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EAST  
*Serini*  
TAGAYTAY

**Live everyday like a vacation**

# AVIDA'S PORTFOLIO IN TAGAYTAY



## Tower 1

Launched in December, 2012

Launch Value : Php92,500 per sq. m.

Current Value: Php108,900 per sq. m.

## Tower 2

Launched in June, 2013

Launch Value : Php97,100 per sq. m.

Current Value: Php109,300 per sq. m.

## Low Rise Building

Launched in December, 2012

Launch Value : Php102,000 per sq. m.

Current Value: Php116,200 per sq. m.



## Tower 1

Launched in July, 2015

Launch Value : Php101,500 per sq. m.

Current Value: Php110,500 per sq. m.



# VICINITY MAP

## ACCESSIBLE LOCATION

### Malls

- Ayala Malls Serin

### Hospital

- Tagaytay Medical Center

### Schools

- Shim International School
- Olivarez College Tagaytay
- La Belle Montessori School

### Places of Worship

- Our Lady of Lourdes Church
- St. Francis of Assisi Chapel

### Other points of interest

- Ilog Maria Honey Farm
- Tagaytay Picnic Grove
- Tagaytay Sports Center and Oval



# AYALA MALLS SERIN



# LIST OF MERCHANTS

DAISO JAPAN

HOFA LAMIN8

PARAGE SOUVENIR COLLECTION

JOLLIBEE

BONE AND BOWL

TECHNO

BENCH

MAGICAL BLEND WELLNESS SHOP

SERVICE ALLEY

WAKI

SALE BAZAAR

ALL TELECOM & SERVICE UTILITY CONCEPT

WEBER'S DELICATESSEN

MIRANDA OPTICAL

STARBUCKS COFFEE

DR. KONG

PAYLESS SHOESOURCE

GLOBE STORE

LBC

LUCINA HOME & GARDEN

BANK OF THE PHILIPPINE ISLANDS

FLOWERS BY ROSABELLA

XCHANGE MONEY CHANGER

TIMEZONE

CDR-KING

DAKASI

LZM RESTAURANT

FAMOUS BELGIAN WAFFLE

UNIVERSAL STOREFRONT SERVICES CORP.

ORIGINAL HOT SAUCE STORE

TOUS LES JOURS

JMY MONEY CHANGER

LOUMARS CAFE & RESTAURANT

FLORANTE'S PASALUBONG DELICACIES

HOKKAIDO RAMEN SANTOUKA

FAMILY MART

FRENCH BAKER

SHOE SALON

COLDSTONE CREAMERY

VANS

THE COFFEE BEAN & TEA LEAF

EO EXECUTIVE OPTICAL

WRISTPOD

JOCKEY

KATSUSORA

SEOUL GARDEN HOT POT

HERMANA MMXIV

MERCURY DRUG

THE SCENTS CO.

SERENITEA

SOY YUMMY

# MASTERPLAN



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# SITE DEVELOPMENT PLAN

## SERIN EAST TAGAYTAY DEVELOPMENT TIMELINES

### Phase 1

- Tower 1
- Clubhouse and function room
- Game room
- Adult swimming pool
- Lounge Area

### Phase 2

- Tower 2
- Play area
- Kiddie Pool
- Gazebo

### Future Development:

- Towers 3 & 4
- Lounge gazebo
- Garden path



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# DEVELOPMENT OVERVIEW

## PROJECT DETAILS

### TOWER 1

12 Total number of floors  
10 Residential levels  
2 Parking level  
235 Total residential units

134 Studio Units  
74 One-Bedroom Units  
27 Two-Bedroom Units

25 Units per floor

Completion Date : Q1 2018  
Turn over : Q2 2018  
Launch Date : July 2015

### TOWER 2

17 Total number of floors  
15 Residential levels  
2 Parking level  
363 Total residential units

203 Studio Units  
119 One-Bedroom Units  
41 Two-Bedroom Units

25 Units per floor

Completion Date : Q1 2021  
Turn over : Q3 2021  
Launch Date : October 2017



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# TOWER 1



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# TOWER 1 & DROP OFF



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# TOWER 2



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# TOWER 2 – AERIAL VIEW



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# SENSIBLE FEATURES & AMENITIES

## Ground level amenities:

- Adult pool
- Kiddie pool
- Game room
- Clubhouse and function rooms
- Lounge areas
- Play area



## Podium level amenities:

- Lounge gazebo
- Garden path
- Generous open spaces

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# THOUGHTFULLY DESIGNED UNITS

Created with you in mind, designed with zero space wastage that gives your more livable space

Well ventilated for air and sunlight to naturally flow

A woman and a young girl are in a kitchen, looking at a large open book together. The woman is holding the book, and the girl is pointing at something on the page. They are both smiling. In the foreground, there is a wooden table with a colorful woven placemat. On the placemat, there is a red coffee cup on a saucer, a glass pitcher of orange juice, a glass bowl of fruit (apples, bananas, and a pineapple), and a stack of plates. The background shows a kitchen counter with various items, including a sink and a stove.

