dasmariñas and Imus City. The estate is easily accessible via major road networks MCX, SLEX, and CAVITEX, with future connections through CALAX and the Skyway Extensions.

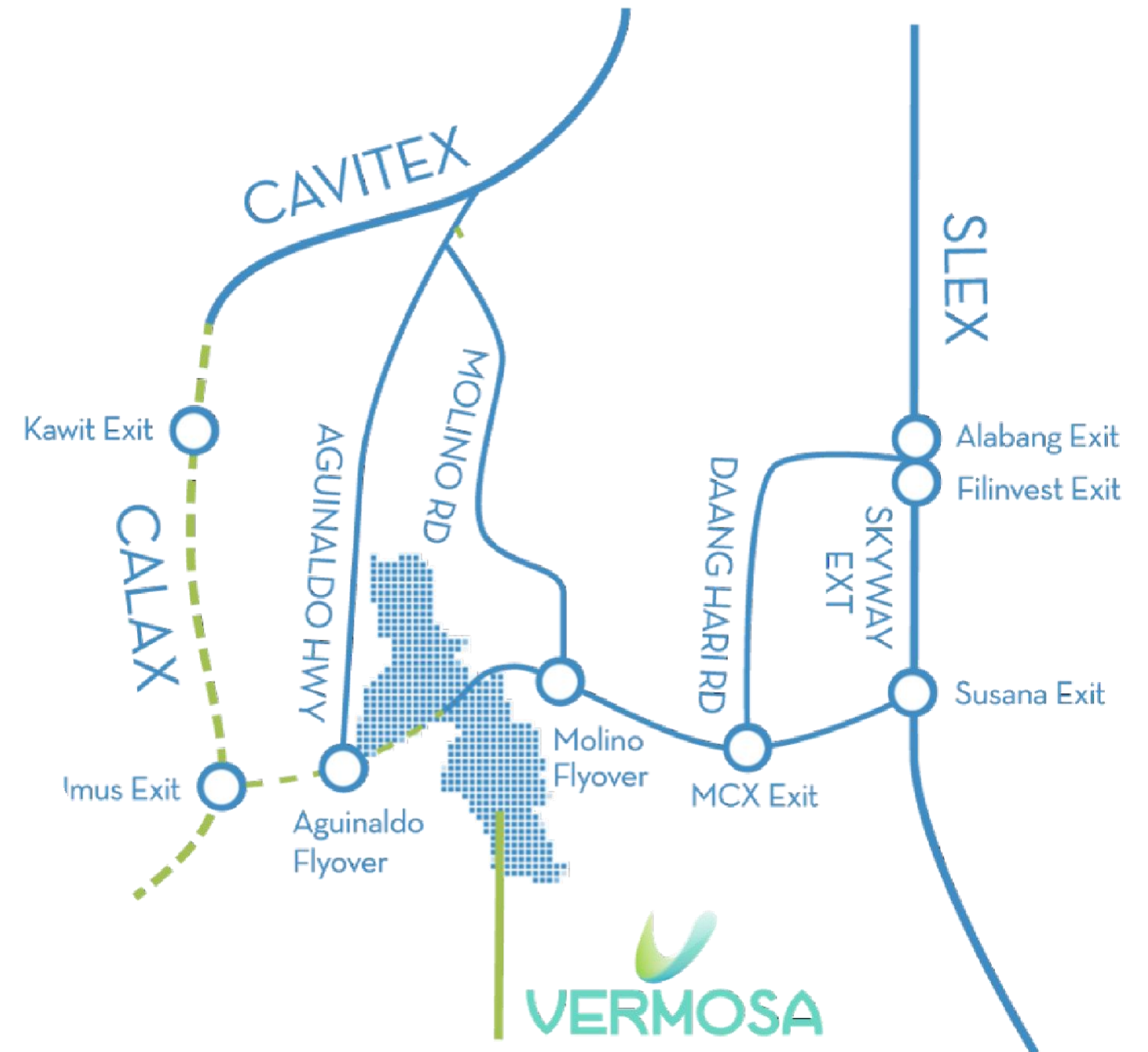
#### DISTANCES

**7km** away from MCX (Muntinlupa Cavite Expressway)  
Makati - SLEX- MCX Road-Daan Hari-Vermosa

**8km** away from CALAX Imus exit ramp (Cavite Laguna Expressway)  
Upon completion of the Cavite Segment

**15km** from Alabang

**28km** from NAIA



# IMUS CITY

Located in Cavite, this metropolitan locale is home to a diverse population and vibrant commercial, industrial & IT zones, making it one of the most competitive cities in the CALABARZON region and the country.

