

Avida

Patio *Madrigal*



Ayala



AyalaLand



BANKING



POWER



TELECOMMUNICATIONS



WATER



HEALTHCARE

AyalaLand



 AyalaLand PREMIER



ALVEO



Avida



Amaia
Kaya ko na!



 BellaVita
Buhay Sa'kin, Buhay Sa'gana

Enhancing land, enriching lives for more people.

RESIDENTIAL & OFFICE CONDO

BATASAN-FAIRVIEW
AT Astrea

ORTIGAS-Mandaluyong
AT Centera
AT Verge

MAKATI WEST
AT Asten
AT Makati West
AT San Lorenzo
One Antonio
AT Makati Southpoint

MANILA NORTH
AT San Lazaro

MANILA SOUTH
AT Intima
AT Prime Taft
Centralis Towers

METRO CAVITE
Serin East Tagaytay
Serin West Tagaytay

METRO ILOILO
AT Atria
AS Atria

METRO CEBU
AT Riala
AT Cebu

QC NORTH
AT Cloverleaf

QC SOUTH
AT Sola
AT Vita
AT New Manila

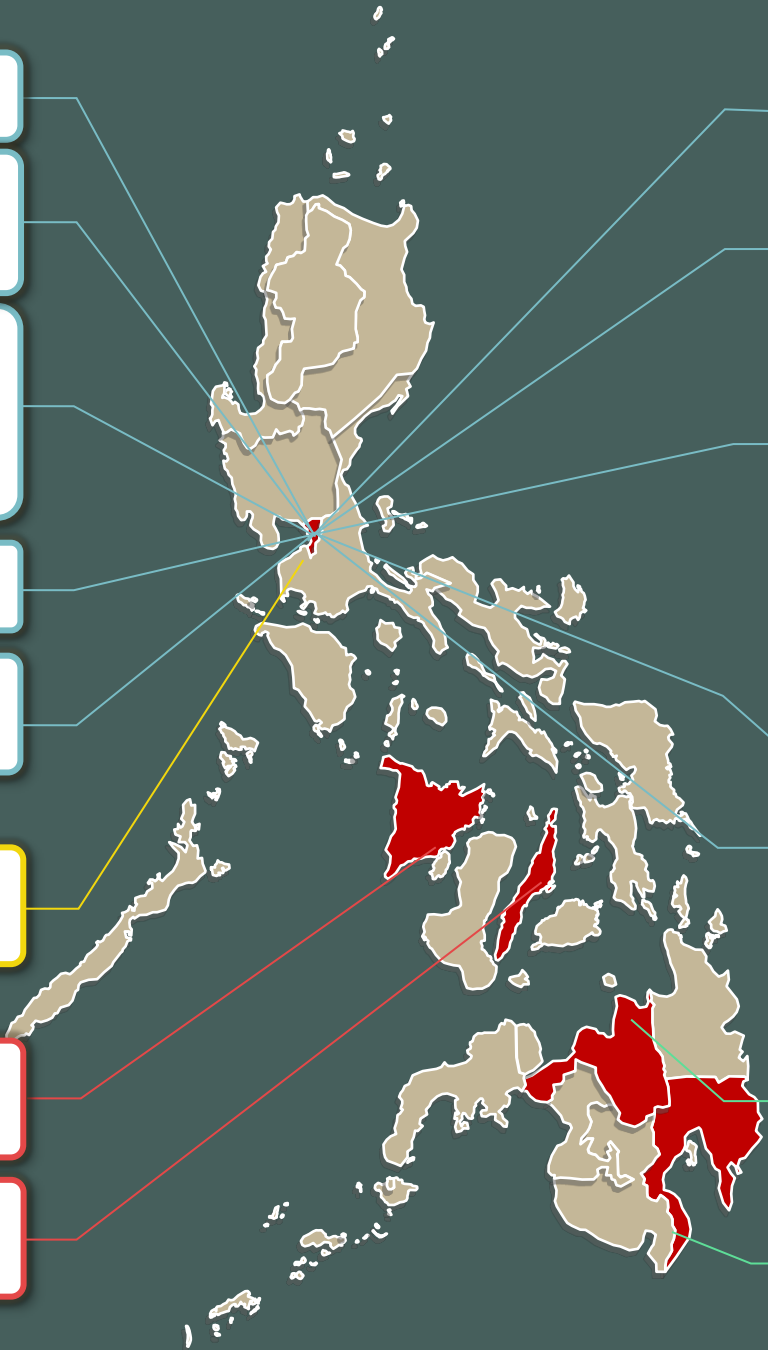
TAGUIG NORTH
AT Turf BGC
Cityflex
AT BGC 34TH
AT BGC 9TH
AT Verte BGC
The Montane
Capital House
One Park Drive

TAGUIG SOUTH
AT One Union Place
AT Vireo

SUCAT-ALABANG
AT Altura
AT Sucat
AT Alabang
AT Ardane

METRO CDO
AT Aspira
Centrio Tower

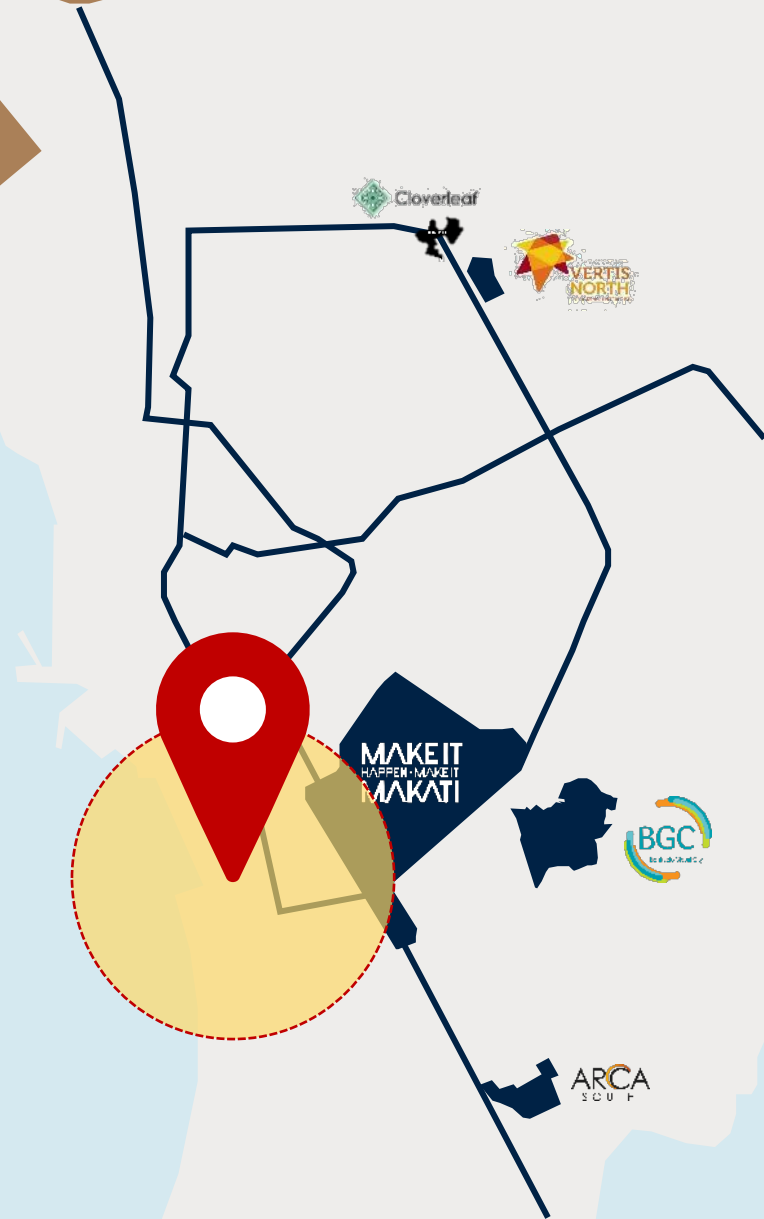
METRO DAVAO
AT Davao
AT Abreeza



PASAY CITY



AVIDA PROJECTS IN PASAY CITY



Avida Towers
Prime Taft



Centralis
TOWERS

**ROXAS BOULEVARD:
THEN AND NOW**

Cavite Boulevard

Manila Harbor

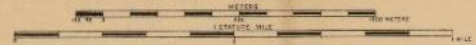


Issued by Authority of the BUREAU OF COMMERCE AND INDUSTRY

CITY OF MANILA

PHILIPPINE ISLANDS

Scale 1:11,000



Published by JOHN BACH

AUTHORITIES

U.S. Coast and Geodetic Survey
City Engineer, Manila P.I.
Bureau of Lands

1920

Area, sq. miles 13.72
Perimeter, miles 16.85
Population, Census 1918, 283,513

Merida Spheroid Zone
Lat. 14° 35' 34.2" N.
Long. 121° 16' 22.2" E.

