



Sentrove
Cloverleaf



Sentrove
Artist's Perspective

From near to 'already here'—you have more time savoring the day-to-day.

Alveo Land eases you into the lifestream of Quezon City with Sentrove—a refreshing vertical neighborhood in Cloverleaf, the first pocket urban district of Ayala Land.

Home radiates with the fullness of life

Fusing daily motions and balanced lifestyles, these spaces for work and well-being uncover a complete urban experience right in Ayala's Northern Manila Gateway.

Derived from sentro (center) and trove, the name expresses the familiarity of home radiating at the core of a dynamic locale. A refreshing community uncovers life's treasures, bringing you a complete urban experience at the heart of access.

A unified vision

AYALA LAND sets the standard for property development in the Philippines. For more than 80 years, Ayala Land shapes masterplanned landscapes, from sustainably integrated growth centers to multi-generational homes— with the singular vision of enhancing land and enriching lives for more people.

ALVEO LAND carries the spirit of innovation, grounded in its distinct Ayala Land heritage. A commitment to excellence that pushes boundaries further, realizing fresh lifestyle concepts and innovative living solutions for integrated communities and diverse neighborhoods across the country.





Lifestyle Image

QUEZON CITY

Ease into the lifestream

Once the nation's capital, QC today is an emerging Asian hub thriving with over 3 million people. A vast city of 16,000 hectares, it is home to at least 60,000 businesses and more than 700,000 households. Positioned as one of the metro's centers of lifestyle and enterprise, its highly strategic location brings together the best of the metropolis and North Luzon at the heart of access.

With extensive road networks linking households, corporate HQs, academic hubs, and entertainment hotspots, QC remains an ideal middle ground for work-life balance. At the core of connectivity, moving about the city is effortless.

DEVELOPMENTS NEARBY

Mobility at the core

Life opens up a range of opportunities at Cloverleaf, Ayala's Northern Manila Gateway, merging EDSA and A. Bonifacio, with direct connections to Makati and the South via the Skyway Stage 3 project.

Gain more ground in less time through the integrated transport system for commuters and pedestrians. Centrally located within a 3-kilometer radius from Caloocan, QC, Valenzuela, and Malabon, it's a key vantage point to expand business and dynamic lifestyles in all directions.



Ayala Malls Cloverleaf
Actual Photo

VICINITY MAP

EDUCATIONAL INSTITUTIONS

Manila Central University	2.7 km
Grace Christian School	2.0 km
Philippine Science High School	6.5 km
Claret School of Quezon City	8.3 km
New Era University	8.2 km
University of Santo Tomas	6.2 km
University of the Philippines	8.8 km
University of the East	7.4 km
Far Eastern University	7.3 km
Philippine Cultural College	3.2 km

MEDICAL INSTITUTIONS

St. Luke's Medical Center	8.2 km
Veterans Memorial Medical Center	6.7 km
Philippine Children's Medical Center	6.0 km
National Kidney and Transplant Institute	6.9 km
Philippine Heart Center	6.9 km
Lung Center of the Philippines	6.6 km
East Avenue Medical Center	6.8 km
Philippine Orthopedic Center	5.5 km
Capitol Medical Center	6.4 km

RELIGIOUS INSTITUTIONS

St. Joseph the Worker Parish	1.0 km
Shrine of Our Lady of Grace Parish	3.3 km
Our Lady of Hope Parish Church	4.9 km
Sta. Rita de Cascia Parish	4.8 km
Our Lady of Mt. Carmel Parish Church	6.2 km
Parish of the Hearts of Jesus and Mary	6.2 km

RETAIL DESTINATIONS

Ayala Malls Cloverleaf	0.1 km
TriNoma	4.6 km
Ayala Malls Vertis North	5.2 km
SM North EDSA	4.5 km
SM City Valenzuela	5.9 km
Fisher Mall	6.6 km
Landers Superstore	2.1 km
SM City Valenzuela	5.9 km
S&R Congressional	3.3 km

CULTURAL LANDMARKS AND OPEN SPACES

Veterans Memorial Golf Club	5.3 km
Ninoy Aquino Parks and Wildlife Center	8.1 km
Quezon Memorial Circle	7.7 km
Chinatown	8.8 km
Valenzuela City People's Park	7.2 km

AVENUES AND CONNECTIONS

LRT Balintawak Station	0.8 km
A. Bonifacio Avenue	0.4 km
EDSA	0.6 km
Skyway Stage 3 Balintawak Ramp	1.4 km
Monumento Circle	2.5 km
NLEX Balintawak Toll Plaza	2.8 km
Quezon Avenue	5.4 km

ALVEO PROJECTS NEARBY

High Park
Orean Place



CLOVERLEAF

Masterplanned with vitality

Ayala Land sets your sights to a refreshing environment at the heart of the metro. Cloverleaf energizes access through the NLEX-SLEX Skyway and MRT/LRT station, offering a strategic point of convergence for Metro Manila and the rest of North Luzon.

