

# Avída Towers

TURF  
BGC



*Artist's Perspective*

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# SITE DEVELOPMENT PLAN



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**34<sup>th</sup> Street**



**9<sup>th</sup> Avenue**



**8<sup>th</sup> Avenue**



**Lane S**





**Tower 2**  
30 Residential Levels

**6 Podium Levels**  
(Retail/Parking/Utilities/Lobby/  
Admin Office)



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# BUILDING DETAILS

Physical Level Distribution	
1 <sup>st</sup> Level	Retail, & ground floor lobby, main entrances
2 <sup>nd</sup> Level – 6 <sup>th</sup> Level	Residential Podium Parking Floors
7 <sup>th</sup> Level	Amenities & Garden Units (1 <sup>st</sup> residential floor)
8 <sup>th</sup> Level – 37 <sup>th</sup> Level	Typical Residential Units (2 <sup>nd</sup> – 30 <sup>th</sup> residential floor)



Artist's Perspective

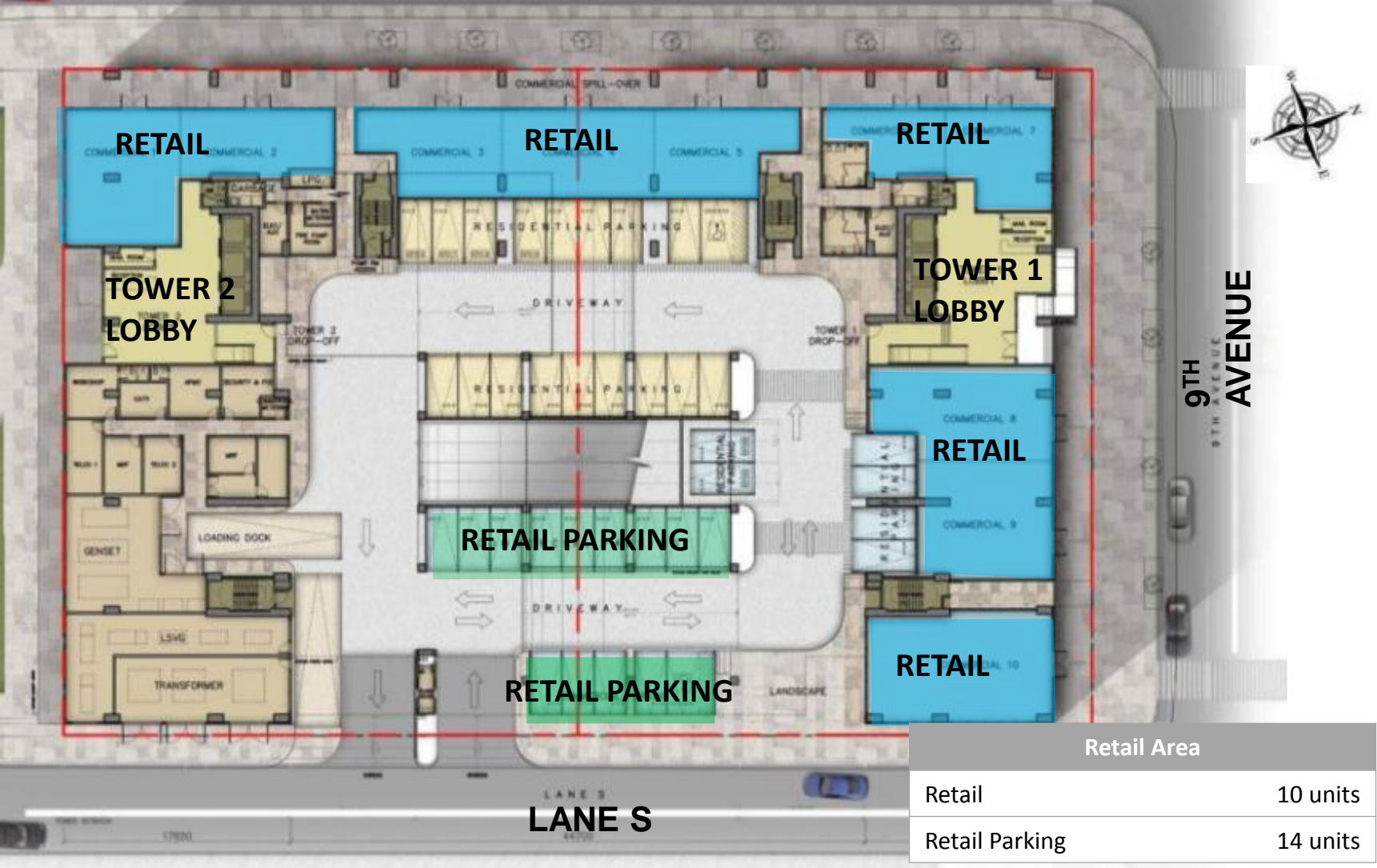
# DEVELOPMENT DATA

BUILDING	TOWER 2
Product Type	<b>1BR</b> (36.4-44.8sqm)
	<b>2BR</b> (56.3-60.0sqm)
	<b>3BR</b> (54.9-69.7 m)
Residential Floors	30
Parking Floors	6
No. of Residential Units	537
No. of Parking Slots	288
Parking Ratio (Residential)*	54%

*\*2BR and 3BR will have parking allocations;  
Selection will still be first-come, first-served*



# GROUND FLOOR





# RETAIL PERSPECTIVE



# AMENITY FLOOR



**Children's Play Area**  
**Adult and Kiddie Pool**  
**Landscaped Garden**  
**Clubhouse with  
spillover**  
**Viewing Deck**  
**Indoor Gym**





