

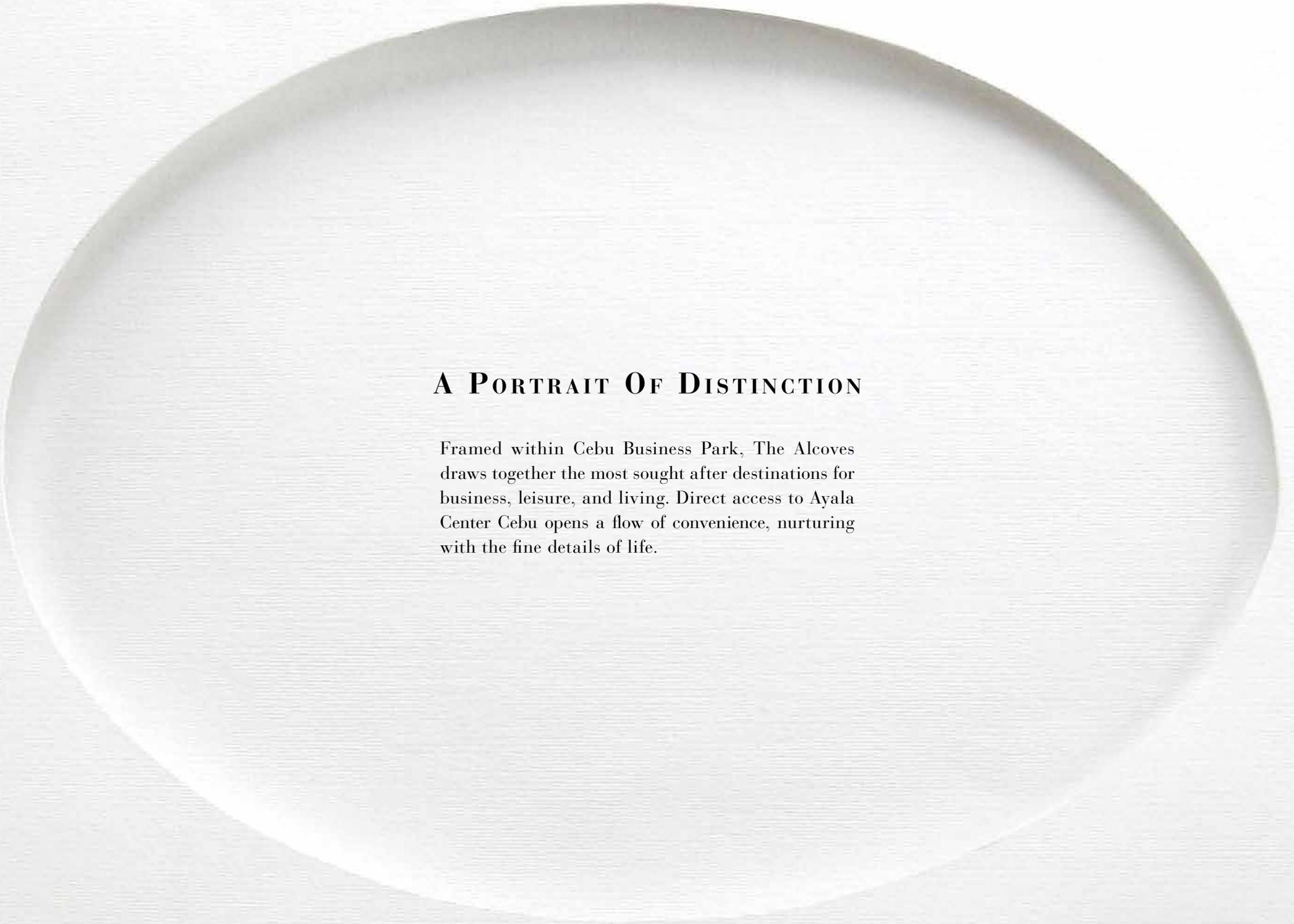
THE ALCOVES

INFORMATION SHEET



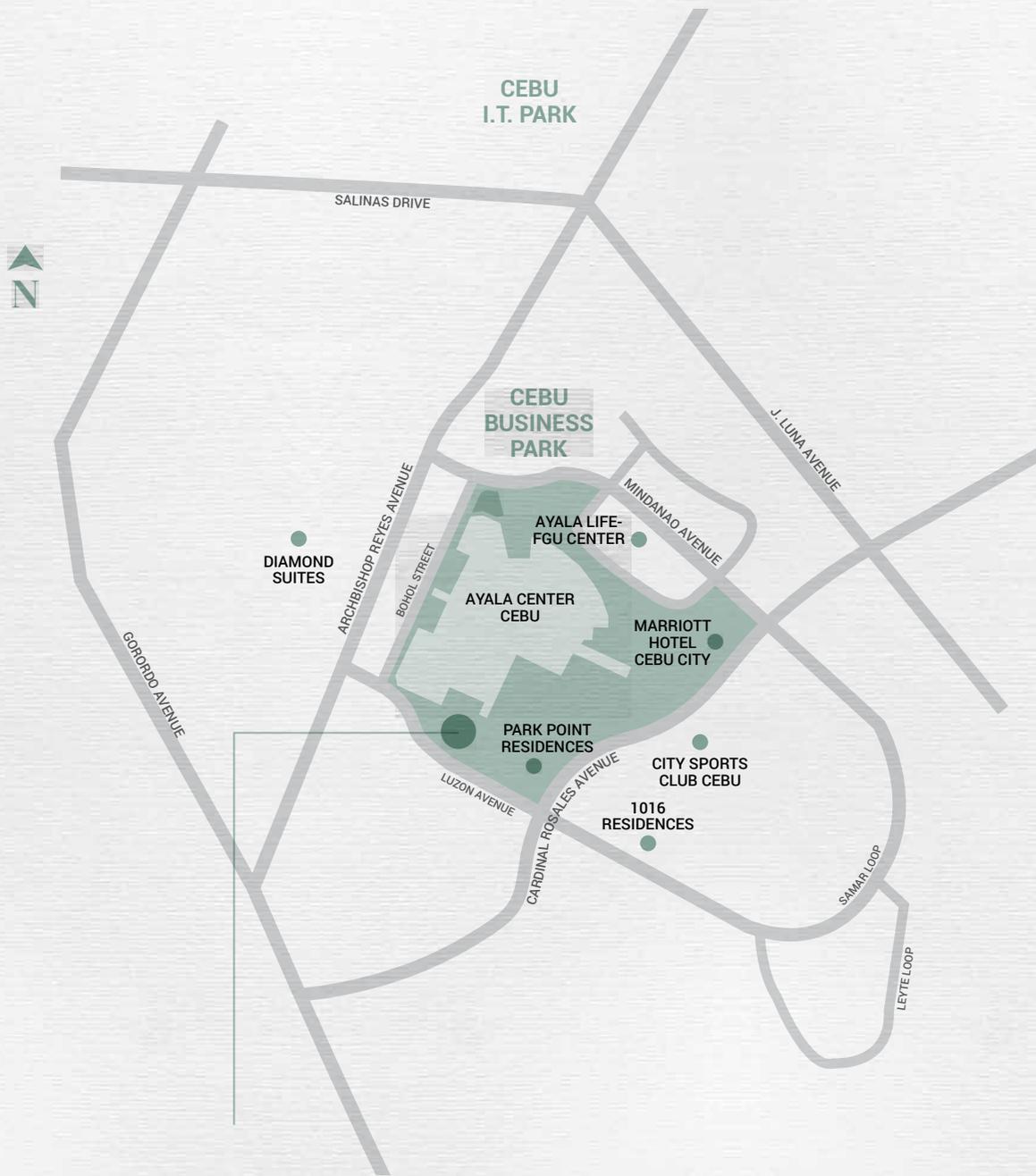
SETTING THE FRAME FOR LIVING

Ayala Land Premier presents The Alcoves. Rising atop Ayala Center Cebu, a gathering of life's finest details abounds with select opportunities for leisure, dining, and retail—defining sensibilities, expressing lifestyles.



A PORTRAIT OF DISTINCTION

Framed within Cebu Business Park, The Alcoves draws together the most sought after destinations for business, leisure, and living. Direct access to Ayala Center Cebu opens a flow of convenience, nurturing with the fine details of life.



A MASTER COMPOSITION

CEBU PARK DISTRICT

A redevelopment program merging Cebu Business Park and Cebu I.T. Park, twin destinations flourish with business, leisure, and living within one dynamic lifestyle mecca.

The Alcoves rises above Ayala Center Cebu, anchoring this thriving, highly pedestrian, mixed-use regional hub. Drawing more than 50,000 people to the South's premier urban core.

THE ALCOVES

The Alcoves is located directly on top of Ayala Center Cebu.



AYALA CENTER CEBU SUPERBLOCK
Artist's Perspective

SIGNATURE GETAWAYS

The region's premier destination for shopping, dining, and entertainment, Ayala Center Cebu is the city's defining lifestyle and leisure centerpiece. Surrounding you with this curated selection of flavors, styles, and sensibilities, The Alcoves abounds in the richness of your imagination, exhilarated by myriad offerings for everyday pursuits.

A drive away: pristine beaches and rejuvenating mountain escapes. The Mactan-Cebu International Airport is just 30 minutes away, offering over 850 local and international flights weekly.

