

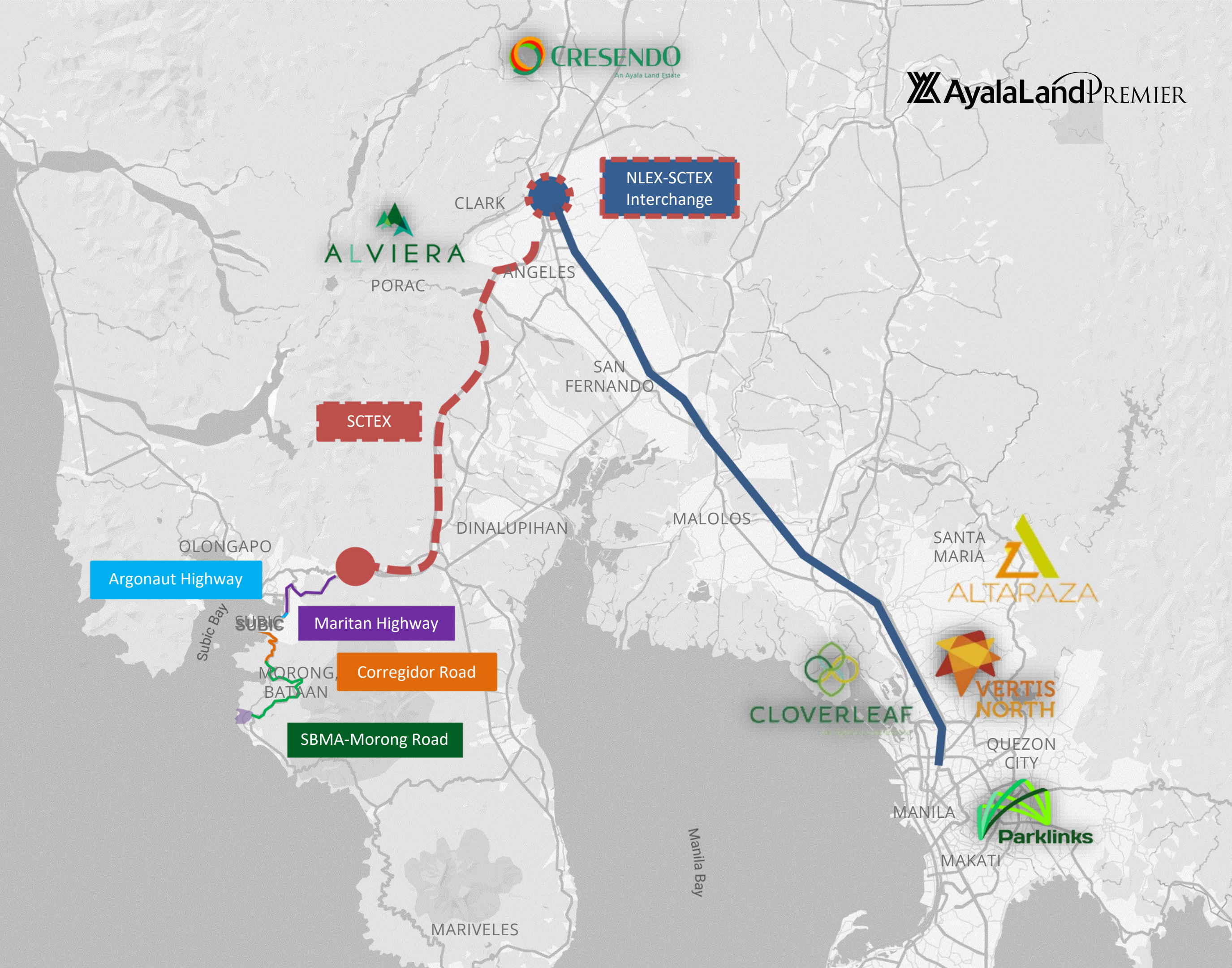


ANVAYA  
COVE



# HOW TO GET TO ANVAYA COVE

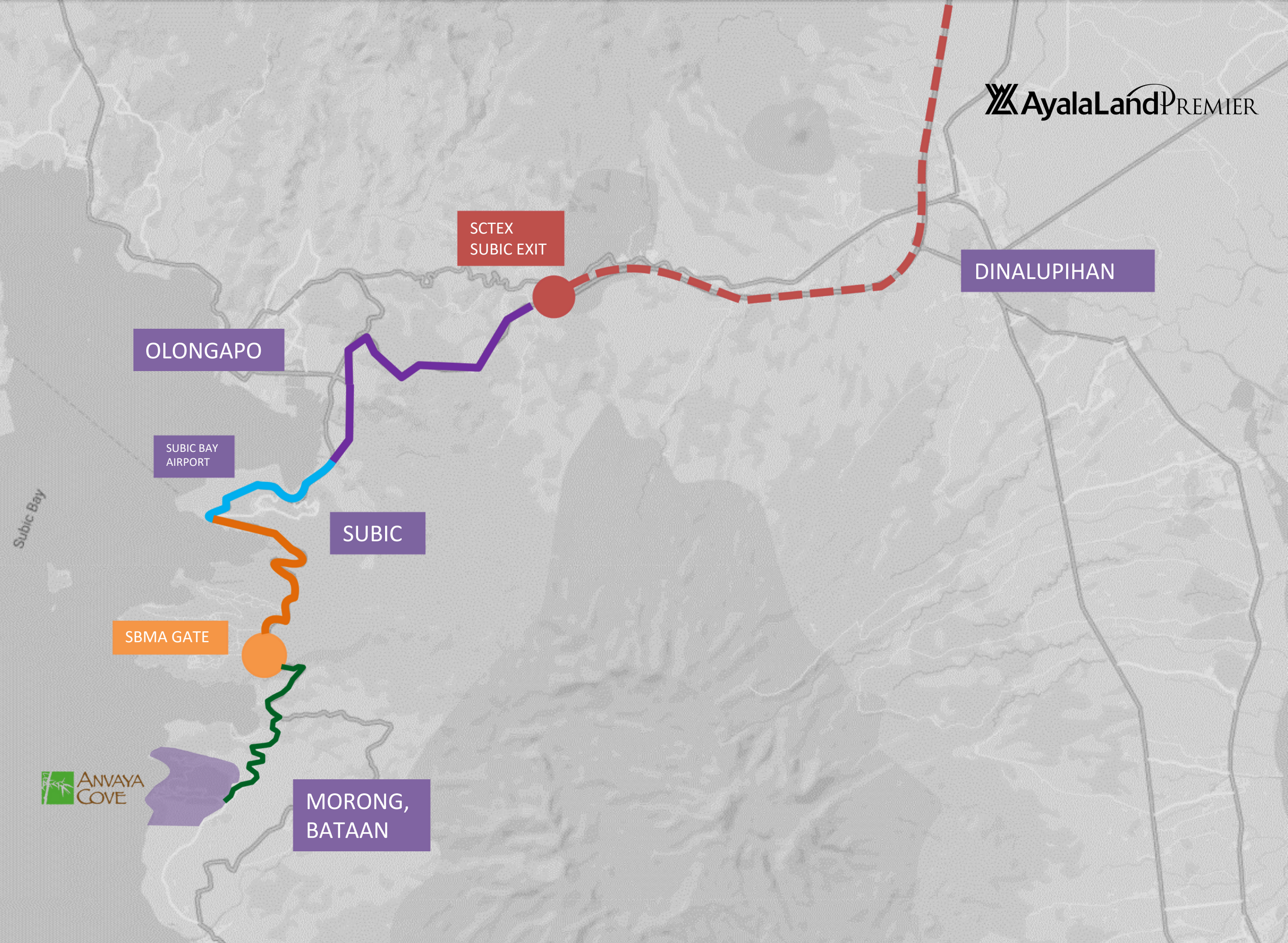
- 1 NLEX
- 2 SCTEX
- 3 Maritan Highway
- 4 Argonaut Highway
- 5 Corregidor Road
- 6 SBMA-Morong Road