In Ayala's first pocket urban district North of Manila, you're only a few strides away from everything you need. Complete city conveniences permeate this 11-hectare mixed-use development, integrating business and recreation in a dynamic whole. Have a relaxing stroll through the pedestrian promenade, or immerse in the vibrancy of new shopping, dining, and entertainment concepts at Ayala Malls Cloverleaf. From home to work and back again, life surrounds you in fullness.



Cloverleaf Estate
Artist's Perspective



Cloverleaf Site Development Plan
Artist's Perspective

SITE DEVELOPMENT PLAN

Bringing it all together

Masterplanned for balanced lifestyles, Cloverleaf seamlessly integrates residential towers, retail areas, and office spaces, connecting places for work and well-being in an urban landscape, brimming with vitality.

- A Ayala Malls Cloverleaf Phase 1
- B Avida Towers Cloverleaf
- C Sentrove
- D Alveo Cloverleaf Phase 2
- E Retail Strip/Landscaped Pedestrian Promenade
- F Future Development
- G Mixed-use (Future Development)
- H LRT-1 Balintawak Station

Vehicular Access Points

- 1 A. Bonifacio Avenue
- 2 EDSA
- 3 Lily Street (Balingasa Road)
- 4 Alternate Exit Route Going to EDSA

Cloverleaf introduces a dynamic lifestyle destination, uniting **retail**, **business**, and **residential developments** in a refreshing locale—bringing you the best in urban living.





Lifestyle Image

SENTROVE

Embracing a new calm

Sentrove radiates with the fullness of life within a 43-storey residential community amidst soothing settings at the heart of Cloverleaf. A place to nurture vibrant connections with family and friends, every day uncovers a gathering of life's treasures. Presenting a seamless array of urban conveniences—retail next door, work across the street, business within reach—this neighborhood keeps you close to your roots.

DEVELOPMENT SUMMARY

PROJECT NAME	Sentrove
ADDRESS	Cloverleaf Drive, Cloverleaf Estate, Brgy. Balingasa, Quezon City
PROJECT OWNER/DEVELOPER	AyalaLand Estates, Inc.
PROJECT SALES & MARKETING MANAGER	Alveo Land Corp.
DEVELOPMENT TYPE	A residential condominium development built above a 7-level retail and parking podium and integrated at the center of the Ayala Cloverleaf District

GENERAL INFORMATION

No. of Units	521 units	
No. of Floors	37 Residential Floors, 6 podium floor (5 parking + 1 retail)	
No. of Units per Floor	Amenity Floor	5
	Typical Residential Floor (Low Zone)	16
	Typical Residential Floor (High Zone)	13
No. of Parking Floors	5	
No. of Retail Floor	1	
No. of Elevators	4 Residential Elevators + 1 Service Elevator	
Floor-to-ceiling Height (Residential Floors)	Approx. 2.4 m - 2.7 m 2.250m below the beams	
Hallway Width	Approx. 1.5 m	
Elevator Lobby Width	Approx. 3.0 m	
Turnover Date	Q4 2027 (8F to 48F) Q2 2028 (49F Penthouse)	

BUILDING FEATURES

- Interior-designed ground floor lobby
- Amenity deck (located on the 8th floor)
- Interior-designed lobbies and select common areas
- Mailroom
- 100% back-up power for common areas
- Allocated load on all units
- Fire detection, alarm and sprinkler system
- Two (2) Fire Exits per residential floor
- 24-hour building security
 - CCTV cameras in selected areas
 - RFID for parking and select common areas

SUSTAINABLE FEATURES

- Philippine Green Building Code compliant
- Maximized natural lighting
- Low-energy consumption lighting fixtures in selected common areas
- Rainwater harvesting system
- Dual-flush toilets
- Low-flow valves



Sentrove Main Lobby
Artist's Perspective


AMENITIES

Brimming with energy

Immerse into the comforts of city living as Sentrove integrates a dynamic range of activities with indoor and outdoor amenities to uplift every day. Retail selections at the ground level connect to Ayala Malls Cloverleaf and its extension through a pedestrian promenade—fresh shopping concepts right outside your home.

