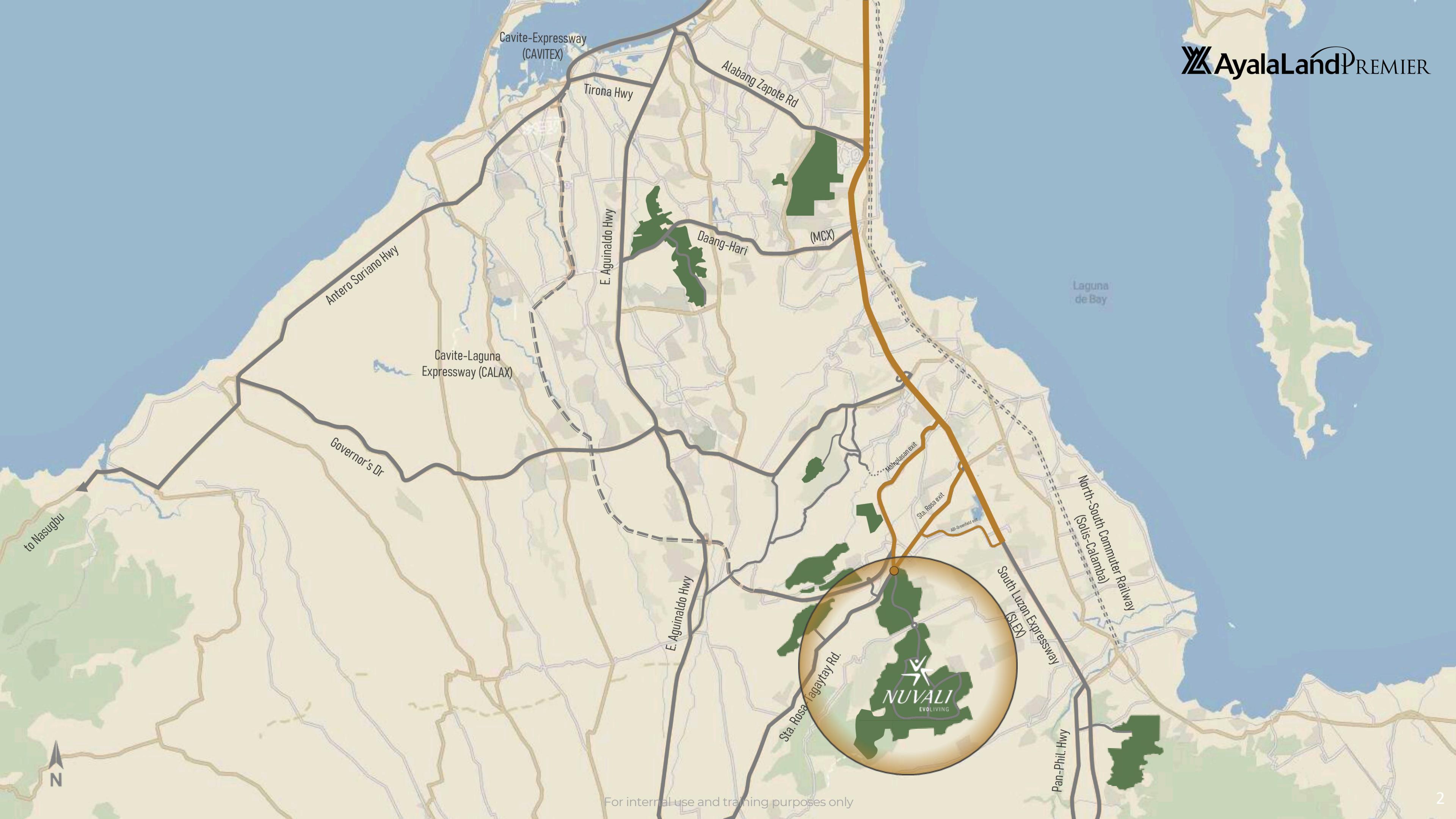




AyalaLand PREMIER

# ENARA *NUVALI*





Where People and Nature Thrive



# MASTERPLAN

AyalaLand PREMIER



Business Districts (13%)  
*(Offices, Retail, Hotel,)*



Residential (77%)



