

Avída Towers
Riala

THE FINAL TOWER



Ayala

Established 1835

Telecom



Banking/
Financial Services



Real Estate



CSR



Automotive



HONDA

ISUZU

Ayala Capital



Live it

Avida Towers
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INTEGRATED ARRAY OF REAL ESTATE PRODUCTS



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FOR TRAINING PURPOSES ONLY V04232020

NATIONWIDE PRESENCE

AYALA LAND
ESTATE MAP



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CEBU IT PARK



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Cebu I.T. Park

Cebu's Preferred IT and BPO Destination

27 hec

Global
Gateway

1ST PEZA

Accredited IT
Park

over
P24.6 b

land & infra
investments

68,997

Current jobs
generated

Home to over
70%

of Cebu's BPO
industry

over
200

local & foreign
companies



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Cebu I.T. Park

27.8 has
Land Area

24
No. of Existing Buildings

17.5 has
Total Salable Area

324,716 sqm
Gross Floor Area

8
No. of Under Construction

257,384 sqm
Gross Floor Area





THE WALK



GARDEN BLOC

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CENTRAL BLOC

2 HA in GLA
2 BPO Towers
500-store Mall
214-room Seda Hotel



SUGBO MERCADO

Over 50 food stalls
1st weekly food market
in Cebu
Food showdowns, and
open area entertainment



Ayala Malls
CENTRAL BLOC

**AYALA MALLS
CENTRAL BLOC**

- Over 500 stores
- 5 levels of retail development
- 4 digital cinemas
- 3 levels of basement parking
- 1 indoor activity center

HEALTHCARE SERVICES

Located at LG of Ebloc 4 in IT Park
Offers: Primary Care, Industrial and
Occupational Health Services, and
Health Packages



QualiMed Clinic - Cebu

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Ceres Bus Route and Schedule

To Danao		NORTH TRIP			
Compostela		DANA0 - CBP - C1TP - DANA0			
Lilo-an		DEPARTURE TIME			
Consolacion		From Danao City	Cebu Business Park	Cebu I.T. Park	
Mandaue			From Samar Bus Stop	From Del Mar Bus Stop	From Geonzon Bus Stop
North Bus Terminal		4:00 AM	6:45 AM	7:15 AM	7:30 AM
		10:00 AM	6:45 PM	7:15 PM	7:30 PM
C1TP		SOUTH TRIP			
CBP		CARACAR - CBP - C1TP - CARCAR			
South Bus Terminal		DEPARTURE TIME			
Talisay		From Carcar City	Cebu Business Park	Cebu I.T. Park	
Minglanilla			From Samar Bus Stop	From Del Mar Bus Stop	From Geonzon Bus Stop
		4:00 AM	6:15 AM	7:15 AM	7:30 AM
		7:00 AM	10:15 PM	11:30 PM	12:00 PM
San Fernando		10:00 AM	6:15 PM	7:15 PM	7:30 PM
From Carcar		4:00 PM	10:15 PM	11:30 PM	12:00 AM

CERES POINT-TO-POINT BUS SERVICES





MABOLO POLICE STATION SUB-PRECINCTS

STEWARDS OF SAFETY

It's our responsibility to make our community safe. Our police precinct is open 24/7 to respond to emergencies.

Police Precinct Location
JM DEL MAR ST.



