

The background is a solid teal color with a pattern of dark teal palm fronds scattered across it. The fronds are silhouetted against the lighter teal background, creating a tropical aesthetic.

PALATINE

SOLINÉA

SELLER'S KIT | Version 1.0 as of August 2017
For Internal Training Purposes Only

An architectural rendering of the Palatine at Solinea, a modern high-rise residential building. The building features a white facade with green accents and a glass-enclosed ground floor. It is set against a clear blue sky with a few birds flying. In the foreground, there is a green lawn with some people walking and a few cars parked. The overall scene is bright and sunny.

You know what never goes out of style?

It's wearing the right attitude to live the way you want, in your own pace and time. The finest in urban living embraces you with opportunities to be in your element—at home, at work, and at play—every day, everywhere.

In Cebu Park District, Ayala Land's prime growth center in the South, Solinea culminates its iconic lifestyle community with dynamic residences suited for every inclination. Redefining leisure in a city resort locale, essentials for activity and wellness complement contemporary spaces for living.

Welcome to the Palatine at Solinea.

Masters of innovation

Setting the trend—that's an Ayala Land trademark. Continuing to shape masterplanned communities in the Philippines, Ayala Land has more than 80 years of experience in groundbreaking property development. Presenting the nation's most regarded addresses from sustainable estates to multigenerational homes, with a singular vision of enhancing land and enriching lives for more people.

Alveo Land pushes the envelope further, illuminating an expanding collection of innovative living and working solutions in the most strategic locations all over the country—ensuring sound investments and giving you a place for living well.



Cebu Park District
Actual Photograph



Lifestyle Image



Marcelo Fernan Bridge
Actual Photograph

LOCATION

Cebu is not just about stunningly diverse land, seascapes or significant historical grounds. It's all that and more. It's fertile ground for high growth potential.

Statement piece—Cebu City

A highly-urbanized locale boasting of cutting-edge architecture, and a pool of outstanding talents in art, design, fashion, and technology—Cebu City exemplifies the global city, balancing a rich cultural heritage with the quick pace of a contemporary metropolis.

An icon of life and style

Cebu is a seamless blend of the traditional and the contemporary, of cultural and global mindsets. As the capital of Southern Philippines, it is the regional hub for arts, crafts, and business, invigorated by a 3-million-strong population, and paramount infrastructure bolstering rapid expansion, making it a strategic location for dynamic investments.

Harnessing this growth is the union of the city's two main growth centers forming Cebu Park District: Cebu I.T. Park and Cebu Business Park. A 74-hectare premier district integrating corporate environments, retail and commercial establishments, vibrant residential communities, and recreational and leisure facilities in a unique park setting.

