



SEVINA PARK

A SUSTAINABLE, CLOSE-KNIT NEIGHBORHOOD
THAT PROMOTES A LIVING EXPERIENCE REVOLVING AROUND
A **CONSUME LESS, LIVE MORE** MINDSET

CERTIFIED

REGISTERED



LEED ND

LEED HOMES



**LESS TIME ON THE ROAD
MORE TIME FOR THINGS
THAT MATTER**

**CONSUME LESS,
LIVE MORE**



An accessible location that lets you do more

Sevina Park is located next door to the DLSU Laguna Campus and just a few minutes from other prestigious schools and universities.



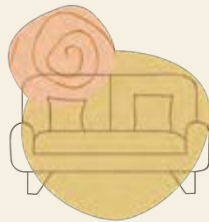
An accessible location that lets you do more

Its strategic location interweaves it to essential facilities, business and industrial districts, key road networks into Metro Manila, and educational institutions — keeping loved ones close to home and providing a sense of comfort and security.

Necessities and conveniences are right within reach.



COURTYARD HALL IS A TWO-STORY CONTEMPORARY STUDENT RESIDENCE WHERE LIVING BLENDS WITH LEARNING.



SEVINA PARK VILLAS IS THE FIRST PHASE OF THE RESIDENTIAL COMPONENT. VISUALLY STUNNING WITH INNOVATIVE FUNCTIONALITY, IT CAPTURES THE ESSENCE OF SUSTAINABLE LIVING.



CURATED RETAIL SPACES AND WEEKEND MARKETS CULTIVATE THE COMMUNITY AND SPUR OPPORTUNITIES FOR ENTREPRENEURS.



WITH NEARBY ACCESS TO WORKPLACES, RESIDENTS CAN GO FROM WORK TO HOME WITH EASE.





ENTRANCE
ARTIST'S PERSPECTIVE



LESS ENCLOSED SPACES

**MORE CONNECTION
TO PEOPLE AND NATURE**

**CONSUME LESS,
LIVE MORE**



LIFESTYLE IMAGE

Thoughtfully planned and designed for **openness and interaction**

Created with lush courtyards, more areas providing shade, and venues for interaction, Sevina Park will be a thriving neighborhood as the first mixed-use community in the country to achieve Platinum certification for both LEED® for Neighborhood Development and LEED® for Homes categories.



HIGHLY WALKABLE
AND BICYCLE-FRIENDLY
NEIGHBORHOOD



MASTERPLANNED BY
SASAKI ASSOCIATES WITH
60% GREEN AND OPEN SPACES



HOME TO ENDEMIC
AND ENDANGERED VEGETATION
TO PROMOTE BIODIVERSITY



Phase 1: Interim Retail
Preliminary Concept

A well-curated retail experience

Tucked away in the idyllic side of Sevina Park, enjoy a unique retail experience filled with comfort, convenience, and indulgence: delicious food, freshly roasted coffee, a warm and cozy salon, and essential boutiques and facilities.

It is an ideal backdrop from morning and until the sun sets to live, play, and dine with family and friends.

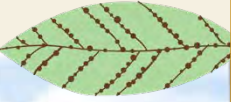


HOURLY COMPLIMENTARY
SHUTTLE SERVICE ROUTES
FROM 06:30AM – 08:30PM

- Sevina Park – Paseo
- Sevina Park – Nuvali



Phase 1: Interim Retail
Preliminary Concept



ARTIST'S PERSPECTIVE

NOTE: PLANS AND DETAILS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITHOUT FURTHER NOTICE



**LESS STRESS
AND WORRIES**

**MORE PEACE
OF MIND**

**CONSUME LESS,
LIVE MORE**



A properly managed community for your comfort and peace of mind

Arthaland Prestige Property Solutions, formerly known as Emera Property Management, will manage every aspect of Sevina Park, from upkeep to day-to-day operations.

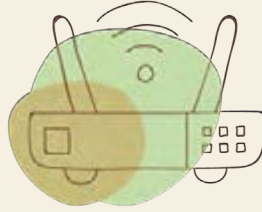
This wholly-owned subsidiary of ARTHALAND approaches property and facility management from an owner's perspective to deliver **unparalleled services and solutions**, ensuring that investments are properly taken care of.



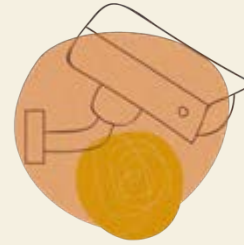
COURTYARD GARDEN
ARTIST'S PERSPECTIVE



A properly managed community for your comfort and peace of mind



VILLAS ARE EQUIPPED
WITH WIFI-READY
HOME AUTOMATION SYSTEM*



INTEGRATED CCTV CAMERA
SECURITY SYSTEM IN COMMON
AREAS CONNECTED TO A
CENTRAL SECURITY AND SAFETY
COMMAND CENTER



WORRY-FREE
24-HOUR NEIGHBORHOOD
MAINTENANCE AND
GUARD SURVEILLANCE



NAVIS — A DIGITAL MOBILE
APPLICATION FOR CONTACTLESS
TRANSACTIONS IN COLLABORATION
WITH AMAZON WEB SERVICES



SEVINA PARK VILLAS
ACTUAL PHOTOGRAPH

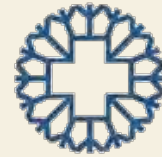
Security and Maintenance

- Property management by Arthaland Prestige Property Solutions
- 24-hour security services with roaming guards
- Security and safety command center
- Integrated CCTV camera security system in common areas
- 24-hour worry-free neighborhood maintenance
- Centralized waste disposal system

Comfort and Efficiency

- Fiber-optic pathways for high-speed data and communications connectivity
- PWD-accessibility in all common areas





Health and wellness closer to home

This program will provide comprehensive health and wellness services that extends direct and immediate access to essential resources including health promotion, disease prevention, health maintenance, counseling, as well as diagnosis and treatment of acute and chronic illnesses.

It introduces breakthrough in providing on-site clinic services founded on the science, technology and art of primary care practice.

