

ENARA

NUVALI





Where People and Nature Thrive



MASTERPLAN



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



Residential (77%)



Institutions (2%)
(School, hospital)



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

NORTH:

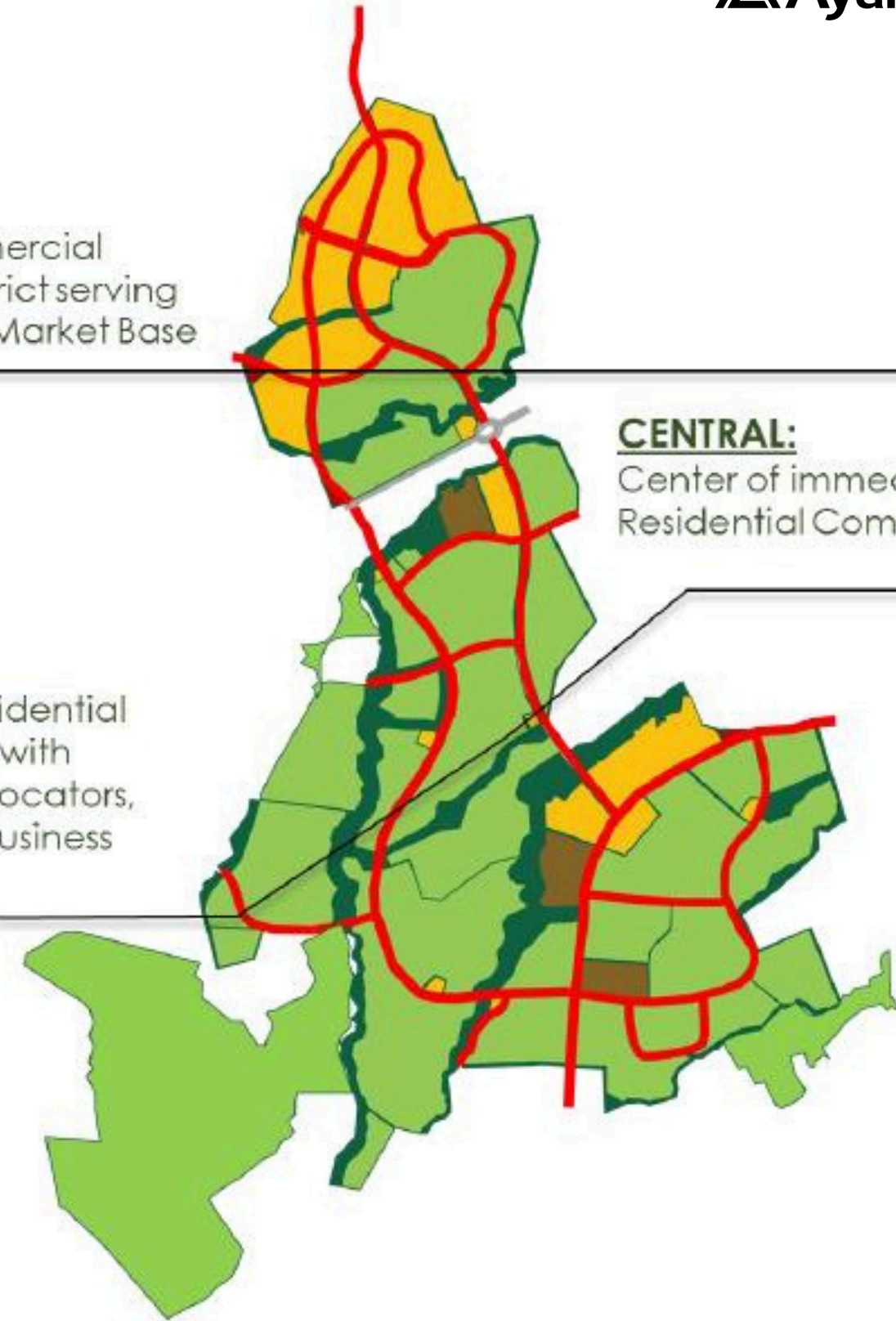
Main Commercial
Business District serving
a Regional Market Base