**35%** or equivalent to **246 hectares** developed in 5 years

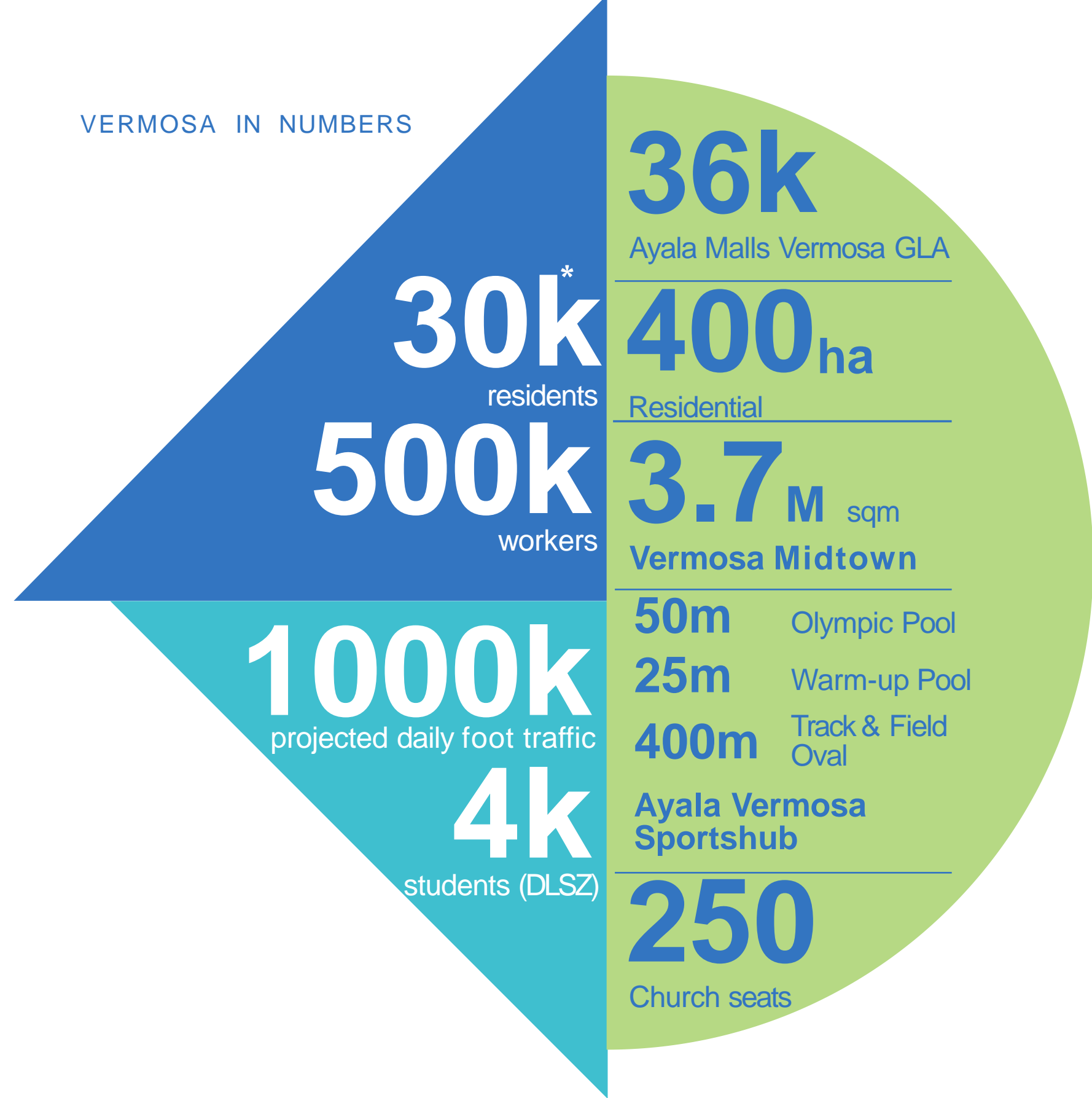
## RESIDENTIAL LOTS

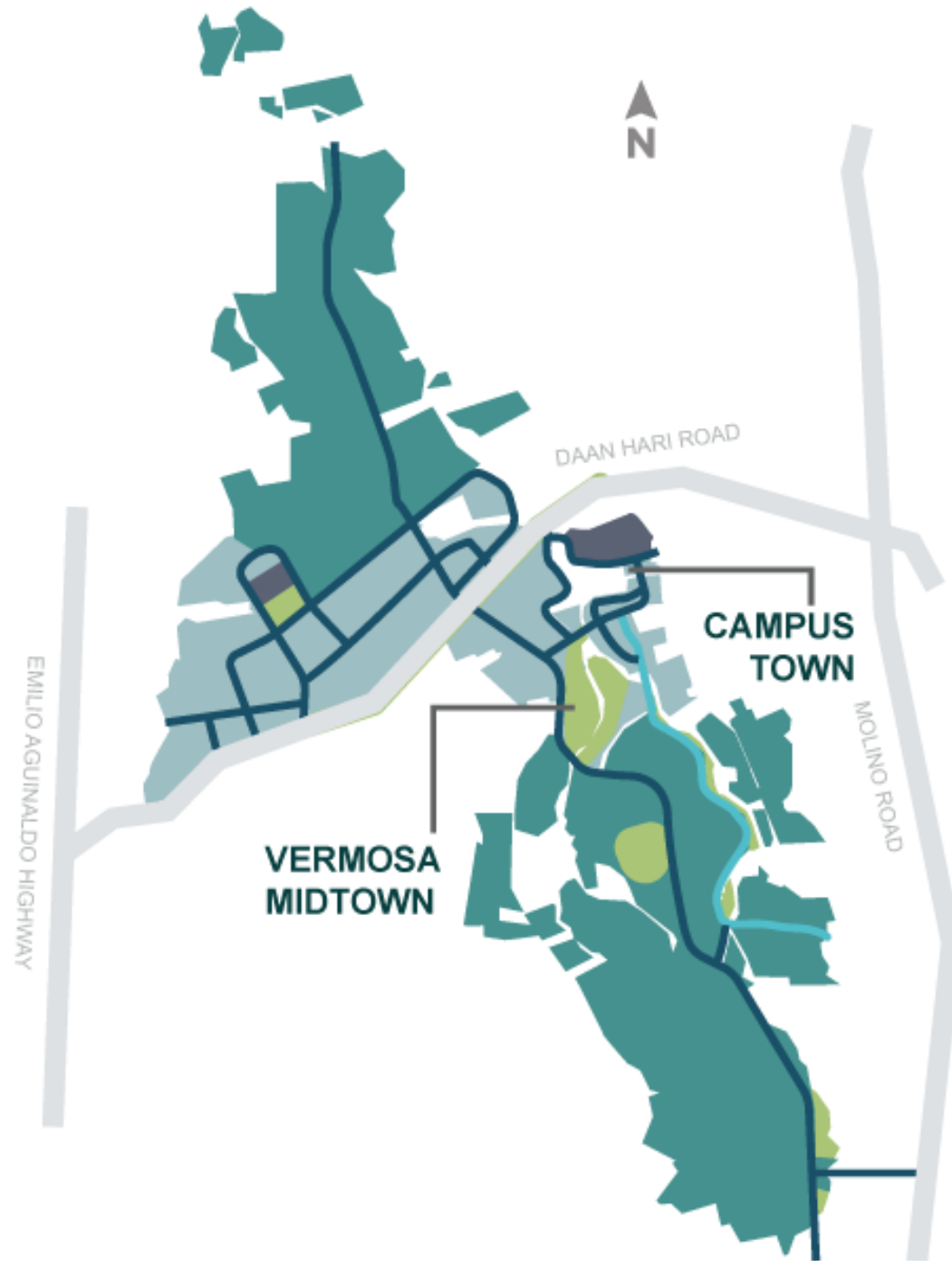
**70% Land Value Appreciation**  
from PHP30,000/sqm to PHP51,000/sqm (VAT Ex)

## COMMERCIAL LOTS

**82% Land Value Appreciation**  
from PHP50,000/sqm to PHP100,000/sqm (VAT Ex)

## VERMOSA IN NUMBERS





VERMOSA seamlessly integrates residential communities, institutions, retail, and commercial districts with parks and open spaces, and its signature sports and lifestyle hub. A contemporary estate for evolving lifestyles and enterprise.

