

# Avida Towers

Makati Southpoint





# OUTLINE

- I. Avida Land's Presence in Makati**
- II. Project Presentation**
- III. Reasons to Invest**
- V. Inventory & Payment Term**
- VI. LOI Guidelines**



1.

Avida Land's

Presence in Makati

# Avida Land's Presence in Makati



Avida Towers Makati West  
*"Finally.. All You've Ever Wanted."*



Avida Towers San Lorenzo  
*"Make The City Smaller"*



Avida Towers Asten  
*"Create A Vibrant Life Here"*



EDSA One Antonio  
*"Experience A One-Of-A-Kind Lifestyle In Makati"*



**Avida Towers**  
 Makati Southpoint



# OFFICES

(1.8 to 3.0 km)

- ② RCBC Plaza Yuchengco Tower
- ③ PBCom Tower
- ④ BDO Corporate Tower
- ⑤ Pacific Star
- ⑥ Citibank Tower
- ⑦ Robinsons Summit Center
- ⑧ The Enterprise Center
- ⑨ G.T. International Tower



# SCHOOLS

(0.6 to 2.6 km)

- 10 Asian Institute of Management
- 11 Ateneo Graduate School of Business
- 12 Don Bosco Technical Institute
- 13 Colegio San Agustin
- 14 Mapua University
- 15 Far Eastern University
- 16 Centro Escolar University



# COMMERCIAL ESTABLISHMENTS

(0.6 to 2.4 km)

- 17 Glorietta
- 18 Greenbelt
- 19 SM Makati
- 20 Walter Mart
- 21 Cash & Carry
- 22 Makati Cinema Square



# MIXED-USE DEVELOPMENTS

(1.9 to 2.6 km)

- 23 Ayala North Exchange (2.5km)
- 24 Ayala Center (1.9km)
- 25 McKinley Exchange (2.6km)
- 26 Ayala Triangle (2.2km)





# GREEN SPACES & ARTS & CULTURE

(2.6 to 3.7 km)

- 27 Manila Polo Club
- 28 Manila Golf & Country Club
- 29 Salcedo Park
- 30 NOVA Gallery
- 31 Vinyl on Vinyl
- 32 Ayala Museum



# HOSPITALS / CHURCHES

(0.8 to 2.8 km)

- 33 Makati Medical Center
- 34 Santuario De San Antonio Parish
- 35 Sto. Niño de Paz Greenbelt Chapel
- 36 Victory Makati
- 37 St. John Bosco Parish



# Why Makati Southpoint?



Located in **South** of Makati

Entry **point** to EDSA, SLEX, Makati CBD, Pasay, Manila

Converging **point** where all you need are within reach



# Avida Land's Presence in Makati

	One Antonio	AT Asten	AT Makati Southpoint
LAUNCH YEAR	Q2 2016	Q3 2013 (T1)	Q4 2018
VALUE PROPOSITION	A premium, secured, and an exclusive low-rise, low-density condo-village development that offers a unique green haven with 60% open spaces	Mid-affordable, high-rise residential condominium offering an eclectic mix of retail and dining options, which creates a unique place of convergence and a dynamic living experience	Mid-affordable development that offers <u>right-sized</u> units and sensible amenities, designed to complement the fast-paced, round-the-clock lifestyle of value-conscious, upwardly, mobile young professionals – with <u>RIGHT</u> amenities in the <u>RIGHT</u> location
TARGET MARKET	40-60 y/o, End users, SEC A-AAA, Business Owners, Senior Executives	25-35 y/o, End users, SEC A-B, accomplished savvy millennials (singles & early nesters)	28-35 y/o, End users, SEC A-upper C, Mid to High Level Management, Professionals, Businessmen (singles & early nesters)
TOWERS	1	3	3
UNIT MIX	2BR / 3BR	Studio / 1BR / 2BR / 2BR loft / 3BR loft	Studio / Junior 1BR / 1BR



2.

# Project Presentation

# Avida Towers

## Makati Southpoint



Owner Developer:  
Avida Land Corp.

Address:  
2236 Don Chino Roces Avenue,  
Brgy. Bangkal, Makati City



11,000 Gross Land Area (sqm)

