

Avida Towers

Makati Southpoint

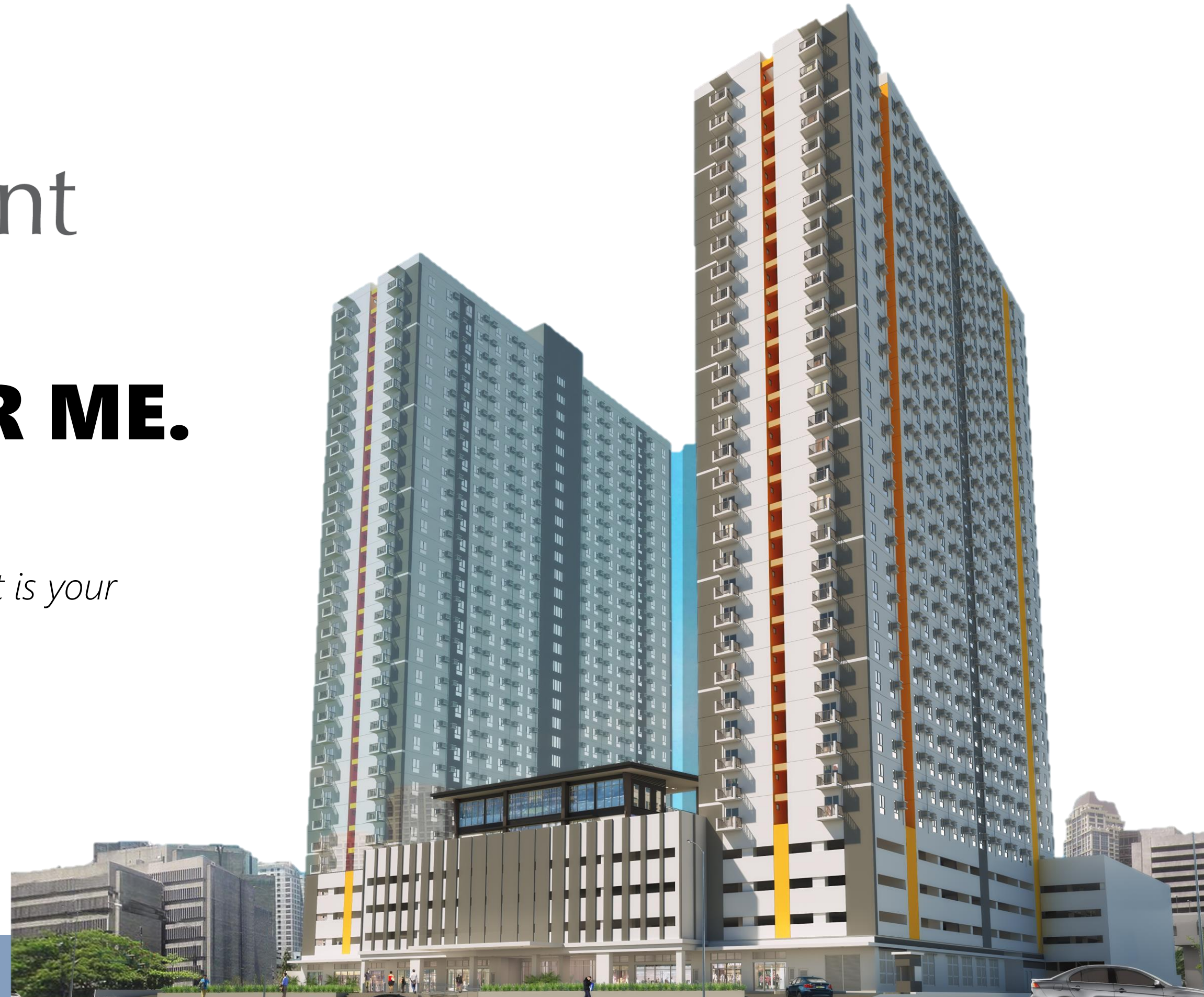


Avida Towers

Makati Southpoint

**THE RIGHT FIT FOR ME.
RIGHT HERE.**

Set to rise in the Metro's prime business district is your new home in the south of Makati.



Avida Towers Makati Southpoint



LOCATION

Don Chino Roces Avenue,
Brgy. Bangkal, Makati City

- Gateway to Makati Central Business District, EDSA, SLEX, Pasay and Manila
- Less than 1KM away from Skyway (Don Bosco), MRT Magallanes, PNR Makati

| | |
|----------------------------|---------------|
| OFFICES | 1.8 to 3 km |
| COMMERCIAL & MIXED-USE DEV | 0.6 to 2.4 km |
| SCHOOLS | 0.6 to 2.6 km |
| HOSPITAL & CHURCHES | 0.8 to 2.8 km |

Avída Towers

Makati Southpoint

Avída
an AyalaLand company



11,000 SQM

Gross Land Area

3 TOWER

Development

4 Podium

Parking level

10 Retail

Retail Units

LTS Number: DHSUD LS No. T1 – 134 | T2 - 156
Ad Approval No.: DHSUD NCR AA-2021/05-2878

