



Patio Suites

Tower 2

Breezy, warm, calm—the name captures a laid-back vibe within a dynamic community in Davao. The *patio* refers to an extension of home, bringing the indoor feel outside—open lawns, activity spaces, and the rest of the Abreeza district. *Suites* expresses urban leisure, a home surrounded by complete urban convenience.





Patio Suites Tower 2 and Tower 1 (L-R)
Artist's Perspective



Extended Play

For some, home begins at the front door. To others, it's anywhere beyond four walls, a place where one feels most at ease, connected to themselves and those they value. Home is where one feels part of something—a family, a community. In Davao, Alveo Land debuts its **final residential tower in Abreeza**, where home is everywhere, inside and out—**Patio Suites Tower 2**.

HERITAGE

Expanding Potential

AYALA LAND

For more than 80 years, Ayala Land continues to set the standard for property development in the Philippines, cultivating the country's leading addresses and emerging growth centers. Ayala Land delivers a vibrant range of developments from sustainable mixed-use environments, to multigenerational homes, contemporary corporate spaces, and dynamic retail destinations—enhancing land and enriching lives, for more people.

ALVEO LAND

Highlighting a tradition of industry excellence, Alveo Land carries out this legacy with the spirit of innovation. With a commitment best realized through fresh lifestyle concepts and living solutions, Alveo Land harnesses vast possibilities this vibrant Mindanaoan city has to offer, with a complete lifestyle masterplan in a rapidly progressing center of growth.





Abreeza District
Actual Photograph

DAVAO CITY

Island-Town Vibe, Big City Vitality

Surrounded by panoramic landscapes woven into a burgeoning cityscape, Davao City may have a laid-back charm but it's fast turning into an unstoppable economic force. Spanning 2,444 sq.km., Metro Davao is the largest city in the country. As one of the most important urban centers in the Philippines, it remains one of the fastest growing regional economies in the country with 8.6% GDP growth rate in 2018. Globally, Davao City also boasts of the biggest urban market in the BIMP-EAGA (Brunei-Indonesia-Malaysia-Philippines East ASEAN Growth Area) region.

Progressive civil policies and programs blanket Davao City with an atmosphere of safety, security, efficiency, and productivity—a model contemporary city where investments and vibrant lifestyle pursuits flourish. With infrastructure developments on every corner, a bustling economy, complemented by an abundance of natural resources, stunning tourist environments, and a diversified culture and populace, it is no wonder why the Crown Jewel of Mindanao is one to watch.

DAVAO CITY IN NUMBERS

<i>Top 2</i>	Economic Growth Rate ¹
<i>Top 5</i>	Gross Regional Domestic Product ²
<i>1.6 million</i>	Population ³
<i>1.5 million</i>	Tourist arrivals ⁴



Samal Island
Actual Photograph



Lifestyle Images

ABREEZA ESTATE

Urban Harmonies

Abreeza captures Davao's unique way of life—easy with zing. Mindanao's most happening lifestyle destination sets Davao City's transformation into a vibrant urban center, unfolding the essentials where leisure, entertainment, and business flow effortlessly within and around.



MASTERPLAN

A Contemporary Framework

Abreeza is Davao's most happening mixed-use district, a complete city leisure experience of lifestyle, commercial, entertainment, and recreation spaces.

AYALA MALLS ABREEZA

The first Ayala Mall in Mindanao. A dynamic lifestyle and entertainment experience with over 300 anchor stores from homegrown to international retail and dining options opening their first stores in the city.

SEDA ABREEZA

A 186-guestroom boutique urban lifestyle hotel directly across Ayala Malls Abreeza, Seda is all about comfort and convenience, providing seamless access to commercial destinations and local hotspots—one of the top hotel choices in the region.

ABREEZA CORPORATE CENTER

A hub for the region's growing business process outsourcing (BPO) industry, Abreeza Corporate Center lays out contemporary office spaces for local and international corporations, expanding investment possibilities this side of the country.

ABREEZA RESIDENCES

Alveo Land's first residential tower in Abreeza, this 26-storey residential community presents top-notch urban convenience and the prestige of a strategic cosmopolitan address.

ABREEZA PLACE

The second development of Alveo Land in Abreeza, this two-tower development is designed to provide a natural sense of ease and relaxation with its chic and modern amenities, while reflecting the vibrancy of the region's diverse inspirations.

