



CROSSROADS

an Ayala Land Estate



**The Cornerstone
of Central Luzon's
Progressing East**

Artist's rendition only and subject to change



Ayala Land's Trade and Commerce Center in Bulacan

Filling in the gap for commercial developments along the highly industrialized Plaridel Bypass Road corridor, Crossroads is primed to be Bulacan's newest commercial core.





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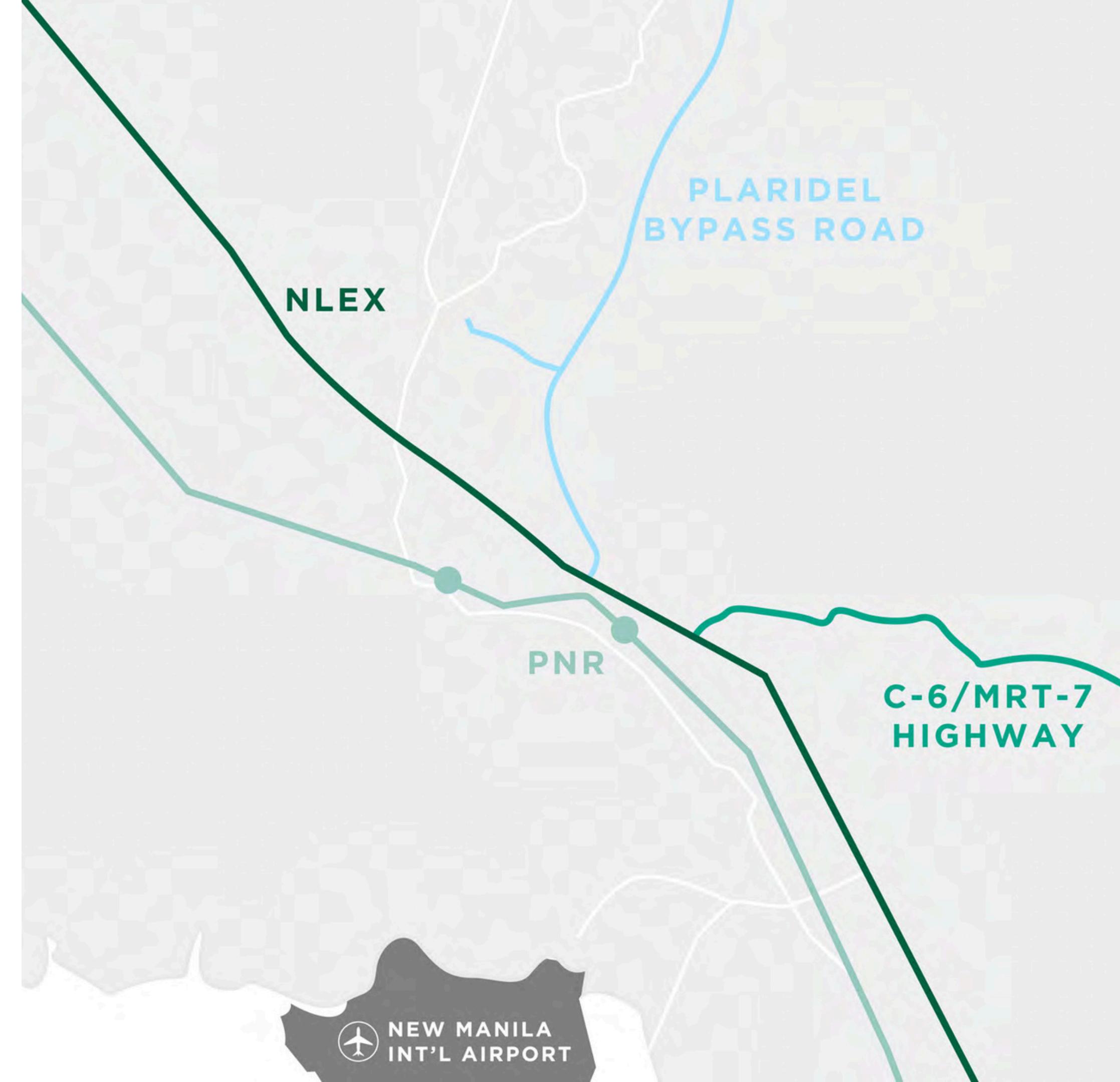
DISTANCE