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AMENITIES

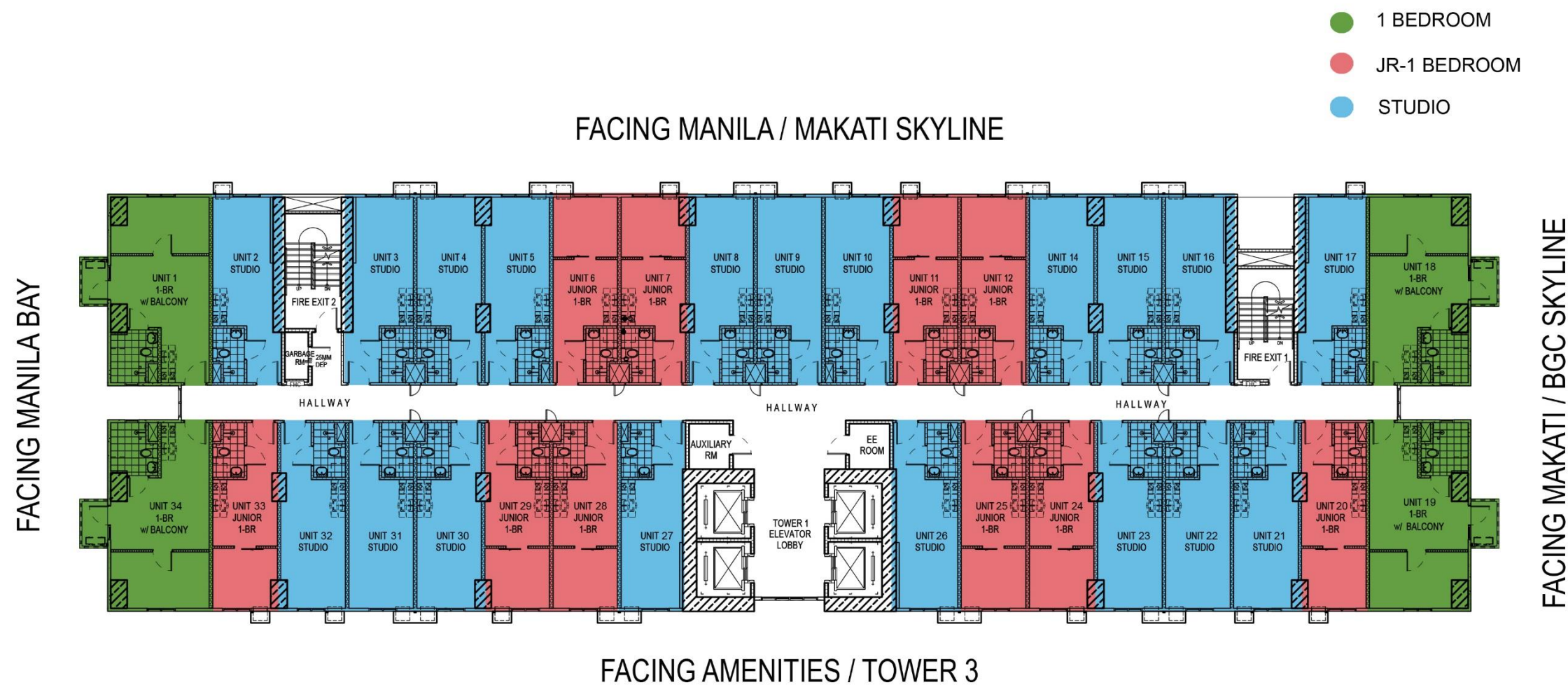
- Multifunction Area
- Open Lounges
- Children's Play Area
- Swimming Pool
- Kiddie Pool
- Indoor Gym
- Wellness Area

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UNITS OFFERINGS

RIGHT-SIZED UNIT.



28 RESIDENTIAL FLOORS

33 UNITS PER FLOOR

19 STUDIO

10 JUNIOR 1-BR

4 1 BR W/ BALCONY

4 ELEVATOR
FIRE EXITS
GARBAGE ROOM
ELECTRICAL ROOM

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STUDIO UNIT

| | SQ.M |
|---------------------------|-------|
| Living / Dining / Kitchen | 19.05 |
| Toilet and Bath | 3.65 |
| Est. Total Area | 22.7 |



ARTIST'S PERSPECTIVE

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JR 1-BR UNIT

| | SQ.M |
|---------------------------|-------|
| Living / Dining / Kitchen | 12.10 |
| Toilet and Bath | 3.50 |
| Bedroom | 7.70 |
| Est. Total Area | 23.3 |



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1-BR W/ BALCONY

| | SQ.M |
|---------------------------|-------|
| Living / Dining / Kitchen | 19.00 |
| Toilet and Bath | 5.4 |
| Bedroom | 11.3 |
| Balcony | 2.5 |
| Est. Total Area | 38.2 |



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**UNIT
DELIVERABLES**

| | | |
|--------------------|----------------------------------|--|
| LIVING / DINING | Flooring | Wood Laminate |
| | Wall | Concrete Painted Finish |
| | Ceiling | Concrete Painted Finish |
| KITCHEN | Flooring | Ceramic Tiles |
| | Wall | Concrete Painted Finish |
| | Ceiling | Concrete Painted Finish |
| | Countertop | Solid Surface |
| | Overhead & Undercounter Cabinets | Laminated Board |
| BEDROOM | Flooring | Wood Laminate |
| | Wall | Dry Wall in Painted Finish |
| | Ceiling | Concrete Slab |
| T&B | Flooring | Ceramic Tiles |
| | Wall | Painted Plain Cement Finish Above Tile |
| | Ceiling | Gypsum Board |

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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