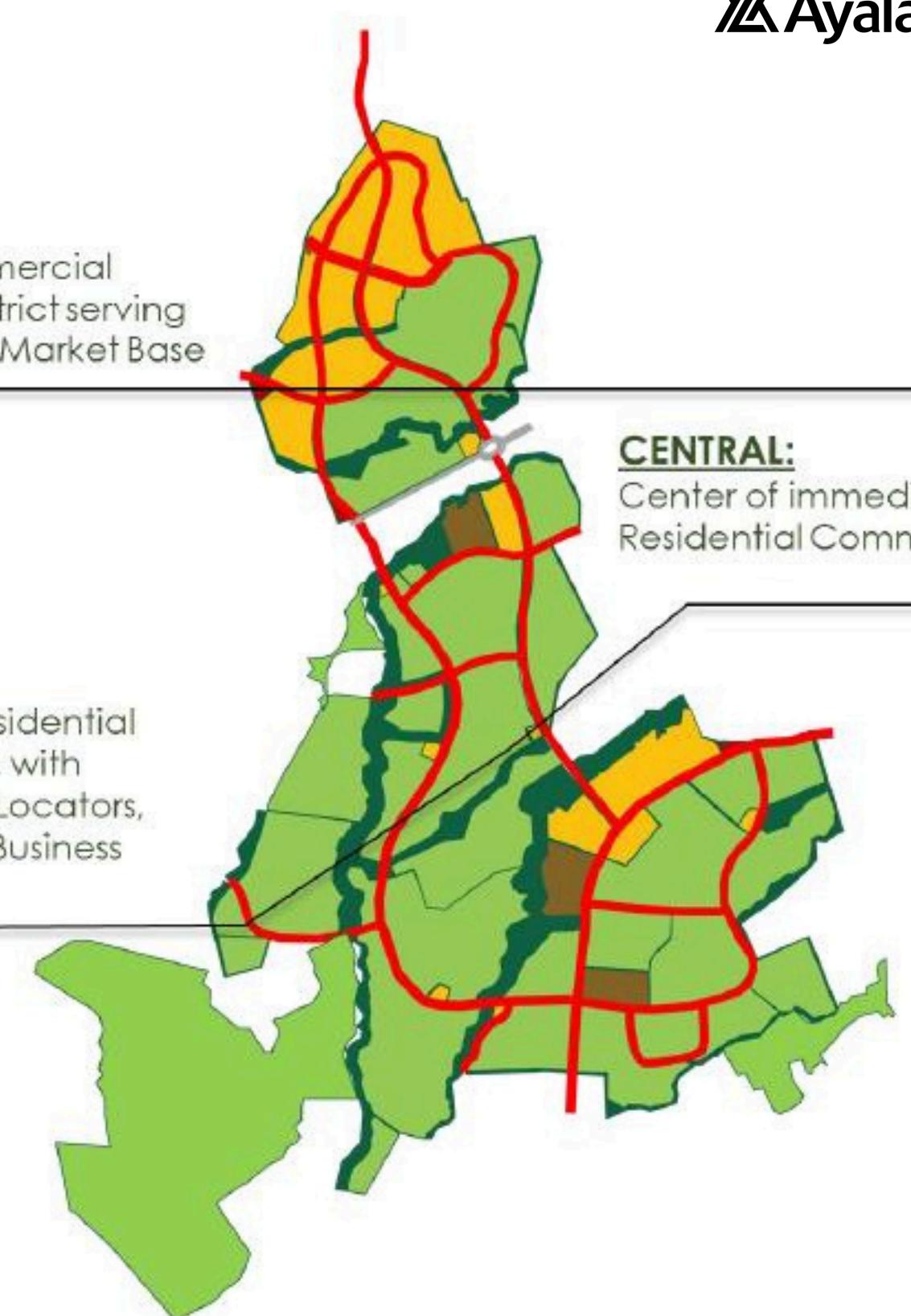
Institutions (2%)  
*(School, hospital)*



Open Spaces (9%)  
 Estate Infrastructure  
*(Road work and Utilities)*

## NORTH:

Main Commercial Business District serving a Regional Market Base



## SOUTH:

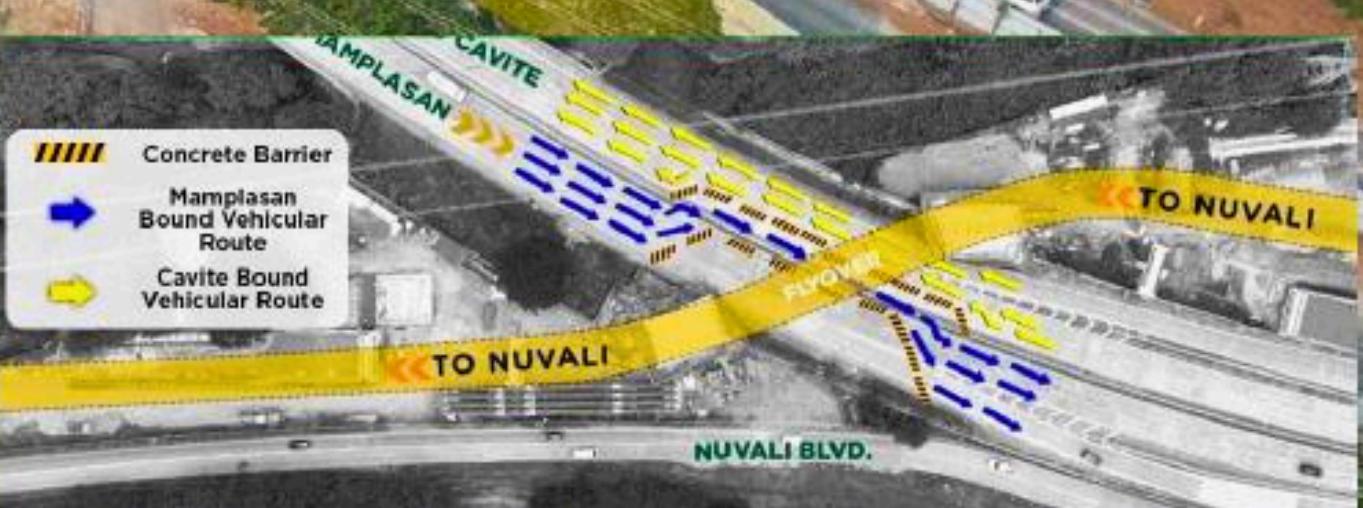
Growing Residential Community, with Institutional Locators, and Future Business District

