

Avida

# Centralis TOWERS



# STRATEGIC LOCATION



**PASAY  
CITY**

A 1<sup>st</sup> class urbanized city in Metro Manila, Pasay City is fast-becoming one of the cultural, entertainment, business, and lifestyle destinations in the Metro with the road infrastructures and development all throughout the city.



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PABLO OCAMPO ST.

# COMMERCIAL ESTABLISHMENTS

Centralis  
TOWERS

SEN. GIL PUYAT AVE.

TAFT AVE.

Z AVE.

SEN. GIL PUYAT AVE.

MAKATI  
BUSINESS DISTRICT

ANTONIO ARNAIZ AVE.



2

7



4

3

1

4



# SCHOOLS & UNIVERSITIES



Centralis  
TOWER

# Centralis **TOWERS**



# Location Map

## LOCATION MAP

### AVIDA LAND PROJECTS

- Centralis Towers
- Avida Towers Prime Taft
- Avida Towers Intima

### COMMERCIAL ESTABLISHMENTS

- Ayala North Exchange
- Cash & Carry Mall
- RCBC Plaza
- AXA Life Center
- Ayala Malls Manila Bay
- City of Dreams

### ARTS & CULTURE

- Folk Arts Theater
- Aliw Theater
- Philippine International Convention Center
- Cultural Center of the Philippines

### ACTIVE ZONES

- Rizal Memorial Sports Complex
- Rizal Park
- Baywalk
- Manila Zoo
- Star City
- World Trade Center

### SCHOOLS

- De La Salle University (0.8 km away)
- College of St. Benilde
- U.P. Manila
- St. Paul College Manila
- Philippine Women's University
- St. Scholastica's College
- Centro Escolar University

### TRANSPO HUB

- PNR Stations
- LRT 1 Stations
- Bus Terminals  
(JAC Liner, JAM Liner, DLTB, BBL, Green Star)
- Sun Cruises Ferry
- Green Frog Bus Station

### GOVERNMENT OFFICES

- Department of Foreign Affairs
- Central Bank of the Philippines
- US Embassy
- Senate of the Philippines

### HOSPITALS

- Ospital ng Maynila
- Manila Doctors Hospital
- Phil. General Hospital
- Makati Medical Center





# Taft Ave., Pasay City

ADDRESS

## Avida Land Corp

OWNER & DEVELOPER

**3,380 sqm**

LAND AREA



**1,111**  
Residential  
Units

**27**  
Residential  
Floor

**285**  
Residential  
Parking Lots

**5**  
Podium Floors  
(Including Ground  
Floor)



# Site Development Plan

Facing Manila Skyline



Facing Pasay/ Paranaque

# Tower Facade



# Building Features



- Four (4) elevators
- Emergency Power in common areas
- CCTV in selected common areas
- Fire Protection / Fire Alarm System
- Two (2) Fire Exits per floor
- Lobby Mailbox Room
- Units are telephone, cable television, and internet ready

# Sustainability Features



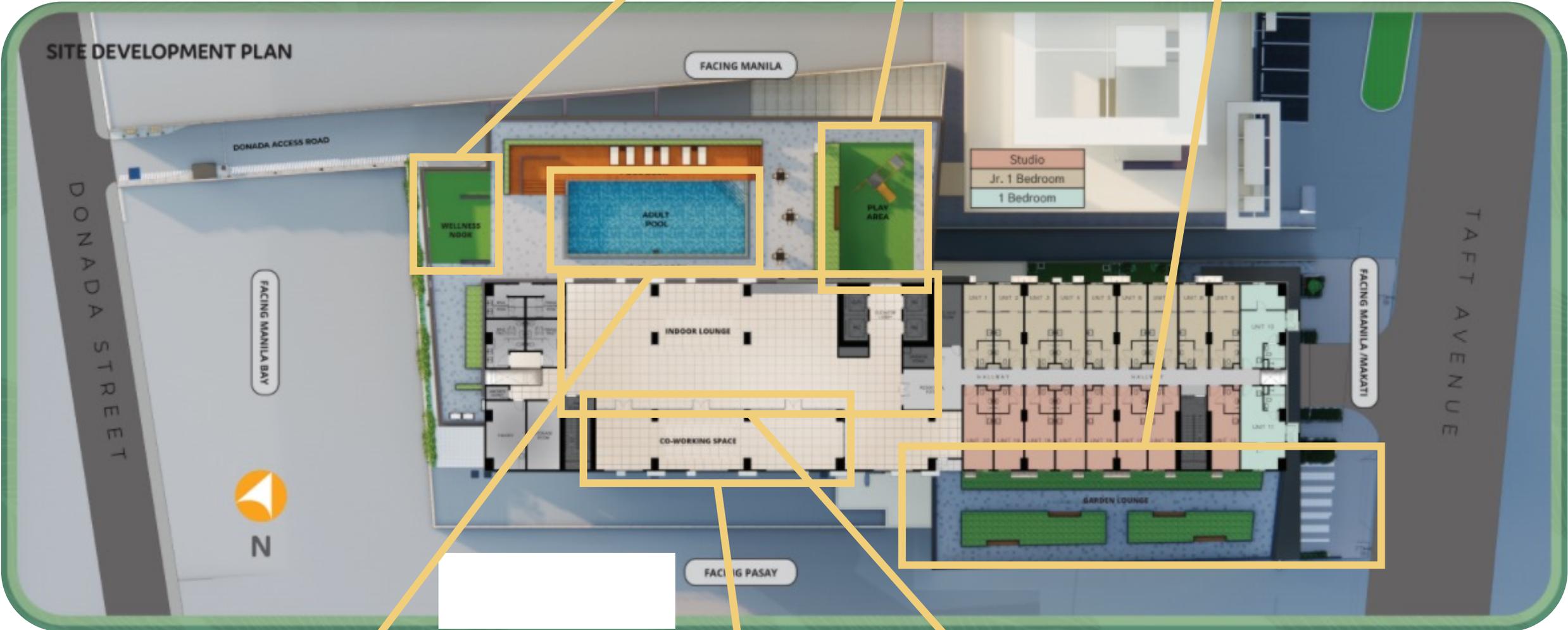
- Water-efficient toilet fixtures
- Sensor-controlled hallway (50%) and podium parking lights (60%)
- LED lights
- Low solar heat gain glass window for residential units and co-working space

