

THE **vibe**

YOUR GUIDE TO MODERN LIVING IN THE SOUTH

LIVE

Find Your Perfect Home at Every Stage of Life in Filinvest City

WORK

Northgate Cyberzone: Driving Business Growth

PLAY

Metro South Comes Alive After Dark

**MATTEO & SARAH
GERONIMO-GUIDICELLI
FINDING
INSPIRATION IN
FILINVEST CITY**



 **FILINVEST CITY**

The Next 30 Inspiring Smart Cities





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FILINVEST CITY
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The start of a new year brings a sense of renewal—a chance to set new goals, embrace fresh opportunities, and look ahead with optimism. At Filinvest City, we share this excitement as we continue shaping a dynamic and a sustainable urban community that thrives on progress, connection, and innovation.

With renewed energy and enthusiasm, we are proud to introduce developments that further enrich the Filinvest City experience. **Creekside Park**, the final piece of our integrated park system, will soon provide a refreshing green space where individuals and families can come together, unwind, and enjoy the outdoors. Meanwhile, **The Tree**, our newest landmark at Central Park, stands as an icon of community and connection. More than just a striking architectural feature, it embodies our ongoing commitment to sustainability and thoughtful urban planning. Here, city life and nature exist in perfect harmony, setting the stage for meaningful experiences and shared moments.

With these exciting additions and more to come, we look forward to another year of growth, innovation, and connection in Filinvest City. Here's to a fresh start and a promising year ahead!

The Vibe Team

WE WOULD LOVE TO HEAR FROM YOU!
Share with us your comments and suggestions for our upcoming issue. Send us a message on Facebook @FilinvestCityOFFICIAL. Join Filinvest City's Viber Community by scanning the QR code.

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Welcome the New Year with Fresh Energy and Big Dreams in Filinvest City!

As the new year begins, it brings with it a sense of renewal, excitement, and the perfect opportunity to chase after bigger dreams. As your aspirations evolve, your wishes for your family and loved ones multiply, or you simply yearn for a fresh start, one thing is certain—Filinvest City is the ideal stage where it all unfolds.

Living up to its promise as a future-ready CBD, Filinvest City is a master-planned haven designed to accommodate diverse dreams, lifestyles, and backgrounds. With its harmonious balance of community-centric spaces and nature, this vibrant city offers a seamless live-work-play dynamic, where you can thrive and flourish at any stage of life.

In our special cover story, join the power couple Matteo and Sarah Geronimo-Guidicelli as they share why Metro South was their first choice—not just for building their entrepreneurial ventures but also for creating a meaningful life together as husband and wife. Be inspired by their journey and see why Filinvest City has proven to be the ultimate address for pursuing personal and professional goals.

No matter where you are in life—whether you’re a young professional, a budding entrepreneur, a student, a retiree, or a couple like the Guidicellis—Filinvest City offers a wide range of residential properties to suit your needs. Explore our LIVE Section featuring The Crib, The Levels: Catalina, and 1001 Parkway Residences to find the perfect space for your next chapter.

When it’s time to play, Filinvest City has no shortage of options to keep your nights lively! From the hottest dining spots to hidden bars in Metro South, you’ll find everything you need to satisfy your foodie cravings in our EATS spotlight and Metro South After Dark feature.

Looking to kickstart a new you this year? Discover why Filinvest City is the up-and-coming “Wellness Capital of Metro South” with its

top-notch aesthetic centers and skin clinics. Plus, take a deeper dive into our feature on the sprawling Filinvest Park System—an interconnected network of green spaces perfect for nurturing an active, nature-inspired lifestyle.

If an invigorating retreat is what you’re seeking, world-class residential developments like Golf Ridge Private Estate and Celestia at Timberland Heights, both by Filigree, offer the perfect escape as well as a premier address outside of Metro Manila—and both are just a short drive away.

Nestled in the heart of Clark, Pampanga, Golf Ridge Private Estate is an effortless one-hour drive from Alabang via Skyway Stage 3 and NLEX. Here, you’ll find yourself near the country’s finest fairways—the multi-awarded Mimosa Plus Golf Course. With breathtaking views of Acacia Lake and the surrounding mountains, elevate your game amidst nature’s beauty.

Equally accessible from Alabang via Skyway Stage 3 is Celestia at Timberlands, located in San Mateo, Rizal—just 20 minutes from Quezon City. This expansive, master-planned development greets you with lush greenery and panoramic cityscapes of Metro Manila, delighting guests and residents with its community-oriented amenities like its infinity pool, clubhouse, gardens, and parks.

Whether you’re considering these townships for a quick weekend getaway from Metro South or as a permanent residence, both embody the ideal of an integrated leisure community.

In Filinvest City, every day is a chance to pursue a life of balance, energy, and inspiration. Start the new year right, and discover how this dynamic city can help you realize your dreams into reality—no matter where you are on your journey!



FILINVEST CITY

TOWNSHIP UPDATES



FILINVEST CITY


a consistent land
value growth of

570%
(over the past 10 years)



21% compounding Annual
Growth Rate (CAGR)
(over the past 10 years)

FAST APPRECIATING PROPERTY VALUES

RESIDENTIAL CONDOMINIUMS

ULTRA HIGH-END SEGMENT

RFO Projects

P370,000
per sq.m

up from 2023

P313,000
per sq.m

Projects for pre-selling

P355,800
per sq.m

up from 2023

P307,000
per sq.m

UPPER CLASS INCOME SEGMENT

P283,000
per sq.m

up from 2023

P272,700
per sq.m

COMMERCIAL LOTS

P564,300
per sq.m

from 2023

P472,700
per sq.m

OFFICES

for sale at

P312,500
per sq.m

rising from 2023

P285,700
per sq.m

leased as high as

P790
per sq.m

from 2023

P750
per sq.m

IT PAYS TO BE GREEN

prices approximately

P84,000
per sq.m



In 2014 before the green park system was developed

DEVELOPMENTS IN FILINVEST CITY CONTINUE TO SEE AN UPTICK



RESIDENTIAL

470,225.13
sq.m

(94,000 sq.m are underway)



OFFICES

893,732.16
sq.m

(36,000 sq.m rising)



RETAIL

544,741.41
sq.m



123

Buildings
Completed



06

Buildings
Undergoing
Construction



TOTAL GFA BUILDUP

2,185,626
sq.m



With an average daily foot traffic of

270K+ people
per day

LIVE

FIND YOUR PERFECT HOME AT EVERY STAGE OF LIFE IN FILINVEST CITY

In every chapter of life, the dream of a perfect home remains constant—a place that grows with you, supports your ambitions and stands as a witness to the milestones you achieve. For us Filipinos, where family and lifelong goals are deeply rooted in our values, owning a home is more than an investment; it's a reflection of who we are and what we strive for.

Whether you're a student eager to live closer to school, a young professional seeking the convenience of a home near the workplace, a newlywed envisioning a future for your growing family, or a seasoned executive drawn to the appeal of a world-class business hub that balances community, sustainability, and technology, Filinvest City has thoughtfully designed spaces to meet your needs. Here, you'll find not just a residence, but a well-connected, vibrant community where your aspirations can flourish.

THE CRIB

Independence for Students and Young Professionals

As individuals pursue academic and career paths, The Crib provides the perfect space for newfound independence. With affordable rates and convenient access to malls, leisure hubs, hospitals, and public transport, residents can enjoy a stress-free daily routine.

This dorm-style co-living residence is ideal for students, offering easy commutes to schools like Far Eastern University Alabang and San Beda College Alabang. In between classes, student-residents can take a relaxing stroll around Central Park or head to the various shopping and food establishments at Festival Mall and Bloc 10, among others, to spend some time away. When staying home, they can access The Crib's amenities like the pantry and study room, an inviting place to study, work, or simply relax with free Wi-Fi.



Thanks to its convenient location, The Crib is ideal for professionals as well, with nearby establishments like the Department of Foreign Affairs (DFA)-NCR South and Asian Hospital. Corporate offices and business districts, including Northgate Cyberzone, are just a short, convenient commute away. The 360 Eco-Loop, an electric-powered public transport system with 28 designated stops, offers a hassle-free way to navigate the CBD. Skip the rush hour traffic, enjoy effortless commutes, and gain an easy means to explore the city.

Beyond its convenience, The Crib becomes the ideal home for those interested in co-living as it fosters a sense of community through fun events and activities. Make new friends, find an affordable and safe place to stay, and discover a home away from home where you can thrive. For a group of 6 in a room, enjoy rates as low as P4,600. You may also opt for 4 in a room at P5,400, or P6,200 with your own toilet and bath.



THE LEVELS, CATALINA

Mindful City Living

For urban dwellers and young couples looking to raise a family in Metro South, the new tower of The Levels, Catalina, offers the perfect foundation for creating cherished memories. This third residential tower provides flexible living spaces to suit your evolving needs. With unit options ranging from cozy one-bedroom suites (34–38 sq.m) to two-bedroom flats (52-57 sq.m) and spacious three-bedroom units (75 sq.m), there's room to flourish as you build your future.

Located at Pacific Rim Cor. Commerce Ave., The Levels Catalina makes city living effortless as it is near schools, hospitals, malls, recreational districts, dining hubs, and parks. Everything is accessible and just a short drive from each other. The Levels Catalina also offers unmatched convenience, with Commercenter Alabang and Westgate just a short walk away and top-tier accommodations like Acacia Hotel and Vivere Hotel less than five minutes from your doorstep.

For year-round entertainment, Central Park and Spectrum Linear Park host exciting events throughout the year. The Filinvest Tent—located only 500 meters away—is another vibrant hotspot for bazaars, concerts, and festivals, making it a must-visit for families. Meanwhile, fitness enthusiasts will love the nearby MBT trail, perfect for energizing afternoon runs or leisurely weekend strolls with loved ones. This community truly combines convenience, recreation, and lifestyle in one exceptional location!

But even at home, residents can relax and enjoy the condo's thoughtful amenities like the Central Garden, Outdoor Play Area, and Study Room. If you'd like to host corporate events, The Levels also has several business function rooms. Soon, as part of the master development, the Retail Row will provide various specialty stores for the community's needs, including a laundry shop, convenience store, cafe, and chiropractor clinic, among others. Designed to support various lifestyles, The Levels Catalina offers everything you need.





