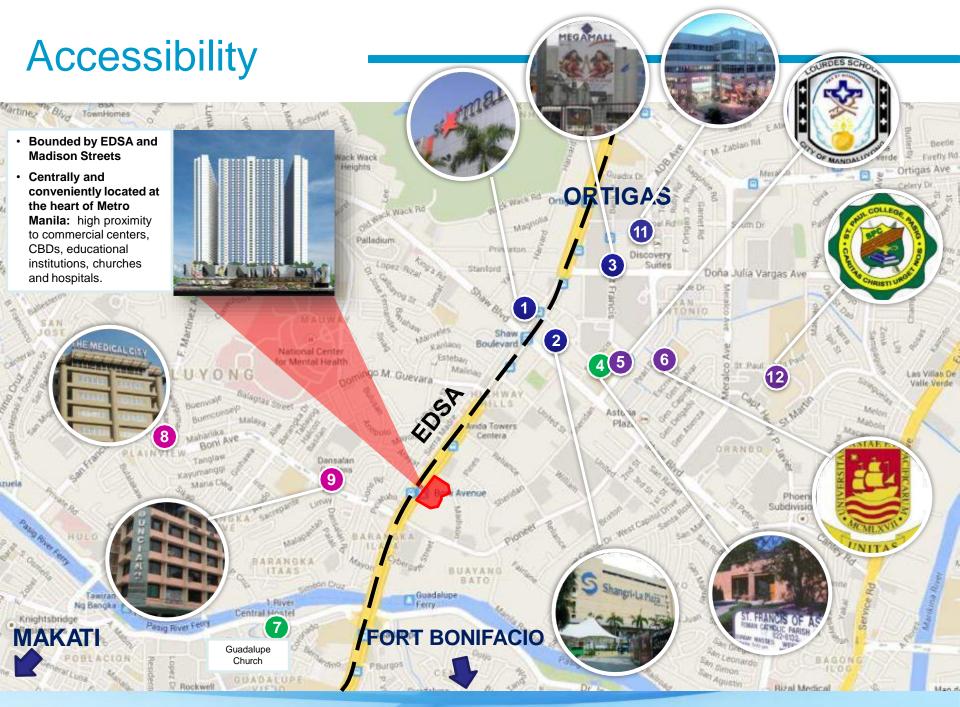


# **Edsa-Boni MRT Station**

# 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.



# Site Development Plan

Pasig Skyline



# **Target Market**



Professionals



**Empty Nesters** 



Singles

**OFW Market** 



### **Start-Up Families**



**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
  - o 1 Bedroom 1,882
  - o 1 Bedroom with Balcony 1,772
  - o 2 Bedroom 71
  - o 2 Bedroom with Balcony 107
  - o 1 Bedroom Suite at PH 4
- Total number of parking spaces is 931 slots

A mixed use condominium development with residential and retail component.

	Tower 1	: 1,307 units	
<b>Tower 2</b> : 1,460 units		Turnover: Q3 2013	Tower 3: 1 460 units
t.			Tower 3: 1,460 units

