

Avida Towers

Makati Southpoint





OUTLINE

- I. Avida Land's Presence in Makati**
- II. Project Presentation**
- III. Reasons to Invest**
- V. Inventory & Payment Term**
- VI. LOI Guidelines**



1.

Avida Land's Presence in Makati

Avida Land's Presence in Makati



Avida Towers Makati West
"Finally.. All You've Ever
Wanted."



Avida Towers San Lorenzo
"Make The City Smaller"



EDSA One Antonio
"Experience A One-Of-A-Kind
Lifestyle In Makati"



Avida Towers Asten
"Create A Vibrant Life
Here"



Avida Towers
Makati Southpoint



OFFICES

(1.8 to 3.0 km)

- ② RCBC Plaza Yuchengco Tower
- ③ PBCOM Tower
- ④ BDO Corporate Tower
- ⑤ Pacific Star
- ⑥ Citibank Tower
- ⑦ Robinsons Summit Center
- ⑧ The Enterprise Center
- ⑨ G.T. International Tower



SCHOOLS

(0.6 to 2.6 km)

- 10 Asian Institute of Management
- 11 Ateneo Graduate School of Business
- 12 Don Bosco Technical Institute
- 13 Colegio San Agustin
- 14 Mapua University
- 15 Far Eastern University
- 16 Centro Escolar University



COMMERCIAL ESTABLISHMENTS

(0.6 to 2.4 km)

- 17 Glorietta
- 18 Greenbelt
- 19 SM Makati
- 20 Walter Mart
- 21 Cash & Carry
- 22 Makati Cinema Square

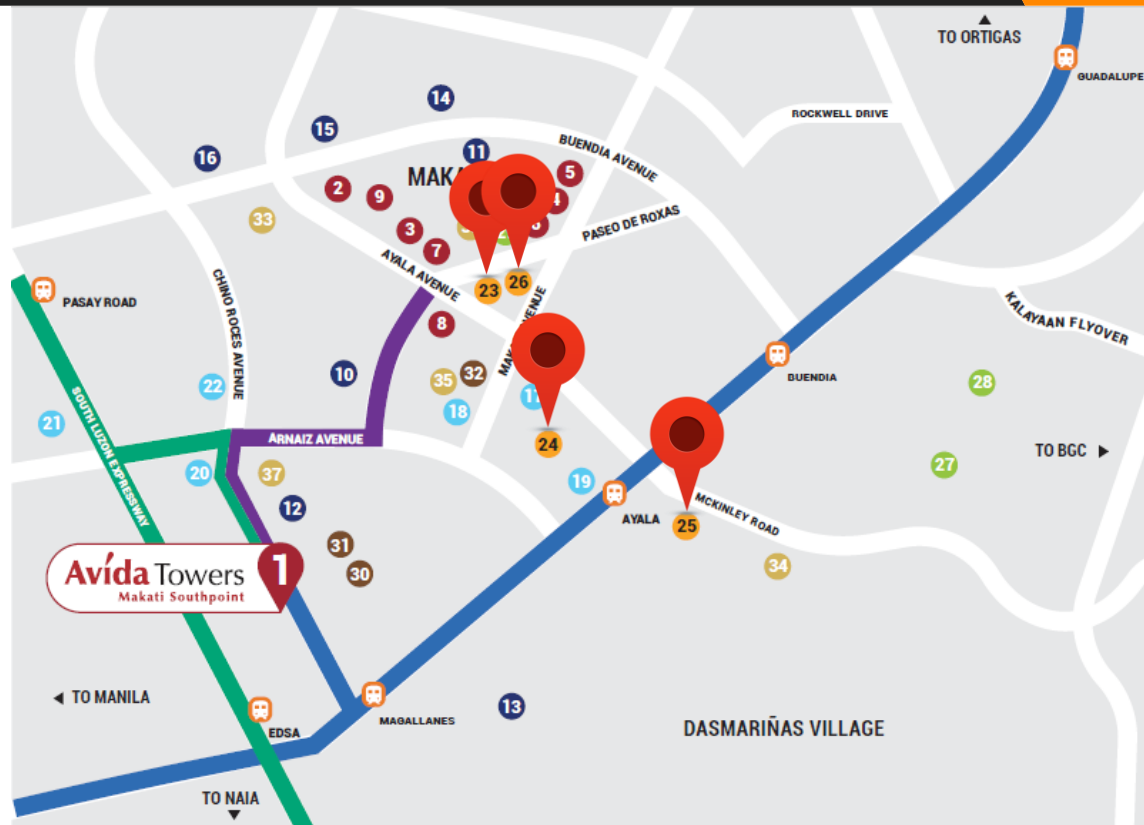


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MIXED-USE DEVELOPMENTS

(1.9 to 2.6 km)