1001 PARKWAY RESIDENCES

Celebrate Your Achievements

Success deserves to be celebrated in style, and 1001 Parkway Residences stands as the pinnacle of luxurious living. This premier development by Filigree combines iconic architecture, sophisticated interiors, and lush green surroundings to create an environment that fosters an active and balanced lifestyle.

Every detail of this upscale two-tower high-rise, also known as Metro South's Iconic Garden Towers, is thoughtfully crafted to deliver an invigorating living experience. With one-bedroom (52-60 sq.m) to two-bedroom (84-104 sq.m) and three-bedroom (181 sq.m) units tailored for various lifestyles and life stages, 1001 Parkway Residences redefines modern elegance and functionality.

Set along the prestigious Parkway Avenue, famously known as the "Millionaire's Row" of Filinvest City, this exclusive address places you at the heart of the most prime district. Enjoy proximity to thriving business hubs, key establishments, and 24/7 accessibility—delivering both convenience and prestige.

After leading board meetings or sealing deals, unwind with a refreshing swim in the Olympic-sized pool or take a leisurely jog along Filinvest City's picturesque, tree-lined avenues. At the end of the day, come home to a serene sanctuary that mirrors your accomplishments and aspirations. Each unit is designed to maximize natural light and ventilation, with spacious balconies and generously sized windows offering panoramic views. Adding to the experience, the building's façade is enhanced with vertical pocket gardens, allowing you to enjoy the scenic green vistas from Metro South's Iconic Garden Towers.

Designed for seasoned executives and discerning homeowners, 1001 Parkway Residences masterfully blends elegance, comfort, and accessibility, offering the perfect space to thrive in both life and work.

FILINVEST CITY IS MORE THAN JUST A HOME

With residences and neighborhoods thoughtfully designed around sustainability, smart urban planning, and a commitment to balance, Filinvest City offers a lifestyle that grows with you. Here, modernity blends seamlessly with nature, creating spaces where work, play, and relaxation exist in perfect harmony.

From open parks and lush, tree-lined avenues to its proximity to top educational institutions, thriving business districts, and vibrant leisure destinations, Filinvest City is built to meet the needs of every resident. Whether you're starting a family, pursuing your career, or enjoying your flourishing success, this master-planned city ensures you'll find a home—and a community—that supports and inspires you at every stage of life.



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A Fine Residential Masterpiece by

FILIGREE



The Ultimate Country Club Living in Metro Clark

Artist's Perspective of Building Facade, Architecture by Leandro V. Locsin Partners

Southerners appreciate the Metro South's familiar comforts, its undeniable suburban charm: the slow afternoons, the laid-back days, and the relaxed pace of life. But imagine a life where those comforts are amplified by the tranquility of nature and the thrill of the game. At Filinvest Mimosa Plus in Clark, Pampanga, that vision becomes a reality. Golf Ridge Private Estate offers a lifestyle enriched by a premier golf community and surrounded by breathtaking landscapes. Just a two-hour drive from Alabang via Skyway Stage 3 and NLEX (easily accessible via SCTEX), your ultimate country club lifestyle awaits.

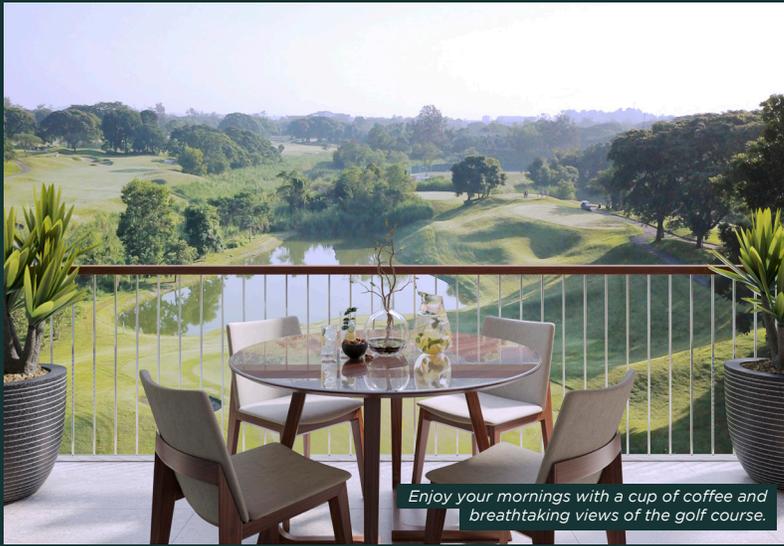
EMBRACING A LIFE OF LEISURE

If you dream of days being spent on the fairways in a leisure match play and a stunning place like this to

make your permanent home, look no further than Golf Ridge Private Estate by Filigree. Adjacent to the Mimosa Plus Golf Course, this premier residential development redefines luxury living in the heart of nature.

Imagine waking up to the invigorating scent of fresh mountain air and gazing out at serene Acacia Lake or the lush green fairways from your private balcony. Designed with your well-being in mind, Golf Ridge offers a variety of thoughtfully crafted residences— from spacious one-bedroom units (83 sq.m) to expansive two-bedroom suites (128-139 sq.m) and a three bedroom suites (187 sq.m) penthouse units (195-252 sq.m).

Each unit provides ample space, perfect for individuals, families, and professionals. With only four to nine units per floor, exclusivity and privacy are guaranteed, offering the comfort of a single-detached home within a secure enclave.



A WORLD-CLASS PLAYGROUND AWAITS

Filinvest Mimosa Plus is a sprawling 201-hectare township development in Clark Pampanga that's naturally blessed with a backdrop of running mountains, abundant trees, shimmering lakes, and well-maintained landscape.

As a popular productivity center in the North, Filinvest Mimosa Plus brings more exciting leisure options to Clark with its world-class Mimosa Plus Golf Course, a multi-awarded haven for golf enthusiasts. Whether you're a seasoned pro or a budding golfer, this exceptional 36-hole masterpiece—featuring two 18-hole, par-72 courses—offers an unforgettable challenge.

Having clinched the prestigious title of "Philippines' Best Golf Course" at the 2024 World Golf Awards for the third year in a row, Mimosa Plus Golf Course continues to set the gold standard for golfing excellence. It's a perfect weekend escape for city dwellers looking to immerse themselves in the sport while surrounded by nature's finest vistas.



YOUR IDEAL RETREAT AWAITS

With Golf Ridge Private Estate nearing turnover with few units left, Filigree delivers an unmatched blend of luxury, nature, and convenience. Find your home, your personal sanctuary, and a destination where you can lead the life you want to live.

Discover the pinnacle of country club living at Golf Ridge Private Estate.



As a haven for both play and relaxation, Golf Ridge offers convenient access to an array of luxurious amenities designed to elevate your lifestyle. Immerse yourself in the crystal clear waters of the sparkling infinity pool. To support your wellness journey, energize your body and mind at the fully equipped fitness center. Then, let tranquility take over as you unwind in the serene outdoor lounge areas, surrounded by vibrant gardens and lush greenery.

Every detail of this community is thoughtfully designed to inspire, rejuvenate, and enrich your everyday life.

Residents of Golf Ridge can enjoy exclusive perks, privileges, and curated experiences like golf tours, workshops, social gatherings, and recreational outings. Every detail is designed to elevate your life and create lasting memories.

Whether you're a visiting golfer, growing family, or professional enjoying the fruits of your success, Golf Ridge Private Estate allows you to live fully, work inspired, and play carefree—all within one breathtaking destination.

Beyond Golf Ridge Private Estate, Filigree presents a collection of residential masterpieces in Metro Manila and Metro Clark, each crafted to elevate urban living. These upscale properties are thoughtfully situated in the metro's greenest and most desirable locations, perfect for those who aspire to live the high life in a luxurious urban sanctuary.

Explore The Beaufort at Bonifacio Global City, or venture along Daang Hari Road in Las Piñas to discover the exclusive Enclave Alabang. Meanwhile, in the verdant heart of Filinvest City, Alabang, you'll find a trio of premier residences: the sophisticated Bristol at Parkway Place, the eco-luxury Botanika Nature Residences, and the elegantly designed 1001 Parkway Residences. Each development reflects Filigree's unwavering commitment to refined living in harmony with nature.

For more information on Golf Ridge Private Estate, scan the QR code to know more.





NORTHGATE CYBERZONE

Driving Business Growth

Choosing the right city for a headquarters or business location is critical for entrepreneurs and multinationals, as the location can significantly influence business growth, operations, and profitability. While “location, location, location” remains an important mantra, savvy investors also recognize the value of seizing opportunities that align with innovation, sustainability, and workforce needs.

A District for Dynamic Growth

In the thriving Metro South, Filinvest City is a vibrant central business district (CBD). Poised to become an economic powerhouse, this master-planned development offers businesses an unparalleled opportunity to thrive. Situated in Filinvest City, Northgate Cyberzone is an 18.7-hectare PEZA-registered IT zone, home to the majority of Filinvest REIT Corp. (FILRT) buildings and designed to meet the unique needs of technology-driven companies.

Northgate Cyberzone has established itself as a hub for innovation and industry, attracting businesses from diverse sectors such as business process outsourcing (BPO), knowledge process outsourcing (KPO), education, software design, multimedia, e-commerce, and banking to name a few. The business park is already home to many international companies, drawn to the district’s technologically advanced infrastructure and competitive leasing rates, which have contributed to its impressive high occupancy rate. As a PEZA-

registered ecozone, businesses also enjoy significant tax incentives, making Northgate Cyberzone a financially sound choice.

Strategically located near major thoroughfares, Northgate Cyberzone serves as a gateway to CALABARZON, which encompasses Cavite, Laguna, Batangas, Rizal, and Quezon provinces. This ideal positioning ensures convenient access to key business hubs and transportation networks. Additionally, its location in Alabang offers access to a highly skilled and specialized talent pool, thanks to the presence of universities and research institutions in the area.

Northgate Cyberzone is a complete, fully integrated business district designed for convenience, offering schools, malls, markets, and offices all within a short distance. Professionals working in the area can cut down time on long commutes and live closer to their workplace with various housing options like Studio N and Studio City. Here, they can achieve a balanced live-work-play lifestyle and enjoy the best of city living.