WHAT'S NEARBY

BUSINESS

- Lexmark Plaza
- Cebu Holdings Center
- Innove
- Keppel Center
- Pag-IBIG-WTC Center
- Insular Tower
- Pioneer Building
- Ayala Life-FGU Center

COMMERCIAL

- Ayala Center Cebu
- The Terraces
- Rustan's Fresh
- Metro Gaisano
- Rustan's Department Store and Supermarket
- The Walk
- The Gallery
- Crossroads

LIFESTYLE AND RECREATION

- City Sports Club Cebu
- Fitness First
- Holiday Gym and Spa
- The Spa at Cebu
- Cebu Country Club
- Verdemar Golf

ACCOMMODATIONS

- Cebu City Marriott
- Waterfront Cebu City Hotels and Casino
- The Parklane
- Quest Hotel
- Diamond Suites and Residences
- Tune Hotels
- Hotel Elizabeth

EDUCATIONAL INSTITUTIONS

- Ateneo Graduate School-Cebu (Cebu Holdings Center)
- University of the Philippines Cebu
- University of San Carlos North Campus
- San Carlos Seminary
- PAREF Springdale School for Boys
- Colegio Immaculada Concepcion
- University of Southern Philippines Foundation

MEDICAL INSTITUTIONS

- Cebu Doctors University and Hospital
- Chong Hua Hospital
- Perpetual Succour Hospital

MUSEUMS AND CONVENTION CENTERS

- Sugbo Cultural Center
- Museo Sugbo
- Grand Convention Center
- Waterfront Cebu City Hotels and Casino
- University of Southern Philippines Foundation-Rizaliana Museum



AMENITIES

Direct access to Ayala Center Cebu

Retail and dining establishments at the ground level, 2nd level, and 3rd level

AMENITY DECK AT THE 4TH LEVEL

2,500 sqm landscaped garden deck

Kiddie pool

Lounge pool

Indoor and outdoor playgrounds

Function rooms

Veranda

THE SKY PAVILION AT THE 35TH LEVEL

Lap pool

Pool lounge

Fitness gym

BACK-OF-HOUSE FACILITIES

Concierge services

Mail room

Administration office

Water and fire services

Centralized sanitary disposal system



BUILDING FEATURES

Ground level lobby drop-off

Four high-speed elevators:

- Three dedicated passenger lifts

- One service/passenger lift

Direct access to Ayala Center Cebu

Three basement parking levels

Two amenity levels on the 4th and 35th levels

Six Alcove Gardens on the 7th, 12th, 18th, 23rd, 28th, 33rd levels

SAFETY AND SECURITY

100% backup power

Fire detection and alarm system

24-hour security and building maintenance

Elevator proximity card access



ALCOVE GARDEN
Artist's Perspective

A CAPTIVATING SCENE

Aloft and abounding in six levels across the facade, the distinctive alcove gardens provide green spaces that soothe and inspire. Each deck features a green wall and restful seating for breathing in the sights, a natural respite framing stunning views of Cebu City and beyond.

ROOM	FLOOR	WALL	CEILING	INCLUSIONS
Foyer	Homogeneous Tile	Painted	Painted	
Living/ Dining Area	Homogeneous Tile	Painted	Painted	Air-conditioning Unit
Powder Room*	Homogeneous Tile	Painted	Painted	
Balcony*	Homogeneous Tile	Painted	Painted	
Master Bedroom	Engineered Wood	Painted	Painted	Air-conditioning Unit
Master T&B	Homogeneous Tile	Homogeneous Tile	Painted	
Secondary Bedrooms	Engineered Wood	Painted	Painted	Air-conditioning Unit
Secondary/ Common T&B	Homogeneous Tile	Homogenous Tile for Shower Area/ Painted	Painted	
Kitchen	Homogeneous Tile	Painted	Painted	Rangehood, Cabinets, Countertops, Sink
Utility Kitchen*	Homogeneous Tile	Painted	Painted	Rangehood, Cabinets, Countertops, Sink
Maid's Room*	Ceramic Tile	Painted	Painted	
Maid's T&B*	Ceramic Tile	Ceramic Tile for Shower Area/ Painted	Painted	

*Applicable in certain unit types

UNIT FEATURES

Functional kitchens with built-in rangehood

Provision for food waste disposal unit

Provision for storage-type water heaters*

Inverter-type air-conditioning units

Kohler® and Grohe® (or equivalent)
bathroom fixtures**

Provision for washer/dryer

Individual metering for water and electricity

Walk-in closet for master bedrooms*

Engineered wood flooring for all bedrooms

Homogeneous tile finishes for living
and dining areas and T&B**

Audio Guest Annunciator System
incorporated with panic/duress button

CATV provision for all bedrooms
and living area

A choice between two telephone line
service providers per unit

Provision for fiber optic internet

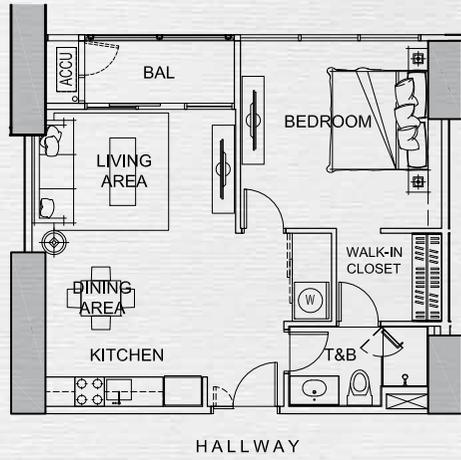
* in select units

** except for maid's room/maid's T&B/utility area

UNIT OFFERINGS

UNIT TYPE	NUMBER OF UNITS	APPROXIMATE UNIT AREA RANGE	APPROXIMATE BALCONY AREA RANGE	PARKING ALLOCATION
One Bedroom Classic	261 units	58-69 sqm 624-743 sqft	up to 3 sqm 32 sqft	1 slot per unit *
One Bedroom Zen	118 units	58-73 sqm 624-785 sqft	3-8 sqm 32-86 sqft	1 slot per unit *
Two Bedroom Classic	29 units	106 sqm 1,141 sqft		1 slot per unit
Grand Corner Suite	58 units	134-136 sqm 1,442-1,464 sqft	8 sqm 86 sqft	1 slot per unit
Alcove Suite	6 units	112 sqm 1,206 sqft		1 slot per unit
Sky Alcove	1 unit	153 sqm 1,647 sqft		1 slot per unit
Sky Suite	3 units	131-136 sqm 1,410-1,464 sqft	up to 8 sqm 86 sqft	1 slot per unit
Sky Villa	4 units	250-259 sqm 2,691-2,788 sqft	8 sqm 86 sqft	2 slots per unit