# HOW TO GET TO ANVAYA COVE

- 1 NLEX
- 2 SCTEX
- 3 Maritan Highway
- 4 Argonaut Highway
- 5 Corregidor Road
- 6 SBMA-Morong Road





Silanguin Mountain Range

Grande Island

 AyalaLand PREMIER

Buin Cove

Binanga Bay

Seaside Point

Ilingin Cove

Beach & Nature Club

Golf & Sports Club

Brookside

Aerial Shot | Anvaya Cove Virtual Tour





Ayala Land Premier’s first seaside leisure community, the brand’s pioneer development north of Manila.

LocationMorong, Bataan

Launch Year2005

Product Offerings	Neighborhoods <i>(17 as of October 2024)</i> SearidgeResidences Sea Breeze Verandas Seascape Ridge Seaside Villas Club Shares
-------------------	---

Amenities	Beach & Nature Club Golf & Sports Club
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# BEACH & NATURE CLUB























# GOLF & SPORTS CLUB

Anvaya Cove Golf Clubhouse | Actual Photograph





















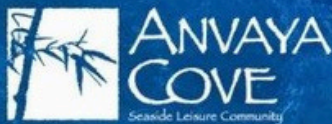






# SEARIDGE RESIDENCES

at Anvaya Cove



DEVELOPMENT





# SEARIDGE RESIDENCES

at Anvaya Cove

 **AyalaLand** PREMIER

Anvaya Cove | Actual Photograph



# SEARIDGE RESIDENCES

at Anvaya Cove

FUTURE DEVELOPMENT

 AyalaLand PREMIER

AMENITY  
AREA

AMENITY  
AREA



# SEARIDGE RESIDENCES

at Anvaya Cove



FUTURE DEVELOPMENT

TO GOLF & SPORTS CLUB

SPINE ROAD

UTILITY AREA

MAIN GATE

KILYAWAN BUILDING

MAYA BUILDING

AMENITY AREA

BUILDING C

UTILITY AREA

TO MAIN ENTRANCE

MRF

BOUNDARY LINE

BOUNDARY LINE

WOODRIDGE HILLS





# SEARIDGE RESIDENCES

at Anvaya Cove

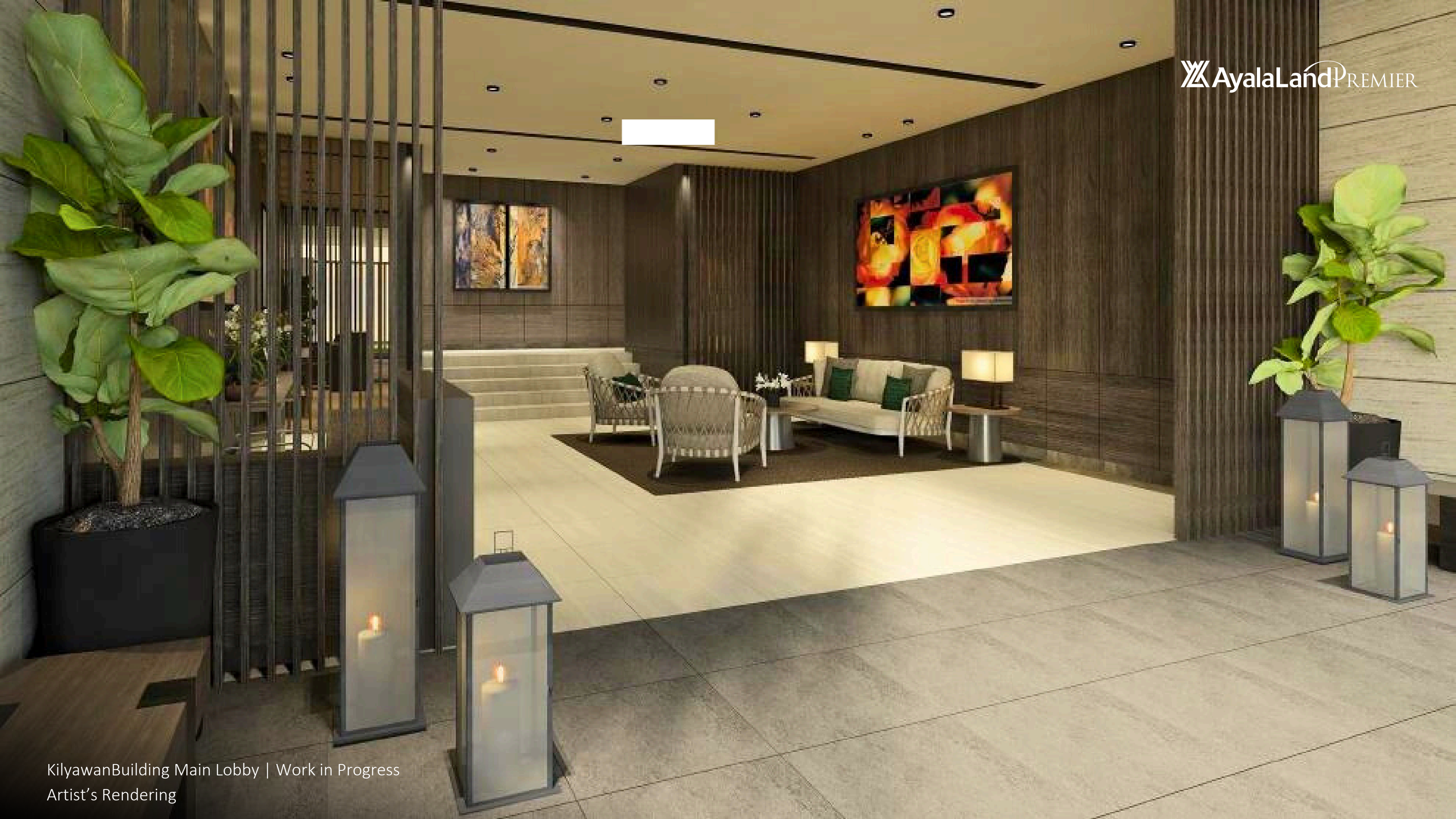
## KILYAWAN BUILDING DEVELOPMENT SUMMARY

