




ARDIA
VERMOSA

Derived from the Greek '*vardia*' meaning 'shift,' and the English '*ardent*', our name expresses a way of life that follows a varying pace. It alludes to the freedom of movement inspired by a sustainable suburban community, where life is lived ardently from one day to the next.





UNFOLDING LIFE'S NATURAL CONNECTIONS

Dualities shape the ebb and flow of every day—movement and stillness, family and community, city and nature. Where ends meet, opposites become complementary, and life uncovers a perfect balance. Opening the path to holistic living, Alveo Land presents a new residential neighborhood where active and leisure coincide—Ardia. Enveloped by refreshing open spaces and tree-lined walkways, with direct access to vibrant conveniences within the Vermosa estate, Ardia gives you the freedom to experience life in the whole spectrum.

AN ENCOMPASSING HERITAGE

AYALA LAND

For over 80 years, Ayala Land continues to uphold the standard of industry excellence in property development in the Philippines. Cultivating an expansive range of destinations from sustainable growth centers, commercial districts, to multi-generational homes, Ayala Land underlines a singular vision—enhancing land and enriching lives for more people.

ALVEO LAND

Carrying out the spirit of innovation marked by its distinct Ayala Land heritage, Alveo Land realizes fresh lifestyle concepts and living solutions. Broadening horizons for masterplanned estates and diverse neighborhoods across the nation, Alveo Land nurtures individuals and hard-earned investments, giving you a place for living and working well.





FOLLOWING A NATURAL COURSE

Ayala Land invigorates the Southern landscape with its fourth largest estate. Vermosa, a 700-hectare mixed-use masterplan, integrates residential lots, commercial establishments, educational institutions, and recreational environments in the new growth corridor of Cavite.

Fuelling the movement for sustainability, spaces for wellness and active lifestyles abound in an eco-friendly suburban community permeated by lush open spaces, vibrant parks, and interconnecting walkways for multi-modal living. In Vermosa, nature guides you home.

PATHWAYS FOR GROWTH

In the emerging growth corridor South of Manila, Vermosa refreshes the suburban landscape, adjoining 41 industrial zones and key institutions in the first-class province of Cavite. Three times the size of the neighboring Alabang district, the estate traverses the cities of Imus and Dasmarinas. A highly accessible future city, it is strategically connected to urban centers via major road networks of Aguinaldo Highway, SLEX, Daang Hari Road, and Molino-Paliparan Road. From here, Makati and BGC is only 35–40 minutes away.

Key Landmarks	Distance (km)	Est. Travel Time (mins)
MCX Exit	7	10
Alabang Town Center	13	20
Makati CBD (thru MCX)	30	35
BGC	32	40
Tagaytay City	35	50



BUILDING A BALANCE

Envisioned as a future city, Vermosa is a large-scale mixed-use estate with its own Central Business District, uncovering an active core within a refreshing environment. From home to business, education to recreation, dynamic pursuits converge in a vibrant locale, bringing together a balance of life's essentials.

PHASE 1 VERMOSA MIDTOWN

The first phase of the CBD rises at the heart of Vermosa, along Daang Hari Road. It gives way to mid-rise commercial and institutional developments, invigorated by 11 hectares of green open space.

De La Salle Zobel - Vermosa Campus
Envisioned to be a pioneer institution in technology-based learning, the senior high school caters to over 1,000 students, with a projected 4,500 enrollees by 2023.

Transient Retail Area
Launched in the first quarter of 2019, Vermosa offers retail and dining options for your daily convenience.

Ayala Malls Vermosa
Situated beside the estate park and transport terminal, this 13-hectare regional mall highlights health and sports-themed retail offerings for active living.

Transport Terminal
Vermosa opens access points for public transportation, adjacent to Ayala Malls Vermosa, along Daang Hari Road, bringing effortless mobility within and around the estate.

PHASE 2 NORTH CENTRAL BUSINESS DISTRICT

Lush green areas comprise 25 out of 67 hectares of Vermosa's second phase, with high-rise commercial developments expanding opportunities for business.



Urban conveniences merge with vibrant open spaces.
Retail centers are a mere 10-minute walk from residential
developments within the estate.



ACTIVATING THE CORE

The centerpiece of the Vermosa estate yields myriad possibilities for recreation. Amidst a laidback atmosphere lays an active core, revitalizing every day with a complete line of amenities for triathletes and new-age sports enthusiasts.

Energized by the fresh suburban environment, nature nurtures your full potential. Introducing the first and only one-stop training and lifestyle destination in the country, topped with a sports science lab for athletes who want to take the next step to reach peak performance.

