

Project Story

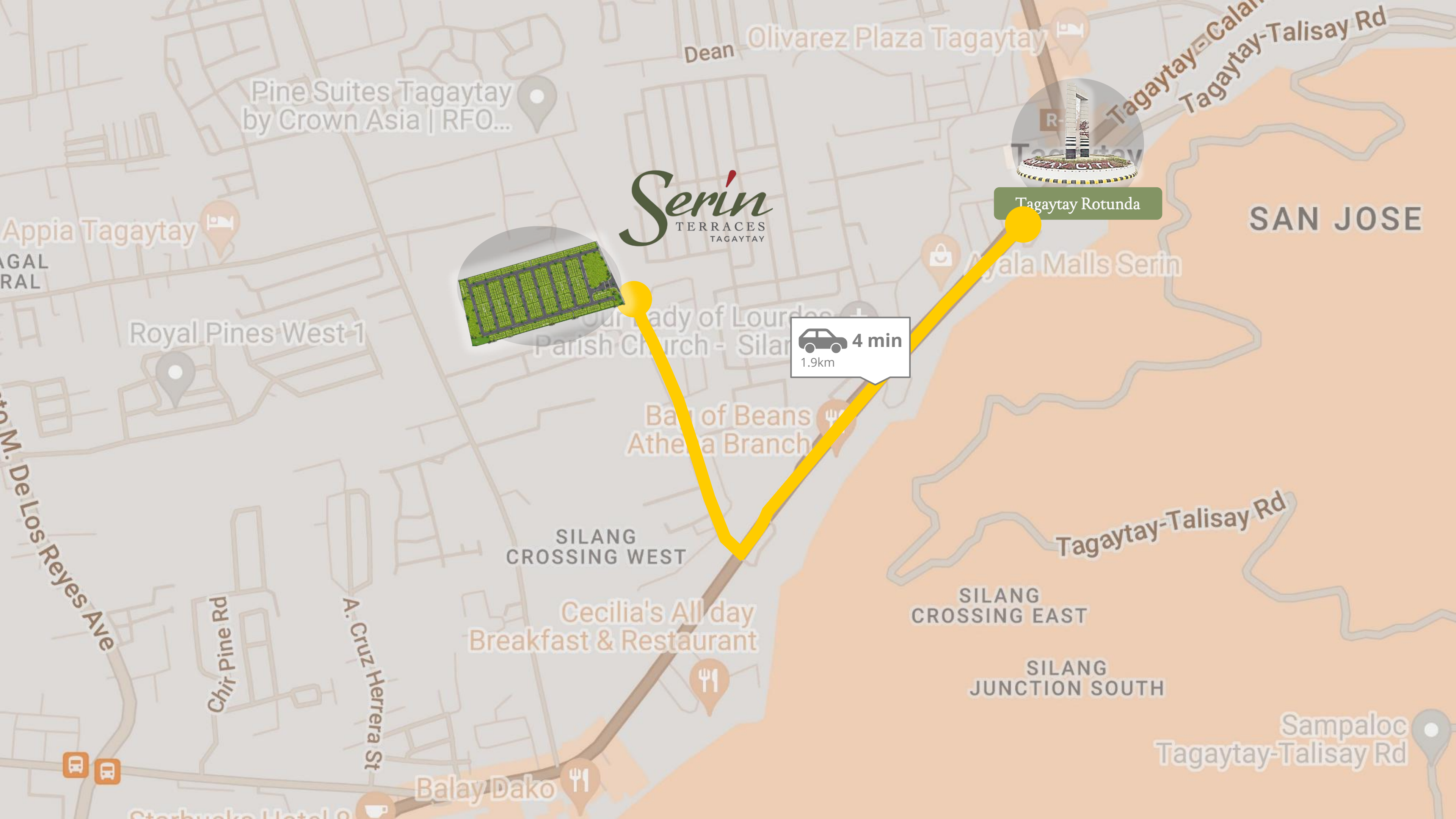
MIGS CAMILON
INNOVATION + DESIGN GROUP





Serín TERRACES TAGAYTAY


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



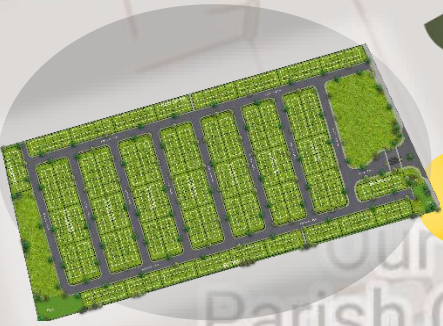
Serin
TERRACES
TAGAYTAY



Tagaytay Rotunda

 4 min
1.9km

SAN JOSE



Cecilia's All day
Breakfast & Restaurant

Balay Dako

Tagaytay-Talisay Rd

Sampaloc
Tagaytay-Talisay Rd

SILANG
CROSSING EAST

SILANG
JUNCTION SOUTH

SILANG
CROSSING WEST

Bay of Beans
Athena Branch

Our Lady of Lourdes
Parish Church - Silang

Royal Pines West 1

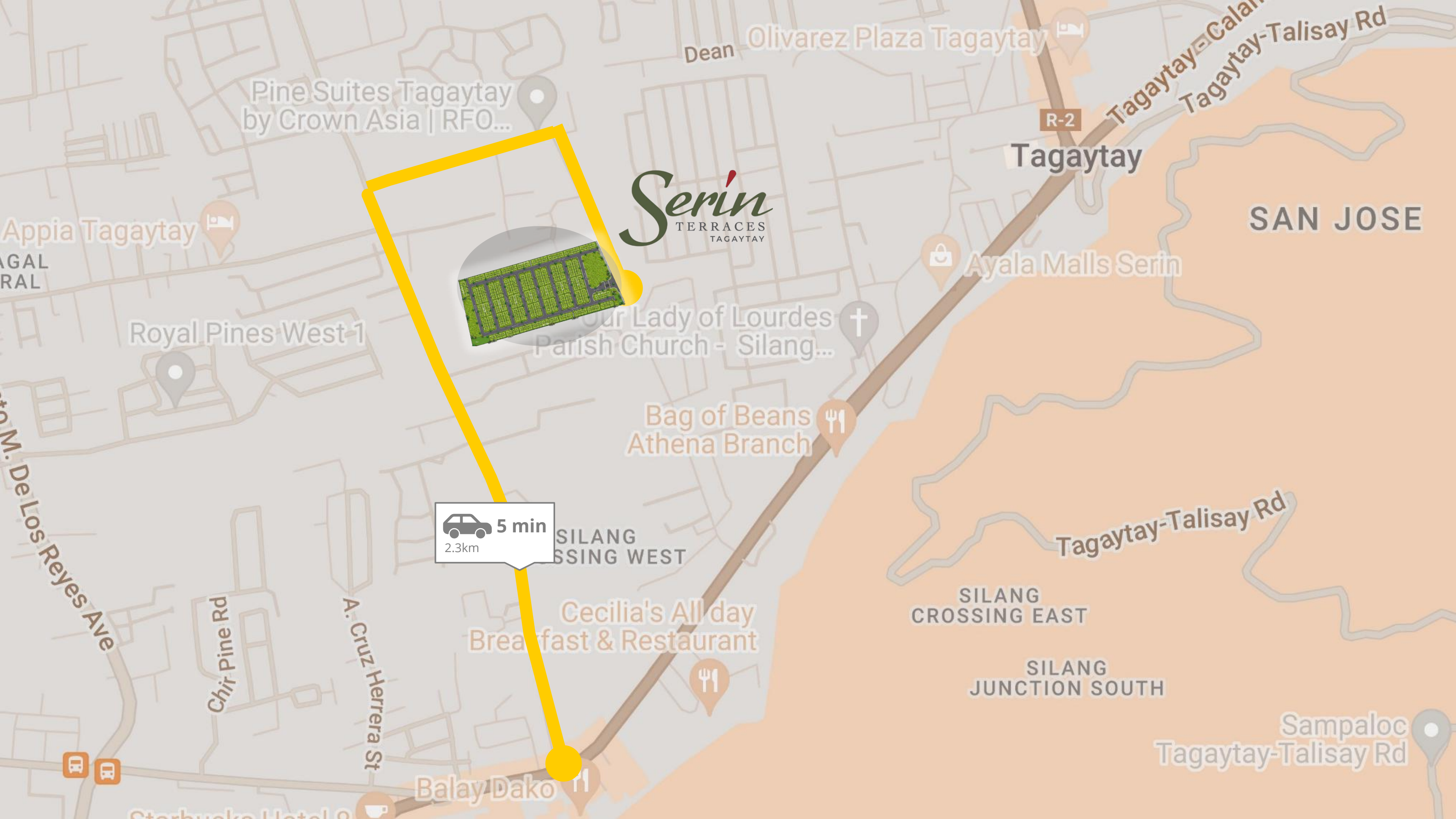
Appia Tagaytay

Pine Suites Tagaytay
by Crown Asia | RFO...

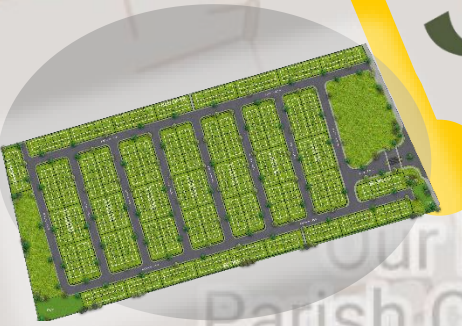
M. De Los Reyes Ave


A. Cruz Herrera St

Chir Pine Rd

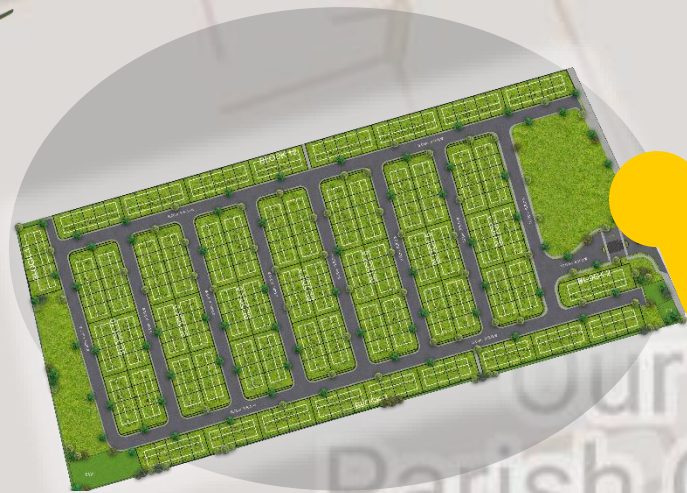


Serin
TERRACES
TAGAYTAY



 5 min
2.3km

Serín
TERRACES
