





**FIVE STAR condo living in
PRIME LOCATIONS made
AFFORDABLE**

Vicinity Map



- Corner of Nicanor Garcia Street and Metropolitan Avenue, Brgy. Bel-Air, Makati City
- At the heart of the artistic Reposo community
- Near commercial, institutional and educational establishments such as SM Makati, AIM, DLSU and ADMU graduate schools, Makati Medical Center, Ayala Museum

Site Development Plan



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Building Perspective



Tower A:
Violin
783 units
(4Q 2013)

Tower B:
Cello
1,758 units
(3Q 2015)

Tower C:
Piano
1,077 units
(2Q 2014)

Tower D:
Clarinet
1,749 units
(4Q 2014)

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GENERAL FACTS		
Architectural Theme	Modern Contemporary	
Total Land Area	2.5 hectares	
No. of Buildings (Towers)	Four (4)	
No. of Floors/Building	40 floors	
With Podium (Y/N)	Yes	
Total no. of Units	5,367	
Number of Units/Tower	Tower A (783 units) Tower B (1,749 units) Tower C (1,077 units) Tower D (1,758 units)	
Total No. of Parking Slots	1,396 Parking Slots	
Project Launch Date	October 2011	
PRODUCT MIX		
Unit Type	Area (sqm)	No. of Units
Studio units	±16.25 – ±24.86	775 units
1-Bedroom units	±23.47 – ±31.66	4,269 units
2-Bedroom units	±31.75 – ±63.98	323 units

Building Elevation and Features



46th Floor

Penthouse Floor

8th to 45th
Floors

**TYPICAL RESIDENTIAL
FLOORS (35 Floors)**

7th Floor

Residential Floor (Garden Units)

6th Floor

Amenities

5th Floor

Residential Parking

3rd Floor

Residential Parking

2nd Floor

BPO/Call Center, Parking

Ground Floor

SM Spermart, Retail/Commercial Shops, Surface Parking

Basement

Basement Parking (Residential)