4.0km NLEX Balagtas Exit

Bulacan BIR District Office

6.0km NLEX Sta. Rita Exit

PNR Balagtas Station





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PROJECT SUMMARY

TYPE OF DEVELOPMENT

Commercial Lots

LAND AREA

17.76 ha for Ph1 & Ph2

OPEN FOR SALE

67 Shophouse Lots

LOT SIZE

310 sq.m. - 1,649 sq.m.

AVE. SELLING PRICE/SQM

P78,750 to P85,000 per sqm.

TOTAL CONTRACT PRICE

P26.2M to P133.3M

Commercial Lots for Sale

Central Park

Activation Block



ALLOWED USES

Commercial spaces with the option for residential or apartment dwellings in the upper levels.

Commercial uses

Food and Non-Food

Office

Bed and Breakfast Type of Accommodations

RESTRICTIONS

Industrial Plant

Factory and Machine Shops

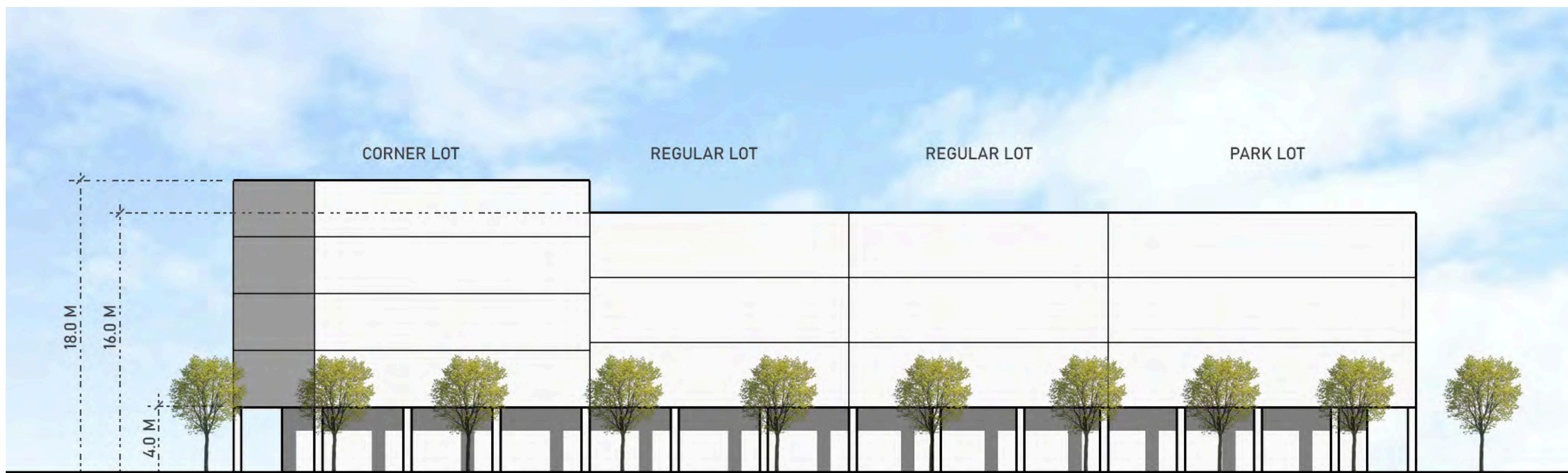
Funeral Parlor

Gambling Dens and Establishments of III-Repute

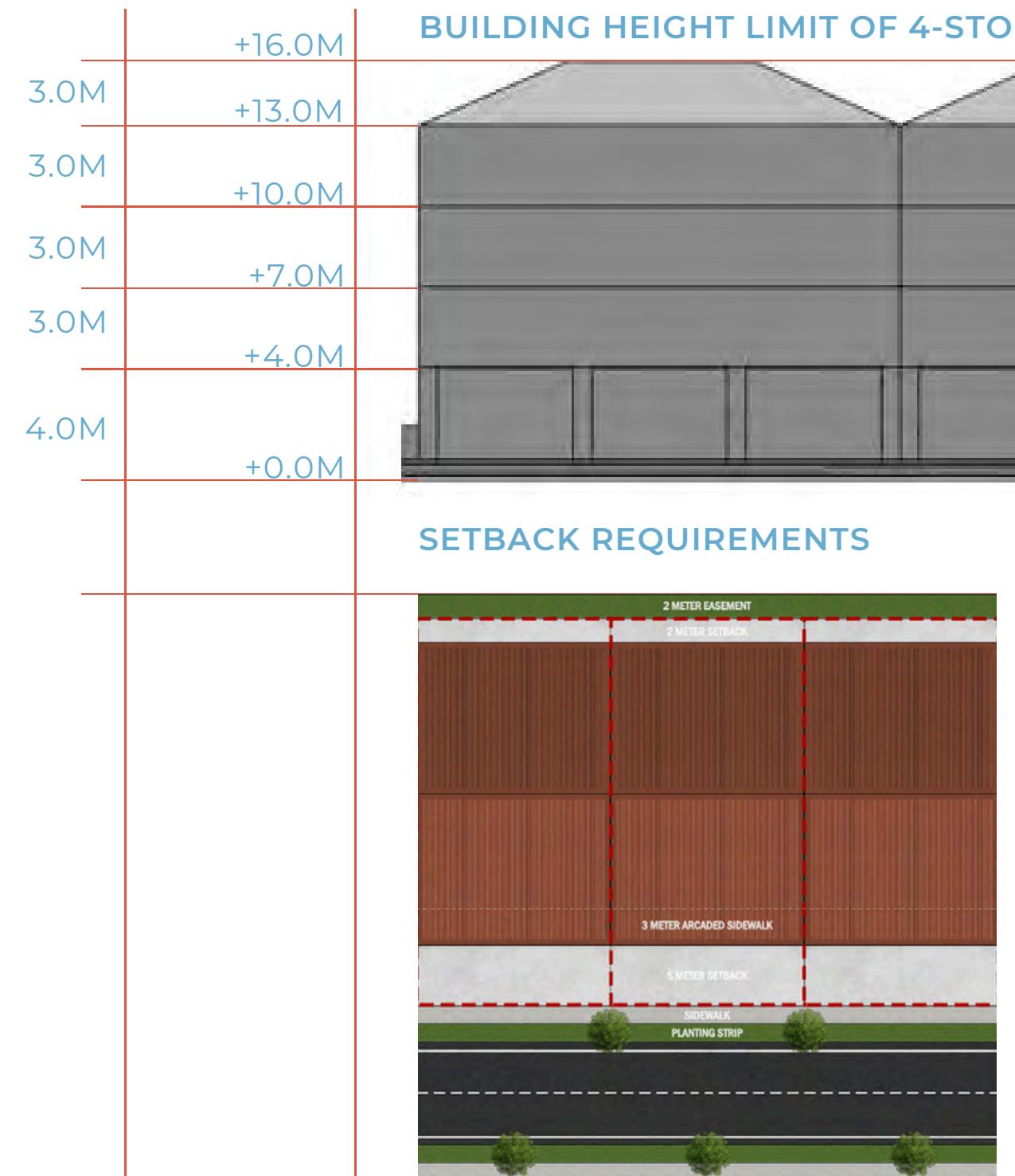
Lumberyard and Junkshop Centers