- A Boardroom
- B Function Room
- C Play Area
- D Multipurpose Lawn and View Deck
- E Lap / Lounge Pool
- F Kiddie Pool
- G Gym
- H Meditation Garden
- I vv





A landscaped amenity deck brings **serenity** to your busy day, creating a **vibrant** setting for get-togethers or some much-needed me-time.



STANDARD UNIT AREAS AND DIMENSIONS

Unit Type	sq.m. (approx.)	sq.ft. (approx.)
Studio	31	334
One-Bedroom Type A	55	592
One-Bedroom Type B	57	614
Two-Bedroom Type A	91	980
Two-Bedroom Type B	88	947
Three-Bedroom	121	1,304

UNIT FEATURES & DELIVERABLES

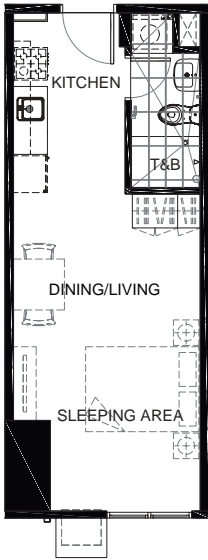
Kitchen system (countertop, cabinets and sink)	Audio guest annunciator
Toilet fixtures (bathroom sink, toilet bowl, shower set, and facial mirror except for maid's T&B)	Provision for split-type and window type air conditioning stub-out
Shower enclosure (for master T&B of 1BR and up only)	Provision for telephone lines
Bedroom closet	Provision for fiber-to-the-home
Fire detection and alarm system	Provision for T&B multi-point water heater (except for maid's T&B)

UNIT FINISHES

	Floor	Wall	Ceiling
Living/Dining/Kitchen	Porcelain tiles 600x600 mm	Paint finish	Paint finish
Bedroom	Laminated wood floor (1BR & up)	Paint finish	Paint finish
Toilet & Bath	Porcelain tiles 300x600 mm	Porcelain tiles 300x600 mm	Paint finish
Maid's Room/Utility	Ceramic tiles 300x300 mm	Paint finish	Paint finish
Balcony	Porcelain tiles 300x300 mm		Paint finish
Other Materials and Finishes	Solid surface kitchen countertops and granite master T&B counters Laminated wood kitchen cabinets and bedroom closets		

UNIT PLANS

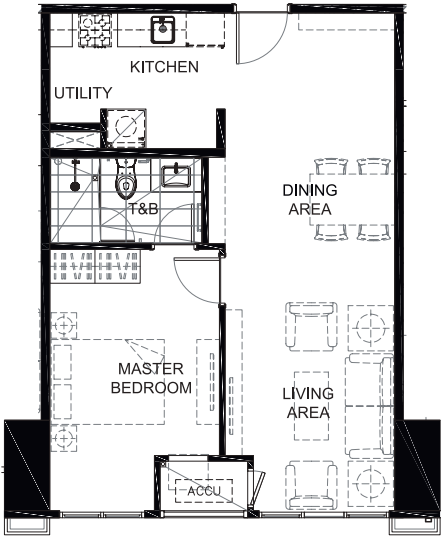
Sentrove Tower One
Studio



Areas	sq.m.*	sq.ft.*
Living/Dining/Sleeping Area	20	215
Kitchen	7	75
T&B/Laundry	4	43
Total Area	31	334

*Approximate size only, rounded to the nearest sq.m. and sq.ft.
*The typical unit plans reflect the suggested furniture layouts
*Architect's Layout

Sentrove Tower One
One-Bedroom Unit Type A



Areas	sq.m.*	sq.ft.*
Master Bedroom	14	151
Master T&B	6	43
Living/Dining Area	27	301
Kitchen	5	54
Utility Area	1	22
ACCU Ledge	2	22
Total Area	55	592

*Approximate size only, rounded to the nearest sq.m. and sq.ft.
*The typical unit plans reflect the suggested furniture layouts
*Architect's Layout