1

The Medical City “CARES”

2

Sevina Park Community Clinic

POWERED BY THE MEDICAL CITY





Primary Care

Clinic Operations

Wellness Program

- Primary Care
- Consultations
- Counseling
- Treatment of minor illnesses and injuries
- Health screening
- Management of acute health conditions
- Care coordination

- Healthcare staffing
- Emergency Medical Response
- COVID Testing Services

- Participation in Community Health and Wellness Committee
- Wellness Program Design
- Health Education related to disease prevention or treatments



LIFESTYLE IMAGES



An architectural rendering of the Sevina Park Apartments. The image shows a large, modern multi-story apartment building with a white facade and dark brown accents. The building has a prominent corner section and a series of balconies. In the foreground, there is a landscaped area with greenery, a paved walkway, and a road. A person is seen jogging on the path, and a white SUV is parked on the road. The sky is blue with scattered white clouds. A decorative graphic element, resembling a stylized leaf or banner, is overlaid on the left side of the image, containing the project name and subtitle.

SEVINA PARK APARTMENTS

ARTIST'S PERSPECTIVE





Unmatched sense of space, convenience and safety

The appeal of Southern Living strengthened, Sevina Park Apartments is an exclusive and safe community leveraging on the convenience of condominium lifestyle within the Philippines' most sustainable community.

Surrounded with generous green and open spaces, these mid-rise towers are spaced to ensure breathing space, ample views, natural light, and ventilation.



ONE-BEDROOM UNIT
ARTIST'S PERSPECTIVE



A community filled with spaces that encourage an active lifestyle

Outdoor

- Children's Play Area*
- Children's Pool*
- Grill Area**
- Potager Garden
- Sunken Garden**
- Swimming Pool*

Indoor

- Fitness Center*
- Function Hall in T2*

* EXCLUSIVE TO TOWER 1 & 2 RESIDENTS
** SHARED



LIFESTYLE IMAGE



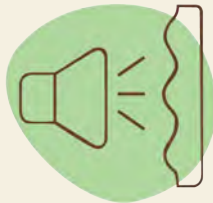
Unmatched sense of space, convenience and safety



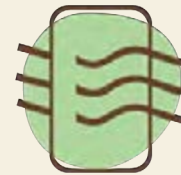
DESIGNED FOR ENERGY EFFICIENT AIR-CONDITIONING AND LIGHTING SYSTEM **TO SAVE AT LEAST 20% ENERGY CONSUMPTION**



LOW-FLOW, WATER EFFICIENT PLUMBING FIXTURES PROJECTED **TO SAVE AT LEAST 20% WATER CONSUMPTION**



AIR TIGHT UNITS TO PREVENT SOUND AND ODOR TRANSMISSION BETWEEN WALLS, FOR BETTER ACOUSTIC AND INDOOR AIR QUALITY



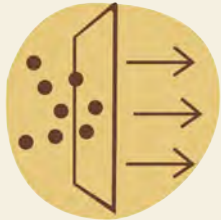
ENERGY RECOVERY VENTILATOR



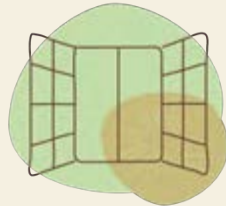
LIFESTYLE IMAGE



UNITS ARE EQUIPPED WITH CARBON MONOXIDE MONITOR



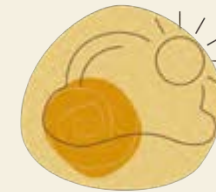
UNITS ARE EQUIPPED WITH COMMERCIAL GRADE MERV FILTERS



