

For your future investment, contact ➡📞:

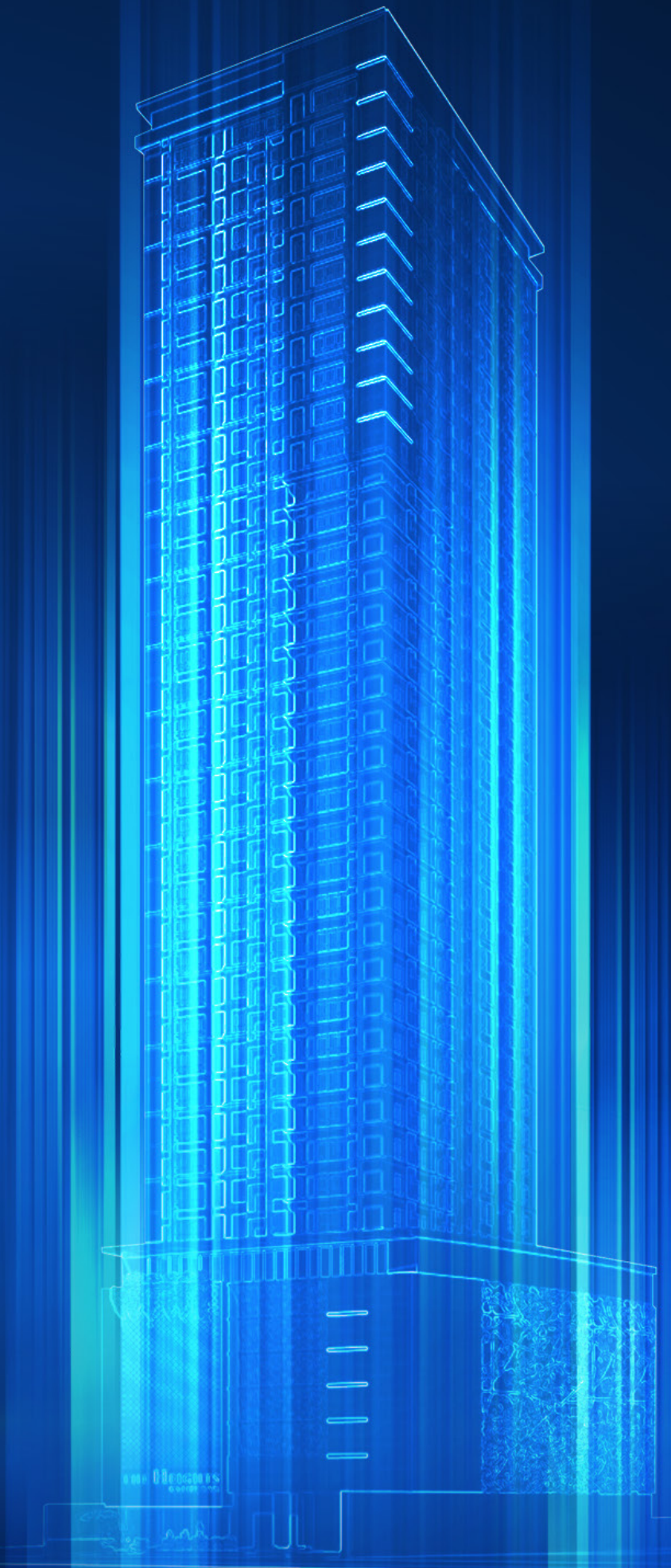
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KATIPUNAN DEVELOPMENT



INFORMATION KIT
FOR INTERNAL TRAINING PURPOSES ONLY
AS OF JULY 2025

KATIPUNAN: AN ADDRESS AT THE HEART OF PROGRESS



ACADEMIC ENCLAVE

Home to the most prestigious institutions in the country, where the minds of the future thrive and bloom.



EMERGING TRENDY FOOD HUB

With evergreen classics and exciting up-and-coming restaurants in the area, Katipunan is steadily growing as a culinary destination.



EVOLVING URBAN LANDSCAPE

From its roots as a suburban area with a collegiate community, Katipunan continues to adapt to the requirements of modern day living.

VALUE PROPOSITION

IDEAL LOCATION

DESIGN IN A CLASS OF ITS OWN

LONG-TERM VALUE

The Katipunan Development
is Avida's first residential condominium
along Katipunan Avenue, Loyola Heights, Quezon City.

It is strategically located near
top-tier educational institutions,
commercial establishments,
and transport stations.

It is master-planned to elevate
the experience of homeowners,
with 24/7 security features,
holistic amenities and
optimally sized units that
fit the needs of one's urban lifestyle.