Number of Floors	9 floors
Total Number of Units	70 units
Total Unit Area Range	58 -137 sqm

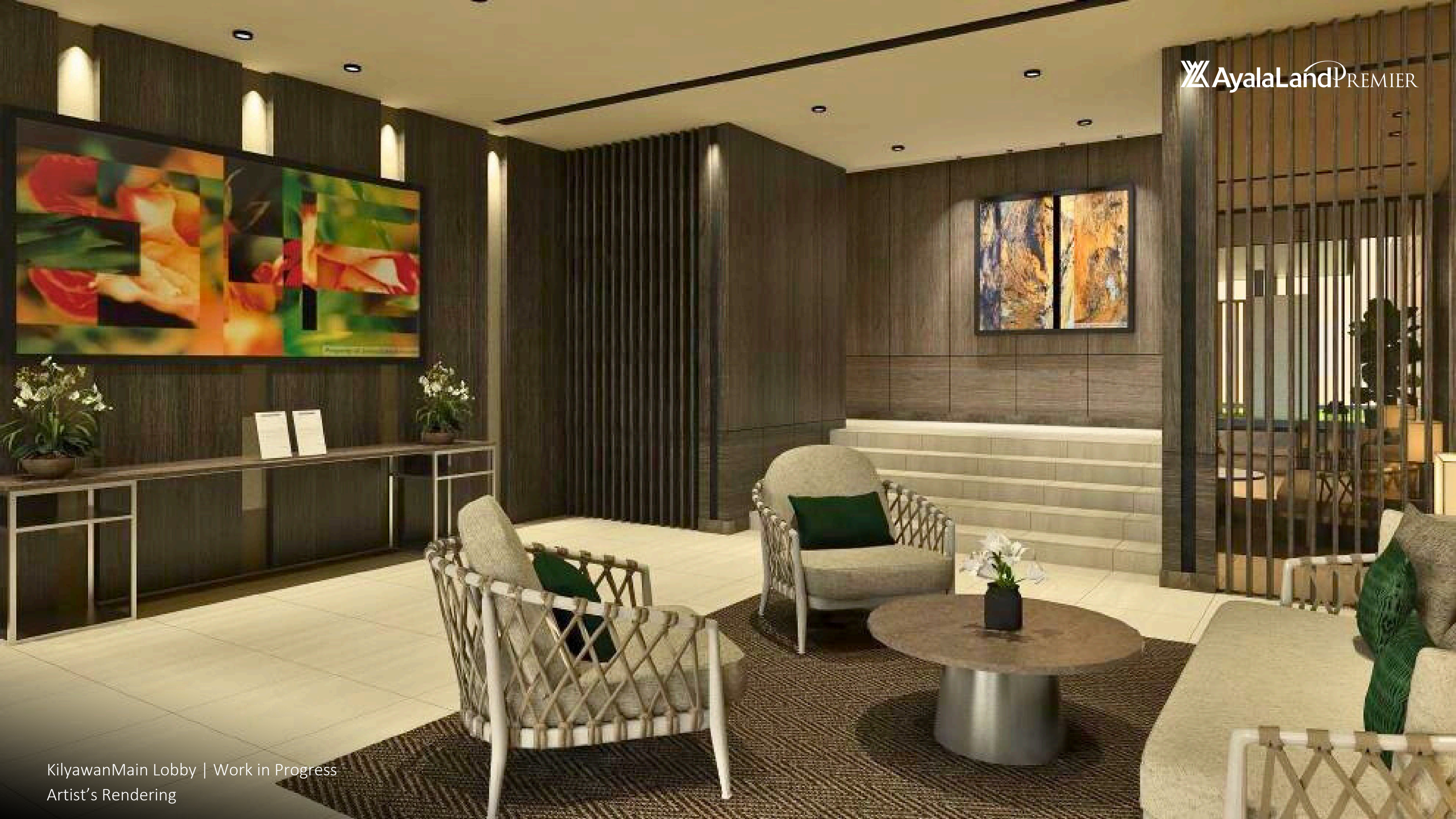
## KILYAWAN BUILDING UNIT MIX SUMMARY

Unit Type	No. of Units	Area Range
1-Bedroom	35 units	58 - 60 sqm
1-Bedroom Garden	2 units	80 sqm
1-Bedroom Premium	1 unit	132 sqm
2-Bedroom	21 units	130 - 132 sqm
2-Bedroom Garden*	3 units	130 - 132 sqm
2-Bedroom Premium*	8 units	137 sqm
Total	70 units	58-137 sqm









