



TRYNE
ENTERPRISE PLAZA
ARCA



Our name is derived from “trine”, defined as a set of three, representing the three buildings of the development. It communicates growth, advancement in business pursuits and professional workspaces that inspires connectivity and openness in a technology charged estate.

TRYNE
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ARCA



SYNCHRONIZING VISION IN BUSINESS

Emerging at the gateway of ARCA South, a strategic location cultivates settings for a network of ideas and collaboration. Alveo Land opens the first office development in a technology-charged estate, presenting spaces for ownership and investment.

Intuitive environments enveloped by an all-glass facade provide a clear business trajectory with an unobstructed view.

Advancing growth and propelling businesses to the future.

TRYNE ENTERPRISE PLAZA (PHASE 1)

LEADING THE FUTURE

Ayala Land continues to set the standard for property development in the Philippines. Creating a network of growth destinations in the country, Ayala Land links a dynamic range of communities—sustainably integrated estates to multigenerational homes and contemporary offices—with the singular vision of enhancing land and enriching lives for more people.

With innovation as its main thrust, Alveo Land takes property development further, expanding the tradition of industry excellence grounded in its distinct Ayala Land heritage. A commitment best realized through fresh business and lifestyle concepts, and living solutions, pushing boundaries for masterplanned communities and diverse neighborhoods across the country.





LIFESTYLESTAGE IMAGE

ARCA SOUTH— THE GATEWAY TO PROGRESS

Integrating organic systems for everyday life. ARCA South is a dynamic, future-oriented growth estate by Ayala Land in Taguig spanning 74 hectares—a sustainable, mixed-use development South of Metro Manila, masterplanned for urban synchronicity.

This up-and-coming central business and lifestyle district converges a range of destinations for work, home, and play. The estate's progressive urban design creates links to main urban centers, with roads and transport systems, complemented by verdant open spaces activating possibilities.



ARCA SOUTH INTERSECTION
ARTIST'S PERSPECTIVE

A NETWORK OF VITALITY

Beginning as a thriving fishing community along Laguna de Bay, Taguig emerges as one of the leading business centers in the country. A 4,500-hectare cultural, lifestyle, and commercial hotspot, Taguig makes its mark as a choice address for diverse enterprises from Bonifacio Global City, and now, to ARCA South.

This estate is just a few minutes away from key lifestyle destinations and institutions, and main access points NAIA, Makati City, and BGC via a direct link to the Skyway, made possible by infrastructure programs and an intermodal transport system—one of the main highlights of ARCA South.



MAKATI CITY
Alveo Financial Tower
Ayala Tower One and Exchange Plaza
Makati Stock Exchange
6750 Ayala Avenue
Ayala Life FGU
Convergys One
Convergys Glorietta 5
Solaris One
Aegis People Support
Glorietta 1 and 2 BPO
Circuit Corporate Center

BONIFACIO GLOBAL CITY (BGC)
Alveo Corporate Center
Park Triangle Corporate Plaza
High Street South Corporate Plaza
One Bonifacio High Street
Bonifacio High Street, B1-B8
Bonifacio High Street Central, C2
Bonifacio Ideapoint
Globe Telecom Headquarters
HSBC Centre
Maybank Building

METRO MANILA
Ayala Life FGU Center
Ayala Alabang
Madrigal Business Park
U.P.-Ayala Land TechnoHub, QC
Vertis Corporate Center
Vertex One at Celadon Manila

NORTH AND SOUTH LUZON
NUVALI Lakeside Evozone
One and Two Evotech
Laguna Technopark
kgb Philippines Building
Baguio-Ayala Land TechnoHub

VISAYAS AND MINDANAO
BPI Cebu Corporate Center
Ayala Life FGU Center Cebu
ACC Corporate Center
Cebu Holdings Center
Cebu Business Park
Cebu I.T. Park
eBloc Towers
Ayala North Point TechnoHub
Iloilo-Ayala Land TechnoHub
Abreeza Corporate Center

LINKING ELEMENTS

With a total of P80 Billion invested in the first five years of development, Ayala Land transforms the former Food Terminal Inc. (FTI) into a contemporary business and lifestyle center, taking its place as Taguig's next destination for work, living, and leisure. Lively streetscapes intersecting with parks and open spaces; work and living spaces in proximity to each other; recreational and retail areas for vibrant encounters. ARCA South bridges the dimensions to create a dynamic urban core where life- and workstyles are in sync.