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# QUALITY

Build to last with Ayala standards

- Appreciation of investment over time
- Reliable power and water sources
- Property Management and Village administration by Ayala Property Management Corporation



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# TOWER 1 TYPICAL FLOOR PLAN

3<sup>rd</sup> to 8<sup>th</sup> Residential Floor

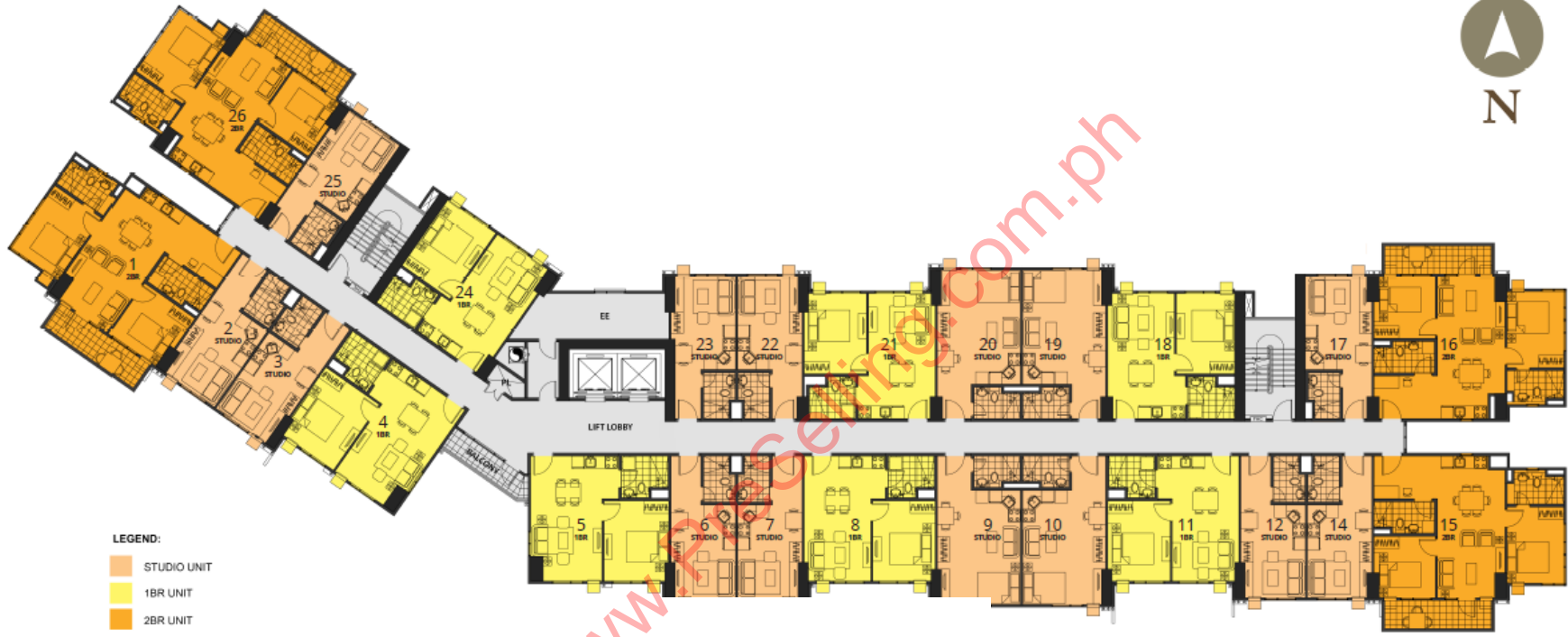
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# TOWER 1

