

Project Story

MIGS CAMILON
INNOVATION + DESIGN GROUP

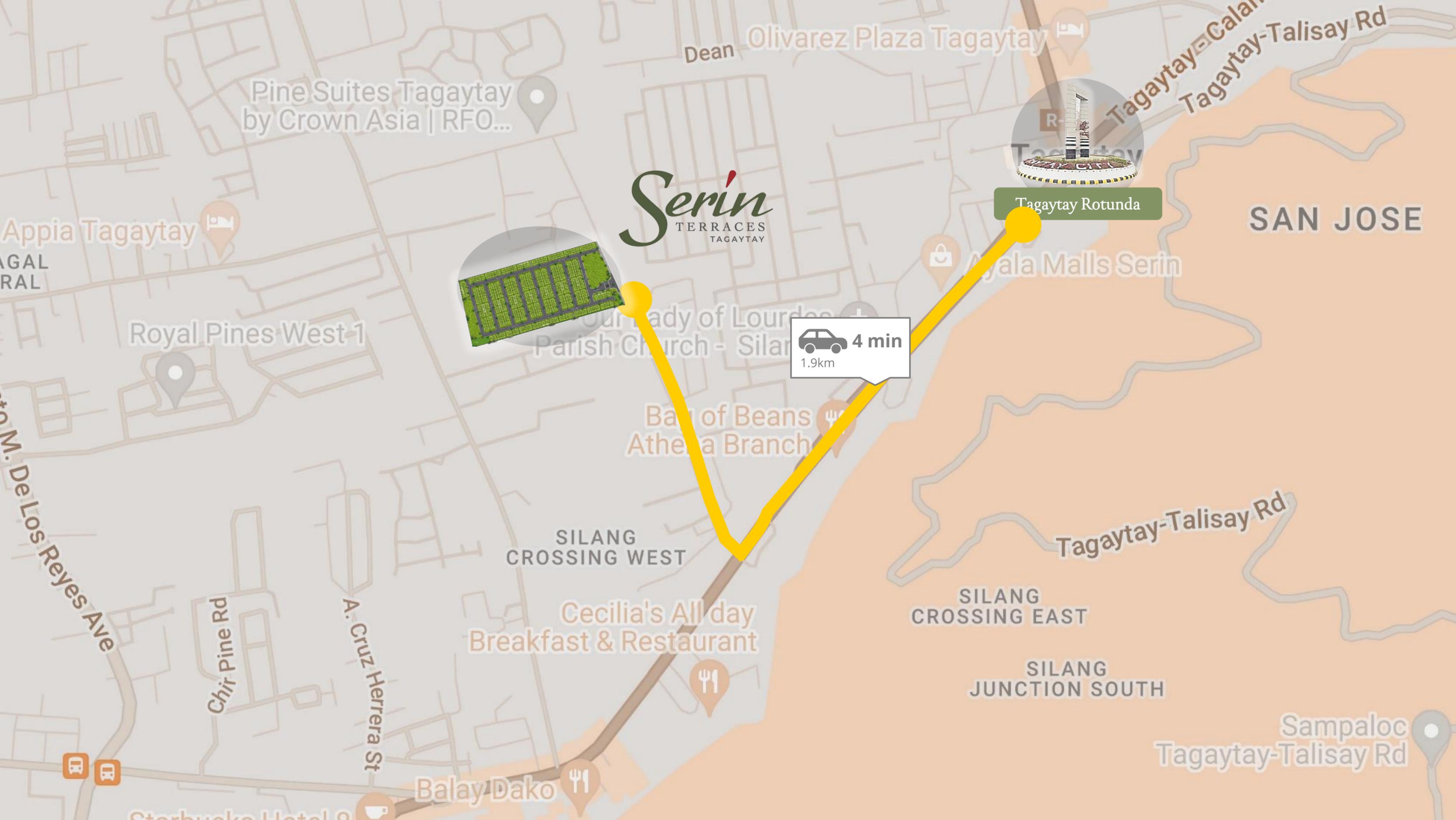


An architectural rendering of a modern townhome development. The image shows a row of three two-story townhomes with a mix of white, light wood, and grey finishes. Each unit has a balcony with a glass railing. A person is visible on one of the balconies. The scene is set against a clear blue sky with some light clouds. The foreground is a green lawn. The text 'Serin TERRACES TAGAYTAY' is overlaid in the upper center, and a larger text block is centered over the middle of the image.

Serin

TERRACES
TAGAYTAY

First townhomes
development and the
newest project of Avida
in the city of Tagaytay



Pine Suites Tagaytay
by Crown Asia | RFO...

Dean Olivarez Plaza Tagaytay

Tagaytay-Calan...
Tagaytay-Talisay Rd

Appia Tagaytay

Serin
TERRACES
TAGAYTAY

Tagaytay Rotunda

SAN JOSE

AGAL
RAL

Ayala Malls Serin

Royal Pines West-1

Our Lady of Lourdes
Parish Church - Silang

4 min
1.9km

Bay of Beans
Athena Branch

M. De Los Reyes Ave

SILANG
CROSSING WEST

Tagaytay-Talisay Rd

Chir Pine Rd

A. Cruz Herrera St

Cecilia's All day
Breakfast & Restaurant

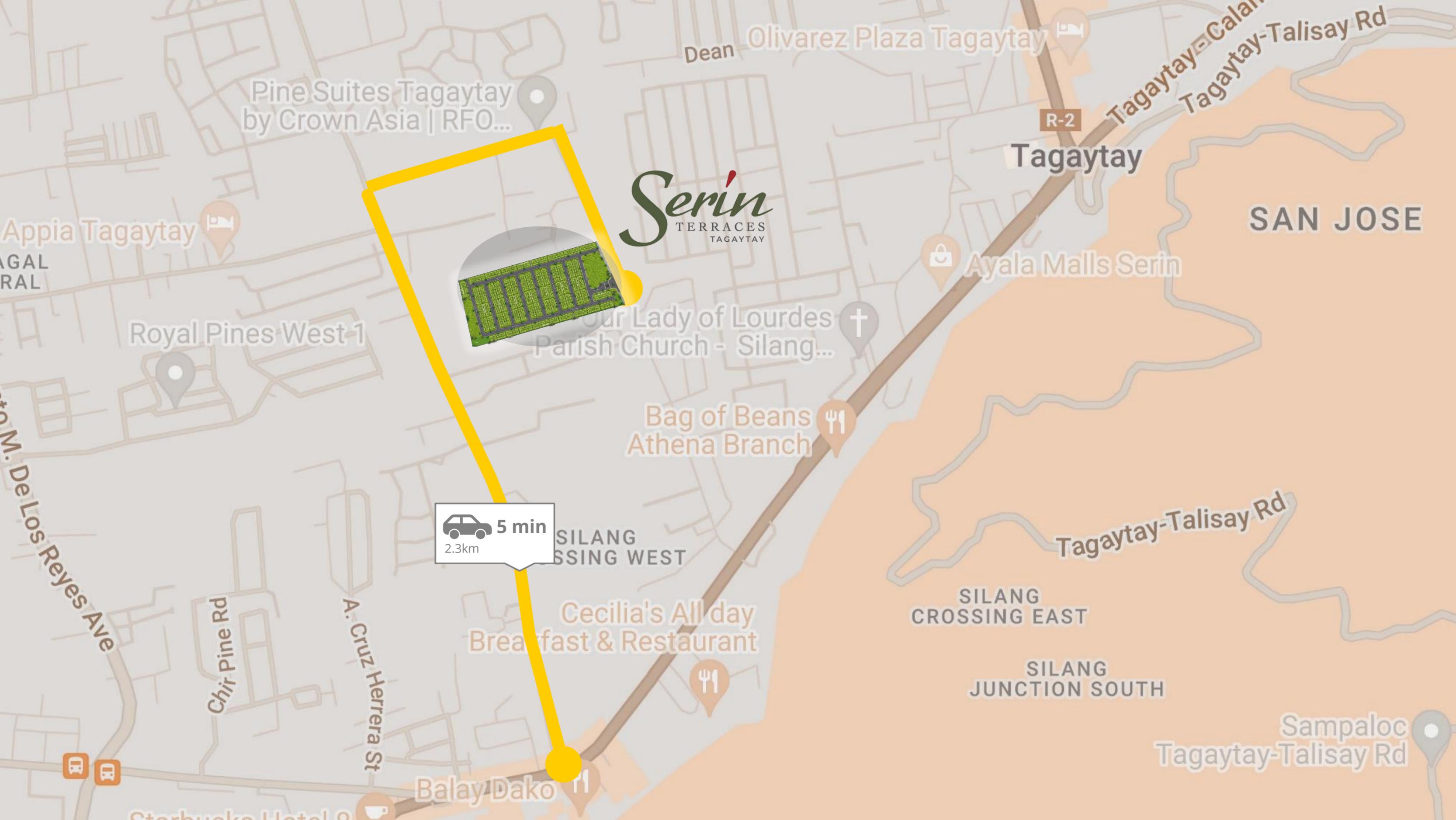
SILANG
CROSSING EAST

SILANG
JUNCTION SOUTH

Sampaloc
Tagaytay-Talisay Rd

Balay Dako

Starbucks Hotel



Pine Suites Tagaytay
by Crown Asia | RFO...