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PLACES OF INTEREST AND GENERAL INFORMATION

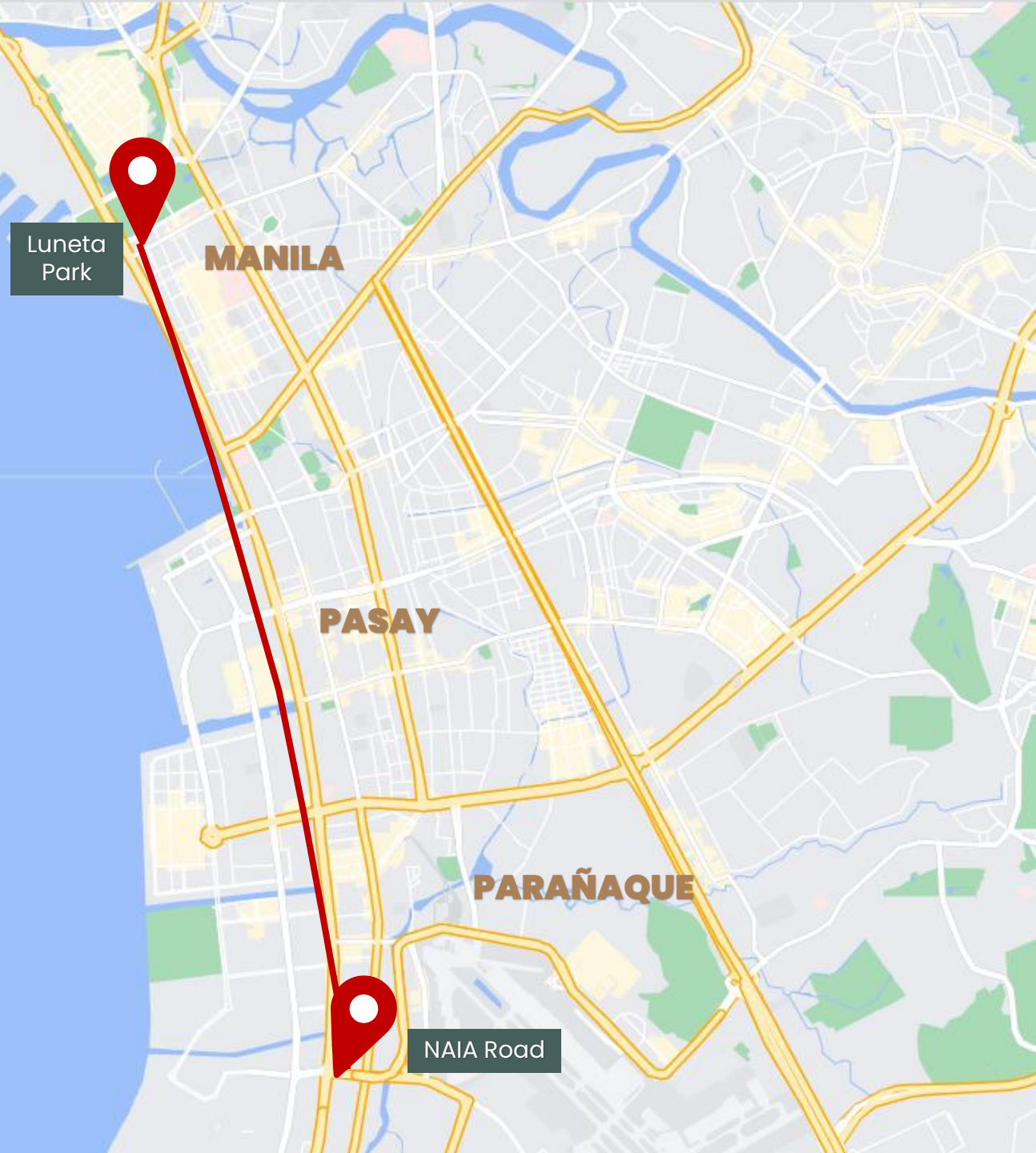
AMUSEMENTS	CLUBS AND LODGES	HOSPITALS—Continued	POLICE STATIONS
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CEMETERIES	CHURCHES	BUREAUS	TORACCO FACTORIES
MARKETS	MISCELLANEOUS	HOSPITALS	

3-SEP 1964
Library of Congress

Dewey Boulevard



Dewey Boulevard, Honolulu 140



Luneta Park

MANILA

PASAY

PARAÑAQUE

NAIA Road





ROXAS BOULEVARD



MACAPAGAL BOULEVARD



MANILA-CAVITE EXPRESSWAY



**NAIA EXPRESSWAY
Connected to Skyway**



VALUE PROPOSITION

Avida Land's first master planned project in one of the Metro's prime locations,
Roxas Boulevard.

It is designed to seamlessly integrate a live-work-play lifestyle with its right-sized units, complemented by retail spaces, that perfectly fit the needs and demands of its more matured, sensible market

Patio Madrigal

A safe, secure, and sensible sanctuary where they have the freedom to be in full control of their lives

For no-nonsense, empowered, career-driven individuals who live a fast-paced life and values a place of retreat where they can either go full speed or slow down

Where life, work, and play blend together in perfect harmony and syncs to their rhythm, allowing them to live the way they want to

Avída

Patio Madrigal 





LOCATION ROXAS BLVD,
SERVICE ROAD,
BRGY 76, ZONE 10,
PASAY

LAND AREA
Approx. 6,222.50 SQM

Avída

Patio Madrigal

18 FLOORS

GROUND

3 PODIUM

14 RESIDENTIAL



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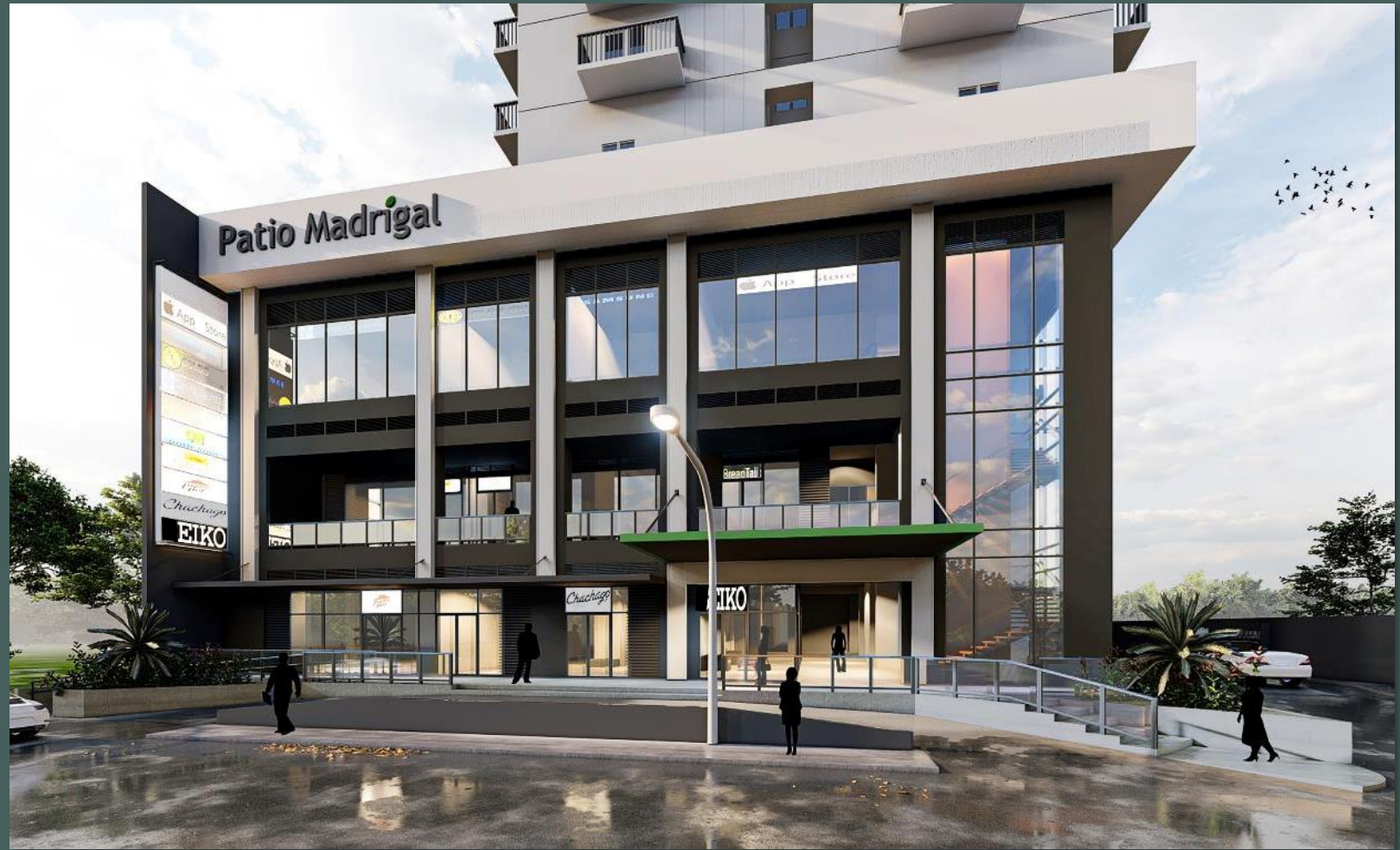
Avída

