



Edsa-Boni MRT Station

Location



- **Bounded by EDSA and Madison Streets**
- **Centrally and conveniently located at the heart of Metro Manila:** high proximity to commercial centers, CBDs, educational institutions, churches and hospitals.



Accessibility

- Bounded by EDSA and Madison Streets
- Centrally and conveniently located at the heart of Metro Manila: high proximity to commercial centers, CBDs, educational institutions, churches and hospitals.

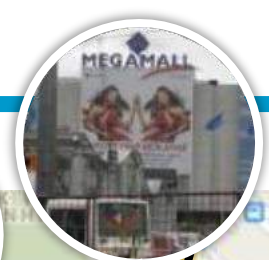


8



7

Guadalupe Church



MAKATI

FORT BONIFACIO

Site Development Plan



Target Market



Professionals



Singles



Start-Up Families



Empty Nesters



OFW Market



Upgrading Local Market






Project Overview

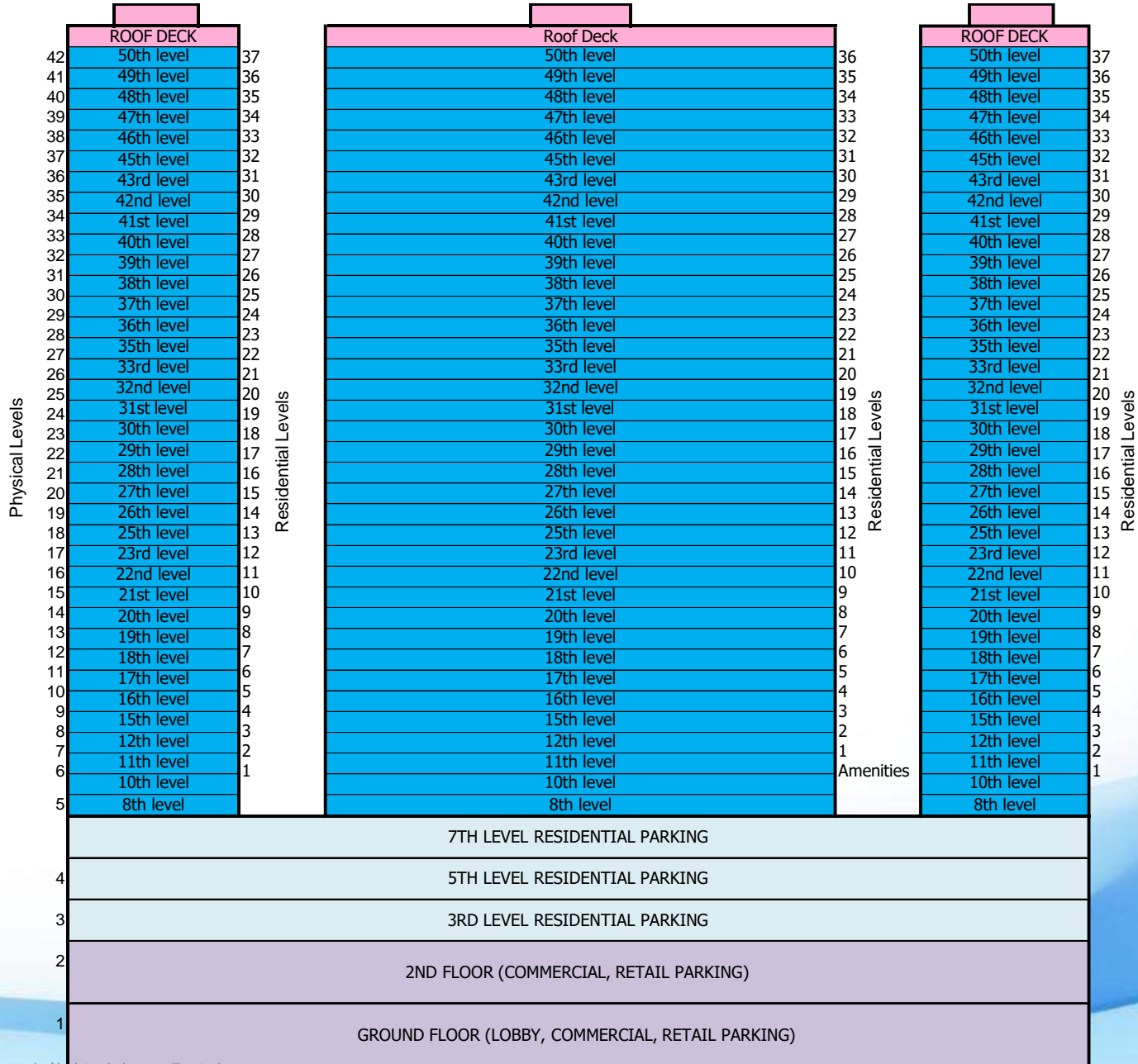
- Situated on a 1.9-hectare prime lot at the corner of EDSA and Madison St. in Mandaluyong.
- 3 Residential towers with a common podium which consists of commercial spaces and parking levels
- Total inventory is 4,227 units
- No. of units Per type:
 - Studio – 391 units
 - 1 Bedroom – 1,882
 - 1 Bedroom with Balcony – 1,772
 - 2 Bedroom - 71
 - 2 Bedroom with Balcony - 107
 - 1 Bedroom Suite at PH - 4
- Total number of parking spaces is 931 slots

A mixed use condominium development with residential and retail component.