- 23 Ayala North Exchange (2.5km)
- 24 Ayala Center (1.9km)
- 25 McKinley Exchange (2.6km)
- 26 Ayala Triangle (2.2km)



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GREEN SPACES & ARTS & CULTURE

(2.6 to 3.7 km)

- 27 Manila Polo Club
- 28 Manila Golf & Country Club
- 29 Salcedo Park
- 30 NOVA Gallery
- 31 Vinyl on Vinyl
- 32 Ayala Museum



HOSPITALS / CHURCHES

(0.8 to 2.8 km)

- 33 Makati Medical Center
- 34 Santuario De San Antonio Parish
- 35 Sto. Niño de Paz Greenbelt Chapel
- 36 Victory Makati
- 37 St. John Bosco Parish



Why Makati Southpoint?



Located in **South** of Makati

Entry **point** to EDSA, SLEX, Makati CBD, Pasay, Manila

Converging **point** where all you need are within reach



Avida Land's Presence in Makati

	One Antonio	AT Asten	AT Makati Southpoint
LAUNCH YEAR	Q2 2016	Q3 2013 (T1)	Q4 2018
VALUE PROPOSITION	A premium, secured, and an exclusive low-rise, low-density condo-village development that offers a unique green haven with 60% open spaces	Mid-affordable, high-rise residential condominium offering an eclectic mix of retail and dining options, which creates a unique place of convergence and a dynamic living experience	Mid-affordable development that offers <u>right-sized</u> units and sensible amenities, designed to complement the fast-paced, round-the-clock lifestyle of value-conscious, upwardly, mobile young professionals – with <u>RIGHT</u> amenities in the <u>RIGHT</u> location
TARGET MARKET	40-60 y/o, End users, SEC A-AAA, Business Owners, Senior Executives	25-35 y/o, End users, SEC A-B, accomplished savvy millennials (singles & early nesters)	28-35 y/o, End users, SEC A-upper C, Mid to High Level Management, Professionals, Businessmen (singles & early nesters)
TOWERS	1	3	3
UNIT MIX	2BR / 3BR	Studio / 1BR / 2BR / 2BR loft / 3BR loft	Studio / Junior 1BR / 1BR



2.

Project Presentation

Avida Towers

Makati Southpoint



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Owner Developer:
Avida Land Corp.

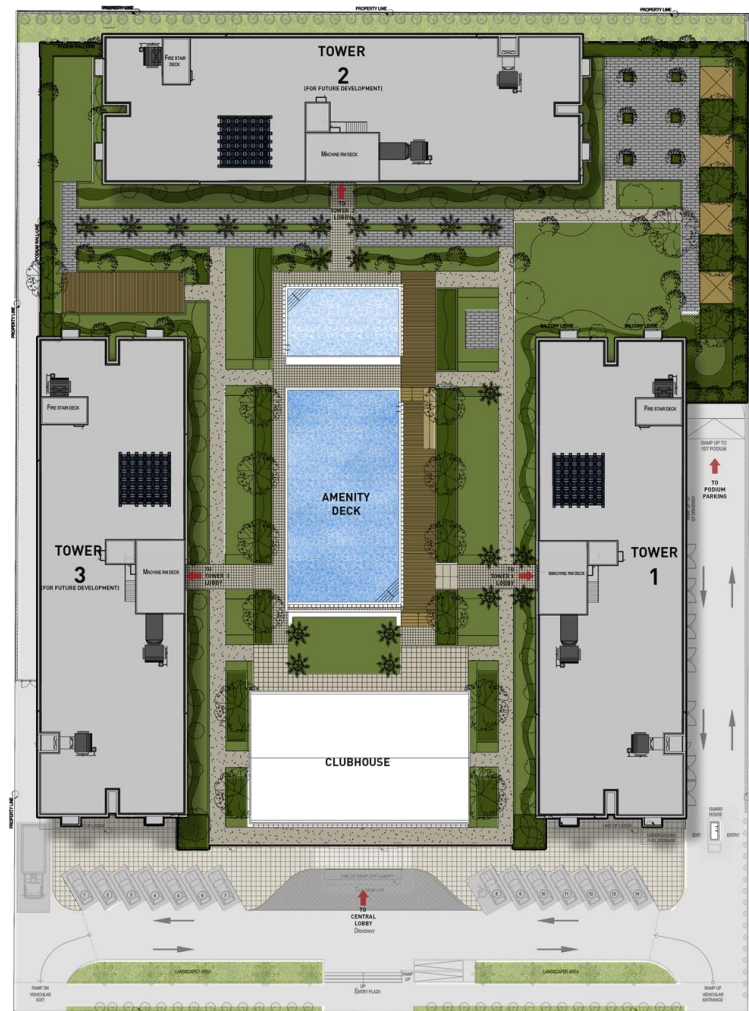
Address:
2236 Don Chino Roces Avenue,
Brgy. Bangkal, Makati City