Patio Madrigal

3 PODIUM
FLOORS

11 RETAIL
18 OFFICE

51 COMMERCIAL PARKING



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Avída

Patio Madrigal

595 TOWER 1
UNITS

178 RESIDENTIAL
PARKING



Please do not record this presentation

FACING PASAY



FACING EDSA

SITE DEVELOPMENT PLAN

CHILDREN'S PLAY AREA



ADULT & KIDDIE POOL



CLUBHOUSE

AMENITIES

AMENITIES

CLUBHOUSE
ADULT & KIDDIE POOL
CHILDREN'S PLAY AREA

Patio Madrigal

INDOOR GYM



OPEN LOUNGE



LANDSCAPED AREAS

ROOF DECK

Avida

Please do not record this presentation

AMENITIES

CLUBHOUSE

ADULT & KIDDIE POOL

CHILDREN'S PLAY AREA

OPEN LOUNGE

INDOOR GYM

LANDSCAPED AREAS

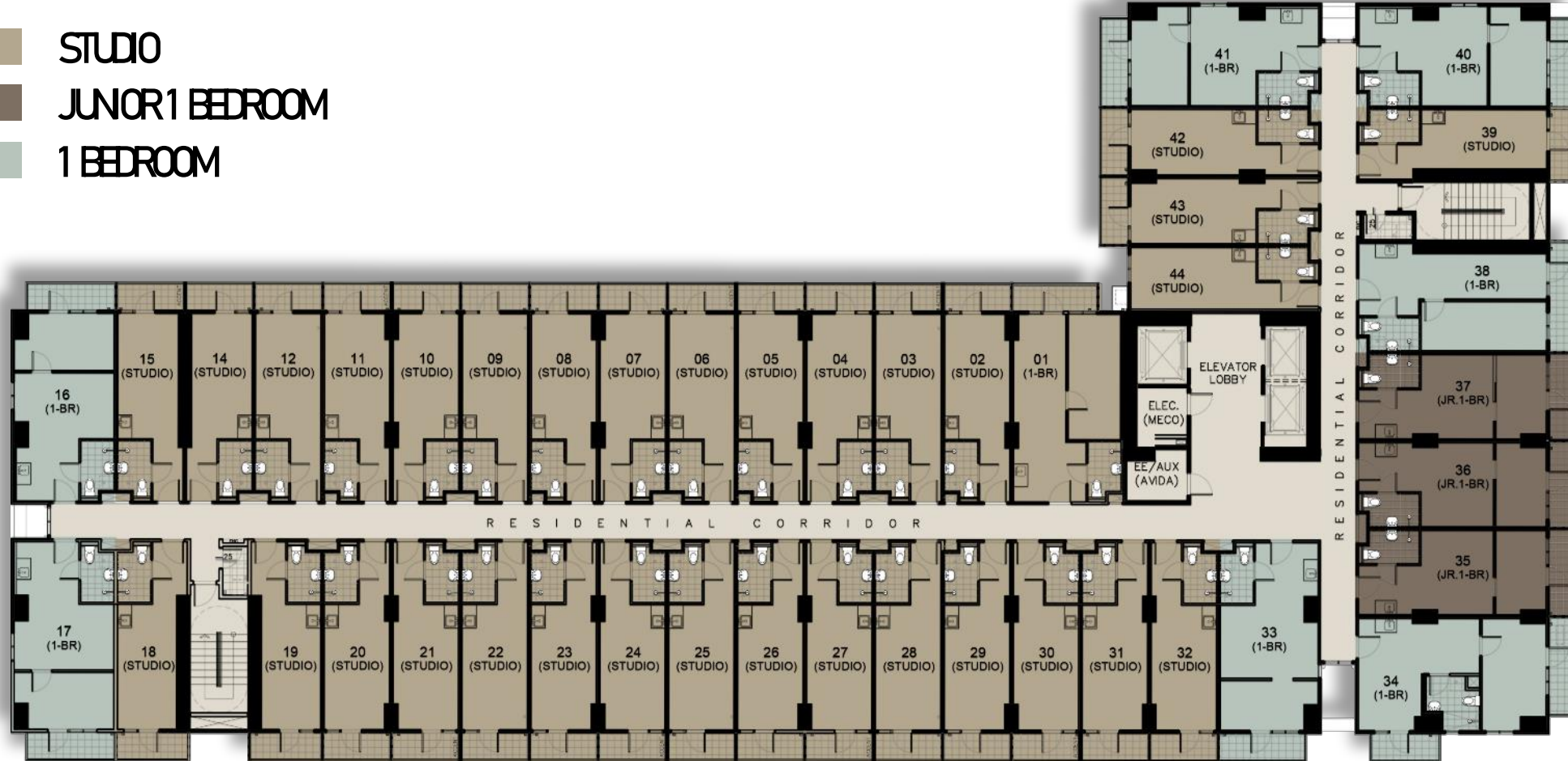
ROOF DECK



Patio Madrigal

TYPICAL FLOOR PLAN

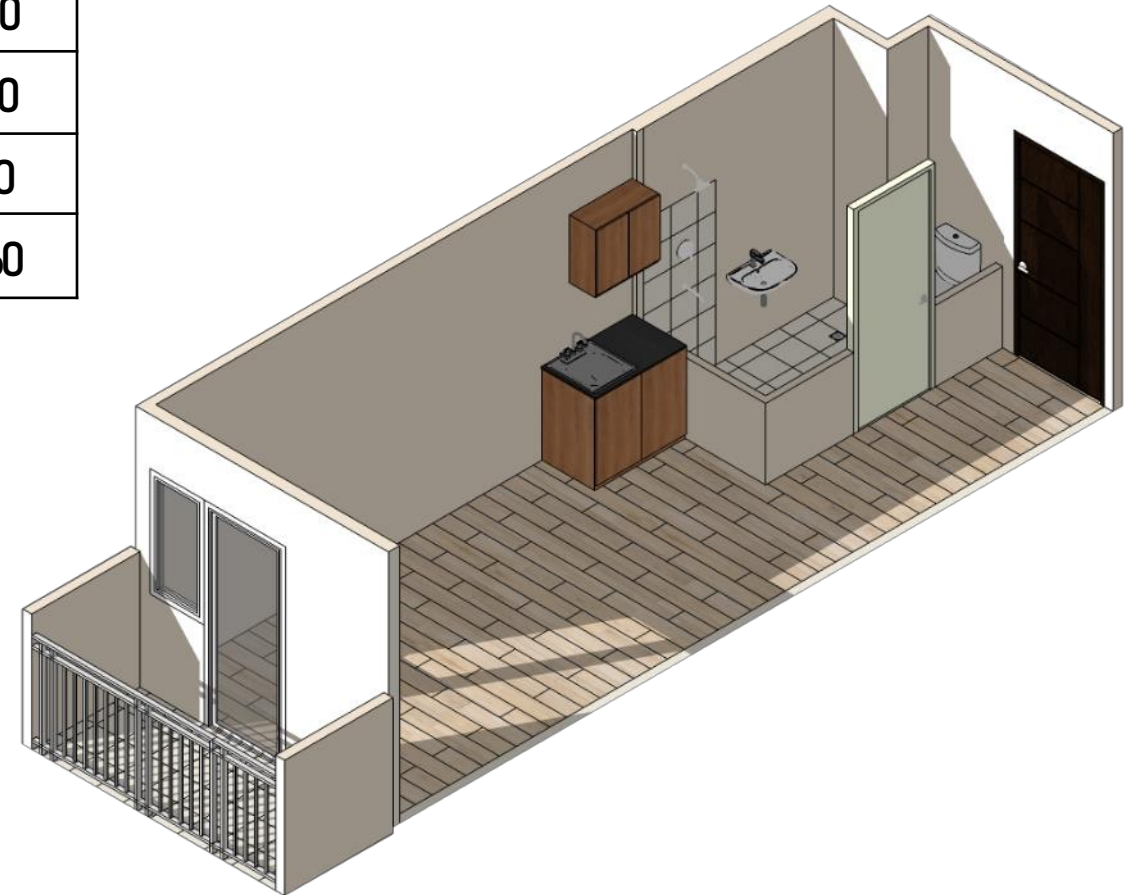
- STUDIO
- JUNOR 1 BEDROOM
- 1 BEDROOM



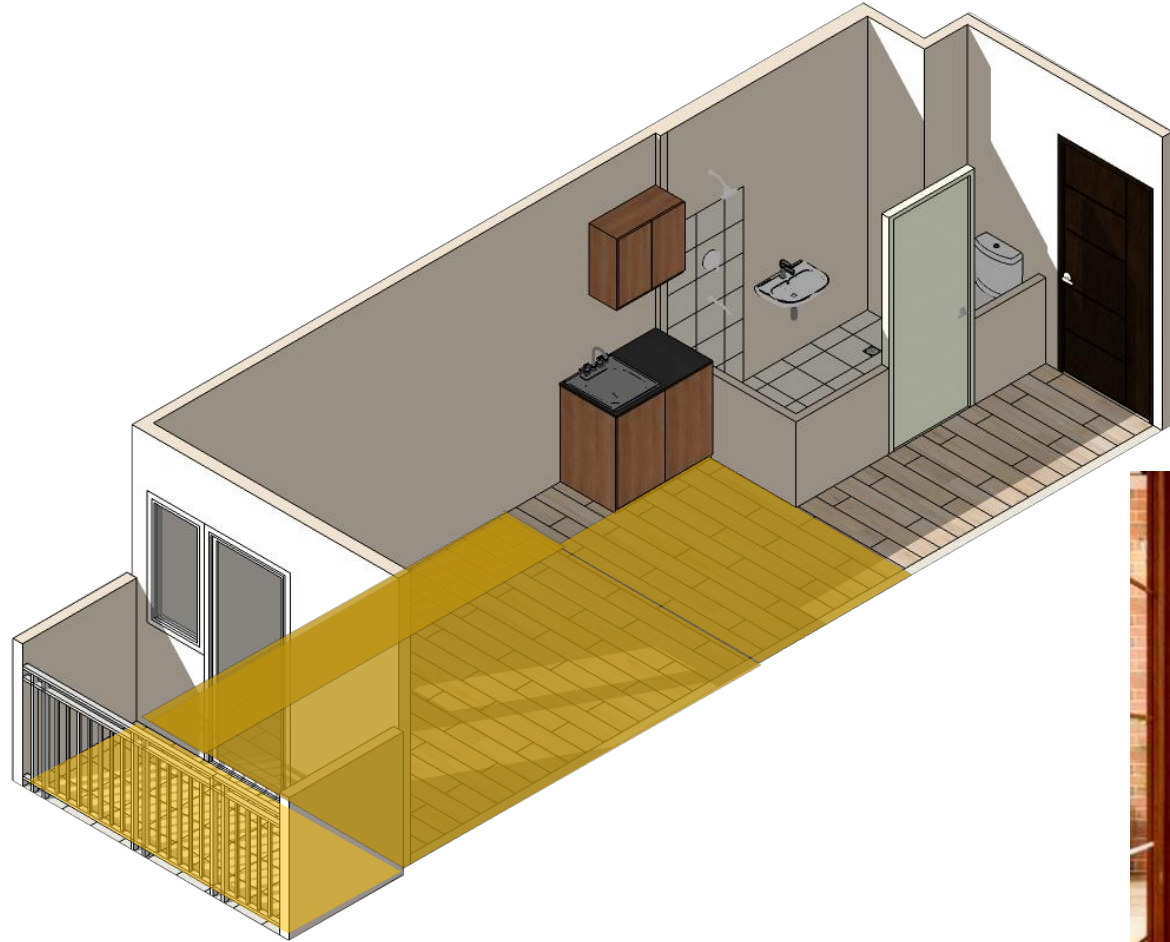
STUDIO UNITS



	SQM
Living / Dining / Kitchen	19.20
Toilet and Bath	3.90
Balcony	3.50
Estimated Total Area	26.60



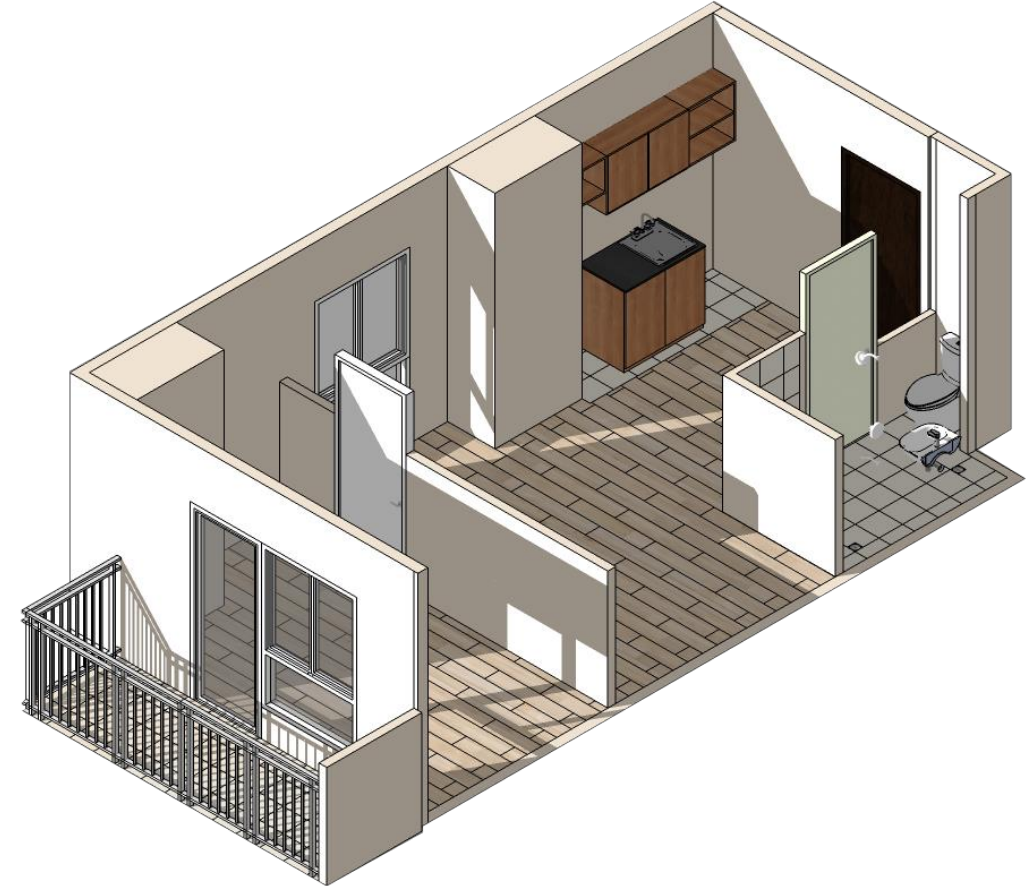
STUDIO UNITS



DISCLAIMER: CONCEPT IMAGES ONLY

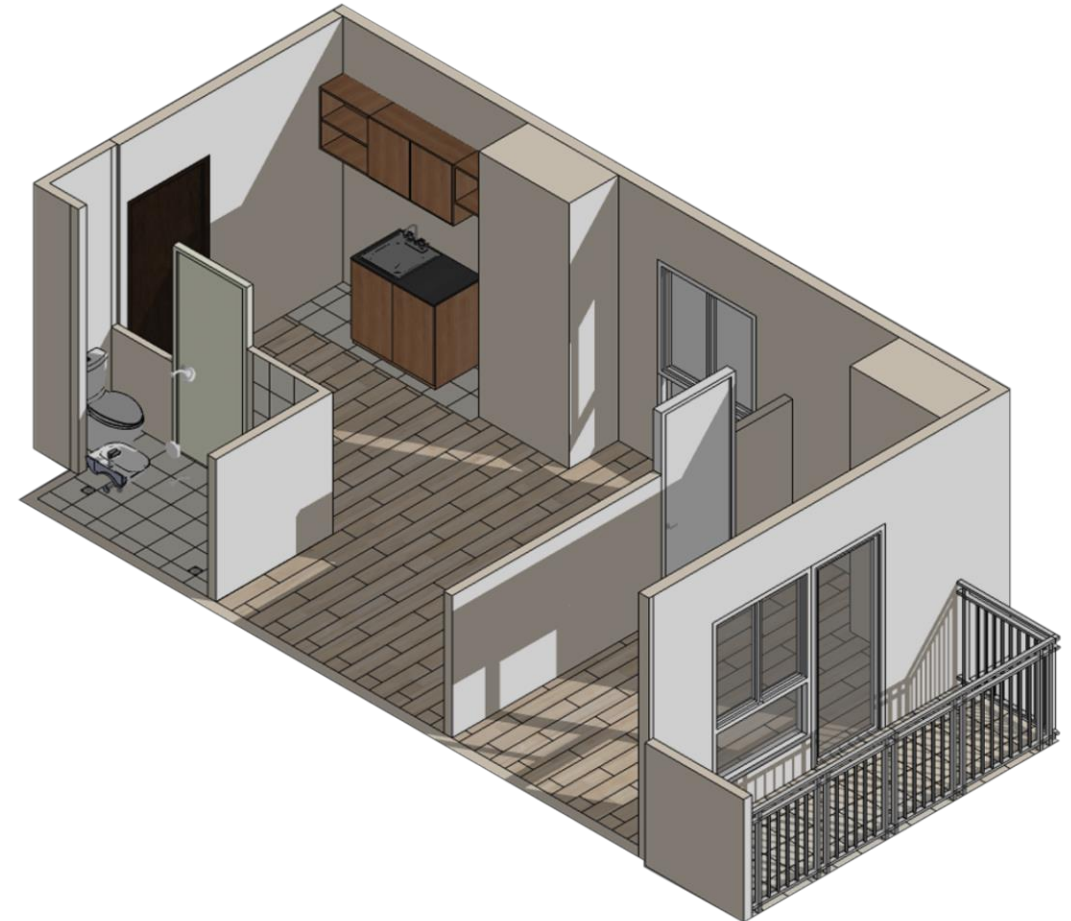
There no such thing as a small space in an imaginative mind.