AVIDA TOWERS ABREEZA

Avida Land's first residential tower in Abreeza, this 23-storey development captures the essence of city living with its smart design features that help maximize space, and its strategic location in a region that offers diversity and accessibility.



- A Seda Abreeza
- B Abreeza Residences
- C Ayala Malls Abreeza
- D Abreeza Corporate Center

- E Abreeza Place Tower One
- F Abreeza Place Tower Two
- G Patio Suites Tower 1
- H Patio Suites Tower 2
- I Avida Towers Abreeza



PLACES NEARBY

Around and About

Top leisure destinations, residential developments, leading educational institutions, lifestyle hubs, and a thriving natural tourism landscape—all these combine into Davao's perfect mix of a vibrant contemporary metropolis. At just 20 minutes away from Francisco Bangoy International Airport, the 10-hectare Abreeza district stands as Ayala Land's first mixed-use community in Davao. Situated along J.P. Laurel Avenue, one of the city's main thoroughfares, Abreeza is accessible to and from the area's central access points and establishments.

MALLS/SUPERMARKETS

Ayala Malls Abreeza	280 m
NCCC Mall (formerly Victoria Plaza)	1.0 km
Gaisano Mall of Davao	1.7 km
Robinsons Supermarket Cybergate	1.7 km
SM Lanang Premier	3.3 km
Victoria Plaza	1.0 km

HOTELS

Seda Abreeza	290 m
Obsidian Suites Hotel	700 m
The Pinnacle Hotel and Suites	2.6 km
Marco Polo Davao	2.7 km
Red Planet Hotel Davao	2.3 km
Crown Regency Residences	1.7 km
D Leonor Hotel	1.2 km
The Ritz Hotel at Garden Oasis	1.8 km

CHURCHES

Redemptorist Church	500 m
Sacred Heart Parish	1.0 km
Assumption Church	2.1 km
Sta. Ana Shrine	2.3 km

HOSPITALS

Davao Medical School Foundation Hospital	1.3 km
Southern Philippines Medical Center	2.0 km
San Pedro Hospital	2.1 km
Metro Davao Medical and Research Center	700 m
Brokenshire Hospital	2.8 km

SCHOOLS

Davao Medical School Foundation	1.3 km
University of Southeastern Philippines	900 m
Stella Maris Academy	1.0 km
Davao Christian High School	2.0 km
Davao Central High School	2.1 km
Assumption College of Davao	1.9 km
San Pedro College	2.2 km
Holy Cross of Davao College	2.5 km
Ateneo de Davao University	2.5 km

BUSINESS CENTERS

Abreeza Corporate Center	500 m
Landco Corporate Center	1.0 km
Pryce Tower	1.1 km
Davao Convention Center	1.8 km
Robinsons Cybergate Delta	1.7 km



ABREEZA ESTATE

- Abreeza Corporate Center
- Ayala Malls Abreeza
- Seda Abreeza
- Abreeza Residences
- Abreeza Place Towers One and Two
- Patio Suites Tower 1
- Avida Towers Abreeza

Life inside and out

Sense surround with a spectrum of living possibilities enveloping Patio Suites Tower 2—environments for daily leisure and recreation, a wide range of retail choices, and living spaces. As Alveo Land's final residential tower in Abreeza, this 27-storey vertical community presents an urban haven where home and around keeps in tune with everyday rhythms, echoing the best of life.





