

Avída Towers

Astrea

www.Preselling.com.ph

An aerial photograph of a modern skyscraper with a glass facade, standing prominently in a dense urban environment. The sun is low on the horizon, creating a warm, golden glow over the city. Other buildings and greenery are visible in the background. A large green diagonal shape is overlaid on the left side of the image.


 AyalaLand

www.Preselling.com.ph




INTEGRATED ARRAY OF REAL ESTATE PRODUCTS



ESTATES



RESIDENTIAL



MALLS







OFFICES






MEDICAL FACILITIES




HOTELS AND RESORTS



CONSTRUCTION



PROPERTY MANAGEMENT





Avida

Bagong Pag-asa • Fairview •
Balintawak • New Manila



Cloverleaf

Balintawak



Bagong Pag-asa



EXTENSIVE PRESENCE IN QUEZON CITY

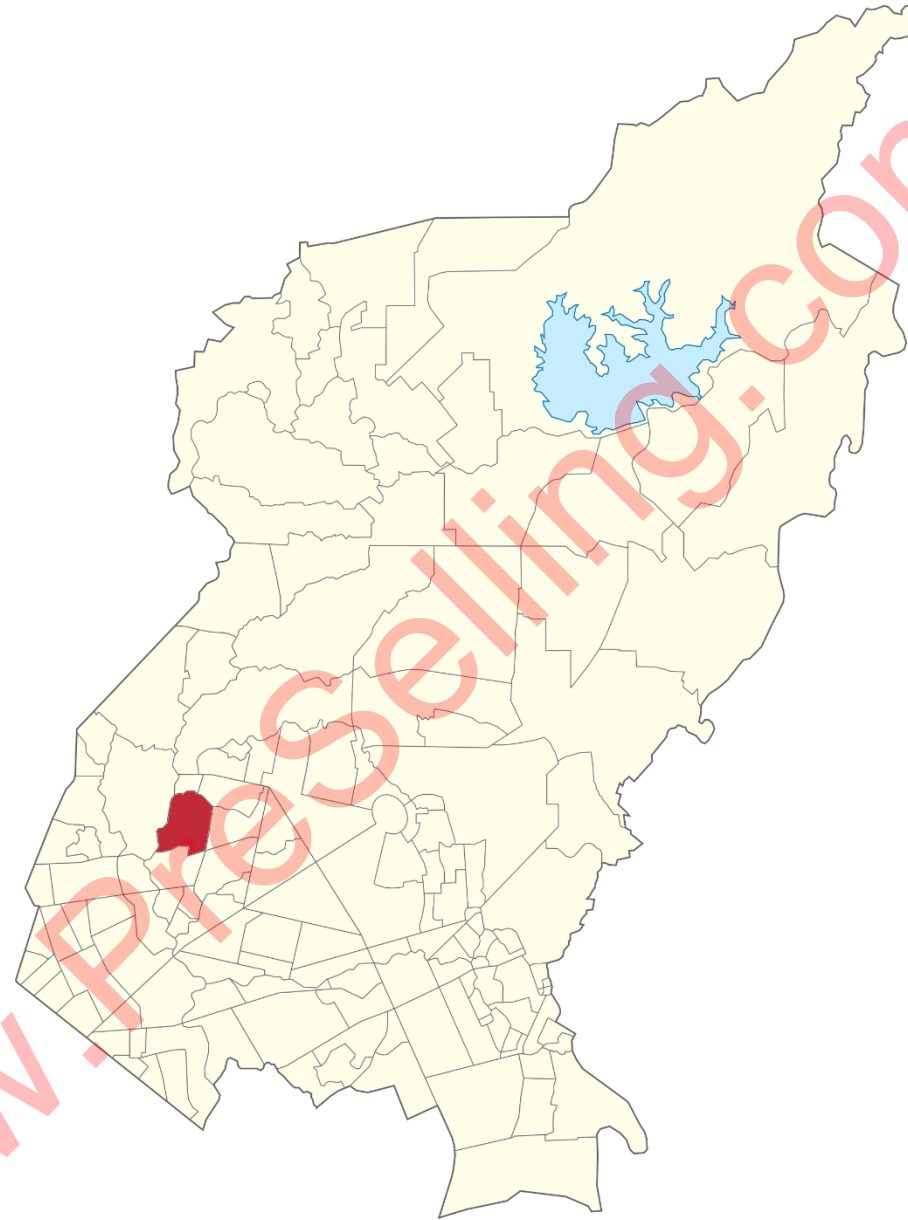
For presentation purposes only as of April 2021

QUEZON CITY

- Most populous city in the country (2.9 million as of 2015)
- Information and Communications Technology Capital of the Philippines
- Economy dominated by small-to-medium enterprises
- Multiple upcoming infrastructure developments

Sources:

<http://www.philstar.com/business/2015/09/19/1501295/philippine-cities-over-1m-population-nearly-triple-2025>
<https://quezoncity.gov.ph/index.php/about-the-city/government/economy>