JUNIOR 1 BEDROOM UNITS



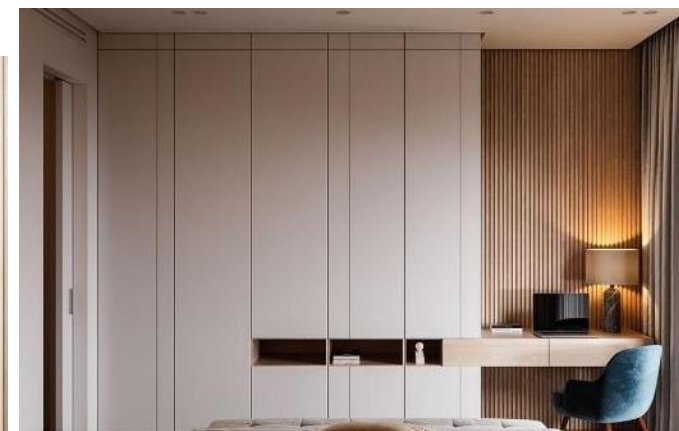
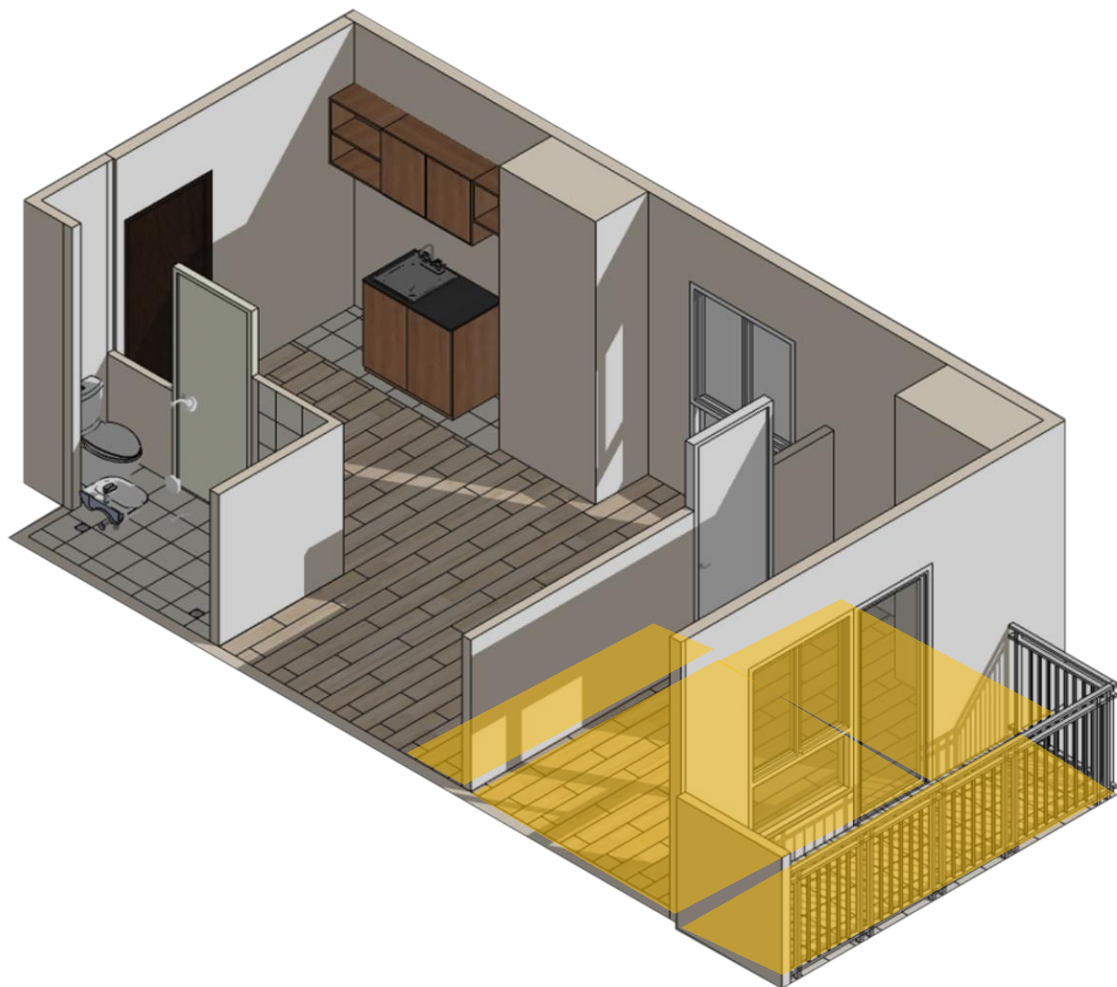
	SQM
Living / Dining / Kitchen	16.90
Toilet and Bath	3.90
Bedroom	8.70
Balcony	4.40
Estimated Total Area	33.90

1 BEDROOM UNITS



	SQM
Living / Dining / Kitchen	19.90
Toilet and Bath	3.90
Bedroom	11.50
Balcony	4.50
Estimated Total Area	39.80

1 BEDROOM UNITS



DISCLAIMER: CONCEPT IMAGES ONLY

BUILDING FEATURES

- Three (3) Elevators
- Emergency Power in common areas
- CCTV in selected common areas
- Fire Protection/Alarm System
- Two (2) Fire Exits per Floor
- Lobby with mailbox room
- RFID on lobby doors and boom gates



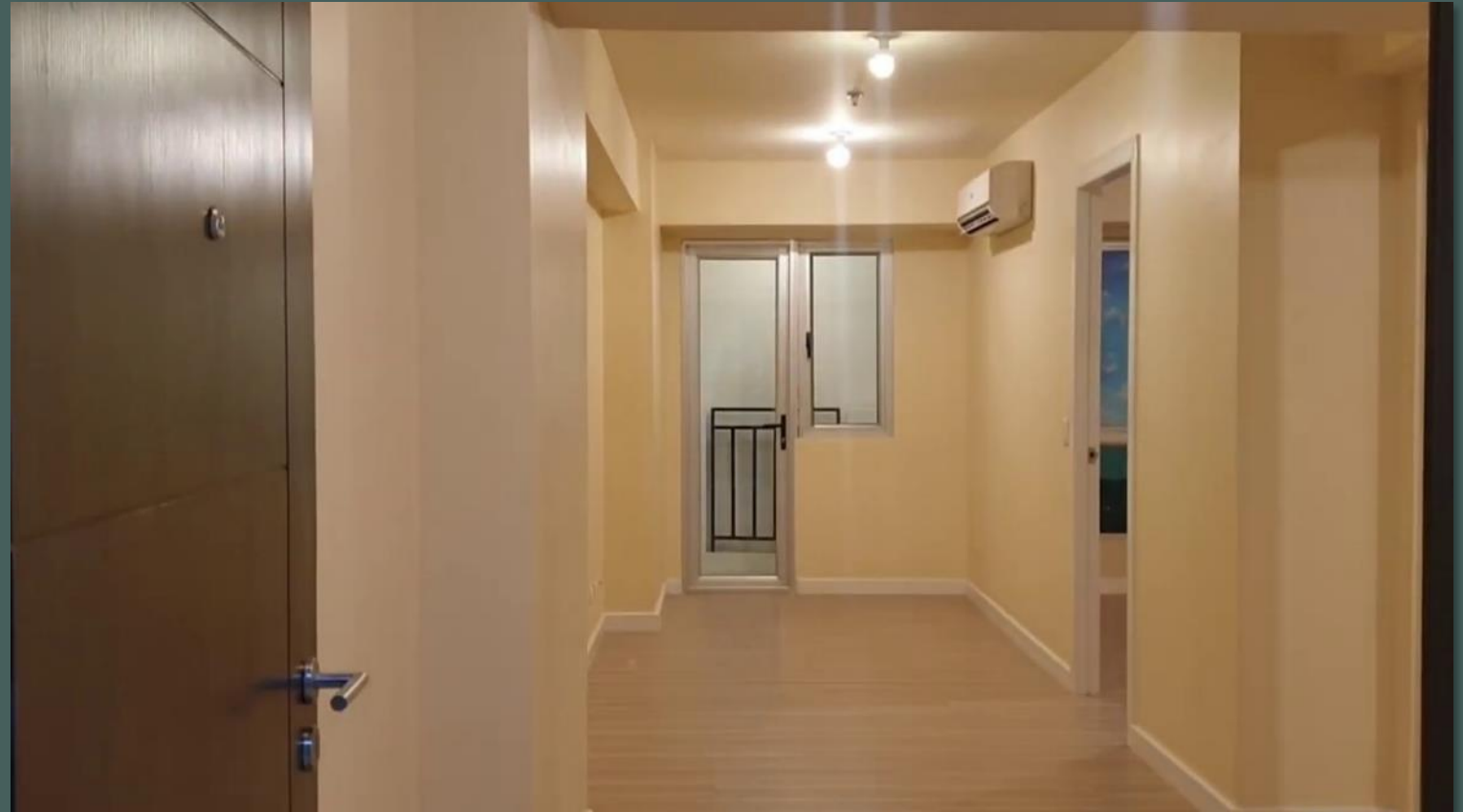
SUSTAINABILITY

- Water efficient toilet fixtures
- Sensor-controlled hallway and podium lights
- LED lights
- Rainwater harvesting
- Low solar heat gain glass windows



STANDARD UNIT FEATURES & PROVISIONS

- Smoke detector and automatic sprinkler system
- Telephone and Cable TV outlet
- Provision for water heater for T&B
- Provision for washer/dryer area
- Back-up power: 1 power outlet, 1 refrigerator outlet, and 1 lighting unit



STANDARD UNIT FINISHES



LIVING/ DINING	Flooring	Wood Laminate
	Wall	Concrete Painted Finish
	Ceiling	Concrete Painted Finish
KITCHEN	Flooring	Ceramic Tiles
	Wall	Concrete Painted Finish
	Ceiling	Concrete Painted Finish
	Countertop	Solid Surface
	Overhead & Undercounter Cabinets	Laminated Board
BEDROOM	Flooring	Wood Laminate
	Wall	Dry Wall in Painted Finish
	Ceiling	Concrete Slab
T&B	Flooring	Ceramic Tiles
	Wall	Painted Plain Cement Finish Above Tile
	Ceiling	Gypsum Board

