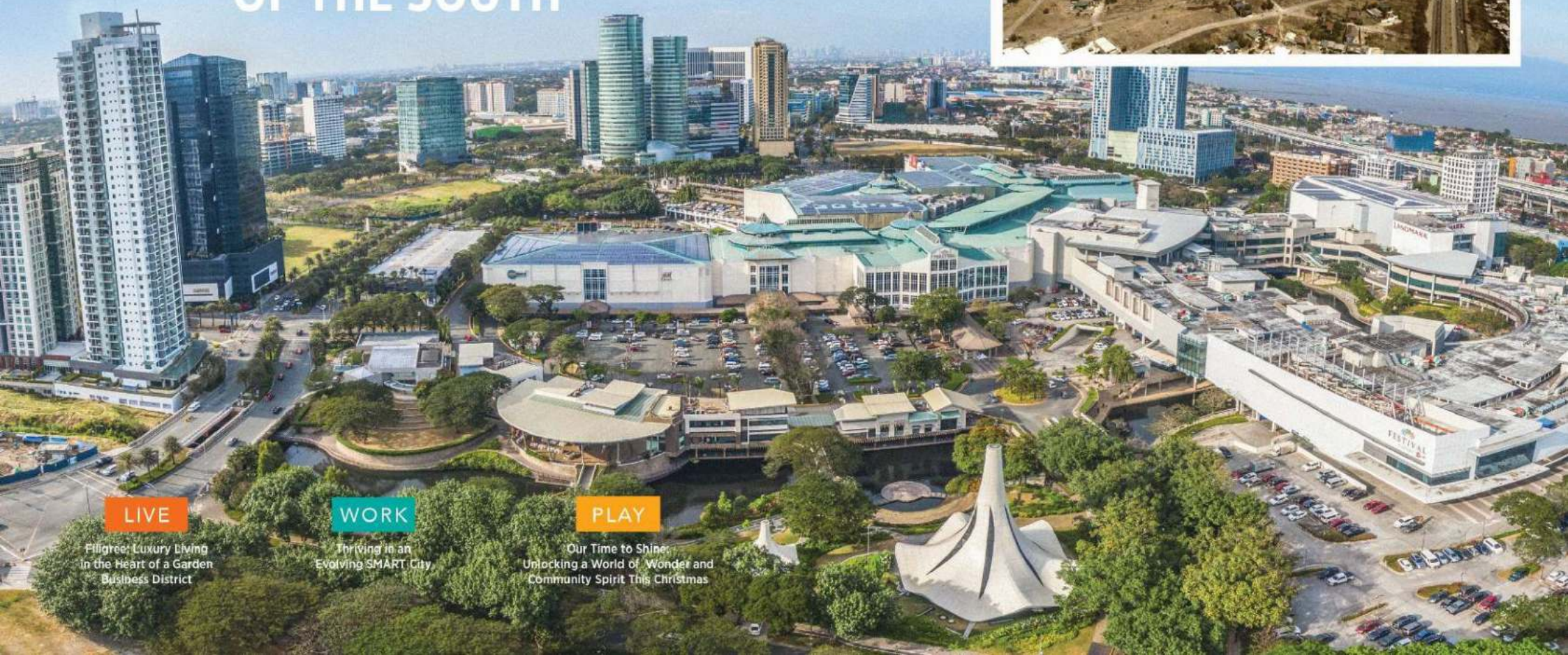
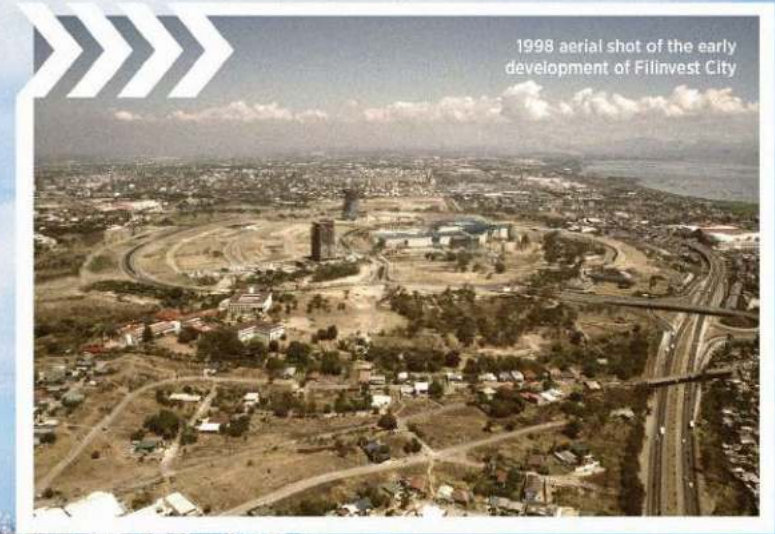


Volume 07 • Issue 1 | 2023

THE vibe

YOUR GUIDE TO MODERN LIVING IN THE SOUTH

VISIONARY MASTERPIECE OF THE SOUTH



LIVE

Filigree: Luxury Living
in the Heart of a Garden
Business District

WORK

Thriving in an
Evolving SMART City

PLAY

Our Time to Shine:
Unlocking a World of Wonder and
Community Spirit This Christmas



FILINVEST CITY

The Next 30
Inspiring Smart Cities





MESSAGE FROM THE TEAM

PUBLISHER
Josephine Gotianun-Yap

EXECUTIVE DIRECTOR
Catherine Ilagan

EDITOR-AT-LARGE
Don Ubaldo

CREATIVE EDITOR
Rula Gongora

MANAGING EDITOR
Justine Abad

ASSISTANT EDITORS
Roselle Sales
Zyrhys Tayag

FOR ADVERTISING INQUIRIES, CONTACT
events@filinvestcity.com



FILINVEST CITY
FILINVESTCITY.COM



It was a transformation 30 years in the making. What began as a simple government-run stock farm has evolved into one of the country's premier CBDs and we owe it to our founders, Mr. Andrew Gotianun Sr. and Mrs. Mercedes Gotianun, who envisioned a trailblazing, future-ready CBD.

We are proud to be the first and only CBD's in the country that's dual-certified with LEED and BERDE from both the US and the Philippine Green Building Councils. We've created a place that supports strong business growth, an environment that nurtures physical and mental well-being, human-scaled and pedestrian-friendly environs, expansive open spaces, and a community where sports and culture flourish, a place that we can share with all of you.

As we commemorate three decades of developing the South's Garden CBD, we reflect on our past achievements and eagerly look forward to **The Next 30: Inspiring Smart Cities**, focusing on creating a next-generation township that addresses sustainability and future-ready initiatives.

As we head toward The Next 30, we commit to discovering new ways of building, enabling our community, and enhancing our township, where Filinvest Cityzens are empowered to live the life of their dreams.

Here's to the next chapter of success and growth!

The Vibe Team

ELEVATE YOUR EXPERIENCE!
For more information, visit our website, www.filinvestcity.com or scan the QR code to discover the latest happenings and opportunities only at Filinvest City.

