

Wonder

Welcome to

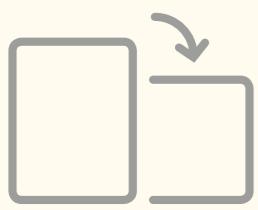
Wonder



ARBOR LANES
ARCA

BLOCK 4 & 5 (PHASE 3)

CONTENTS



Flip your device for optimal view



The Wonder of Time

LIVING IN ARCA SOUTH—

A FREEDOM THAT
IS UTTERLY NATURAL.

TIES FLOURISH IN ABUNDANT
SHARED SPACES.

A HAVEN OF TRANQUILITY,
SUN-KISSED, ALL-ENVELOPING.
THE INTIMACY OF MOMENTS
THAT LAST.



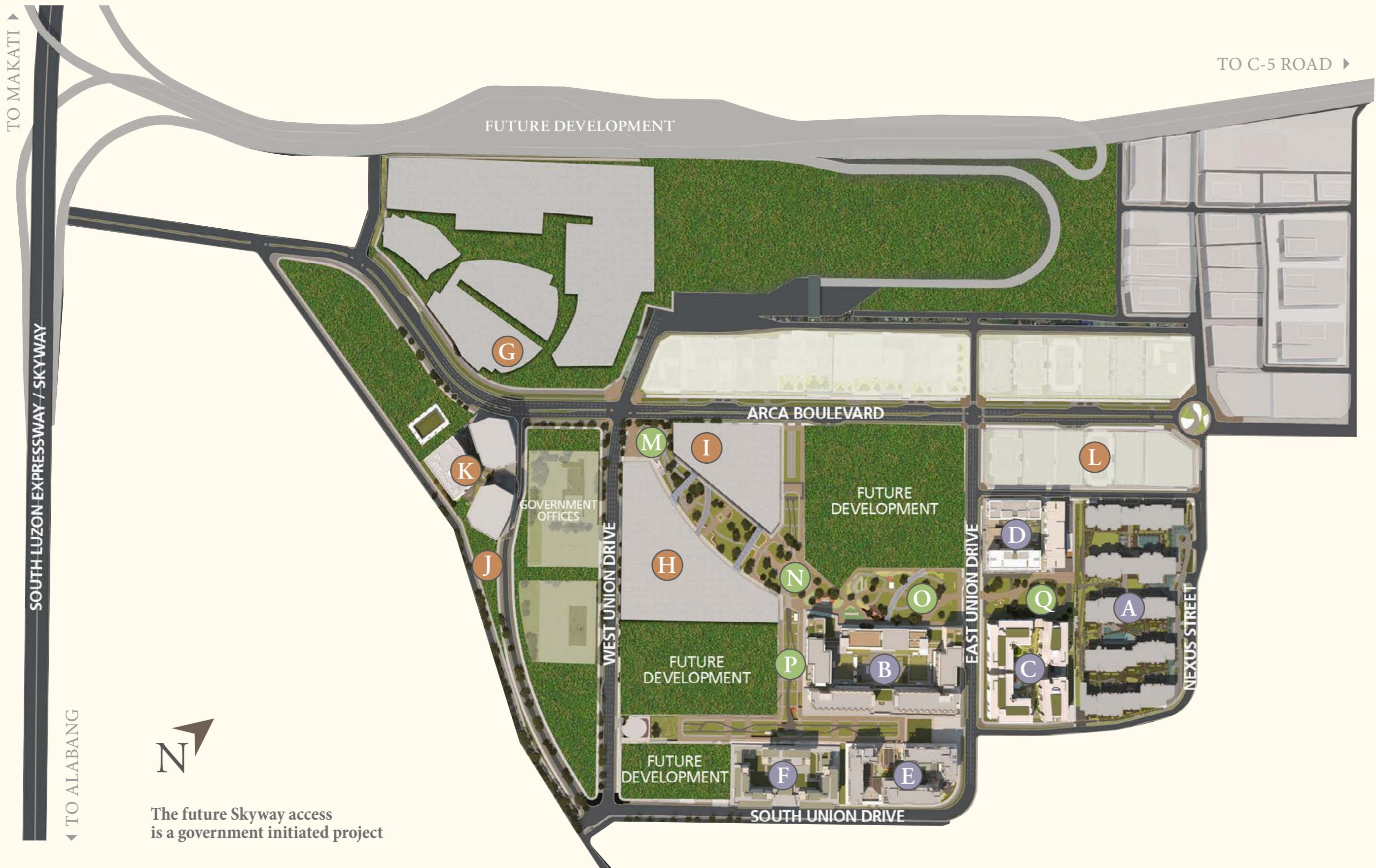
Welcome to a City in Sync

A 74-hectare, large scale, master-planned, mixed-use, sustainable estate by Ayala Land in Taguig opens the gateway to the South. ARCA South is an emerging central business district with prime accessibility through South Luzon Expressway (SLEX), C-5, and future connections to the Skyway*. Workspaces, residences, parks, retail, and entertainment destinations harmonize, creating a contemporary community for business and lifestyles.

ARCA SOUTH



ARCA SOUTH MASTERPLAN



RESIDENTIAL DEVELOPMENTS

- A Arbor Lanes
- B Gardencourt Residences
- C The Veranda
- D Park Cascades
- E One Union Place
- F Vireo

PLANNED RETAIL, CORPORATE, LEISURE DEVELOPMENTS

- G Ayala Regional Mall
- H Ayala Lifestyle Mall
- I Seda Hotel
- J MDC Headquarters
- K Tryne Enterprise Plaza
- L Fifty-Six Central Office

PLANNED PARK SYSTEM COMPONENTS

- M Urban Promenade
- N Central Events Area
- O Interactive Park
- P Fitness Park
- Q Family Park

ARCA INTERSECTION



ARCA Intersection | Artist's Perspective

AN EMERGING CENTRAL
BUSINESS AND LIFESTYLE
DEVELOPMENT WITHIN
7 KILOMETERS FROM
BONIFACIO GLOBAL CITY
AND MAKATI CBD.

ARCA South is a fully-integrated estate synergizing refreshing natural spaces with pedestrian-friendly paths and sustainable city features in one dynamic destination.

SEDA & LIFESTYLE MALL



Seda and Lifestyle Mall | Artist's Perspective

Along Arca Boulevard, the main artery within the estate, Ayala Malls and Seda Hotel will unfold dynamic leisure and lifestyle settings.

ARCA REGIONAL MALL



ARCA Regional Mall | Artist's Perspective

The regional mall will bring together myriad shopping and dining options, and entertainment destinations to create a lively retail experience.

ARCA MAIN STREET



ARCA Main Street | Artist's Perspective

The heart of the estate, ARCA Main Street lays out an extensive park system across a 4.5-hectare stretch, creating various zones and shared environments for interaction, activity, and leisure.

CENTRAL EVENTS AREA



Central Events Area | Artist's Perspective

The Central Events Area along ARCA Main Street serves as a main convergence point within the community for social gatherings and activity.

ARCA LIFESTYLE MALL



ARCA Lifestyle Mall | Artist's Perspective

ARCA SOUTH HIGHLIGHTS
ACCESS AND EFFICIENCY
WITH INTUITIVELY
DESIGNED ENVIRONMENTS.

ARCA Main Street
effortlessly weaves
civic spaces, commercial
areas, and residential
communities where
each setting is
easily accessible.



Every place tells a story.

QUALITIES THAT AGE WELL.
SURROUNDINGS FLOWING WITH GREENS,
BRILLIANTLY CLEAR AT SUN UP, GOLD
AT SUNSET. A HAVEN OF QUIET TRANQUILITY
FLOURISHING AT THE HEART OF A CITY.
AN INVIGORATING LIVING EXPERIENCE
AS REVEALED BY AYALA LAND PREMIER—
ARBOR LANES.



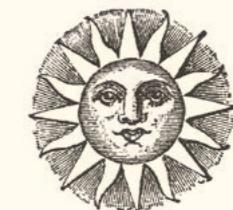
Located at the eastern portion of ARCA South, Arbor Lanes intertwines greenery and architecture in a vast 3.48 hectare development with commercial buildings to its north. Various configurations reveal landscapes and garden views. Natural breeze and minimized sun exposure create a pleasant microclimate through a distinctive building orientation.



SITE DEVELOPMENT PLAN

TAKE PLEASURE IN A FIVE-BLOCK HAVEN OF VERDANT
COLLECTIONS—FINE SETTINGS, WELL-PLANNED
DETAILS, AND A DISTINCT QUALITY PRESENTED
IN EVERY ASPECT OF LIVING IN ARBOR LANES.





The Wonder of Everyday

LEISURE SETTINGS NESTLED
IN EXUBERANT GREENERY.
A RADIANT GATHERING
OF NATURAL HARMONIES.
WHAT JOY TO ESCAPE TO
AN IDYLLIC RETREAT—
LIVING EVERY EMOTION
TO THE FULLEST.



Intimate Garden Living

Verdant spaces refresh urban lifestyles throughout the development.

Four amenity spines create a communal atmosphere enlivened by vibrant foliage; tree wells, outdoor lounges, garden terraces, and halls intertwine home with nature.



38

39

Amenity Spine and Family Park | Artist's Perspective

AMENITY PLAN

COMMON AREAS

A community blooms with insightfully-planned spaces—indoor and outdoor, shared and private—revealing a quality of life that exhilarates.

Arbor Lanes cultivates affinities with leisure settings bathed in life, offering new concepts for living where gatherings and everyday pursuits are inspired by natural energies.

- A Pool Complex
- B Great Lawn
- C Landscaped Amenity Spine
- D Pedestrian Access to Family Park
- E Drop-Off Points
- F Basement Access
- G Ingress/Egress



GROUND FLOOR AMENITY PLAN



- (A) Basement Access
- (B) Pool
- (C) Great Lawn
- (D) Main Lobby
- (E) Mail Room
- (F) Social Hall
- (G) Outdoor Lounge
- (H) Access to Fitness Gym

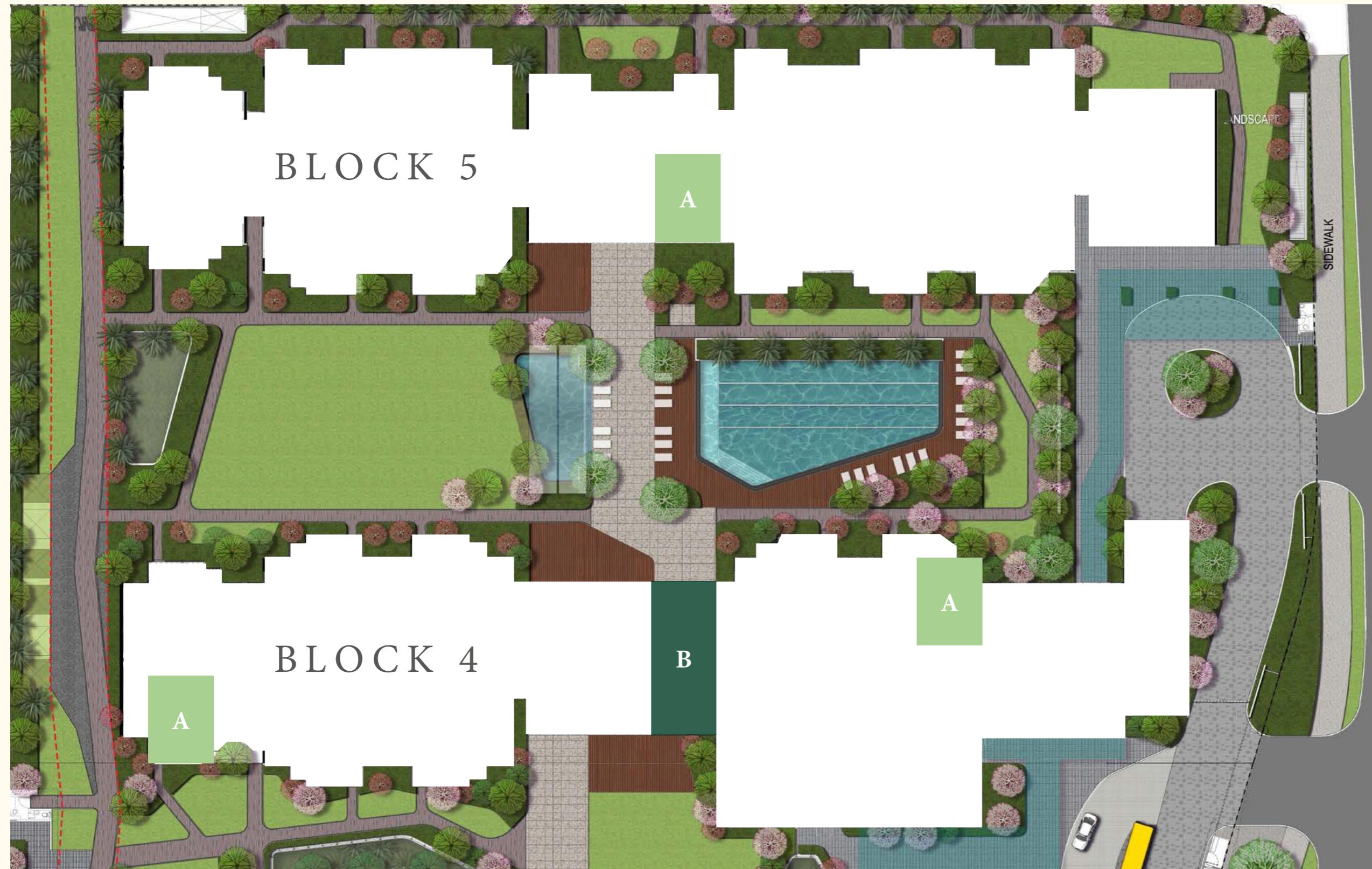
AMENITY SPINE



POOL SPINE



11TH FLOOR AMENITY PLAN



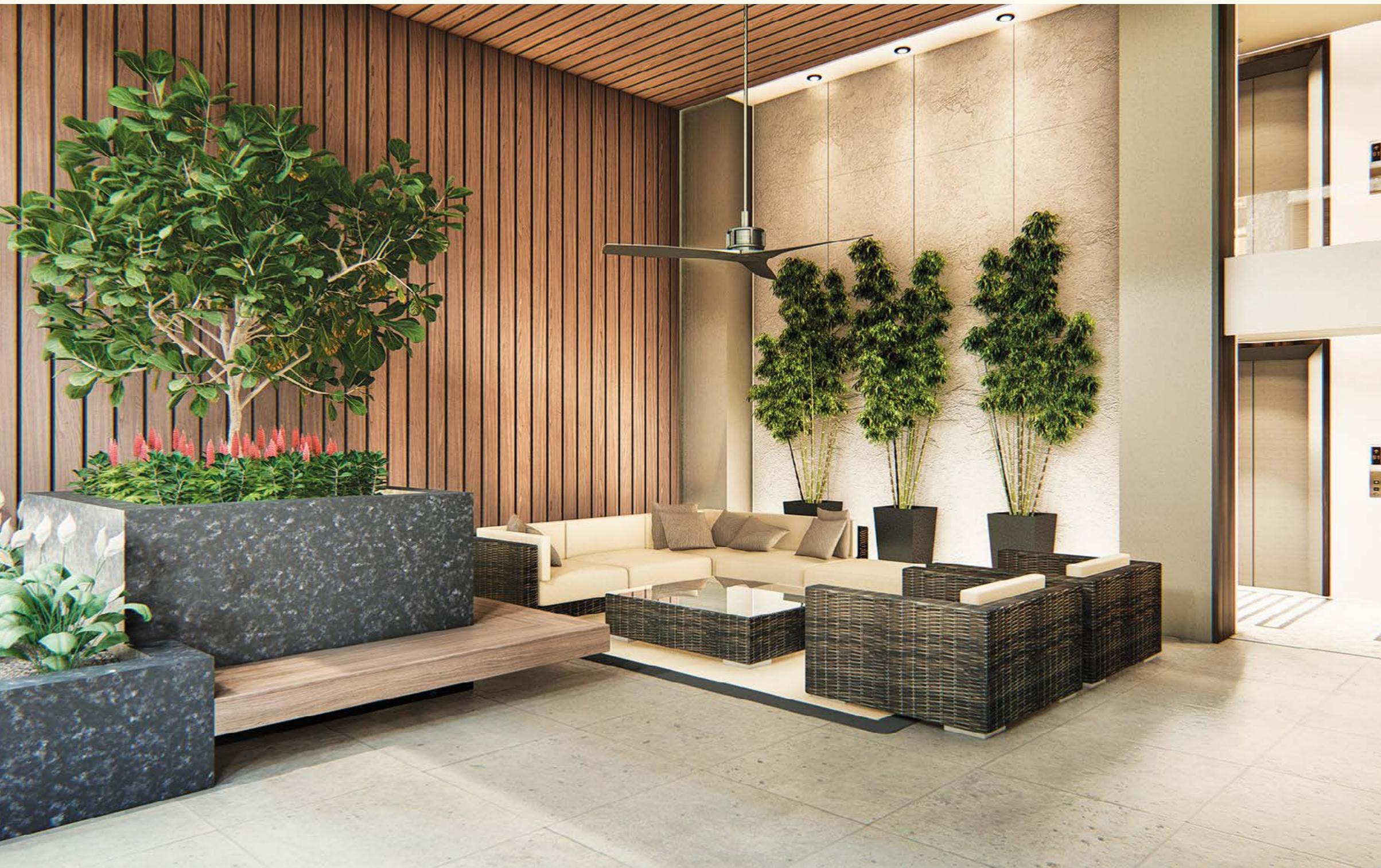
A Garden Terrace
6TH, 8TH, and 11TH Floors

B Garden Hall
11TH Floor

GARDEN TERRACE

Gatherings thrive at the core of the community with alcoves fused into the architecture.