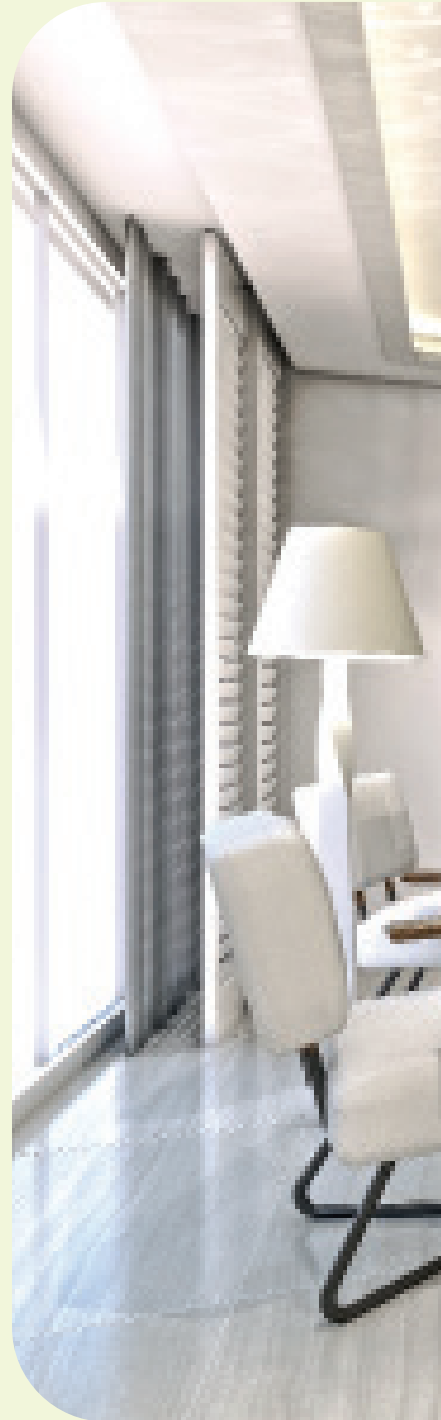
Lifestyle Images

DEVELOPMENT SUMMARY

Project Name	Patio Suites
Address	Brgy. 20-B, Poblacion West, Bajada, Davao City
Project Developer	Accendo Commercial Corp.
Project Manager & Marketing Agent	Alveo Land Corp.
Development Type	A two-tower high rise residential condominium within Abreeza Central Estate.

GENERAL INFORMATION

	Tower 1	Tower 2
No. of Units	243	222
No. of Floors (excluding roof deck)	26	27
No. of Units per Floor	13	10
No. of Parking Floors	4	4
Number of Elevators	3	3
Floor-to-ceiling Height (Residential Floors)	2.40 meters to 2.70 meters	
Hallway Width	1.50 meters	
Elevator Lobby Width	2.55 meters	
Completion Date	December 1, 2022	December 31, 2025





Patio Suites Tower 2
Artist's Perspective

BUILDING FEATURES

Design Fundamentals

Contemporary design, leading-edge facilities, efficient maintenance, security, and management systems cascade comfort and convenience in your urban domain. Alveo Land maximizes resources for heightened efficiency, ensuring long-term value for residents, investors, and various stakeholders. Patio Suites Tower 2 integrates sustainable practices in building communities that endure for generations.

BUILDING FEATURES

- Ground floor lobby
- Amenity deck (located at the 6th floor)
- Interior-designed lobbies and select common areas
- Mailroom
- Allocated emergency load for residential units in case of power outage
- Fire detection, alarm and sprinkler system
- Two (2) Fire Exits per residential floor
- CCTV cameras in selected areas

SUSTAINABLE FEATURES

- 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





Al Fresco Lounge
Artist's Perspective

AMENITIES

Gathering Grounds

A place for belonging, an iconic patio design cultivates settings for connection and recreation with a spacious outdoor leisure amenity area of pools, cabanas, and multipurpose green open spaces. At the ground floor, an expansive lawn flexibly accommodates various everyday celebrations where everyone feels at home.

Indoor Amenities

- A Boardroom
- B Gym
- C Multi-purpose Hall

Outdoor Amenities

- D Adult Pool
- E Kiddie Pool
- F Activity Lawn
- G Play Lawn
- H Al Fresco Lounge
- I Great Lawn
(located at the Ground Floor)





A vast green expanse, the Great Lawn refreshes every day with dynamic spaces for recreation, relaxation, and celebration.



Patio Suites Great Lawn
Artist's Perspective



An **expansive** amenity area inspired by the concept of a **shared patio** unfolds an array of everyday pursuits for people of all ages.



Patio Suites Pool Area
Artist's Perspective



Celebrating the warmth of community, a **versatile activity lawn** elevates special occasions, get-togethers, and social functions.



Patio Suites Activity Lawn
Artist's Perspective



Lifestyle Images

UNITS

Spaces to flourish

From the outside in, the feeling of home permeates, culminating in insightfully designed living spaces. Patio Suites Tower 2 cascades a diverse range of residences suited for contemporary Davao lifestyles—complete, warm, and welcoming.



UNIT FEATURES

Life and Leisure

The second tower of Patio Suites completes Alveo's latest high-rise development. A selection of 222 residences spanning 27 floors, complements urban lifestyles with expansive living spaces from studio to four-bedroom units.