QUEZON CITY

Metro Manila's Planned Railway Network

Services

Philippines National Railways

- NR Northrail
- SR Southrail

Manila Rapid Rail

- 1 LRT-1 West Line
- 2 LRT-2 Aurora
- 3 MRT-3 EDSA
- 4 LRT-4 Rizal
- 5 MRT-5 Silver Line
- 6 LRT-6 Aguinaldo
- 7 MRT-7 Bulacan

Manila Rapid Bus

- E EDSA Line
- C5 C5 Line
- Q Quezon Avenue Line

Legend

- Rapid Rail
- Rapid Bus
- River Ferry
- | Regular Station
- Interchange Station
- End Station
- Black Line: Out-of-System Transfer



MRT LINE 7

Targeted Date of Completion	2021
No. of Stations	14
% Completed	59.82% (As of January 2021)

Sources:

https://pnp.gov.ph/pnp_projects/mrt-line-7/
<https://mb.com.ph/2021/02/13/35-min-trip-from-qc-to-bulacan-shaping-up-as-mrt-7-works-reach-60/>

MRT-7

— TO BE OPERATIONAL BY —

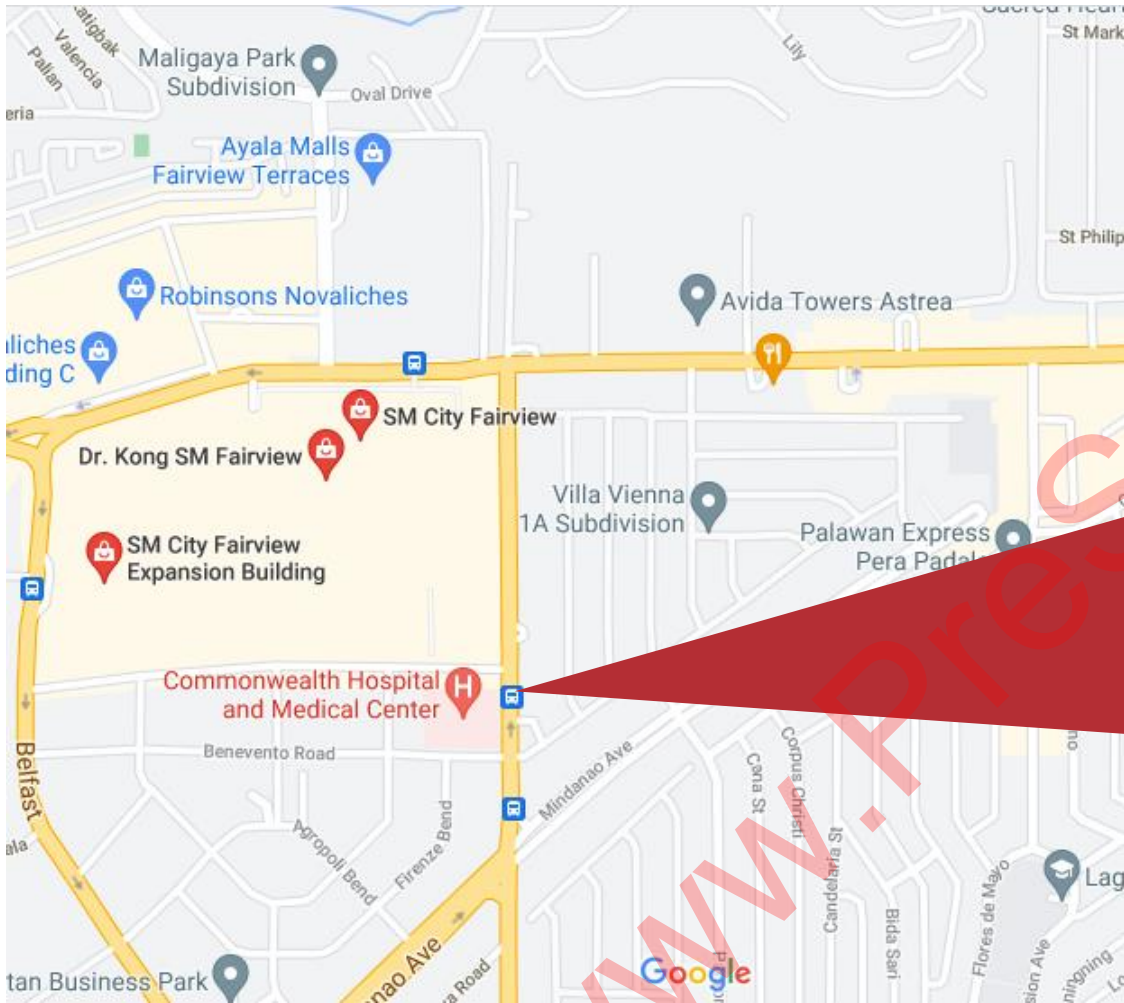
Q4 2021

APPROXIMATE STATION LOCATIONS



SOURCES: DEPARTMENT OF TRANSPORTATION AND COMMUNICATIONS, SAN MIGUEL CORP.

