



**MERGENT  
RESIDENCES**

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With origins from the word *merge*, defined as 'forming a single entity,' the name evokes dynamic pursuits coming together.

Alluding to the intimate character of Poblacion, permeable environments shape vibrant intersections for home, business, and community, where people meet and thrive.



# BRING LIFE UP- CLOSE

## MULTITUDES OF EXPERIENCE AT YOUR DOOR

Alveo Land's first residential development in Poblacion, Makati opens spaces to connect, linger, and uncover vibrant encounters. Mergent Residences introduces you to an intimate neighborhood, where every day is both familiar and new.

# SHAPING CITIES

## AYALA LAND TRANSFORMS THE PHILIPPINE LANDSCAPE

### **Ayala Land**

Setting the standard for property development, Ayala Land continues to transform the country's landscape with mixed-use masterplanned communities. From the country's financial capital of Makati, the fastest-growing lifestyle and business district of BGC, to the first large-scale eco-city of NUVALI, Ayala Land delivers dynamic destinations in pursuit of a singular vision—enhancing land and enriching lives for more people.

### **Alveo Land**

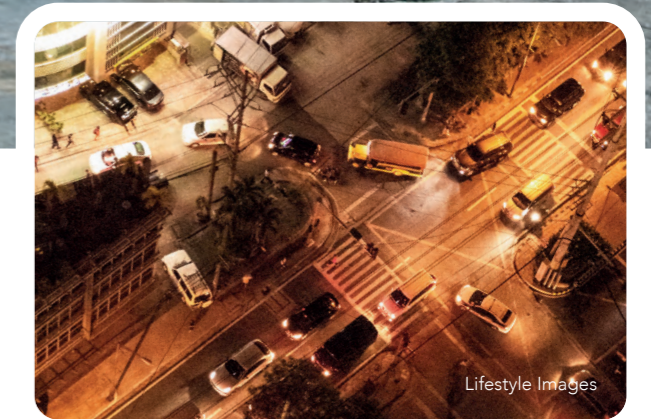
Marked by the Ayala Land heritage of industry expertise, Alveo Land carries out the spirit of innovation with fresh lifestyle concepts and living solutions. Shaping worlds of possibilities, Alveo Land pushes boundaries further in realizing diverse neighborhoods for living well.