UNIT AREAS AND DIMENSIONS

Unit Areas	sq.m.	sq.ft.
Studio	26	280
One-Bedroom	49-52	527-560
Two-Bedroom	81-87	872-936
Three-Bedroom	100-156	1,076-1,679
Four-Bedroom	159-216	1,711-2,325

UNIT FEATURES & DELIVERABLES

Complete kitchen system (countertop, cabinets and sink)

Complete toilet fixtures (bathroom sink, toilet bowl, shower set for all units and facial mirror for master T&B of 1BR and up only)

Shower enclosure (for master T&B of 1BR and up only)

Bedroom closet

Fire detection and alarm system

Audio guest annunciator

Provision for split-type air conditioning stub-out (for 2BR and up only)

Provision for window-type air conditioning stub-out

Provision for CATV outlet

Provision for T&B multi-point water heater (except for maid's T&B)

UNIT FINISHES*

	Floor	Wall	Ceiling
Living/Dining	Wood laminates	Paint finish	Paint finish
Kitchen	Porcelain tiles (except Studio)	Paint finish	Paint finish
Bedroom	Wood laminates (1BR & up)	Paint finish	Paint finish
Toilet & Bath	Porcelain tiles	Porcelain tiles	Paint finish
Maid's Room/Utility	Ceramic tiles	Paint finish	Paint finish
Balcony	Porcelain tiles		Paint finish
Other Materials and Finishes	Granite kitchen countertops and Master T&B counters Laminated wood kitchen cabinets and bedroom closets Drywall for interior partitions		

* per specifications submitted/approved by the building official

PATIO SUITES TOWER 2



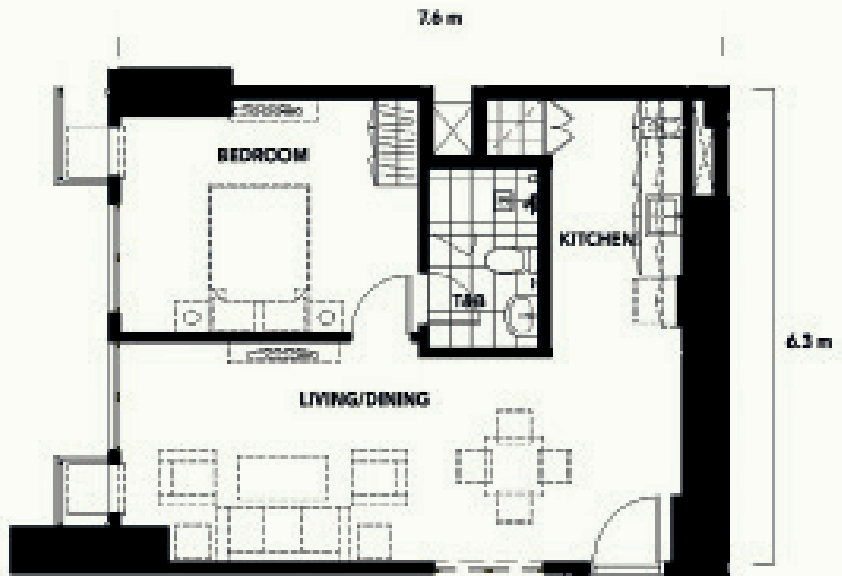
STUDIO

26 sq.m. | 280 sq.ft.

Your home with just the essentials—
a spacious living, dining, bedroom,
kitchen, and T&B—highly-flexible units
for the contemporary urbanite.

Unit Area	sq.m.	sq.ft.
Living/Dining Area	16	172
Kitchen	6	65
T&B	4	43
Total Area	26	280

*The typical unit plans reflect the suggested furniture layouts



ONE-BEDROOM

49 sq.m. | 528 sq.ft.

A voluminous 23-sq.m. living and dining area welcomes easy days of vibrant celebrations with family and friends. On the other side of the wall, your bedroom with an en-suite T&B becomes a quiet respite from the daily buzz of the city.