MRT 7 PROGRESS PHOTO



Source: <https://www.pna.gov.ph/>



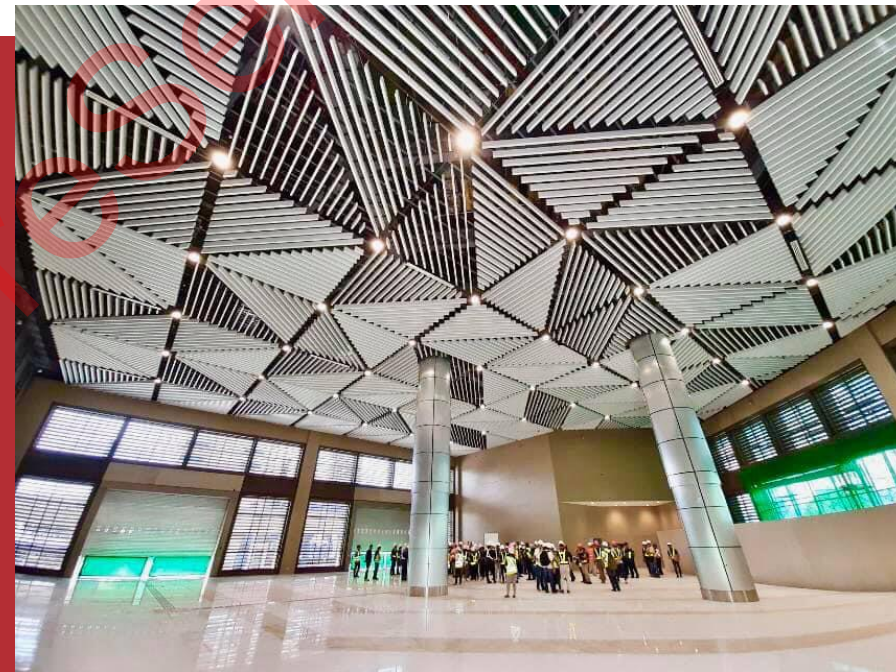
**REGALADO HIGHWAY
CORNER QUIRINO HIGHWAY**

UNIFIED GRAND CENTRAL STATION

Targeted Date of Completion	December 2021
% Completed	48.84% (as of March 2021)
Connections	MRT – 3 MRT – 7 LRT – 1 Metro Manila Subway

Source:

<https://www.facebook.com/DOTrPH/posts/1980018752137251>



METRO MANILA SUBWAY

Targeted Date of Completion	2025
Number of Stations	15

Source:

<https://www.rappler.com/nation/247681-metro-manila-subway-construction-clearing-phase>

