

**Avída** Towers

Astrea

An aerial photograph of a city skyline at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. In the foreground, a tall, modern skyscraper with a grid-like facade stands prominently. To its left, there is a large green park area with trees and a winding path. In the background, other skyscrapers and buildings are visible, creating a dense urban landscape. The sky is a mix of orange, yellow, and light blue.

 AyalaLand




# INTEGRATED ARRAY OF REAL ESTATE PRODUCTS



**ESTATES**



**RESIDENTIAL**



**MALLS**




**OFFICES**






**MEDICAL FACILITIES**



**HOTELS AND RESORTS**



**CONSTRUCTION**



**PROPERTY MANAGEMENT**







**Avida**



**Cloverleaf**



Bagong Pag-asa • Fairview •  
Balintawak • New Manila

Balintawak

Bagong Pag-asa



EXTENSIVE PRESENCE IN QUEZON CITY

*For presentation purposes only as of January 2020*

# 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/2015/09/19/1501296/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

Date of Completion	2022
No. of Stations	14
% Completed	50.69% (As of January 2020)

Source:  
[https://ppw.gov.ph/ppw\\_projects/mrt-line-7/](https://ppw.gov.ph/ppw_projects/mrt-line-7/)





# MRT 7 PROGRESS PHOTOS





# UNIFIED GRAND CENTRAL STATION

Targeted  
Date of  
Completion

2021

Connections

MRT – 3  
MRT – 7  
LRT – 1  
Metro  
Manila  
Subway



Source:

<https://www.spot.ph/newsfeatures/the-latest-news-features/80256/mrt-lrt-common-station-area-b-a4362-20191217>



