

INFORMATION SHEET

FOR INTERNAL TRAINING PURPOSES ONLY
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Life flourishes in a sustainable urban setting

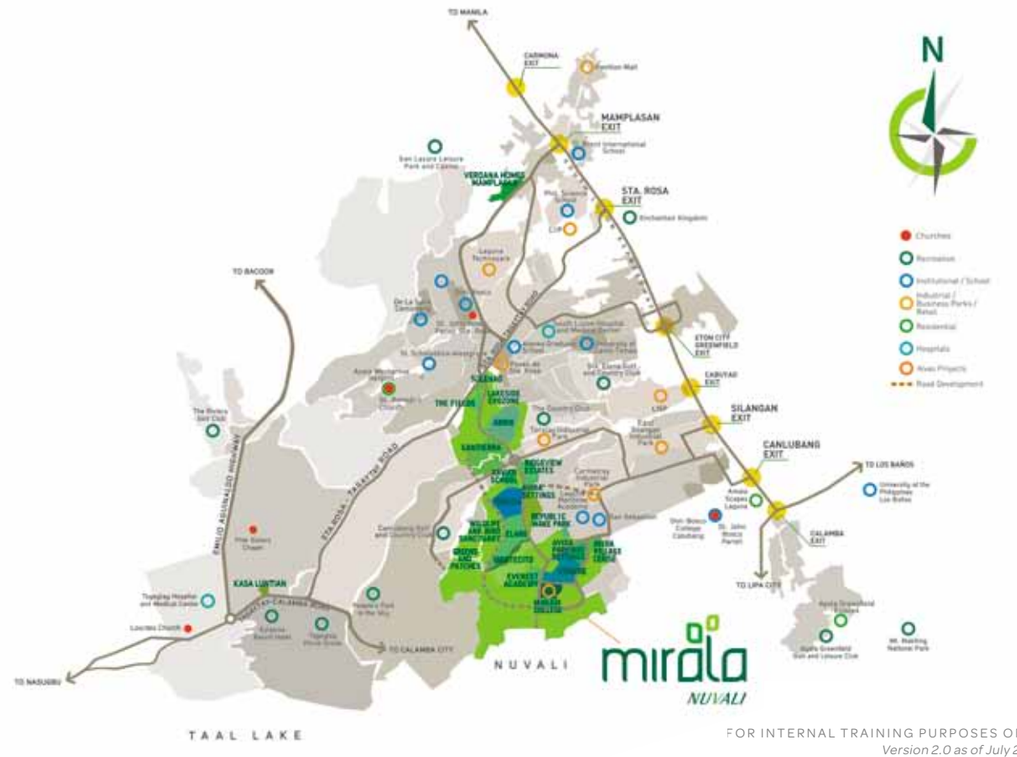
Evoliving Center, photo by Bong Bajo

02 LOCATION AND ACCESSIBILITY

Mirala is Alveo Land's newest residential community within NUVALI, the country's first and largest thriving eco-city development. Here, the balance between a lifestyle of responsibility and sustainability thrives in an environment of diverse spaces, activities, and services.

NUVALI is a 1,860-hectare development, spanning the cities of Sta. Rosa and Calamba, and the municipality of Cabuyao in Laguna.

A privately managed transit system—including buses, shuttles, and vans—circulates within NUVALI and links to Metro Manila. Only efficient and more environmentally friendly vehicles will be used in this transit system.



LIVING IN NUVALI

Integrating a mix of land uses, NUVALI is built to support and sustain itself well into the future. It is an emerging eco-community, where modern and sustainable residential, business, educational, recreational, and institutional facilities are made available.

NUVALI redefines urban living, hinging upon sustainability to distinguish itself from what we know of cities: the crowded and highly dense urban jungles, which form most of our everyday. NUVALI will contain the very elements that bring forth economic prosperity and foster true community building—all within an ecologically sound environment.

NUVALI continues to grow today with recent developments and upcoming projects including an events place, a transport terminal, a hotel, a wake park, several schools, cutting-edge office spaces, and vibrant retail areas. To date, NUVALI has developed 45% of its total land area, complete with various road networks surrounding the commercial and residential developments within its vicinity.

FLOURISHING RESIDENTIAL COMMUNITIES

A range of housing options in NUVALI for those who choose balance in life.

