



a fresh start to  
**LIVE BIG**



# Balintawak



## A Bustling Convergence Point



Balintawak lies in the center of Manila, Caloocan, and Valenzuela.

LRT-1



## Retail & Leisure



UP Ayala Land Technohub



Landers Superstore



Trinoma



SM North EDSA



Walter Mart North EDSA



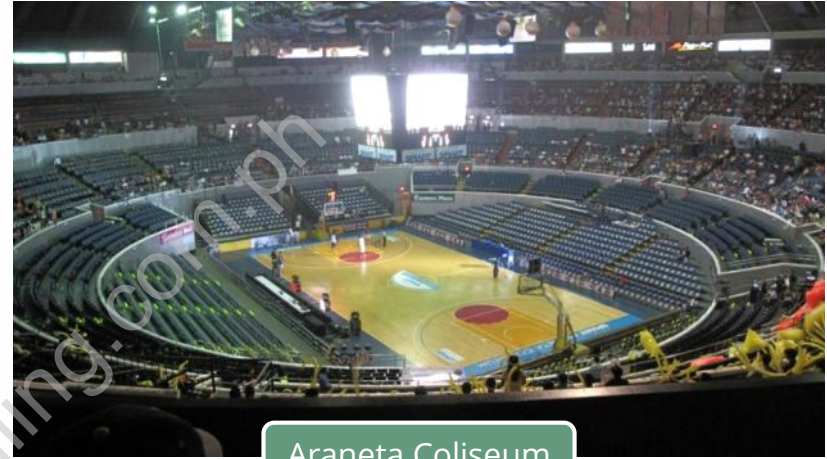
Centris Walk



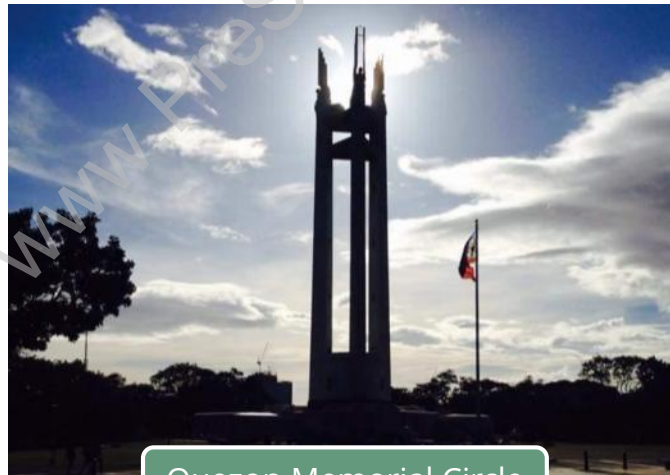
## Landmarks



Scout's Rotonda



Araneta Coliseum



Quezon Memorial Circle



# Institutions



University of the Philippines



Philippine Science High School



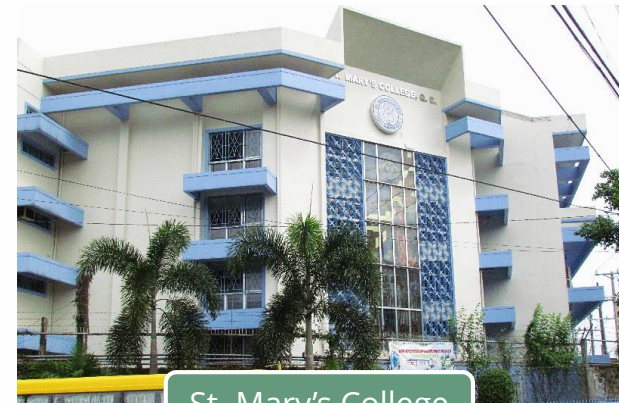
University of Santo Tomas



Notre Dame of Greater Manila



Grace Christian College



St. Mary's College



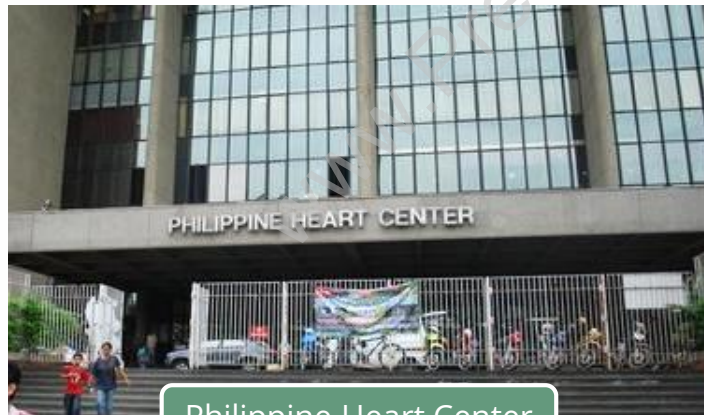
## Hospitals



Chinese General Hospital



Quezon City General Hospital



Philippine Heart Center



East Avenue Medical Center



## Places of Work



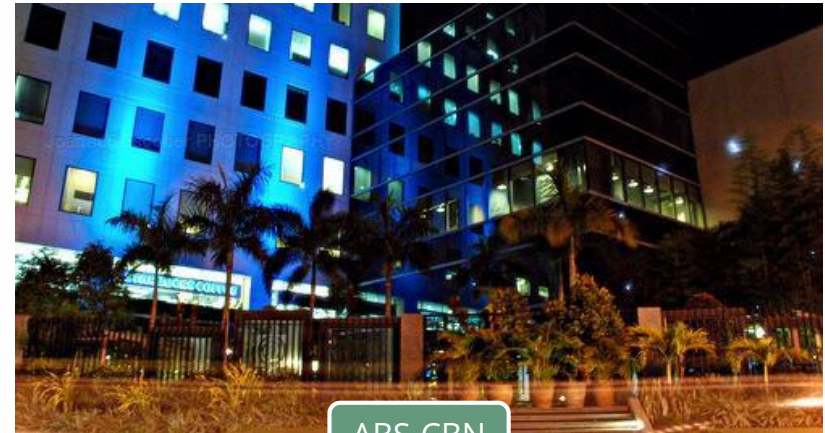
Bangko Sentral



GMA-7



UP Technohub



ABS-CBN



# Infrastructure



## Access



Convenient Northbound access  
via North Luzon Expressway



Convenient Southbound access  
via the planned Skyway Stage 3





# Avída

an AyalaLand company



