

A large, stylized green leaf graphic is positioned on the left side of the page, extending from the bottom left towards the top right. The leaf is a solid, medium-green color and has a smooth, curved shape. It is set against a background of a lighter, pale green color. The overall design is minimalist and modern.

VERSALA
ALVIERA

Versala, coined from verdant and sala (living room), captures a living experience where nature permeates every day— from your neighborhood to the magnificent landscapes of the Alviera estate.

VERSALA
ALVIERA



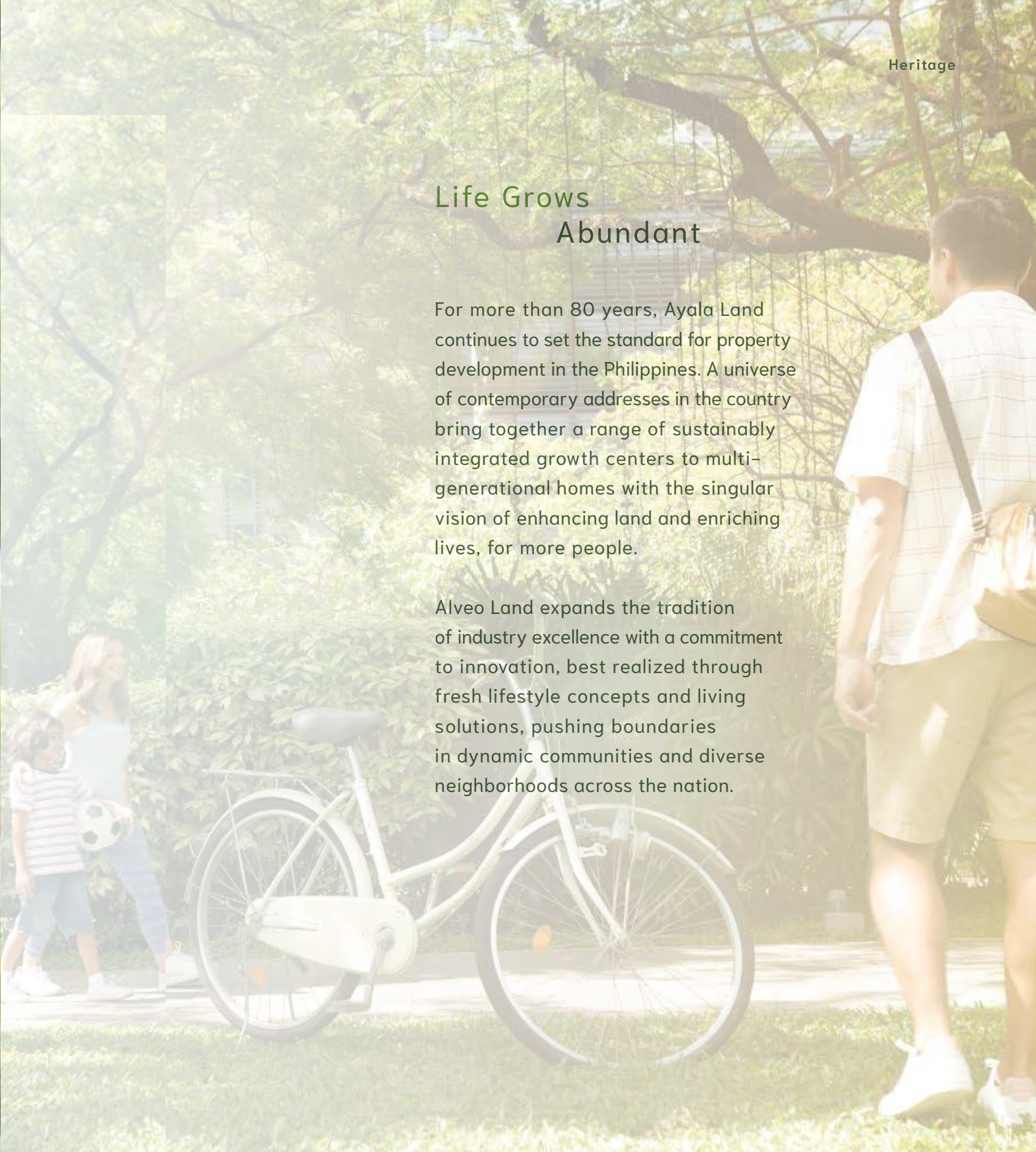
Step

Bloom and breathe
in a flourishing environment
refreshed by verdant open spaces.
From home to the outside—
a community nurturing life's
most essential connections
to nature and the communities
where we belong.

