

ASTELA

TOWER 1

*Coined from the greek Aster (star),
the name expresses an environment
where contemporary living is at the
spotlight, a space where a myriad
of experiences in entertainment,
culture, arts, and retail are brought
to the fore.*

ASTELA
TOWER 1

LEADING LIGHTS

For more than 80 years, Ayala Land has set the standard for property development in the Philippines with the most highly-regarded addresses from sustainably integrated growth centers to multi-generational homes. Ayala Land continues to deliver versatile destinations, spotlighting a singular vision of enhancing land and enriching lives for more people.

Underpinned by its Ayala Land heritage, Alveo Land embodies the spirit of innovation with a commitment best realized through fresh lifestyle concepts and living solutions, setting new boundaries for masterplanned communities and diverse neighborhoods across the country.



MAKATI CITY— LIFE, FRONT AND CENTER

Ayala Land's pioneering seat of heritage, Makati City continues to evolve while maintaining its position as the financial capital of the Philippines. Housing top local and international corporations' headquarters, premier shopping and leisure destinations, and residential communities, Makati is the intersection for diversity and growth, the address of choice for leaders and influencers, gathering the best of urban living.

A RADIANT ENSEMBLE

Ayala Land invests in more than PhP 125 billion (USD 2.8 billion) in the *Make It Happen, Make It Makati* campaign, an initiative establishing six unique nodes for work, lifestyle, leisure, transport, corporate creativity, and entertainment and culture. The reimagining of Circuit Makati presents opportunities for elevated experiences in arts and performance, reinforcing the city as the benchmark for contemporary cities.

ESTABLISHMENTS NEAR CIRCUIT MAKATI

SCHOOLS AND EDUCATIONAL INSTITUTIONS

MAPUA Institute of Technology
 DLSU Graduate School of Business
 Carsoncrest International School
 Ateneo Graduate School of Business
 Asian Institute of Management
 Far Eastern University
 Don Bosco Technical Institute
 Assumption College

RECREATION AND LEISURE SPOTS

Gatorade Chelsea Blue Pitch
 Mountain Dew Skatepark
 Globe Circuit Events Grounds
 Samsung Performing Arts Theater
 RCBC Yuchengco Museum
 Makati Sports Club
 Ayala Museum
 Manila Polo Club

WORLD-CLASS ACCOMMODATIONS

Makati Shangri-La
 Raffles and Fairmont Makati
 Holiday Inn & Suites Makati
 Dusit Thani Hotel