**RESIDENTIAL**

Ayala Land Premier  
Alveo Land  
Avida

**OPEN SPACES**

**ESTATE INFRASTRUCTURE**

**BUSINESS DISTRICT**

Midtown  
Campus Town  
Retail (along Daang Hari)  
Ayala Malls Vermosa

**MAIN PUBLIC ROAD NETWORKS**

**INSTITUTIONS**

De La Salle Zobel Vermosa  
Vermosa Sports and Lifestyle Complex

# Health and Fitness at the core

The most distinct component of the estate, the Ayala Vermosa Sports Hub is an 8-hectare sports and lifestyle complex. Top-of-line fitness and recreational facilities and amenities create a comprehensive setting for sports and leisure pursuits.

IAAF Standard 400m Track Oval & Field

Complete Indoor Training Facility

Sports Science Laboratory



## Sports Hub

Visitors Center

Sante Fitness Lab

## Athlete's Lounge

## Aquatic Center

Lap Pool

Warm-up Pool

## Athletics Stadium

Track Oval

Football Field

## Future Plans

Dormitory

Archery Range





ESTATE UPDATES INSTITUTIONAL

## De La Salle Santiago Zobel

### Vermosa Campus

Opened June 2017

4,000 Projected Students

Ichtus Chapel Groundbreaking  
Ceremony held October 2021

## ESTATE UPDATES RETAIL

Ayala Malls Vermosa is a sports-oriented retail environment complemented by open space for fitness and other active pursuits situated between two retail blocks.

Approx. **36,000 sqm** GLA





### Vermosa Food and Lifestyle Market

An outdoor weekend market experience that unfolds a selection of dining and retail options, creating a sense of community.



### A Harmony of Spaces

Retails spaces accessible via Daang Hari Road open up the estate to the urban locale. It features a Central Garden, a common ground for relaxation and play.

#### OPERATIONAL

- Petron Gas Station
- Starbucks Coffee
- Mcdonald's

#### UPCOMING

- Jollibee
- Peri-peri Chicken
- Shakey's
- Coffee Bean & TeaLeaf
- Bruger King
- Central Garden
- Pet Park

## St. Sebastian Church

250 pax seating capacity

## Transport Terminal

Operational by 2023





# VERMOSA CAMPUS TOWN

Situated within Vermosa Midtown, the business district of the estate, Vermosa Campus Town is an 11-hectare mixed-use commercial district with residential, business, and retail spaces catering to a younger market.

## PROJECT SUMMARY

TYPE OF DEVELOPMENT	Mixed use
GROSS AREA	11.2 hectares
FLOOR AREA RATIO (FAR)	4
LOT SIZE	1,300 - 3,485 sq.m.
ALLOWED USES	Office  Hotel  Residential  School



Vibrant, activated streetscapes, pocket parks, human-scale retail experiences, and highly-walkable environments, designed for hybrid urban lifestyles.



## Activated streetscapes

Expansive, landscaped walkways create a lively pedestrian experience, through pocket parks, performance spaces, al fresco dining, and other retail environments enlivening the street life.

## MRB & mixed-use development

Offers student residences and lifestyle environments with a selection of dining destinations—a diversified and inclusive space, for markets young and old.

## Open Leisure Spaces

Outdoor spaces nurture a sense of place where parks unfold quiet corners for study and vibrant spaces for interaction and exchange.



COMMERCIAL LOTS



Block	Lot	AREA (SQM)	Total Contract Price (Php, Vat Ex)
1	1	2,163	Php 292M
1	2	2,231	Php 290M
2	1	1,506	Php 203M
2	2	3,485	Php 453M
3	1	2,075	Php 270M
3	2	1,703	Php 233M
3	3	1,564	Php 196M
3	5	1,434	Php 172M
3	6	1,552	Php 186M
5	1	1,537	Php 207M
5	2	1,441	Php 187M
5	3	1,370	Php 178M
5	5	1,336	Php 180M
5	6	1,476	Php 199M
5	7	1,552	Php 202M
5	8	1,698	Php 229M

## ALLOWED USES

Residential Condominiums

Retail/Commercial Establishments Offices

Hotel and Dormitory Institutional (Hospitals,  
Schools)

## KEY DESIGN STANDARDS AND GUIDELINES

### **FAR 4**

#### **Setbacks**

3.5 meters along the road

3 meters on the other sides

#### **Curb Cut**

No curb cut allowed along Marathon Drive and Campus Drive

#### **Parking**

100% of required parking should be locations within the site

#### **Number of structures**

Construction of 2 building allowed on 1 lot