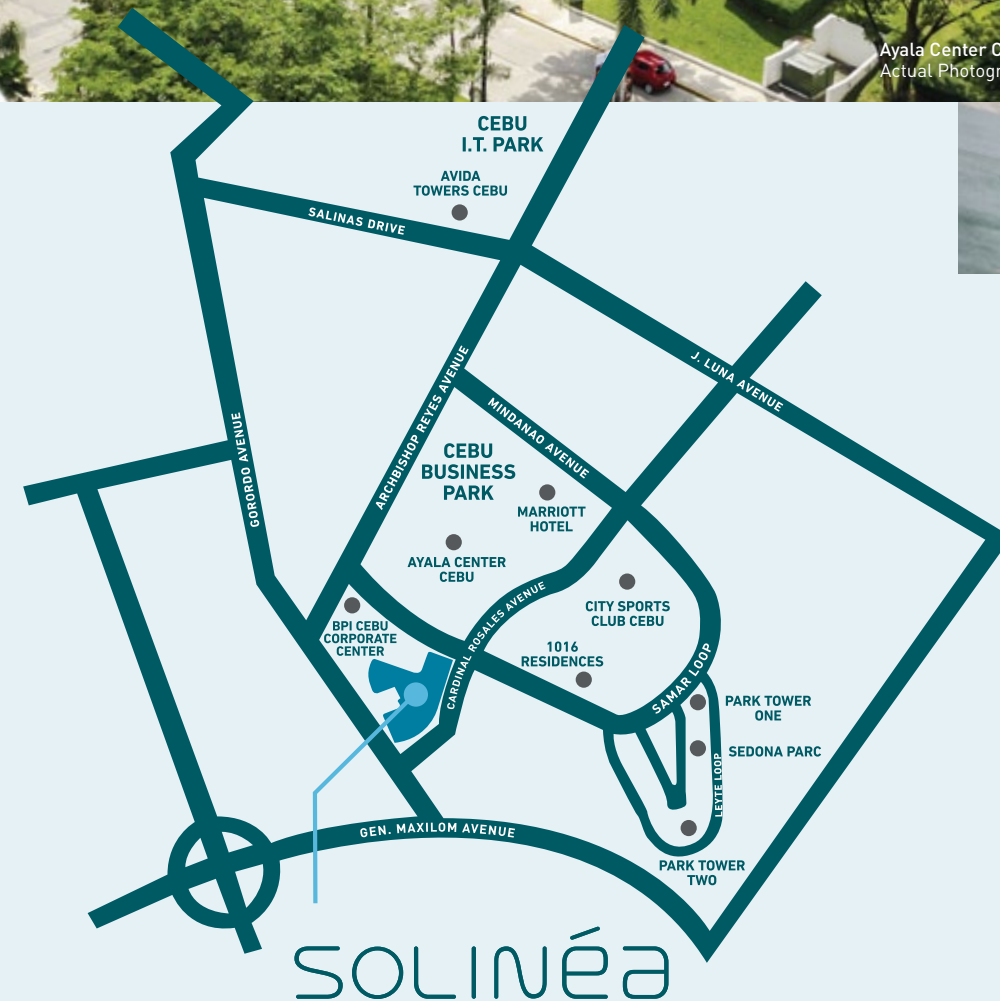
Housing Ayala Center Cebu—Cebu City's foremost lifestyle destination—and a host of the essentials of urban living, including schools, churches, hospitals, and business hubs, Cebu Park District is a central location, fashioning economic and social vitality within and around the region.



Ayala Center Cebu
Actual Photograph



Lifestyle Image



YOUR VANTAGE POINT

CEBU BUSINESS PARK:
Right across Ayala Center Cebu, close to City Sports Club Cebu, Marriott, Cebu City Stock Exchange

PROVINCIAL GOVERNMENT OFFICE (1 KM)

DOWNTOWN (2 KM)

CEBU I.T. PARK:
Residential Subdivisions (3 km)

MACTAN CEBU INTERNATIONAL AIRPORT (15 KM)

SEAPORT (2.1 KM)



Solinea Retail Area
Artist's Perspective



Lifestyle Image

SOLINEA

City resort living shines within Cebu Business Park. Solinea, Alveo Land's vibrant leisure community, unfolds in a 2.6-hectare development with access to the city's most wanted in relaxation and recreation.

A flair for leisure

From a bustling metropolitan atmosphere, Solinea delivers a touch of ease—a dynamic urban retreat where you can sit back, relax, and live effortlessly in the city's most desirable address.

Hotspots and must-haves

Solinea rests at a central location within Cebu Business Park, in proximity to the city's main thoroughfares, institutions, hospitals, and business centers. Its first three residential towers—Cyan, Turquoise, and Lazuli—present contemporary residences with pedestrian access to Cebu's premier lifestyle mecca—Ayala Center Cebu. Live, work, play never looked this good.

VICINITY AND ACCESSIBILITY

RETAIL AND SHOPPING DESTINATIONS

Ayala Center Cebu	0.6 km 0.4 mi
Cebu City Sports	0.8 km 0.5 mi
Escario Central	2.6 km 1.6 mi
Capitol Square	2.3 km 1.4 mi
Vibo Place	2.8 km 1.8 mi

HOTELS

Marriott Hotel	0.6 km 0.4 mi
Mandarin Plaza	0.8 km 0.5 mi
Parklane Hotel	0.9 km 0.6 mi
Quest Hotel	1.1 km 0.7 mi

CHURCHES

Redemptorist Church	1.9 km 1.2 mi
Sacred Heart Parish	1.7 km 1.0 mi
Asilo de Milagrosa Church	0.9 km 0.5 mi
Capitol Church	1.7 km 1.1 mi
Archbishop's Palace	1.7 km 1.1 mi