PROJECT STORY

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ARTIST'S PERSPECTIVE

GENERAL INFORMATION

758 Residential Units



157 Parking Slots



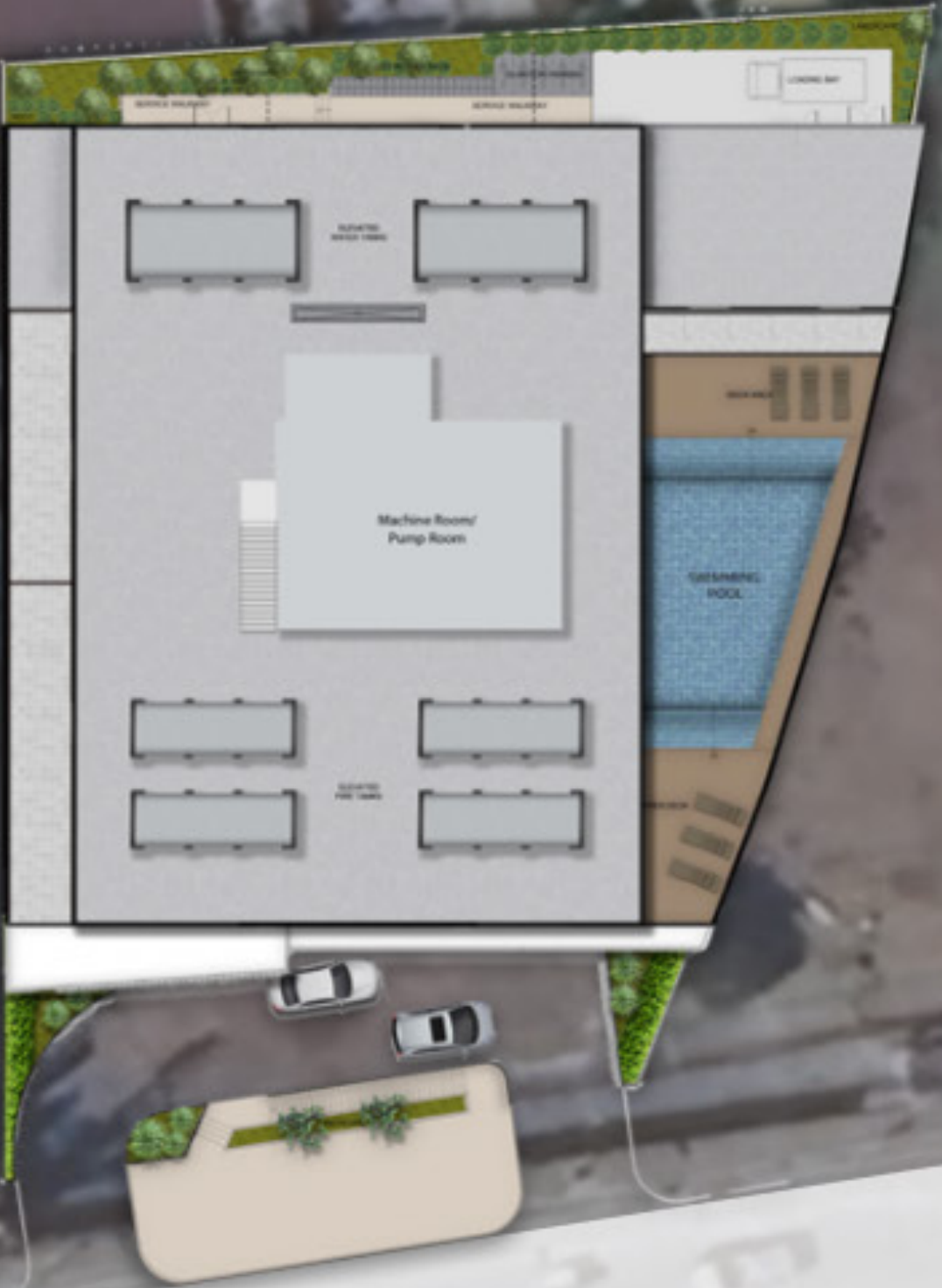
1,833 sqm. Land Area



Studio & 1BR Offerings



Study Hall
Swimming Pool
Meeting Room
Multi-Purpose Hall
Gym



A RECOGNIZABLE PRESENCE ALONG KATIPUNAN AVENUE



Stands apart from neighboring developments



Elevates design through increased glass ratio



Commands a strong street presence

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Avida's First Collaboration with an International Façade Consultant



The Buchan Group Pty Ltd.



