







SITE DESCRIPTION The project area is part of the 21 hectares landbank of Avida Land Corp. in Antipolo City. Geographic terrain is gently rolling.

LOCATION The site is along the Teresa Provincial Road, located at a zoned residential area at Barangay Dalig, Antipolo City, roughly 2 km away from Antipolo City Proper.

Avida Residences

St. Alexandra







<u>Project Concept</u>	Envisioned to be a gated residential community for upper middle-income families, the first among two phases of the whole St. Alexandra Estates project. A small commercial development site is located in front of the village to serve the communities to be developed therein.		
<u>Land Area</u>	6.05 hectares net land area		
<u>Total Saleable Units</u>	161 saleable lots		
<u>Lot Cuts</u>	204 to 350 sqm.		
<u>Building Technology</u>	PHENIX & TEX Building System Uses a world-class building technology. The house plans were designed in such a way that is easy to expand the livable area without the need to destroy or break walls or put in new structural members to support the additional space being constructed.		
<u>Description of House Units</u>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Marsala (TEX) Basic: 130 sqm Premiere: 155 sqm</p> </div> <div style="text-align: center;">  <p>Novara (TEX) Basic: 114 sqm Premiere: 132 sqm</p> </div> <div style="text-align: center;">  <p>Verona (TEX) Basic: 101 sqm Premiere: 118 sqm</p> </div> </div> <p>With Bare Finish for Mega TEX houses</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Grenada (Phenix) Basic: 137 sqm Premiere: 163 sam</p> </div> <div style="text-align: center;">  <p>Antigua (Phenix) Basic: 112 sqm Premiere: 146 sam)</p> </div> <div style="text-align: center;">  <p>Dominica (Phenix) Basic: 89sqm Premiere: 116 sqm</p> </div> </div> <p>Reservation Fee: P50,000</p>		
<u>Price Range</u>	P3.6 to P10.8 M (H&L packages); P2.4M to 4.8 M (lots only) or approx P13,000/sqm		
<u>Features & Amenities</u>	<ul style="list-style-type: none"> ★ Walled subd w/ landscaped entrance gate and guardhouse ★ Swimming Pool ★ Clubhouse ★ Central Park/Picnic Area ★ Basketball Court ★ Playground ★ Gazebo ★ Overhead water tank w/ deepwell ★ Electric & telephone facilities ★ Planted Trees along Streets ★ 10m-12m wide roads 		

** some contents are subject to change w/o prior notice

Factsheet
for training use only
acg/1-27-06

Avida Residences

St. Gabriel

<u>Project Concept</u>	The site, previously a fruit farm, is envisioned to be a gated residential community for middle-income families. St. Gabriel Heights will develop 3 residential phases to accommodate the growing need of young achievers. A small commercial development site is located in front of the village to serve the communities to be developed therein.	
<u>Net Land Area</u>	5.52 hectares (Phase 1) 5.7 hectares (Phase 2) 2.9 hectares (Phase 3)	
<u>Total Saleable Units</u>	515 saleable lots	
<u>Lot Cuts</u>	94 to 286 sqm.	
<u>Building Technology</u>	<p>TEX building system Uses a world-class building technology that is 'Built Efficiently!' and is 'Built to Last!'. TEX uses pre-cast panels & columns reinforced by steel beams & steel columns. The house plans were designed in such a way that is easy to expand livable area without need to destroy or break walls or put in new structural members to support the additional space being constructed. LPHI also gives a warranty of 15 years on structure & 1 year warranty on workmanship.</p>	
<p><u>Description of House Units</u></p> <p>In Bare, Basic and Standard Finishes</p> <p>Reservation Fee: P20,000</p>	 <p>Genoa (97 SQM)</p>	 <p>Ravenna (81 SQM)</p>
 <p>Arsia (50 SQM)</p>	 <p>Civenna (49 SQM)</p>	 <p>Sapri (40 SQM)</p>
	 <p>Padova (34 SQM)</p>	
<u>Price Range</u>	P1.4 M to P4.3 M (H&L packages); P1M to 2.9M (lots)	
<u>Features & Amenities</u>	<ul style="list-style-type: none"> ★ Walled subd w/ landscaped entrance gate and guardhouse ★ Multipurpose hall ★ Gazebo ★ Central Park/Picnic Area ★ Basketball Court 	<ul style="list-style-type: none"> ★ Playground ★ Swimming pool ★ Overhead water tank w/ deepwell ★ electric & telephone facilities ★ Planted Trees along Streets ★ 8m – 10m wide roads

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