



Founded by Mr. Juanito I. King on values of hardwork, value creation, and innovation, Juanito King & Sons, Inc. was incorporated in January of 1979. Through the efforts of his children, JKSI has grown its portfolio of businesses to include the following:

- Food Processing
- Trucks, Equipments, and Machineries
- Real Estate

With the success of its **Villa Solana** (Talisay & Consolacion) and **Modena** (Mactan, Minglanilla, & Consolacion), JKSI launched its real estate arm, **King Properties**, in December of 2011.

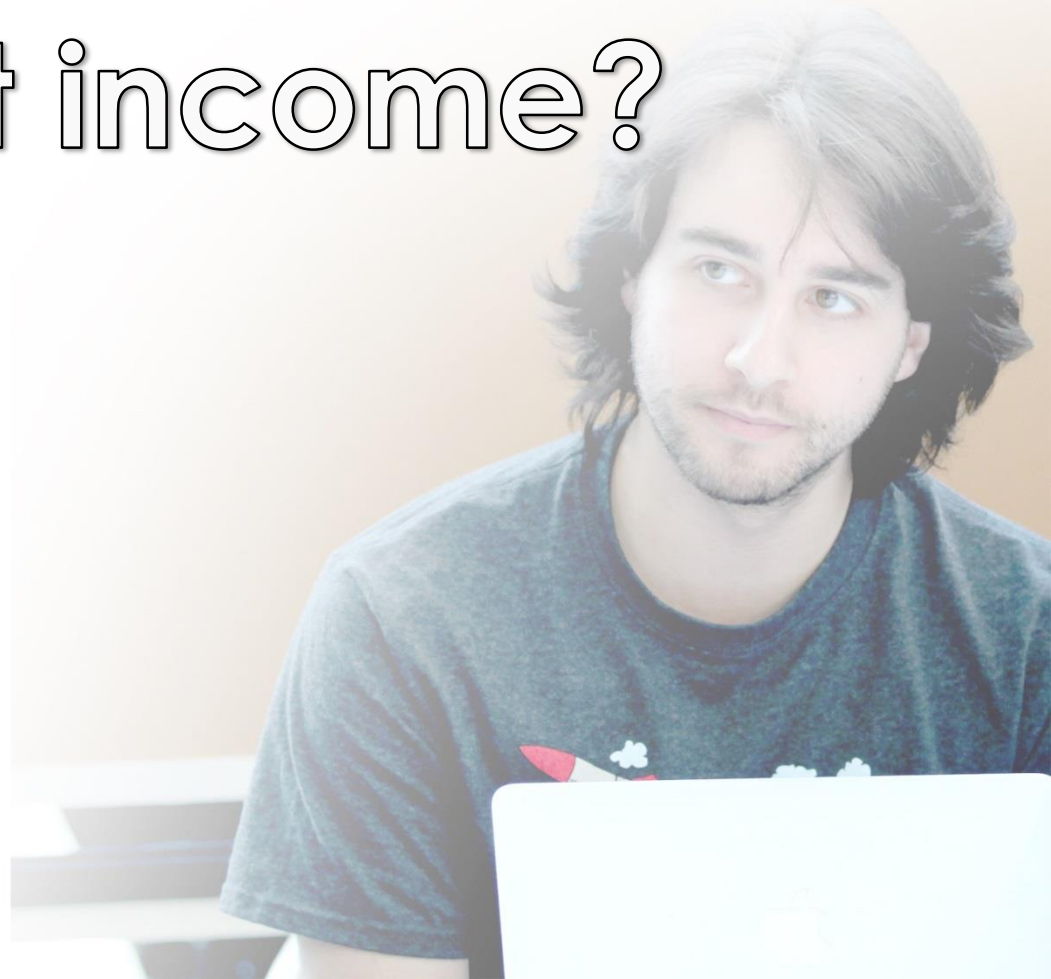
Under the guidance of a new generation of innovators, King Properties maintains its mission: to create thriving communities across the Philippines.



EVERYTHING
BEGINS WITH
A STORY



How can I own
my own office with
my current income?



How can I build my
career and raise my
child all in the same
Place?



A man with dark hair, smiling broadly, wearing a white dress shirt and a grey tie. The background is a bright, out-of-focus office or window view.

How can I be assured
of my company's growth
as I fly in and out of Cebu?

CEBU CITY IS GROWING...



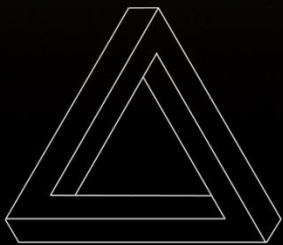
CEBU CITY IS GROWING...

- IN FY 2013, THE GROSS REGIONAL DOMESTIC PRODUCT (GRDP) OF CENTRAL VISAYAS GREW BY **7.4%, HIGHER THAN THE NATIONAL AVERAGE OF 7.2%, WITH CEBU CITY CONTRIBUTING TO APPROXIMATELY 80% OF THAT FIGURE.**
- OVER 150 REAL ESTATE DEVELOPMENT PROJECTS IN CEBU ARE FOR RESIDENTIAL UNITS, WHILE **VERY FEW DEVELOPMENT PROJECTS ARE DEVOTED TO OFFICE SPACES.**
- DESPITE AN EXPECTED INCREASE OF UP TO 300,000 SQM OF OFFICE SPACE, **THE VACANCY RATE OF CEBU IS EXPECTED TO REMAIN AT 4.9% TO 5.2%.**

CEBU CITY IS GROWING...