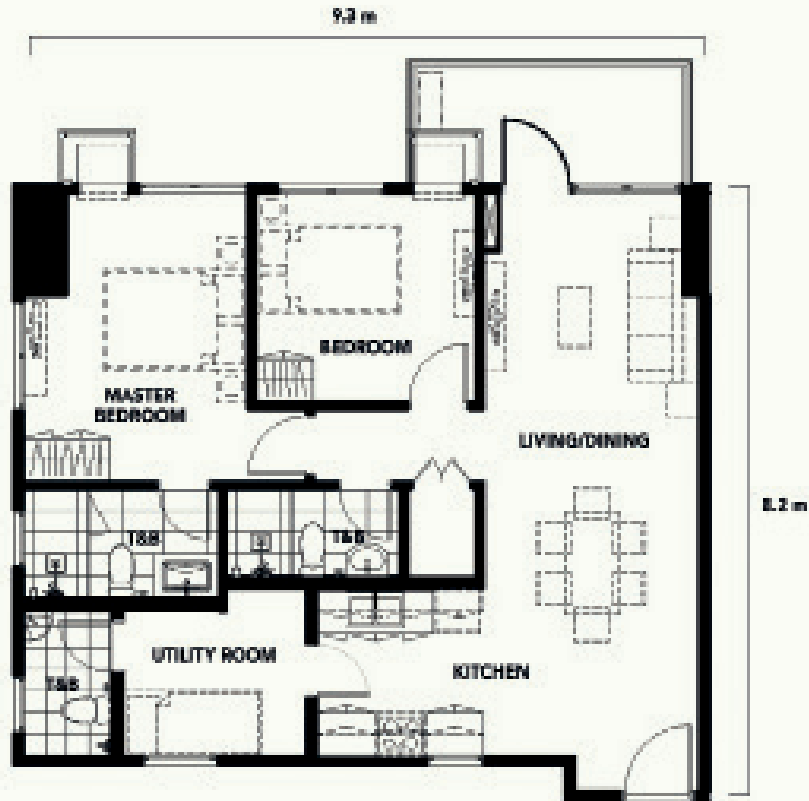
Unit Area	sq.m.	sq.ft.
Living/Dining Area	23	248
Kitchen	7	75
Bedroom	14	151
T&B	4	43
Utility Room	1	11
Total Area	49	528

*The typical unit plans reflect the suggested furniture layouts





PATIO SUITES TOWER 2



TWO-BEDROOM

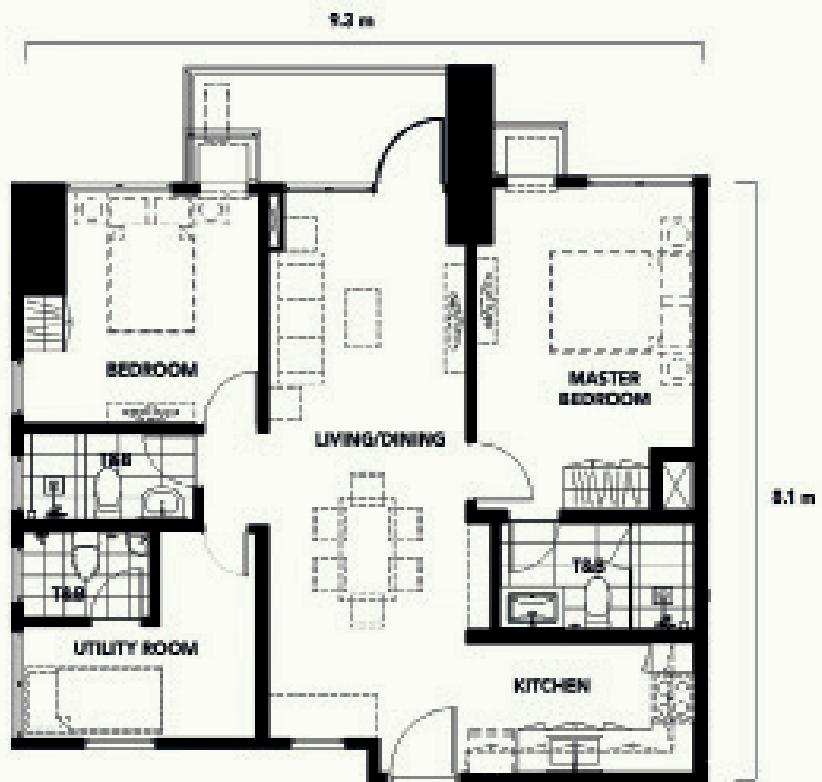
82 sq.m. | 883 sq.ft.

From your door, an expansive living and dining area extends the common space to a generously sized balcony, welcoming light, air, and city views to breeze through.

A hallway creates a sense of privacy as the main artery that connects the unit's bedrooms.

