



SERENE COUNTRYSIDE LIVING, COMING SOON.

An exclusive preview to Avida's newest
development in Tagaytay City.

October 14, 2024





REMINDERS:

- Any form of recording is strictly prohibited. A Sales Kit will be provided to you after the program.
- Posting of project material shared in this program in any social media platform is **not allowed**.
- Non-compliance to the abovementioned reminders may lead to termination of contract and blacklisting.

**In compliance with the Data Privacy Act of 2012 &
PD 957 The Subdivision and Condominium Buyers' Protective Decree*

Summer Capital of South Luzon

- Accessibility
- Leisure and Recreational Activities
- Culinary Scene
- Vacation-like Lifestyle
- Growing Local Economy



Summer Capital of South Luzon



6.5M

same day
visitors
in Q4 2023



268K

overnight visitors
in the same
period



4.8K

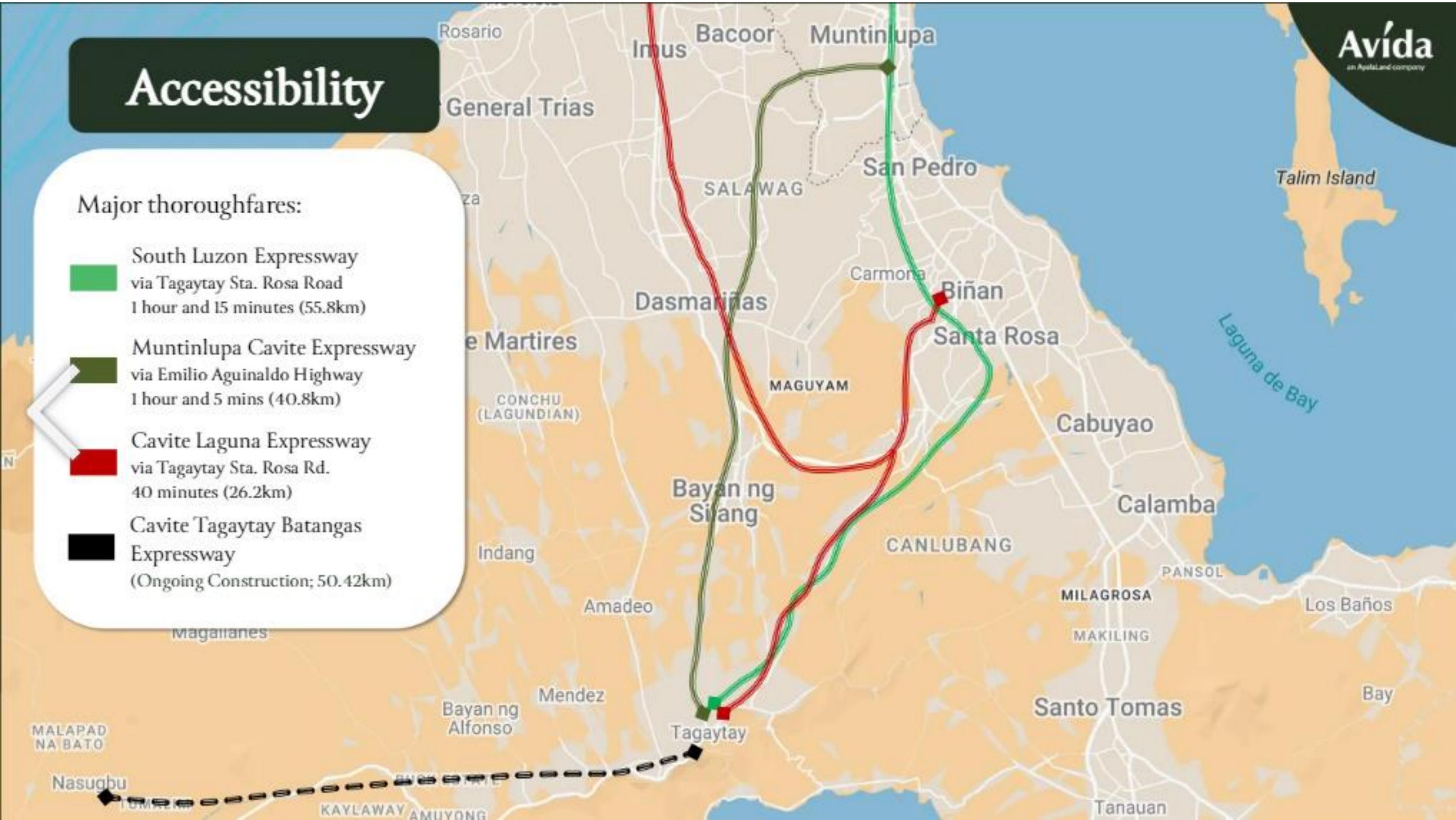
Airbnb vacation
rentals

Source: <https://newsinfo.inquirer.net/1936826/tagaytay-is-most-visited-tourist-spot-in-cavite-in-q4-2023>
<https://www.airbnb.com/tagaytay-philippines/stays>



Accessibility

- Major thoroughfares:
-  South Luzon Expressway via Tagaytay Sta. Rosa Road
1 hour and 15 minutes (55.8km)
 -  Muntinlupa Cavite Expressway via Emilio Aguinaldo Highway
1 hour and 5 mins (40.8km)
 -  Cavite Laguna Expressway via Tagaytay Sta. Rosa Rd.
40 minutes (26.2km)
 -  Cavite Tagaytay Batangas Expressway
(Ongoing Construction; 50.42km)



Road Networks

Diversion Roads:

-  Tagaytay Bypass Road
-  Ayala Malls Serin Diversion Road
-  SVD Road
-  Mahogany Ave. Ext.
-  Mendez-Tagaytay Flyover (Ongoing Construction; 1.42km)

