AyalaLand PREMIER

# THE RESIDENCES

## Azuela Cove





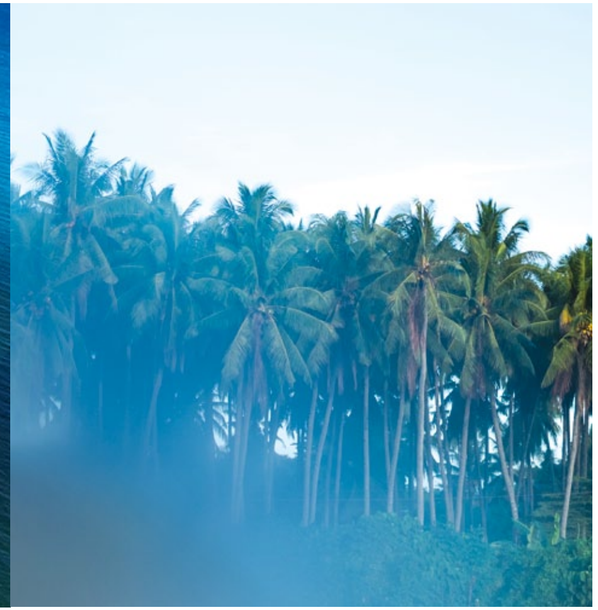
*In between sea and sky, a vision of distinctive living in Davao. Ayala Land Premier reveals its first seaside address in Mindanao—The Residences at Azuela Cove.*

*Homes of distinction revealing a wider perspective with a singular view. Seamless, elegant. Bringing clarity to everyday living.*



THE ESPLANADE AT AZUELA COVE
ARTIST'S RENDERING





AZUELA COVE
ARTIST'S RENDERING

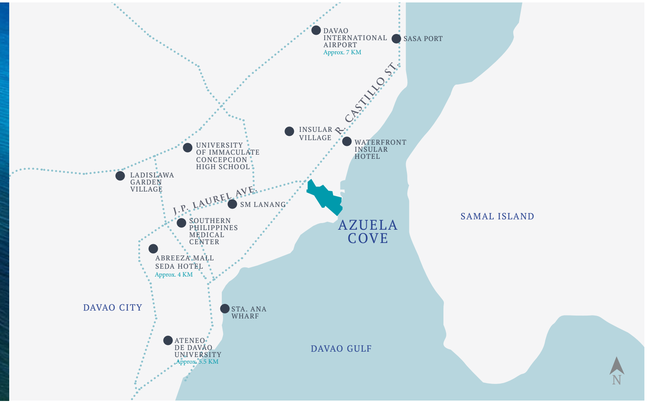
## *Davao's Prime Waterside Community*

A shared vision of Ayala Land and The Alcantara Group—Mindanao's pioneer of growth and progress, in infrastructure, agri-business, and property development—Azuela Cove is a prime mixed-use, masterplanned development in Davao. A vibrant destination where people, place, and pursuits flow. A dynamic hub undulating spaces for leisure and activity, recreation and entertainment, business and home.

# A NEW WAVE OF LIVING



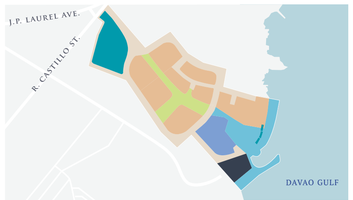
AZUELA COVE
ARTIST'S RENDERING




Mindanao's center of growth and dynamism, Davao City is Southern Philippines' economic and financial hub. A destination merging culture, tradition, and progress.

Located at the intersection of J.P. Laurel Avenue and R. Castillo Street, Azuela Cove is the first waterside mixed-use estate by Ayala Land in the region. A 25-hectare business and residential development located at Kilometer Seven Lanang, facing Samal Island and Davao Gulf.

Azuela Cove underlines shared spaces with 40% of the development dedicated to greens and open spaces, providing access to refreshing gardens and parks all throughout the estate.