Dean Olivarez Plaza Tagaytay

R-2

Tagaytay

SAN JOSE

Serin
TERRACES
TAGAYTAY



Ayala Malls Serin

Appia Tagaytay

Royal Pines West-1

Our Lady of Lourdes
Parish Church - Silang...

Bag of Beans
Athena Branch

 5 min
2.3km

SILANG
CROSSING WEST

Cecilia's All day
Breakfast & Restaurant

SILANG
CROSSING EAST

SILANG
JUNCTION SOUTH

Tagaytay-Talisay Rd

M. De Los Reyes Ave

Chir Pine Rd

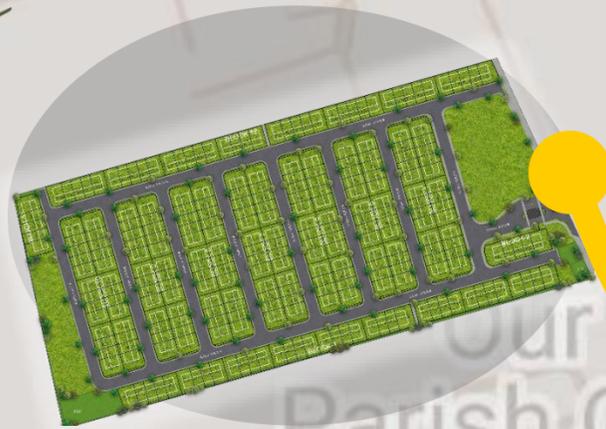
A. Cruz Herrera St

Balay Dako

Sampaloc
Tagaytay-Talisay Rd

Starbucks Hotel

Serín
TERRACES
TAGAYTAY



750m
🚗 1 min
🚶 9 min

Cecilia's All day
Breakfast & Restaurant

SILANG
CROSSING WEST

SILANG
CROSSING EAST

Ayala Mall

Our Lady of Lourdes
Parish Church - Silang...

Royal Pines West-1

of Beans
Athena Branch

ir-Pine Rd

A. CRUZ H

Tag

SILAN
UNCTION S

Calmness of Nature



SERENE
Calm, tranquil, placid, peaceful





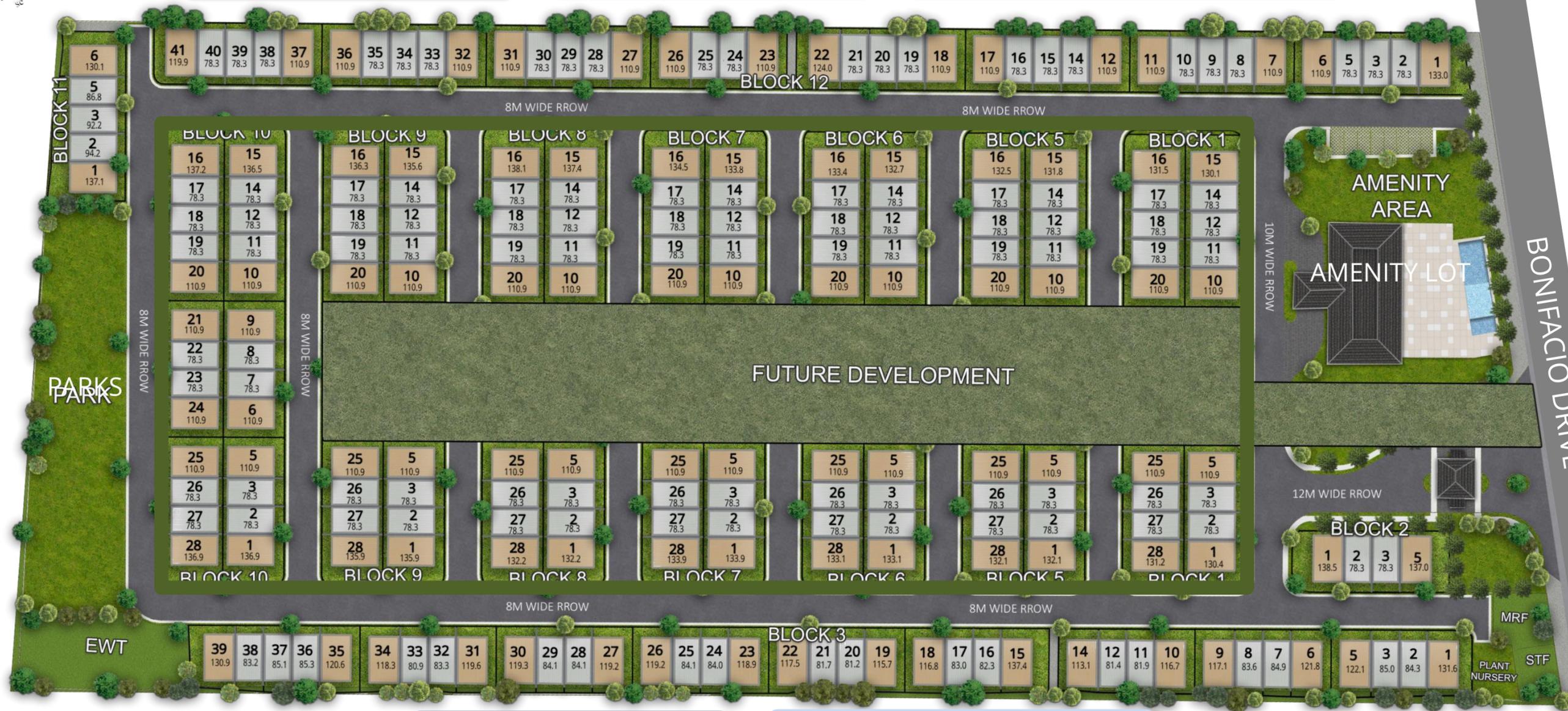
Total Land Area
3.89 Has



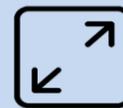
Saleable Area
2.16 Has



Parks and Playground
4,055 sqm (10.4%)