CENTRAL:

Center of immediate
Residential Community

SOUTH:

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



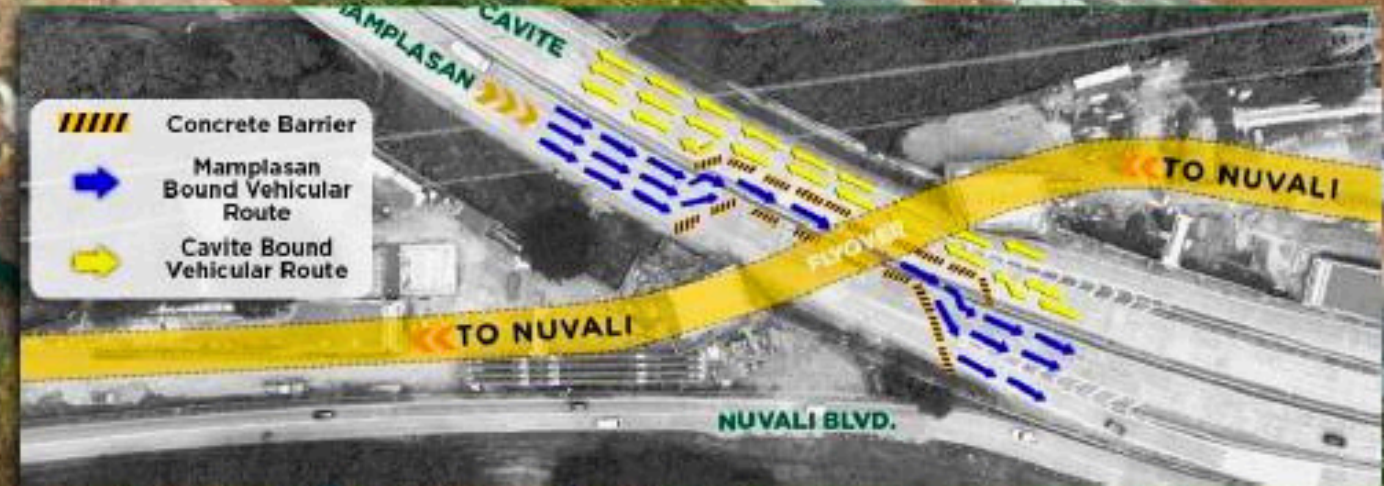
NUVALI FLYOVER

POC: 100%

NUVALI
Evolving



To Nuvali



NATURE AVENUE

Completion of the carriageway



NUVALI
EVOLIVING



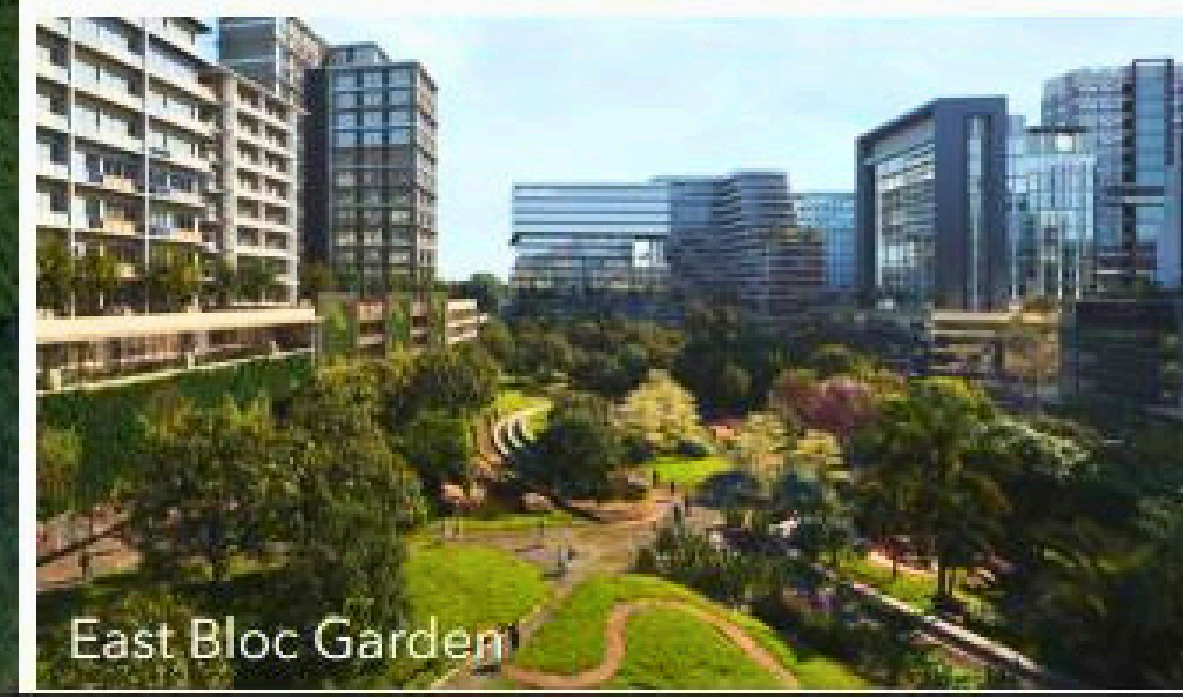