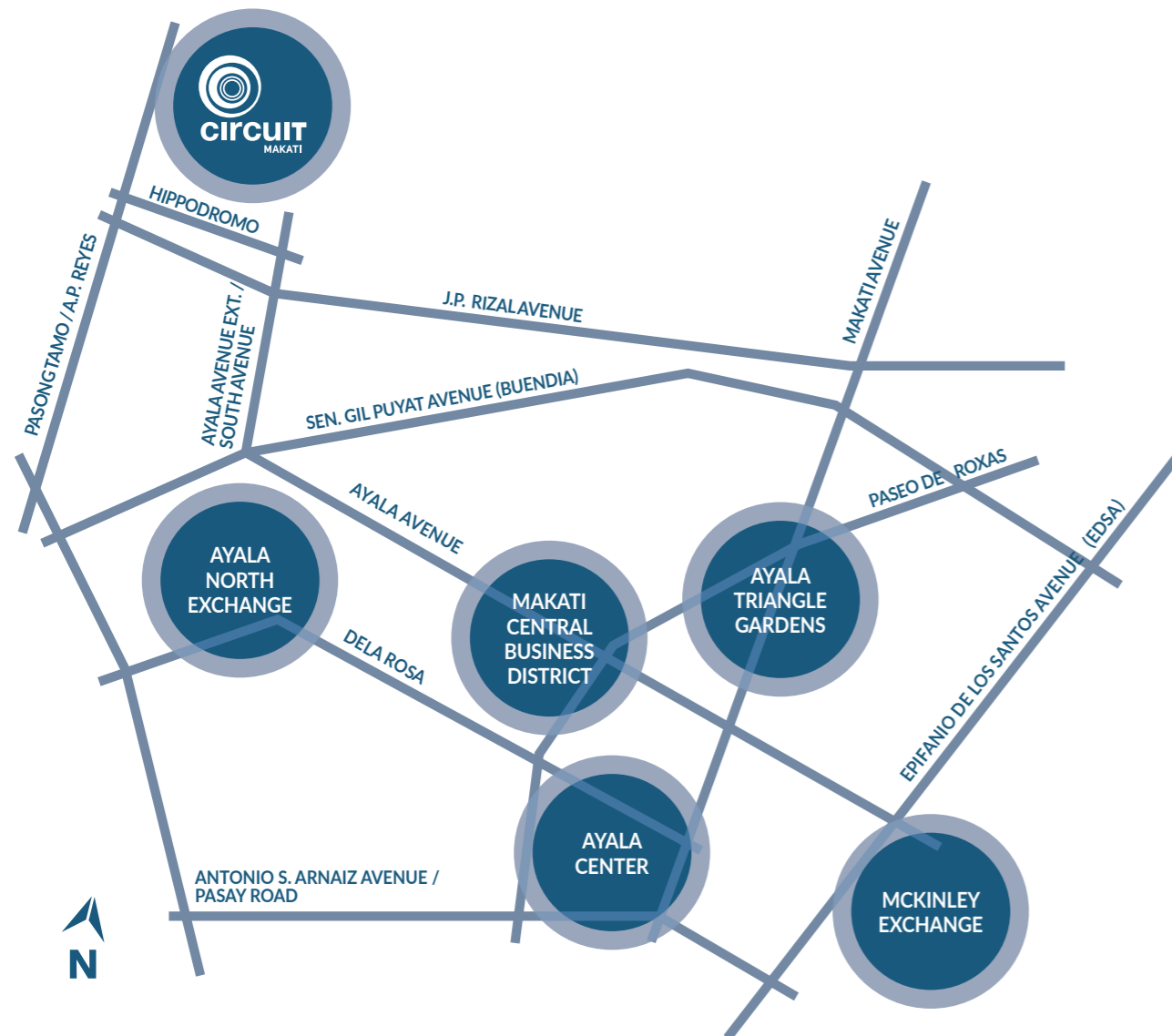


# LEADING THE WAY

## MAKATI—AT THE FOREFRONT OF BUSINESS AND CULTURE

From its first waterfront settlement in Poblacion, Ayala Land's pioneering seat of heritage, Makati City, has become the premiere financial capital of the country. A fluid crossover of the fast-paced CBD into organic communities shapes a one-of-a-kind experience. Revitalized by creativity and ingenuity, it rises at the forefront of business and cultural trajectory with a gathering of top corporations, prime commercial properties, and highly coveted residential addresses. The unrivalled choice for the country's best of the best, positioned at the center of lifestyle and enterprise.





## DIVERSITY BY DESIGN

A groundbreaking initiative invigorates Makati's urban landscape. Investing more than Php 125 billion in the *Make It Happen, Make It Makati* redevelopment campaign, Ayala Land amplifies access, connectivity, and diversity across six key nodes for lifestyle, entertainment, leisure, transport, work, and corporate creativity.

### DEVELOPMENTS NEARBY

#### Shopping & Leisure Destinations

Glorietta	2.0 km
Greenbelt	2.1 km
The Landmark	1.8 km
Ayala Triangle Gardens	1.4 km

#### World-class Accommodations

I'M Hotel	0.3 km
The Peninsula Manila	1.4 km
Makati Shangri-la	1.6 km
Fairmont Hotel	1.9 km
Seda Residences Makati	2.2 km

#### Cultural, Institutional, and Educational Centers

Makati City Hall	0.8 km
Makati Museum	0.5 km
RCBC Yuchengco Museum	2.3 km
Ayala Museum	1.7 km
St. Andrew the Apostle Parish	0.8 km
St. John Bosco Parish	2.9 km
Ateneo Professional Schools	1.4 km
Mapua University Makati	1.4 km
Assumption College	2.5 km
Far Eastern University Makati	2.0 km
De La Salle Professional Schools	1.9 km
Asian Institute of Management	2.2 km

#### Alveo projects nearby

The Columns Ayala Avenue
The Columns Legazpi Village
Senta
The Lerato Towers
Kroma Tower
Escala Salcedo
The Gentry
Alveo Financial Tower
Parkford Suites Legazpi
Solstice Towers
Callisto Towers
The Stiles Enterprise Plaza

# CITY AT EYE-LEVEL

## CONTEMPORARY SPACES TO CONNECT, LINGER

Life frames a dynamic perspective that draws you in. A permeable neighborhood strewn with al fresco cafés, lively storefronts, and pedestrian paths lead you to Mergent Residences, Alveo Land's first residential community in Poblacion, the choice address for the creative, the like-minded, and the entrepreneurial. Contemporary spaces to connect, linger, and uncover new experiences right at your door.