STANDARD UNIT FEATURES AND PROVISIONS

- 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 refrigerator outlet, and 1 lighting unit

TARGET TURN OVER

TOWER 1

Launch Date: December 2018
Turnover: March 2024

Launch Price: P196K/SQM
Current Price: **P280K-302K/SQM**

TOWER 2

Launch Date: May 2021
Turnover: November 2026

Current Price: **P280K – 302K/SQM**

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CONSTRUCTION UPDATE

- Structural works at 28th Residential Floor
- Finishing works at 1st to 3rd residential floors

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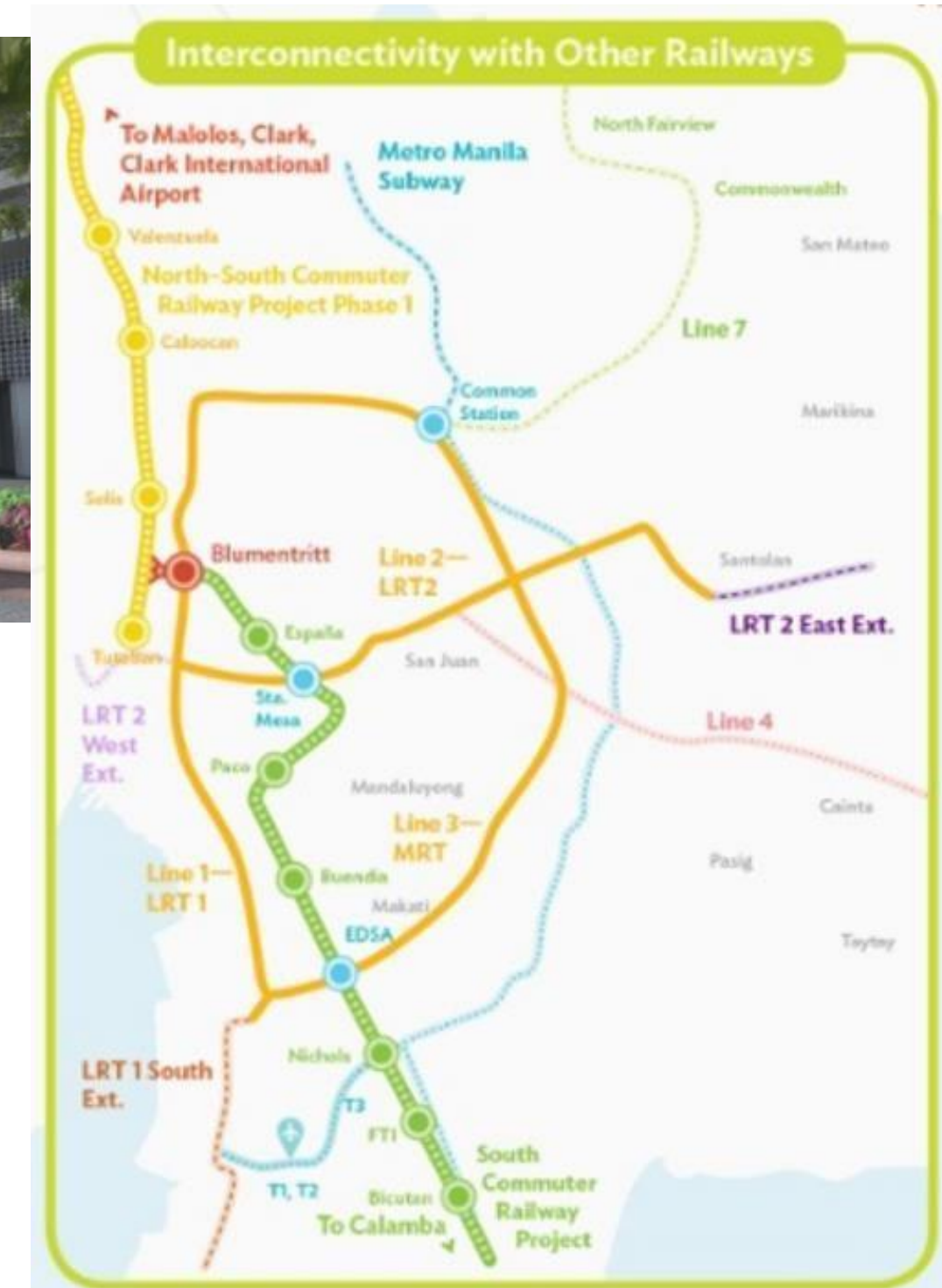
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ALTERATION IN PROJECT PLANS