CENTRAL BLOC NUVALI

A 12-hectare mixed-use development



East Bloc Nuvali

A 12-hectare mixed-use development



East Bloc Garden



EvoParkway



XAVIER SCHOOL NUVALI



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



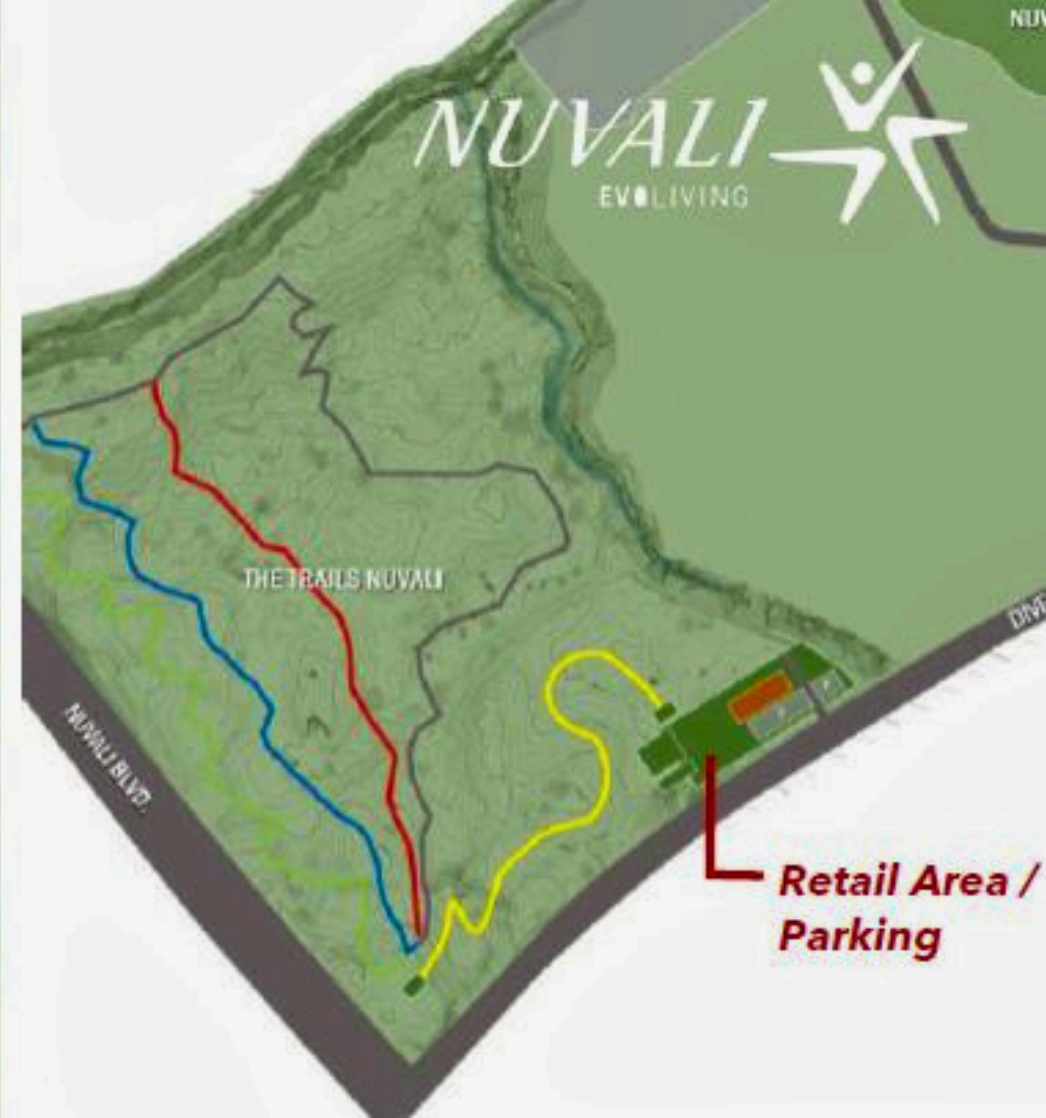
Coming Q2 2025: Restaurant
& Wellness Center