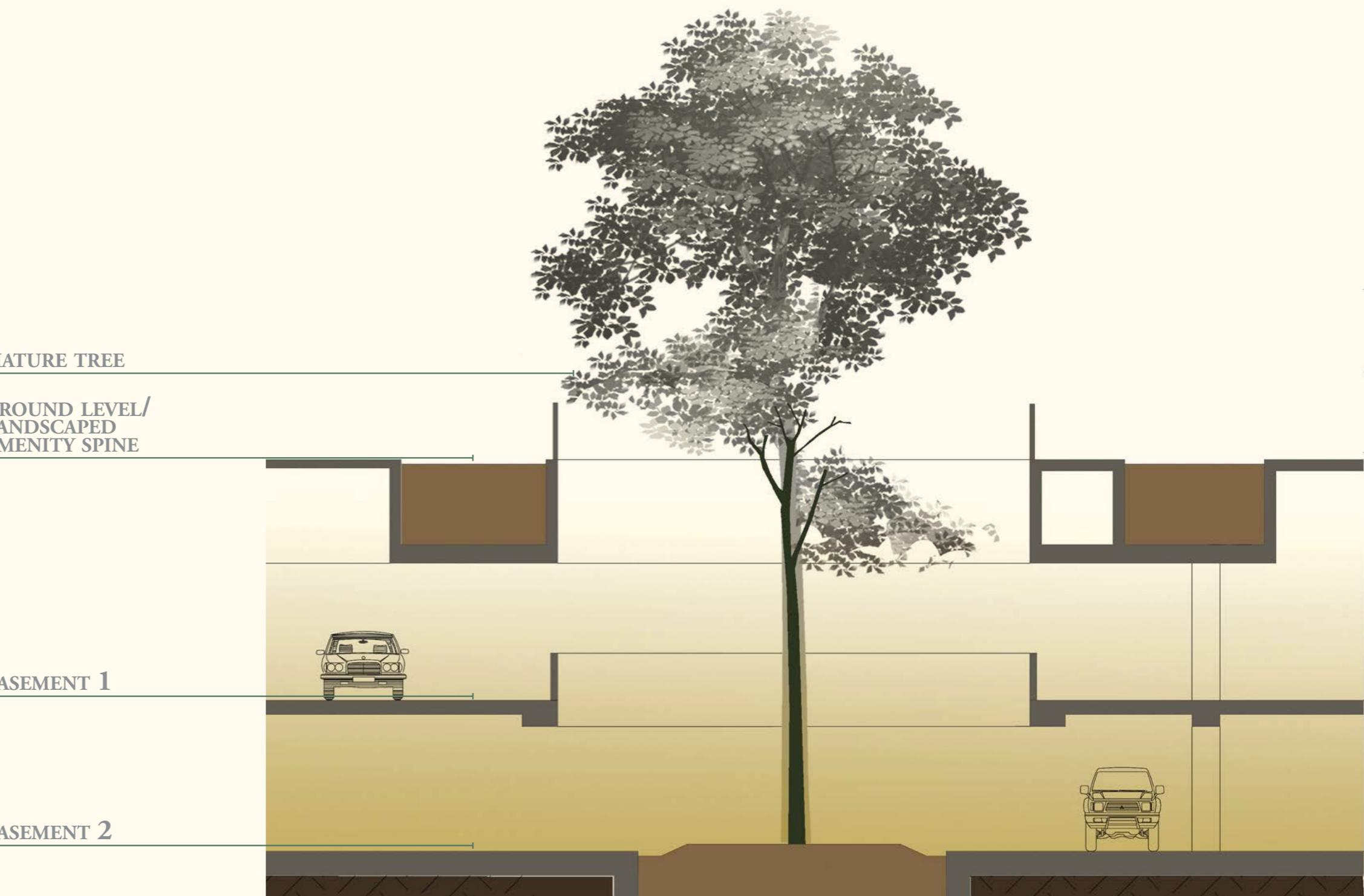
Open pocket gardens with outdoor seating bring natural connections closer to home.



The Garden Terrace | Artist's Perspective

TREE WELLS

Life springs forth unrestrained with landscaped coves connecting indoor and outdoor. Trees arrayed from the basement parking up until ground amenity level envelop the community in profuse natural light and air.



Section of the Tree Well | Artist's Diagrammatic

GARDEN LOUNGE

This approximately 6-9 sqm. private space expands the living room for most residences of Arbor Lanes. Adaptable to varying weather conditions, adjustable louver slats open up to maximize natural light and ventilation. Through movable louver panels, Garden Lounges enliven a dynamic building façade, giving each block its own unique character.



Garden Lounge | Artist's Perspective

SHARED AMENITIES & DELIVERY

DELIVERED WITH THE TURNOVER OF BLOCK 1:

- South Vehicular Drop-off Area
- Back of House and Support Amenities
 - Security Room
 - Car Washing Bay
 - Driver's Lounge
 - Property Management Office
 - Loading Dock
 - Materials Recovery Facility

DELIVERED WITH THE TURNOVER OF BLOCK 2:

- Landscaped Amenity Spine
(between Block 1 and Block 2)
- Fitness Center with Shower and Locker Rooms

DELIVERED WITH THE TURNOVER OF BLOCK 3:

- Main Vehicular Drop-off
- Landscaped Amenity Spine
(between Block 2 and Block 3)
- Lap Pool with integrated Lounge Pool and Kiddie Pool
- Pool Deck surrounding Pool Area
(between Block 2 and Block 3)
- Function Rooms
- Kiddie Play Area (Indoor and Outdoor)



SHARED AMENITIES & DELIVERY

DELIVERED WITH THE TURNOVER OF BLOCK 4:

Landscaped Amenity Spine between Block 3 and Block 4

Social Hall

Fitness Center with Shower and Locker Rooms

Main Vehicular Drop-off Area

DELIVERED WITH THE TURNOVER OF BLOCK 5:

Landscaped Amenity Spine between Block 4 and Block 5

Lap Pool with Integrated Lounge Pool

Kiddie Pool

Great Lawn

North Vehicular Drop-off Area

Administration Office



BUILDING FEATURES

EFFICIENCY AND SUSTAINABILITY

Use of sustainable lighting materials in select common areas

Maximized natural ventilation for common areas

Efficiency features for common area toilet fixtures

Centralized garbage disposal system

Double glazed windows for residential units

CONVENIENCE & SERVICES

Shared motorcourts

Retail/F&B establishments easily accessible via the envisioned retail area of ARCA South

High-speed elevators

Elegantly designed air-conditioned ground floor lobby

Concierge services

Water and fire reserves

SAFETY & SECURITY

Fire detection and alarm system

24-hour security and building maintenance

Proximity card access for parking and elevators

100% back-up power

Integrated CCTV Security System in select common areas



The Wonder of Space

AN ELEGANT ADDRESS
ABOUNDING THROUGH TIME.
EXQUISITELY CRAFTED HOMES
ENLIVENING AN URBAN RETREAT.
A PLACE FOR EVERYTHING,
AND EVERYTHING IN ITS PLACE.



Embrace Refreshing Settings

Arbor Lanes Block 4 and Block 5, the culmination of this distinctive development in ARCA South, are conveniently situated adjacent to a shared amenity spine with a Great Lawn and Lap Pool.

A lush Garden Hall invigorates the living experience with natural environments weaving together green and architecture.

BLOCK 4



BLOCK 4 UNIT OFFERINGS

UNIT TYPE	NUMBER OF UNITS	APPROXIMATE AREA RANGE SQM			PARKING ALLOCATION
		AVERAGE	MINIMUM	MAXIMUM	
1-Bedroom Classic	65	68	68	68	1
Duo Suite	44	105	104	105	1
2-Bedroom Classic	66	132	131	132	1
2-Bedroom Special	11	143	143	143	1
3-Bedroom Special	11	211	211	211	2
3-Bedroom Canopy Suite	7	248	221	272	2
3-Bedroom Garden Villa	8	254	243	286	2
Canopy Pool Villa	4	260	260	260	2
TOTAL	216	122	68	286	

Please refer to specific unit plans for areas of specific units

Units with 2 parking slots shall receive either 2 single slots or 1 tandem slot



A Duo Suite's Auxillary Studio Unit | Artist's Perspective

Duo Suites

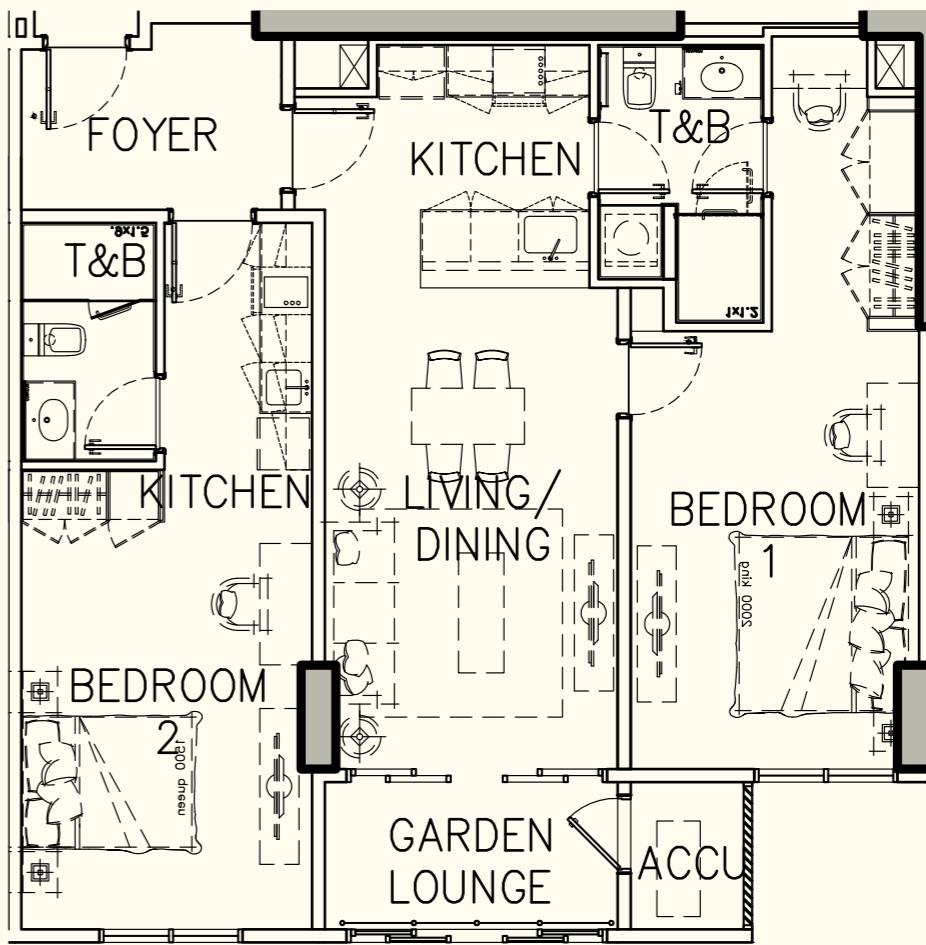
A first by Ayala Land Premier,
iconic spaces are designed
with an auxiliary studio unit
affording manifold choices
for nurturing generations.

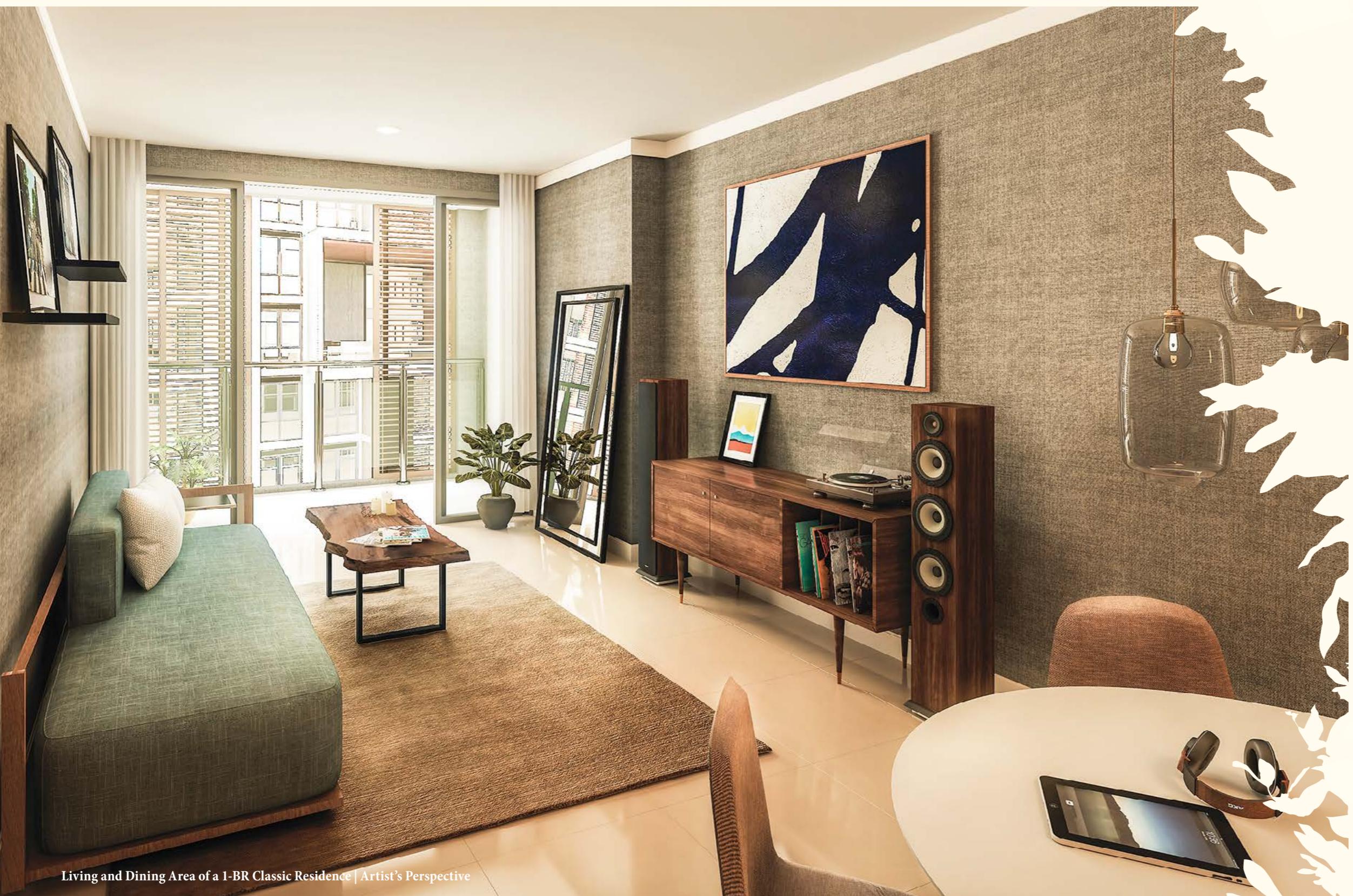
UNIT PLANS

DUO SUITES

Number of Units	44
Number of Bedrooms	2
Approx. Total Unit Area - Inclusive of Garden Lounge	104-105 sqm.

BLOCK 4





Living and Dining Area of a 1-BR Classic Residence | Artist's Perspective

Classic Units

Created with passion and exceptional attention to detail, one-, two-, and three-bedroom residences illuminate the distinct Ayala Land Premier living experience.

UNIT PLANS

1-BEDROOM CLASSIC

BLOCK 4

Number of Units

65

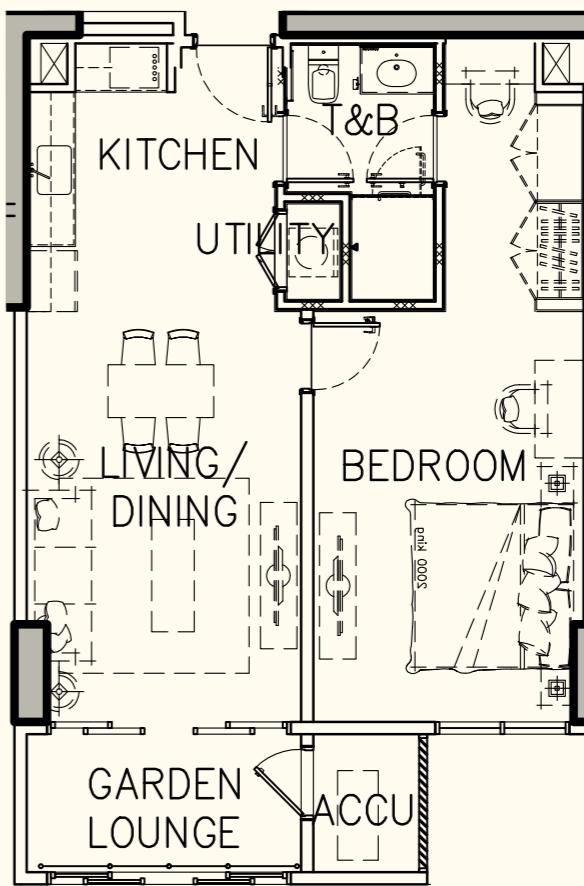
Number of Bedrooms

1

Approx. Total Unit Area

68 sqm.

