

CERULE

SOLINÉA

ALVEO



CERULE
SOLINEA

Introducing Solinea

Strategically located at the heart of a megacity, **Solinea** offers a dynamic neighborhood with refined tastes for living. It's a distinct residential address with a multi-experiential oasis for everyday leisure and wellness.

Thoughtfully converging modern urban details with a vibrant resort experience, **Cerule at Solinea** completes the story of a brilliant life in Cebu.



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Living and Working well

For more than 80 years, Ayala Land has been at the forefront of carefully-crafted communities and groundbreaking living solutions. From sustainable estates to multi-generational residences, Ayala developments are infused with the philosophy of enhancing land and enriching lives.

Alveo Land is an embodiment of Ayala Land's promise. Building a brilliantly planned real estate portfolio over the years, Alveo offers sound investments and spaces for living and working well all across the Philippines.

Alveo Land: An Ayala Land Company



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The metropolis that has it all

Strategically positioned at the center of the archipelago, Cebu solidifies itself as a key connecting piece to and from all corners of the country.

Its rapid growth into modernity, coupled with high fidelity and a distinct cultural heritage, makes it a go-to destination for arts, fashion, and music, among others.

Set against a semi-tropical urban abode, Cebu is even more attractive to residents and visitors alike.





AYALA CENTER CEBU

Unbridled time, unlimited possibilities

Cebu City is a hotspot for conveniences and luxuries of the modern world. As a UNESCO City of Design, Cebu prides itself with contemporary upscale restaurants, state-of-the-art wellness centers, and vacation-like commercial hubs.

Nestled between breathtaking mountains and white-sand beaches, Cebu is home to some of the most stunning outdoor spaces in the country.

Be only a drive away from the enchanting natural views of Cebu Transcentral Highway, or the extensive shoreline of the north and south of the province. For adventure seekers, Cebu is also home to some of the world's most award-winning reefs, terrain, and waterfalls ready for weekend explorations.

Cebu City's Features

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Your space
in the world

Resting at the heart of a glistening Cebu
urbanscape is Cebu Business Park, a 50-hectare
destination to the city's best and brightest.

Cebu Business Park



Vicinity Map

The best of Cebu at your fingertips. Cebu Business Park offers its residents an unparalleled level of accessibility to Cebu's prime establishments, landmarks, and destinations.



AYALA CENTER CEBU



SEDONA PARC



SEDA AYALA CENTER CEBU



BPI CEBU CORPORATE CENTER

Retail and Shopping

AYALA CENTER CEBU 0.6 KM | 0.4 MI
CITY SPORTS CLUB CEBU 0.8 KM | 0.5 MI
ESCARIO CENTRAL 2.6 KM | 1.6 MI
CAPITOL SQUARE 2.3 KM | 1.4 MI
VIBO PLACE 2.8 KM | 1.8 MI

Hotels

SEDA AYALA CENTER CEBU 0.6 KM | 0.4 MI
MANDARIN PLAZA 0.8 KM | 0.5 MI
PARKLANE HOTEL 0.9 KM | 0.6 MI
QUEST HOTEL 1.1 KM | 0.7 MI

Churches

REDEMPTORIST CHURCH 1.9 KM | 1.2 MI
SACRED HEART PARISH 1.7 KM | 1.0 MI
ASILO DE MILAGROSA CHURCH 0.9 KM | 0.5 MI
CAPITOL CHURCH 1.7 KM | 1.1 MI
ARCHBISHOP'S PALACE 1.7 KM | 1.1 MI

Hospitals

CHONG HUA HOSPITAL 2.5 KM | 1.5 MI
CEBU DOCTOR'S HOSPITAL 2.8 KM | 1.7 MI
PERPETUAL SUCCOUR HOSPITAL 1.0 KM | 0.6 MI
VICENTE SOTTO MEMORIAL MEDICAL CENTER 2.3 KM | 1.5 MI

Schools

CEBU IMMACULADA COLLEGE 0.8 KM | 0.5 MI
SACRED HEART SCHOOL - HIJAS DE JESUS 2.3 KM | 1.4 MI
UNIVERSITY OF THE PHILIPPINES CEBU 1.5 KM | 0.9 MI
PAREF SPRINGDALE 1.5 KM | 1.0 MI

Business Centers

BPI CEBU CORPORATE CENTER 0.5 KM | 0.3 MI
ACC CORPORATE CENTER 0.6 KM | 0.4 MI
AYALA LIFE-FGU CENTER 0.7 KM | 0.4 MI
CEBU HOLDINGS CENTER 0.7 KM | 0.4 MI
LEXMARK PLAZA 0.7 KM | 0.4 MI
2QUAD BUILDING 0.2 KM | 0.1 MI





Where consciousness and creativity meet

A vibrant display of commerce and culture houses
Cebu's Financialand Entertainment District.