Ayala Land Premier
- Montecito, a 60-ha development
- Abrio, a 70-ha development
- Santierra, a 72-ha development
- Elaro, a 72-ha development

Alveo Land
- Treveia, a 60-ha development
- Venare, a 74-ha development

Avida
- Avida Settings NUVALI, a 43-ha development
- Avida Village Cerise NUVALI, a 20-ha development
- Avida Parkway Settings NUVALI, a 20-ha development
- Ridgeview Estates NUVALI, a 23-ha development





08 WHAT'S NEARBY

Business	Central Business District and Lakeside Evozone *The 46-hectare Lakeside Evozone is part of the envisioned 150-hectare commercial hub poised to become the future premier business district of NUVALI.* One and Two Evotech
Educational	Everest Academy Miriam College-NUVALI Xavier School-NUVALI
Retail, Hospitality, and Special Interest	Evoliving Center Kukun NUVALI Solenad The Monochrome Events Place
Outdoor Adventure and Nature Destinations	REPUBL1C Wakepark NUVALI The Fields at NUVALI Evozone Multi-functional Lake Wildlife and Bird Sanctuary Greens & Patches T.R.E.E. (Together Reforesting Earth's Environment) Program Mountain bike training facility with pump and 4-cross tracks Mountain bike trail Running trail Tree-lined pedestrian lanes, jogging paths, and urban bike lanes

MASTER PLAN DESIGN CONCEPT

Neighborhood Park Living in NUVALI

Mirala is Alveo Land's third horizontal development within NUVALI. It is a 29.5-hectare community in Canlubang, Calamba, Laguna. It is located in close proximity to Alveo Land's Treveia and right beside Venare in the NUVALI South district.

Mirala offers extensive opportunities for a parkside-living experience that will serve as a backdrop for the development of deeper family ties and more engaged relationships with friends and neighbors.

- Urban conveniences
- Pervasive park environment
- Sustainable living

DEVELOPMENT SUMMARY

	Area (in ha)	%
Land Area	29.5	100%
Saleable Area	15.5	53%
Non-saleable Area	14.0	47%
Parks and Open Spaces	4.6	32%
Others	9.4	67%

No. of Lots	360
Ave. Lot Size (in sqm)	431
Ave. Price per sqm	P 13,000 to 16,000
Ave. Package Price	P 6.0m

SITE DEVELOPMENT PLAN





A neighborhood interweaving natural encounters

AMENITIES AND FEATURES

The Central Park

- The Clubhouse
  - Modern statement clubhouse designed by Ed Calma
  - Multiple alfresco lanais with views of the infinity pool and The Grand Lawn
  - Function rooms with outdoor spill-over areas
  - Fitness Gym
  - Infinity lap and lounge pools
  - Sunken pool lounge
  - Kiddie pool
- The Grand Lawn
  - Garden nooks
  - Hammock grove
  - Outdoor children's play area
  - Picnic grounds

Linear park network

- Backyard spill-over lawns
- Prairie walks
- Convergence nooks with park benches and picnic tables
- Organized bike and marathon trails
- Meandering parks and greenways

Pocket parks

- Basketball court
- Outdoor play area
- Garden lawns
- Village gazebos





SUSTAINABLE ELEMENTS

Mirala features eco-friendly elements that are efficient on the consumption of valuable resources.

Water
Double-piping system in the Clubhouse
Low-flow fixtures and high-flow valves in the Clubhouse
Bio-swales
Water detention pond
Recycled irrigation system
Permeable paving
Landscaping with endemic species

Power
Natural ventilation
Natural lighting
LED lights

Gas
Tree-shaded walks and pedestrian lanes
Bike lanes
Bike racks
Distributed park system
Walkable and porous community

Waste
Efficient waste management system

UTILITIES

- Electrical, Telephone, and CATV
- Overhead Lines
- Materials Recycling Facility
- Bio-swales



TOP 8 REASONS TO INVEST

1. Located in NUVALI, the country's first and largest master planned eco-city development, thriving in Laguna with a sustainable mix of residential, commercial, educational, and recreational uses all within minutes from your home
2. Integrated within the vibrant master plan for NUVALI South District, a predominantly residential district in NUVALI supported by premier educational institutions, like Miriam College and Everest Academy, an active leisure destination in Republ1c Wakepark and the future 10-hectare mixed-use commercial and retail area
3. Assured value appreciation as NUVALI further evolves into the country's largest and most environmentally sustainable CBD, taking off from the Ayala Land heritage of developing large-scale master planned townships like Makati CBD, BGC, Ayala Alabang, and the Cebu Business Park
4. An intimate, low-density neighborhood of only 360 lots within a 29.5-hectare expanse, ensuring an engaging community with rich affinities
5. Large lot cuts of 430 sqm in average, allowing more living space for home and garden
6. A pervasive park environment where the central park and pocket parks branch out through the entire village, creating unique opportunities for backyard extensions and picnic areas to more than 50% of units for that premium parkside living
7. A modern statement clubhouse designed by Ed Calma, seamlessly flowing out onto The Grand Lawn, designed for great views and lasting memories with the closest families and friends
8. The Alveo brand image and Ayala Land heritage, creating the fastest growing and most desirable address south of Metro Manila

FREQUENTLY ASKED QUESTIONS

Turnover Date
Turnover will be in Q4-2014

Architectural Theme for Houses
Asian Contemporary
or Asian Fusion

Maximum Height for Houses
9.0 meters measured vertically from the Highest Lot Corner to the apex of the roof

Setbacks
Fronting Road/Park: 3 meters
Sides/Rear: 2 meters

Fence
Fronting Road/Park: 0.9 meters
Side: 2 meters (maximum)

Utilities
- Overhead lines
- Underground utilities only along the 18m-wide spine road

What does Mirala mean?
Mirala combines Mira, Spanish for "to see", and Ala, "wing". Two aspects of wing—"take wing" (to soar) and "under wing" (to nurture)—combine into a name that evokes a neighborhood scene nurturing community life.