**NUVALI**   
EVOLIVING

# NUVALI FLYOVER

POC: 100%

NUVALI  
EVOLVING



# NATURE AVENUE

Completion of the carriageway



NUVALI  
EVOLIVING



# CENTRAL BLOC NUVALI

A 12-hectare mixed-use development



NUVALI  
EVOLVING

# East Bloc Nuvali

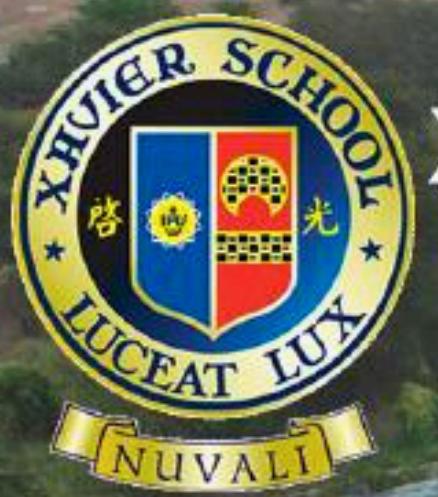
A 12-hectare mixed-use development



East Bloc Garden

**NUVALI**   
EVOLVING





# XAVIER SCHOOL NUVALI

NUVALI  
EVOLVING



New Junior High School Building

# Driving Range

NUVALI