into

the green





Life Grows Abundant

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.



ALVIERA
Urban Living in Nature

Estate

Urban Living in Nature

ALVIERA is a 1,800-hectare, large-scale, mixed-use estate in Porac, Pampanga. The estate mindfully integrates business and commercial spaces, leisure and tourism destinations, leading institutions, industrial parks, and residential communities, to an abundant landscape of green—growing opportunities for living and business in Central Luzon.



Amidst the Gateway to the North

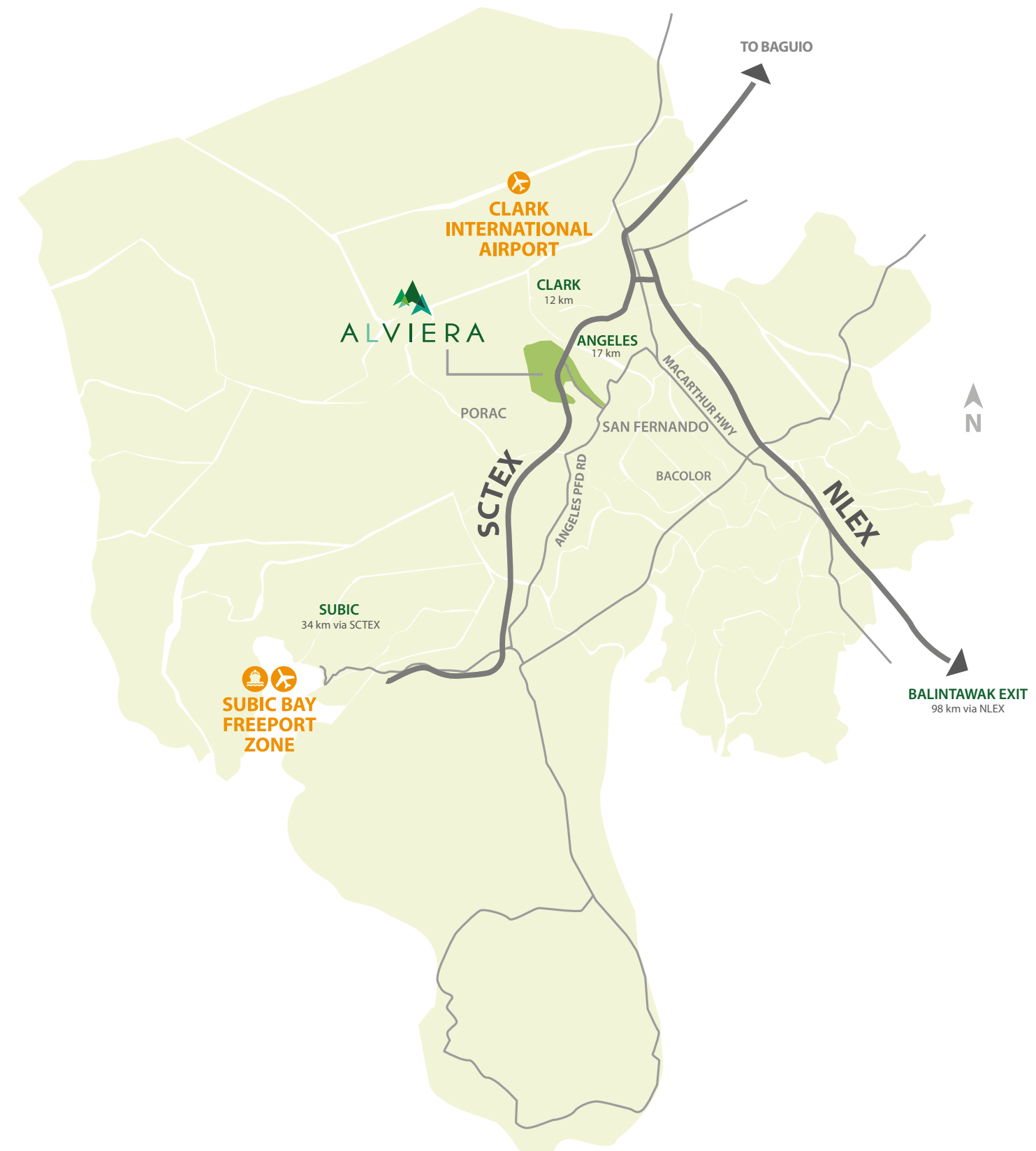
ALVIERA is highly-accessible via major thoroughfares NLEX, SCTEX, and TPLEX, in proximity to key areas such as the Clark International Airport, Subic Freeport, San Fernando City, and Angeles City in Pampanga. The estate serves as the gateway to vibrant investments, amplifying economic vitality in the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