- **DESPITE ITS UNPRECEDENTED RATE OF GROWTH, VERY FEW OFFICE SPACES ARE AVAILABLE TO MEET THE DEMANDS OF THE CITY'S GROWING ENTREPRENEURIAL BASE AND INCOMING BPO AND KPO INVESTORS – AND MOST ARE ONLY AVAILABLE FOR LEASE.**

WOULDN'T YOU
RATHER OWN
YOUR OFFICE?





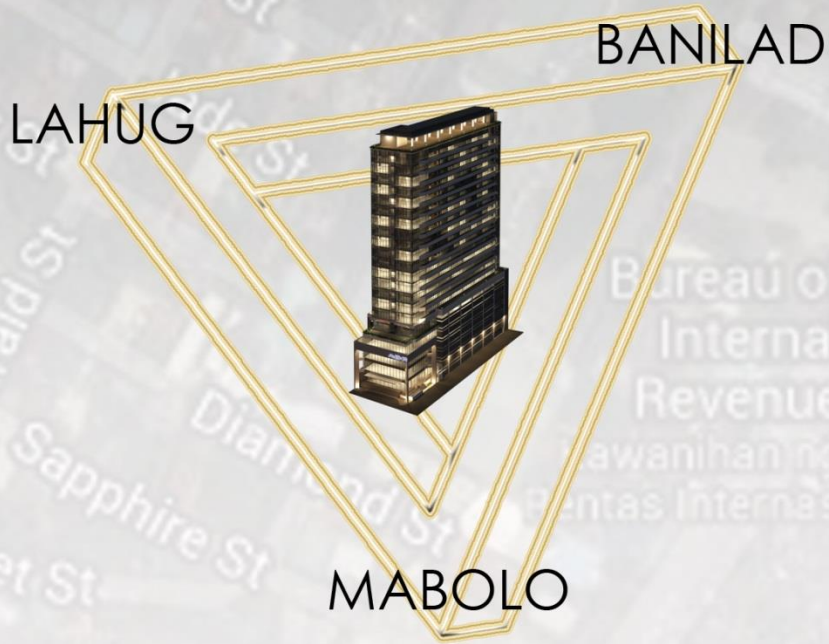
AVENIR



AVENIR

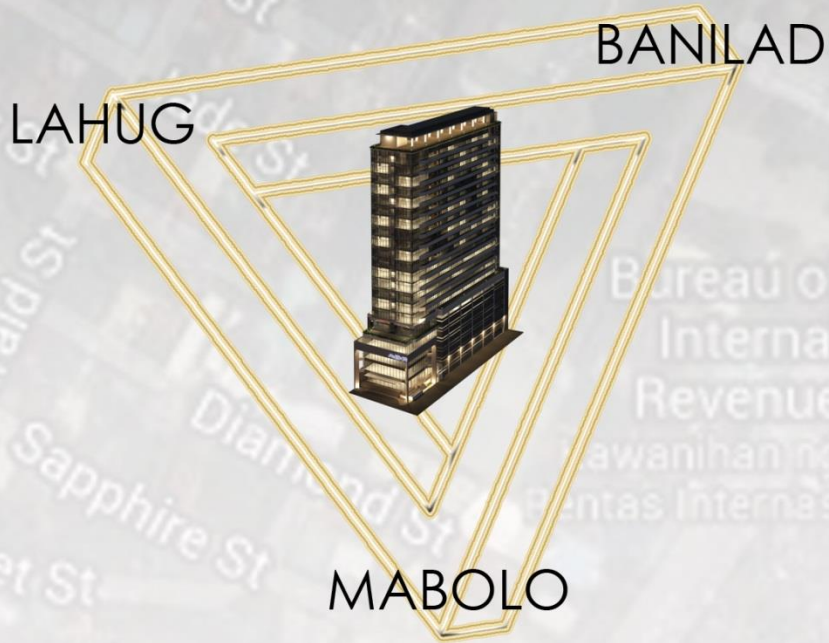
IS THE FUTURE

Offering unprecedented business solutions in today's competitive market, breaking the mold of traditional market offerings.



Situated in what is considered as the golden triangle of Cebu's central business district, **AVENIR** virtually makes all operational transactions accessible – saving you time and money.

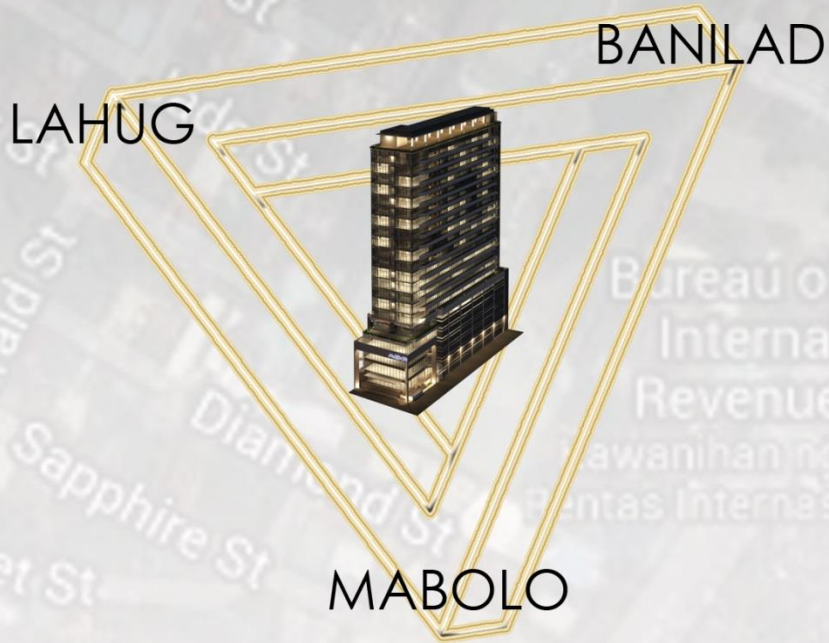




Situated in what is considered as the golden triangle of Cebu's central business district, **AVENIR** virtually makes all operational transactions accessible – saving you time and money.