**Opening:** April 27, 2024

**Area:** 8 hectares

**Operating Hours:** 6AM - 10PM



24 Hitting Bays



Veranda Sunset  
Events Place



Coming Q2 2025: Restaurant  
& Wellness Center

# THE TRAILS NUVALI

**Opening:** Q1 2025

**Area:** 16 has

**Trails length:** 5 km



Peg of Retail Area



# ENARA

*NUVALI*

TO LIVE AMONG THE CLOUDS

ENTRE  
AMONG

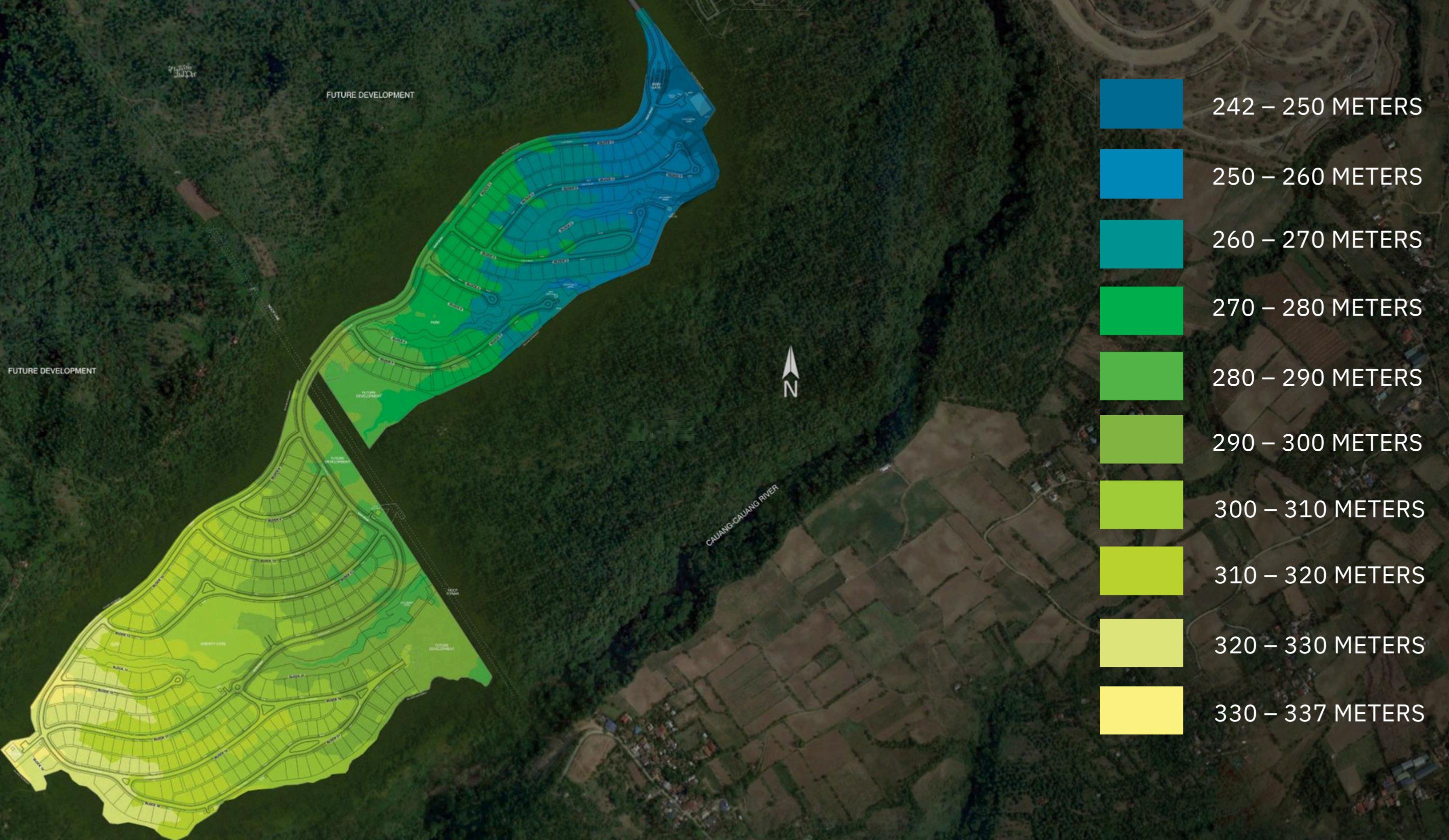
NUBARRON  
THE CLOUDS

MORAR  
TO LIVE



# ELEVATION MAP

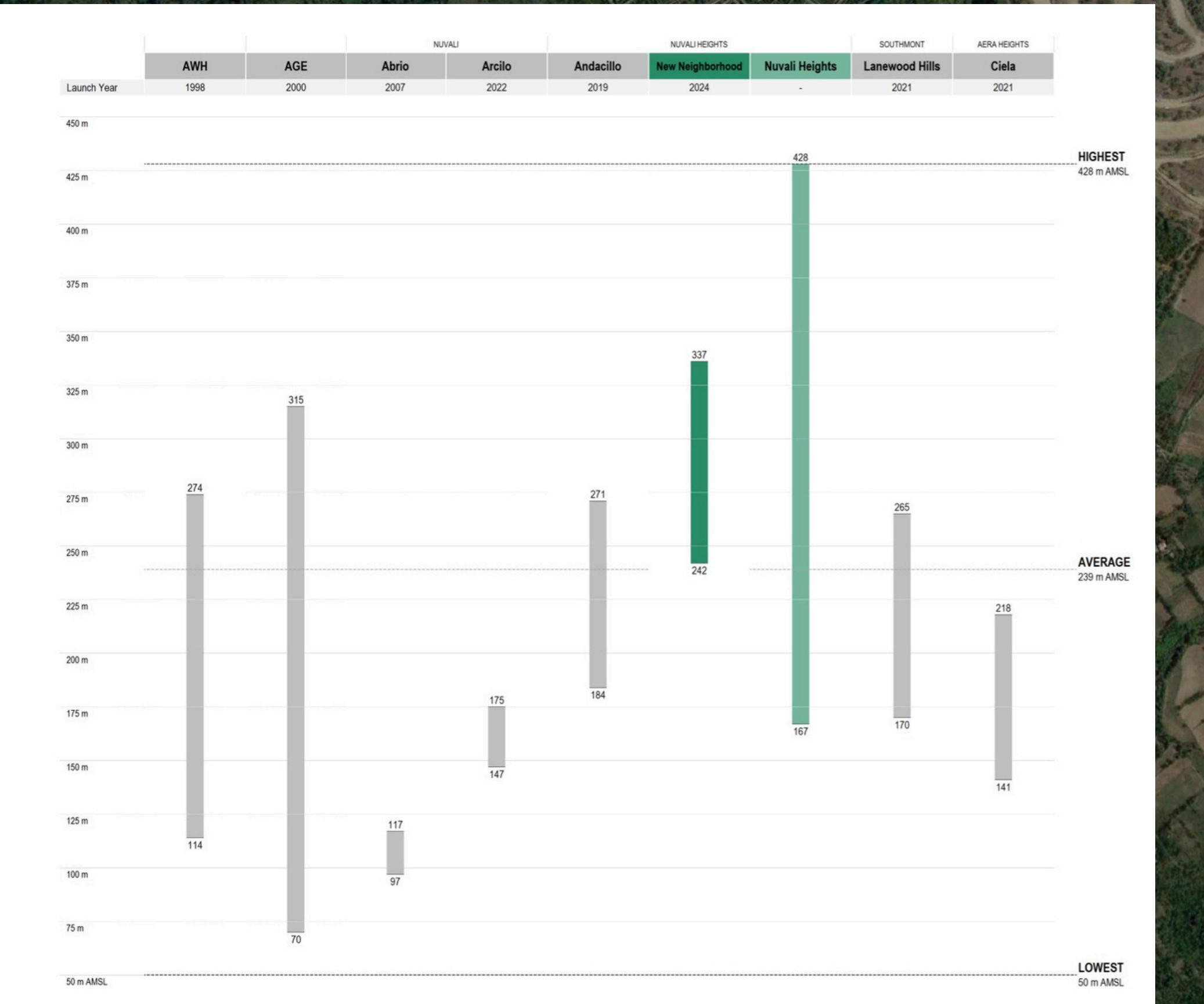
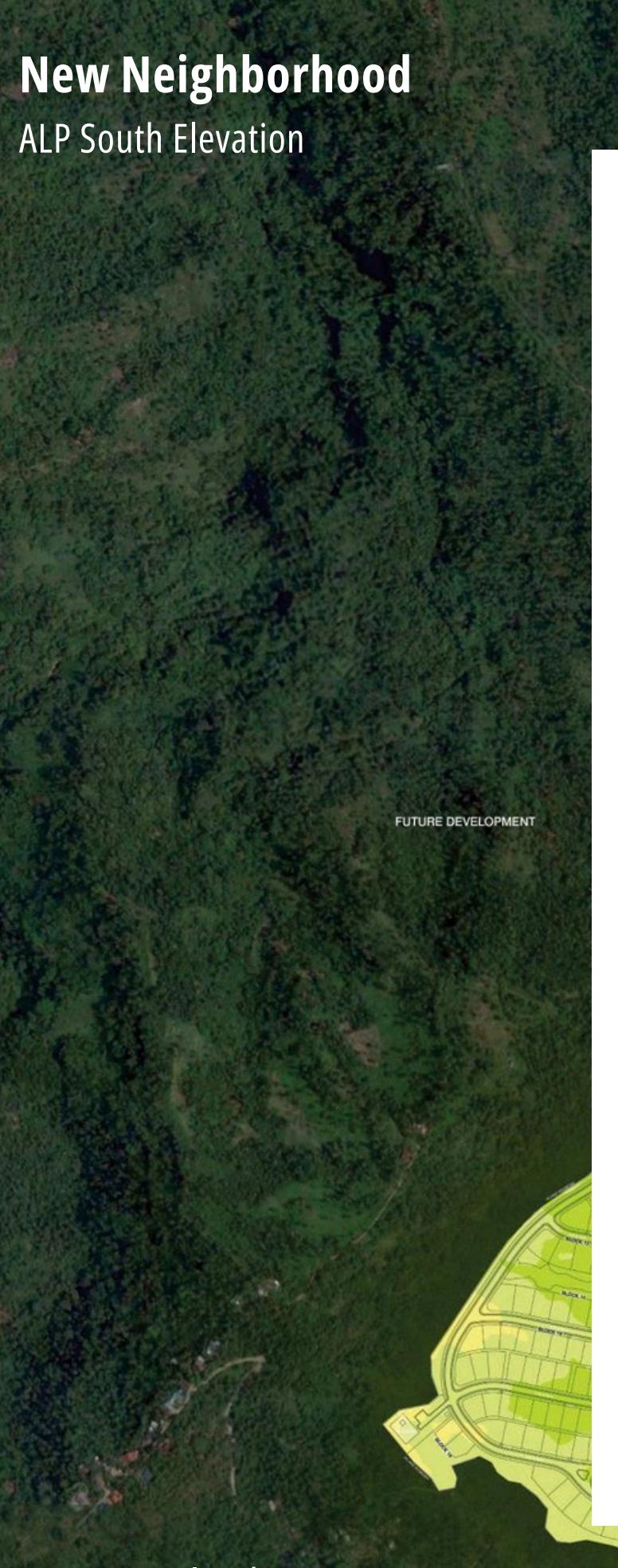
AyalaLand PREMIER