Mode of Transportation:

-  Private Cars
-  Bus
-  Jeepney
-  Tricycle

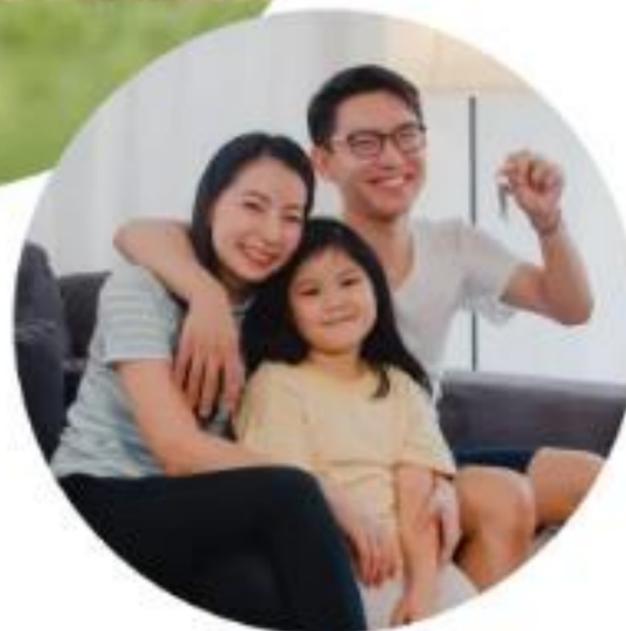


Tagaytay: A Top Choice for Second Homes



42%

of residential units sold
were residential leisure, designed for
relaxation and leisure use
“Second homes”



58%

were traditional units,
designed for full time living
“Primary Residences”



More Filipinos are showing a growing interest in getting second homes,
especially in residential leisure outside Metro Manila.



Serin WEST
TAGAYTAY

P105k/sqm

Launch Price

2012

P151k/sqm

Current Price

2024

44%

Increase in Value

3% CAGR



Serin EAST
TAGAYTAY

P112k/sqm

Launch Price
2015

P239k/sqm

Current Price
2024

113%

Increase in Value
9% CAGR



Townhomes

as Avida's Newest Product Offering



Demand for
horizontal homes
remains on the
rise

2023 Q3

↑ 12.9%

Increase in residential property prices
primarily attributed to horizontal
projects outside Metro Manila

Source: Colliers Philippines Q2 2024 Property Market Report-Residential



Horizontal developments
in **Southern Luzon** have
seen steady price increases

Cavite's improved
connectivity to Metro
Manila is **raising land values**

↑ 7.2%

Increase annually for H&L units from
2016 to 2023

Source: Colliers Philippines Q2 2024 Property Market Report-Residential



Why choose a Townhome?

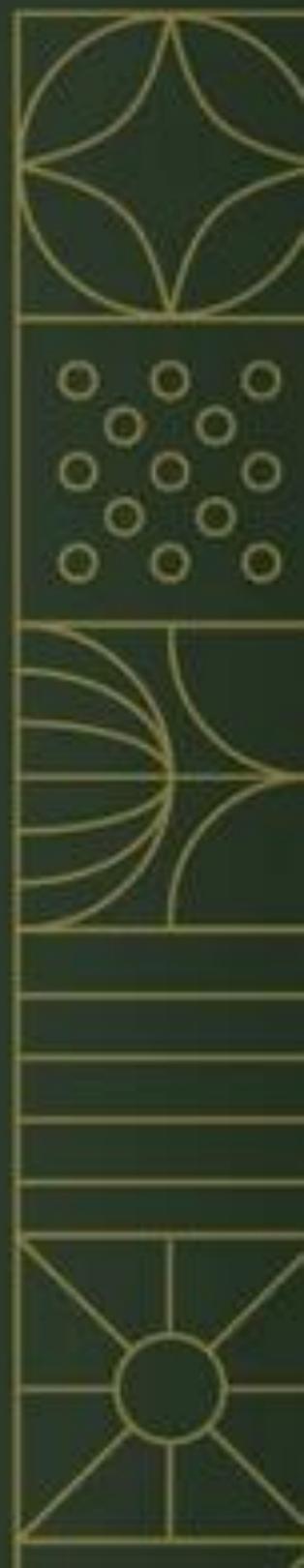


Ownership: having ownership of the land where the house stands on through a transfer of certificate of title

Value for Money: optimized use of the space by offering more living space without the large lot size

Living Experience: offers the right amount of privacy with its dedicated entrances and fewer shared walls

Easy Upkeep: the right-sized front and back yards require less maintenance



Value Proposition

- IDEAL COUNTRYSIDE LIVING
IN TAGAYTAY
- AMENITIES SUITED FOR A
VACATION LIFESTYLE
- VALUE APPRECIATION
- SEAMLESS HOME OWNERSHIP



In Serin Terraces Tagaytay, you own land where you can thrive and grow your family with your feet firmly on the ground. With the lush green vistas of Tagaytay and the vibrant retail shops in close proximity, you have landed right where you belong.