ARTIST'S PERSPECTIVE



ARTIST'S PERSPECTIVE

AMENITIES

- Thoughtfully placed communal spaces
- Blurs the line between indoors and outdoors

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ARTIST'S PERSPECTIVE



BUILDING FEATURES



Generous
Front Porch



Motorcycle
Delivery Area



Flood-free
Development



4 Elevators
(1 for Emergency)



Mailbox Per
Unit

SUSTAINABILITY FEATURES



Rainwater
Harvesting



Light-Colored Façade



Low Heat Gain Glass
Windows



Sensor-Controlled
Lights



LED Lights



Water-Efficient
Fixtures



Material Recovery
Facility



Drought Tolerant
Landscaping



EV Charging
Provisions

SAFETY & SECURITY FEATURES



CCTV on
all floors



RFID Access
Control System



Digital
Locks



Emergency
Power



2 Fire Exits Per
Floor



ARTIST'S PERSPECTIVE



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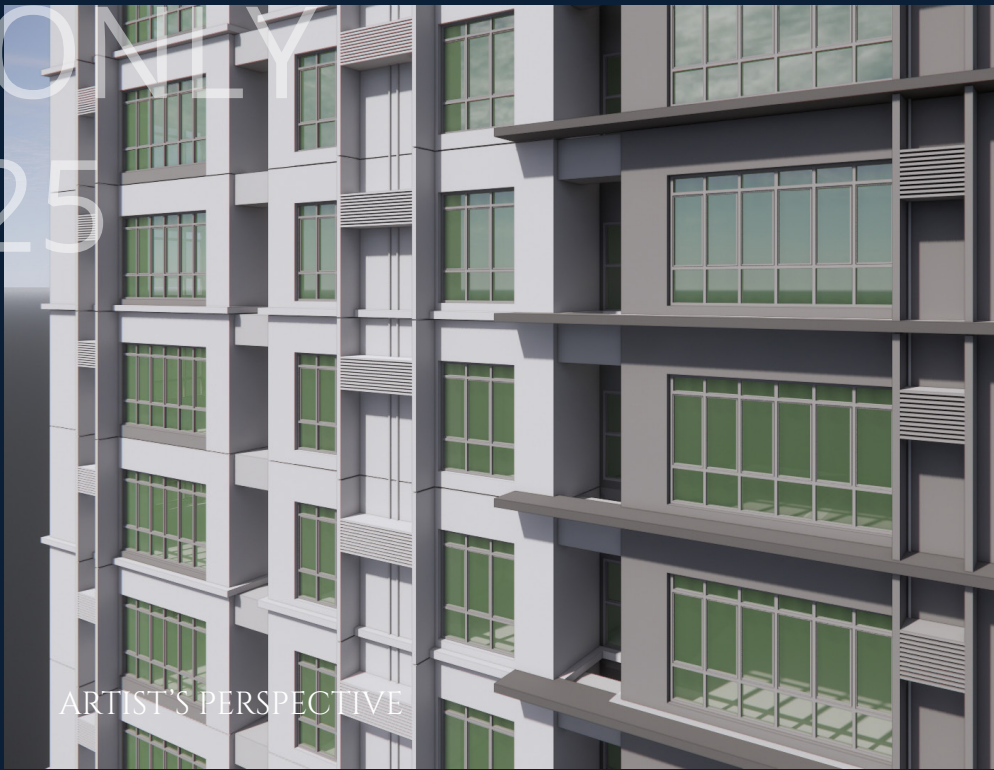
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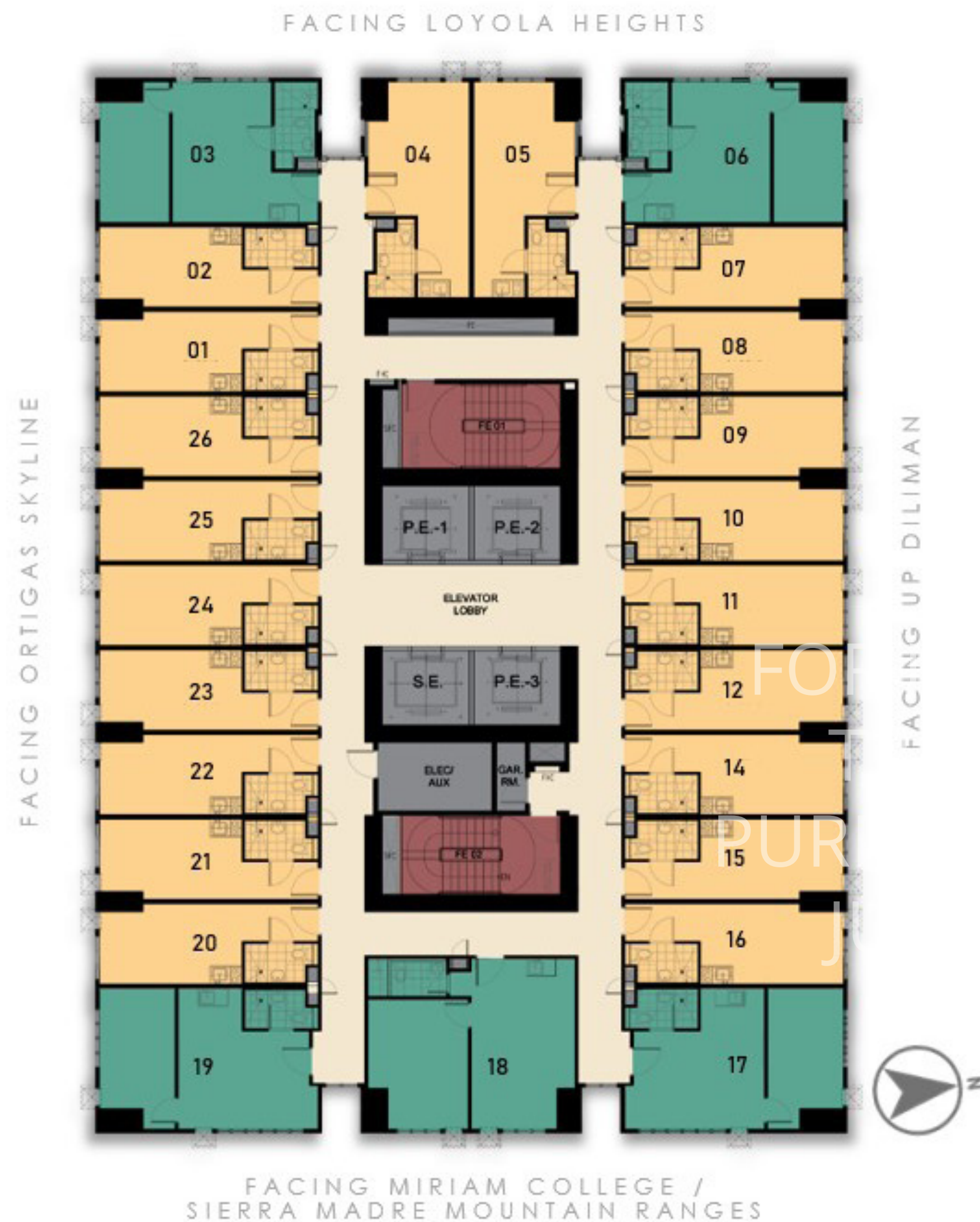
HIGH ZONE FLOORS