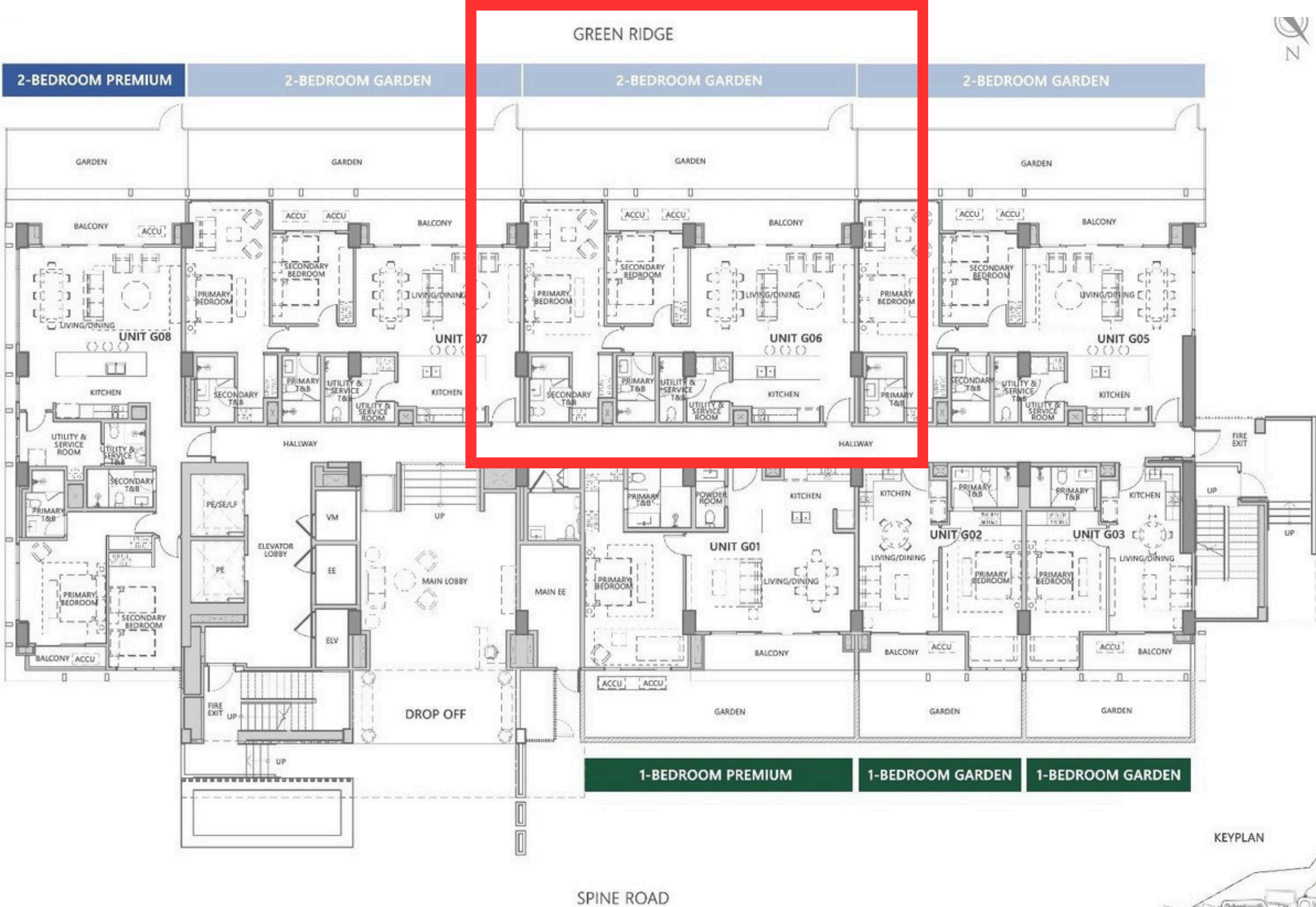


# SEARIDGE RESIDENCES

at Anvaya Cove



## KILYAWAN BUILDING GROUND FLOOR PLAN





# SEARIDGE RESIDENCES

at Anvaya Cove

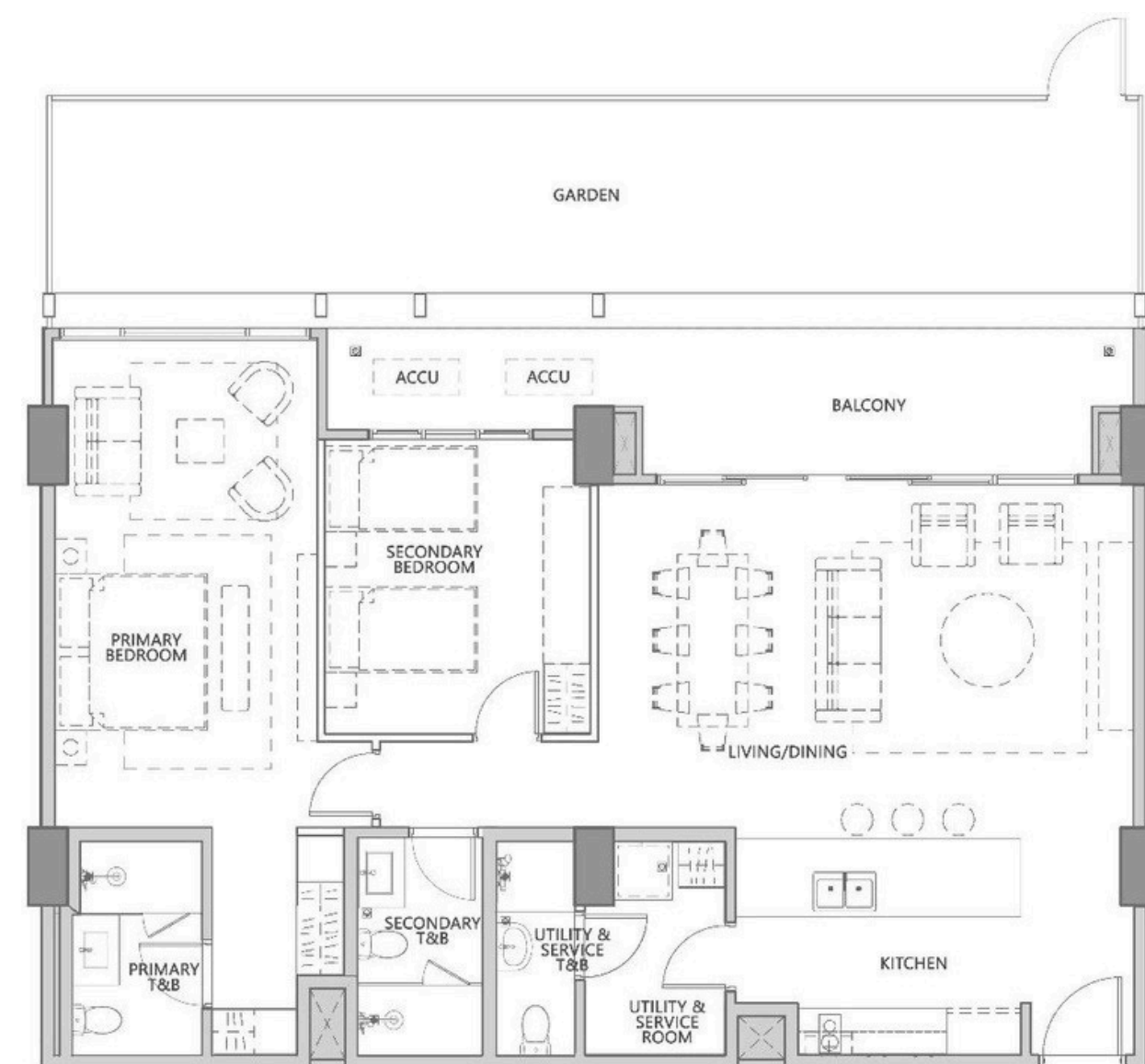
## KILYAWAN BUILDING

### 2-Bedroom Garden

Interior Unit Area	114 sqm
Balcony Unit Area	17 sqm
Total Unit Area	131 sqm
Total List Price	P45,724,792

*Sizes are rounded up and subject to change without prior notice*

*\*Unit includes additional 40 sqm garden area which is a limited common area*





NAME OF BUYER

This is not an official computation until signed by the proper signatory

ANVAYA COVE SEARIDGE RESIDENCES	
BUILDING B g06 , 2BR Garden	
Floor Area /sqm (approx)*	131
List Price	45,724,792.07
Less: Early Booking Discount	228,623.96
Net Selling Price	45,496,168.11
Value added tax	5,459,540.17
Other charges	1,341,168.92
Net Selling Price w/ VAT & OC	52,296,877.21

\*Exclusive of balcony/garden, if any

EARLY BOOKING DISCOUNT\* 0.5%

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

Please issue checks to SUBIC BAY DEVELOPMENT & INDUSTRIAL ESTATE CORP.

10-30(47)-60 @ 0% Interest				
	Month	Principal	VAT & Other Charges	Total
*	Mar-25	100,000.00		100,000.00
0	Apr-25	4,449,642.86	545,957.14	4,995,600.00
1	May-25	290,446.43	34,853.57	325,300.00
2	Jun-25	290,446.43	34,853.57	325,300.00
3	Jul-25	290,446.43	34,853.57	325,300.00
4	Aug-25	290,446.43	34,853.57	325,300.00
5	Sep-25	290,446.43	34,853.57	325,300.00
6	Oct-25	290,446.43	34,853.57	325,300.00
7	Nov-25	290,446.43	34,853.57	325,300.00
8	Dec-25	290,446.43	34,853.57	325,300.00
9	Jan-26	290,446.43	34,853.57	325,300.00
10	Feb-26	290,446.43	34,853.57	325,300.00