3 Tower Development

28 Residential Floors

3 Podium Floors

1 Retail Floor / Ground Floor

924 Residential Units

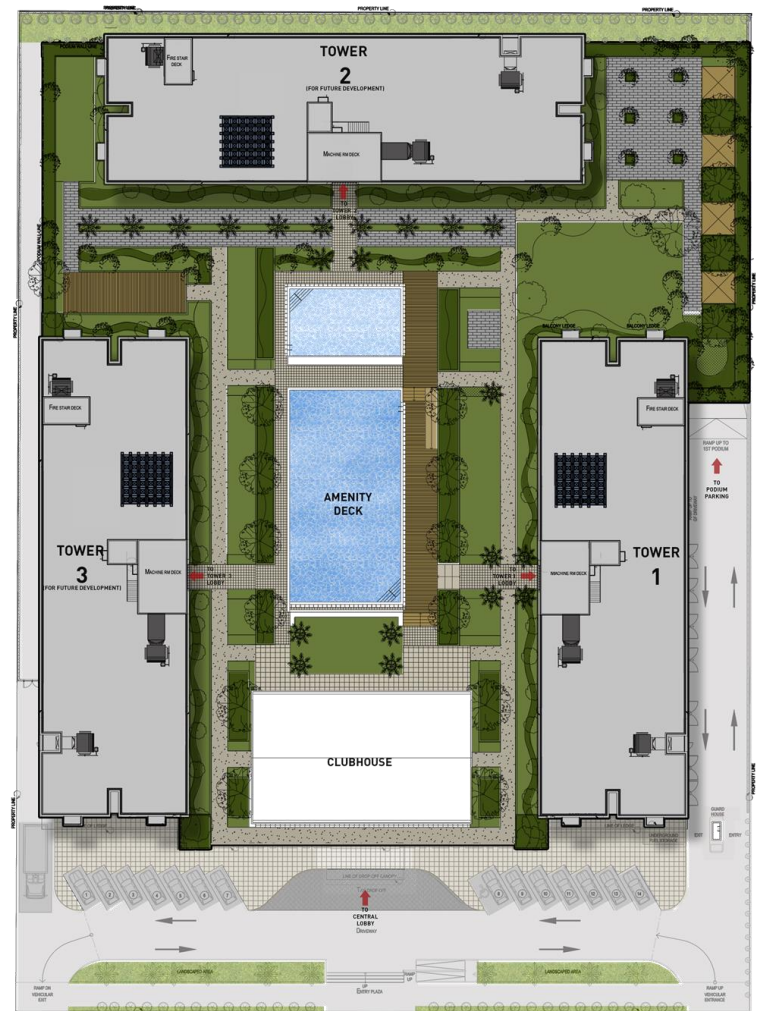
247 Parking Units

10 Retail Units





# SITE DEVELOPMENT PLAN



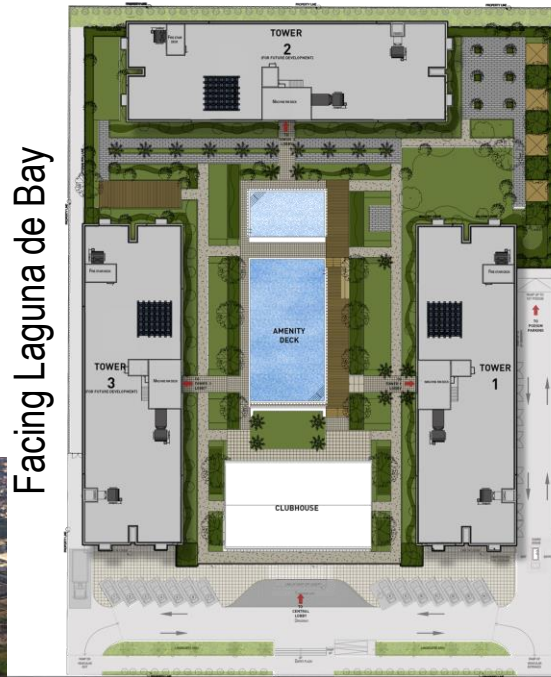
# Project View



Facing Manila Bay



Facing Manila/Makati Skyline



Facing Laguna de Bay

Facing Makati/BGC Skyline



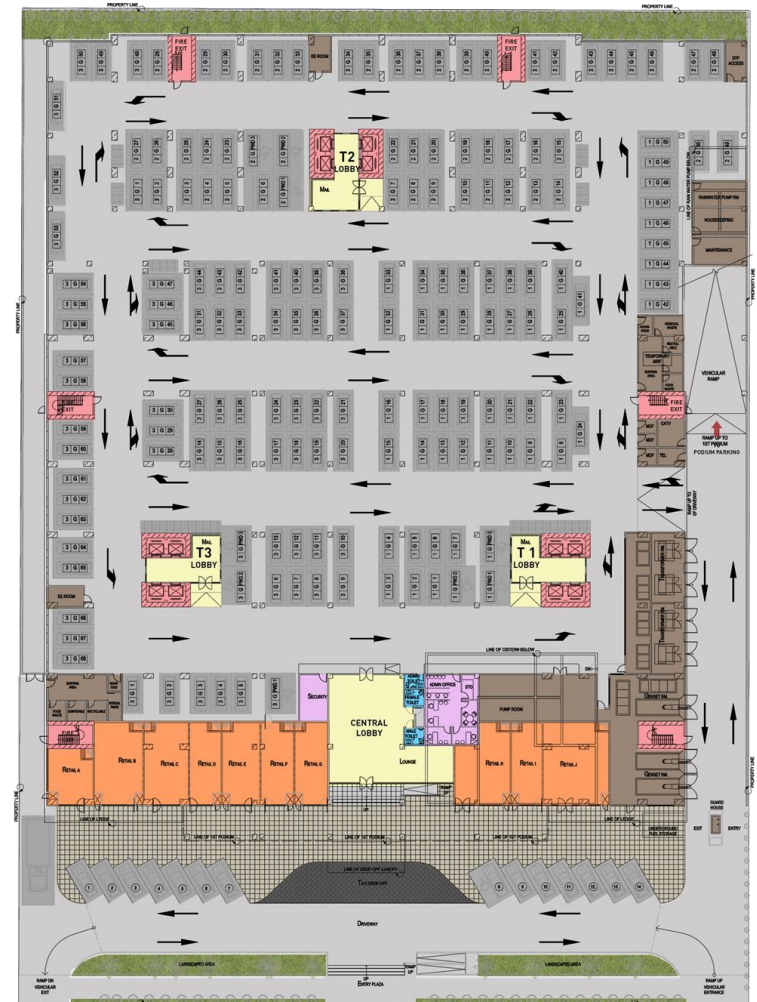
# BUILDING FEATURES

- Central Lobby
- 4 elevators per tower
- Emergency Power
- CCTV at select common areas
- Fire Protection / Fire Alarm System
- 2 fire exits per floor