24th – 34th Residential Floors
(208 units)

TYPICAL FLOORS

1st – 23rd Residential Floors
(550 units)

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1st to 12th, 14th to 23rd Residential Levels

Studio	21.7 – 26.7	20	85%
1-Bedroom	36.9 – 43.0	5	15%
		25	100%





1st to 12th, 14th to 23rd Residential Levels



Studio Unit

LDK	18.1 sqm
T&B	3.6 sqm
Total Area	21.7 sqm

New Features:

- Closet deliverable
- Digital lock system
- Larger windows



1st to 12th, 14th to 23rd Residential Levels



1-Bedroom Unit

LDK	19.8 sqm
T&B	3.6 sqm
Bedroom	13.4 sqm
Total Area	36.8 sqm

New Features:

- Closet deliverable
- Digital lock system
- Larger windows



1st to 12th, 14th to 23rd Residential Levels

Unit Orientation Guide

East-Facing Units

Views



Mountain ranges

Sunlight



Morning sun

Buyer Benefits



Naturally energizing, supports healthy sleep-wake rhythm



More exclusive experience going into the unit



1st to 12th, 14th to 23rd Residential Levels

Unit Orientation Guide

West-Facing Units

Views



Low-density cityscape

Sunlight



Afternoon sun

Buyer Benefit



Golden hour ambiance



1st to 12th, 14th to 23rd Residential Levels

Unit Orientation Guide

North-Facing Units

Views



Amenity Deck

Sunlight



Soft, indirect all day

Buyer Benefit



Cooler units, energy-saving



1st to 12th, 14th to 23rd Residential Levels

Unit Orientation Guide

South-Facing Units

Views



Ortigas skyline

Sunlight



Maximized natural light

Buyer Benefit



Bright and dynamic



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ARTIST'S PERSPECTIVE

REASONS TO INVEST

IDEAL LOCATION

Caters to a thriving community
of students & families

DESIGN IN A CLASS OF ITS OWN

Top-tier design & security
with sustainability in mind

LONG-TERM VALUE

Steady income potential