It's a thriving community of creative entrepreneurs and tastemakers
of all stripes. Art galleries. Furniture showrooms. Co-working spaces.
Graffiti walkways. Innovation hubs. All are a few steps away from
where Cebu's ingenuity, artistry and culture are put on full display.

Marvel in this crossroad with like-minded neighbors who
share the same passion for living their best lives.

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A Vacation, Just a Crosswalk Away

Just a few steps away is the supercharged growth center of the Queen City of the South, where the best workspaces in the city host some of the most talented professionals in the country.

Cebu Business Park

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Cebu Business Park



CEBU BUSINESS PARK: ACTUAL PHOTOGRAPHS

This walk-around neighborhood is endowed with urban luxuries that offer a breath of unspoiled air. From award-winning restaurants to outdoor lounges and top lifestyle destinations such as Ayala Center Cebu and City Sports Cebu Club, Cebu offers everyday opportunities to pause in the midst of all the hustle.

With leisure hotspots and a thriving work district, this signature residential address allows for a seamless shift of gears between the best of work and life.

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SOLINEA GAME ROOM
Actual Photo



Gateway to leisure—redefined

SOLINEA is Alveo Land's first master-planned development in Cebu City that brings together a distinct city resort living experience. It's an approach that closely safeguards the natural environment, while bringing out the best of urban conveniences.

This sprawling 2.6-hectare multi-tower development closes the gap between the big city lifestyle and a relaxing city retreat. A landmark development, Solinea reflects Alveo's vision of continuously pushing the envelope when it comes to showcasing Filipino heritage and ingenuity in modern living today.

[The Solinea Experience](#)

CERULE
SOLINEA

SOLINEA SKY DECK
Actual Photo

Modern flair with the beauty of an unrushed lifestyle

Located right at the heart of Cebu Business Park, Solinea offers easy access to a community of dynamic lifestyles. Manifesting Alveo's eye for detail, enjoy the simple comforts paired with the convenience of modern innovation.

The Solinea Experience

ALVEO

CERULE
SOLINEA

SOLINEA GARDEN DECK
Actual Photo

A piece of everything, within reach

In Solinea, residents enjoy unparalleled access to a lifestyle that balances busy and exciting with quiet and suburban. It's a curated community that fosters an energy rife with productivity, leisure, and overall wellness.

This is a unique haven for those who want to enjoy a little bit of everything in the city.

The Solinea Experience

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SOLINEA
Artist's Perspective

Cerule at Solinea
DHSUD LS NO. LS-R07-22-026

INTRODUCING
CERULE

Solinea's Final Piece

Cerule at Solinea

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Introducing Cerule at Solinea

This last tower is your gateway to the bustling and sunny Cebu Business Park community, piecing together a brilliantly distinct lifestyle that embraces the best of Cebu.

Amidst master-planned lifestyle luxuries and dynamic workspaces intertwined, Cerule at Solinea offers easy access to the city's natural wonders and cultural marvels. It's an exclusive living experience mixed with a charmingly picturesque resort flair that welcomes you home.

Address	Block 11, Cebu Business Park, Cebu City
Owner	Solinea, Inc.
Property Size	7,134.49 sq. meters
FAR	6.53

Cerule at Solinea

CERULE LOBBY
Artist's Perspective



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General Information

No. of Units	499
No. of Floors Above Ground	32
Building Height	97.20 M
No. of Units per Floor	20
No. of Parking Floors	4 podium parking levels
No. of Elevators	4 elevators
Floor-to-floor Height (Residential Floors)	2.9 m (maximum)
Floor-to-ceiling Height	2.7 m
Toilet & Kitchen Floor-to-Ceiling Height	2.4 m
Hallway Width	1.50 m
Elevator Lobby Width	3.00 m

Parking Information

Parking Ratio	1:100 of GFA
Total Parking Slots	409
PWD Parking Slots	6



Life Made Brilliantly Uncomplicated

A new paradigm in work-life balance is what makes Cerule at Solinea's elevated everyday living a breeze. Its resort-style amenities allow you to shift gears between both worlds almost effortlessly.

Outdoor Areas

- Multi-experiential Pool
 - Lap Pool
 - Leisure Pool
 - Lounge Pool
 - Children's Pool
- Amphitheater & Children's Play Area
- Commercial Plaza
- Retail Row

Building Amenities

THE Ultramarine

Central Amenity

Make the comforts of living habitual within a refreshing spectacle that is the **Ultramarine**—a 1,000 sq.m. amenity area that serves as the centerpiece connecting all of Solinea.

The Ultramarine offers Solinea residents an opportunity for lazy weekend dips at leisure, right within an invigorating oasis in the heart of a concrete city.

