

Avída Towers

Cloverleaf

MASTERPLAN

11
HECTARES



- ❖ REFRESHING MASTER PLANNED COMMUNITY
- ❖ STRATEGIC LOCATION FOR CONVERGENCE
- ❖ MARK OF AYALA

- Good Mix of Uses:
- Ayala Malls
 - Residential options from both ALVEO & Avida
 - Mixed Use Developments
 - Landscape promenade linking EDSA & A. Bonifacio

CONNECTIVITY

- Connection to Northwestern side of Metro Manila, Manila and Western QC
- Connecting 12Mn people which accounts to half of MM population

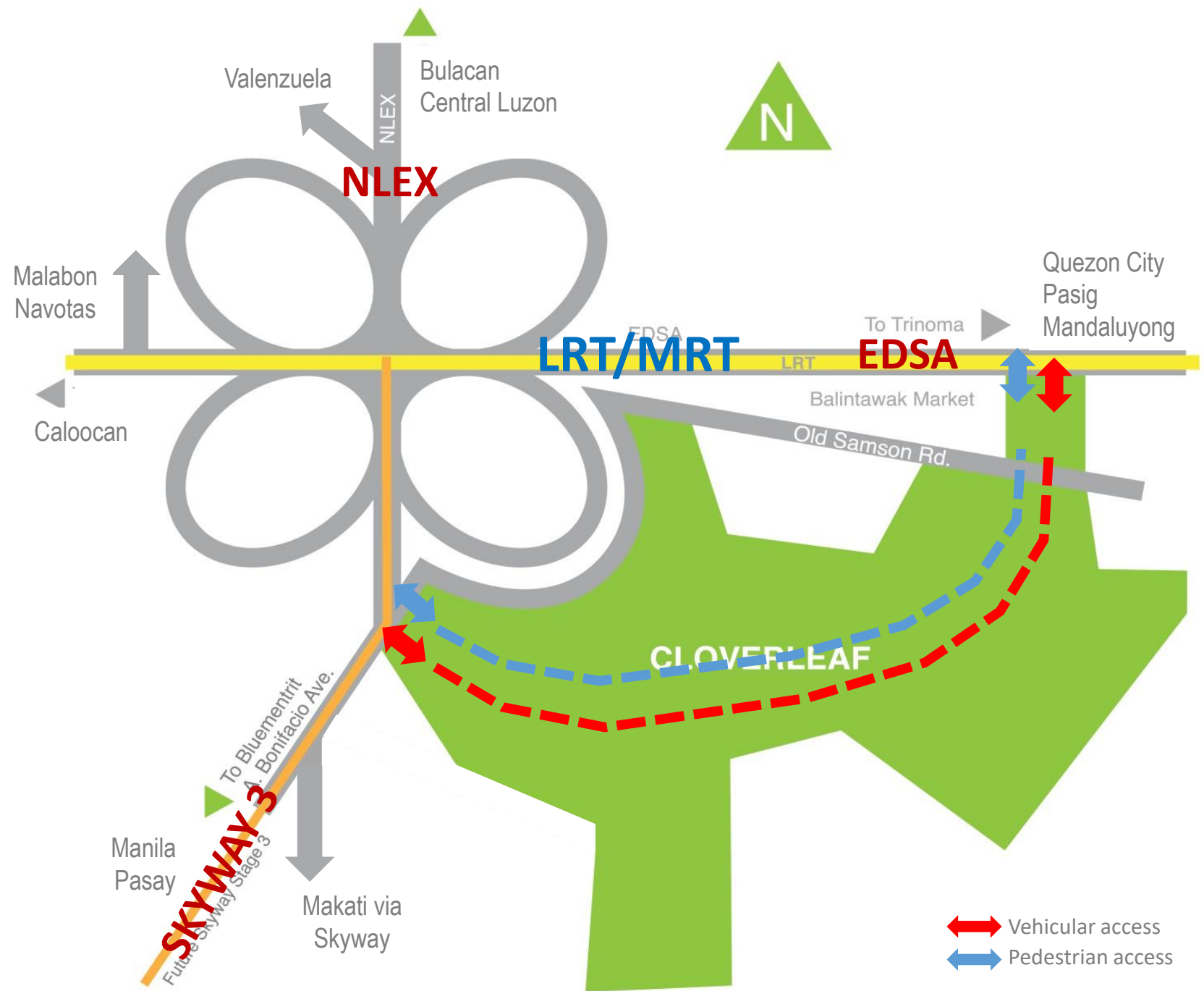


CONNECTIVITY

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ACCESSIBILITY

- Frontage in both A. Bonifacio Avenue and EDSA
- Highly accessible public transportation