HOSPITALS

Chong Hua Hospital	2.5 km 1.5 mi
Cebu Doctor's Hospital	2.8 km 1.7 mi
Perpetual Succour Hospital	1.0 km 0.6 mi
Vicente Sotto Memorial Medical Center	2.3 km 1.5 mi
Visayas Community Medical Center	2.3 km 1.4 mi

SCHOOLS

Cebu Immaculada College	0.8 km 0.5 mi
Sacred Heart School – Hijas de Jesus	2.3 km 1.4 mi
University of the Philippines Cebu	1.5 km 0.9 mi
PAREF Springdale	1.5 km 1.0 mi
University of San Carlos – North Campus	1.3 km 0.8 mi
USC Montessori Academy	1.8 km 1.1 mi

BUSINESS CENTERS

BPI Cebu Corporate Center	0.5 km 0.3 mi
ACC Corporate Center	0.6 km 0.4 mi
Ayala Life-FGU Center	0.7 km 0.4 mi
Cebu Holdings Center	0.7 km 0.4 mi
Lexmark Plaza	0.7 km 0.4 mi
2Quad Building	0.2 km 0.1 mi





Lifestyle Image



Cebu Park District
Actual Photograph

PALATINE SOLINÉA

Peace of mind—we're always in search for it amidst the hum of everyday. A city resort setting opens up—a place to find your center, reconnect, and flow.

In fluid motion

Palatine, the fourth tower in the development, radiates with shared spaces for active wellness and vitality for the mind, body, and soul.

Activating city resort lifestyles

Palatine cascades 694 contemporary residential spaces across a 33-storey tower community, designed for lifestyles at any stage. Amenities exclusively for residents of this tower present spaces for mindful practice and kinetic pursuits alike.

DEVELOPMENT SUMMARY

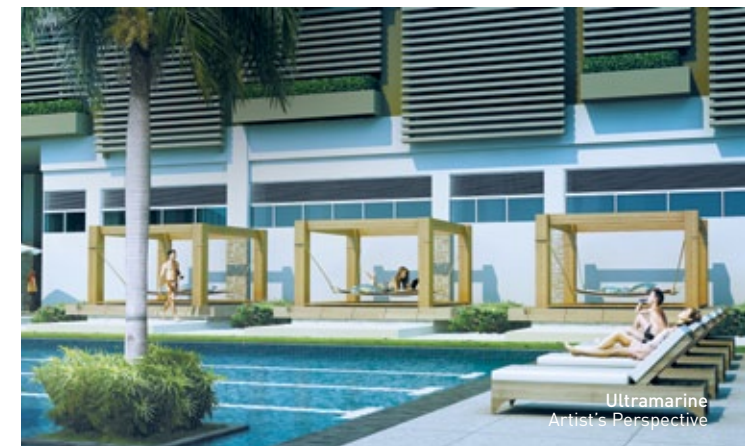
	CYAN & TURQUOISE	LAZULI	PALATINE	CENTRAL AMENITY	TOTAL
LAND AREA	7,886 sq.m.	4,792 sq.m.	7,134 sq.m.	6,372 sq.m.	26,185 sq.m.
NUMBER OF TOWERS	2	1	2	N/A	5

PALATINE AT SOLINEA	SPECIFICATIONS
NUMBER OF UNITS	694
NUMBER OF PARKING SLOTS	
Residential	338
Retail	21
NUMBER OF STOREYS	33





Ultramarine
Artist's Perspective



Ultramarine
Artist's Perspective

CENTRAL AMENITY

Plunge into a multi-experiential amenity core at Ultramarine, Solinea's expansive resort lifestyle zone.

A bigger splash—Ultramarine

This spectacular 1,000 sq.m. pool complex immerses you in brilliant escapes for lounging or fun—dip in to your kind of getaway.