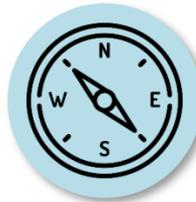
219 Total
Number of
Units



Average Lots Size
End Units 119 sqm
Inner Units 78 sqm

Serin
TERRACES
TAGAYTAY

Avida



Easy to navigate



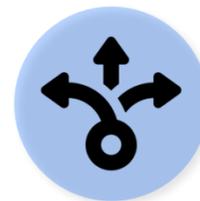
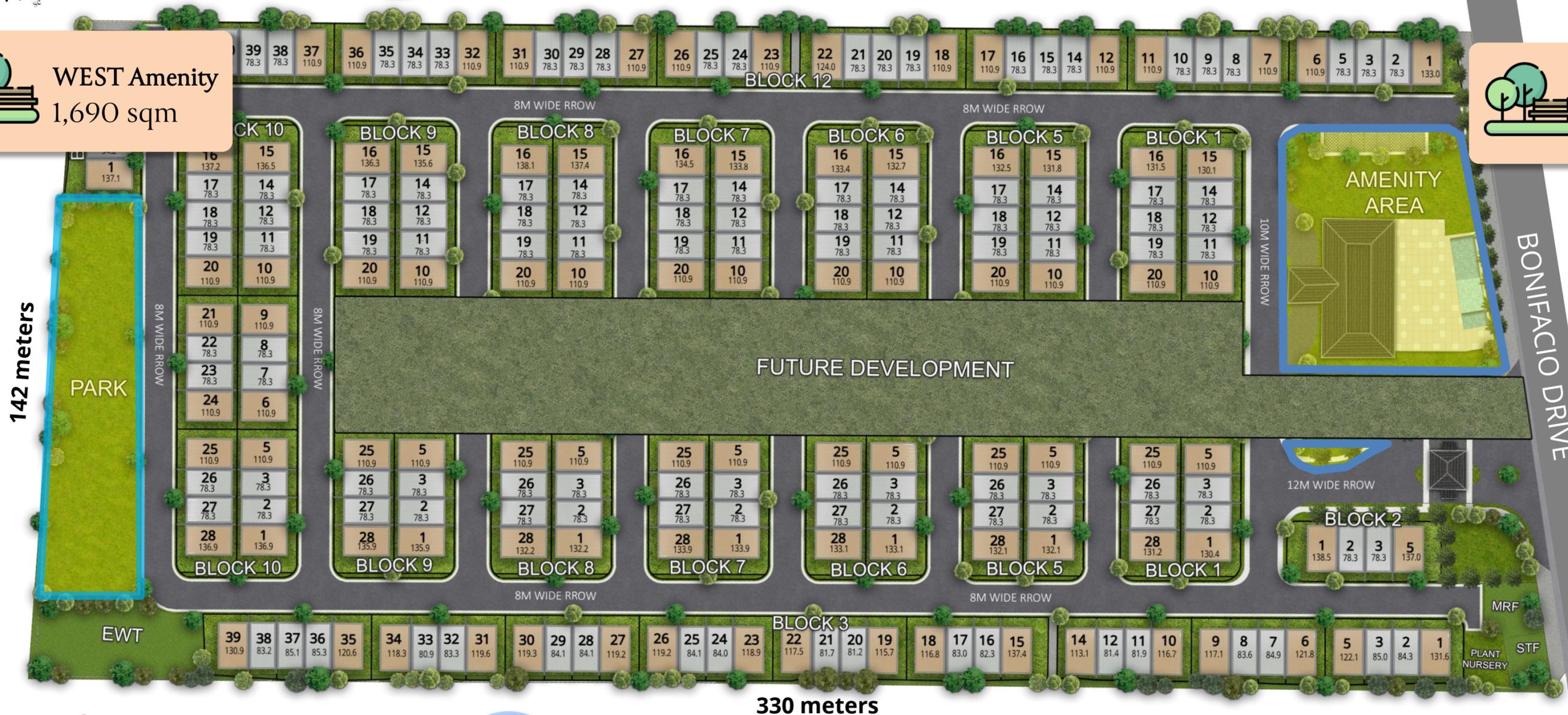
Walkable



WEST Amenity
1,690 sqm



EAST Amenity
1,805 sqm



Multiple ways to go from point A to B

Amenity Offerings:

- Clubhouse
- Adult & Kiddie Pool
- Playground
- Active Court
- Landscape Areas
- Pet Park



Sustainability Features



Eco Yard

The **MRF** will use **upcycled materials** as construction material for the structures

Support **eco-efficiency** by converting organic materials into humus for landscape use through **composting**

Promote project's **site resiliency** by ensuring well kept landscape areas through production of plant replacement requirement from the **nursery**.



Eco – Environment friendly
Yard – “Bakuran”, extension of household

Renewable Energy Use

Solar street lights & solar lights for landscape.



Breeze Blocks



Breeze blocks, a hallmark of 1950s and 1960s architecture, are making a modern comeback.

These blocks provide natural ventilation and promote air circulation while still maintaining the user's privacy.



Light-colored Roof

Light-colored roofing reflects sunlight. Keeping buildings cooler, reducing energy costs, and extending roof life. It also lowers environmental impact by reducing heat absorption and urban heat effects.



Lot Advantages and Benefits



East Facing Lots



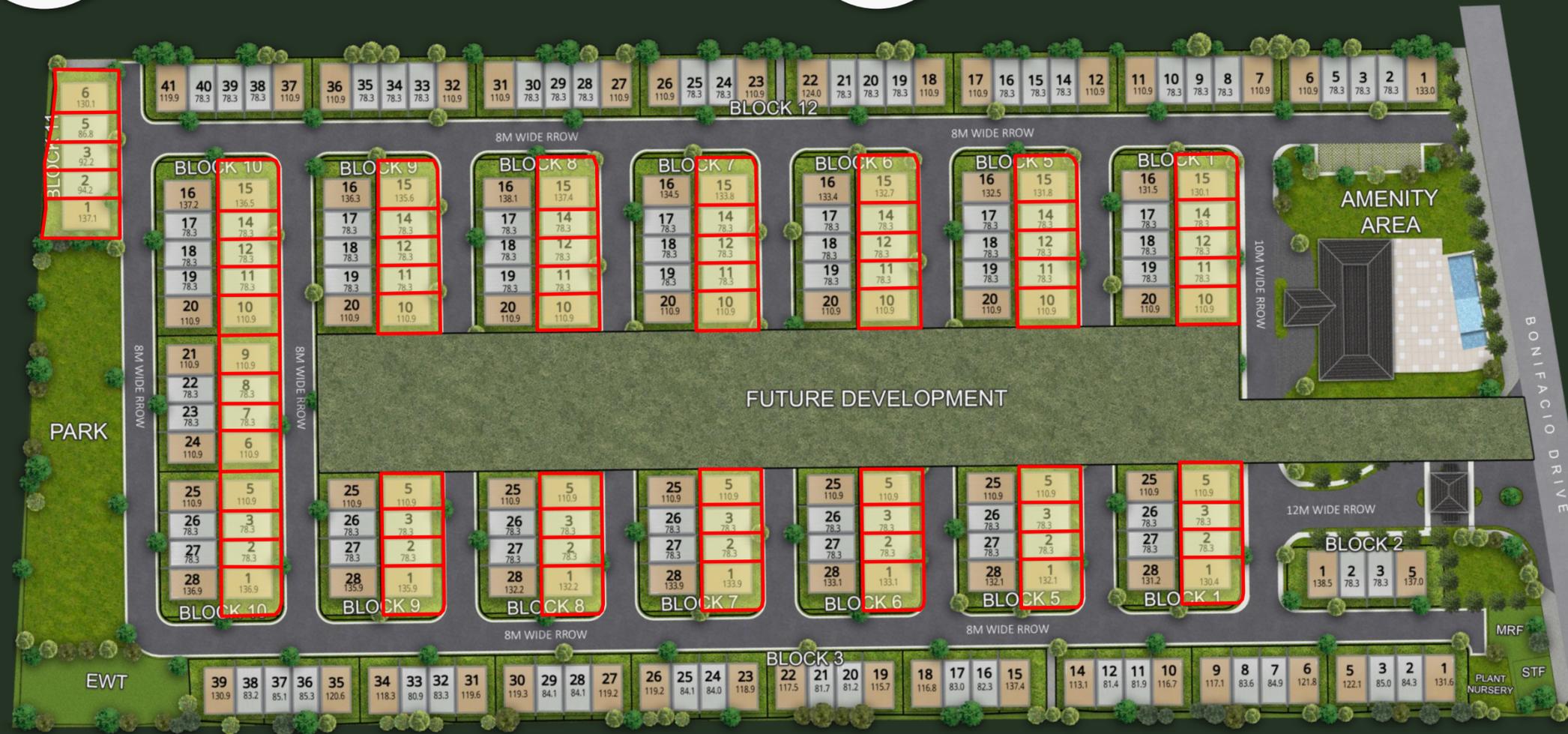
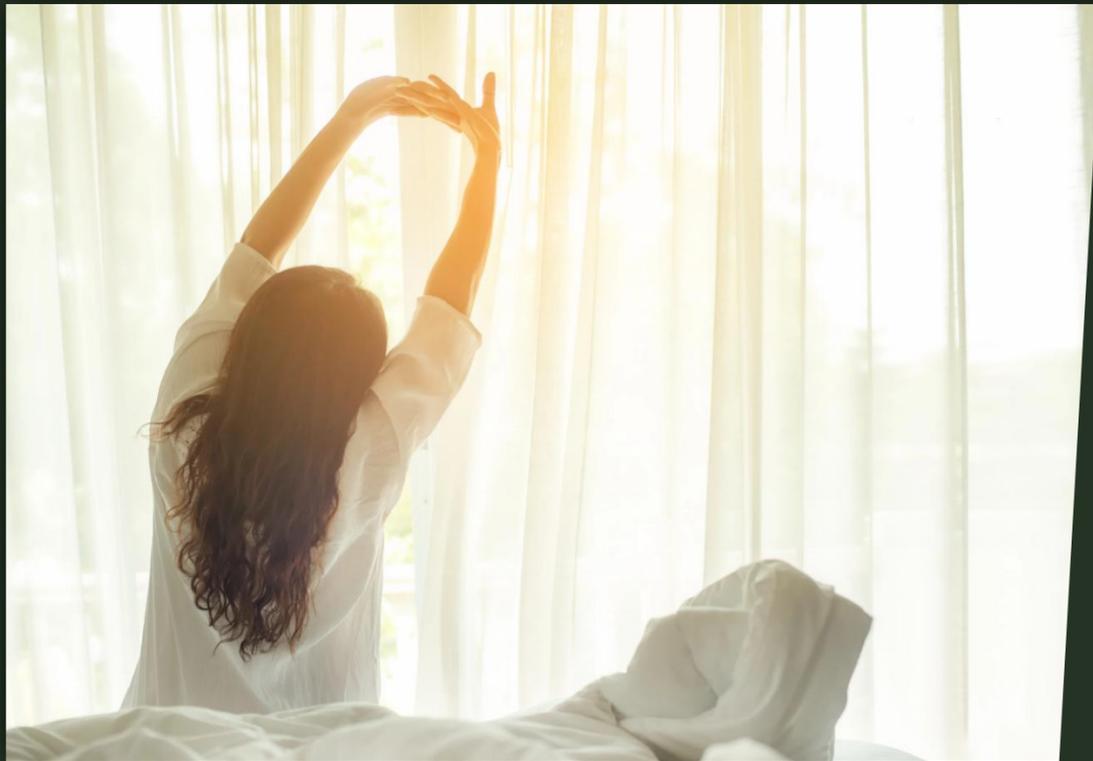
Physical Aspects