TAGAYTAY



750m
1 min
9 min

SILANG
CROSSING WEST

Cecilia's All day
Breakfast & Restaurant

SILANG
CROSSING EAST

SILANG
JUNCTION

Calmness of Nature

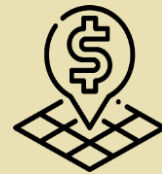


SERENE
Calm, tranquil, placid, peaceful





Total Land Area
3.89 Has



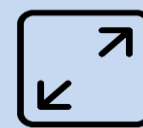
Saleable Area
2.16 Has



Parks and Playground
4,055 sqm (10.4%)



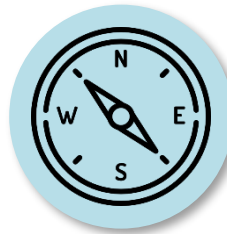
219 Total
Number of
Units



Average Lots Size
End Units 119 sqm
Inner Units 78 sqm

Serin
TERRACES
TAGAYTAY

Avída



Easy to navigate



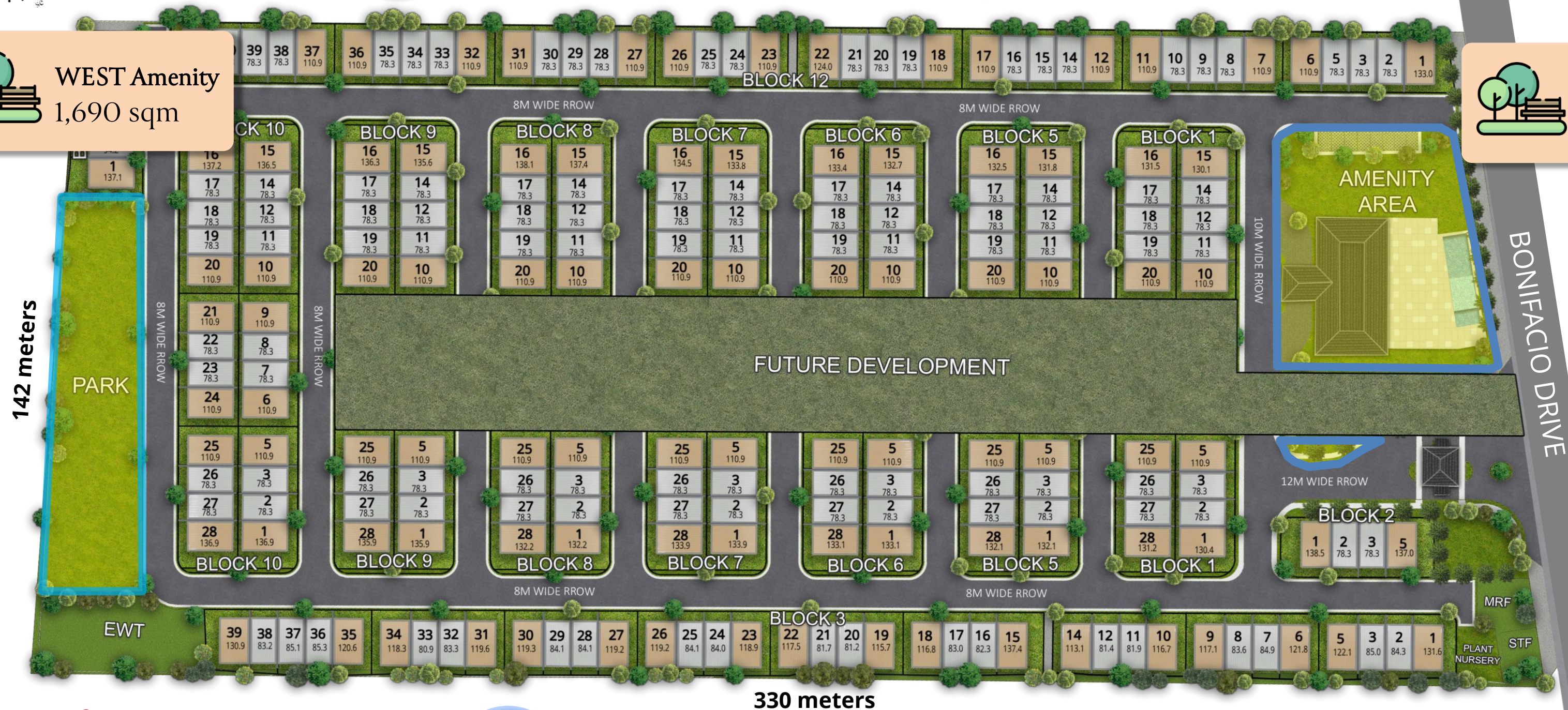
Walkable



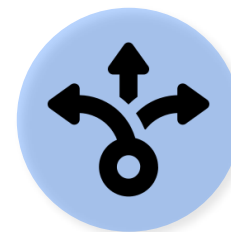
WEST Amenity
1,690 sqm



EAST Amenity
1,805 sqm



Serin
TERRACES
TAGAYTAY



Multiple ways to go from point A to B

Avída

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

FOR TRAINING PURPOSES ONLY.