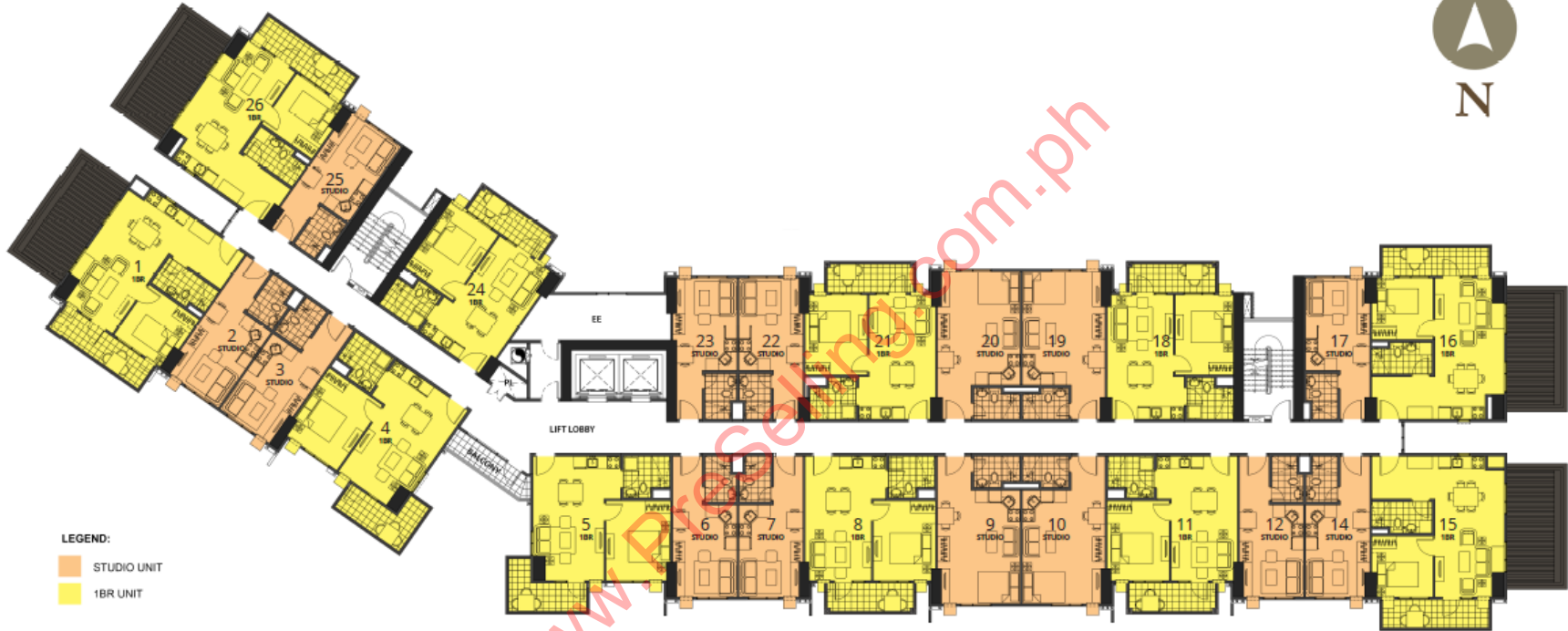


- LEGEND:
- STUDIO UNIT
  - 1BR UNIT
  - 2BR UNIT

TYPICAL FLOOR PLAN  
3<sup>RD</sup> TO 6<sup>TH</sup> FLOOR



# TOWER 1



LEGEND:  
STUDIO UNIT  
1BR UNIT