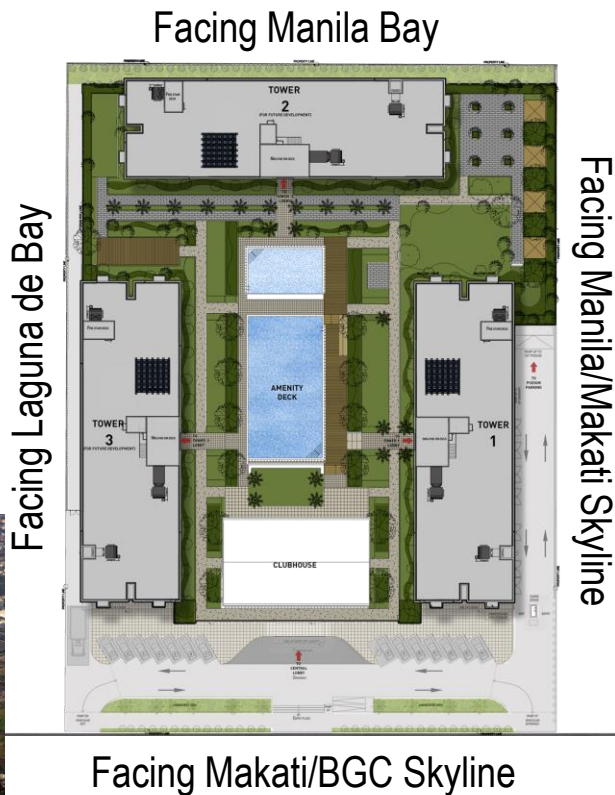
11,000 Gross Land Area (sqm)
3 Tower Development
28 Residential Floors
3 Podium Floors
1 Retail Floor / Ground Floor
924 Residential Units
247 Parking Units
10 Retail Units