CHURCHES AND PLACES OF WORSHIP

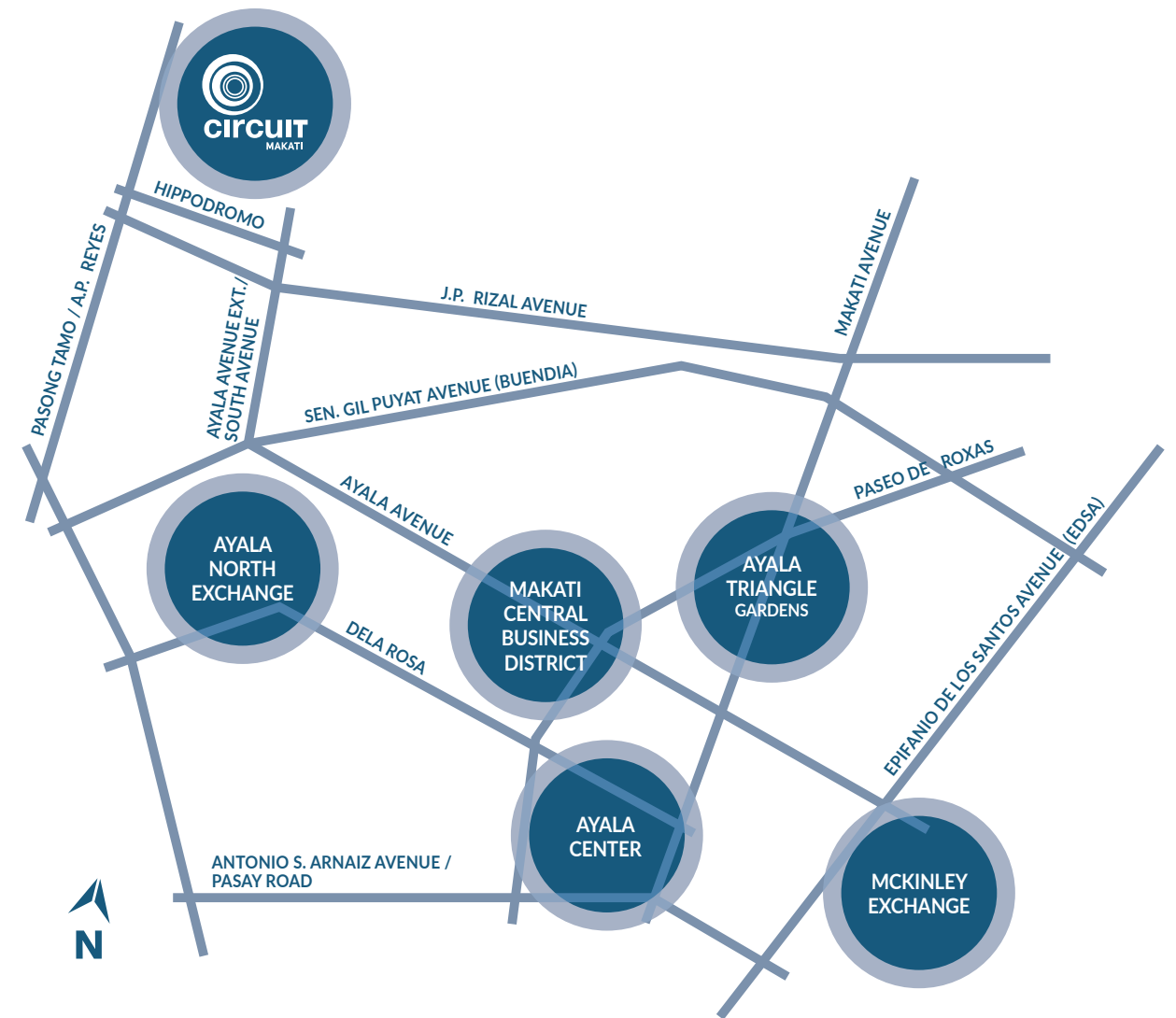
Holy Cross Parish Church
 St. Andrew the Apostle Parish
 Greenbelt Church

RETAIL AND SHOPPING DESTINATIONS

S&R Membership Shopping
 Ayala Malls Circuit
 Ayala Triangle Gardens
 Glorietta
 Greenbelt Malls

ALVEO PROJECTS WITHIN MAKATI

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



Ayala North Exchange | Actual Photograph



Ayala Triangle Gardens | Actual Photograph

CIRCUIT MAKATI— ENTERTAINMENT IN A NEW LIGHT

A multi-faceted retail and entertainment district transforms into a contemporary environment for arts and culture, integrating destinations such as museums and performance spaces to enrich city living. Circuit Makati re-emerges with new experiences for urban denizens to revel in.

DISTRICT FEATURES

A MULTI-FACETED MASTERPLAN

Circuit Makati is a 21-hectare mixed-use district by Ayala Land gathering environments for residential, corporate offices, leisure, retail, and entertainment, where destinations for arts, culture, and performances light up contemporary living.

CIRCUIT LANE

Features an iconic public art installation and central walk lined with retail boutiques, pop-up stores, a range of dining options, and a bevy of interactive concepts lay out an enhanced leisure experience.

POWER MAC CENTER SPOTLIGHT

A compact 300-seater space opens a flexible atmosphere for an array of functions—from theatrical performances to parties and get-togethers.

CIRCUIT EVENTS GROUNDS

A spacious 2,000-sq.m. (22,000 sq.ft.) canopy area for 20,000 provides the perfect venue for action-packed concerts, lively festivals, and fashion shows.

SAMSUNG PERFORMING ARTS THEATER

Decked with superior tech and sound systems, a 96-sq.m. Broadway-standard indoor venue with a 60-piece orchestra pit houses 1,500, setting the stage for unforgettable productions.

AYALA MALLS CIRCUIT

A 10,000-sq.m. retail destination that assembles homegrown and international brands, to new dining concepts and well-loved restos and cafes—presenting a diverse range of choices for all.



Circuit Makati Site Development Plant | Artist's Perspective

- | | |
|--|--------------------------------------|
| A The Stiles Enterprise Plaza | H Solstice Towers |
| B Ayala Malls Circuit | I Callisto Towers |
| C Samsung Performing Arts Theater | J Astela Towers |
| D Circuit Corporate Tower One | K Circuit Lane |
| E Circuit Corporate Tower Two | L Power Mac Center Spotlight |
| F Seda Circuit Makati | M Circuit Events Grounds |
| G S&R | N The Flats at Circuit Makati |
| | O Transport Terminal |

A VIBRANT SPECTACLE

Astela draws inspiration from the extraordinary and stellar, a residential community shining a light on contemporary living.