# 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>



Clearing operations started Q4 2019



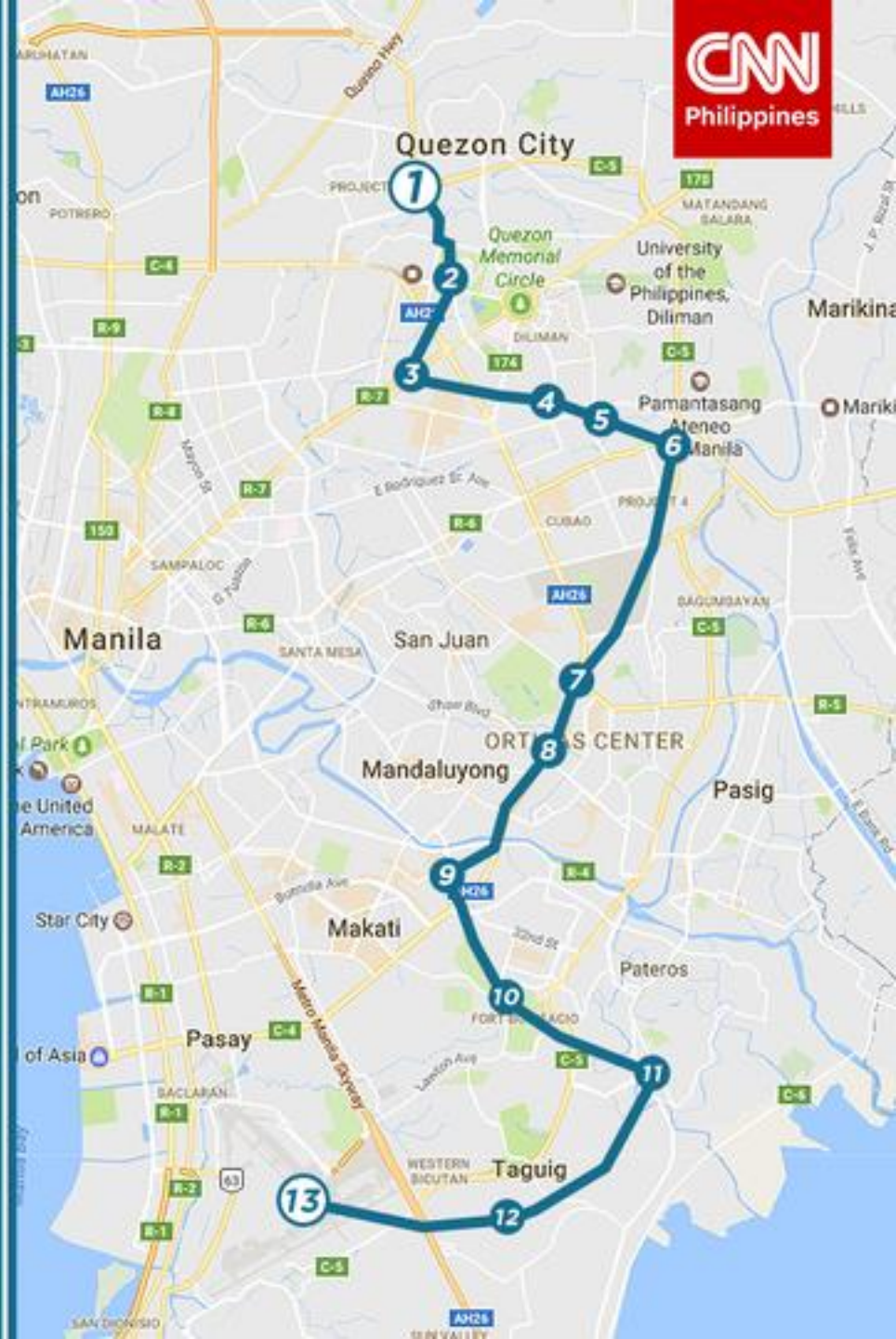


# MEGA MANILA SUBWAY

## 