SITE DEVELOPMENT PLAN



Project View

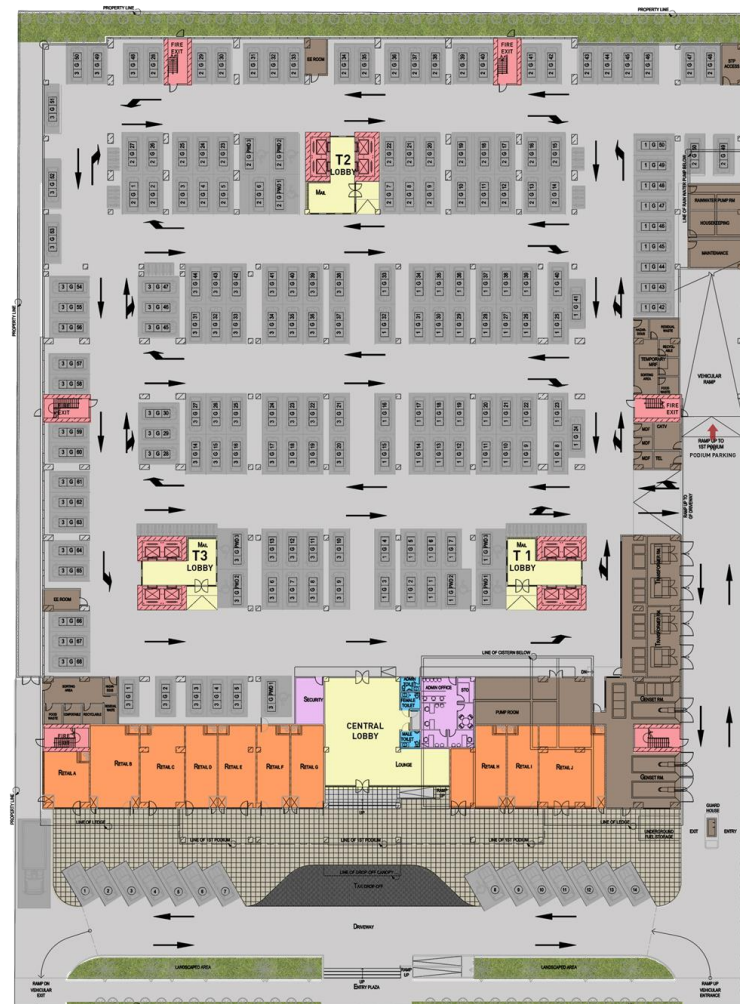


BUILDING FEATURES

- Central Lobby
- 4 elevators per tower
- Emergency Power
- CCTV at select common areas
- Fire Protection / Fire Alarm System
- 2 fire exits per floor
- Mailbox per Unit at the individual towers
- Units are telephone, cable television, and internet ready



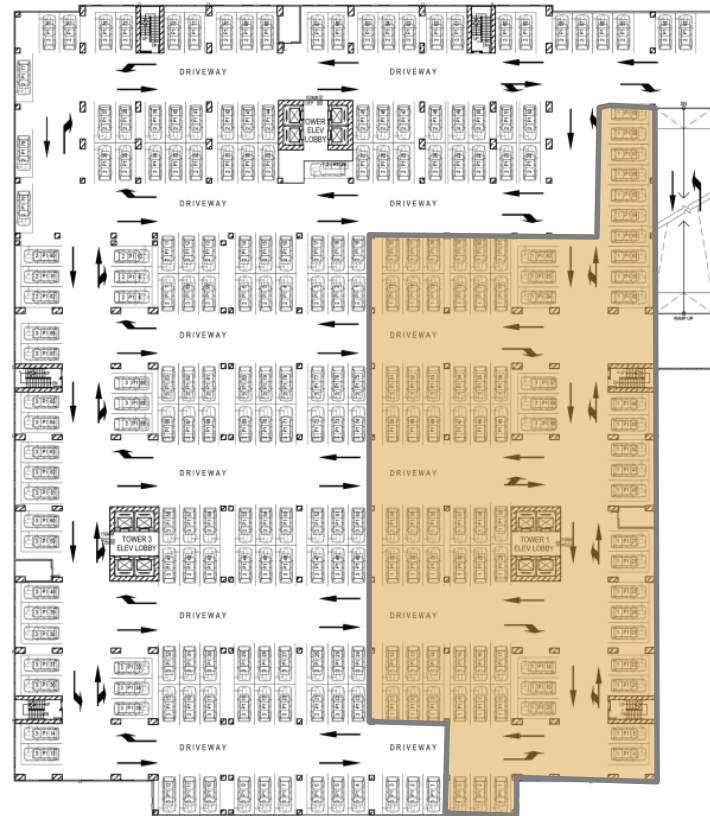
- Vehicular Entrance for Residents
- Drop-off Area
- Retail Units and Parking
- Central Lobby
- Individual Lobbies for Mailroom and Elevator
- Admin Office
- Residential Parking w/ Parking for Bikes



PARKING FLOOR PLAN

Tower 1

- 244 Parking Slots
- 3 PWD Slots



SUSTAINABILITY FEATURES

- Water-efficient toilet fixtures
- Sensor-controlled hallway and podium parking lights
- LED lights
- Rainwater harvesting
- Low solar heat gain glass window