Building Amenities



ULTRAMARINE AT SOLINEA
Actual Photo

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ULTRAMARINE AT SOLINEA
Actual Photo



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CERULE
SOLINEA

SOLINEA KID'S PLAY AREA
Actual Photo



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SOLINEA AMENITY DECK
Artist's Perspective



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Solinea always has your overall wellness as top of mind. Every aspect is fully designed to promote a sense of easy movement, wellness, and recreation for its residents.

Clubhouse

Lower Ground Floor

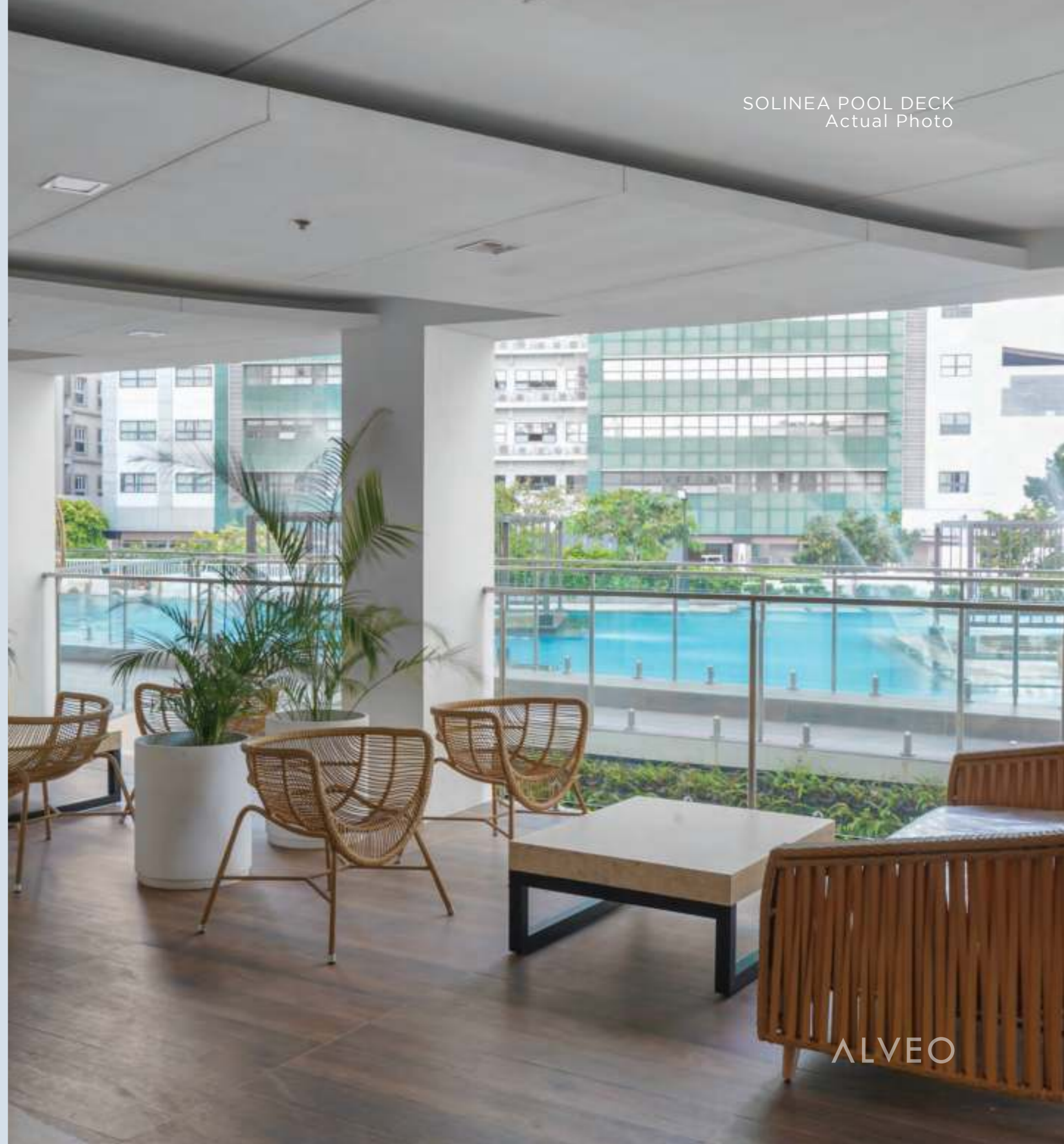
- Lobby
- Function Rooms

Ground Floor

- Lobby
- Kid's Play Area
- Pool Deck

Second Floor

- Dance Studio
- Game Room
- Multi-purpose Room
- Gym





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SOLINEA MULTI-PURPOSE ROOM
Actual Photo



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Every amenity is in harmony with the stress-free, laidback lifestyle the island is known for, and what others aspire to create.