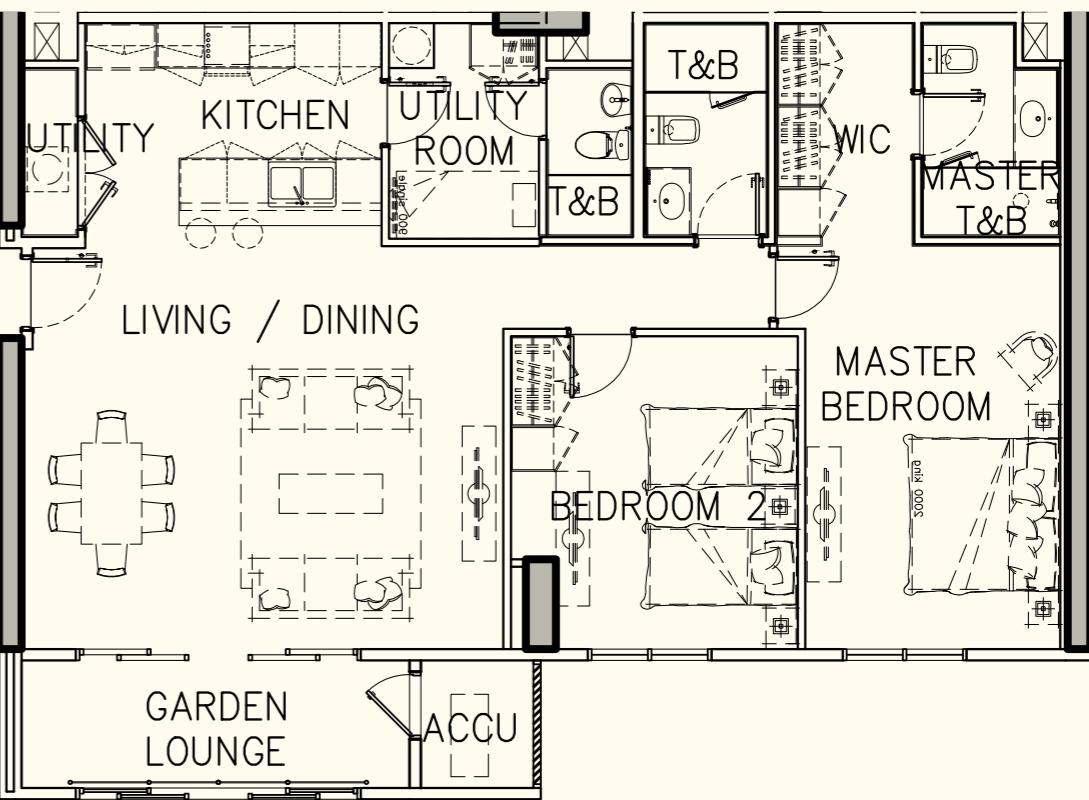
- Inclusive of Garden Lounge



UNIT PLANS

2-BEDROOM CLASSIC

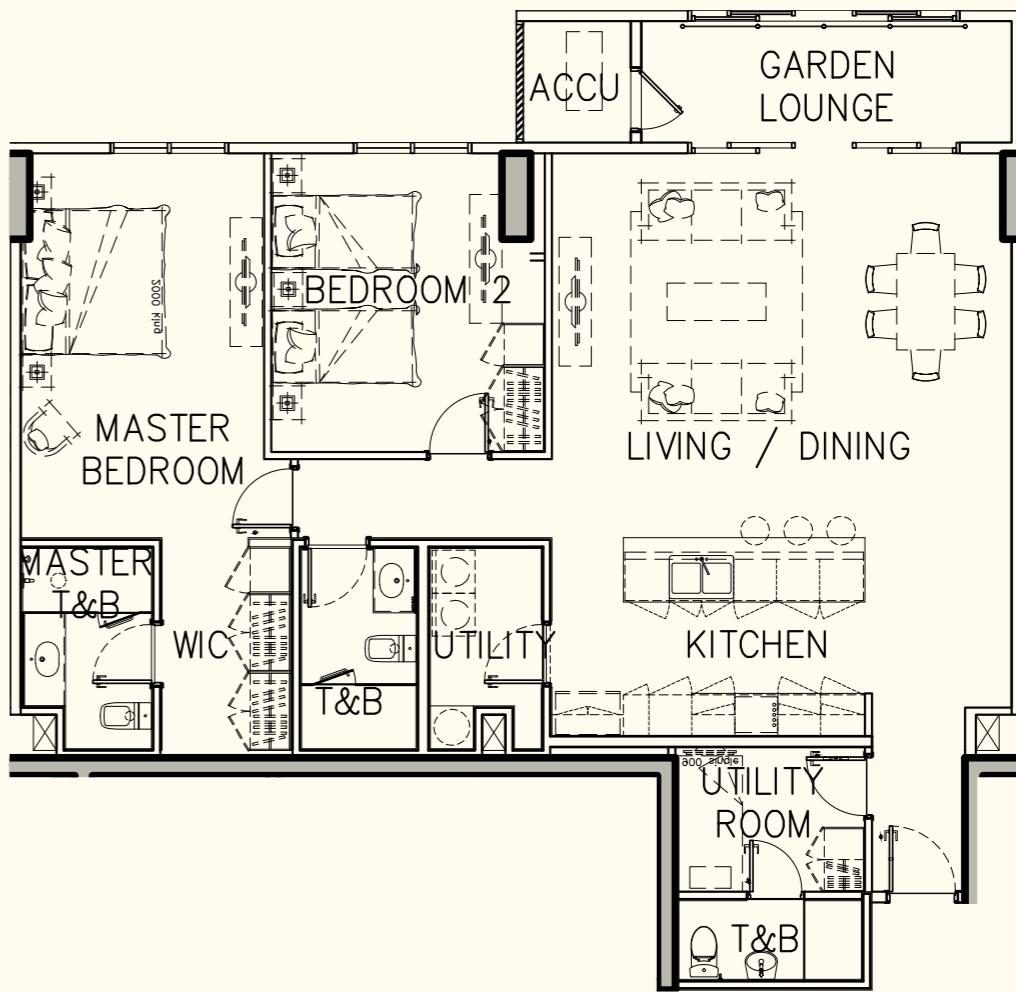
	BLOCK 4
Number of Units	66
Number of Bedrooms	2
Approx. Total Unit Area - Inclusive of Garden Lounge	131-132 sqm.



UNIT PLANS

2-BEDROOM SPECIAL UNIT

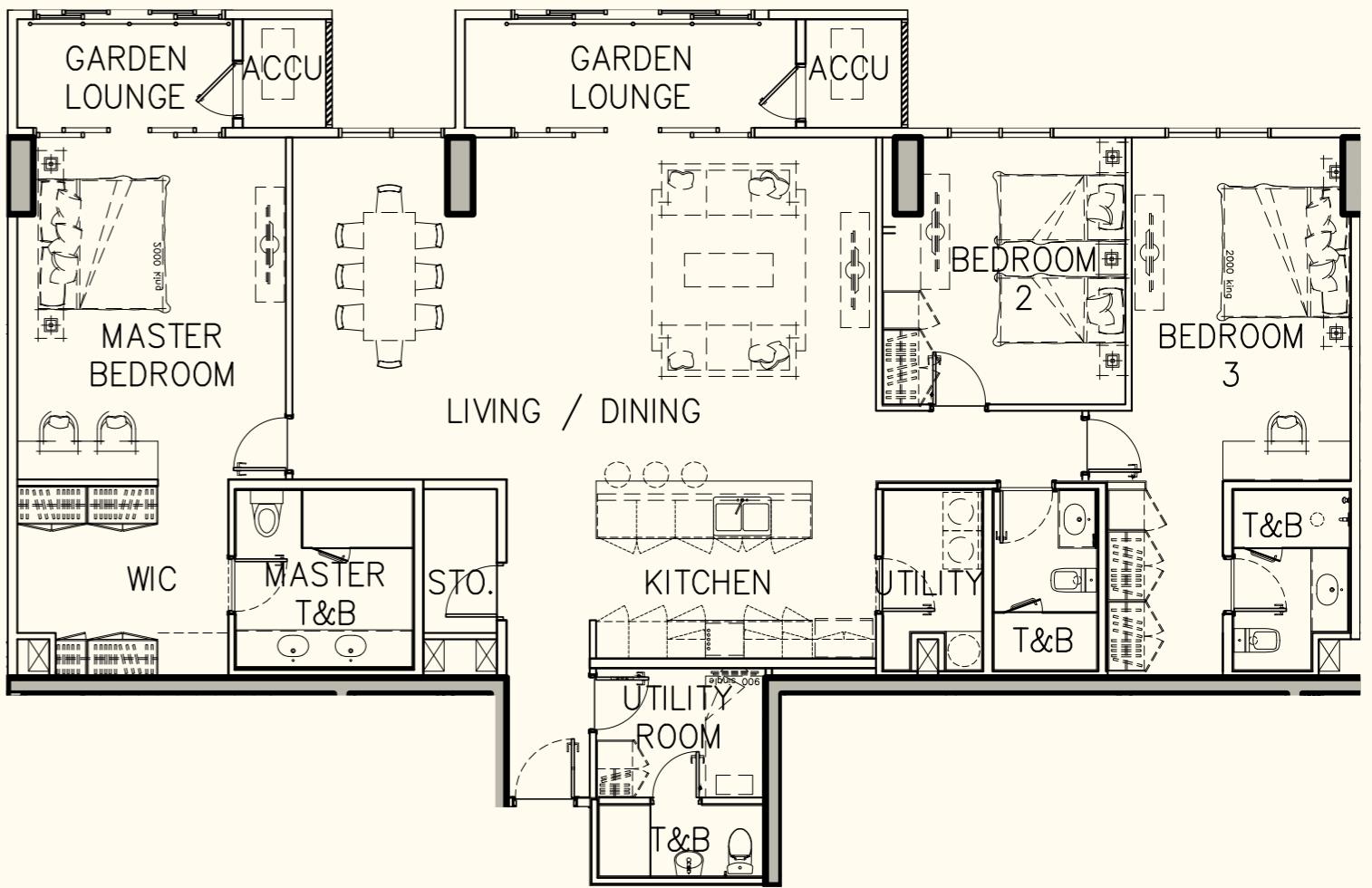
BLOCK 4	
Number of Units	11
Number of Bedrooms	2
Approx. Total Unit Area - Inclusive of Garden Lounge	143 sqm.



UNIT PLANS

3-BEDROOM SPECIAL UNIT

BLOCK 4	
Number of Units	11
Number of Bedrooms	3
Approx. Total Unit Area - Inclusive of Garden Lounge	211 sqm.





Living and Dining Area of A 3-BR Canopy Suite Residence | Artist's Perspective

Canopy Suite

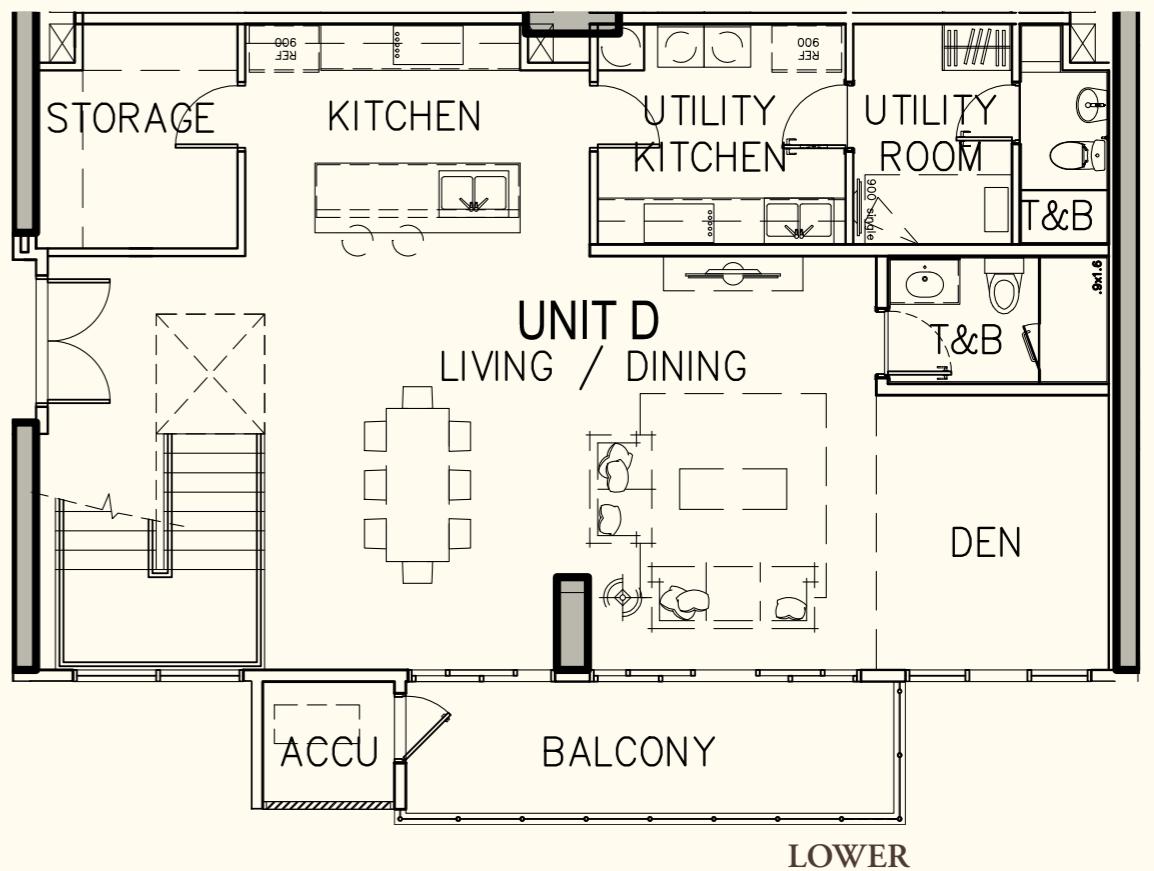
Your own private expanse, this impressive all-penthouse collection features larger configurations and a balcony welcoming nature and sky.

UNIT PLANS

3-BEDROOM CANOPY SUITE

BLOCK 4

Number of Units	7
Number of Bedrooms	3
Approx. Total Unit Area	221-272 sqm.
Approx. Balcony Size	10 sqm.

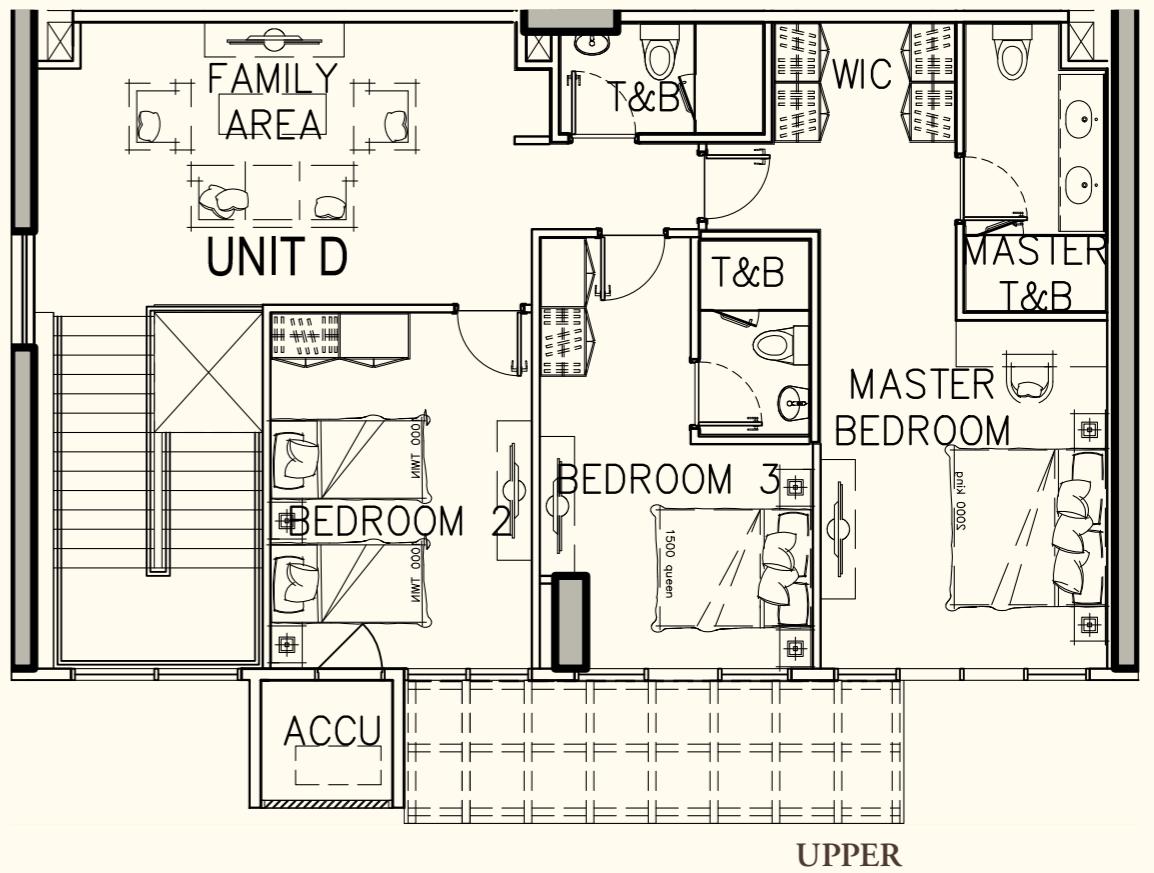


UNIT PLANS

3-BEDROOM CANOPY SUITE

BLOCK 4

Number of Units	7
Number of Bedrooms	3
Approx. Total Unit Area	221-272 sqm.
Approx. Balcony Size	10 sqm.