\*Transformer locations are still subject to Meralco approval

# New Neighborhood

ALP South Elevation



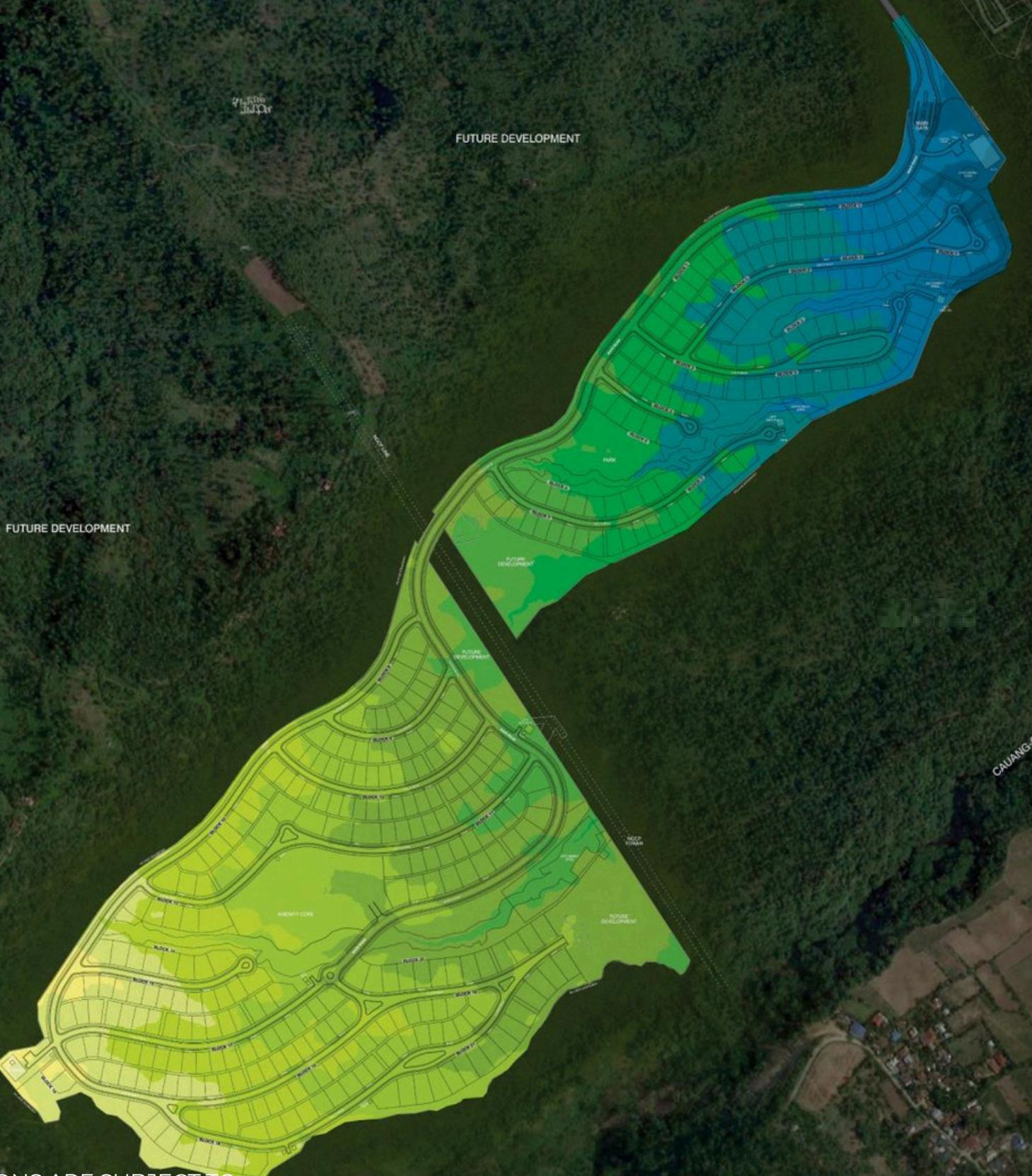
Buntog, Calamba, Laguna

AyalaLand PREMIER

 AyalaLand PREMIER

# ENARA *NUVALI*

## VILLAGE SUMMARY



TPAD LOCATIONS ARE SUBJECT TO  
MERALCO APPROVAL

Gross Land Area 53.1 hectares

# of Lots 415 lots

Density 7.8 lots per ha.

Open Space 52.1%

Terrain Gently Rolling



# ENARA *NUVALI*

PHASE 1A SUMMARY

PHASE 1A



TPAD LOCATIONS ARE SUBJECT TO  
MERALCO APPROVAL



CAUANG-CAUANG RIVER

MABATO

ANDACILLO

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



# ENARA

*NUVALI*

## PHASE 1A SUMMARY

Gross Land Area 21.2 hectares

# of Lots 153 lots

Density Open 7.2 lots per ha.

Space Terrain 30.2%

## Gently Rolling





# ENARA NUVALI

Phase 1a blk 18 lot 2  
750 sqm  
Greenway  
320 – 330 meters  
Php 63,000 / sqm

Total List Price  
Php 47,250,000



ENARA	
Phase 1A, Block 18, Lot 2	
Sqm lot area (approx)	750.00
Price/sqm	63,000.00
<b>List Price</b>	<b>47,250,000.00</b>
Less: discount	236,250.00
<b>Discounted price</b>	<b>47,013,750.00</b>
Value Added Tax	5,641,650.00
Other charges	1,921,177.13
<b>Net Selling Price w/ VAT &amp; OC</b>	<b>54,576,577.13</b>

DISCOUNT\* **0.5%**

\*Account must strictly be booked in less than 30 days  
Otherwise, early booking discount will be forfeited

**Greenway**  
Please issue checks to **Ayala Land, Inc**

10-15(24)-75 @ 0% Interest				
	Month	Principal	VAT & Other Charges	Total
*	Feb-25	200,000.00		200,000.00 Reservation Fee
0	Mar-25	4,501,428.57	564,171.43	5,065,600.00
1	Apr-25	293,839.29	35,260.71	329,100.00