UNIT PLANS

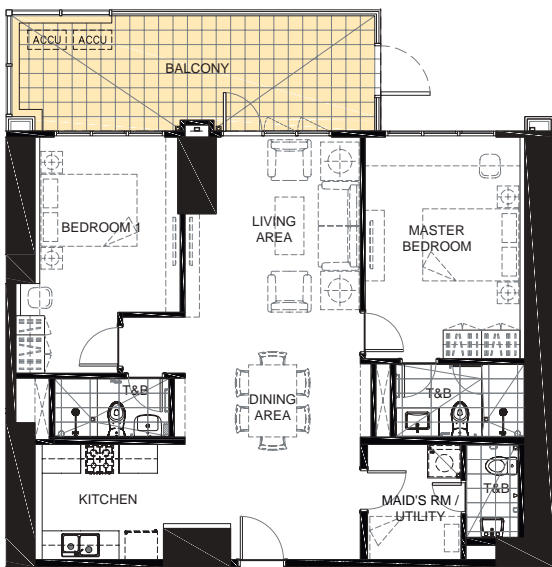
Sentrove Tower One
One-Bedroom Unit Type B



Areas	sq.m.*	sq.ft.*
Master Bedroom	21	151
Master T&B	5	43
Living/Dining Area	21	301
Kitchen	9	54
Utility Area	1	22
ACCU Ledge	2	22
Total Area	59	592

*Approximate size only, rounded to the nearest sq.m. and sq.ft.
*The typical unit plans reflect the suggested furniture layouts
*Architect's Layout

Sentrove Tower One
Two-Bedroom Unit Type A

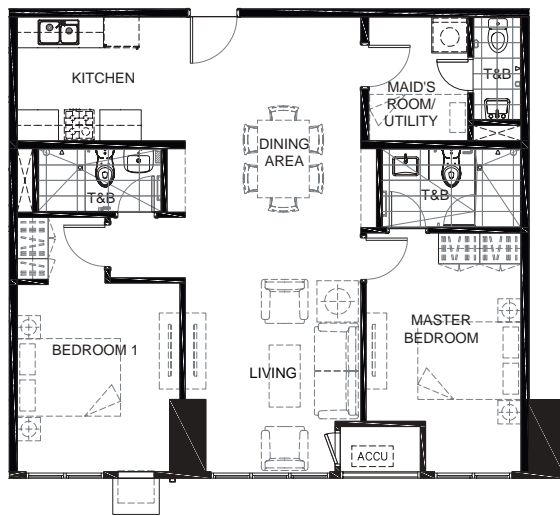


Areas	sq.m.*	sq.ft.*
Master Bedroom	17	183
Master T&B	5	54
Bedroom 1	12	129
Common T&B	4	43
Living/Dining Area	28	301
Kitchen	6	65
Utility Room	7	75
Utility T&B	2	22
Hallway	3	32
Balcony	5	54
ACCU Ledge	2	22
Total Area	91	980

*Approximate size only, rounded to the nearest sq.m. and sq.ft.
*The typical unit plans reflect the suggested furniture layouts
*Architect's Layout

UNIT PLANS

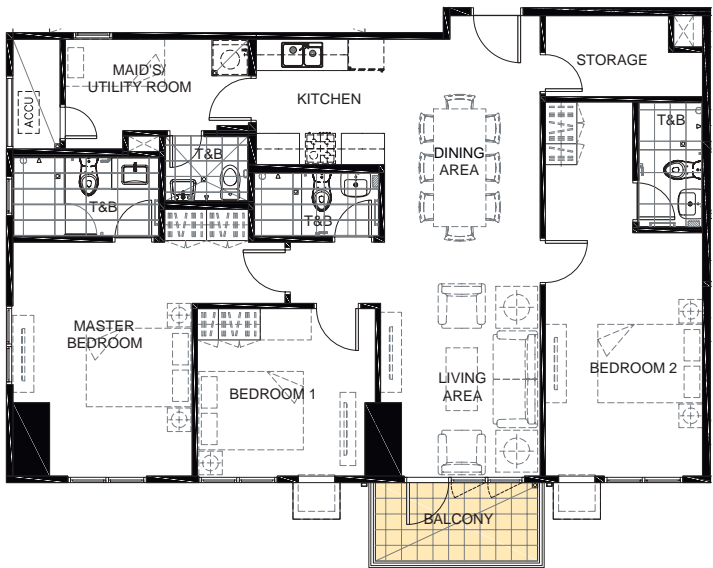
Sentrove Tower One
Two-Bedroom Unit Type B