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

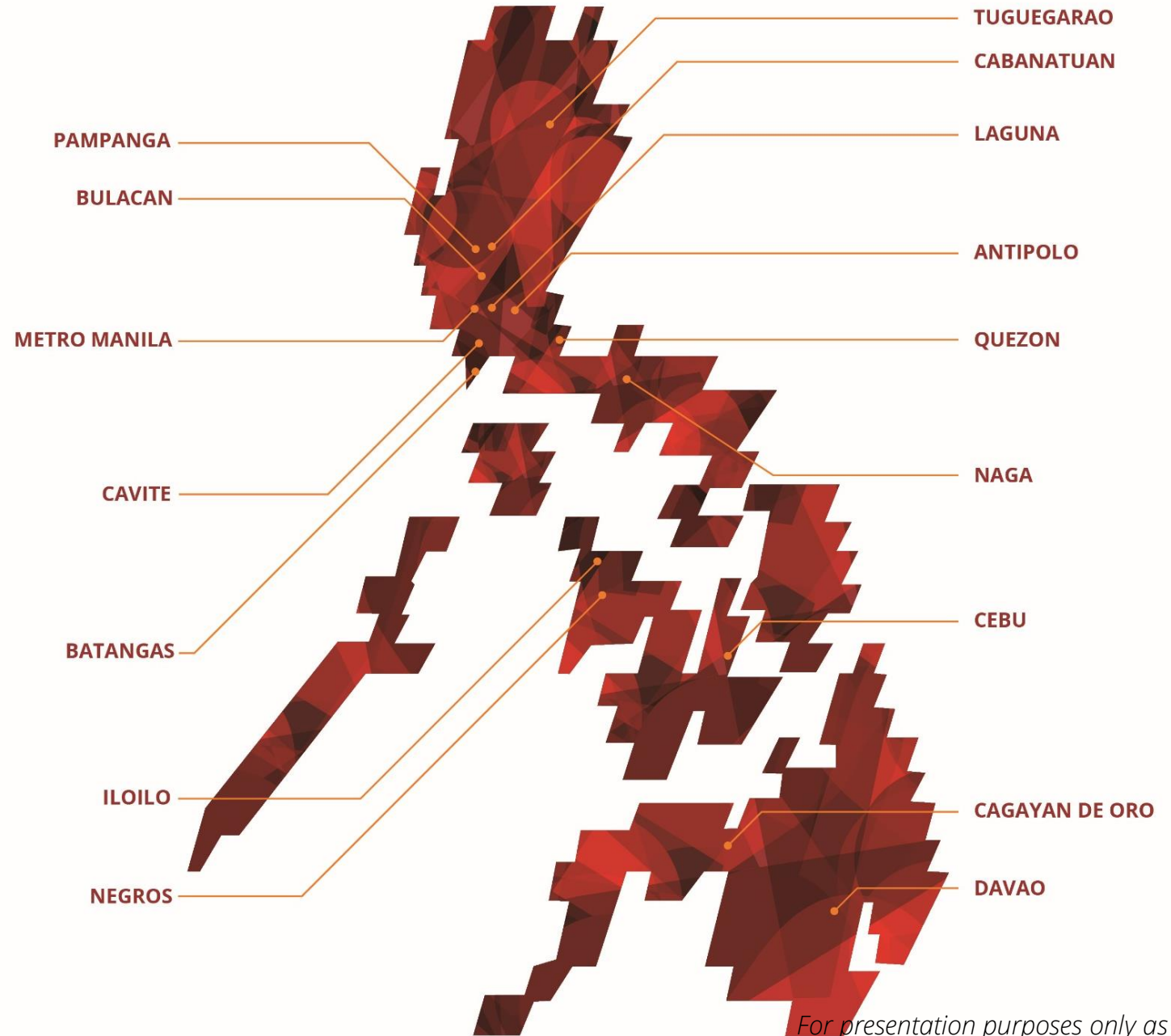




92 Projects

In

25 Locations



*For presentation purposes only as of January 2020*



**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

