



THE GREENEST ADDRESS OF THE NORTH



Picture what Ayala Land Premier brings with The Gardens at Ayala North Point, the fourth and final phase of the north's greenest address. Within this private enclave where days at work and nights at home find balance, awaken the senses with four themed gardens: Aroma, Vista, Terra and Aria. Five minutes away from the city, this comfortable spot nestled in lush greenery promises a soothing atmosphere with the soft caress of grass, the faint chorus of raindrops, the aroma of flowers in bloom. This is a commune with nature, a rendering of natural beauty that calms the mind. Reward yourself with premier living, tranquility filled with the relaxed self-assurance that this is Negros' new address of choice.

AYALA
NORTH
POINT

LOCATION AND ACCESS

- Situated within North Point, Talisay City, Negros Occidental. North Point is Ayala Land's fully-integrated and master-planned mixed-use development with a full-line of residential villages, commercial buildings, retail center with specialty shops, landscaped parks and educational facilities.
- Approximately five (5) minutes away from Bacolod City, Ayala North Point is accessible via the Talisay City national highway and via the six-lane spine road inside the North Point estate.



Artist's perspective of Ayala North Point Technohub

- Nearby institutions and establishments:

Schools

- USLS-Bacolod
- St. Scholastica's Academy
- St. John's Institute

Hospitals

- Riverside Medical Center
- Doctor's Hospital
- Our Lady of Mercy Hospital

Retail

- Robinson's Place Bacolod
- Lopue's Mandalagan Art District
- Piazza Sorrento

Office

- Ayala North Point Technohub

Churches

- Queen of Peace Parish
- Redemptorist Church
- Carmelite Monastery

GROSS LAND AREA:

- Ayala North Point has a gross land area of about 45 hectares, approximately 5.8 hectares of which is dedicated to Phase 4.



PROJECT AMENITIES:

Ayala North Point offers first class amenities and facilities.



Leisure amenities:

- Exclusive village clubhouse
- Social hall
- Multi-purpose field
- Landscaped parks and playgrounds
- Four themed gardens in Phase 4 - Aroma, Vista, Terra and Aria

Sports amenities:

- Swimming pools
- Indoor multi-purpose court that can be converted to house a basketball, volleyball and badminton court
- Tennis courts
- Mini soccer field
- Jogging trails
- Putting green



Village Features and Facilities:

- A gated community with 24-hour security
- Village management program that ensures customer satisfaction, comfort and security
- Underground utilities for power, cable and telephone lines

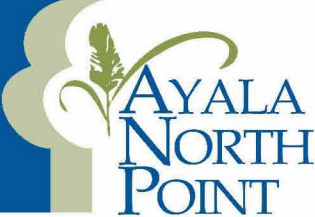
- Independent water system for 24-hour high pressure
- Extensive landscaping with tree-lined walkways
- Six-lane, thirty meter wide main road

LOT SIZES

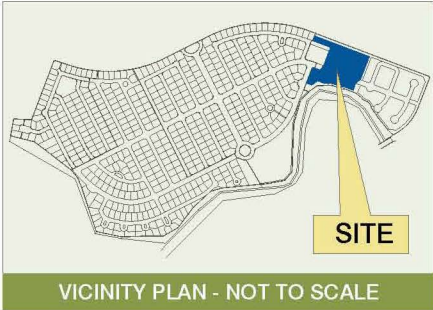


	Total Number of Saleable Lots	Lot size Range (in sqm.)	Average Lot Size (in sqm.)
Phase 1	237	446-786	469
Phase 2A	69	417-608	478
Phase 2B	51	475-598	512
Phase 2C	80	397-1,066	498
Phase 3	95	407-631	473
Phase 4A	34	302-489	396

PHASE 4 (TRANCHE 1)



- VILLAGE
- VILLAGE PRIME
- TRAIL
- TRAIL PRIME
- TRAIL PRIME PLUS



PHASE 4 (TRANCHE 1)

PRICE LIST AND PAYMENT TERMS (as of June 8, 2011)



