



mondia
NUVALI

Mondia (mon-dee-uh) combines the Spanish for “movement” movimiento, and “day” dia, communicating lifestyles full of activity and vigor, thriving in a community nestled in nature and enveloped in opportunity—where everyday moves with the flow of life.

Invigorated leaf shapes spring from a single stem, articulating a vibrant emergence full of gumption and promise. A serif typeface in luminous gold complements and balances the playful elements, reflecting a dynamic neighborhood in harmony.

mondia
NUVALI

LIVE
EXTRAORDINARY

MONDIA

A community in NUVALI South welcomes you to a fresh possibility in suburban living once more. Energized by the outdoors, a refreshing community abounds. Countless recreation opportunities activate breathtaking pursuits, and captivate everyday moments.

A residential experience imbued with nature's vigor. Setting life in vibrant motion, and giving new inspiration to make everyday anything but ordinary—welcome to MONDIA NUVALI.

A soccer ball is shown in motion, floating in a bright blue sky filled with soft, white clouds. The ball is positioned on the right side of the frame, slightly above the center. The overall scene conveys a sense of freedom and outdoor activity.

Exhilarating pursuits
right outside your door



Mondia NUVALI Main Entrance | Actual Image

Propelling growth and dynamism

Ayala Land—A Legacy of Excellence

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 its fresh lifestyle concepts and living solutions. This sets new boundaries for masterplanned communities and diverse neighborhoods across the country.

NUVALI

Where people and nature thrive—
NUVALI is a 2,290-hectare estate
by Ayala Land spurring EVOLIVING—
a revolutionary mindset that embraces
sustainability as a framework
to shaping the future.

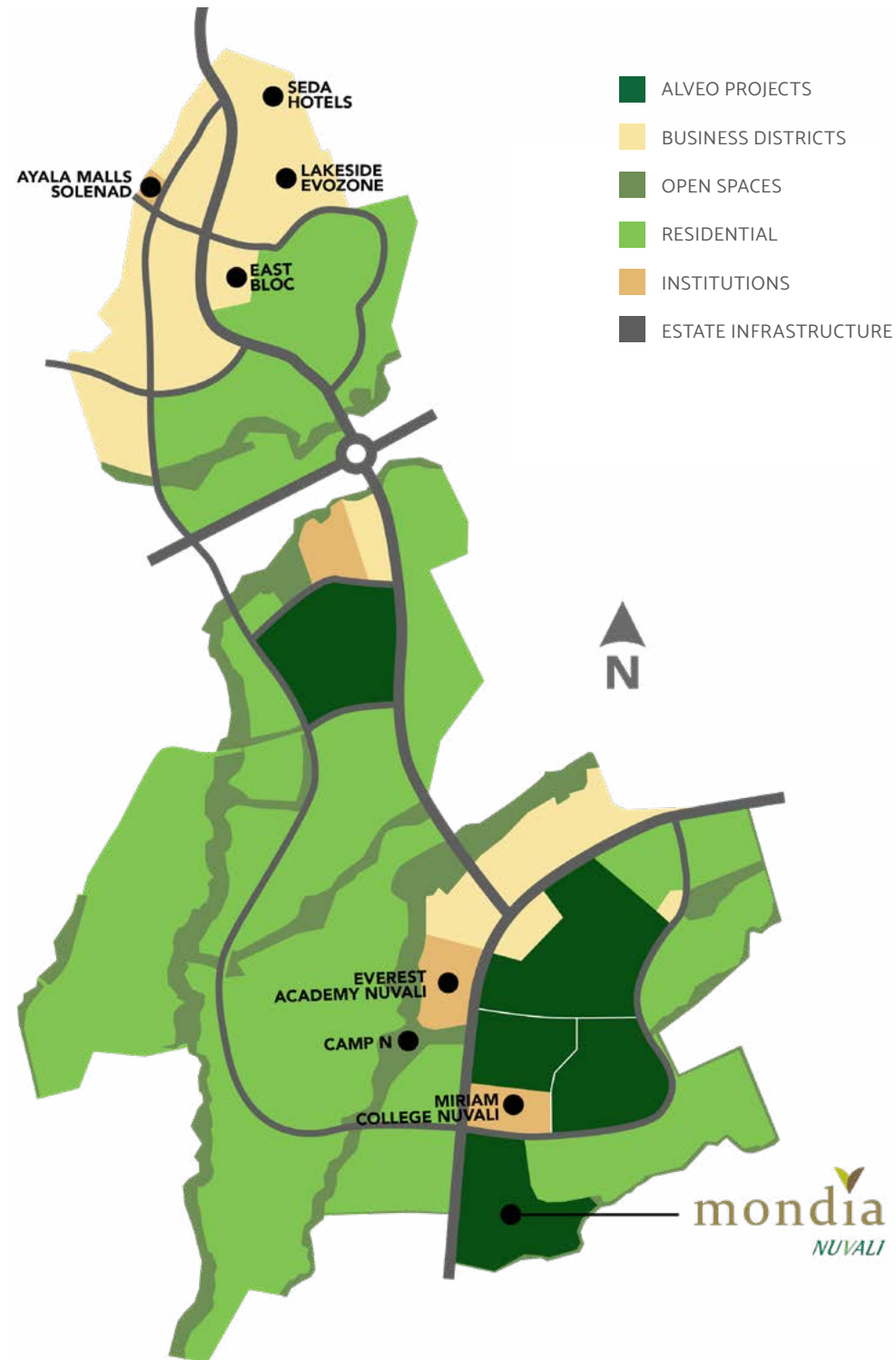
A new way of living, cultivating dynamic
relationships between the economic,
environmental, and social webs of life.
A distinctive mixed-use development
in nature designed for productivity
and progress for generations to come.