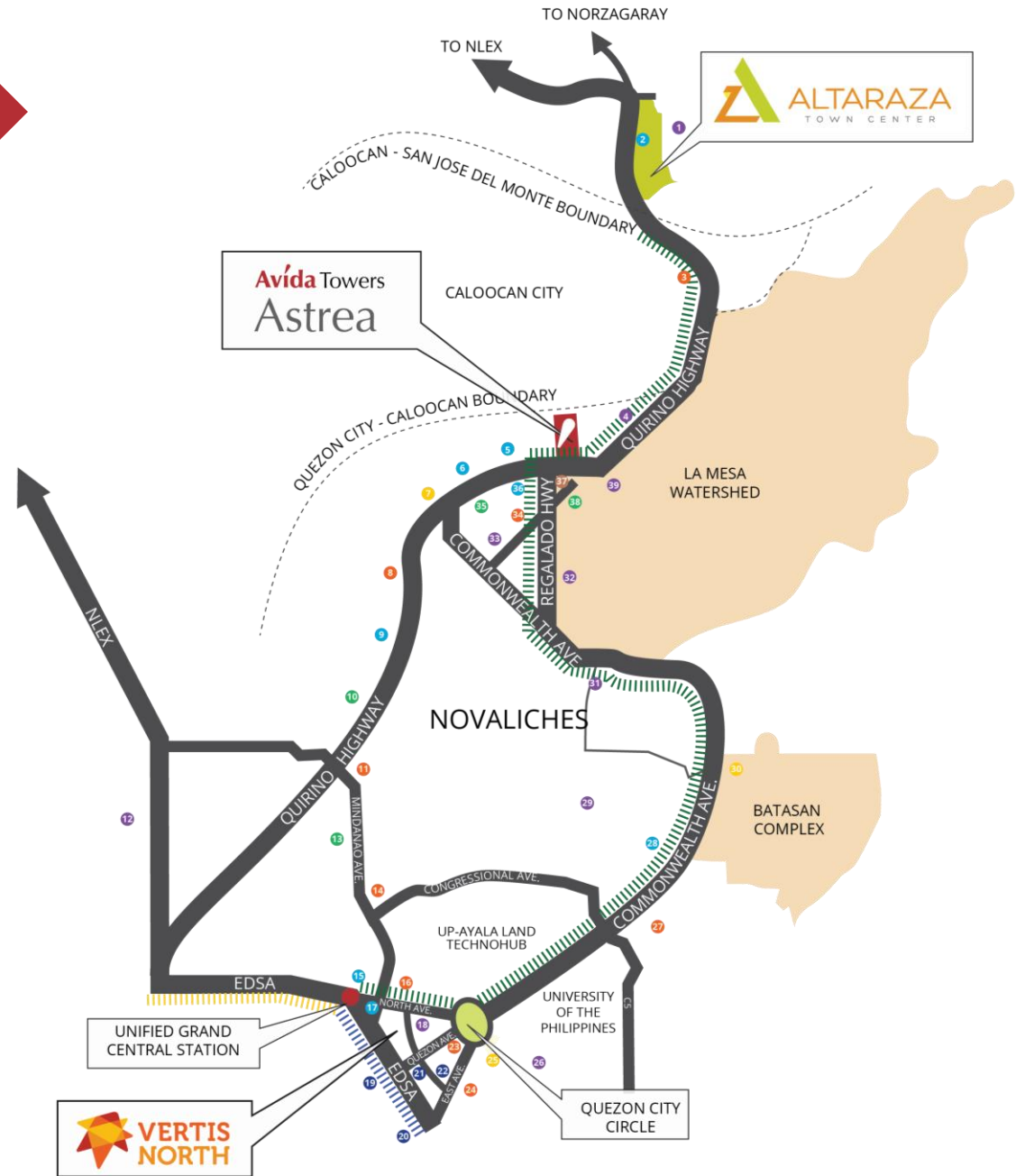
### NEAREST MRT STATION

- 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



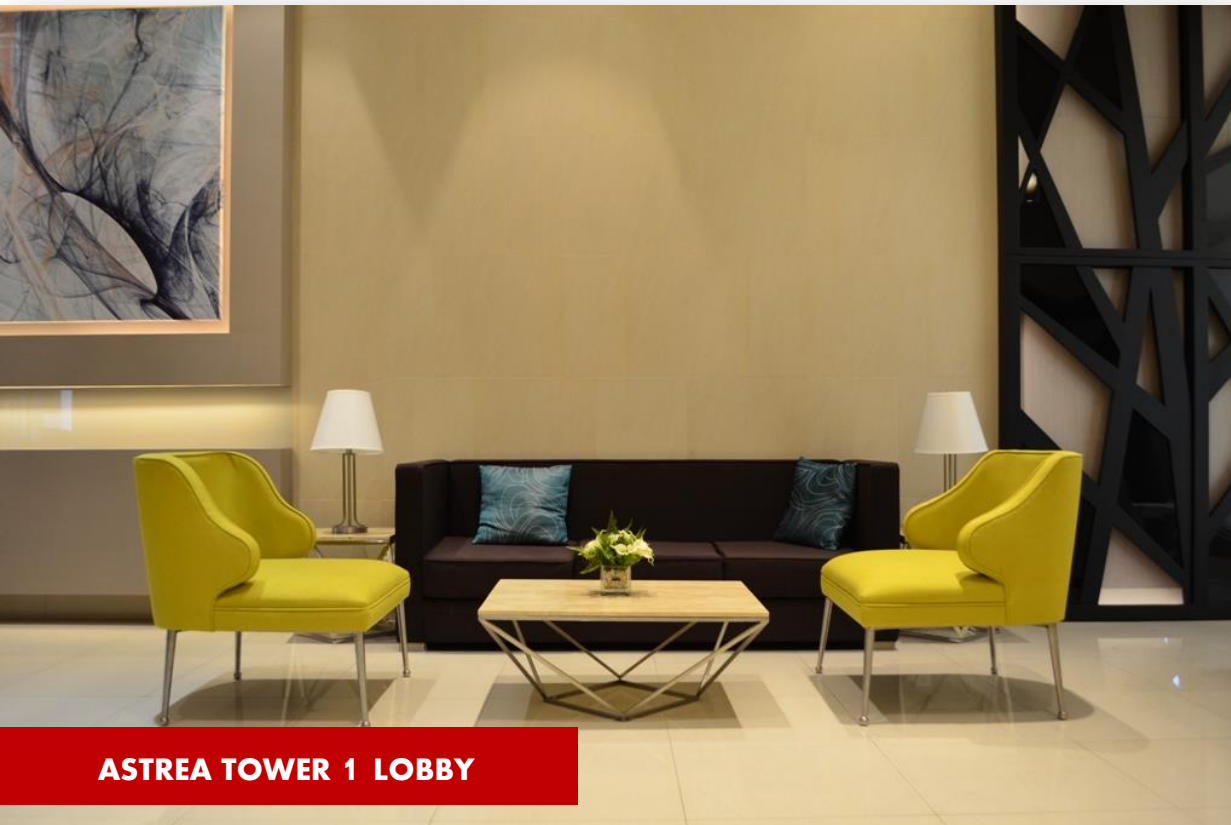