GENERAL INFORMATION

PROJECT NAME	Palatine at Solinea
ADDRESS	Block 11, Cebu Business Park, Brgy. Hipodromo, Cebu City
DEVELOPER	Solinea, Inc.
PROJECT MANAGER AND MARKETING AGENT	Alveo Land Corp.
DEVELOPMENT TYPE	High-rise residential condominium with retail spaces
LAND AREA	7,134 sq.m.
FAR	6.2
GROSS FLOOR AREA	32,573 sq.m.
NUMBER OF RESIDENTIAL UNITS	694
TYPICAL FLOOR PLATE AREA	
Low zone	1,175 sq.m.
High zone	1,175 sq.m.
NUMBER OF TYPICAL RESIDENTIAL FLOORS	
Amenity level	1
Low zone	12
High zone	11 (High zone A); 2 (High zone B)
PENTHOUSE	1
TOTAL UNITS PER FLOOR PLAN TYPE	
Amenity level	10
Low zone	27
High zone	27 (High zone A); 26 (High zone B)
Penthouse	11

BUILDING HEIGHT	102.90 m.
TOTAL NUMBER OF FLOORS	33
Ground floor	1
Podium parking floors (including the ground floor)	5
Amenity floor	1
Residential floors (including the amenity floor)	27
Roof deck	1
NUMBER OF PARKING SLOTS	
Residential	338
NUMBER OF ELEVATORS	
Passenger elevator	3
Passenger/service/fire elevator	1
HALLWAY WIDTH	1.50 m.
ELEVATOR LOBBY WIDTH (RESIDENTIAL)	3.00 m.
FLOOR-TO-CEILING HEIGHT	
Ground floor	4.00 m.
Typical residential floor	2.40 m.
FLOOR NUMBERING	Ground floor, P2 to P6, 7 th to 32 nd (excluding units ending in 4, also 4 and 13)
PARKING ACCESS	Parking entrance along the 10 m. or 32.8 ft. wide road on the rear side of the building



Lifestyle Image



PALATINE AT SOLINEA

Get up to speed on living well at Palatine's in-tower exclusives. From recreation facilities for activity and wellness, to quiet spots for kicking back and unwinding.

Mobile attitudes

At your tower community, dimensions for the ultimate urban retreat complete the city resort living experience to get lifestyles going, every day.

In the zone

Palatine features amenities for activity and wellness exclusively for its residents. At Solinea—shared spaces for recreation, connection, and relaxation, all within your community.

AMENITIES FOR PALATINE

- Activity Lawn
- Jogging Path
- Outdoor Exercise Area
- Reading Nooks
- Meditation Area
- Yoga/View Deck

CENTRAL AMENITIES

- Clubhouse
- Multi-experiential Pool
- Lap Pool
- Leisure Pool
- Children's Pool
- Outdoor Living Area
- Playground
- Landscaped Pocket Parks
- Function Room
- Game Room
- Gym
- Outdoor Events Venue
- Ground Floor Retail

BUILDING FEATURES

Contemporary design meets leading-edge facilities at Palatine. Efficient maintenance and management, superlative safety and security systems, allow for everyday convenience and heightened productivity in your city resort domain.

STANDARD UNIT FEATURES

- Efficient unit space planning
- Walk-in closet for Master Bedroom on select units
- Kitchen cabinet system
- Individual metering for water and electricity
- Balconies and decks on select units

SUSTAINABLE FEATURES

- Dual-flush toilets
- Low flow, high valve bathroom features
- LED lighting on selected areas
- Natural lighting
- Natural ventilation in common areas
- Cross ventilation in corridors

OTHER BUILDING FEATURES AND DETAILS

- Mailroom
- Naturally-ventilated elevator lobbies
- Provision for reception area
- Fire detection and alarm system
- Sprinkler system
- Water reservoir and separate fire reserves
- Automatic stand-by generator system (100% back-up for common areas, allocated load on all units)



UNITS

Impeccably-designed, down to the last detail. A selection of contemporary residences makes a sensational debut with dimensions to live in your element.

Curated essentials

Palatine unfolds spaces designed to indulge every inclination, leisurely or active. Your address blooms into a fine figure, taking personal style on a whole new level.

UNITS

Your urban getaway to endless lifestyle choices and vacation spots. At Palatine, 694 residential spaces in Studio, One- to Four-Bedroom formats suited for every inclination, leisurely or active. A limited selection of two Four-Bedroom units unfold spaces of amplitude for living and sound investment.