DISTANCES TO KEY HUBS

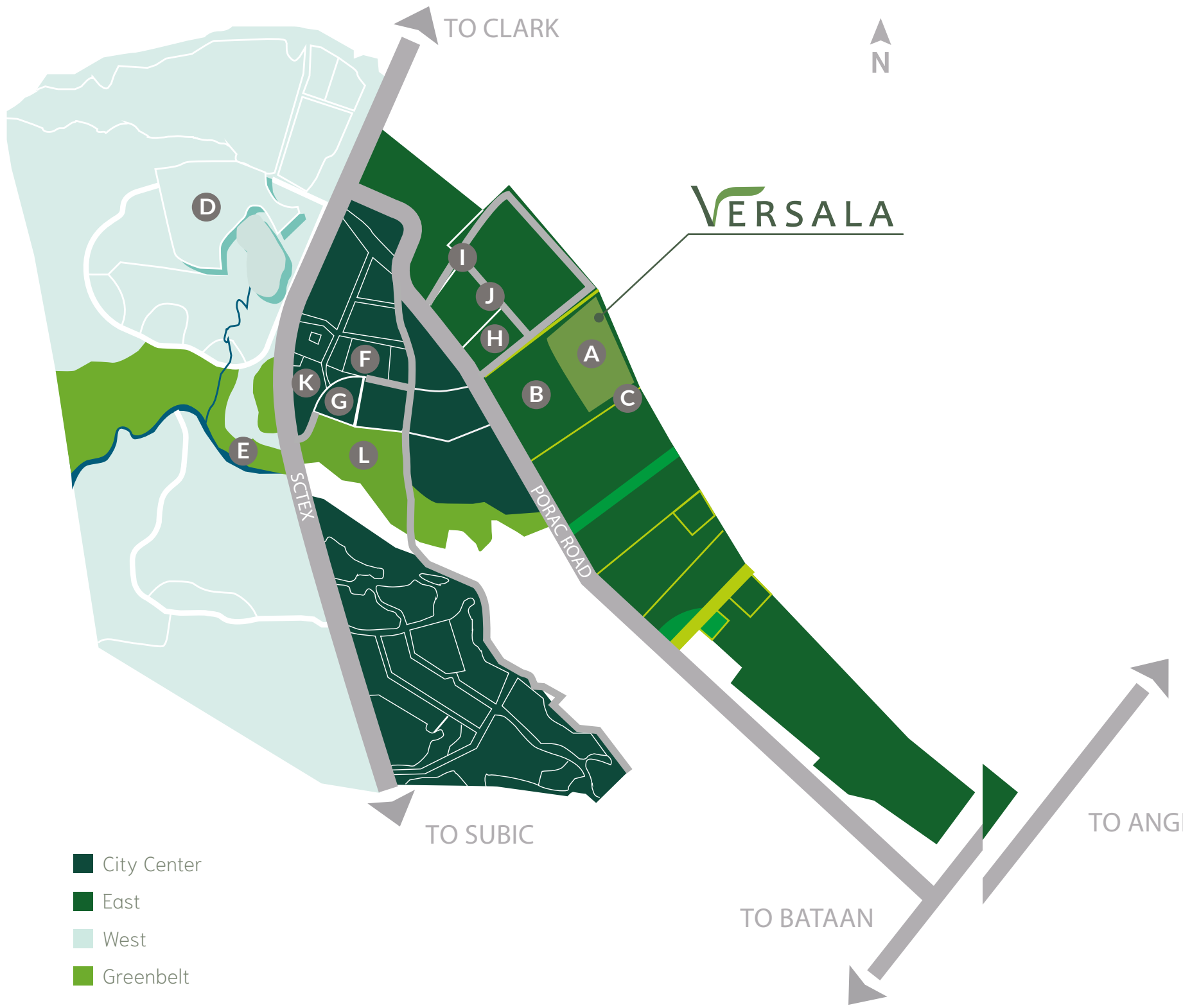
| | |
|---------------------|-------|
| Clark | 12 km |
| Angeles City | 17 km |
| Subic | 34 km |
| Meycauayan, Bulacan | 85 km |
| Quezon City | 98 km |

