



Alviera East Commercial

Vicinity Map



For Training Purposes Only.

Alviera Masterplan

LEGEND

- City Center
- East Side
- Greenbelt
- Future Development



Alviera Phase 1 and 2

LEGEND

- Commercial
- Industrial Park
- Holy Angel University
- Alveo Subdivision
- Avida Subdivision



Alviera East Commercial (7 has.)



Alviera Phase 1 and 2

- **7-hectare mixed-use commercial development surrounded by a**
 - 10-ha University
 - 30-ha and 35-ha Industrial Parks
 - 100-ha Alveo Subdivision



Alviera Phase 1 and 2

- Office
- Training/Conference
- Facilities/Studio/Workshops
- Hotel
- Dormitory/Apartments/Residential Condominium
- Tertiary (College) Level Schools or Higher Education (Professional Schools)
- Hospital/Clinic
- Retail (not exceeding 20% of total GFA of the building)
- Combination of the uses above subject to the approval of the Developer



Alviera Phase 1 and 2

- FAR: 4
- Non-PEZA
- Bundled with Alviera Country Club Corporate Share (Plus P1,000,000 to Package Price)



Lot Inventory and Pricing

LEGEND
P/SQM (VAT-EX)

A	P43,000.00
B	P45,000.00
C	P47,000.00
D	P50,000.00
E	Technical Hold

*Price may change without prior notice



Payment Terms

Provisional Selling Price: **P45,000 (vat-ex)**

Ave Lot Cut: **2,000 sqm**

Ave Package Price:

P90,000,000 (vat-ex) + P1,000,000 for ACC Corporate Share

PARTICULARS	CASH 30	95-5 (6 MONTHS)	50-50 (12 MONTHS)
DISCOUNT/INTEREST	10% discount	5% discount	0% discount
RESERVATION FEE	500,000	500,000	500,000
PAYMENTS			
a) First Amount	100% lump sum net of reservation	95% lump sum net of reservation	50% lump sum net of reservation
Due Date	30 days after reservation	30 days after reservation	30 days after reservation
Terms	N/A	post-dated check to be submitted 7 days after reservation	post-dated check to be submitted 7 days after reservation
b) Second Amount	N/A	5% lump sum	50% in 12 monthly installments
Due Date	N/A	180 days after payment of first amount	30 days after payment of first amount
Terms	N/A	post-dated checks are required	post-dated checks are required