- The Residences at Azuela Cove
- Residential
- The Esplanade
- Retail Spaces
- Mixed-use Development
- Central Park

## *Places Nearby*

TRANSPORTATION
Davao International Airport
Sasa Port

HOSPITALS
Metro Davao Medical Center
Southern Philippines Medical Center
St. Luke's Medical Center, Azuela Cove*

HOTELS
Grand Regal Hotel
Seda Hotel
Waterfront Insular Hotel

SCHOOLS
Ateneo de Davao University
Philippine Nikkei Jin Kai International School
University of Immaculate Concepcion High School
University of Southeastern Philippines

RELIGIOUS ESTABLISHMENTS
Carmelite Monastery and Church
Redemptorist Church Davao

*Opening in 2022

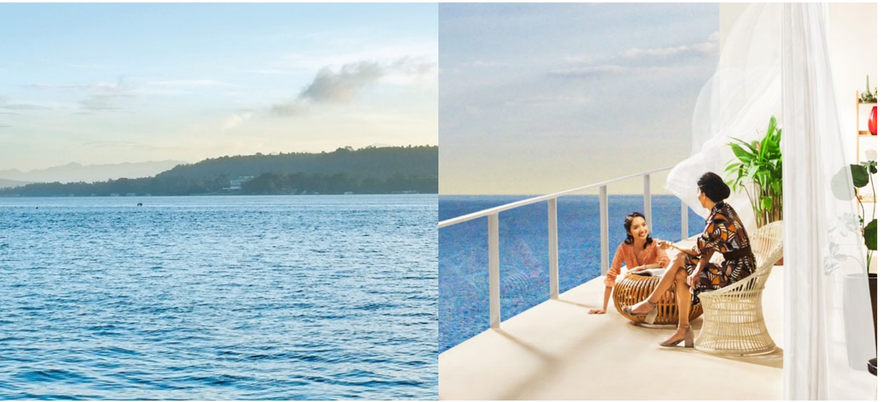


LIFESTYLE IMAGE

## *A Premier Seaside Address*

Ayala Land Premier brings a rare living experience to Davao shores with an extraordinary point of view—The Residences at Azuela Cove. Rising on the quiet side of the estate, a distinctive residential community presents unparalleled exclusivity and privacy. Homes returning you to moments of clarity—where you're supposed to be.

EVERY DAY'S A CRUISE



LIFESTYLE IMAGE

## *Development Summary*

| | | |
|---|---|---|
| LAND AREA | 10,019 SQM | |
| NUMBER OF FLOORS | NORTH TOWER | 21 |
| | SOUTH TOWER | 22 |
| NUMBER OF UNITS | NORTH TOWER | 70 |
| | SOUTH TOWER | 77 |
| DENSITY | 2-4 UNITS PER FLOOR | |
| VIEWS | DAVAO GULF, SAMAL ISLAND, AZUELA COVE, DAVAO CITY | |

## *Building Features*

CONVENIENCE AND SERVICES

Property management office
Mail room
Fire command center room
Driver's lounge
2 Passenger elevators
1 Service elevator
Security room
Materials recovery facility
Refuse room per floor

SAFETY AND SECURITY

100% back-up power
Fire detection and alarm system
24-hour security and building maintenance
CCTV in select common areas
Elevator proximity card access




THE RESIDENCES AT AZUELA COVE
SITE DEVELOPMENT PLAN



NORTH & SOUTH TOWER INTEGRATES
WITH THE ESPLANADE FACING DAVAO GULF.
ARTIST'S RENDERING



LIFESTYLE IMAGE

*Dimensions of Contemporary Living*

The Residences at Azuela Cove is a two-tower, low-density, all-suite development where all residential spaces face seaward. Spaces for activity and convergence channel radiance and effortlessness into everyday living. A spectrum of contemporary amenities and facilities complements an outstanding blue expanse, elevating lifestyles by the sea.

## CASCADING EASE





LIFESTYLE IMAGES



LIFESTYLE IMAGE

## *Dimensions of Contemporary Living*

The Residences at Azuela Cove is a two-tower, low-density, all-suite development where all residential spaces face seaward. Spaces for activity and convergence channel radiance and effortlessness into everyday living. A spectrum of contemporary amenities and facilities complements an outstanding blue expanse, elevating lifestyles by the sea.