UNITS COME WITH A SPACIOUS BALCONY



EFFICIENT BUILDING ENVELOPE



OPTIMIZED NATURAL DAYLIGHT AND QUALITY VIEWS



EQUIPPED WITH OPERABLE WINDOWS



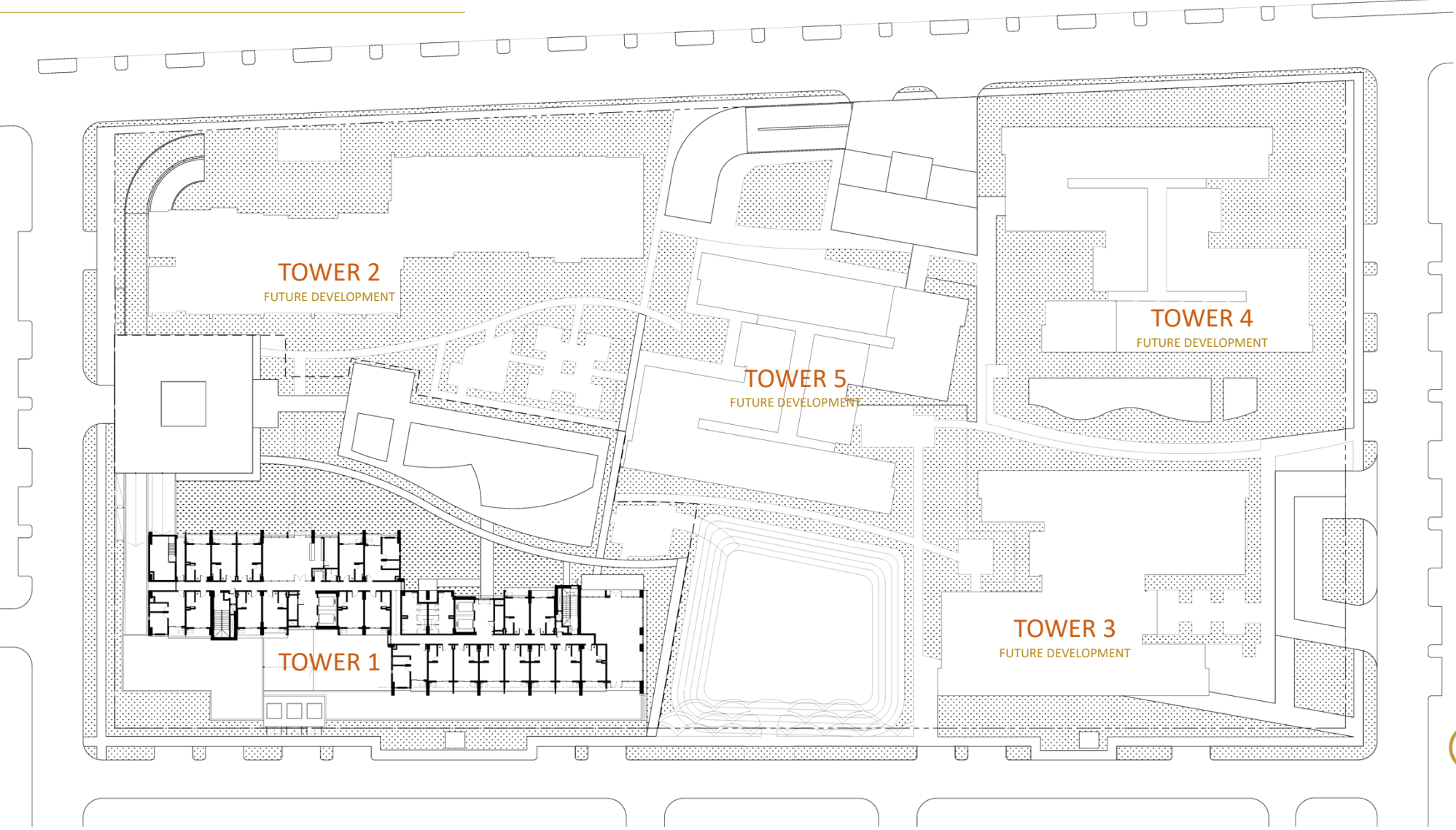


Sevina Park Apartments
Overview

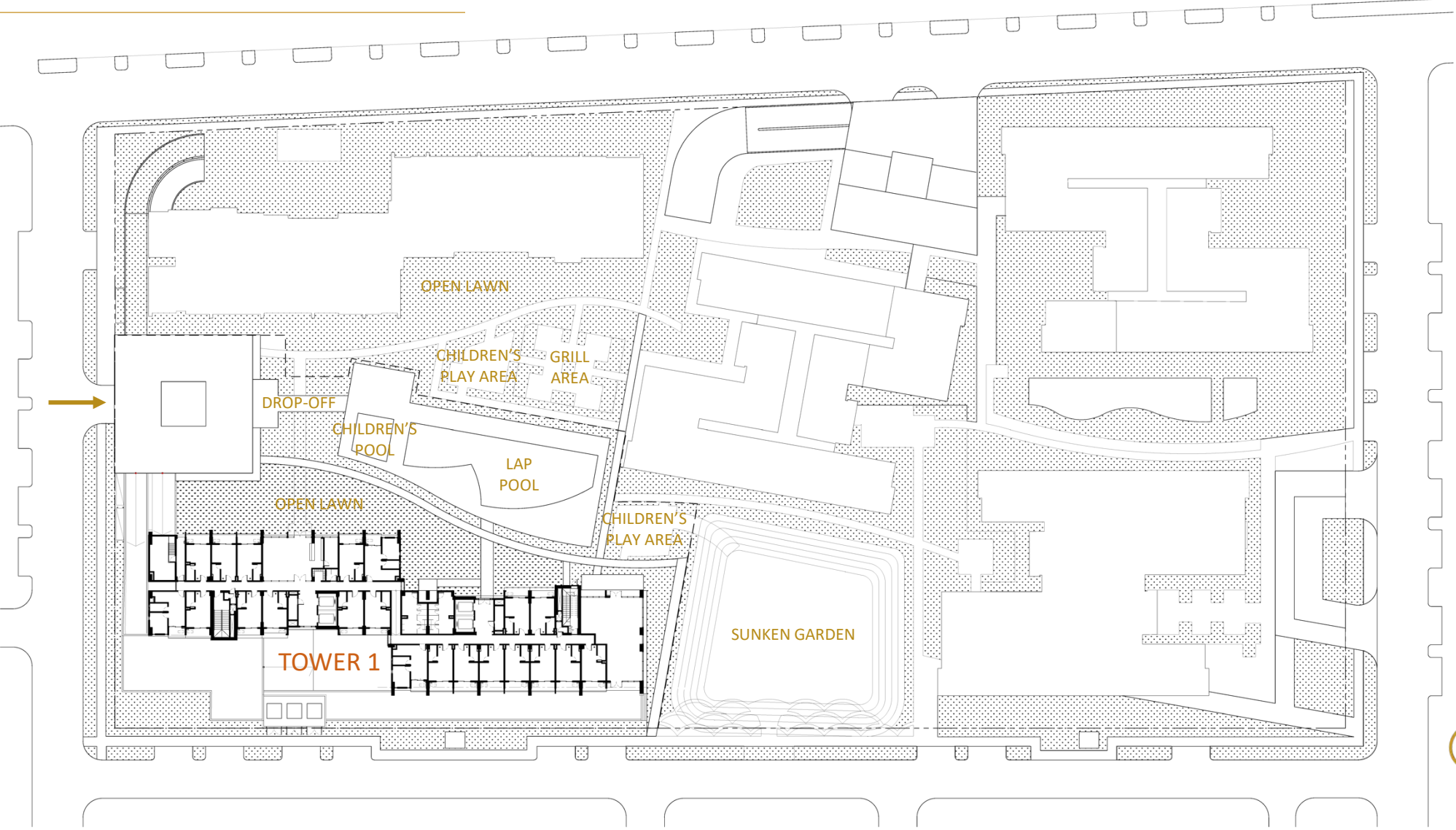
Units	Area	# of units	Mix
Studio	28 sqm	318	80%
1BR	40 sqm	78	20%
Total		396	