OLYMPIC-SIZED LAP POOL

A FINA-certifiable pool built with international standards presents the ideal destination for professional training and swimming competitions.

TRACK OVAL

Certified by the International Association of Athletics Federation (IAAF), this 400-meter, nine-track oval serves as a training ground for the nation's athletes.

MOTOCROSS TRACK

A hybrid supercross and motocross track featuring a variety of terrain for beginners to pro athletes. Designed by the country's leading motocross rider, Glenn Aguilar.

BIKE SKILLS PARK

This 3.5-kilometer circuit is the first purpose built trail for enhanced mountain bike riding, with regular training programs for beginners and experienced riders.

SPORTS SCIENCE LAB

Operated by Sante International, the first sports science facility in the country offers complete fitness training programs and physical conditioning services for enhanced athletic performance.



Vermosa Sports Hub
Actual Photo



Vermosa Olympic-sized Lap Pool
Actual Photo



LIVING IN PARALLEL

Nestled within the sprawling estate of Vermosa, Ardia presents a residential community that brings out your passion for life. Located right beside the CBD, dynamic amenities and lifestyle options heighten the suburban experience. Opening a multitude of possibilities within a secure environment that harmonizes life's connections. Giving you the space to move freely between home and work, nature and city, active and leisure.

A PLACE TO COMMUNE

Life gathers around vibrant spaces for mindful living within a 36-hectare residential development. Now on its third phase, Ardia features 190 lots ranging from 252 to 536 sq.m., taking off from the success of its launch in November 2016, and its second phase in March 2018.

DEVELOPMENT SUMMARY (PHASE 3)

Total Land Area	116,796 sq.m.	100%
Saleable Area	65,248 sq.m.	56%
Non-Saleable Area	51,548 sq.m.	44%
Parks and Open Spaces	10,260 sq.m.	9%
Roads and Utilities	41,288 sq.m.	35%
Total No. of Lots	190	
Density (lots/hectare)	16	
Lot Size Range	252-536 sq.m.	
Ave. Lot Size	343 sq.m.	
Modal Size	301-350 sq.m.	





ATTUNED TO **EVERY DAY**

Natural settings shape everyday wellness in Ardia, with dynamic spaces designed to infuse physical activity into your daily routine. From relaxation to lively recreation, this is where active and leisure meet.



Ardia Swimming Pool
Artist's Perspective

ALIGNED WITH NATURE

Unfolding dynamic spaces to complement your active and leisure pursuits—jogging and bike trails, lounge and lap pools, clubhouse for social events, and pocket parks that refresh every corner of the neighborhood. In Ardia, balanced living becomes second nature.

Entrance Gates

Main Central Park Complex

Central Park (0.86 hectares)
Multipurpose field with kid's play area

Clubhouse
150 sq.m. Function room (100 pax)
26 sq.m. Boardroom
Shower room
Administration office, staff lounge,
security and maintenance rooms

Swimming Pool (400 sq.m.)
3-lane 25 m. Lap pool
Lounge pool
Children's pool

Activity Pocket Parks (2.39 hectares)

Jogging and Biking Trails

Sports Amenity Park
Basketball court
Multi-purpose field



SHARING LIFE'S BOUNTY

Cultivating a life in harmony with nature, Ardia underscores eco-friendly practices and the efficient use of resources. Alveo Land integrates systems for green living to ensure long-term value for residents, investors, and stakeholders, shaping communities for generations to come.

WATER

- Low-flow valves
- Dual-flush toilets
- Permeable paving on selected areas
- Landscaping with native plant species

POWER

- Natural ventilation
- Natural lighting
- LED lights

AIR

- Tree-shaded walkways
- Distributed park system
- Walkable and bikeable community

WASTE

- Efficient waste-management system
- Materials recovery facility

FREQUENTLY ASKED QUESTIONS

Architectural Theme for Houses
Modern contemporary

Maximum Height for Houses
10 meters measured vertically
from the highest lot corner
to the apex of the roof

Setbacks
Fronting a street/park: 3 meters
Not fronting a street/park: 2 meters

Road Width
Main Entry: 22 meters RROW
Spine Road: 16 meters RROW
Local Road: 12 meters RROW

CONSULTANTS

Masterplanning
Alveo Land Corp.

**Architectural Design
(Clubhouse and Guardhouse)**
DVD Architecture

Landscape Design
ASEA Design Group

**Electrical, Sanitary and Plumbing,
& Land Development Design**
Makati Development Corporation



Vermosa Track Oval
Actual Photo

LEISURELY ACTIVE LIVING IN VERMOSA

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 Ardia's promise of leisurely active 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.

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