Contemporary living
energized by sustainability

A WIDER SCOPE

NUVALI spans the cities of Sta. Rosa and Calamba, accessible from Metro Manila, and other city centers via SLEX through 5 exits. A strategic location in proximity to BGC, Makati Central Business District, and just 30 minutes from Alabang, and 15 minutes from Sta. Rosa exit.



ACCESS VIA EXISTING/ FUTURE INFRASTRUCTURE

Sta. Rosa-Tagaytay Road	7.7 km
CALAX Sta. Rosa Exit	8.1 km
SLEX Sta. Rosa Exit	15 km
SLEX Eton Exit	16 km
Emilio Aguinaldo Highway	30.8 km

DISTANCES TO KEY CITIES

Tagaytay	25.3 km
Alabang	33.0 km
BGC	45.0 km
Makati	50.3 km
Ortigas	55.0 km
Manila	56.8 km
Quezon City	66.4 km

PLACES NEARBY

RELIGIOUS INSTITUTIONS

Oratory of St. Francis Xavier	5 km
St. John Bosco Parish Church	10.4 km
St. Benedict Parish	12.1 km
San Antonio de Padua Parish	18.1 km

MEDICAL FACILITIES

QualiMed Hospital Sta. Rosa	7.7 km
The Medical City - South Luzon	11.2 km

LEISURE

Camp N	3.2 km
The Fields NUVALI	7.3 km
Seda Hotel NUVALI	8.1 km
Canlubang Golf and Country Club	8.7 km
South Forbes Golf Club	13.2 km
Sta. Elena Golf and Country Estate	17.4 km

DISTANCES TO KEY AREAS & INSTITUTIONS

BUSINESS AND LEISURE

Evolving Center	7.6 km
Lakeside Evozone	7.7 km
One and Two Evotech	8.1 km
Nuvali Transport Terminal	8.1 km
Laguna Technopark	11.1 km
Toyota Motor Philippines Corp.	12.4 km
Coca-Cola Femsa Philippines	14.3 km

EDUCATIONAL

Miriam College NUVALI	100 m
Everest Academy Laguna Preschool	1.2 km
Xavier School NUVALI	4.6 km
Ateneo Graduate School of Business	9.9 km
Caritas Don Bosco School	10.8 km
Chiang Kai Shek College - South Forbes	11.6 km
DLSU - Science and Technology Campus	12.6 km
St. Scholastica's College Westgrove	13.1 km
The Beacon Academy, Inc.	13.9 km
Brent International School	20.2 km

RETAIL

S&R Membership Shopping	7.9 km
Solenad 1, 2, 3	8.1 km
Vista Mall Sta. Rosa	8.9 km
Paseo De Sta. Rosa	9.9 km
Westborough Town Center	11.5 km

ALVEO LAND IN THE SOUTH

NUVALI

Treveia
Venare
Mirala
Mondia
Lumira

CAVITE

Kasa Luntian (Tagaytay)
Hillside Ridge (Silang)
The Residences at Evo City (Kawit)
Verdana Homes Bacoor

LAGUNA


VERMOSA
Ardia

Aveia (Biñan)
Venido (Biñan)
Verdana Homes Mamplasan

A Vibrant Urban Core

Converging a dynamic mix
of lifestyle experiences

An established access to a multitude of experiences and urban conveniences reinforces NUVALI's place as a leading center for lifestyle and business in Metro South. Spaces for residential, retail, activity, natural leisure, and business are all in one place. Catering to a diverse range of markets—from residents, to investors, companies, workers, and visitors—Ayala Land's pioneering sustainable estate is a strategic location for organic growth.

A scenic view of a river with a boat, a bridge, and lush greenery under a blue sky with clouds. The boat is white with a green canopy and has "www.nuvali.ph" and "BOAT 1" written on it. The bridge is white with a blue railing. The sky is blue with white clouds. The foreground is filled with green grass and blue flowers.