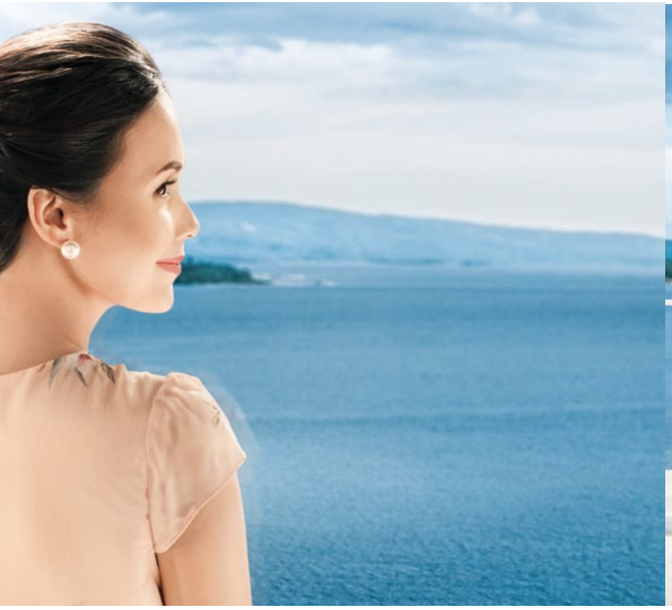
# CASCADING EASE

### *Shared Amenities*

Lap pool
Kiddie pool
Outdoor play area
Resident's lounge
Fitness center
and changing rooms
Social hall
Board room



THE POOL DECK CONTAINS A 25-METER LAP POOL AND KIDDIE POOL OFFERING UNOBSTRUCTED VIEWS OF THE DAVAO GULF.
ARTIST'S RENDERING





LIFESTYLE IMAGES

*Residences with a Timeless View*

Calm. Serene. Singular—a signature Ayala Land Premier living experience. A limited selection of residences, all welcoming an inimitable view of the Davao Gulf, unfolds a heightened perspective of home in the city.

## REFRESHING SENSE AND SIGHT



LIFESTYLE IMAGE



LIFESTYLE IMAGES



A 25-SQM BALCONY AT THE SEAVIEW HORIZON SUITE WELCOMES THE MORNING SUN.
ARTIST'S RENDERING

## *Unit Features*

Open-plan living/dining area with floor-to-ceiling windows
Spacious balcony overlooking the Davao Gulf and Samal Island
Homogeneous tile flooring for all areas*
Split-type air-conditioning units for all rooms*
Built-in wardrobe cabinets for all bedrooms
Functional kitchen with cabinet system, sink, countertop, and built-in rangehood
Provision for water heater
Provision for washer/dryer
Duravit and Grohe (or equivalent) bathroom fixtures and fittings*
Glass shower enclosure for the master bedroom, glass shower fin for secondary bedrooms
Individual metering for water and electricity
Audio Guest Annunciator System incorporated with panic/duress button
CATV provision for all bedrooms and living area
Provision for fiber optic internet
Pre-assigned parking slot/s

*Except for maid's/utility room and toilet & bath

## *Unit Finishes*

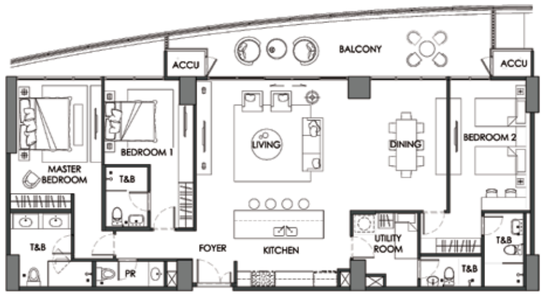
| ROOM/AREA | FLOOR | WALL | CEILING | OTHER INCLUSIONS |
|---|---|---|---|---|
| Foyer | Homogeneous Tile | Painted | Painted Gypsum | |
| Living/Dining Area | Homogeneous Tile | Painted | Painted Gypsum | Air-conditioning Unit |
| Powder Room* | Homogeneous Tile | Homogeneous Tile | Moisture resistant Painted Gypsum | Countertop, Sink, European Branded Fixtures and Fittings |
| Master Bedroom | Homogeneous Tile | Painted | Painted Gypsum | Air-conditioning Unit, Wardrobe Cabinets |
| Master Toilet & Bath | Homogeneous Tile | Homogeneous Tile | Moisture resistant Painted Gypsum | Countertop, Sink, European Branded Fixtures and Fittings |
| Secondary Bedroom | Homogeneous Tile | Painted | Painted Gypsum | Air-conditioning Unit, Wardrobe Cabinets |
| Secondary/Common Toilet & Bath | Homogeneous Tile | Homogeneous Tile for Shower Area, Painted | Moisture resistant Painted Gypsum | Sink, European Branded Fixtures and Fittings |
| Gourmet Kitchen | Homogeneous Tile | Painted | Painted Gypsum | Rangehood, Cabinets, Countertop, Sink |
| Utility Room/ Maid's Room | Ceramic Tile | Painted | Painted Gypsum | Wardrobe Cabinets |
| Maid's Toilet & Bath | Ceramic Tile | Ceramic Tile for Shower Area, Painted | Moisture resistant Painted Gypsum | Fixtures and Fittings |
| Balcony | Homogeneous Tile | Painted | Fiber-cement Board | |

