

ALVEO

Corvia
ALVIERA

TABLE OF CONTENTS



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Version 1.0 as of April 2021



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Central Amenity Park Entrance | Artist's Perspective

EMANATING LIFE

A core residential community emerges in ALVIERA's business and lifestyle orbit. Corvia radiates as the focal point where commercial, institutional, urban, and natural converge, spurring a modern living experience—life at the center of energy and vitality.

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Central Amenity Park Entrance | Artist's Perspective



ALVIERA

Urban Living in Nature



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Radiating Growth

INTEGRATING SPACES,
AND EXPANDING POSSIBILITIES
IN PAMPANGA

Life revolves around connections—to people, to places. In ALVIERA, natural spaces intertwine with built environments, enlivening paths and refreshing perspectives. Corvia rises amidst this dynamic estate, opening up to a network of diverse destinations and experiences, revealing boundless possibilities for living well.



ALVIERA
Urban Living in Nature



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Lifestyle Image

Communities of Vitality

MASTERPLANNING ENVIRONMENTS FOR GROWTH

For more than 80 years, Ayala Land continues to set the standard for property development in the Philippines. A universe of contemporary addresses in the country brings together a range of sustainably integrated growth centers to multi-generational homes with the singular vision of *enhancing land and enriching lives, for more people.*

Alveo Land expands the tradition of industry excellence with a commitment to innovation, best realized through fresh lifestyle concepts and living solutions, pushing boundaries in dynamic communities and diverse neighborhoods across the nation.



ALVIERA is highly-accessible via major thoroughfares NLEX, SCTEX, and TPLEX, in proximity to key areas such as the Clark International Airport, Subic Freeport, San Fernando, and Angeles City in Pampanga. The estate serves as the gateway to vibrant investments, amplifying economic vitality in the North.

DISTANCES TO KEY HUBS		ROUTE THROUGH EXISTING INFRASTRUCTURE
Clark	12 km.	SCTEX
Angeles City	17 km.	P. Santos/Santco St. > Dinalupihan Road > Porac Access Road
Subic	34 km.	NLEX > SCTEX > Porac Access Road
Meycauayan, Bulacan	85 km.	NLEX > SCTEX > Porac Access Road
Quezon City	98 km.	Mindanao Ave. > NLEX > SCTEX > Porac Access Road



Urban Living in Nature

ALVIERA is a 1,800-hectare, large-scale, mixed-use estate integrating business and commercial spaces, leisure and tourism destinations, institutions, industrial parks, green open landscapes, and residential communities, growing opportunities for local and international investments.



- City Center
- East
- West
- Greenbelt

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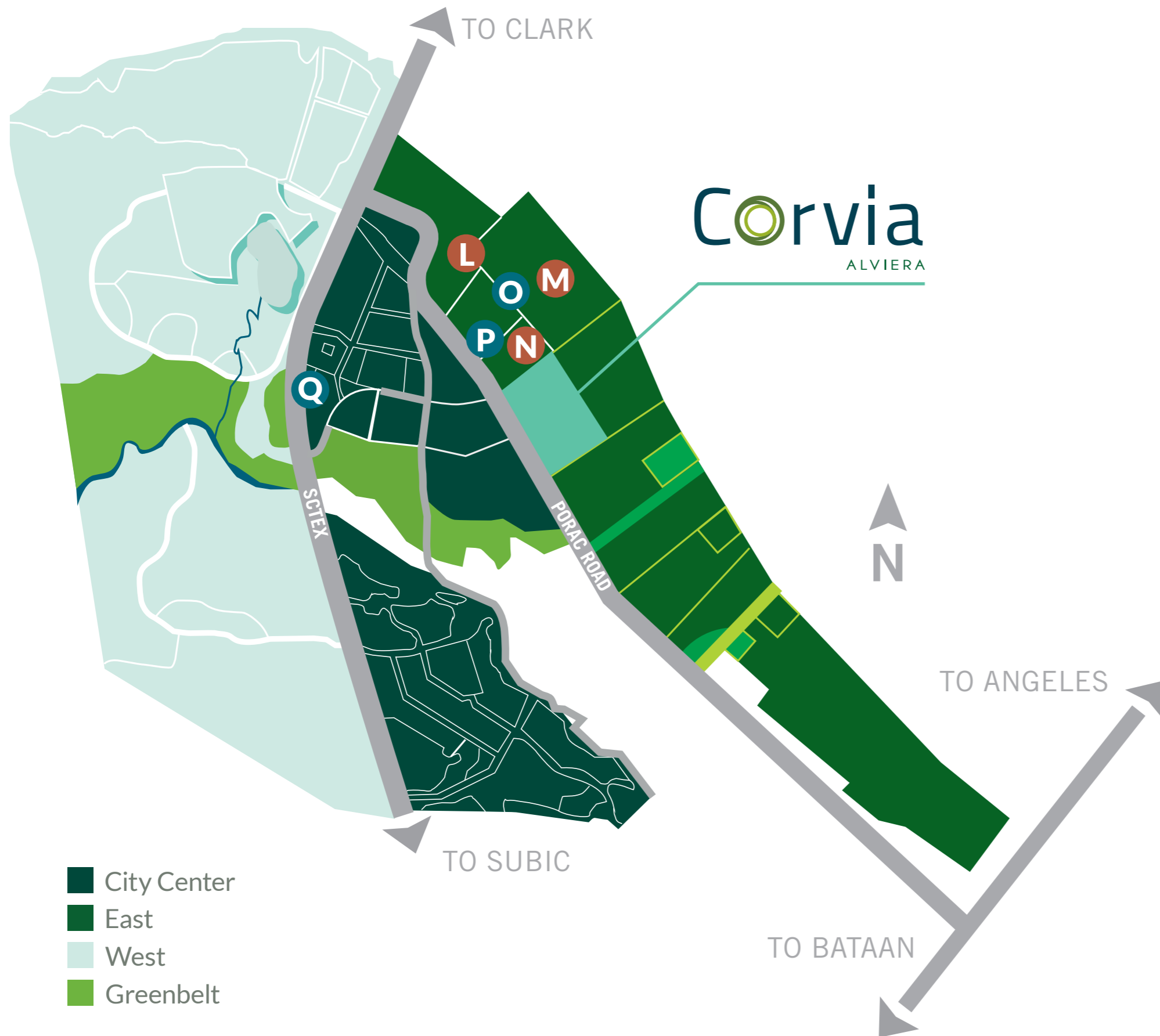
Corvia
ALVIERA