REASONS TO INVEST



1 FIRST AYALA RESIDENTIAL DEVELOPMENT IN ROXAS BOULEVARD

 AyalaLand

Avida



2 THE ADDRESS



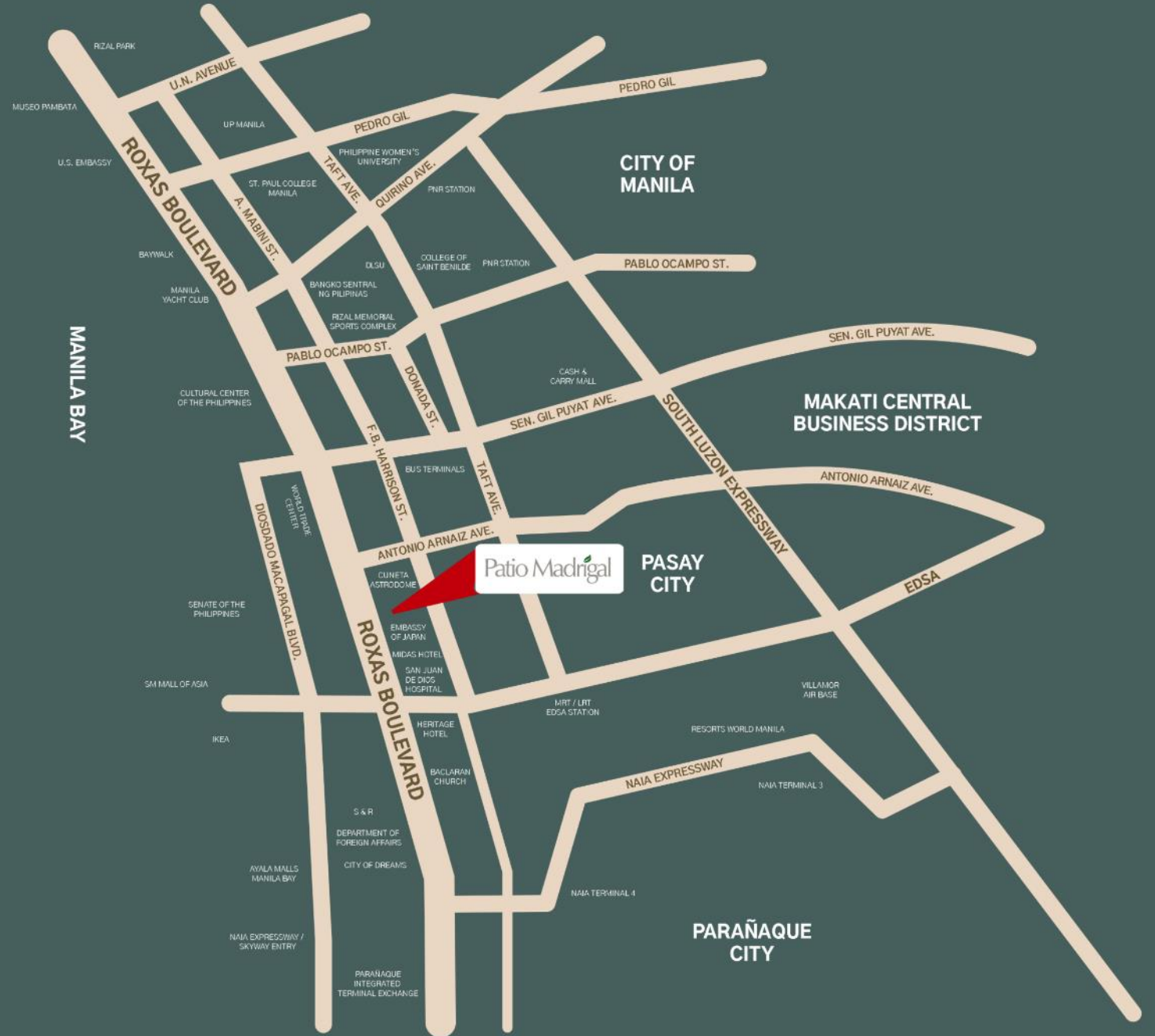
3 ACCESSIBILITY

- Connected to three (3) major cities
- Near vital centers
- Road connectivity



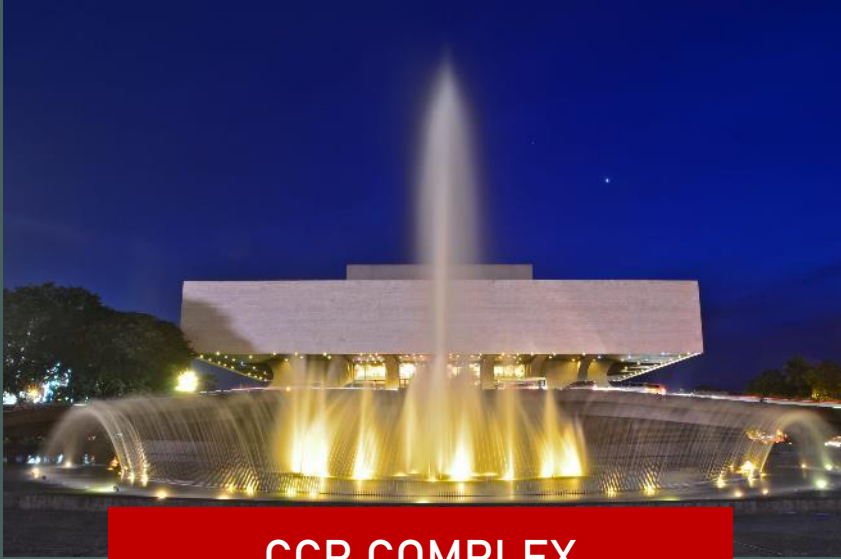
ROXAS BOULEVARD

Pasay City



ROXAS BOULEVARD

Pasay City



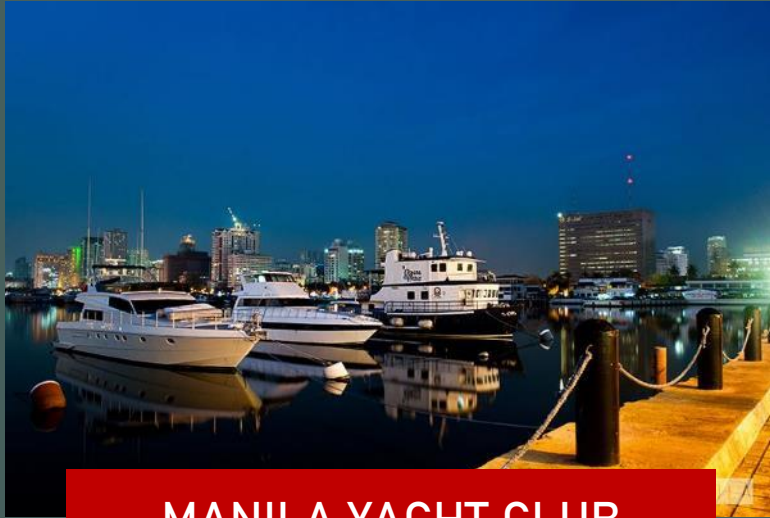
CCP COMPLEX

- Folk Arts Theater
- Tanghalang Pambansa
- Star City
- PICC
- World Trade Center