*For applicable units only

## Seaview Horizon Suite

Intuitively-designed units of this three-bedroom suite extend at approximately 196 square meters punctuated by an expansive 25-square-meter balcony spanning the entirety of the living space. Residents wake up and retire to views of the sea as all three bedrooms face the waterside. Glazing envelops the living and dining area, bathing the room in natural light, opening up the room to extensive vistas facing the east.

| | NORTH TOWER | SOUTH TOWER |
|---|---|---|
| **NUMBER OF UNITS** | **34** | **36** |
| **NUMBER OF BEDROOMS** | **3** | **3** |
| **APPROX. TOTAL UNIT AREA** | **196 SQM** | **196 SQM** |
| APPROX. UNIT SIZE | 171 SQM | 171 SQM |
| APPROX. BALCONY SIZE | 25 SQM | 25 SQM |





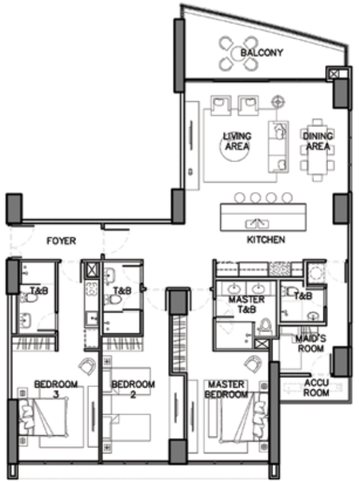

**THE GENEROUS BALCONY OF THE SEAVIEW HORIZON SUITE SERVES AN EXTENSION OF THE LIVING AREA.**
ARTIST'S RENDERING

## Seaview Corner Suite

A three-bedroom home approximately 181 square meters presents an expansive open-plan living, dining, and kitchen space designed to adapt to your unique vision of seaside living. One of the three bedrooms independently functions as a studio-type unit, complete with its own toilet and bath, and kitchenette.

All units of this configuration are furnished with a 13-square-meter balcony facing east, providing ample room to take in the Davao Gulf. Generous windows suffuses residences in natural light, magnifying expansive views.

| | NORTH TOWER | SOUTH TOWER |
|---|---|---|
| **NUMBER OF UNITS** | **34** | **36** |
| **NUMBER OF BEDROOMS** | **3** | **3** |
| **APPROX. TOTAL UNIT AREA** | **181 SQM** | **181 SQM** |
| APPROX. UNIT SIZE | 168 SQM | 168 SQM |
| APPROX. BALCONY SIZE | 13 SQM | 13 SQM |



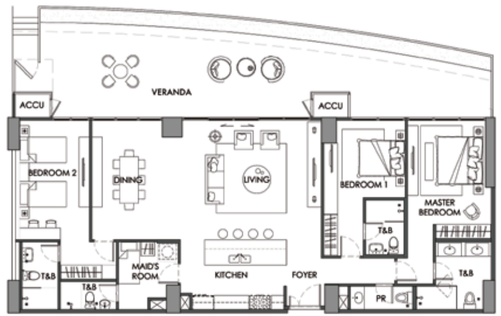



EMBRACED BY WINDOWS ON TWO SIDES, THE SEAVIEW CORNER SUITE'S LIVING & DINING AREA PROVIDES AN AIRY, EXPANSIVE FAMILY SPACE WITH MAGNIFICENT SEA VIEWS.
ARTIST'S RENDERING