NORTH SOUTH COMMUTER RAILWAY

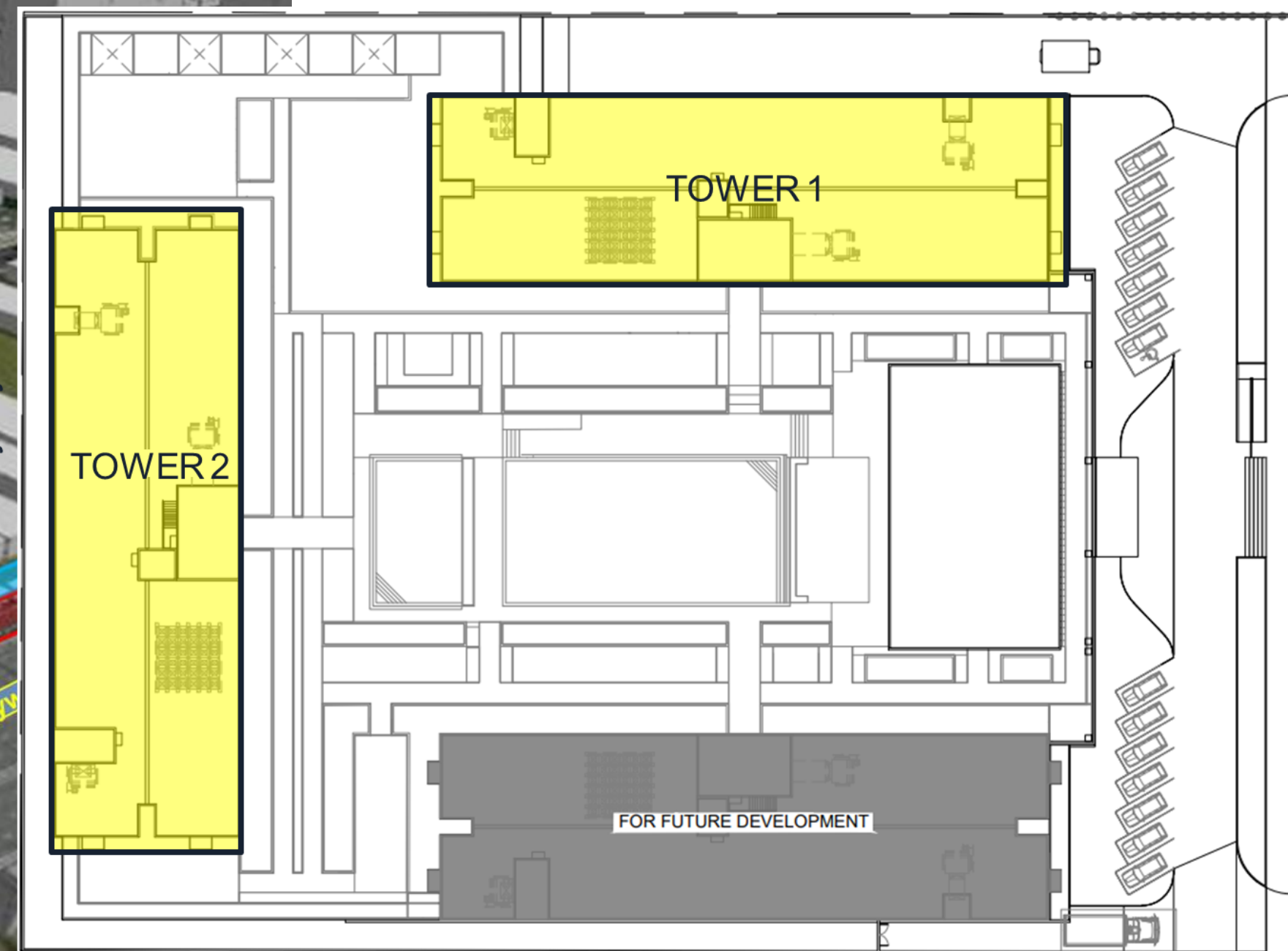
- An overall initiative of the National Government to expand mass transportation in the country
- It is expected to connect Laguna, Metro Manila, Bulacan, and Pampanga
- Travel time from Clark, Pampanga to Calamba, Laguna will be 1.5 hours
- Partially operational by 2025