2	May-25	293,839.29	35,260.71	329,100.00
3	Jun-25	293,839.29	35,260.71	329,100.00
4	Jul-25	293,839.29	35,260.71	329,100.00
5	Aug-25	293,839.29	35,260.71	329,100.00
6	Sep-25	293,839.29	35,260.71	329,100.00
7	Oct-25	293,839.29	35,260.71	329,100.00
8	Nov-25	293,839.29	35,260.71	329,100.00
9	Dec-25	293,839.29	35,260.71	329,100.00
10	Jan-26	293,839.29	35,260.71	329,100.00
11	Feb-26	293,839.29	35,260.71	329,100.00
12	Mar-26	293,839.29	35,260.71	329,100.00
13	Apr-26	293,839.29	35,260.71	329,100.00
14	May-26	293,839.29	35,260.71	329,100.00
15	Jun-26	293,839.29	35,260.71	329,100.00
16	Jul-26	293,839.29	35,260.71	329,100.00
17	Aug-26	293,839.29	35,260.71	329,100.00
18	Sep-26	293,839.29	35,260.71	329,100.00
19	Oct-26	293,839.29	35,260.71	329,100.00
20	Nov-26	293,839.29	35,260.71	329,100.00
21	Dec-26	293,839.29	35,260.71	329,100.00
22	Jan-27	293,839.29	35,260.71	329,100.00
23	Feb-27	293,839.29	35,260.71	329,100.00
24	Mar-27	293,839.29	35,260.71	<b>329,100.00</b>
24	Mar-27		1,921,177.13	<b>1,921,177.13</b>
25	Apr-27	35,260,178.57	4,231,221.43	39,491,400.00

## Phase 1a blk 18 lot 2

10% down payment  
15% payable upto 24 months  
0% interest  
75% lumpsum  
**Php 47,250,000**





# ENARA NUVALI

Phase 1a blk 15 lot 26

550 sqm

Prime lot

320 – 330 meters

Php 58,482 / sqm

Total List Price

Php 32,165,179



ENARA	
Phase 1A, Block 15, Lot 26	
Sqm lot area (approx)	550.00
Price/sqm	58,482.14
<b>List Price</b>	<b>32,165,178.57</b>
Less: discount	160,825.89
<b>Discounted price</b>	<b>32,004,352.68</b>
Value Added Tax	3,840,522.32
Other charges	1,365,296.65
<b>Net Selling Price w/ VAT &amp; OC</b>	<b>37,210,171.65</b>