- Approximately 5 minutes drive (400 M) from Cebu IT Park

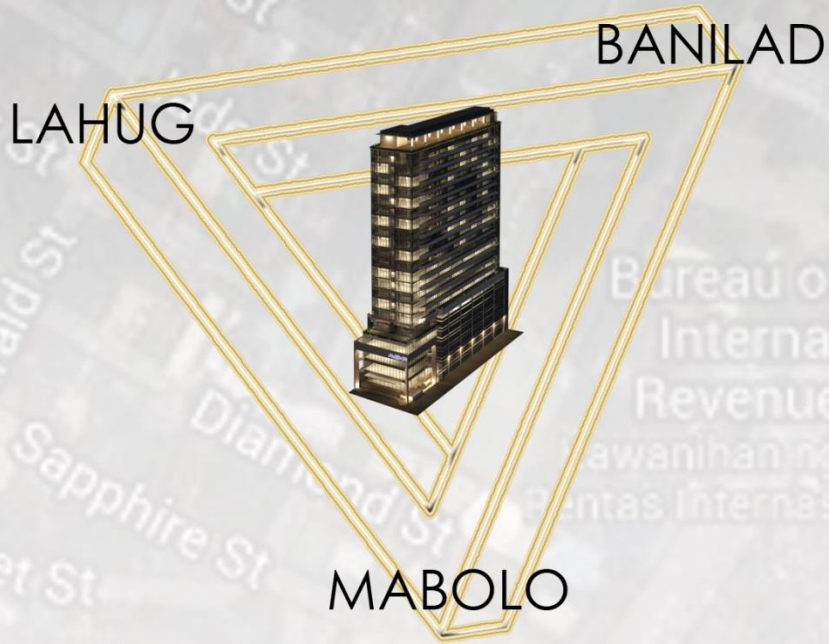




Situated in what is considered as the golden triangle of Cebu's central business district, **AVENIR** virtually makes all operational transactions accessible – saving you time and money.

- Approximately 5 minutes drive (400 M) from Cebu IT Park
- Approximately 3 minutes drive (280 M) from Waterfront Cebu City Hotel & Casino





Situated in what is considered as the golden triangle of Cebu's central business district, **AVENIR** virtually makes all operational transactions accessible – saving you time and money.

- Approximately 5 minutes drive (400 M) from Cebu IT Park
- Approximately 3 minutes drive (280 M) from Waterfront Cebu City Hotel & Casino
- Approximately 10 minutes drive (1 Km) from Cebu Business Park