Taking Care of the Environment and the People

However, what truly sets Northgate Cyberzone apart is its steadfast commitment to sustainability. This vision is reflected not only in the architecture but also in the operations of its



business towers. Buildings such as Vector Three and the four towers of Filinvest Axis have earned recognition from LEED for their innovative green initiatives. By integrating systems that reduce water consumption, CO₂ emissions, noise pollution, and overall energy consumption, these structures contribute to a healthier and more environmentally friendly work environment.

Filinvest Two, Filinvest Three, Vector One, Vector Two, Plaza A, and Plaza D have earned EDGE certification, an internationally recognized standard for green building design. Filinvest One has also been awarded EDGE Zero Carbon, the highest distinction for buildings achieving net-zero carbon emissions. Since 2024, 15 out of 16 Grade A office towers at Northgate Cyberzone have been powered entirely by renewable energy, accounting for 94 percent of the district.

These initiatives collectively reinforce Northgate Cyberzone's/FILRT's position as a leader in sustainable development, offering businesses a thriving, eco-conscious environment.

Sustainability at Northgate Cyberzone extends beyond its environmental impact to focus on the well-being and productivity of its tenants. Sixty percent of the IT park's developable areas are dedicated to green and open spaces, providing a refreshing and tranquil atmosphere for employees and visitors. The Axis Tower, for example, boasts a unique Herbal Garden, where employees can harvest fresh produce. This thoughtful feature promotes wellness, encourages sustainable practices, and fosters a sense of connection to nature, even in a bustling work setting.

Filinvest City's commitment to sustainability aims to be fully integrated, extending even to transportation. The 360 Eco-Loop, a fully electric-powered public transport system operating 24/7 within the community, offers a green and efficient way

to get around. This initiative not only underscores the city's dedication to sustainability but also ensures convenience and accessibility for everyone within its borders.

Supporting People, Ensuring Progress

At the core of Filinvest City's philosophy is a people-centric approach. Don Ubaldo, Head of Filinvest Townships, explains, "Apart from Filinvest City's strategic location and accessibility, business owners and professionals are drawn to work and invest in the southern CBD because of our commitment to improved employee well-being and corporate productivity through better environs."

At Northgate Cyberzone, discover a dynamic business district that combines strategic location, cutting-edge infrastructure, affordable housing options, and sustainability-driven initiatives. These unique advantages don't just benefit your business operations and client services—they also empower your workforce by providing an inspiring, forward-thinking environment where they'll want to work and thrive.

Whether you're a startup, a multinational corporation, or a growing BPO, Northgate Cyberzone under FILRT in Filinvest City is the ultimate business investment—a place where your enterprise can innovate, grow, and succeed for years to come.



The Axis Tower boasts a unique Herbal Garden where employees can harvest fresh produce.

METRO SOUTH'S BEAUTY CAPITAL & HUB FOR WELLNESS

Filinvest City is fast emerging as the beauty capital of the Metro South, offering a refreshing blend of beauty, wellness, and luxurious relaxation.

With its laid-back vibe and commitment to holistic wellness, Filinvest City provides the perfect environment for those seeking to enhance their beauty and well-being. As a destination that prioritizes both aesthetics and health, this vibrant city offers easy access to the country's top-notch clinics, advanced beauty treatments, and cutting-edge wellness services—making it the ideal place to pursue a more radiant, balanced lifestyle.

AIVEE CLINIC ALABANG: Redefining Beauty and Wellness

Founded in 2009 by the visionary duo, Dr. Aivee Aguilar Teo and Dr. Z'Shen Teo, Aivee Clinic has become a leader in the world of aesthetics, dermatology, and wellness. Known for its luxurious approach to beauty, Aivee Clinic offers an experience that goes beyond just treatments—it's a journey towards achieving beautiful, natural-looking results. The clinic continues to innovate with cutting-edge services, including hair restoration, liposuction and body contouring, injectables, drips, and Aivee's signature buccal fat removal, all tailored to enhance your unique beauty.

As the flagship brand of the Aivee Group, Aivee Clinic has expanded into a comprehensive network of companies, such as Aivee Skin, A Institute, and Aivee Café, each embodying the clinic's commitment to excellence.

📍 2nd Floor, Commercenter



AVIGNON GRAND CLINIC ALABANG: An Elevated Experience

Avignon Clinic offers a 5-star, hotel-like experience where cutting-edge technology meets expert medical care. Recognized as the “first smart clinic,” Avignon is equipped with smart devices that control everything from lighting and temperature to UV lights and curtains—all at the touch of a button. Enjoy personalized comfort with Smart LED TVs and Bluetooth speakers, perfect for indulging in your favorite shows or music while receiving treatment.

From age-defying facelifts and rejuvenation lasers to acne clearance and hair restoration, Avignon Clinic provides a full range of aesthetic services designed to enhance your natural beauty. Whether you're seeking smooth, glowing skin or looking to restore your hair, each treatment is tailored to your needs, ensuring you leave feeling confident and rejuvenated.

📍 Block 28, Commerce Ave.





BELO MEDICAL GROUP: Beauty Meets Innovation

Known for its revolutionary treatments and expertise in both surgical and non-surgical procedures, Belo continually sets the standard in the beauty industry. At Belo Westgate, bring out the best version of yourself and experience the latest body contouring and aesthetic advancements. Belo's best-selling services include the highly sought-after 360° Liposuction for a sleek, sculpted figure; the V-Contour Ultra, which takes fat reduction to the next level; and the non-invasive Onda Coolwaves Plus, which harnesses microwave technology to reduce fat and improve cellulite. Achieve stunning results without prolonged downtime. At Belo, beauty is redefined with every treatment, leaving you confident and radiant.

📍 **Westgate Center**

MANNY & PIE CALAYAN CLINIC: Your Go-To for Youthful, Radiant Skin

Planning a trip to the south? Stop by at Manny & Pie Calayan Clinic in Alabang, where beauty and skincare are taken to the next level. The clinic offers a wide range of advanced treatments and is your go-to destination for achieving age-defying skin and youthful results. Whether you're looking to rejuvenate, restore, or repair, their expert team is ready to help you achieve glowing, flawless skin that reflects your inner confidence.

Must-try treatments include Exosomes, a cutting-edge solution for skin repair, wound healing, and anti-aging that will make you one treatment away from a luminous, age-defying complexion.

📍 **2F Expansion Wing, Festival Mall**

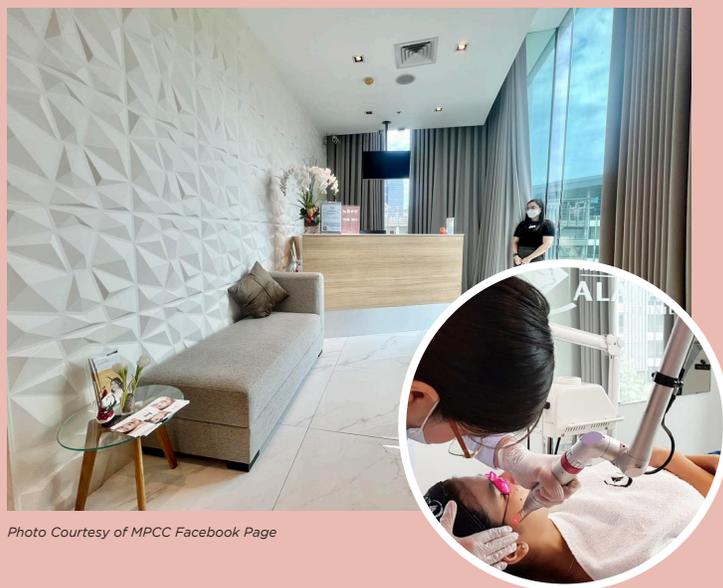


Photo Courtesy of MPCC Facebook Page

GAOC: The Secret to Your Brighter, Healthier Smile

Experience world-class dental care at GAOC where the focus is more than just beautiful smiles—it's about promoting long-term oral health with advanced solutions. By blending state-of-the-art dental technology with the artistry of cosmetic dentistry, GAOC provides treatments that enhance your smile and improve overall oral function.

As one of the premier dental treatment centers in the Philippines, GAOC offers a comprehensive range of services, from routine diagnostics to complex surgical procedures like dental implants and jaw reconstruction. Whether you're looking for a smile makeover or a full dental restoration, you can trust that GAOC will deliver results that leave you smiling brighter and feeling confident.

📍 **Ground Floor, Unit 106 to 107, 2301 Civic Place Building**



Savor the Best Bites and Sips Around the City

Whether you're kickstarting your morning, seeking a midday pick-me-up, or indulging in a decadent dinner, the city's dining scene has something to satisfy every craving.

feel-good vibes and fresh flavors



Ramenaumen

KAWA RAMEN PH Filinvest Axis

Sometimes, a steaming bowl of ramen is all you need to make everything right. Kawa Ramen PH serves up hearty, soul-soothing bowls of ramen



that feel like a warm hug in every bite.

Interior
Photo Courtesy of Kawa Ramen PH Facebook Page

THE KIND CAFÉ Festival Mall

Fuel your day with feel-good vibes and fresh flavors. Specializing in vegan meals and 100 percent Arabica specialty coffee, this café is perfect for a wholesome start or a midday energy boost.



Interior

COOPER'S COFFEE HOUSE Westgate Center

Your daily grind deserves a daily treat. Swing by this cozy coffee house for your caffeine fix and make it a part of your morning ritual.



Facade



Facade
Photo Courtesy of Westgate Facebook Page

HAI CHIX & STEAKS Westgate Center

Craving steak? Or Hainanese chicken rice? Why choose when you can have both? At Hai Chix & Steaks, East meets West in a fusion that delivers bold, satisfying flavors.



Cheesy Meaty Fries



Dry-Aged Porterhouse Steak

Monroe's Koffi & DB Latte



D' BARISTROE BLOC 10

Known for its hearty bites and decadent brews, this spot is a haven for comfort food enthusiasts. Whether you're sipping on specialty cocktails or diving into their mouthwatering dishes, D' Baristroe will leave you feeling recharged and satisfied.

Creamy Mocha



Facade

FILINVEST CITY'S PARK SYSTEM: A Visionary Green Urban Oasis



In the heart of Metro South lies Filinvest City, a pioneer in urban development that's turning visionary ideas into reality. Setting the standard for future-ready, sustainable living, this trailblazing destination is creating a vibrant, green haven where urban living and nature thrive together.