*Applicable in certain units

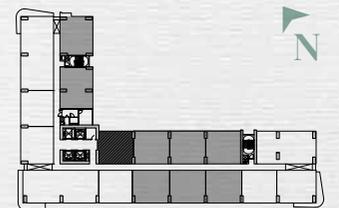


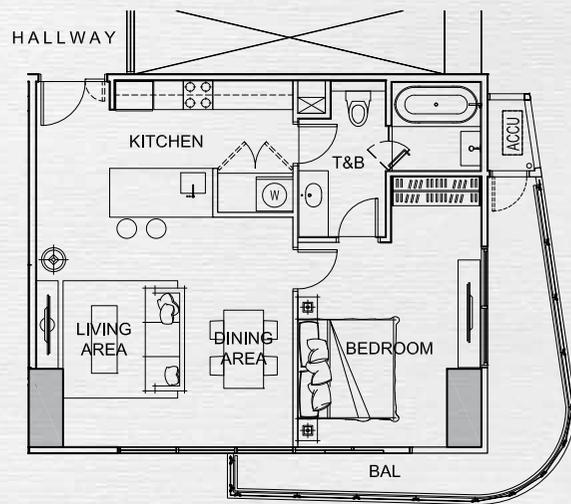
ONE BEDROOM CLASSIC

UNIT AREA APPROX. 58-69 SQM | 624-743 SQFT

BALCONY AREA UP TO 3 SQM | 32 SQFT

All units have a walk-in closet and a balcony



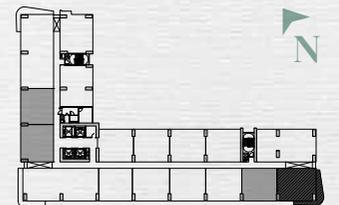


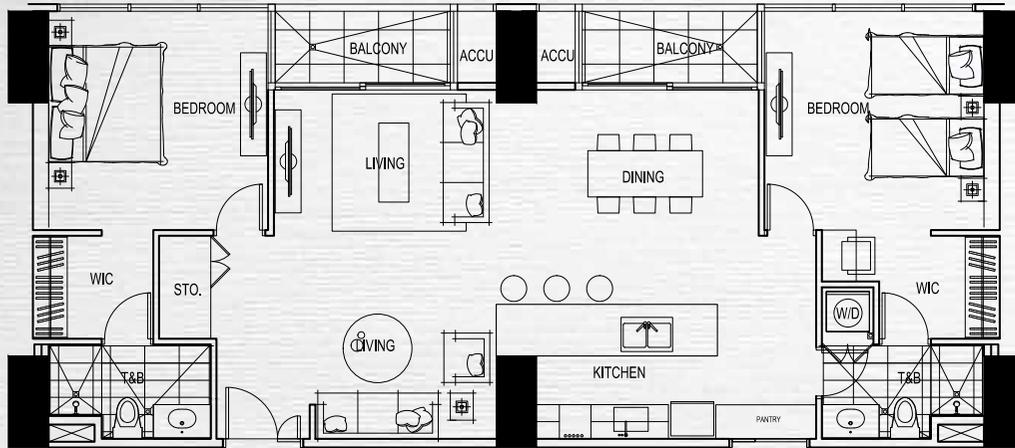
ONE BEDROOM ZEN

UNIT AREA APPROX. 58-73 SQM | 624-785 SQFT

BALCONY AREA APPROX. 3-8 SQM | 32-86 SQFT

All units have a spacious Japanese-layout bathroom with a bathtub and a balcony





COMBINABLE UNITS

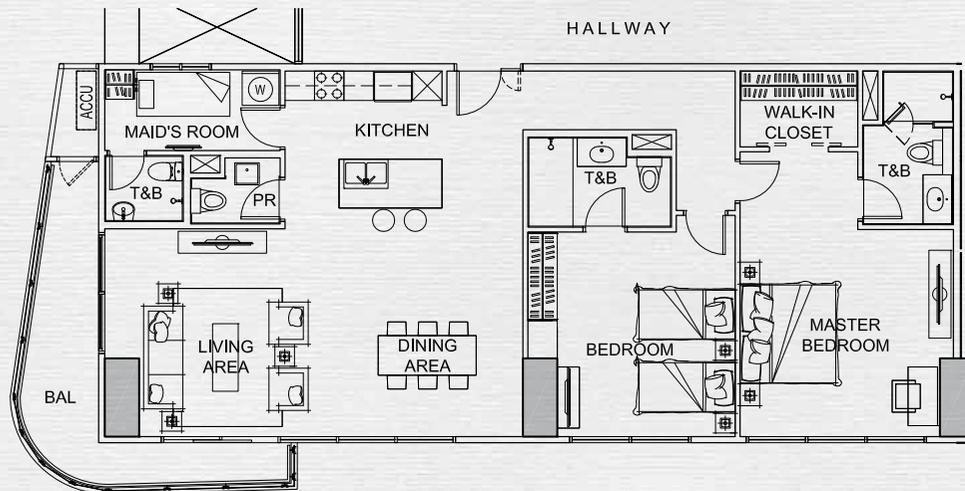
The Alcoves highlights urban living with insightful sensibility. Through minimal partition adjustments, adjacent units may be configured to create larger and more diversified living spaces adapting to every stage in life.

*Image shows the possible layout of two (2) combined One Bedroom Classic units. The buyer shall undertake to combine his units after turnover, subject to approval.

*Only applicable to the following One Bedroom Units: B and C; H and J; M and N; O and P.



ONE BEDROOM RESIDENCE
Artist's Perspective



GRAND CORNER SUITE

UNIT AREA APPROX. 134-136 SQM | 1,442-1,464 SQFT

BALCONY AREA UP TO 8 SQM | 86 SQFT

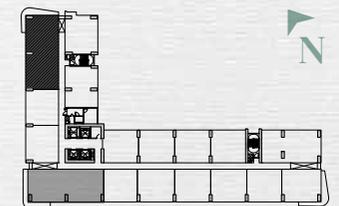
Two-bedroom corner units with a powder room and an en-suite toilet and bath for master and secondary bedrooms

Master bedrooms with a walk-in closet

Galley-type kitchen layout

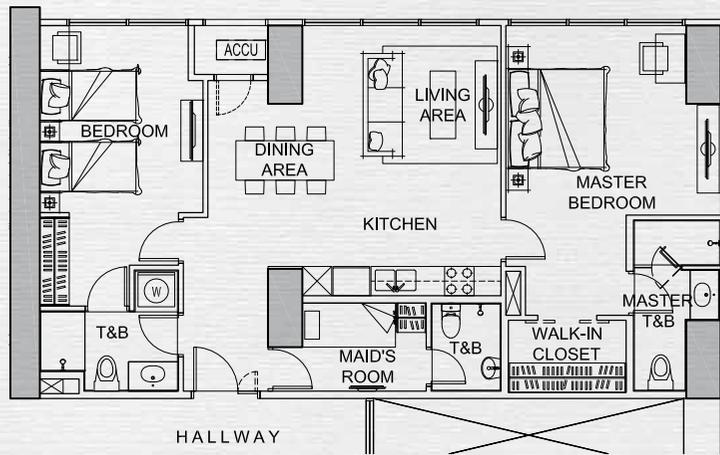
All units include a maid's room with toilet and bath and a utility area

Features views of the mountains





GRAND CORNER SUITE
Artist's Perspective



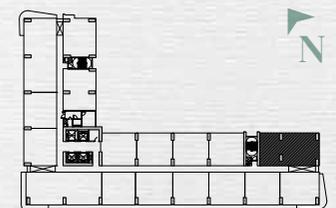
TWO BEDROOM CLASSIC

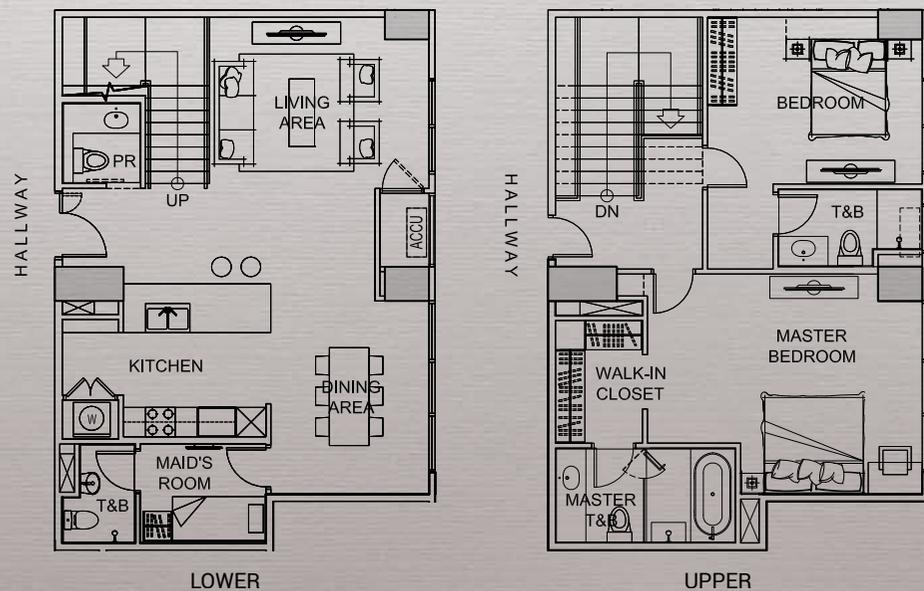
UNIT AREA APPROX. 106 SQM | 1,141 SQFT

Corner units with a walk-in closet and an en-suite toilet and bath for master and secondary bedrooms

All units include a maid's room with toilet and bath and a utility area

Features views of the city





SKY ALCOVE

The only unit of its kind, the Sky Alcove emblazons high-rise living with a distinctive bi-level layout that opens expansive views to the city and beyond.

UNIT AREA APPROX. 153 SQM | 1,647 SQFT

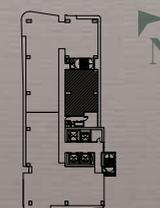
Only one unit of this type located on the 36th level, 36C

This unit has a powder room, an en-suite secondary toilet and bath for master and secondary bedrooms, a maid's room with toilet and bath, and a utility area

Master bedroom with a walk-in closet

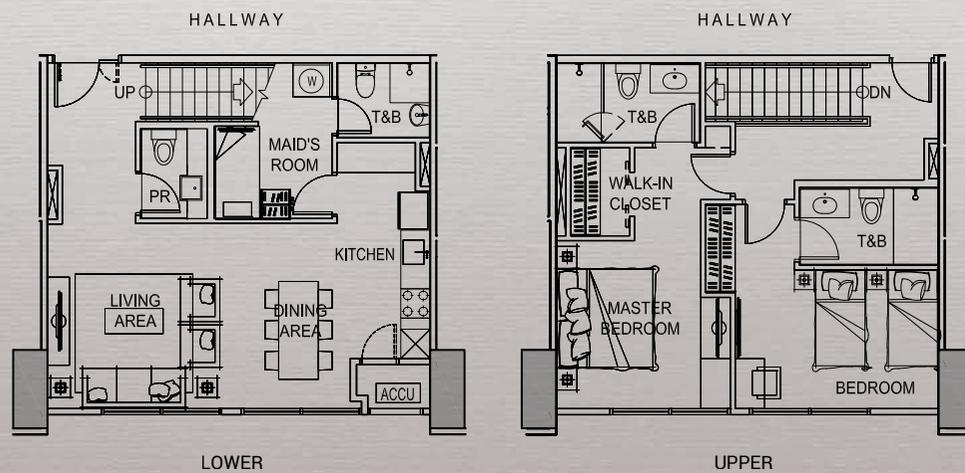
Galley-type kitchen layout

Features views of the sea and the city





SKY ALCOVE
Artist's Perspective



ALCOVE SUITE

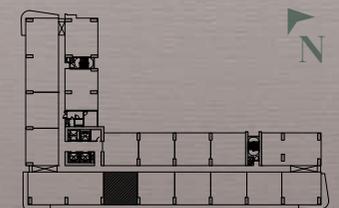
Perched prominently on the facade, the Alcove Suites present six extraordinary residences in spacious bi-level formats.