Living and Dining Area of A Garden Villa | Artist's Perspective

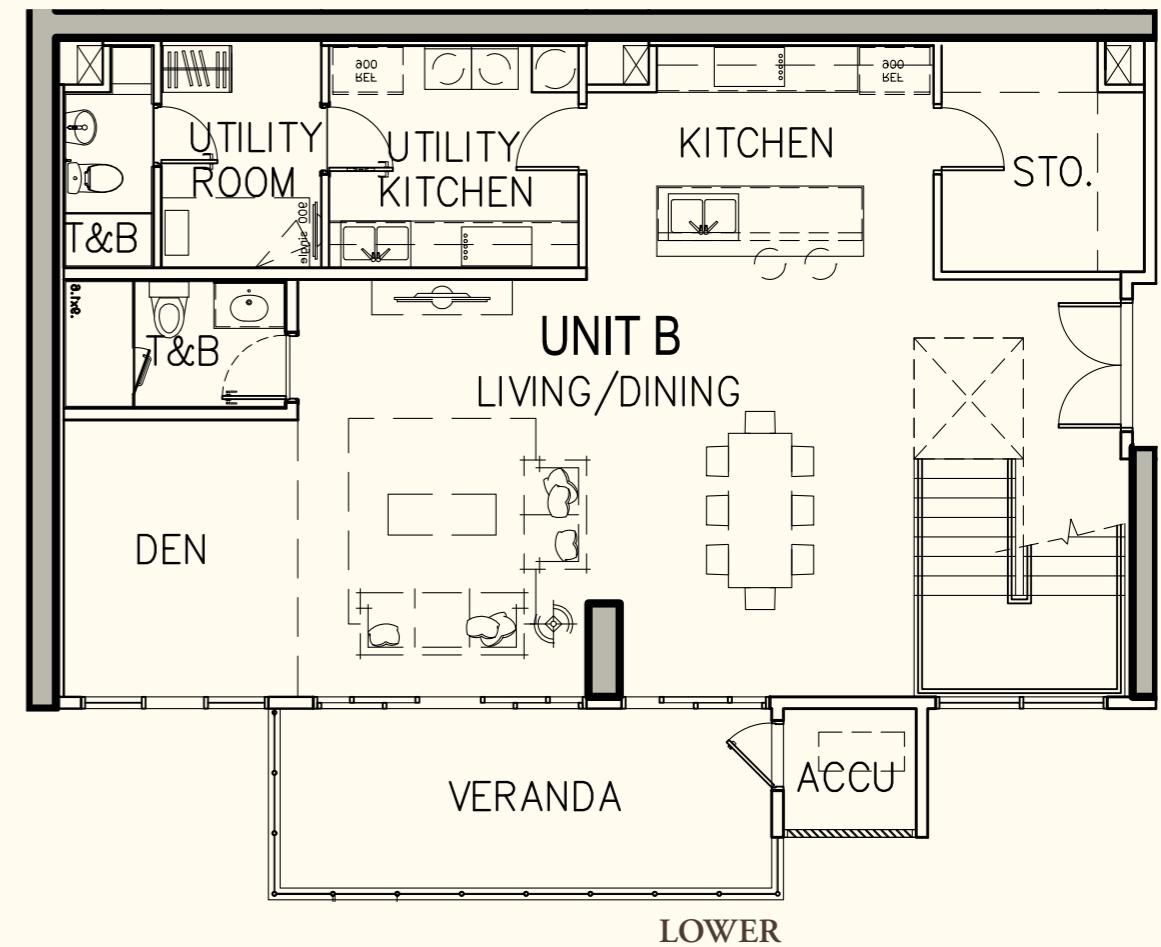
Garden Villa

A voluminous bi-level sanctuary in two- and three-bedroom formats located at the ground level, the Garden Villas unfold with an expansive veranda that opens up to the landscaped amenity spine.

UNIT PLANS

3-BEDROOM GARDEN VILLA

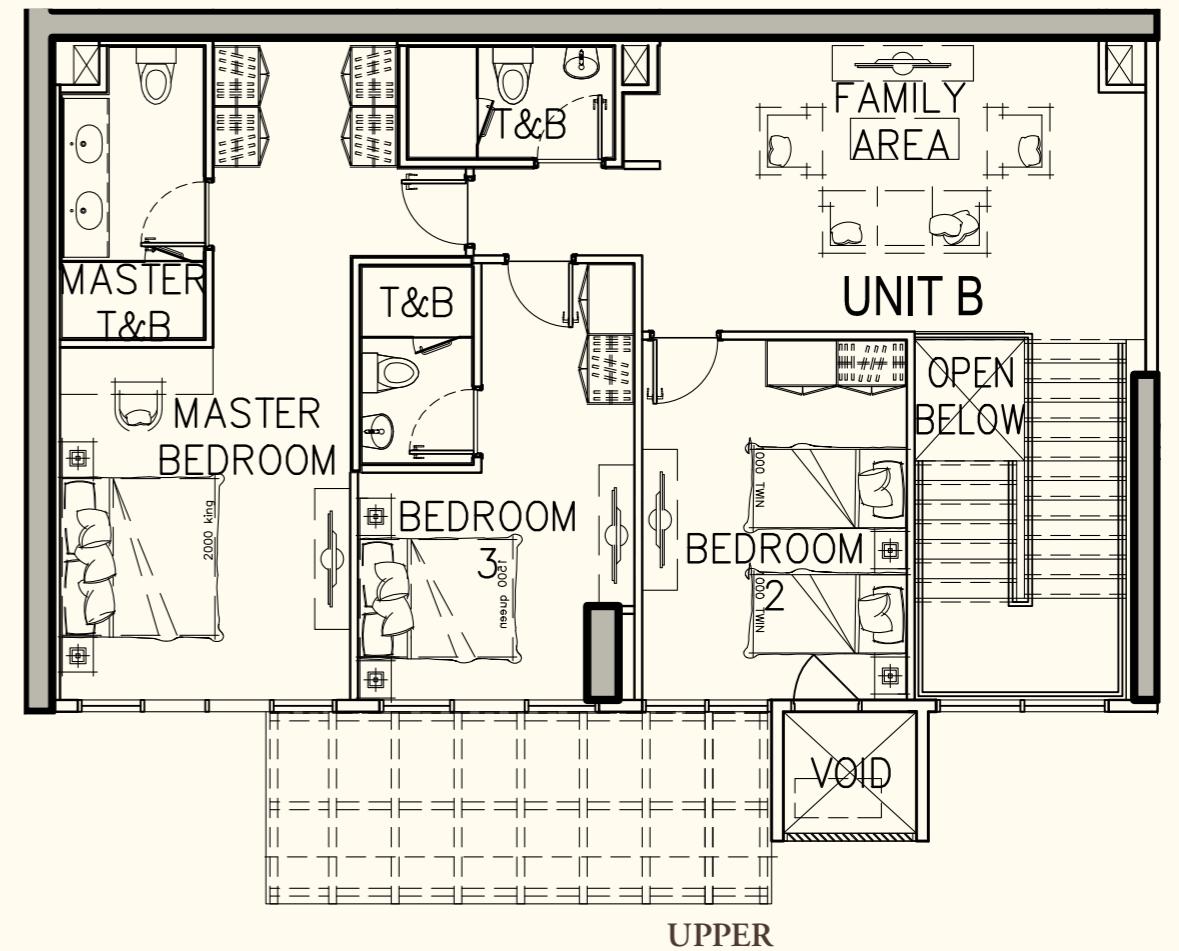
BLOCK 4	
Number of Units	8
Number of Bedrooms	3
Approx. Total Unit Area	243-286 sqm.
Approx. Veranda Size	14 sqm.



UNIT PLANS

3-BEDROOM GARDEN VILLA

BLOCK 4	
Number of Units	8
Number of Bedrooms	3
Approx. Total Unit Area	243-286 sqm.
Approx. Veranda Size	14 sqm.





Canopy Pool Villa | Artist's Perspective

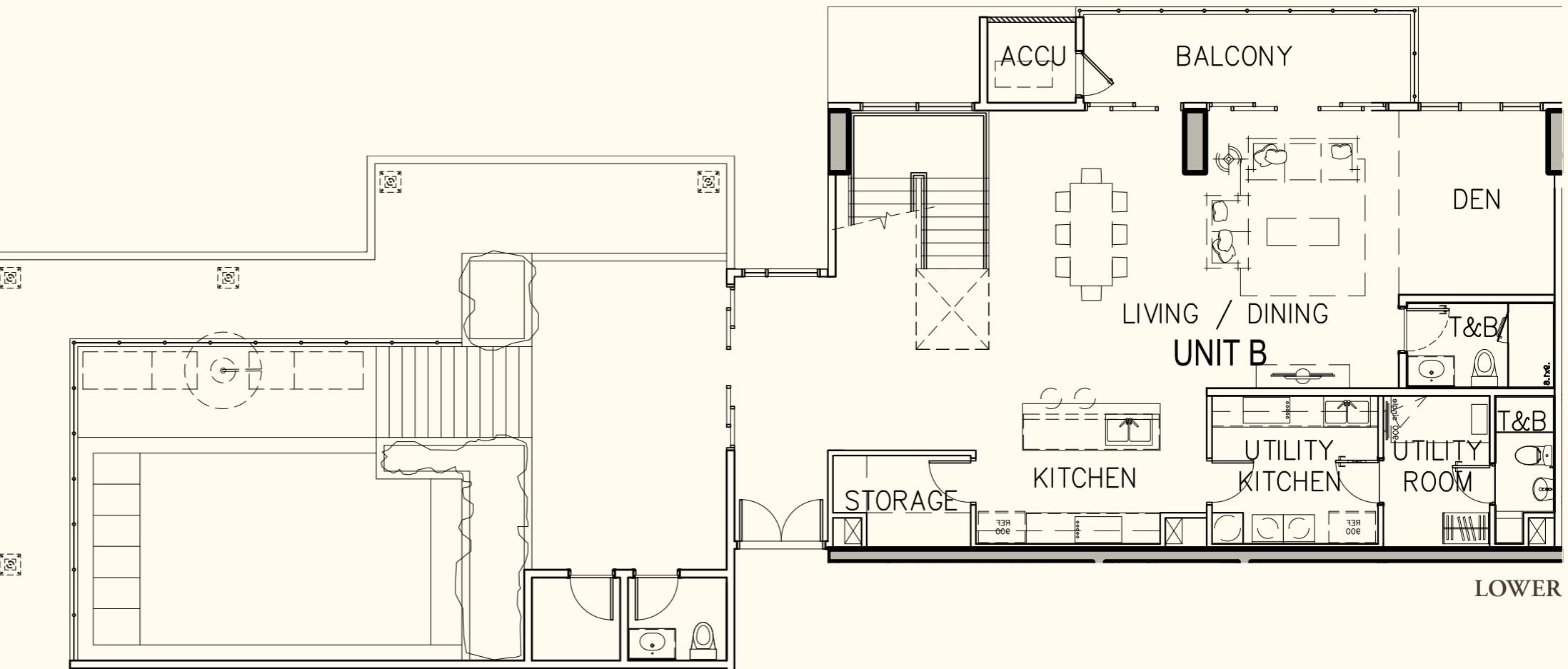
Canopy Pool Villa

An expansive, bi-level residence located on the topmost floor, opening up to a private pool deck.

UNIT PLANS

3-BEDROOM CANOPY POOL VILLA

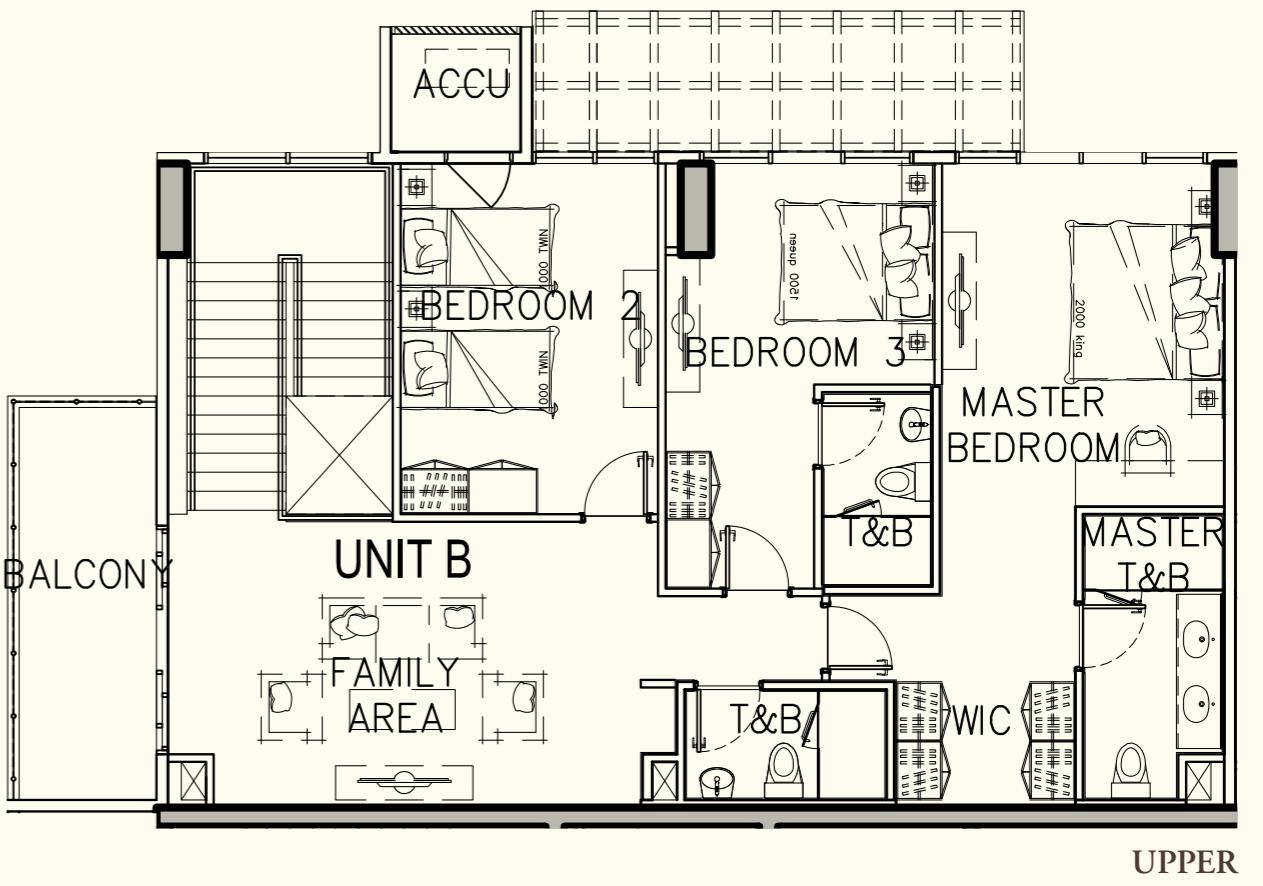
BLOCK 4	
Number of Units	4
Number of Bedrooms	3
Approx. Total Unit Area	260 sqm.
Approx. Balcony/ Pool Deck Size	100 sqm.



UNIT PLANS

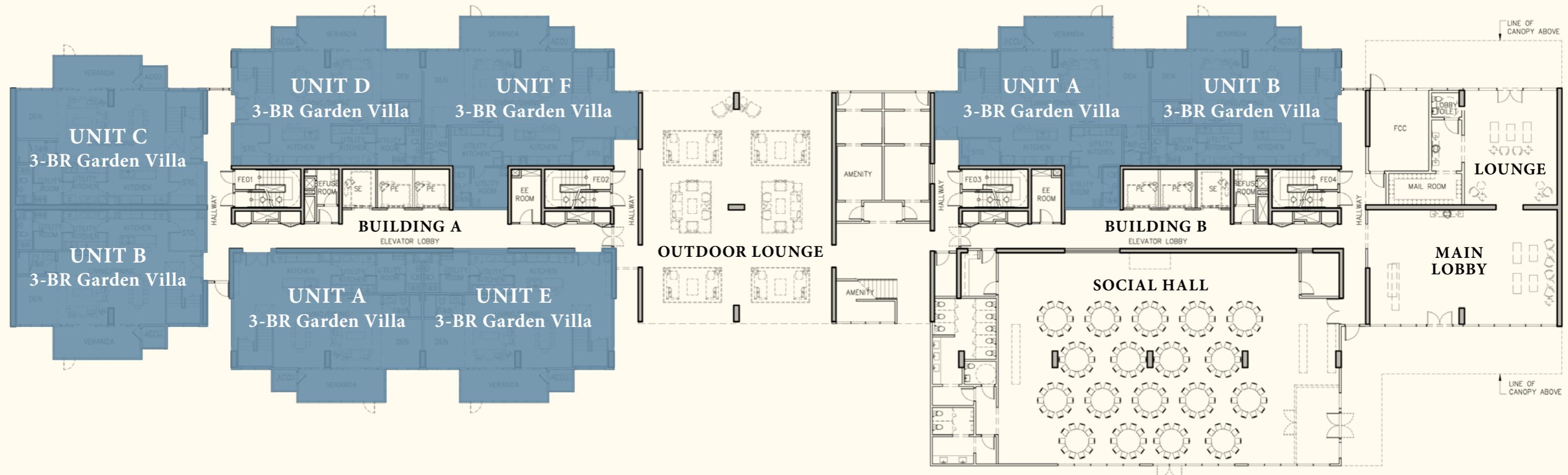
3-BEDROOM CANOPY POOL VILLA

BLOCK 4	
Number of Units	4
Number of Bedrooms	3
Approx. Total Unit Area	260 sqm.
Approx. Balcony/ Pool Deck Size	100 sqm.