ROXAS BOULEVARD

Pasay City

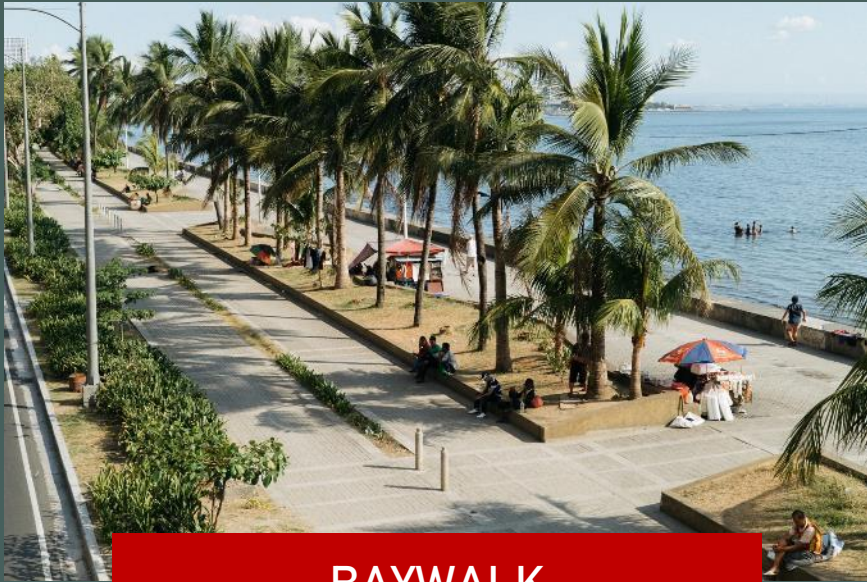


MANILA YACHT CLUB



ROXAS BOULEVARD

Pasay City



BAYWALK



ROXAS BOULEVARD

Pasay City



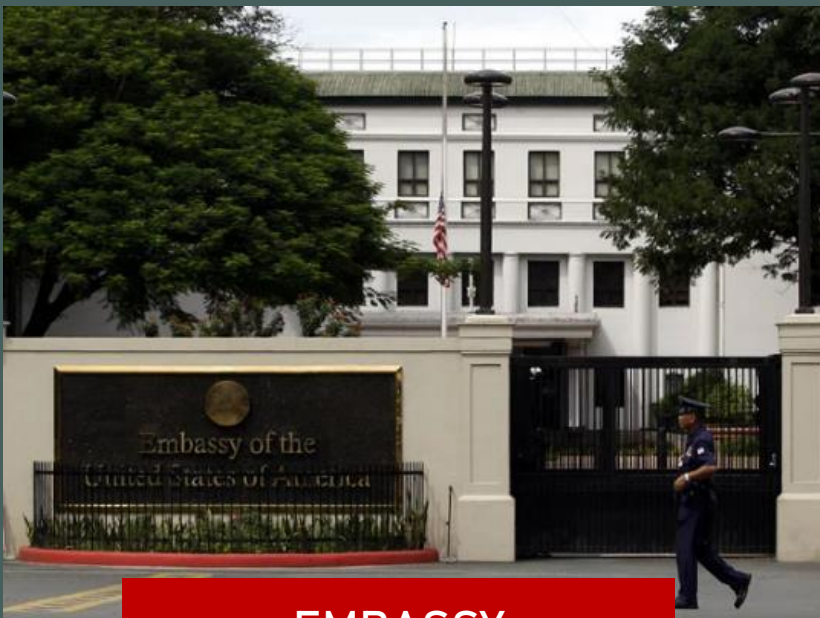
EMBASSY

- US Embassy
- Japan Embassy



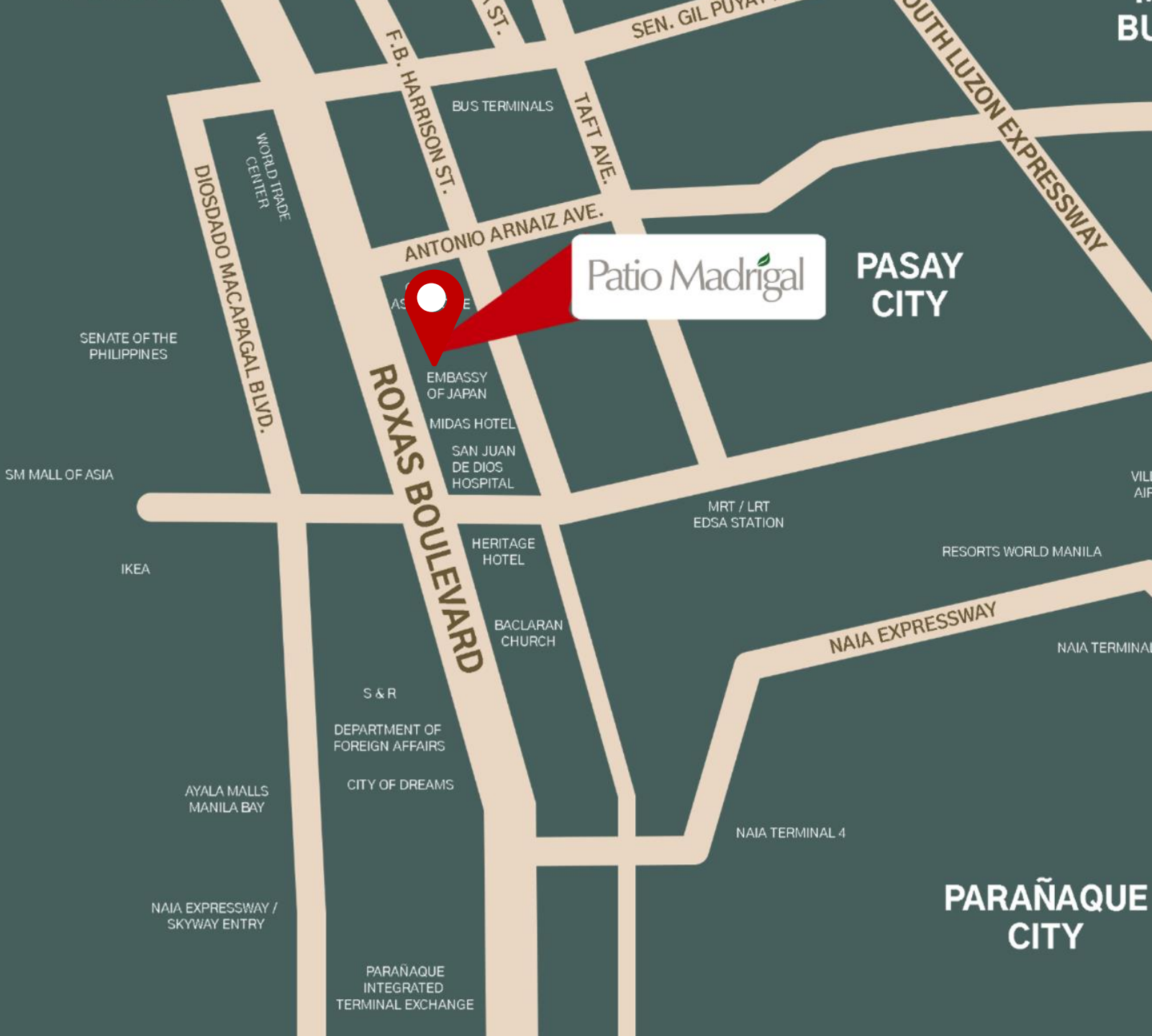
ROXAS BOULEVARD

Pasay City



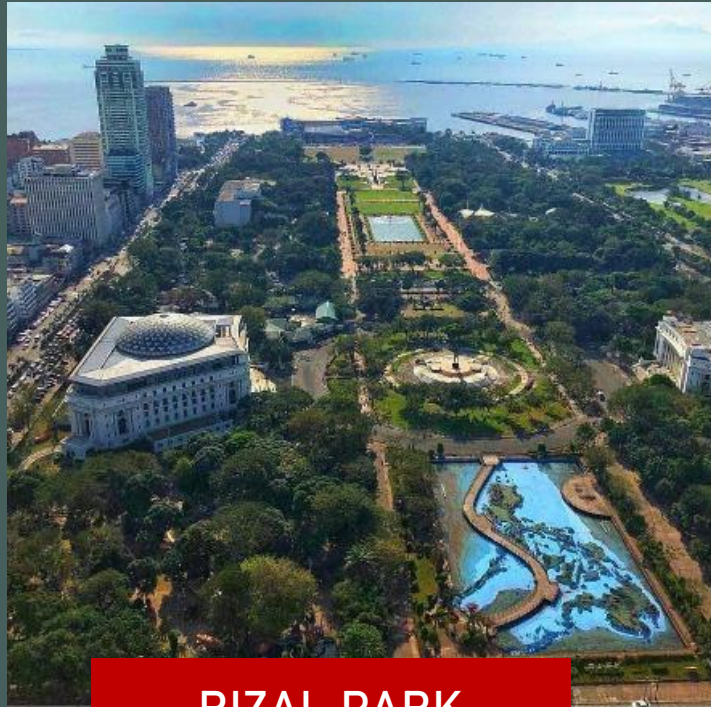
EMBASSY

- US Embassy
- Japan Embassy



ROXAS BOULEVARD

Pasay City



RIZAL PARK



ROXAS BOULEVARD

Pasay City

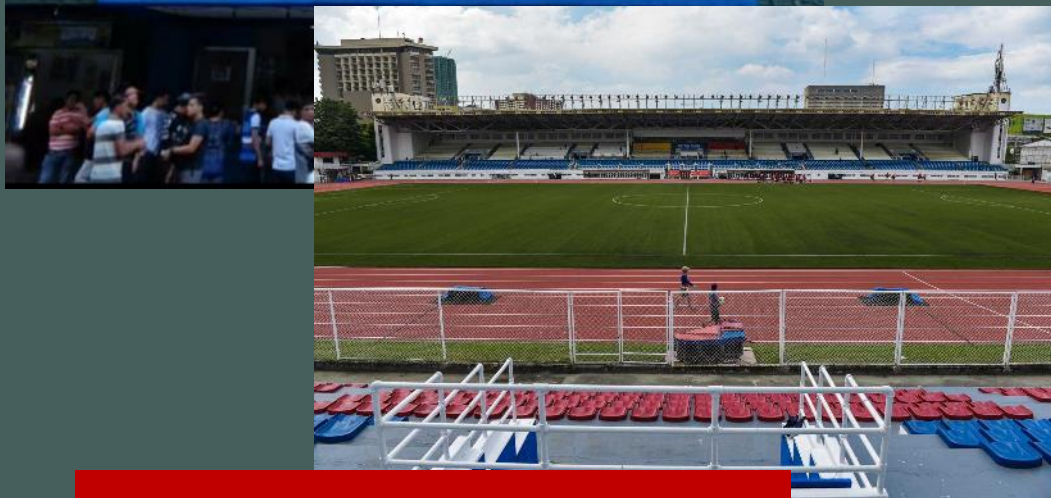


MUSEO PAMBATA



ROXAS BOULEVARD

Pasay City



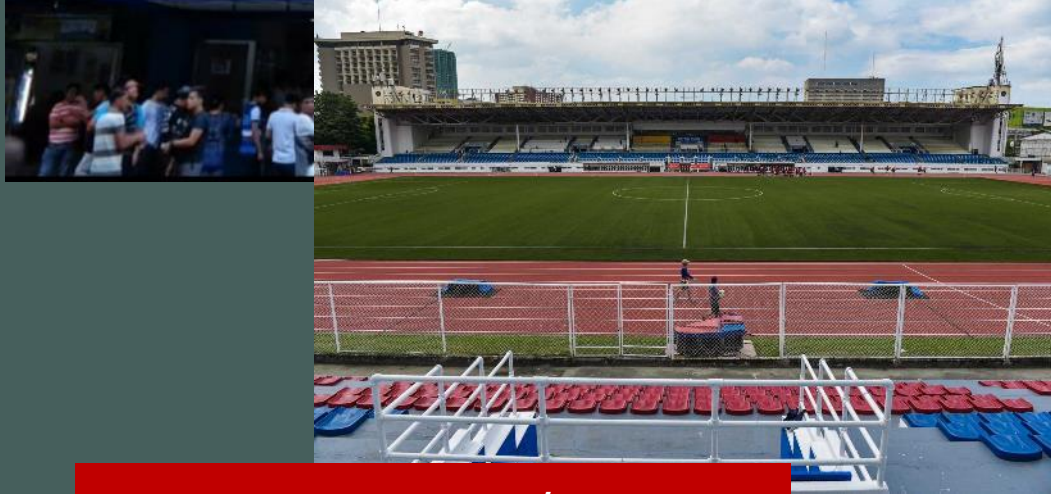
SPORT COMPLEX / ARENA



PASAY CITY

ROXAS BOULEVARD

Pasay City



SPORT COMPLEX / ARENA

MANILA BAY



ROXAS BOULEVARD

Pasay City



GOVERNMENT OFFICES

- Bangko Sentral ng Pilipinas
- Department of Foreign Affairs
- Department of Finance
- Philippine Navy
- Senate of the Philippines