11	Mar-26	290,446.43	34,853.57	325,300.00
12	Apr-26	290,446.43	34,853.57	325,300.00
13	May-26	290,446.43	34,853.57	325,300.00
14	Jun-26	290,446.43	34,853.57	325,300.00
15	Jul-26	290,446.43	34,853.57	325,300.00
16	Aug-26	290,446.43	34,853.57	325,300.00
17	Sep-26	290,446.43	34,853.57	325,300.00
18	Oct-26	290,446.43	34,853.57	325,300.00
19	Nov-26	290,446.43	34,853.57	325,300.00
20	Dec-26	290,446.43	34,853.57	325,300.00
21	Jan-27	290,446.43	34,853.57	325,300.00
22	Feb-27	290,446.43	34,853.57	325,300.00
23	Mar-27	290,446.43	34,853.57	325,300.00
24	Apr-27	290,446.43	34,853.57	325,300.00
25	May-27	290,446.43	34,853.57	325,300.00
26	Jun-27	290,446.43	34,853.57	325,300.00
27	Jul-27	290,446.43	34,853.57	325,300.00
28	Aug-27	290,446.43	34,853.57	325,300.00
29	Sep-27	290,446.43	34,853.57	325,300.00
30	Oct-27	290,446.43	34,853.57	325,300.00
31	Nov-27	290,446.43	34,853.57	325,300.00
32	Dec-27	290,446.43	34,853.57	325,300.00
33	Jan-28	290,446.43	34,853.57	325,300.00
34	Feb-28	290,446.43	34,853.57	325,300.00
35	Mar-28	290,446.43	34,853.57	325,300.00
36	Apr-28	290,446.43	34,853.57	325,300.00
37	May-28	290,446.43	34,853.57	325,300.00
38	Jun-28	290,446.43	34,853.57	325,300.00
39	Jul-28	290,446.43	34,853.57	325,300.00
40	Aug-28	290,446.43	34,853.57	325,300.00
41	Sep-28	290,446.43	34,853.57	325,300.00
42	Oct-28	290,446.43	34,853.57	325,300.00
43	Nov-28	290,446.43	34,853.57	325,300.00
44	Dec-28	290,446.43	34,853.57	325,300.00
45	Jan-29	290,446.43	34,853.57	325,300.00
46	Feb-29	290,446.43	34,853.57	325,300.00
47	Mar-29	290,446.43	34,853.57	325,300.00
47	Mar-29		1,341,168.92	1,341,168.92
48	Apr-29	27,295,543.11	3,275,465.17	30,571,008.28