Amenities in Phase 3

- Yoga deck
- Outdoor exercise area
- Reading nooks
- Jogging path
- Meditation area
- Fitness park
- Activity lawn

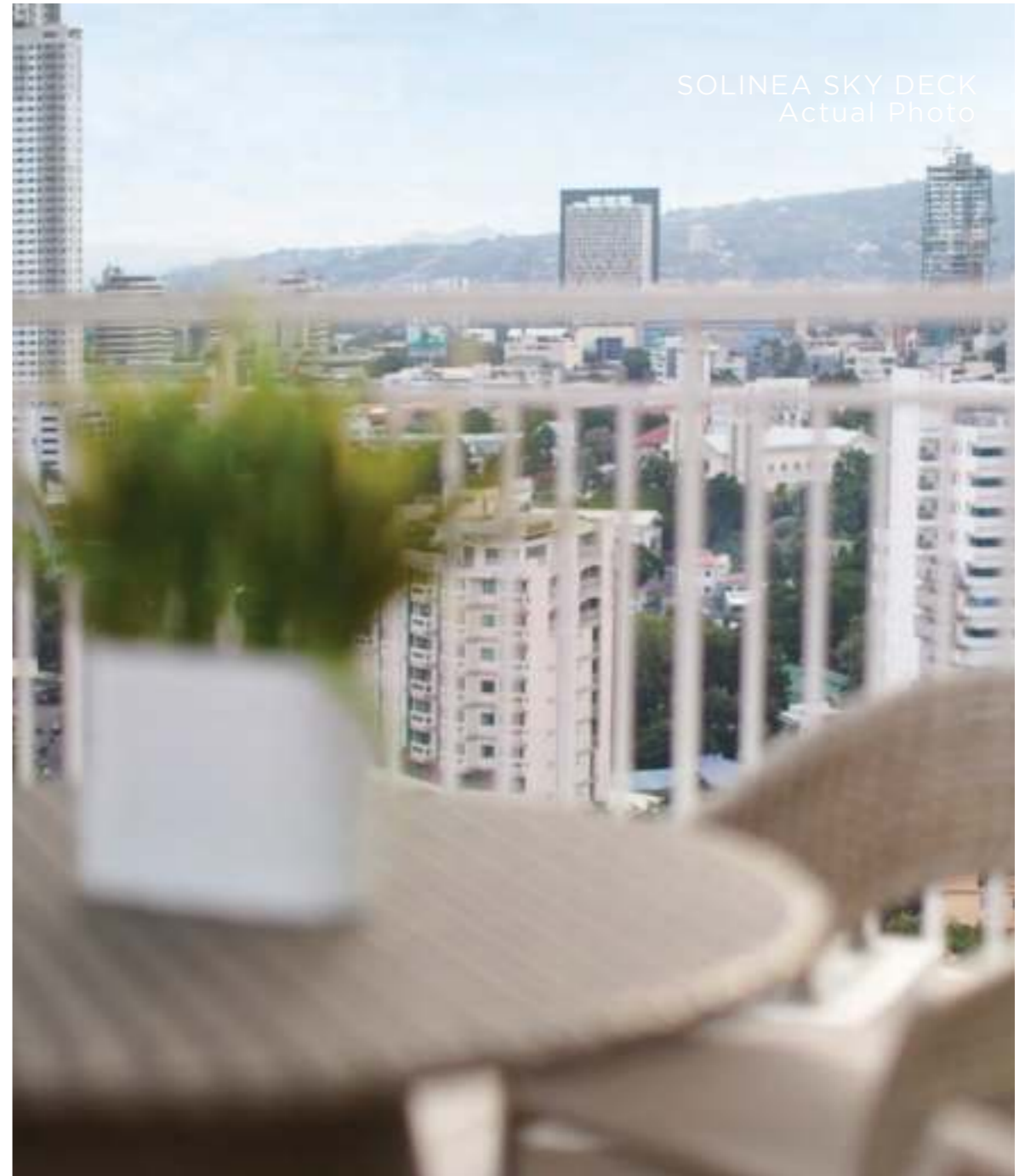


CERULE
SOLINÉA

SOLINEA SKY DECK
Actual Photo



SOLINEA SKY DECK
Actual Photo



CERULE
SOLINÉA

SOLINEA GARDEN DECK
Actual Photo

ALVEO

CERULE
SOLINEA

SOLINEA
Actual Photo

Building Features

With the success of its previous towers, Cerule is the final tower of the Solinea complex, complemented by lush landscaping, featuring native plants, tall grasses, scenic spots, and a fresh, glass exterior that mirrors the open and stunning simplicity of the surroundings.

- Mailroom
- Provision for reception area
- Fire detection and alarm system
- Sprinkler system
- Water reservoir and separate fire reserves
- Automatic stand-by generator system (100% back-up for common areas, allocated load on all units, automatic activation)



Unit Features

Every inch of your living space is an act of conscious design and classic details. With units made luminous by natural lighting and an open-space concept, it's your home the way you've always wanted.

Standard Unit Features

Invitations to unwind continue with functional details and just enough room to make you feel at home.