Serin Terraces Tagaytay is

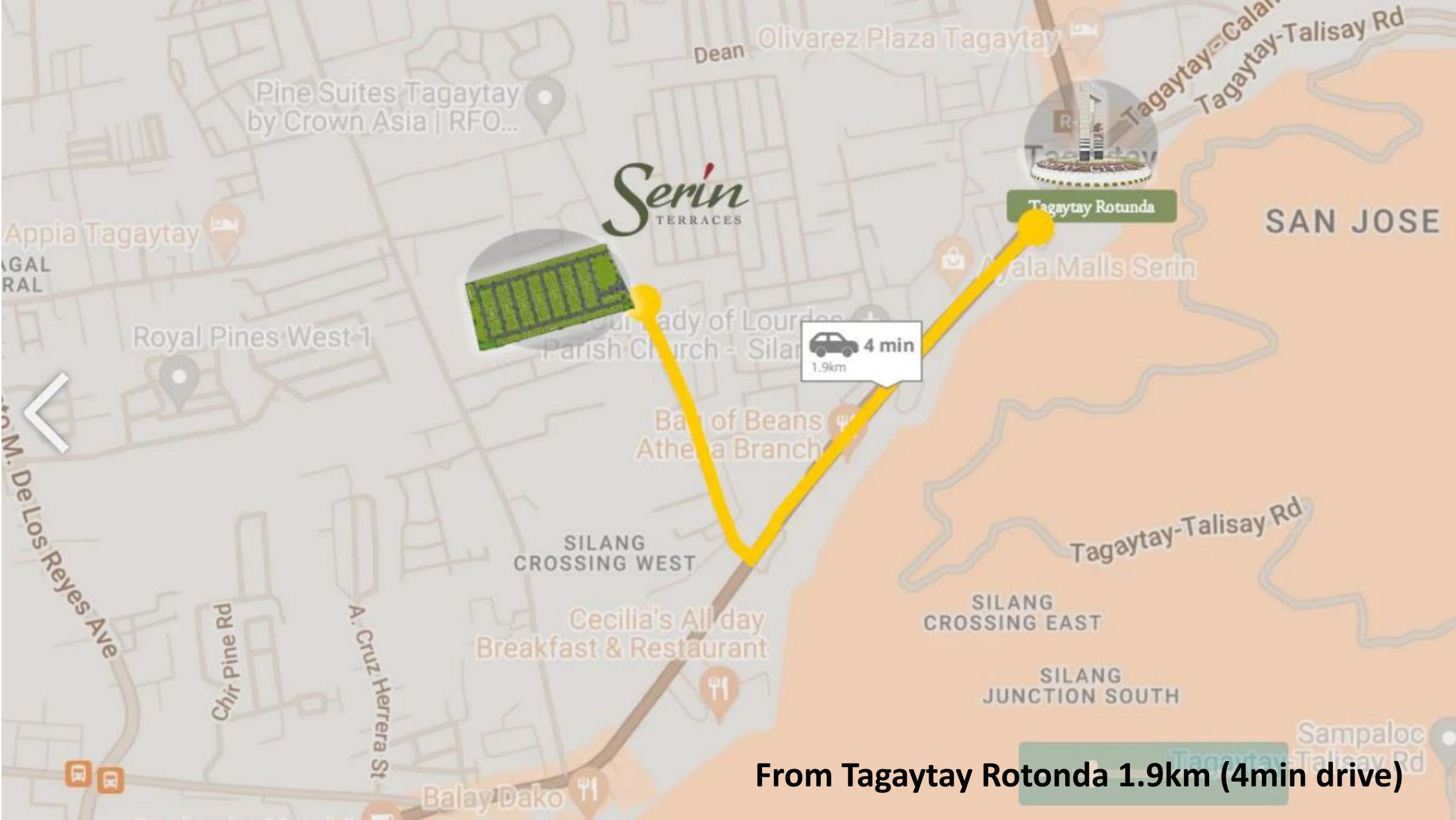
YOUR OWN PLACE TO LAND



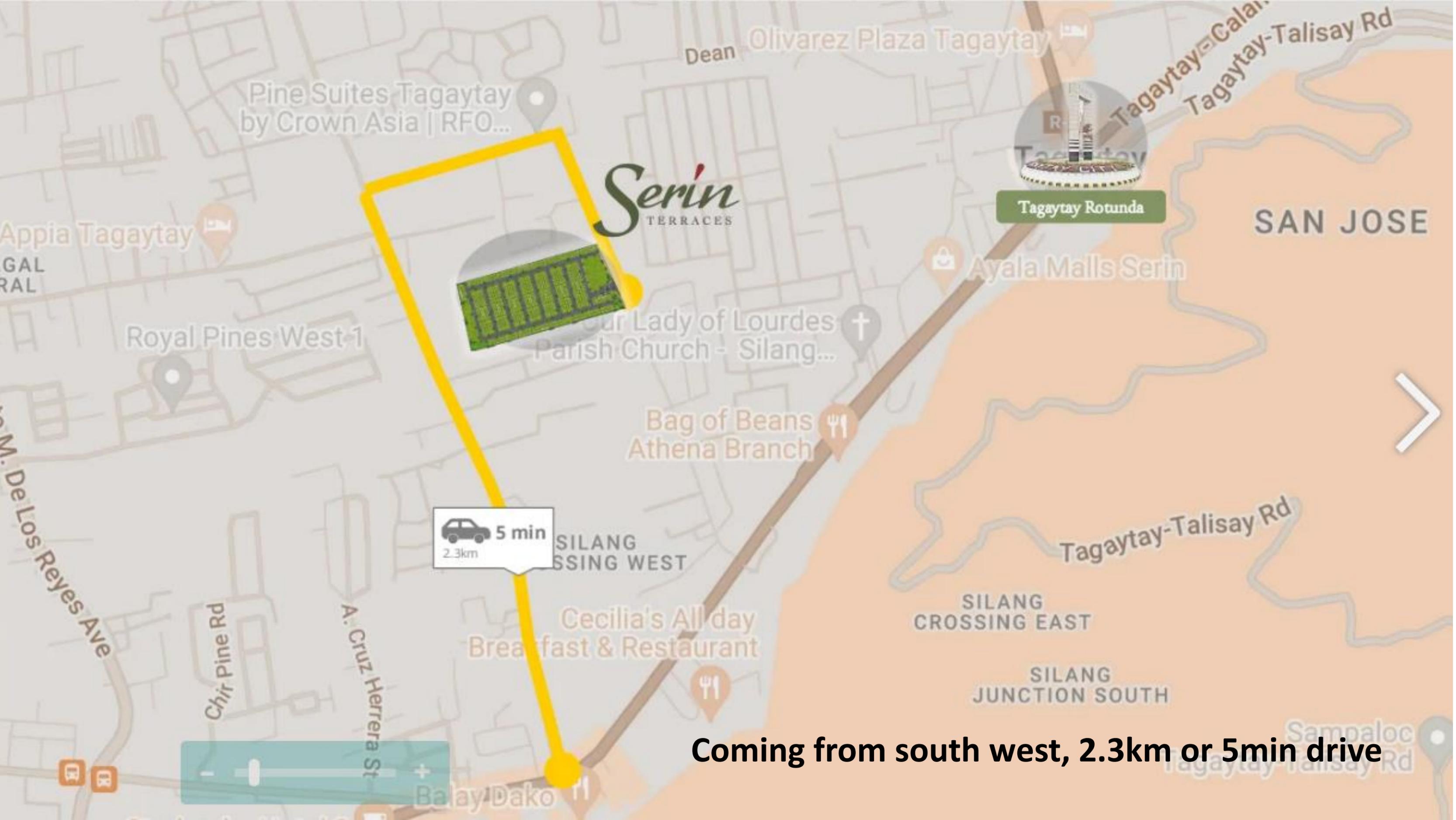


Serín TERRACES

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



From Tagaytay Rotonda 1.9km (4min drive)



Pine Suites Tagaytay
by Crown Asia | RFO...

Dean Olivarez Plaza Tagaytay

Tagaytay-Calan...
Tagaytay-Talisay Rd



Tagaytay Rotunda

SAN JOSE

Appia Tagaytay
GAL
RAL

Serin
TERRACES

Ayala Malls Serin

Royal Pines West-1

Our Lady of Lourdes
Parish Church - Silang...

Bag of Beans
Athena Branch

5 min
2.3km

SILANG
SSING WEST

Tagaytay-Talisay Rd

SILANG
CROSSING EAST

Cecilia's All day