RESIDENTIAL

- A Montala
- B Avida Settings Alviaera
- C Park Estates at Alviaera
- D Corvia
- E The Greenways
- F Avida Northdale Settings
- G Avida Greendale Settings

LEISURE

- H Alviaera Greenbelt
- I Sandbox
- J Alviaera Country Club
- K La Salle Botanical Gardens



- City Center
- East
- West
- Greenbelt

COMMERCIAL

- L Alvia Industrial Park Ph1
- M Alvia Industrial Park Ph2
- N East Commercial Center

INSTITUTIONAL

- O Holy Angel University
- P Chapel
- Q Miriam College

FUTURE DEVELOPMENTS

- Parks and Open Spaces
- Alvia Boutique Hotel
- Town Center/Village Centers
- Offices
- Commercial Hub/Zone
- Hospital
- Transport Hub



Alviera City Center

The core of Alviera, this area serves as the central business district with commercial and retail destinations, medical institutions, residential communities, parks, and open spaces creating a dynamic growth environment. This district is also home to the Alviera Country Club—the first of its kind in the region presenting areas for recreation, relaxation, and gatherings.

Alviera City Center | Artist's Perspective

Alviera Greenbelt

A 5-kilometer verdant corridor crossing the East and West side, encompassing the La Salle Botanical Gardens which features 25 themed garden patches and will house a laboratory, plant nursery, greenhouses, and libraries.





Alviera East | Artist's Perspective

Alviera East

The district features residential communities, Holy Angel University, and the Alviera East Commercial Hub housing a thriving industrial park and commercial center.

The industrial park covers 64 hectares for light to medium, non-polluting industries such as food manufacturing, motorcycle assembly, packaging, logistics, and warehousing, while a 7-hectare commercial hub opens business and investment potential.



Lifestyle Image

Alviera West

Lush greenery and rolling terrain characterize Alviera West. The district's high elevation creates a vibrant atmosphere for leisure and tourism pursuits. Themed hotels, wellness centers, leisure developments, retail spaces, educational institutions, and residences with a panoramic view of the outstanding landscape provide a heightened perspective for urban living in nature.

Corvia

ALVIERA



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The Core of Life

MODERN URBAN LIVING

Corvia is a contemporary community by Alveo Land, its third in the ALVIERA estate, drawing together commercial, leisure, and lifestyle environments into a vibrant urban core. Resonating a vibrant and consistent whole, home pulsates with refreshing experiences at every turn.

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Lifestyle Image

A Contemporary Neighborhood

Corvia covers a 31-hectare expanse, connected to Alvia East and the Alvia City Center, a strategic location amidst two of the estate's dynamic destinations, where commercial, industrial, corporate, educational institutions, and urban conveniences are within reach.