Positive Energy



New Beginnings



72 units



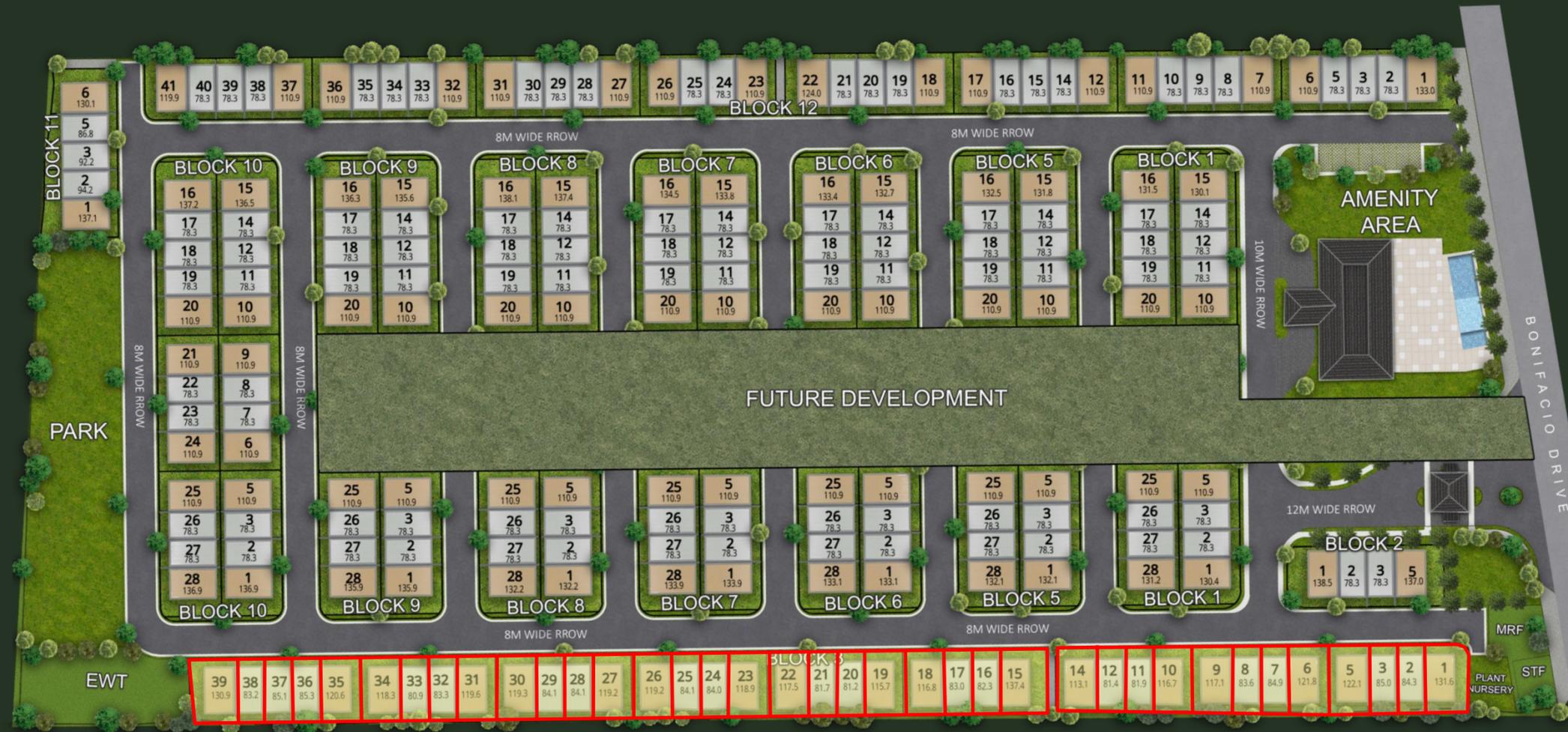
North Facing Lots



Physical Aspects



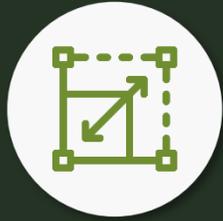
Energy Saving



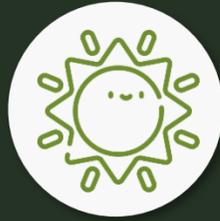
37 units



End Unit Lots



Larger lot area



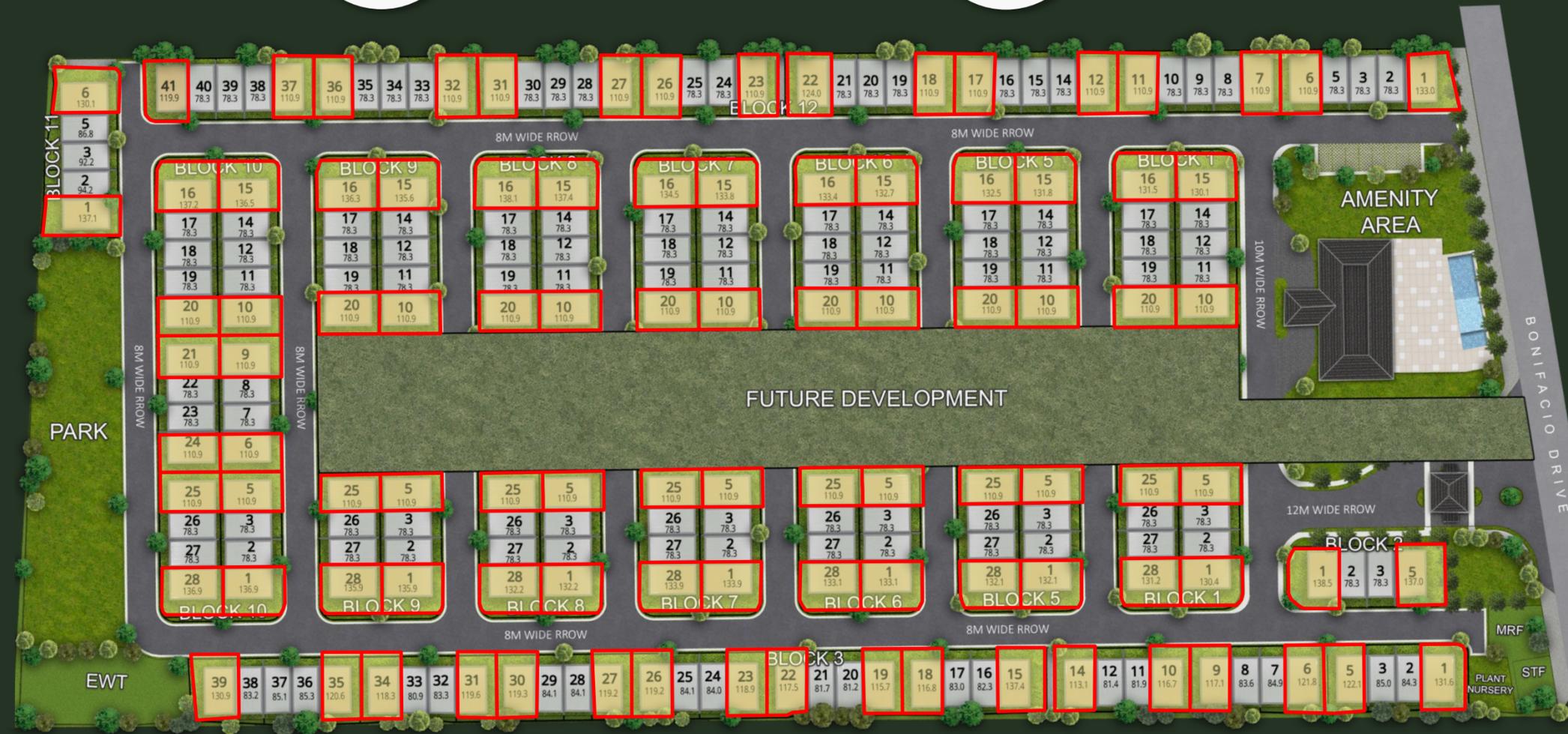
Optimum Views



Cross Ventilation