Building Elevation

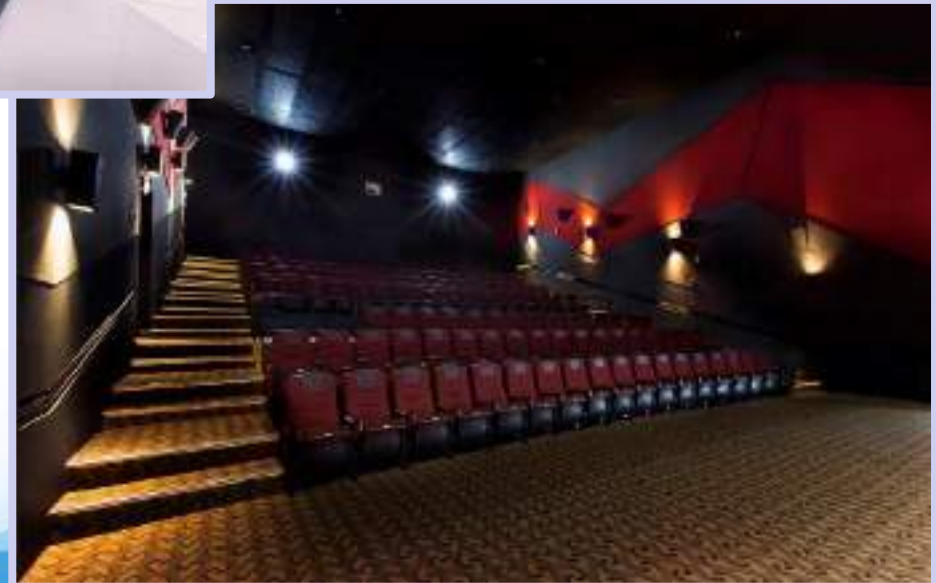
-  Commercial
-  Resi Parking
-  Residential



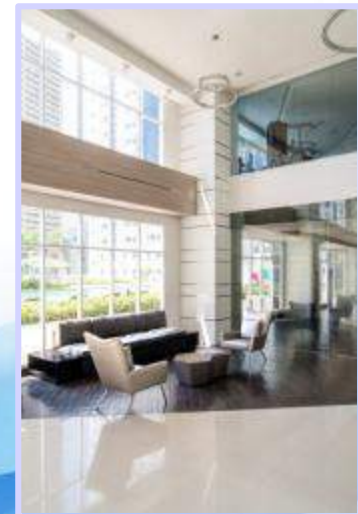
Project Features



- ~20,000-sqm Retail area with cafés, restaurants and shops at the Ground Floor and 2nd Level
- Cinemas at the 2nd level
- Dedicated parking for retail guests (G/F and 2/F)



Project Features



- Grand Lobby
- Landscaped amenity area at the Recreational Deck (8th Floor) with an area of about 8,000 sqm
 - ✓ 4 Swimming pools (2 adult pools, 2 kiddie pools)
 - ✓ Gazebos
 - ✓ 3 Function rooms
 - ✓ Gym
 - ✓ Jogging path
 - ✓ Children's Play Area



Facilities

Promotes ease of living with the development's reliable support services

- 4-high speed elevators per tower
- 24-hour security
- Automatic fire alarm system
- Centralized mailroom system at the 8th Floor
- Centralized garbage collection area
- Overhead water tank
- CCTV
- Back-up power
 - Commercial spaces: 100%
 - Common areas: 100%
 - Residential units:
 - 1 light receptacle for each bedroom
 - 1 light receptacle for living room
 - 1 outlet for refrigerator
- 3 levels of above ground parking (Podium 3, 5 and 7)
 - Total no. of parking residential parking slots: 931 slots
 - Total no. of parking slots with commercial: 1,061 slots