0.00

2-Bedroom Garden  
Ground floor unit G06  
Facing the Golf course

10% down payment  
30% payable upto 47 months  
0% interest  
60% lumpsum  
Php 325k monthly payment

Php 45,724,792



# SEARIDGE RESIDENCES

at Anvaya Cove



G

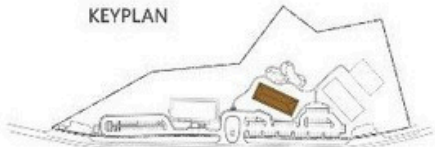
GREEN RIDGE



KILYAWAN BUILDING  
SECOND FLOOR PLAN



KEYPLAN



SPINE ROAD



# SEARIDGE RESIDENCES

at Anvaya Cove

## KILYAWAN BUILDING

### 1-Bedroom (A2)

Interior Unit Area	53 sqm
Balcony Unit Area	7 sqm
Total Unit Area	60 sqm
Total List Price	P22,667,143

*Sizes are rounded up and subject to change without prior notice*





NAME OF BUYER  
This is not an official computation until signed by the proper signatory

ANVAYA COVE SEARIDGE RESIDENCES		
BUILDING B 903 , 1BR		
Floor Area /sqm (approx)*	60	
List Price	22,667,142.86	
Less: Early Booking Discount	113,335.71	EARLY BOOKING DISCOUNT* 0.5%
Net Selling Price	22,553,807.14	
Value added tax	2,706,456.86	*Account must strictly be booked in less than 30 days
Other charges	692,028.94	Otherwise, early booking discount will be forfeited
Net Selling Price w/ VAT & OC	25,952,292.94	

\*Exclusive of balcony/garden, if any

Please issue checks to AYALA LAND, INC.

10-30(47)-60 @ 0% interest				
	Month	Principal	VAT & Other Charges	Total
*	Mar-25	100,000.00		100,000.00
0	Apr-25	2,155,446.43	270,653.57	2,426,100.00
1	May-25	144,017.86	17,282.14	161,300.00
2	Jun-25	144,017.86	17,282.14	161,300.00
3	Jul-25	144,017.86	17,282.14	161,300.00
4	Aug-25	144,017.86	17,282.14	161,300.00
5	Sep-25	144,017.86	17,282.14	161,300.00
6	Oct-25	144,017.86	17,282.14	161,300.00
7	Nov-25	144,017.86	17,282.14	161,300.00
8	Dec-25	144,017.86	17,282.14	161,300.00
9	Jan-26	144,017.86	17,282.14	161,300.00
10	Feb-26	144,017.86	17,282.14	161,300.00
11	Mar-26	144,017.86	17,282.14	161,300.00
12	Apr-26	144,017.86	17,282.14	161,300.00
13	May-26	144,017.86	17,282.14	161,300.00
14	Jun-26	144,017.86	17,282.14	161,300.00
15	Jul-26	144,017.86	17,282.14	161,300.00
16	Aug-26	144,017.86	17,282.14	161,300.00
17	Sep-26	144,017.86	17,282.14	161,300.00
18	Oct-26	144,017.86	17,282.14	161,300.00
19	Nov-26	144,017.86	17,282.14	161,300.00
20	Dec-26	144,017.86	17,282.14	161,300.00
21	Jan-27	144,017.86	17,282.14	161,300.00
22	Feb-27	144,017.86	17,282.14	161,300.00
23	Mar-27	144,017.86	17,282.14	161,300.00
24	Apr-27	144,017.86	17,282.14	161,300.00
25	May-27	144,017.86	17,282.14	161,300.00
26	Jun-27	144,017.86	17,282.14	161,300.00
27	Jul-27	144,017.86	17,282.14	161,300.00
28	Aug-27	144,017.86	17,282.14	161,300.00
29	Sep-27	144,017.86	17,282.14	161,300.00
30	Oct-27	144,017.86	17,282.14	161,300.00
31	Nov-27	144,017.86	17,282.14	161,300.00
32	Dec-27	144,017.86	17,282.14	161,300.00
33	Jan-28	144,017.86	17,282.14	161,300.00
34	Feb-28	144,017.86	17,282.14	161,300.00
35	Mar-28	144,017.86	17,282.14	161,300.00
36	Apr-28	144,017.86	17,282.14	161,300.00
37	May-28	144,017.86	17,282.14	161,300.00
38	Jun-28	144,017.86	17,282.14	161,300.00
39	Jul-28	144,017.86	17,282.14	161,300.00
40	Aug-28	144,017.86	17,282.14	161,300.00
41	Sep-28	144,017.86	17,282.14	161,300.00
42	Oct-28	144,017.86	17,282.14	161,300.00
43	Nov-28	144,017.86	17,282.14	161,300.00
44	Dec-28	144,017.86	17,282.14	161,300.00
45	Jan-29	144,017.86	17,282.14	161,300.00
46	Feb-29	144,017.86	17,282.14	161,300.00
47	Mar-29	144,017.86	17,282.14	161,300.00
47	Mar-29		692,028.94	692,028.94
48	Apr-29	13,529,521.43	1,623,542.57	15,153,064.00

(0.00)

1-Bedroom  
9th floor Unit 903  
Penthouse  
Facing the sunrise

10% down payment  
30% payable upto 47 months  
0% interest  
60% lumpsum  
Php 161k monthly payment

