



*go  
beyond  
living*



# Avída Towers

Vireo

10 July 2017



ARCA South, the newest central business district south of the Metro.

ARCA South is a 74-hectare master-planned, mixed-use development strategically located along the East Service Road of the South Luzon Expressway and is easily accessible via C-5.



## SEE YOUR FUTURE RISE AT ARCA SOUTH.

2014

Launch of Ayala Land Premier,  
ALveo, and Avida Developments

Groundbreaking of Ayala Malls,  
Offices, and Seda Hotel

2017

Completion of Phase 1  
infrastructure and road works

2018

Phase 1 Completion  
of Ayala Land Premier,  
ALveo, and Avida Developments

2019

Completion of BPO Towers

Seda Hotel Opening

Ayala Malls Opening



For Phase 1, Ayala Land will invest **Php80 Billion** to develop ARCA South, with a 50-50 split between residential and commercial use.



# ARCA SOUTH: City In Sync

## ESTATE OFFERING:

- 6 BPO buildings managed by Ayala Land Offices
- Multiple Retail Formats: Regional Mall, Lifestyle Mall & Transit oriented mall
- Seda Hotel

## ESTATE FEATURE:

- 30-60 meter wide green space
- 40% dedicated to open spaces
- Integrated basement parking



*explore*



*enriching*

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# ARCA South Main Street Features

## 1. FITNESS PARK

Dedicated jogging paths, bike lanes and open spaces allows fitness enthusiasts and athletes to regularize their daily exercise.

## 2. CENTRAL EVENT AREA

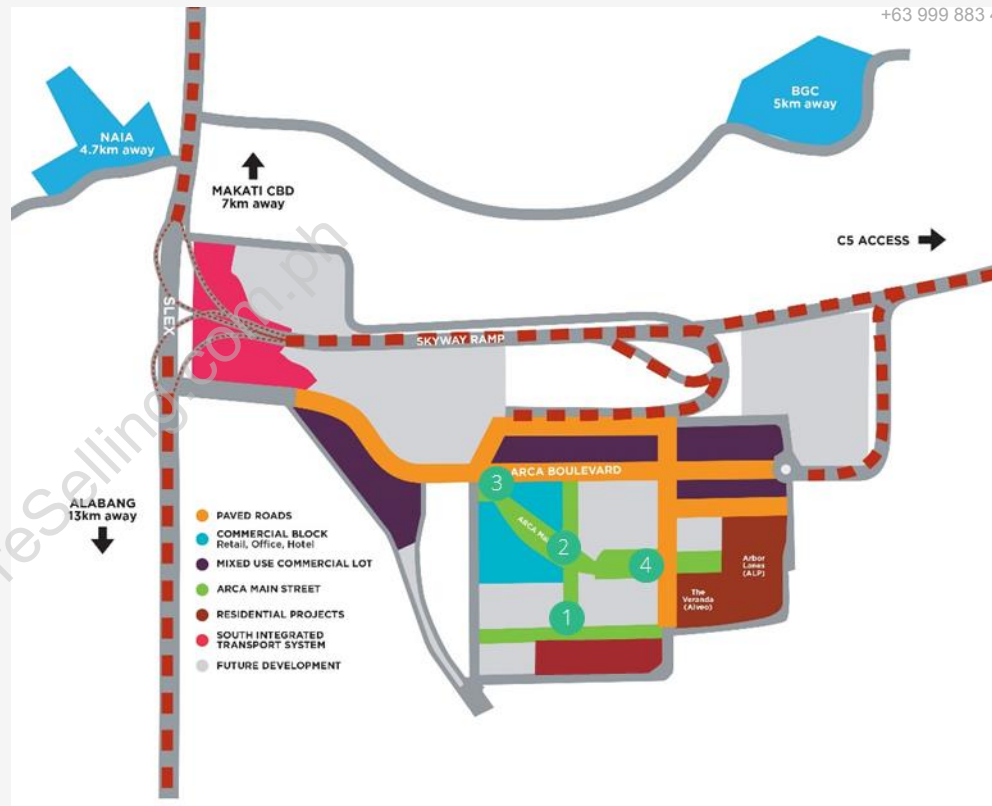
ARCA South will soon host a myriad of activities at its very own Central Event area, a place large enough for both exhibits and mini- concerts.

## 3. URBAN PROMENADE

Take in what nature has to offer under the covered walkways and green spaces in the Urban Promenade. After a pleasant stroll, visit the commercial center for its many restaurants and various shops.

## 4. INTERACTIVE FAMILY PARK

Weekend are sure to be fun filled at the outdoor playground where kids can hang and couples can spend some quality time.