- Mailbox per Unit at the individual towers
- Units are telephone, cable television, and internet ready



# GROUND FLOOR PLAN

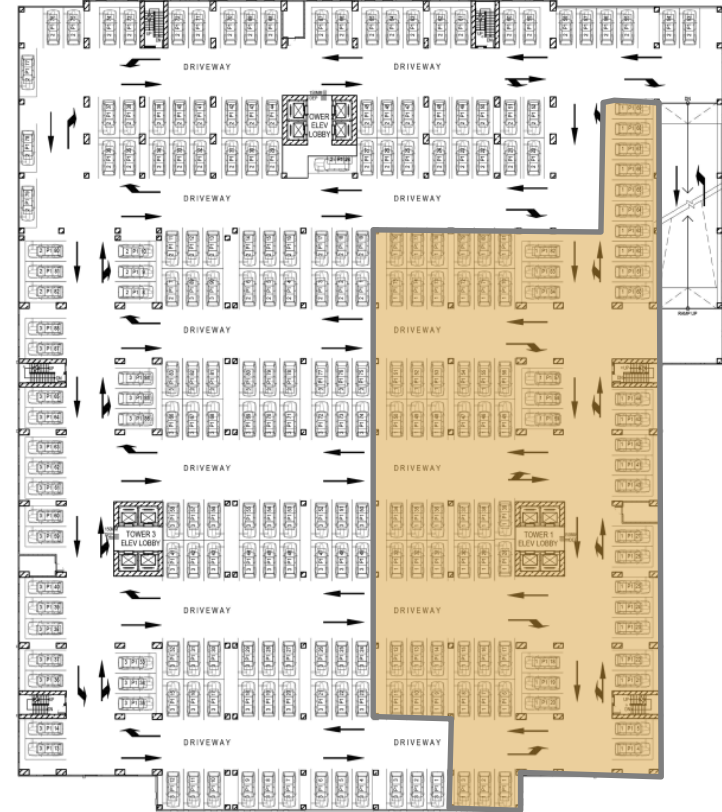
- Vehicular Entrance for Residents
- Drop-off Area
- Retail Units and Parking
- Central Lobby
- Individual Lobbies for Mailroom and Elevator
- Admin Office
- Residential Parking w/ Parking for Bikes



# PARKING FLOOR PLAN

## Tower 1

- 244 Parking Slots
- 3 PWD Slots



# SUSTAINABILITY FEATURES

- Water-efficient toilet fixtures
- Sensor-controlled hallway and podium parking lights
- LED lights
- Rainwater harvesting
- Low solar heat gain glass window



