

Avida's Presence in Makati



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



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



Avida Towers San Lorenzo "Make The City Smaller"



Avida Towers Asten "Create A Vibrant Life Here"



Avida's Presence in Makati

Avida Towers
Makati Southpoint









MAKATI CITY

PHILIPPINE FINANCIAL CENTER

Home of the 40% of the top headquarters of business establishments

2ND RICHEST CITY

2023 assets amounting to P239.48 billion

CONTINUES ECONOMIC GROWTH

Collected P24 billion revenue in 2023, exceeding its target of P17.83 billion

MAKATI CITY TRANSFORMATION



DIGITAL INITIATIVES

- Fiber optic
- Mobile signal booster
- Online payments
- Makati universal card system



EMPLOYMENT BOOSTING INITIATIVES

- Upscaling DOLE Programs
- Continuous economic infra enhancements.



SMART BUS SYSTEM

- \$13M investment thru JV with South Korea
- Operational by Q1 2025



UPCOMING INVESTMENTS

- PH AI Research Center
- 400 public school smart classrooms – interactive whiteboards, tablets and unlimited internet connection

REINVENTION OF AYALA FLAGSHIP MALLS



GLORIETTA MALL

"A modern and fresh aesthetic and an all-around more cohesive customer experience."

Target Completion - 2026



GREENBELT MALL

"A blend of luxury and sustainability."

Target Completion - 2028

Avida Towers Makati Southpoint







ACCESIBLE TO MAJOR THOROUGHFARES

- Osmeña Highway
- Chino Roces
- Gil Puyat
- > Ayala Ave
- > EDSA
- > PNR
- NORTH-SOUTH COMMUTER RAILWAY
- > MRT
- Metro Manila Skyway





Makati Southpoint

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











- MAJOR BUSINESS CENTERS
- > SCHOOLS
- **HOSPITALS & CHURCHES**
- > COMMERCIAL & MIXED-USE ESTABLISHMENTS
- GREENSPACES

CLOSE PROXIMITY
TO VITAL CENTERS





Avída Towers Makati Southpoint

Chino Roces Ave. Makati City

ADDRESS

Avida Land Corp

OWNER & DEVELOPER

10,395 sqmLAND AREA





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
- 10 Retail Units





UNIT FEATURES

- Smoke detector and automatic sprinkler system
- Provision for water heater for T&B
- Provision for washer/dryer area
- Back-up power: 1 power outlet, 1 ref outlet, & 1 lighting unit







SUSTAINABILITY

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





AMENITIES

- Function Room
- Indoor Gym
- Meeting Room
- Co-Working Space
- Deck
- Open Lounges
- Children's Play Area
- Swimming Pool
- Kiddie Pool
- Remaining Deck



TOWER 1 DETAILS

924
Residential
Units

28
Residential Floor

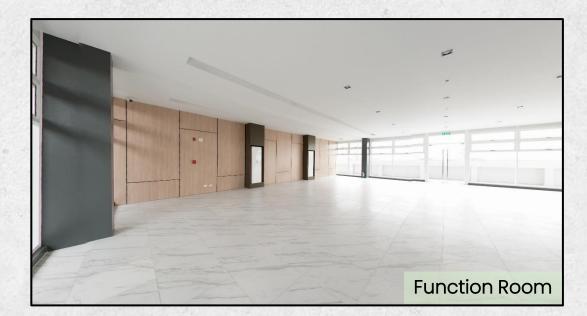
242
Residential
Parking Lots

Podium Floors (Including Ground Floor)

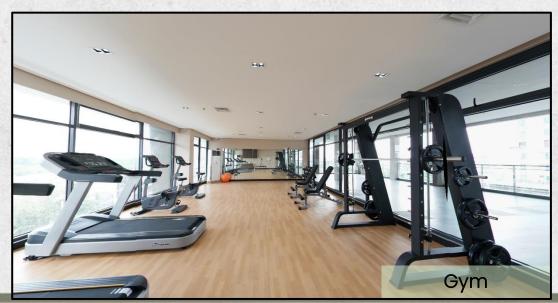


















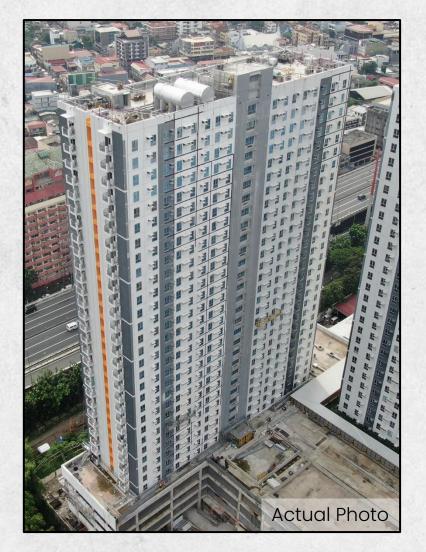
TOWER 2 DETAILS

924
Residential
Units

28
Residential Floor

244
Residential
Parking Lots

Podium Floors (Including Ground Floor)