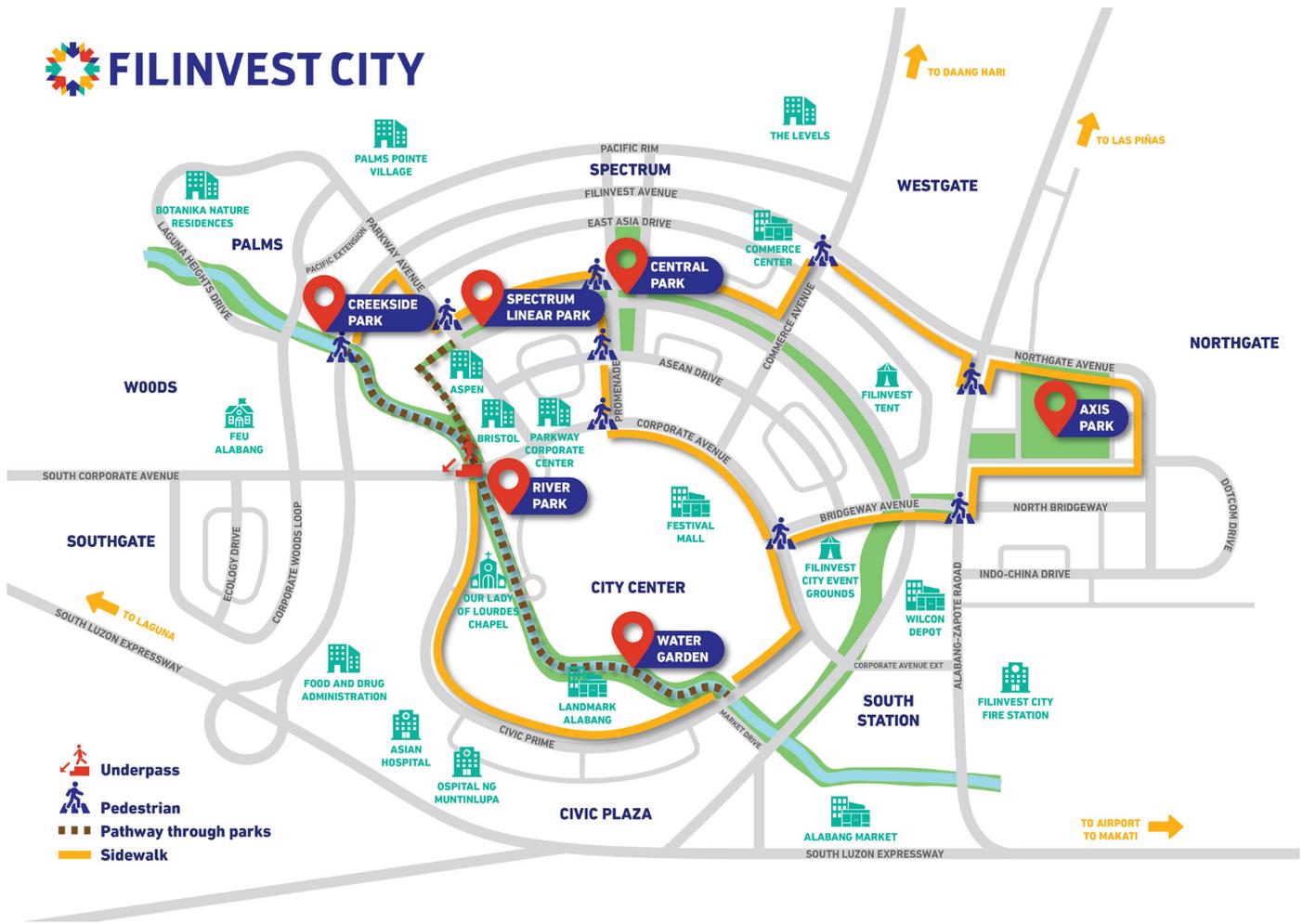
At the core of Filinvest City's identity as the "Garden City of the Metro South" is its awe-inspiring Filinvest City Park System—an interconnected network of six verdant green spaces seamlessly woven through the Central Business District (CBD). While other Philippine cities grapple with the lack of open spaces, Filinvest City is flipping the script, designing a township that harmonizes bustling city life with the calming embrace of nature.

"As an urban developer committed to such extensive green integration, we are proud to lead the way in creating a

sustainable and vibrant urban community," shares Head of Filinvest Townships Don Ubaldo, underscoring the city's commitment to holistic urban living. This dedication has earned the CBD numerous accolades, including the LEED-Gold Certification for Neighborhood Development from the U.S. Green Building Council and a 3-Star BERDE Rating from the Philippine Green Building Council, the first and only CBD in the Philippines to achieve this distinction.

Adding to its impressive credentials, Filinvest City's Central Park was honored with a STEVIE Award for its outstanding green design and received the Platinum Award at the London Design 2024 for its Park System in the Architectural Design for Public Spaces category. With the launch of the first-ever comprehensive park system in the Philippines, Filinvest City is not just raising the bar—it's setting a new gold standard for urban development.

FILINVEST CITY



A CITY WHERE GREEN SPACES TAKE CENTER STAGE

In contrast to the typical urban jungle of concrete towers and congested streets, Filinvest City champions a healthier, more balanced lifestyle, dedicating 30 percent of the city's total area to lush, open spaces. This thoughtful design fosters a dynamic live-work-play environment, where residents and visitors can enjoy outdoor recreation, connect with the community, and recharge amidst nature. As the city's Park System nears completion, more people can enjoy its amenities, seamless accessibility—making it easy to walk across the city—and the vibrant experiences each park has to offer.

CENTRAL PARK

A significant component of the innovative park system is Central Park, a vibrant hub for community activities. Throughout the year, it hosts an array of festivals, events, and bazaars. Even on quieter days, visitors can simply relax and enjoy the great outdoors, rent bikes, or unwind in the serene environment. Don't miss The Tree, Central Park's new stage venue, set to become the site of many memorable events and celebrations.



SPECTRUM LINEAR PARK

Spectrum Linear Park, situated in Spectrum Midway, is a favorite among fitness enthusiasts. This one-kilometer stretch is a lively spot where runners, and cyclists make the most of the open pathways. Find here as well functional art installations, which are used as additional seating areas.

CREEKSIDE PARK

Completing the park system is Creekside Park, currently under construction in the Spectrum District.

Once completed, it will connect to River Park via the Corporate Avenue underpass and complement the Alabang River. With its public art installations, picturesque benches, and recreational spaces—this park promises to enchant passersby.



AXIS PARK

Next is Axis Park, located in Northgate Cyberzone. This unique space offers hardworking professionals a refreshing retreat from the office. Employees can step outside during lunch or coffee breaks to recharge in cozy seating areas and tranquil corners designed for relaxation.



RIVER PARK

For moments of quiet meditation and reflection, River Park near Our Lady of Lourdes Chapel provides a peaceful riverside sanctuary. The gentle sounds of birdsong and flowing water create a soothing atmosphere, perfect for connecting with nature.

Together, these interconnected green spaces redefine urban living, offering a holistic blend of wellness, recreation, and community connection in the heart of the city.

WATER GARDEN

Another refreshing destination is the Water Garden, which winds through Festival Mall and connects to River Park. Here, visitors can enjoy the best of both worlds—a scenic view of calming waters combined with the excitement of retail and dining. This space features an outdoor food bazaar and event area, just steps away from the mall itself, offering a seamless blend of nature and modern leisure.



LIVING THE DREAM IN THE GARDEN CITY

Filinvest City's Park System is more than just a collection of green spaces, it's introducing a new way of life. As people increasingly seek harmony between urban convenience and nature's tranquility, this trailblazing development delivers on its promise of a balanced, holistic way of living. With its thoughtful urban design and unwavering commitment to sustainability, Filinvest City is not just a place to live or work—it's a thriving community where life blooms in every sense.

THE TREE

CELEBRATING COMMUNITY AND ALABANG'S NEWEST ICON



Filinvest City's Central Park proudly unveils its latest landmark, The Tree—a stunning new space designed to bring people together. Rooted in community and connection, The Tree promises to be the Metro South's go-to destination for unforgettable gatherings, performances, celebrations, and world-class events.

Debating just in time for the holiday season on November 28, this new venue sets the stage—quite literally—for an exciting new chapter in Alabang's cultural scene. As the Metro South continues to attract international festivals and extraordinary celebrations thanks to its accessibility to major thoroughfares, The Tree is poised to become a shining centerpiece for these one-of-a-kind experiences.

A DESIGN INSPIRED BY NATURE

Nestled within the lush greenery of Filinvest Central Park, The Tree draws inspiration from its natural surroundings. The stage design evokes the simple elegance of trees, featuring sculptural, free-flowing lines that mimic a canopy. Its curvilinear columns, wrapped in tensile fabric, create a unique structure that harmonizes beautifully with the park's native trees.

In the evenings, the stage can transform into a breathtaking display of light and art for its special events. The tensile fabric comes alive with dynamic light projections, turning the stage into a visual masterpiece. It's the perfect venue for outdoor concerts, art installations, community events, and performances, offering visitors an unforgettable experience.

Even on quieter days, The Tree serves as a welcoming space for families and friends to gather, relax, and enjoy the beauty of Central Park. Its shaded areas provide a tranquil setting to unwind, offering a serene refuge for park visitors and residents.

AN ICON FOR COMMUNITY AND CONNECTION

Beyond its architectural beauty, The Tree embodies Filinvest City's commitment to sustainability and thoughtful urban planning. It serves as both a functional space for community events and a symbol of harmony between modern design and nature. Whether it's a lively festival or a simple afternoon with loved ones, The Tree fosters a sense of community while promoting green living.

"The Tree is a testament to our vision of creating vibrant, meaningful spaces that bring people together," shares Don Ubaldo, Head of Filinvest Townships. "More than just an architectural landmark, it symbolizes our dedication to fostering connections and shared experiences within the community. We invite everyone to make this space their own—a venue for moments that inspire, unite, and create lasting memories."

With The Tree, the future of Filinvest City is brighter than ever. Expect a packed calendar of events this year, from artistic showcases and music festivals to cultural celebrations and more! Whether you're a Metro South local or just visiting, The Tree is a must-see destination that promises to enrich the community and redefine what it means to gather, celebrate, and connect.