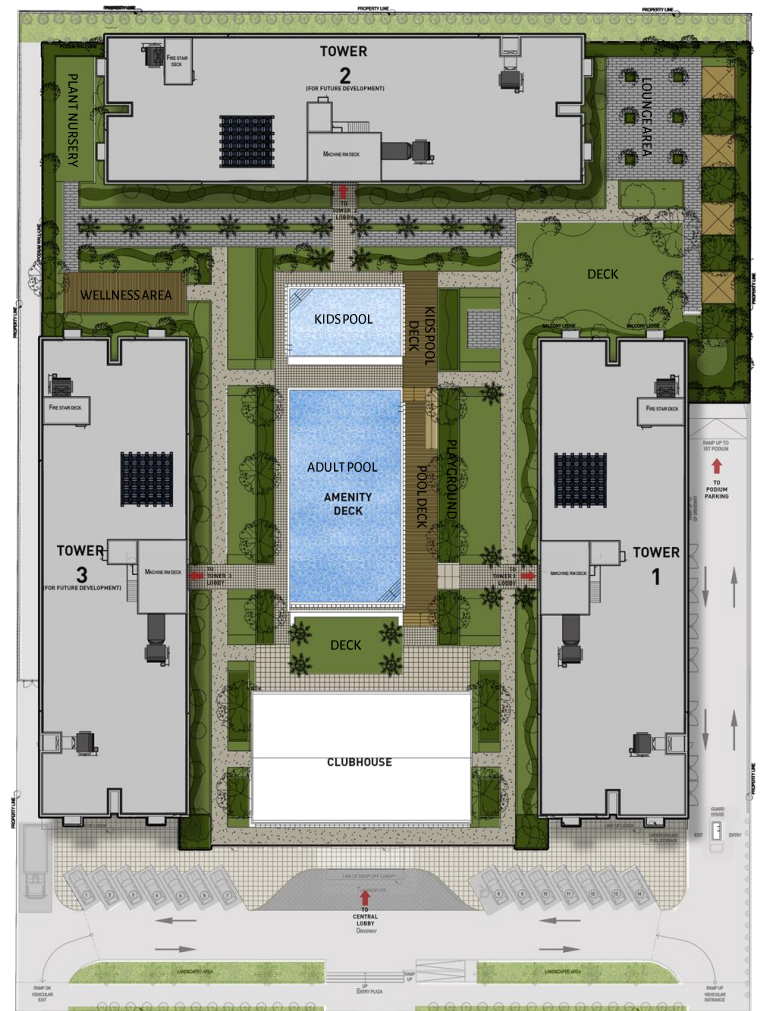
# BUILDING FEATURES

- Smoke detector and automatic sprinkler system
- Telephone and Cable TV outlet
- Provision for water heater for T&B
- Provision for washer/dryer area
- Back-up power: 1 power outlet, 1 ref outlet, & 1 lighting unit



# AMENITIES

- Clubhouse
- Indoor Gym
- Function Rooms
- Deck
- Open Lounges
- Children's Play Area
- Swimming Pool
- Kiddie Pool
- Jogging Path
- Linear Park
- Wellness Area

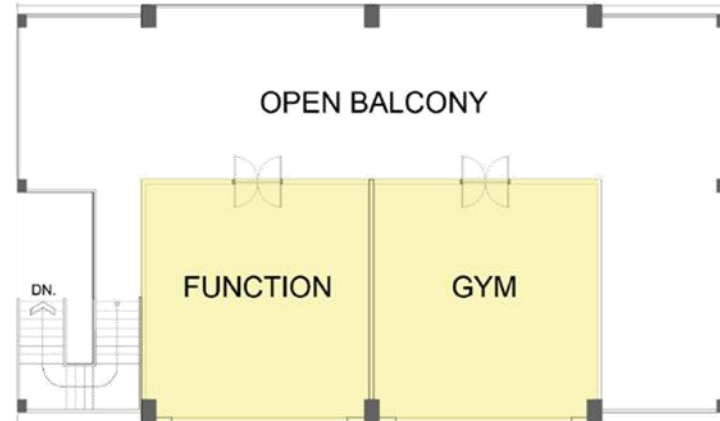
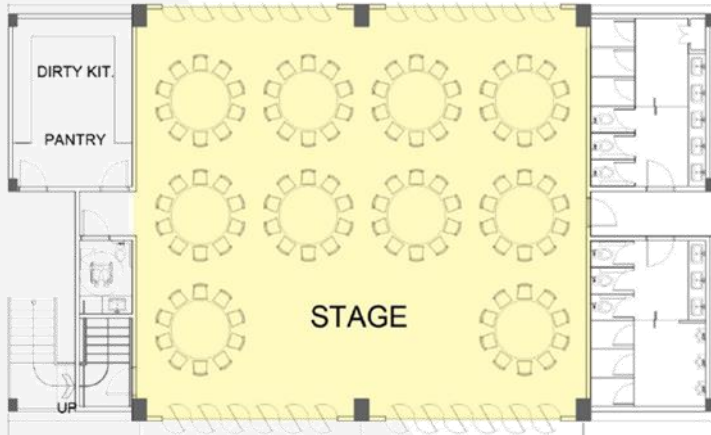
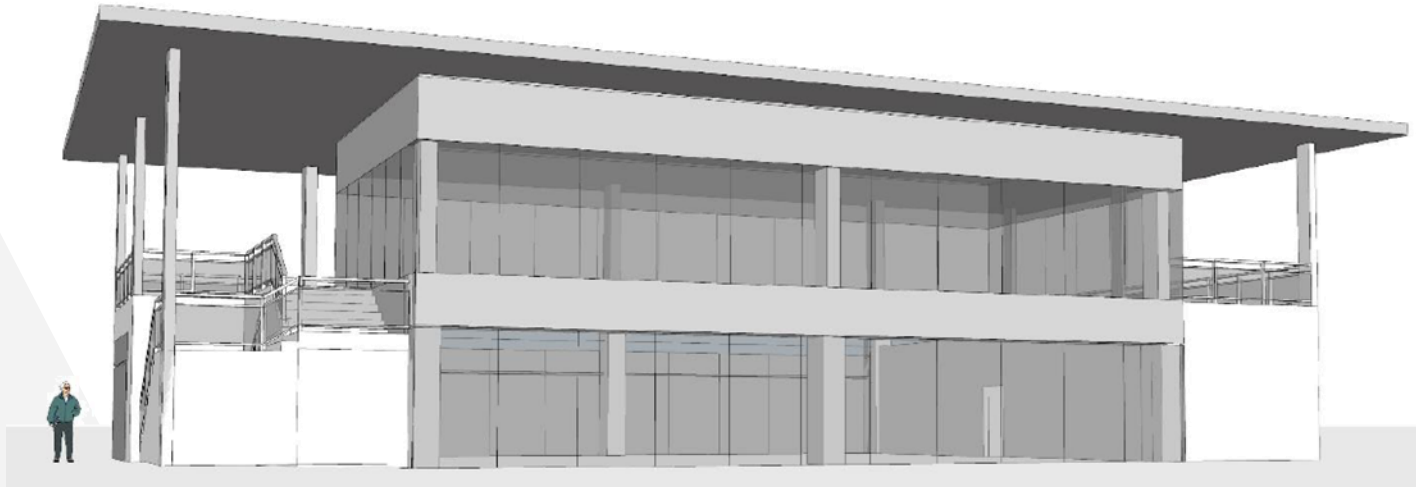