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VICINITY MAP

Schools and Universities

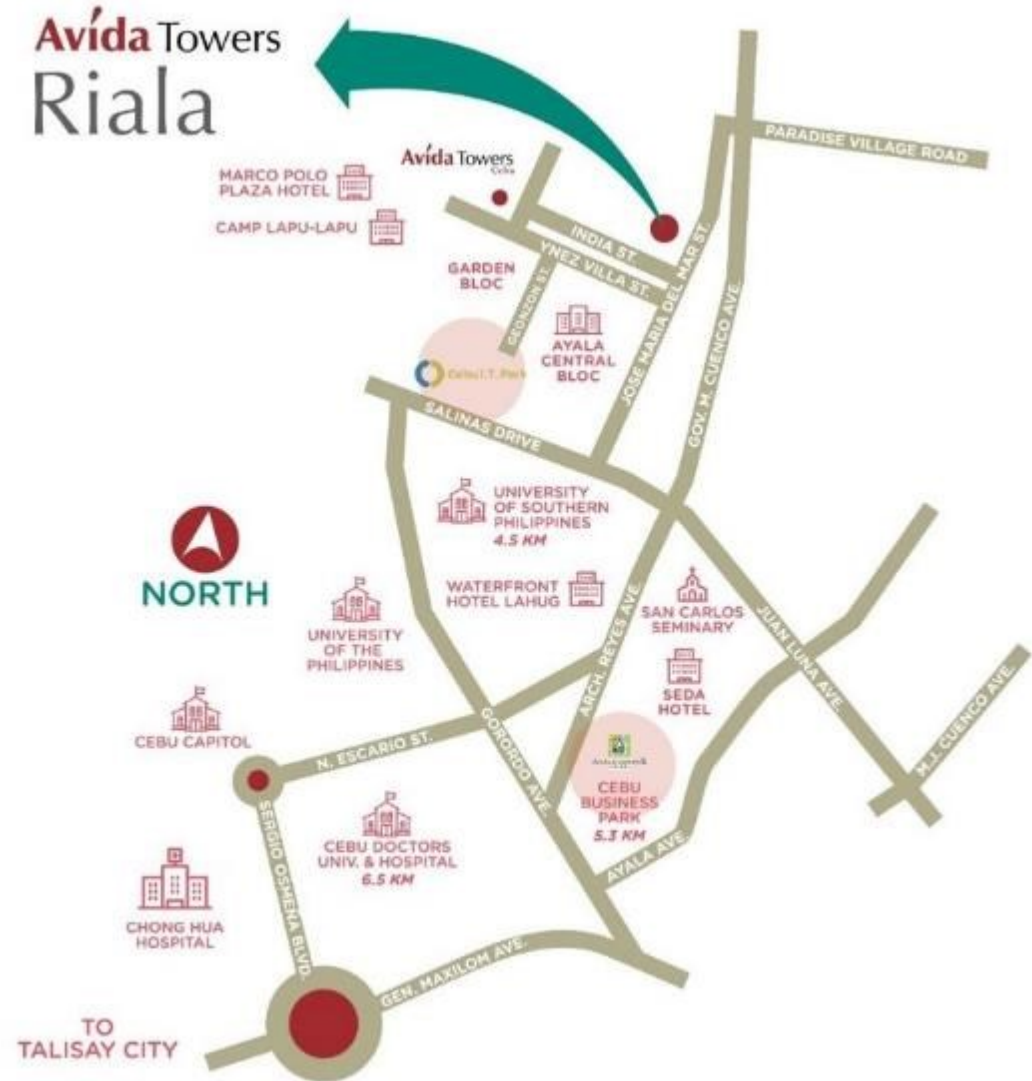
- UC Banilad – 270 M
- USC Talamban – 4.5 Km
- USPF – 1.3 Km
- UP Cebu – 2.4 Km

Hospitals

- Perpetual Soccour Hospital – 2.6 Km
- Cebu Doctor's Hospital – 3.3 Km
- Chong Hua Hospital – 3.8 Km