UTILITIES & BUILDING FEATURES

4 elevators each for Towers A&C; 6 elevators each for Towers B&D

Automatic Fire Detection and Alarm System

Standby Genset for Common Areas

Back-up power system

Mailroom

Jazz Mall at the Ground Floor

24-hour security

CCTV System

Property Management Services

SMDC Leasing Services

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Artist's Perspective Only

AMENITIES

Lounge and Main Lobbies

Swimming Pool

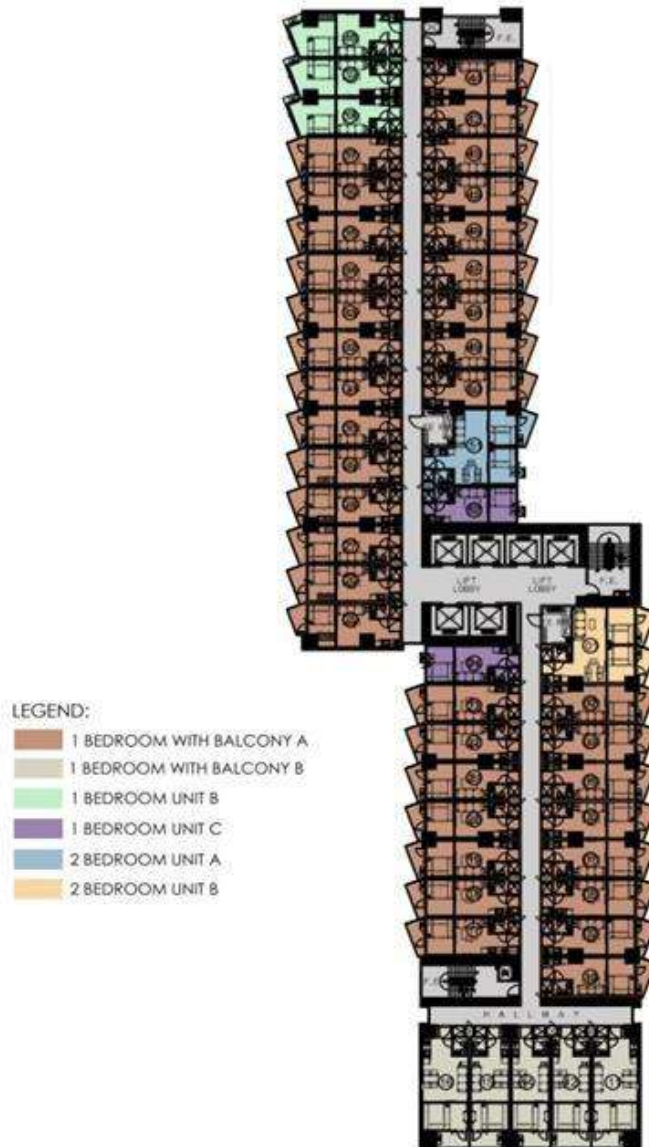
Clubhouse

Landscaped Garden

Function Rooms

Fitness Area

Typical Floor Lay Out



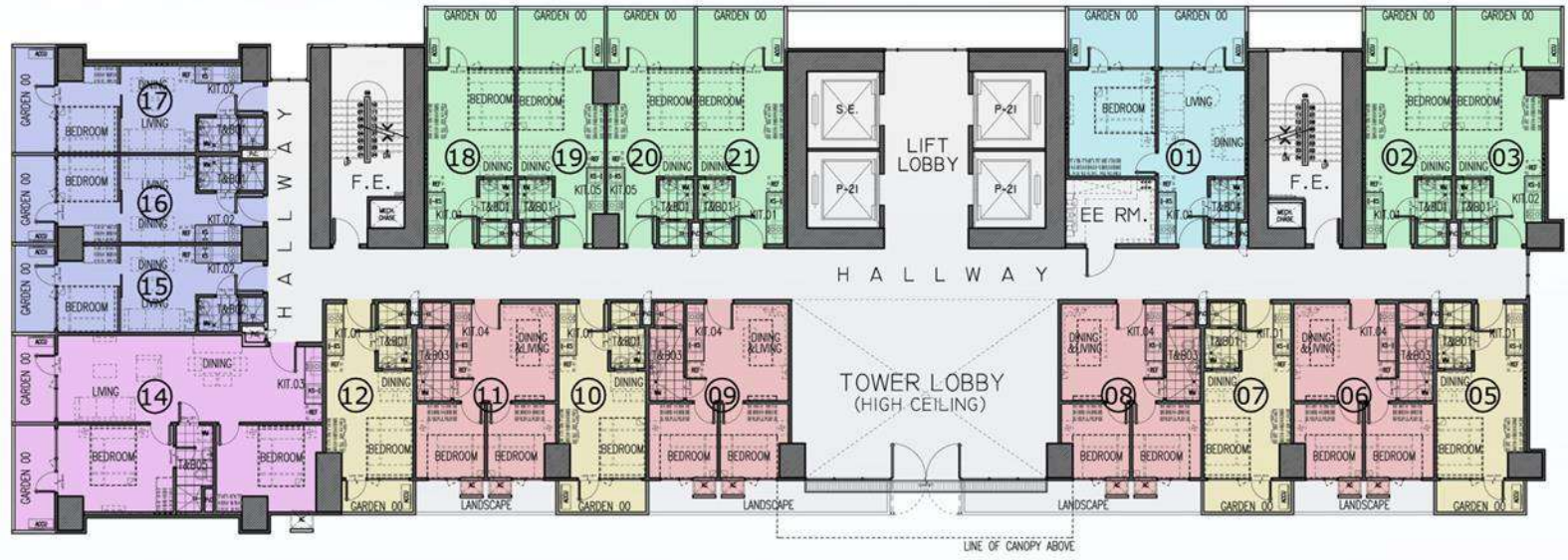
TYPICAL FLOOR PLAN

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Floor Plan – Tower A



Manila Bay View



Amenities View

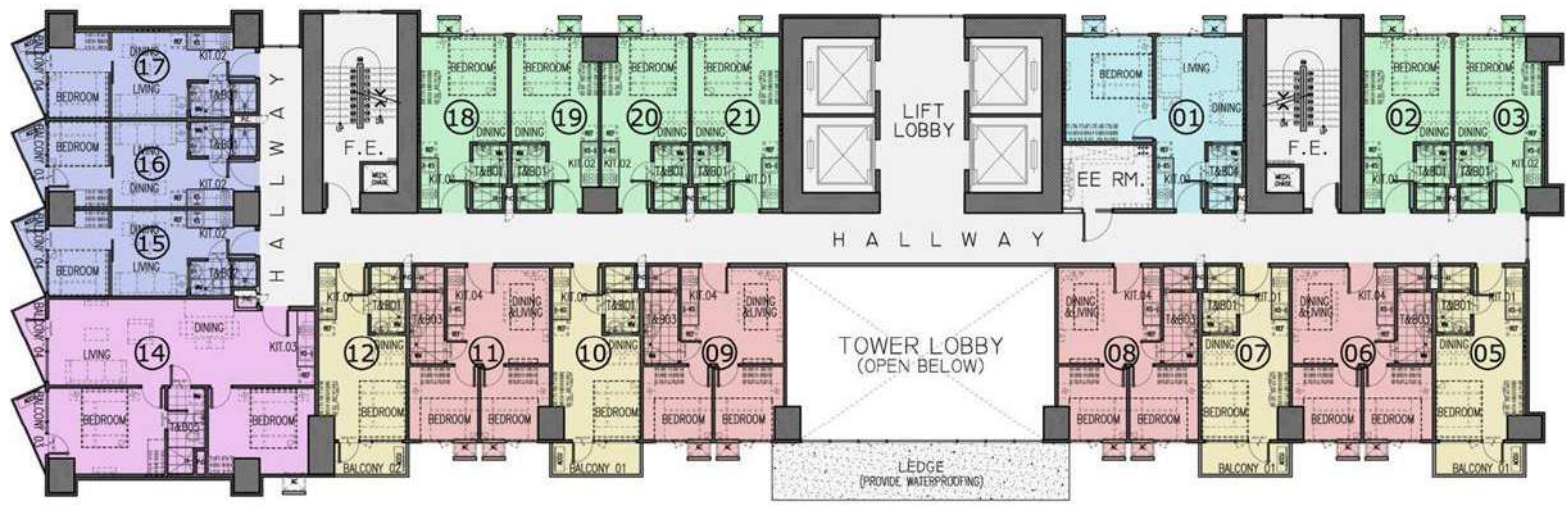
6th FLOOR PLAN