# Typical Floor Plan

- 1 BEDROOM
- JR-1 BEDROOM
- STUDIO

FACING MANILA / MAKATI SKYLINE

FACING MANILA BAY



FACING MAKATI / BGC SKYLINE



FACING AMENITIES / TOWER 3



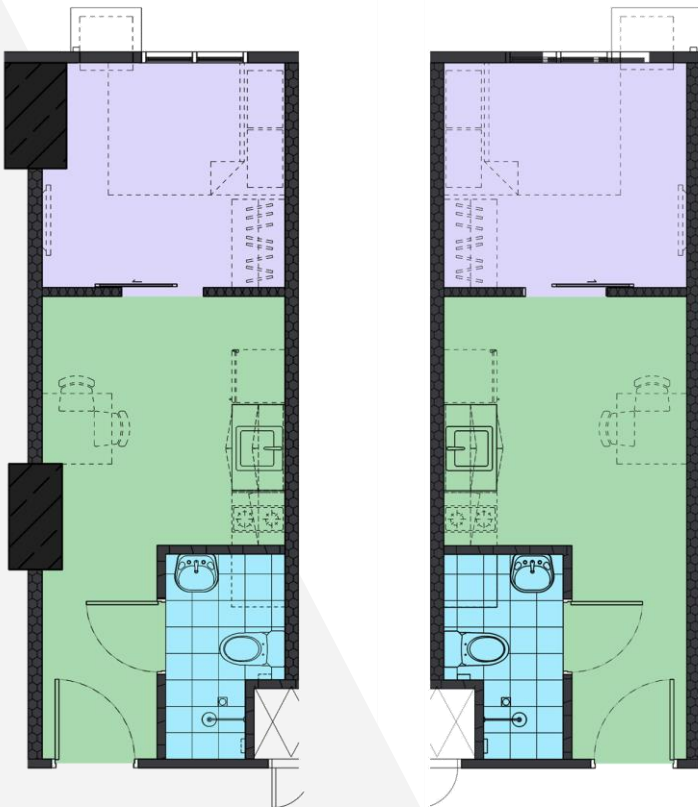
# STUDIO UNITS



<b>STUDIO</b>	<b>SQ.M.</b>
Living / Dining / Kitchen	19.80
Toilet and Bath	3.50
<b>Total Area</b>	<b>23.30</b>