## Seaview Veranda Suite

Three-bedroom, ground-floor units located at the South Tower, embraced by an expansive veranda overlooking the sea. At the heart of a distinctive home is a spacious living and dining area linking all the areas of this limited-edition residence.

| | |
|---|---|
| **NUMBER OF UNITS** | **2** |
| **NUMBER OF BEDROOMS** | **3** |
| **APPROX. TOTAL UNIT AREA** | **172 SQM** |
| APPROX. UNIT SIZE | 81 SQM |
| APPROX. VERANDA SIZE | 67 SQM |




## Seaview Garden Suite

A one-of-a-kind residential space exclusively at the South Tower ground floor. The three-bedroom Seaview Garden Suite harmonizes the elements of a contemporary home by the water—refreshing views of the sea and greenery through a sprawling veranda on one side and spaces to share and own on the other.

| | |
|---|---|
| **NUMBER OF UNITS** | **1** |
| **NUMBER OF BEDROOMS** | **3** |
| **APPROX. TOTAL UNIT AREA** | **171 SQM** |
| APPROX. UNIT SIZE | 30 SQM |
| APPROX. VERANDA SIZE | 25 SQM |



## Seascape Villa

A limited selection of only 4 penthouse units. Extending approximately 377 square meters, with a four-meter ceiling height, and 38 square meters of balcony space—the definition of distinction. A contemporary space unfolds a living and dining area covering over 100 square meters which can accommodate a fifth bedroom by enclosing a portion of the open plan design.

A sprawling Master Suite comes with its own balcony, highlighting exclusivity and refinement. An expansive walk-in closet comes with a flexible space to transform into an office or vanity. Glazing on both sides of the suite allows for light to stream in, radiating comfort and ease every day.

The maid's utility room is furnished with an en-suite bathroom and a dedicated entrance.

| | NORTH TOWER | SOUTH TOWER |
|---|---|---|
| NUMBER OF UNITS | 2 | 2 |
| NUMBER OF BEDROOMS | 4 | 4 |
| APPROX. TOTAL UNIT AREA | 377 SQM | 377 SQM |
| APPROX. UNIT SIZE | 339 SQM | 339 SQM |
| APPROX. BALCONY SIZE | 38 SQM | 38 SQM |



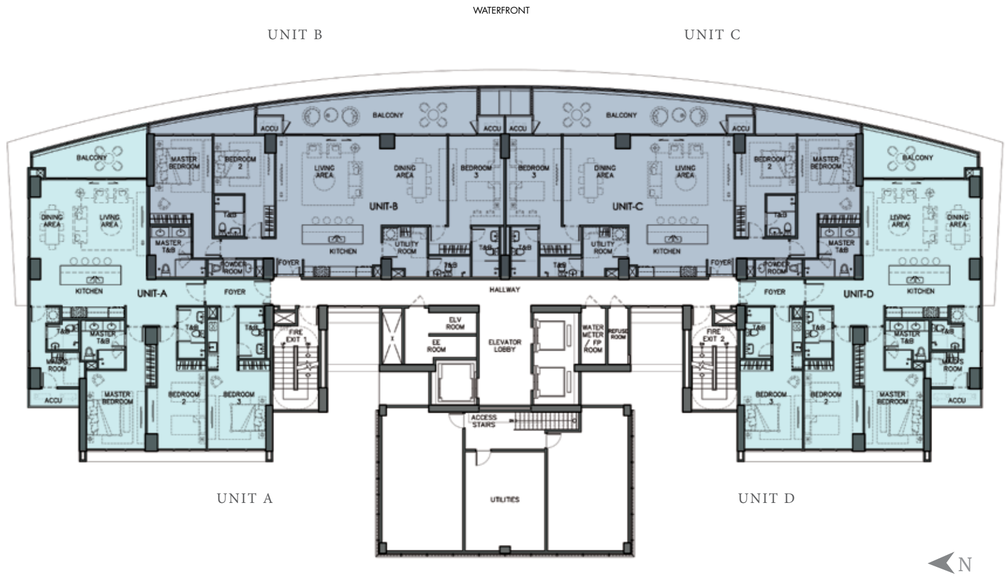



A FOUR-METER CEILING HEIGHT ACCOMMODATES VAST WINDOWS AT THE SEASCAPE VILLA, BATHING A SPRAWLING LIVING & DINING AREA IN NATURAL LIGHT.
ARTIST'S RENDERING