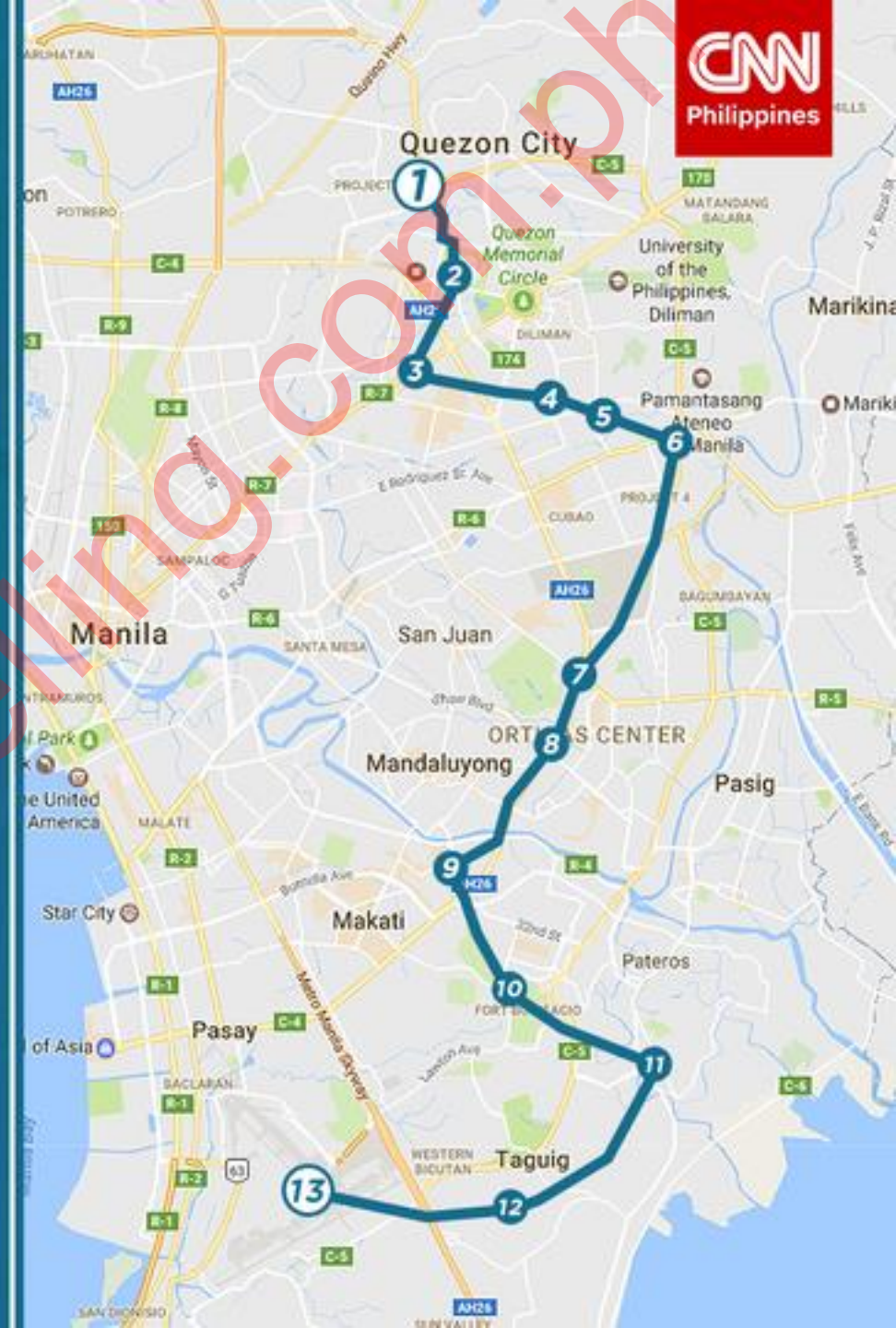


MEGA MANILA SUBWAY

PROPOSED STOPS

- 1 Mindanao Avenue
- 2 North Avenue
- 3 Quezon Avenue
- 4 East Avenue
- 5 Anonas
- 6 Katipunan
- 7 Ortigas North
- 8 Ortigas South
- 9 Kalayaan Avenue
- 10 Bonifacio Global City
- 11 Cayetano Boulevard
- 12 Food Terminal Incorporated
- 13 Ninoy Aquino International Airport