# AMENITY FLOOR

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# CLUBHOUSE

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# VIEWING DECK





34TH STREET

8TH AVENUE



9TH AVENUE / AMENITIES

## 1ST RESIDENTIAL FLOOR ON AMENITY LEVEL

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

LANE S / FACING TURF FIELD AND BGC SKYLINE



8TH AVENUE



9TH AVENUE / AMENITIES

2ND - 22ND RESIDENTIAL FLOOR





34TH STREET

8TH AVENUE



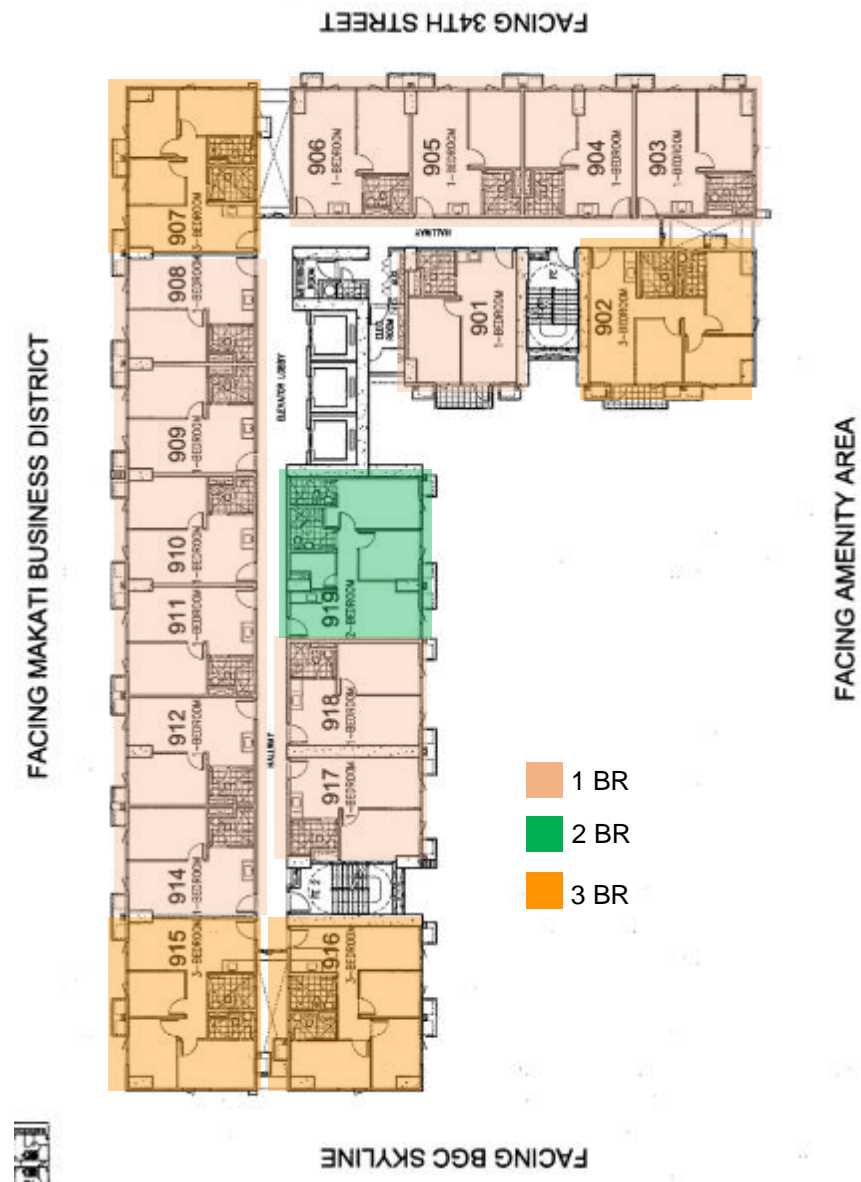
9TH AVENUE / AMENITIES

23RD - 31ST RESIDENTIAL FLOOR

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

LANE S / FACING TURF FIELD AND BGC SKYLINE

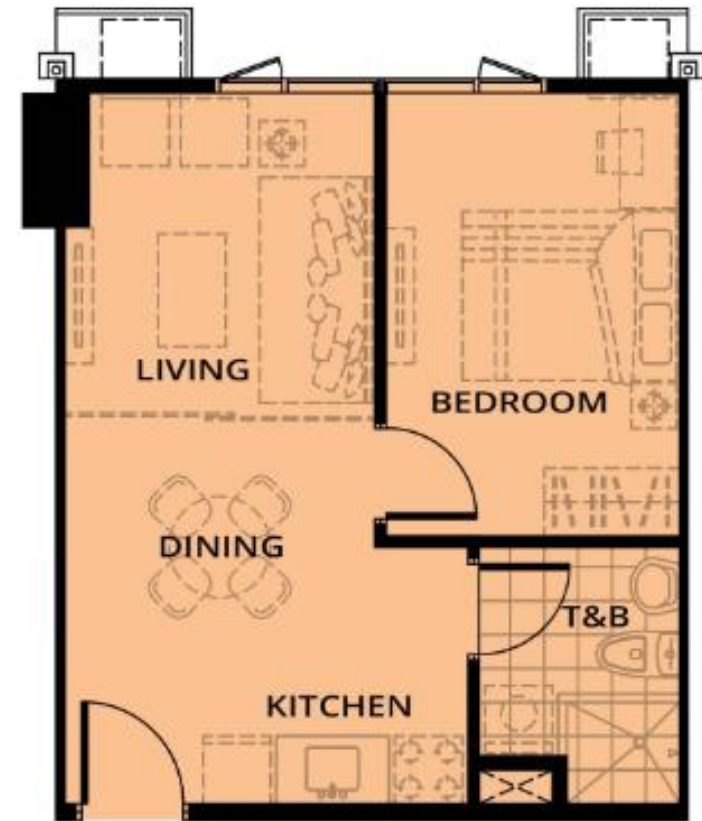
# TYPICAL FLOOR PLAN



Unit Type	Units/Flr	# of Units	Area (sqm)	Unit Mix	Area Mix
1 BR	13	388	37.20	72%	63%
2 BR	1	30	56.31	6%	7%
3 BR	4	119	56.85	22%	30%
<b>TOTAL</b>	<b>18</b>	<b>537</b>		<b>100%</b>	<b>100%</b>