Unit Area	sq.m.	sq.ft.
Living/Dining Area	28	301
Kitchen	6	65
Master Bedroom	14	151
Master T&B	5	54
Bedroom	9	97
T&B	3	32
Maid's Room	6	65
Maid's T&B	3	32
Storage	1	11
Balcony & ACCU	7	75
Total Area	82	883

*The typical unit plans reflect the suggested furniture layouts



TWO-BEDROOM

81 sq.m. | 861 sq.ft.

In this two-bedroom format, the living and dining area serves as the central point of the unit, dividing the space with the Master Bedroom on one side, and the rest of the bedrooms on the other. All rooms are designed with an en-suite T&B.

Unit Area	sq.m.	sq.ft.
Living/Dining Area	24	258
Kitchen	6	65
Master Bedroom	14	151
Master T&B	5	54
Bedroom	11	118
T&B	3	32
Maid's Room	8	86
Maid's T&B	3	32
Balcony & ACCU	6	65
Total Area	81	861

*The typical unit plans reflect the suggested furniture layouts









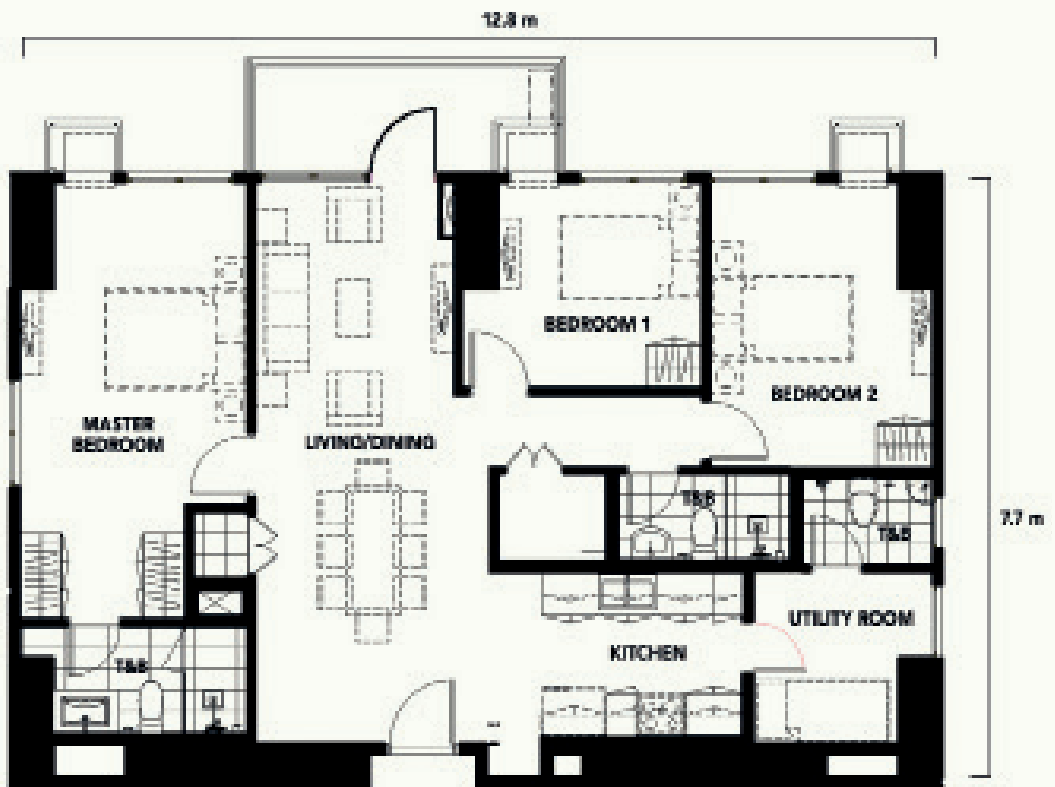
Two-Bedroom Living-Dining
Artist's Perspective

THREE-BEDROOM

110 sq.m. | 1,174 sq.ft.

There's space for everyone in this voluminous three-bedroom residence. A vast living and dining hallway culminates in balcony views of Abreeza and the city beyond. Diverging from this central space, the kitchen and bedrooms on one side and the Master Bedroom on the other, spanning the width of the whole space.