Breakfast & Restaurant

SILANG
JUNCTION SOUTH

M. De Los Reyes Ave

Chir Pine Rd

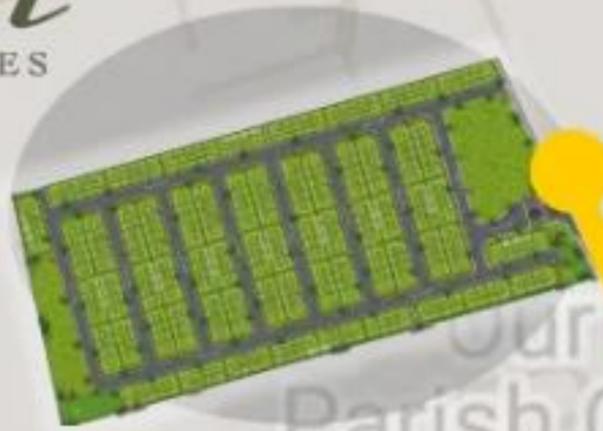
A. Cruz Herrera St

Coming from south west, 2.3km or 5min drive

Balay Dako

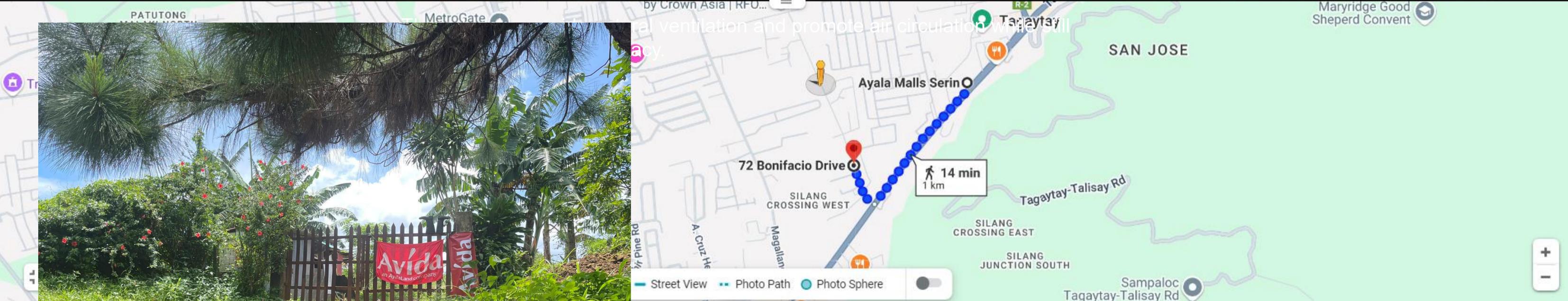
Sampaloc
Tagaytay-Talisay Rd

Serín
TERRACES



750m
1 min
9 min

Tagaytay Nasugbu highway 750m, or 1min drive or 9min walk



Pin in google map: **Avida Townhouse Tagaytay**

Address: Brgy Silang Crossing West Tagaytay City cavite

Calmness of Nature

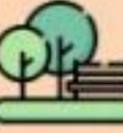
Avida
an Ashia and Company





 Total Land Area
3.89 Has

 Saleable Area
2.16 Has

 Parks and Playground
4,055 sqm (10.4%)