TOWER 3 DETAILS

924
Residential
Units
Residential
Floor

154
Residential Parking Lots

A Podium Floors (Including Ground Floor)







TOWER 3 TYPICAL FLOOR PLAN



JR. 1-BEDROOM WITH BALCONY

1-BEDROOM WITH BALCONY

Units with balcony offered every other floor





TOWER 3 INVENTORY OFFERING

Туре	Ave. Area	No of Units
Studio	23.1	294
Studio w/ Balcony	26.1	294
Junior 1 BR	23.3	112
Junior 1 BR w/ Balcony	26.2	112
1 BR w/ Balcony	38.2-41.9	112
Total		924







TOWER 3

STUDIO	
Living / Dining / Kitchen	19.4
Toilet and Bath	3.9
Estimated Total Area	23.3







TOWER 3

JUNIOR 1 BR	
Living / Dining / Kitchen	11.5
Toilet and Bath	3.9
Bedroom	7.9
Estimated Total Area	23.3





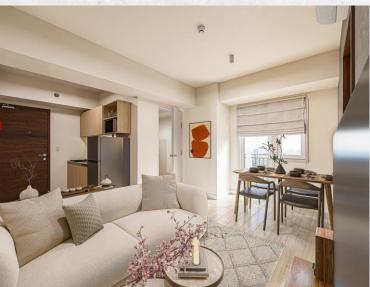


TOWER 3

1 BR	
Living / Dining / Kitchen	19.0
Toilet and Bath	5.3
Bedroom	11.3
Utility Balcony	2.5
Estimated Total Area	38.2



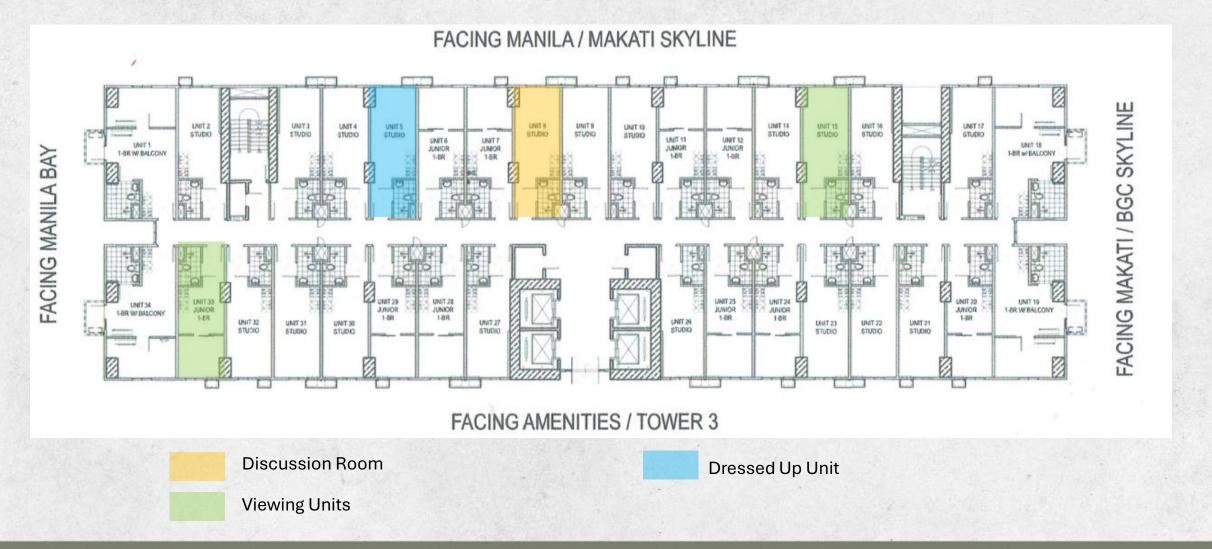








SHOWCASE UNITS | TOWER 1





PRICE APPRECIATION

	Selling Price w/ VAT	Percentage Increase
Dec 2018	196k	
Mar 2020	225k	15%
Jun 2021	265k	18%
Jan 2022	302k	14%

54% Price Appreciation since 2018



PROJECT COMPLETION DATE

TOWER	TURNOVER DATE	
Tower 1	March 2024 – Ongoing Turnover	
Tower 2	November 2026	
Tower 3	November 2029	