			List Price (per sqm)	Cash 30	Cash 60	Cash 90	30% DP, 70% over 24 months
Lot Classification	Definition	Commentary	10% DISCOUNT	7% DISCOUNT	5% DISCOUNT	NO DISCOUNT	
Village Lots	All regular lots in ANP Phase 4 are classified as Village lots.	These popular, traditional property provides the easiest way into ANP ownership. These lots are ideal for buyers who enjoy the presence of good neighbors or for those multiple-property purchases for combined family estates.	PhP 7,888	PhP 7,099	PhP 7,336	PhP 7,494	PhP 7,888
Village Prime	Lots that are located along the main road.		PhP 8,388	PhP 7,549	PhP 7,801	PhP 7,969	PhP 8,388
Trail Lots	Lots that are adjacent to the landscaped jogging trail network.	These lots are sought-after by clients who want the extra open space and landscaping around their homes.	PhP 8,888	PhP 7,999	PhP 8,266	PhP 8,444	PhP 8,888
Trail Prime	Lots that are adjacent to the landscaped jogging trail network and located along the main road.		PhP 9,388	PhP 8,449	PhP 8,731	PhP 8,919	PhP 9,388
Trail Prime Plus	Lots that are directly adjacent or proximate to any of the four main parks of ANP Phase 4.	These are the most valued lot types of ANP Phase 4. These lots are ideal for buyers who enjoy the greenery and serenity of the gardens.	PhP 9,888	PhP 8,899	PhP 9,196	PhP 9,394	PhP 9,888

PREMIUMS	
Corner	P100 per sqm
East-facing	P100 per sqm
Park side	P200 per sqm
Park view	P100 per sqm

Note:

- Prices exclude 12% Value Added Tax (VAT) and other charges, which shall be for the account of the Buyer.
- Additional 3% discount (based on net price) is given if documents via bank financing are processed and bank proceeds are released within 30 days. Applicable only to Cash 60.
- The price listed above are net of the respective discounts.
- Prices and payment terms are subject to change without prior notice.
- Penalties will apply for late payments.
- Accredited Financial Institutions: BPI Family Bank, Rizal Commercial Banking Corporation, China Banking Corporation, Banco de Oro and Metrobank.

No representation is being made herein. The particulars, details and visuals shown herein are intended to give a general idea of the project and as such are not to be relied upon as statements of fact. While such particulars and details are based on present plans which have been prepared with utmost care and are given in good faith, interested parties are invited to verify their factual correctness and subsequent changes, if any. The contents herein are subject to change without prior notice and do not constitute part of an offer or contract. It may be advisable for you to consult an attorney or other knowledgeable professional who is familiar with real estate and development law in the country where this project is situated.

PHASES 1-3

PRICE LIST AND PAYMENT TERMS (as of June 8, 2011)