 - Connection to LRT Balintawak Station
 - Highly accessible to Bus, Jeeps, FX and LRT
 - Close to NLEX-SLEX Skyway connection from Makati and Balintawak



INTERNAL INFRASTRUCTURE

Road 2 Exit to Balintawak Loop

Completed: carriageway

Upcoming works: sidewalk, curb and gutter

Target completion by 4W April 2018

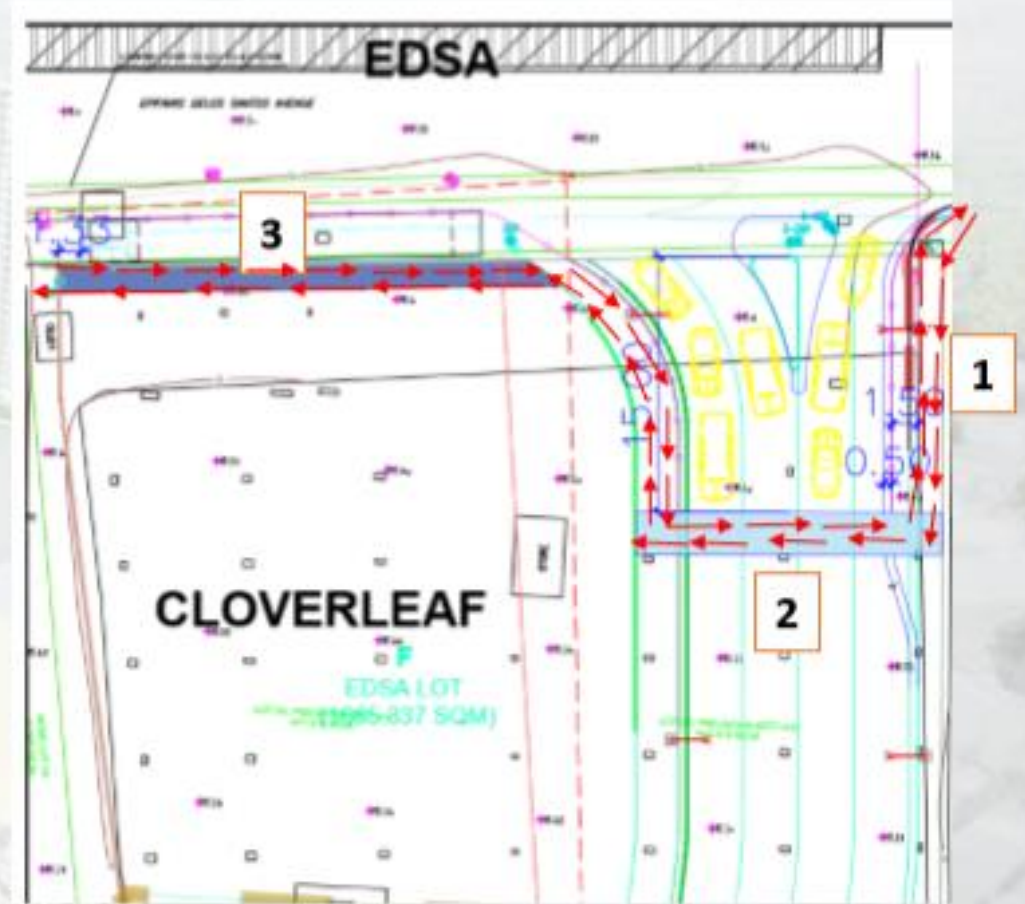


INTERNAL INFRASTRUCTURE

EDSA Pedestrian Access

Awarded April 11, target mobilization by April 23

Target completion by 4W May 2018



- 1 – Conversion of planting strip to sidewalk; provision of railing
- 2 – Provision for pedestrian speed table
- 3 – Expansion of existing EDSA sidewalk; provision of railing