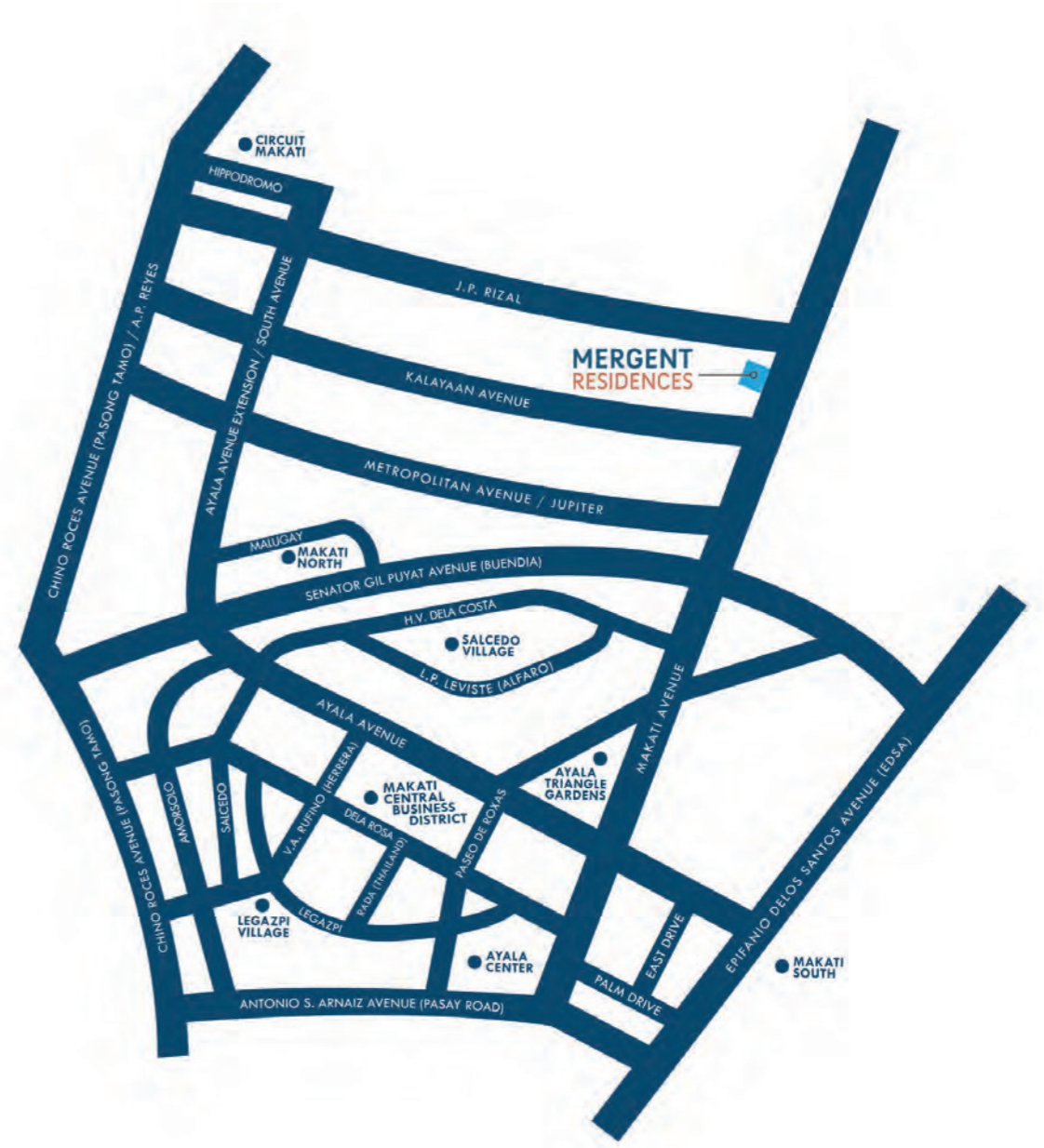




Site Development Plan  
Artist's Perspective

### AROUND THE BLOCK

Heightened mobility permeates the 13,670-square meter development. Situated along Makati Avenue, with easy access through Gil Puyat, Kalayaan, and J.P. Rizal avenues, you're just a stride away from local communities, dynamic workspaces, and vibrant retail concepts.





# CHOICES ABOUT

Everywhere you turn, the streetlife unfolds a vibrant spectacle. This close-knit community keeps you guessing with reinvented retail concepts, from its cluster of resto-galleries to in-house artisanal workshops. Here in Poblacion, there's always a cozy corner to reel you in.

The Mergent District will feature a 5,000 sq.m. space with its podium floors offering an array of retail selection distinct to the Poblacion lifestyle.



UNITS

# URBAN RESPIRE

## YOUR PERSONAL RETREAT FROM THE RUSH OF CITY LIFE

Mergent Residences opens 325 units living spaces spanning 31 to 106 sq.m. in studio to two-bedroom formats. Nurturing a sense of community, a safe place to press pause, gather among friends, and unwind.