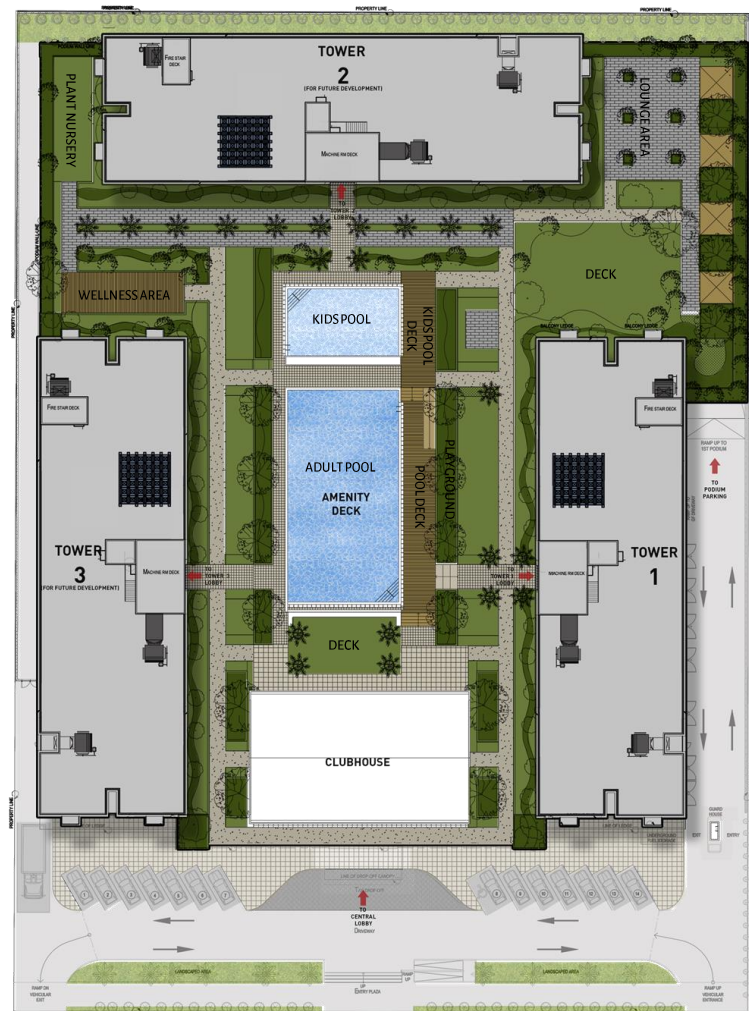
BUILDING FEATURES

- 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 ref outlet, & 1 lighting unit



AMENITIES

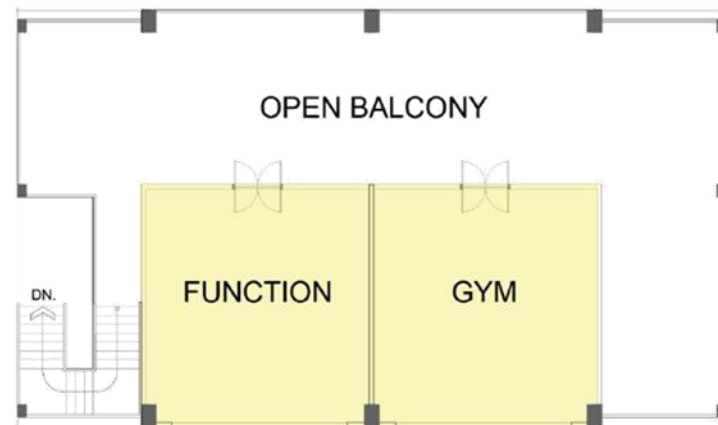
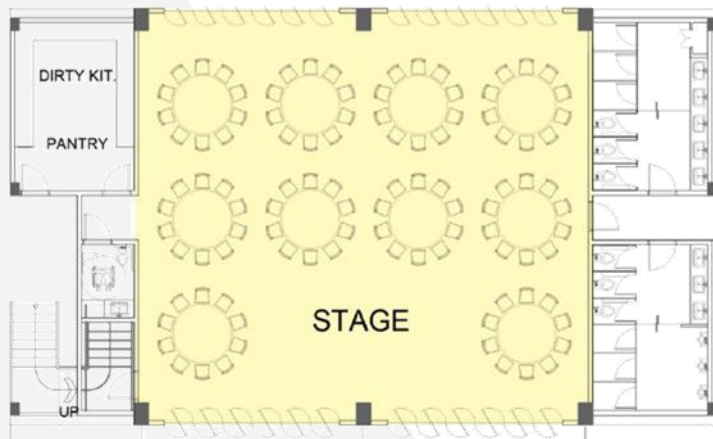
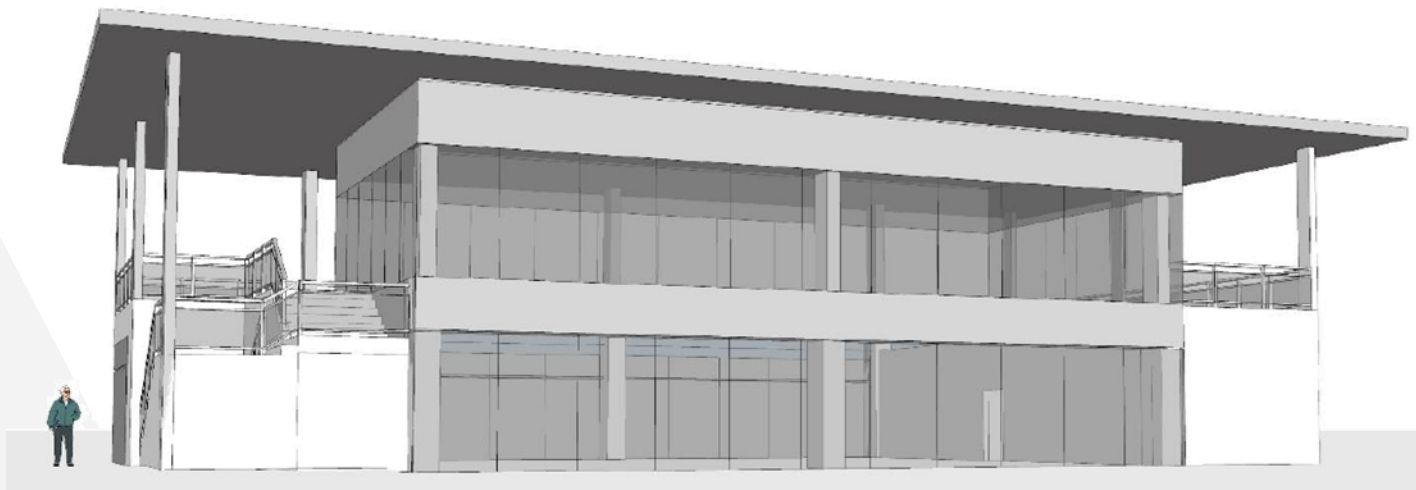
- Clubhouse
- Indoor Gym
- Function Rooms
- Deck
- Open Lounges
- Children's Play Area
- Swimming Pool
- Kiddie Pool
- Jogging Path
- Linear Park
- Wellness Area