ALTERATION IN PROJECT PLANS



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ORIGINAL SITE PLAN

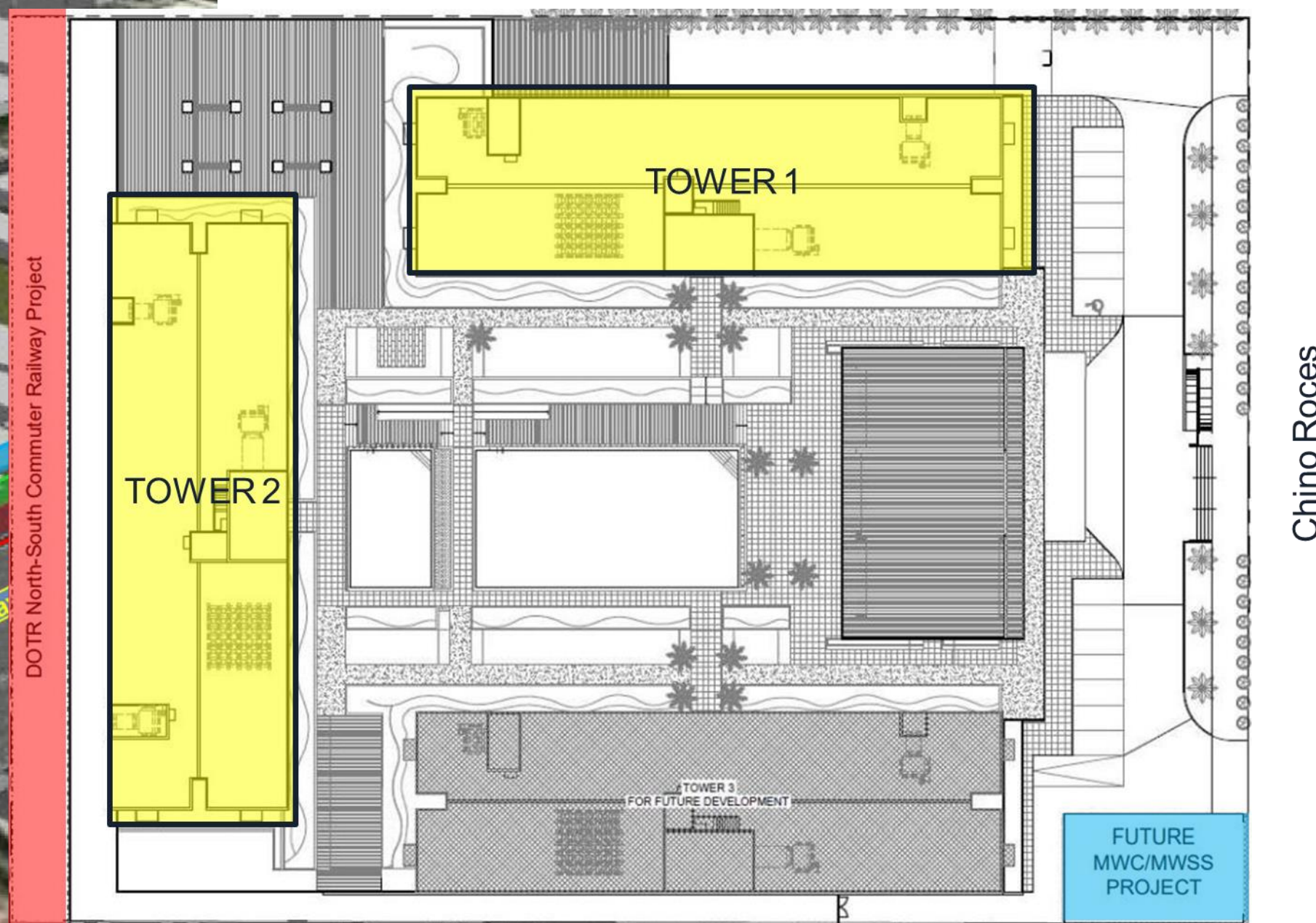


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REVISED SITE PLAN



- Tower Setback
- Encroachment



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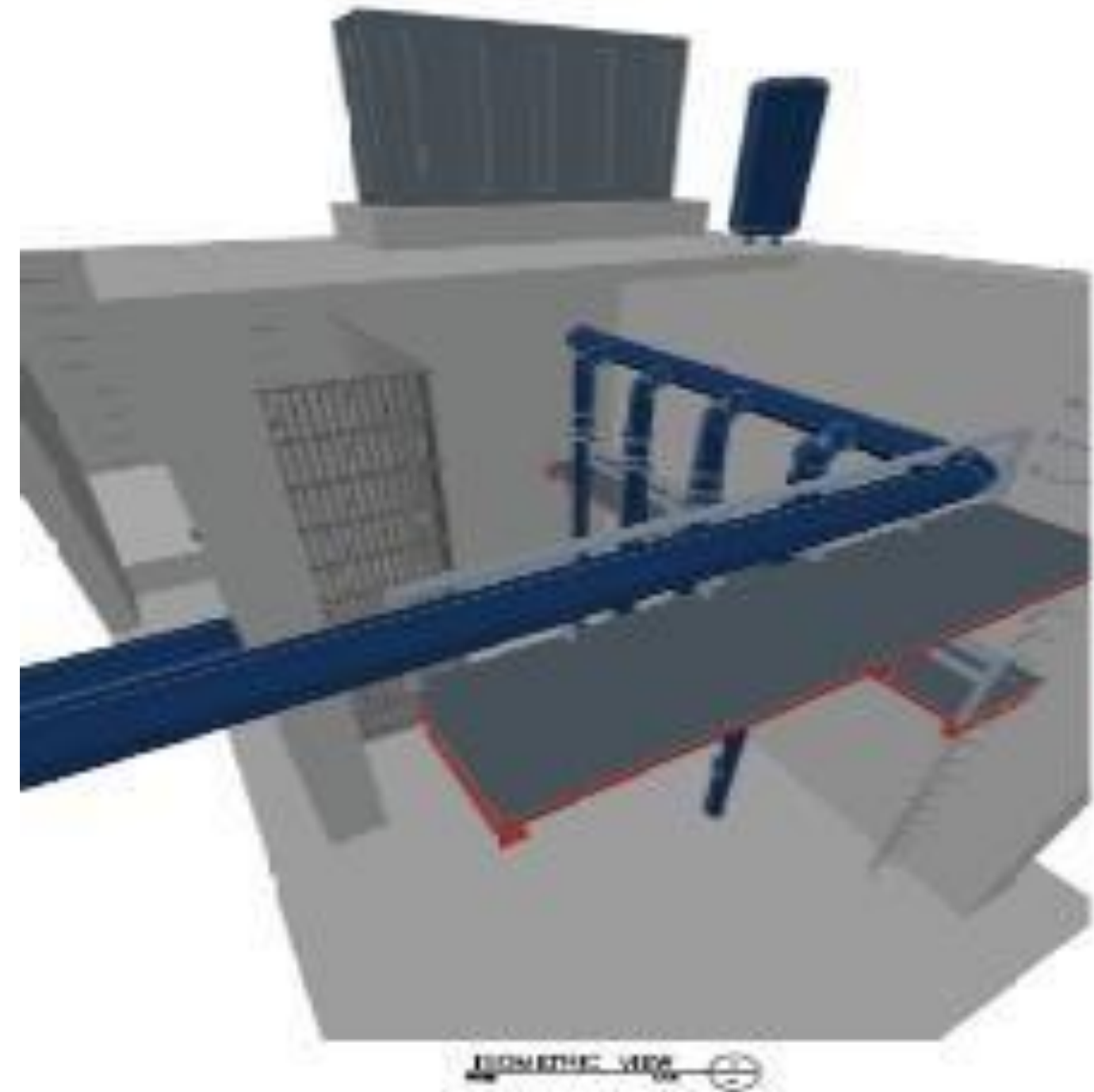
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MWSS/ MANILA WATER CATCHMENT PROJECT