- 1 Skyway*
- 2 South Integrated Terminal Exchange*
- 3 Commercial Block
- 4 Sunshine Mall
- 5 Mixed Use Commercial Lot
- 6 ARCA Main Street
- 7 Tryne Enterprise Plaza
- 8 Bureau of Fire Protection
& Philippine National Police Station
- 9 Park Cascades
- 10 The Veranda
- 11 Arbor Lanes
- 12 Avida Towers One Union Place
- 13 Avida Towers at Vireo

*Government Infrastructure



ARCA SOUTH
SITE DEVELOPMENT PLAN
ARTIST'S PERSPECTIVE

MERGING EFFICIENCIES

ARCA South is a progressive estate emerging at a central and strategic location south of Metro Manila, synergizing lifestyles and advancing businesses to the fore.



LIFESTYLE IMAGE

Road Networks

A gateway to the south, the estate presents efficient connections to the South Luzon Expressway, Skyway, and C5.

Easy Accessibility

The first transit-oriented estate in the country housing the government's Intermodal Transport System (ITS) and a comprehensive infrastructure program, ARCA South has direct access to the Skyway, making Makati and BGC just a quick drive away.

Smart City

ARCA South is the metro of the future where a centralized operation system for traffic, power, and security management are synchronized, creating a fully-connected district. Matched with an integrated basement parking system, pathways are freed up, focusing on increased mobility.

Living Spaces

Contemporary addresses in low- to mid-rise developments present thoughtfully designed residences to bring together urban conveniences and natural spaces.

A CLEAR BUSINESS TRAJECTORY

Tryne Enterprise Plaza (Phase 1) is a three-tower office development situated at the entrance of ARCA South. Adaptable and flexible professional workspaces suited for emerging and established enterprises, complemented by retail destinations.

TRYNE A variant of “trine”, defined as a set of three, representing the three buildings of the development. The name communicates growth and advancement in business through connectivity and openness.



TRYNE ENTERPRISE PLAZA (PHASE 1)
ARTIST'S PERSPECTIVE

GENERAL INFORMATION

PROJECT NAME	Tryne Enterprise Plaza (Phase 1)
ADDRESS	Lot 5, Blk. 5, ARCA South, Western Bicutan, Taguig City
OWNER/DEVELOPER	Ayala Land Inc.
PROJECT MANAGER AND MARKETING AGENT	Alveo Land Corp.
DEVELOPMENT TYPE	Mid-rise office condominium with ground floor retail, built within an integrated mixed use district
TURNOVER DATE (West Tower)	31 December 2024
LAND AREA	11,590 sq.m.
FAR (Overall)	8.49
GROSS FLOOR AREA	98,357.62 sq.m.
NUMBER OF FLOORS	
Basement Floor (Parking)	5
Lower Ground Floor (Utilities)	1
Upper Ground Floor (Retail)	1
Low Zone	
2 nd - 7 th Floor (Office)	5
High Zone	
8 th - 16 th Floor (Office)	7
Roof Deck	1
NUMBER OF UNITS/FLOOR	15 u/flr
TOTAL NUMBER OF PARKING SLOTS	333
Retail Parking Slots	14
PWD and Other Services	6
Office Parking Slots	313
TOTAL NUMBER OF ELEVATORS PER BUILDING	9
High Zone	
Passenger Elevator	3
Service/Passenger Elevator	1
Low Zone	
Parking Elevator	3
BUILDING HEIGHT	53.6 m.
FLOOR-TO-CEILING HEIGHT	
Office Units	Approx. 2.7 m.
Typical Hallway	Approx. 2.4 m.
Main Lobby	Approx. 4.5 m.
HALLWAY WIDTH	1.5 m.
ELEVATOR LOBBY WIDTH	3 m.





BUILDING FEATURES

- Ground floor lobby with direct access to the courtyard
- Allocated emergency load for office units in case of power outage
- Heat and fire detection, alarm, and sprinkler system
- Two (2) fire exits per office floor
- 24-hour building security and maintenance
- CCTV cameras
- Interior-designed lobbies
- RFID for parking and common areas
- Provision for building maintenance unit (Gondola/Davit System)

SUSTAINABLE FEATURES

- GBC Compliant
- LEED Certified
- 100% double glazed
- Rainwater harvesting
- Daylight controlled lighting system
- Occupancy sensors

DEVELOPMENT DISTANCES

ARCA Boulevard (RROW)	38.0 m.
Radian Road (RROW)	15.0 m.
Sync Street (RROW)	12.0 m.
From West Tower to Tower 2	11.92 m.
From West Tower to Tower 3	10.15 m.
From Tower 2 to Tower 3	18.34 m.
Setback	3.0 m.
Service Driveway	5.25 m.