UNLOCK LIFE'S MOST PRECIOUS GIFT

As we embrace a new year where well-being and self-care take center stage, there's no greater gift than a serene sanctuary to call home.

For those who yearn for harmony and serenity, Filigree's Two Botanika Nature Residences offers a gift like no other—an exquisite sanctuary inspired by nature, crafted for those who seek both elegance and peace. This is not just a home; it's a masterpiece, a living experience wrapped in layers of comfort, beauty, and discovery.

Architecture by Leandro V. Locsin Partners

A GIFT OF TIMELESS ELEGANCE

Two Botanika blooms like a hidden treasure in the most exclusive part of Filinvest City—an oasis where the pulse of urban life is gently softened by nature's calming embrace. And it's a joy to unwrap it, unraveling how every detail is inspired by its surroundings and designed to elevate your life.

Here, from the grand lobbies to the towers to the spacious units, each is tailored for your sophisticated lifestyle. Designed by the renowned Leandro V. Locsin Partners, the award-winning architecture blends timeless beauty with functional design, offering expansive living areas. World-class talents like New York-trained Tina Periquet and the Miaja Design Group have poured their expertise into creating a home where every detail is intentional, ensuring that your living experience is nothing short of extraordinary. Outdoors, embracing the inspirations of Metro South, AECOM Singapore created landscapes that serve as an extension of each Botanika home.



Daphne Sanchez, Filigree Business Unit Head, highlights the unparalleled vision behind this master-planned development, stating, "While other developers might squeeze 350 units onto a tiny 3,000 sq.m lot, Two Botanika spreads the same number of units but instead across 15,000 sq.m of land. That's how much space we're giving our residents—a space that offers an unmatched, closer-to-nature lifestyle."

This commitment to space and tranquility extends beyond the lush surroundings and into the heart of each home. Step inside the stunning suites, where peace and joy envelop you, knowing that this is a home you'll cherish. The thoughtfully designed spaces cater to the tastes of discerning homeowners—wide windows expand your view, while balconies open to invigorating horizons, offering inspired sights both day and night. Delicate accents adorn the floors, walls, and countertops, creating an atmosphere

of luxury and comfort. From one-bedroom suites (ranging from 72–84 sq.m) to sprawling garden suites and penthouses stretching up to 375 sq.m, every unit is a space that invites light, nature, and comfort.

REIMAGINED LUXURY AND LIFESTYLE

But the true magic of Two Botanika lies not just in its breathtaking architecture or spacious interiors—it's in the way life unfolds here.

Start your day with a leisurely stroll through the lush gardens, letting the sights and sounds of the morning awaken your senses. For a refreshing boost, take a relaxing dip in the tiered pool—feel the cool waters invigorate your spirit. Retreat poolside with a good book and soak in the lush, green atmosphere. When the sun reaches its zenith, seek shade at the outdoor lanai, nestled amidst the garden's tranquil beauty. With every amenity thoughtfully designed, every moment at Two Botanika offers a cherished treasure of joy.

As Two Botanika is designed to support wellness, those who prioritize leading an active lifestyle can stay energized at the fully equipped gym or jog along scenic paths surrounded by nature's embrace. Members of The Palms Country Club can also enjoy exclusive access, with the convenience of a quick entry just steps away.

As evening descends, indulge in the ultimate luxury at the Sky Lounge, where panoramic views of the city stretch out before you. Whether basking in the gentle glow of sunrise or savoring the golden hues of sunset, Two Botanika offers a transcendent living experience that transforms every day into something remarkable.



Artist's Perspective of Sky Lounge



Artist's Perspective of Two Botanika Atrium

THE JOY OF COMING HOME

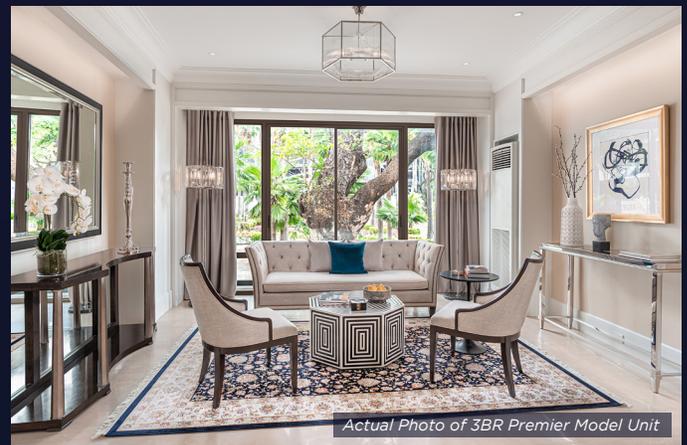
At Two Botanika, memories can be made in every corner. This vertical sanctuary is where quiet mornings unfold like poetry, where laughter-filled dinner parties linger into the night, and where every moment feels like a celebration of life's most precious treasures.

As architect Andy Locsin beautifully captures: "When designing Two Botanika, we returned to the simple things—the beauty of a garden, the joy of meeting friends, the feeling of safety, and the gift of fresh air. That is true luxury."

Here, discover how space redefines new luxury and where life is authentic, elevated, and deeply intertwined with nature. Two Botanika is more than a home, it's a haven where the beauty of the world outside mirrors the joy within. Now is the perfect moment to unwrap life's most extraordinary gift.



Actual Photo of 3BR Premier Model Unit



Actual Photo of 3BR Premier Model Unit

Visit the model units of Two Botanika at the Filigree Showsuites, Corporate Ave, Filinvest City, Alabang and see distinction yourself. Scan the QR code to know more.



SPACE IS
THE NEW LUXURY

A Fine Residential Masterpiece by

FILIGREE






MATTEO & SARAH GERONIMO-GUIDICELLI: FINDING INSPIRATION IN FILINVEST CITY

It's a picture-perfect weekday morning in Filinvest City—clear blue skies stretch overhead, a gentle breeze dances through the air, and the melodic chirping of birds provides the soundtrack to life in the Metro South. Amid this serene backdrop, one of the country's most beloved celebrity power couples, Matteo Guidicelli and Sarah Geronimo-Guidicelli, are lighting up the Filigree Showsuites with their infectious laughter and undeniable chemistry. Playful and effortlessly radiant, the loving couple is every bit the embodiment of the joyful lifestyle they've embraced since choosing to settle in the South. For Matteo and Sarah, Metro South is more than just a location—it's a place they proudly call home.

LIVING AND DREAMING BIG IN METRO SOUTH

"It's a dream city," Matteo admits, reflecting on why Filinvest City became his top choice. With its seamless accessibility to major thoroughfares like SLEX, the Skyway, and Daang Hari, alongside flourishing business districts and a vibrant, growing foodie community, the decision was clear. When Matteo began searching for the perfect location for his first restaurant venture, Filinvest City stood out as a place brimming with opportunity and potential.

In 2018, Matteo took a leap of faith, turning his vision into reality by launching Da Gianni Cucina Italiana at Westgate, one of Metro South's bustling lifestyle hubs. The proud South native beams, "You can live, breathe, and work here in the South." Even Sarah found her own spark of inspiration in this thriving city, invigorated by its calming surroundings, supportive community, and commitment to balanced living.

After their marriage, the couple chose the Metro South as the HQ for their first joint business venture: G Studios along Daang Hari. This multi-functional space serves as an events venue, a video and photo production studio, and a kitchen studio all in one. Much like Da Gianni, G Studios is flourishing!

Together, Matteo and Sarah have found their ideal balance of work, life, and inspiration in this vibrant community.

Apart from its great business potential, what makes the South so attractive for Matteo and Sarah is its seamless mix of modern living and natural beauty. Matteo notes, “Everything here is more nature-friendly and organized, and we hope it stays this way as it continues to develop and more people discover it.”

The couple envisions a bright future in the South, with Matteo expressing his hopes for a sustainable, family-oriented community. “As a married couple, I think the South is the best place for us.” It combines all the considerations and amenities a person needs to thrive, whether you’re a professional, entrepreneur, married couple, or family. With his eyes wide in excitement, Matteo reveals, “Actually, I see our family growing up here.” Beyond the thriving foodie community and dynamic business district, Matteo appreciates how Filinvest City has been able to balance the growth and progress with its green efforts, building spaces for relaxation like its parks and gardens and community bonding like its numerous event grounds. The entire city invites guests and residents to seek balance and harmony with nature.

Sarah echoes Matteo’s sentiment, highlighting how the South supports their goal of a balanced, fulfilling lifestyle. “*Nandito na po lahat* (Everything you need is here) and balanced *lahat*,” she says with her signature warmth.

A DAY IN THE LIFE OF THE GUIDICELLIS

As a loving pair of hardworking professionals and entrepreneurs, the Guidicellis have embraced a laid-back yet intentional lifestyle in the South, crafting days filled with balance, purpose, and quality time together. For Matteo, Sundays start bright and early—4:35 AM, to be exact. “I run from my house, pass through the open parks, then up to Parkway (Corporate Center),” he shares. “I pass G Studios, Landers, then loop around the parks, then Parkway (Corporate Center), before heading back home. That’s about 15 kilometers.” This invigorating routine sets the tone for his day. Afterward, it’s breakfast, then Mass, lunch at their family restaurant Da Gianni, and a relaxing afternoon spent at home with Sarah, their dogs, and family. A Sunday massage at Mandarin caps off their routine. “Everything we need—groceries, the vet, our businesses—it’s all conveniently nearby,” Matteo adds, highlighting the ease of life in the South.