Sevina Park Apartments
Site Development Plan



Sevina Park Apartments
Site Development Plan



Sevina Park Apartments
Ground Floor



- Studio | 18 units
- One-bedroom | 3 units



Sevina Park Apartments

Typical Floor Plan | 2ND – 16TH Floor | Standalone



- Studio | 24 units
- One-bedroom | 6 units



Sevina Park Apartments
Penthouse | 17TH Floor

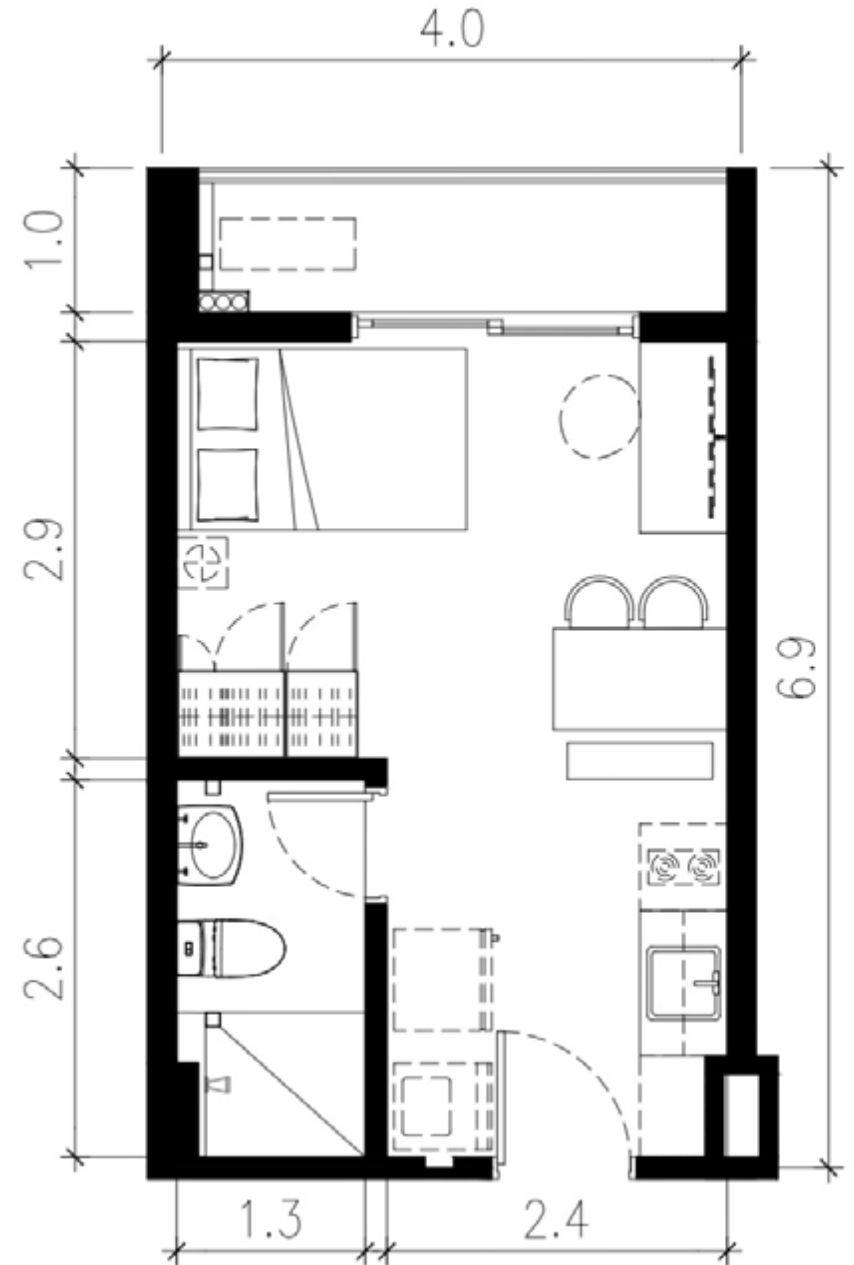
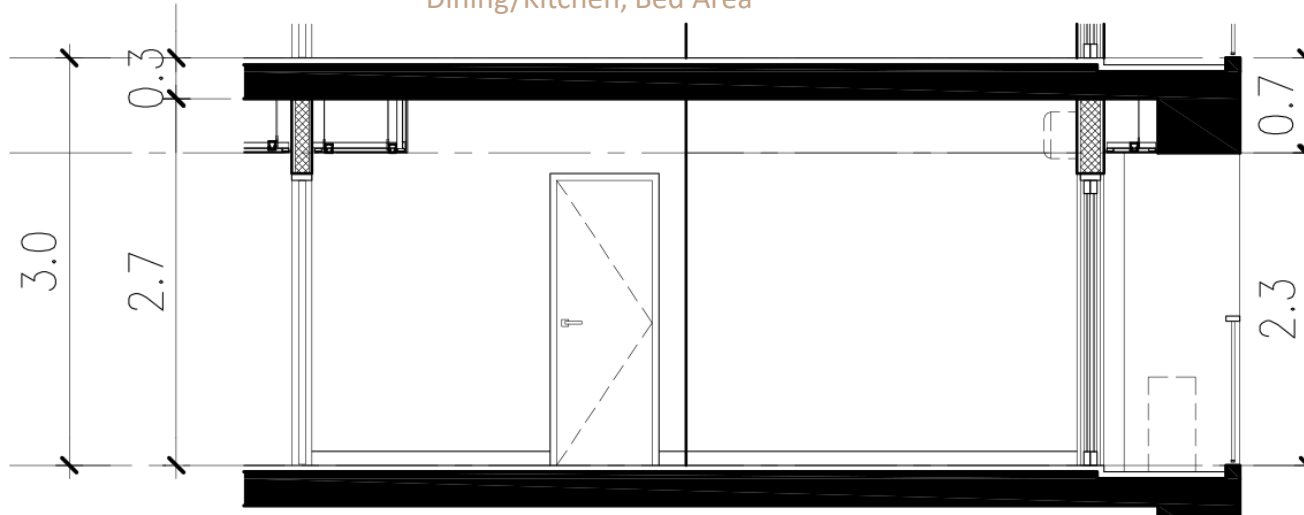