- Catchment project which will treat domestic sewage coming from portions of Makati City
- MWC's response to cleaning and maintain Metro Manila's rivers

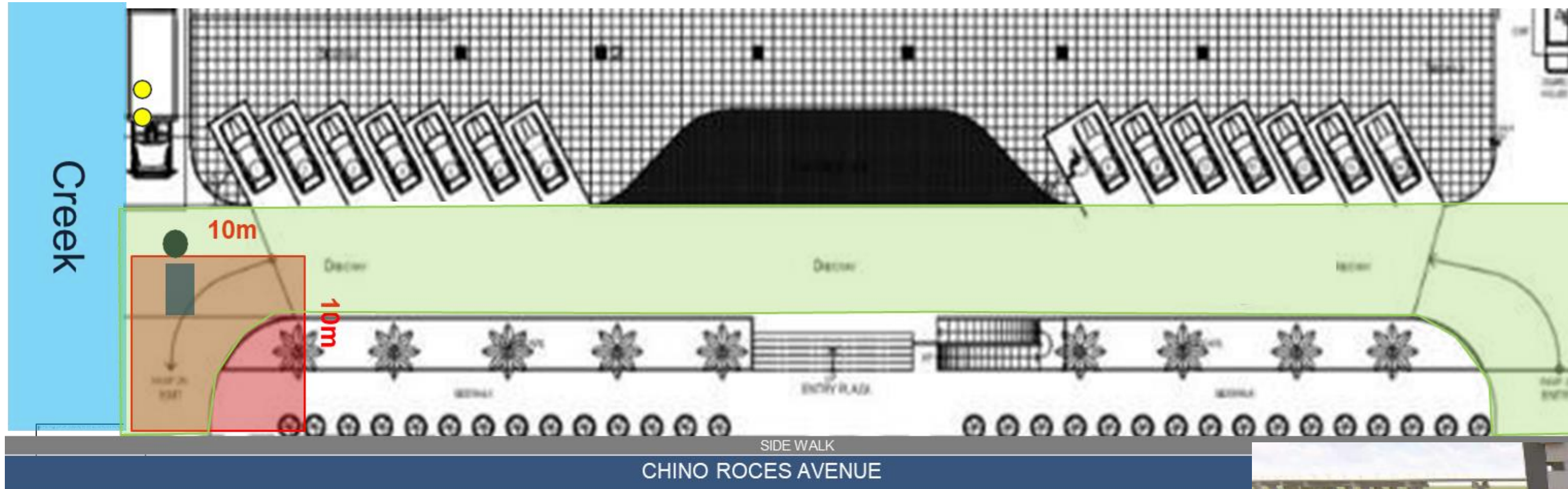


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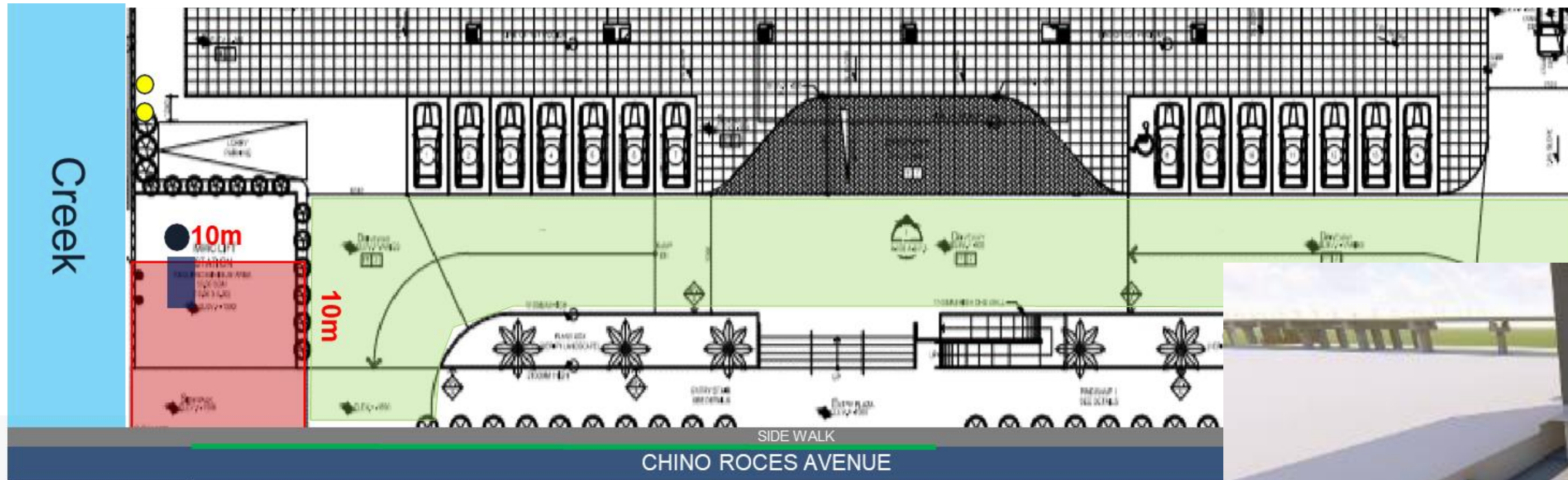
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ORIGINAL SITE PLAN