### DEVELOPMENT SUMMARY

Project Name	Mergent Residences
Address	Salamanca St. cor. B. Valdez St., Brgy. Poblacion, Makati City
Project Developer	Alveo Land Corp.
Development Type	High-Rise Residential Condominium

## GENERAL INFORMATION

No. of Units	325 units	
No. of Floors	40* Floors (excluding Roofdeck)	
No. of Units per Floor	Amenity Floor	5 units
	Typical Residential Floor	10 units
No. of Parking Floors	4 basement levels	
	6 podium levels	
Elevators	3 elevators	
Floor-to-ceiling Height (Residential Floors)	2.4 m – 2.7 m	
Hallway Width	1.5 m	
Elevator Lobby Width	3.0 m	
Turnover Date	September 2026	

\*Note: physical floors

## BUILDING FEATURES

Interior-designed lobby at the Ground Floor

Amenity deck located at the 10<sup>th</sup> floor

Mailroom

Allocated emergency load for residential units in case of power outages

Fire detection, alarm and sprinkler system

Two (2) Fire Exits per residential floor

24-hour building security  
 CCTV cameras in selected areas  
 RFID for parking, amenities, and common areas

24-hour building maintenance

## STANDARD UNIT AREAS AND DIMENSIONS

Average Unit Areas (Including Balconies/Decks)	sq.m. (approx.)	sq.ft. (approx.)
Studio	31 to 35	334 to 337
Jr. One-Bedroom	46	495
One-Bedroom	65	700
Jr. Two-Bedroom	75	807
Two-Bedroom	96 to 106	1,033 to 1,141

## UNIT FEATURES & DELIVERABLES

Complete kitchen system (kitchen sink, faucet, countertop & kitchen cabinets)

Complete toilet fixtures (bathroom sink, faucet, toilet bowl, hygienic spray, shower set, toilet accessories, and facial mirror)

Shower enclosure (for T&B of 1BR and Master T&B of 2BR only)

Bedroom closets (except maid's room)

Fire detection and alarm system

Audio guest annunciator

Provision for split-type air conditioning

Provision for telephone lines

Provision for CATV outlet

Provision for fiber-to-the-home

Provision for T&B water heater (except Maid's T&B)

## UNIT FINISHES

	Floor	Wall	Ceiling
Living/Dining/Kitchen	Porcelain Tiles	Paint Finish	Paint Finish
Bedroom	Jr 1BR and Up: Wood Laminate	Paint Finish	Paint Finish
Toilet & Bath	Porcelain Tiles	Porcelain Tiles	Paint Finish
Maid's/Utility	Ceramic Tiles	Paint Finish	Paint Finish
Maid's T&B	Ceramic Tiles	Paint finish and ceramic tile	Paint Finish
Balcony	Porcelain Tiles	Paint Finish	Paint Finish
Other Materials and Finishes	Solid surface kitchen countertops and granite Master T&B lavatory counters Laminated wood kitchen cabinets and bedroom closets		



Lobby  
Artist's Perspective

## SHARING A COMMON GROUND

Mergent Residences implements sustainable practices and efficient systems that maximize natural resources. Its porous design allows for seamless mobility by foot or by bike, decreasing transport emission, and minimizing impact on the environment.

- Green Building Code compliant
- Maximized natural lighting
- LED lighting fixtures in common areas
- Naturally ventilated elevator lobbies and hallways
- Rainwater harvesting system
- Dual-flush toilets
- Low-flow valves