Unit Area	sq.m.	sq.ft.
Living/Dining Area	29	312
Kitchen	10	108
Master Bedroom	19	205
Master T&B	5	54
Bedroom 1	10	108
Bedroom 2	13	140
Common T&B	3	32
Maid's Room	7	75
Maid's T&B	3	32
Storage 1	1	11
Storage 2	2	22
Balcony & ACCU	7	75
Total Area	110	1,174



TYPICAL FLOOR PLAN

LOW ZONE (7F - 23F)



- STUDIO UNIT
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM



*The typical unit plans reflect the suggested furniture layouts

TYPICAL FLOOR PLAN

HIGH ZONE (25F - 29F)

WEST/ABREEZA MALL



- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM



*The typical unit plans reflect the suggested furniture layouts

Complete City Leisure Living

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 Patio Suite's promise of complete city leisure living through expert property maintenance and services. By keeping the strictest home and building guidelines, APMC asserts a firm commitment to healthy community that will flourish for generations.

CONSULTANTS

MASTERPLANNING AND ARCHITECTURAL DESIGN

AIDEA PHILIPPINES, INC.

One of the country's largest design practices as recognized by BCI Asia in 2008 and ranked No. 86 in the Building Design (BD) World Architecture 2010 Top 100 Architects.

LANDSCAPE DESIGN

INSPIRA DESIGN CORE INC.

A consulting firm established in 2006 dedicated to provide planning and design services specific to landscape architecture and environmental design.

STRUCTURAL DESIGN

SY^2 + ASSOCIATES, INC.

Firmly grounded in a proud tradition of structures engineering, it maintained a continuous practice of consulting engineering since its inception in 1983.

COMMON AREA INTERIOR DESIGN

DESIGN HQ (HIRAYAMA + QUESADA)

An interior design firm with over 15 years of experience in creative design, Design HQ focuses on hotels, restaurants, lobbies and amenities, model units, and bespoke homes.

MECHANICAL, ELECTRICAL, FIRE PROTECTION, SANITARY & PLUMBING DESIGN

MEINHARDT PHILIPPINES, INC.

One of the world's few multidisciplinary and truly integrated engineering, infrastructure and project management consulting firms.

LIFT CONSULTANT

INTERNATIONAL ELEVATOR & EQUIPMENT, INC.

A time-honored company and recognized affiliate of Mitsubishi Electric Corporation, IEEI has established itself as a leader of design, sales, installation, and maintenance of elevators and escalators in the country.

PROJECT MANAGEMENT & GENERAL CONTRACTOR

MAKATI DEVELOPMENT CORPORATION

Ayala Land's own construction arm is the largest and one of the most advanced EPC/CM companies in the Philippines, spanning more than 40 years of experience building projects that have transformed over 8,000 hectares of land and have shaped the lives of millions of people.

PROPERTY MANAGEMENT

AYALA PROPERTY MANAGEMENT CORP.

A wholly owned subsidiary of Ayala Land engaged in integrated property management services including building administration and maintenance, lease administration activities, commercial center and subdivision maintenance, and special technical services.

A Visionary Collaboration

ACCENDO

A joint venture of Ayala Land, Inc. and Davao-based Anflocor, Accendo Commercial Corp. nurtures its commitment to develop dynamic communities and diverse neighborhoods, setting new boundaries and sharing worlds of possibilities in the region.

ANFLOCOR

One of the leading management and investment companies in Mindanao, Anflocor is engaged in agriculture, container port terminal operation, packaging production, real estate, trucking, resort development, food production and services, merchandising, financing, and radio operation, guided by a vision to uplift the quality of life in the region.

In partnership with Ayala Land Inc., Anflocor establishes new lifestyle concepts in Mindanao growth areas such as Davao City with Abreeza, and Cagayan de Oro City with Centrio. Abreeza and Centrio are mixed-use developments bringing together retail destinations, hotels, corporate environments, and residential communities.

TOP REASONS TO INVEST

1. Prime Location—right at the center of the most established lifestyle district in Mindanao
2. Direct access to a superior mix of building amenities that satisfy a leisurely lifestyle right where you live
3. Services for convenience and property management by APMC
4. Alveo Land and Ayala Land track record and reputation
5. High rental yield potential and high value appreciation
6. Last opportunity to own an Abreeza residential address by Alveo

www.alveoland.com.ph
Showroom at G/L Abreeza Mall

Patio Suites Tower 2 | LS No. 034076
Brgy. 20-B Poblacion West, J.P. Laurel Ave., Bajada, Davao City
Completion Date: December 31, 2025 | HLURB SMR AA-2019/10-033
Project Developer: Accendo Commercial Corp.
Project Manager: Alveo Land Corp.

ALVEO
an AyalaLand company

ACCENDO
COMMERCIAL CORP.