Cebu Business Park



Waterfront Hotel and Casino - Lahug



Cebu I.T. Park



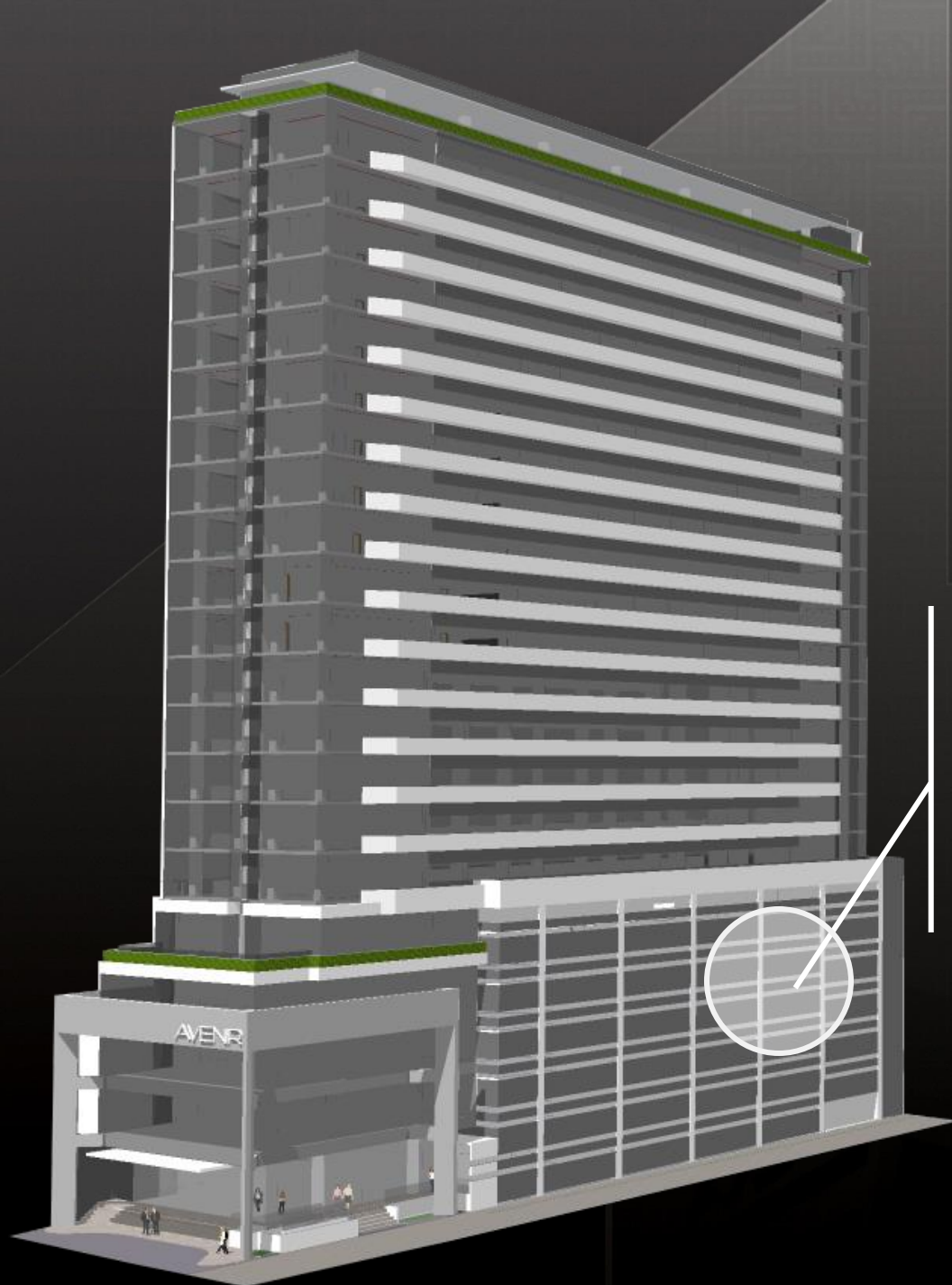


22 storey Mix-use Building

Divided into four zones:

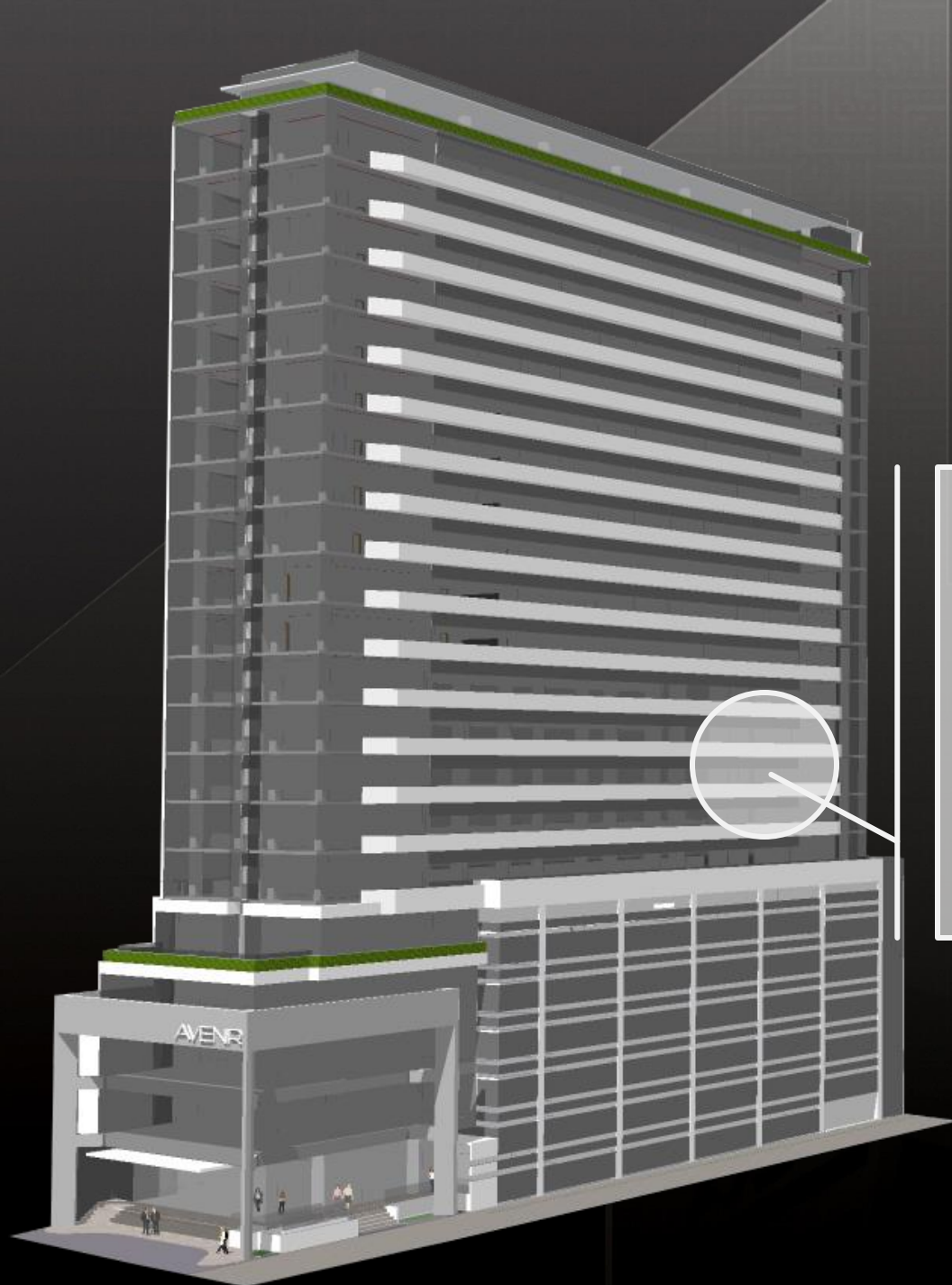
- Parking
- Premiere Office Levels
- Executive Office Levels
- Home Office Levels