GROUND FLOOR PLAN

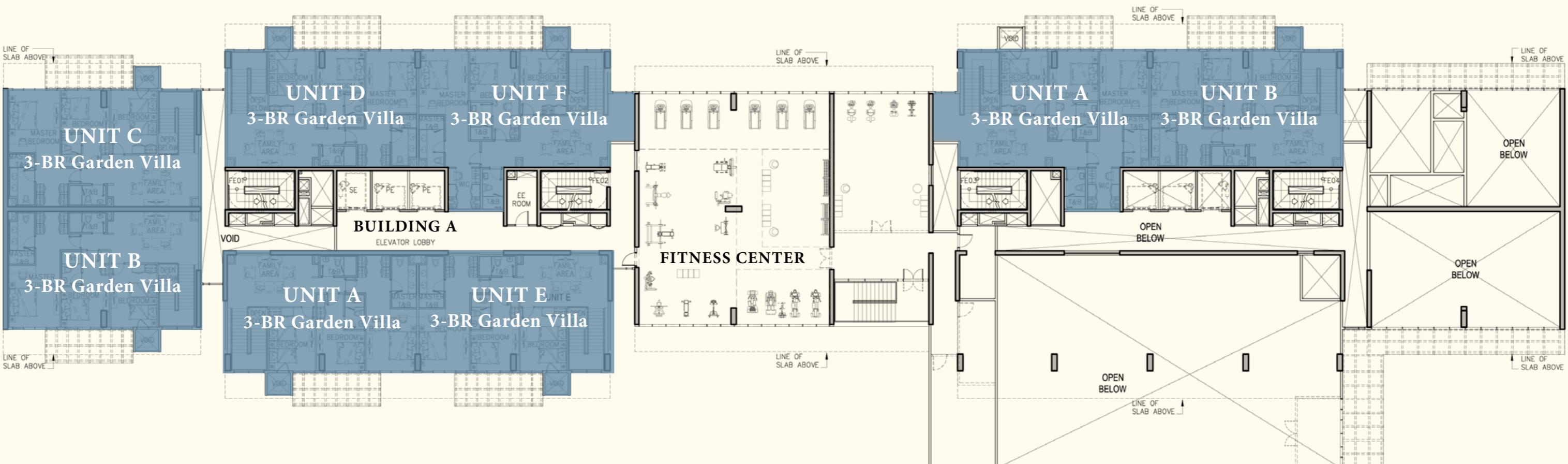
3-BR Garden Villa



N

2ND FLOOR PLAN

 3-BR Garden Villa



N 

3RD, 5TH, 10TH, 14TH, & 15TH
FLOOR PLANS

1-BR Classic	2-BR Special
Duo Suite	3-BR Special
2-BR Classic	



N
↗

6TH TO 9TH
FLOOR PLAN

- 1-BR Classic
- Duo Suite
- 2-BR Classic
- 2-BR Special
- 3-BR Special
- Held Units*

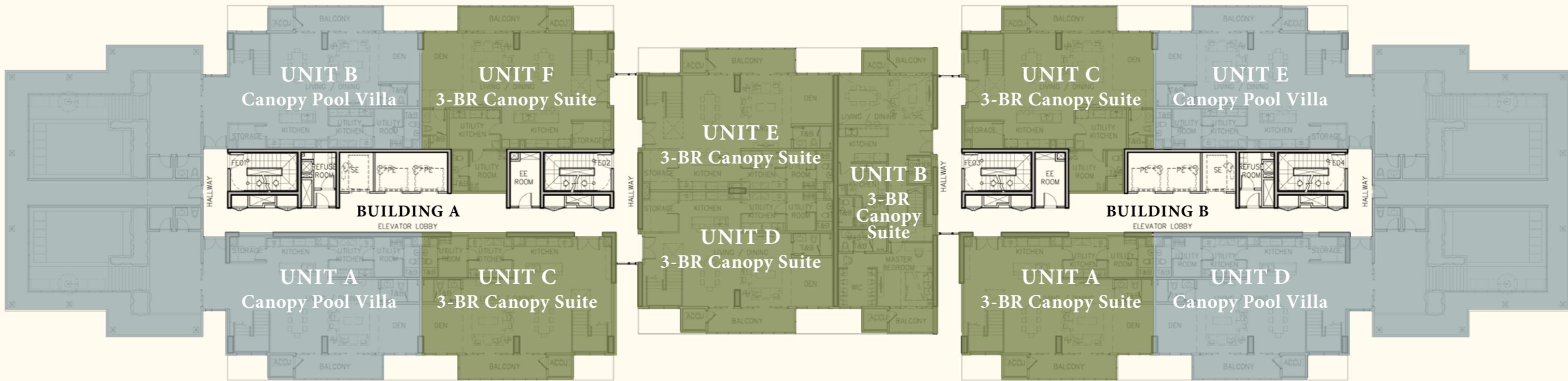
*Garden Terrace space varies
depending on floor



N

16TH FLOOR PLAN

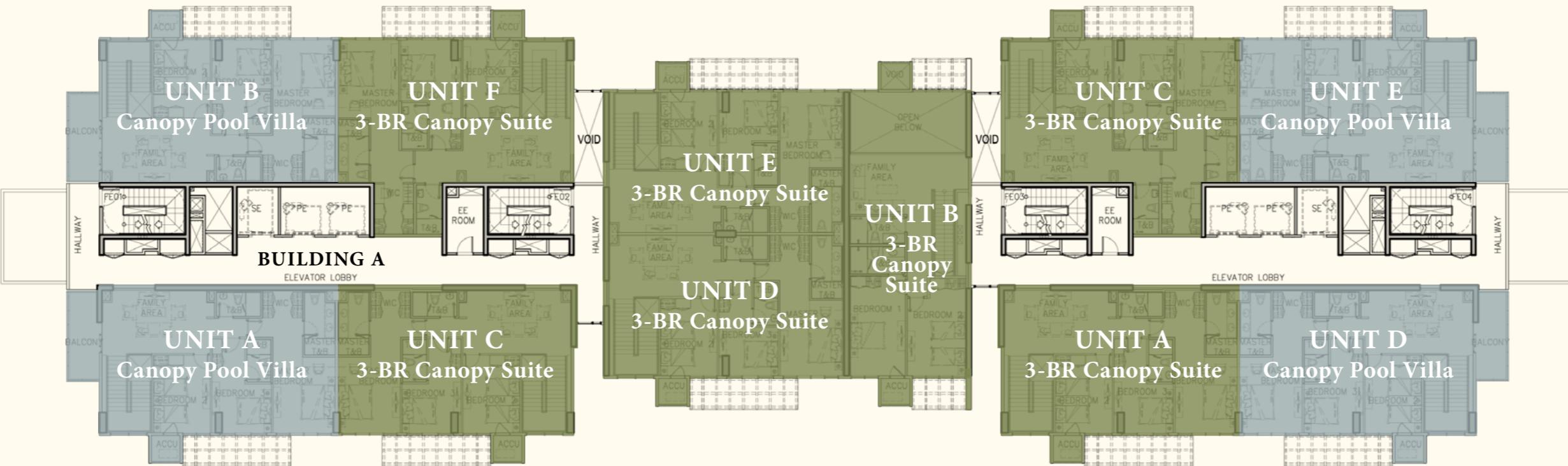
3-BR Canopy Suite
 Canopy Pool Villa



N

17TH FLOOR PLAN

3-BR Canopy Suite
 Canopy Pool Villa



N

BLOCK 4 UNIT FINISHES & APPLIANCES

STANDARD UNITS (CLASSIC, SPECIAL, DUO SUITES)

ROOM/AREA	FLOOR	WALL	CEILING	APPLIANCES/ OTHER INCLUSIONS
Foyer	Homogeneous Tile	Painted	Painted Gypsum	
Living/Dining Area	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit
Den*	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit
Powder Room*	Homogeneous Tile	Painted	Painted Gypsum	
Garden Lounge	Homogeneous Tile	Painted	Painted Gypsum	
Master Bedroom	Engineered Wood	Painted	Painted Gypsum	Air-Conditioning Unit
Master T&B	Homogeneous Tile	Homogeneous Tile	Painted Gypsum	Glass Shower Enclosure, Water Heater

* Applicable in certain unit types

BLOCK 4 UNIT FINISHES & APPLIANCES

STANDARD UNITS (CLASSIC, SPECIAL, DUO SUITES)

ROOM/AREA	FLOOR	WALL	CEILING	APPLIANCES/ OTHER INCLUSIONS
Flex Room*	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit
Flex Room T&B*	Homogeneous Tile	Homogeneous Tile for Shower Area/Painted	Painted Gypsum	Water Heater
Secondary Bedroom	Engineered Wood	Painted	Painted Gypsum	Air-Conditioning Unit
Secondary/ Common T&B	Homogeneous Tile	Homogeneous Tile for Shower Area/Painted	Painted Gypsum	Water Heater
Flex Kitchen*	Homogeneous Tile	Painted	Painted Gypsum	Rangehood, Cooktop, Water Heater
Kitchen	Homogeneous Tile	Painted	Painted Gypsum	Rangehood, Cooktop, Water Heater
Utility/ Maid's Room*	Homogeneous Tile	Painted	Painted Gypsum	
Maid's T&B*	Ceramic Tile	Ceramic Tile for Shower Area/Painted	Painted Gypsum	

* Applicable in certain unit types

BLOCK 4 UNIT FINISHES & APPLIANCES

SPECIAL UNITS (GARDEN SUITES, CANOPY SUITES, CANOPY POOL VILLAS)

ROOM/AREA	FLOOR	WALL	CEILING	APPLIANCES/ OTHER INCLUSIONS
Foyer	Homogeneous Tile	Painted	Painted Gypsum	
Living/Dining Area	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit
Den*	Engineered Wood	Painted	Painted Gypsum	Air-Conditioning Unit
Den T&B/Powder Room*	Homogeneous Tile	Homogeneous Tile for Shower Area/Painted	Painted Gypsum	
Family Hall*	Engineered Wood	Painted	Painted Gypsum	Air-Conditioning Unit
Balcony*/Veranda*	Synthetic Wood	Painted		

* Applicable in certain unit types

BLOCK 4 UNIT FINISHES & APPLIANCES

SPECIAL UNITS (GARDEN SUITES, CANOPY SUITES, CANOPY POOL VILLAS)

ROOM/AREA	FLOOR	WALL	CEILING	APPLIANCES/ OTHER INCLUSIONS
Pool Lounge*/Deck*	Homogeneous Tile	Painted		
Pool Shower/Toilet*	Homogeneous Tile	Homogeneous Tile for Shower Area/Painted	Painted Gypsum	
Master Bedroom	Engineered Wood	Painted	Painted Gypsum	Air-Conditioning Unit
Master Bedroom Walk-In Closet	Engineered Wood	Painted	Painted Gypsum	
Master Bedroom T&B	Homogeneous Tile	Homogeneous Tile	Painted Gypsum	Glass Shower Enclosure, Water Heater
Secondary Bedroom	Engineered Wood	Painted	Painted Gypsum	Air-Conditioning Unit
Secondary/ Common T&B	Homogeneous Tile	Homogeneous Tile for Shower Area/Painted	Painted Gypsum	Water Heater

* Applicable in certain unit types

BLOCK 4 UNIT FINISHES & APPLIANCES

SPECIAL UNITS (GARDEN SUITES, CANOPY SUITES, CANOPY POOL VILLAS)

ROOM/AREA	FLOOR	WALL	CEILING	APPLIANCES/ OTHER INCLUSIONS
Main Kitchen	Homogeneous Tile	Painted	Painted Gypsum	Rangehood, Cooktop, Water Heater
Utility Kitchen*	Homogeneous Tile	Painted	Painted Gypsum	Water Heater
Utility/Maid's Room*	Homogeneous Tile	Painted	Painted Gypsum	
Maid's T&B*	Ceramic Tile	Ceramic Tile For Shower Area/Painted	Painted Gypsum	

* Applicable in certain unit types



Embrace Refreshing Settings

Arbor Lanes Block 4 and Block 5, the culmination of this distinctive development in ARCA South, are conveniently situated adjacent to a shared amenity spine with a Great Lawn and Lap Pool.

A lush Garden Hall invigorates the living experience with natural environments weaving together green and architecture.

BLOCK 5



Block 4 and Block 5 | Artist's Perspective

BLOCK 5 UNIT OFFERINGS

UNIT TYPE	NUMBER OF UNITS	APPROXIMATE AREA RANGE SQM			PARKING ALLOCATION
		AVERAGE	MINIMUM	MAXIMUM	
1-Bedroom Classic	90	68	68	72	1
Duo Suite	50	106	104	108	1
2-Bedroom Classic	79	132	131	134	1
2-Bedroom Special	13	170	170	170	1
3-Bedroom Classic	11	200	200	200	2
2-Bedroom Canopy Suite	2	190	183	196	2
3-Bedroom Canopy Suite	7	254	221	313	2
2-Bedroom Garden Villa	1	188	188	188	2
3-Bedroom Garden Villa	6	243	243	243	2
Canopy Pool Villa	4	260	260	260	3
TOTAL	263	118	68	313	

Please refer to specific unit plans for areas of specific units

Units with 2 parking slots shall receive either 2 single slots or 1 tandem slot



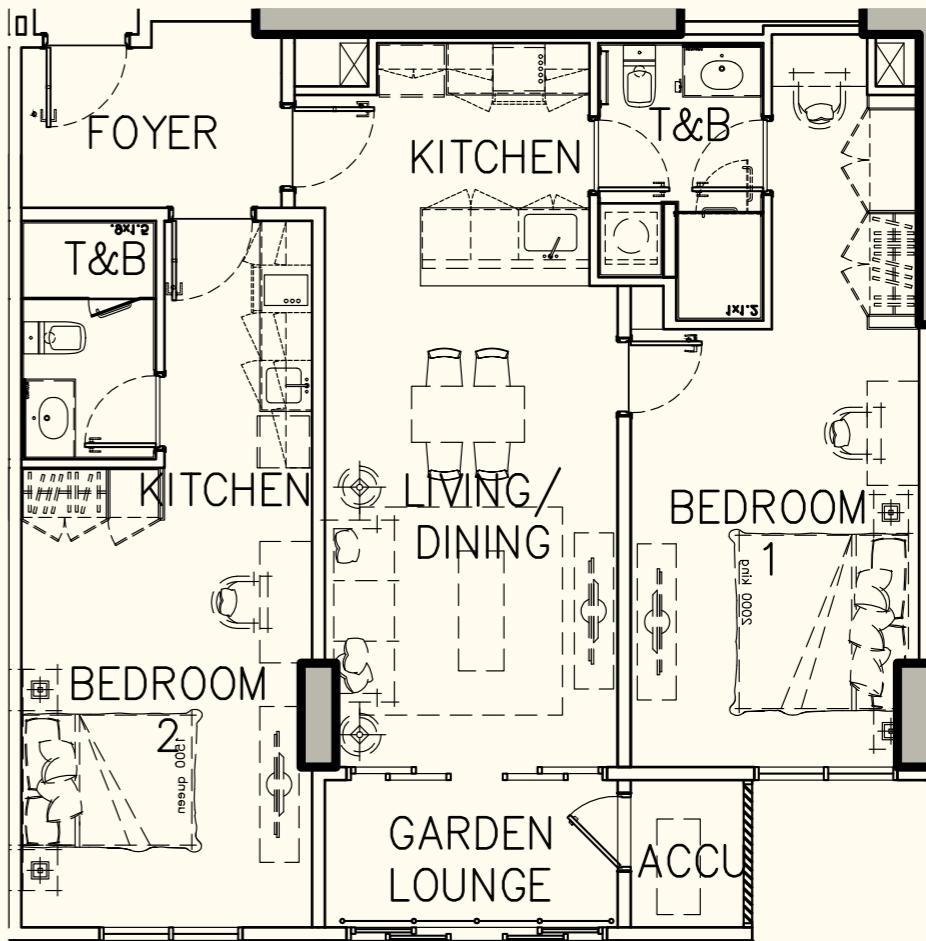
Duo Suites

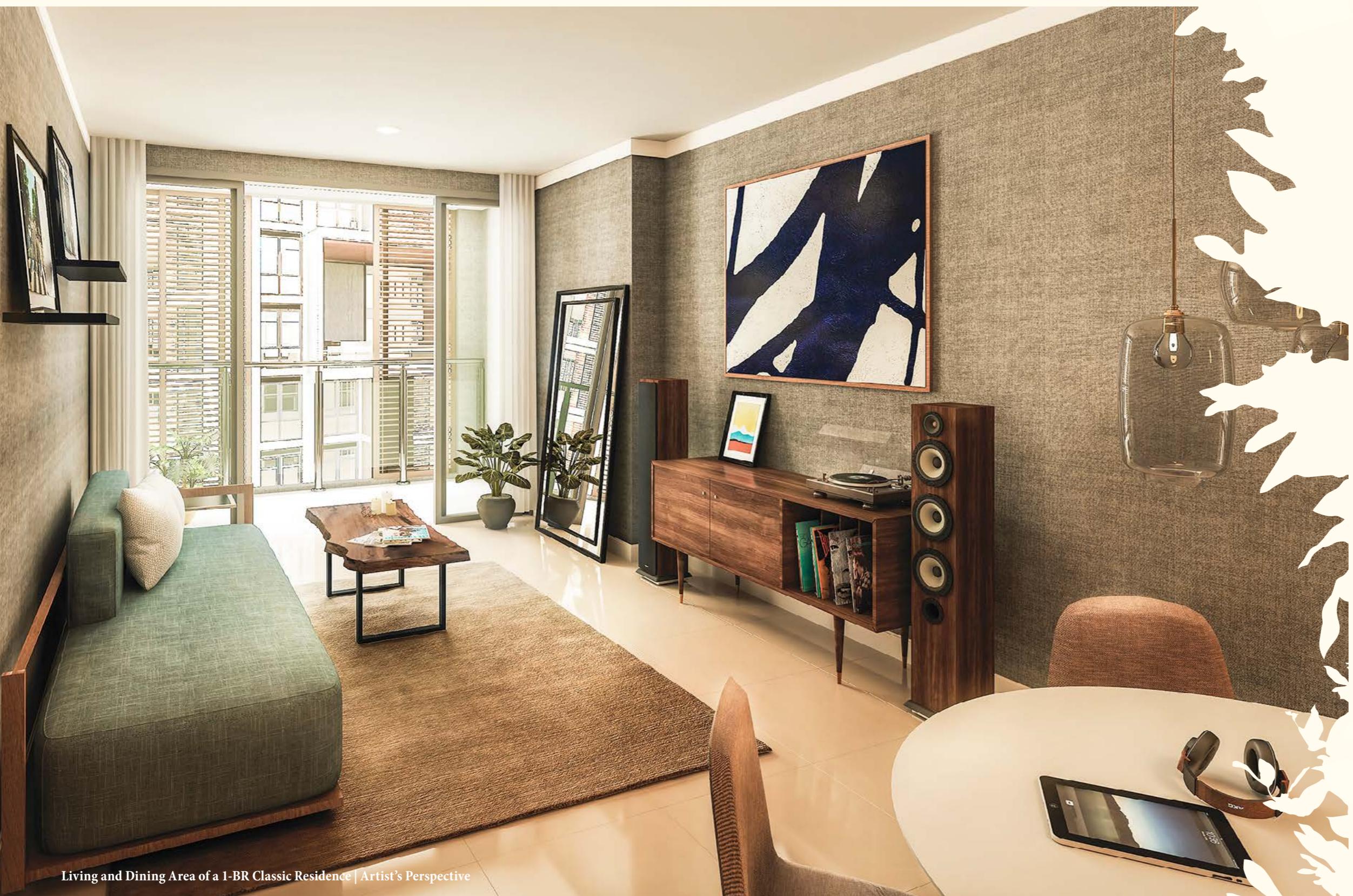
A first by Ayala Land Premier,
iconic spaces are designed
with an auxiliary studio unit
affording manifold choices
for nurturing generations.