# DEVELOPMENT OVERVIEW



## PROJECT DETAILS

### TOWER 1

Total number of floors – 17

- 14 Residential levels
- 1 Commercial level
- 2 Basement parking level
- 476 Total residential units

- 350 Studio Units
- 42 One-Bedroom Units
- 42 Two-Bedroom Units
- 42 Three Bedroom Units

- 34 Units per floor
- 5 Commercial units



# AVIDA TOWERS VIREO TOWER 1

Facing ARCA South main street





Facing South Union Drive

Clubhouse facing  
ARCA South main street



# SITE DEVELOPMENT PLAN



## AVIDA TOWERS VIREO DEVELOPMENT TIMELINES

### Phase 1

- Tower 1 Residential and parking units
- Retail units at phase 1
- Function room
- Indoor Gym

### Future Development: Phase 2 and Phase 3

- Tower 2 and 3 Residential and parking units
- Game Room
- Lawn/Landscaped Areas
- Children's playground
- Clubhouse
- Adult and Kiddie Pool



# SENSIBLE FEATURES & AMENITIES

- Adult and Kiddie Pool
- Function Room
- Children's Play Area
- Clubhouse
- Indoor Gym
- Game Room
- Lawn/Landscaped areas

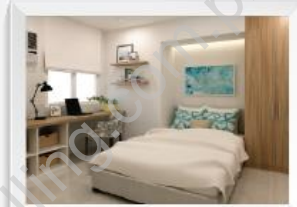




## SENSIBLE FEATURES & AMENITIES

- Adult and Kiddie Pool
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*aspire*



*own it*

## 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

# TOWER 1 TYPICAL FLOOR PLAN

3<sup>rd</sup> to 15<sup>th</sup> Residential Floor



Facing Avida Towers One Union Place



# STUDIO UNIT

approx.23 sq.m.

	sq.m.	sq.ft.
Foyer / Living / Dining / Kitchen	19	204.5
Toilet & Bath	4	43
Estimated Total Area	23	247.5



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# 1 BEDROOM UNIT

approx. 37 sq.m.

	sq.m.	sq.ft.
Foyer / Living / Dining	14	150.6
Kitchen	6	64.5
Toilet & Bath	5	53.8
Bedroom	10	107.6
Balcony	2	21.5
Estimated Total Area	37	398.2







# 3 BEDROOM UNIT

approx. 61 sq.m.

	sq.m.	sq.ft.
Foyer / Living / Dining / Kitchen	24	258
Toilet & Bath	4	43
Master Bedroom	10	107
Master Toilet & Bath	3	32
Bedroom 1	8	86
Bedroom 2	8	86
Balcony	4	43
Estimated Total Useable Area	61	656

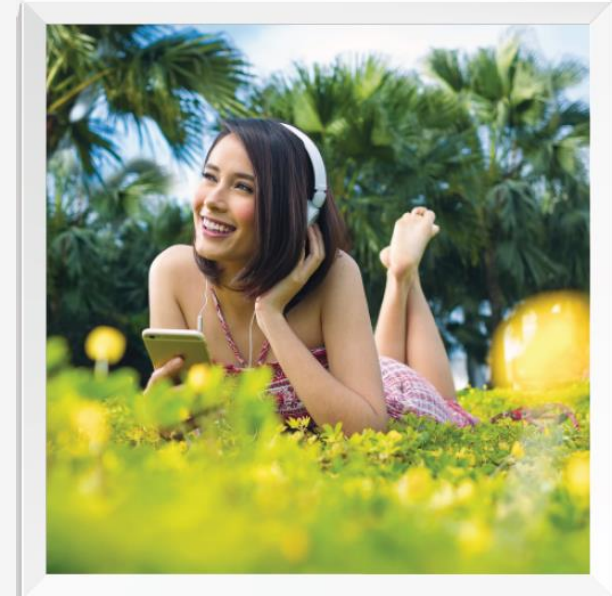
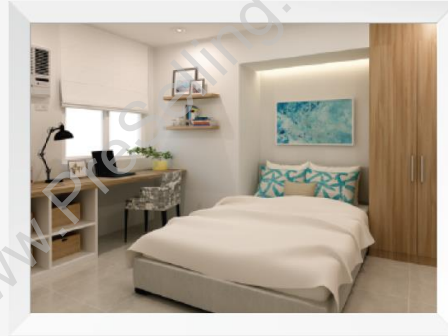


# UNIT INTERIORS



# 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



# 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 DELIVERABLE

STANDARD FEATURES	UNIT PROVISIONS
Fire Detection and Alarm System	Kitchen
Fire Sprinkler	Living/Dining, Kitchen and Bedroom
Emergency Power	30% or Selected areas in unit
Telephone Lines	1 provision
provision for Water Heater	Toilet & Bath
Provision for A/C	Window type AC / Split-type for selected units
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
- Green building design features