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39,000 sqm GLA
 99% lease out as of March 2018
 96% occupied as of March 2018

- Ground Floor – Anchors
- 2nd Level - Casual and Active Zone
- 3rd Level - Family Zone
- 4th level - High Energy Zone
- Four 200-seater cinema

Dining Choices



Shopping Choices



Lifestyle Choices



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Ayala Malls
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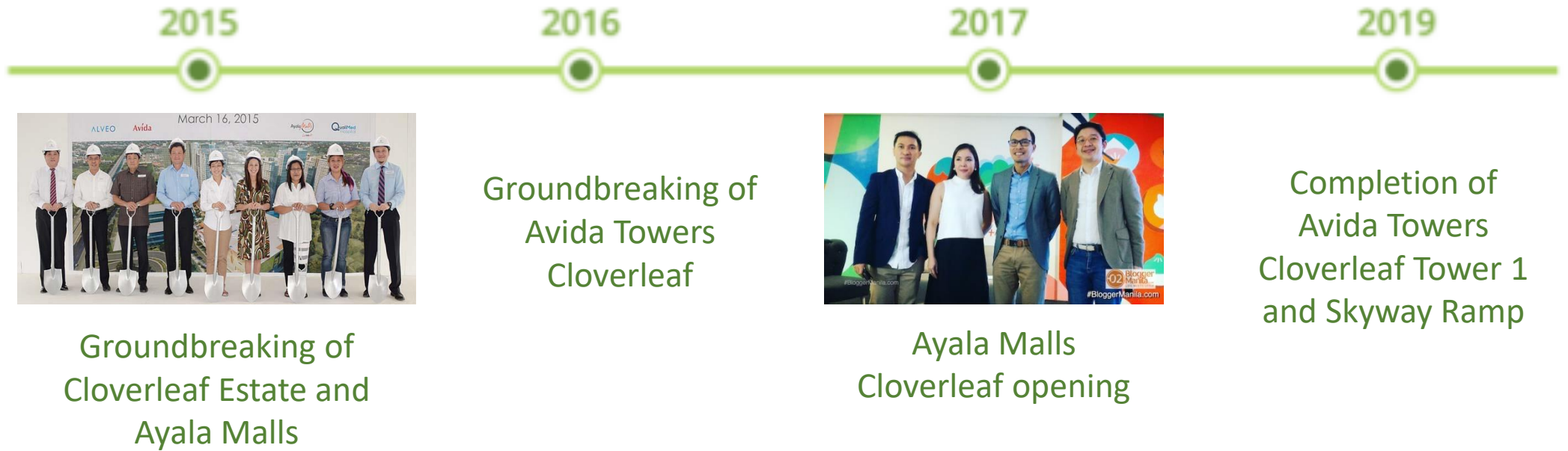
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ALVEO

- Two residential options from ALI
- Avida – 3-Tower development launched in June 2015
 - Alveo – 2-Tower development for launch in 2019



Estate Timeline



A young girl with her hair in a braid, wearing a grey hoodie and pants, stands on a wooden step ladder. She is painting a white wall with a brush, creating large, expressive brushstrokes in shades of blue, yellow, and green. She holds a paint tray in her left hand. The scene is brightly lit, suggesting a clean, open space.

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Project Details

- Total Area of 14,214 sq.m
- Located next to Ayala Malls Cloverleaf
- Cloverleaf Tower 1, launched in June 2015, is at 96% sold