PROJECT SUMMARY

Project Name	Corvia
Address	Alviera, Brgy. Hacienda Dolores & Banaba, Porac, Pampanga
Development Type	Residential Lots
Total Land Area	309,336 sq.m.
Total Saleable Land Area	177,663 sq.m.
Owner & Developer	Nuevocentro, Inc.
Exclusive Marketing Agent	Alveo Land Corp.





A Refreshing Address

A collection of 599 residential lots approximately 260 to 594 sq.m. gather around a complete shared amenity which serves as the central hub of the community. Living spaces are complemented by pockets of green, open spaces within, and an array of destinations next door, invigorating every day.

Corvia | Artist's Perspective

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DEVELOPMENT SUMMARY

	ha.	sq.m.	%
Gross Land Area	30.9	309,336	100%
Saleable Area	17.7	177,663	57%
Non-Saleable Area	13.2	131,673	43%
Parks And Open Spaces	2.7	27,335	9%
Easements	0.6	5,772	2%
Utility Lots	0.1	1,271	1%
Road Network	9.8	97,295	31%
Efficiency	57%		
Total No. of Lots	599		
Density	19 lots/ha.		
Lot Size Range	260–594 sq.m.		
Ave. Lot Size	297 sq.m.		
Modal Lot Size	270 sq.m.		





Vibrant Exchange

SHARED ENVIRONMENTS
FOR NURTURING CONNECTIONS

Drawing together a spectrum of recreation and leisure spaces, Corvia unfolds a dynamic common ground for interaction and activity for family and community, a neighborly atmosphere permeates throughout.

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Outdoor Kids' Play Area | Artist's Perspective

Meeting Points

Shared spaces for gatherings and activity present environments for recreation and connection. Complete amenities and facilities catering to active and laid-back pursuits, invigorating contemporary lifestyles.

Central Amenity Park

Clubhouse

- Function Room with Pantry
- Board Room
- Open Lawn
- Lobby/Lounge Area
- Restrooms and Indoor Shower Facilities
- Admin Office and Staff Area
- Security and Maintenance

Outdoor Amenities

Swimming Pools

- Lap/Lounge Pool
- Kids' Pool
- Outdoor Shower Areas
- Pool Deck

Basketball Court

- Outdoor Kids' Play Area
- Biking and Jogging Trails
- Open Lawn



Lap and Lounge Pool | Artist's Perspective





Shared environments
present **abundant**
possibilities for active
and **leisure pursuits**



A Flourishing Urban Community

APMC PROMISE

Every Alveo Land development—vibrant neighborhoods, groundbreaking living solutions, masterplanned communities—nurtures individuals and hard-earned investments with a singular vision: giving you a place for living well.

Ayala Property Management Corporation (APMC) will deliver Corvia's promise of a contemporary living experience, highly-connected to ALVIERA's main areas of vitality. Complete urban conveniences refreshed by natural environments delivered through expert property maintenance and services. By keeping the strictest home and building guidelines, APMC asserts a firm commitment to healthy communities for generations.



FREQUENTLY ASKED QUESTIONS

Turnover Date

Q1 2025

Architectural Theme for Houses

Asian Contemporary

Maximum Height for Houses

10.0 meters measured vertically
from the highest lot corner to the apex
of the roof

Set-Backs

Fronting a street or park: 3 m.
Not fronting a street or park: 2 m.
No overhead utilities along the main/loop road

Road Width

Main Entry: 24 m. RROW
Entrance Spine: 20 m. RROW
Loop Road: 16 m. RROW
Local Road: 12 m. RROW
Perimeter Road: 10 m. RROW

Utilities

No utilities along the main/loop road
Overhead utilities along secondary/local roads

Distances

City Center: 2.5 km.
West Side: 7.2 km.
Greenbelt: 2.5 km.

CONSULTANTS

**Masterplanning
and Site Development Landscape Design**
Alveo Land Corp.

Clubhouse and Guardhouse Architectural Design
UO2 Architects

Central Amenity Landscape Design
Inspira Design Core

Electrical, Drainage, and Land Development Design
Makati Development Corporation

Water and Sewage Design
Manila Water Company Inc.



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DHSUD Provisional LS: 2021-02-183

Brgy Hacienda Dolores & Banaba, Porac Pampanga | Completion Date: March 2026

Project Developer: Nuevocentro Inc. | Project Manager: Alveo Land Corp.

Advertisement Approval No. DHSUD-R3-AA-2021/03/039