Opening: Q1 2025

Area: 16 has

Trails length: 5 km



Peg of Retail Area

ENARA
NUVALI

TO LIVE AMONG THE CLOUDS

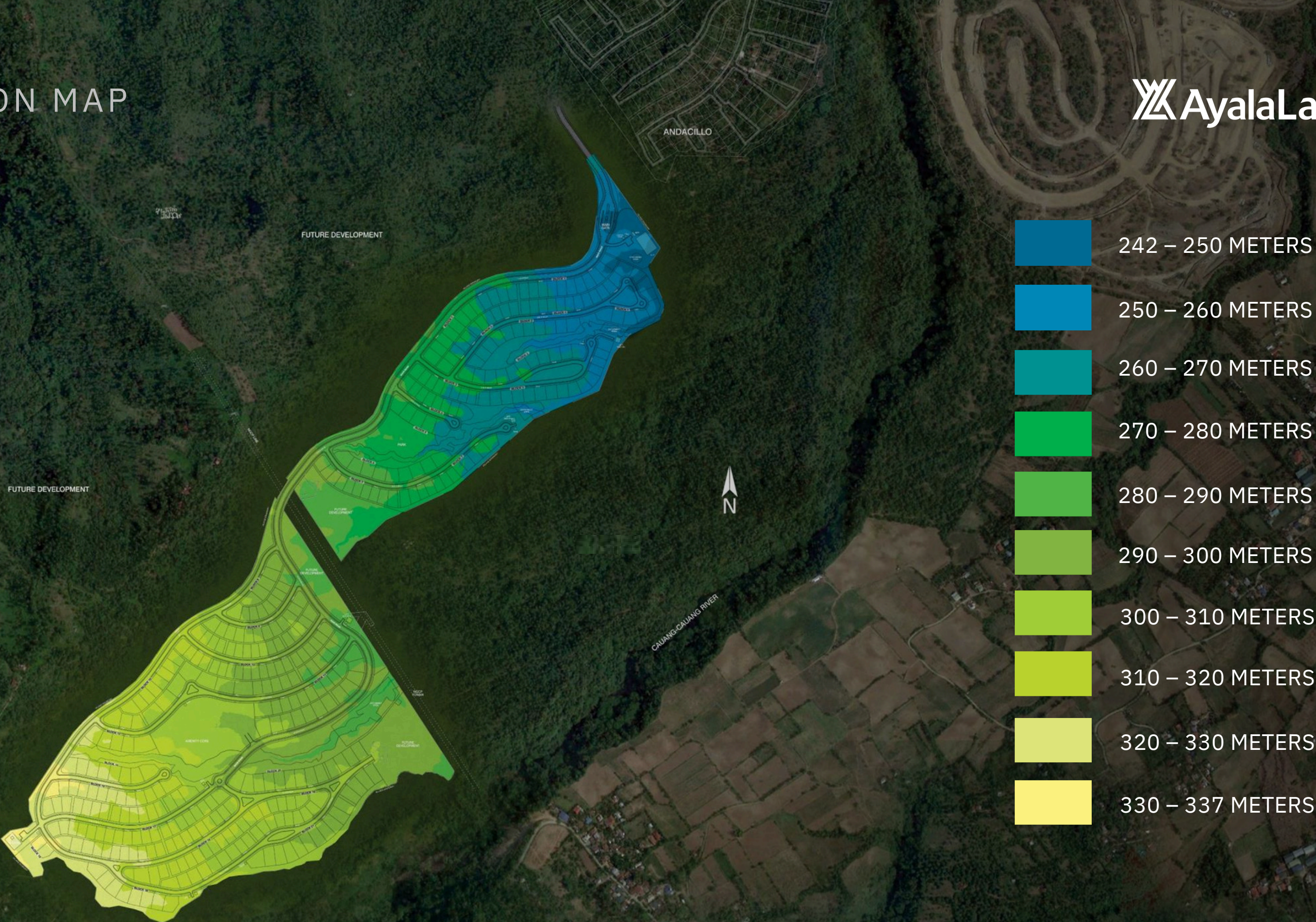
ENTRE
AMONG

NUBARRON
THE CLOUDS

MORAR
TO LIVE



ELEVATION MAP