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.



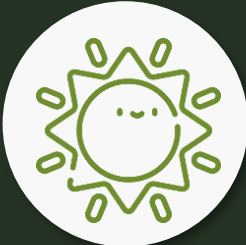
Light-colored Roof

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



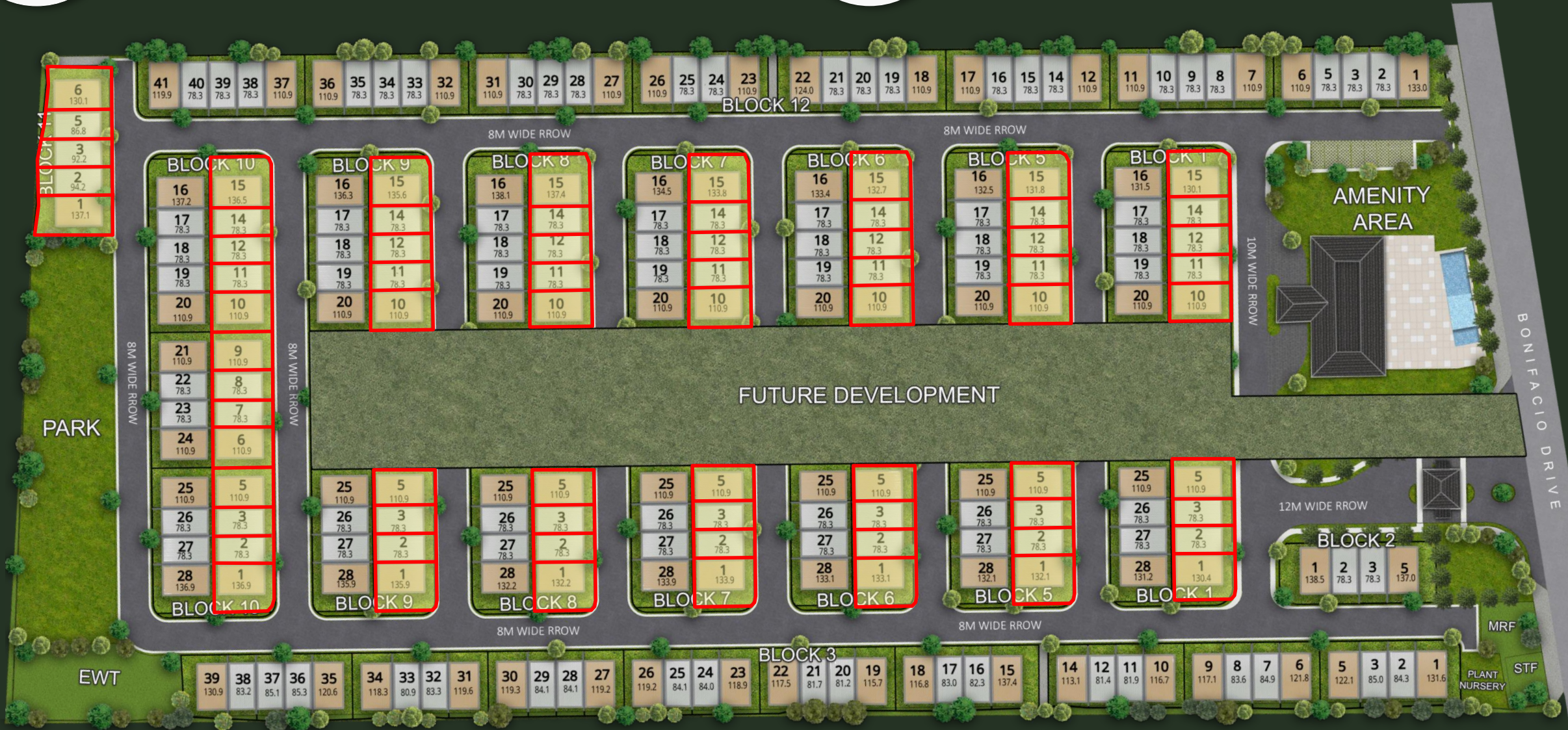
Physical Aspects



Positive Energy



New Beginnings



72 units



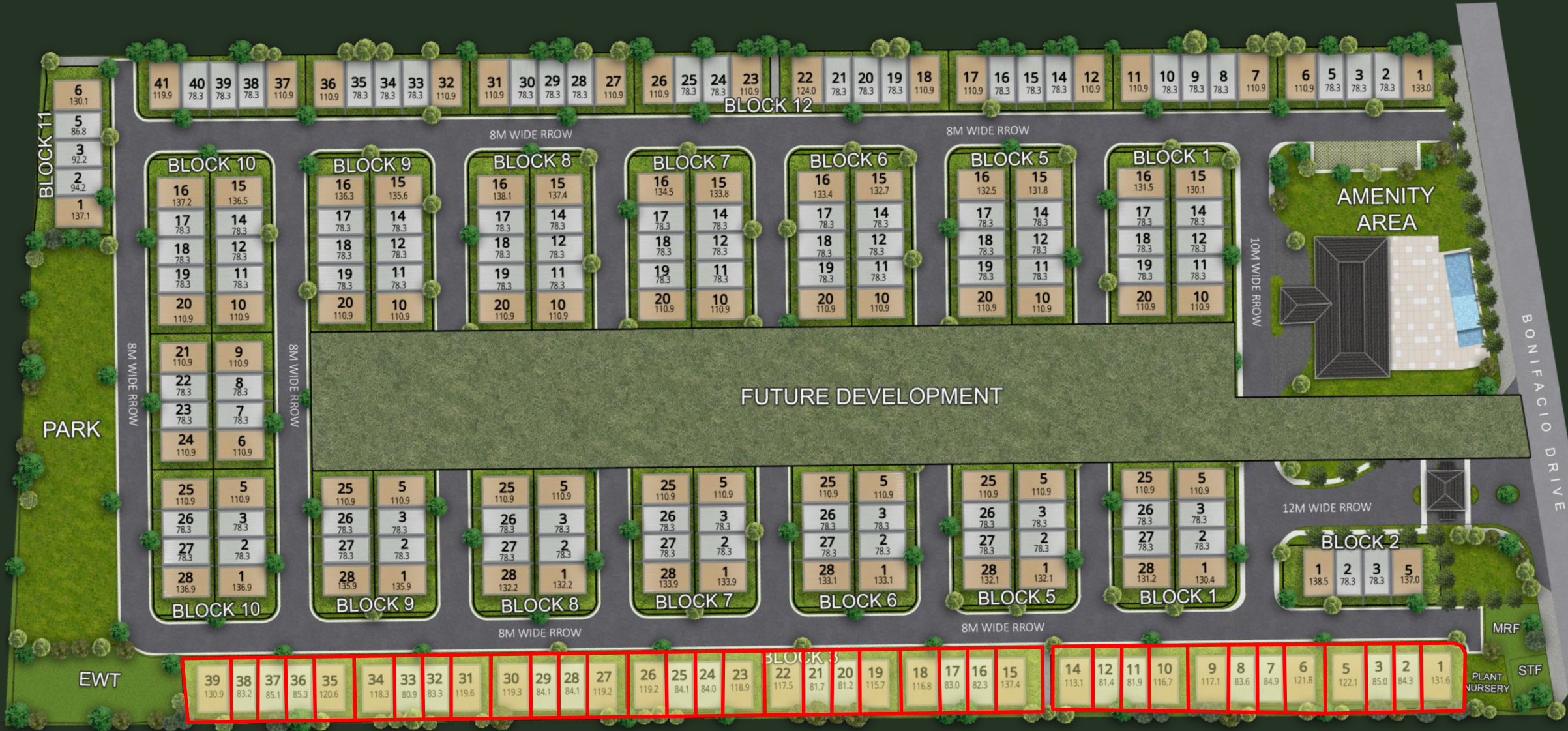