Parking
6 Floors
Over 100 Parking Spaces
Basement to 5th Floor





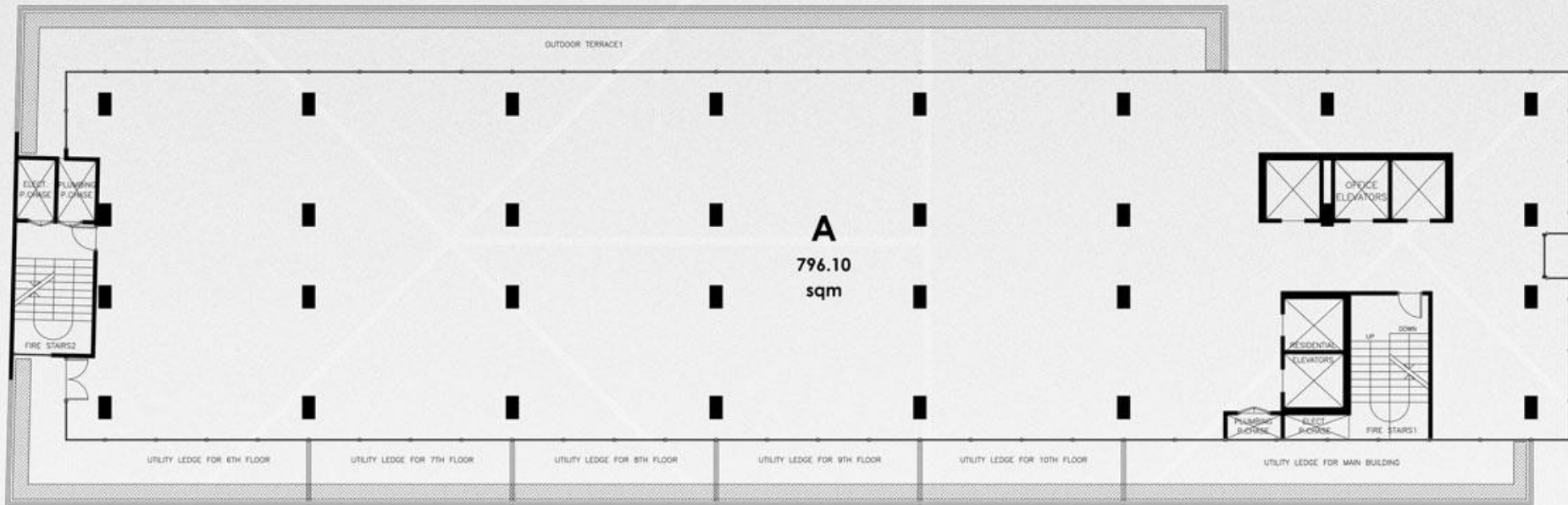
Premiere Office Suites

2nd, 3rd, 6th to 10th Floors
Designed for BPO/Corporate use
Whole floors available
(approx. 796 sqm)
100% Backup Power