RETAIL AREA

RETAIL UNIT FLOOR	Ground Floor
TOTAL RETAIL UNITS	8
GROSS LEASABLE AREA	704.93 sq.m.
OWNERSHIP	Ayala Land Inc.

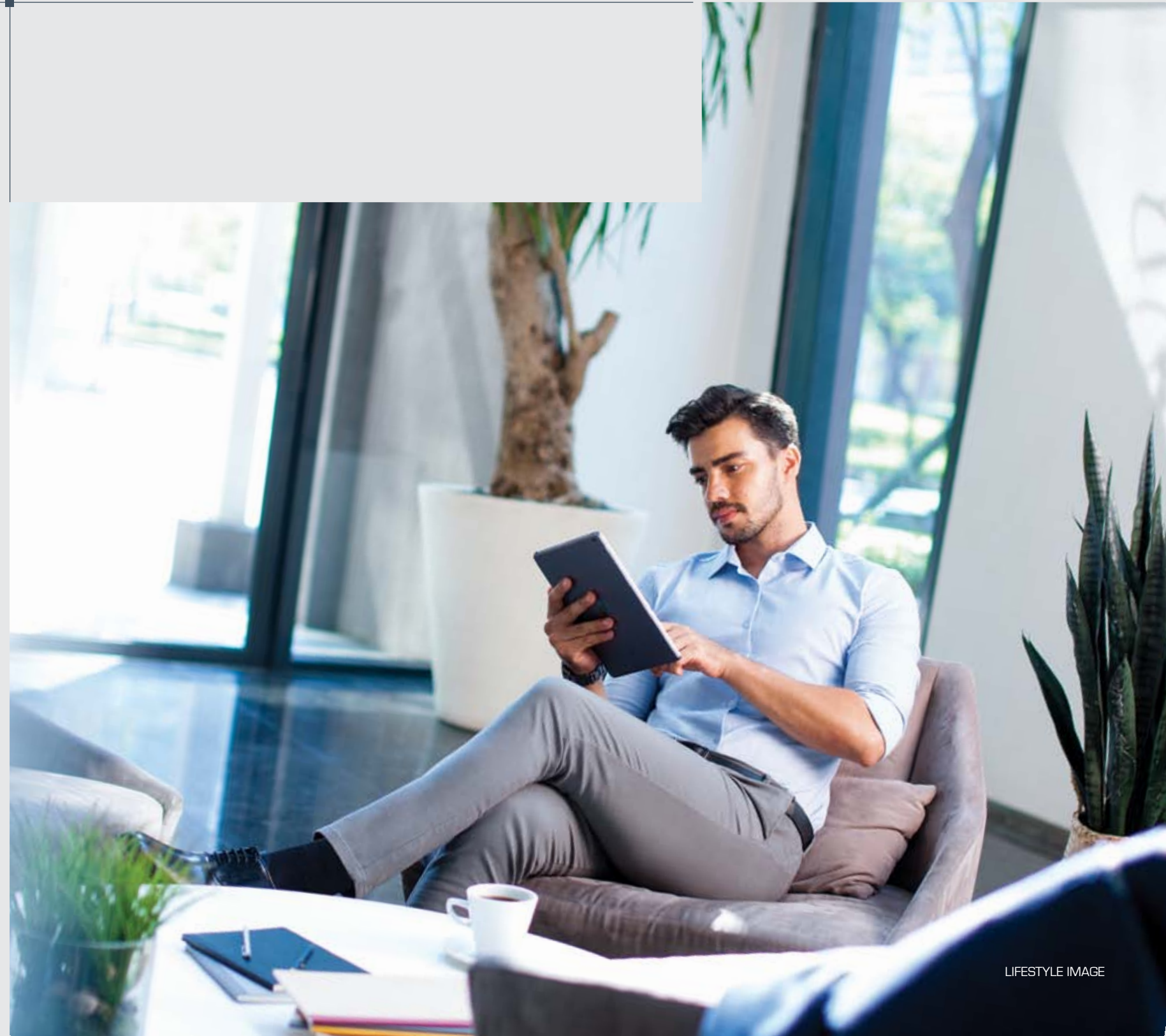


TRYNE ENTERPRISE PLAZA LOBBY (PHASE 1)
ARTIST'S PERSPECTIVE

Tryne Enterprise Plaza (Phase 1) is a 13-storey, fully-integrated business community with shared amenities and retail spaces at ground level. An all-glass facade facilitates visual access to parks and open spaces within the estate, creating a refreshing workspace atmosphere.