# 10<sup>TH</sup> FLOOR PLAN (AMENITY DECK)

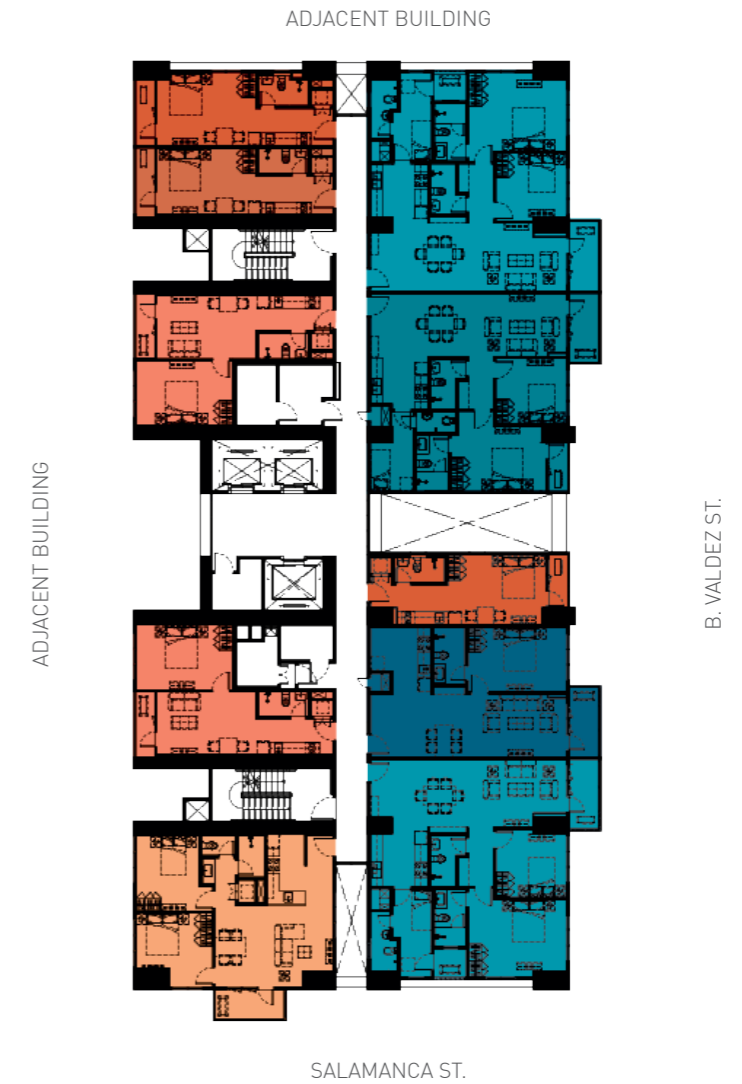


ARTIST'S LAYOUT

- STUDIO UNIT
- ONE-BEDROOM UNIT
- TWO-BEDROOM UNIT



# 11<sup>TH</sup> - 47<sup>TH</sup> FLOOR PLAN



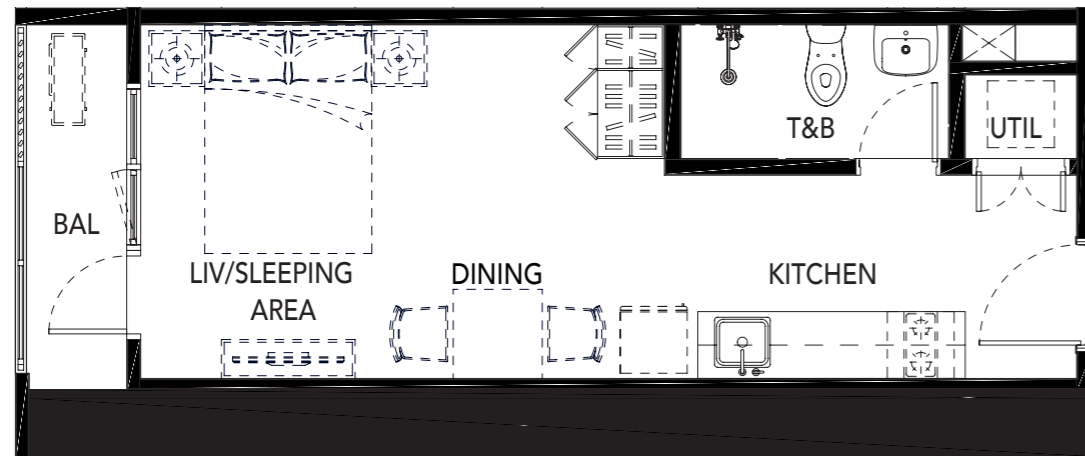
ARTIST'S LAYOUT

- STUDIO UNIT
- ONE-BEDROOM UNIT
- JR. ONE-BEDROOM UNIT
- TWO-BEDROOM UNIT
- JR. TWO-BEDROOM UNIT



# STUDIO UNIT - 05

Area	sq.m.	sq.ft.
Living/Dining/Sleeping Area	16	172
Kitchen	7	75
T&B	3	32
Utility	1	11
Balcony	4	43
Total Area	31	333