Areas	sq.m.*	sq.ft.*
Master Bedroom	14	183
Master T&B	5	54
Bedroom 1	15	129
Common T&B	3	43
Living/Dining Area	32	301
Kitchen	8	65
Utility Room	5	75
Utility T&B	2	22
Hallway	2	32
ACCU Room	2	22
Total Area	88	980

*Approximate size only, rounded to the nearest sq.m. and sq.ft.
*The typical unit plans reflect the suggested furniture layouts
*Architect's Layout

Sentrove Tower One
Three-Bedroom Unit



Areas	sq.m.*	sq.ft.*
Master Bedroom	17	205
Master T&B	5	54
Bedroom 1	12	129
Bedroom 2	21	215
Bedroom T&B	3	32
Common T&B	3	32
Living/Dining Area	29	291
Kitchen	6	75
Utility Room	7	75
Utility T&B	2	32
Hallway	3	22
Balcony	17	54
Storage Room	6	54
ACCU Room	2	22
Total Area	133	1,292

*Approximate size only, rounded to the nearest sq.m. and sq.ft.
*The typical unit plans reflect the suggested furniture layouts
*Architect's Layout

CONSULTANTS

ARCHITECTURAL DESIGN

PRSP Architects

One of the most recognized design firms in the Philippines with wide-ranging and high profile projects across several esteemed clientele. Among their more prestigious projects are the premier Roxas Triangle Towers in Makati City, the Fairmont and Raffles Makati hotels, and the Central Administration Building at the Dubai Maritime City.

LANDSCAPE DESIGN

Alveo Landscape Studio

ALVEO's own in-house landscape architectural design studio handling, creating, and assisting the landscapes of the developer's different residential, commercial, and office projects all while upholding and establishing its standards and quality through various initiatives.

STRUCTURAL DESIGN

Sy^2 + Associates

Firmly grounded in a proud tradition of structural engineering, it maintains a continuous practice of consulting engineering since its inception in 1983.

COMMON AREA INTERIOR DESIGN

Design HQ (Hirayama + Quesada)

An award-winning interior design firm with over 19 years of experience in creative design, Design HQ focuses on hotels, restaurants, high rise amenities, model units, and bespoke homes.

MECHANICAL, ELECTRICAL, FIRE PROTECTION,
SANITARY, PLUMBING DESIGN & LIFT CONSULTANT

Meinhardt Philippines Inc.

One of the largest Independent Multi-Disciplinary Engineering Firms in the country. Meinhardt Phil. Inc. has provided services on a variety of developments over a broad range of clients and locations throughout the Philippines and has established presence on all sectors of the business to operate as a genuinely multi-disciplinary practice within the Meinhardt Group.

PROJECT MANAGEMENT
& GENERAL CONTRACTOR

Makati Development Corp.

Ayala Land's own construction arm is the largest and one of the most advanced EPC/CM companies in the Philippines, spanning more than 40 years of experience building projects that have transformed over 8,000 hectares of land and have shaped the lives of millions of people.

PROPERTY MANAGEMENT

Ayala Property Management Corp.

A wholly owned subsidiary of Ayala Land engaged in integrated property management services including building administration and maintenance, lease administration activities, commercial center and subdivision maintenance, and special technical services.



Lifestyle Image

APMC PROMISE

Dynamic city living in Ayala's Northern Manila Gateway

Every Alveo Land development—
vibrant neighborhoods, groundbreaking
living solutions, masterplanned communities—
nurtures individuals and hard-earned
investments with a singular vision:
giving you a space for living well.

Ayala Property Management Corporation
(APMC) will deliver Sentrove's promise
of dynamic city living through expert property
maintenance and services. By keeping
the strictest home and building guidelines,
APMC asserts a firm commitment to a healthy
community that will flourish across generations.



www.alveoland.com.ph

Sentrove LTS No. 35160
A. Bonifacio Ave., Cloverleaf, Quezon City
Completion Date: June 30, 2027
Project Owner/Developer: AyalaLand Estates, Inc.
Project Manager: Alveo Land Corp.
HLURB ENCR AA-2019/11-2607