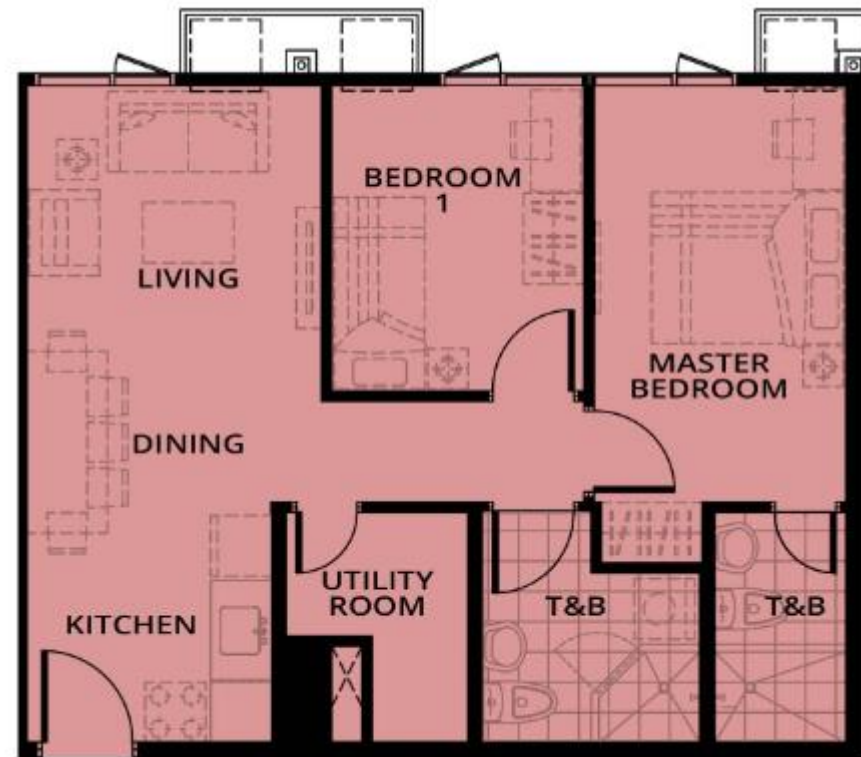
# 1 Bedroom



**36 sqm**  
**Ave. Php 7M**



# 2 Bedroom



**56 sqm**  
**Php 11M**

# 3 Bedroom



**55 sqm**  
**Php 12M**

# **Avída** Towers TURF BGC

**Completion Date : Oct 2021**  
**Turnover Date : Jan 2022**



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# **Why Avida Towers Turf?**

# VALUE APPRECIATION

PROJECT	LAUNCH DATE	LAUNCH PRICE per sqm (w/ VAT)	CURRENT PRICE per sqm (w/ VAT)
9 <sup>th</sup> Ave.	2010	T1: 89,000 T2: 93,000	173,000
CityFlex – SOHO	October 2011	125,000	193,000
CityFlex – Tower 1	October 2011	87,000	163,000
CityFlex – Tower 2	September 2012	89,000	163,000
34 <sup>th</sup> – Tower 1	October 2011	99,000	170,000
34 <sup>th</sup> – Tower 2	September 2012	108,000	170,000
Verte	October 2013	120,000	170,000
One Park Drive	October 2013	148,000	218,000
Capital House	September 2014	160,000	218,000
Montane	September 2014	150,000	198,000
Turf – Tower 1	May 2015	155,000	193,000



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## LEASING OPPORTUNITIES



# RENTAL YIELD

UNIT	Average Selling Price	Estimated Rental Rate/sqm	Ave Rental Rate/Month	Estimated Annual Rental Collection	Estimated Gross Rental Yield
1BR	7,000,000.00	950.00	34,200.00	410,400.00	6%
2BR	11,200,000.00	1,000.00	56,000.00	672,000.00	6%
3BR	11,200,000.00	1,100.00	61,600.00	739,200.00	7%