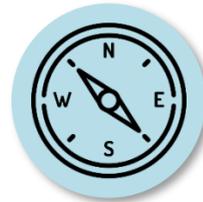


 220 Total
Number of
Units

 Average Lots Size
End Units 119 sqm
Inner Units 78 sqm

Serin
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Avida



Easy to navigate



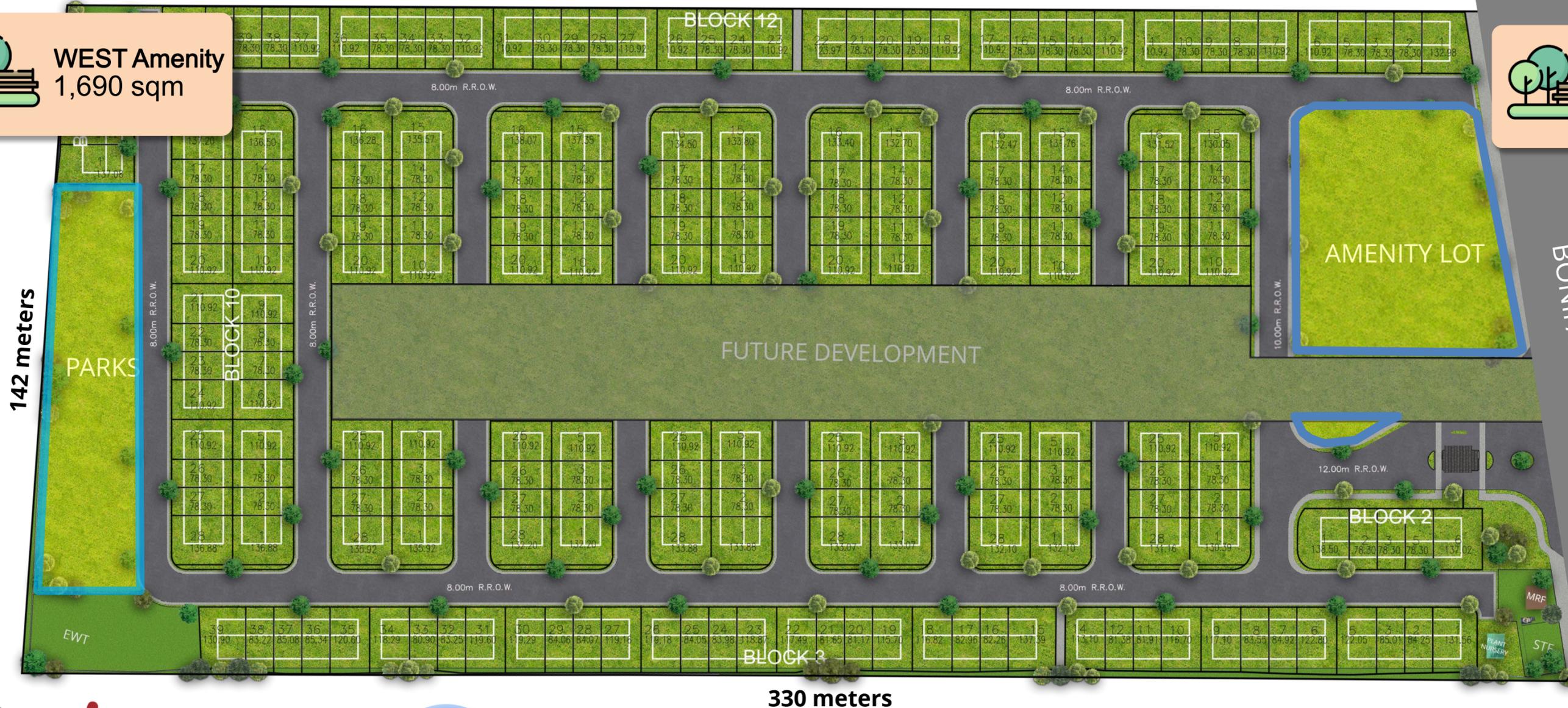
Walkable



WEST Amenity
1,690 sqm



EAST Amenity
1,805 sqm



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Multiple ways to go from point A to B

Avida

Amenity Offerings:

- Clubhouse
- Adult & Kiddie Pool
- Playground
- Half Court
- Landscape Areas



FOR TRAINING PURPOSES ONLY.

Serín

TERRACES



FOR TRAINING PURPOSES ONLY.

Avida

Serín

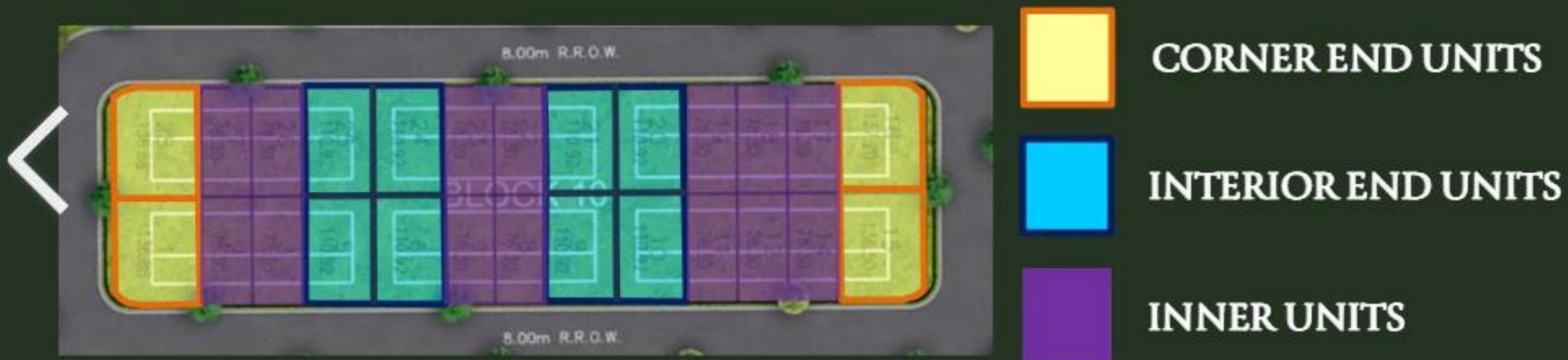
TERRACES



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Avida

UNIT TYPES BASED ON LOTS



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FOR TRAINING PURPOSES ONLY.