CONSULTANTS

Master Planning and Architectural Design
Alveo Land Corp.

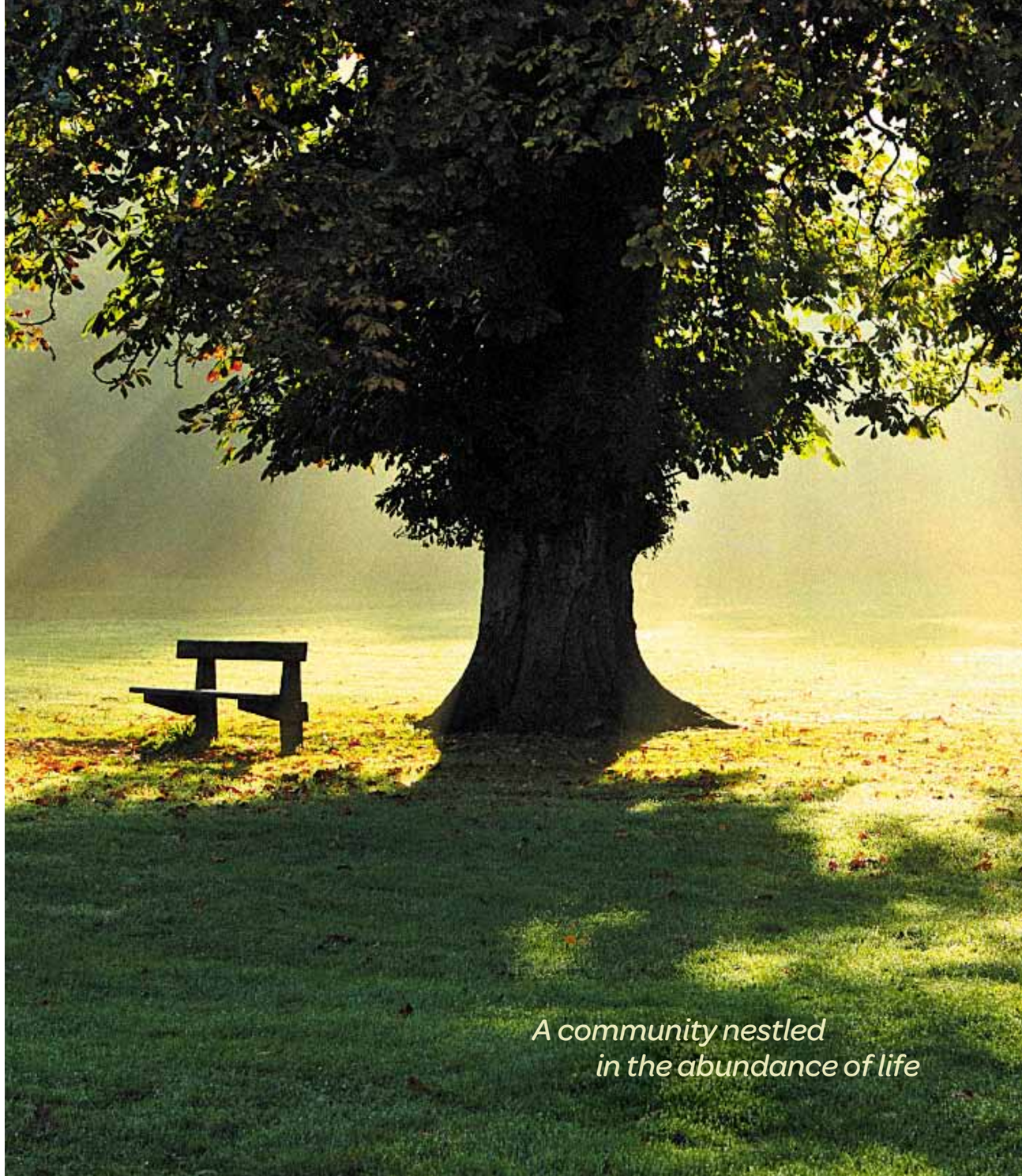
Clubhouse Architectural Consultant
Lor Calma Design, Inc.

Landscape Design
Inspira Design

Electrical Design
Makati Development Corporation

Sanitary and Plumbing Design
Makati Development Corporation

Land Development Design
Makati Development Corporation





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