Churches

- St, Therese Church – 1.6 Km
- St. Joseph The Patriarch Parish – 2.5 Km



SITE DEVELOPMENT PLAN

21,246 sq.m.
TOTAL LAND AREA

Owned and Developed by
Avida Land Corp



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PROJECT OVERVIEW

25

Residential Units Per Floor

31

Residential Levels

774 Units

5

Parking Levels

262 Units



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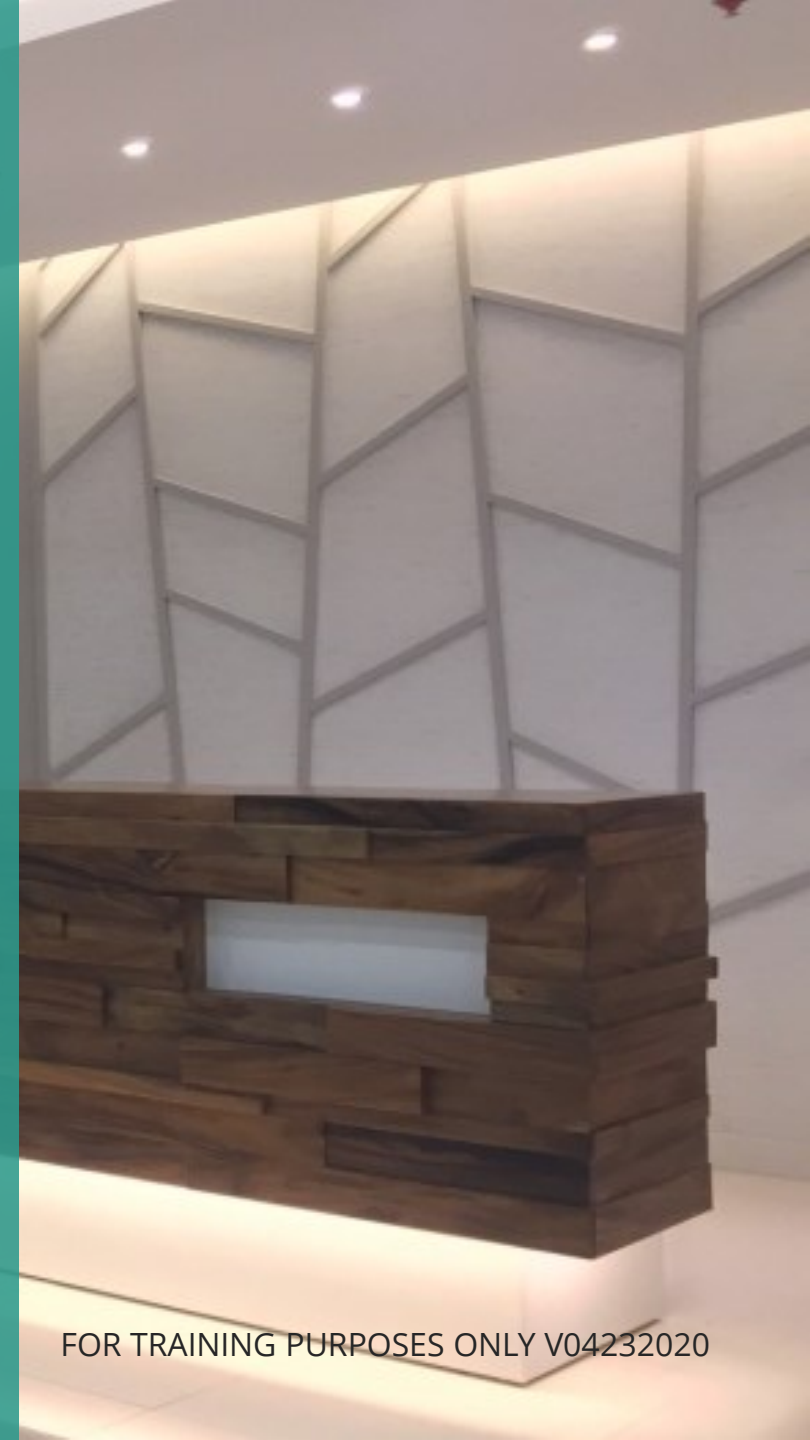
TOWER 5



Artist's Perspective

BUILDING FEATURES

- Main lobby for each building
- Three (3) elevator units per building
- Five (5) levels of podium parking
- Emergency power for common areas & inside units (lights, TV & refrigerator)
- Garbage room per floor
- Fire alarm and sprinkler system
- Mailbox per unit located at each building lobby
- Water tanks for emergency water supply
- Electricity, telephone, cable TV and internet-ready units
- 24-hour security services & CCTV's in critical areas





