

# Avida Towers

TURF  
BGC





# Masterplan and Concept

Introducing Avida Towers Turf BGC, Avida's last residential condominium in Bonifacio Global City. With a new, 3-Bedroom offering efficiently designed to maximize space and fewer units per floor, your family has more than enough room and privacy to live and grow.

When you live at Avida Towers Turf BGC, you enjoy the unparalleled convenience of having world-class schools, offices, parks, and leisure activities at your door. Here, you can really make the most of your time, energy, and resources, at the home of passionate minds, Bonifacio Global City.

**No. of Residential Units : 537**

**No. of Parking Slots :**

294 Residential

14 Retail

**Unit Type**

**Ave. Area**

1 Bedroom :36 sq.m.

2 Bedroom :56 sq.m.

3 Bedroom :56 sq.m.

TLTS No. ENCRFO-15-05-008

Completion: Date March 2019

Turnover Date: March 2020

# Location



## COMMERCIAL ESTABLISHMENTS

- 1 Crossroads BGC
- 2 Bonifacio High Street (0.8km)
- 3 Serendra
- 4 S&R
- 5 Home Depot
- 6 High Street Central (0.6km)

## HOTEL DEVELOPMENTS

- 7 Seda Hotel
- 8 Grand Hyatt Hotel
- 9 F1 Hotel

## CHURCHES / HOSPITALS

- 10 St. Michael Parish (0.6km)
- 11 St. Luke's Global City (0.6km)

## ACTIVE ZONES

- 12 Turf BGC
- 13 Kidzania

## GREEN SPACES

- 14 Track 30th a fitness & health-oriented park

## SCHOOLS

- 15 British School Manila (0.6km)

## AVIDA DEVELOPMENTS

- 16 Avida Towers BGC 9th Ave
- 17 Avida Towers BGC 34th St.
- 18 Avida Cityflex Towers BGC
- 19 Avida Towers BGC Verte
- 20 The Montane
- 21 One Park Drive
- 22 Capital House

## ARTS & CULTURE

- 23 Mind Museum

--- BGC Bus Route

# Building Features

- ✓ Reception Lobby
- ✓ Mailbox per Unit
- ✓ 24-hour security services
- ✓ 100% back-up power for common areas
- ✓ Allocated emergency load on the residential units
- ✓ 2 fire exits per floor
- ✓ CCTVs in critical areas
- ✓ Centralized Garbage disposal system
- ✓ Water Reservoir
- ✓ Heat and fire detection, alarm and sprinkler system
- ✓ Telephone, Cable and Internet ready

# Standard Unit Features & Provisions

- ✓ Fire detection, alarm and sprinkler system
- ✓ Internet/ Telephone line
- ✓ CATV Outlet
- ✓ Exhaust fan
- ✓ Provisions for window type AC
- ✓ Provision for water heater
- ✓ Back-up Power