DISCOUNT\* **0.5%**

\*Account must strictly be booked in less than 30 days

Otherwise, early booking discount will be forfeited

#### Prime

Please issue checks to **Ayala Land, Inc**

10-15(24)-75 @ 0% Interest				
	Month	Principal	VAT & Other Charges	Total
*	Feb-25	200,000.00		200,000.00 Reservation Fee
0	Mar-25	3,000,446.43	384,053.57	3,384,500.00
1	Apr-25	200,089.29	24,010.71	224,100.00
2	May-25	200,089.29	24,010.71	224,100.00
3	Jun-25	200,089.29	24,010.71	224,100.00
4	Jul-25	200,089.29	24,010.71	224,100.00
5	Aug-25	200,089.29	24,010.71	224,100.00
6	Sep-25	200,089.29	24,010.71	224,100.00
7	Oct-25	200,089.29	24,010.71	224,100.00
8	Nov-25	200,089.29	24,010.71	224,100.00
9	Dec-25	200,089.29	24,010.71	224,100.00
10	Jan-26	200,089.29	24,010.71	224,100.00
11	Feb-26	200,089.29	24,010.71	224,100.00
12	Mar-26	200,089.29	24,010.71	224,100.00
13	Apr-26	200,089.29	24,010.71	224,100.00
14	May-26	200,089.29	24,010.71	224,100.00
15	Jun-26	200,089.29	24,010.71	224,100.00
16	Jul-26	200,089.29	24,010.71	224,100.00
17	Aug-26	200,089.29	24,010.71	224,100.00
18	Sep-26	200,089.29	24,010.71	224,100.00
19	Oct-26	200,089.29	24,010.71	224,100.00
20	Nov-26	200,089.29	24,010.71	224,100.00
21	Dec-26	200,089.29	24,010.71	224,100.00
22	Jan-27	200,089.29	24,010.71	224,100.00
23	Feb-27	200,089.29	24,010.71	224,100.00
<b>24</b>	<b>Mar-27</b>	<b>200,089.29</b>	<b>24,010.71</b>	<b>224,100.00</b>
<b>24</b>	<b>Mar-27</b>		<b>1,365,296.65</b>	<b>1,365,296.65</b>
25	Apr-27	24,001,763.39	2,880,211.61	26,881,975.00

## Phase 1a blk 15 lot 26

10% down payment

15% payable upto 24 months

0% interest  
75% lumpsum

PHP 32,165,179





# ENARA

*NUVALI*

Phase 1a blk 17 lot 40

505 sqm

# Prime lot

300 – 310 meters

PHP 58,482 / sqm

# Total List Price

PHP 29,533,482



ENARA	
Phase 1A, Block 17, Lot 40	
Sqm lot area (approx)	505.00
Price/sqm	58,482.14
<b>List Price</b>	<b>29,533,482.14</b>
Less: discount	147,667.41
<b>Discounted price</b>	<b>29,385,814.73</b>
Value Added Tax	3,526,297.77
Other charges	1,260,714.61
<b>Net Selling Price w/ VAT &amp; OC</b>	<b>34,172,827.11</b>

DISCOUNT\* **0.5%**

\*Account must strictly be booked in less than 30 days  
Otherwise, early booking discount will be forfeited