Vulcanizing Shop

Building Height Guideline — Typical Block



Special Guidelines — Perimeter Lot





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Glass Ratio

FACADE
+30%

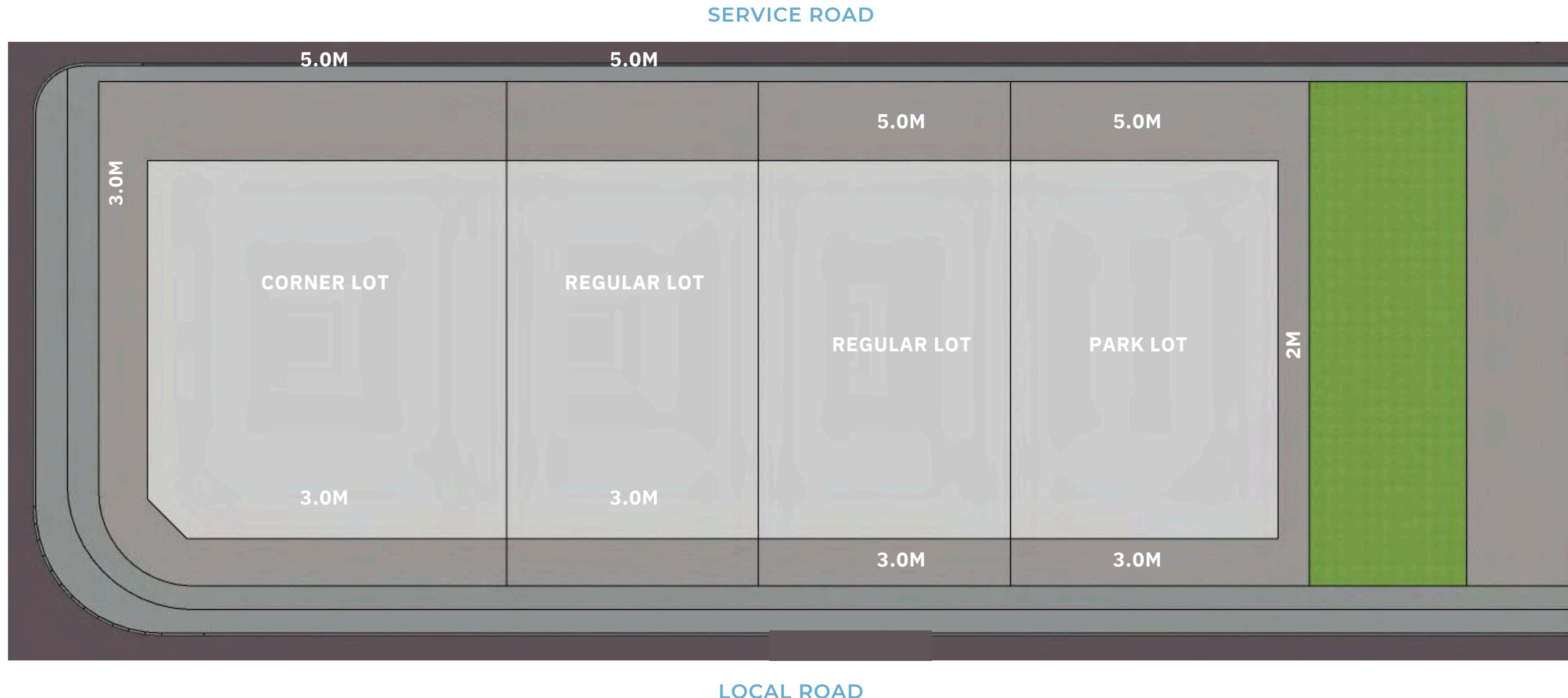


REAR
15-20%



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Setback Requirement — Typical Block



Phase 1 map

Site Completion 71%





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Phase 2 map

Site Completion 32%

