

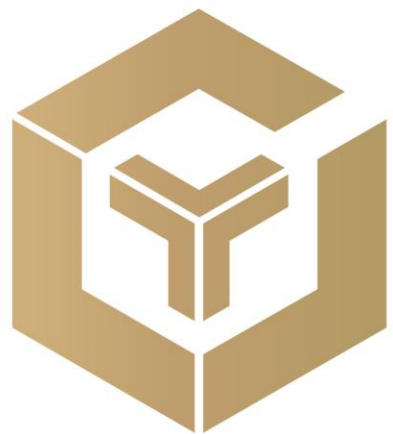
PROJECT PRESENTATION

La Vida 帝峰
UPSCALE RESIDENCES BY THE BAY



Golden ToPPer
金 昇 企 業

ABOUT



Golden ToPPer

金 昇 企 業

About the company

Golden Topper is a fast-emerging global real estate developer. It will focus on the country's top two cities – Manila and Cebu – as it aims to be the leader in the Philippine real estate industry. To date, its landbank covers 2 million square meters in eight strategic locations.

In 2019, Golden Topper successfully launched two projects where construction is now in full swing and has exceeded 500,000 square meters.

In 2020, Golden Topper is envisioned to grow to over 20 real estate projects in the Philippines.



Golden ToPPer
金 昇 企 業

Our 5 Business Sections

Golden Topper builds new opportunities in 5 key areas to fill the need for high-quality living in the Philippines and to provide high-value assets for overseas investors in China.



Residential



Commercial



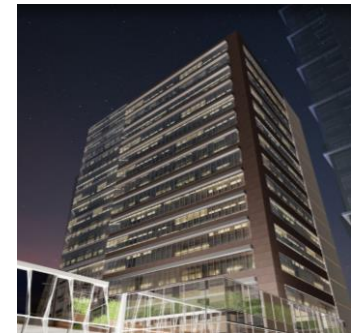
Office

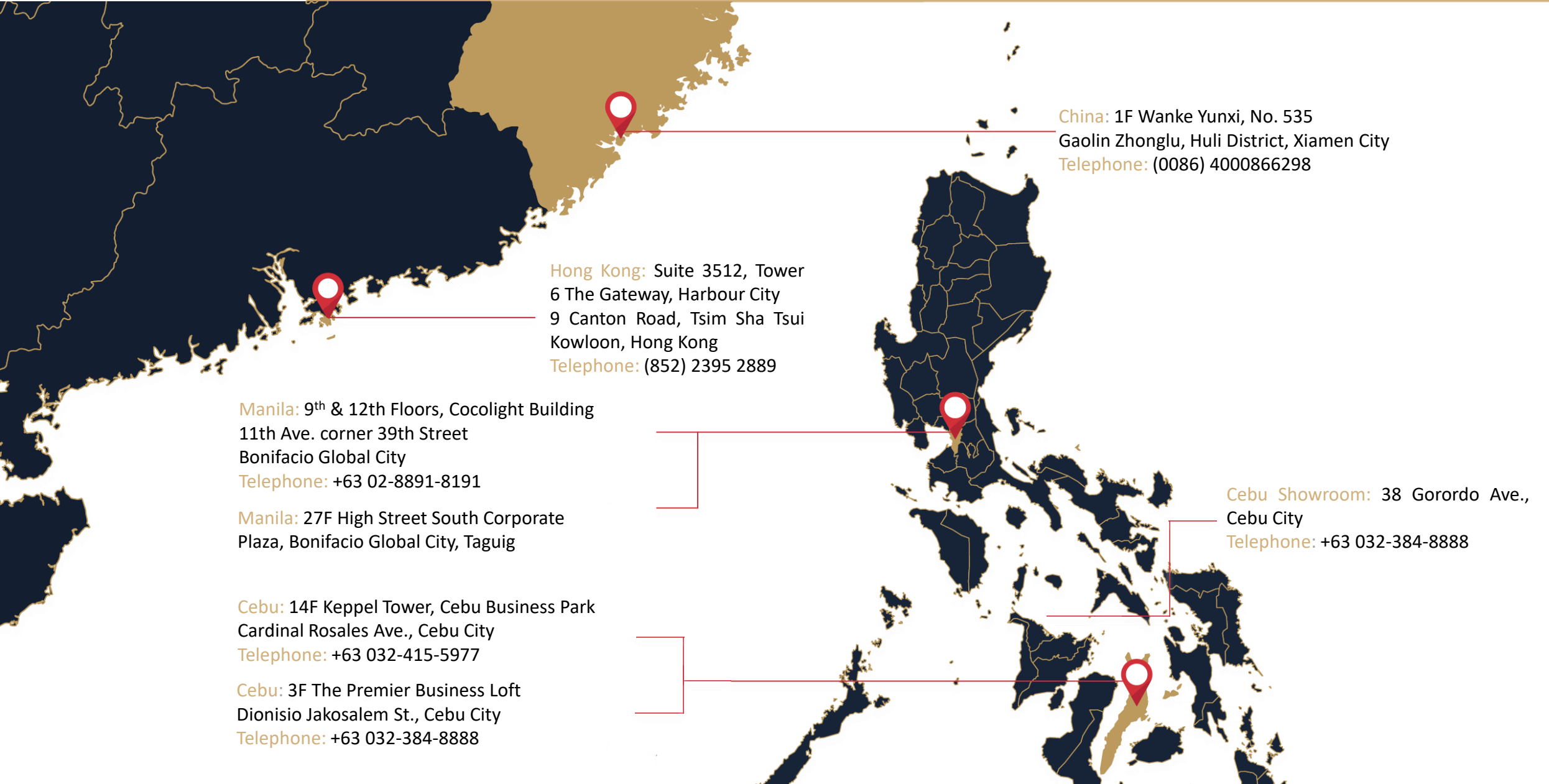


Hotel



Urban Construction





China: 1F Wanke Yunxi, No. 535
Gaolin Zhonglu, Huli District, Xiamen City
Telephone: (0086) 4000866298