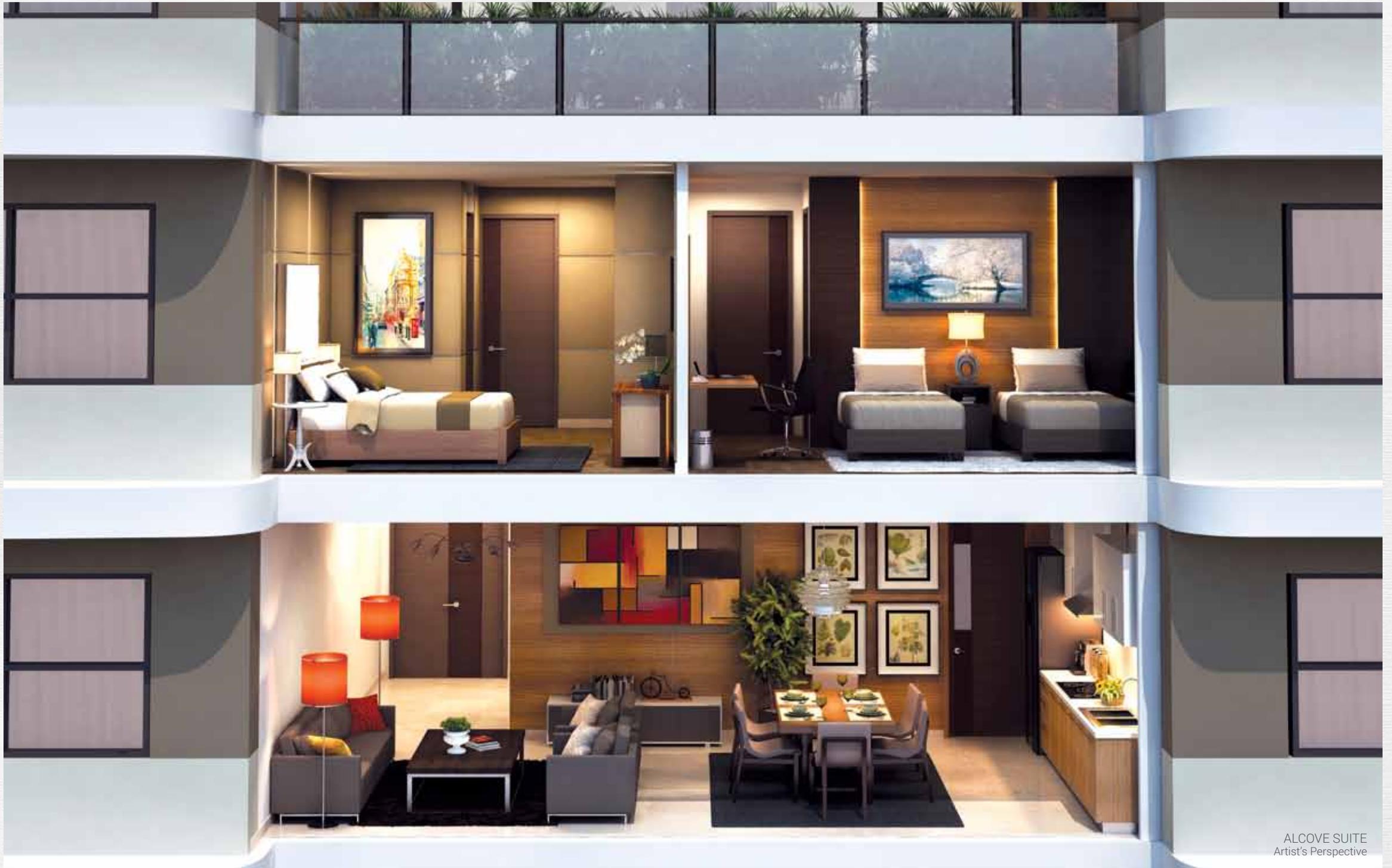
UNIT AREA APPROX. 112 SQM | 1,206 SQFT

Only six units of this type: 5R, 10R, 16R, 21R, 26R, and 31R

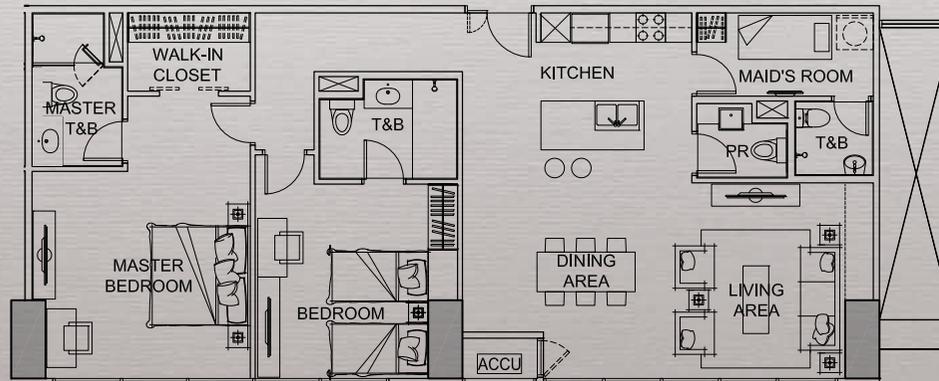
All units have a powder room and an en-suite toilet and bath for master and secondary bedrooms

Master bedrooms with a walk-in closet





ALCOVE SUITE
Artist's Perspective



SKY SUITE

A heightened level of privacy defines the unique Sky Suites—a trio of rare units embellished with the choicest details.

UNIT AREA APPROX. 131-136 SQM | 1,410-1,464 SQFT
BALCONY AREA UP TO 8 SQM | 86 SQFT

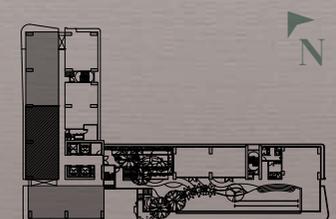
Only three units of this type located on the 35th level:
35A, 35B, and 35C

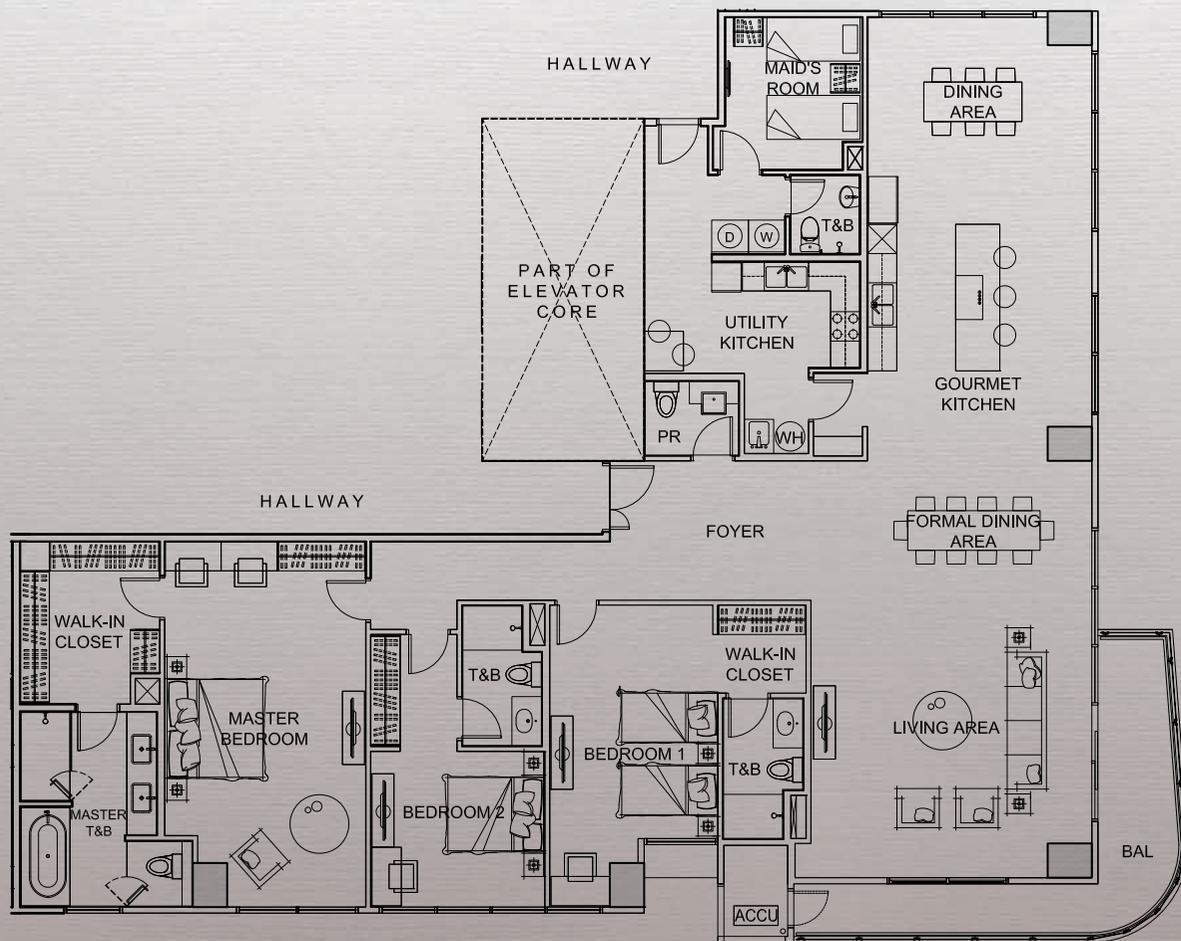
All units have a powder room, an en-suite secondary toilet and bath for master and secondary bedrooms, a maid's room with toilet and bath, and a utility area

Master bedrooms with a walk-in closet

Galley-type kitchen layout

Features views of the mountains





SKY VILLA

A limited selection of living expanses on the distinctive Sky Levels, Sky Villas reveal the largest spaces and the finest views.