UNIT DETAILS

UNIT TYPE	NUMBER OF UNITS	MIX
Studio	465	67.0%
One-Bedroom	159	22.9%
Two-Bedroom	57	5.2%
Three-Bedroom	11	1.6%
Four-Bedroom	2	0.3%

STANDARD UNIT AREAS AND DIMENSIONS

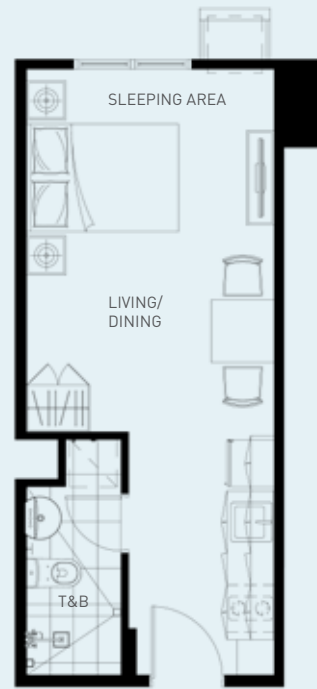
UNIT AREA	TOWER 1
Studio	Approximately 24 – 26 sq.m. 258 – 280 sq.ft.
One-Bedroom	Approximately 49 – 52 sq.m. 527 – 560 sq.ft.
Two-Bedroom	Approximately 63 – 88 sq.m. 797 – 840 sq.ft.
Three-Bedroom	Approximately 99 – 105 sq.m. 1,066 – 1,130 sq.ft.
Four-Bedroom	Approximately 163 sq.m. 1,755 sq.ft.
Floor-to-ceiling height	Living, Dining, and Bedroom Approximately 2.7 m. 8.86 ft.
	Kitchen Approximately 2.4 m. 7.87 ft.
	Toilet Approximately 2.3 m. 7.55 ft.

UNIT FINISHES

LIVING ROOM/DINING AREA	
Flooring	Wood laminated flooring
Studio	Ceramic tiles
1BR, 2BR & 3BR	
KITCHEN	
Flooring	Wood laminated flooring
Studio	Ceramic tiles
1BR, 2BR & 3BR	
Cabinet	Laminated cabinets
Countertop	Granite
BEDROOMS	
Flooring	Wood laminated flooring
Closets	Laminated closets
TOILET & BATH	
Tiles	Ceramic tiles
UTILITY ROOM/MAID'S ROOM/ WASHER AREA	
Flooring	Ceramic tiles

UNIT PARAMETERS

UNIT	STUDIO	ONE-BEDROOM	TWO-BEDROOM	THREE-BEDROOM
Smoke Detector	Yes	Yes	Yes	Yes
Shower Enclosure	None	None	Master T&B only	Master T&B only
Fire Sprinkler	Yes	Yes	Yes	Yes
Audio Guest Annunciator	Yes	Yes	Yes	Yes
Telephone Lines	Yes	Yes	Yes	Yes
CATV Outlet	Yes	Yes	Yes	Yes
Power Provision for Single-Point Water Heater	Yes	Yes	Yes	Yes
Provision for A/C Locations and Stub-out	Window-type	Window-type	Window-type/ Split-type	Window-type/ Split-type
Provision for Washer/ Dryer Stub-out	Yes	Yes	Yes	Yes
Back-up Power	Allocated load	Allocated load	Allocated load	Allocated load