# SITE DEVELOPMENT PLAN

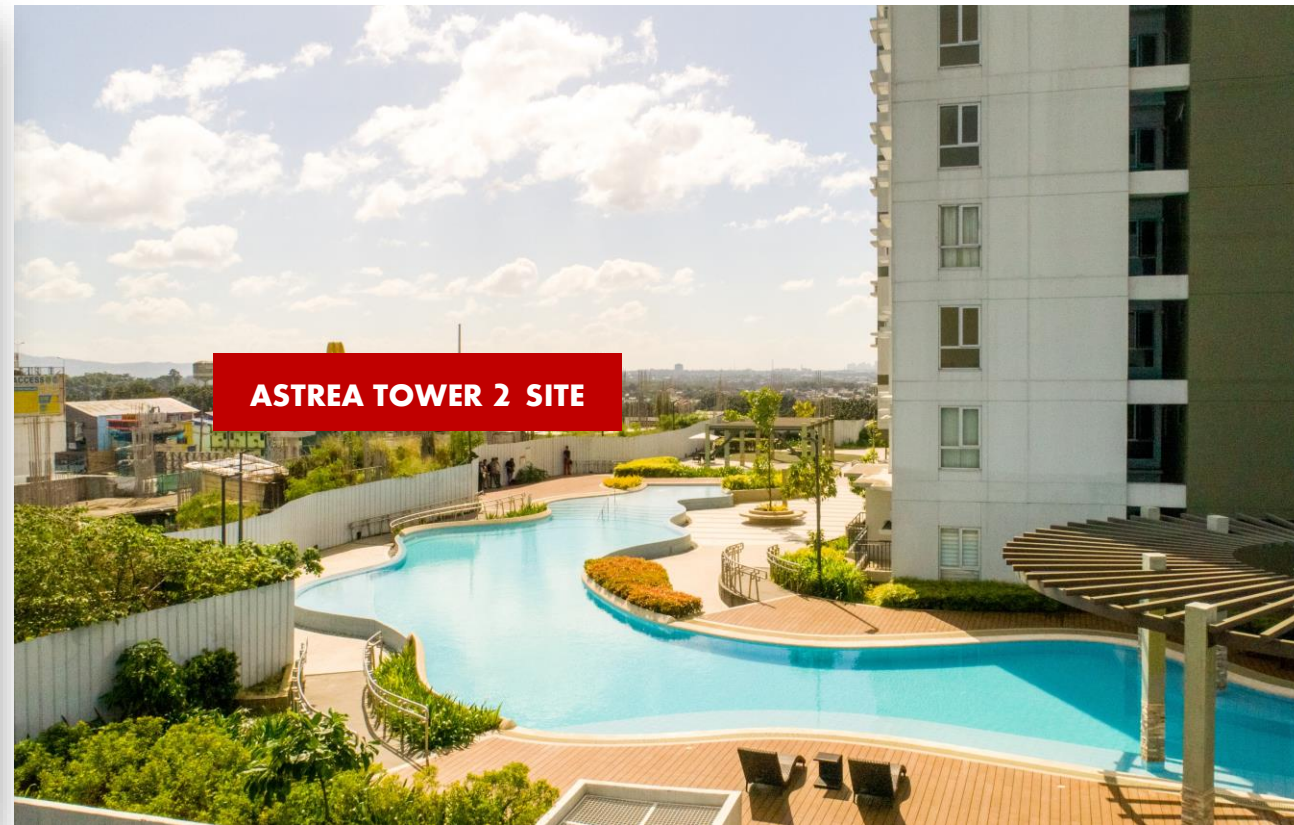


Project General Information	
Launch Date	July 2019
	LTS No. 034596
No. of Units	335 Residential Units
	126 Parking Units