More Yard Space



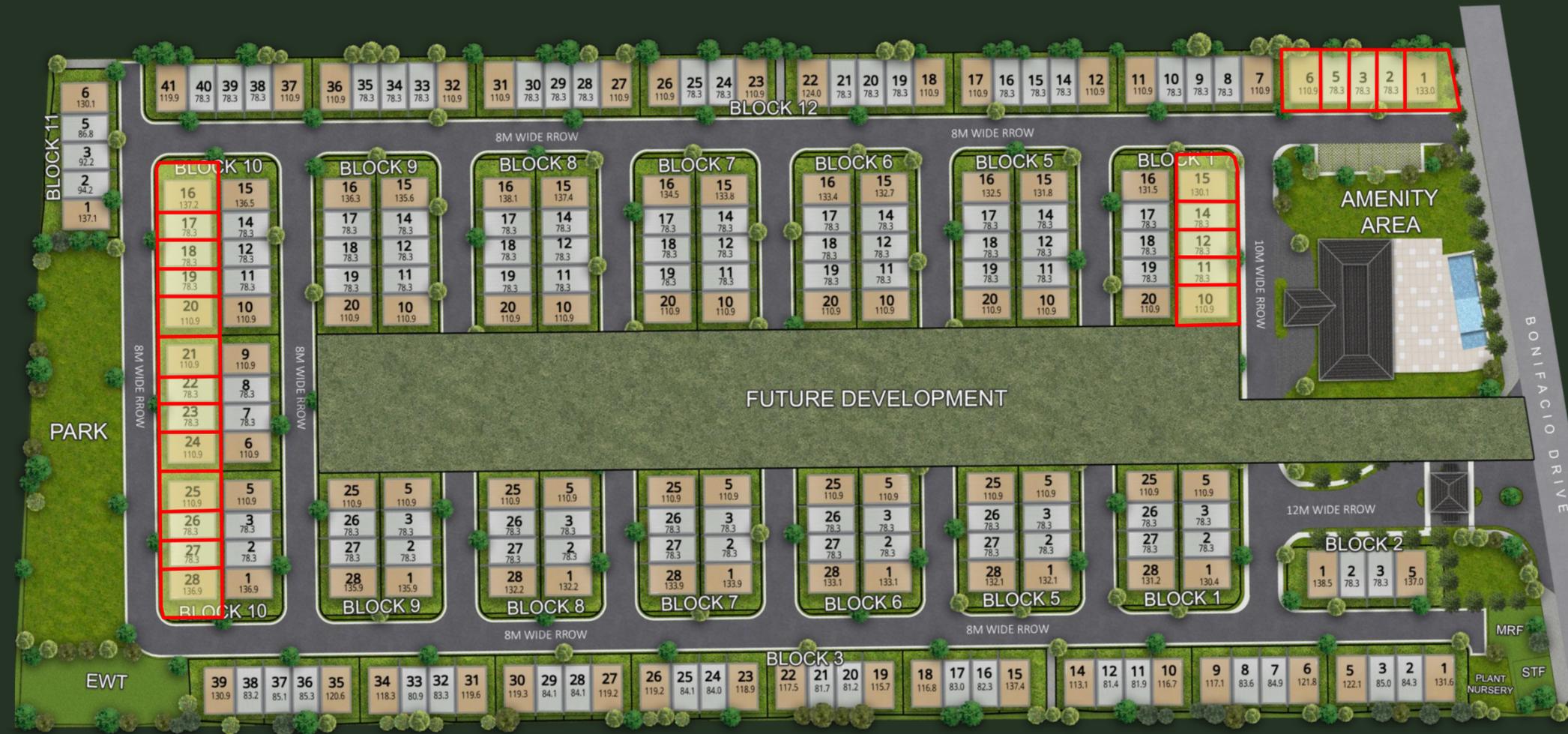
Amenity & Park Facing Lots



Direct access
to amenities



Park Views



23 units



Spine Road Lots



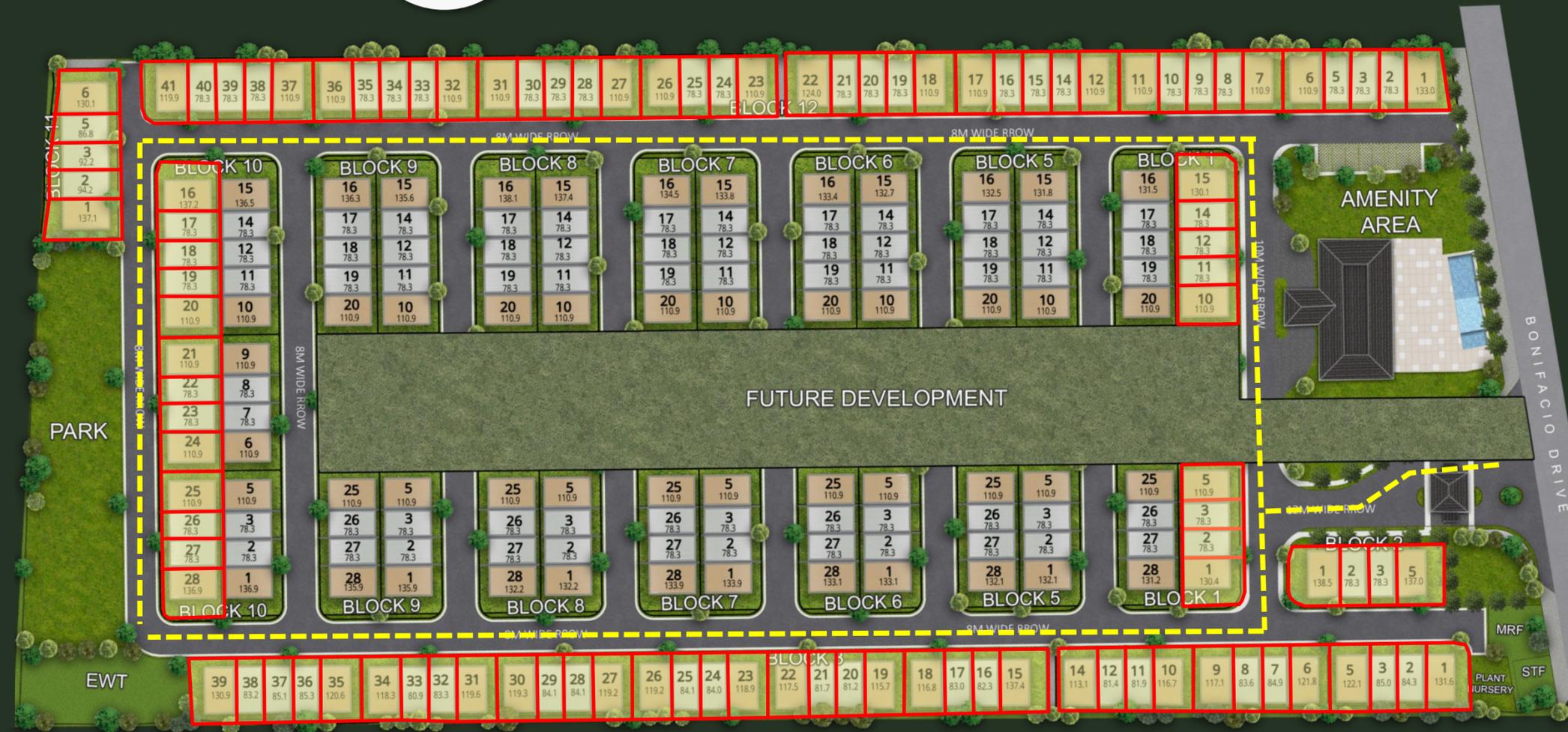
Easily Accessible



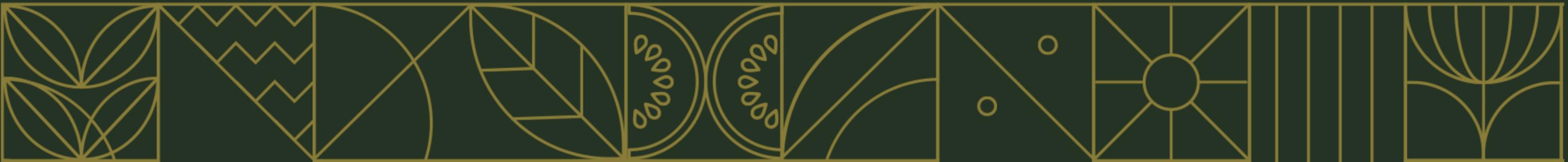
Visibility



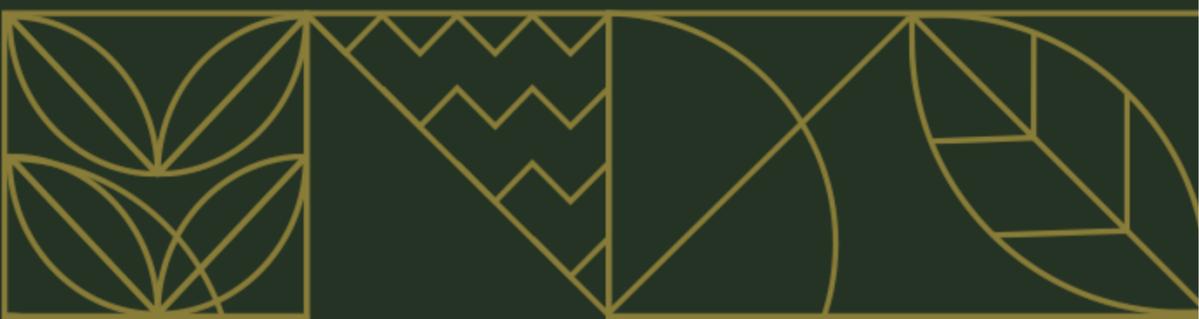
Proximity to
Amenities