- Studio | 12 units
- One-bedroom | 3 units



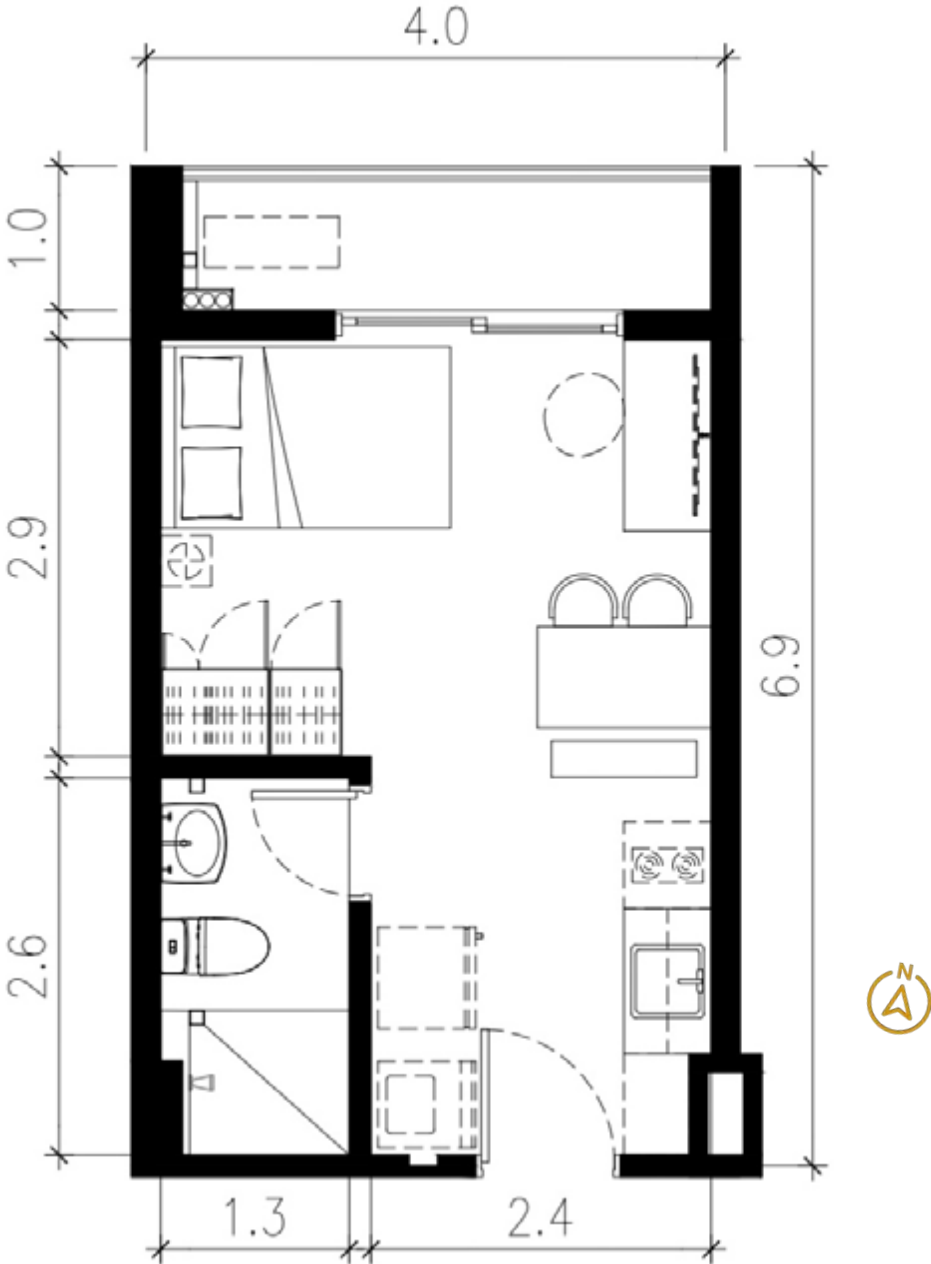
Studio 28 sqm

2.7m Floor-to-ceiling Height
Dining/Kitchen, Bed Area



Standard

- Audio Intercom from Kitchen to Reception**
- Smoke and Heat Detector**
- Fire Sprinkler**
- Telephone Line Provision**
- IPTV Provision**
- Carbon Monoxide Monitor**
- Single-point Water Heater Provision**
- Fiber-optic Cables Provision**
- Fresh Air and Exhaust Provision**
- AC Provision**
- Washer/Dryer Provision**
- Back-up Power Provision**



IKEA Furnishings*

Kitchen Area

- Storage
- Overhead Cabinet
- Countertop
- Basic Accessories (Rack, Hooks)

