



South Palmgrove

South Palmgrove—derived from groves of palm trees that create a landscape of cool greens within an intimate community. Gently swaying to the breeze, they express the essence of modern leisurely living in the South.

South
Palmgrove



Modern

Leisurely

Living



South Palmgrove Clubhouse
Artist's Perspective

Take in the scene.

Immerse in life's experiences, free from the hurry of everyday. There's more opportunity to unwind or engage in active pursuits in a community thoughtfully conceived to optimize easy living. Nurture a balanced laid-back lifestyle in green spaces where an exceptional calmness pervades, while urban conveniences are just a stone's throw away.

Indulge in the things that matter.

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 bring 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.



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Reset your rhythm.

South Palmgrove is Alveo Land's first residential address in Lipa, Batangas, and Ayala Land's first premium development in the area. The 58.9-hectare residential subdivision is composed of 1,100 lots and offers 2-hectares of amenities and open spaces where landscapes of symmetry and balance surround.

The immediate environment is home to a range of supermarkets, retail spaces, wellness centers, leisure developments and an excellent choice of schools.





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Key Areas

CBDs

Tagaytay	44km
NUVALI	54km
Alabang	66km
Makati	78km
Taguig	78km
Ortigas	83km

LANDMARKS

Malarayat Golf and Country Club	1km
Lipa City	3km
Wilcon Depot Lipa	4km
Lipa City Hall	5km
SM City Lipa	5km
S&R	5km
The Outlets	11km
NUVALI	48km

RELIGIOUS INSTITUTIONS

San Isidro Parish Church	.3km
St. Therese of the Child Jesus and the Holy Face Parish Church	.3km
San Sebastian Cathedral	6.5km
Our Lady of Mount Carmel Church	7.5km

MEDICAL FACILITIES

Metro Lipa Medical Center	5km
Lipa Medix Medical Hospital	6km

LEISURE

Mt. Malarayat Golf and Country Club	1.4km
Cool Summer Farm	4km
The Farm at San Bemnito	9km
The Old Grove Farmstead	10km
Blancaflor Leisure Farm	14km
Fernando Air Base Golf Course	11km
Summit Point Golf and Country Club	14km
Ayala Greenfield Golf Course	38km
Eagle Ridge Golf and Country Club	68km

EDUCATION

Lipa Academy for Math and Sciences	.03km
The Nazareth School	2km
Stonyhurst Southville International	3km
Lipa Academy for Sports Culture and Arts	3km
Kolehiyo ng Lungsod ng Lipa	3km
AMA	6km
Lipa City Colleges	6km
University of Batangas – Lipa Campus	6km
De La Salle Lipa	7km
STI Lipa	7km
Philippine State College of Aeronautics	10km
New Era University	10km
Batangas College of Arts and Sciences, Inc.	16km

Development Summary

Calm Green Spaces for laid-back lifestyles.

Project Name	South Palmgrove
Address	Lipa, Batangas
Development Type	Residential Lots
Total Land Area	588,979 sqm
Total Saleable Land Area	294,412 sqm
Exclusive Marketing Agent	Alveo Land Corp.

Total No. of Lots	742 lots
Density	19 lots/ha.
Lot Size Range	200sqm-499sqm
Modal Lot Size	239 sq.m.

	sq.m.	%
Total Land Area	588,979	100%
Saleable Area	294,412	50%



Stay all day long.

Family games or kicking football, there's a variety of places to suit your interests. Sit and relax or eat and entertain, in both shade and sun. Find the perfect spot for you.

DISCOVERY ZONES

Mango Grove
Outdoor Nooks

ACTIVE ZONES

Fitness Trail
Multi-purpose Lawn
Basketball Court

WELLNESS ZONES

Yoga Deck
Lounging Mounds
Pocket Parks

SOCIALS ZONE

Clubhouse
Function Rooms
Picnic Area



South Palmgrove is landscaped to make the most out of the naturally cool climate. Scatterings of mature trees, colorful blossoms and swaying long grasses add a variety of hues and textures to the environment.



Lifestyle Image



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Artist's Perspective



South Palmgrove's location offers effortless mobility across Metro Manila's various central business districts. Linked through major highways, coming home has never been this easy.





South Palmgrove Entrance
Artist's Perspective

Embrace the calming comfort of a secure residential community. South Palmgrove allows you to appreciate the simple quiet moments to nurture precious time with friends and family.



Lifestyle Image

From fitness trails, to relaxing lounge settings, to picnic areas and camping decks, South Palmgrove offers a myriad of ways to explore the outdoors. Walk through serene park pathways to unwind and inspire clarity.



Living Mindfully. Moving with intention.

Alveo spurs sustainable initiatives, implementing practices and systems aligned with Ayala Land's efforts towards building communities that endure for generations. South Palmgrove features eco-friendly elements that are efficient on the consumption of valuable resources.

WATER

Permeable paving
Landscaping with endemic species

POWER

Natural ventilation
Natural lighting
LED lights

GAS

Tree-shaded walks/pedestrian lanes
Bike lanes
Distributed park system
Walkable and porous community

WASTE

Efficient waste-management system

UTILITIES

Telephone and CATV
Overhead electric lines
Materials recycling facility



Living free and easy in Lipa

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 South Palmgrove's promise of modern leisurely living in Lipa, Batangas, 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.



Serene settings perfectly suited to new beginnings.

Nestled in peaceful surroundings for moments of pause and tranquility with family, multi-lifestyle zones also offer opportunities for diverse lifestyles within this exclusive development.

As Alveo's latest community in Batangas, South Palmgrove encourages a balanced living experience that leaves more time for the important things in life.



TURNOVER DATE

Phase 1: December 31, 2026

Phase 2: December 30, 2025

ROAD WIDTH

Spine road: 16.5 meters RROW

Local road: 12 meters RROW

MAX. HEIGHT FOR HOUSES

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

UTILITIES

Overhead electrical lines

ARCHITECTURAL THEME

Modern Asian

SETBACKS

Fronting a street/park: 3m

Not fronting street/park: 2m

FENCE

Fronting a street/park: 0.9 meter

Not fronting a street/park: 2 meters

MASTERPLANNING
AND ARCHITECTURAL DESIGN

Alveo Land Corp.

CLUBHOUSE
ARCHITECTURAL CONSULTANT

Uo2 Architects

LANDSCAPE DESIGN

Plontur & Alveo Landscape Studio

ELECTRICAL DESIGN

Makati Development Corporation

SANITARY AND PLUMBING DESIGN

Makati Development Corporation

LAND DEVELOPMENT DESIGN

Makati Development Corporation

www.alveoland.com.ph

PH 1: DHSUD LS 0003157 | PH 2: DHSUD 0000581

Project Address: Brgy. Talisay, Lipa-Alaminos Road, Lipa City

Owned and Developed by: Alveo Land Corp.

Project Completion: PH 1: 12/31/26 | PH 2: 09/30/25

PH1: DHSUD AA-R4A-121422-0411

PH2: DHSUD AA-R4A-030525-0081

ALVEO
an AyalaLand company