



W H E R E

C A N

L I F E

T A K E

S H A P E ?



It's in the spaces that work together yet independently, from public to private. Spaces that are easily accessible yet safe and secure, allowing us to tune in and out. Where there's freedom of mobility, access to choice so we can do all we need to do, when we need to do, from anywhere and everywhere.

Within over 200 hectares, amidst a sustainable estate by Ayala Land in Kawit, Cavite, life takes shape. Constantly evolving, innovating the past towards the future, now—a central business district south of Metro Manila, Evo City. Transforming the ways we inhabit spaces, what we do in them, how and when we move from one to the other. Business, residential, commercial, recreational, and retail environments fuse together forging future-forward lifestyles. A prime growth hub for progress, Evo City is the shape of today.

WHERE TOMORROW SHAPES TODAY

An environment for evolving, future-forward lifestyles, Evo City spans over 200 hectares, encapsulating the best of today's estates and more. The first of its kind in Kawit, Evo City outlines the trajectory for contemporary central business districts with innovative urban design and systems, energizing efficiency and amplifying potential for living and investments.



PAST AND FUTURE IN THE PRESENT

Perhaps best known as a significant site of Philippine independence, Kawit's culture-rich heritage continues today as an emerging center for *r/evolutionary* ways of living and working. A city today, Kawit is easily accessible to key CBDs in the metro through existing and future infrastructure, facilitating a free flow of possibilities in living and business. Evo City, Ayala Land's emerging growth center south of Metro Manila is situated here, strategically located at the intersection of historicity and urbanicity—then and tomorrow merging into a dynamic growth environment of today.

NOTABLE LANDMARKS WITHIN KAWIT

300m from Kawit Municipal Hall

2km from Kawit Fire Station

3km from Aguinaldo Shrine

3.5km from CAVITEX Kawit toll exit

THE CORE OF ACCESS

Major road networks and highways merge into the Centennial Road (Antero Soriano Highway) where the main entrance of Evo City opens. Key locations such as NAIA, Makati, BGC, Alabang, and Vermosa are less than an hour away, while main thoroughfares NAIEx, CAVITEX, and MCX ensure heightened connectivity to and from the estate. Future infrastructure projects guarantee more seamless convergence to complement a progressive community.

From	Distance	Travel Time	Route through Existing infrastructure
NAIA	18 km	20 min	NAIA Expressway (NAIEx) → CAVITEX → Centennial Rd.
Makati	27 km	50 min	EDSA → Roxas Blvd. → CAVITEX → Centennial Rd.
BGC	30 km	55 min	C-5 → East Service Rd. → NAIA Expressway (NAIEx) → CAVITEX → Centennial Rd.
Alabang	19 km	50 min	Alabang-Zapote Rd. → CAVITEX → Centennial Rd.
MCX	20 km	50 min	Daang-Hari Rd. → Aguinaldo Hwy. → Tirona Hwy. → Centennial Rd.

FUTURE INFRASTRUCTURE

	Details	Target Completion Date
NAIA Expressway	Direct connection from Skyway/SLEX and NAIA Terminal 3 to Roxas Blvd. and Macapagal Blvd.	Completed (2017)
Parañaque Integrated Terminal Exchange (PITX)	First landport in the Philippines. It is a modern transport terminal that connects passengers coming from Cavite and Batangas to other transport systems going to Metro Manila. It will also serve the future LRT Line 1 South Extension, city bus, taxi, and other public utility vehicles.	Completed (Operational 2018)
C-5 Southlink Expressway	Connects C-5 road to CAVITEX.	4Q 2020 (Ongoing, started in 3Q 017)
Cavite-Laguna Expressway (CALAX)	45 km highway to provide direct connection from Kawit (Cavite) to Mamlasan (Laguna). Reduce travel time to 45 min.	2021 (Ongoing construction in Laguna segment, started in 2Q 2017)
LRT 1 (South Extension)	LRT Extension from Baclaran Station (Parañaque City) to Bacoor, Cavite	4Q 2021 (Groundbreaking May 2019)



NEW URBANISM

Evo City is masterplanned by the international firm DPZ (Duany Plater-Zyberk), specialists in the New Urbanism approach—a design concept promoting the creation and restoration of diverse, walkable, and compact mixed-use communities. With components similar to conventional development, a New Urbanism framework creates an integrated assembly of elements functioning as a complete organism, synthesizing residential communities, workspaces, shops, entertainment, schools, parks, and civic facilities, all within walking distance of each other.