## Existing Projects

78 projects nationwide  
in 29 locations

### PAMPANGA

Avida Residences San Fernando  
Avida Settings Aliviera

### BULACAN

Avida Parkfield Settings Pullan  
Avida Settings Altaraza  
Madera Grove Estates

### METRO MANILA

Quezon City  
Mandaluyong  
Taguig  
Makati  
Manila  
Muntinlupa  
Parañaque

### CAVITE

Avida Residences Dasmariñas  
Avida Residences Sta. Catalina  
Avida Settings Cavite  
Avida Village Sta. Cecilia  
Serin East Tagaytay  
Serin West Tagaytay  
Southgrove Estates

### BATANGAS

Avida Residences San Isidro  
Avida Residences Sta. Monica  
Avida Settings Batangas  
Avida Settings Lipa  
Hacienda Sta. Monica  
San Antonio Heights

### ILOILO

Avida Storeys Atria  
Avida Towers Atria  
Avida Village Iloilo

### NEGROS

Avida Village North Point

### CABANATUAN

Avida Residences Sta. Arcadia  
Avida Settings Cabanatuan

### ANTIPOLO

San Rafael Estates  
St. Alexandra Estates  
St. Gabriel Heights

### LAGUNA

Avida Parkway Settings NUVALI  
Avida Settings NUVALI  
Avida Southfield Settings NUVALI  
Avida Village Cerise NUVALI  
Avida Woodhill Settings NUVALI  
Hillcrest Estates NUVALI  
Ridgeview Estates NUVALI  
Santarosa Estates