*Transformer locations are still subject to Meralco approval

New Neighborhood

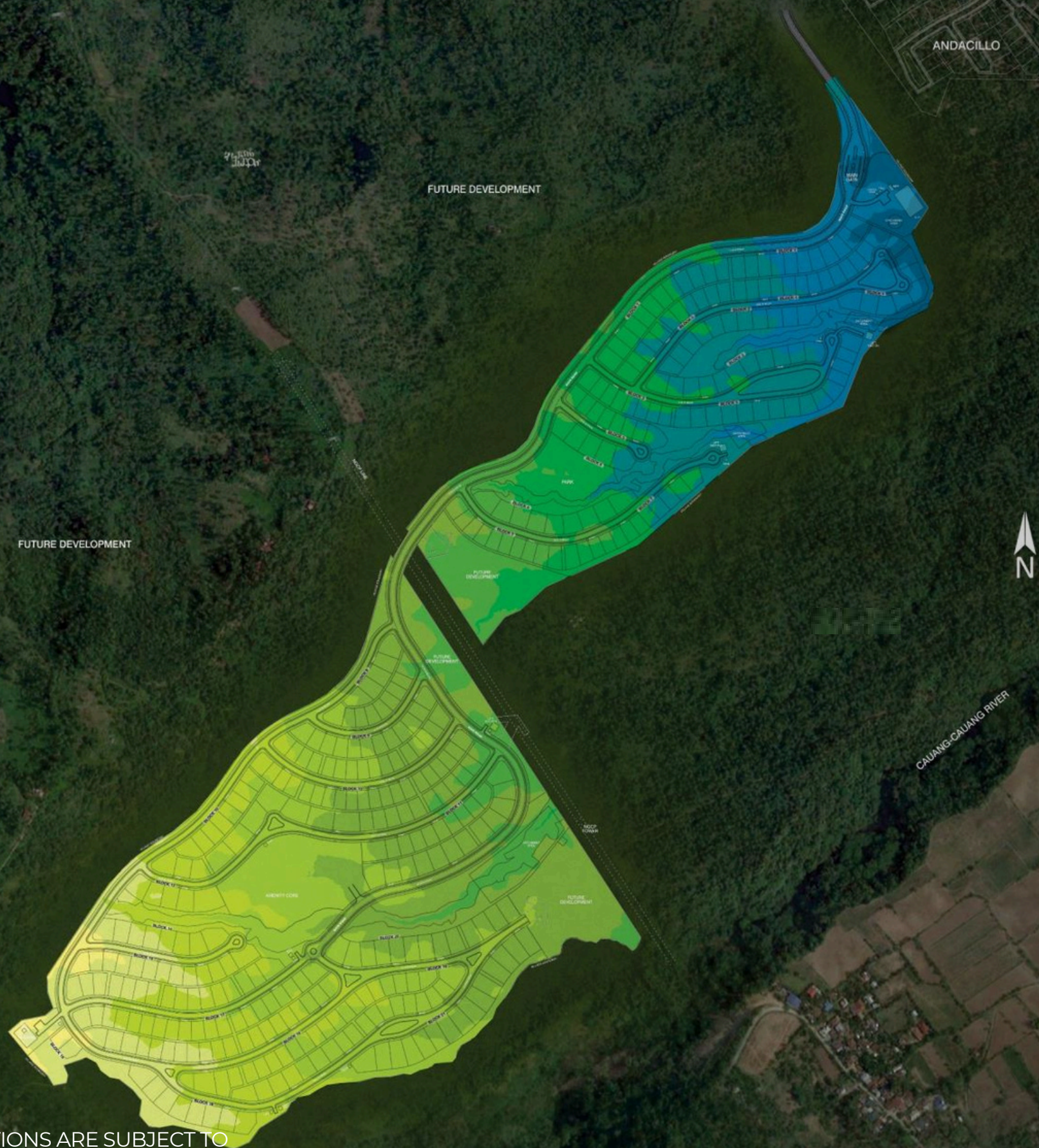
ALP South Elevation



ENARA

NUVALI

VILLAGE SUMMARY



Gross Land Area 53.1 hectares

of Lots 415 lots

Density 7.8 lots per ha.