UNIT AREA APPROX. 250-259 SQM | 2,691-2,788 SQFT

BALCONY AREA APPROX. 8 SQM | 86 SQFT

Only four units of this type located on the two topmost levels, the 36th and 37th: 36A, 36B, 37A, and 37B

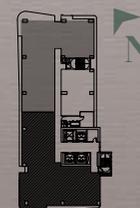
All units include a powder room and en-suite toilet and bath for all bedrooms, a maid's room with toilet and bath, and a utility area

Master bedroom and one secondary bedroom with walk-in closets

Gourmet galley-type kitchen layout with a utility kitchen

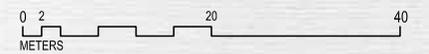
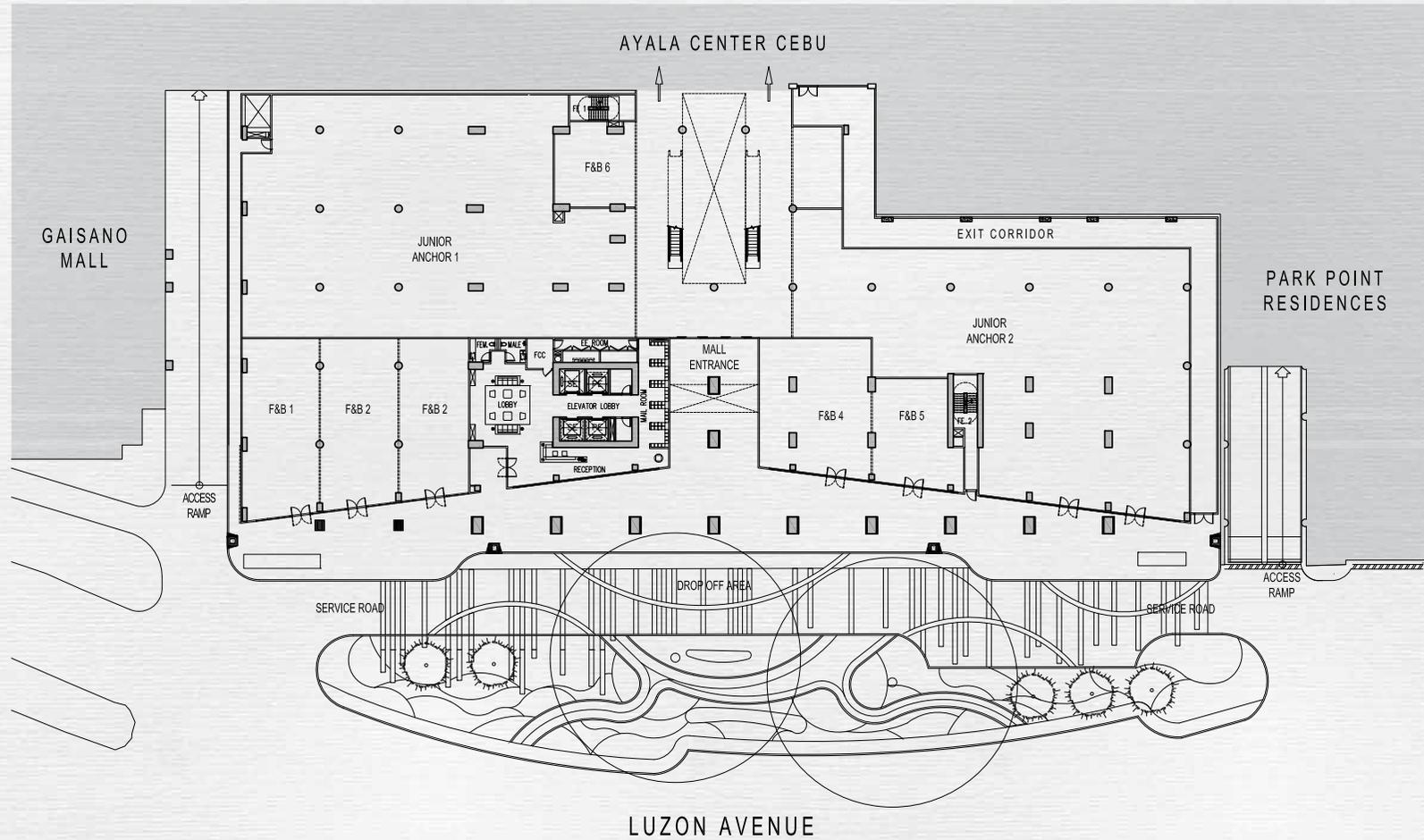
36A and 37A feature views of the city, the sea, and the Sky Pavilion

36B and 37B feature views of the city and the mountains

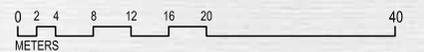
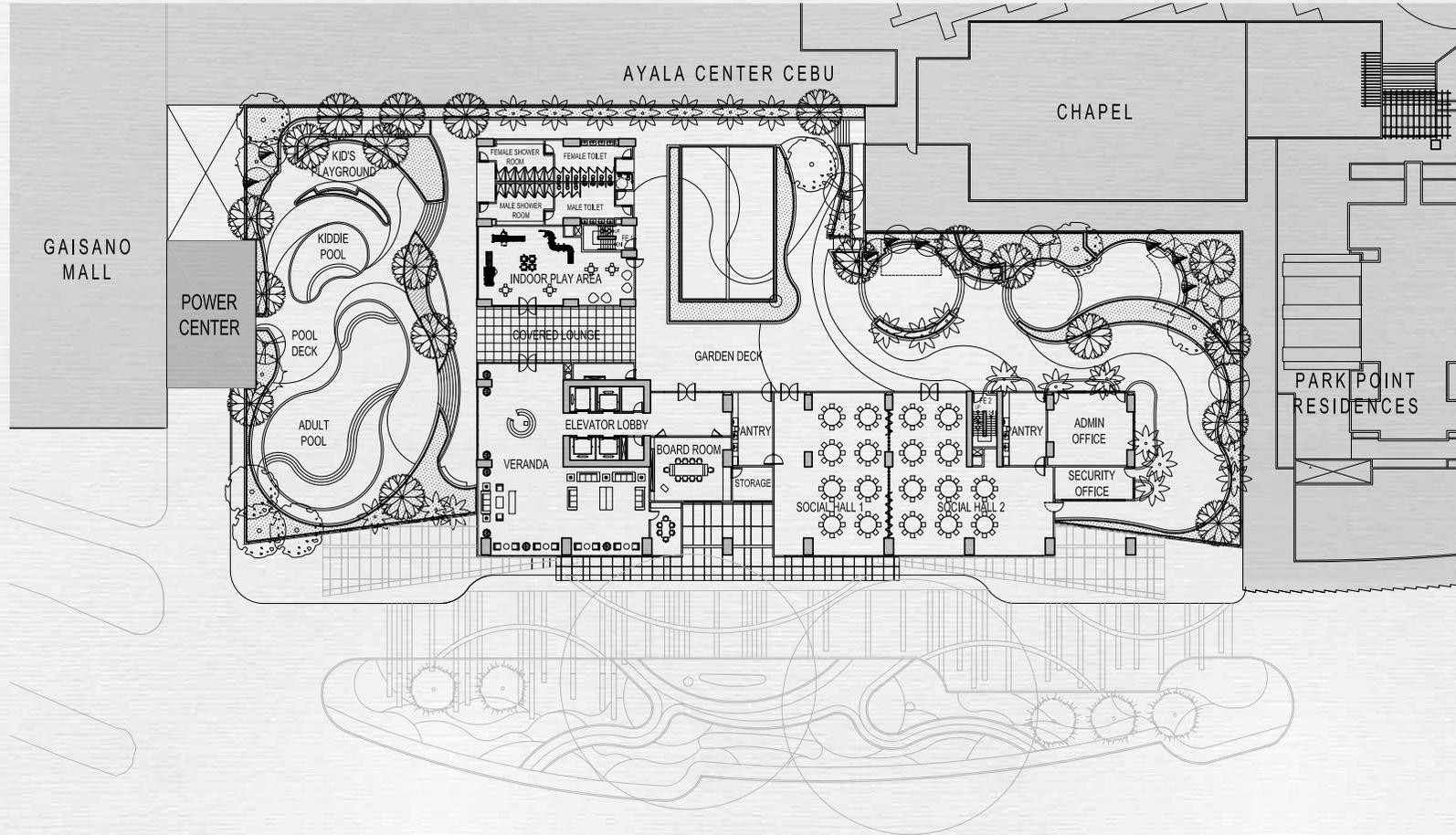




GROUND LEVEL



4TH FLOOR AMENITY DECK

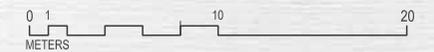


ALCOVE SUITE LEVEL (LOWER FLOOR)