SOURCE: DEPARTMENT OF TRANSPORTATION | PHOTO FROM GOOGLE MAPS





Avída

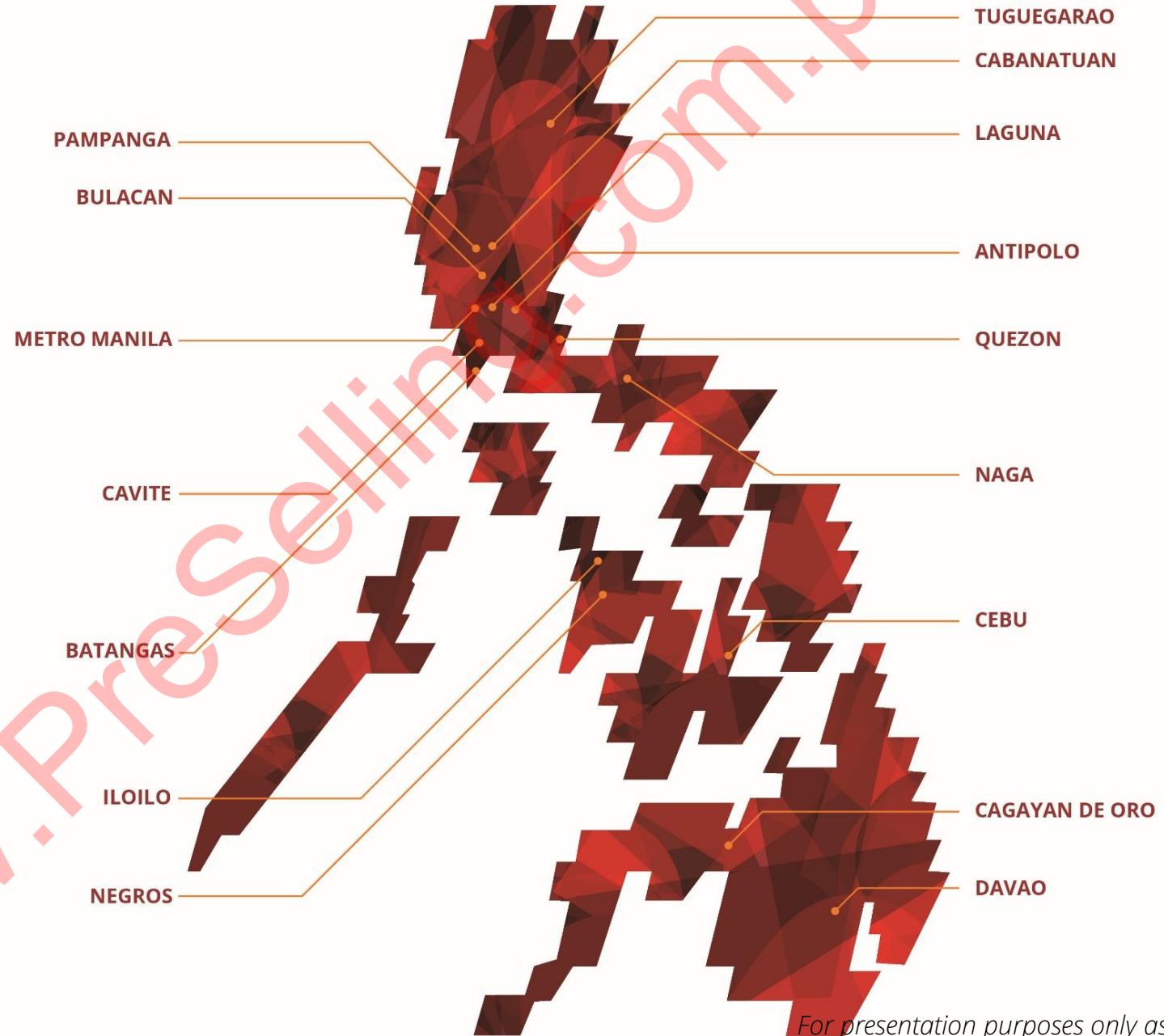
an AyalaLand company



95 Projects

In

25 Locations





Avida Towers
Astrea

FAIRVIEW, QUEZON CITY

FAIRVIEW

QUEZON CITY'S PROGRESSIVE GROWTH AREA

MALLS:

- 6 Robinsons Nova
- 5 Fairview Terraces
- 36 SM Fairview
- 9 SM City Novaliches
- 17 TriNoma
- 15 SM City North EDSA
- 28 Shopwise Commonwealth
- 2 SM City San Jose Del Monte

PLACES OF WORK:

- 19 ABS-CBN Broadcasting Center
- 20 Centris Walk
- 21 Bangko Sentral ng Pilipinas
- 21 GMA Network Center

GOV'T OFFICES:

- 7 Land Transportation Office
- 24 Quezon City Hall
- 36 Commission on Audit

HOSPITALS:

- 34 Commonwealth Medical Center
- 8 Novaliches General Hospital
- 14 Metro North Medical Center and Hospital
- 16 Veterans Memorial Medical Center
- 11 Pacific Global Medical Center
- 23 Philippine Heart Center
- 22 National Kidney and Transplant Institute
- 27 Diliman Doctors Hospital
- 3 North Caloocan Doctors Hospital

SCHOOLS:

- 33 OB Montessori
- 31 FEU-NRMF
- 39 Our Lady of Fatima University-Quirino HWY
- 32 Our Lady of Fatima University-Regalado HWY
- 4 Mater Carmeli School
- 12 De La Salle Araneta University
- 18 Philippine Science High School
- 25 Claret School of Quezon City
- 29 FEU Diliman
- 1 Colegio San Agustin

CHURCHES:

- 35 Mary the Queen Parish
- 38 Ascension of Our Lord Parish
- 10 San Bartolome de Novaliches Parish
- 13 Our Lady of the Annunciation Parish