- Efficient unit space planning
- Walk-in closet for Master Bedroom (select units)
- Kitchen cabinet system
- Individual metering for water and electricity
- Balconies and decks on select units

Sustainable Features

There's nothing brighter than a home with practical facets, a natural glow, and a modern finish.

- Dual-flush toilets
- Low flow, high valve bathroom features
- LED lighting on selected areas
- Maximized Natural lighting





Unit Details

Your living space celebrates a sense of completion and tranquility.

<i>Unit Type</i>	<i>No. of Units</i>	<i>Mix</i>	<i>Ave. Area</i>
Studio	224	45%	24-25 sq.m
1BR	125	25%	49-50 sq.m
2BR	100	20%	75-78 sq.m
3BR	50	10%	104-107 sq.m
TOTAL	499	100%	

Unit Finishes

Living Room / Dining Area

Flooring	
Studio	Wood Laminated Flooring
1BR, 2BR, & 3BR	Porcelain Tiles

Kitchen

Flooring	
Studio	Wood Laminated Flooring
1BR, 2BR, & 3BR	Porcelain Tiles
Cabinet	Laminated Cabinets
Countertop	Solid White

Bedrooms

Flooring	Wood Laminated Flooring
Closets	Laminated Closets

Toilet and Bath

Flooring	Porcelain Tiles
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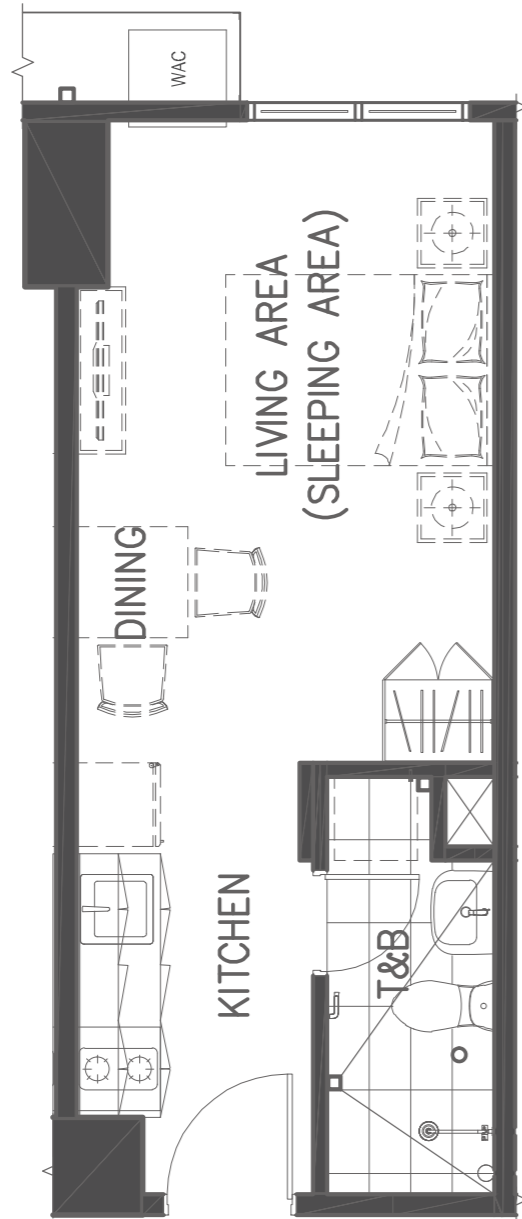
Utility Room / Maid's Room / Washer Area

Flooring	Ceramic Tiles
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Unit Parameters

<i>Unit</i>	<i>Studio</i>	<i>1-Bedroom</i>	<i>2-Bedroom</i>	<i>3-Bedroom</i>
Smoke Detector	Yes	Yes	Yes	Yes
Shower Enclosure	None	Yes	Main T&B Only	Main T&B Only
Fire Sprinkler	Yes	Yes	Yes	Yes
Audio Guest Annunciator	Yes	Yes	Yes	Yes
Telephone Lines	Yes	Yes	Yes	Yes
CATV Outlet	Yes	Yes	Yes	Yes
Power Provision for Single-Point Water Heater	Yes	Yes	Yes	Yes (Multi-Point)
Provision for A/C Locations and Stub-out	Window-type	Window-type	Window-type / Split-type	Window-type / Split-type
Provision for Washer/Dryer Stub-out	Yes	Yes	Yes	Yes
Back-up Power	Allocated Load	Allocated Load	Allocated Load	Allocated Load