### QUEZON

Santa Barbara Homes  
Santa Isabel Village  
San Juan Estates

### NAGA

San Alfonso Homes  
San Francisco Village  
San Ignacio Estates

### CEBU

Avida Towers Cebu  
Avida Towers Riala

### CAGAYAN DE ORO

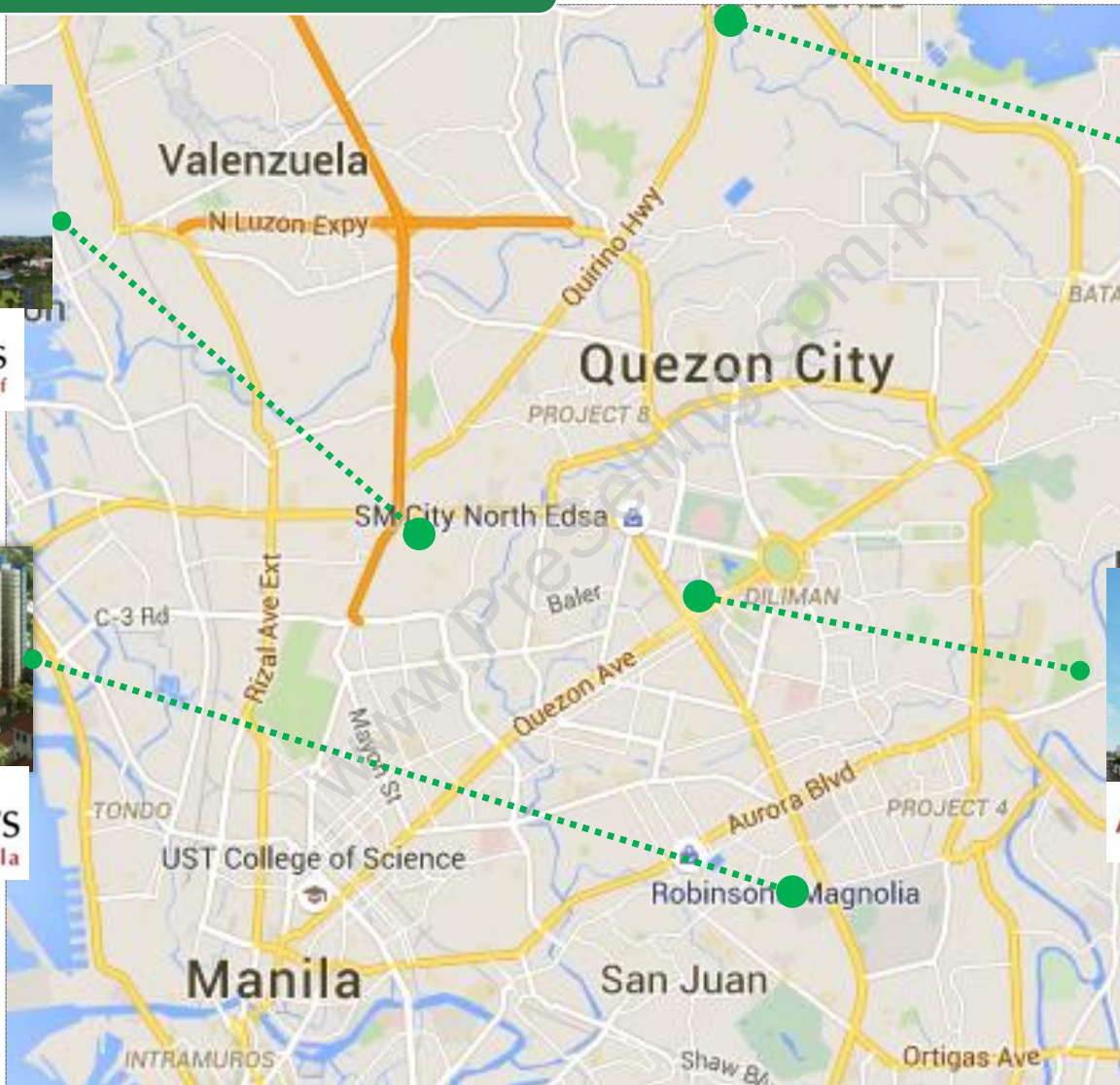
Avida Towers Aspira  
Centrio Tower