North Facing Lots



Physical Aspects



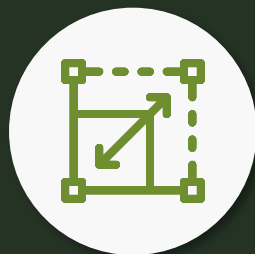
Energy Saving



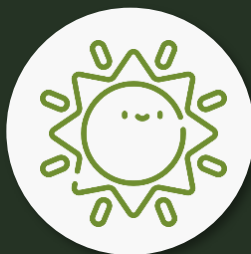
37 units



End Unit Lots



Larger lot area



Optimum Views



Cross Ventilation



More Yard Space



98 units



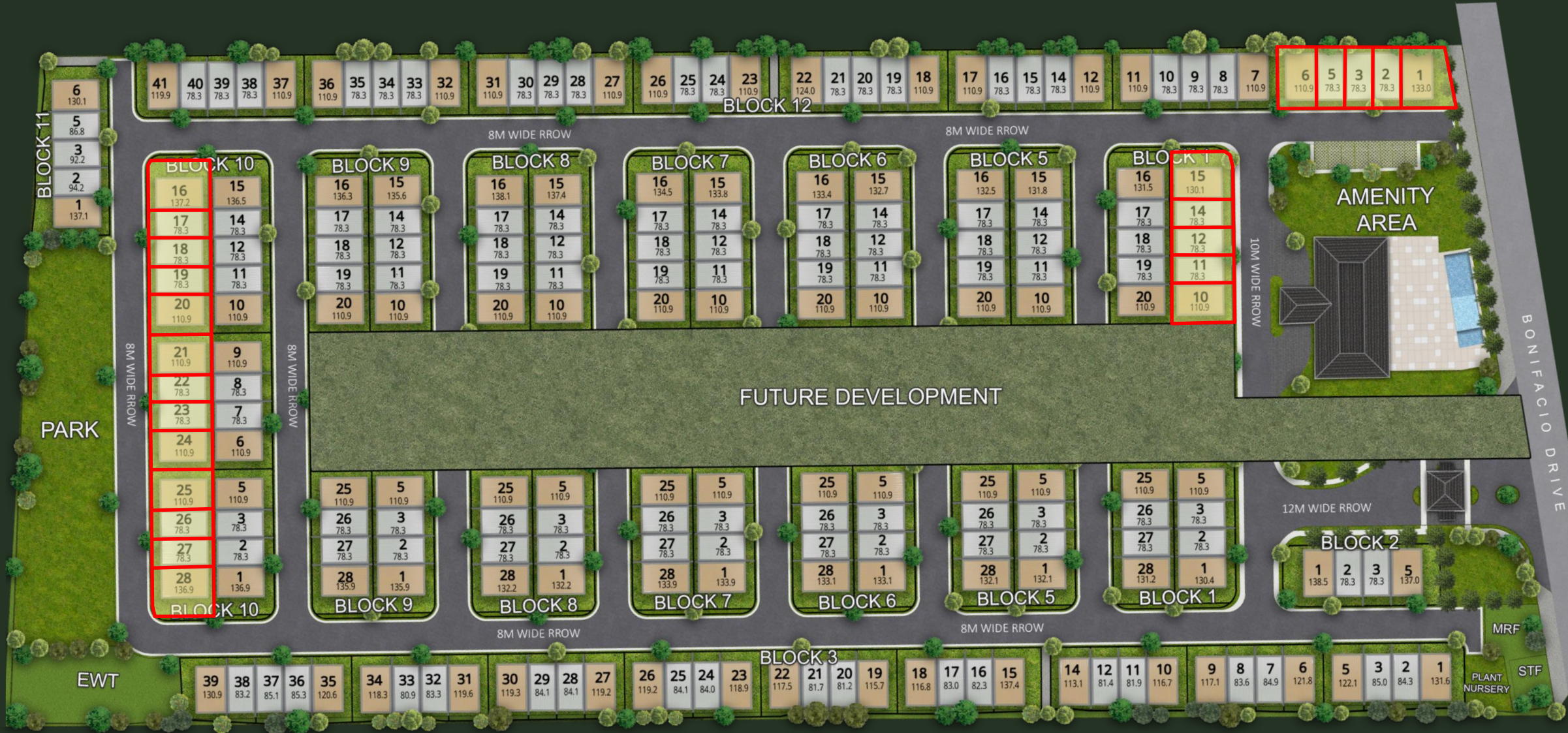
Amenity & Park Facing Lots



Direct access