INNER UNIT

Avida

INNER UNIT

FLOOR AREA: 80 sqm

MIN. LOT AREA: 78 sqm



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INNER UNIT

FOR TRAINING PURPOSES ONLY.



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

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END UNIT

Outer End Unit | Inner End Unit

Avida



END UNIT

FLOOR AREA: 80 sqm

MIN. LOT AREA: 111 sqm

- Corner End Unit
- Inner End Unit

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TERRACES

END UNIT

FOR TRAINING PURPOSES ONLY.



Ground Floor Plan



Second Floor Plan

- ✓ 1- Carport
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Serín TERRACES

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3 REASONS WHY *Serín* TERRACES

1. Strategic
Location



2. Value
Appreciation



3. Legacy for
Future Generation



Indicative Price & Payment Terms

12M to 15M

PAYMENT TERMS

- **Cash** – with applicable 15% on TSP
- **Deferred** – 10% Spot, 90% in 42 months; 7% discount on TSP
- **Bank Fin** – 10% Spot, 15% in 42 months, balance lumpsum; 1% discount on TSP

Turnover: Mar 2028



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Inner Unit
P 12M **Indicative Price only**

Reservation Fee
Php 80,000

Floor area: 80sqm
Min lot Area: 78sqm

10% SPOT DP

Php 1,182,250

15% DP for 42mos

Php 45,080

75% Balance thru bank/lumpsum



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TERRACES

P 15M **END UNIT**
Indicative Price only

Reservation Fee
Php 80,000

Floor area: 80sqm
Min lot Area: 111sqm

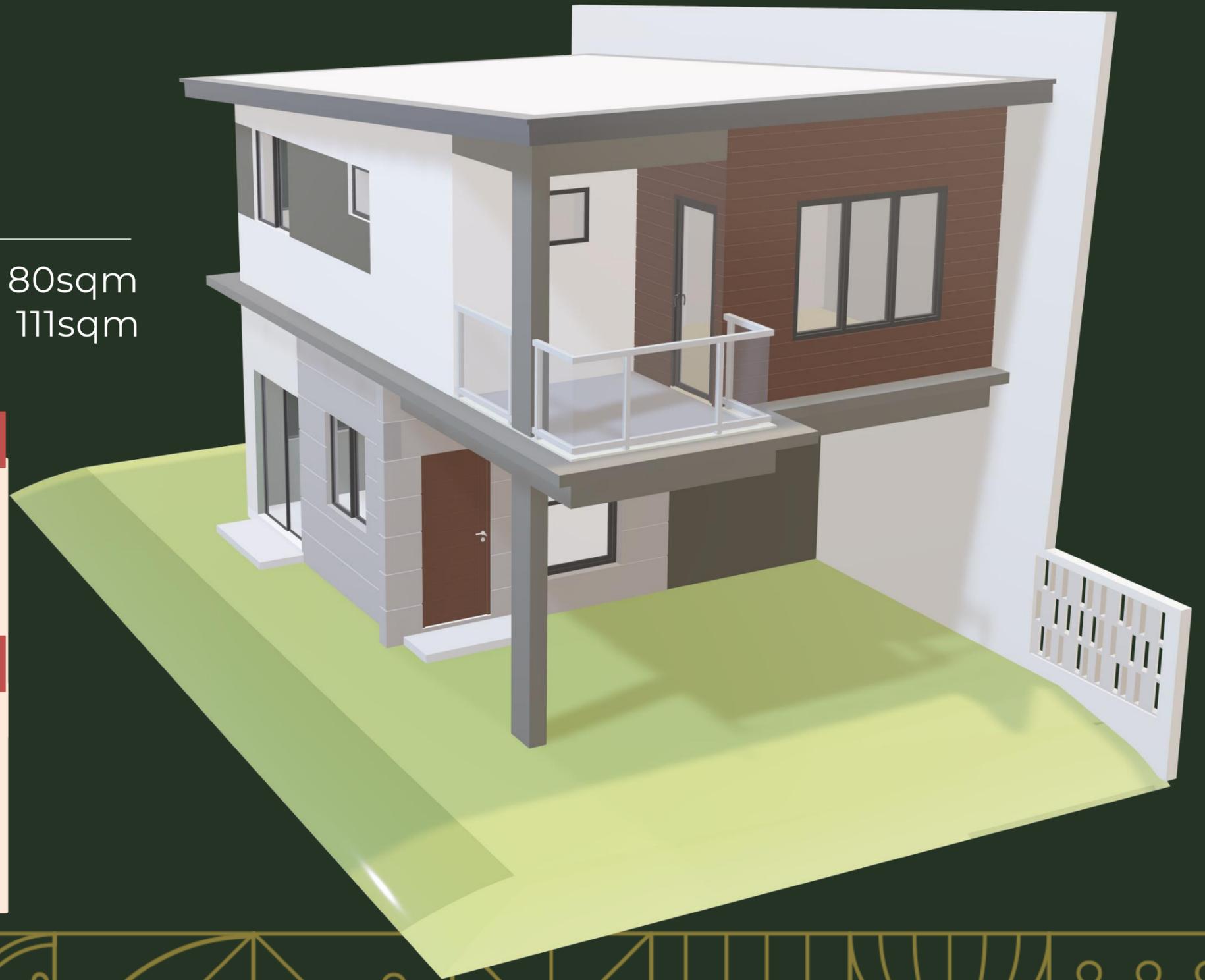
10% SPOT DP

Php 1,497,812

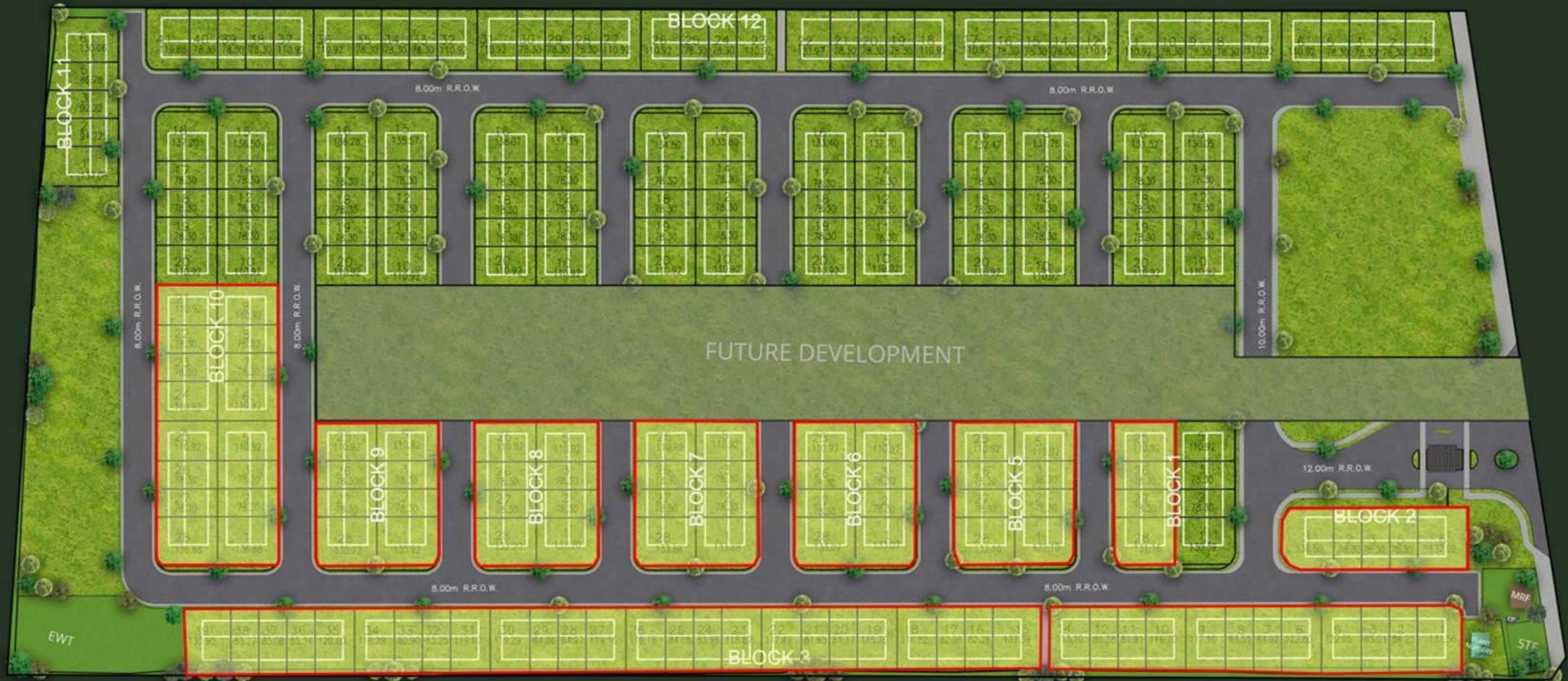
15% DP for 42mos

Php 56,350