PRINCIPLES OF NEW URBANISM IN EVO CITY

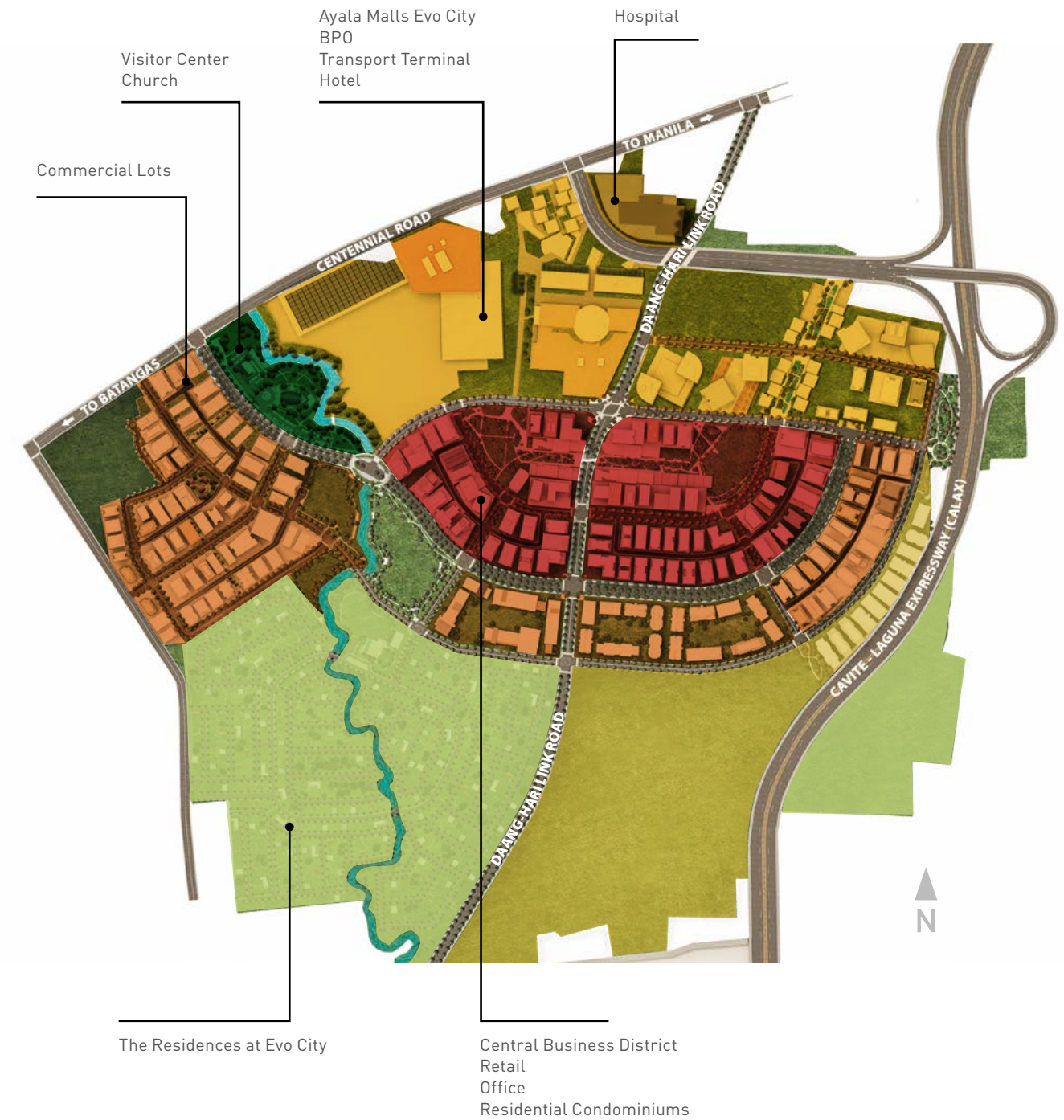
- Rationalized Densities
- Mixed-use components
- Walkability and Connectivity
- Sustainability

RATIONALIZED DENSITIES

Over 200-hectare development with a balance of high-density to mid-density mixed-use and institutional developments as well as low-rise residential environments.

82% mid- to high-density mixed-use

18% low-density residential





Evo City Entrance Plaza
Artist's Perspective

ESTATE ELEMENTS

A composition of park networks, pedestrian-friendly paths and roads with dedicated bike lanes, commercial, retail, and residential spaces enhance walkability, connectivity, and access to choice—a dynamic masterplan at work.

EVO CITY PARK PLAZA

Situated at the main entry from Centennial Road, this is the gateway to Evo City and the central convergence zone within the estate. The Park Plaza is a 3-hectare park housing the Visitor Center and Church.