to amenities



Park Views



23 units



Spine Road Lots



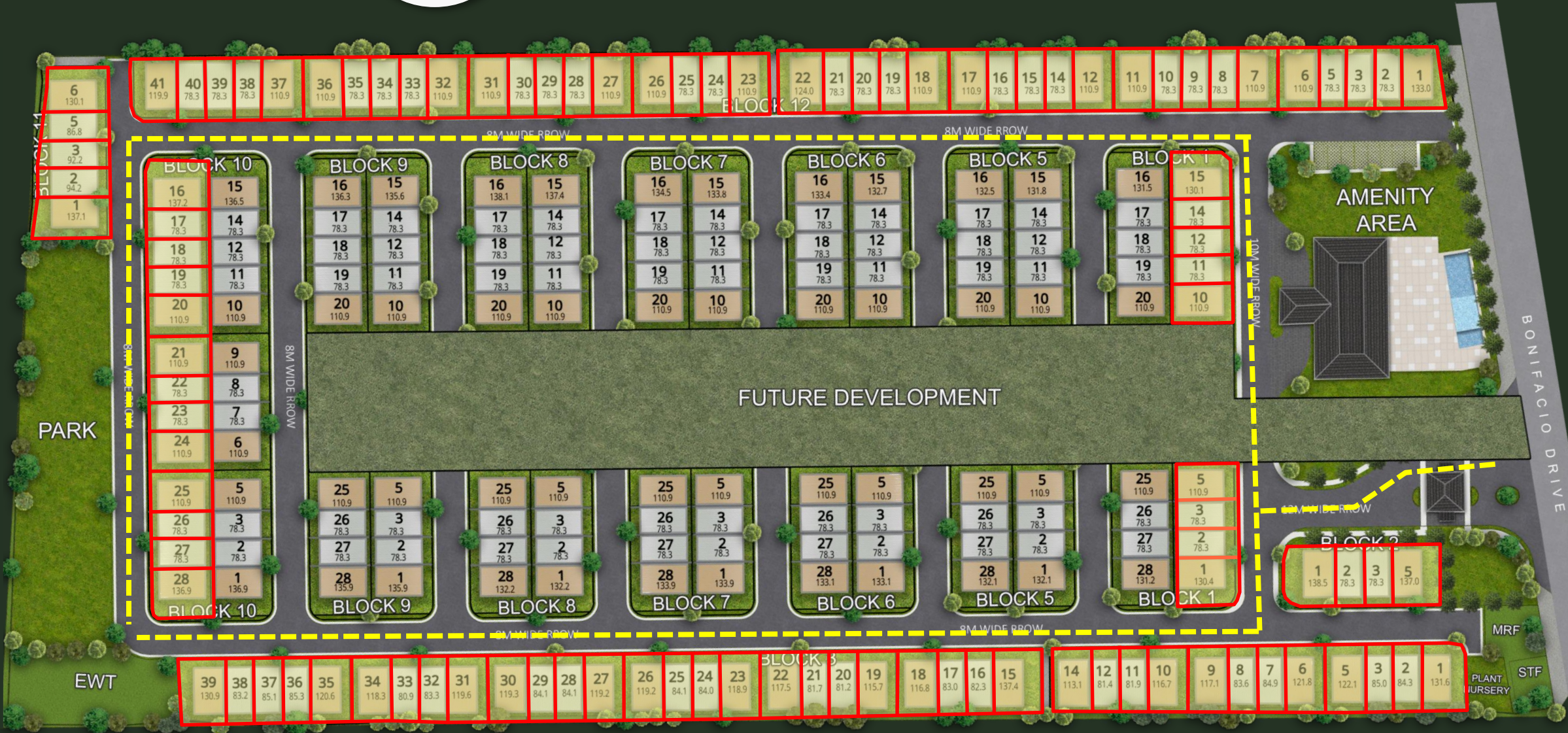
Easily Accessible



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.

Avída

Serín

TERRACES
TAGAYTAY



23 Jan 2025

INNER UNIT

2nd Review

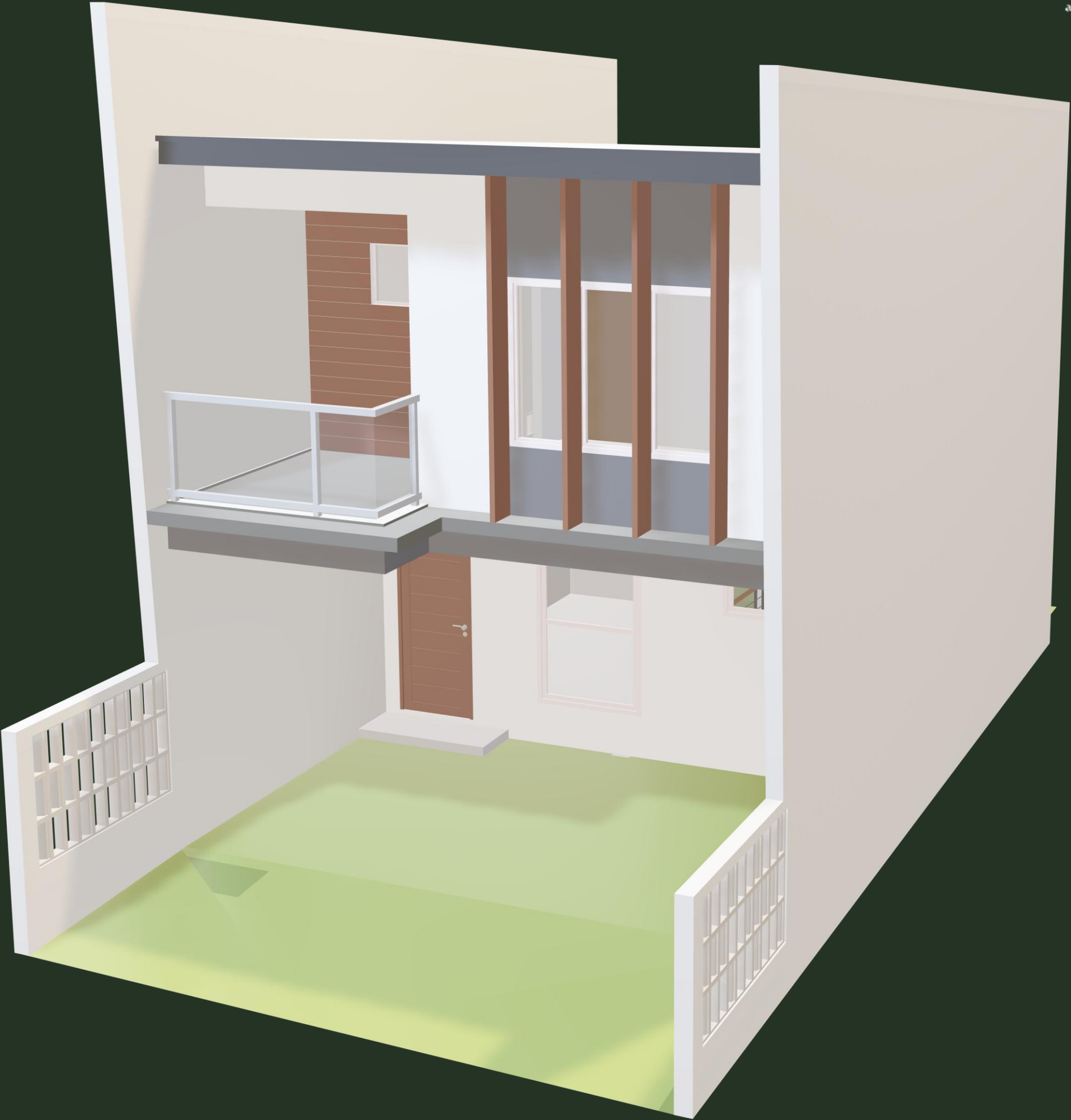
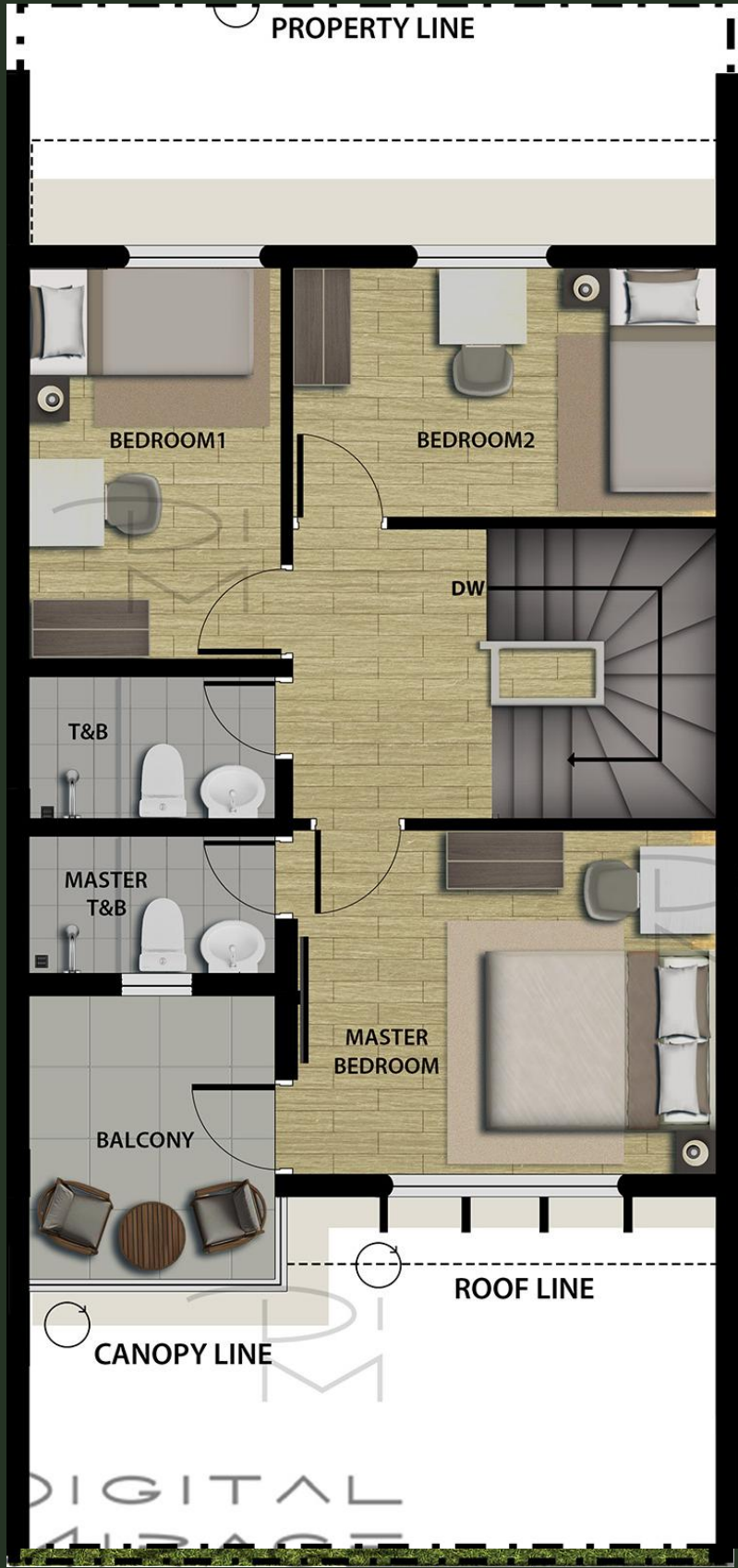
Avída