Surrounded by environments for arts, culture, and entertainment, a vast spectrum of experiences amplify the everyday.

ASTELA TOWER 1

DEVELOPMENT SUMMARY

Project Name	Astela Tower 1
Address	Gallery Drive corner Symphony Drive, Circuit Makati, Brgy. Carmona, Makati City
Project Developer	Alveo Land Corp.
Development Type	High-Rise Residential Condominium
Owner	The Philippine Racing Club, Inc.
Target Completion	November 30, 2029

GENERAL INFORMATION

No. of Units	409 Residential 11 Commercial
No. of Floors	35 (physical; including roof deck)
No. of Units per Floor	Max. 16 units
No. of Parking Floors	7 podium parking (excluding ground floor)
Number of Elevators	4
Floor-to-ceiling Height (Residential Floors)	Approx. 2.7 m (Approx. 2.4 m for toilets & kitchen)
Hallway Width	Approx. 1.5 m
Elevator Lobby Width	Approx. 3.65 m
Turnover Date	2029

BUILDING FEATURES

Interior-designed main lobby (with concierge and mailroom)
Retail spaces at the ground and second floors
Amenity deck (located on the 10 th Floor)
Interior-designed elevator lobbies & select common areas
Back-up Power 30% for Studio Units 20% for 1BR units & up 100% for common areas
Fire detection, alarm, and sprinkler system
Two (2) Fire Exits per residential floor
24-hour building security CCTV cameras in selected areas RFID access for elevator, parking, amenities, and common areas
24-hour building maintenance

ENLIVENING TOMORROW

Alveo Land spurs sustainable initiatives, implementing practices and systems aligned with Ayala Land's efforts towards building communities that endure for generations.

Philippine Green Building Code compliant

Maximized natural lighting

Low-energy consumption lighting fixtures in common areas

Naturally ventilated elevator lobbies and hallways

Rainwater harvesting system

Dual-flush toilets

Low-flow valves

LIGHTING UP URBAN LEISURE

A full lineup of creature comforts complement urban lifestyles in Astela—spaces to unwind, spaces to connect.

Residents are embraced by an atmosphere of shared experiences within the community and outside, offering spaces for quiet respite or energized pursuits.



Zen Lounge | Artist's Perspective



Indoor

- 1 Gym
- 2 Function Room
- 3 Board Room
- 4 Library

Outdoor

- 5 Swimming Pool
- 6 Kiddie Pool
- 7 Pool Deck
- 8 Kid's Play Area
- 9 Lounge Pool
- 10 Zen Lounge
- 11 Landscaped Deck



Gym | Artist's Perspective



From the ground up, Astela presents a wide array of possibilities for **rest** and **recreation**. Savor **full amenities** for **play** and **well-being** within a high-rise community.

Swimming Pool | Artist's Perspective

UNITS

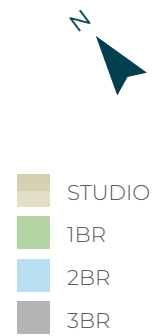
ILLUMINATING YOUR UNIVERSE

The development opens 409 expansive units in a variety of configurations from Studio to Three-bedroom spaces, catering to individuals and families. With only 16 units per floor, this low-density community highlights privacy and exclusivity, giving room for more meaningful moments at home.



AMENITY FLOOR

10TH FLOOR



TYPICAL RESIDENTIAL FLOOR

11TH - 39TH FLOOR





One-Bedroom Unit | Artist's Perspective

STUDIO UNIT

*Approximate sizes only	sq.m.	sq.ft.
Living/Dining/ Sleeping Area	19	205
Kitchen	6	65
Common T&B	4	43
Balcony	3	32
Total Area	33-34	355



ONE-BEDROOM UNIT

*Approximate sizes only	sq.m.	sq.ft.
Living/Dining/Sleeping Area	31	334
Kitchen	7	75
Master Bedroom	17	183
Master T&B	5	54
Balcony	5	54
Total Area	65	700



*The typical unit plans reflect the suggested furniture layouts
Architect's Layout

*The typical unit plans reflect the suggested furniture layouts
Architect's Layout