## **Building Elevation**

	Ī	ROOF DECK		Roof Deck	ו ד	ROOF DECK			
	42	50th level	37	50th level	36	50th level	37		
Commercial	41	49th level	36	49th level	35	49th level	36		
Commercial	40	48th level	35	48th level	34	48th level	35		
	39	47th level	34	47th level	33	47th level	34		
Resi Parking	38	46th level	33	46th level	32	46th level	33		
	37	45th level	32	45th level	31	45th level	32		
Residential	36	43rd level	31	43rd level	30	43rd level	31		
	35	42nd level	30 29	42nd level	29 28	42nd level	30 29		
	34 33	41st level	29	41st level	20	41st level	29		
	32	40th level	27	40th level	26	40th level	20		
	31	39th level	26	39th level	25	39th level	26		
	30	38th level	25	38th level	24	38th level	25		
	29	37th level	24	37th level	23	37th level	24		
	28	36th level	23	36th level	22	36th level	23		
	27	35th level	23 22	35th level	21	35th level	22		
	26	33rd level	21	33rd level	20	33rd level	21		
	<sub>ഗ</sub> 25	32nd level		32nd level		32nd level			
	Physical Levels 57 57 57 57 57 50 57 50 50 50 50 50 50 50 50 50 50 50 50 50	31st level	20 sia 19 19 18 17 life 16 life 15 side 14 12 12 X	31st level	19 19 18 17 17 17 16 11 15 11 14 12 13 12 14 12 13 12	31st level	20 c 19 3 18 1 17 5 16 5 15 5 14 5 12 0		
	ญ์ 23	30th level	18 _	30th level	17 _	30th level	18 _		
	1 22	29th level	17 Ig	29th level	16 <u>e</u>	29th level	17		
	.0 21	28th level	16 16	28th level	15 te	28th level	16		
	х́ч 20 Д 19	27th level 26th level	15 <u>p</u> 14 8	27th level 26th level	14 년 13 9	27th level	15 . 14		
	19 18	25th level	13	25th level	12 2	26th level 25th level	14 0		
	10	23rd level	12	23rd level	12	23rd level	12		
	16	22nd level	11	22nd level	10	22nd level	11		
	15	21st level	10	21st level	9	21st level	10		
	14	20th level	9	20th level	8	20th level	9		
	13	19th level	8	19th level	7	19th level	8		
	12	18th level	7	18th level	6	18th level	7		
	11	17th level	6	17th level	5	17th level	6		
	10	16th level	- 5	16th level	-4	16th level	5		
	9	15th level	4	15th level	3	15th level	4		
	8	12th level		12th level		12th level	3		
	(	11th level	2	11th level	-1	11th level	2		
	6	10th level	1	10th level	Amenities	10th level	1		
5	5	8th level		8th level		8th level			
		7TH LEVEL RESIDENTIAL PARKING							
		5TH LEVEL RESIDENTIAL PARKING							
0	3	3RD LEVEL RESIDENTIAL PARKING							
Light )	2	2ND FLOOR (COMMERCIAL, RETAIL PARKING)							
	1						-		

GROUND FLOOR (LOBBY, COMMERCIAL, RETAIL PARKING)

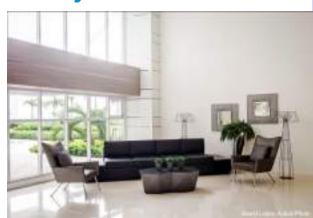
# **Project Features**



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



# **Project Features**





- Grand Lobby
- Landscaped amenity area at the Recreational Deck (8<sup>th</sup> 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 8<sup>th</sup> 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

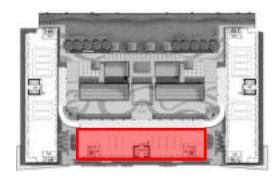
-Total no. of parking slots with commercial: 1,061 slots