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Floor Plan – Tower A



Manila Bay View



Amenities View

7th FLOOR PLAN

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Floor Plan – Tower A



Manila Bay View



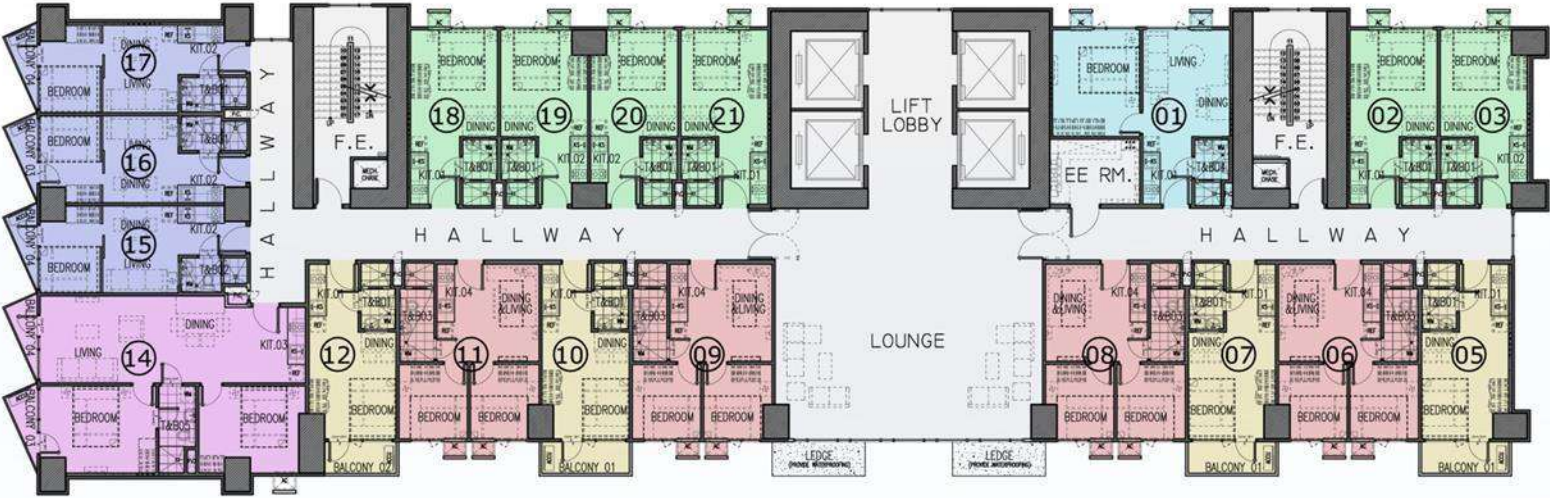
Amenities View

8th – 45th FLOOR PLAN

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Floor Plan – Tower A

Manila Bay View



Amenities View

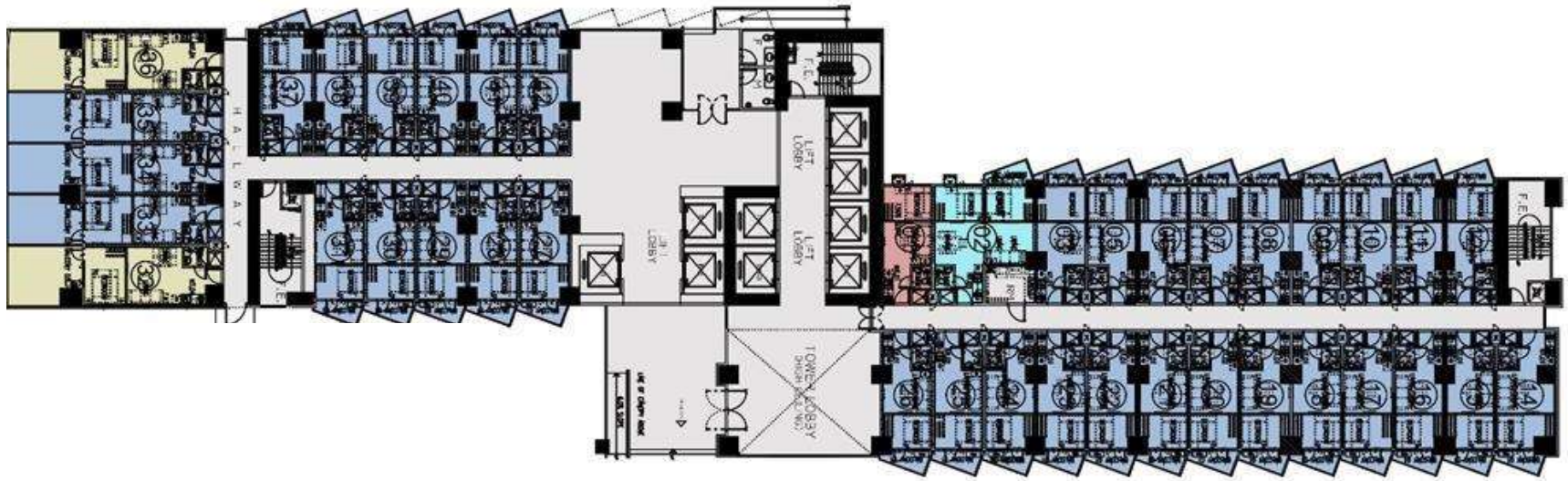
PENTHOUSE

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Floor Plan – Tower B

Amenities/Makati Skyline

Makati Skyline



Amenities

LEGEND:

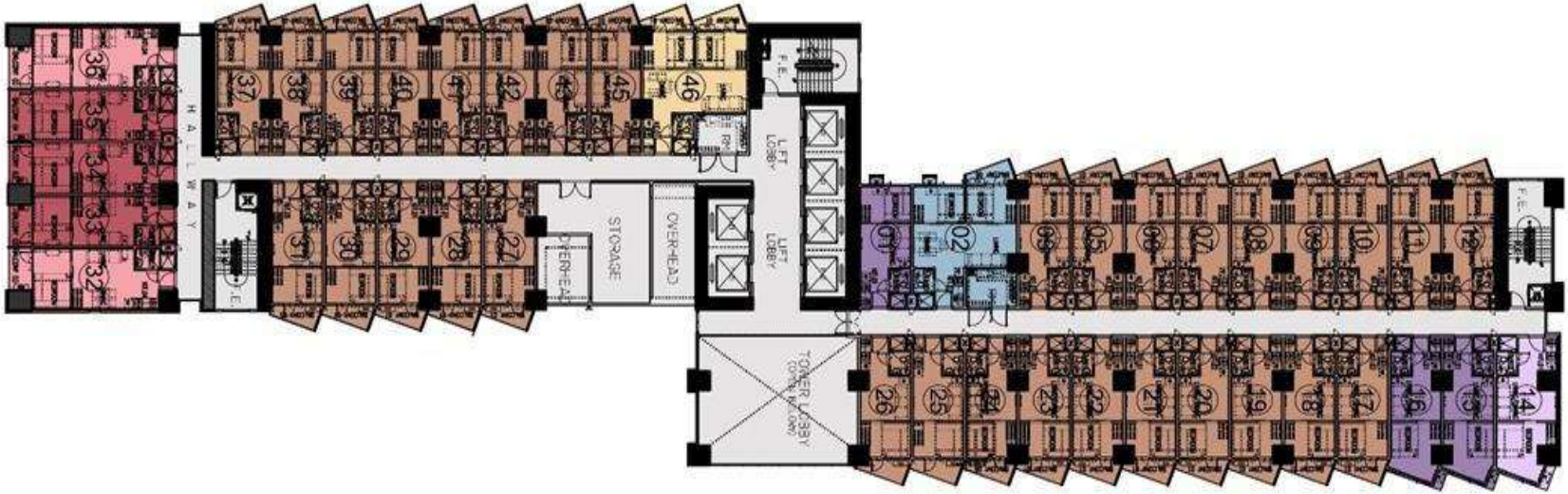
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT W/ GARDEN
- 1 BEDROOM END UNIT W/ GARDEN
- 2 BEDROOM UNIT W/ GARDEN

6th FLOOR PLAN

Floor Plan – Tower B

Amenities/Makati Skyline

Makati Skyline



Amenities

LEGEND:

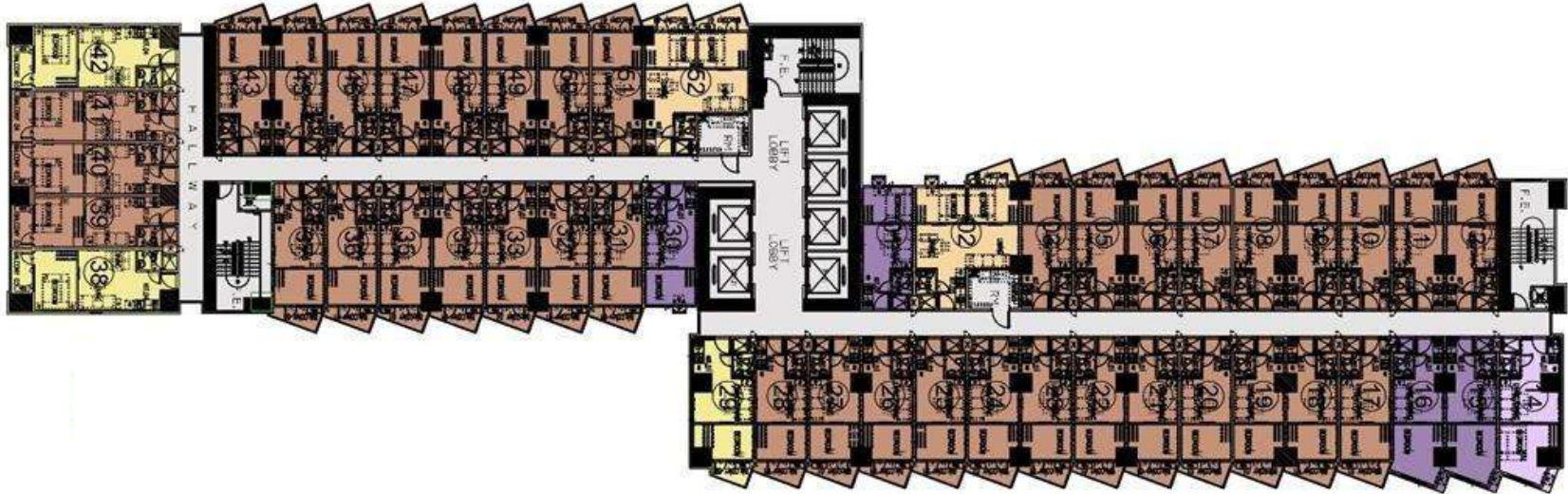
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT W/ BALCONY
- 1 BEDROOM UNIT W/ BALCONY
- 1 BEDROOM END UNIT
- 1 BEDROOM DELUXE END UNIT W/ BALCONY
- 1 BEDROOM DELUXE UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONIES

7th FLOOR PLAN

Floor Plan – Tower B

Amenities/Makati Skyline

Makati Skyline



Amenities

LEGEND:

- 1 BEDROOM UNIT
- 1 BEDROOM END UNIT
- 1 BEDROOM UNIT W/ BALCONY
- 1 BEDROOM END UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONY

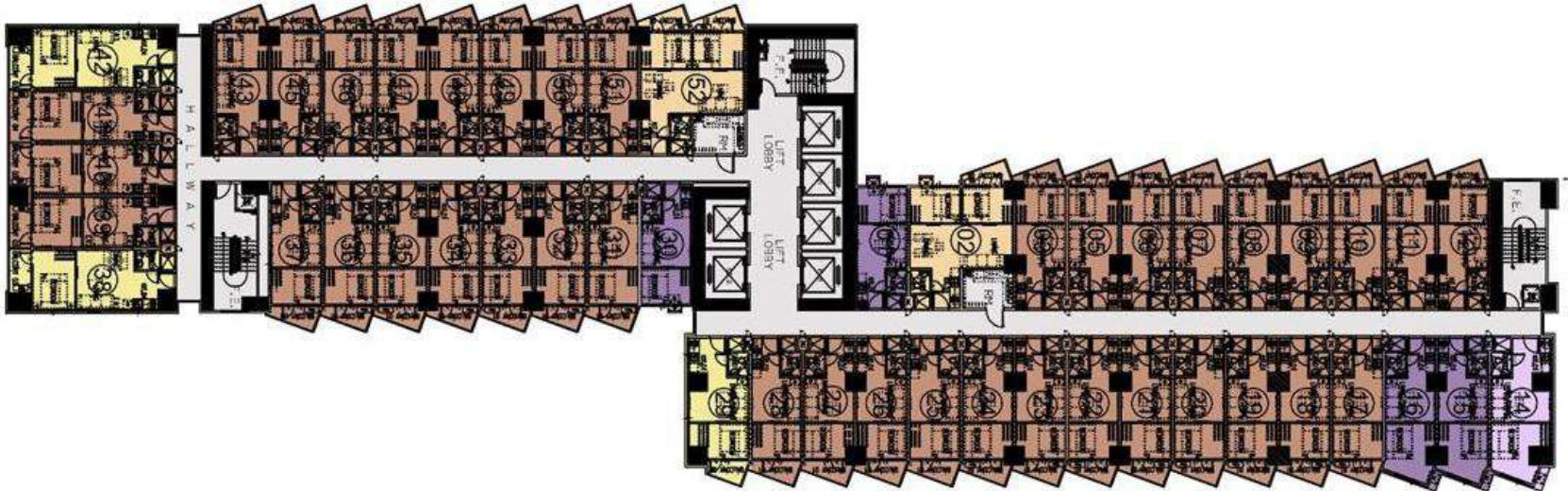
8th – 45th FLOOR PLAN

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Floor Plan – Tower B

Amenities/Makati Skyline

Makati Skyline



LEGEND:

- 1 BEDROOM UNIT
- 1 BEDROOM END UNIT
- 1 BEDROOM UNIT W/ BALCONY
- 1 BEDROOM END UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONY

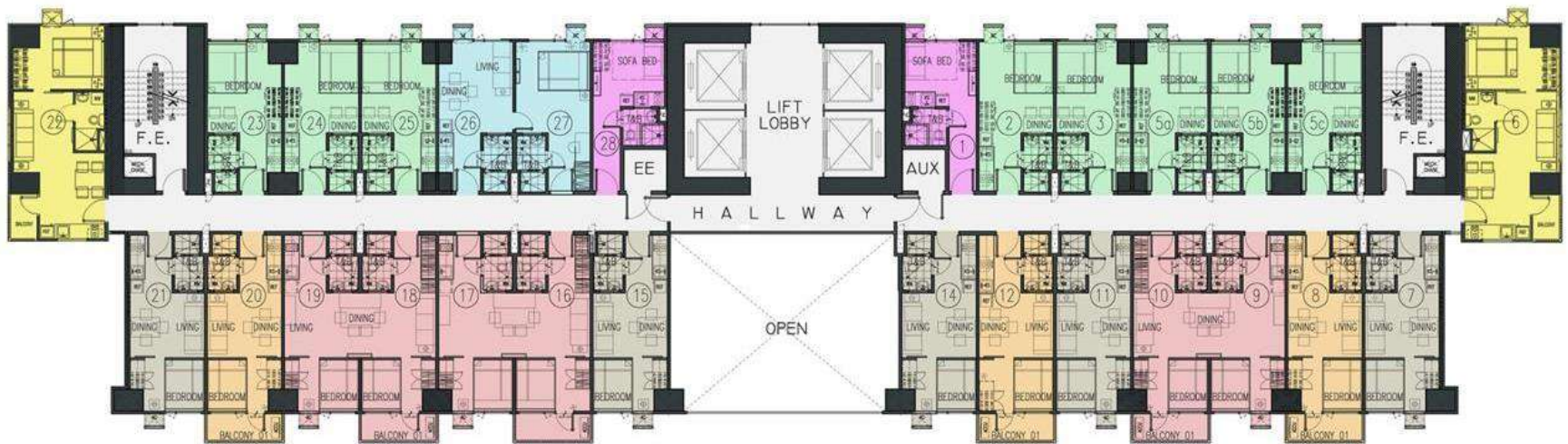
Amenities

PENTHOUSE

Floor Plan – Tower C



Manila Bay View



Amenities View

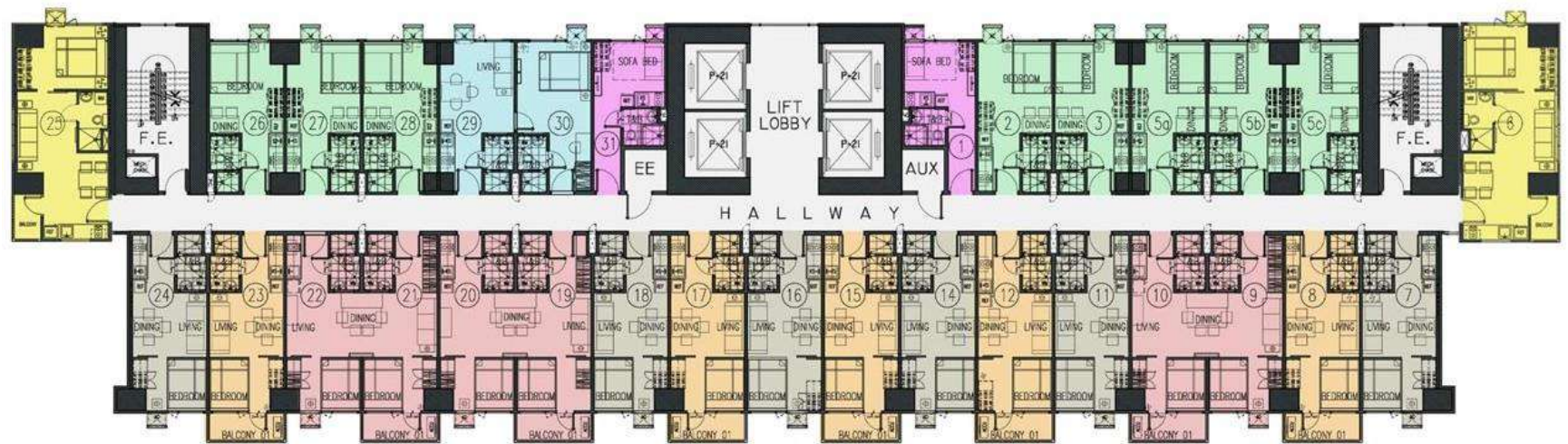
7th FLOOR PLAN

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Floor Plan – Tower C



Manila Bay View



Amenities View

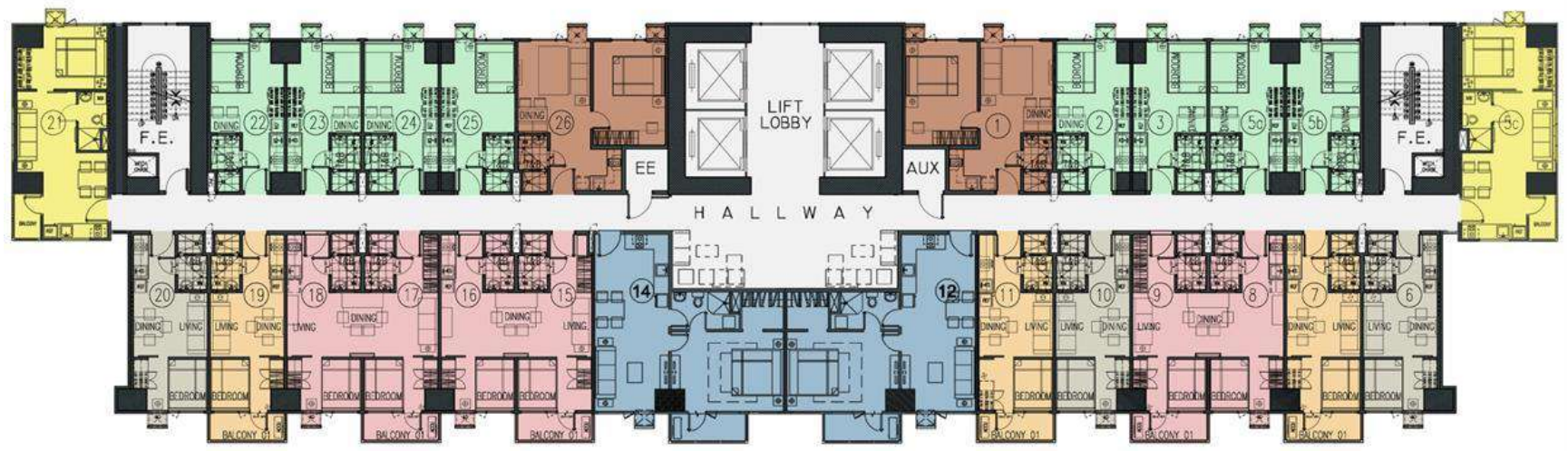
8th – 45th FLOOR PLAN

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Floor Plan – Tower C



Manila Bay View



Amenities View

PENTHOUSE