# Amenities

# Ground Floor Lobby



# Amenities

## Multipurpose Clubhouse, Lap Pool, Kiddie Pool





# Amenities

# Ground Floor Retail Area





# Site Development Map



8<sup>TH</sup> AVENUE / FACING MAKATI BUSINESS DISTRICT



9<sup>TH</sup> AVENUE / FACING TAGUIG SKYLINE

LANE S / FACING TURF FIELD & BGC SKYLINE

# Typical Floor Plans

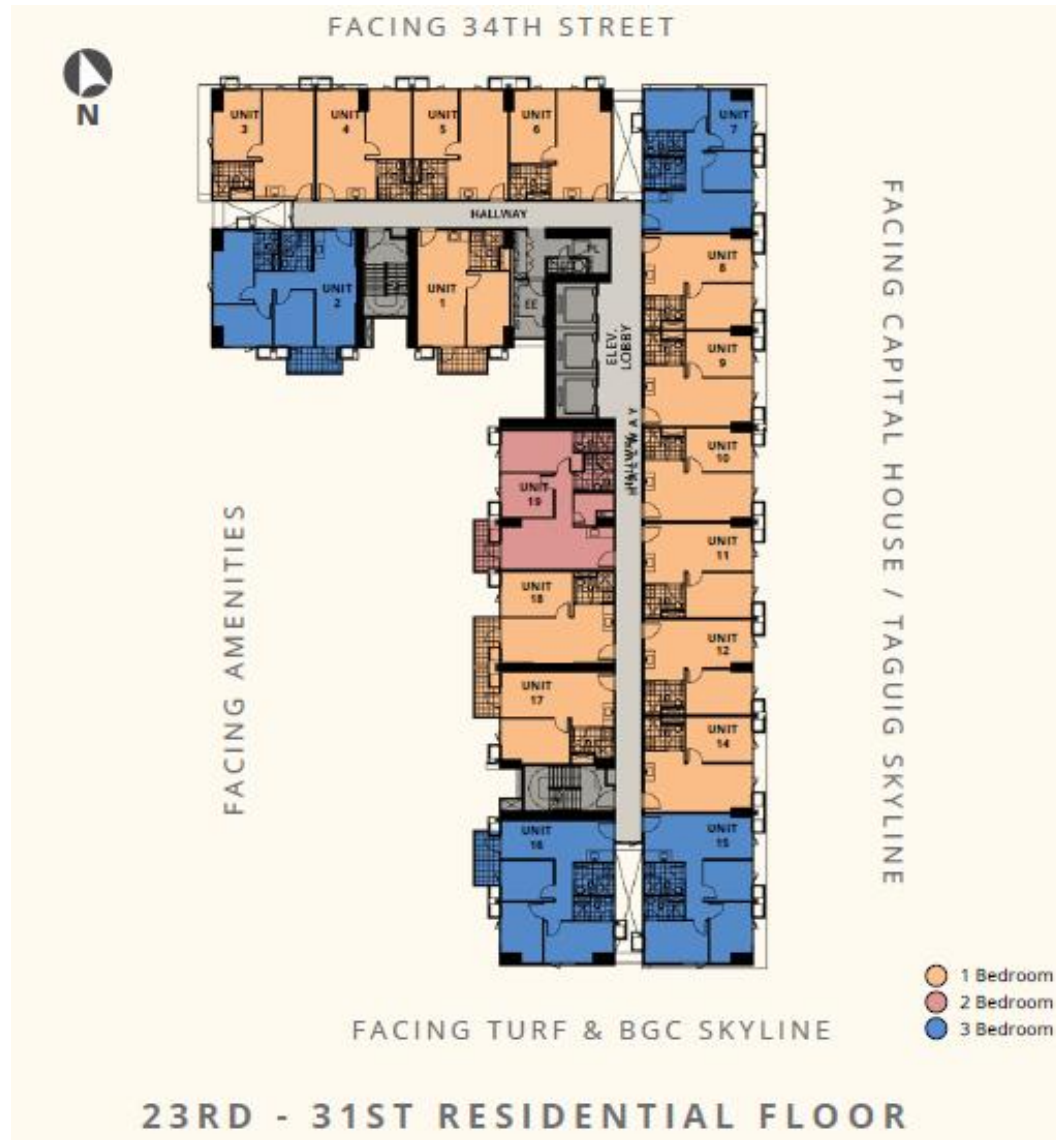


# Typical Floor Plans





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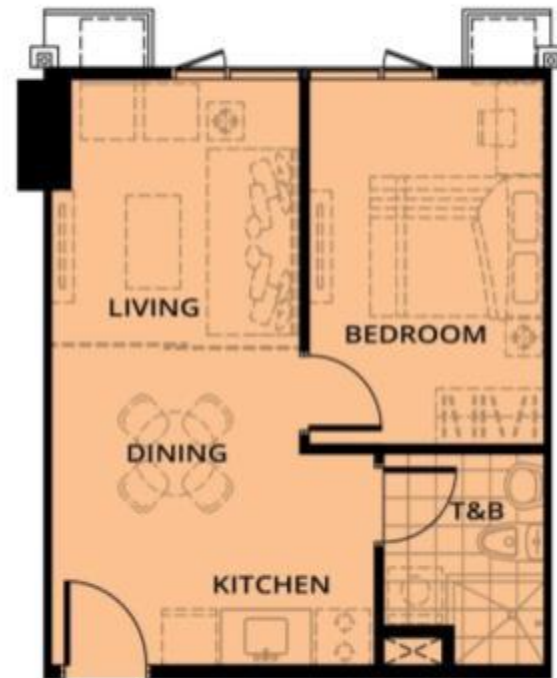
# One Bedroom Unit

## 1 BR LAYOUT

**36.00 sqm**

Unit Breakdown

	SQ.M	SQ.FT
Living / Dining / Kitchen	20.00	215.00
Toilet & Bath	5.00	54.00
Bedroom	11.00	118.00