TYPICAL FLOOR PLAN  
7<sup>TH</sup> TO 8<sup>TH</sup> FLOOR



# TOWER 2 TYPICAL FLOOR PLAN

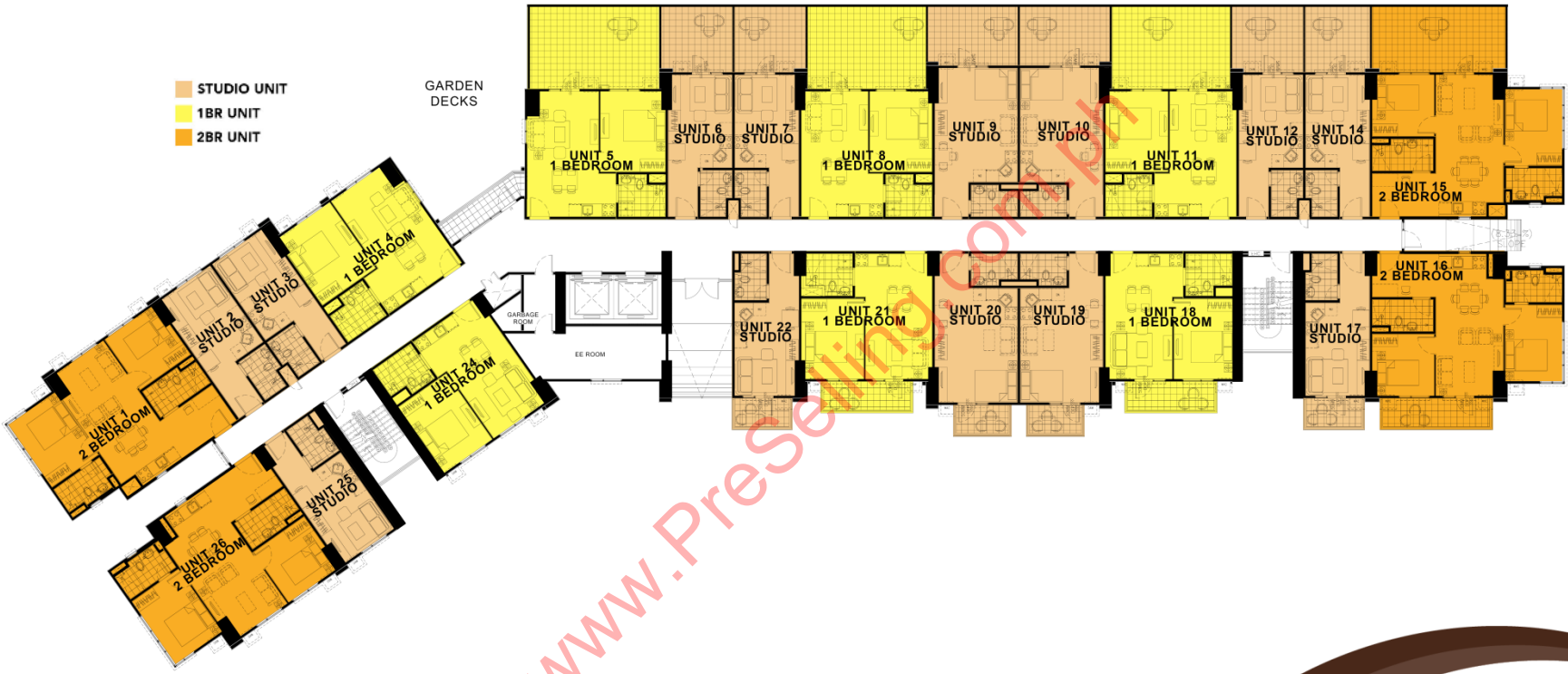
1<sup>st</sup> & 3<sup>rd</sup> to 11<sup>th</sup> Residential Floor