### DAVAO

Avida Towers Davao



## Avida in Quezon City



**Avida Towers**  
Cloverleaf



**Avida Towers**  
Astrea



**Avida Towers**  
New Manila

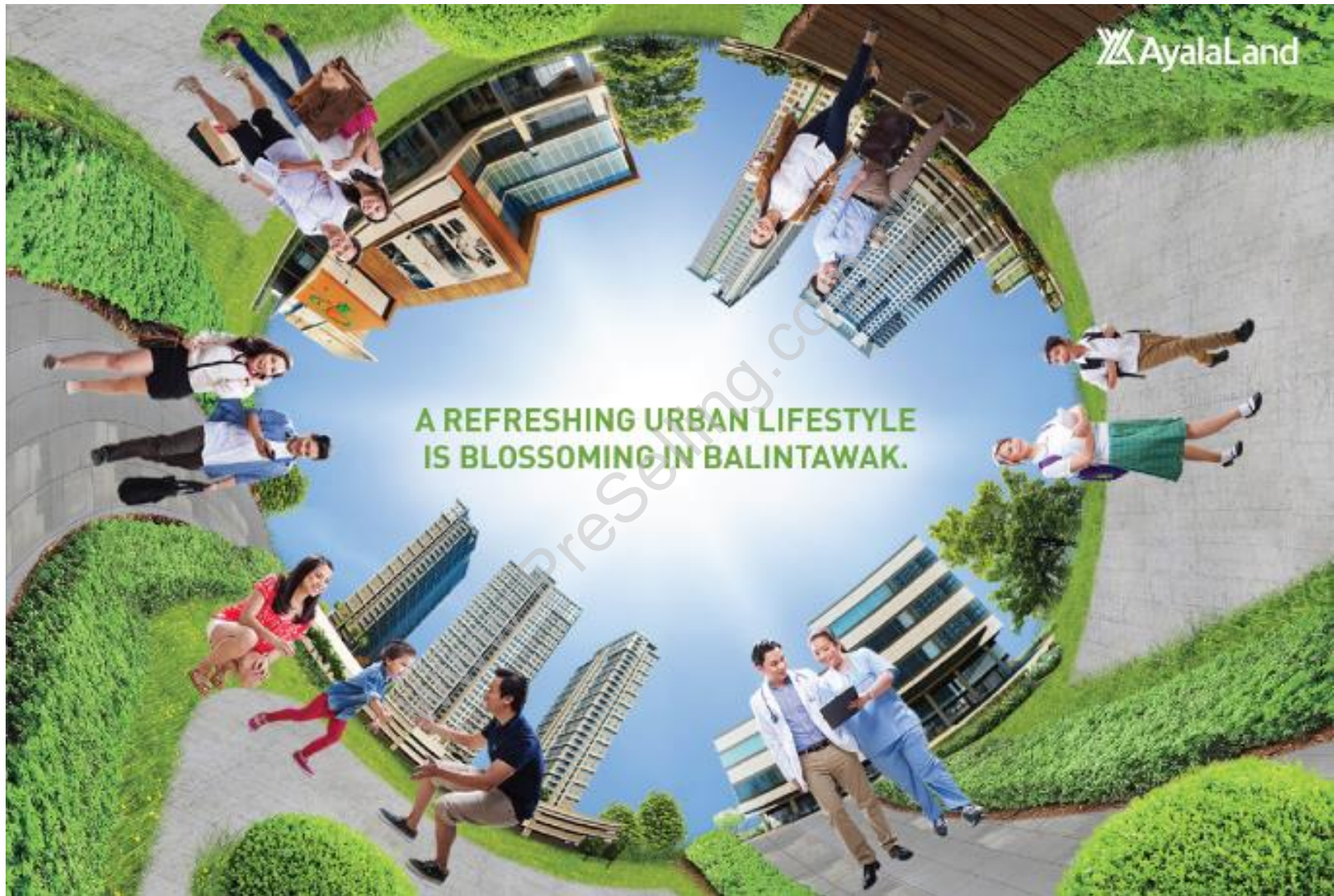


**Avida Towers**  
Sola



**Avida Towers**  
Vita



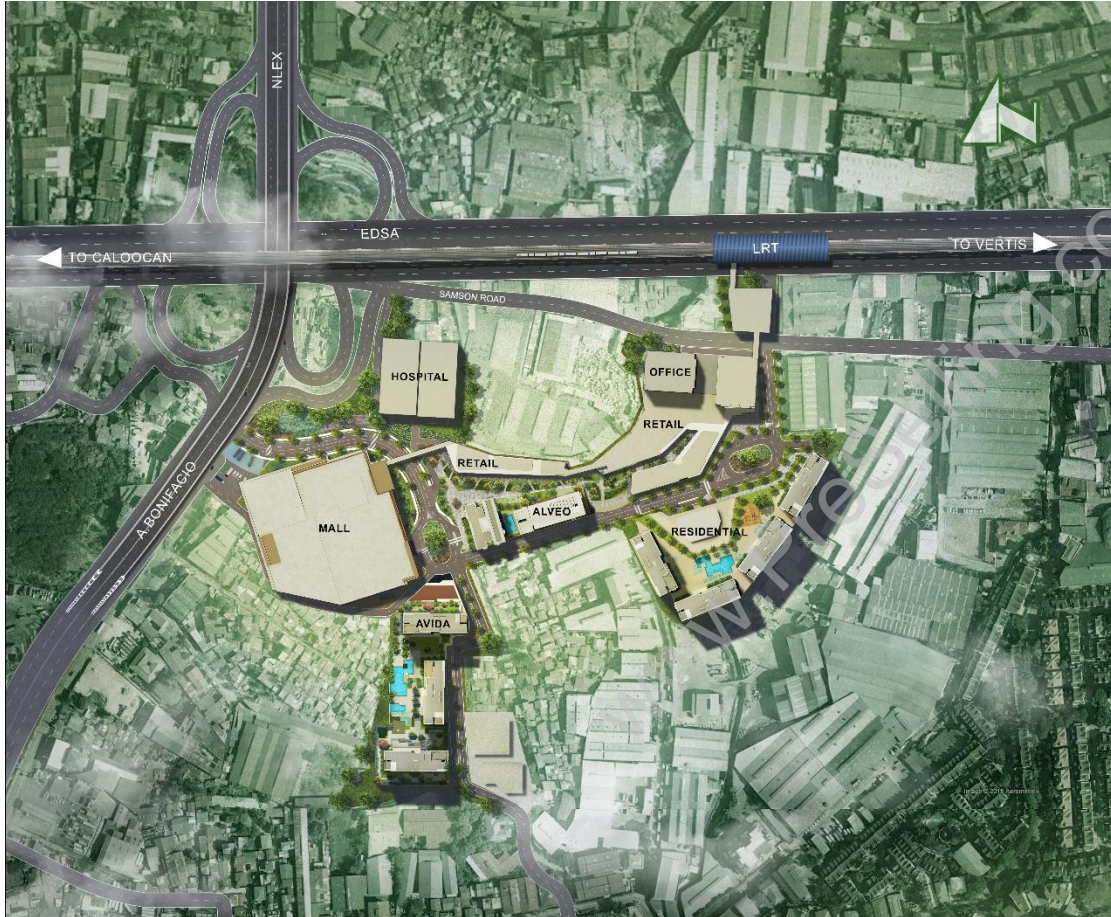








## About the Estate



### Pocket Urban Haven

Another signature development of Ayala Land, Cloverleaf enlivens Quezon City with an ingenious mixed-use community amidst a transit convergence point.

Here, fresh choices in retail, dining, and leisure intersect with urban essentials for healthcare, business, and living.