VISITOR CENTER

Designed and Constructed by FADZ Design and Construction, the Visitor Center features the vision behind Evo City. From planning, to implementation, and final design, it is a showcase of how the estate functions efficiently and sustainably. A retail coffee shop can be found on the ground floor and a sales office and viewing deck on the second floor.

CHURCH

A distinct structure in the estate architecturally designed by Dominic Galicia Architects, the Church houses a maximum of 1000 people and is one of the main landmarks in Evo City. (Target opening: 3Q 2023)

AYALA MALLS EVO CITY

A 28-hectare mixed-use retail and entertainment center which includes a regional mall, transport terminal, BPOs, hotel, and events area. (Target opening: 2023)



A FUTURE-FORWARD FRAMEWORK

A human-centric urban design with access, efficiency, and inclusivity at its core is the lifeblood of any central business district. Evo City underlines the visible and invisible systems working together to create a fully functional and self-sustaining estate, from park systems, to carefully planned road networks, and basic intelligent features—advancing lifestyles towards contemporaneity with simple, everyday innovation.



Evo City Streetscape
Artist's Perspective

PARK NETWORK

Approximately 13 hectares of sprawling parks and open spaces connected to create a seamless pedestrian experience.

Evo City Park Plaza

The entrance to Evo City, this highlights the main road intersection, creating another space for congregation.

Main Park

A 5-hectare park located along Evo City Boulevard serves as the central gathering space for various outdoor activities, anchoring the entire CBD. It functions as the main storm water retardation facility.

Linear Parks

Parks lined with retail establishments.

Parkettes

These pocket green spaces incorporate transit stops, bike racks, and seating areas to enliven pedestrian experience.

ROAD AND BIKE NETWORKS

Intuitively designed road network systems prioritize the pedestrian experience, top-of-mind for any Ayala Land estate. Distinct to Evo City are dedicated bike lanes, allowing the community to safely and efficiently move around the estate in a mode that benefits the well-being of the environment and people.



ROAD TYPE

■ Primary Road	34 m
■ Secondary Road	24 m
■ Local Road	21 m
■ Service Road	12 m

INTELLIGENT CITY FEATURES

Evo City aims to be a unified governance city that provides multiple and interconnected services through an Integrated Operations Center.

INNOVATION IN EFFICIENCY

Guided by Ayala Land's four pillars of sustainability, Evo City maximizes resources for heightened efficiency, ensuring long-term value for residents, investors, and various stakeholders. The estate's practices and systems align with these efforts towards building a community that endures for generations.

SITE RESILIENCY

The estate is designed to reduce risks brought about by natural and geographical factors through:

Storm water management through retention ponds

Improvement of waterways

Allowing areas for rainwater percolations and use of porous materials for hardscapes

Use of native plants and trees for landscaping

PEDESTRIAN AND TRANSIT CONNECTIVITY

Facilitating mobility within the development by prioritizing pedestrians and public transport facilities. Convenient public transportation and a seamless pedestrian experience is ensured through:

Transit terminal

Transit facilities not more than a 5-minute walk from major destinations

Bike racks and resting areas at different points of the development

Dedicated bike lanes at select road types

ECO EFFICIENCY

Minimize consumption of natural resources and emissions of Greenhouse Gases by implementing resource conservation and waste management systems to the estate:

Estate

Solar-power facilities (streetlights, guardhouse)

Implementation of waste reduction programs

Use of climate-resilient plants

Locators

Solar-powered facilities (solar power facilities in malls and houses)

Energy- and water-efficient fixtures

LEED-certified office buildings

LOCAL DEVELOPMENT

Community development via direct contribution to local economies through the creation of local employment opportunities and prioritization of hiring within Cavite.



A DYNAMIC GROWTH ENVIRONMENT

COMMERCIAL LOTS 1 PHASE 1

A hub for emerging and established businesses, Evo City presents 31 commercial lots within seven blocks, allocated between Alveo Land Corp. and Kawit Prime Holdings, Inc. Located within proximity of Evo City Boulevard, right across the Visitor Center and Church, and adjacent to The Residences at Evo City, these commercial spaces are strategically situated right at the heart of key areas in the estate.





Evo City Commercial Lots Greenway
Artist's Perspective

GENERAL INFORMATION

Project Name	Evo City Commercial Lots 1
Address	Brgy. Batong Dalig, Kawit, Cavite
Development Type	Commercial Lots
Total Land Area	128,817 sqm
Total Saleable Area	62,030 sqm
Ave. FAR	6
Owner and Developer	Alveo Land Corp. and Kawit Prime Holdings, Inc.
Exclusive Marketing Agent	Alveo Land Corp.