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Floor Plan – Tower C



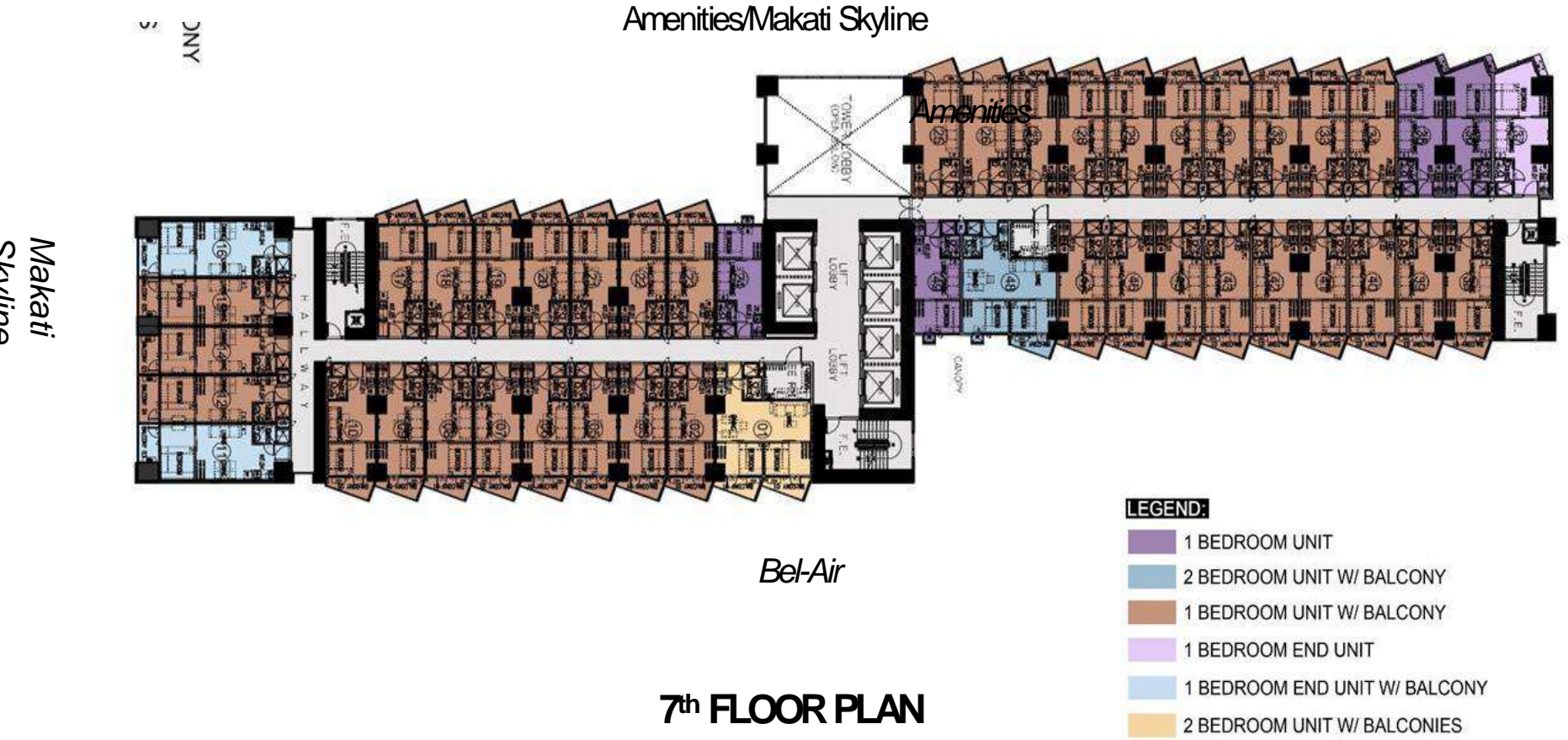
Makati
Skylines



6th FLOOR PLAN

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Floor Plan – Tower D

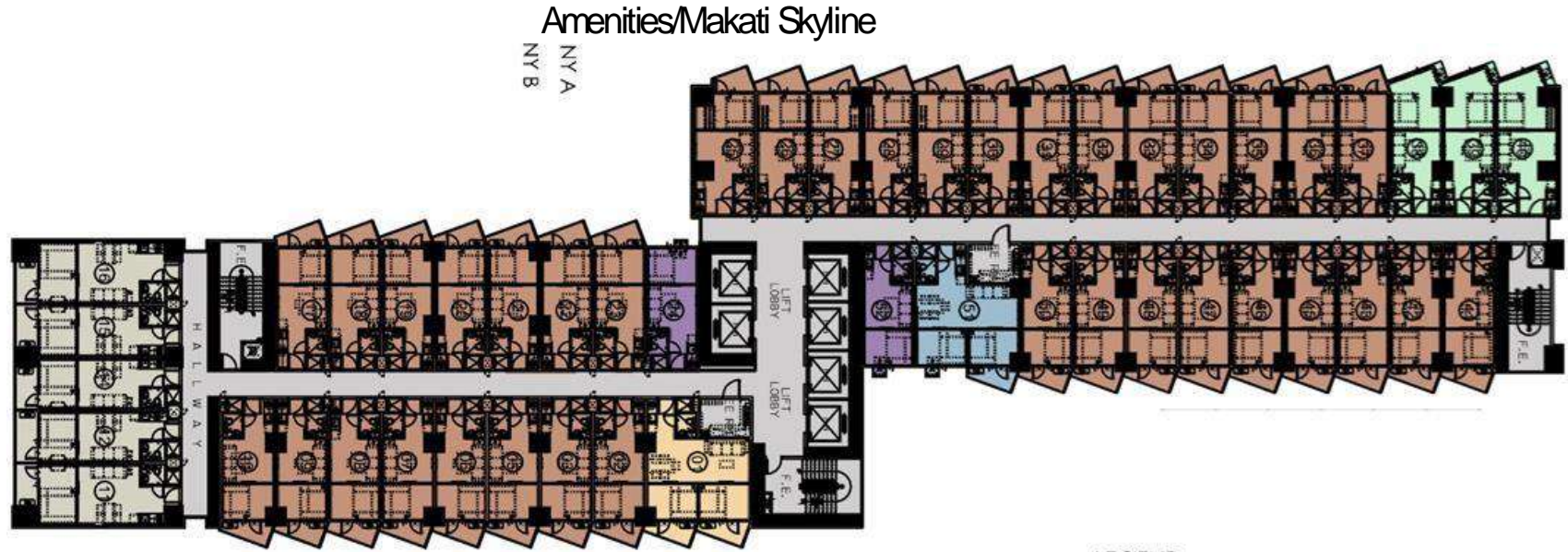


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Floor Plan – Tower D



Makati
Skylines



Amenities/Makati Skyline

NYA
NYB

Bel-Air

8th – 45th FLOOR PLAN

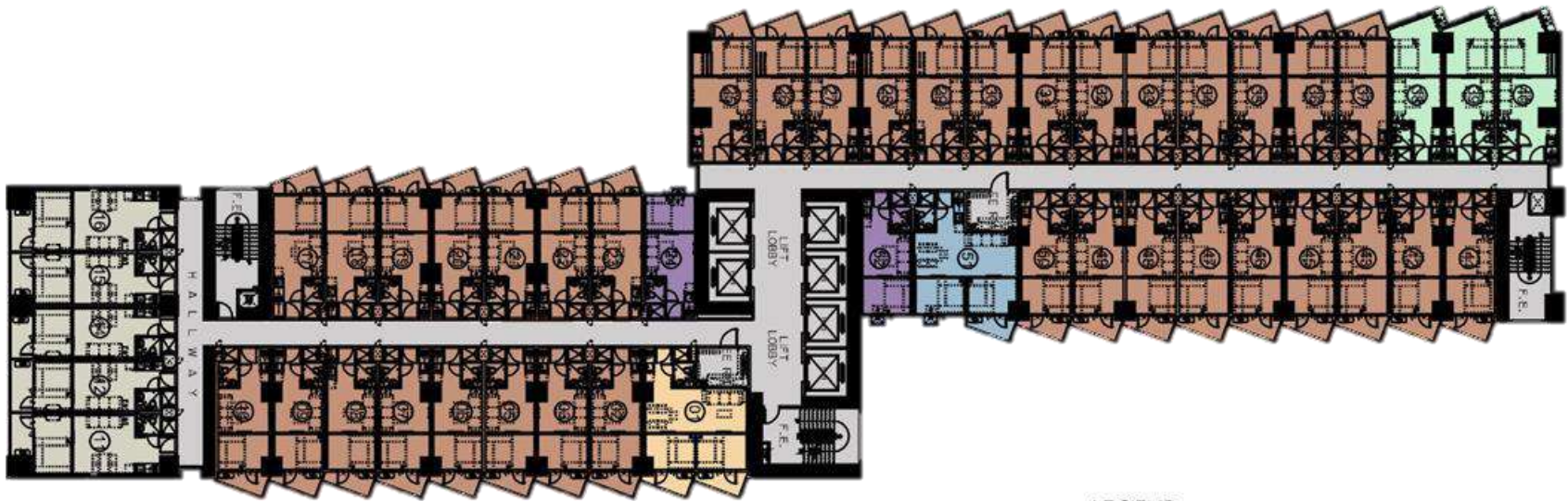
LEGEND:

- 1 BEDROOM WITH BALCONY A
- 1 BEDROOM WITH BALCONY B
- 1 BEDROOM UNIT B
- 1 BEDROOM UNIT C
- 2 BEDROOM UNIT A
- 2 BEDROOM UNIT B

Floor Plan – Tower D

Makati Skysline

Amenities/Makati Skyline



Bel-Air

PENTHOUSE

LEGEND:

- 1 BEDROOM WITH BALCONY A
- 1 BEDROOM WITH BALCONY B
- 1 BEDROOM UNIT B
- 1 BEDROOM UNIT C
- 2 BEDROOM UNIT A
- 2 BEDROOM UNIT B

Unit Layout - Studio

Price Range:
P3.50Mh – P8.05Mh
Unit Area:
16.25sqm – 29.66sqm



STUDIO UNIT LAYOUT
Approx 20.03 sqm



STUDIO UNIT LAYOUT
Approx 23.90 sqm

**Some units may differ in actual due to BRF*

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Unit Layout – 1 Bedroom

Price Range:
P4.62Mh – P13.18Mh
Unit Area:
20sqm – 52.10sqm



1-BEDROOM UNIT (L TYPE)

Approx 33.03 sqm

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Unit Layout – 2 Bedroom

Price Range:
P7.37Mh – P18.96Mh
Unit Area:
31.75sqm – 69.84sqm



2-BEDROOM UNIT
Approx 64.67 sqm



2-BEDROOM UNIT
Approx 31.75 sqm

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Other Unit Layout



STUDIO UNIT
Approx 16.25 sqm



1-BEDROOM UNIT
Approx 36.15 sqm



1-BEDROOM UNIT
Approx 27.36sqm

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Other Unit Layout



1-BEDROOM UNIT
Approx 26.81 sqm



1-BEDROOM UNIT
Approx 26.81 sqm

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Unit Features and Finishes

UNIT FEATURES

Cable TV ready
Telephone line provision
Back up power: 1 convenience outlet + 1 ref outlet + 1 light
Floor to ceiling height: 2.8 meters (clear headroom height)

TYPICAL UNIT FINISHES

Wall Finishes	Painted Finish
Floor Finishes	600 x 600 mm Homogenous Tiles
Doors	MDF Laminated Doors
Toilet & Bath	600 x 300 mm Wall tiles(1.80m height), 300 x 300mm floor tiles, painted drop ceiling
Kitchen	Under counter and overhead cabinets with granite countertop, painted drop ceiling
Others (windows & others)	Aluminum powder coated windows with tempered glass