Studio Unit

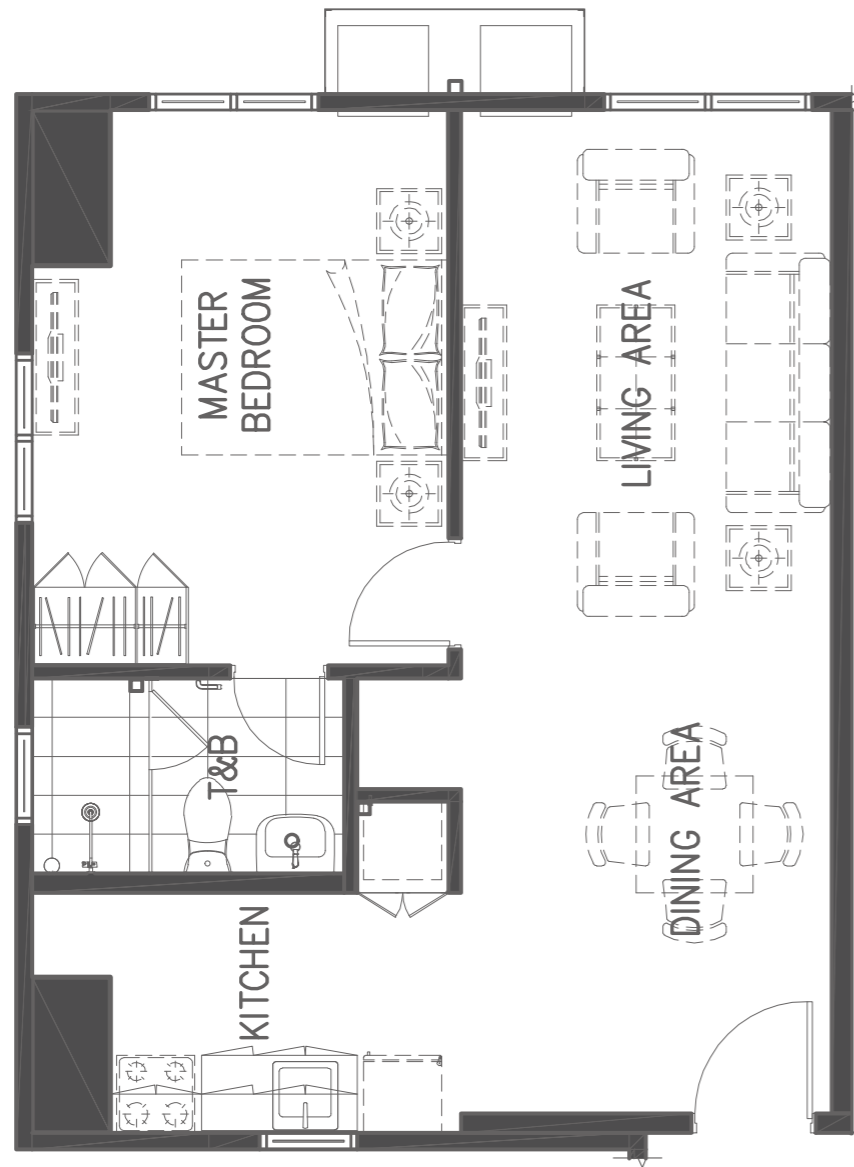
<i>Approximate sizes only*</i>	<i>sq.m</i>	<i>sq.ft</i>
Living / Dining	15	161
Kitchen	6	65
Toilet and Bath	4	43
Total Area	25	269