WHY CHOOSE Avida Towers Makati Southpoint



The Right Fit, Right Here in Makati



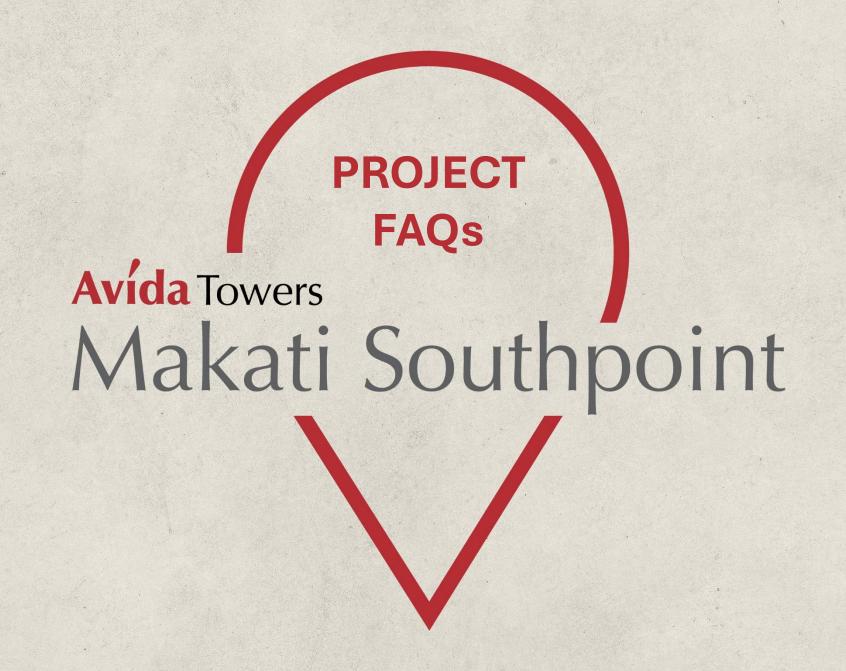












FREQUENTLY ASKED QUESTIONS:

What unit offerings will be available in ATMS T3?

- Studio Unit (23.3 sqm)
- Jr. 1 Bedroom Unit (23.3 sqm)1 Bedroom unit (38.2 sqm)

What are the turnover dates of the ATMS Towers?

TOWER	TURNOVER DATE	
Tower 1	March 2024 – Ongoing Turnover	
Tower 2	November 2026	
Tower 3	November 2029	

How big is the retail area for ATMS?

• The retail area is approximately 530 sq. m. and will comprise of 10 retail units





FREQUENTLY ASKED QUESTIONS:

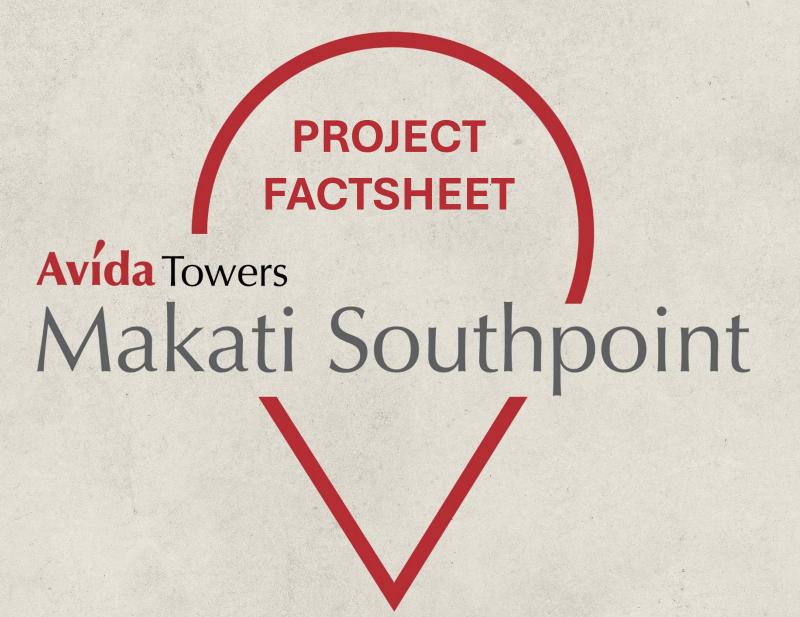
To whom should payments be issued?

 Payments must be issued to Avida Land Corp. Buyer contracts are likewise between the buyer and Avida Land Corp.

What preventive measures were taken to make the development flood-free and earthquake-resistant?

Flood studies were thoroughly conducted to assess the likelihood of flooding in the area.
 To mitigate the likelihood of flooding within the property, preventive measures such as elevating the development were taken into consideration.







For your future investment, contact Rochelle S. Suarez +63 906 778 9955

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