Php 22,667,143



# SEARIDGE RESIDENCES

at Anvaya Cove



FUTURE DEVELOPMENT

← TO GOLF & SPORTS CLUB

SPINE ROAD

UTILITY AREA

BUILDING C

AMENITY AREA

KILYAWAN BUILDING

MAIN GATE

MAYA BUILDING

TO MAIN ENTRANCE →

UTILITY AREA

MRF

BOUNDARY LINE

BOUNDARY LINE

WOODRIDGE HILLS



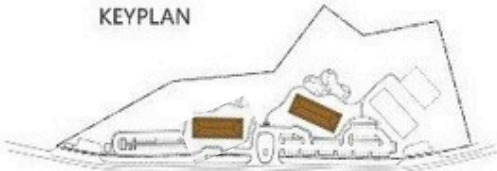
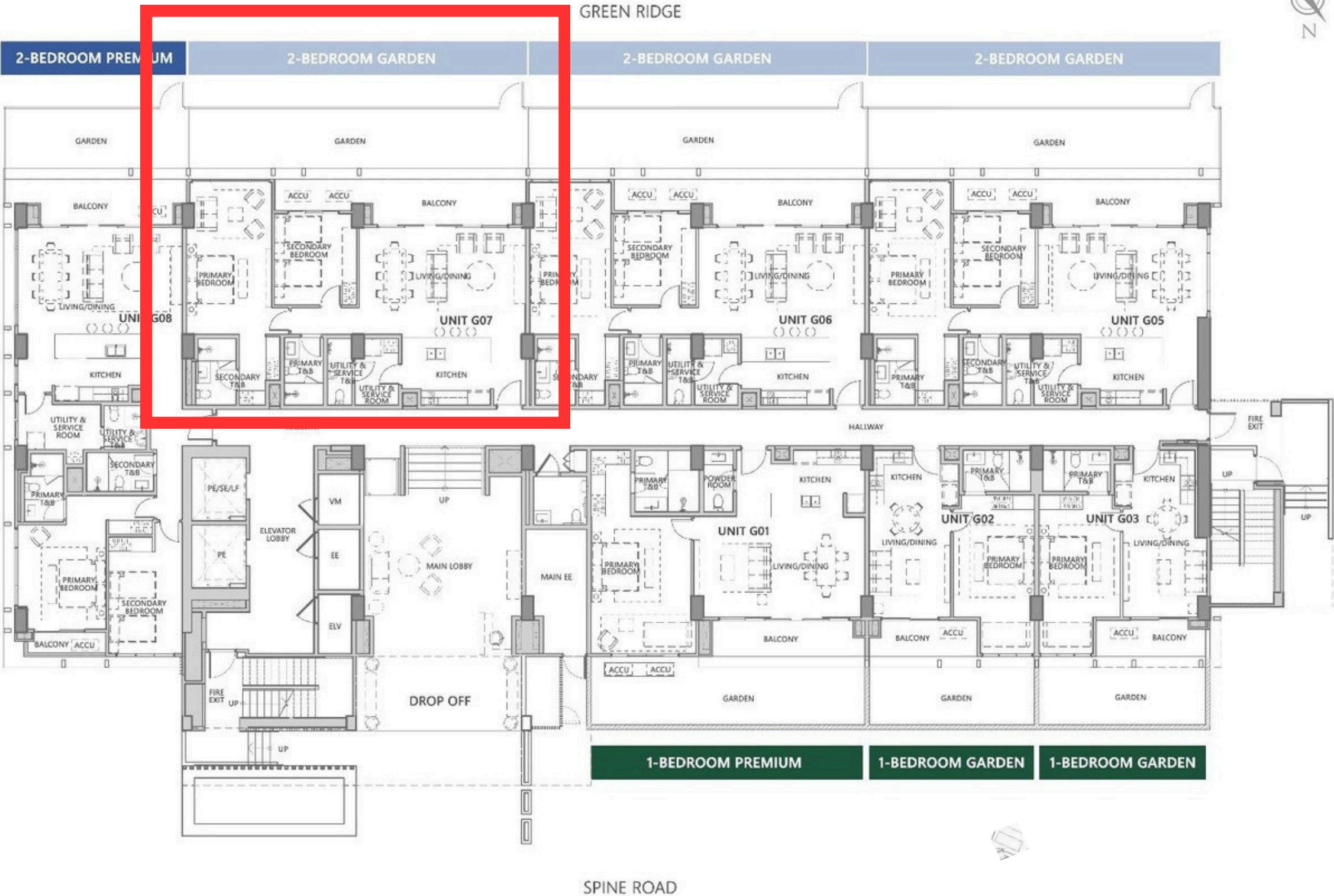