# Ground Floor Plan
NORTH TOWER



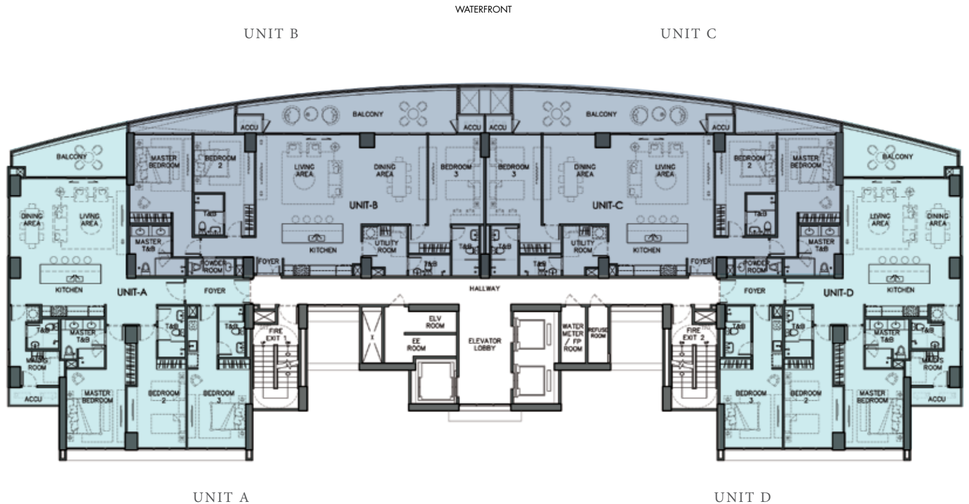

# 2nd Floor Plan
NORTH TOWER



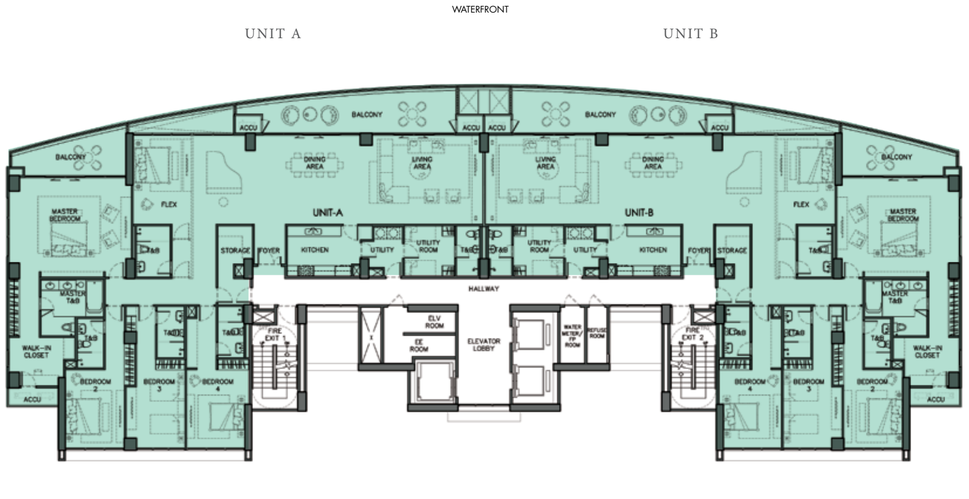

SEAVIEW CORNER SUITE

SEAVIEW HORIZON SUITE

# 3rd to 20th Floor Plan
NORTH TOWER

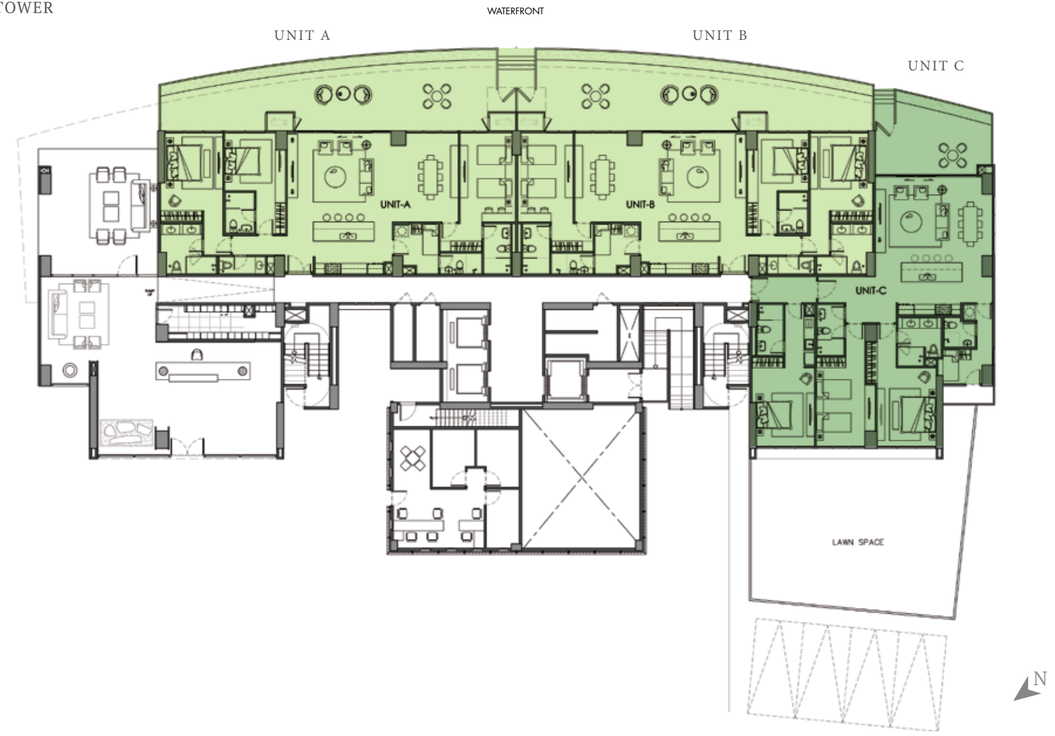



# 21st Floor Plan
NORTH TOWER

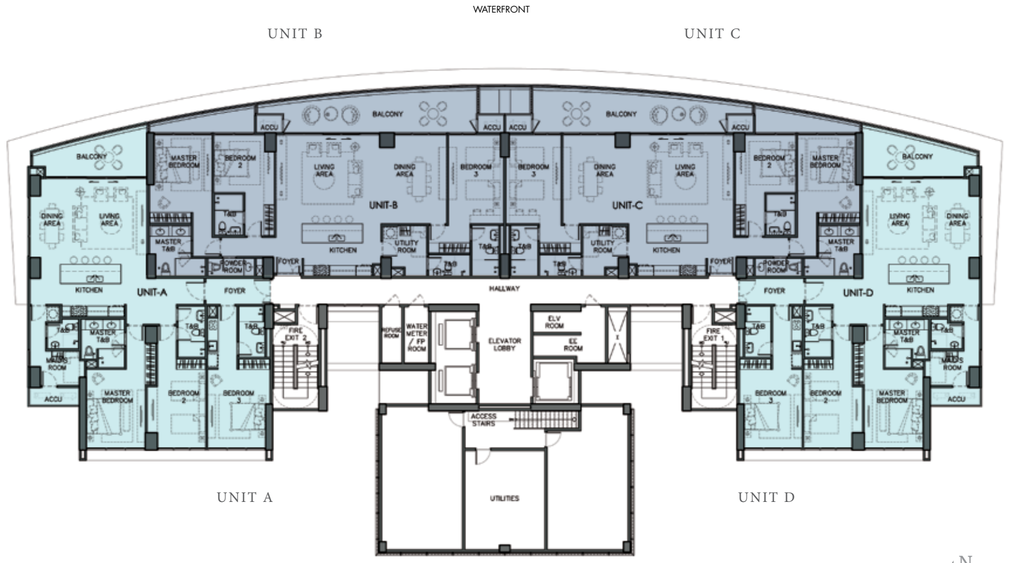



SEAVIEW CORNER SUITE
SEAVIEW HORIZON SUITE
SEASCAPE VILLA

# Ground Floor Plan
SOUTH TOWER




# 2nd Floor Plan
SOUTH TOWER

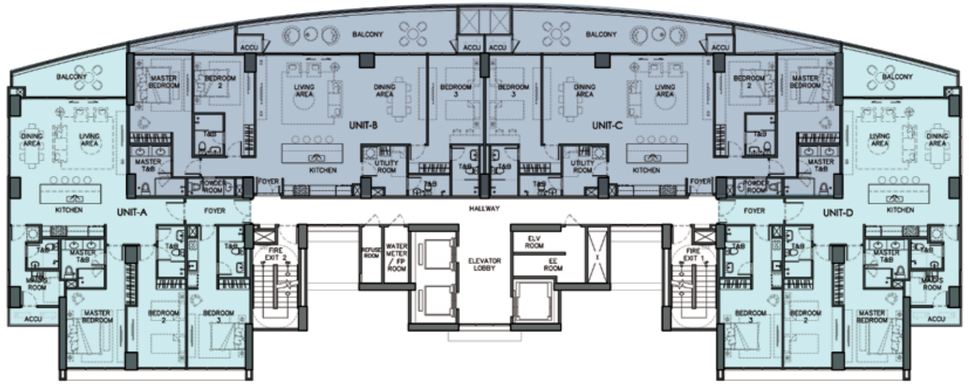



SEAVIEW VERANDA SUITE
SEAVIEW GARDEN SUITE
SEAVIEW CORNER SUITE
SEAVIEW HORIZON SUITE

## 3rd to 21st Floor Plan
SOUTH TOWER