Living/Dining Area

- Dining Tables and Chairs (Good for 2 pax)
- Overhead Storage
- Rug/Carpet

Bedroom Area

- Bed
- Bedside Table
- Office Table, Chair, and Lamp
- Wardrobe

Laundry Area

- Storage
- Basket

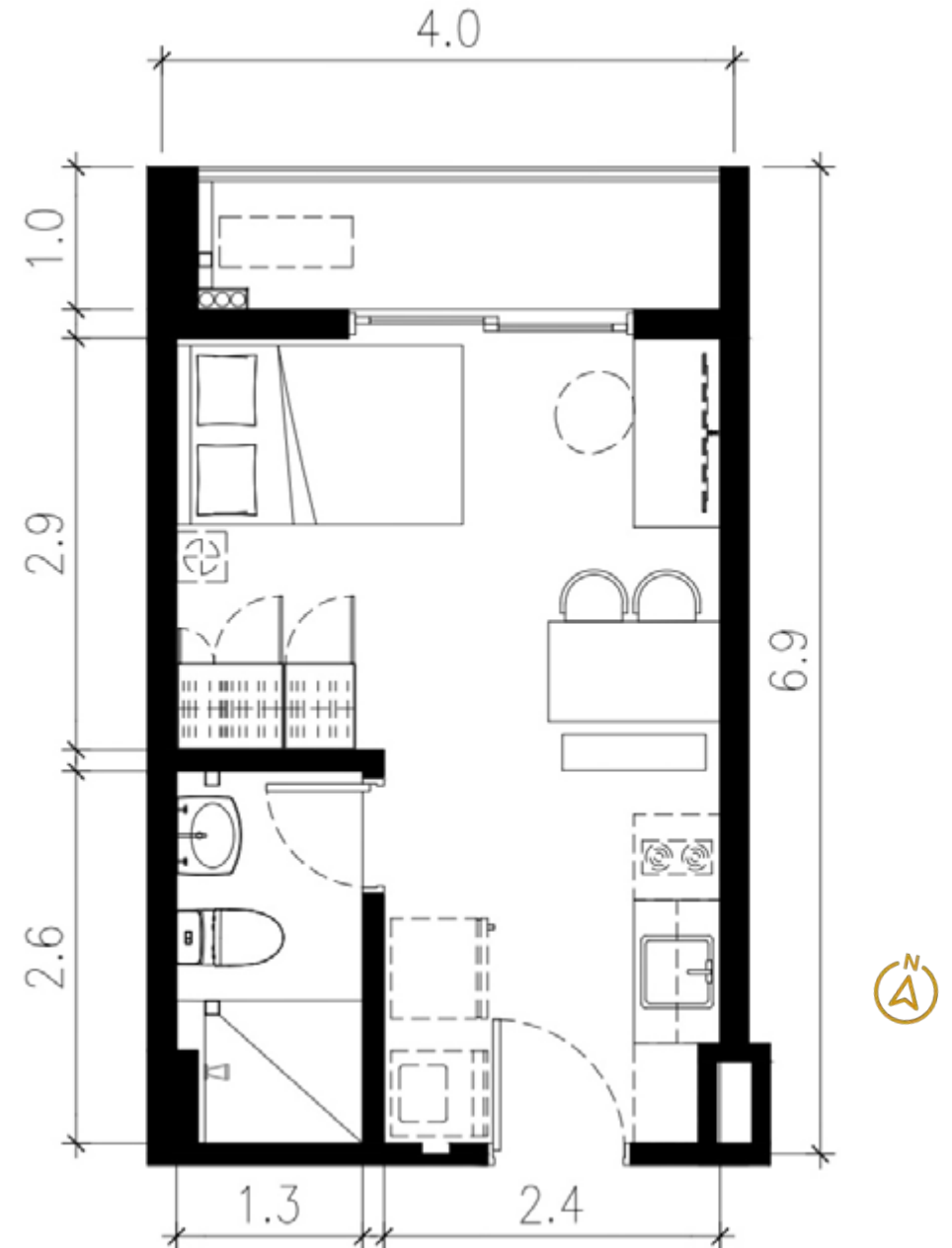
Toilet & Bath

- Mirror
- Undercounter Storage
- Shower Curtain & Rod
- Wall Shelf

Balcony

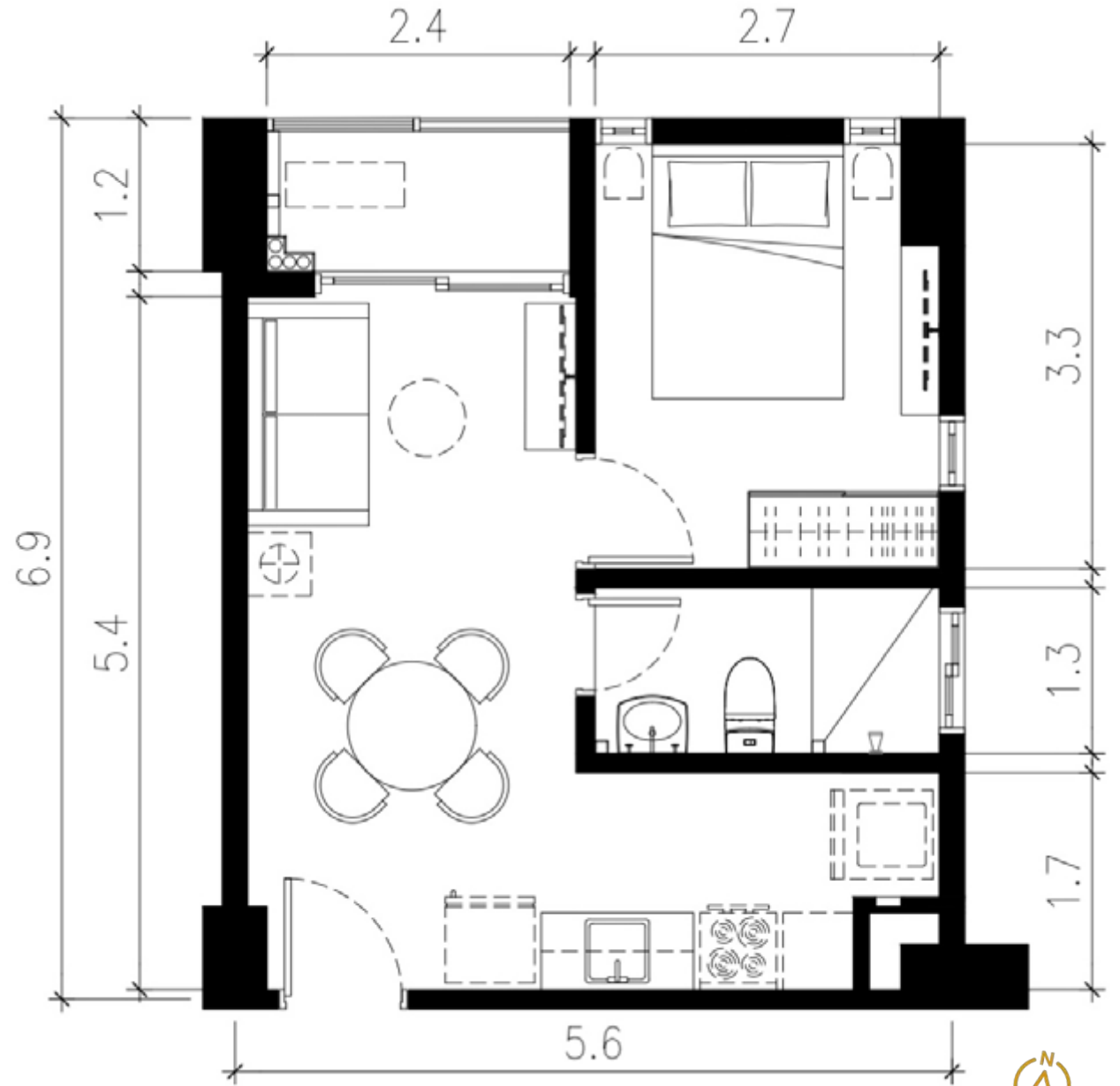
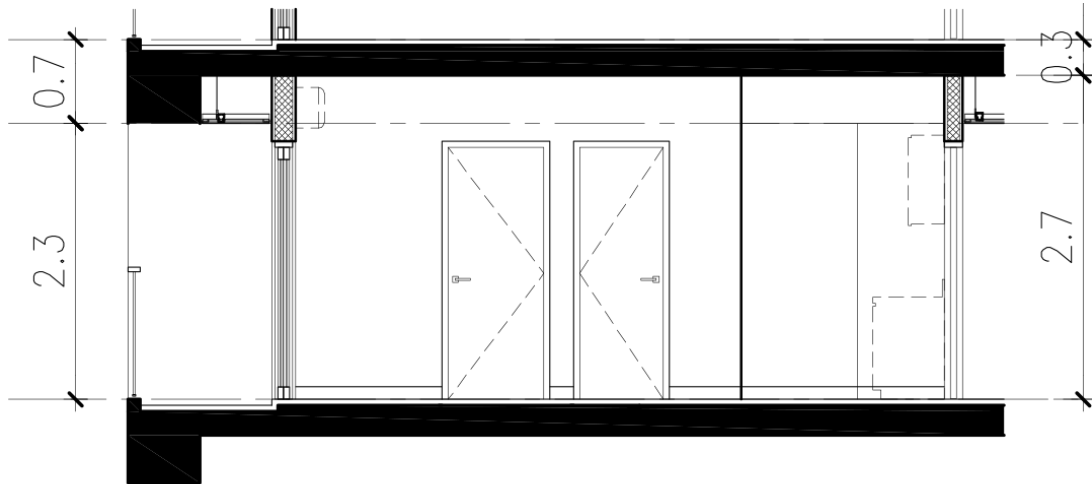
- Outdoor table and chair