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REVISED SITE PLAN



- Straight Parking Slot for Retail Area
- Exit Ramp & Side walk

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✓ SIGNED ACKNOWLEDGMENT LETTER

- ALL Reservation for Tower 1 & 2
 - Original signed copy and/or
 - Digitally signed copy with email confirmation from the buyer

IMPLEMENTATION

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AVIDA TOWERS MAKATI SOUTHPOINT ACKNOWLEDGEMENT

(Date)

I/ We, (Name of Buyer/s), buyer/s of the unit offered by Avida Land Corp. in *Avída Towers Makati Southpoint* Tower _____, Unit No. _____ Unit Type _____, hereby acknowledge that I/ we have been informed of and fully consent to and understand the redesign of the project to that illustrated in Annex A in anticipation of the following:

1. The Department of Transportation shall be expropriating approximately 505 square meters, more or less (final area to be determined) at the rear of the project footprint for the construction of the North-South Commuter Railway. The railway project is part of an overall initiative of the National Government to expand mass transportation in the country and is expected to connect Laguna, Metro Manila, Bulacan, and Pampanga.
2. The Metropolitan Waterworks and Sewerage System, through Manila Water Company, Inc., shall be expropriating approximately 100 square meters, more or less (final area to be determined) at the frontage of the project footprint for the construction of a catchment which will treat domestic sewage coming from portions of Makati City.

I/We also understand that the purchase price for this unit has taken into consideration these expropriations and the reduced common areas; therefore, I am not qualified to receive any portion of the payment or just compensation from the aforementioned. Be that as it may, Avida will proceed in dealing and negotiating with the expropriating authorities pursuant to Section 12 of the Contract to Sell/Deed of Sale to be executed in relation to the purchase of the unit; and, I undertake to issue a Special Power of Attorney (Annex B) and/or Secretary's Certificate (Annex C), as applicable, whenever requested by Avida or the project's condominium corporation.

I/We hereby grant Avida full consent to disclose this Acknowledgement to the expropriating authorities and the project's condominium corporation to attest to the foregoing and for whatever legal purpose(s) it may provide in relation thereto, including assignment of such undertaking to the condominium corporation.

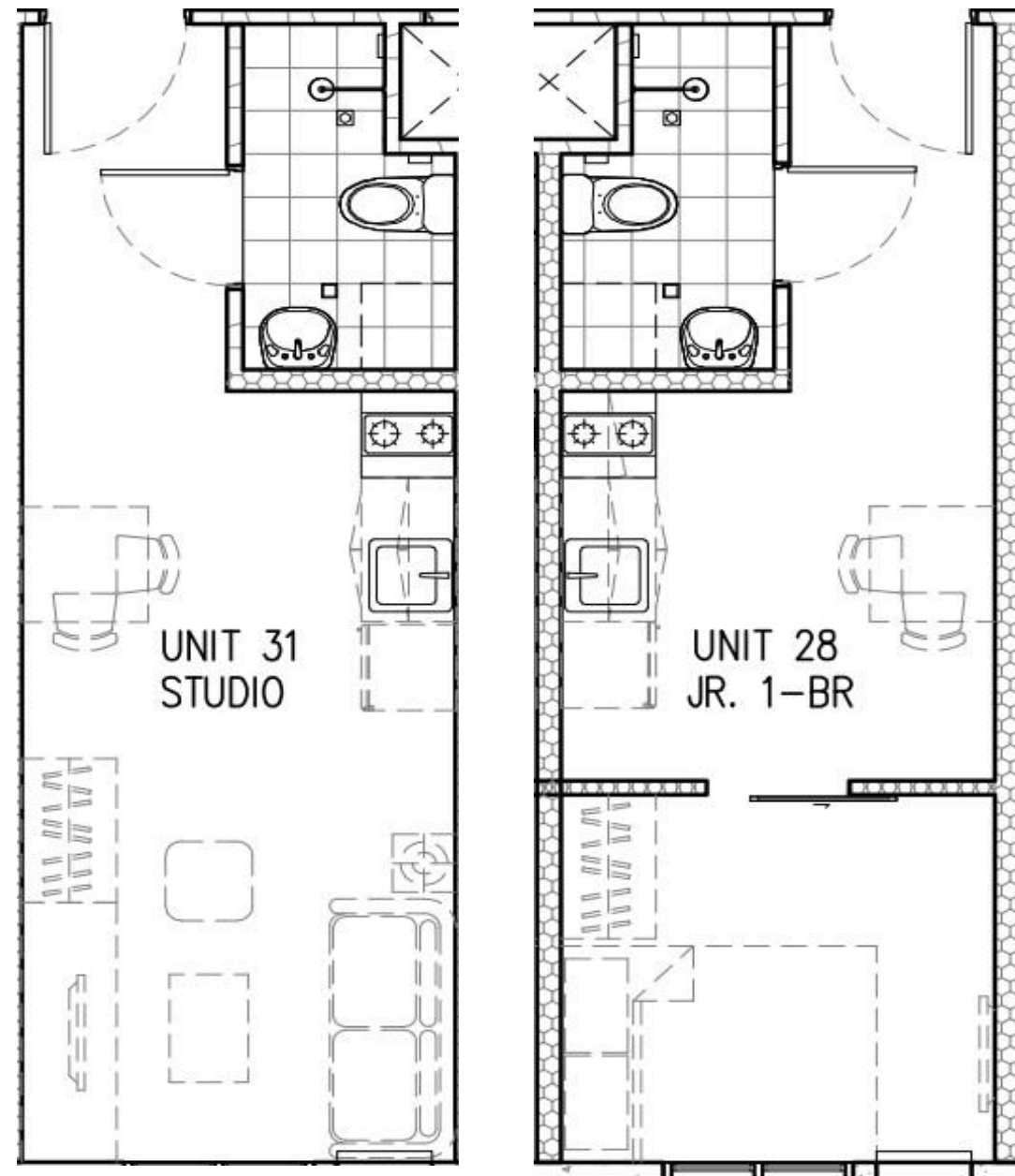
I/ We declare that I have read and understood the contents of this Acknowledgement before affixing my/ our signature(s) on the date written above.