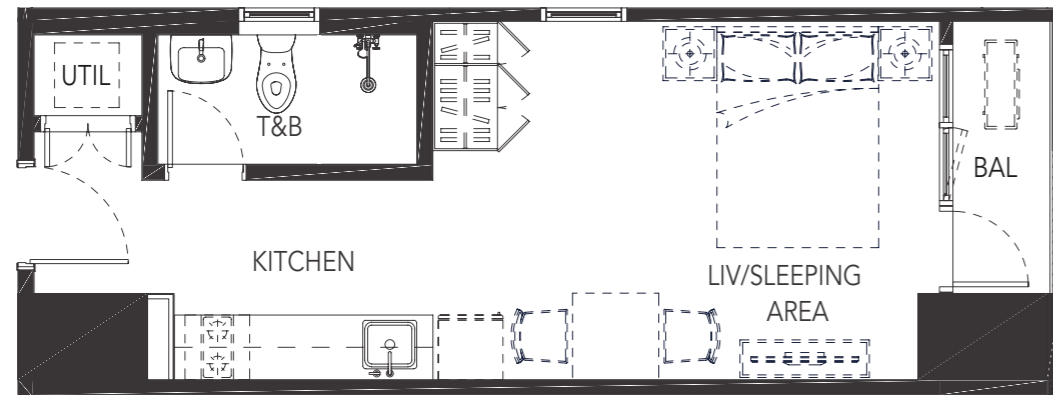
ARTIST'S LAYOUT



Studio Unit  
Artist's Perspective

# STUDIO UNIT - 11

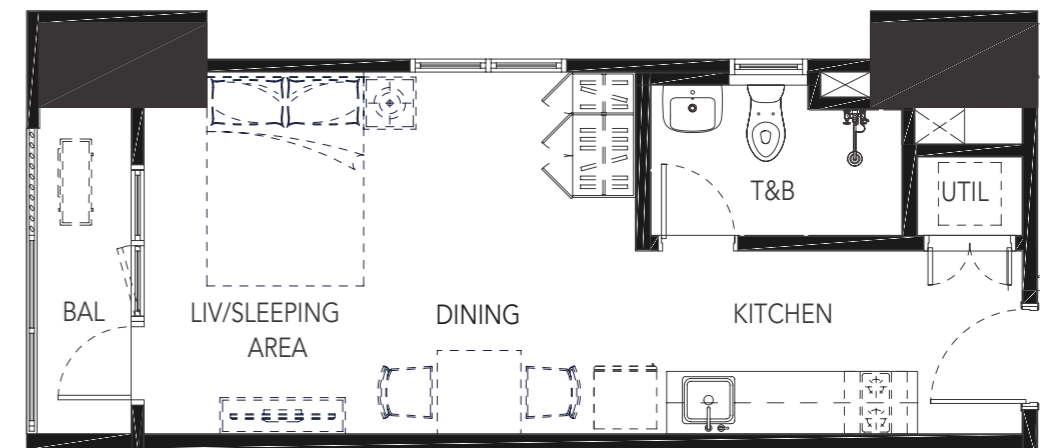
Area	sq.m.	sq.ft.
Living/Dining/Sleeping Area	17	183
Kitchen	8	86
T&B	4	43
Utility	1	11
Balcony	3	32
<b>Total Area</b>	<b>33</b>	<b>355</b>



ARTIST'S LAYOUT

# STUDIO UNIT - 03

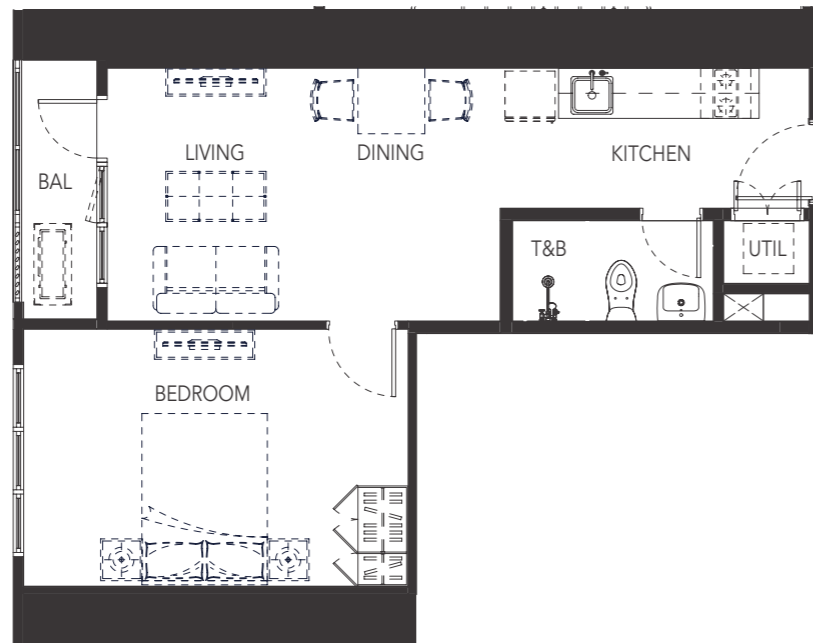
Area	sq.m.	sq.ft.
Living/Dining/Sleeping Area	19	205
Kitchen	7	75
T&B	4	43
Utility	2	22
Balcony	3	32
<b>Total Area</b>	<b>35</b>	<b>377</b>



ARTIST'S LAYOUT

## JR. ONE-BEDROOM UNIT - 06 AND 07

Area	sq.m.	sq.ft.
Living/Dining Area	16	172
Kitchen	6	65
Bedroom	16	172
T&B	4	43
Utility Room	1	11
Balcony & ACCU	3	32
<b>Total Area</b>	<b>46</b>	<b>495</b>