AT A GLANCE

02 South's Visionary Masterpiece: 30 Years of Innovation and Community-Building

LIVE

04 Filigree: Luxury Living in the Heart of a Garden Business District

LIFE IN THE SOUTH

06 4 Reasons to Choose Alabang as your Address: A Garden City Experience

WORK

08 Thriving in an evolving SMART City

SPECIAL FEATURE

10 Westgate and Bloc 10: The South's Rising Lifestyle Hubs

EATS

12 Eats A Treat!

COVER STORY

14 Celebrating 30 Years: The Visionary Masterpiece of the South is the Country's First and Only Smart City

NEW FINDS

20 New Finds & Experiences Around the City

PLAY

22 Our Time to Shine: Unlocking a World of Wonder and Community Spirit This Christmas

COMMUNITY

24 SEEN & HEARD

CITY NEWS

28



Metro South's Visionary Masterpiece: 30 Years of Innovation and Community-Building

This year marks a triumphant three decades of progress, innovation, and community development in the metro south. This milestone also serves as a prelude to an exciting, new chapter for Filinvest City, especially as it ventures into the new year with grander plans and a more ambitious vision: as the country's first and only SMART city.

As the holiday season unfolds, Filinvest City—the undisputed Christmas destination in the South—showcases an array of treats and experiences for its community. From grand holiday festivities and Christmas bazaars to concerts and mesmerizing light shows with spectacular firework displays, the offerings are abundant. And at the heart of it all is Central Park, which serves as the stage and epicenter for the holiday fun.

However, beyond the cheer and merriment, Filinvest City's Christmas campaign not only encourages citizens to delight in the present moment but also offers a sneak peek into the exciting updates awaiting in the new year.

Filinvest City is strategically laying down the groundwork for the future, providing a glimpse into the changing landscapes of luxury living through developments like Botanika Nature Residences and 1001 Parkway Residences.

Recognizing the evolving preferences of the younger generation, Filinvest City is attuned to the discerning population's desire to reside in the Garden City. Thus, the CBD also houses premier condo developments like Studio N, Studio City, and The Levels, which offer ideal living spaces that seamlessly align with the homeowner's wants and expectations in a modern home, and the city's commitment to sustainability and community-centric living.

Furthermore, the ascent of "third spaces" such as Westgate and Bloc 10 underscores Filinvest City's dedication to establishing creative havens and dynamic convergence hubs for unique groups and communities. These spaces transcend traditional concepts, encouraging spontaneous interactions that help strangers become friends, while also delivering modern conveniences and comforts.



Commerce Avenue opening in November 1996

As Filinvest City wraps up the year with a jubilant celebration, the community can eagerly look forward to the promising developments and updates that will shape the city's future.

In this season of joy, Filinvest City not only dazzles with festive lights but also illuminates the path to vibrant, future-ready community life.

FILINVEST CITY TOWNSHIP UPDATES

Over the years, Filinvest City's transformation has experienced exponential growth as a business and lifestyle hub. Now recognized as the Metro South's leading Central Business District, it has become an ideal location for business growth and company expansion for local and multinational companies. Filinvest City has cemented its position as the premier Metro South Central Business District with commanding average accommodation values at P54,000 per sq.m as of October 2023.



23%
compounding Annual Growth Rate (CAGR) in the past 10 years

FAST APPRECIATING LAND VALUES

ULTRA HIGH-END CONDOMINIUMS

for projects ready for occupancy

P313,000
per sq.m

up from 2022
P294,000
per sq.m

for pre-selling

P307,000
per sq.m

up from 2022
P270,000
per sq.m

UPPER CLASS INCOME MARKET

P272,000
per sq.m

up from 2022
P251,000
per sq.m

COMMUNITY LOTS

P474,000
per sq.m

appreciating from 2022
P422,000
per sq.m

OFFICES

for sale at
P285,000
per sq.m

rising from 2022
P268,000
per sq.m

leased as high as
P880
per sq.m

from 2022
P800
per sq.m

IT PAYS TO GO GREEN

Prices approximated
P84,000
per sq.m
in 2014 before the green park system was developed

GREEN CERTIFICATIONS

Taking the lead in creating greener and more livable cities in the country, Filinvest City is the first and only central business district (CBD) in the Philippines to get a three-star rating in the pilot version of the Philippine Green Building Council's (PhilGBC) Building for Ecologically Responsive Design Excellence (BERDE) Districts and the first CBD in the Philippines and the largest neighborhood in Southeast Asia to receive a LEEDv4 Gold for Neighborhood Development (LEEDv4 ND) from the USGBC.



DEVELOPMENTS IN FILINVEST CITY CONTINUE TO SEE AN UPTICK



RESIDENTIAL:

371,000
per sq.m

(94,000 sq.m are underway)

122

BUILDINGS COMPLETED



OFFICES:

854,000
per sq.m

(36,000 sq.m rising)

06

BUILDINGS UNDERGOING CONSTRUCTION



RETAIL:

544,000
per sq.m



With an average daily foot traffic of

270K+
PEOPLE PER DAY



TOTAL GFA BUILDUP
2,040,250
per sq.m

SMART AND SUSTAINABLE TOWNSHIP

As a trailblazer and innovator, Filinvest City has shown proof that a live-work-play lifestyle—where community, economy, and smart design come together seamlessly—is truly possible.

From its modest beginnings, Filinvest City has blossomed into a vibrant urban wonder and globally renowned township that serves as a blueprint of sustainability and future-ready communities, which can be proudly replicated anywhere in the world.



Filigree: Luxury Living in the Heart of a Garden Business District

In the landscape of luxury living, the fusion of artistry and modern opulence has given rise to a new standard in residential development. And at the forefront of this lifestyle is Filigree, the premier brand behind upscale residential properties found in dynamic locations such as Filinvest City's Botanika Nature Residences and 1001 Parkway Residences.

These two properties of Filigree, located in the heart of the Garden City of the South, bring together fine, delicate details and the grandeur of upscale living spaces. With its location in the progressive CBD, each space not only makes you celebrate the finer things in life but also brings you closer to nature.



Artist's perspective of 1001 Parkway Residences

BOTANIKA NATURE RESIDENCES: A FLOURISHING LIFESTYLE

Strategically positioned in Filinvest City, Alabang, the first and only Smart CBD in the country certified by the US and the Philippine Green Building Councils as a sustainable neighborhood, Botanika offers more than just a green residence itself—it provides residents with a suburban lifestyle in a CBD address.

Botanika introduces the allure of vertical village living. Its curvilinear design, inspired by the organic patterns found in nature, stands in contrast to the rigid lines of conventional high-rise condominiums. The entire complex—comprising three towers—is intricately connected by lush landscaping, creating an organic cluster of buildings that open to nature and foster a sense of community among residents. Botanika Tower 1 is ready for occupancy, while Two Botanika is fast

being completed, especially as it boasts bigger lanais, additional amenities, and a unique interior spatial design.

With only 350 units thoughtfully plotted across the three towers on a vast 15,000-sq.m plot, Filigree has crafted a space that translates into a more exclusive, closer-to-nature lifestyle, even within the bustling confines of a central business district.