COMMUNITY AMENITIES

Adult & Kiddie Swimming Pool

Multipurpose Hall

Shooting Court

Children's Play Area

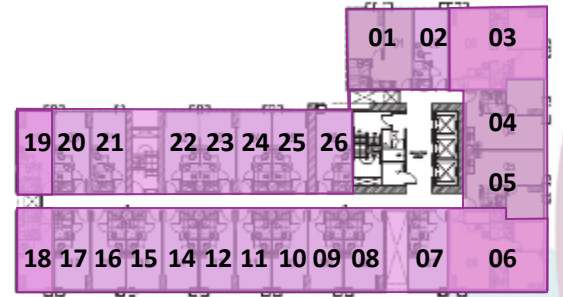
Garden Areas

16 Retail Spaces at Tower 1 & 2

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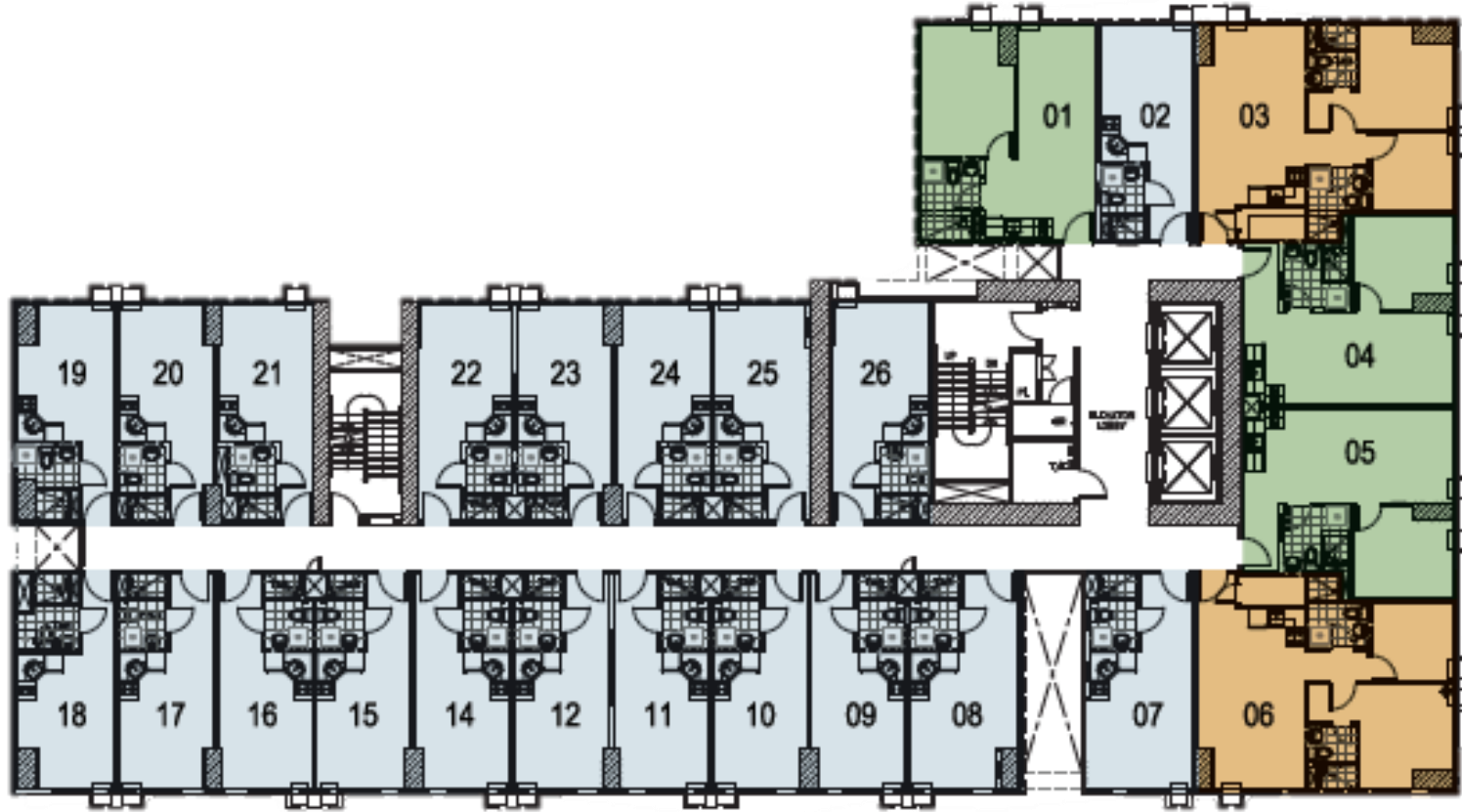
Artist's Perspective