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# TOWER 2



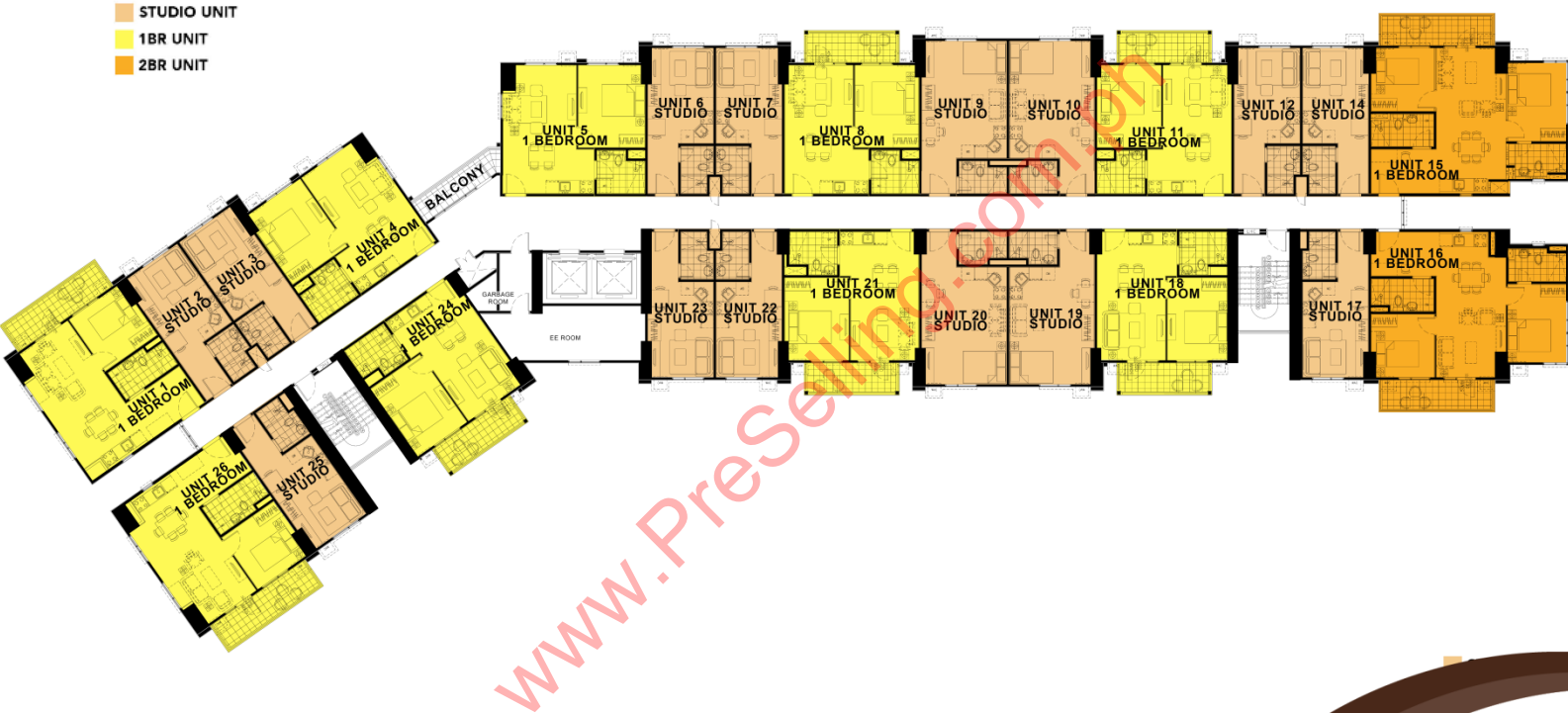
TYPICAL FLOOR PLAN  
GROUND FLOOR

# TOWER 2



TYPICAL FLOOR PLAN  
3<sup>rd</sup> TO 6<sup>TH</sup> FLOOR

# TOWER 2



TYPICAL FLOOR PLAN  
9<sup>th</sup> TO 11<sup>th</sup> FLOOR

# STUDIO UNIT



APPROX. 23 SQ. M. | 248 SQ. FT.

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# ONE BEDROOM



APPROX. 41 SQ. M. | 441 SQ. FT.

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# TWO BEDROOM



APPROX. 64 SQ. M. | 689 SQ. FT.

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# EXECUTIVE STUDIO



APPROX. 30 SQ. M | 323 SQ. FT.

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# LIVING ROOM



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# DINING ROOM



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# STANDARD UNIT FINISHES

	Living/Dining Room	Kitchen	Bedroom
Flooring	Ceramic tiles	Ceramic tiles	Ceramic tiles
Wall	Painted finish	Painted finish	Painted finish
Ceiling	Concrete painted finish	Concrete painted finish	Concrete painted finish
Others		Countertop: high pressure laminate	
	Toilet and Bath	Utility Room	Balcony
Flooring	Ceramic tiles	Ceramic tiles	Ceramic tiles
Wall	Ceramic tiles	Painted finish	Painted finish
Ceiling	Moisture resistant gypsum		Concrete painted finish

# STANDARD UNIT FEATURES AND DELIVERABLES

STANDARD FEATURES	UNIT PROVISIONS
Fire Detection and Alarm System	Kitchen/Living
Fire Sprinkler	Living/Dining, Kitchen and Bedroom
Emergency Power	Yes
Telephone Lines	1 provision
provision for Water Heater	Yes
Provision for A/C	Window type
Provision for Washer/Dryer	Yes
Provision for Kitchen Exhaust	Yes

# BUILDING FEATURES & PROVISIONS

- Semi-addressable Fire Alarm and Smoke Detection System
- Automatic Fire Sprinkler System
- Two (2) Fire Exits per floor
- Water reservoir with separate fire reserve
- Telephone, cable and internet ready
- 100% Emergency power in common areas
- CCTV in common areas
- Materials Recovery Facility
- Centralized garbage system disposal

**Avida**

an AyalaLand company

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