Recreational Deck

8th Floor – Common Amenities



**Actual Photo*

Landscaped Area



Pool Area

**Actual Photo*



**Actual Photo*

Play Area

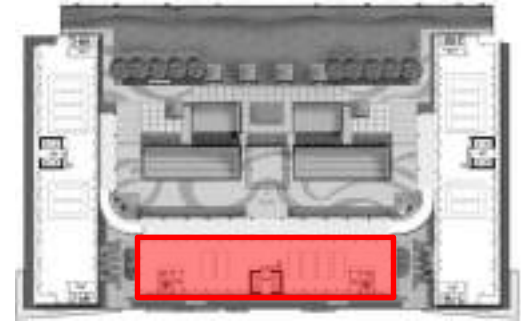


**Actual Photo*

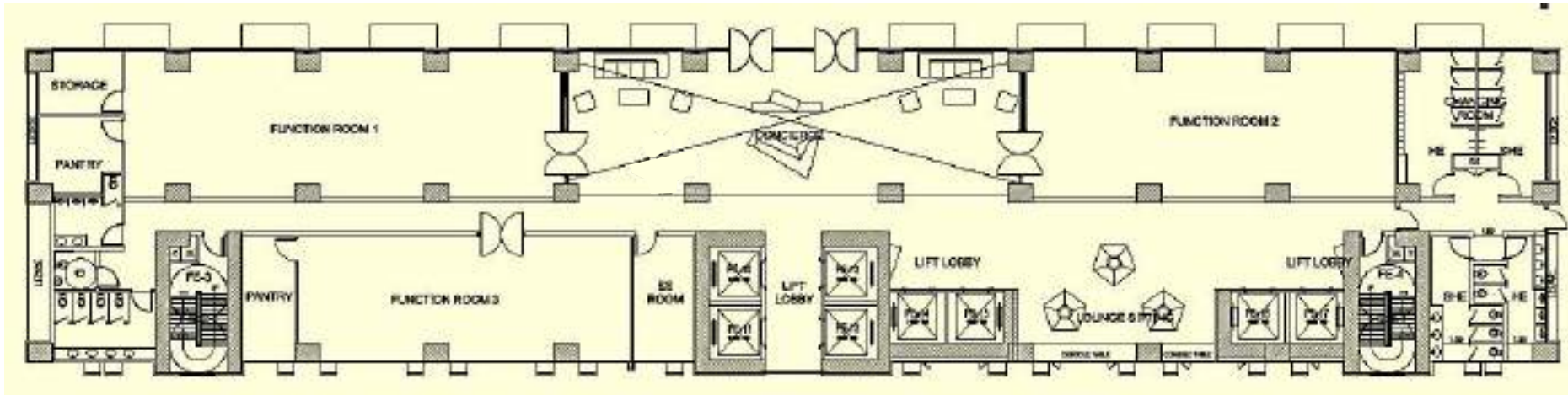


Tower 1

8th Floor – Common Amenities



Amenities & Pasig Skyline