ARTIST'S LAYOUT

## ONE-BEDROOM UNIT - 10

Area	sq.m.	sq.ft.
Foyer	6	65
Kitchen	6	65
Living/Dining Area	24	258
T&B	5	54
Utility Zone	3	32
Bedroom	16	173
Balcony	5	54
<b>Total Area</b>	<b>65</b>	<b>700</b>



ARTIST'S LAYOUT

## JR. TWO-BEDROOM UNIT - 08

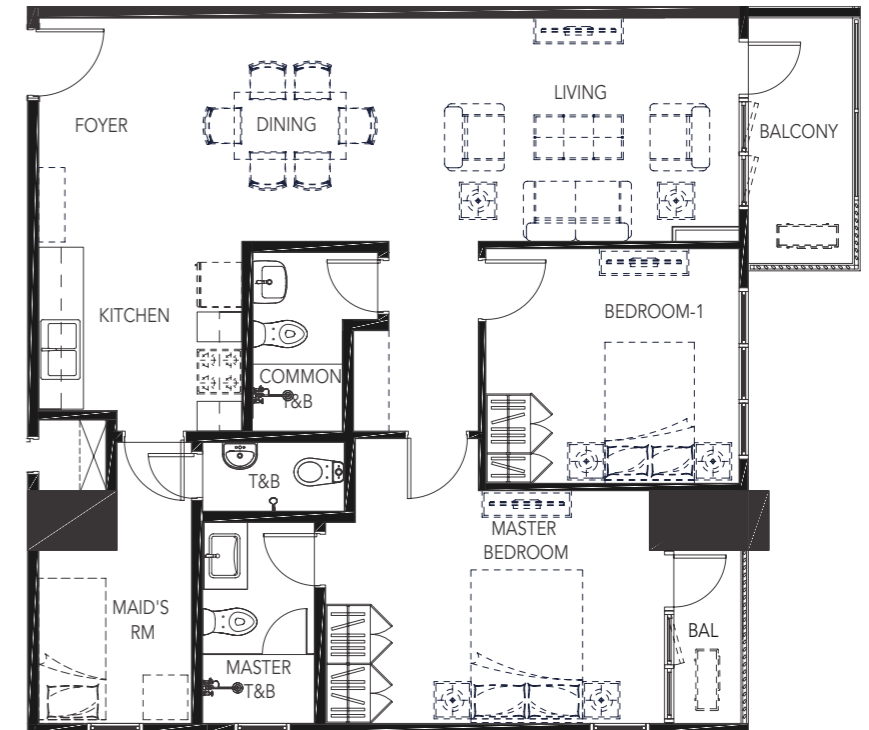
Area	sq.m.	sq.ft.
Foyer	5	54
Living/Dining Area	23	248
Kitchen	7	75
Master Bedroom	14	151
Bedroom 1	12	129
Common T&B	7	75
Utility Room	1	11
Corridor	1	11
Balcony	5	54
<b>Total Area</b>	<b>75</b>	<b>807</b>



ARTIST'S LAYOUT

## TWO-BEDROOM UNIT - 01

Area	sq.m.	sq.ft.
Foyer	7	75
Kitchen	7	75
Living/Dining Area	24	258
Corridor	4	43
Common T&B	4	43
Master Bedroom	16	172
Master T&B	5	54
Bedroom 1	11	118
Maid's Room	8	86
Maid's T&B	2	22
Juliet Balcony	3	32
Balcony	5	54
<b>Total Area</b>	<b>96</b>	<b>1033</b>



ARTIST'S LAYOUT

TWO-BEDROOM UNIT - 02 AND 09

Area	sq.m.	sq.ft.
Foyer	7	75
Living/Dining Area	26	280
Kitchen	8	86
Corridor	4	43
Master Bedroom	20	215
Master T&B	5	54
Bedroom 1	12	129
Common T&B	4	43
Maid's Room	8	86
Maid's T&B	5	54
Balcony	5	54
ACCU Balcony	2	22
<b>Total Area</b>	<b>106</b>	<b>1141</b>

CORE ESSENTIALS

Soak up the vibrant atmosphere with refreshing lifestyle choices to enliven every day. Mergent Residences offers shared environments to chill out and connect.



ARTIST'S LAYOUT



Root Artist's Perspective



Gym  
Artist's Perspective



Lifestyle Image



Covered Lounge  
Artist's Perspective

## AT YOUR LEISURE

Featuring an array of indoor and outdoor amenities for when it's time to refresh—from a cooling dip in the pool or toning up at the gym. Mergent Residences elevates wellness with facilities that complement your everyday routine.

- A Adult Swimming Pool
- B Kiddie Pool
- C Fitness Gym
- D Covered Lounge Area
- E Outdoor Deck
- F Function Room
- G Shower Room

## 10TH FLOOR PLAN (AMENITY DECK)



ARTIST'S LAYOUT



Lifestyle Images

There's a scene for every mood in Poblacion. A day can go in any direction, whether you want to be out and about or stay in. With this pedestrian-friendly environment, walking is the best way to go.