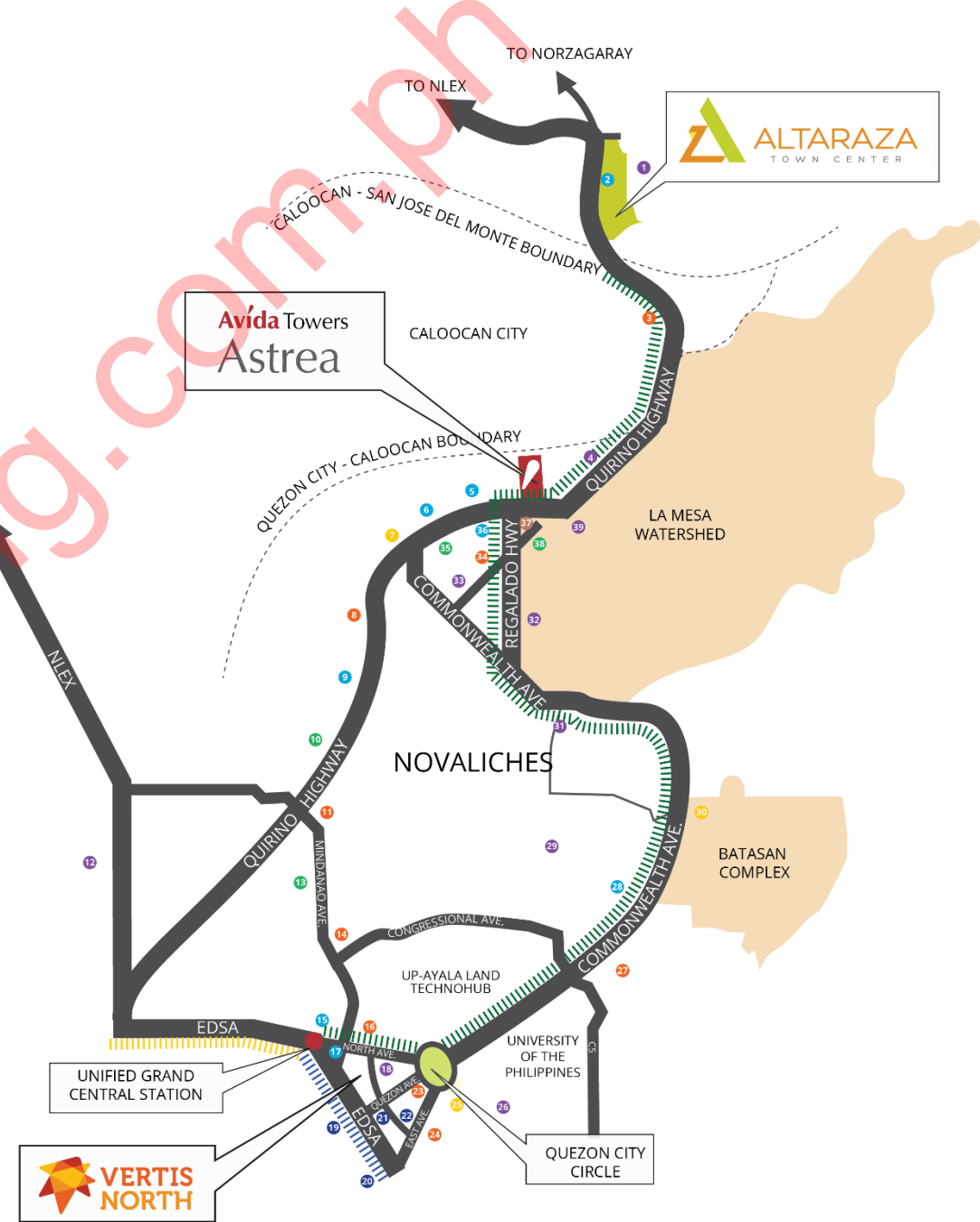
NEAREST MRT STATION

- 37 Mindanao Station

RAIL TRANSIT LINES

- MRT 7 
- LRT 1 
- MRT 3 

Strategically located between Altaraza and Vertis North, two Ayala Land Estates, Astrea is a viable choice for people seeking to live in a progressive growth area.



VICINITY MAP






PLACES OF INTEREST

- 1 Robinsons Nova
- 2 Mary the Queen Parish
- 3 OB Montessori
- 4 FEU-NRMF
- 5 Fairview Terraces
- 6 SM Fairview
- 7 Commonwealth Medical Center
- 8 Ascension of Our Lord Parish
- 9 Our Lady of Fatima University-Quirino HWY
- 10 Our Lady of Fatima University-RegaladoHWY
- 11 Mater Carmeli School
- 12 Land Transportation Office

Situated along Quirino Highway, Avida Towers Astrea is minutes away from schools, churches, malls, and the nearby MRT-7 Mindanao Station.

PROPOSED MRT 7 STATIONS

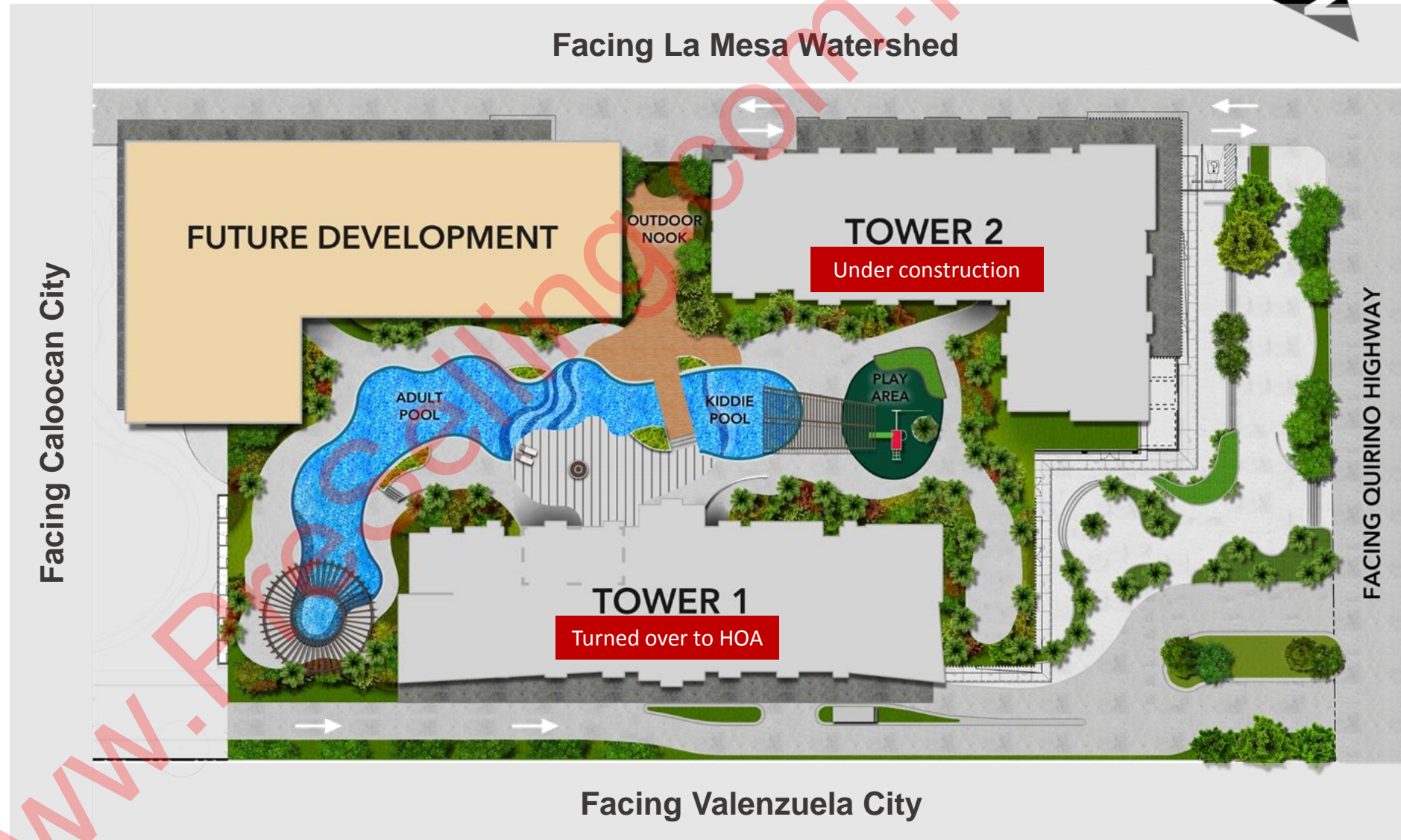
-  1 Mindanao Station
-  2 Regalado Station
-  3 Quirino Station