106 units



H&L Product Offering



Serín

TERRACES
TAGAYTAY



FOR TRAINING PURPOSES ONLY.

Avida

Serín

TERRACES
TAGAYTAY



FOR TRAINING PURPOSES ONLY.

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TAGAYTAY



23 Jan 2025

INNER UNIT

2nd Review

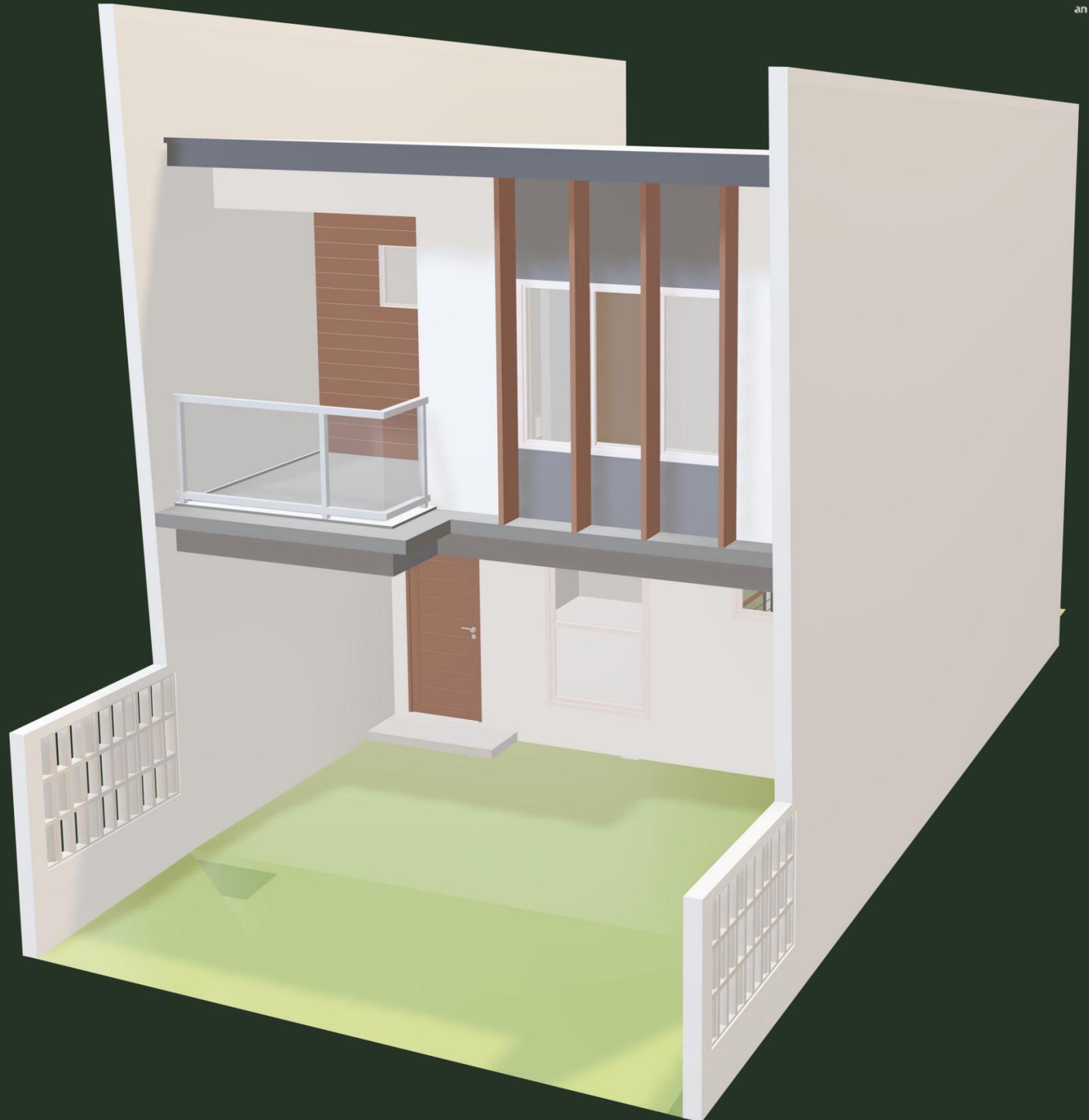
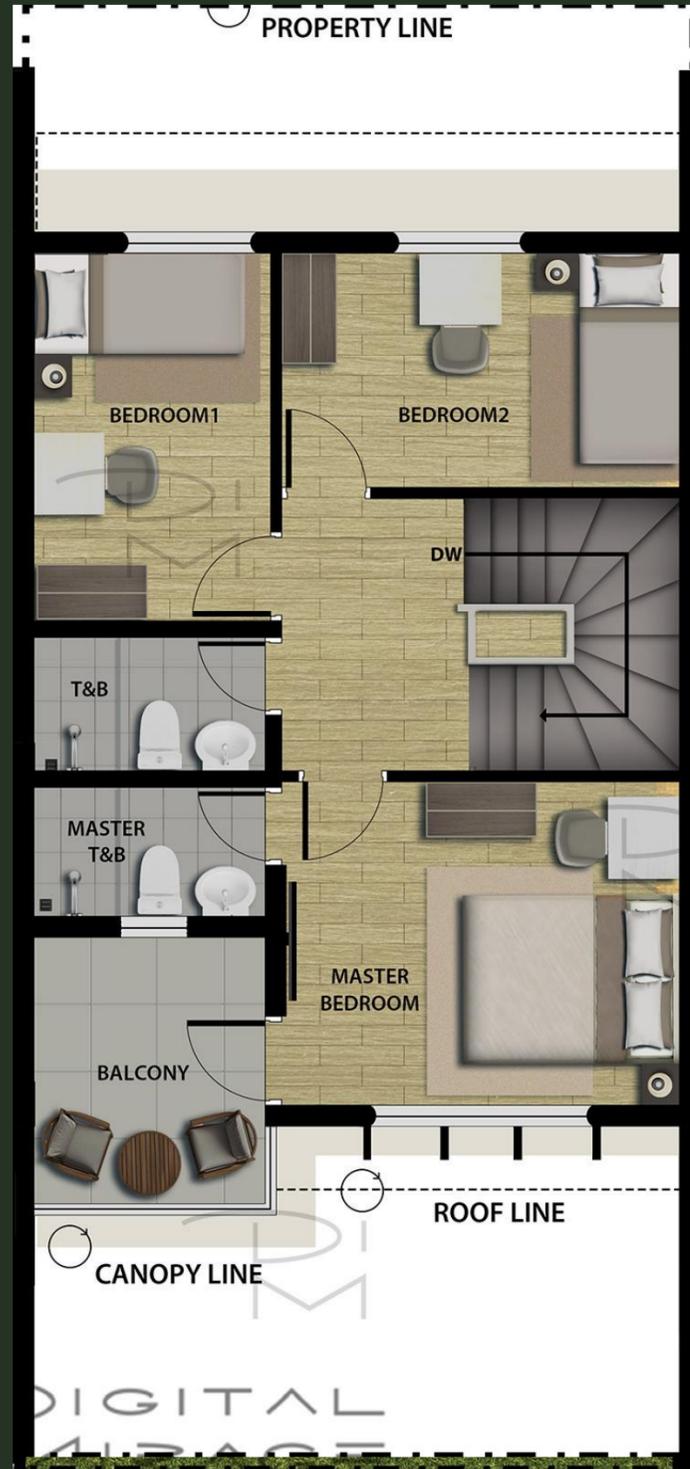
Avida