Sarah, on the other hand, has seen her lifestyle transform since marrying Matteo. A self-proclaimed night owl during her years of tapings and late-night schedules, her body clock was once set to wake at noon or later. “*Sanay na yung katawan ko sa*



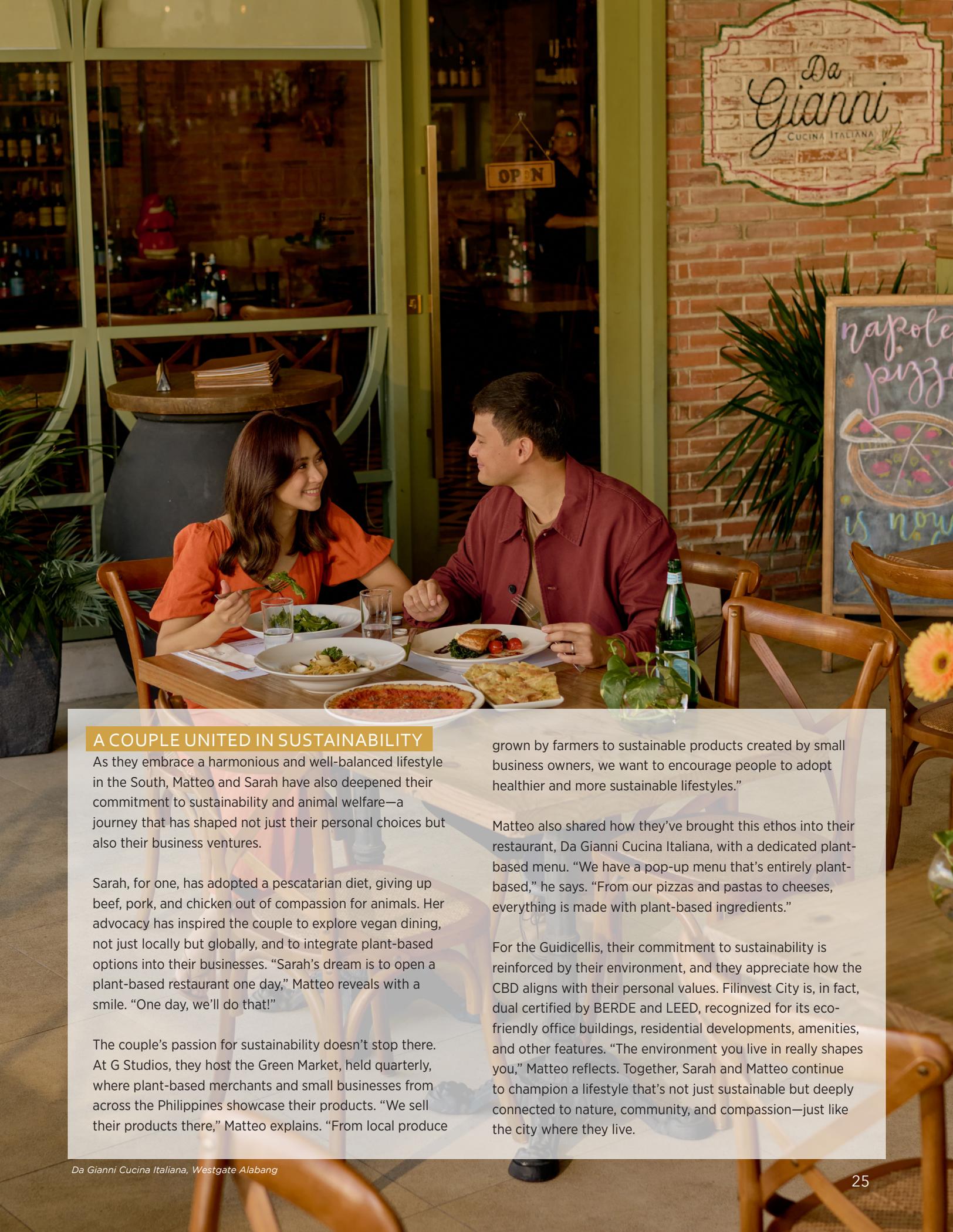
Shot at Filigree Showsuites

taping—5 AM or 7 AM *pa kami natatapos. Uuwi ako ng tanghali, so nagiging ako mga 11 AM, minsan 1 PM,*” she explains.

Things have since drastically changed admits Sarah—for the better! “When I got married to Matteo, his lifestyle influenced me,” she shares with a laugh. “He wakes up at 5 AM, works out, and suddenly, I found myself doing the same. We’d go walking or running together around Filinvest City, sometimes swimming. Though I’m still avoiding the ice bath—joke *lang!*”

Sarah now relishes these early mornings in Metro South, a time to feel energized and connected to nature. “*Ang productive ng araw ko, and I feel so healthy,*” she says. “I get to enjoy the sunlight before it gets too hot, hear the birds chirping, and see the trees—things I didn’t notice before because I was always asleep.”

As one of the country’s iconic pop stars, Sarah is accustomed to the fast-paced, high-energy life of a celebrity. But it’s in the Metro South where she found something truly grounding: a deep appreciation for the slower pace of life and nature. “Living here has allowed me to connect with nature more,” she shares.



A COUPLE UNITED IN SUSTAINABILITY

As they embrace a harmonious and well-balanced lifestyle in the South, Matteo and Sarah have also deepened their commitment to sustainability and animal welfare—a journey that has shaped not just their personal choices but also their business ventures.

Sarah, for one, has adopted a pescatarian diet, giving up beef, pork, and chicken out of compassion for animals. Her advocacy has inspired the couple to explore vegan dining, not just locally but globally, and to integrate plant-based options into their businesses. “Sarah’s dream is to open a plant-based restaurant one day,” Matteo reveals with a smile. “One day, we’ll do that!”

The couple’s passion for sustainability doesn’t stop there. At G Studios, they host the Green Market, held quarterly, where plant-based merchants and small businesses from across the Philippines showcase their products. “We sell their products there,” Matteo explains. “From local produce

grown by farmers to sustainable products created by small business owners, we want to encourage people to adopt healthier and more sustainable lifestyles.”

Matteo also shared how they’ve brought this ethos into their restaurant, Da Gianni Cucina Italiana, with a dedicated plant-based menu. “We have a pop-up menu that’s entirely plant-based,” he says. “From our pizzas and pastas to cheeses, everything is made with plant-based ingredients.”

For the Guidicellis, their commitment to sustainability is reinforced by their environment, and they appreciate how the CBD aligns with their personal values. Filinvest City is, in fact, dual certified by BERDE and LEED, recognized for its eco-friendly office buildings, residential developments, amenities, and other features. “The environment you live in really shapes you,” Matteo reflects. Together, Sarah and Matteo continue to champion a lifestyle that’s not just sustainable but deeply connected to nature, community, and compassion—just like the city where they live.



“ Filinvest City has kept it green, still respects the mountain bikers, and continues to nurture the active lifestyle community here. It’s amazing to see that, after all these years, the place hasn’t just grown—it’s stayed true to its roots.”

- MATTEO GUIDICELLI

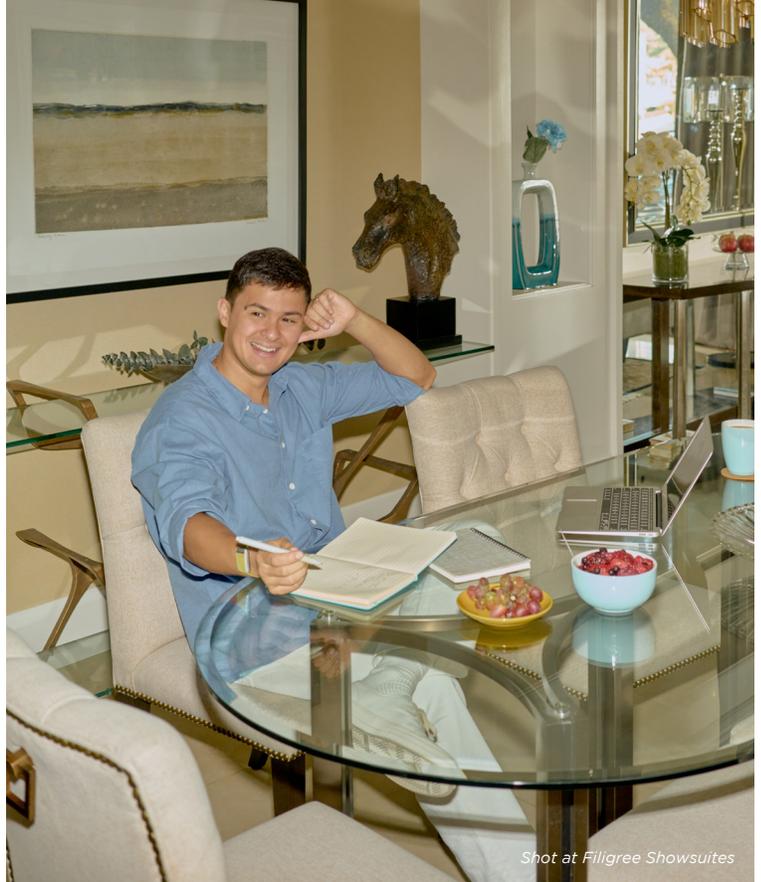
COMING FULL CIRCLE

As the shoot wraps up and the day slows down, Sarah takes in the beautiful details and relaxing ambiance of the Filigree Showsuites, while Matteo reminisces on his journey with the very magazine, VIBE. Eight years ago, Matteo graced the cover of VIBE Magazine as its very first featured personality. Now, in 2024, he’s back on the cover—but this time, he’s sharing the spotlight with his wife, Sarah, making the moment even more meaningful. For Matteo, it feels like life has come full circle, and this milestone carries a deeper resonance as he reflects on his journey and the growth of Metro South, which he proudly calls home.

Matteo explains how VIBE Magazine’s offer to feature them as a couple was such a heartfelt gesture and how it was an invitation he couldn’t turn down. “I told Sarah, this isn’t just about me working with Filinvest City. I was on the cover eight years ago, and now I’m here again, married, living in the South, and sharing this moment with her. It feels like a beautiful opportunity to spread love and positivity in the South.”

Reflecting on that first shoot, he cannot help but admire and appreciate the efforts Filinvest City has made to stay true to its vision to be a future-ready, garden city. “When we shot in that spot eight years ago, it still exists now,” Matteo shares with a smile. “Filinvest City has kept it green, still respects the mountain bikers, and continues to nurture the active lifestyle community here. It’s amazing to see that, after all these years, the place hasn’t just grown—it’s stayed true to its roots.”

As he looks forward to building his life and business in the Metro South, Matteo wishes Filinvest City to continue



Shot at Filigree Showsuites



Shot at Filigree Showsuites

upholding its commitment to balance nature and urban development. “As the South grows, we have to keep it sustainable. It’s so important (that it remains a nature-inspired, people-centric community); I hope it remains a bird habitat. Hopefully, in 10 years, we can say the same,” he says, underscoring their shared commitment to sustainability.