75% Balance thru bank/lumpsum



First Batch of Inventories



SITE DEVELOPMENT PLAN



102 inventories

28 East-Facing Lots

30 End Unit Lots

8 Amenity/Park Facing Lots

36 Spine Road Lots



DIGITAL LOI FORM

Scan the QR code or access the link below:

<https://app.smartsheet.com/b/form/fa2ae66b6dfa4ecfbc65940c1b4c4c4b>

LOI GUIDELINES

1. Use of Digital LOI form
2. Coordinate with your Sales Channel LOI custodians

SALES CHANNEL	LOI CUSTODIAN	EMAIL ADDRESS
BOP	Asther Ballesteros	Ballesteros.asther@avidaland.com

3. Ensure complete requirements
 - Approved Digital LOI form
 - RF check payable to **AMAIA LAND CORP | Php 80,000**
 - Any valid government ID

Serin Terraces

Please click [Serin Terraces Open Inventory](#) for the available unit/s.

Unit Details:

I/We hereby manifest my/our interest to purchase a unit in Sentria designated in your Floor Plan as:

Floor Number: *

Unit Number: *

Unit Type: *

PAYTERM *

Payment Details:

In support of my/our offer, I/We enclosed herewith the amount of PESOS: (in the form of Check) to be held and kept by your company in trust for me/us prior to your acceptance of my/our offer to purchase.

6. Scanned copy of cheque: *

Note: Check must be payable to Amaia Land

Drag and drop files here or [browse files](#)

I/We further declare and manifest that this offer is unilateral on my/our part pursuant to applicable laws and their implementing regulations. This letter of intent does not mean that AVIDA is guaranteeing that a specific unit is already assigned to me but that I am intent on securing an above described unit; further Avida has the right to refuse reservation or suggest other unit options.