Here, residents can experience the joy of spending time outdoors in a safe and nature-filled neighborhood. In addition, this walkable garden city concept ensures convenient access to essential services, including world-class medical facilities, multinational business establishments, shopping centers, and prestigious educational institutions. Living in Botanika becomes a coveted status symbol among discerning individuals who seek both luxury and the serenity of nature.

1001 PARKWAY RESIDENCES: LIVING ON MILLIONAIRES ROW

Perfect for dynamic urbanites, 1001 Parkway emerges as more than just a residential haven; it embodies every homeowner's rising aspirations, dreams, and even greater ambitions. But it's now all within reach.

In Metro Manila, where population density, traffic congestion, and urban issues often dominate the narrative, 1001 Parkway Residences seeks to redefine city living by introducing the concept of "park-surrounded living"—where the city becomes an extension of your backyard.

Towering at 42 stories, softened by greens from balconies, this residence offers a park-surrounded living experience. It is located along the Millionaires Row—the illustrious Parkway Avenue of Filinvest City—where future residents can enjoy high-rise cosmopolitan living. The property's unique design ensures a progression of experiences, from park to amenities to residential units with greens, allowing residents to revel in nature's beauty.

Here, residents will find themselves taking in the awe-inspiring Metro South skyline, while being enveloped by lush gardens, the fresh breeze, and clear skies as it's positioned near Central Park, Spectrum Linear Park, and the soon-to-be completed Creekside Park. And with balconies in all units and abundant windows for natural light and ventilation, 1001 Parkway Residences creates a gracious living space attuned to the current living trends and flexible for life-stage changes. Whether you're living single or hoping to grow your family, 1001 Parkway can accommodate and evolve with your life plans.



Actual photo of 1001 Parkway model unit



Artist's perspective of Two Botanika Sky Lounge



Actual photo of Botanika Tower 1 Atrium

Living in a Filigree home is the ultimate status symbol, as its prime and prestigious addresses promise elevated living in the heart of Filinvest City. "Whether it's panoramic views of the Filinvest City skyline and lush outdoors or proximity to essential establishments found in a CBD, the location of a Filigree property is an integral part of its allure. More than luxury living, we took into consideration the surrounding community to ensure that each resident's lifestyle will seamlessly blend from indoors to outdoors. Residents who want to simply unwind and dine can enjoy exclusive access to The Palms Country Club from Botanika or leisurely strolls in the many parks surrounding 1001 Parkway Residences," says Daphne Mae Sanchez, Filigree brand head.

4 Reasons to Choose Alabang as Your Address:

A Garden City Experience

When looking for the perfect home, it's common to focus solely on the location. However, the definition of an ideal home has evolved. It's not just about where it is but also about accessibility, modern conveniences, sustainability, community, and so much more. A home is more than its address; it's a combination of various aspects that create an invigorating environment and a fulfilling living experience.

Here's why choosing to live in a garden city such as Filinvest City is worthwhile:



1. Expansive Green Open Spaces

Garden Cities are meticulously planned to incorporate abundant parks, gardens, and green spaces, promoting a healthy and serene lifestyle. Living in a Garden City provides residents with a constant connection to green spaces, fostering a better quality of life and reducing stress levels. In Filinvest City, the city has been designed with numerous pockets of greens from parks to event grounds and even small gardens. Exploring whether on foot or bike is a pleasant experience, with the tree-lined and wide walkways leading to numerous bigger parks and retail and office developments.

2. A Fully Integrated Urban Development

People normally use time as a matter of measuring distance (i.e., "I'm 5 minutes away" or how quickly one gets from point a to point b). Even before the pandemic, urban planners have been referring to an ideal radius which should separate a person from his or her needs. People are touting the need for "15-minute cities or villages" where you could reach your needs by walking or biking in 15 minutes or less. Here in Metro Manila, Filinvest City was already designed as pedestrian and user-centric—with hyperlocal districts carrying all the needed essentials that you could access on foot or on a bike.



3. Smart Solutions for Everyday Living

Garden Cities aren't just about greenery; they also boast smart infrastructure and technology integration for optimal living. From energy-efficient lighting to smart waste management systems, Filinvest City leverages technology for a more efficient and connected lifestyle. Also, garden cities are designed to minimize the need for private vehicles. Instead, they offer eco-friendly transportation options such as electric buses, bike-sharing programs, and well-connected pedestrian paths, reducing the carbon footprint of residents.



4. A Community Where You Can Thrive

The layout of garden cities encourages community interaction. With pedestrian-friendly pathways, communal gathering spots, and shared gardens, residents have ample opportunities to connect, fostering a sense of belonging and community spirit. In addition, garden CBDs provide residents with access to recreational facilities, fitness centers, and health-conscious amenities, promoting an active and healthy lifestyle.

For young professionals and families who are considering elevating their lifestyles, Filinvest City as the Garden City of the South is delighted to welcome residents to premier residential developments—Studio N, Studio City, and The Levels.

Studio N & Studio City, are perfect for young and established professionals, people from the creative team who need inspiration amid city living since these properties are near lifestyle hubs and open spaces.

The Levels, on the other hand, is ideal for starting and growing families. They are in proximity to all their needs—education, leisure, parks, malls, and medical facilities.

Living in the Garden City like Filinvest City offers a harmonious blend of modern conveniences and green living. And with Studio N, Studio City, and The Levels, it's now possible and easier to find a home in a high-end neighborhood within your means.

SUPER ✨
Celebration
Sale

DECEMBER, 2023

 Ashley
FURNITURE HOMESTORE

50%
OFF

ON SELECT ITEMS

WESTGATE  | GROUND FLOOR

Westgate Center Hub, Commerce Avenue corner Filinvest Ave, Alabang Muntinlupa city

The #1 furniture brand in the USA



THRIVING IN AN EVOLVING SMART CITY



Contract signing between Insular Life and Filinvest Alabang Inc.



Since its inception 30 years ago, Filinvest City has stood as a testament to visionary urban planning, aiming to be a dynamic center of growth and a prestigious address for both multinational corporations and local businesses.

This master-planned community, located in the Metro South, has successfully implemented a live-work-play lifestyle, seamlessly integrating sustainability and smart design. And as a result, Filinvest City has become an exciting and attractive investment for esteemed locators—like Insular Life, Asian Star, and Asian Hospital—who all had sought a vibrant and dynamic urban environment for their businesses.

“From top international and local corporations to small and large entrepreneurs and to thriving startups who call Filinvest City their home, Filinvest City has shaped a healthy business community with a mix of quality mixed-use locators that have become the benchmark of economic growth in the Metro South,” says Don Ubaldo, first vice president for Filinvest Townships.

INVESTING IN AN INSPIRING FUTURE: THE PIONEER DEVELOPMENTS

Insular Life Corporate Center stands as a beacon of growth at Filinvest City, being one of the pioneer locators that stands out from the Metro South skyline.

Insular Life Corporate Center features the esteemed Tanghalang Haribon, a versatile theater that adds a dynamic dimension to the Metro South by hosting various events, from theatrical performances and school productions to concerts, corporate affairs, and conventions.