* SUBJECT TO CHANGE



One-bedroom 40 sqm

2.7m Floor-to-ceiling Height
Living/Dining/Kitchen, Master Bedroom



Standard

Audio Intercom from Kitchen to Reception

Smoke and Heat Detector

Fire Sprinkler

Telephone Line Provision

IPTV Provision

Carbon Monoxide Monitor

Single-point Water Heater Provision

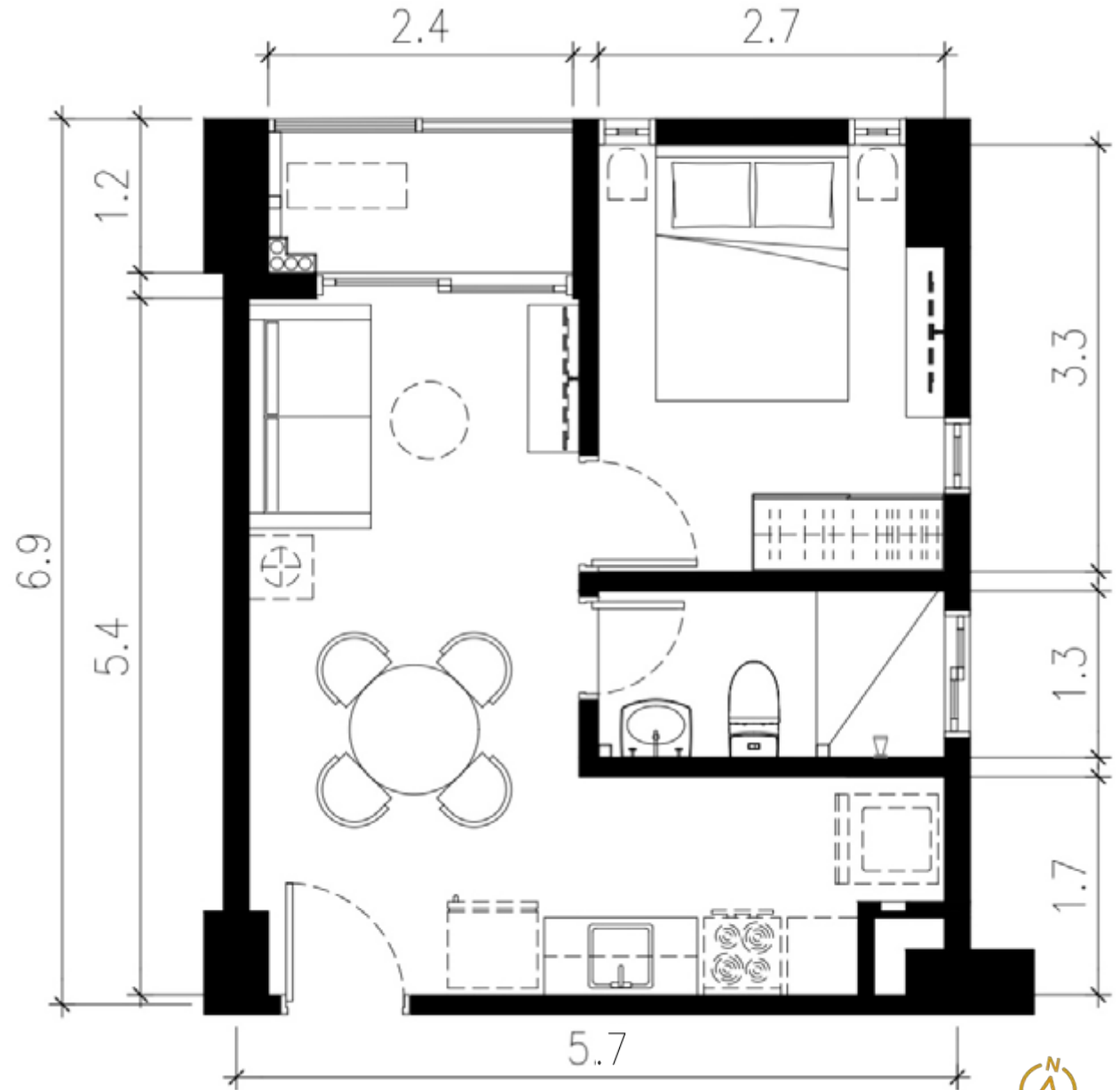
Fiber-optic Cables Provision

Fresh Air and Exhaust Provision

AC Provision

Washer/Dryer Provision

Back-up Power Provision



IKEA Furnishings*

Kitchen Area

- Storage
- Overhead Cabinet
- Countertop
- Basic Accessories (Rack, Hooks)