For the Guidicellis, especially for Matteo, this second VIBE cover isn’t just a nod to the past—it’s a celebration of the present and a hopeful vision for the future, with Sarah by his side and the Metro South continuing to inspire their life together.



METRO SOUTH COMES ALIVE AFTER DARK



When it comes to nightlife, the bustling Central Business Districts (CBDs) of Metro Manila are often synonymous with pulsating beats, neon lights, and electric energy. But venture south to Filinvest City and you'll find a nightlife scene that offers something refreshingly different. Here, the evenings unfold in a more laid-back, sophisticated rhythm. It's the perfect blend of urban excitement and relaxed charm, creating an experience that's as inviting as it is unique.

Far from being a district that dims its lights after office hours, Filinvest City transforms into a vibrant after-dark

playground along with its neighbors Molito and Evia Lifestyle Centers. Think gourmet dining, artisan cocktails, and entertainment spots that make unwinding after work feel like an indulgent escape. Thanks to its strategic location, Filinvest City is easily accessible via SLEX, Daang Hari Road, Skyway, and the Muntinlupa-Cavite Expressway making it an effortless escape for those looking to elevate their evenings.

Whether you're planning a spontaneous night out with friends or searching for a cozy nook to relax solo, Filinvest City is your gateway to unforgettable nights. Here's your ultimate guide to some of its most buzz-worthy nightlife destinations:

ALIBI LOUNGE AND BAR

Looking for an excuse to let loose? Alibi Lounge and Bar is the answer. Tucked away in the sophisticated Crimson Hotel Alabang, this speakeasy-style gem redefines indulgence. Its sleek menu of artisanal cocktails promises to unlock your adventurous spirit. Favorites like the tart-and-sweet Lucid Fluid or the smoky and savory Peat, Meat, and Greet are just the beginning. Whether you're a connoisseur or just exploring, Alibi's expertly crafted drinks and intimate ambiance make it a must-visit spot for winding down and opening up.

 **Ground Floor, Entrata Urban Complex, Civic Drive**



TIPSY PIG

For those who believe the best nights end late, Topsy Pig is your ultimate destination. Open until 3 AM, this beloved watering hole offers a lively mix of signature drinks like the bold Negroni and the classic Old Fashioned. Pair your cocktails with crave-worthy bar chow like the overflowing Dirty Mexicana nachos, the indulgent Belly Good Sisig Tacos, or the sinful Bone Marrow Spread. Topsy Pig is more than just a bar—it's where epic nights are made.

 **Westgate, Alabang**



SOUTHBANK CAFÉ + LOUNGE

For those with refined tastes, Southbank Café + Lounge delivers an elevated experience. This chic café and cocktail bar cater to aficionados of coffee, wine, gin, and whisky. Not sure what to order? The skilled bartenders can recommend a new favorite or help you craft your bespoke cocktail. Start with a sumptuous meal—perhaps the Duck and Marrow Risotto or Lamb Rendang—and let the evening unfold with endless flutes or glasses of your choice. Perfect for intimate gatherings or solo indulgences, Southbank ensures your night is nothing short of extraordinary.

 **Westgate, Alabang**



Photo Courtesy of Southbank Cafe + Lounge's Instagram



A NEW KIND OF RETREAT

Where you can experience life at its peak

Alabang is already a serene escape, offering a perfect blend of nature and modern living. But for those seeking a change of scenery—a mountain view, cooler air, and deeper tranquility—Timberland Heights provides the ideal retreat. Just a short drive away through Skyway Stage 3, it's the perfect option for Alabang residents looking to invest in a vacation home, offering peace and natural beauty without straying too far from home.

A seamless drive from Alabang to San Mateo, Rizal, Celestia is situated within Timberland Heights, an expansive master-planned development that spans 677 hectares of lush greenery. Here, discover a vibrant and accessible leisure destination that can instantly rejuvenate your spirit and nurture your love for the outdoors.

WHERE MODERN CONVENIENCE MEETS NATURE'S BEAUTY

Masterplanned by Joel Luna Planning and Design (JLPD) as a mixed-use community, Timberland Heights captures the beauty of nature and offers a variety of commercial, residential, and leisure options to cater to your ideal lifestyle.

Currently, the township is home to six residential subdivisions and three locators: the Timberland Highlands Resort, the Timberland Mountain Bike Park, and the Manila Waldorf School. Its most recent addition is its newest unveiled residential enclave, Celestia. Developed by Prestige by Filinvest, Celestia is perched on one of Rizal's highest points, offering breathtaking views of the majestic Sierra Madre and the sparkling cityscapes of nearby areas.



Actual Photo of Timberland Heights

BUILD THE HOME OF YOUR DREAMS

Celestia features 273 spacious residential lots ranging from 345 to 1,148 square meters, allowing you to design and build the home of your dreams. Envision mornings filled with the warmth of the rising sun, the soothing melodies of birdsong, and the crisp mountain air. With its thoughtful design and layout, each modern home ensures privacy and security, setting the standard for luxurious living.

Set on the edge of the metropolis, Celestia offers the best of both worlds: tranquility and accessibility. A quick 20-minute drive takes you to Batasan, Quezon City, making work or city errands a breeze. And when you return, you're greeted by stunning cityscapes and the tranquility of starry skies.

A HOLISTIC LIFESTYLE AWAITS

At Celestia, life extends beyond the home. The community is thoughtfully designed to support a holistic lifestyle.

At **Central Park**, modern amenities abound, including The Clubhouse, adult and kiddie pools, a meditation garden, a playground, and a beautifully landscaped garden. If you're looking for a relaxing reprieve, **Hillside Park** is perfect for jogging, walking, or connecting with neighbors, while **The Peak** provides an exclusive viewing deck to soak in the unparalleled views of the neighborhood. Whether indulging in leisure activities or embracing the outdoors, every experience at Celestia is enhanced by the breathtaking natural surroundings.

HIGH LIVING REDEFINED

As an exclusive community, Celestia delivers on its promise to elevate everyday living. From serene mornings to vibrant community interactions, from the convenience of city proximity to the tranquility of nature, this premier enclave invites you to experience the epitome of high living.

Discover Celestia at Timberland Heights, where you'll truly live life at its peak.



Artist's Perspective of Model House



Artist's Perspective of Clubhouse

For more information on Celestia and Timberland Heights, scan the QR code to know more.



GETTING FIT IN FILINVEST CITY: New Year, New You

The new year is the perfect time for fresh starts, and there's no better place to kick off your wellness journey than in Filinvest City, the Garden City of the Metro South. Known for its commitment to nurturing well-being, this master-planned urban haven offers the perfect balance of lush green spaces, fitness trails shaped by years of use by the community, and state-of-the-art amenities to help you stay active and energized all year long.

Start your mornings with a refreshing jog through tree-lined paths, challenge yourself on scenic bike routes or get creative with your workouts at outdoor fitness stations—all while enjoying the calming embrace of nature.

Come see what makes Metro South ideal and hear firsthand from the people who call this incredible city home.

Filinvest City is the perfect place for us to enjoy running because it offers nature and convenience at a time. With its tree-lined roads, lush green spaces, and well-maintained pathways, we get to experience a refreshing and scenic environment every time we hit the road. The city is designed for runners, providing safe and enjoyable routes away from heavy traffic.

What makes it even better is the vibrant community here. From easy access to amenities, parking, and great post-run hangouts, everything we need is within reach. Filinvest City isn't just where we run—it's where we connect with nature, stay fit, and thrive as part of an active, health-conscious community!



Ruel Cruz & Ritchie Cruz
MNL City Run Organizers

RUNNER



Filinvest City is the perfect place for me to enjoy biking.

BIKER Mark Sacen Sacay

I'd love to share why Filinvest City is the perfect place for me to enjoy biking. The trails here provide an incredible space for riders like me to train, stay fit, and prepare for races. My friends and I spend time riding jumps and tackling challenging sections, constantly pushing our limits while having fun.

We're also part of a biking community called Whisper Dirt Krew, and it's been amazing to see how biking here brings us all together.

Biking here isn't just about physical fitness—it's also a huge boost for mental health. Riding through these trails helps me clear my mind, recharge, and find balance away from the busy city life.

We truly appreciate Filinvest City for keeping the space well-maintained and allowing us to use the trails for free. In return, we ride responsibly, respect the area, avoid littering, and follow the guidelines.

Whether I need to work on my golf swing or buy new golf equipment, I can say that everything I need is here. Lately, I have been noticing and practicing in one of the new golf sims, especially at K-Golf in One Trium and Friends Golf in Commerce Center. What's even better is that while I am able to play golf here with my friends, these places are open until the late hours in the evening giving me time to play even after a long day at work.



GOLFER

Jose Gabriel Yuzon



YOGI

Filinvest City offers a couple of yoga studios such as JAL yoga and Vida yoga. These studios offer a variety of yoga classes and experienced teachers which makes my favorite pastime a lot of fun.



Mikko Laguna



Filinvest City isn't just a destination; it's where my hobby truly comes to life.

Filinvest City is my go-to haven for roller skating, offering the perfect blend of safety, cleanliness, and vibrant energy. The well-maintained surroundings and lively atmosphere make every glide feel exhilarating. As I skate under the dazzling lights, surrounded by scenic spaces, I feel a true sense of freedom and creativity. It's more than just a pastime—it's a chance to connect with like-minded individuals who share my passion, creating a supportive community that adds even more joy to the experience. For me, Filinvest City isn't just a destination; it's where my hobby truly comes to life.

SKATER

Julie Ann Mae Bolo

BASKETBALL PLAYER

Palms Pointe is one of my go-to spots—it's got great facilities and an awesome atmosphere.



Joseph Miguel Bagadieng

Filinvest City is the perfect place for me because it fits right into my lifestyle. I love playing basketball, and the court at Palms Pointe is one of my go-to spots—it's got great facilities and an awesome atmosphere. After a good game, I like to wind down by taking a walk around the area. The clean streets and greenery make it such a relaxing and refreshing way to end the day. It's a place that lets me stay active and enjoy some peace at the same time.