Recently, it won first place in the Filinvest City Building Decoration Contest, transforming its lobby and building facade into a festive spectacle, spreading joy and Christmas spirit in the workplace.

Asian Star is another iconic presence in Filinvest City, which has been a trailblazer since 1998. It is a strategically positioned office building in the bustling Spectrum District—the economic core of Filinvest City—and it has actively contributed to the city’s growth. Surrounded by a tapestry of mixed-use developments, including hotels, event venues, parks, residential condominiums, and retail establishments, the building stands as a hub where convenience and centrality converge. In this vibrant cityscape, Asian Star represents more than just an office building; it symbolizes the epitome of a prime location where all essential amenities seamlessly come together.

Thanks to the city's strategic location and close proximity to major thoroughfares such as the South Luzon Expressway (SLEX), skyways, and national roads, investors clearly saw Filinvest City as a prime investment destination and saw their own place in it, achieving successful business in the dynamic Metro South.

What Filinvest City offered was unparalleled—a future-ready township that was accessible, had great business potential, and promised a holistic, balanced lifestyle out in nature. Needless to say, this deeply appealed to residents and business owners.



Asian Star today



1998 aerial shot of Filinvest City showing Asian Star being constructed

And over the years, Filinvest City has grown and evolved, seeking new ways to redefine and elevate city living, not only through its various master-planned commercial and residential developments, but also through its smart solutions and green programs that support sustainability.

Established in 2002, Asian Hospital and Medical Center (AHMC) stands as a pioneer and cornerstone of Filinvest City's healthcare landscape, embodying a commitment to excellence that extends beyond medical expertise.

Renowned as one of the foremost hospitals in Manila, AHMC delivers international-grade medical services with a distinctly Filipino heart. A multi-awarded private hospital, AHMC distinguishes itself by pioneering a groundbreaking concept—it is the first in the country to provide a hotel-like ambiance that promotes healing,

comfort, and care for patients and their families through sustainable, green living—perfectly aligned with the values and offerings of Filinvest City.

Sustainability is the proud cornerstone of Filinvest City, and the CBD's commitment to sustainability is not just a buzzword; it's a long-term strategy that has yielded significant benefits. By embracing a greener and smarter approach, the city has enhanced the quality of life for its community and ensured excellent property appreciation. The decision to prioritize "green living" has created a relaxed, healthy, and vibrant environment that resonates with professionals, residents, and stakeholders alike.



Asian Hospital today



Contract signing (LEFT) and Groundbreaking Ceremonies (RIGHT) of Asian Hospital

THE GREEN CBD DISTINCTION

Filinvest City's efforts and pursuits toward a sustainable and smarter future have not gone unnoticed on the global stage. As the pioneer and the only green Central Business District (CBD) in the country, Filinvest City has achieved dual certifications from LEED Gold from the US Green Building Council and BERDE from the Philippine Green Building Council.

Filinvest City seamlessly integrates nature into its urban landscape—a breathing CBD featuring open spaces, parks, and lush greenery. This commitment to creating a harmonious coexistence between urban development and nature adds a unique and refreshing dimension to the city.

THE IDEAL CHOICE

Filinvest City in Metro South has emerged as the epitome of sustainable urban development, offering a comprehensive live-work-play lifestyle that has attracted locators seeking a forward-thinking and environmentally conscious community. As a globally renowned township, Filinvest City shares its success and proud milestones with its first locators. They each have been an integral part of Filinvest City's proud 30-year history—and now, its future, too.



Al fresco and more exclusive dining scene at Westgate



WESTGATE AND BLOC 10: The South's Rising Lifestyle Hubs

All roads lead to this fast-growing community where business and leisure meet. Filinvest City, as the country's first SMART City and convergence hub in the Metro South, is not only primed to benefit businesses, but also to support the different communities around the vicinity, offering perfect venues, and opportunities to meet, gather, and have fun.

THRIVING THIRD SPACES

Filinvest City distinguishes itself from other CBDs as it not merely focuses on commercial development and economic progress but also on nurturing community.

The concept of “third spaces” comes to life here, most especially in Westgate and Bloc 10, where these shared zones become the meeting ground for people from all walks of life—passionate professionals, young families, athletes, creatives, and the like. “Throughout the township, Filinvest City has carved out numerous inviting spaces to foster spontaneous interactions, enabling strangers to become friends and acquaintances to evolve into communities. This is where real human engagement flourishes,” shares Don Ubaldo, first vice president for Filinvest Townships.

Two developments in particular embody this unique philosophy of Filinvest City—Westgate and Bloc 10. Aligning with the city's evolving vision for the CBD, these dynamic cultural and lifestyle epicenters add to the completeness of the city.

Westgate and Bloc 10 marry Smart City features—innovation, technology, and master-planning—with community-building, each offering a variety of experiences thanks to their various leisure, dining and entertainment options. By offering diversity and ensuring inclusivity, the city is able to tap into and cater to the different tastes and preferences of the community.



AN ELEVATED RETAIL VILLAGE

At Westgate, for example, step into a 9.2-hectare open-air retail development. Built on a modern concept of a high-end neighborhood haunt, Westgate takes advantage of Garden City's great outdoors, transforming the mall concept into a wonderfully unique outdoor experience. No other place can boast the same offerings.

Indulge in great food, good company, and a more laid-back vibe without the distractions of crowded mall traffic. Westgate entices as a quiet corner for those who want to immerse themselves in nature and follow a slower pace for the day.

Sip on a hot cup of coffee or feast on a decadent slice at Starbucks Reserve, where the views match the exquisite ambiance. You can also head to Wildflour for hearty dishes to satisfy your craving. Or for a welcoming atmosphere where you can dine in peace, there's Neil's Kitchen, perfect for intimate catch-ups or family gatherings. At Westgate, you'll discover new delightful corners with a cozy, community-style vibe.

A CREATIVE, INSPIRING SPACE

On the other hand, Bloc 10 caters to the creative crowd—the dreamers, artists, and hobbyists. The go-to hangout for the younger crowd, Bloc 10, is where you'll often find students, remote professionals, and hobbyists whiling away their time. Similar to Westgate, Bloc 10 is designed as a modern neighborhood hub with attractive

architectural features and unique details, reflective of the market it tries to serve. See yourself get inspired by the artistic touches of this location—with beautifully painted murals by the lobby and across the wide façade. Delight in the details that were meant to capture the vibe of the Southern CBD.

Inside, discover the creative haven of Mess We Made, where guests can try their hand at handmade ceramics. Nearby, active individuals can hit their health goals at CrossFit Grail, a center dedicated to optimizing human performance. And in the same vibrant area, explore Karrera, a unique café and showroom specializing in motorsport and heritage products from around the globe. Here, at Bloc 10, even the most unique interests and hobbies will find a safe space.

Filinvest City delivers the best of all worlds—smart city planning with modern facilities and efficient services, as well as a close and cozy community lifestyle that celebrates a well-balanced life.

It's important to remember: A future-ready city is not just about populating the skyline with flashy skyscrapers and integrating modern technology. It's more about building a true community, which allows all those residing in the CBD to live, thrive, and come together for the best experiences. And this is exactly what makes Filinvest City a truly progressive CBD, one on its way to becoming the first SMART City in the country.