**ASTREA TOWER 1 LOBBY**



**ASTREA TOWER 2 SITE**

**OPEN YOUR DOORS TO A READY COMMUNITY**





## KIDDIE POOL





## ADULT POOL



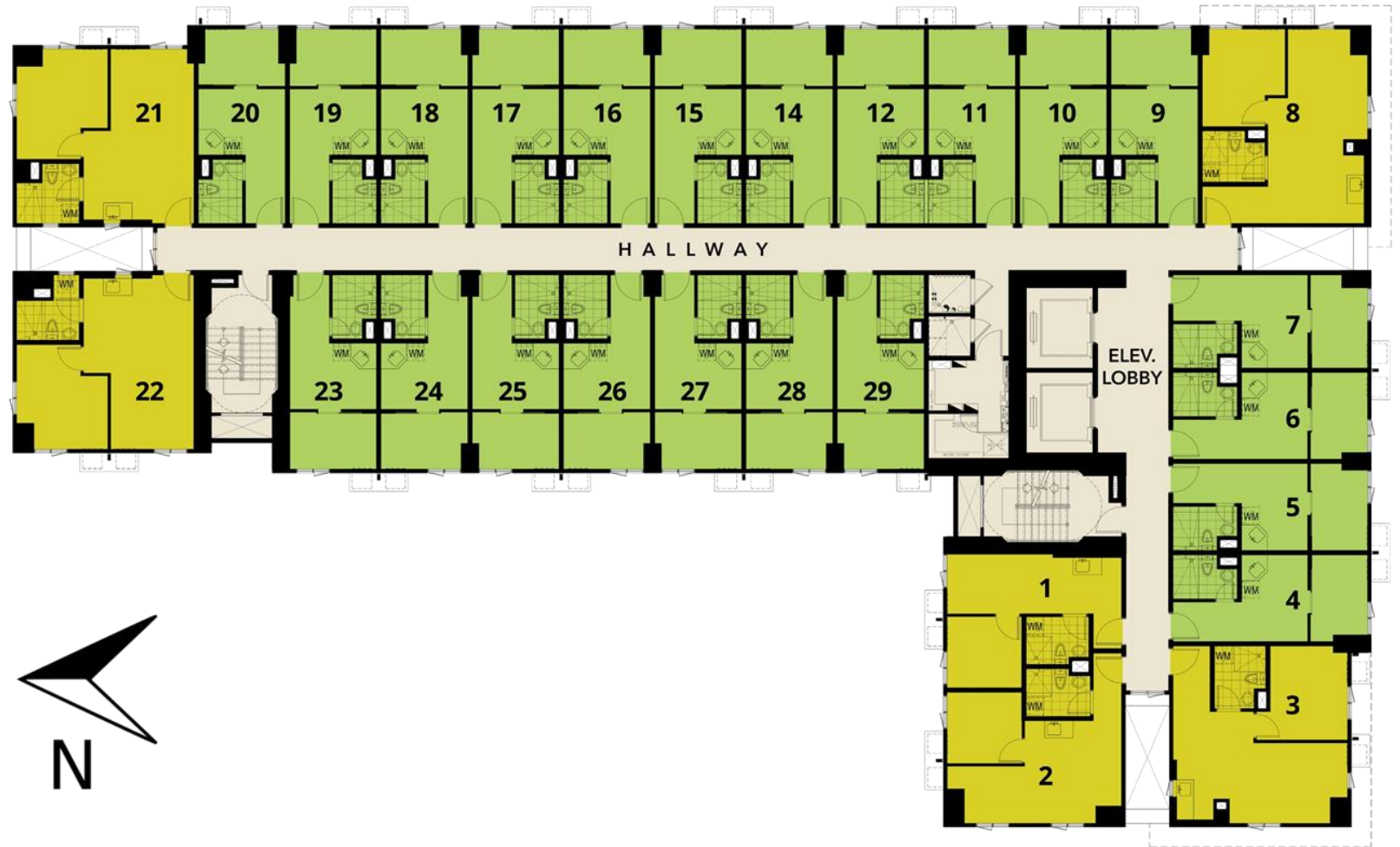


**NOW SELLING TOWER 2**

# 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 (T<sub>2</sub>)

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
<b>Total Area</b>	<b>22.6</b>	<b>243.24</b>



# 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
<b>Total Area</b>	<b>37.7</b>	<b>405.81</b>





# JUNIOR 1 BR MODEL UNIT



**LIVING/DINING AREA**



**BEDROOM**

**Why buy at**  
**Avída Towers**  
**Astrea**



**Avida** Towers  
**Astrea**

**Sure**

## **A TRUSTED BRAND**

- Developed by Avida Land, a subsidiary of Ayala Land
- Almost 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



**Avida** Towers  
**Astrea**

**Sensible**

## **VALUE FOR MONEY**

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

For your future investment, contact 📞:

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# Thank you!