## Upcoming Estate Developments



Artist's Perspective of Ayala Malls Cloverleaf

## Upcoming Estate Developments



Artist's Perspective of Ayala Malls Cloverleaf



## Upcoming Estate Developments



Artist's Perspective of QualiMed Hospital in Cloverleaf

## Upcoming Estate Developments



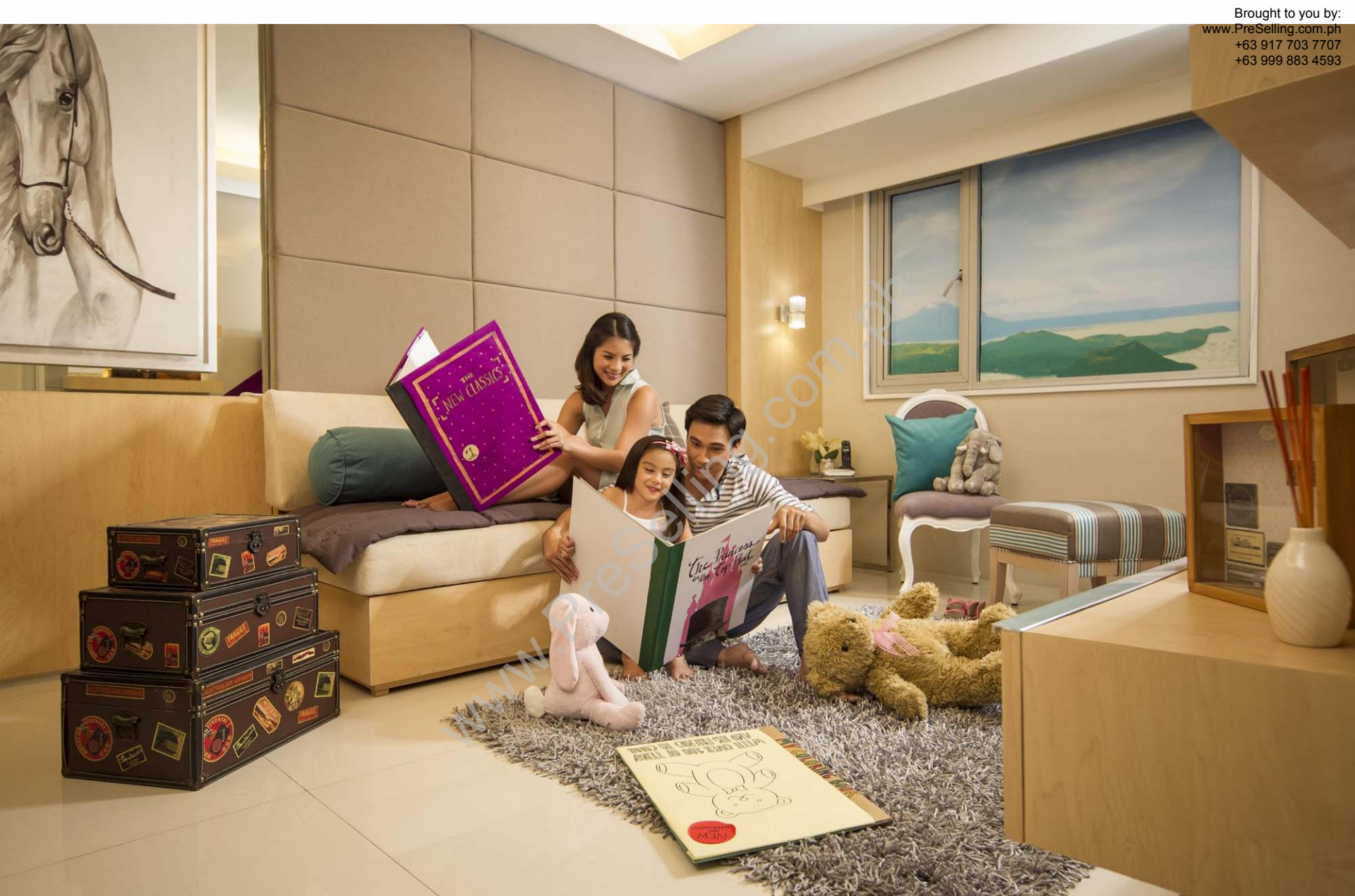
Artist's Perspective of Cloverleaf Commercial District in Balintawak, Quezon City



# Avída Towers

## Cloverleaf

[www.PreSelling.com.ph](http://www.PreSelling.com.ph)





## Property Overview



### A Refreshing Urban Lifestyle

In Cloverleaf, it's easy to live big with 11 hectares of mixed-use offerings that include shopping and dining options, a hospital, an assortment of fun activities, and everyday essentials all at your fingertips—and of course, your very own Avida Towers Cloverleaf.



## Masterplan & Concept



### Experience a big lifestyle in Avida Towers Cloverleaf.

Poised to be a landmark in Balintawak, this ideal urban space defines city living with its complete range of indoor and outdoor recreational facilities and practical amenities.

Here, a fresh, vibrant community awaits coupled with the convenience of living at the North's gateway to Metro Manila.



## Unique Features / Property Highlights

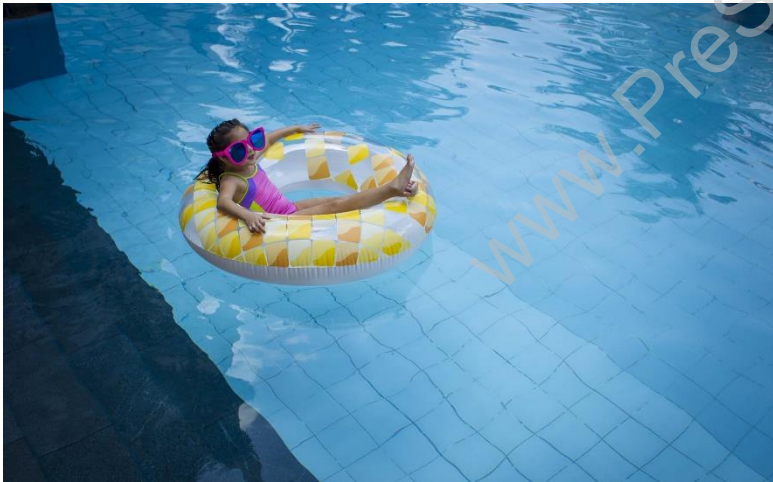


### Live in a nurturing community.

Swim, work out, spend quality time with your loved ones — at Avida Towers Cloverleaf, you can enjoy a wide range of sensible leisure and recreational amenities all built for you.

### Amenities

- Adult and Kiddie Pool Deck
- Multi-Purpose Hall
- Children's Pool Area
- Indoor Gym
- Lawn Area
- Landscaped Garden
- Serenity Garden