Pillars / Keys to Success



PRIME LOCATION

INTEGRATION OF RESIDENTIAL CONDO TO SM MALL

HOTEL-LIKE LOBBIES

RESORT-STYLED AMENITIES

PROFESSIONAL PROPERTY MANAGEMENT

Actual Photos



COMMERCIAL AREA: PERIMETER



6th FLOOR AMENITY AREA: LANDSCAPE

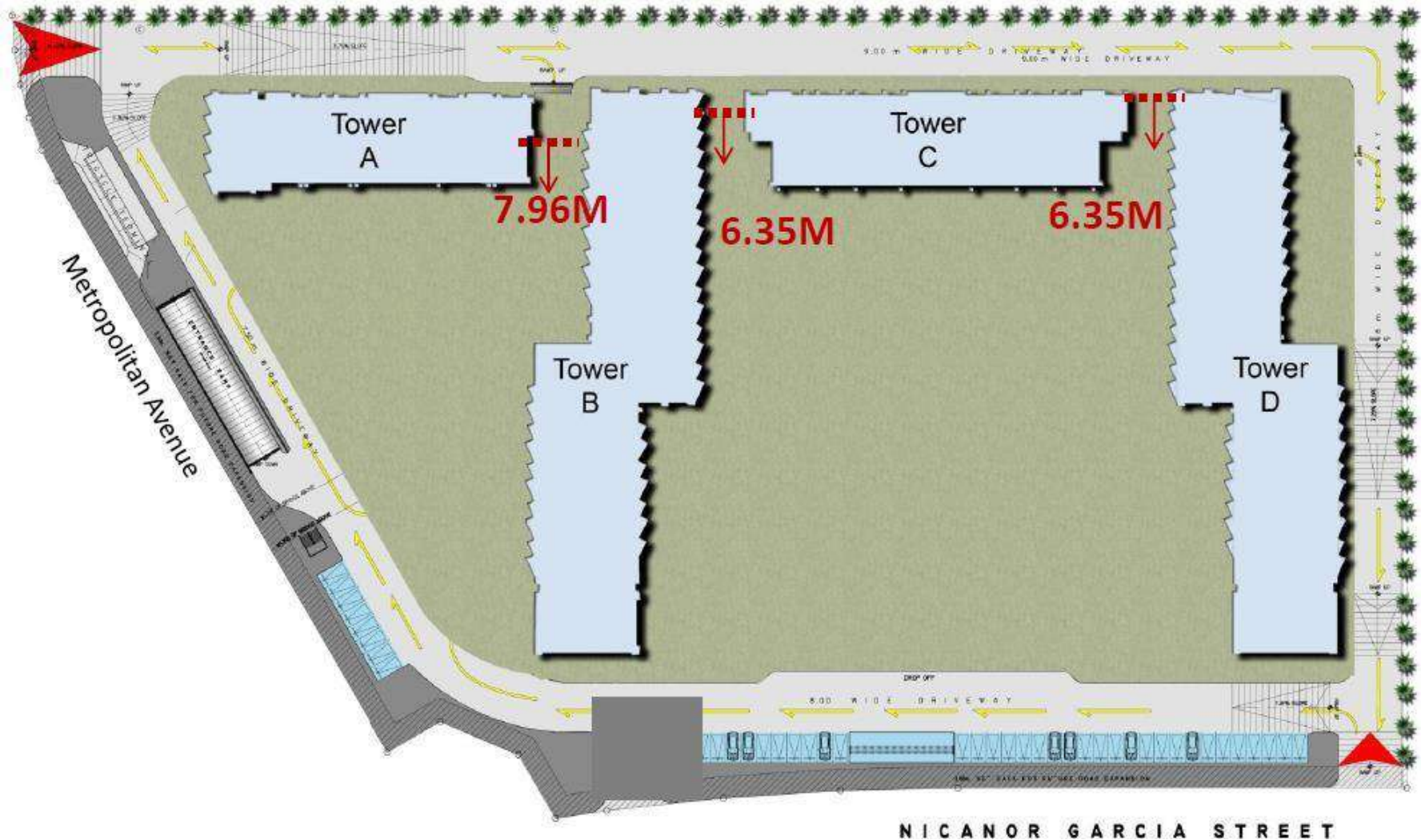


TYPICAL RESIDENTIAL HALLWAY: TOWER A and TOWER C



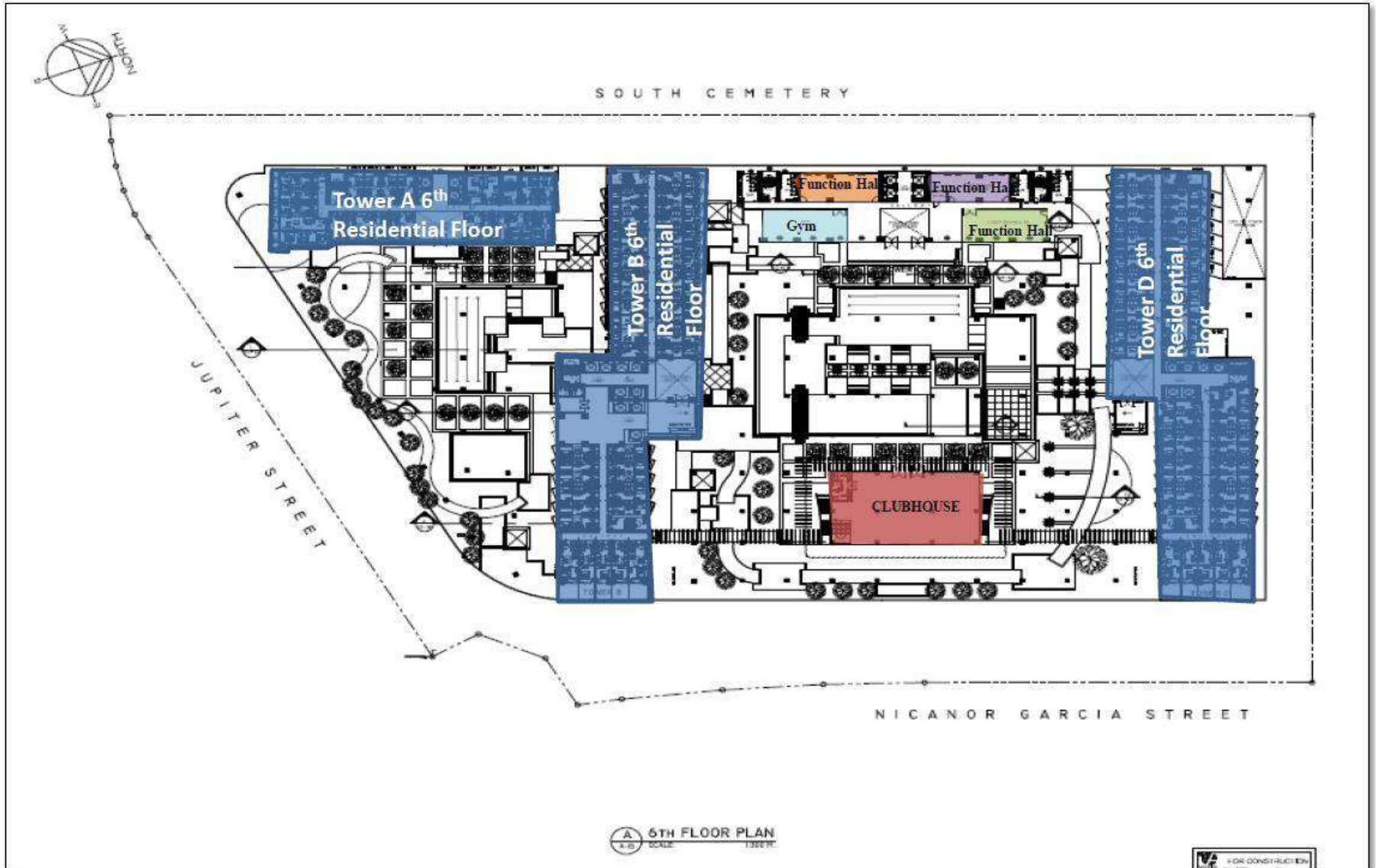
- **What is the floor to floor and floor to ceiling heights of residential units?**
 - Floor to floor: 3.1 meters
 - Clear Headroom Height : 2.8 meters; areas with beam and T&B - 2.4 meters
- **How many elevators do we have?**
 - Four (4) for each Towers A&C; Six (6) for Towers B and D
- **What air-conditioning unit is allowed?**
 - Depending on the unit location, some units require to have a window type while others, can have split type. Refer to the floor plans.
- **How can Jazz Residences provide safety measure for flooding?**
 - The area is generally not prone to floor, but we elevated the property by 1 meter from the street level
- **How deep are the swimming pools?**
 - Lap Pool & adult pool: 4 feet
 - Kiddie and wading: 2 feet
- **What will be ventilation on the typical residential floors?**
 - Common Area/Hallway: Natural Ventilation
 - Residential Units: Mechanical Ventilation (AC units)

- What are the distances between buildings?



NICANOR GARCIA STREET

- What is the layout of the amenity floor?



- **What is the allowed aircon capacity?**
 - 1.5 HP per unit
- **What is back-up power?**
 - For Common Area: 100% back-up power
 - For Residential Units: 1 convenience outlet + 1 ref outlet + 1 light
- **Utility providers**
 - Power: MECO
 - Water: MWSS
 - Telephone: Globe and PLDT
 - CATV: Sky Cable, Cablelink
- **Provisions for telco and catv**
 - Provision of outlet at t&b lavatory (for shaving or blower)

	CATV	telco
studio	1	1
1 br	1	2
1 br big	2	2
2 br	1	3
2 br big	2	3

THANK YOU



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