7. Client Name: *

8. Client Email: *

9. Client Contact No. *

10. Sellers Name:

11. Sellers Email:

12. Sales Channel: *

Send me a copy of my responses

Submit

LOI GUIDELINES

Individual Purchase

Transfers of LOIs may only occur up to the first level of consanguinity, which includes parents, siblings, and children

Corporate Account

Only company check or check of the authorized representative of the company will be accepted (*proof such as Articles of Incorporation or Secretary's Certificate may be required*)

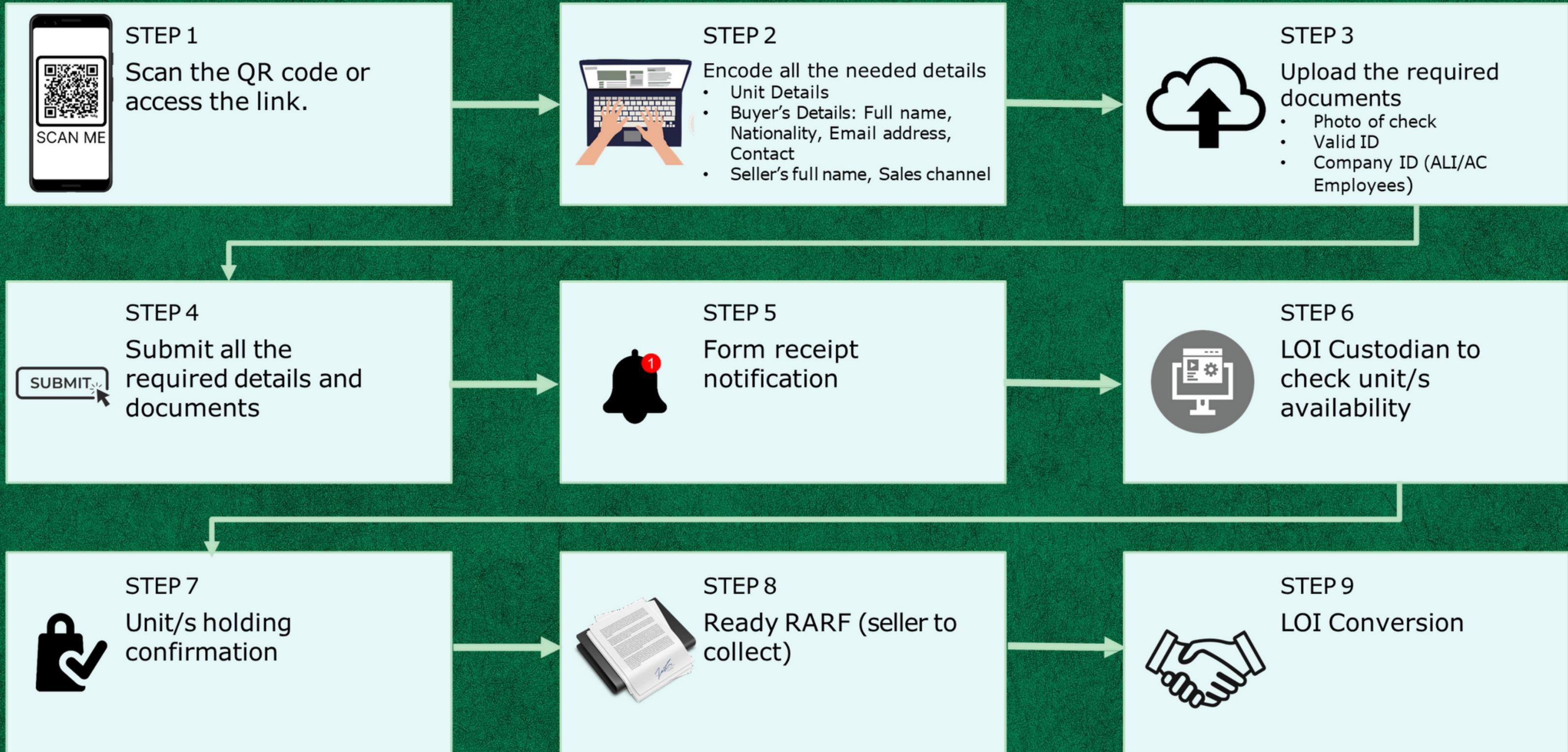
Bulk Sales

In case there are conflicting units submitted at the same time, bulk sales (3 units & above) will be prioritized.

*Basis of priority will be the date and time recorded in the launched smartsheet request.

*Additional purchases of units will require new LOI and will be queued accordingly.

LOI GUIDELINES





FAQs

Q: Who is the owner and developer of Serin Terraces Tagaytay?

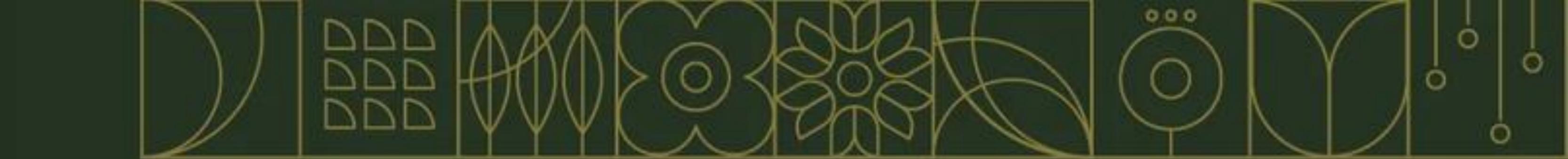
A: Amaia Land Corp. is the owner and developer of Serin Terraces Tagaytay. All documents (official receipts, CTS/DOAs, and others) will be issued under Amaia Land Corp. The deliverables and sales transactions will adhere to Avida's standards.



FAQs

Q: What is Avida Land Corp.'s role in the development?

A: Given Avida's track record, **Avida** was engaged by Amaia as the project development and marketing manager of Serin Terraces Tagaytay who will oversee and manage the completion of the whole project. Avida will handle the marketing and selling of saleable residential lots while managing and ensuring the residential development's upkeep and maintenance until conveyance to the HOA.



FAQs

Q: Is unit expansion allowed?

A: Unit expansion is not allowed since the design already optimizes the use of the lot. The property guidelines do not permit any structural changes or expansions to the unit.



Serín TERRACES

INFORMATION KIT
FOR INTERNAL TRAINING PURPOSES ONLY
AS OF AUGUST 2024