DEVELOPMENT DETAILS

Gross Land Area	128,817 sqm	
Saleable Area	62,030 sqm	48.2%
No. of Lots	31	
Density	5 Lots/ha	
Lot size range	1,500-2,800 sqm	
Average Lot Size	2,000 sqm	
Modal Lot Size	2,239 sqm	
Non-Saleable Area	66,787 sqm	51.8%
Parks and Open Spaces	24,643 sqm	19.1%
Roads and Utilities	42,144 sqm	32.7%



EXCLUSIVE ENCLAVE LIVING

THE RESIDENCES AT EVO CITY PHASE 2

On the laid-back side of the estate, The Residences at Evo City by Alveo Land welcomes with a quiet respite from the hum of a dynamic central business district. Opening its second phase, spaces for families nurture living environments for closer, intimate bonds, while surrounded by creature comforts and urban conveniences, private yet connected. The sweet spot where home brings everything together.



The Residences at Evo City Main Entrance
Artist's Perspective



- Phase 1
- Phase 2
- Future Development

GENERAL INFORMATION

Project Name	The Residences at Evo City
Address	Brgys. Toclong, Tabon I, and Batong Dalig, Kawit, Cavite
Development Type	Residential Lots
Total Land Area	416,249 sqm
Total Saleable Area	248,919 sqm
Owner and Developer	Alveo Land Corp. and Kawit Prime Holdings, Inc.
Exclusive Marketing Agent	Alveo Land Corp.

DEVELOPMENT DETAILS

Gross Land Area	416,249 sqm	
Saleable Area	248,919 sqm	59.8%
No. of Lots	761	
Density	18 Lots/ha	
Lot size range	280-564 sqm	
Average Lot Size	327 sqm	
Modal Lot Size	312 sqm	
Non-Saleable Area	167,330 sqm	40.2%
Parks and Open Spaces	42,756 sqm	10.3%
Roads and Utilities	124,574 sqm	29.9%



The Residences at Evo City Clubhouse Drop-off
Artist's Perspective

FOR YOUR LEISURE

Complete facilities and amenities shared by the community present residents with vibrant spaces to unwind, keep active, and connect with family and friends.

PARKS & OPEN SPACES

- Main Park
- Multipurpose Court (Basketball/Volleyball/Badminton)
- Kids' Play Area
- Cluster Parks

SWIMMING POOLS

- Lap Pool
- Children's Pool
- Lounge Pool

CLUBHOUSE

- Boardroom/Function Room
- Male and Female Restroom/Shower Room
- Admin Office/Security and Maintenance Room

FREQUENTLY ASKED QUESTIONS

THE RESIDENCES AT EVO CITY (TREC) PHASE 2

Launch Date

October 2019

Turnover Date

Starting December 2022

Architectural theme of houses

Modern Contemporary

Maximum height for houses

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

Road Width

Main Entry: 22 m RROW

Loop Road: 16 m RROW

Local Road: 12 m RROW

Utilities

Underground utilities along the main/loop road

Solar-powered lighting along main/loop road

Set Backs

Lots fronting a street/park: 3 m

Not fronting a street/park: 2 m

Fence

Fronting a street/park: 1.6 m

Not fronting a street/park: 2 m

EVO CITY COMMERCIAL LOTS PHASE 1

Turnover Date

Starting September 2020

Road Width

Primary Road: 34 m RROW

Secondary Road: 24 m and 21 m RROW

Service Road: 12 m RROW

Utilities

Underground utilities along the main road

Solar-powered lighting along main road

CONSULTANTS

Master Planning and Architectural Design

Alveo Land Corp.

Landscape Design

Inspira Design Core, Inc.

Clubhouse Architectural Consultant

Uo2 Architects

Electrical Design, Sanitary and Plumbing Design

Makati Development Corporation

Land Development Design

Makati Development Corporation



ALVEO



DHSUD LS No. 000582 (The Residences at Evo City Phase 5)
DHSUD LS No. 000405 (Evo Commercial Lots 1 Phase 2)
Brgy. Batong Dalig, Kawit, Cavite
Completion Date (The Residences at Evo City Phase 5): 31 March 2024
Completion Date (Evo City Commercial Lots 1 Phase 2): 31 December 2024
Project Developers: Kawit Prime Holdings, Inc. and Alveo Land Corp.
Project Manager: Alveo Land Corp.
DHSUD Ad Approval No. AA-R4A-020822-0030 (TREC Phase 5)
DHSUD Ad Approval No. AA-R3A-020822-0031 (Evo Comm Lots 1 Ph 2)