Tower 2

33 Residential Levels*

848 Residential Units

27 Units/floor

Tower 1

28 Residential Levels*

744 Residential Units

27 Units/floor

Tower 3



*No 4th and 13th floors

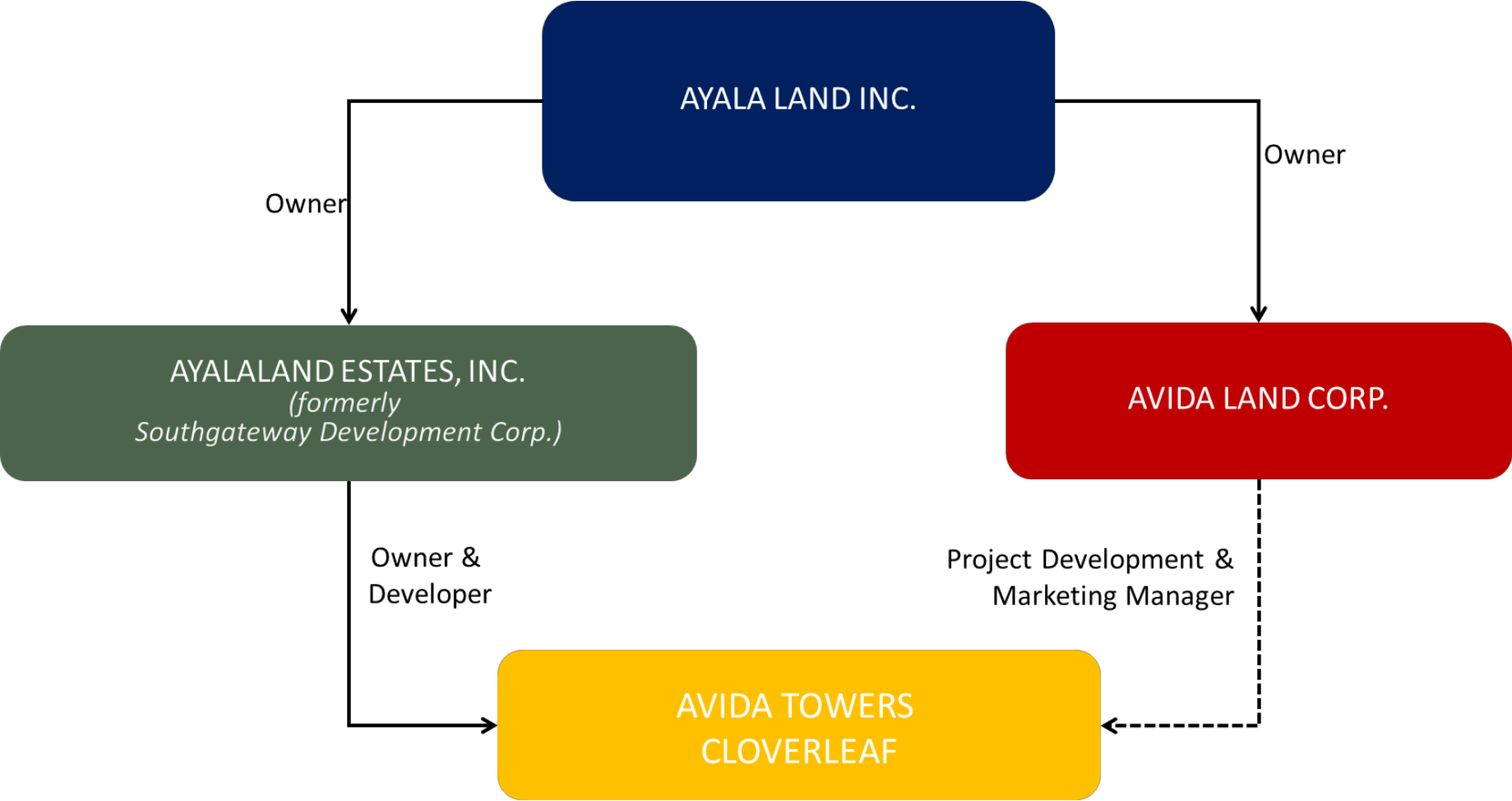
EDSA

A. Bonifacio



- 300m away from A. Bonifacio
- 500m away from EDSA/LRT Station
- Estate's entrance is 200m away from the skyway ramp

DEVELOPER: AyalaLand Estates, Inc.