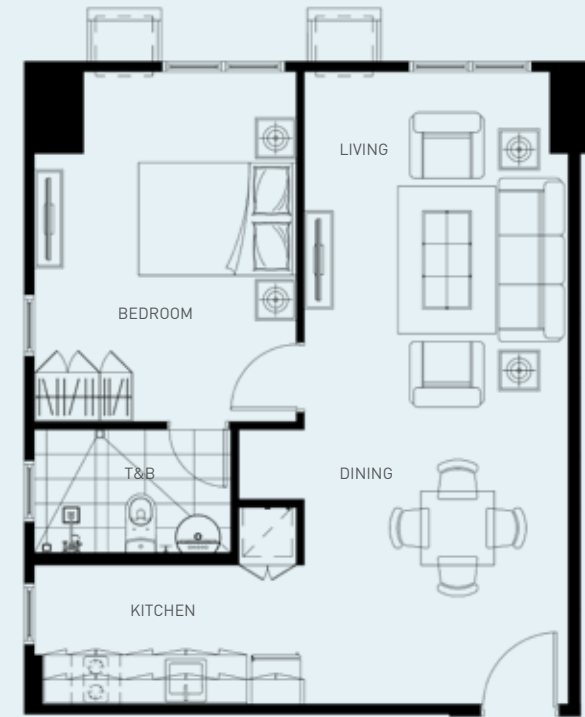


Studio Unit

Approximately 24 sq.m. | 258 sq.ft.

Area*	sq.m.	sq.ft.
Foyer/Kitchen	5	54
Living/Dining/ Bedspace	15	161
T&B	4	43
TOTAL	24	258

*approximate sizes only

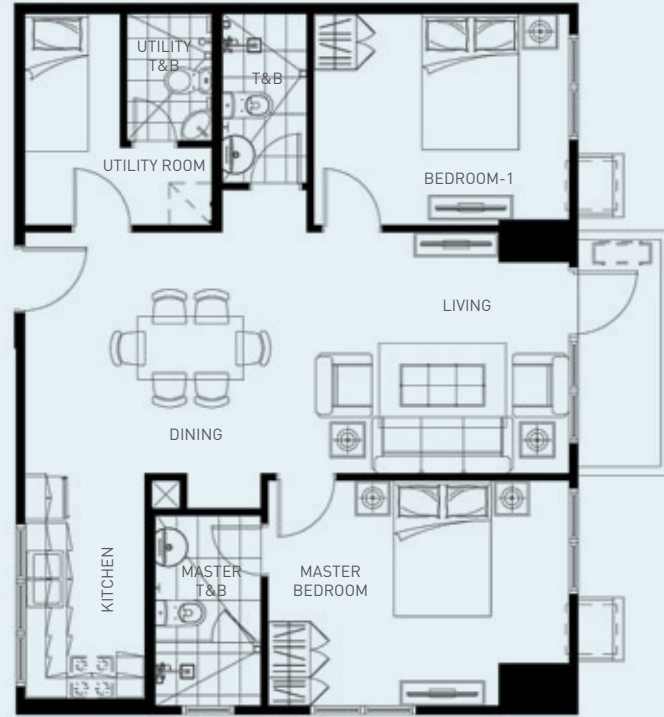


One-Bedroom Unit

Approximately 52 sq.m. | 559 sq.ft.

Area*	sq.m.	sq.ft.
Foyer/Living/Dining	27	290
Kitchen	6	65
Bedroom	14	151
T&B	4	43
Utility	1	10
TOTAL	52	559