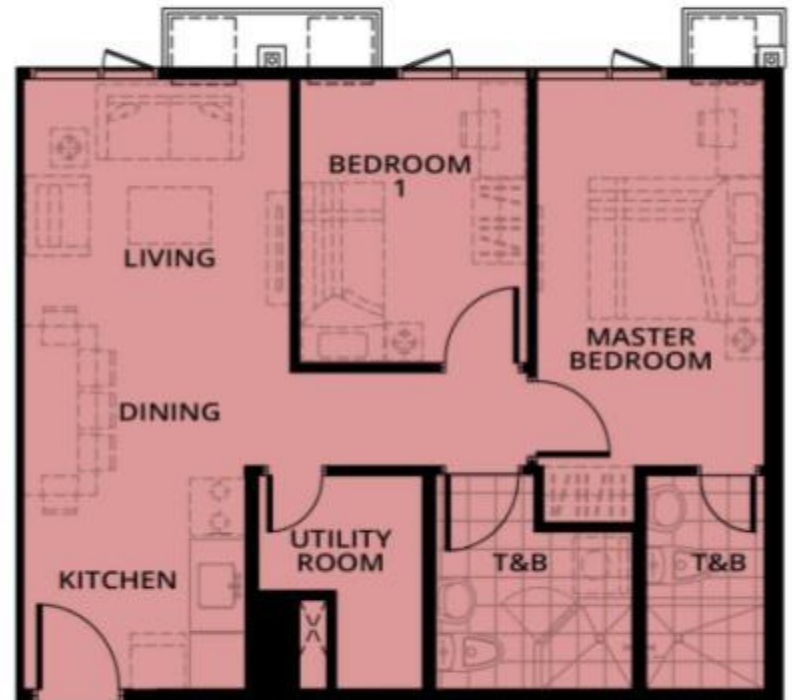
# Two Bedroom Unit

## 2BR LAYOUT

**56.00 sqm**

Unit Breakdown

	SQ.M	SQ.FT
Living / Dining / Kitchen	22.00	236.00
Toilet & Bath	5.00	54.00
Master Bedroom	12.00	129.00
Master Toilet & Bath	4.00	43.00
Bedroom 1	8.00	86.00
Utility Room	5.00	54.00





# Three Bedroom Unit

## 3BR LAYOUT

**56.00 sqm**

Unit Breakdown

	SQ.M	SQ.FT
Living / Dining / Kitchen	21.00	226.00
Toilet & Bath	5.00	54.00
Bedroom 1	7.00	75.00
Bedroom 2	9.00	97.00
Master Bedroom	11.00	118.00
Master Toilet & Bath	3.00	32.00



# Standard Unit Finishes

LIVING / DINING	Flooring	500x500mm Ceramic Tiles
	Wall	Concrete Painted Finish
	Ceiling	Concrete Painted Finish
	Door (Main)	Melamine Wengue finish with wood design
KITCHEN	Flooring	500x500mm Ceramic Tiles
	Wall	Concrete Painted Finish
	Ceiling	Concrete Painted Finish
	Countertop	High Pressure Laminate
	Overhead & Undercounter Cabinets	High Pressure Laminate with Horizontal aluminum handles
BEDROOM	Flooring	500x500mm Ceramic Tiles
	Wall	Concrete Painted Finish
	Ceiling	Concrete Painted Finish
	Door	Melamine finish with wood design
T&B	Flooring	300x300mm Ceramic Tiles
	Wall	300x300mm Ceramic Tiles
	Ceiling	Moisture resistant gypsum painted finish
	Door	PVC type off-white finish

# Price and Pay Term options

Indicative Price:

Php150,000 /sq.m. (with VAT)

Pay term Options:

1. Spot cash with 9% discount

2. ~~Deferred cash~~ **PLEASE DISREGARD THIS PAYTERM**

100% over 48 mos

10% spot with 5% discount, 90% over 47 mos

20% spot with 5% discount, 80% over 47 mos

3. Bank financing

20% over 36 mos, 80% bank fin

Spot 10% with 5% discount, 10% over 36 mos, 80% bank fin

Spot 20% with 5% discount, 80% bank fin



# One BR Living Room, Dining and Kitchen



ARTIST'S PERSPECTIVE

## 3 BR Master Bedroom



## 3 Bedroom: Living, Dining and Kitchen



ARTIST'S PERSPECTIVE



# **Other Services**

## **Leasing Services by Avida (LSA)**

The LSA is Avida's dedicated leasing team which offers its expert lending hand to assist Overseas Filipino Workers and investors who are looking to rent out units to realize rental income from their property investments.

## **Ayala Property Management Corporation (APMC)**

The APMC is the Ayala Land Corporation's exclusive firm that is responsible for overseeing and maintaining all of its estates, facilities, waterworks, energy, parking , as well as other technical services through long-standing programs and initiatives. As such, it will also provide its top-calibre services for a well-kept and protected environment to ensure longevity of its values as a investment and as a home.