Typical Floor Plan

1BR | T1-1901

FACING MANILA / MAKATI SKYLINE

- 1 BEDROOM
- JR-1 BEDROOM
- STUDIO

FACING MANILA BAY



FACING MAKATI / BGC SKYLINE



1BR | T1-1734

FACING AMENITIES / TOWER 3



STUDIO UNITS



STUDIO	SQ.M.
Living / Dining / Kitchen	19.80
Toilet and Bath	3.50
Total Area	23.30



JR 1 BR UNITS

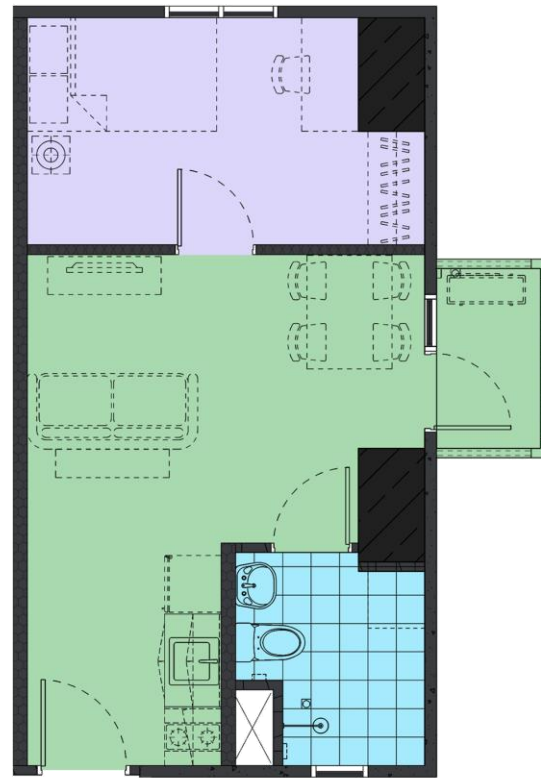


JR 1 BEDROOM	SQ.M.
Living / Dining / Kitchen	12.10
Toilet and Bath	3.50
Bedroom	7.70
Total Area	23.30



1 BR UNIT WITH BALCONY

1 BEDROOM	SQ.M.
Living / Dining / Kitchen	19.00
Toilet and Bath	5.40
Bedroom	11.30
Balcony Area	2.50
Estimated Total Area	38.20



STANDARD FINISH

LIVING / DINING

Flooring	Wood Laminate
Wall	Concrete painted finish
Ceiling	Concrete painted finish

KITCHEN

Flooring	600x600 Ceramic Tiles
Wall	Concrete painted finish
Ceiling	Concrete painted finish
Countertop	Solid Surface
Overhead & Undercounter Cabinets	MFC modular kitchen cabinet

BEDROOM

Flooring	Wood Laminate
Wall	Drywall in painted finish
Ceiling	concrete slab

T&B

Flooring	300mm x 300mm Ceramic Tiles
Wall	Painted Plain Cement Finish above Tile
Ceiling	Gypsum Board



PROJECT TIMELINE

COMPLETION & TURN-OVER

Tower 1

March 2024



3.