5th, 10th, 16th, 21st, 26th, and 31st Floors

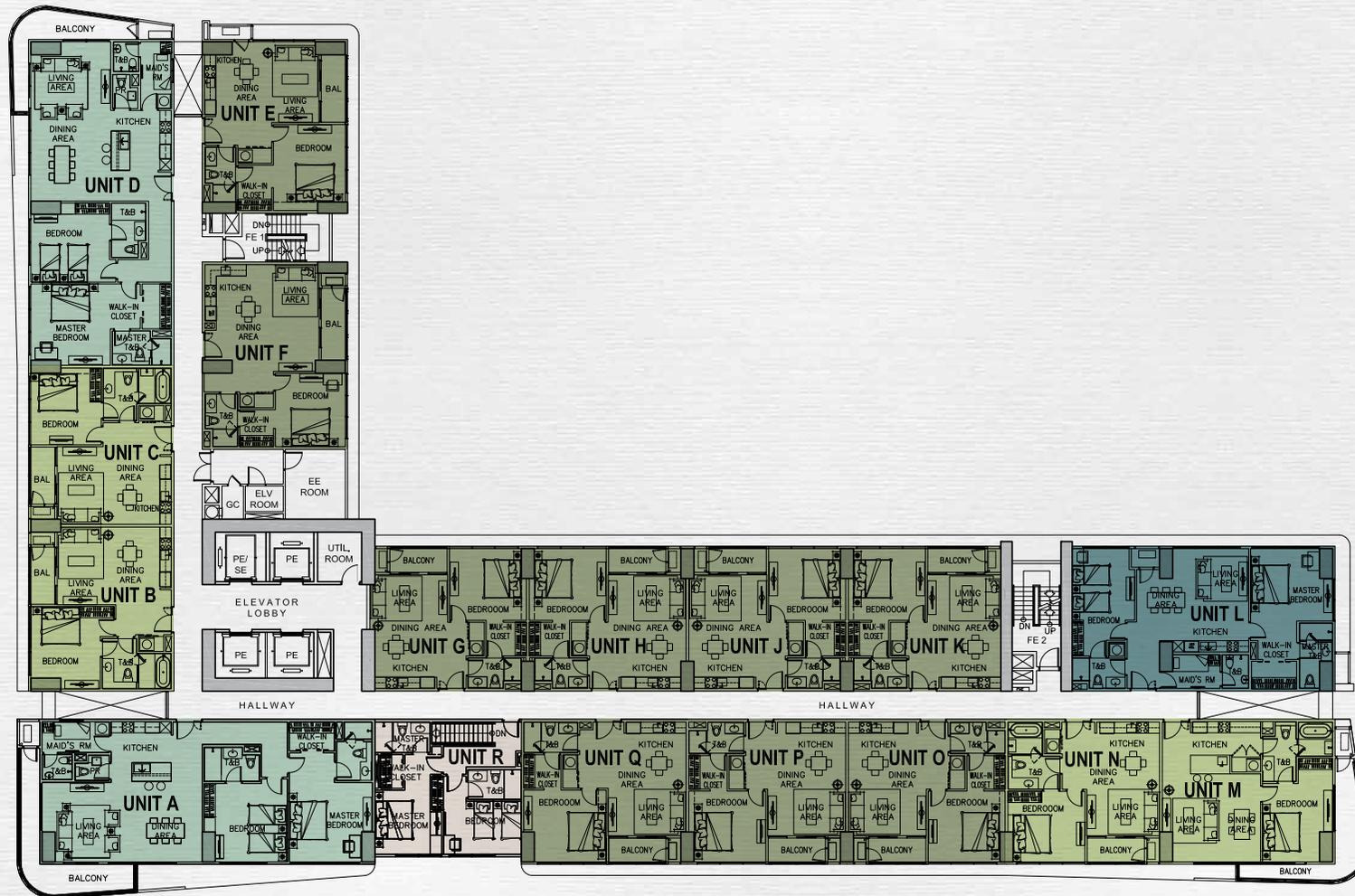


- One Bedroom Classic
- One Bedroom Zen
- Two Bedroom Classic
- Grand Corner Suite
- Alcove Suite

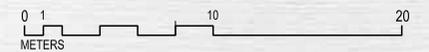


ALCOVE SUITE LEVEL (UPPER FLOOR)

6th, 11th, 17th, 22nd, 27th, and 32nd Floors

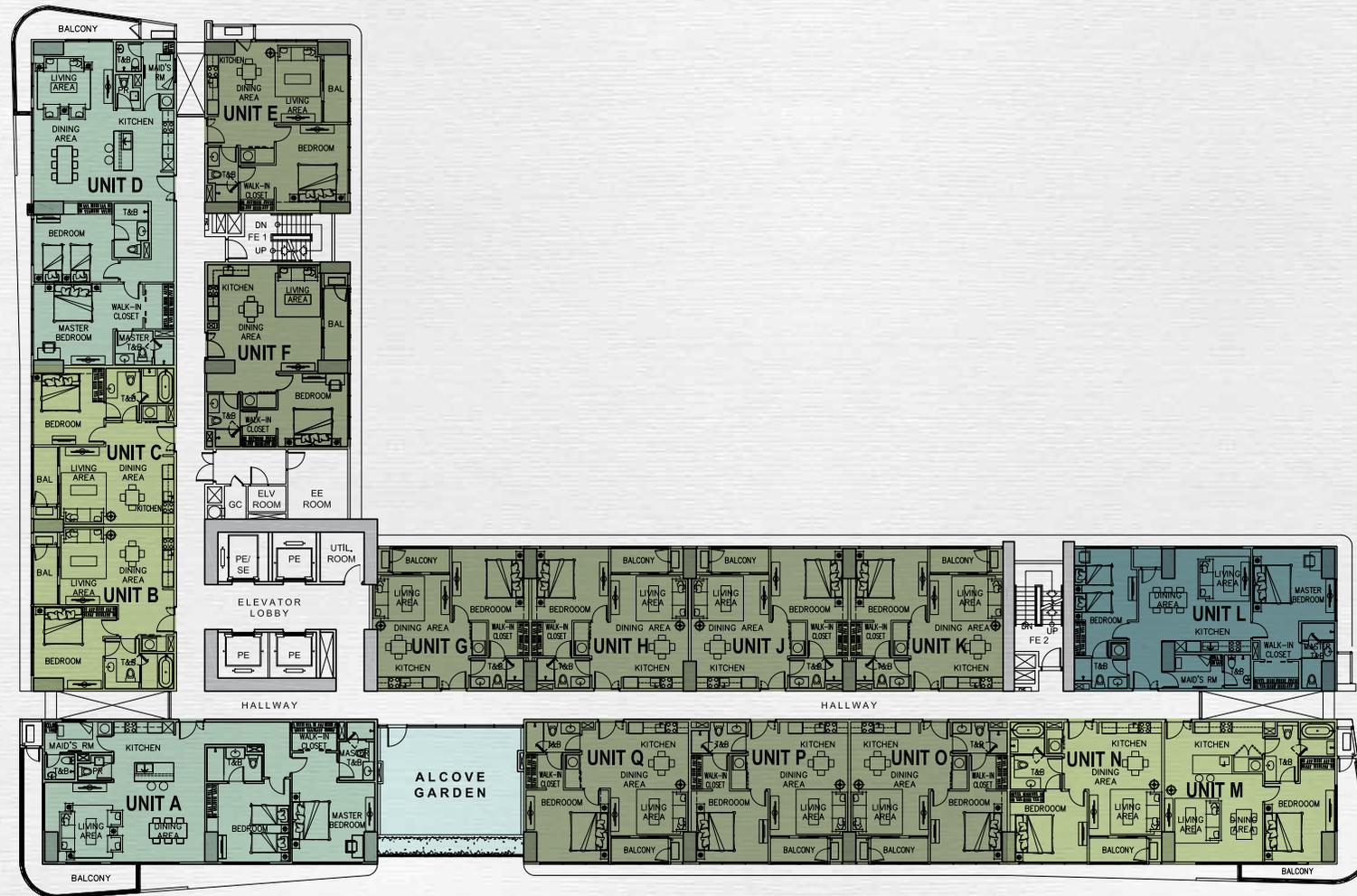


- One Bedroom Classic
- One Bedroom Zen
- Two Bedroom Classic
- Grand Corner Suite
- Alcove Suite