# First Residential Floor

Wellness Nook

Play Area

Garden Lounge



Adult Pool

Co-working/  
Multipurpose Room

Indoor Lounge

# Co-Working Space



Artist's Perspective

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# Indoor Lounge



Artist's Perspective

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# Garden Lounge



Artist's Perspective

Centralis  
TOWERS

# Swimming Pool



Artist's Perspective

Centralis  
TOWERS

# Amenities

Co-working Space  
Indoor Lounge  
Children's Play Area  
Adult Pool  
Garden Lounge  
Wellness Nook



# Podium Floor Plan

FACING MANILA SKYLINE

FACING MANILA BAY

FACING MAKATI



FACING PASAY/ PARANAQUE

# Typical Floor Plan

Legend:

-  Studio Unit
-  Jr 1 BR Unit
-  1 BR Unit
-  2 BR Unit

FACING MANILA SKYLINE

FACING MANILA BAY

FACING MAKATI



FACING PASAY/ PARANAQUE





# STUDIO UNIT

AREA	SQ.M.
Living / Dining / Kitchen	19
Toilet and Bath	4
Estimated Total Area	23

*Note: Unit size indicated is in accordance with the method of measurement based on the MDDR. The Residential Unit shall be deemed to include all the walls and partitions which are load-bearing with its perimeter wall, the decorated or finished surfaces of all walls, floors, and ceilings of the Residential Unit.*

# Design Ideas for Studio Unit



Artist's Perspective

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# JR 1 BR UNIT

AREA	SQ.M.
Living / Dining / Kitchen	11
Toilet and Bath	4
Bedroom	8
Estimated Total Area	23

*Note: Unit size indicated is in accordance with the method of measurement based on the MDDR. The Residential Unit shall be deemed to include all the walls and partitions which are load-bearing with its perimeter wall, the decorated or finished surfaces of all walls, floors, and ceilings of the Residential Unit.*

# Design Ideas for Jr. 1 BR





# 1 BR UNIT

AREA	SQ.M.
Living / Dining / Kitchen	18
Toilet and Bath/WD	5
Bedroom	11
Balcony	2
<b>Estimated Total Area</b>	<b>37</b>

*Note: Unit size indicated is in accordance with the method of measurement based on the MDDR. The Residential Unit shall be deemed to include all the walls and partitions which are load-bearing with its perimeter wall, the decorated or finished surfaces of all walls, floors, and ceilings of the Residential Unit.*

# Design Ideas for 1 BR Unit



Artist's Perspective



## 2 BR UNIT

AREA	SQ.M.
Living / Dining / Kitchen	24
Toilet and Bath / WD	8
Bedroom 1	12
Bedroom 2	9
Balcony	4
<b>Estimated Total Area</b>	<b>58</b>

*Note: Unit size indicated is in accordance with the method of measurement based on the MDDR. The Residential Unit shall be deemed to include all the walls and partitions which are load-bearing with its perimeter wall, the decorated or finished surfaces of all walls, floors, and ceilings of the Residential Unit.*

# 2 BR Unit



Artist's Perspective

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# Unit Features

Artist's Perspective



- 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 refrigerator outlet, and 1 lighting unit

# Unit Deliverable

LIVING/DINING	Flooring	Wood Laminate
	Wall	Concrete Painted Finish
	Ceiling	Concrete Painted Finish
KITCHEN	Flooring	Ceramic Tiles
	Wall	Concrete Painted Finish
	Ceiling	Concrete Painted Finish
	Countertop	Solid Surface Countertop
	Overhead & Undercounter Cabinets	Laminate Board
BEDROOM	Flooring	Wood Laminate
	Wall	Dry Wall in Painted Finish
	Ceiling	Concrete Painted Finish
T&B	Flooring	Ceramic Tiles
	Wall	Ceramic Tiles and Painted Plain Cement Finish Above Tile
	Ceiling	Gypsum Board

# WHY INVEST IN Centralis TOWERS



# 1

## **EASE OF ACCESS**

to major thoroughfares and establishments



# 2

## PRACTICAL UNIT OPTIONS

to address the customer's basic  
and primary needs



# 3

A home where all

**LIFE'S  
ESSENTIALS ARE  
WITHIN REACH**



# Thank you!

For your future investment, contact 📞:

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