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STUDIO
Artist's Perspective



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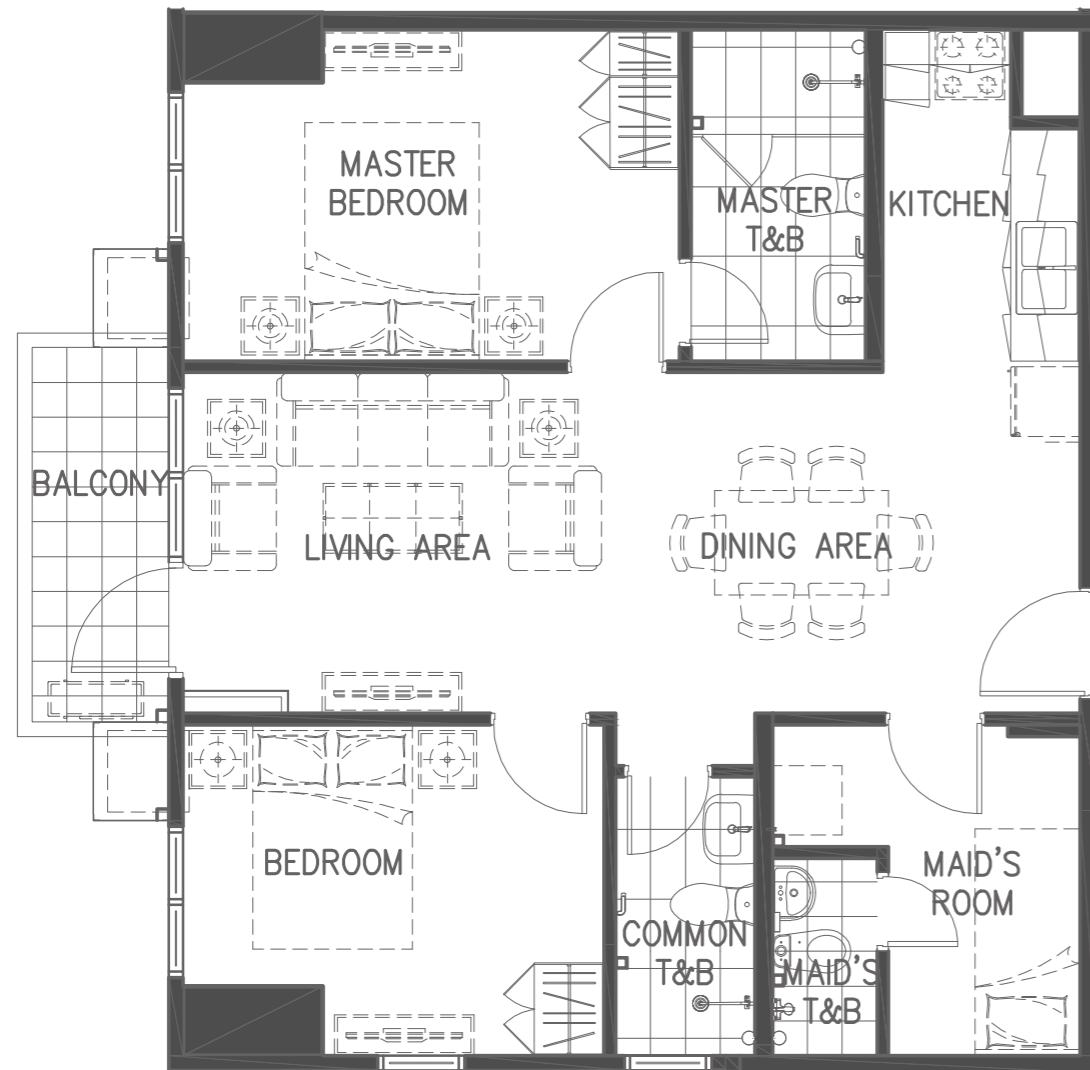


One-Bedroom Unit

<i>Approximate sizes only*</i>	<i>sq.m</i>	<i>sq.ft</i>
Living / Dining	25	269
Kitchen	7	75
Master Bedroom	15	162
Master Toilet and Bath	4	43
Total Area	51	549



Two-Bedroom Unit



<i>Approximate sizes only*</i>	<i>sq.m</i>	<i>sq.ft</i>
Living / Dining	23	248
Kitchen	7	75
Master Bedroom	13	140
Master Toilet and Bath	5	54
Bedroom	11	118
Common Toilet and Bath	3	32
Maid's Room	6	65
Maid's Toilet and Bath	2	22
Balcony	4	43
Total Area	74	797



Three-Bedroom Unit



<i>Approximate sizes only*</i>	<i>sq.m</i>	<i>sq.ft</i>
Living / Dining	26	280
Kitchen	7	75
Master Bedroom	22	237
Master Toilet and Bath	5	54
Bedroom 1	11	118
Bedroom 2	11	118
Common Toilet and Bath	3	32
Balcony	4	43
Hallway	7	75
Maid's Room	8	86
Maid's Toilet and Bath	3	32
Total Area	107	1150

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SOLINÉA

THREE BEDROOM
Artist's Perspective



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Amenity Floor Plan

7th Floor

- Legend**
- Studio
 - One-Bedroom Unit
 - Two-Bedroom Unit
 - Three-Bedroom Unit