## **Recreational Deck**

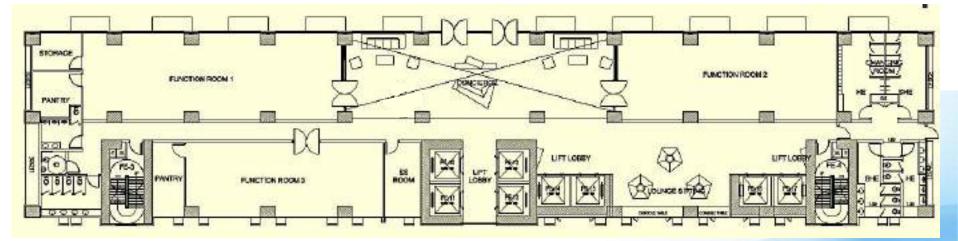
8<sup>th</sup> Floor – Common Amenities



## Tower 1 8<sup>th</sup> Floor – Common Amenities



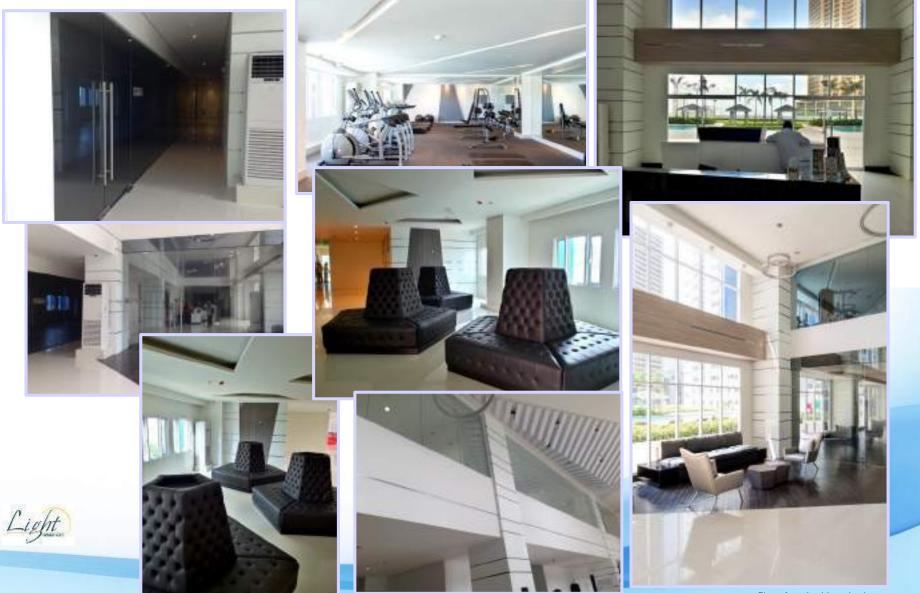
Amenities & Pasig Skyline



EDSA & Mandaluyong Skyline



## Tower 1 8<sup>th</sup> Floor – Common Amenities

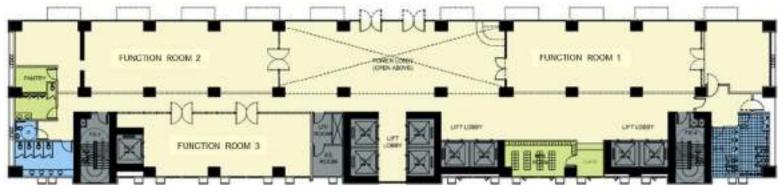


For information and training purposes only. Not intended as a selling tool.

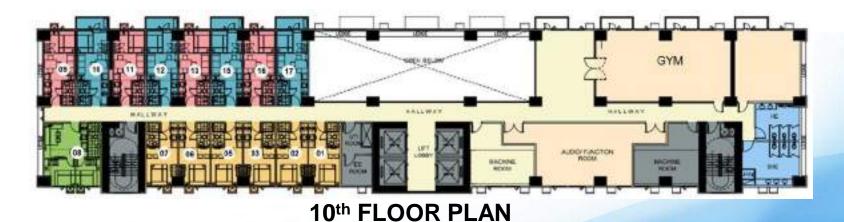
Photos from site visits and various sources online







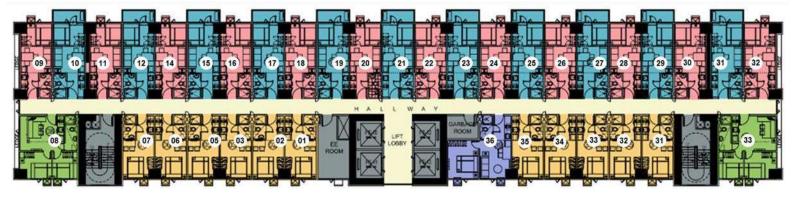
#### 8<sup>th</sup> FLOOR PLAN



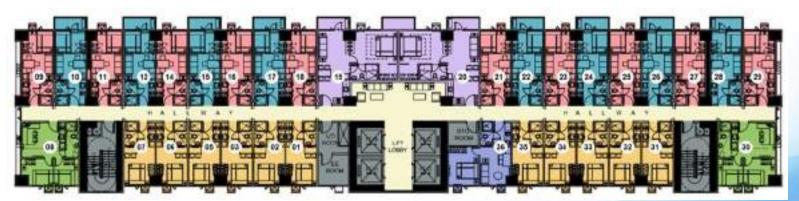


FLOOR PLAN TOWER 1





11<sup>th</sup> - 49<sup>th</sup> FLOOR PLAN



#### 50th FLOOR PLAN; PENTHOUSE



## Tower 1 Unit Choices



1-Bedroom Unit with Balcony Approx 27 sqm



1-Bedroom Unit Approx 23 sqm

Studio Unit Approx 20 sqm

For information and training purposes only. Not intended as a selling tool.