ROXAS BOULEVARD

Pasay City



HOTELS

- Manila Hotel
- Diamond Hotel
- Sofitel Philippine Plaza Hotel
- Heritage Hotel Manila
- Bayview Park Hotel Manila
- City of Dreams Manila
- Midas Hotel



ROXAS BOULEVARD

Pasay City



SHOPPING CENTERS

- Ayala Malls Manila Bay
- SNR
- Ikea
- Mall of Asia
- Cash & Carry



ROXAS BOULEVARD

Pasay City



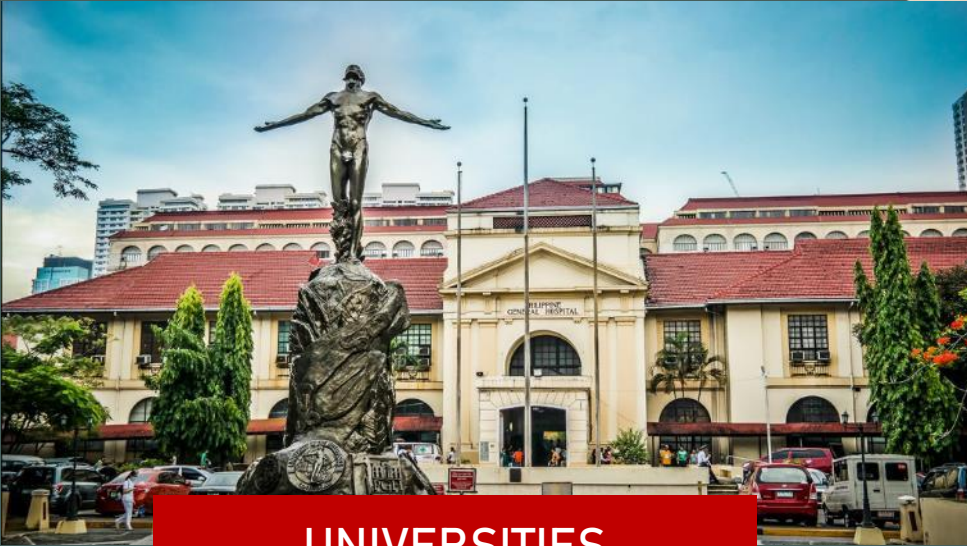
SHOPPING CENTERS

- Ayala Malls Manila Bay
- SNR
- Ikea
- Mall of Asia
- Cash & Carry



ROXAS BOULEVARD

Pasay City



UNIVERSITIES

- UP Manila
- St Paul College
- Philippine Women's University
- DLSU
- College of St Benilde



MANILA BAY

ROXAS BOULEVARD

Pasay City



OTHER ESTABLISHMENTS

- San Juan Di Dios Hospital
- Baclaran Church



ROXAS BOULEVARD

Pasay City

MANILA



TRANSPORTATION

- Bus Terminal
- PNR Station
- MRT/LRT Station



ROXAS BOULEVARD

Pasay City



TRANSPORTATION

- Bus Terminal
- PNR Station
- MRT/LRT Station
- NAIA Expressway / Skyway Entry
- NAIA
- Villamor Airbase



Patio Madrigal

PASAY CITY

VILLAMOR AIR BASE

NAIA TERMINAL 3

NAIA TERMINAL 4

PARAÑAQUE CITY

AYALA MALLS
A BAY

NAIA EXPRESSWAY /
SKYWAY ENTRY

PARAÑAQUE
INTEGRATED
TERMINAL EXCHANGE

CITY OF DREAMS

DEPARTMENT OF
FOREIGN AFFAIRS

S & R

BACLARAN
CHURCH

HERITAGE
HOTEL

SAN JUAN
DE DIOS
HOSPITAL

MIDAS HOTEL

EMBASSY
OF JAPAN

CUNETA
ASTRODOME

ANTONIO ARNAIZ AVE.

SENATE OF THE
PHILIPPINES

DIOSDADO MACAPAGAL BLVD.

ROXAS BOULEVARD

MRT / LRT
EDSA STATION

NAIA EXPRESSWAY

RESORTS WORLD MANILA

EXPRESSWAY

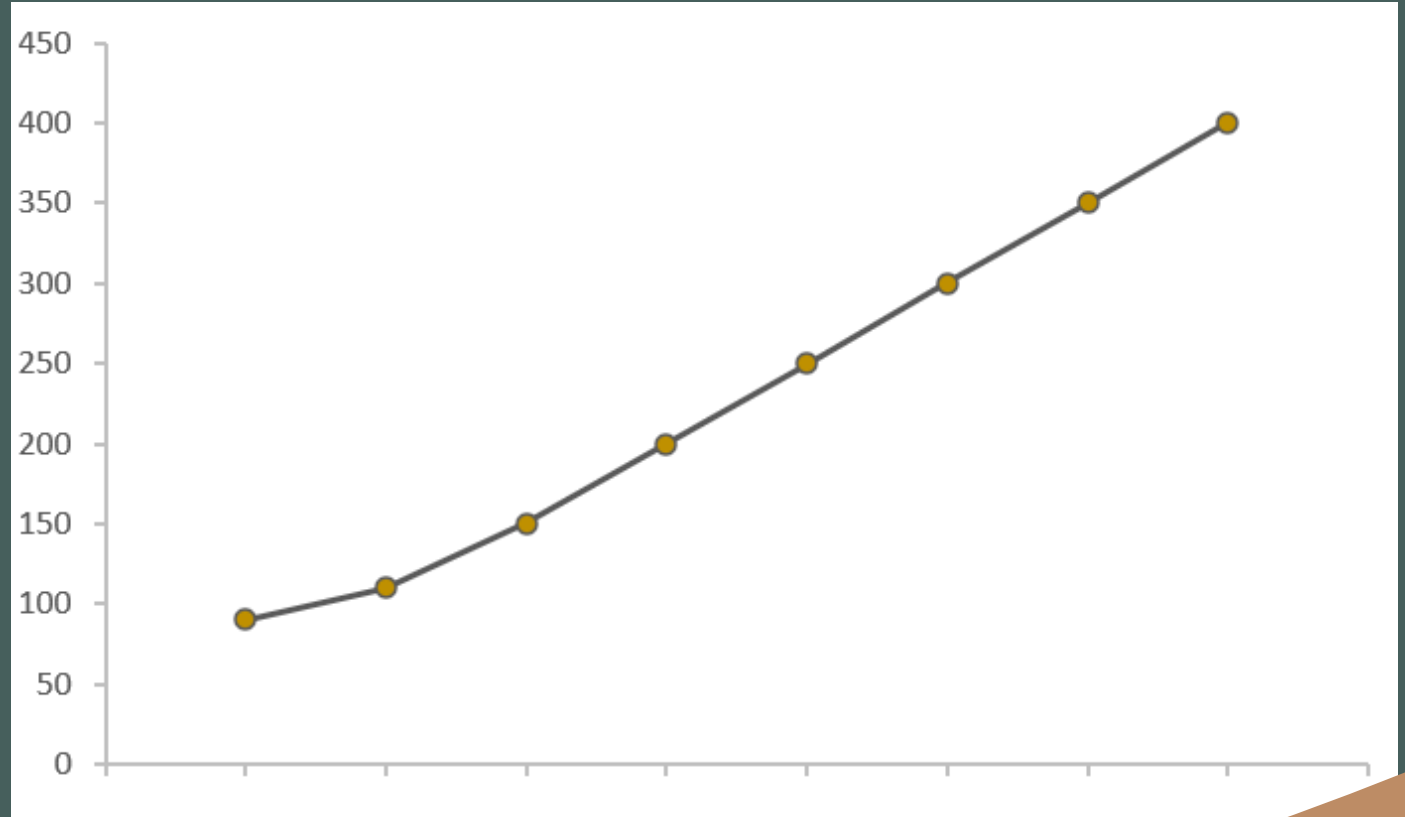
4 SENSIBLE AMENITIES



5 LAND VALUE APPRECIATION

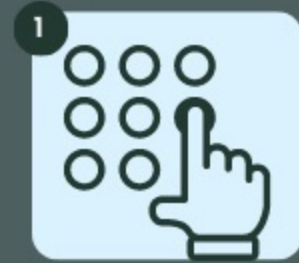
Year	Value
2011	>100k
2013	100k+
2015	150k+
2017	200k+
2018 (Q2)	250k+
2018 (Q4)	300k+
2019 (Q2)	350k+
2019 (Q4)	400k+

Source: Colliers International





Let me help you!



1
CONTACT
ROCHELLE



2
ONLINE OR
PERSONAL
PRESENTATION



3
ONLINE
RESERVATION



4
ONLINE
DOCUMENTATION
& TRANSACTION



5
EXCELLENT
AFTER SALES
SERVICE

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 suarez.rochelle@ayalaland-intl.com

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