ROUTE THROUGH EXISTING INFRASTRUCTURE

| | |
|---------------------|---|
| Clark | SCTEX |
| Angeles City | P. Santos/Santco St. > Dinalupihan Road > Porac Access Road |
| Subic | NLEX > SCTEX > Porac Access Road |
| Meycauayan, Bulacan | NLEX > SCTEX > Porac Access Road |
| Quezon City | Mindanao Ave. > NLEX > SCTEX > Porac Access Road |



Key Areas



- City Center
- East
- West
- Greenbelt

RESIDENTIAL

- A Versala
- B Corvia
- C The Greenways
- D Montala

INSTITUTIONAL

- J Holy Angel University
- K Miriam College
- L La Salle Botanical Garden

LEISURE

- E Alviera Greenbelt
- F Sandbox
- G Alviera Country Club

TRANSPORTATION

- Transport Terminal

COMMERCIAL

- H Town Center/Village Centers
- I Offices

VERSALA

TO CLARK



TO SUBIC

TO ANGELES

TO BATAAN

SCTEX

PORAC ROAD

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.





Key Areas

Alviera Greenbelt

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



Key Areas

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.

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.

Alviera Country Club

The first of its kind in the region, The Alviera Country Club is a sports and lifestyle hub opening areas for recreation, relaxation, and gatherings. Designed by Leandro V. Locsin & Partners, it is shaped to seamlessly integrate with the natural environment, creating meaningful spaces to connect and immerse in nature.

KID'S ZONE

Kiddie pool
Water park
Indoor and outdoor play areas
Playground

POOLS

6-lane lap pool
Lounge pool
Kiddie pool

SPECIALTY RESTAURANTS

International cuisine
Cigar room
Wine selections

MAIN RESTAURANTS

Open kitchen restaurants

ENTERTAINMENT FACILITIES

Billiard Hall
KTV rooms
Theatre rooms
Game and arcade room

SPORTS FACILITIES

6-lane lap pool
Lounge pool
Indoor and outdoor tennis courts
Badminton courts
Multi-sport court (basketball, futsal, and volleyball)
Open turf mound (frisbee and other outdoor events)