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

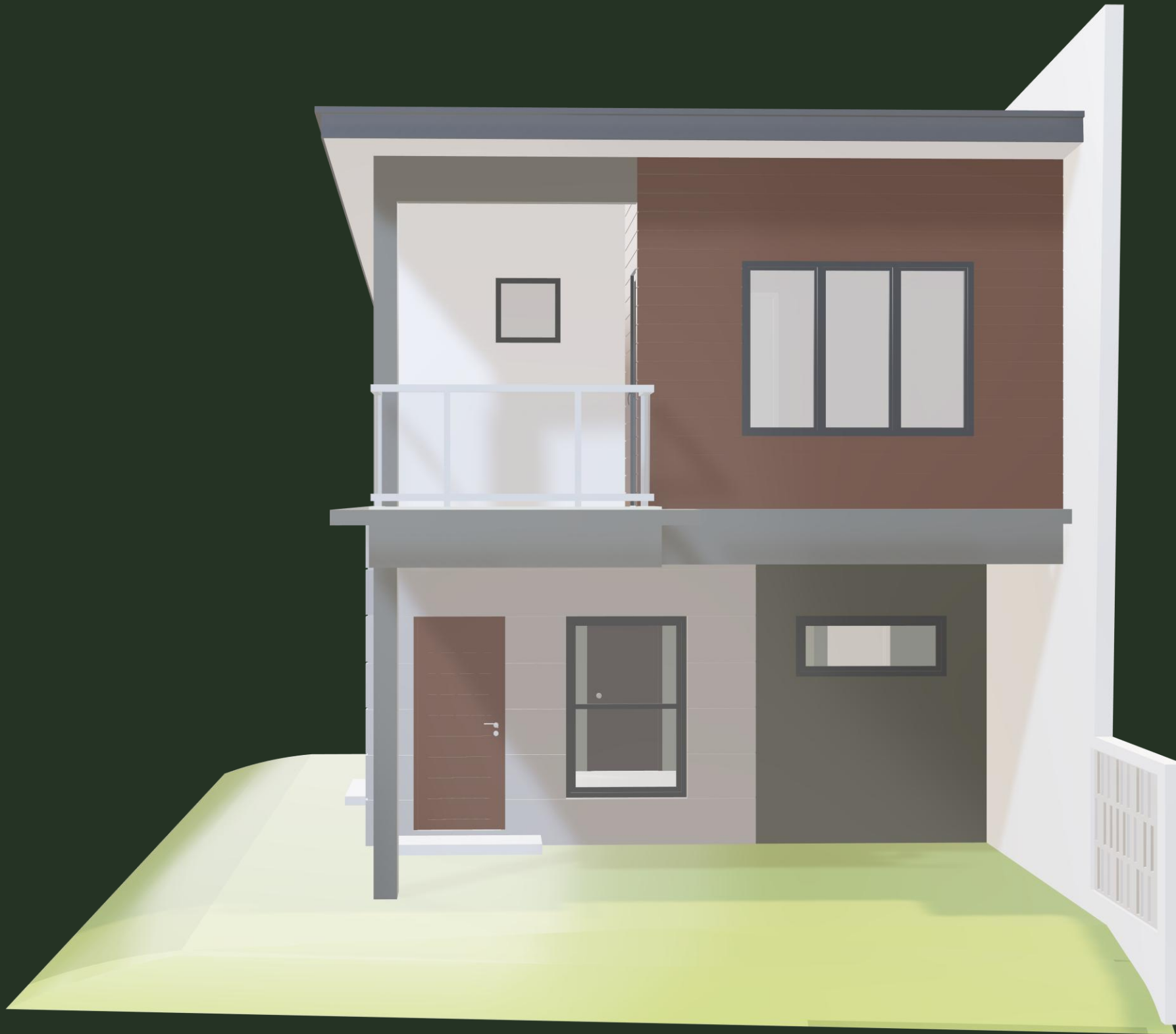
Serín

TERRACES
TAGAYTAY

END UNIT

Final Review

Avída

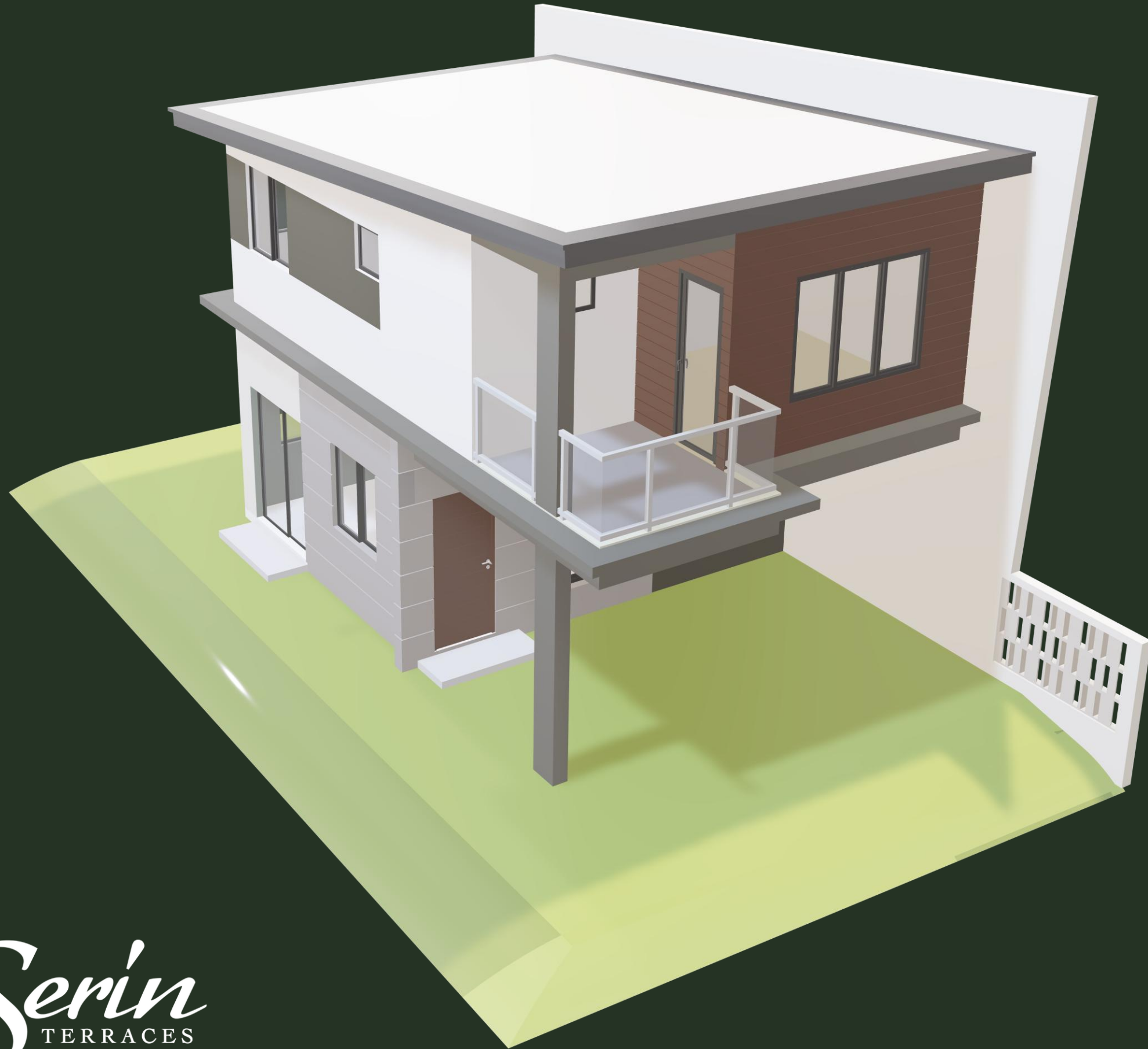


END UNIT

FLOOR AREA: 80 sqm

MIN. LOT AREA: 111 sqm