EDSA & Mandaluyong Skyline



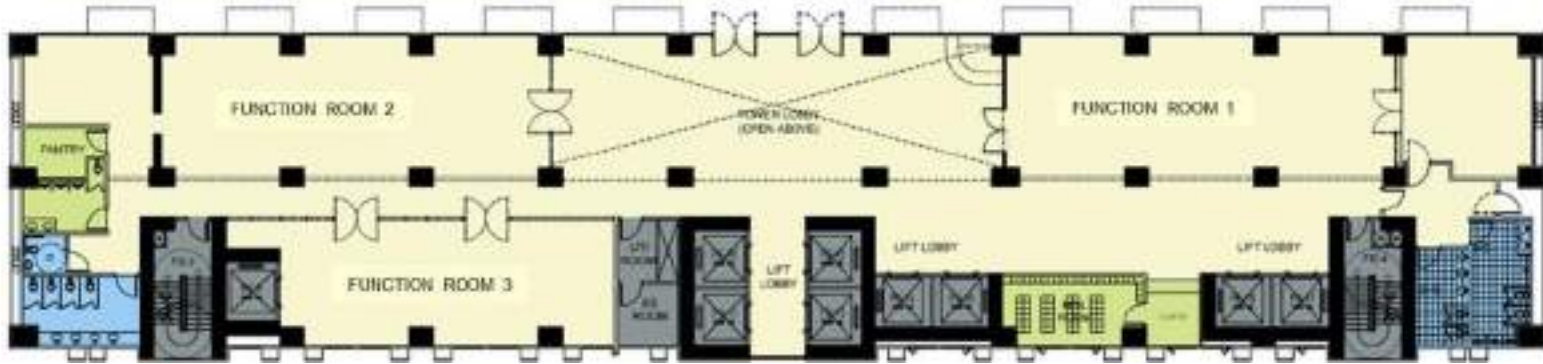
Tower 1

8th Floor – Common Amenities

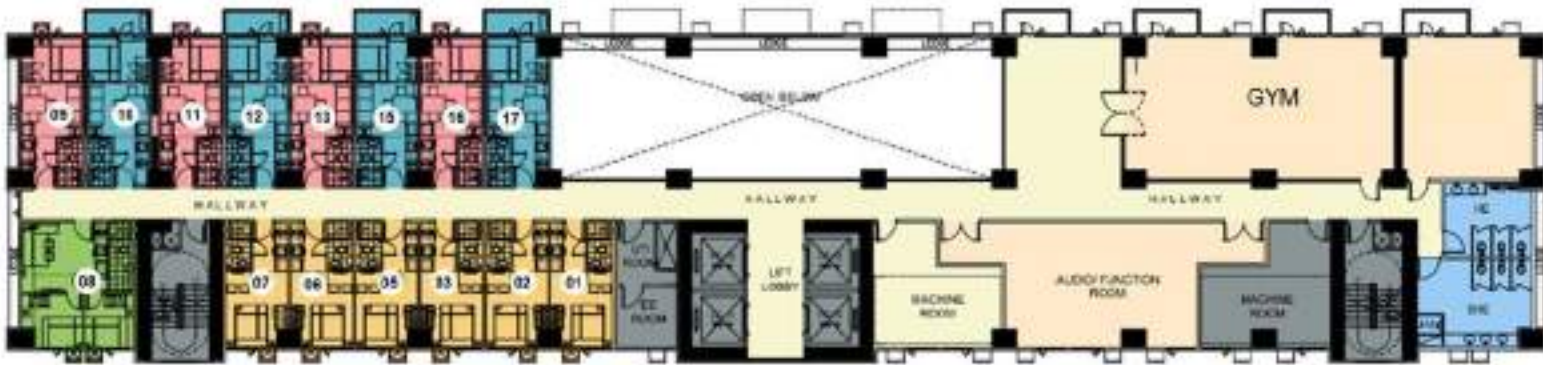


FLOOR PLAN

TOWER 1



8th FLOOR PLAN



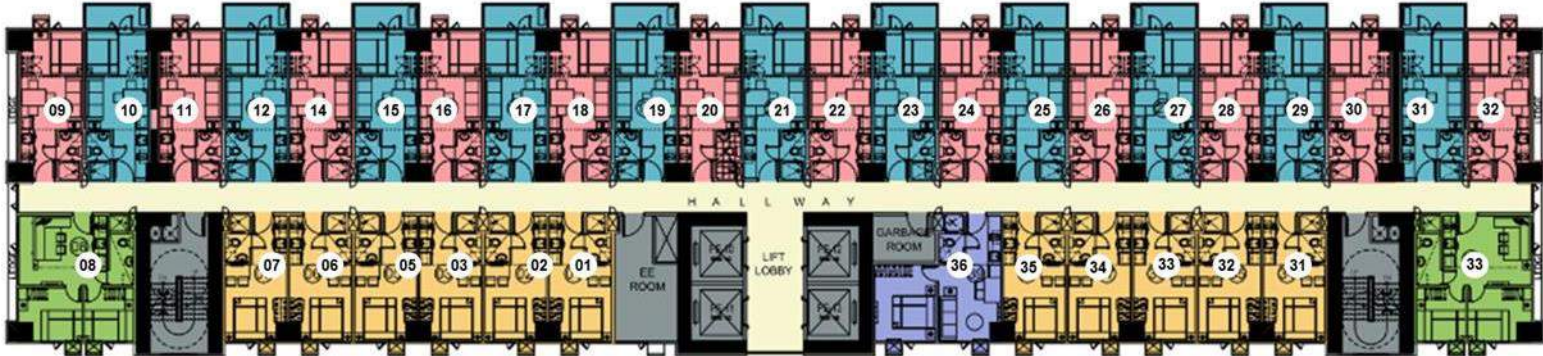
10th FLOOR PLAN

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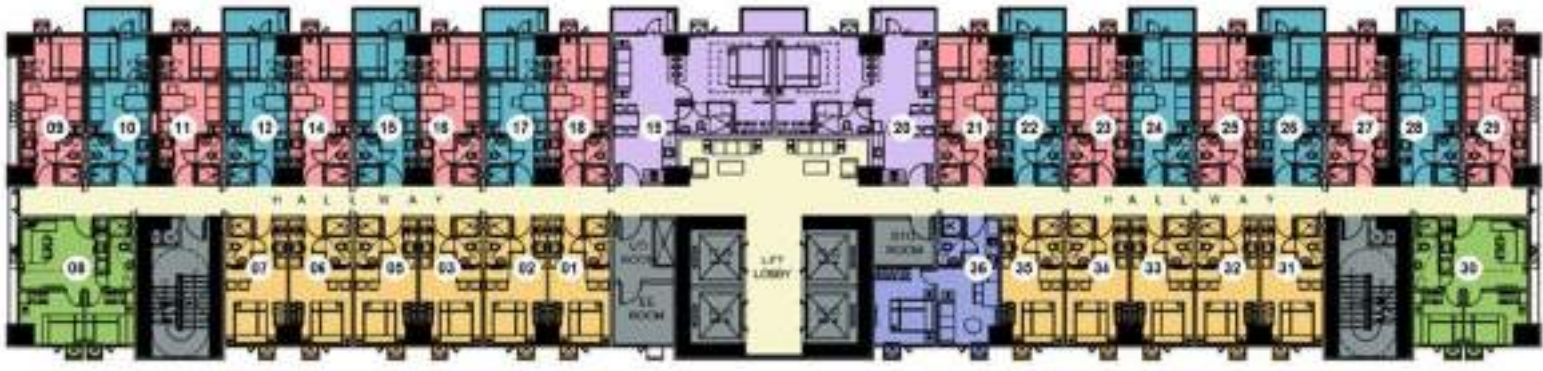