UNIT PLANS

DUO SUITES

	BLOCK 5
Number of Units	50
Number of Bedrooms	2
Approx. Total Unit Area - Inclusive of Garden Lounge	104-108 sqm.





Living and Dining Area of a 1-BR Classic Residence | Artist's Perspective

Classic Units

Created with passion and exceptional attention to detail, one-, two-, and three-bedroom residences illuminate the distinct Ayala Land Premier living experience.

UNIT PLANS

1-BEDROOM CLASSIC

BLOCK 5

Number of Units

90

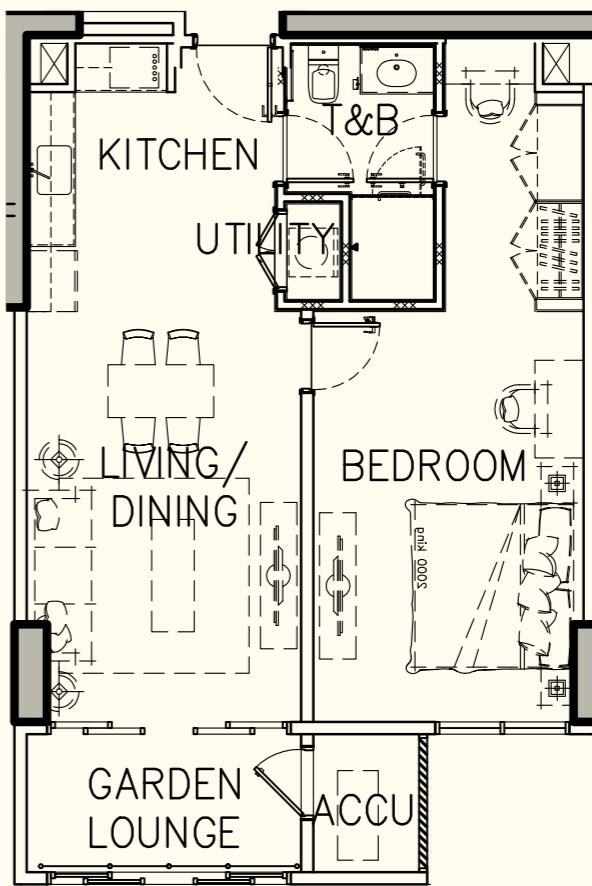
Number of Bedrooms

1

Approx. Total Unit Area

68-72 sqm.

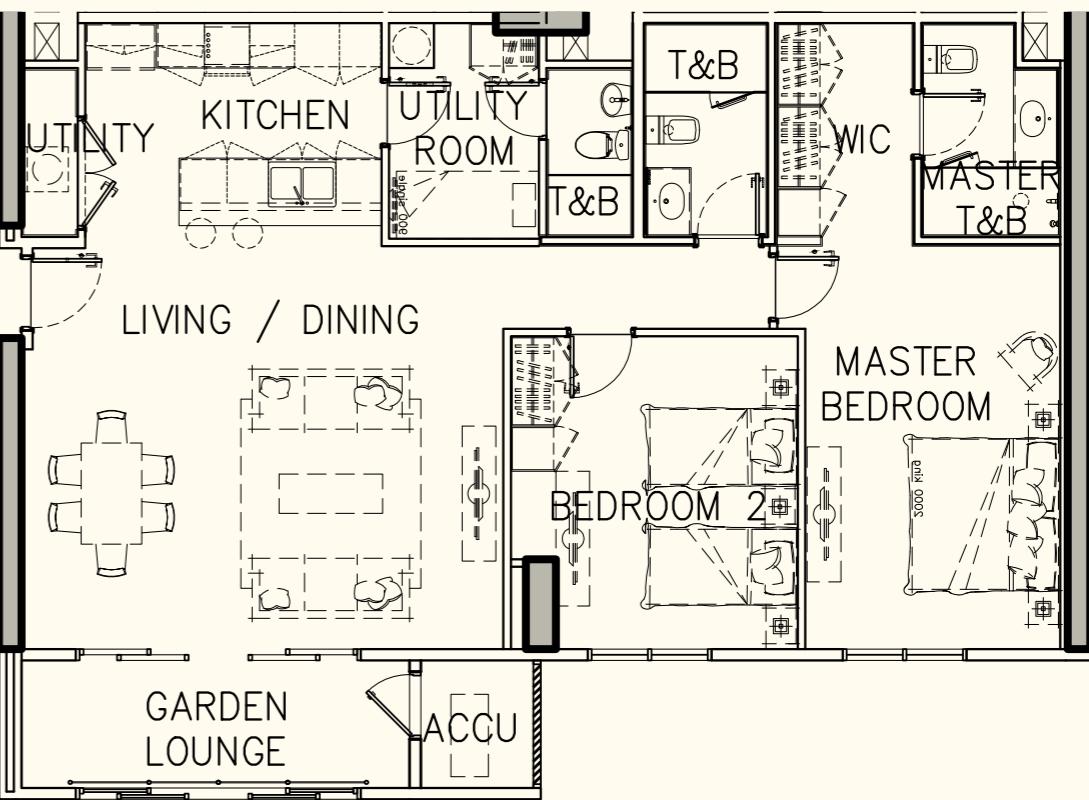
- Inclusive of Garden Lounge



UNIT PLANS

2-BEDROOM CLASSIC

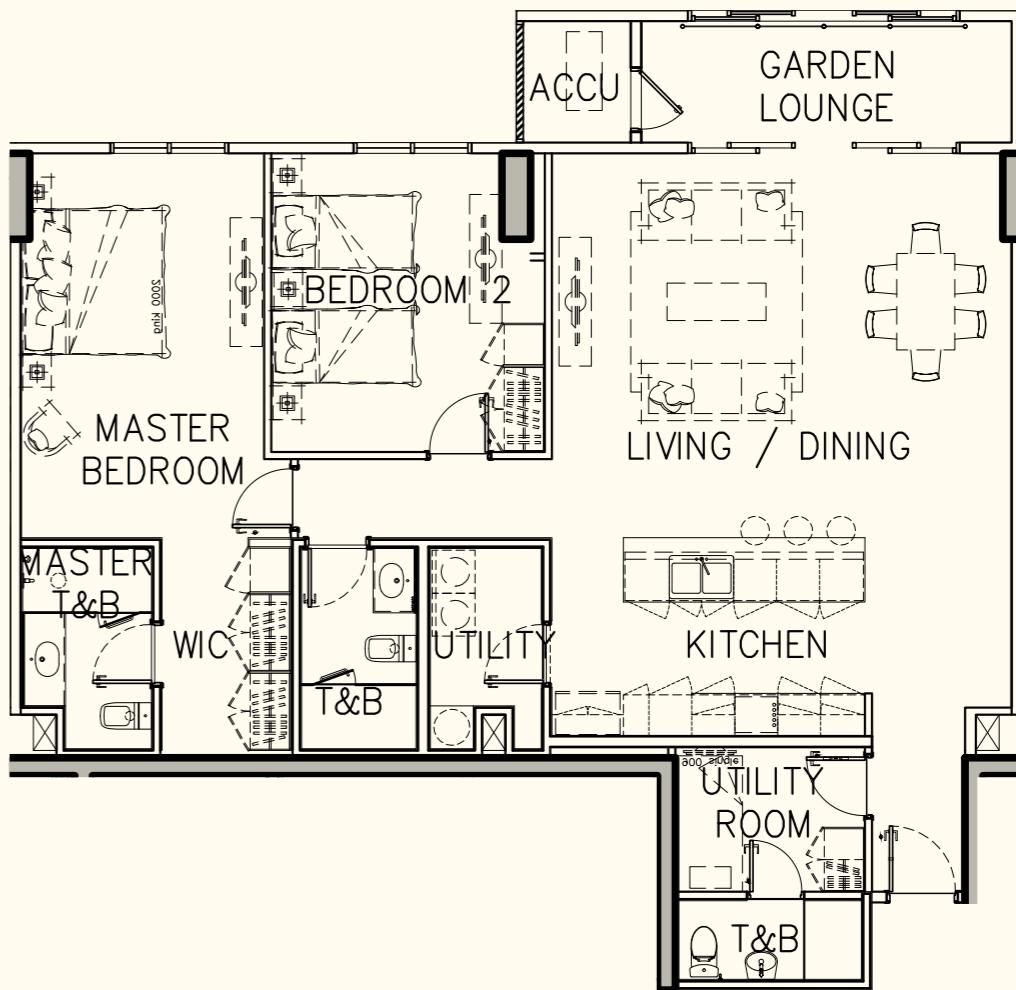
BLOCK 5	79
Number of Units	79
Number of Bedrooms	2
Approx. Total Unit Area - Inclusive of Garden Lounge	131-134 sqm.



UNIT PLANS

2-BEDROOM SPECIAL UNIT

BLOCK 5	
Number of Units	13
Number of Bedrooms	2
Approx. Total Unit Area - Inclusive of Garden Lounge	170 sqm.





Canopy Suite

Your own private expanse, this impressive all-penthouse collection features larger configurations and a balcony welcoming nature and sky.

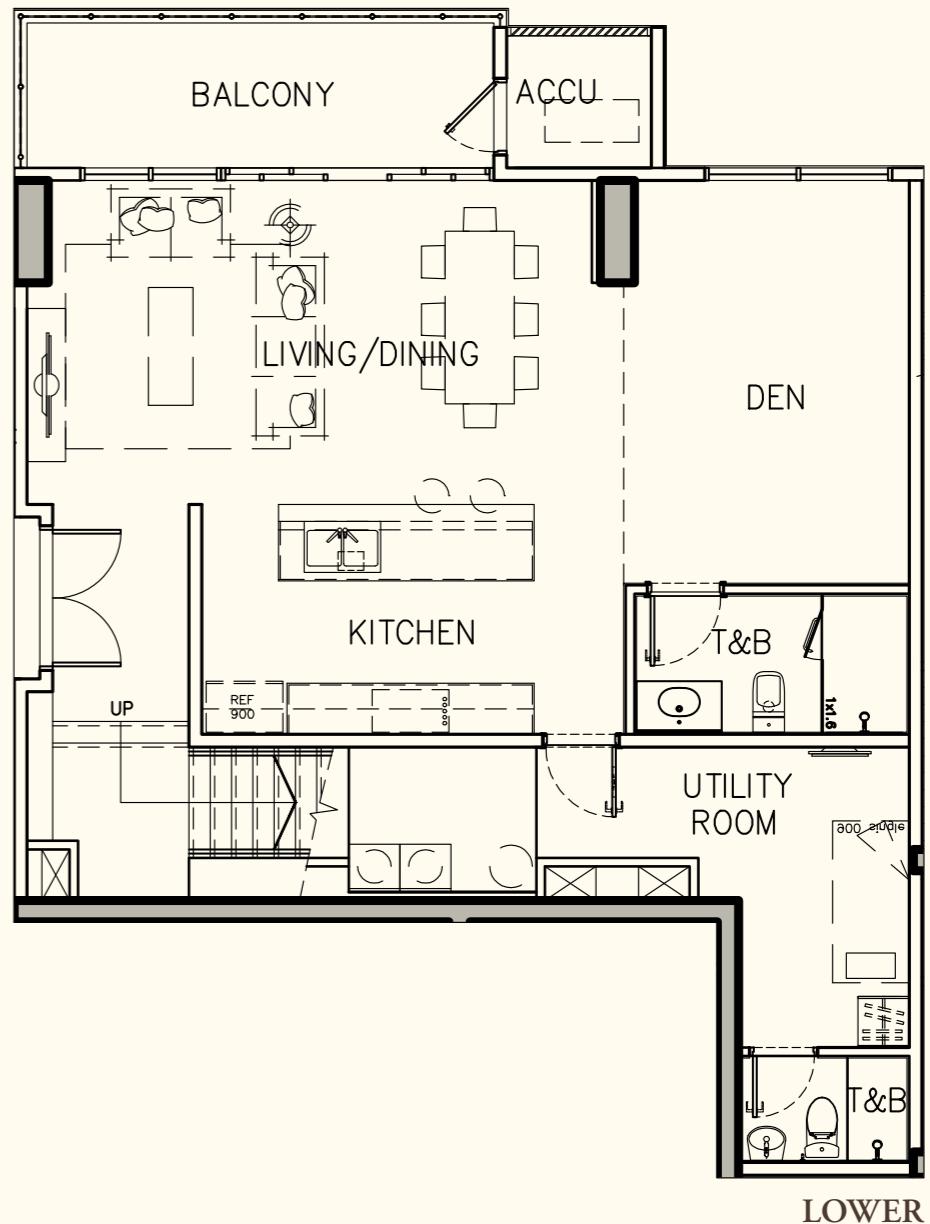
Living and Dining Area of A 3-BR Canopy Suite Residence | Artist's Perspective

UNIT PLANS

2-BEDROOM CANOPY SUITE

BLOCK 5

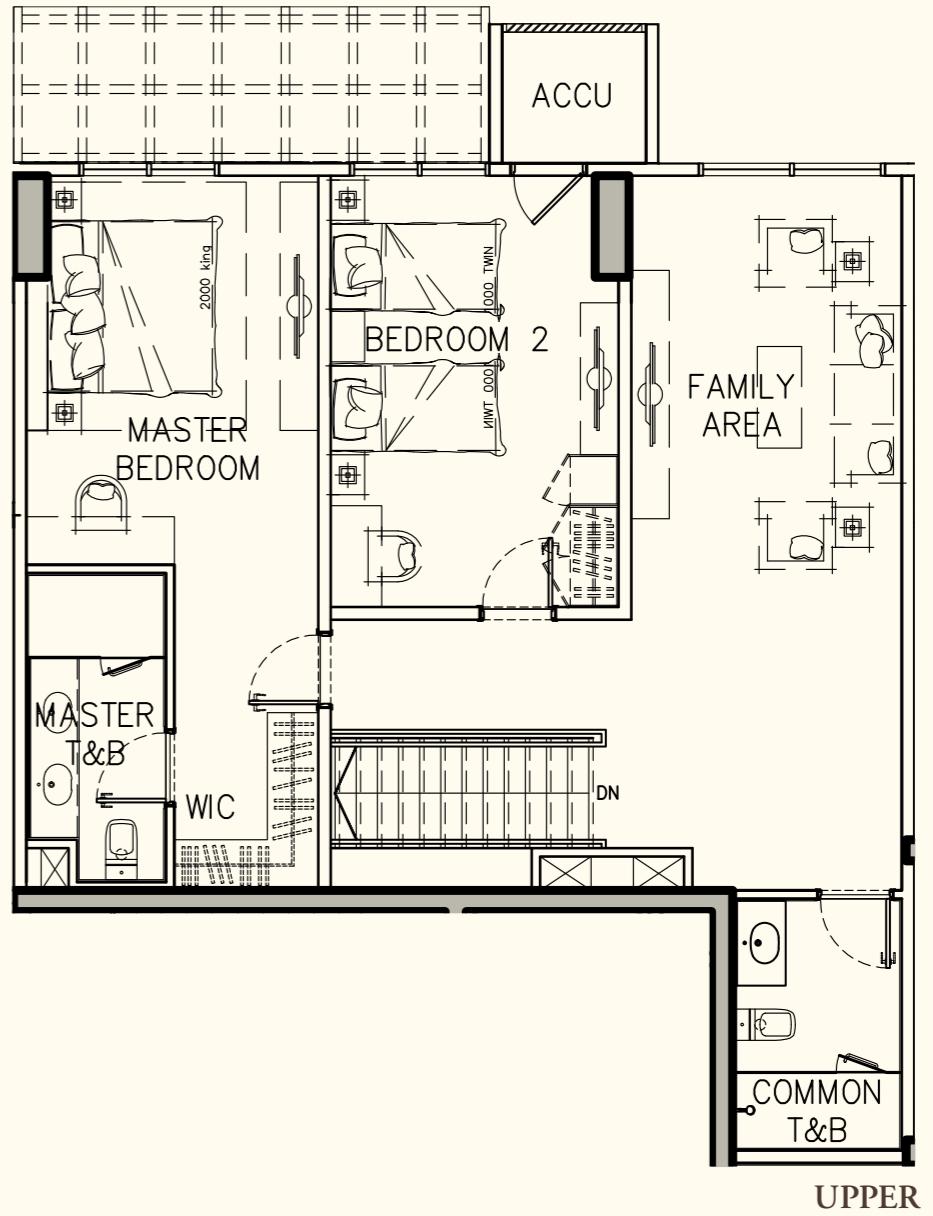
Number of Units	2
Number of Bedrooms	2
Approx. Total Unit Area	183-196 sqm.
Approx. Balcony Size	9 sqm.