Newest open-air retail strip in Filinvest City that offers dining and shopping conveniences



EATS A TREAT!

Explore Filinvest City, where numerous new corners offer exciting and delectable bites. Whether you're dining solo, with friends or family, or on a spontaneous date, you can always choose to have fun and embark on endless culinary adventures.



EATS BY THE PARK

Can't quite agree on what to eat? Head to Central Park for Eats by the Park, the outdoor food bazaar offering an array of delicious snacks for your picking. From freshly made *takoyaki* and *siomai* to hearty *shawarmas* and sweet *banana cue*, indulge in affordable comfort food for the entire gang. Discover the ultimate foodie hits!

Located in Central Park.
Open from Friday-Sunday, 4PM





MANONG'S GRILL

An OG spot in the South! *Sisig*, *inihaw na liempo*, *kare-kare*, and much more! Celebrate your big occasions and regular weekend dates with the best of Pinoy cuisine. Manong's Grill serves an array of familiar Filipino food that's simple, no-frills, and truly satisfying. It tastes just like Mom's cooking! Enjoy the smoky flavors and cozy vibe for a fuss-free, memorable meal.

Located at Parkway corner Spectrum Midway

SUM BY DIGMAAN

SUM by Digmaan is short for "Stand Up Meal," and it's where the vibrant beats of Pinoy flavors meet hole-in-the-wall charm. SUM is a haven for both residents and employees around Northgate Cyberzone, serving up quality and affordable bites. Their bestseller, the Tapa, proudly waves the Pinoy flag. But brace yourself for some delightful fusion, as SUM also offers Indian-Filipino delights like *biryani* rice paired with fried *tapa* and a tantalizing Korean-Filipino twist to *kimchi* rice. At SUM, every bite is a standing ovation for the taste buds!

Located at the ground floor of Studio Two, Northgate Cyberzone



CELEBRATING **30**
YEARS:

**The Visionary Masterpiece
of the South is the Country's
First and Only Smart City**

Reflecting on the 30 years of Filinvest City with great pride and anticipation for the future as the southern CBD that is poised for unprecedented growth. From being the only dual-certified green city, it is now on the road to being the country's first and only smart city, setting a benchmark for other CBDs.



LOOKING BACK WITH PRIDE

It's only been three decades, but Filinvest City has beautifully transformed the former idle grazing land in Alabang into a dynamic, bustling, multi-awarded cityhood.

Sprawling over an expansive 244 hectares of prime property, Filinvest City was formerly a dormant stock farm. It was grassland as far as the eye could see. The scene may have looked dull and uninspiring for the ordinary individual, but for Andrew and Mercedes Gotianun, the power duo and founders of Filinvest Development Corp. (FDC), they saw immense potential and opportunity. And through their creative vision and unwavering ambition, they planted the seeds of a grand vision and nurtured the south to become a fully-integrated, self-contained, master-planned urban development.

This pioneering self-sustaining township is anchored on its four pillars, all built and specifically designed for unique purposes. It's a residential haven, central business district, leisure destination, learning and education zone, and medical and wellness hub rolled into one garden setting.

Ever since, the CBD has been designed to go against the mold of concentrating all activities in one distant center.



Opening of Filinvest City's On-site Exhibition Centre with Mayor Jaime Fresnedi, Andrew Gotianun Sr., Mercedes Gotianun, and Atty. Efren Gutierrez

Rather, it champions a novel approach—developing several smaller, but complete districts—all self-contained and interconnected—to serve communities within a more accessible radius. Hospitals, schools, offices, malls, parks—everything is planned to be just a short walk or drive away from where you live. This is what separates Filinvest City as a smart city, a CBD of the future.



Central Park is one of the community convergence spaces in the city

THE FUTURE IS BRIGHT—AND GREEN!

Yet, Filinvest City's allure lies not solely in its current offerings but also in its boundless potential. As a thriving metropolis, the township is able to grow and support its citizens as it continually innovates—and elevates—our way of living through better infrastructure, innovative sustainability practices, more green spaces, and other community-focused developments.

Currently, impressive initiatives are being undertaken, specifically with regards to maximizing eco-friendly, sustainable practices and smart solutions.

At the center of Filinvest City is the largest shopping and dining destination in the South, Festival Mall Alabang. It is one of the first developments to undergo this eco-smart shift in partnership with ENGIE, a France-based energy service provider, allowing for 28 percent of the mall’s energy requirement to be powered by solar energy. The effort also significantly decreases the carbon emissions of the mall by 41,000 tons, equivalent to 9,000 cars on the street. This is a welcome change, especially as Festival Mall Alabang—one of the first locators in the CBD—is celebrating its milestone of 25 years.



Solar-powered Festival Mall

For Filinvest Axis Towers in Northgate, ENGIE was tapped again, this time to help in the implementation of a district cooling system (DCS). Through this initiative, buildings in the district are able to further lower their carbon footprint while providing energy-efficient cooling technology.



The country’s largest District Cooling System



A project that will revolutionize how Filinvest approaches wastewater treatment and water production

Another impressive pursuit is Filinvest City’s efforts to upgrade its urban water management in partnership with FDC Water Utilities Inc. and Hitachi Ltd. It is unique in the seamless integration of sewage treatment and potable water production technologies, setting a new standard for environmentally responsible development. This includes the construction of a highly technical upgraded sewage treatment plant and a modern water recycling facility, which is set to be completed by March 2026. With this new water reuse facility, at least 10.5 million liters of water will be processed per day for household use.

INTEGRATED SMART TECH SOLUTIONS

From large-scale efforts, Filinvest City is also looking into helping nurture a more eco-conscious community by promoting sustainable practices. The City is adapting to the use of green currency, where the Cityzens can exchange their PET bottles for seeds or planters at the Urban Farm. They’ve also partnered with Green Antz Builders for the repurposing of recyclables—one of which will be for the construction of new sheds for the EcoLoop.