Three-Bedroom Unit Living, Dining, and Kitchen | Artist's Perspective

TWO-BEDROOM UNIT

*Approximate sizes only	sq.m.	sq.ft.
Living/Dining	30	323
Kitchen	7	75
Hallway	4	43
Common T&B	5	54
Bedroom 1	11	119
Master Bedroom	16	172
Master T&B	5	54
Maid's Room	7	75
Maid's T&B	4	43
ACCU Room	1	11
Balcony	5	54
Total Area	95-96	1,023



*The typical unit plans reflect the suggested furniture layouts
Architect's Layout

THREE-BEDROOM UNIT

*Approximate sizes only	sq.m.	sq.ft.
Living/Dining	29	312
Kitchen	13	140
Hallway	6	65
Common T&B	7	76
Bedroom 1	12	129
Bedroom 2	12	129
Master Bedroom	18	194
Master WIC	4	43
Master T&B	6	65
Maid's Room	7	75
Maid's T&B	3	32
ACCU Room	3	32
Balcony	6	64
Total Area	126	1,356



*The typical unit plans reflect the suggested furniture layouts
Architect's Layout



Lifestyle Image

AVERAGE UNIT SIZES

Unit Type	sq.m.*	sq.ft.*
Studio	33-34	355-366
One-Bedroom	65	700
Two-Bedroom	95-96	1,023-1,033
Three-Bedroom	126	1,356

UNIT FINISHES

	Floor	Wall	Ceiling
Living/Dining/ Kitchen Studio	Porcelain tiles 600 x 600 mm	Paint finish	Paint finish
Bedroom	Laminated Wood Flooring (1BR & up)	Paint finish	Paint finish
Toilet & Bath	Porcelain tiles 300 x 600 mm	Porcelain tiles 300 x 600 mm	Paint finish
Maid's/Utility	Ceramic Tiles 300 x 300 mm	Paint finish	Paint finish
Balcony	Porcelain Tiles 300 x 300 mm	-	Paint finish
Other Materials and Finishes	Solid surface kitchen countertops and granite master T&B counters Laminated wood kitchen cabinets and bedroom closets Partial glass railing at balcony		

UNIT FEATURES AND DELIVERABLES

- Complete kitchen system
(countertop, cabinets, and sink)
- Complete toilet fixtures
(bathroom sink, toilet bowl, hand spray, shower
set, and facial mirror except for maid's T&B)
- Shower enclosure
(for master T&B of 1BR & up only)
- Bedroom closet
- Fire detection and alarm system
- Audio guest annunciator
- Provision for split-type air conditioning stub-out
- Provision for telephone lines
- Provision for CATV outlet
- Provision for fiber-to-the-home
- Provision for T&B multi-point water
heater stub-out
(except for maid's T&B)

CIRCUIT MAKATI'S PRIME RESIDENTIAL COMMUNITY

Every Alveo Land development—vibrant neighborhoods, groundbreaking living solutions, master planned 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 Astela's promise of contemporary urban living in Circuit Makati 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.

Architectural Design
PRSP Architects

Structural Design
SY^2 + Associates, Inc.

Common Area Interior Design
Design HQ
(Hirayama + Quesada)

Mechanical Design
DCCD Engineering Corporation

Electrical Design
EB Cruz & PartnerS

Fire Protection, Sanitary & Plumbing Design
NBF Consulting Engineers

Lift Consultant
International Elevator '
& Equipment, Inc. (LEEI)

**Project Management
& General Contractor**
Makati Development Corp.
(MDC)

Property Management
Ayala Property Management Corp.
(APMC)

A STAGE FOR LIFE TO UNFOLD

Astela is Alveo Land's newest contemporary residential community, its brightest star to date in Circuit Makati, a 21-hectare mixed-use district by Ayala Land gathering environments for residential, corporate offices, leisure, retail, and entertainment.

Placing you front and center of a vast spectrum of experiences to amplify the everyday, home is surrounded by environments for arts, culture, and entertainment complementing in-the-know urban lifestyles.



www.alveoland.com.ph

Visit our showroom at Circuit Pavilion.

DHSUD Provisional LTS No. 218

Gallery Drive corner Symphony Drive, Circuit Makati,
Brgy. Carmona, Makati City | Completion Date: November 30, 2029
DHSUD NCR AA-2022/01-3058 | Project Developer: Alveo Land Corp.
Owner: The Philippine Racing Club, Inc.