FLOOR PLAN

TOWER 1



11th - 49th FLOOR PLAN



50th FLOOR PLAN; PENTHOUSE

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Tower 1

Unit Choices



1-Bedroom Unit with Balcony
Approx 27 sqm



1-Bedroom Unit
Approx 23 sqm



Studio Unit
Approx 20 sqm



Tower 1

Unit Choices



1-Bedroom Deluxe
Approx 32 sqm

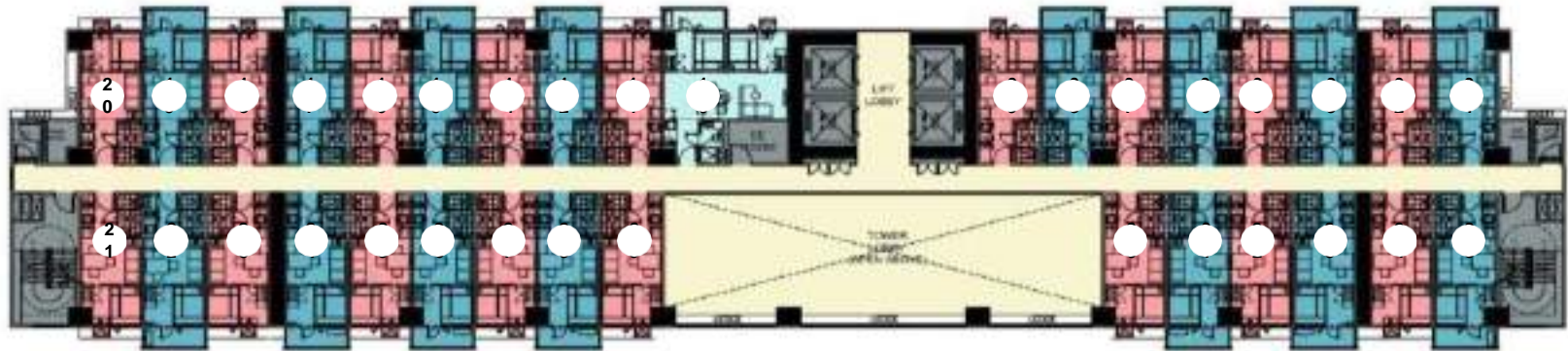
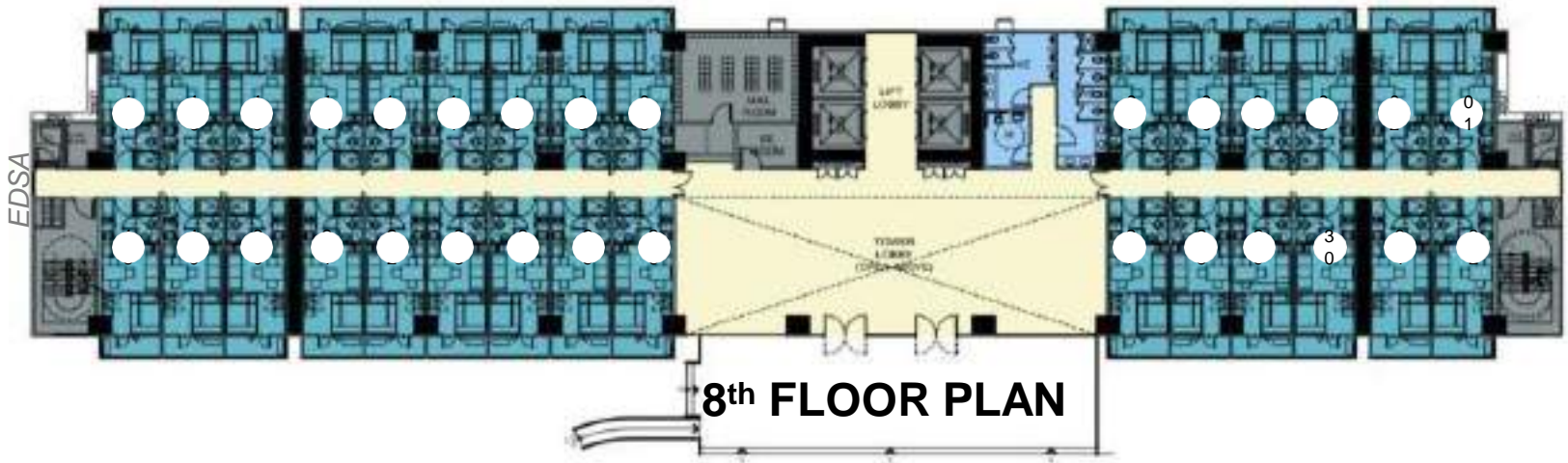