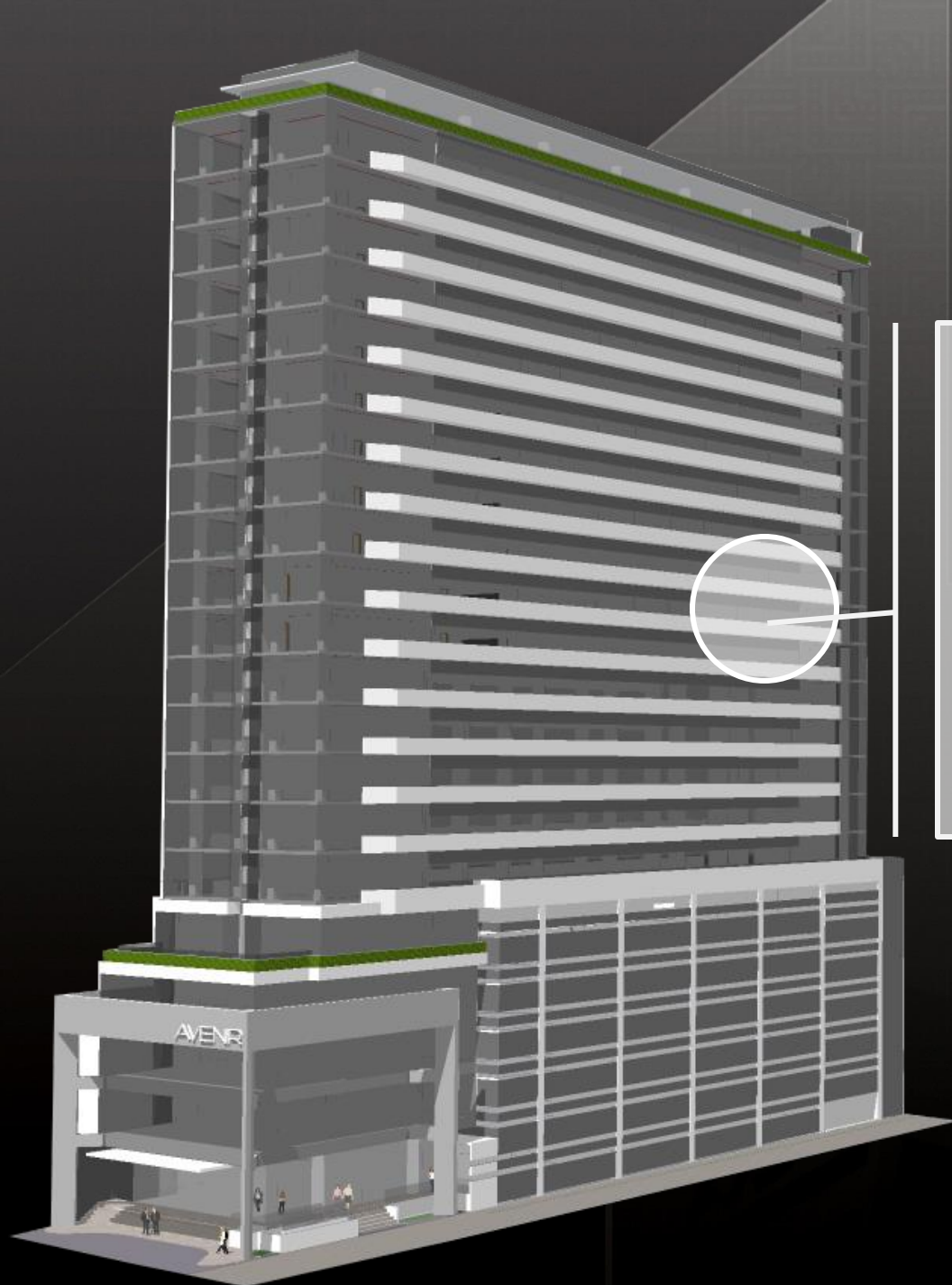


AVENIR



6TH FLOOR PLAN

No representation is made, express or implied that the particulars, details and visuals shown herein are accurate, current or complete. The particulars, details and visuals contained herein which have been prepared with utmost care are intended to give a general idea of the project and as such are not to be relied as facts. The contents herein are subject to revisions and amendments without prior notice and do not constitute part of an offer or contract.



Executive Office Suites

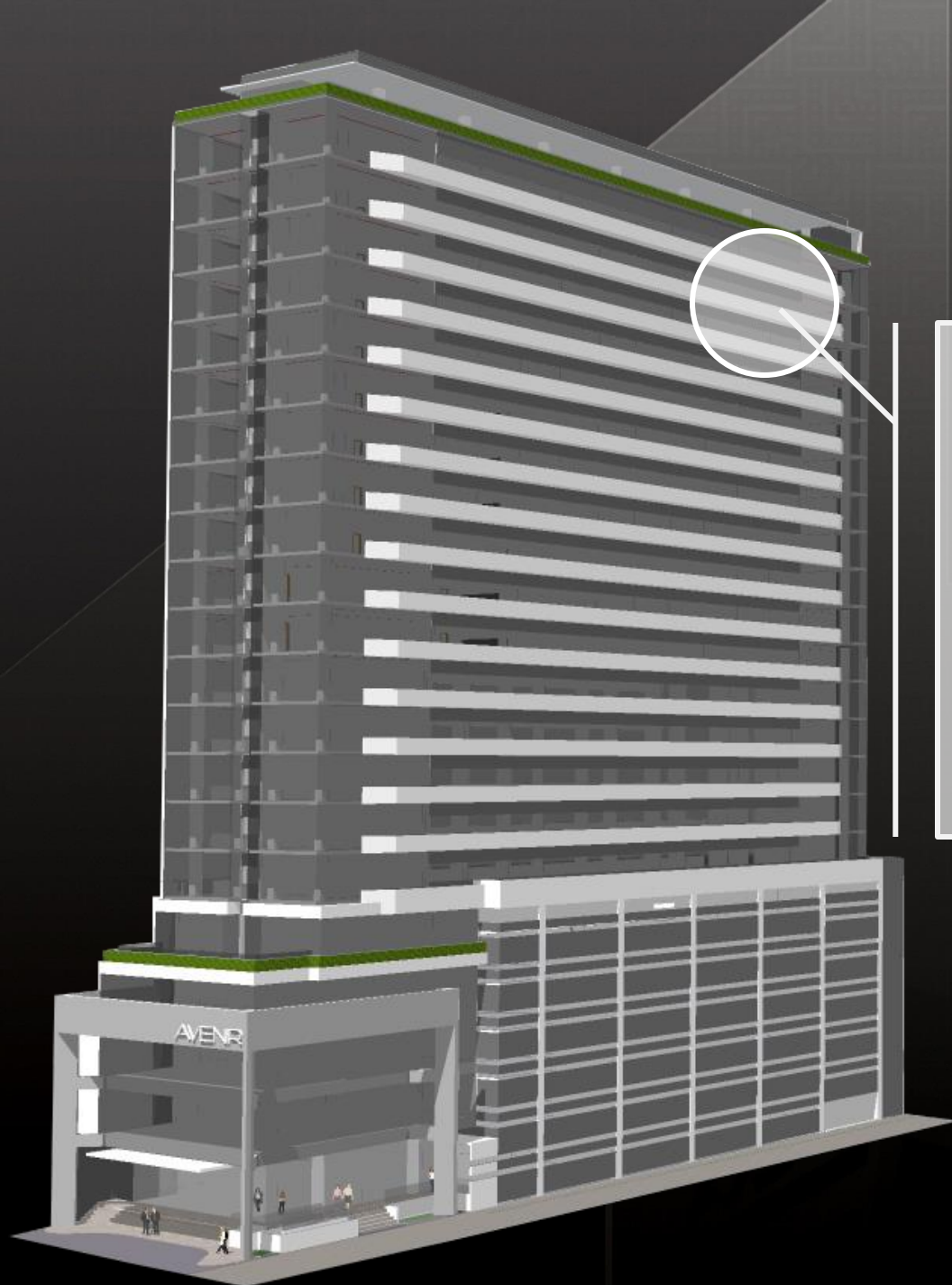
11th to 14th Floors
Available in flexible sizes
Spaces range from 25 sqm to 60 sqm
100% Backup Power





25 SQM UNIT





Home Office Suites

15th to 22nd floor
Living spaces designed for
home-based executives
Spaces range from 25 sqm to 60sqm