## JR 1 BR UNITS

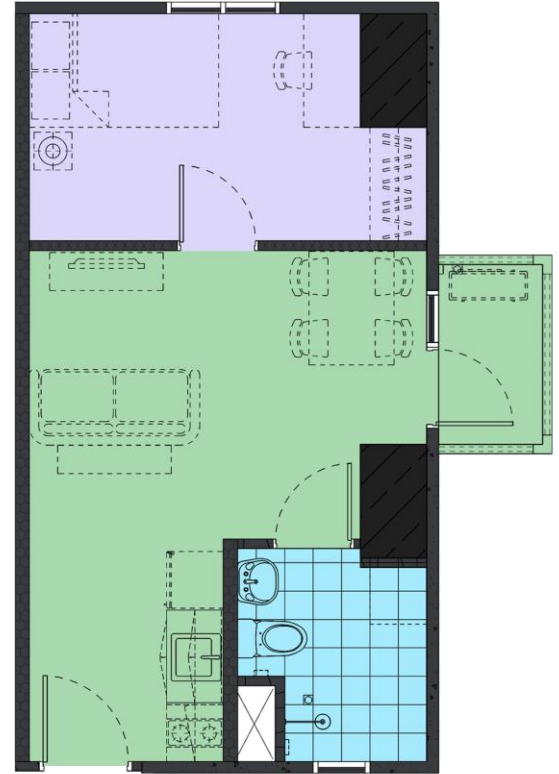


JR 1 BEDROOM	SQ.M.
Living / Dining / Kitchen	12.10
Toilet and Bath	3.50
Bedroom	7.70
Total Area	23.30



# 1 BR UNIT WITH BALCONY

<b>1 BEDROOM</b>	<b>SQ.M.</b>
Living / Dining / Kitchen	19.00
Toilet and Bath	5.40
Bedroom	11.30
Balcony Area	2.50
Estimated Total Area	38.20





# STANDARD FINISH

<b>LIVING / DINING</b>	
Flooring	Wood Laminate
Wall	Concrete painted finish
Ceiling	Concrete painted finish
<b>KITCHEN</b>	
Flooring	600x600 Ceramic Tiles
Wall	Concrete painted finish
Ceiling	Concrete painted finish
Countertop	Solid Surface
Overhead & Undercounter Cabinets	MFC modular kitchen cabinet
<b>BEDROOM</b>	
Flooring	Wood Laminate
Wall	Drywall in painted finish
Ceiling	concrete slab
<b>T&amp;B</b>	
Flooring	300mm x 300mm Ceramic Tiles
Wall	Painted Plain Cement Finish above Tile
Ceiling	Gypsum Board



# PROJECT TIMELINE

## COMPLETION & TURN-OVER

Tower 1

March 2024

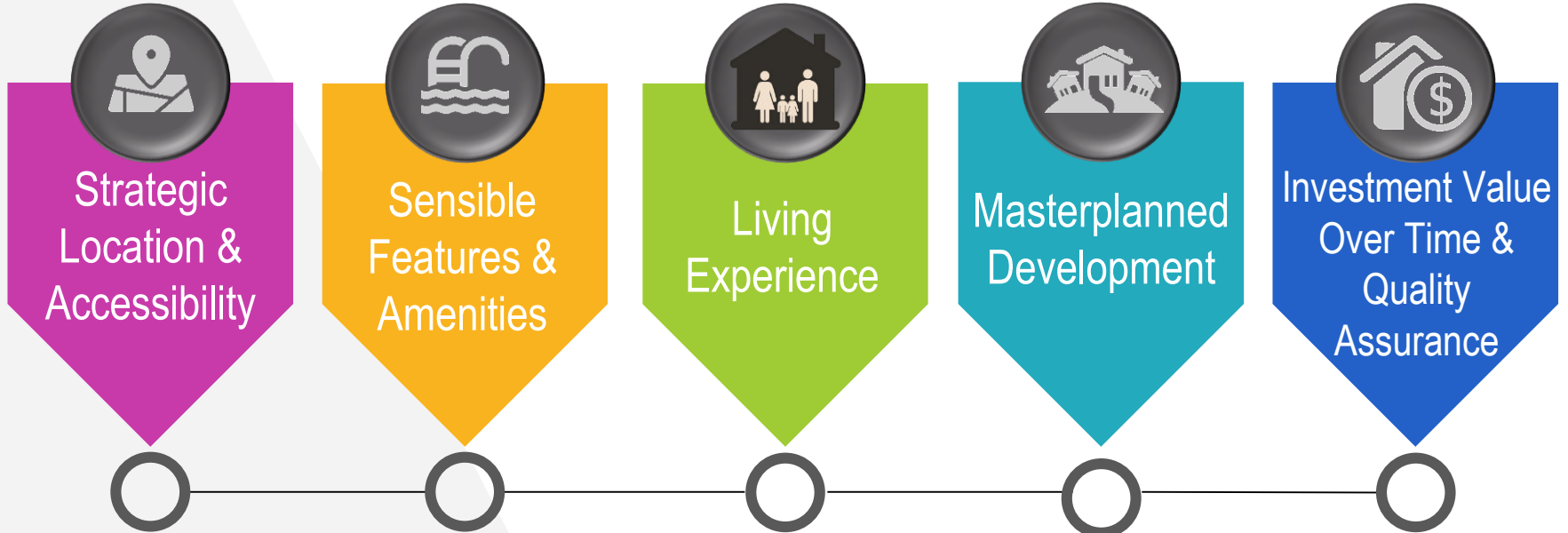


3.