BRINGING WORLD-CLASS FESTIVALS TO THE SOUTH

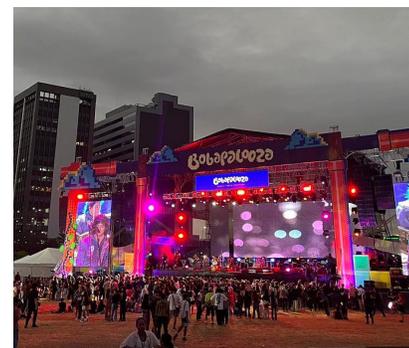
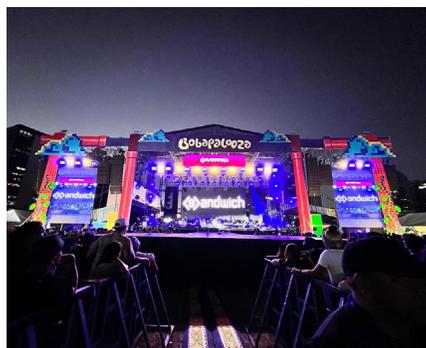
From stellar performances to immersive experiences, every moment is an adventure waiting to be explored at Filinvest City!



Flavors of NCR: A Feast for the Senses

This summer, Flavors of NCR turned up the heat with a delicious celebration of food, fun, and unforgettable memories. Held at the Central Park in Filinvest City, this local foodie festival was a true treat for the senses, offering an array of mouthwatering dishes that delighted the taste buds and showcased the diverse culinary traditions of Metro Manila's vibrant cities.

The event, hosted by the Muntinlupa Tourism, Culture, and Arts Department, brought together local vendors and food lovers alike to enjoy the best of what Metro Manila has to offer.



Making Way for Bobbapalooza

The excitement didn't stop there. *Bobbapalooza*, the two-day art and music festival, brought an explosive burst of creativity to Filinvest City. With a blend of interactive art, electrifying performances, and a vibrant crowd, Bobbapalooza inspired festival-goers with Asia's first Interactive Music and Arts Festival. Thousands of attendees flocked to the Filinvest City Events Grounds, making it an unforgettable celebration of music, art, and culture.



Wanderland Whimsy at the Filinvest Event Grounds

Filinvest City was the ultimate destination for music lovers last March 9 and 10, as it played host to the highly anticipated *Wanderland Music Festival*. The Filinvest Events Grounds buzzed with excitement, packed with passionate fans ready to immerse themselves in the electrifying atmosphere. Headliners like Jack Johnson (Day 1) and Thundercat (Day 2) took center stage, alongside powerhouse performances from Hwasa, the Philippines' own Lola Amour, and Ena Mori—delivering a weekend full of unforgettable music and moments.

A THRIVING HUB FOR ACTIVE EVENTS IN THE METRO

Whether running for a cause or just to enjoy the city's natural beauty and landscapes, Filinvest City has been the top venue of choice. Embrace the outdoors and see how Filinvest City continues to redefine what it means to be active in the heart of the South!



Pink Run 2024

The *Pink Run 2024*, organized by the Philippine Society of General Surgeons, took over Filinvest City with over 600 participants lacing up in support of the fight against breast cancer. The event wasn't just about running—it was about making a difference. Proceeds from the race went directly toward raising awareness and supporting indigent breast cancer patients, turning every step into a stride toward hope and healing.

Mamaw Run

It was a night of thrills, chills, and colorful costumes at Pinoy Fitness' *Mamaw Run* last October, where 2,200 participants turned Filinvest City's streets into a Halloween wonderland. From spooky outfits to vibrant gear, the race brought out the full Halloween spirit, creating a truly memorable night filled with energy, fun, and a touch of spookiness.



End Polio Run

For over 45 years, the Rotary District 3830 has been at the forefront of efforts to eradicate polio, and their *End Polio Run* held on October 20 was another powerful step in their mission. Hundreds of runners—along with families, running groups, and even fur buddies—showed up to support the cause. With each stride, participants contributed to spreading awareness and providing life-saving medical assistance to children in need.

MNL City Run

Filinvest City's sprawling network of trails, tree-lined walkways, and scenic natural backdrops, has become a favorite hub for runners and event organizers. Its charm and versatility have made it the go-to venue for the MNL City Run, hosting an array of exciting marathons in 2024, such as the Past Legacy Lane, the Present Pursuit, the Futuristic Frenzy, and the Organique Purple Run. From winding scenic routes around the city to more challenging trails, find your venue partner in this global, future-forward CBD.





FILINVEST CITY WINS BIG FOR ITS AWARD-WINNING PROPERTIES

Filinvest City has once again raised the bar for modern living, adding to its list of awards with recognition for its beautifully designed Our Lady of Lourdes Chapel, the dynamic Parkway Corporate Center, and the iconic Filigree's 1001 Parkway Residences. All of these were recognized at the 2024 Asia Pacific Property Awards.

In addition, Filinvest City was also honored at the London Design Awards for Botanika Nature Residences (Gold Award for Architecture-Residential), Two Botanika (Silver Award for Interior Design-Residential), Golf Ridge Private Estate (Gold Award for Architectural Design-Residential), Filinvest City's Park System (Platinum Award for Architectural Design for Public Spaces), and Our Lady of Lourdes Chapel (Platinum Awards for Architectural Design in the Symbolic Structures and Landmarks).

FILINVEST CITY SMART BENCH: RELAX, RECHARGE, AND CONNECT

Take a seat and power up at Filinvest City's innovative smart benches, now installed at Central Park. These solar-powered benches are more than just a place to rest—they let you charge your phone and connect to built-in Bluetooth speakers for an enhanced outdoor experience.

Discover a fresh way to enjoy nature, blending sustainability, convenience, and technology in the heart of Central Park.





THE BOOK STOP PROJECT SPARKS A LOVE FOR READING IN THE CITY

In partnership with WTA Design Studio, Filinvest Arts Foundation Inc. (FAFI) proudly presents The Book Stop Project—an inspiring initiative designed to nurture a love for reading. Here, visitors are invited to borrow and share books, creating a community-driven exchange that expands access to reading materials for all. Don't miss the charming reading corner found at Filinvest City's Central Park.

TAKE A MOMENT AT IKEA VIBE PARK

Filinvest City has added another serene retreat for its visitors with the newly completed IKEA Vibe Park, a collaboration with the global home furnishing brand. Located near the Open Library in Central Park, alongside The Book Stop Project, the IKEA Vibe Park provides a spot for relaxation, reading, and unwinding amid lush greenery.

As part of this initiative, IKEA generously contributed P200,000 worth of its modern, durable outdoor furniture, creating a welcoming and comfortable space for everyone to enjoy.



INSPIRING GREEN IN THE BIG CITY

Embrace sustainability and join Filinvest City in its eco-friendly initiative, Inspiring Green. This campaign focuses on two key efforts: the ECommunity Drive, a quarterly green initiative organized by the Filinvest Corporate City Association, Inc. (FCCA) in collaboration with various partners, and Project Green, a weekly program encouraging the community to donate plastic bottles in exchange for plants and fertilizers. In 2024 alone, nearly 40,000 plastic bottles were collected, showcasing the community's commitment to a greener future.

LOAVES X FISH FOUNDATION CHARITY KITCHEN

In 2024, Loaves X Fish Foundation Inc. (LXFFI), a charity kitchen based in Northgate Cyberzone, Filinvest City, brought together 550 volunteers to help prepare food for underprivileged communities.

As of last year, the LXFFI Charity Kitchen has partnered with 25 beneficiary organizations and provided over 112,000 meals. Today, the kitchen is looking for more volunteers to support its mission.

Join this meaningful mission and help make a difference—send them a message to volunteer! For more updates, visit their Facebook page, *Loaves X Fish Foundation Inc.*



THE ISLANDS: A TRIBUTE TO THE PHILIPPINE ARCHIPELAGO

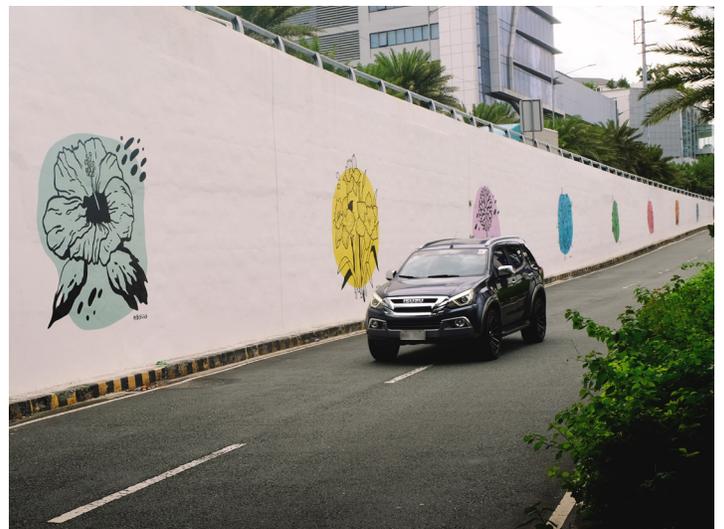
Now on display along River Park beside Filigree show suites, Islands by renowned artist Pete Jimenez reimagines the beauty of the Philippine archipelago. Representing Luzon, Visayas, and Mindanao, this striking installation features complementary structures symbolizing the nation's growth, expansion, and boundless opportunities. Part of Filinvest Arts Foundation Inc.'s (FAFI) 2024 initiative, this captivating artwork celebrates the richness of Philippine culture and promotes a deeper appreciation for the visual arts.

Be sure to visit Central Park and experience this creative masterpiece.

BOYSEN'S MURAL IN FILINVEST CITY CLEANS THE AIR AND ELEVATES THE LANDSCAPE

Filinvest City is adding a splash of green to its skyline with a stunning new mural, created in collaboration with Boysen Philippines and the artist collective Precianss and Polido Mural Art. Located along the Skyway Tunnel, the mural blends nature-inspired designs to symbolize the city's commitment to sustainability.

What makes this artwork truly remarkable is its ability to fight pollution. Painted with Boysen KnoxOut, an air-purifying paint, it absorbs harmful Nitrogen Oxides (NOx) from the atmosphere. One square meter of the mural can clean the air as effectively as a mature tree. This vibrant piece showcases Filinvest City's dedication to blending urban development with environmental care.





THE CRIB

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AMENITIES

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**Prices are per bed basis and may be subject to change without prior notice*





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