# CONNECTING PATHS

## COLLECTIVE ENDEAVOR

### ARCHITECTURAL DESIGN

#### **Visionarch (Visionary Architecture, Inc.)**

Visionarch Inc, came to life from a journey of 45 years of service and experience with a commitment to insightfully-designed and excellently-built project developments as our way of life. This is with a testament of thousand projects and counting with notable development companies and recognized as one of the country's Top Architects for 10 consecutive years.

### STRUCTURAL DESIGN

#### **Sy<sup>2</sup> & Associates**

Firmly grounded in a proud tradition of structural engineering, it maintained a continuous practice of consulting engineering since its inception in 1983.

### COMMON AREA INTERIOR DESIGN

#### **Uo2 Architects**

Uo2 Architects is a Manila-based one-stop design studio that focuses on optimizing the property's long-term performance, a property that creates significance in aspects that matter the most.

### MECHANICAL DESIGN

#### **DCCD Engineering Corporation**

DCCD was formed in 1957 to address the demand for a comprehensive package of engineering services. Over time, DCCD has maintained its leadership engineering consultancy business and is the first engineering consulting firm in the country that has been awarded an ISO 9001 Certification. Established by ISO 9001 standards, it continuously maintains its Quality System, it safeguards its policy statements by employing the latest technology and upgrading the skills of its people, it highly motivates its staff, and it is committed to continuous improvement and change. In 2012, we received the certificates of ISO 14001:2004 (Environmental Management System) and OHSAS 8001:2007 (Occupational Health and Safety Management System) for an Integrated QEHSMS Certification, which is again a first for a Filipino engineering consultancy company.

### ELECTRICAL & ELECTRONICS DESIGN

#### **E.B. Cruz and Partners**

Engr. Efren B. Cruz, a practicing Professional Electrical Engineer was a sole proprietorship since January 1979 and after twenty (20) years of experience working together with his previous co-employee, doing electrical engineering design of commercial, residential and industrial projects, he decided to engage in general professional partnership having two (2) of his employees as partners last July 1997. With the unblemished and reliable experience for the past thirty-five (35) years, Engr. Efren B. Cruz, have been the electrical consultant of various known owners, architects and interior designers doing prestigious projects and was awarded 2014 MOST OUTSTANDING ELECTRICAL ENGINEER in the Field of Consultancy by the Institute of Integrated Electrical Engineer of the Philippines (IIEE). Engr. Cruz is a nominee for PRC MOST OUTSTANDING ELECTRICAL ENGINEER FOR 2015, 2016 & 2017.

### FIRE PROTECTION, SANITARY & PLUMBING DESIGN

#### **NBF and Partners**

NBF Consulting Engineers was established in 1982 and was incorporated in 2008 as NBF Consulting, Inc. It is an engineering consultancy that specializes in sanitary/plumbing engineering, environmental/ sewage systems, water resources, supply and distribution system, storm drainage systems, civil works engineering, fire protection engineering, automatic fire sprinkler systems and special extinguishing systems.

### LIFT CONSULTANT

#### **IEEI**

A time-honored company and recognized affiliate of Mitsubishi Electric Corporation, IEE has established itself as a leader of design, sales, installation, and maintenance of elevators and escalators in the country.

### PROJECT MANAGEMENT & GENERAL CONTRACTOR

#### **Makati Development Corporation**

Ayala Land's own construction arm is the largest and one of the most advanced EPC/CM companies in the Philippines, spanning more than 40 years of experience building projects that have transformed over 8,000 hectares of land and have shaped the lives of millions of people.

### PROPERTY MANAGEMENT

#### **Ayala Property Management Corp.**

A wholly owned subsidiary of Ayala Land engaged in integrated property management services including building administration and maintenance, lease administration activities, commercial center and subdivision maintenance, and special technical services.

APMC PROMISE

## MAKATI'S VIBRANT URBAN NEIGHBORHOOD

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

Ayala Property Management Corporation (APMC) will deliver Mergent Residences' promise of a vibrant urban neighborhood through expert property maintenance and services. By keeping the strictest home and building guidelines, APMC asserts a firm commitment to a healthy community that will flourish for generations.

[www.alveoland.com.ph](http://www.alveoland.com.ph)

Mergent Residences | DHSUD LTS No. 087

B. Valdez St. cor. Salamanca St., Brgy. Poblacion, Makati City Completion  
Date: September 30, 2026 | DHSUD NCR AA-2021/12-3020  
Project Owner: Alveo Land Corp.  
Project Developer: Alveo Land Corp.

ALVEO

an AyalaLand company