CATEGORY	USE	UNIT DELIVERABLE
Premiere Office Suites	BPO/Corporate Office	<ul style="list-style-type: none"> - Open Layout in Bare Units
Executive Office Suites	Office use only Units are combinable	<ul style="list-style-type: none"> - Powder Room - Split-type AC Provisions - ceramic tiles flooring - Painted walls and concrete underside slab ceilings - Cylindrical lighting fixtures - Main door in glass with black aluminium frames
Home Office Suites	Office, residential or both Units are combinable	<ul style="list-style-type: none"> - Full T&B - Kitchen Cabinets with Solid Surface Countertops and stainless sink with faucet - Split-type AC provisions - ceramic tiles flooring - Painted walls and concrete underside slab ceilings - Cylindrical lighting fixtures - Main doors in Solid Wood Panels



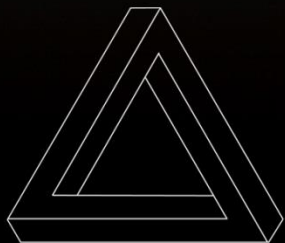
Adaptable Living Space

Transform your office into your home with ease. Perfectly balance your professional success with a lifestyle that demands adaptability.





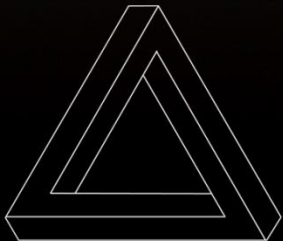
25 SQM UNIT



Your bastion of productivity by day....



25 SQM UNIT



.... Easily turns to a haven for relaxation by night.



25 SQM UNIT



Each Avenir fit-out option represents our commitment...



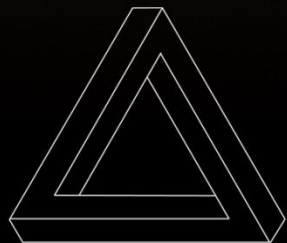
25 SQM UNIT



... to creating the very best technology-driven ...



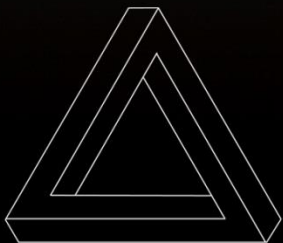
60 sqm unit



... and comfort-focused amenities...



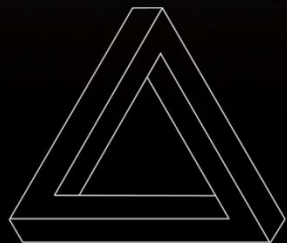
60 SQM UNIT



... demonstrating how a future industrial juggernaut...



60 SQM UNIT
(VIEW FROM KITCHEN)



... lives and thrives in the 21st Century.
This is Life ahead of the Curve.

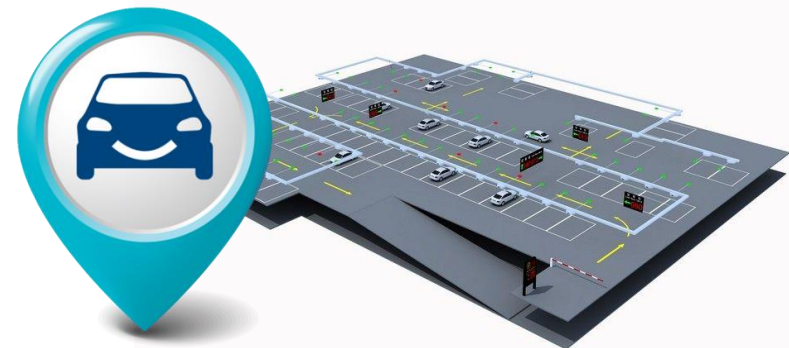
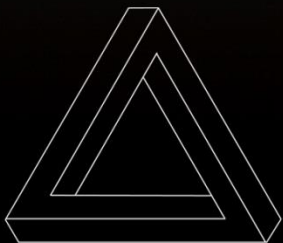


features and amenities

elevated
grand lobby

5 high speed
elevators

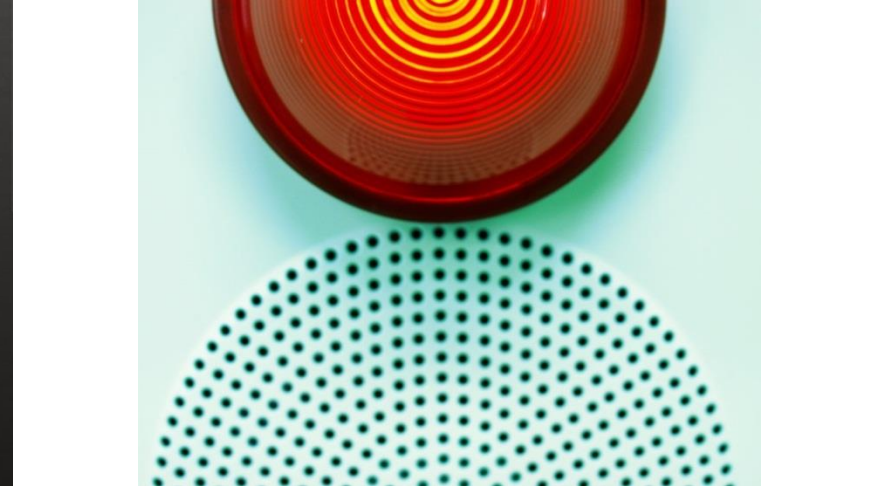
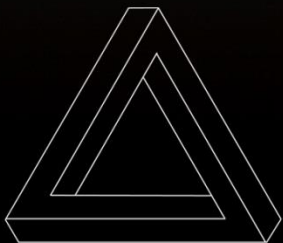
high parking
ratio