Our Edge

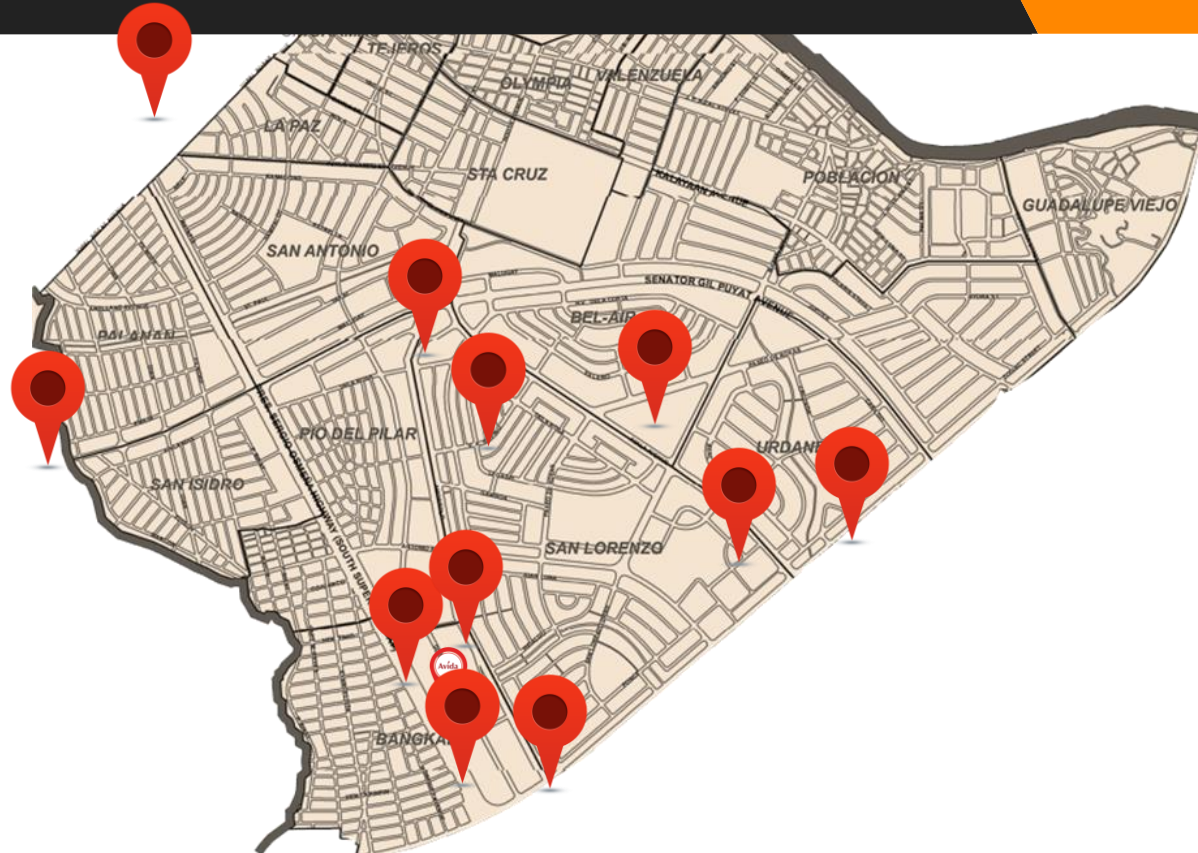
# OUR EDGE

Mid-affordable development that offers right-sized units and sensible amenities, designed to complement the fast-paced, around-the-clock lifestyle of value-conscious, upwardly, mobile young professionals



## Strategic Location & Accessibility

- Gateway to Makati CBD, EDSA, SLEX, Pasay, and Manila
- Less than 1km away from Skyway (Don Bosco), MRT Magallanes, and PNR station
- CBD, hospitals, schools, malls within 2km radius



## Sensible Features & Amenities

- Efficiently-designed & right-sized units suited for on-the-go individuals
- Amenities (active hubs for work & wellness) and retail area (24/7 shops) that supplement their needs



# Living Experience

- Usable open spaces/lounges as extension of living room
- Life's essentials are within arm's reach due to its central location (work, leisure, basic needs)



## Investment Value Over Time & Quality Assurance

- 14% CAGR (Q1 2013 - Q1 2018, Makati remains to have the highest CAGR across CBDs)
- LSA: 98% occupancy rate for Makati projects (*as of 7/31/18*)
- APMC





4.