Our Edge

OUR EDGE

Mid-affordable development that offers right-sized units and sensible amenities, designed to complement the fast-paced, around-the-clock lifestyle of value-conscious, upwardly, mobile young professionals



Strategic
Location &
Accessibility



Sensible
Features &
Amenities



Living
Experience



Masterplanned
Development

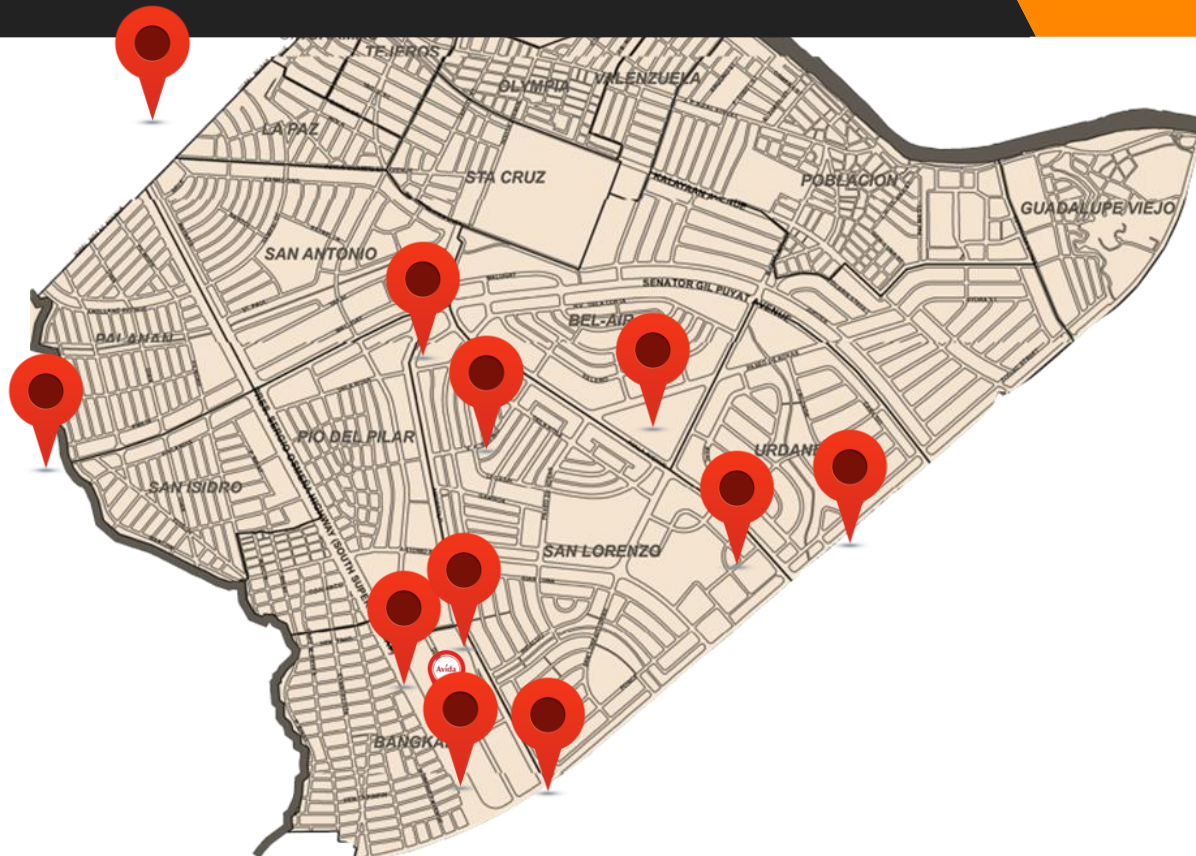


Investment Value
Over Time &
Quality
Assurance



Strategic Location & Accessibility

- Gateway to Makati CBD, EDSA, SLEX, Pasay, and Manila
- Less than 1km away from Skyway (Don Bosco), MRT Magallanes, and PNR station
- CBD, hospitals, schools, malls within 2km radius