## Tower 1 Unit Choices



1-Bedroom Deluxe Approx 32 sqm



2-Bedroom Unit Approx 32 sqm

Light

For information and training purposes only. Not intended as a selling tool.

## FLOOR PLAN TOWER 2



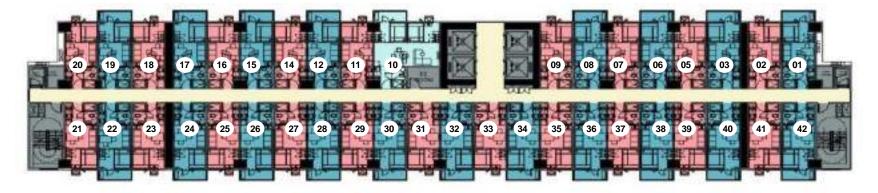


10<sup>th</sup> FLOOR PLAN

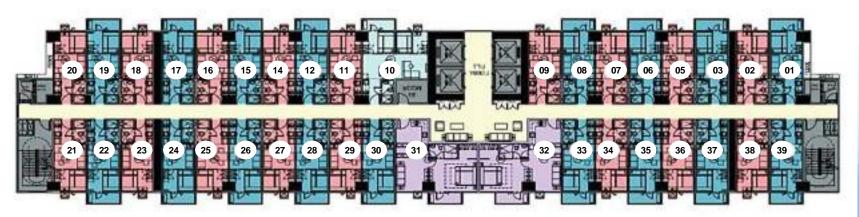


## FLOOR PLAN TOWER 2





11<sup>th</sup> - 49<sup>th</sup> FLOOR PLAN



#### 50th FLOOR PLAN; PENTHOUSE



## Tower 2 Unit Choices



1-Bedroom Unit with Balcony Approx 27 sqm



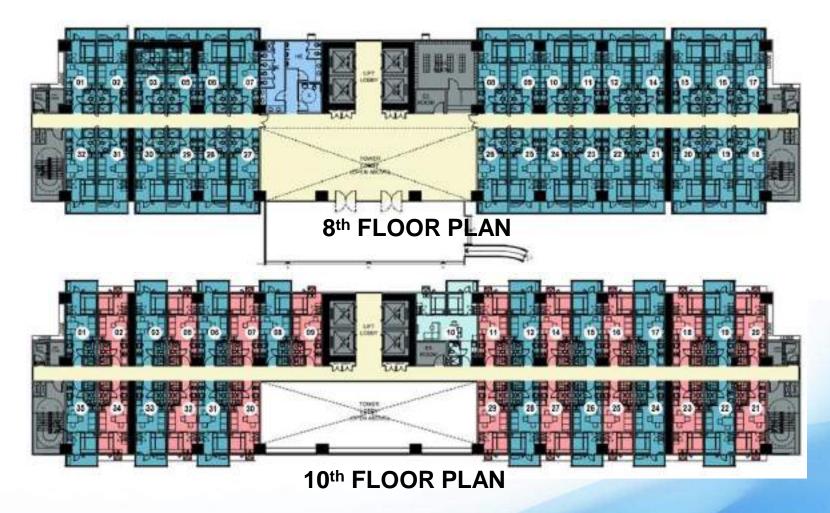
1-Bedroom Unit Approx 23 sqm



2-Bedroom Unit with Balcony Approx 44 sqm









FLOOR PLAN TOWER 3





#### 50th FLOOR PLAN; PENTHOUSE



## 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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