INNER UNIT

FLOOR AREA: 80 sqm

MIN. LOT AREA: 78 sqm





INNER UNIT



Ground Floor Plan



Second Floor Plan

- ✓ 1- Carport
- ✓ Main Entry, Service Area
- ✓ Living, Dining & Kitchen Area
- ✓ Common Toilet & Bath 1
- ✓ Stairs
- ✓ Hallway
- ✓ Common Toilet & Bath 2
- ✓ Bedrooms
- ✓ Master Bedroom
- ✓ Master Toilet & Bath
- ✓ Balcony

Serín

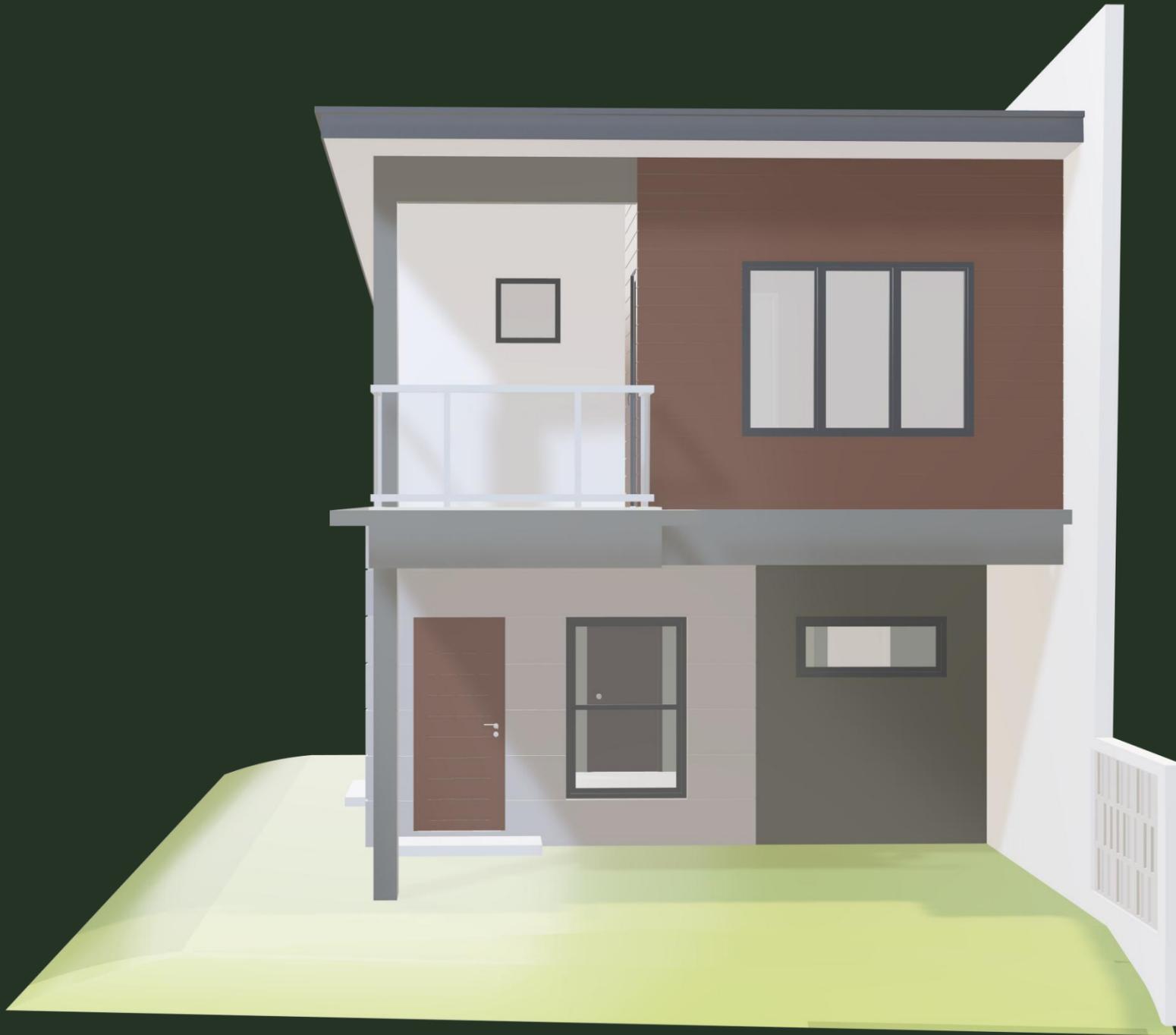
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END UNIT