Open Space 52.1%

Terrain Gently Rolling

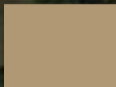


TPAD LOCATIONS ARE SUBJECT TO
MERALCO APPROVAL

ENARA

NUVALI

PHASE 1A SUMMARY



PHASE 1A

ANDACILLO

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



CAUANG-CALLANG RIVER

MABATO



TPAD LOCATIONS ARE SUBJECT TO
MERALCO APPROVAL

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

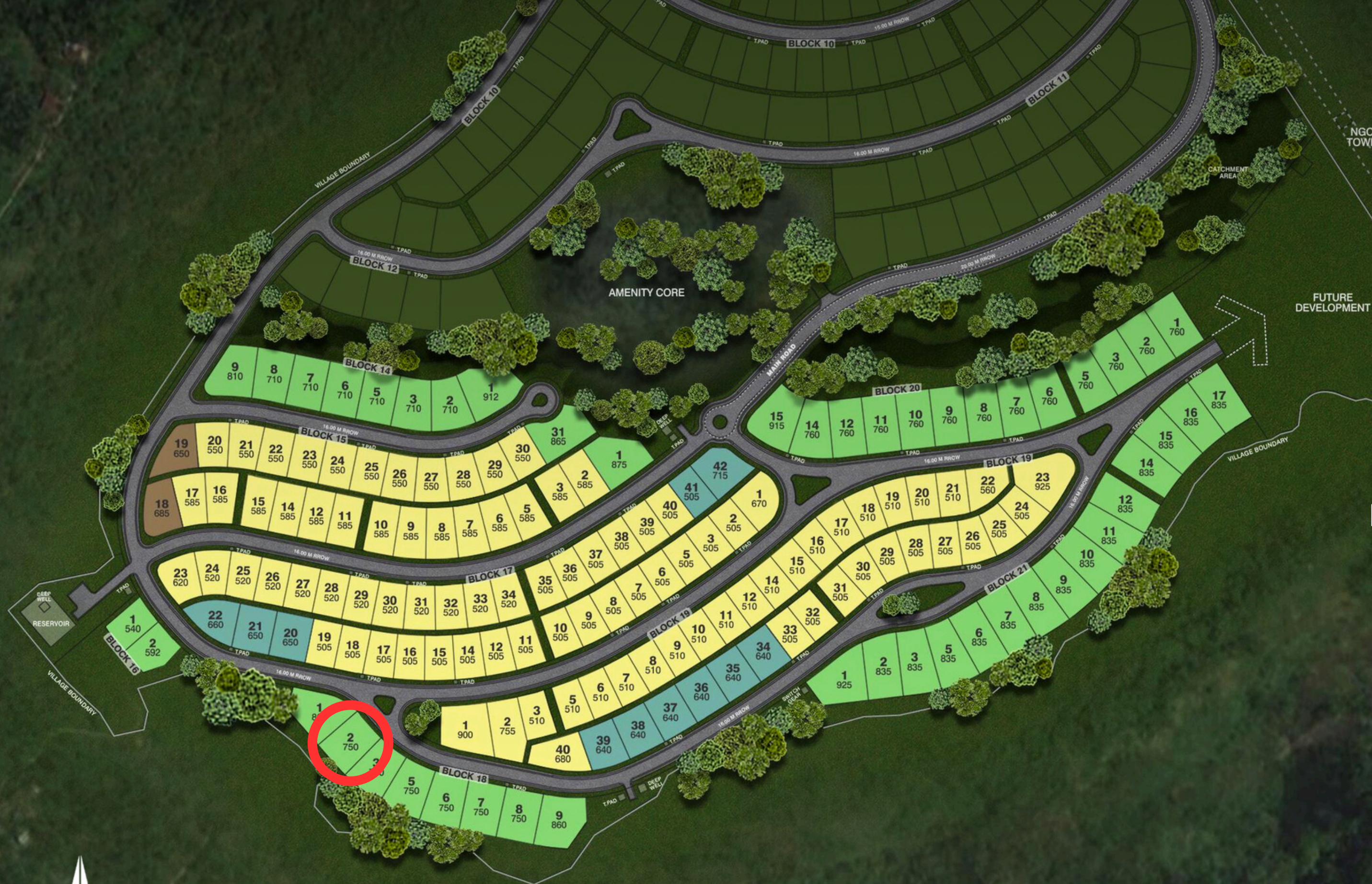
Greenway

320 – 330 meters

Php 63,000 / sqm

Total List Price

Php 47,250,000



Phase 1a blk 18 lot 2

10% down payment
15% payable upto 24 months
0% interest
75% lumpsum

Php 47,250,000

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

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	329,100.00	
24	Mar-27		1,921,177.13	1,921,177.13	
25	Apr-27	35,260,178.57	4,231,221.43	39,491,400.00	

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



Phase 1a blk 15 lot 26

10% down payment
15% payable upto 24 months
0% interest
75% lumpsum

Php 32,165,179

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

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
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
24	Mar-27	200,089.29	24,010.71	224,100.00
24	Mar-27		1,365,296.65	1,365,296.65
25	Apr-27	24,001,763.39	2,880,211.61	26,881,975.00

Reservation Fee

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



Phase 1a blk 17 lot 40

10% down payment
15% payable upto 24 months
0% interest
75% lumpsum

Php 29,533,482

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

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
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
24	Mar-27	183,750.00	22,050.00	205,800.00
24	Mar-27		1,260,714.61	1,260,714.61
25	Apr-27	22,037,154.02	2,644,458.48	24,681,612.50

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