WELLNESS FACILITY

Complete gym
Dance studio
Wellness spa
Jacuzzi
Steam bath

EVENTS PAVILION

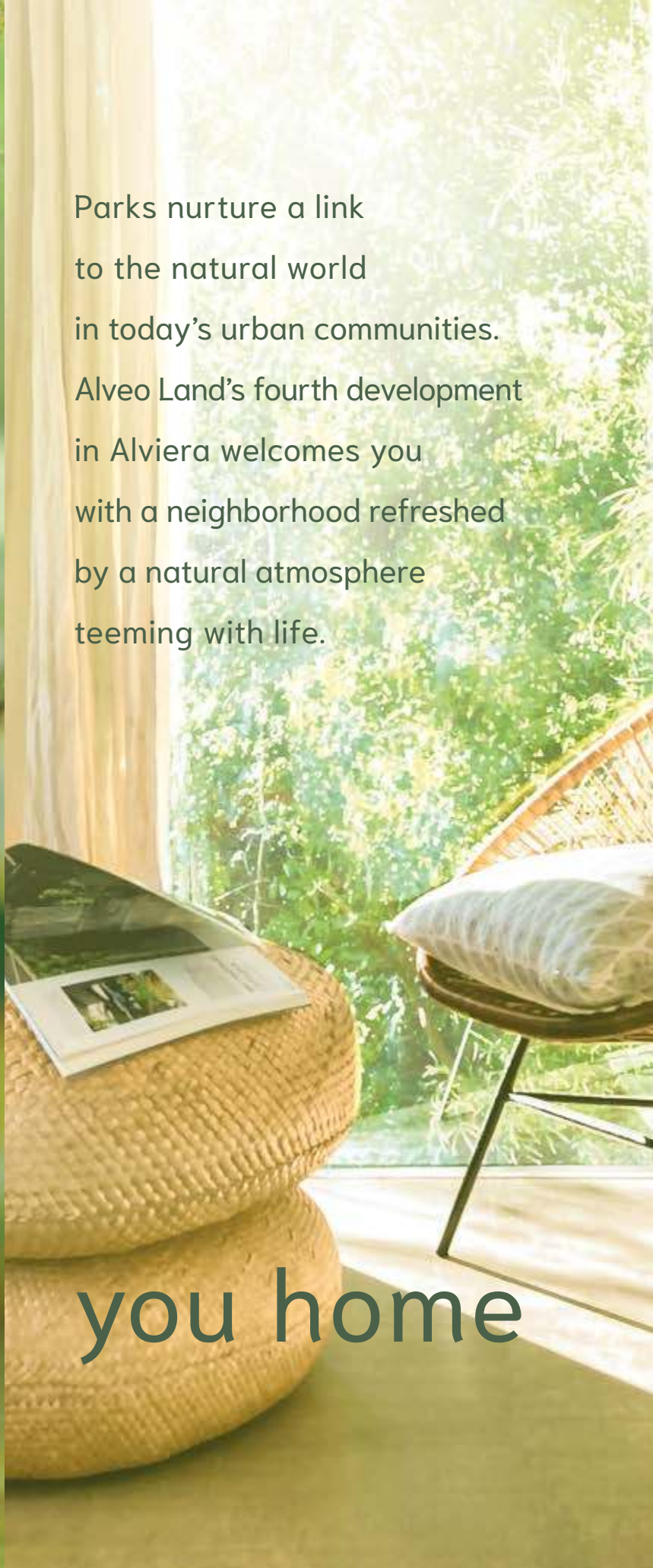
Spacious boardroom
Meeting rooms
Multi-purpose hall
Al fresco café
Grand hall that can be divided into two ballrooms and can fit 500–600 guests with a pre-function area overlooking the central courtyard.