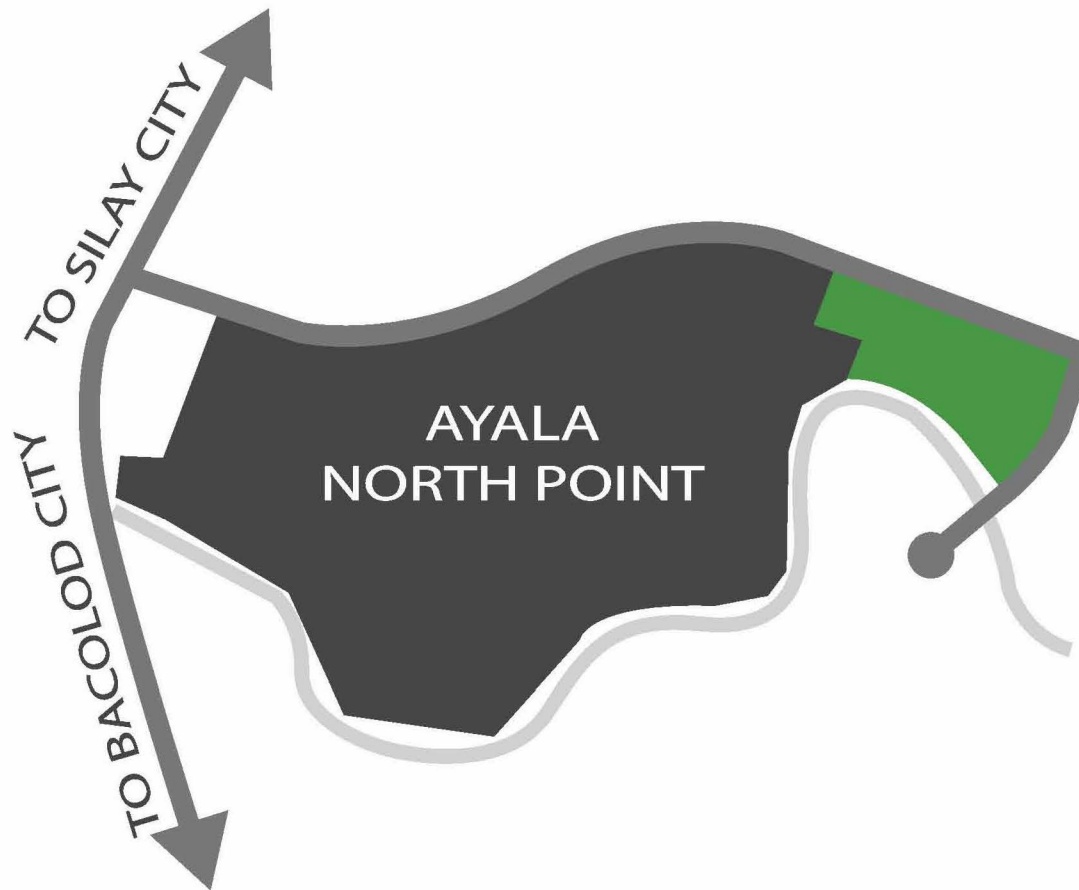


			List Price (per sqm)	Cash 30	Cash 60	Cash 90	30% DP, 70% over 24 months
Phase	Lot Classification	Lots Remaining		10% DISCOUNT	7% DISCOUNT	5% DISCOUNT	NO DISCOUNT
Phase 2A	River view	2 lots	PhP 6,200	PhP 5,580	PhP 5,766	PhP 5,890	PhP 6,200
Phase 2C	Del Rio	2 lots	PhP 6,500	PhP 5,850	PhP 6,045	PhP 6,175	PhP 6,500
	Premium		PhP 7,500	PhP 6,750	PhP 6,975	PhP 7,125	PhP 7,500
Phase 3 Block 2	Regular	19 lots	PhP 7,588	PhP 6,829	PhP 7,057	PhP 7,209	PhP 7,588
	Premium		PhP 8,688	PhP 7,819	PhP 8,080	PhP 8,254	PhP 8,688
Phase 3 Block 7	Regular		PhP 7,150	PhP 6,435	PhP 6,650	PhP 6,793	PhP 7,150
	Premium		PhP 8,250	PhP 7,425	PhP 7,673	PhP 7,838	PhP 8,250

Note:

- Prices exclude 12% Value Added Tax (VAT) and other charges, which shall be for the account of the Buyer.
- Additional 3% discount (based on net price) is given if documents via bank financing are processed and bank proceeds are released within 30 days. Applicable only to Cash 60.
- The price listed above are net of the respective discounts.
- Prices and payment terms are subject to change without prior notice.
- Penalties will apply for late payments.
- Accredited Financial Institutions: BPI Family Bank, Rizal Commercial Banking Corporation, China Banking Corporation, Banco de Oro and Metrobank.

No representation is being made herein. The particulars, details and visuals shown herein are intended to give a general idea of the project and as such are not to be relied upon as statements of fact. While such particulars and details are based on present plans which have been prepared with utmost care and are given in good faith, interested parties are invited to verify their factual correctness and subsequent changes, if any. The contents herein are subject to change without prior notice and do not constitute part of an offer or contract. It may be advisable for you to consult an attorney or other knowledgeable professional who is familiar with real estate and development law in the country where this project is situated.



For site tours and inquiries, please contact Ayala Land Sales Team
ADDRESS: North Point Village, National Highway, Talisay City, Negros Occidental 6115
TELEPHONE NOS: 63(34) 7088900-02
FACSMILE NO: 63(34) 7088880
EMAIL: anp_info@ayalalandvismin.com.ph
VISIT: www.ayalalnorthpoint.com

HLURB License to Sell No. 24415

No representation is being made herein. The particulars, details and visuals shown herein are intended to give a general idea of the project and as such are not to be relied upon as statements of fact. While such particulars and details are based on present plans which have been prepared with utmost care and are given in good faith, interested parties are invited to verify their factual correctness and subsequent changes, if any. The contents herein are subject to change without prior notice and do not constitute part of an offer or contract. It may be advisable for you to consult an attorney or other knowledgeable professional who is familiar with real estate and development law in the country where this project is situated.