

Avida

Centralis **TOWERS**



STRATEGIC LOCATION



**PASAY
CITY**

A 1st 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

2

SEN. GIL

TAFT AVE.

Z AVE.



7



4

1

3

4

SEN. GIL PUYAT AVE.

MAKATI
BUSINESS DISTRICT

ANTONIO ARNAIZ AVE.



SCHOOLS & UNIVERSITIES



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



Centralis
TOWERS

COFFEE SHOP

JUST MORE THAN TEA

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

SITE DEVELOPMENT PLAN

FACING MANILA

DONADA ACCESS ROAD

WELLNESS NOOK

ADULT POOL

PLAY AREA

Studio

Jr. 1 Bedroom

1 Bedroom

INDOOR LOUNGE

CO-WORKING SPACE

GARDEN LOUNGE

FACING PASAY

FACING MANILA BAY

FACING MANILA / MAKATI

T A F T
A V E N U E



Adult Pool

Co-working/
Multipurpose Room

Indoor Lounge

Co-Working Space



Artist's Perspective

Centralis
TOWERS

Indoor Lounge



Artist's Perspective

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TOWERS

Garden Lounge



Artist's Perspective

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TOWERS

Swimming Pool



Artist's Perspective

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TOWERS

Amenities

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

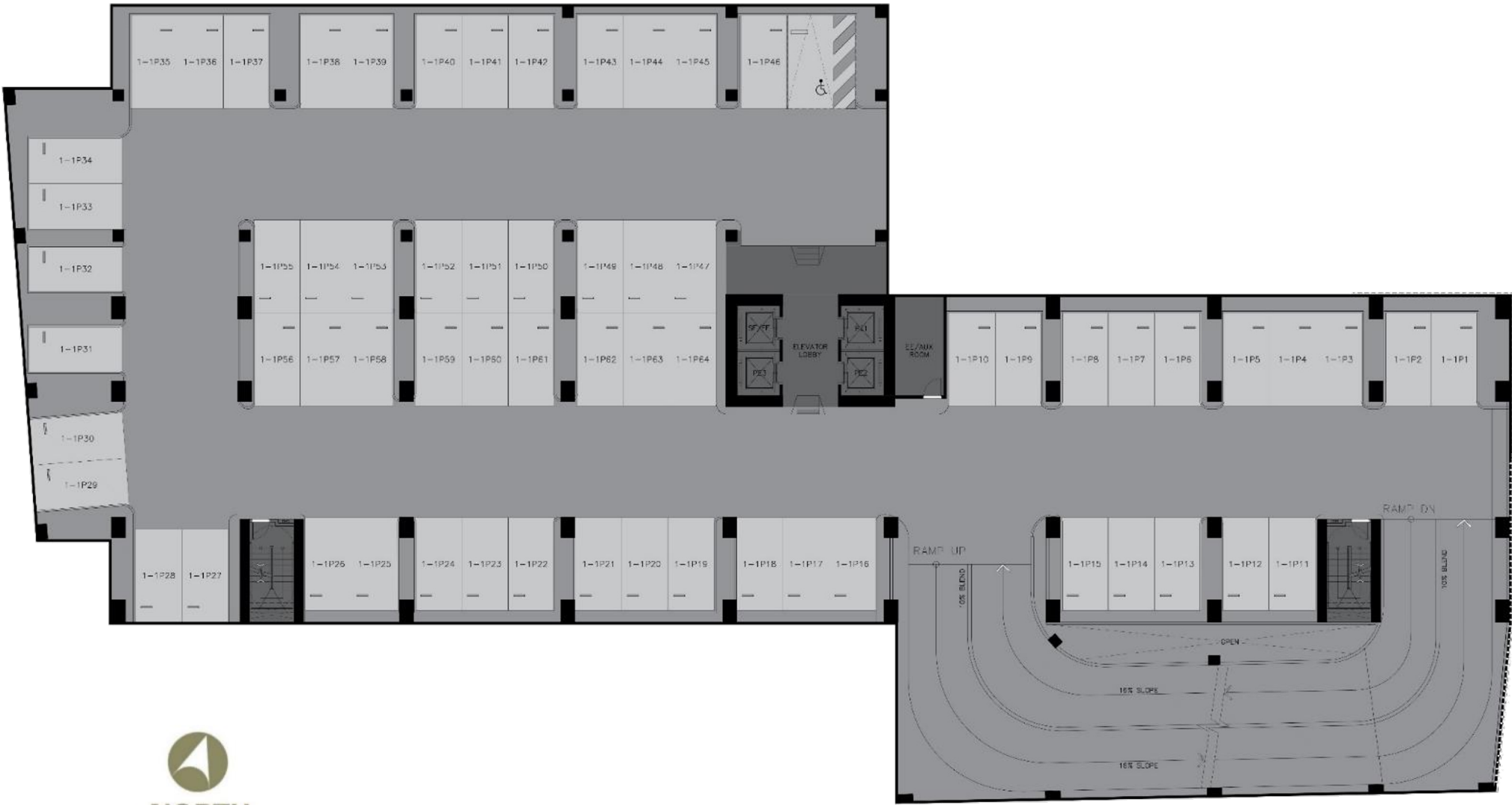


Podium Floor Plan

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





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



Artist's Perspective

Centralis
TOWERS



1 BR UNIT

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

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

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TOWERS



2 BR UNIT

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

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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Scan me