Nature

welcomes

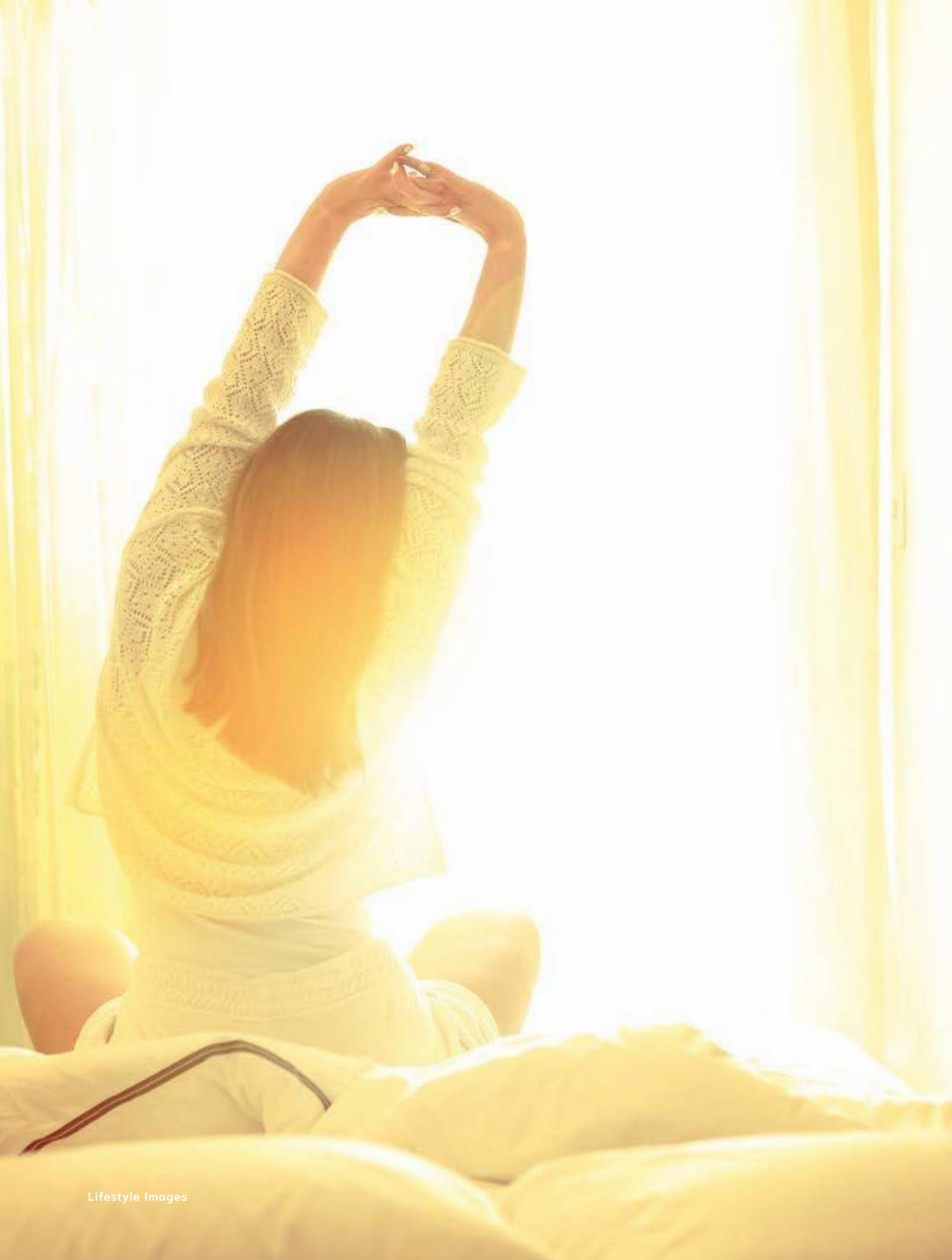


Parks nurture a link
to the natural world
in today's urban communities.
Alveo Land's fourth development
in Alviaera welcomes you
with a neighborhood refreshed
by a natural atmosphere
teeming with life.

you home

Every Day Starts Fresh

Versala is a 32-hectare residential neighborhood located at Alviera East in Pampanga. Living spaces at only 18 lots per hectare present an experience of privacy for quiet moments at home, with nature as everyday's constant.