# SEARIDGE RESIDENCES

at Anvaya Cove



MAYA BUILDING  
GROUND FLOOR PLAN





# SEARIDGE RESIDENCES

at Anvaya Cove

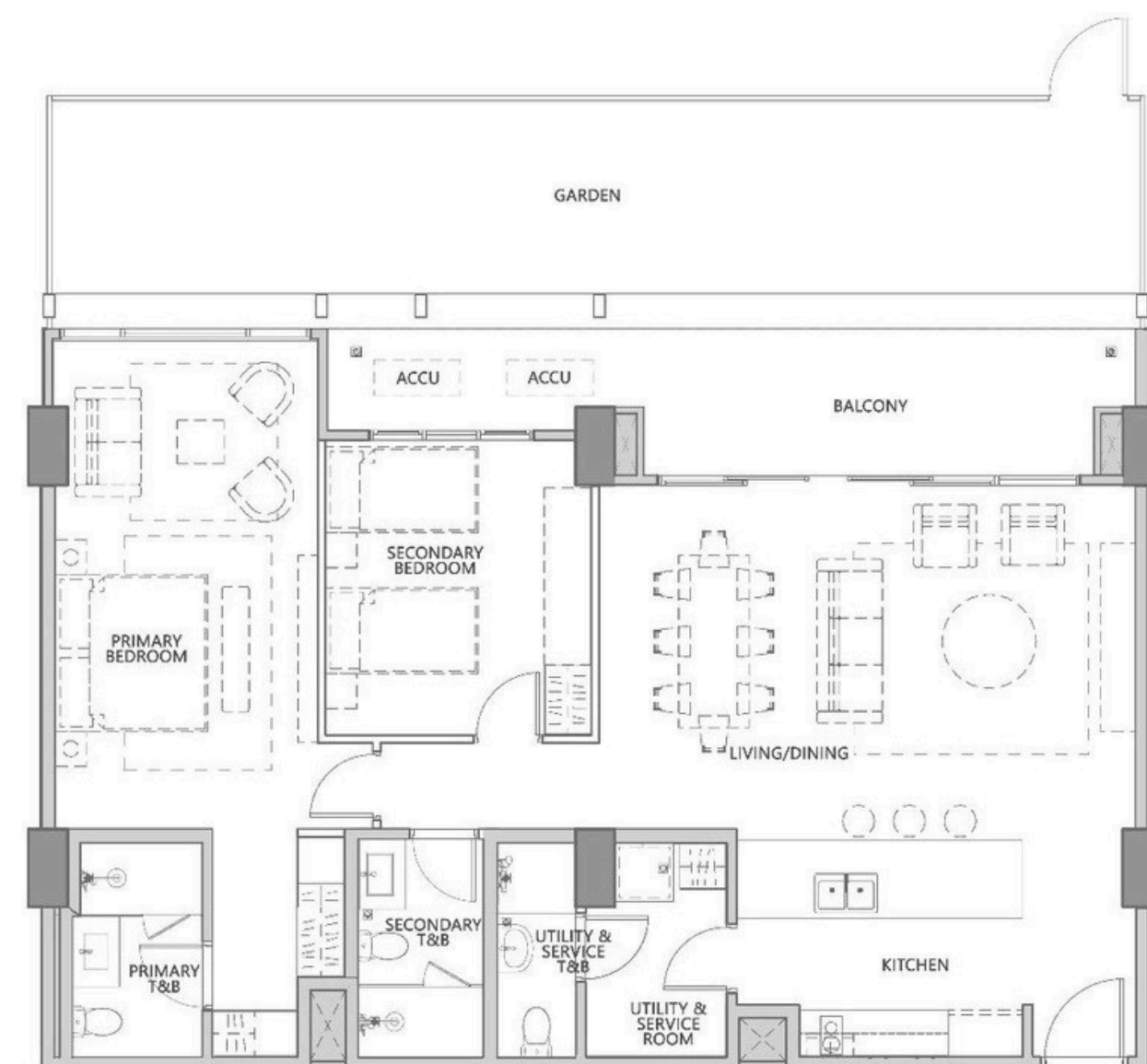
## KILYAWAN BUILDING

### 2-Bedroom Garden

Interior Unit Area	114 sqm
Balcony Unit Area	17 sqm
Total Unit Area	131 sqm
Total List Price	P36,565,231

*Sizes are rounded up and subject to change without prior notice*

*\*Unit includes additional 40 sqm garden area which is a limited common area*





Name of Buyer: \_\_\_\_\_  
This is not an official computation until signed by the proper signatory

**\*VALID FOR RESERVATIONS MADE FROM MARCH 1 TO 31, 2025 ONLY**  
**Payment term is applicable for strict 30 days booking only**  
**ALLOWED**  
**scheme valid only for 2BR**

ANVAYA COVE SEARIDGE RESIDENCES	
BUILDING A g07 , 2BR	
fir. area / sq.m. (approx)	132
list price	36,565,231.11
less: discount	182,826.16
discounted price	36,382,404.95
value added tax	4,365,888.59
other charges	1,114,024.23
net selling price with VAT & OC	41,862,317.77

exclusive of balcony/garden, if any

**\*\*EARLY BOOKING DISCOUNT= 0.5%**

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

Pls issue check to: AYALA LAND, INC.

10-44(catch-up)-46 @ 0% Interest-SPECIAL OFFER			
Month	Principal	VAT & O.Charges	Total
<b>Mar-25</b>	100,000.00		100,000.00
Apr-25	3,538,303.57	436,596.43	3,974,900.00
May-25	232,142.86	27,857.14	260,000.00
Jun-25	232,142.86	27,857.14	260,000.00
Jul-25	232,142.86	27,857.14	260,000.00
Aug-25	232,142.86	27,857.14	260,000.00
Sep-25	232,142.86	27,857.14	260,000.00
Oct-25	232,142.86	27,857.14	260,000.00
Nov-25	232,142.86	27,857.14	260,000.00
Dec-25	232,142.86	27,857.14	260,000.00
Jan-26	232,142.86	27,857.14	260,000.00
Feb-26	232,142.86	27,857.14	260,000.00
Mar-26	232,142.86	27,857.14	260,000.00
Apr-26	232,142.86	27,857.14	260,000.00
May-26	464,285.71	55,714.29	520,000.00
Jun-26	464,285.71	55,714.29	520,000.00
Jul-26	464,285.71	55,714.29	520,000.00
Aug-26	464,285.71	55,714.29	520,000.00
Sep-26	464,285.71	55,714.29	520,000.00
Oct-26	464,285.71	55,714.29	520,000.00
Nov-26	464,285.71	55,714.29	520,000.00
Dec-26	464,285.71	55,714.29	520,000.00
Jan-27	464,285.71	55,714.29	520,000.00
Feb-27	464,285.71	55,714.29	520,000.00
Mar-27	464,285.71	55,714.29	520,000.00
Apr-27	464,285.71	55,714.29	520,000.00
May-27	696,428.57	83,571.43	780,000.00
Jun-27	696,428.57	83,571.43	780,000.00
Jul-27	696,428.57	83,571.43	780,000.00
Aug-27	696,428.57	83,571.43	780,000.00
Sep-27	696,428.57	83,571.43	780,000.00
Oct-27	696,428.57	83,571.43	780,000.00
Nov-27	696,428.57	83,571.43	780,000.00
Dec-27	696,428.57	83,571.43	780,000.00
Jan-28	696,428.57	83,571.43	780,000.00
Feb-28	696,428.57	83,571.43	780,000.00
<b>Mar-28</b>	696,428.57	83,571.43	<b>780,000.00</b>
<b>Mar-28</b>		1,114,024.23	<b>1,114,024.23</b>
Apr-28	16,726,244.24	2,007,149.31	18,733,393.54

0.00

2-Bedroom Garden  
Ground floor unit 07  
Facing Golf course

10% down payment  
44% Catch-up  
0% interest  
46% lumpsum  
Php 182K discount

Php 36,565,231



# HOME BUYING GUIDE

## STEP 1: HOLD THE PREFERRED UNIT

- 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. OR SUBIC BAY DEVELOPMENT & INDUSTRIAL ESTATE CORP.
- Amount: P100,000 For the unit and P100,000 for the shares

## STEP 2: RESERVE THE UNIT

- 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