UNIT PLANS

2-BEDROOM CANOPY SUITE

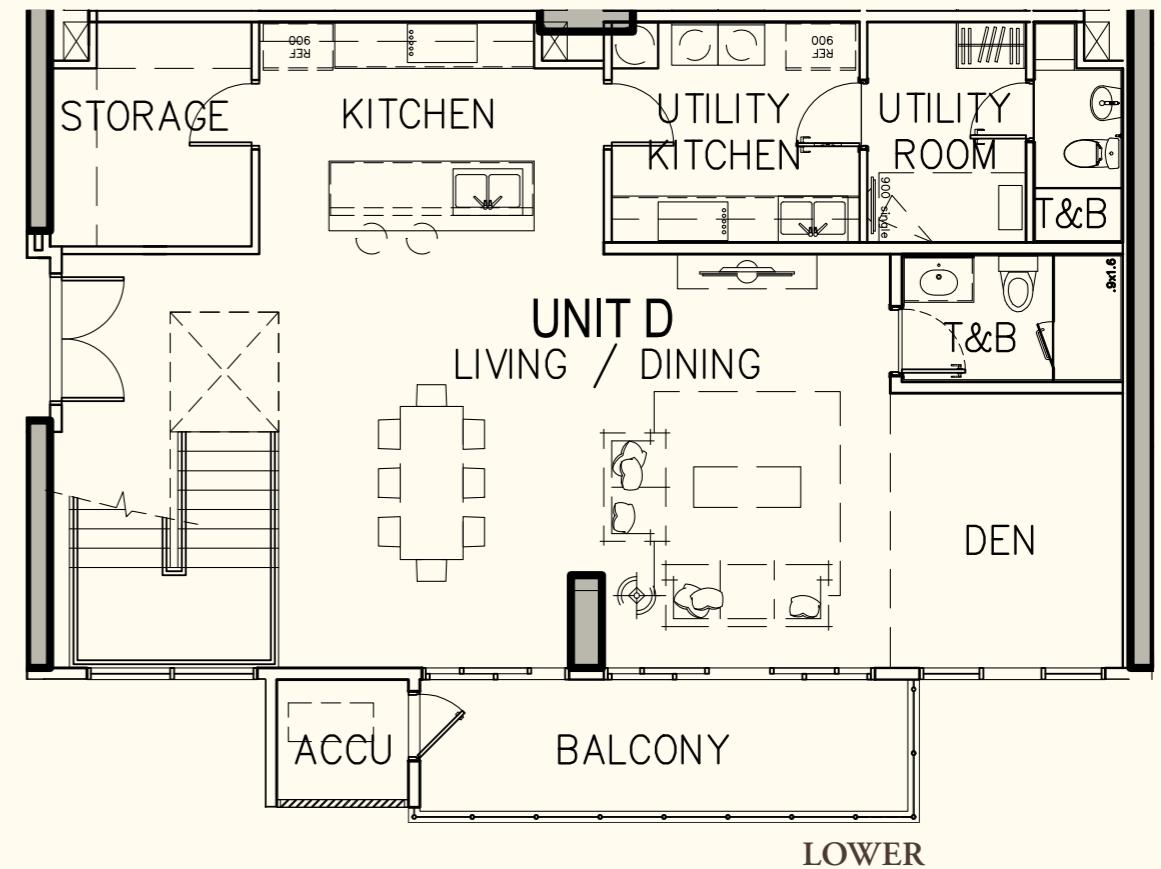
	BLOCK 5
Number of Units	2
Number of Bedrooms	2
Approx. Total Unit Area	183-196 sqm.
Approx. Balcony Size	9 sqm.



UNIT PLANS

3-BEDROOM CANOPY SUITE

BLOCK 5	
Number of Units	7
Number of Bedrooms	3
Approx. Total Unit Area	221-313 sqm.
Approx. Balcony Size	10 sqm.

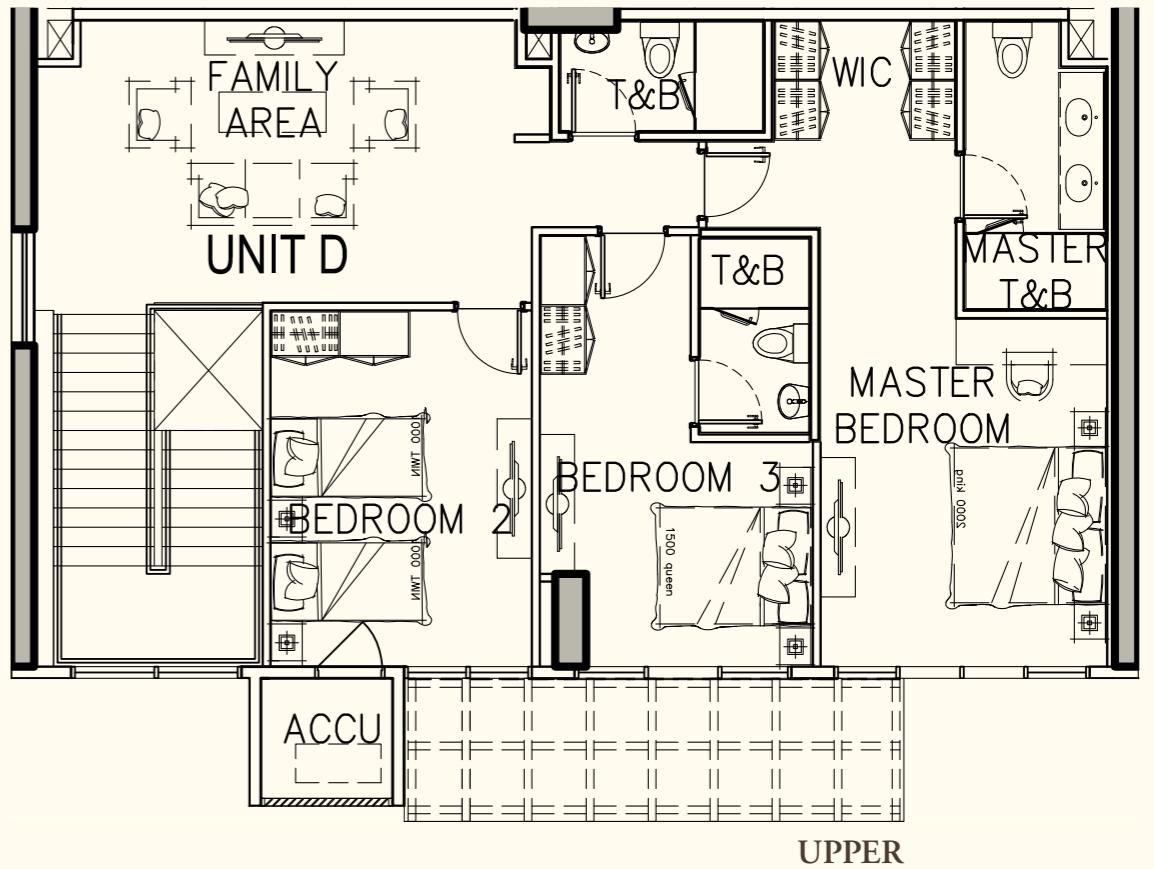


UNIT PLANS

3-BEDROOM CANOPY SUITE

BLOCK 5

Number of Units	7
Number of Bedrooms	3
Approx. Total Unit Area	221-313 sqm.
Approx. Balcony Size	10 sqm.





Living and Dining Area of A Garden Villa | Artist's Perspective

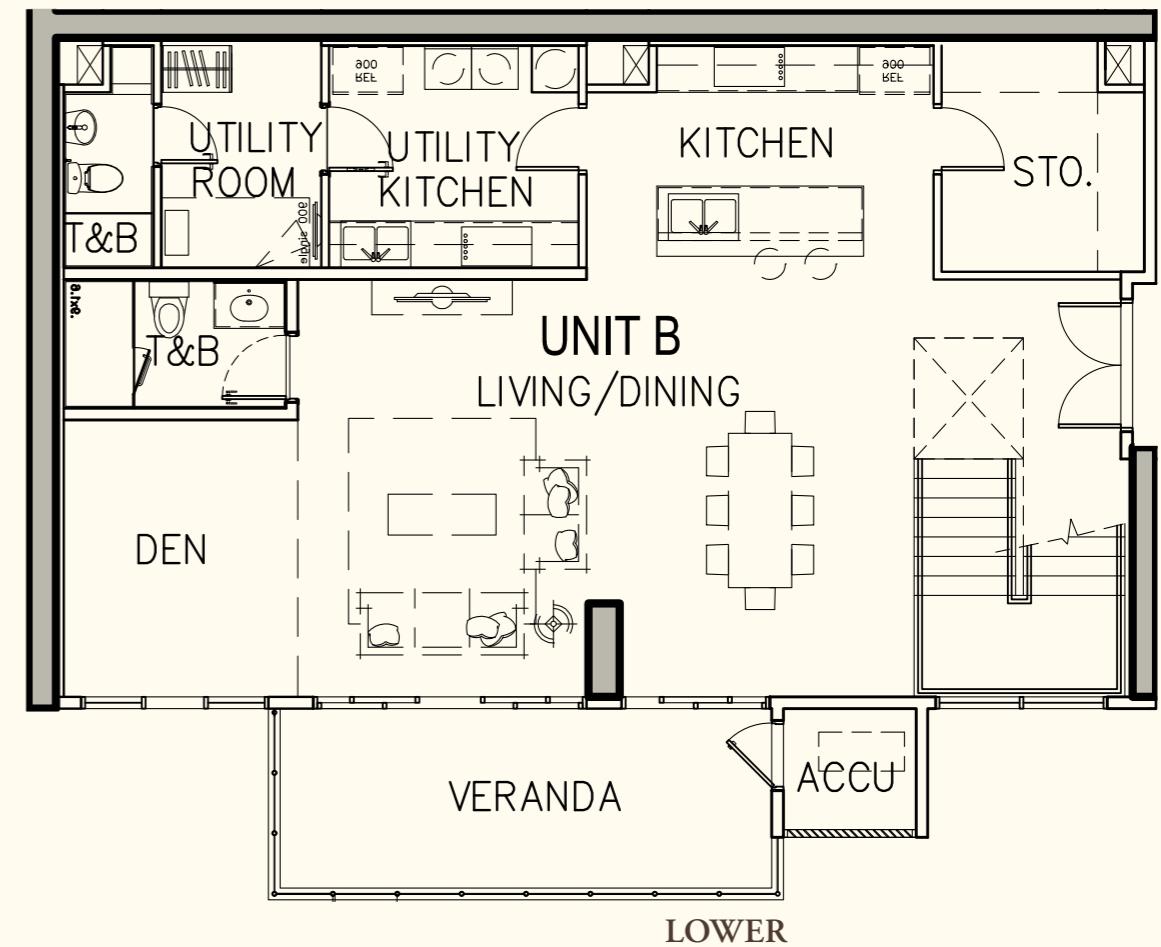
Garden Villa

A voluminous bi-level sanctuary in two- and three-bedroom formats located at the ground level, the Garden Villas unfold with an expansive veranda that opens up to the landscaped amenity spine.

UNIT PLANS

3-BEDROOM GARDEN VILLA

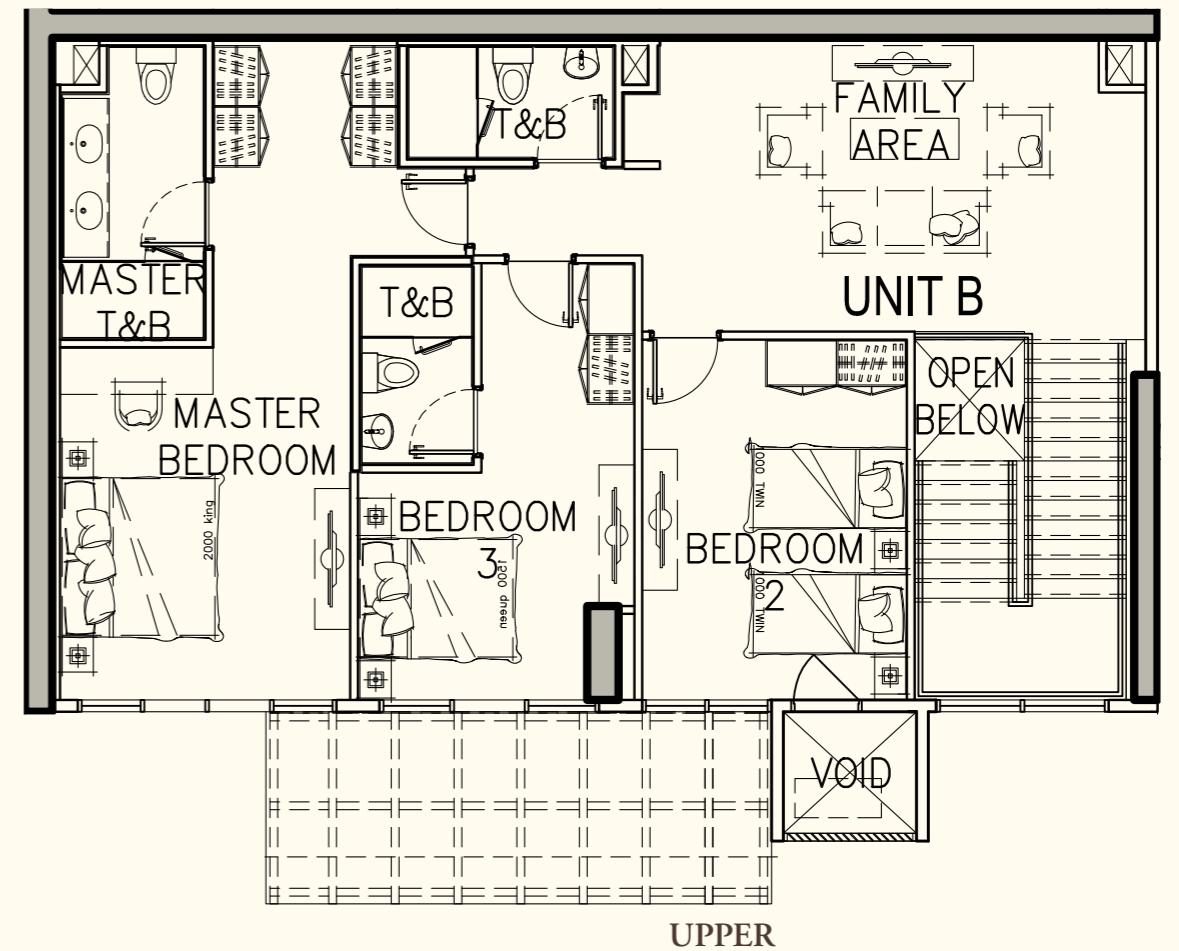
BLOCK 5	
Number of Units	6
Number of Bedrooms	3
Approx. Total Unit Area	243 sqm.
Approx. Veranda Size	14 sqm.



UNIT PLANS

3-BEDROOM GARDEN VILLA

BLOCK 5	
Number of Units	6
Number of Bedrooms	3
Approx. Total Unit Area	243 sqm.
Approx. Veranda Size	14 sqm.





Canopy Pool Villa | Artist's Perspective

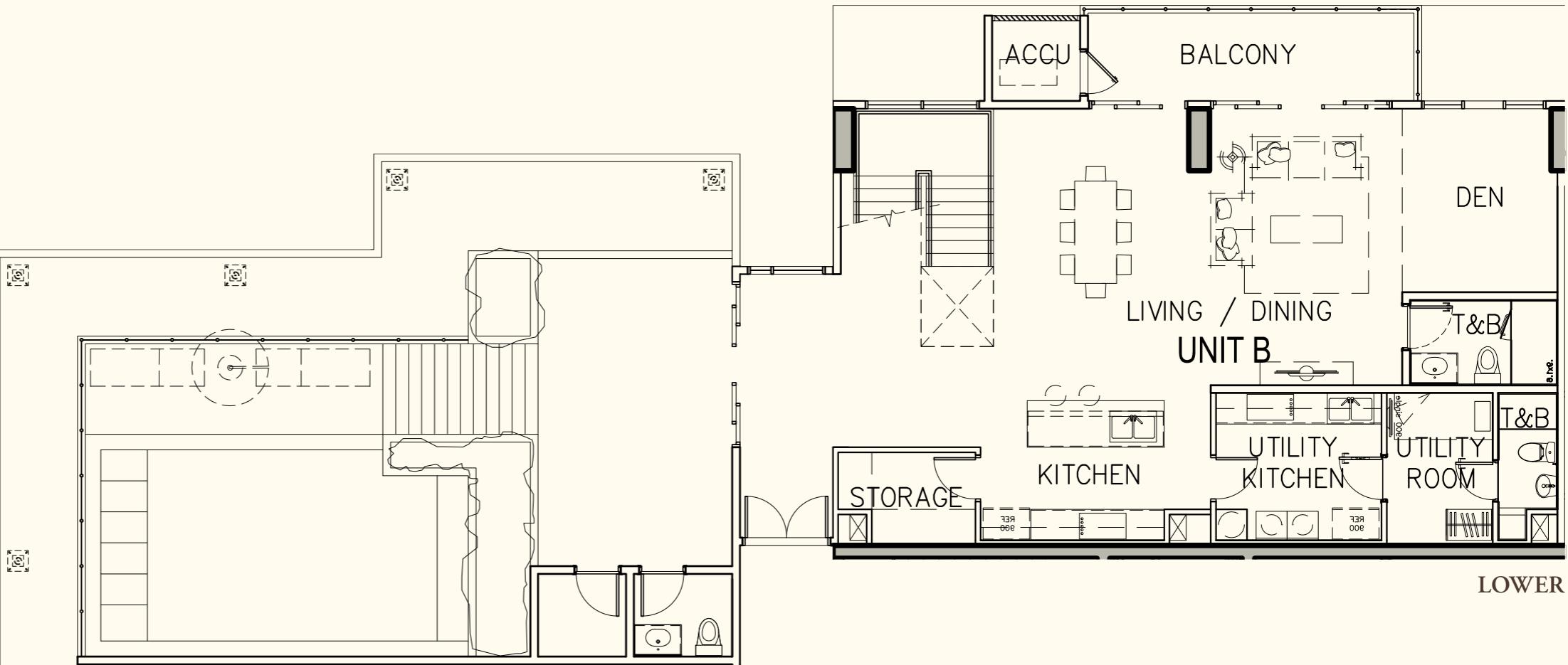
Canopy Pool Villa

An expansive, bi-level residence located on the topmost floor, opening up to a private pool deck.