# Inventory & Payment Term

# INVENTORY

VIEWS	Facing Manila Bay / Makati	Facing Manila / Makati																Facing Manila / Makati / BGC	Facing Makati / BGC / Amenities	Facing Amenities / Tower 3												Facing Amenities / Manila Bay	
		01	02	03	04	05	06	07	08	09	10	11	12	14	15	16	17			18	19	20	21	22	23	24	25	26	27	28	29		30
UNIT	1BR w/ Balcony	Studio				Junior 1BR		Studio		Junior 1BR		Studio				1BR w/ Balcony		Junior 1BR	Studio			Junior 1BR		Studio		Junior 1BR		Studio		Junior 1BR	1BR w/ Balcony		
1	1-101	1-102	1-103	1-104	1-105	1-106	1-107	1-108	1-109	1-110	1-111	1-112	1-114	1-115	1-116	1-117	1-118	1-119	1-120	1-121	1-122	1-123	1-124	1-125	1-126	1-127	1-128	1-129	1-130	1-131	1-132	1-133	1-134
2	1-201	1-202	1-203	1-204	1-205	1-206	1-207	1-208	1-209	1-210	1-211	1-212	1-214	1-215	1-216	1-217	1-218	1-219	1-220	1-221	1-222	1-223	1-224	1-225	1-226	1-227	1-228	1-229	1-230	1-231	1-232	1-233	1-234
3	1-301	1-302	1-303	1-304	1-305	1-306	1-307	1-308	1-309	1-310	1-311	1-312	1-314	1-315	1-316	1-317	1-318	1-319	1-320	1-321	1-322	1-323	1-324	1-325	1-326	1-327	1-328	1-329	1-330	1-331	1-332	1-333	1-334
4	1-401	1-402	1-403	1-404	1-405	1-406	1-407	1-408	1-409	1-410	1-411	1-412	1-414	1-415	1-416	1-417	1-418	1-419	1-420	1-421	1-422	1-423	1-424	1-425	1-426	1-427	1-428	1-429	1-430	1-431	1-432	1-433	1-434
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No. of Units

578	On Hold
346	Available for selling

## 924 Total Inventory

# INVENTORY

**346 units available for selling**

- **369 units for foreign buyers**
- **184 single foreign nationality**



# PAYMENT TERM

	Spot Cash	Deferred	Bank Financing
Payment Schemes	95% in 30/60 days, 5% on August 31, 2019	10% Spot, 90% bal. in 60 months, (1% Disc on TCP)	10% Spot DP (10% Disc t on Spot DP), 10% in 48 months, 80% Balance Bank Financing
	Discounts: <ul style="list-style-type: none"> <li>▪ 10% Disc on TCP for 30 days;</li> <li>▪ 8% Disc on TCP for 60 days</li> </ul>	20% Spot, 80% bal. in 60 months, (2% Disc on TCP)	20% in 36 months, 80% Balance Bank Financing
		50% Spot, 50% bal. in 60 months (5% Disc on TCP)	



5.

# LOI Guidelines

## LOI GUIDELINES

- **Start of LOI Submission on Sept. 26**
- **20K RF payable to Avida Land Corp.**
- **Submit scanned LOI & RF to**
  - **ASC – [dulfo.jaylo@avidaland.com](mailto:dulfo.jaylo@avidaland.com)**
  - **BOP – [vasquez.judith@avidaland.com](mailto:vasquez.judith@avidaland.com)**
  - **CISG – [franada.catherine@avidaland.com](mailto:franada.catherine@avidaland.com)**



## LOI GUIDELINES

PRIORITY  
PAYTERM

**Bulk - Spotcash (3 or more units)**

**Multiple - Spotcash (2 units)**

**Retail – Spotcash**

**Deferred**

**Bulk – 10% min. spot DP**

**Multiple – 10% min. spot DP**

**Retail – 10% min. spot DP**

**Stretched Bank Financing**



## LETTER OF INTENT

This is to signify my interest to purchase No. of Units unit/s at Avida Towers Makati Southpoint.

Below are the unit options ;

Option 1 \_\_\_\_\_

Option 2 \_\_\_\_\_

Option 3 \_\_\_\_\_

**Buyer's Information:**

Name : \_\_\_\_\_

Nationality : \_\_\_\_\_

Payterm : \_\_\_\_\_

Seller : \_\_\_\_\_

Sales Channel : \_\_\_\_\_

\_\_\_\_\_  
(Signature over printed Name)

\_\_\_\_\_  
Date





**FOR EVERY 2 UNITS**  
**OF CONVERTED LOI\***  
**DIRECT SELLERS WILL RECEIVE**  
**P5,000**

*\*Conversion must be made within 1 week after LTS release*



# THANK YOU!