Printed Name and Signature of Buyer/s

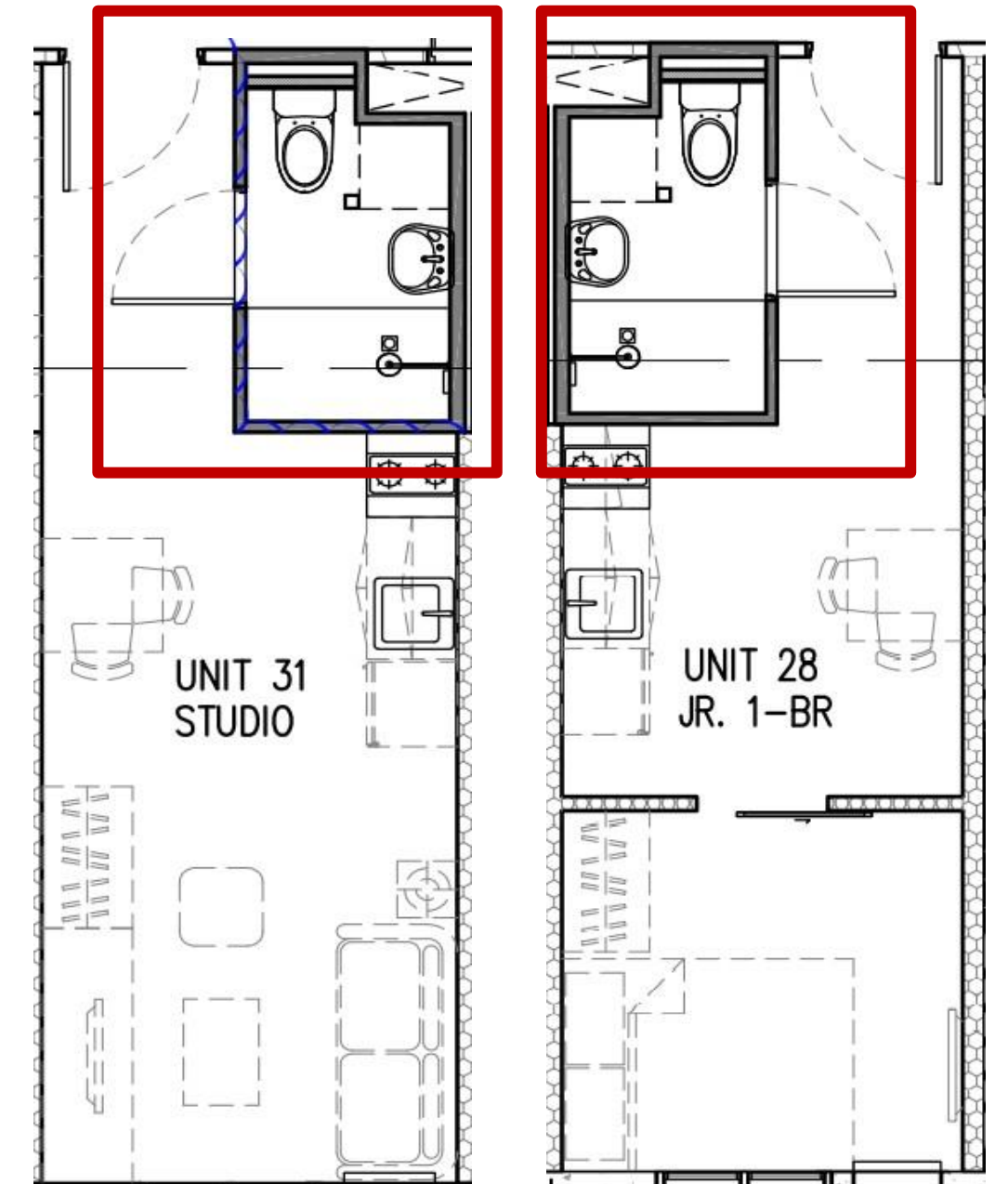
ALTERATION IN PROJECT PLANS

TOILET & BATH Studio & Junior 1-BR for TOWER 2

- ✓ Provide Privacy, and
- ✓ More Space



Original Layout



Improved Layout

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