UNIT PLANS

3-BEDROOM CANOPY POOL VILLA

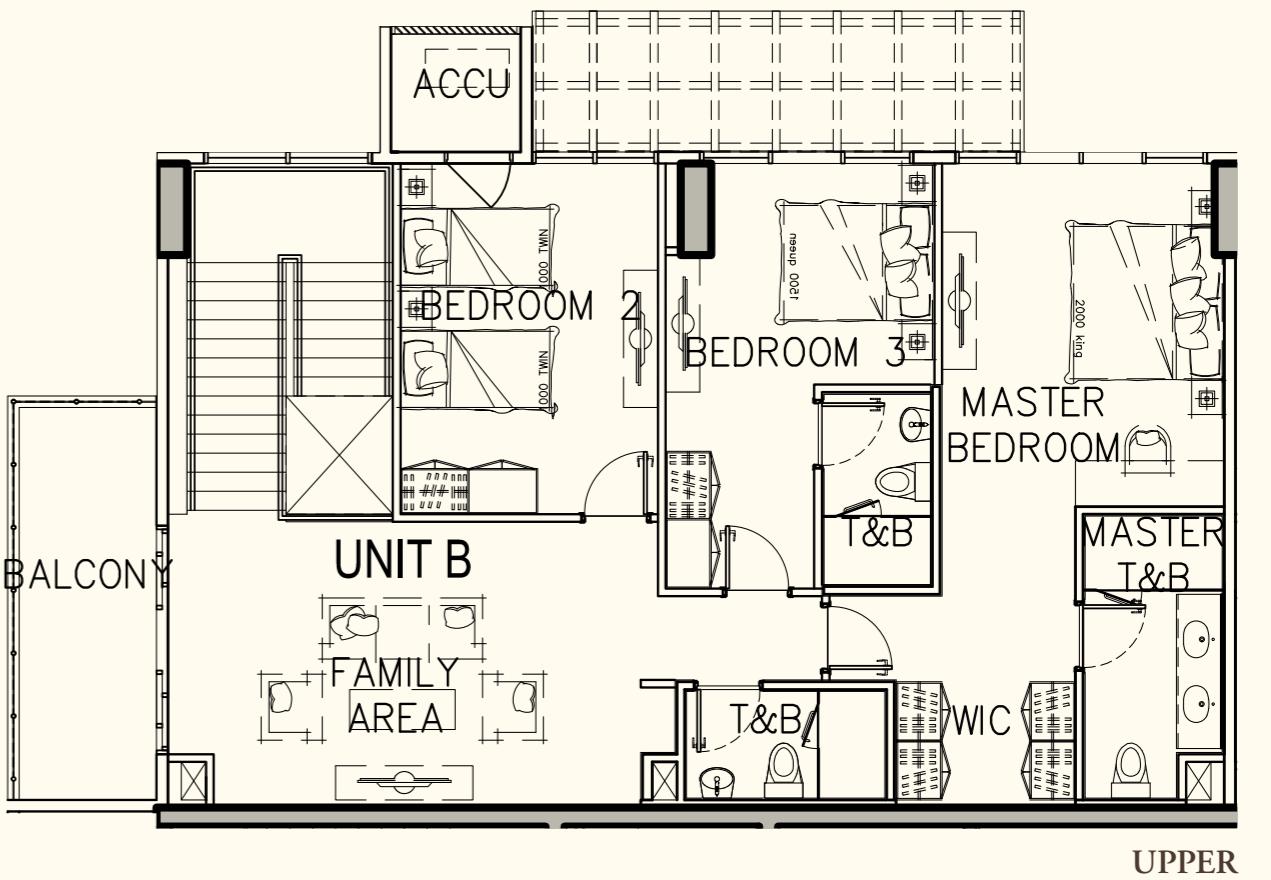
	BLOCK 5
Number of Units	4
Number of Bedrooms	3
Approx. Total Unit Area	260 sqm.
Approx. Balcony/ Pool Deck Size	100 sqm.



UNIT PLANS

3-BEDROOM CANOPY POOL VILLA

BLOCK 5	
Number of Units	4
Number of Bedrooms	3
Approx. Total Unit Area	260 sqm.
Approx. Balcony/ Pool Deck Size	100 sqm.



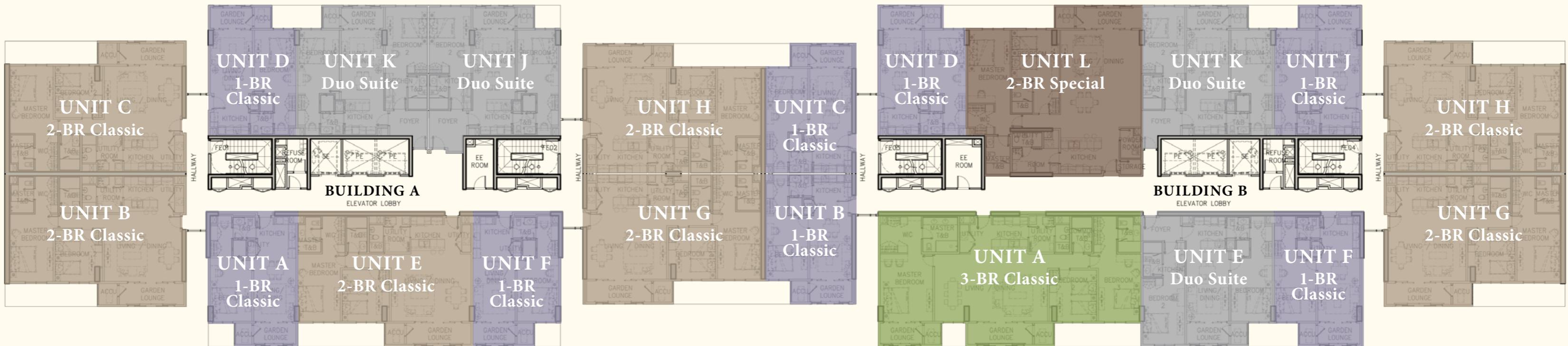
GROUND & 2ND FLOOR PLAN

- 1-BR Classic
- 2-BR Special
- Duo Suite
- 2-BR Classic
- 3BR Garden Villa
- 2BR Garden Villa



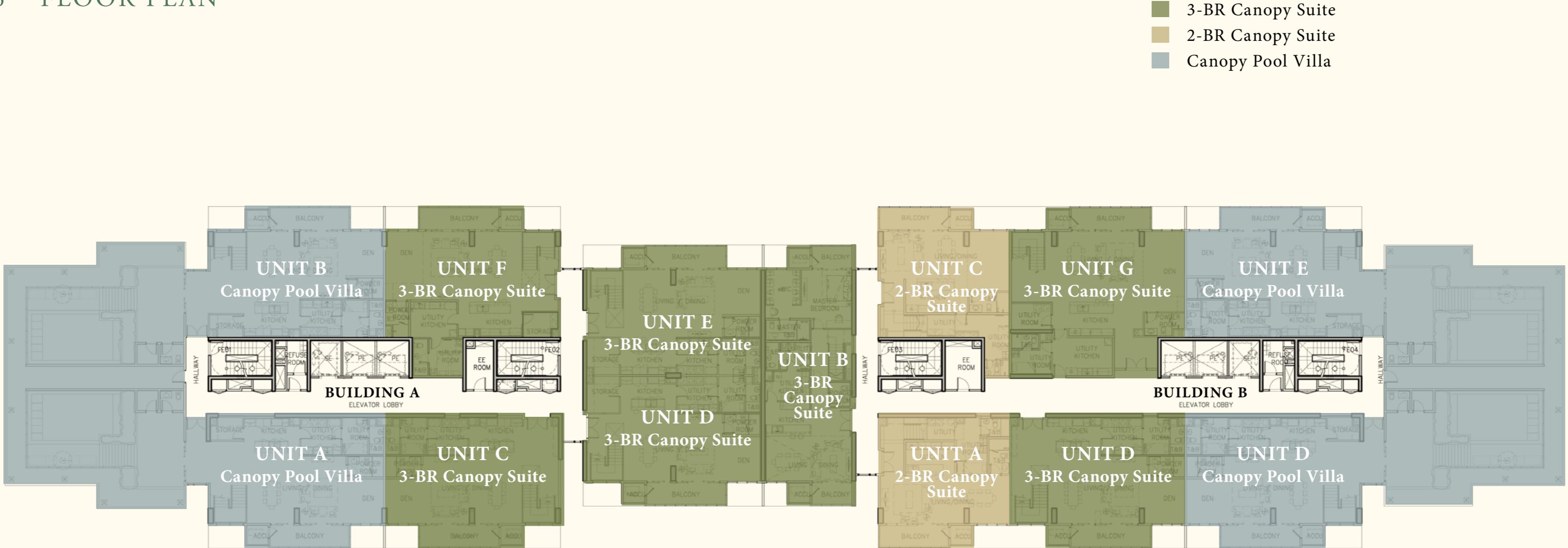
3RD – 15TH FLOOR PLAN

- 1-BR Classic
- 2-BR Special
- Duo Suite
- 3-BR Classic
- 2-BR Classic



N

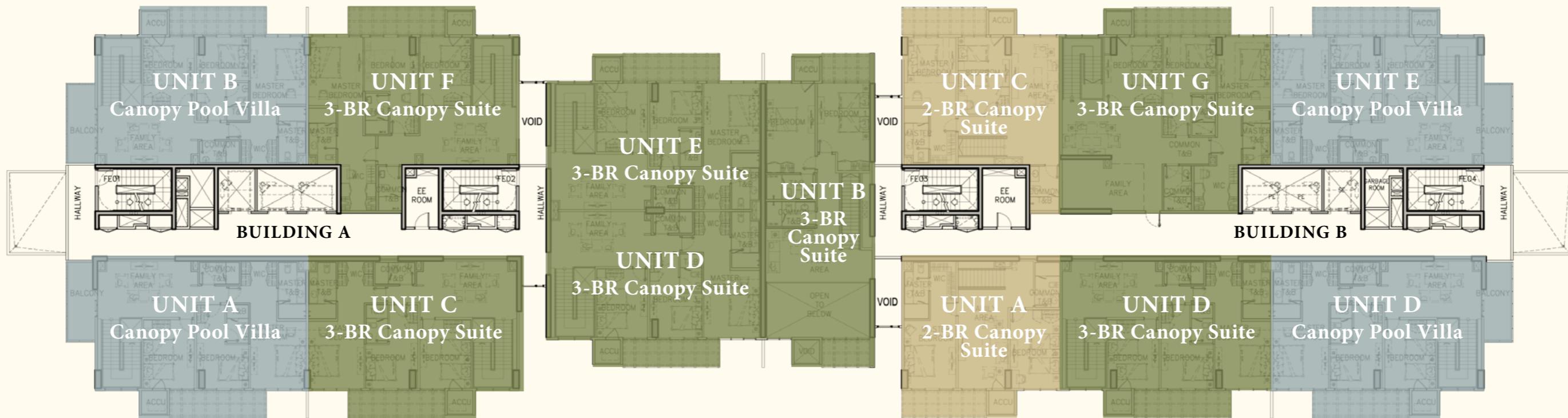
16TH FLOOR PLAN



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17TH FLOOR PLAN

- 3-BR Canopy Suite
- 2-BR Canopy Suite
- Canopy Pool Villa



BLOCK 5 UNIT FINISHES & APPLIANCES

STANDARD UNITS (CLASSIC, SPECIAL, DUO SUITES)

ROOM/AREA	FLOOR	WALL	CEILING	APPLIANCES/ OTHER INCLUSIONS
Foyer	Homogeneous Tile	Painted	Painted Gypsum	
Living/Dining Area	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit
Den*	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit
Powder Room*	Homogeneous Tile	Painted	Painted Gypsum	
Garden Lounge	Homogeneous Tile/ Synthetic Wood	Painted	Painted Gypsum	
Master Bedroom	Engineered Wood	Painted	Painted Gypsum	Air-Conditioning Unit
Master T&B	Homogeneous Tile	Homogeneous Tile	Painted Gypsum	Glass Shower Enclosure, Water Heater

* Applicable in certain unit types

BLOCK 5 UNIT FINISHES & APPLIANCES

STANDARD UNITS (CLASSIC, SPECIAL, DUO SUITES)

ROOM/AREA	FLOOR	WALL	CEILING	APPLIANCES/ OTHER INCLUSIONS
Flex Room*	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit
Flex Room T&B*	Homogeneous Tile	Homogeneous Tile for Shower Area/Painted	Painted Gypsum	Water Heater
Secondary Bedroom	Engineered Wood	Painted	Painted Gypsum	Air-Conditioning Unit
Secondary/ Common T&B	Homogeneous Tile	Homogeneous Tile for Shower Area/Painted	Painted Gypsum	Water Heater
Flex Kitchen*	Homogeneous Tile	Painted	Painted Gypsum	Rangehood, Cooktop, Water Heater
Kitchen	Homogeneous Tile	Painted	Painted Gypsum	Rangehood, Cooktop, Water Heater
Utility/Maid's Room*	Homogeneous Tile	Painted	Painted Gypsum	
Maid's T&B*	Ceramic Tile	Ceramic Tile for Shower Area/Painted	Painted Gypsum	

* Applicable in certain unit types

BLOCK 5 UNIT FINISHES & APPLIANCES

SPECIAL UNITS (GARDEN SUITES, CANOPY SUITES, CANOPY POOL VILLAS)

ROOM/AREA	FLOOR	WALL	CEILING	APPLIANCES/ OTHER INCLUSIONS
Foyer	Homogeneous Tile	Painted	Painted Gypsum	
Living/Dining Area	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit
Den*	Homogeneous Tile	Painted	Painted Gypsum	Air-Conditioning Unit
Den T&B/ Powder Room*	Homogeneous Tile	Homogeneous Tile for Shower Area/Painted	Painted Gypsum	
Family Hall*	Engineered Wood	Painted	Painted Gypsum	Air-Conditioning Unit
Balcony*/Veranda*	Synthetic Wood	Painted		

* Applicable in certain unit types

BLOCK 5 UNIT FINISHES & APPLIANCES

SPECIAL UNITS (GARDEN SUITES, CANOPY SUITES, CANOPY POOL VILLAS)

ROOM/AREA	FLOOR	WALL	CEILING	APPLIANCES/ OTHER INCLUSIONS
Pool Lounge*/ Deck*	Homogeneous Tile	Painted		
Pool Shower/Toilet*	Homogeneous Tile	Homogeneous Tile for Shower Area/Painted	Painted Gypsum	
Master Bedroom	Engineered Wood	Painted	Painted Gypsum	Air-Conditioning Unit
Master Bedroom Walk-In Closet	Engineered Wood	Painted	Painted Gypsum	
Master Bedroom T&B	Homogeneous Tile	Homogeneous Tile	Painted Gypsum	Glass Shower Enclosure, Water Heater
Secondary Bedroom	Engineered Wood	Painted	Painted Gypsum	Air-Conditioning Unit
Secondary/ Common T&B	Homogeneous Tile	Homogeneous Tile for Shower Area/Painted	Painted Gypsum	Water Heater

* Applicable in certain unit types

BLOCK 5 UNIT FINISHES & APPLIANCES

SPECIAL UNITS (GARDEN SUITES, CANOPY SUITES, CANOPY POOL VILLAS)

ROOM/AREA	FLOOR	WALL	CEILING	APPLIANCES/ OTHER INCLUSIONS
Main Kitchen	Homogeneous Tile	Painted	Painted Gypsum	Rangehood, Cooktop, Water Heater
Utility Kitchen*	Homogeneous Tile	Painted	Painted Gypsum	Water Heater
Utility/Maid's Room*	Homogeneous Tile	Painted	Painted Gypsum	
Maid's T&B*	Ceramic Tile	Ceramic Tile for Shower Area/Painted	Painted Gypsum	

* Applicable in certain unit types

UNIT FEATURES & APPLIANCES

UNIT FEATURES

- Private verandas for Garden Villas with access to the landscaped amenity spine
- Garden Lounges for Classic, Duo, and Special Units
- Sliding panels with adjustable louvers for Garden Lounges
- Balconies for Canopy Suites
- Pool Decks and Balconies for Canopy Pool Villas
- Functional main kitchens with built-in appliances (cooktops and rangehoods)

OTHER APPLIANCES

- Air-conditioning units**, water heater**
- European-brand bathroom fixtures**
- Space and power provision for washer/dryer
- Space and power provision for main kitchen oven and waste disposal unit*
- Maximized natural ventilation through a window system, two (2) awning windows for standard units, and four (4) awning windows for Canopy Suites and Garden Villas
- Audio Guest Enunciator System
- Panic/duress button
- CATV provision for all bedrooms and living areas
- Provision for a choice between two telephone line service providers per unit
- Telephone outlets in all bedrooms** and living areas
- Individual metering for water and electricity, with sub-meters for Duo Suites

* In select units

** Except for maid's room/maid's T&B/utility area/utility kitchen

PREMIER PARTNERS

ARCHITECT-OF-RECORD

Pimentel Rodriguez

Simbulan & Partners (PRSP)

STRUCTURAL ENGINEER

SY^2 + Associates, Inc.

MECHANICAL, ELECTRICAL,
PLUMBING, FIRE PROTECTION,
SANITARY CONSULTANT

Meinhardt Philippines, Inc.

INTERIOR DESIGN

C.T. Onglao Architects

LANDSCAPE ARCHITECT

Inspira Design

PROJECT COMPLETION & TURNOVER

BLOCK 4 – JADE

Beginning Q3 of 2024

BLOCK 5 – OLIVE

Beginning Q3 of 2025



View the Arbor Lanes Virtual Tour [here](#).

www.ayalalandpremier.com

(632) 7908 3908



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[ayalalandpremierofficial](#)

DHSUD LS P3-B4 & B5: 033420

Project Location: Nexus Street, ARCA South, Barangay Western Bicutan, Taguig City

Project Developer & Owner: Ayala Land Premier

DHSUD Advertising Approval No. ENCR AA-STR-070819-0171