Fostering an eco-conscious community



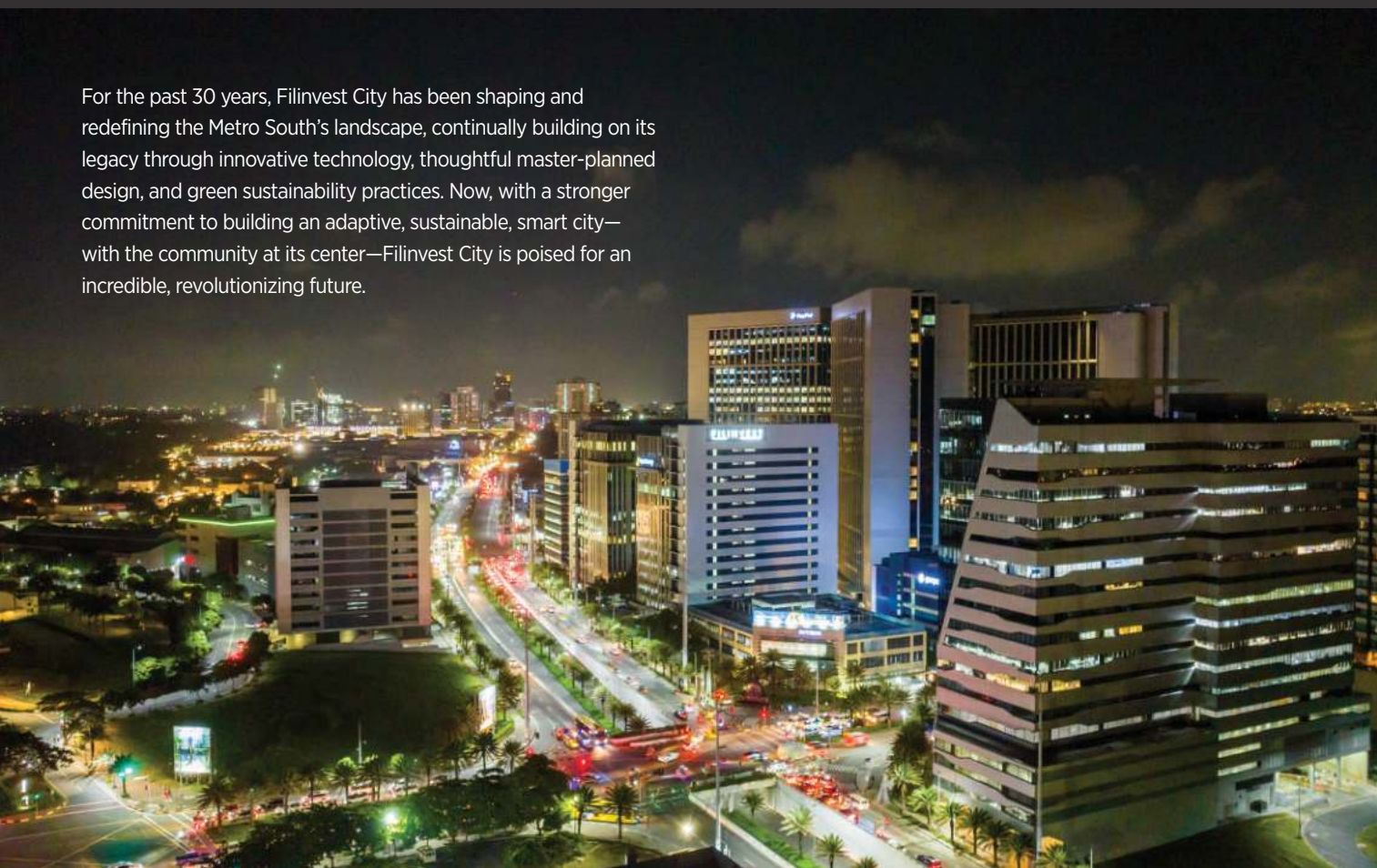
Catering to the eco-tech needs of the community, Filinvest City introduced its ecological parking facility with two charging stations for electric vehicles for public use. As a thoughtful touch to design, the parking area itself was made with sustainable pavers that use less materials in production.



Eco-efficient solutions in the city

As part of the city's overall call to improve security, accessibility and mobility, Filinvest City has boosted its interconnectivity across all spaces by providing access to free Wi-Fi and wireless charging stations at its six major parks and other inclusive spaces. In addition, citizens can find important information and access helpful tools via the soon-to-be-rolled-out Filinvest City App, which will include nifty features like the integrated CBD parking system and updates on community transportation and estate.

For the past 30 years, Filinvest City has been shaping and redefining the Metro South's landscape, continually building on its legacy through innovative technology, thoughtful master-planned design, and green sustainability practices. Now, with a stronger commitment to building an adaptive, sustainable, smart city—with the community at its center—Filinvest City is poised for an incredible, revolutionizing future.



manam

COMFORT FILIPINO

Iba-talaga
pag Pinoy!



UPPER GROUND FLOOR,
EXPANSION WING

FESTIVAL

Lifemalls
FILINVEST

10
YEARS
IBA-TALAGA SA
manam
COMFORT FILIPINO

NEW FINDS & EXPERIENCES AROUND THE CITY

As the community grows, so do its needs. And as a CBD that's on the fast track to becoming the country's first SMART city, Filinvest City is committed to catering to every need, passion, and interest of its citizens. Check out the community's newest brands and partners.

FOOT LOCKER

The active community of Filinvest City is in for a treat! Foot Locker takes the lead in celebrating sneaker and youth culture globally and now expands its foothold in the Metro South with the opening of its expansive boutique at Festival Mall. Discover exclusive picks—from sneakers to jerseys—and over 1,000 fun styles for self-expression.

Located on the First Floor, Festival Mall



DOUGH & GROCER

Dough and Grocer (D&G) is not just your average food outlet—it's your go-to destination for elevating your culinary lifestyle. Step into a world where premium, gourmet-quality products await. D&G is stocked with pantry staples, fresh and frozen goods, and offers a curated selection of high-quality ingredients that cater to all your home cooking and dining desires.

Located at Westgate





THE CAT CLINIC

Pet mommies and daddies, your cat babies can get the expert care that they need in the Metro South! As the first feline-specific hospital in the country, The Cat Clinic offers specialized healthcare services for your feline friends, while ensuring a purr-fectly pampered experience.

Located on the Ground Floor, Southkey Hub, Northgate



MESS WE MADE

Opening up a world of imaginative fun, Mess We Made is the South community's "ceramics champion," offering ceramics DIY kits that can be delivered straight to your doorstep. However, if you dream of creating your own ceramic masterpiece that looks Instagram-worthy, their classes have got you covered, too. Whether you're an expert pottery maker or a newbie artist intent on having fun and making a mess, Mess We Made is here to support all your artistic whims.

Located on Ground Floor, Bloc 10





Our Time to Shine: Unwrapping a World of Wonder and Community Spirit This Christmas

For the past three decades, Filinvest City has stood as the captivating stage where every moment and milestone is celebrated with unforgettable flair. As the Christmas destination in the south, Filinvest City infuses even more magic and brilliance into the holiday season, showcasing grander, more exciting experiences for the entire family.

Over the last decade, Filinvest City has introduced awe-inspiring light shows, larger-than-life holiday installations, picture-perfect moments, and vibrant concerts and bazaars that bring the entire community together. Every nook and cranny of the city, along with the active participation of each tenant and locator, contributes to enriching the lives of residents and visitors alike.

Since hosting Christmas activities by the River Park in the early years, Filinvest City has since provided more spaces and stages to celebrate the holidays, delivering bigger events, concerts, and bazaars at more locations like Spectrum Linear Park, Water Garden, and now, Central Park.

Christmas in the Garden CBD always exudes a magical feel, eagerly anticipated by both the young and the young-at-heart. And in 2023, the anticipation is no different.

As the premier lifestyle destination in the bustling Metro South, Filinvest City delivers nothing less than extraordinary, with Central Park's sprawling events ground, serving as the epicenter for all activities this season. Aligned with its forward-looking vision as the first Smart City in the country, Filinvest City aims to capture the limelight and embody its dynamic spirit under the theme "Our Time to Shine."