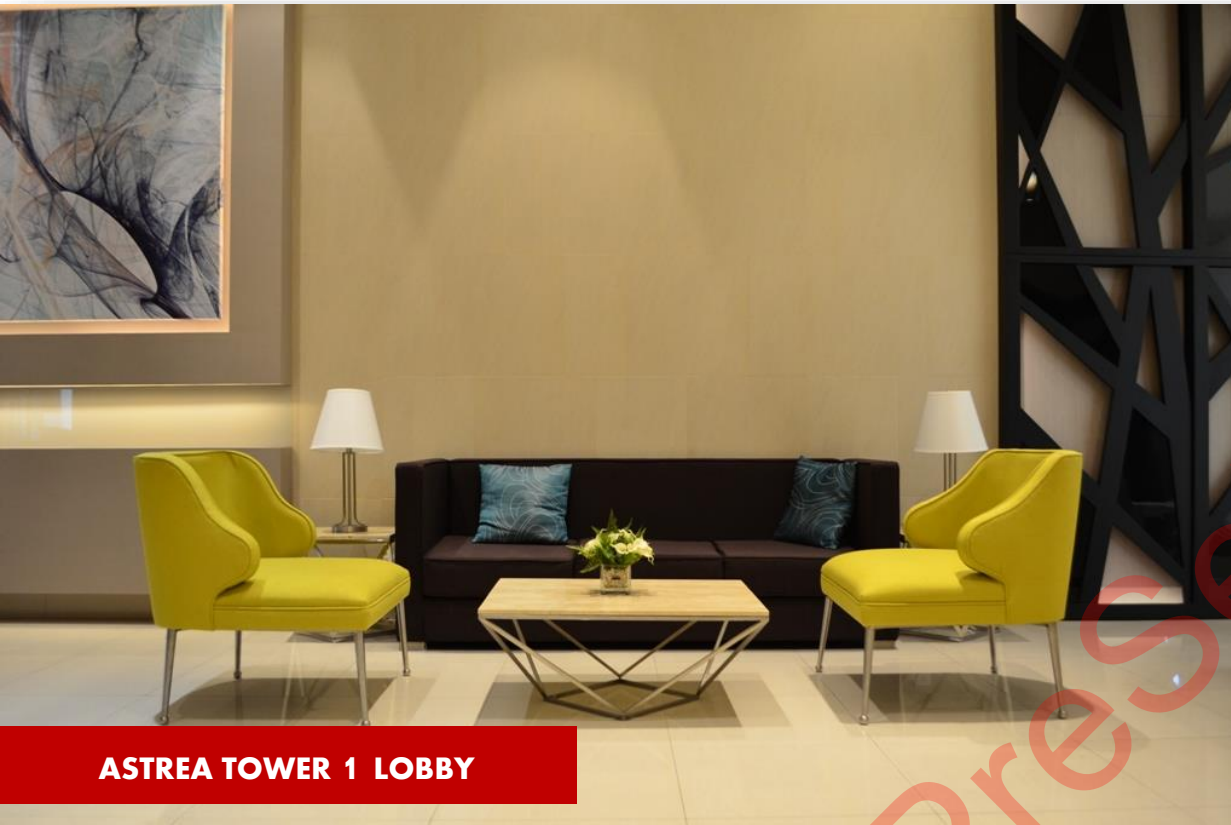


SITE DEVELOPMENT PLAN

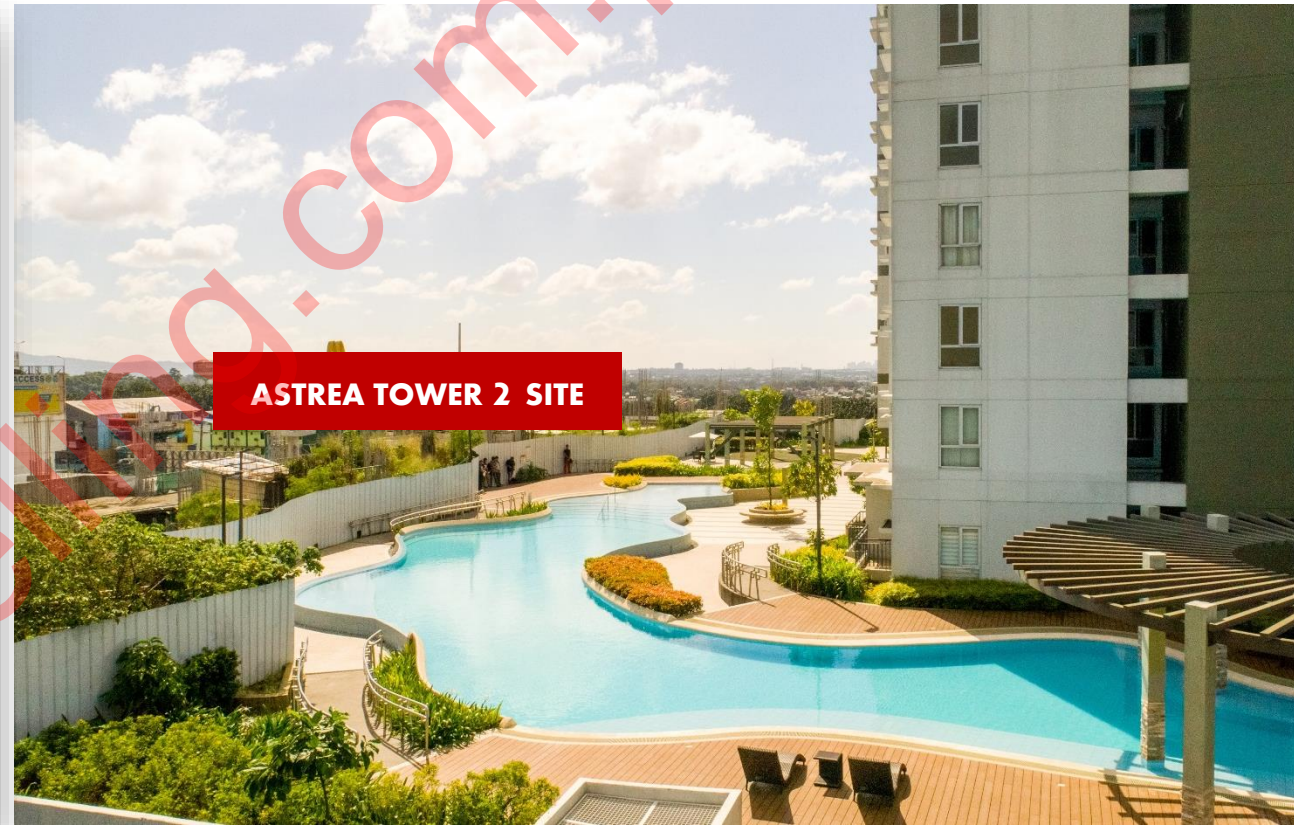
Project General Information

Launch Date	July 2019
	LTS No. 034596
No. of Units	335 Residential Units
	126 Parking Units





ASTREA TOWER 1 LOBBY



ASTREA TOWER 2 SITE

OPEN YOUR DOORS TO A READY COMMUNITY



KIDDIE POOL



ADULT POOL



TOWER 2 INFORMATION

TOWER 2 UNIT MIX

■ JUNIOR 1 BEDROOM

■ 1 BEDROOM



TOWER 2 TYPICAL FLOOR PLAN

Unit Type	Area	Units	Percentage
Junior 1 BR	22.6 sqm	263	79%
1 BR	37.7 sqm	72	21%
Total			100%

TYPICAL JUNIOR 1 BR FLOOR PLAN (T2)

Breakdown	Area in sqm.	Area in sq.ft.
Living / Dining / Kitchen	11.50	123.76
Toilet & Bath	4.10	44.13
Bedroom	7.00	75.35
Total Area	22.6	243.24



TYPICAL 1 BR FLOOR PLAN (T2)

Breakdown	Area in sqm.	Area in sq.ft.
Living / Dining / Kitchen	24.50	263.72
Toilet & Bath	4.80	51.67
Bedroom	8.40	90.42
Total Area	37.7	405.81



JUNIOR 1 BR MODEL UNIT



CONSTRUCTION UPDATE

[AS OF APRIL 2021]



Why invest in
Avída Towers
Astrea

Avida Towers
Astrea

Sure

A TRUSTED BRAND

- Developed by Avida Land, a subsidiary of Ayala Land
- 30 years of experience in developing masterplanned communities
- Building code compliant
- 100% budgeted
- Complies with Ayala standard of quality (Design Council)

Avída Towers
Astrea

Secure

VALUE APPRECIATION

- Secured Living Experience
 - 24/7 security
 - CCTV in common areas
 - Well-maintained facilities
- Land Value appreciation
 - Located in Quezon City, one of the most progressive cities in NCR

Avída Towers
Astrea

Sensible

VALUE FOR MONEY

- Highly accessible location
- Well-planned development
 - Well maintained amenities
- Efficiently-designed units
- Entry to an Ayala Land lifestyle

Thank you!

www.avidaland.com

Avida
an AyalaLand company