33 Residential Levels

848 units

26 units/floor

Amenity Level, 1st Residential Level

2nd Podium Level

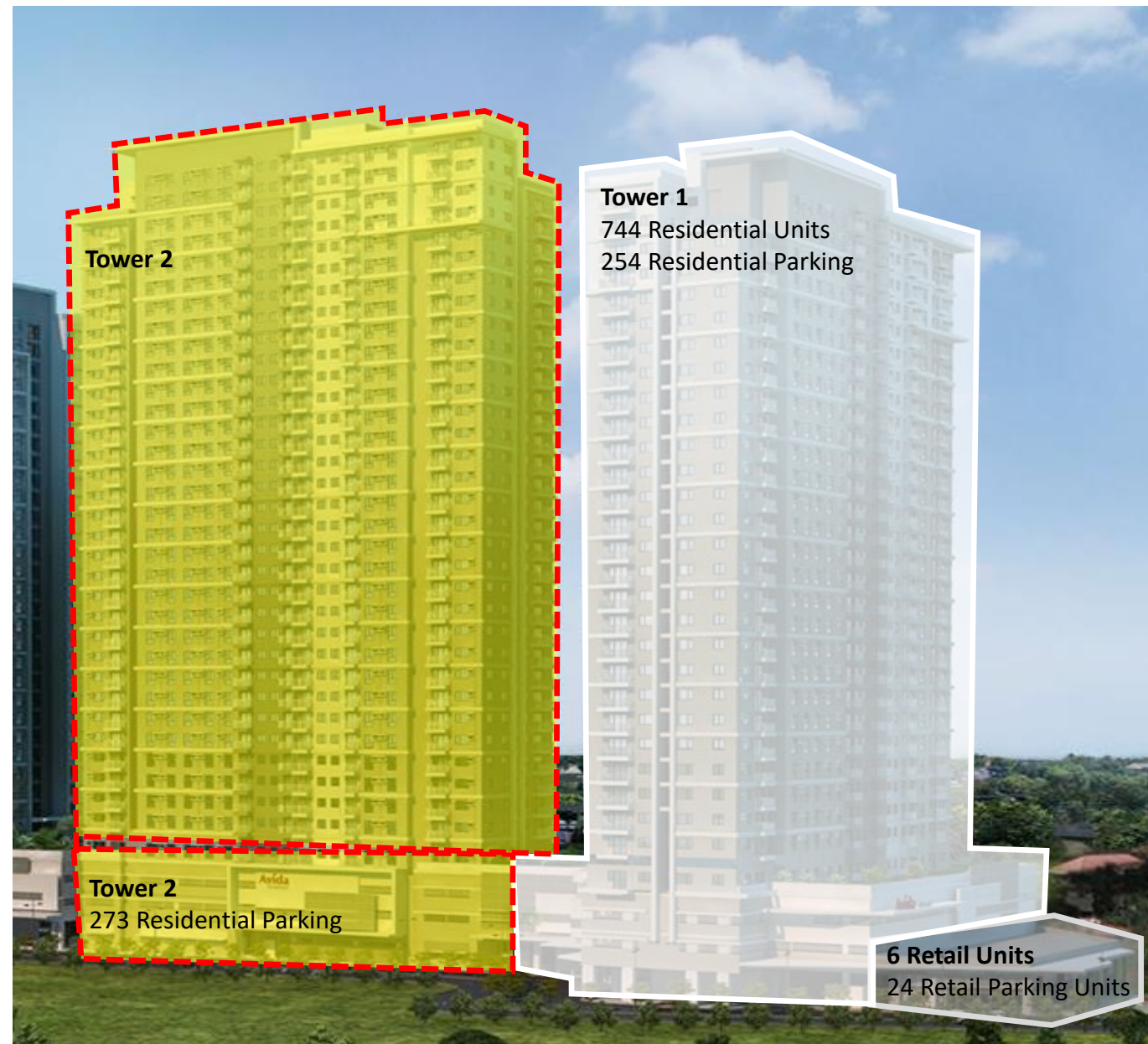
89 Residential Parking Units

1st Podium Level

88 Residential Parking Units

G/F : Tower Lobbies

96 Residential Parking



Three Phase Development

Phase 1 (2019)