Don Ubaldo, first vice president for Filinvest Townships, underscores this commitment, stating, "Our dedication to

enhancing the experience for both residents and visitors remains resolute. Each year, we eagerly endeavor to introduce significant enhancements to Filinvest City, symbolic of our commitment to creating a vibrant and inclusive community space within the city and with Central Park as the main convergence point.”

“This year’s festivities,” he adds, “transport visitors to a magical world filled with life-sized decorations and the dazzling spectacle of lights, sparking the true essence of Christmas.”

A Whimsical Christmas Garden

This year, Filinvest City transforms Central Park into a Whimsical Christmas Garden, symbolizing the bright hopes for the year to come. Visually stunning displays and immersive experiences await, highlighted by a majestic 42-foot tall Christmas tree that combines the enchantment of a forest with the vibrant colors of a garden in bloom.

Kicking off the season, the grand Christmas Tree Lighting Ceremony was held on November 17, with the event recognizing the official winners of the building decoration contest. Apart from entertaining guests with live performances and grand fireworks displays, Filinvest City also shared the official lineup of events and activities for the whole Christmas season.

More Merry Making Every Weekend

Locals enjoy weekly activations of Filinvest City’s Christmas Campaign, spreading the festive spirit and providing a venue for communities to come together. Captivating performances by musical talents such as Gracenote, Of Mercury, Autotelic, and Unique Salonga will add a musical spark to all Friday and Saturday evenings from November 17 to December 23.

Then, indulge in a culinary journey with “Eats by the Park Food Bazaar” every Friday to Sunday at 4 p.m. Make sure to mark your calendars for spectacular fireworks displays on November 17, December 1, December 15, and December 22. Bring the kids and a cozy picnic blanket so you can watch the skies light up with beautiful brilliance.

Prayer, Hope, and Faith

For the Catholic faithful, the Simbang Gabi tradition at Filinvest City is a timeless way to honor cultural roots and embrace spirituality within the community. The Our Lady of Lourdes Chapel, located at the River Park of Festival Mall, becomes a haven for faith, reflection, and a deep celebration of the true essence of Christmas. Adorned with Christmas decorations, the chapel will host Simbang Gabi from December 15 to 23, 2023.



This year’s Christmas celebration kick-off



Christmas decorations in Filinvest City over the years

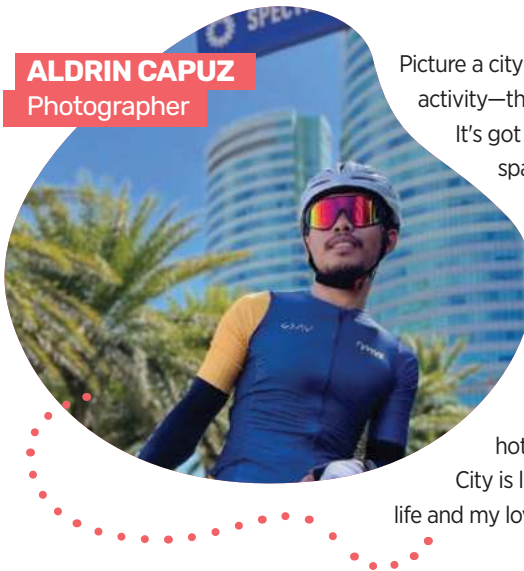
Join the Celebration

Of course, take advantage of the unique decorations and Christmas sales for your last-minute holiday shopping at your favorite malls, including Festival Mall. Brighten up your weekend mall visits with family and friends by taking part in the Yuletide festivities at Filinvest City. Immerse yourself in the magical atmosphere, from enchanting decorations to lively performances, as the city celebrates 30 years of excellence and community spirit.

It has been a wonderful year, indeed, so celebrate the last few weeks of 2023 with a bang at Filinvest City—the place where all great things happen!

Stay updated on Filinvest City’s Christmas celebrations by visiting Filinvest City’s official social media pages.

How do you picture your dream city? With technology advancing and new ideas shaping urban landscapes, the possibilities are quite endless. From high-tech hubs to nature-inspired havens, what features and aspects of a SMART, modern city fit the ideal?



ALDRIN CAPUZ
Photographer

Picture a city that's both safe and alive with activity—that's the vibe I get from Filinvest City. It's got these amazing parks and green spaces where you can chill and connect with nature. Perfect for my fitness routine, whether it's running, cycling, or capturing moments with my camera. Working here is a breeze, with nature vibes, parks, easy transportation, and all the cool stuff like events, malls, and hotels right around the corner. Filinvest City is like hitting the sweet spot where city life and my love for photography meet.

I've been living in the same city for the past 5 years, and moving here in Alabang is a big step for me. I honestly don't know what to expect, but I think I've found my ideal city because I'm getting the best of both worlds! As a morning person, I love how Filinvest City is a perfect place for morning jogs. It's very calm and relaxing, and it feels like I am away from the city—not to mention the cute cats and dogs I see along the way. While at nighttime, after running my errands around the area, I usually just walk going home because all I need is near me (i.e., groceries, restaurants, malls etc.). I really enjoy walking home because of the amazing view of the city lights. With my favorite playlist on and my city view, it's a perfect way to end the day!



TRICIA ABADILLA
Filinvest City Resident

ZAINEL SEBASTIAN
Eats by the Park Merchant



What I want in my ideal city is simple: ample space for my family, beautiful greenery where we can walk for fresh air and let our pets run freely, convenience for life's necessities, and incorporating opportunities for my small business. Nothing fancy, just the essentials of life.



RAYMOND PILI
Performer/Trumpet Player

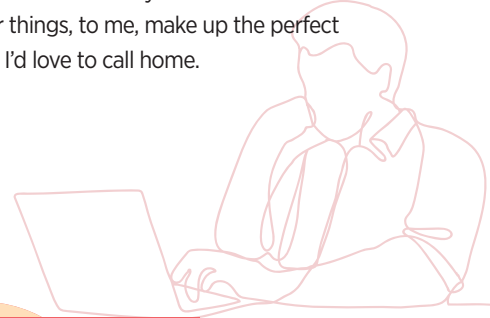


In my dream city of the future, I imagine a friendly and cozy community where people feel safe everywhere they go. The surroundings are filled with beautiful scenery that adds charm to daily life. This city also provides plenty of chances for learning new things. One that also creates a perfect balance of comfort and safety—it's a place that feels just right, and so far, Filinvest City is pretty much close to this.

KEANU LUAGUE
FEU Student



When I think about my ideal city, it's got to be eco-friendly, super inclusive with a tight-knit community, easy access to all the important stuff, and, of course, a place where everyone feels safe. Those four things, to me, make up the perfect city I'd love to call home.



MARVIN ANDRO CAPARROS
Building Manager



An ideal city, in my view, is a perfect blend of urban energy and sustainable living. It's having all the essentials—workplace, hospital, church, schools, and commercial spots—within easy reach. This setup gives me more quality time with loved ones.

FAHRAIN CALIMLIM
Real Estate Specialist



As a goal-getter, I imagine myself in a city where I'm able to do all the things that I enjoy in life. A place where you get to do both work and leisure, a place that is both functional and aesthetically pleasing in and out of the office is somewhere I'd like to be in. Luckily here in Filinvest City, I have all that as well as the time and energy for things outside my work.