Sensible Features & Amenities

- Efficiently-designed & right-sized units suited for on-the-go individuals
- Amenities (active hubs for work & wellness) and retail area (24/7 shops) that supplement their needs



Living Experience

- Usable open spaces/lounges as extension of living room
- Life's essentials are within arm's reach due to its central location (work, leisure, basic needs)



Investment Value Over Time & Quality Assurance

- 14% CAGR (Q1 2013 - Q1 2018, Makati remains to have the highest CAGR across CBDs)
- LSA: 98% occupancy rate for Makati projects (*as of 7/31/18*)
- APMC



4.

Inventory & Payment Term

INVENTORY

VIEWS	Facing Manila Bay / Makati	Facing Manila / Makati																Facing Manila / Makati / BGC / Amenities	Facing Makati / BGC / Amenities	Facing Amenities / Tower 3														Facing Amenities / Manila Bay
		01	02	03	04	05	06	07	08	09	10	11	12	14	15	16	17			18	19	20	21	22	23	24	25	26	27	28	29	30	31	
UNIT	1BR w/ Balcony	Studio				Junior 1BR		Studio				Junior 1BR				Studio				1BR w/ Balcony		Junior 1BR	Studio				Junior 1BR		Studio		Junior 1BR	1BR w/ Balcony		
1	1-101	1-102	1-103	1-104	1-105	1-106	1-107	1-108	1-109	1-110	1-111	1-112	1-114	1-115	1-116	1-117	1-118	1-119	1-120	1-121	1-122	1-123	1-124	1-125	1-126	1-127	1-128	1-129	1-130	1-131	1-132	1-133	1-134	
2	1-201	1-202	1-203	1-204	1-205	1-206	1-207	1-208	1-209	1-210	1-211	1-212	1-214	1-215	1-216	1-217	1-218	1-219	1-220	1-221	1-222	1-223	1-224	1-225	1-226	1-227	1-228	1-229	1-230	1-231	1-232	1-233	1-234	
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No. of Units

578

On Hold

346

Available for selling

924 Total Inventory



The information reflected here is intended to give general view on the project and will serve as seller's initial reference only. The material should not be used as presentation material to buyer.

Updated Sept. 27, 2018

INVENTORY

346 units available for selling

- **369 units for foreign buyers**
- **184 single foreign nationality**



PAYMENT TERM

Foreign & Local Buyers			Local Buyers only
	Spot Cash	Deferred	Bank Financing
Payment Schemes	95% in 30/60 days, 5% on August 31, 2019	10% Spot, 90% bal. in 60 months, (1% Disc on TCP)	10% Spot DP (10% Disc t on Spot DP), 10% in 48 months, 80% Balance Bank Financing
	Discounts: <ul style="list-style-type: none"> 10% Disc on TCP for 30 days; 8% Disc on TCP for 60 days 	20% Spot, 80% bal. in 60 months, (2% Disc on TCP)	20% in 36 months, 80% Balance Bank Financing
		50% Spot, 50% bal. in 60 months (5% Disc on TCP)	



5.

LOI Guidelines

LOI GUIDELINES

- **Start of LOI Submission on Sept. 26**
- **20K RF payable to Avida Land Corp.**
- **Submit scanned LOI & RF to**
 - **ASC – dulfo.jaylo@avidaland.com**
 - **BOP – vasquez.judith@avidaland.com**
 - **CISG – franada.catherine@avidaland.com**



LOI GUIDELINES

**PRIORITY
PAYTERM****Bulk - Spotcash (3 or more units)****Multiple - Spotcash (2 units)****Retail – Spotcash****Deferred****Bulk – 10% min. spot DP****Multiple – 10% min. spot DP****Retail – 10% min. spot DP****Stretched Bank Financing**

LETTER OF INTENT

This is to signify my interest to purchase **No. of Units** unit/s at Avida Towers Makati Southpoint.

Below are the unit options ;

Option 1 _____

Option 2 _____

Option 3 _____

Buyer's Information:

Name : _____

Nationality : _____

Payterm : _____

Seller : _____

Sales Channel : _____

(Signature over printed Name)

Date



FOR EVERY 2 UNITS
OF CONVERTED LOI*
DIRECT SELLERS WILL RECEIVE
P5,000

****Conversion must be made within 1 week after LTS release***



THANK YOU!

