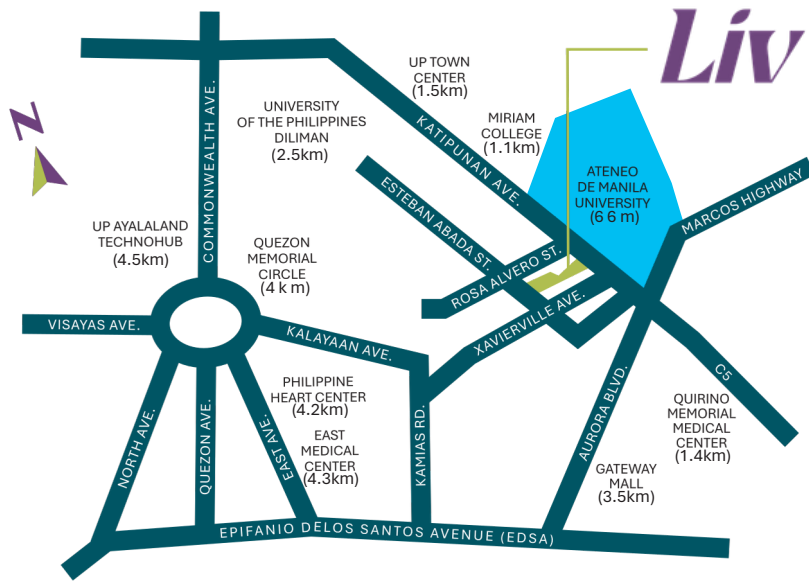




Liv North is the first of two residential towers designed for vibrant, modern living. From Studio to Two-bedroom units, each space is thoughtfully built for comfort, style, and efficiency. With sustainability features and its own retail podium, everything you need is right within reach so you can live well and tread lightly, with more time for what matters most.



DHSUD LTS No. 0001183

DHSUDNCR AA-2025/08-4958 | Completion Date: Q3 2031 | Address: Katipunan Avenue and Esteban Abada Street, Brgy. Loyola Heights, Quezon City | Project Owner: ASEC Development and Construction Corporation, ASEC Land Inc., Sps Gerardo Esquivel and Ma. Teresa Esquivel | Project Developer: Sotern Land Corporation



Elevate your everyday.
A new dimension of genuine life balance is now within reach



ARTIST'S PERSPECTIVE



TARGET CERTIFICATIONS



FACT SHEET

LIV NORTH

A new benchmark in green living!

Arthaland proudly presents its latest development in Quezon City – the **first sustainable and eco-friendly residential project along Katipunan**, strategically located right in front of Ateneo de Manila University. Live where sustainability, prestige, and prime location come together.

Introducing: LIV North

A modern high-rise development designed for urban living and smart investment.

PROJECT OVERVIEW

- 22 units per floor (mixed unit types)
- 1,153 total units (Tower 1 and Tower 2)
- Tower 1 – North: 748 units - 35 physical floors
- Approx. 1,000 sqm floor plate (Tower 1)
- Project Launch: August 20, 2025

UNIT AVAILABILITY

- Low Zone – 7th- 26th floors
- Mid Zone – 27th floor to 39th floor
- High Zone – 40th – 45th floors

PRICE RANGE

- Php 295,000 – Php 390,000 sqm

RESERVATION FEE

- Php 25,000 only

PAYMENT TERMS:

- Cash
- 10% Spot Downpayment
- 20% payable over construction period
- 70% balance via BALAI BERDE or Bank Financing

TURNOVER SCHEDULE:

- North Tower 1 : 2030
- South Tower 2: 2031

Why LIV North

- First sustainable development along Katipunan
- Directly in front of Ateneo Manila University
- Prime Quezon City address
- Developed by Arthaland, the foremost green developer
- Ideal for end-users, students' families, and investors



STUDIO 24-29 SQ.M.



ONE BEDROOM 40-47 SQ.M.



TWO BEDROOM 68-70 SQ.M.



ARTHALAND
BUILDING SUSTAINABLE LEGACIES

SAMPLE COMPUTATION ONLY – for presentation purposes

***VALID ONLY FOR THE MONTH OF SEPTEMBER 2026**

	STUDIO	1BR	2BR
Unit Number	42-F	42-M	42-A
Unit Type	Studio Unit	1 Bedroom	2 Bedroom
Total Area in sqms	25 sqm	42 sqm	70 sqm
Payment Scheme/Term	10/10(49)/80	10/10(49)/80	10/10(49)/80
Unit List Price	P 9,140,037.59	P 15,355,263.16.00	P 25,592,105.26
Vat 12%	P 1,096,804.51	P 1,842,631.58.00	P 3,071,052.63
Total Contract Price (w/VAT)	P 10,236,842.10	P 17,197,894.74.00	P 28,663,157.89
Titling-Related Expenses & Others	P 457,001.88	P 767,763.16. 00	P 1,279,605.26
TOTAL AMOUNT DUE	P 10,693,843.98	P 17,965,657.90	P 29,942,763.15
Reservation Fee	P 25,000.00	P 25,000.00	P 25,000.00
Down Payment	P 1,044,384.41	P 1,771,565.80	P 2,969,276.32
Monthly Amortization (49)	P 21,824.17	P 36,664.60	P 61,107.68
Final Payment	P 8,555,075.16	P 14,372,526.31	P 23,954,210.52

FLOOR PLAN Residential Units | Typical Floor