*approximate sizes only

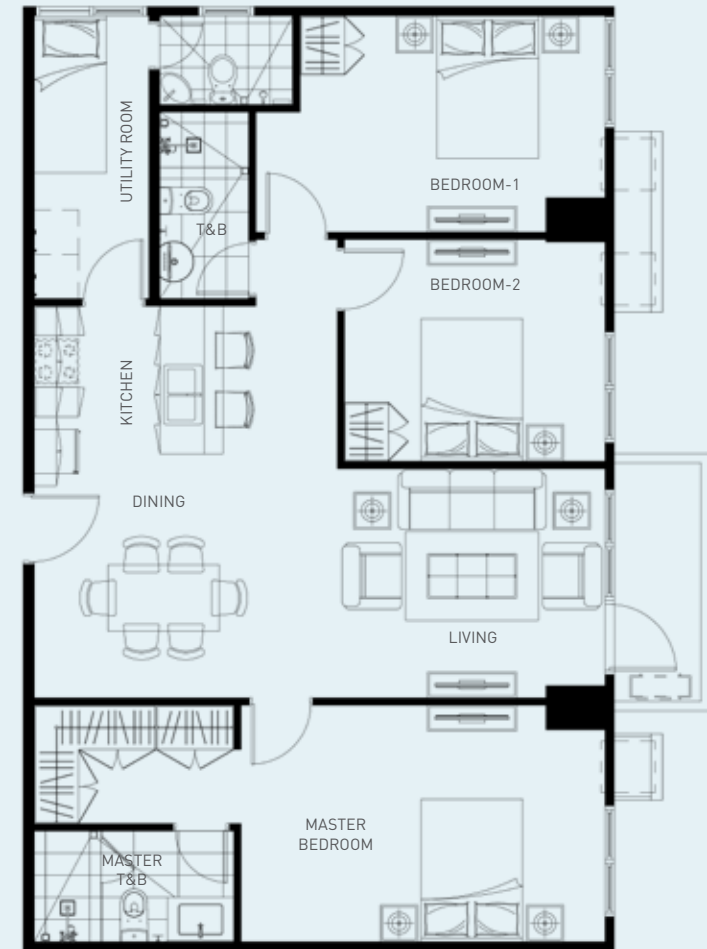


Two-Bedroom Unit

Approximately 82 sq.m. | 882 sq.ft.

Area*	sq.m.	sq.ft.
Foyer/Living/Dining	29	312
Kitchen	6	65
Master Bedroom	15	161
Master T&B	4	43
Bedroom	12	129
T&B	3	32
Maid's Room	6	65
Maid's T&B	3	32
Balcony	4	43
TOTAL	82	882

*approximate sizes only



Three-Bedroom Unit

Approximately 103 sq.m. | 1,108 sq.ft.

Area*	sq.m.	sq.ft.
Foyer/Living/Dining	28	302
Kitchen	7	75
Master Bedroom	22	237
Master T&B	4	43
Bedroom 1	11	118
Bedroom 2	14	151
Common T&B	3	32
Maid's Room	7	75
Maid's T&B	3	32
Balcony	4	43
TOTAL	103	1,108

*approximate sizes only

7th Floor



8th to 21st Floor



22nd to 33rd Floor



35th to 36th Floor



37th Floor



CONSULTANTS

ARCHITECTURAL DESIGN
VISIONARY ARCHITECTURE (VISIONARCH)

Visionarch Inc, came to life from a journey of 45 years of service and experience with a commitment to insightfully-designed and excellently-built project developments as our way of life. This is with a testament of thousand projects and counting with notable development companies and recognized as one of the country's Top Architects for 10 consecutive years.

STRUCTURAL DESIGN
SY^2 + ASSOCIATES, INC.

Sy^2 + Associates, firmly grounded in a proud tradition of structural engineering, has maintained a continuous practice of consulting engineering since its inception in 1983.

MECHANICAL DESIGN
ECOSOLUTIONS

EcoSolutions is a multi-disciplinary engineering consultancy firm specializing in LEED Consultancy, Ecologically Sustainable Design, Structural, Mechanical, Electrical, Plumbing and Fire Protection, Geodetic Engineering, Life Safety Services and Project Management with office located in Bonifacio Global City, Taguig

PROJECT MANAGEMENT & GENERAL CONTRACTOR
MAKATI DEVELOPMENT CORP. (MDC)

Ayala Land's own construction arm with a proud and distinguished history of over 42 years. It is a premier Filipino EPC/CM Company that transformed Makati into a world-class financial and commercial district and changed the Philippine landscape at par with the world's best.

TOP 5 REASONS TO INVEST

1. It is in a prime location, right at the center of Cebu's progressive center for business, and just across Ayala Center Cebu.
2. Palatine offers direct access to a superior mix of leisure-themed amenities that feature wellness, social zones, and private nooks while connecting residents to everyday conveniences.
3. Building management by APMC, an experienced property management company, assures hassle-free and accessible service.
4. The project will be delivered in the same quality and standards expected of Alveo Land and Ayala Land.
5. It is the best chance to take advantage of limited opportunities for a residential address within Cebu Park District.

Active Wellness in Cebu's City Resort

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 Palatine's promise of city resort living, completed by provisions for activity and wellness, through expert property maintenance and services. By keeping the strictest home and building guidelines, APMC asserts a firm commitment to healthy communities that flourish for generations.

Innovating the way you live

ALVEO
an AyalaLand company

CO-DEVELOPED BY:

