

Avida

Woodhill Settings

NUVALI

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Avida

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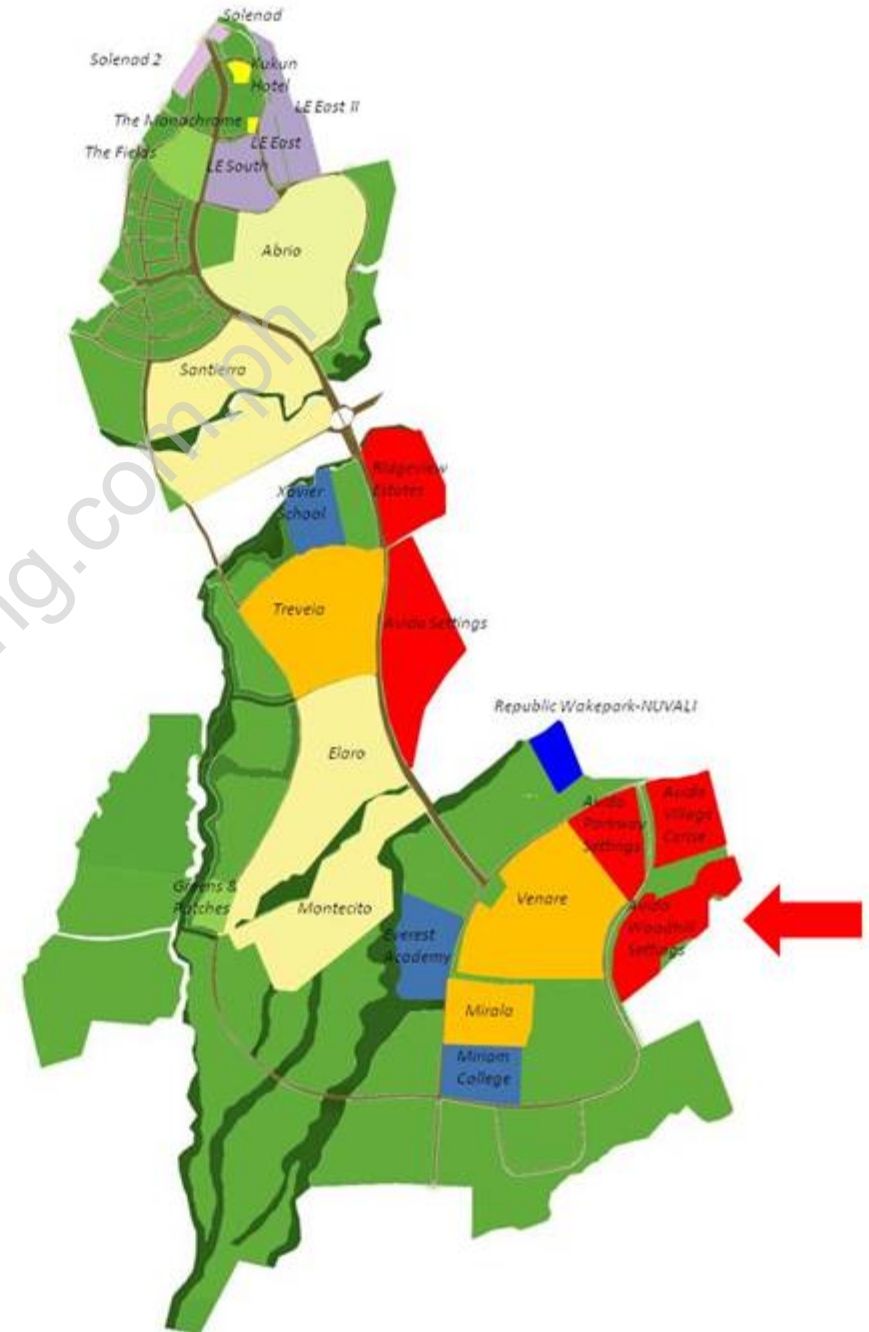
LOCATION

The project is located in Bgy. Canlubang, Calamba, Laguna. It is only 40 kms away from Makati (50 min) and 25 kms from Alabang (30 min). It is also accessible via the Sta. Rosa Tagaytay Road.

CONSIDERATIONS

Property is adjacent to existing Avida developments (Avida Village Cerise Nuvali and Avida Parkway Settings Nuvali) and Alveo's Venare.

This project is a sequel to our very successful Avida Parkway Settings Project.



Project & Location

AWSN offers house & lot and lot only units in a master planned community catering to the middle market segment. The project is located along Parkway Road (directly behind AVCN) and is highest in elevation, among all Avida projects, with a 360° view.

Whole Area:

38.5 has. (Phase 1-11.9 has; Phase 2-26.6 has)

Structure:

1,300 units; 50% H&L, 50% Lots Only (28% sold)

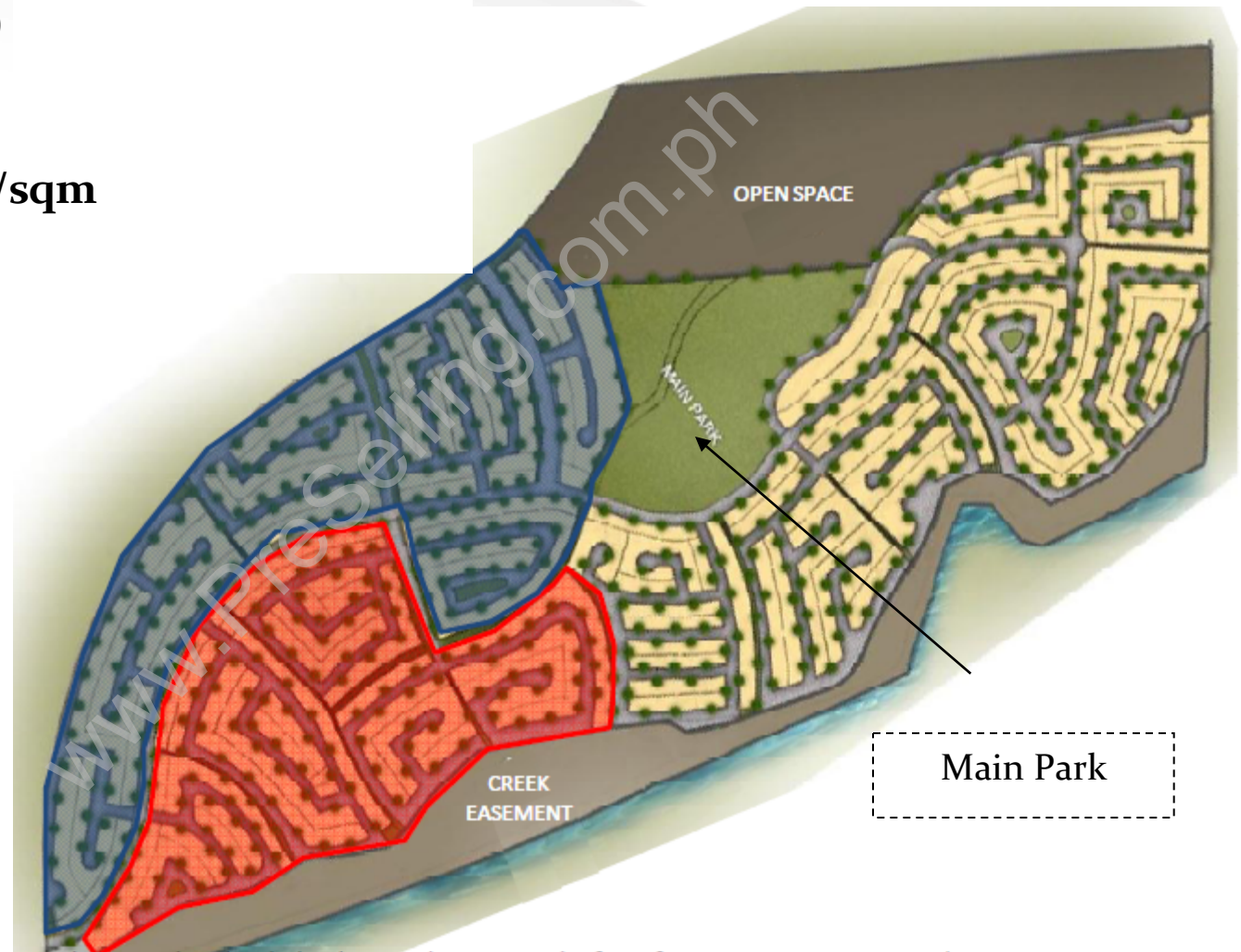
Site Development Plan

Gross Area
11 has (Ph 2 Sector A)

Lot Range & Price
103-291 sqm. – 13,400/sqm

Price Range
Ph 2 – 3.0 to 4.7 M

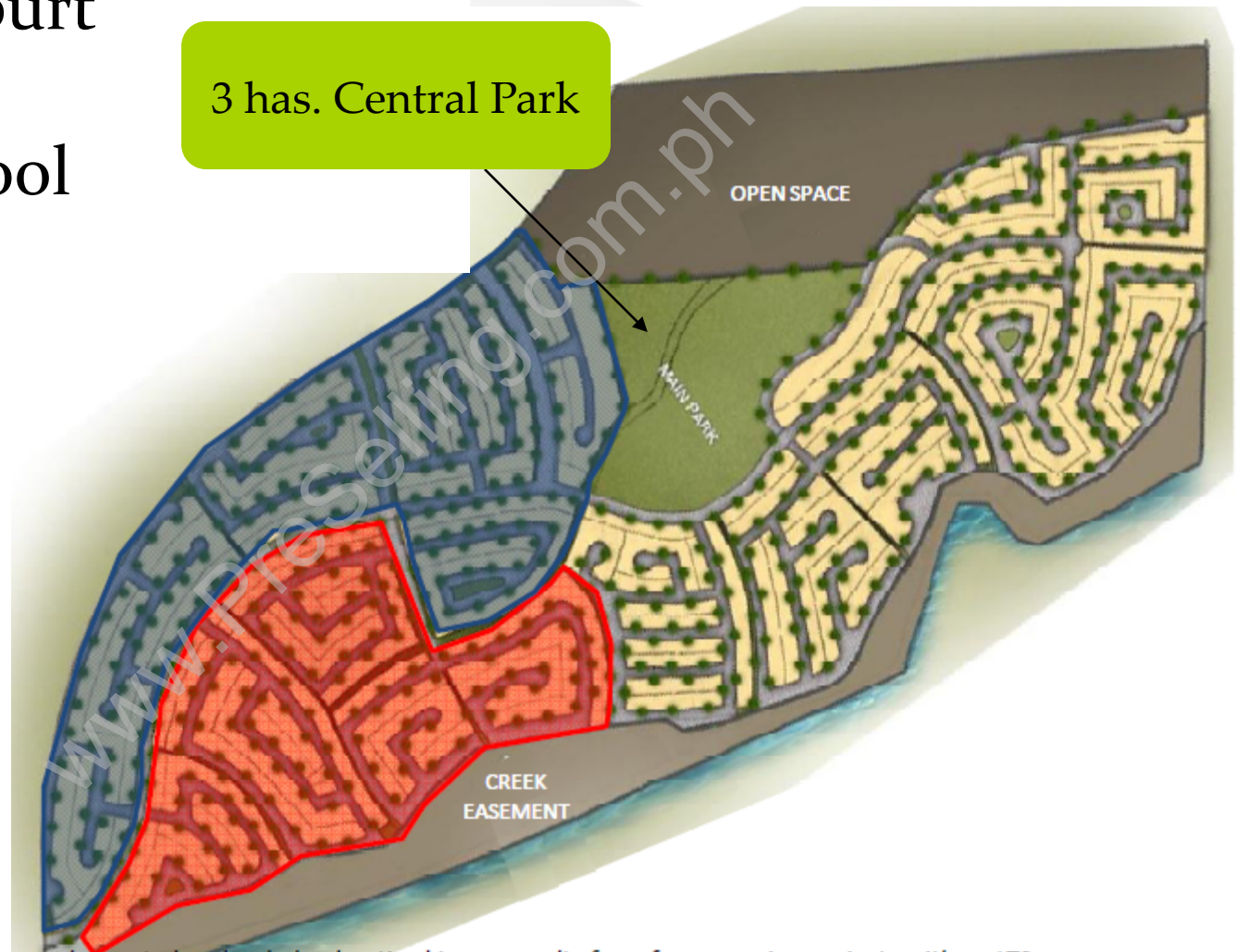
Saleable Units
Phase 2 Sector A
181 H&L
180 Lots only



Relax and Enjoy

Basketball Court
Clubhouse
Swimming Pool
Play Area

3 has. Central Park



Development Features

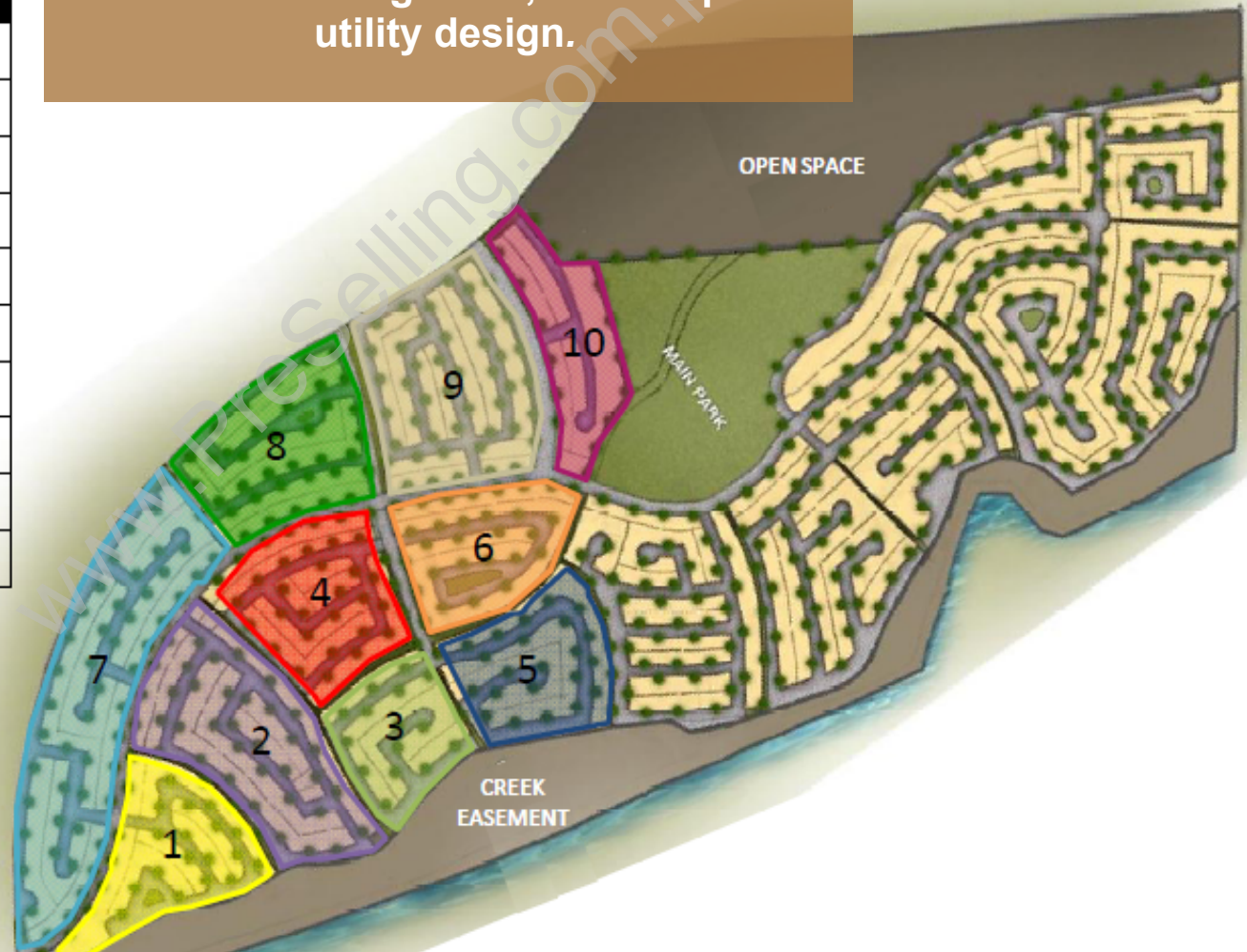
PAD ELEVATION

Pad	Elevation Range
1	165.0 – 171.0
2	160.0 – 166.0
3	158.5 – 163.0
4	160.0 – 163.0
5	155.5 – 160.0
6	153.5 – 159.5
7	163.5 – 171.0
8	155.0 – 163.0
9	154.0 – 159.5
10	146.5 – 153.5

Clustering blocks into
TERRACED PADS & BERMS

This minimizes earth movement,
reduces retaining walls, and simplifies
utility design.

SITE DEVELOPMENT PLAN
PARCEL 5 & 6



Design Concept: Terrace Method

Clustering blocks
into terraced pads & berms



Note: Inspirational Only

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PAD ELEVATION

Pad	Elevation Range
1	165.0 – 171.0
2	160.0 – 166.0
3	158.5 – 163.0
4	160.0 – 163.0
5	155.5 – 160.0
6	153.5 – 159.5
7	163.5 – 171.0
8	155.0 – 163.0
9	154.0 – 159.5
10	146.5 – 153.5

SITE DEVELOPMENT PLAN
PARCEL 5 & 6



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***Modern Contemporary
Houses***

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Celena

Floor Area:
53 sqm

Lot Area:
110 sqm.

Price:
3.0M



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Celena



Ground Floor



Second Floor

Maia

Floor Area:
69 sqm.

Lot Area:
145 sqm.

Price:
3.8M



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Maia



Ground Floor



Second Floor

Thea

Floor Area:
88 sqm.

Lot Area:
175 sqm.

Price:
4.5M



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Thea



Ground Floor

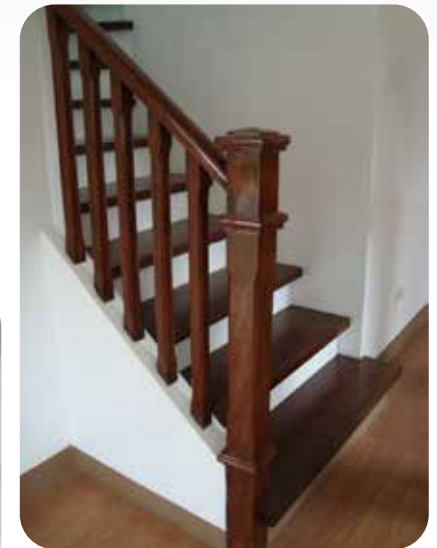
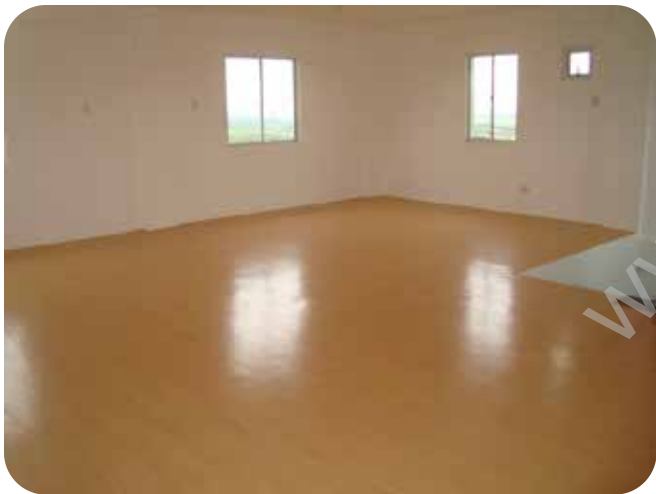


Second Floor

Quality Assurance

House units come with a 15 year Structural Warranty and
1 year Workmanship Warranty

Basic Finish



BASIC Finish

- ✓ Vinyl floor tiles @ g/f & 2/f
- ✓ Painted Walls & Ceilings
- ✓ Without Interior Partitions
- ✓ Complete T&B @ g/f only
- ✓ Stairs with Railing
- ✓ Sliding Windows
- ✓ Kitchen sink & granite counter top
- ✓ Modular Cabinets
- ✓ Metal Roofing with Gutter

Quality Assurance

House units come with a 15 year Structural Warranty and
1 year Workmanship Warranty

Standard Finish



STANDARD Finish

- ✓ Vinyl floor tiles @ g/f & 2/f
- ✓ Painted Walls & Ceilings
- ✓ With Interior Partitions
- ✓ Celena: T&B at gf only
- ✓ Maia & Thea: T&B @ g/f & 2f
- ✓ Stairs with Railing
- ✓ Sliding Windows
- ✓ Kitchen sink & granite counter top
- ✓ Modular Cabinets
- ✓ Metal Roofing with Gutter

Milestones

Launch

Phase 1-Dec. 2012

Phase 2- June 2013

Land Development

Phase 1 – June 2013

Phase 2 (Sector A) – Q1 2014

House Construction

Phase 1 - Dec 2013

Phase 2 (Sector A) – Q3 2014