Final Review

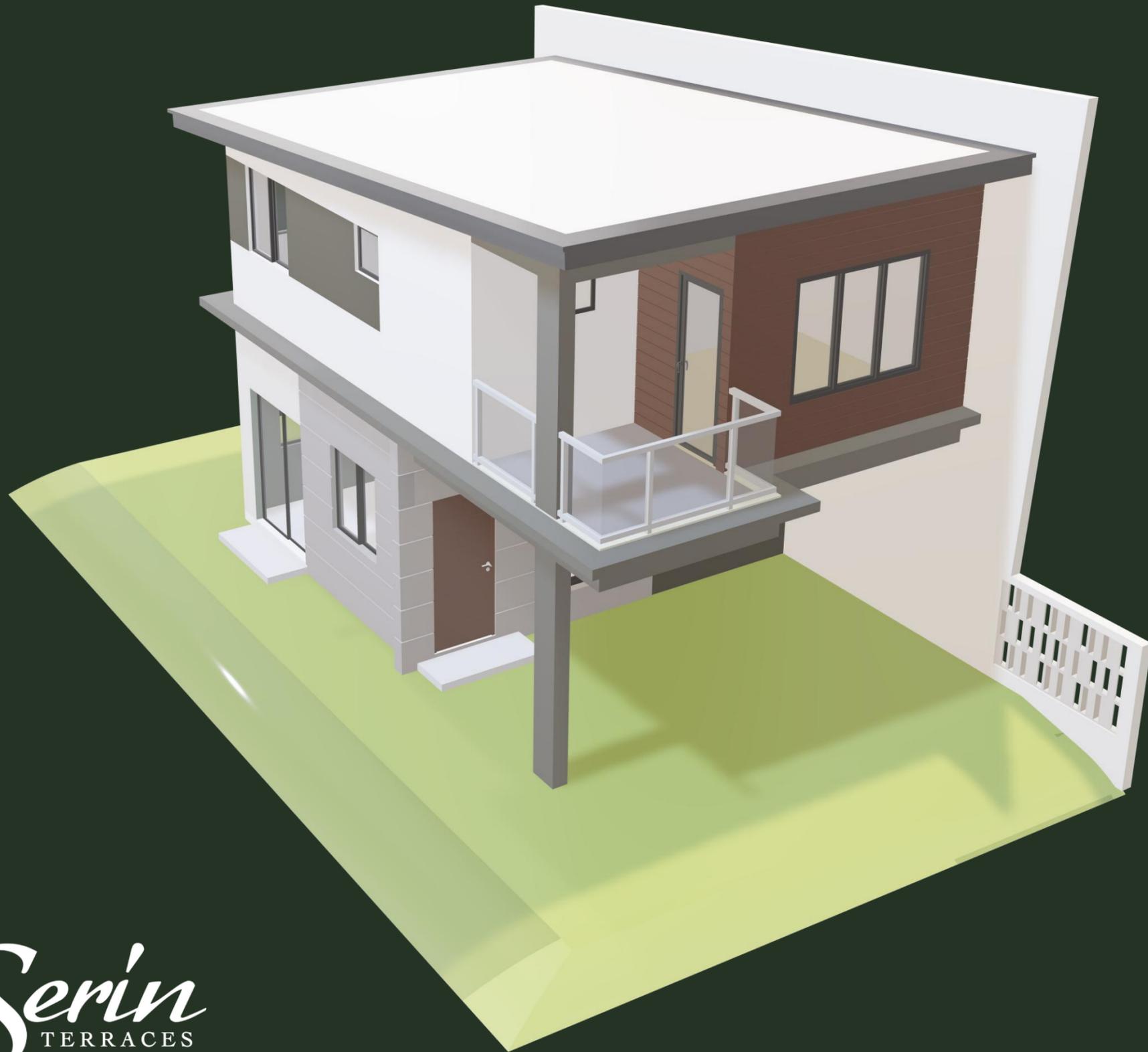
Avída



END UNIT

FLOOR AREA: 80 sqm

MIN. LOT AREA: 111 sqm



END UNIT



Ground Floor Plan



Second Floor Plan

- ✓ 1- Carport
- ✓ Main Entry, Service Area
- ✓ Living, Dining & Kitchen Area
- ✓ Common Toilet & Bath 1
- ✓ Stairs
- ✓ Hallway
- ✓ Common Toilet & Bath 2
- ✓ Bedrooms
- ✓ Master Bedroom
- ✓ Master Toilet & Bath
- ✓ Balcony

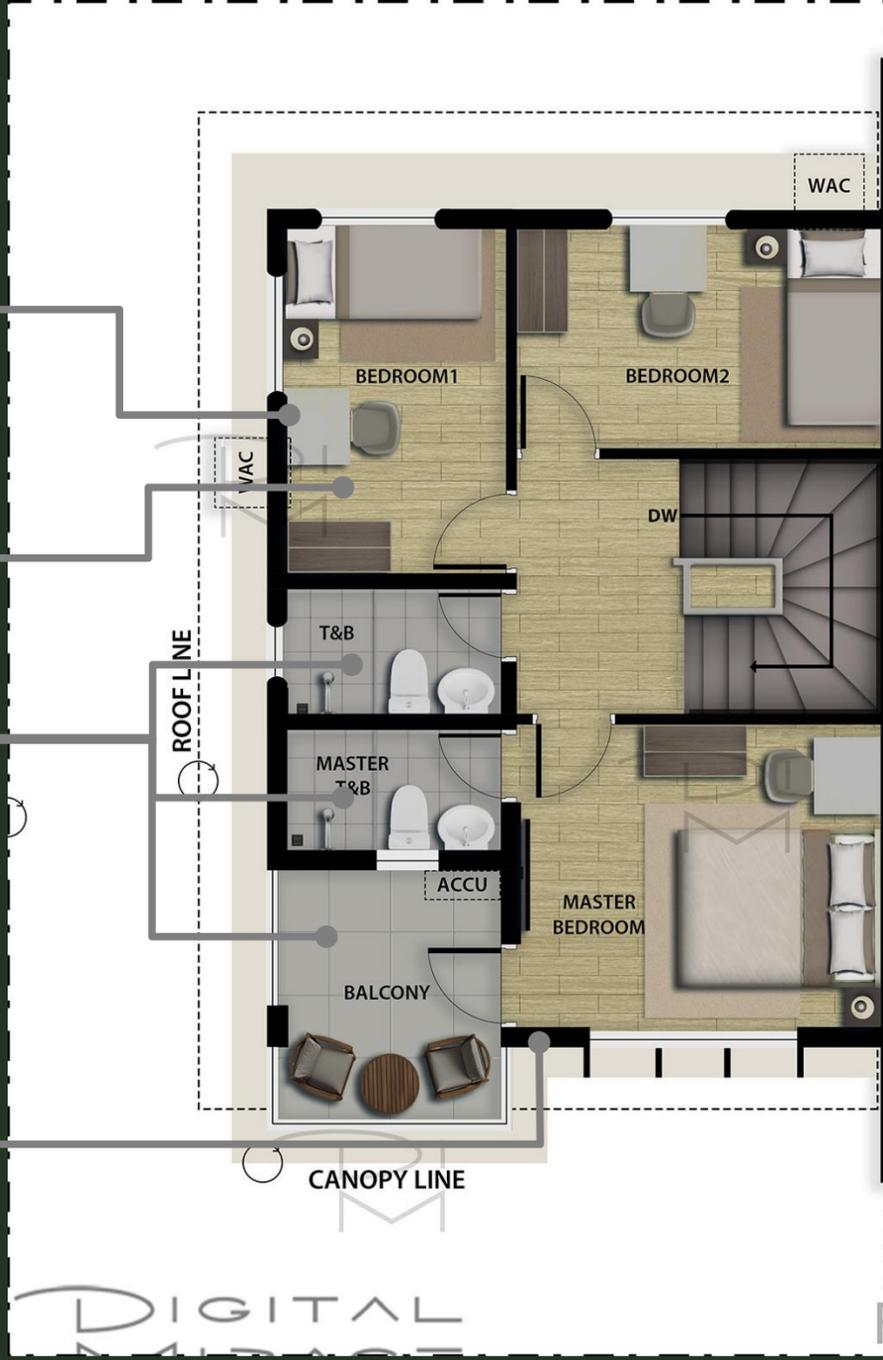
Finishes Specifications

- Ceramic Tiles
- Granite
Countertop &
Modular Cabinet
- Porcelain Tiles
- Textured Paint
Finish Exterior
Walls
- Paint Finish
Interior Walls
- Painted Wood
Finish Tread and
Steel Railings
with Wood
Handrail



Ground Floor Plan

- Paint Finish
Interior Walls
- Stone-Plastic
Composite
- Ceramic Tiles
- Textured Paint
Finish Exterior
Walls



Second Floor Plan

Serín

TERRACES
TAGAYTAY



COMMUNITY SHOT

Avida