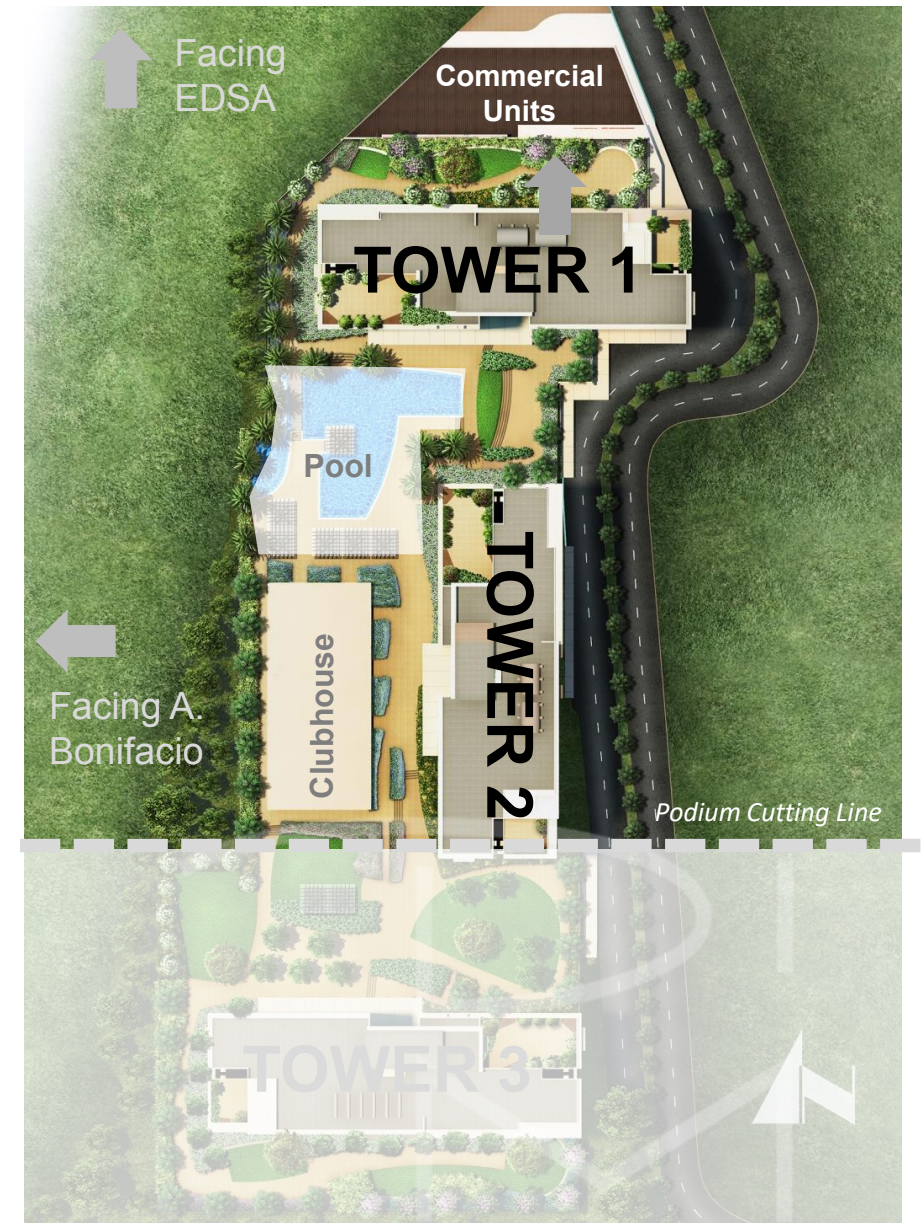
- Tower 1 Resd'l and Parking
- Commercial units
- Clubhouse
- Landscaped spaces
- Serenity gardens

Phase 2 (2024)

- Tower 2 Resd'l and Parking
- Indoor gym
- Landscaped spaces
- Serenity gardens

Phase 3

- Tower 3 Resd'l and Parking
- Landscaped spaces
- Swimming Pool
- Children's playground
- Serenity gardens