## Unique Features / Property Highlights



Avida Towers Cloverleaf Grand Lawn Amenity Deck



## Unique Features / Property Highlights



Avida Towers Cloverleaf North Serenity Garden

## Unique Features / Property Highlights



Avida Towers Cloverleaf Serenity Garden at the Roof Deck





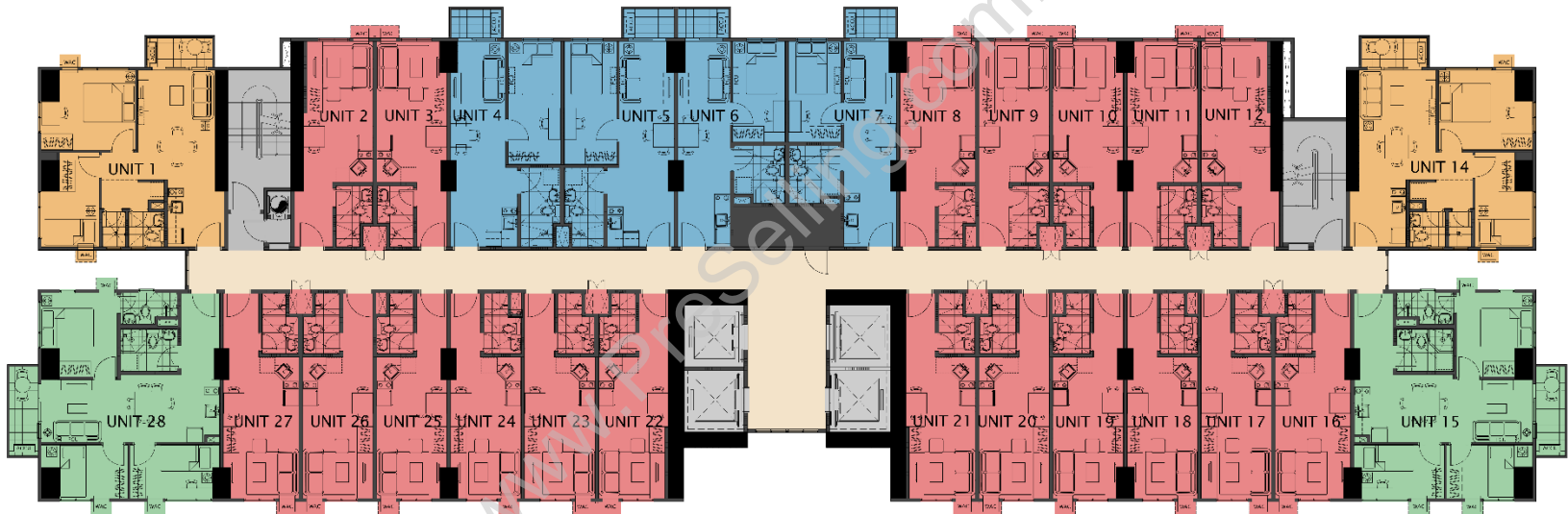
# Units & Floor Plans

## TOWER 1 TYPICAL FLOOR PLAN

Facing EDSA

Facing A. Bonifacio Ave.

Facing Quezon City Monument



Facing Amenity



Studio 1BR 2BR 3BR

2ND TO 28TH FLOOR PLAN



## Units & Floor Plans

### STUDIO UNIT

Approximate area:  
23 sq m / 247.57 sq ft



## Units & Floor Plans

### ONE-BEDROOM UNIT

Approximate area:  
35 sq m / 376.74 sq ft





## Units & Floor Plans

### TWO-BEDROOM UNIT

Approximate area:  
49 sq m / 527.43 sq ft



## Units & Floor Plans

### THREE-BEDROOM UNIT

Approximate area:  
57 sq m / 613.54 sq ft





## Standard Features and Provisions for Units

- Smoke detector
- Fire sprinkler
- Provision of one (1) telephone line
- CATV outlet
- Exhaust fan in bathrooms (selected units)
- Exhaust provision in the kitchen
- Provision of window-type air conditioner / multi-split type AC (selected units)
- Provision of washer/dryer
- Back-up power inside each unit
- Water meter clustered along hallway

## Standard Finish

	Living / Dining Room	Kitchen	Bedroom
<b>Flooring</b>	500 x 500 mm ceramic tiles	500 x 500 mm ceramic tiles	500 x 500 mm ceramic tiles
<b>Wall</b>	Painted finish	Painted finish	Painted finish
<b>Ceiling</b>	Concrete painted finish	Concrete painted finish	Concrete painted finish
<b>Others</b>		Countertop: High pressure laminate	

	Toilet and Bath	Balcony
<b>Flooring</b>	300 x 300 mm ceramic tiles	300 x 300 mm ceramic tiles
<b>Wall</b>	300 x 300 mm ceramic tiles	300 x 300 mm ceramic tiles
<b>Ceiling</b>	Moisture resistant gypsum	



# Why Avida Towers Cloverleaf?

www.PreSelling.com.ph

## Accessible Location





## Unique Features & Amenities



## Stress-Free Buying Experience





## Quality Assurance



## Relaxing Living Experience





# **Avída Towers**

## **Cloverleaf**