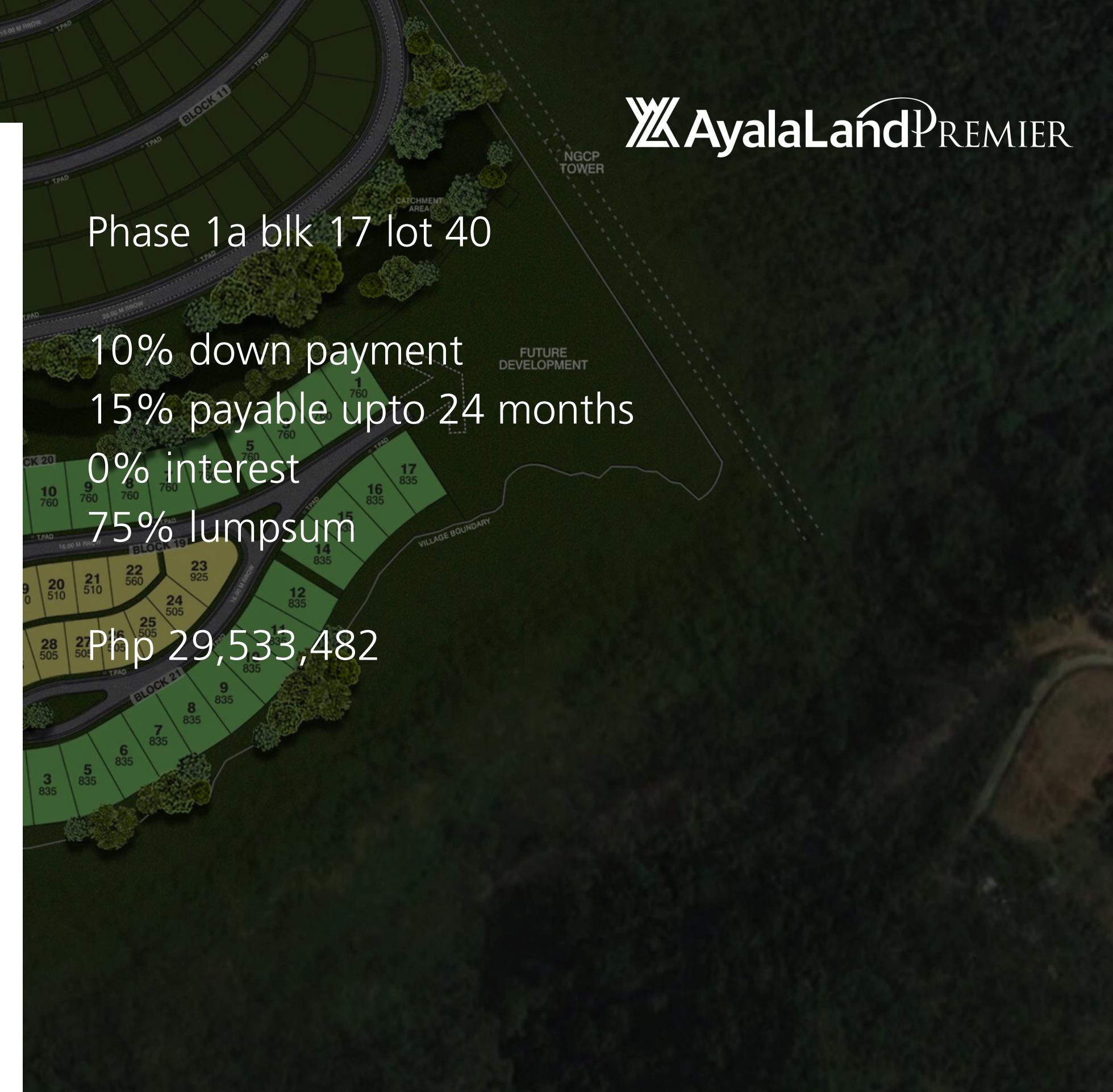
#### Prime

Please issue checks to **Ayala Land, Inc**

10-15(24)-75 @ 0% Interest				
	Month	Principal	VAT & Other Charges	Total
*	Feb-25	200,000.00		200,000.00 Reservation Fee
0	Mar-25	2,738,660.71	352,639.29	3,091,300.00
1	Apr-25	183,750.00	22,050.00	205,800.00
2	May-25	183,750.00	22,050.00	205,800.00
3	Jun-25	183,750.00	22,050.00	205,800.00
4	Jul-25	183,750.00	22,050.00	205,800.00
5	Aug-25	183,750.00	22,050.00	205,800.00
6	Sep-25	183,750.00	22,050.00	205,800.00
7	Oct-25	183,750.00	22,050.00	205,800.00
8	Nov-25	183,750.00	22,050.00	205,800.00
9	Dec-25	183,750.00	22,050.00	205,800.00
10	Jan-26	183,750.00	22,050.00	205,800.00
11	Feb-26	183,750.00	22,050.00	205,800.00
12	Mar-26	183,750.00	22,050.00	205,800.00
13	Apr-26	183,750.00	22,050.00	205,800.00
14	May-26	183,750.00	22,050.00	205,800.00
15	Jun-26	183,750.00	22,050.00	205,800.00
16	Jul-26	183,750.00	22,050.00	205,800.00
17	Aug-26	183,750.00	22,050.00	205,800.00
18	Sep-26	183,750.00	22,050.00	205,800.00
19	Oct-26	183,750.00	22,050.00	205,800.00
20	Nov-26	183,750.00	22,050.00	205,800.00
21	Dec-26	183,750.00	22,050.00	205,800.00
22	Jan-27	183,750.00	22,050.00	205,800.00
23	Feb-27	183,750.00	22,050.00	205,800.00
<b>24</b>	<b>Mar-27</b>	<b>183,750.00</b>	<b>22,050.00</b>	<b>205,800.00</b>
<b>24</b>	<b>Mar-27</b>		<b>1,260,714.61</b>	<b>1,260,714.61</b>
25	Apr-27	22,037,154.02	2,644,458.48	24,681,612.50

## Phase 1a blk 17 lot 40

10% down payment  
 15% payable upto 24 months  
 0% interest  
 75% lumpsum  
**Php 29,533,482**



# HOME BUYING GUIDE



## STEP 1: HOLD THE PREFERRED LOT

- Ask your Premier Property Specialist to hold your preferred lot or unit. A copy of check issued to the payee and filled-out reservation agreement (RA) form will be sent to the project officers thru email.
- Payee: AYALA LAND, INC.
- Amount: P200,000

## STEP 2: RESERVE THE LOT

- Prepare to pay the reservation fee amounting to P200,000 thru check deposit or bank transfers. For security purposes, cash payments will not be accepted.

## STEP 3: BOOKING OF THE ACCOUNT

- Latest three (3) months bank statement/bank certificate/ITR
- Proof of billing same as the address at the RA
- TIN
- Two (2) Valid IDs with specimen signatures
- Accomplished Installment Purchase Application (IPA) Form (for 13 months & above)
- Signed payment term computation
- Post-dated checks for the complete payment schedule
- Signed Contract to Sell



## STEP 4: COMPLETION OF PAYMENT AND TURNOVER

## AMENITY CORE PLAZA APPROACH

Artist's Rendering

DISCLAIMER: The particulars, details and visuals shown herein are intended to give a general idea of the project and as such are not to be relied upon as statements of fact, thus, details of the development are subject to change without prior notice.