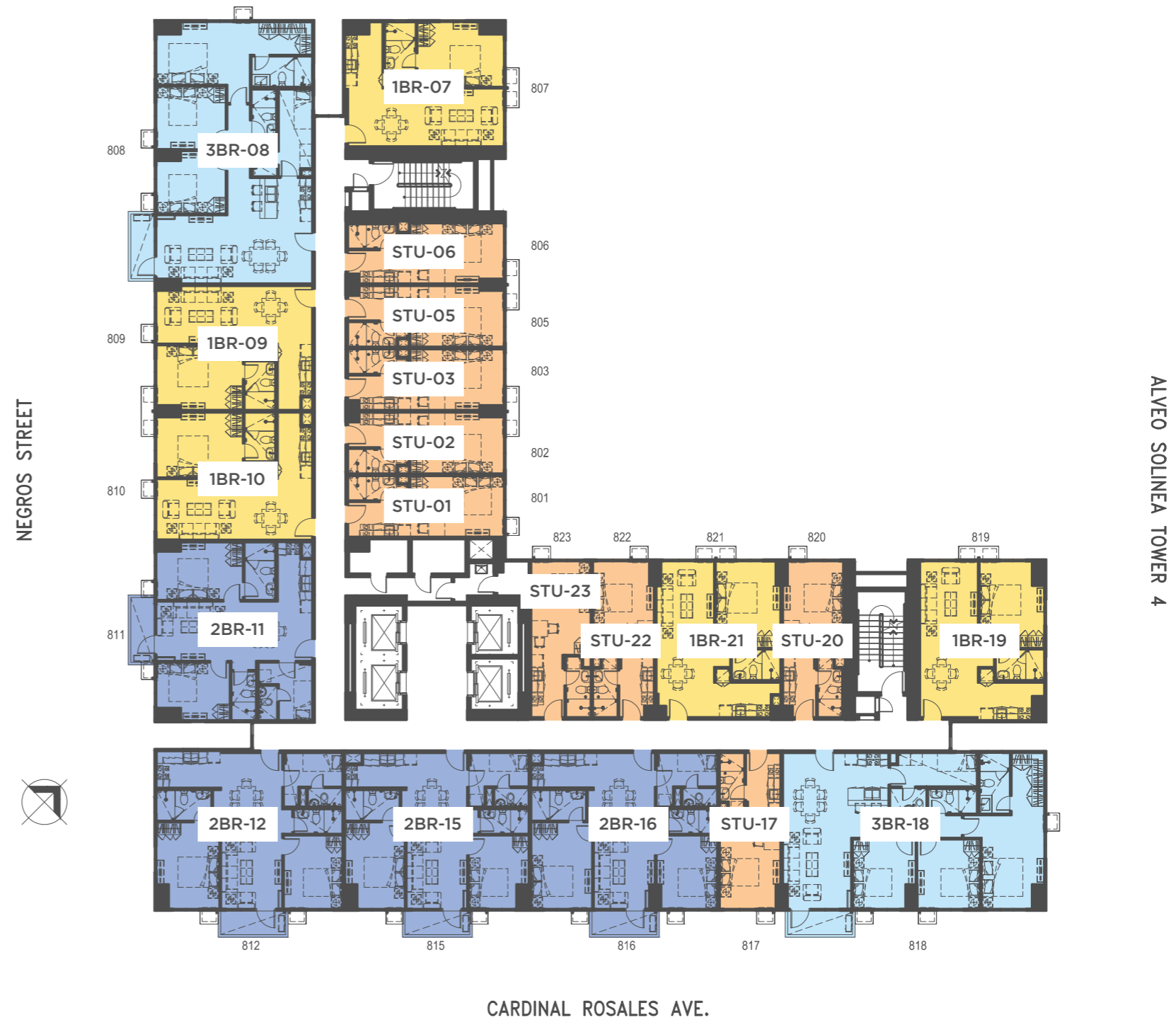
ALVEO SOLINEA TOWER 4

Typical Floor Plan

8th - 31st Floor

Legend

- Studio
- One-Bedroom Unit
- Two-Bedroom Unit
- Three-Bedroom Unit



ALVEO SOLINEA TOWER 4

Architectural Design

Visionarch, Inc.

Committed to insightful design, Visionarch Inc. in its 45 years of existence serviced 1000+ projects and is recognized as one of the country's Top Architects for 10 consecutive years.

Mechanical, Electrical, and Plumbing Design

Meinhardt Philippines, Inc.

Meinhardt Philippines Inc. provides clients with the full spectrum of engineering consultancy services, ensuring access to the latest technology trends and best local knowledge as early as the 1980s.

Landscape Design (Ground Floor)

CRÉARIS

Founded in 2009, CRÉARIS is a comprehensive design firm offering Landscape Architecture, Master Planning, and Environmental Graphics for residential communities, high-rise condominiums, hotels, and resorts.

Consultants

Structural Design

Sy^2 + Associates, Inc

Built since 1983, Sy^2 is one of the most experienced structural consultants in the industry with imprints in Ayala Corporation's Exchange Plaza and the tallest buildings in the Philippines.

Common Area Interior Design

Design HQ

Design HQ is a prominent interior design firm established by Hisako Hirayama and Frenjick Quesada. It is known for its dynamic, eclectic design for residential and commercial areas..

Project Management & General Contractor

Makati Development Corp. (MDC)

As Ayala Land's construction arm, MDC is a premier Filipino EPC/CM company with a distinguished history of over 42 years. It is credited for transforming Makati City into a world-class financial and commercial district.

CERULE
SOLINEA

City Resort Living: The Final Piece

Cerule at Solinea is built and designed for modern lifestyles.

It's the last opportunity to live this distinct city resort lifestyle, right within Cebu's central business district.

SOLINEA SKY DECK
Actual Photo



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

Showroom located at 3/F Ayala Center Cebu

DHSUD LS NO. R07-22-026

Barangay Hippodromo, Cebu Business Park, Cebu City

Completion Date: 01 September 2026

Project Owner and Developer: Solinea, Inc

Project Manager: Alveo Land Corp:

DHSUD Ad Approval No: R7-AA-2022/06-066