2-Bedroom Unit
Approx 32 sqm



FLOOR PLAN

TOWER 2



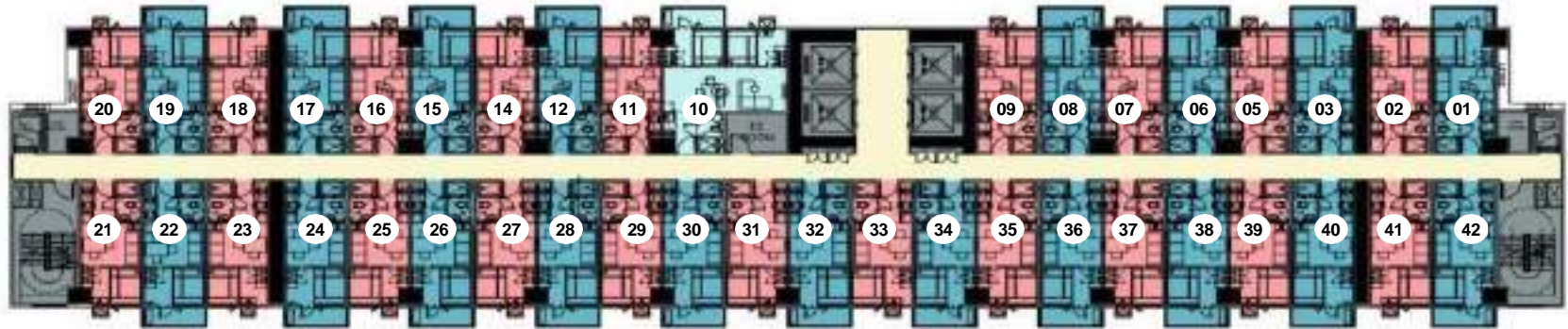
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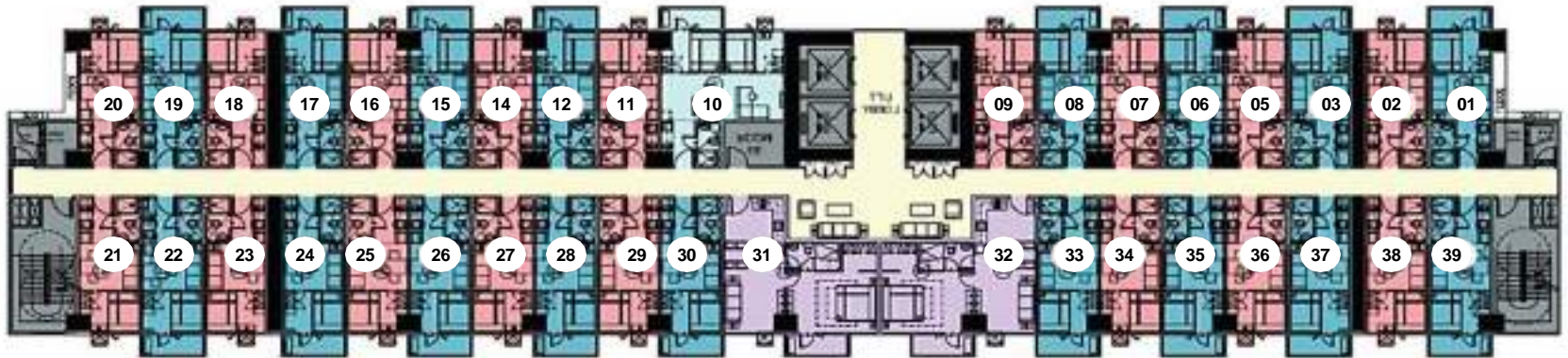