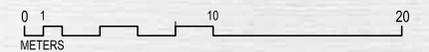


ALCOVE GARDEN LEVEL

7th, 12th, 18th, 23rd, 28th, and 33rd Floors

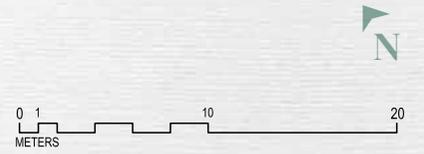
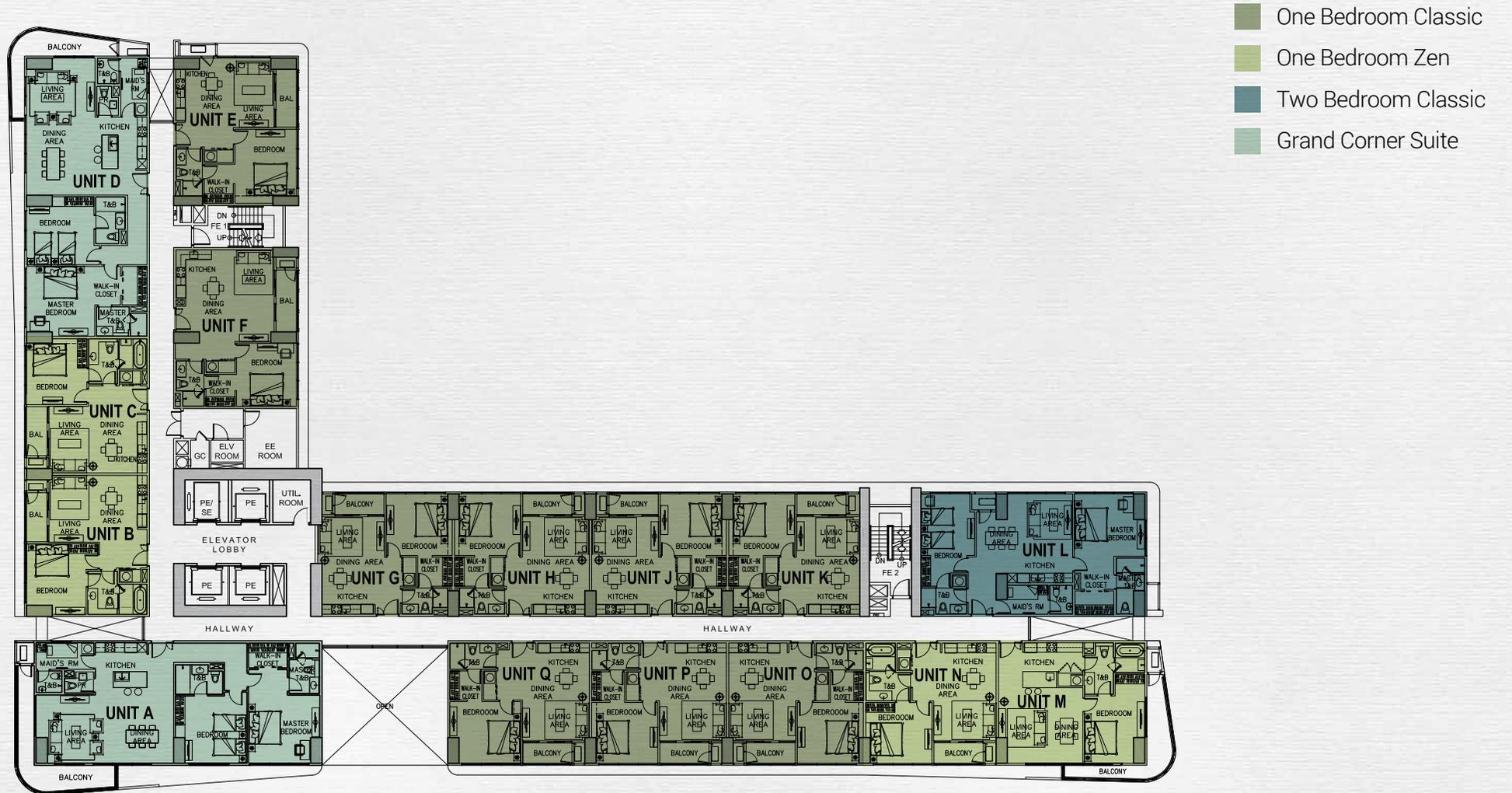


- One Bedroom Classic
- One Bedroom Zen
- Two Bedroom Classic
- Grand Corner Suite
- Alcove Garden



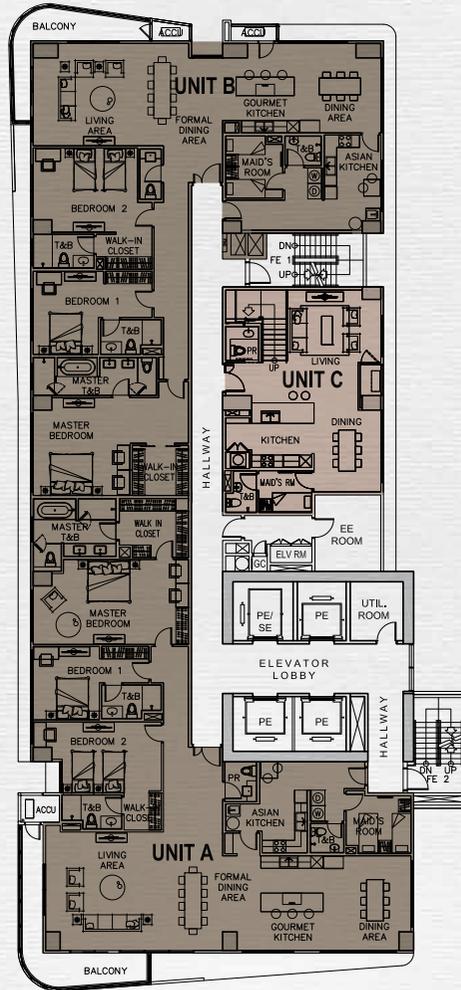
TYPICAL LEVEL

8th, 9th, 14th, 15th, 19th, 20th, 24th, 25th, 29th, 30th, and 34th Floors

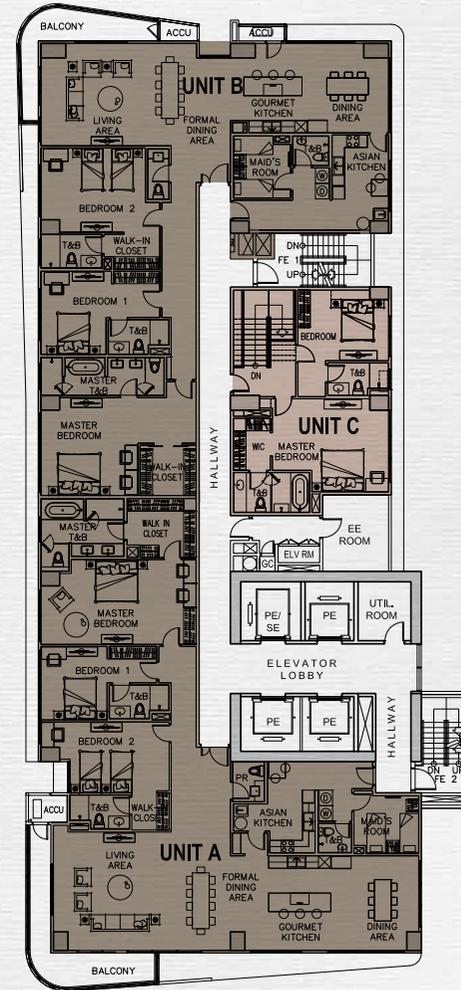


SKY LEVELS

36th and 37th Floors

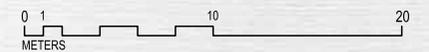


36TH FLOOR

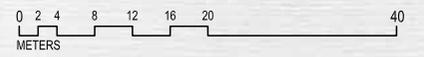
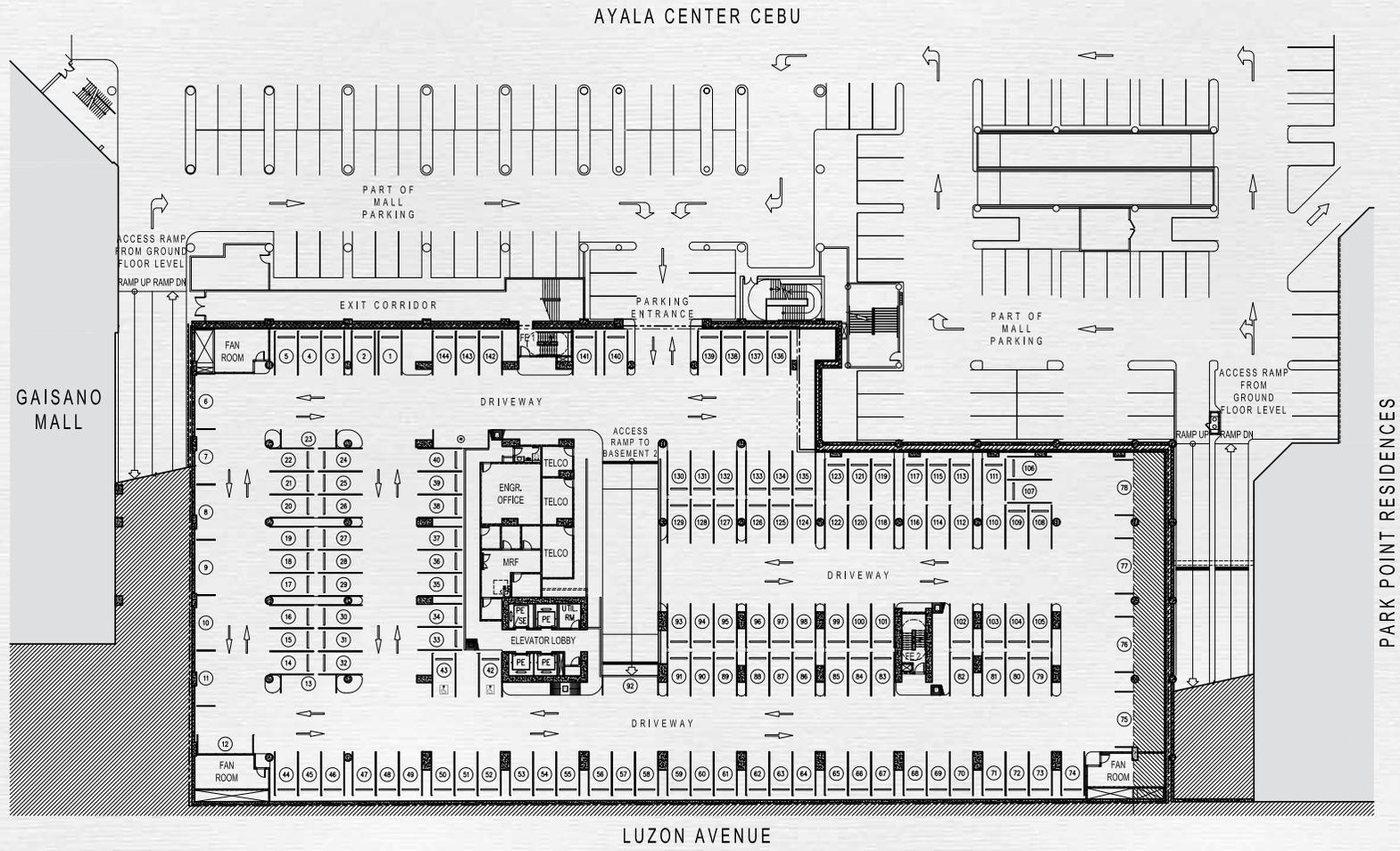