WATERFRONT

UNIT B UNIT C



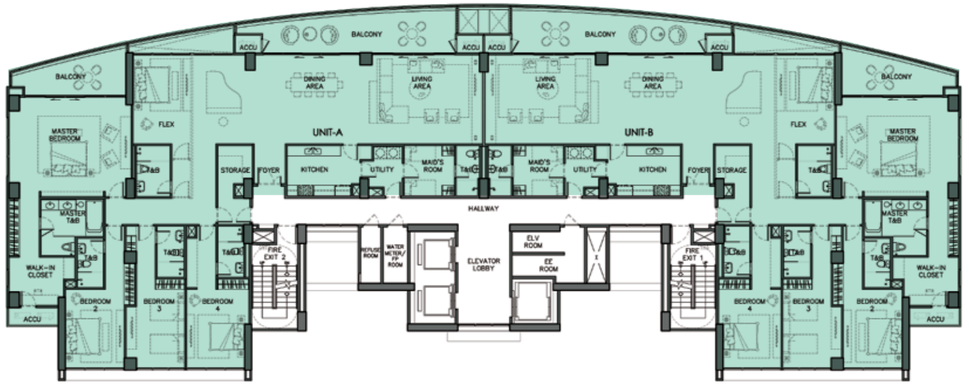

UNIT A UNIT D

N

## 22nd Floor Plan
SOUTH TOWER

WATERFRONT

UNIT A UNIT B




N

SEAVIEW CORNER SUITE
SEAVIEW HORIZON SUITE
SEASCAPE VILLA

## Premier Partners

DESIGN ARCHITECT
HB Design, Singapore

ARCHITECT-OF-RECORD
PRSP Architects

LANDSCAPE DESIGN CONSULTANT
BCL Asia and Partners Co.

GENERAL CONTRACTOR
Makati Development Corporation

ENGINEER OF RECORD
Sy^2 + Associates

MEPFS CONSULTANT
DCCD Engineering Corporation

FAÇADE CONSULTANT
ALT Cladding, Inc.

QUANTITY SURVEYOR
PMQS

PROJECT MANAGEMENT
Bureau Veritas

PROPERTY MANAGEMENT
Ayala Property Management Corporation

## Turnover Date

NORTH TOWER
First Quarter of 2023

SOUTH TOWER
Fourth Quarter of 2023



Azuela Cove
DAVAO CITY

askayalalandpremier@ayalaland.com.ph | www.ayalalandpremier.com

The Residences at Azuela Cove
HLURB LS No. 033281 (North Tower and Carpark)
HLURB LS No. 033296 (South Tower)

Project Location: Azuela Cove, J.P. Laurel Avenue corner R. Castillo Street,
KM. 7 Lanang, Brgy. Vicente Hizon Sr., Buhangin District, Davao City
Approved Date of Completion: December 31, 2023 | Project Turnover: North Tower Q1 2023
South Tower Q4 2023 | Project Developer: Aviana Development Corp.
Advertising Approval No. HLURB SMR AA-2018/05-022