GRACE DIAMANTE
Avid Runner



Filinvest City is like our second home (away from our Mindoro home), especially for our group runs and training sessions twice a week at the Central Park. The lush spaces, the birds, the security, and the different establishments make me feel like I'm really living in an ideal city here.



From grand anniversaries to fun festivals, Filinvest City makes sure to celebrate every occasion with a bang, bringing the community closer through shared passions and interests.



Festival Mall Going Strong at 25

Festival Mall, the premier lifestyle hub in Filinvest City, consistently elevates standards in entertainment, dining, and shopping in the Metro South, offering various unforgettable experiences for its diverse community. Yet, its impact extends beyond retail; in the last 25 years, Festival Mall has evolved into an indispensable part of the community. Through charitable endeavors and green initiatives, it actively contributes to fostering a culture and community that are not only vibrant but also healthy, green, and sustainable.

Coffee and Arts Festival

To commemorate the International Coffee Day, Filinvest City joined forces with the Muntinlupa Tourism, Culture, and the Arts Department to bring together coffee enthusiasts and local merchants at Central Park for an exciting two-day celebration. Attendees were treated to a sensory

journey, exploring diverse beans and brews, all while enjoying live performances by acoustic singers, chalk artists, and mesmerizing LED light dancers. It was a delightful fusion of flavors and artistry in the heart of the city.



Crimson Hotel Celebrates Its Milestone 10th Anniversary

Crimson Hotel marked a decade of excellence with a series of thrilling festivities that spanned across Metro South. The celebration included the Radiance Art Exhibit, a collaboration with the South Arts Festival. Adding a flavorful touch, Crimson Hotel launched its Mediterranean Delights promo, treating guests to an authentic taste of Mediterranean cuisine at Café Eight.

In addition to this, they also introduced 10 exciting new offers ranging from discounts to freebies and enticing staycation packages; the hotel went above and beyond by hosting a truly unforgettable TENacious at 10 Thanksgiving Party. This special event was a heartfelt expression of gratitude to the hotel's valued guests and stakeholders for a decade of unwavering support.

Embracing an active community spirit, Filinvest City not only supports but also hosts fun sports activities that bring the vibrant community together. Discover fun, fitness, and a flourishing lifestyle in the city.

Monster Madness at Mamaw Run

Last October 28, Filinvest City hosted the highly anticipated Mamaw Run, which was organized by Pinoy Fitness. Participants had a spook-tacular experience dressed in their Halloween's best outfits with over 1,000 runners taking on the challenging route. From ghouls to goblins, dinosaurs, and Disney princesses—everyone had a scary good time!



Spartan Kids Take on The Race

On September 18, over 100 Spartan Kids participated in the thrilling obstacle course held at the Filinvest City Events Grounds. Organized by Spartan Race Philippines, the event not only brought fun to participants of all ages but also developed their grit and mental toughness.



Philippine Bicycle Demo & Expo 2023

Bike enthusiasts were pumped up as they headed to the fields of the Pacific Rim for the Philippine Bicycle Demo and Expo 2023 on December 2-3, 2023. The two-day event welcomed hobbyists to explore new finds (from new models to the latest biking gears), shop unbeatable deals, and spend a well-deserved weekend with other cycling aficionados who had a shared love for the open road.

Planting Forests with EcoFast Run 2023

Supporting the active communities in the South, Filinvest City hosted another fun race, the EcoFest Run by MNL City Run on October 22. Runners had immense fun rediscovering Filinvest City, all while knowing that the proceeds from this event would contribute to a meaningful cause—the Million Trees Foundation Inc.

The impact of this green initiative was significant, with over 200 trees finding their home at the La Mesa Dam and Reservoir in Quezon City. Thanks to the collective efforts of the runners and Filinvest City, a tangible contribution was made towards environmental sustainability.



Gearing to be the first Smart City in the country, Filinvest City continually invests in technology, smart solutions and transport, and rehab facilities to ensure that the CBD remains a green and future-ready township. But beyond these “physical advancements,” Filinvest City goes deeper—inspiring and involving the community to become more responsible stewards of the city, encouraging them to practice thoughtful, eco-conscious living in their daily lives.

THE ESTATE LAUNCHES THE URBAN FARM FOR SUSTAINABILITY

Filinvest City allows for a unique and elevated lifestyle, where residents can fully enjoy the modern privileges of city living while immersed in nature. And while enjoying and maintaining this lifestyle, Filinvest citizens are also more proactive in protecting their Garden City by supporting the initiatives of the CBD.

As sustainability is at the core of responsible stewardship, Filinvest City introduced the Urban Farm, where the community can do the basics of urban gardening and vermicomposting like making fertilizers from Bokashi tea and dried Acacia leaves. Feel free to visit the Urban Farm, and discover more helpful ways to make your homes and community healthier.



ECO-WARRIORS COME TOGETHER TO RECYCLE

Filinvest City, in partnership with the Environmental Sanitation Center (ESC) of Muntinlupa, hosted an eco-waste recycling activity at Festival Mall’s parking lot and encouraged locators and citizens to bring their recyclables. The drive accepted discarded papers, plastics, metals, glasses, empty cartridges, and other waste as part of its recycling initiative. By the end, over 500kg of waste had been collected.

Watch out for the next recycling drive in the city!

E-BUSES NOW AVAILABLE AT THE 360 ECO LOOP

Enjoy a more comfortable and reliable commute as Filinvest City’s 360 Eco Loop has partnered with Global Electric Transport (GET) for COMET, the new electric bus that offers practical, affordable, and pollution-free transport around the metro. Check out the new eco-friendly transit stops, sheds, and benches!

For more information about the routes, schedules, and other features, download the GETPASS mobile app today. Available on Google Play and the Apple Store.





BOTANIKA
NATURE RESIDENCES

TOWER 1

LUXURY.
YOURS NOW.



FEW MOVE-IN READY UNITS LEFT

BOTANIKA.COM.PH

A FINE RESIDENTIAL MASTERPIECE BY

FILIGREE

A FESTIVAL BY
karpös

**WAVE
ONE**

Greetings from
WANDERLAND
MUSIC & ARTS FESTIVAL

MANILA, PHILIPPINES

HOME OF
GOOD
MUSIC &
GOOD
PEOPLE

JACK JOHNSON

PARCELS

NOVO AMOR

JEFF BERNAT

BEENZINO

GRENTPEREZ

PAOLO SANDEJAS

ENA MORI

CLOUDRIVER

DWTA

BIRD.

PARTY PACE

**MORE ACTS TO
BE ANNOUNCED**

MARCH 9 & 10, 2024

**FILINVEST CITY EVENTS GROUNDS,
ALABANG, MUNTINLUPA CITY**

Tickets at
wanderlandfest.com

#WanderlandMusicFest
@wanderlandfest

CO-PRESENTED BY
 **Philippine Airlines** 

OFFICIAL WHISKY
JOHNNIE WALKER

OFFICIAL VENUE
 **FILINVEST CITY**

OFFICIAL TICKETING