Amenities

Swimming Pool



13 May 2015

DIGITAL
MIRAGE

Amenities

Serenity Gardens On 31st floor



29 April 2015

REGAL
KAYAK

FIRE EXITS

Facing Quezon City Monument



Facing Tower 1

Facing Quezon Avenue

8 STUDIO
4 JR 1BR
12 1BR
2 2BR

26 UNITS PER FLOOR
4 Elevators

←N Studio Junior 1BR 1BR 2BR

Typical Floor Plan

Studio – 262 Units



STUDIO

Junior 1BR – 132 Units



JUNIOR ONE BEDROOM



ONE BEDROOM

1BR – 390 Units



2 BEDROOM

2BR – 64 Units



STUDIO

STUDIO

23 sqm to 24 sqm



JUNIOR 1 BEDROOM

23 sqm to 24 sqm

JUNIOR ONE BEDROOM



ONE BEDROOM

ONE BEDROOM
36 sqm to 38 sqm



TWO BEDROOM

52 sqm

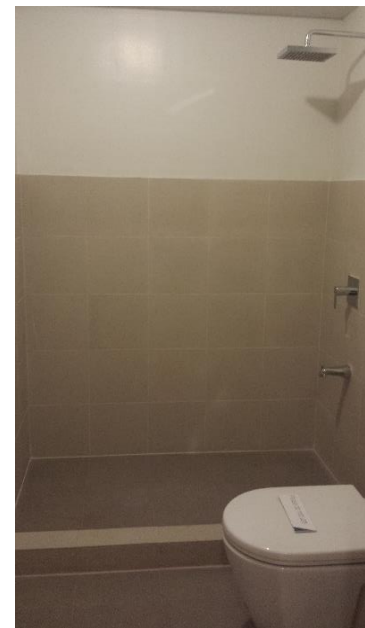
2 BEDROOM

Unit Types

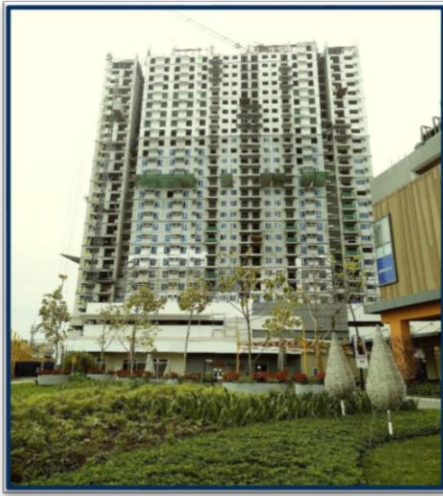
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a fresh start to
LIVE BIG

	Standard Finish
Deliverable Units	<ul style="list-style-type: none"> • Units are telephone, cable and internet ready • All units are equipped with smoke detectors
Flooring	<ul style="list-style-type: none"> • Units: Laminated Wood • T&B : Ceramic Tiles
Ceiling	<ul style="list-style-type: none"> • Units : Concrete Slab (painted) • T&B : Moisture resistant gypsum (painted)
Windows	<ul style="list-style-type: none"> • Aluminum Windows
Walls	<ul style="list-style-type: none"> • Exterior Walls: Pre-cast Walls (painted) • Unit Partitions: Pre-cast Walls (painted) • Interior Partitions : Gypsum Board Walls (painted) • T&B : Ceramic Tiles & Pre-cast Walls (painted)
Kitchen	<ul style="list-style-type: none"> • Kitchen Sink Base • Complete Kitchen Fixtures • Overhead & Under Sink Cabinets • Grease Trap
Toilet & Bath	<ul style="list-style-type: none"> • Complete T&B Fixtures • Mechanical Ventilation for Selected units • Natural Ventilation for Selected 1BR units



Standard Unit Finishes



Tower 1
TOP OFF
MARCH 2018

Tower 2
TURNOVER
OCT 2024



Project Timetable

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LIVE BIG

Why Avida Towers Cloverleaf?

1 Gateway of the North

- SLEX-Skyway-NLEX
- EDSA
- LRT-MRT Stations

2 Urban Haven

- Enjoy big lifestyle by being close to shopping complexes and entertainment hubs
- Enhanced security and organized living

3 Price Appreciation and Value for Money

- 6% CAGR from Tower 1 launch
- High resale value
- Good potential rental income

For your future investment, contact :

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