37TH FLOOR

- Sky Alcove
- Sky Villa

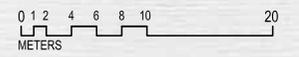
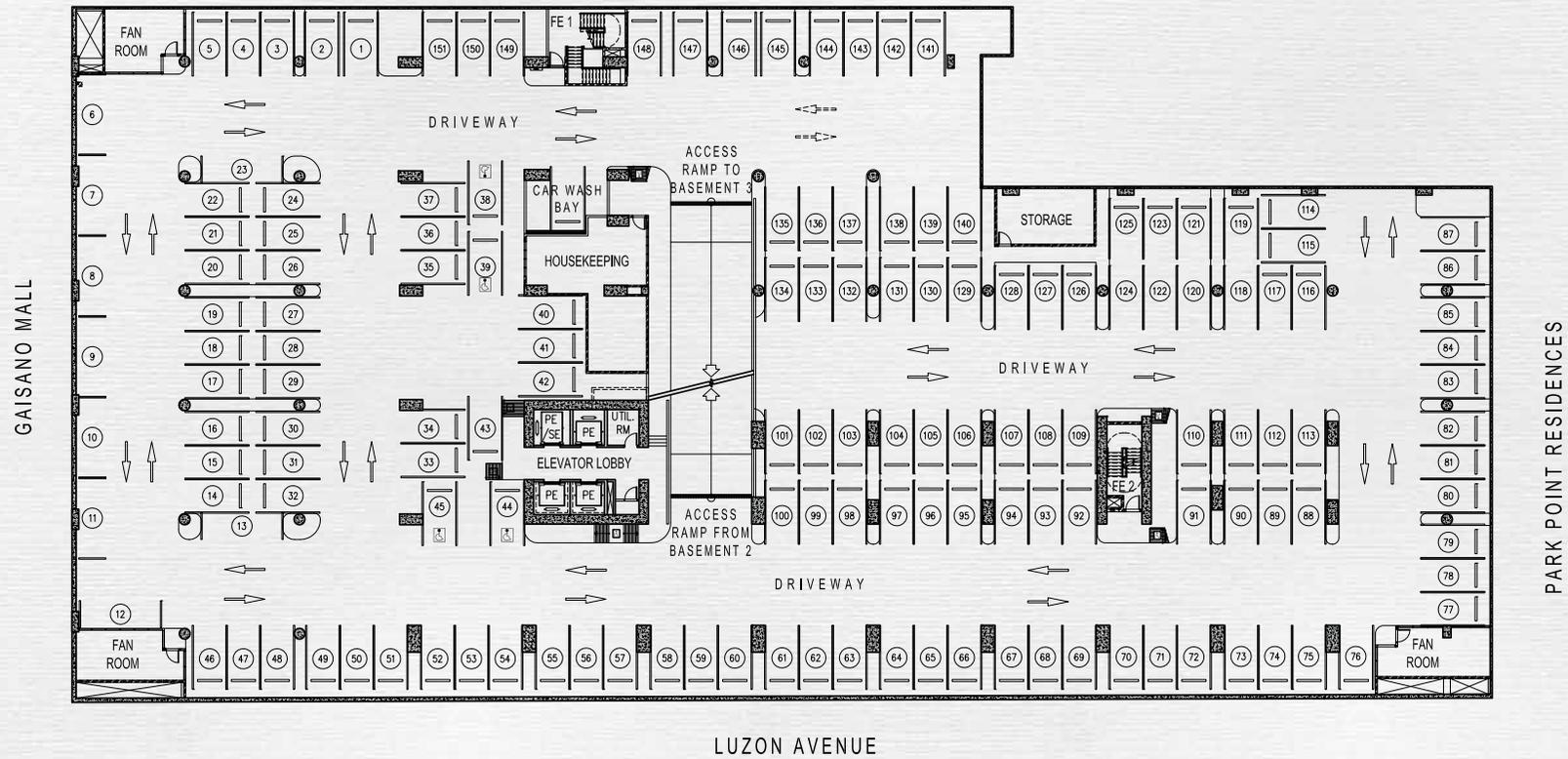


BASEMENT 1



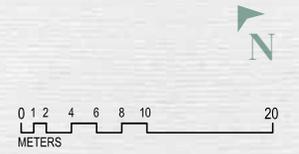
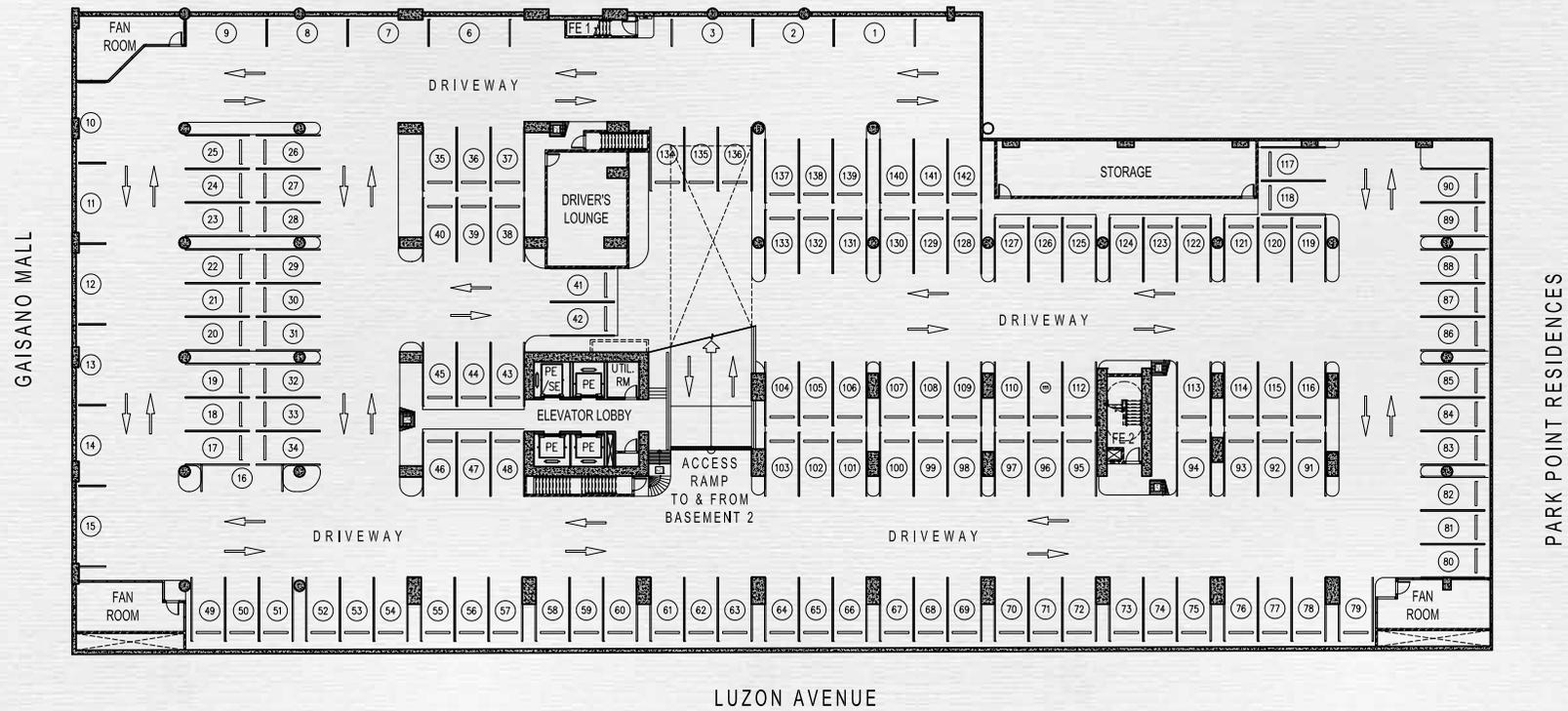
BASEMENT 2

AYALA CENTER CEBU



BASEMENT 3

AYALA CENTER CEBU



TURNOVER

Turnover commences on 2nd Quarter of 2020 for Tranche 1 units, 3rd Quarter of 2020 for Tranche 2 units, 4th Quarter of 2020 for Tranche 3 units.

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