BUILDING ZONE

PHYSICAL FLOOR	MARKETING FLOOR	ELEVATORS		BUILDING ZONE
14	17			Roof Deck
13	16	Service Elevator	High Zone (6)	High Zone 7 Typical Floors 15 Units per Floor
12	15			
11	12			
10	11			
9	10			
8	9			
7	8			
6	7	Low Zone		High Zone Transition Floor
5	6			
4	5			
3	3			
2	2			
GF	GF	Parking Elevator	Retail Elevator	Retail Floor with access to Office Lobby
B1	B1			Retail Parking
B2	B2			Office Parking
B3	B3			
B4	B4			
B5	B5			



PARKING PARAMETERS

LEVEL	REGULAR	TANDEM (COUNTED AS 1)	TOTAL SALEABLE	RETAIL	PWD	SERVICE	TOTAL
B1	0	0	0	14	1	1	16
B2	55	16	71	0	1	0	72
B3	73	7	80	0	1	0	81
B4	73	7	80	0	1	0	81
B5	76	6	82	0	1	0	83
TOTAL	277	36	313	14	5	1	333

UNIT FEATURES AND PROVISIONS

FLOORING	Bare and rough cement finish
CEILING	Bare and plain cement finish
PARTITIONS	Unit to unit partitions Party wall Unit to hallway partitions
TOILET	Provision for 1 executive toilet in all office units
AIR CONDITIONING SYSTEM	Air-cooled VRF System



CONSULTANTS

ARCHITECTURAL DESIGN
VISIONARY ARCHITECTURE, INC.

LANDSCAPE DESIGN
INSPIRA DESIGN CORE, INC.

STRUCTURAL DESIGN
PIMENTEL & ASSOCIATES
ENGINEERING CONSULTANTS

COMMON AREA INTERIOR DESIGN
UO2 ARCHITECTS

MECHANICAL, ELECTRICAL, FIRE PROTECTION,
SANITARY & PLUMBING DESIGN
ECOSOLUTIONS

LIFT CONSULTANT
INTERNATIONAL ELEVATOR & EQUIPMENT, INC.

PROPERTY MANAGEMENT
AYALA PROPERTY MANAGEMENT CORPORATION

FAQS

What is Tryne Enterprise Plaza (Phase 1)?

Alveo Land's first office development featuring a modern and flexible work environment in ARCA South, Tryne Enterprise Plaza is a 13-floor office building acting as the gateway to a highly networked business and lifestyle district being in a prime location with complete office convenience.

Who is the owner/ developer of Tryne Enterprise Plaza (Phase 1)?

Ayala Land Inc., one of the country's leading real estate developers with a legacy of excellence spanning 80 years of transforming and nurturing various growth centers and masterplanned communities all over the country.

How does Alveo Land fit into the picture?

Alveo Land is responsible for the project management, marketing, and other operational functions for Tryne Enterprise Plaza, which will be marketed under the Alveo brand.

To whom shall the buyers issue the checks?

All check payments should be issued to Ayala Land Inc.

Who will sign and execute the sales contracts?

Sales contracts will be executed between buyers and Ayala Land Inc.

How many towers will be built in Tryne Enterprise Plaza (Phase 1)?

There will be a total of three towers in the development.

Who will be allowed to access Tryne Enterprise Plaza (Phase 1) office towers and office parking?

Only tenants and authorized guests of Tryne Enterprise Plaza will be allowed to access the office towers and office parking.

When is the turnover date of Tryne Enterprise Plaza (Phase 1)?

The turnover will start on Q4 2023.



TRYNE ENTERPRISE PLAZA
RETAIL ROW
ARTIST'S PERSPECTIVE

A HIGHLY-CONNECTED WORKSPACE IN ARCA SOUTH.

Every Alveo Land development—vibrant neighborhoods, groundbreaking living solutions, and masterplanned communities—nurtures individuals and hard-earned investments with a singular vision: giving you a space for living and working well.

Ayala Property Management Corporation (APMC) will deliver Tryne Enterprise Plaza's promise of a highly connected premium office development in ARCA South through expert property maintenance and services. By keeping the strictest building guidelines, APMC asserts a firm commitment to dynamic and efficient work environments that will advance businesses towards growth and expansion.



LIFESTYLE IMAGE

www.alveoland.com.ph

HLURB LS NO. 033461 (PHASE 1)

ARCA South, Western Bicutan, Taguig City
Completion Date: 31 December 2024 (Phase 1) | Project Owner/Developer: Ayala Land Inc.
Project Manager: Alveo Land Corp. | HLURB ENCR AA 2019/102590

ARCA
SOUTH

ALVEO
an AyalaLand company