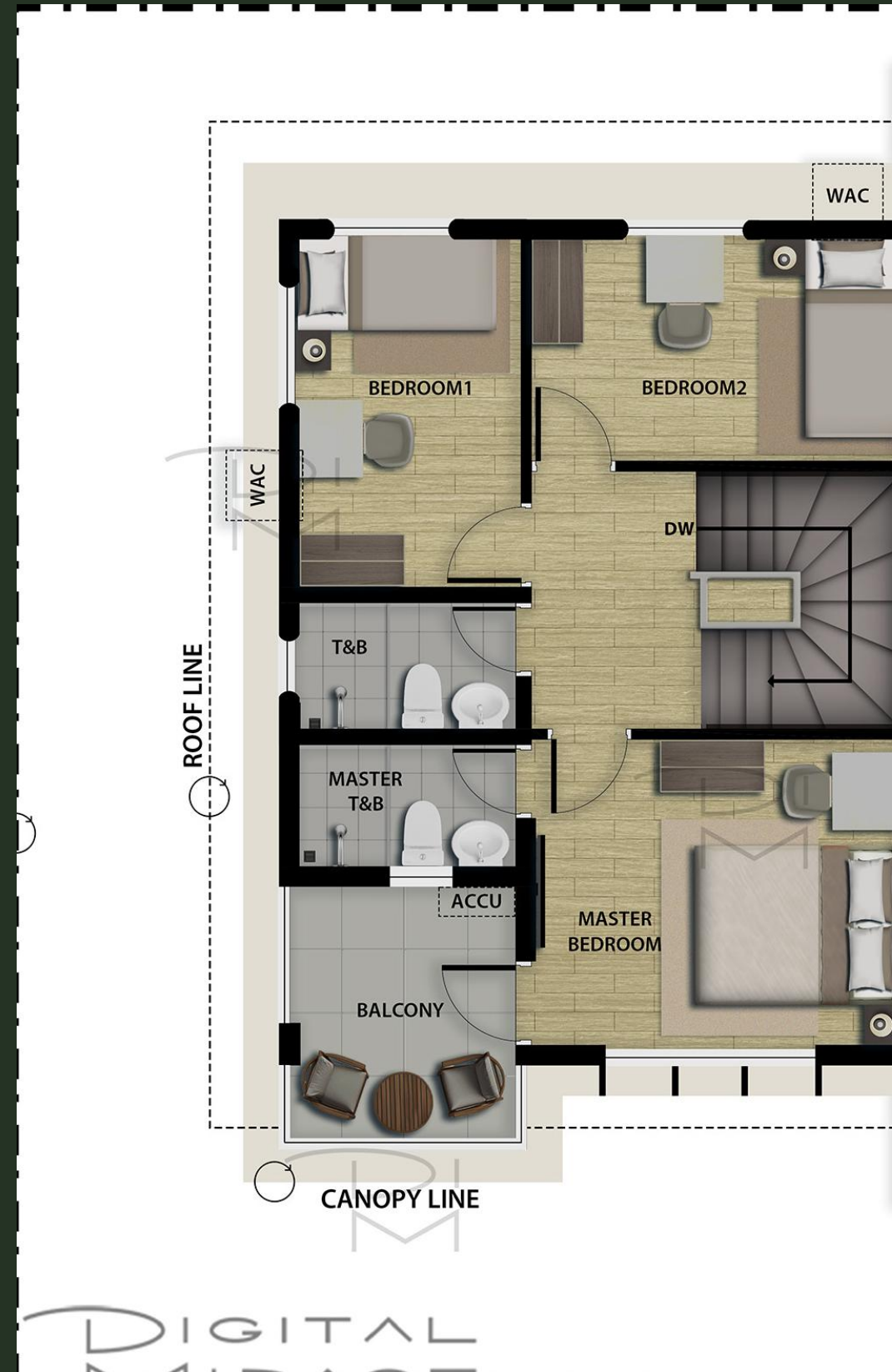
Serín
TERRACES
TAGAYTAY



END UNIT



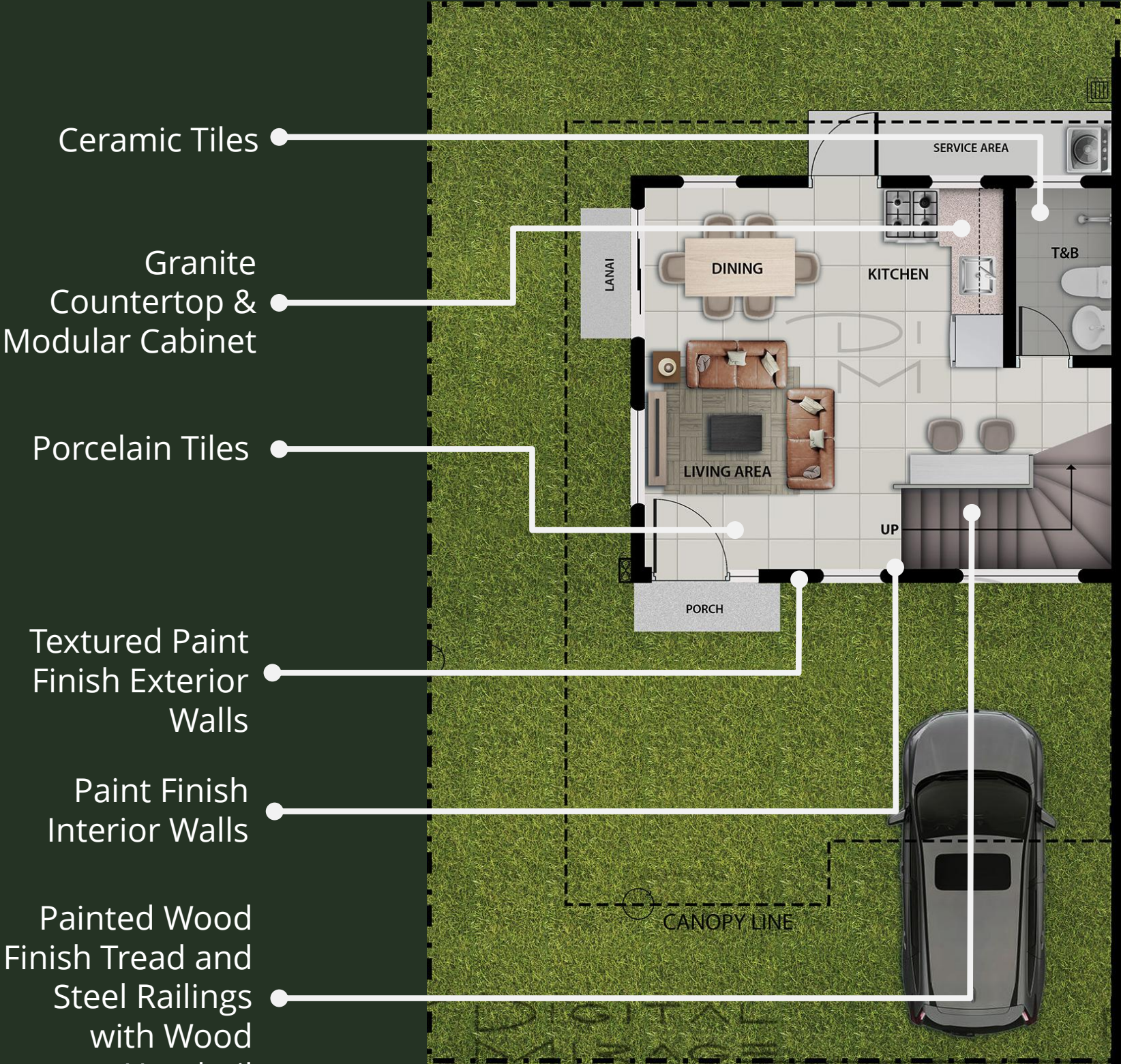
Ground Floor Plan



Second Floor Plan

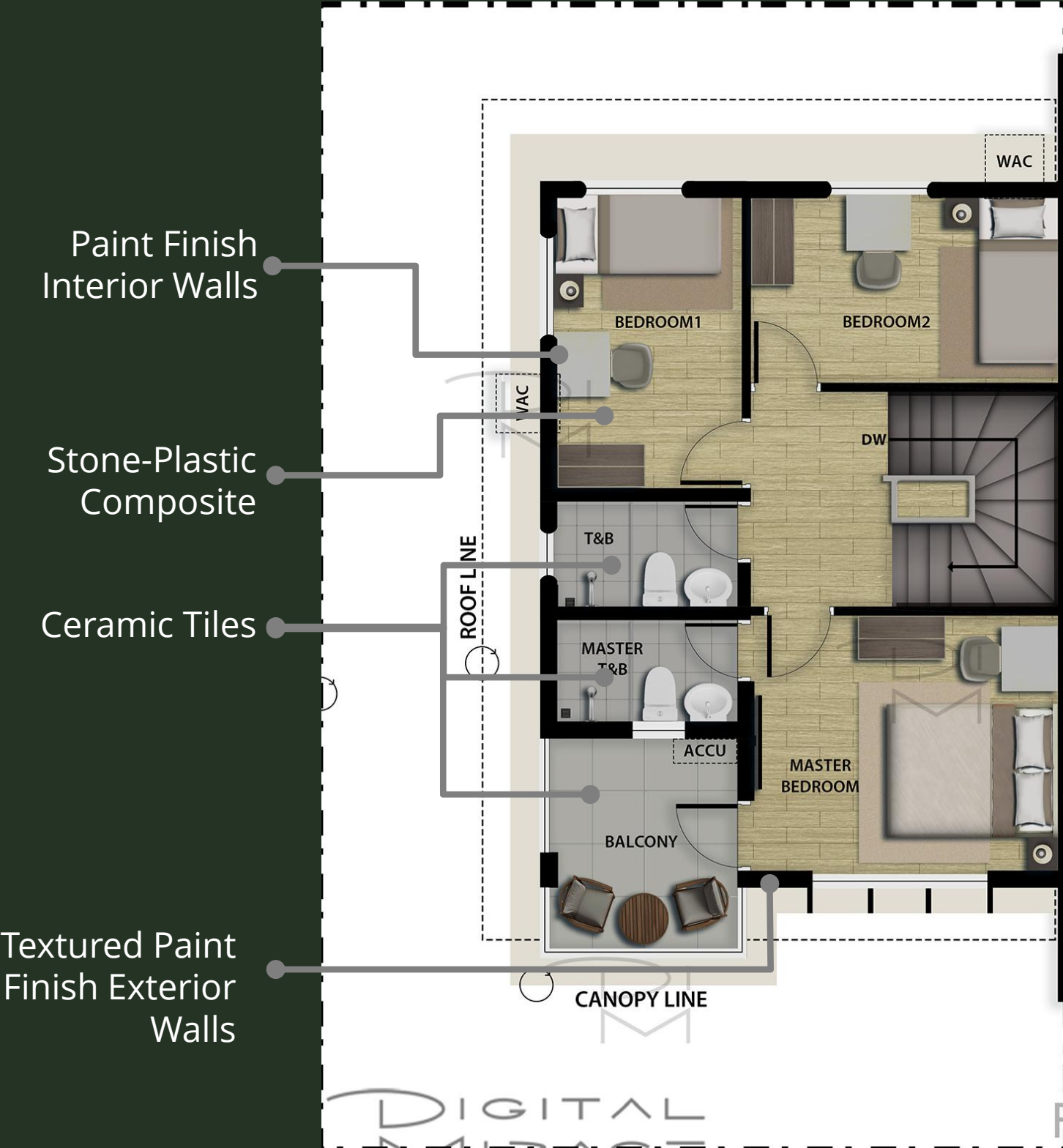
- ✓ 1- Carport
- ✓ Main Entry, Service Area
- ✓ Living, Dining & Kitchen Area
- ✓ Common Toilet & Bath 1
- ✓ Stairs
- ✓ Hallway
- ✓ Common Toilet & Bath 2
- ✓ Bedrooms
- ✓ Master Bedroom
- ✓ Master Toilet & Bath
- ✓ Balcony

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

Avída