A soothing locale that comforts,
inspires, and activates, NUVALI
nurtures every pace of life
in neighborly natural environments.



MONDIA REVITALIZED

MONDIA blooms anew with a 9-hectare residential community. As Alveo Land's fifth horizontal development within NUVALI South, it's a vibrant, natural park playground atmosphere for outdoor family connection and recreation.

Expansive, open spaces and complete amenities cater to both active and passive outdoor pursuits—a refreshing environment for contemporary suburban living.

A person is riding a bicycle on a dirt path that winds through a dense, lush green forest. The path is made of light-colored gravel and dirt, and the surrounding trees and foliage are vibrant green. The person is wearing a dark cap and a backpack, and the bicycle is a mountain bike with a black frame and tires. The scene is captured from a low angle, focusing on the path and the rider's legs and feet.

**Re-invigorating
neighborly urban living**

DEVELOPMENT SUMMARY

Expansion Phase Tranche 1

	ha	sq.m.	%
Total Land Area	9.16	91,567	100%
Saleable Area	5.21	52,134	57%
Non-Saleable Area	3.94	39,433	43%
Parks and Open Spaces	1.21	12,115	
Easements	0.26	2,568	
Utilities	0.05	453	
Road Network	2.4	24,257	

Expansion Phase Tranche 1

Total No. of Lots	92
Density	17 lots/ha.
Lot Size Range	264-550 sq.m.
Ave. Lot Size	341 sq.m.



Mondia Expansion NUALI Site Development Plan | Artist's Perspective

RESIDENTIAL AMENITIES

CLUBHOUSE

APPROXIMATELY 1,000 SQ.M.

Lounge Area
Function Room
Board Room


SWIMMING POOL AREAS

Pool Deck
Children's Pool
Lap Pool
Lounge Pool

PARKS AND OPEN SPACES

Main Park
Basketball Court
Kids' Play Area
Central Lawn
Pocket Park
Linear Park



An architectural rendering of a modern residential development. The scene is set in a lush, green environment with a mix of trees, including some with vibrant orange and red foliage. A paved walkway curves through the center, leading to a parking area with several cars. In the background, modern, multi-story residential buildings with large windows and balconies are visible. The sky is a clear, bright blue with some light clouds. The overall atmosphere is one of a vibrant, community-oriented living space.

A mix of approx. 264 to 550 sq.m.
lot cuts amidst a pervasive park
environment connects to the interactive
amenities of Mondia, fostering
an energizing lifestyle.



The central lawn and pocket parks throughout the community present a dynamic common ground for pause, play, and connection.

SUSTAINABLE FEATURES

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

SITE RESILIENCY

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

PEDESTRIAN MOBILITY

Distributed Park system
Walkable and porous Community

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

LOCAL DEVELOPMENT

Creation of local employment opportunities



FREQUENTLY ASKED QUESTIONS

TURNOVER DATE

Expansion Phase: Q1 2024

ROAD WIDTH

Main Entrance: 32m RROW

Main Spine Road: 18m RROW

Local Roads: 14m and 10m RROW

UTILITIES

Underground utilities along main spine road

Overhead utilities for the rest of the roads

ARCHITECTURAL THEME

Modern Contemporary

SETBACKS

Fronting a street/park: 3m

Not fronting street/park: 2m

FENCE

Fronting a street/park: 0.9m

Not fronting a street/park: 2m

CONSULTANTS

MASTERPLANNING AND SITE DEVELOPMENT LANDSCAPE DESIGN

Alveo Land Corp.

CLUBHOUSE AND GUARDHOUSE ARCHITECTURAL DESIGN

Lor Calma and Partners

CENTRAL AMENITY LANDSCAPE DESIGN

Crearis Corp.

ELECTRICAL, DRAINAGE, AND LAND DEVELOPMENT DESIGN

Makati Development Corporation

WATER AND SEWAGE DESIGN

Makati Development Corporation

LAND DEVELOPMENT DESIGN

Makati Development Corporation

Dynamic Suburban Communities

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 Mondia's promise of dynamic suburban living 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.

Live Extraordinary

Mondia NUVALI presents contemporary lifestyles with infinite opportunities for dynamic neighborhood living. Homes form intimate clusters—a close-knit living environment energized by the outdoors.

A refreshing community with an abundance of recreation spaces, activating breathtaking pursuits and captivating moments. A living experience imbued with nature's vigor, setting life in vibrant motion, giving new inspiration to make everyday anything but ordinary.

www.alveoland.com.ph

DHSUD Provisional LS: 598
Brgys. Hornalan and Canlubang, Calamba City, Laguna
Completion Date: 31 March 2025
Project Developer: Alveo Land Corp.
Project Manager: Alveo Land Corp.
Advertisement Approval No. AA-R4A-042622-0121

ALVEO

an AyalaLand company