Verdant Spaces Inside and Out

| | |
|---------------------------|---|
| Project Name | Versala |
| Address | Alviera, Brgy. Hacienda Dolores & Banaba, Porac, Pampanga |
| Development Type | Residential Lots |
| Total Land Area | 317,217 sq.m. |
| Total Saleable Land Area | 177,793 sq.m. |
| Owner & Developer | Nuevocentro, Inc. |
| Exclusive Marketing Agent | Alveo Land Corp. |

| | | sq.m. | % |
|-------------------|---------------|-------------------|--------------|
| Total No. of Lots | 576 | | |
| Density | 18 lots/ha. | Gross Land Area | 317,217 100% |
| Lot Size Range | 259-648 sq.m. | Saleable Area | 177,793 56% |
| Average Lot Size | 309 sq.m. | Non-Saleable Area | 139,424 44% |
| Modal Lot Size | 270 sq.m. | | |



Amenities

Creating Space for Meaningful Connections

Versala draws together a complete array of recreation and leisure spaces for residents to gather, interact, and stay active—a neighborly atmosphere for family and community to nurture a sense of belonging.

CLUB HOUSE

- Function room with pantry
- Board room
- Open lawn
- Lobby/Lounge area
- Restrooms and indoor shower facilities
- Admin office and staff area
- Security and maintenance
- Roof deck

OUTDOOR AMENITIES

- Swimming pools
 - Lap/Lounge pool
 - Kid's pool
 - Outdoor shower areas
 - Pool deck
- Basketball court
- Palarong Pinoy court
- Outdoor kid's play area
- Biking and jogging paths
- Central amenity park



Inside and outside your neighborhood,
green open spaces unfold meeting
points—with shared environments
creating an atmosphere of belonging.
The development features residential
lots that are park-facing to create
a natural extension of home.





From invigorating pools to relaxing lounge settings, Versala presents an array of amenities to complement contemporary lifestyle pursuits, be it leisurely or active.

Sustainable Features

Built and Natural Systems at Work

Alveo Land spurs sustainable initiatives, implementing practices and systems aligned with Ayala Land's efforts towards building communities that endure for generations. From shared gardens, to vibrant pocket parks, Versala nurtures a self-sustaining environment embraced by nature's abundance.

SITE RESILIENCY

Native plant species for landscaping
Tree-shaded walks and pedestrian lanes

PEDESTRIAN MOBILITY

Distributed park system
Walkable and porous community

LOCAL DEVELOPMENT

Creation of local employment opportunities

ECO-EFFICIENCY

Garden hardscape using porous pavers containing upcycled plastics (PET)
Ecosystems protection during construction (tree-soil and waterway protection)
Program for residual waste management
Energy and water efficient amenity fixtures



Urban Park Living in Alviaera

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 Versala's promise of urban parkside living in Alviaera 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.



Nature Permeates Everyday Living

Inside and outside, green open spaces unfold a refreshing living experience in Alviera, Ayala Land's large-scale, masterplanned community in Pampanga, set to propel growth possibilities in Central Luzon.

Alveo's latest contemporary community in this sprawling estate presents a myriad of possibilities for living well. With parks creating a natural extension of home, Versala opens more room to connect and grow.



Frequently Asked Questions

March 2028
Completion Date

Modern Contemporary
Architectural Theme

10.0 meters measured vertically
from the highest lot corner
to the apex of the roof
Maximum Height for Houses

Fronting a street or park: 3m
Not fronting a street or park: 2m
Setbacks

Entrance Spine: 20m RROW
Loop: 16.5m RROW
Local: 12m RROW
Perimeter: 10m RROW
Road Width

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

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

Consultants

Alveo Land Corp.
Masterplanning and Site Development

Uo2 Architects
Clubhouse and Guardhouse Architectural Design

Inspira Design Core
Landscape Design

Makati Development Corporation
Electrical, Drainage, and Land Development Design

Manila Water Company Inc.
Water and Sewage Design

www.alveoland.com.ph

Visit our showroom at the Alviera Visitor's Center

DHSUD Provisional LS: 2022-06-377

Brgy. Hacienda Dolores & Banaba, Porac, Pampanga | Completion Date: March 2028
Project Developer: Nuevocentro Inc. | Project Manager: Alveo Land Corp.
Advertisement Approval No. DHSUD-R3-AA-2022/03-097

ALVEO
an AyalaLand company