Living/Dining Area

- 2-seater Couch with Ottoman
- Dining Extendable Table with Chairs (Good for 2 pax)
- Rug/Carpet
- Office Table, Chair, and Lamp

Master Bedroom

- Bed
- Bedside Table
- Wardrobe

Laundry Area

- Storage
- Basket

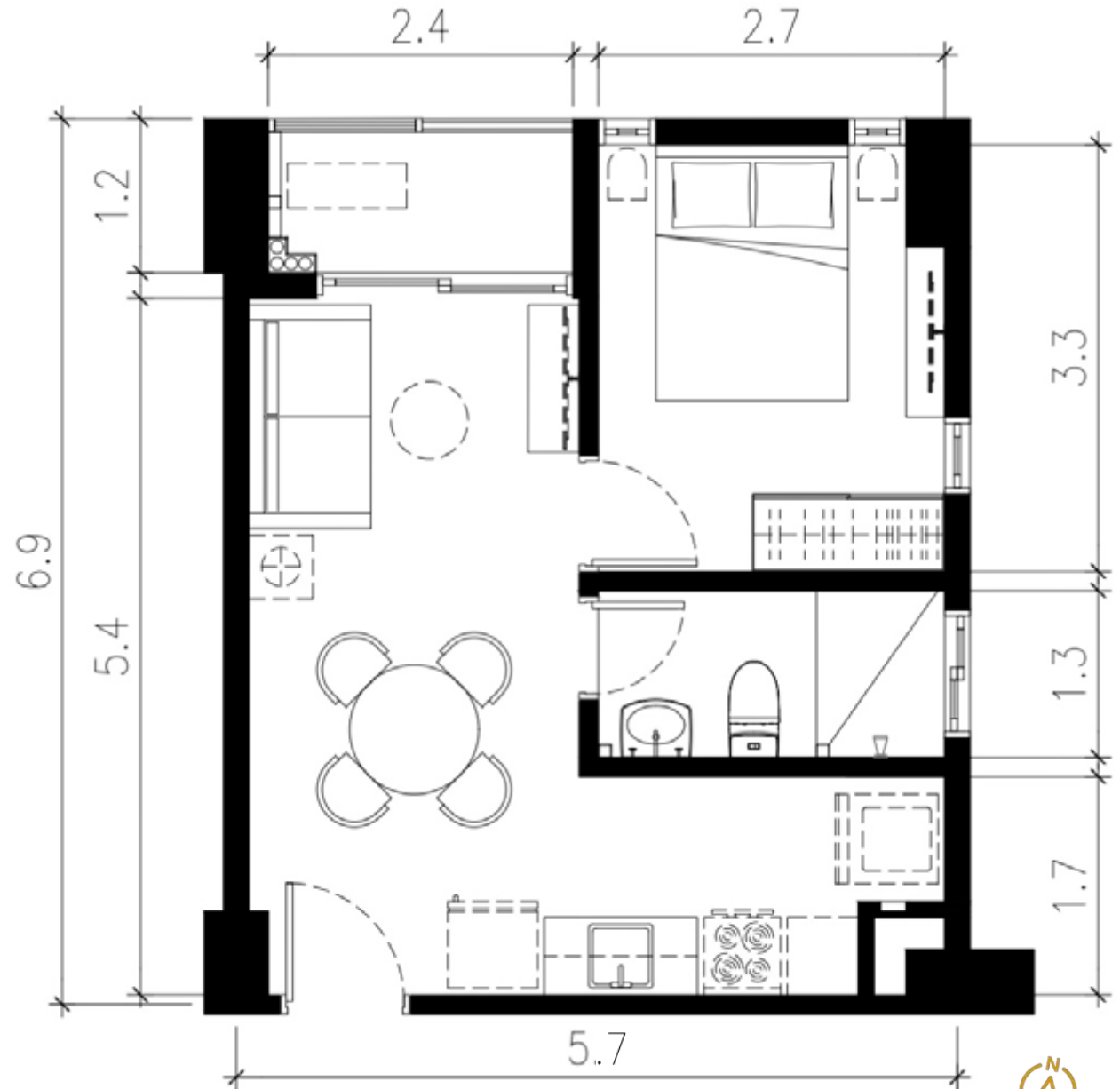
Toilet & Bath

- Mirror
- Undercounter Storage
- Shower Curtain & Rod
- Wall Shelf

Balcony

- Outdoor table and chair

* SUBJECT TO CHANGE



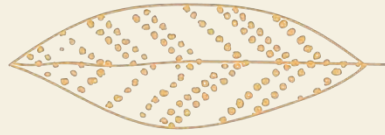
A community filled with spaces that encourage an active lifestyle



BICYCLE AND PEDESTRIAN-FRIENDLY NEIGHBORHOOD



COMPLETE WITH RECREATIONAL AMENITIES OR AN ACTIVE LIFESTYLE



LESS CONSUMPTION TODAY

**MORE RESOURCES FOR
FUTURE GENERATIONS**

**CONSUME LESS,
LIVE MORE**



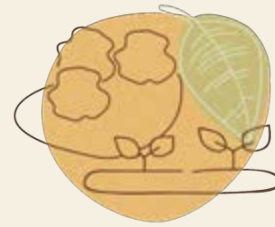
LIFESTYLE IMAGE



A self-sustaining community that highlights green living



Anchored on ARTHALAND's unwavering commitment to sustainability, Sevina Park is designed to be a self-sustaining community equipped with facilities and systems that promote green living.



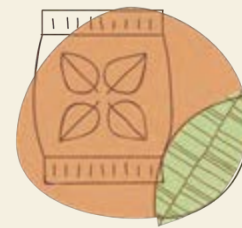
SUPPLY OF FRESH, NUTRITIOUS AND ORGANIC PRODUCE FROM THE POTAGER GARDEN



HOME TO DIVERSE ENDEMIC AND ENDANGERED VEGETATION TO PROMOTE BIODIVERSITY



RAINWATER MANAGEMENT



COMPOSTING FACILITY



WASTE SEGREGATION AND MANAGEMENT SYSTEM



Be part of the CONSUME LESS
LIVE MORE movement



SEVINA PARK ENTRANCE
ARTIST'S PERSPECTIVE



Thank you