back-up power
generation

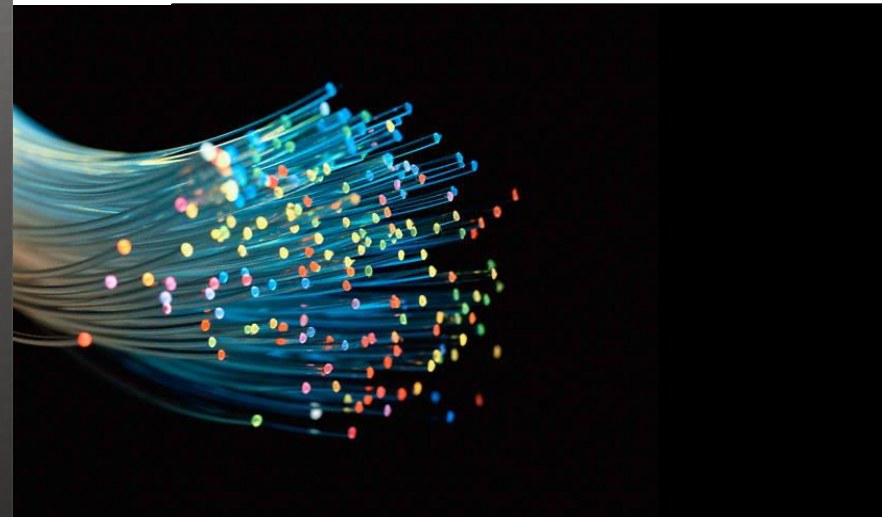
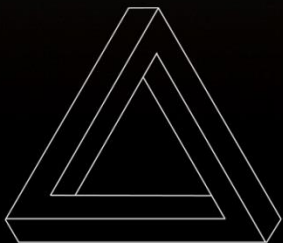
addressable
fire alarm
system

24 hr security
with CCTV



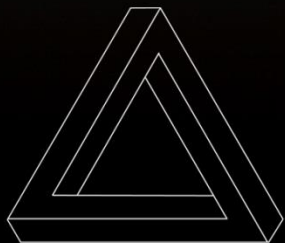
telecom
redundancy
and fiber optic
backbone

free WiFi in
designated
areas



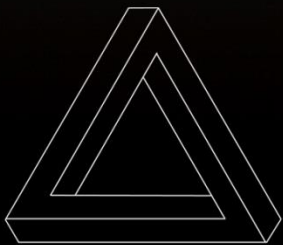


roof deck with lounge



rooftop fitness gym

SO, I HAVE AN
AVENIR OFFICE.
NOW WHAT?







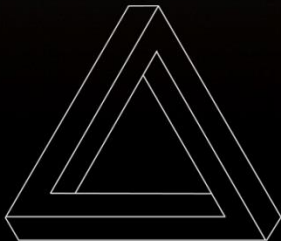
AVANT

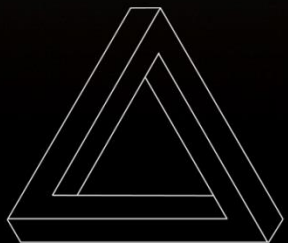
PREMIERE BUSINESS CLUB

Premium Subscription-Based Property Management
And Business Solutions Centre for Avenir Clients

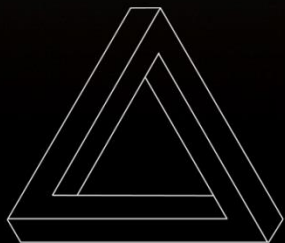
Our Services:

Lead Generation
Lead Management
Call & Mail Handling
Contract Management
Virtual Office
WiFi - Internet Connection
Print & Copy Services
Business Lounge
Virtual Workstations
Conference Rooms

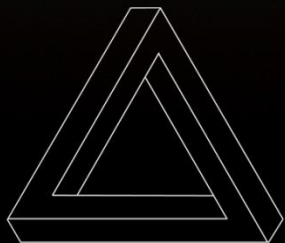




business lounge



virtual office



conference rooms



frequently asked questions

What is the construction Type and what are the materials used?

Main Structure	Post and Flat Slab System in Reinforced Concrete
Exterior Walls	6" Concrete Hollow Blocks
Division Walls	4" Concrete Hollow Blocks
Windows	Annealed Glass in Black Powder-coated Aluminum Frames

What are the general areas of Avenir?

Lot Area	1,403 sqm
Total Building Footprint area	1,342 sqm
Total Building Area	24,960.90 sqm
Total Height of Building	78.00 m

What are the details for Avenir's Parking Areas?

Pay Parking

Parking Slot Types:

Perpendicular Parking

Area : 12.00 sqm

Dimension : 2.40 m by 5.00 m

Parallel Parking

Area : 16.60 sqm

Dimension : 2.345 sqm by 5.70 sqm

Location:

Basement: 17 Slots

Ground Floor: 21 Slots

Total Number of Slots: 38 slots

Saleable Parking Slot

Parking Slot Types:

Perpendicular Parking

Area : 12.00 sqm

Dimension : 2.40 m by 5.00 m

Parallel Parking

Area : 16.60 sqm

Dimension : 2.345 m by 5.70 m

Location:

2nd Floor - 19 slots (16 Perpendicular Parking and 3 Parallel Parking)

3rd Floor - 22 slots (19 Perpendicular Parking and 3 Parallel Parking)

4th Floor - 22 slots (19 Perpendicular Parking and 3 Parallel Parking)

5th Floor - 22 slots (19 Perpendicular Parking and 3 Parallel Parking)

Upper 5th Floor - 4 slots (all Perpendicular Parking)

Total Number of Slots: 89 slots



Other information:

Most units are combinable to form one unit.

Hallways are 1.60-meter wide and 2.40-meters high

LED Lighting in Elevator Lobbies and Hallways

Unit Ceiling Heights at 2.60 meters