TYPICAL FLOOR PLAN (TOWER 5)




Facing Mountain Ranges

Facing Cebu IT Park



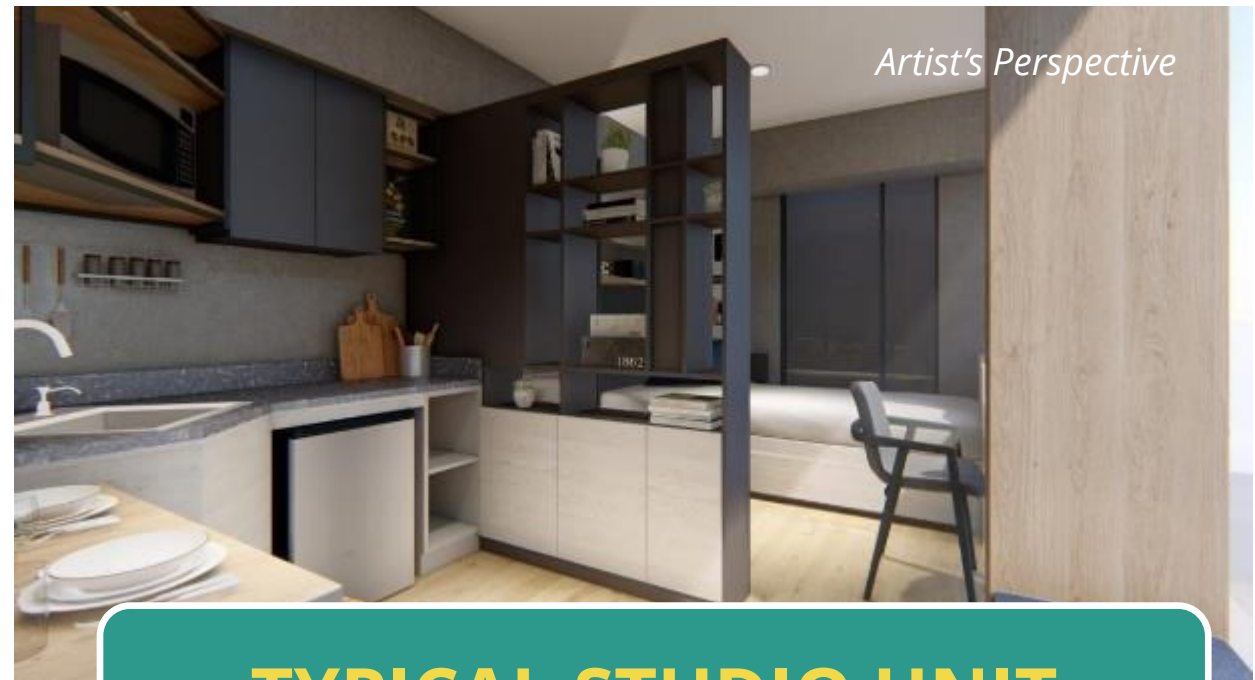
Facing Courtyard

Facing Grand Lawn

-  Studio
-  1 Bedroom
-  2 Bedroom



22.80 sq.m.
APPROX. FLOOR AREA

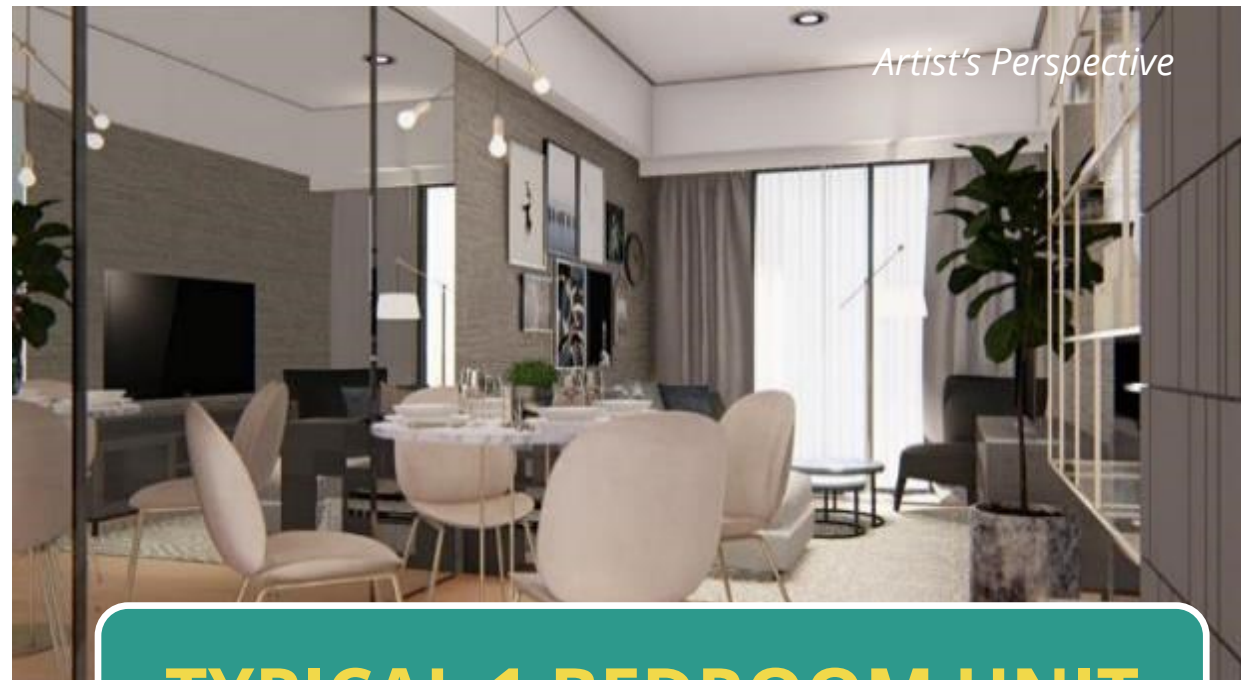


TYPICAL STUDIO UNIT





40.69 sq.m.
APPROX. FLOOR AREA



TYPICAL 1 BEDROOM UNIT





57.10 sq.m.
APPROX. FLOOR AREA



TYPICAL 2 BEDROOM UNIT



STANDARD DELIVERABLE

- ❖ Laminated Tiles
- ❖ Painted Walls, Partitions & Ceiling
- ❖ Kitchen Sink with Grease Trap
- ❖ Laminated Countertop & Cabinets (under-counter & overhead)
- ❖ Panoramic Windows
- ❖ Smoke Detector & Water Sprinkler
- ❖ Telephone/Cable Provisions
- ❖ Complete T&B with Ceramic Tiles
- ❖ Utility Area for 2BR Units



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TOWER 5



Artist's Perspective

**TARGET
COMPLETION DATE**

January 2025

Disclaimer: This information is for guidance purposes only and the construction completion may change after the lifting of Enhanced Community Quarantine.

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Why buy at
Avida Towers
Riala



Artist's Perspective

THE ADDRESS OF CHOICE

Located within Cebu IT Park which offers easy access to places of work, school, entertainment and shopping.

The Walk – 300m

Central Bloc – 200m

Garden Bloc – 500m

Cebu Business Park – 1.9km



URBAN GREEN LEISURE & LIFESTYLE

- Approximately 5,000 sq.m. of green areas and open spaces
- Sensible and convenient amenities
- 24/7 security & well-maintained facilities

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VALUE FOR MONEY & LAND VALUE APPRECIATION

- Value Appreciation

	Launch Price	Current Price	Increase in Value
Tower 1	83,000.00	168,000.00	102%
Tower 2	89,000.00	168,000.00	89%
Tower 3	110,000.00	168,000.00	53%
Tower 4	146,000.00	176,000.00	21%

- Good potential rental income



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Live without compromise!