FLOOR PLAN

TOWER 2



11th - 49th FLOOR PLAN



50th FLOOR PLAN; PENTHOUSE

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Tower 2

Unit Choices



1-Bedroom Unit with Balcony
Approx 27 sqm



1-Bedroom Unit
Approx 23 sqm

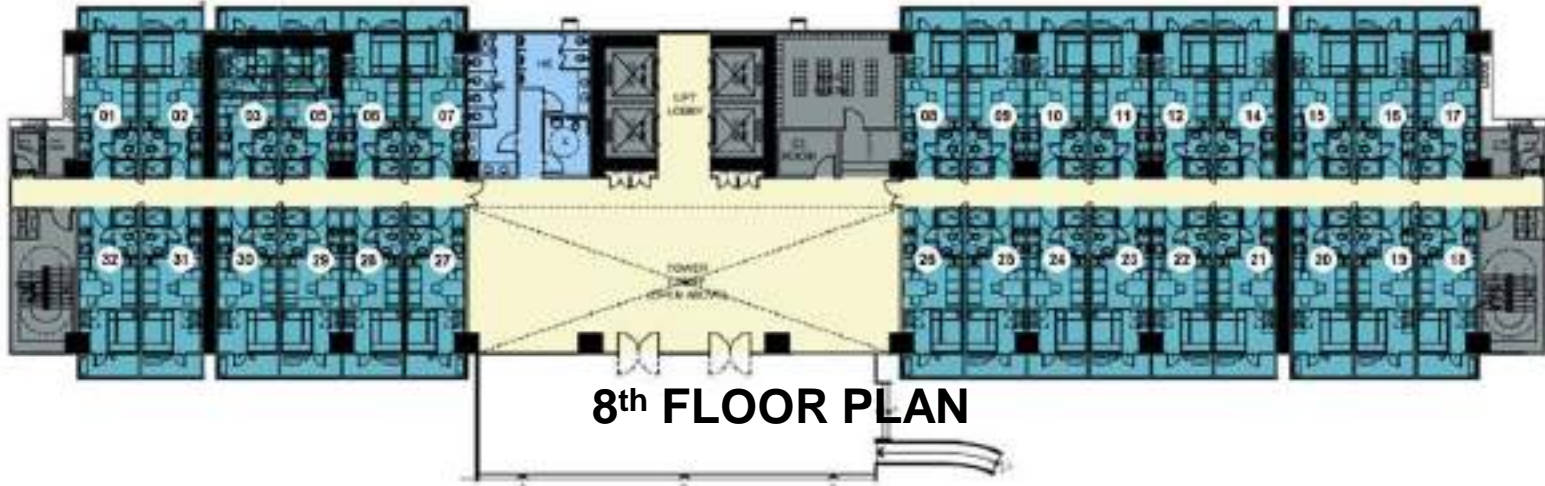


2-Bedroom Unit with Balcony
Approx 44 sqm

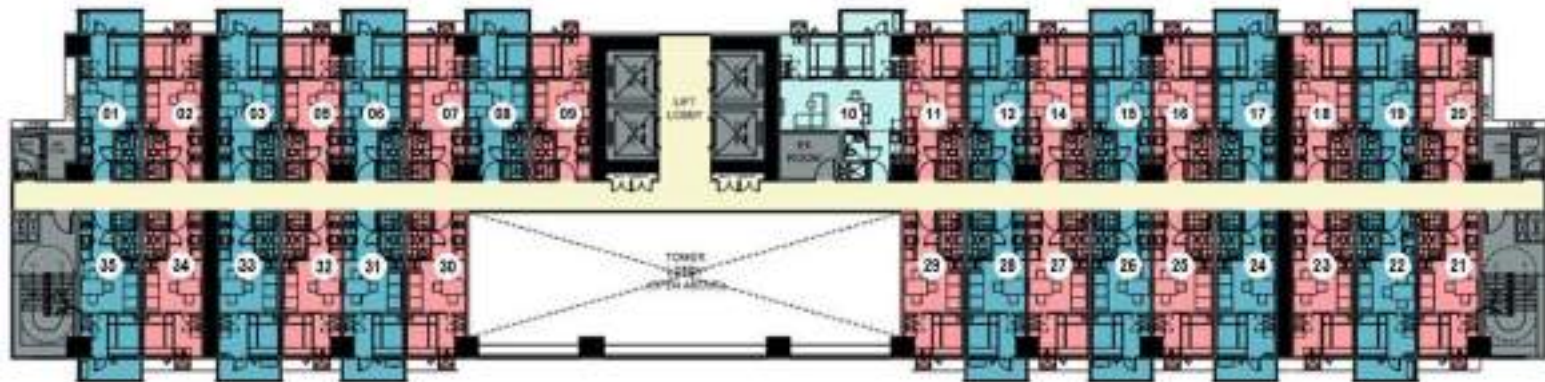


FLOOR PLAN

TOWER 3



8th FLOOR PLAN



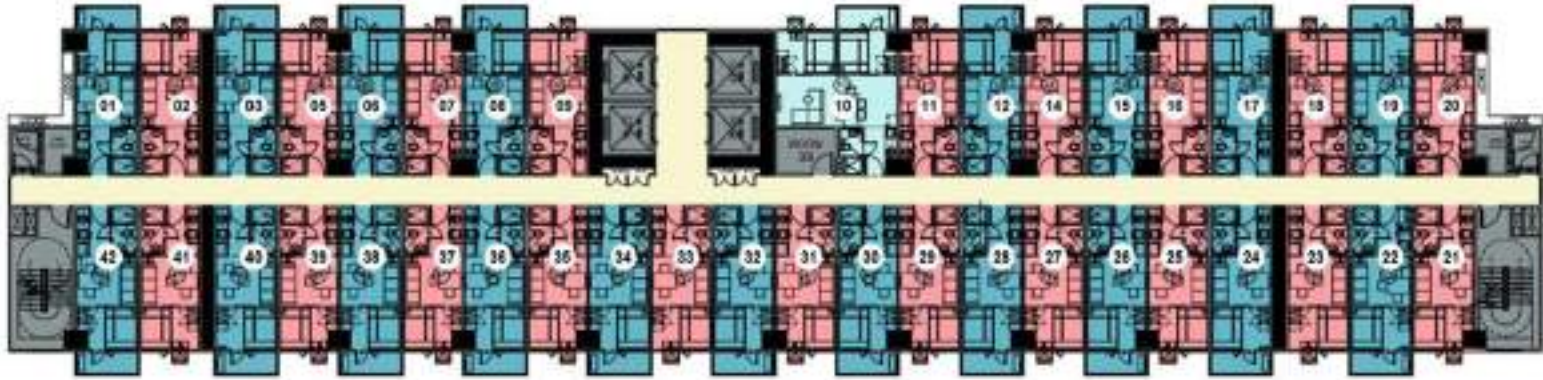
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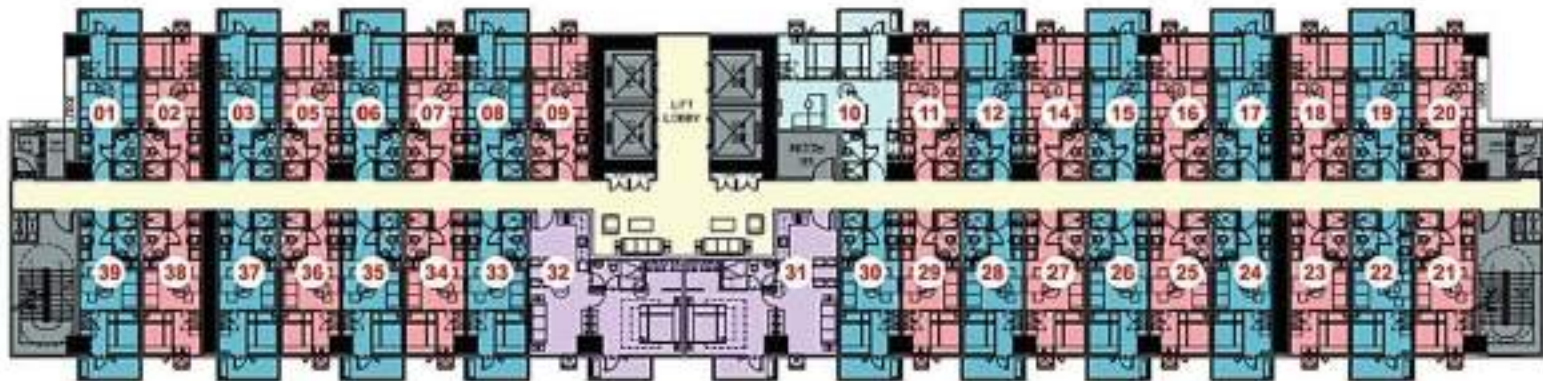


FLOOR PLAN

TOWER 3



11th - 49th FLOOR PLAN



50th FLOOR PLAN; PENTHOUSE

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Tower 3

Unit Choices



1-Bedroom Unit with Balcony
Approx 27 sqm



1-Bedroom Unit
Approx 23 sqm



2-Bedroom Unit with Balcony
Approx 44 sqm



Unit Finishes

Living/Dining Room:

- Wall finish: Painted smooth plastered finish
- Floor finish: Polished tiles (0.60m x 0.60m)
- Main Door: Laminated particle board

Bedroom:

- Wall finish: Painted smooth plastered finish
- Floor finish: Polished tiles (0.60m x 0.60m)
- Door:
 - 1-Bedroom: Laminated wood with glass
 - 2-Bedroom: Laminated particle board

Toilet and Bath

- Wall finish: Ceramic tiles (0.30m x 0.30m)
- Floor finish: Ceramic tiles (0.30m x 0.30m)
- Others:
 - Glass shower enclosure
 - Ceramic water closet and lavatory

Kitchen

- Granite countertop with sink and faucet
- With overhead and under the counter cabinets

Windows

- Glass with powder coated aluminum framing





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