Hong Kong: Suite 3512, Tower
6 The Gateway, Harbour City
9 Canton Road, Tsim Sha Tsui
Kowloon, Hong Kong
Telephone: (852) 2395 2889

Manila: 9th & 12th Floors, Cocolight Building
11th Ave. corner 39th Street
Bonifacio Global City
Telephone: +63 02-8891-8191

Manila: 27F High Street South Corporate
Plaza, Bonifacio Global City, Taguig

Cebu: 14F Keppel Tower, Cebu Business Park
Cardinal Rosales Ave., Cebu City
Telephone: +63 032-415-5977

Cebu: 3F The Premier Business Loft
Dionisio Jakosalem St., Cebu City
Telephone: +63 032-384-8888

Cebu Showroom: 38 Gorordo Ave.,
Cebu City
Telephone: +63 032-384-8888



Our first project in Metro Manila



La Vida is one of the most coveted bayside addresses. Thanks to its easy access to the highway, everything is a short drive away. The area is home to the Cultural Center of the Philippines, Ocean Park, the Mall of Asia, Okada Manila, World Trade Center, other business and retail establishments, schools, public transportation and national landmarks.

We build on the foundations of culture and bring our homes to life with a pinch of creativity and imagination to redefine city living. We're more than just real estate. We're a lifestyle.

Location	1808 F.B. Harrison St., Pasay City
Total Land Area	5,280 sqm
Price Range	Php 4.8M to Php 15.7M
Unit Size	31.50 sqm to 120.50 sqm
Total Number of Units	1,711 units
Total Leasable Area (Retail)	2117.80 sqm



Our first project in Cebu



City Clou is a mixed-used project currently in development by Golden ToPPer in Cebu City. Located at the heart of midtown Cebu, City Clou has immediate access to Central Business Districts, schools, shopping malls, hospitals, nightlife and so much more.

City Clou is minutes away from the vibrant Mango Avenue, a major thoroughfare with plenty of transportation options. Thanks to its strategic location, accessibility to major commercial outlets and proximity of government offices, the area has the potential for anyone looking to set up a business.

Location	D. Jakosalem St., Brgy. Zapatera, Cebu City
Total Land Area	14,912.60 sqm
Price Range	Php 3.19M to Php 9.1M
Unit Size	27 sqm to 67.7 sqm
Total Number of Units	2,725 units
Total Leasable Area (Retail)	6518.58 sqm



New project for launch in 2020

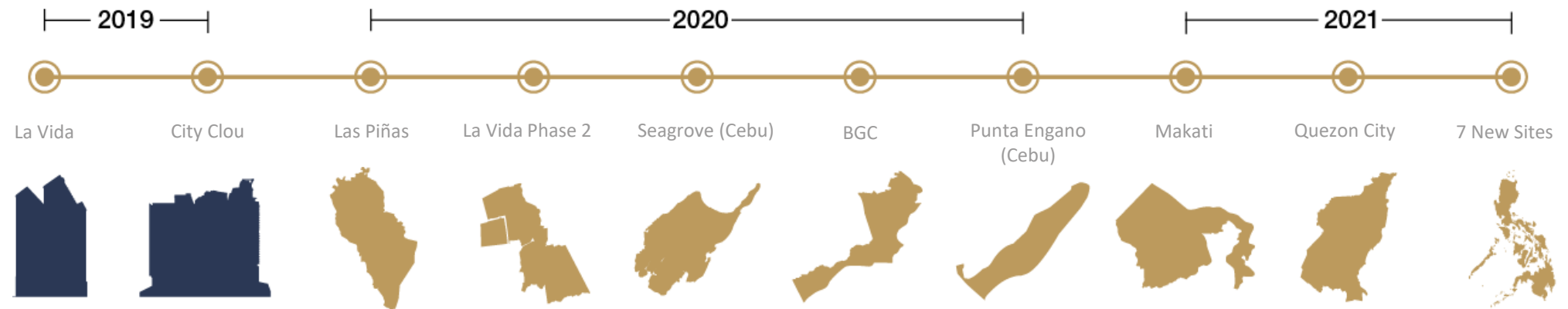


Park One is situated near the Cavite Expressway in Las Pinas and is one of the hot spots around Metro Manila with unlimited potential for growth. The location is strategically set between two business districts, Alabang and Bay Area, Pasay. It is bound by major roads, hence, it is easily accessible to work, shopping and commercial hubs.

It will offer highly liveable and well designed residential spaces in a spacious and comfortable community.

Location	Daang Radyal Bilang 2, Zapote, Las Pinas City, Metro Manila, 1742, Philippines
Total Land Area	25,012.85 sqm
Price Range	----
Unit Size	----
Total Number of Units	377 (Phase 1)
Total Leasable Area (Retail)	----

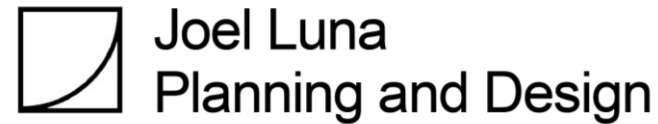
Project pipeline



Our tie-up partners



Our design partners



Accredited banks



La Vida 帝峰



Golden ToPPer
金昇企業

Location Advantage

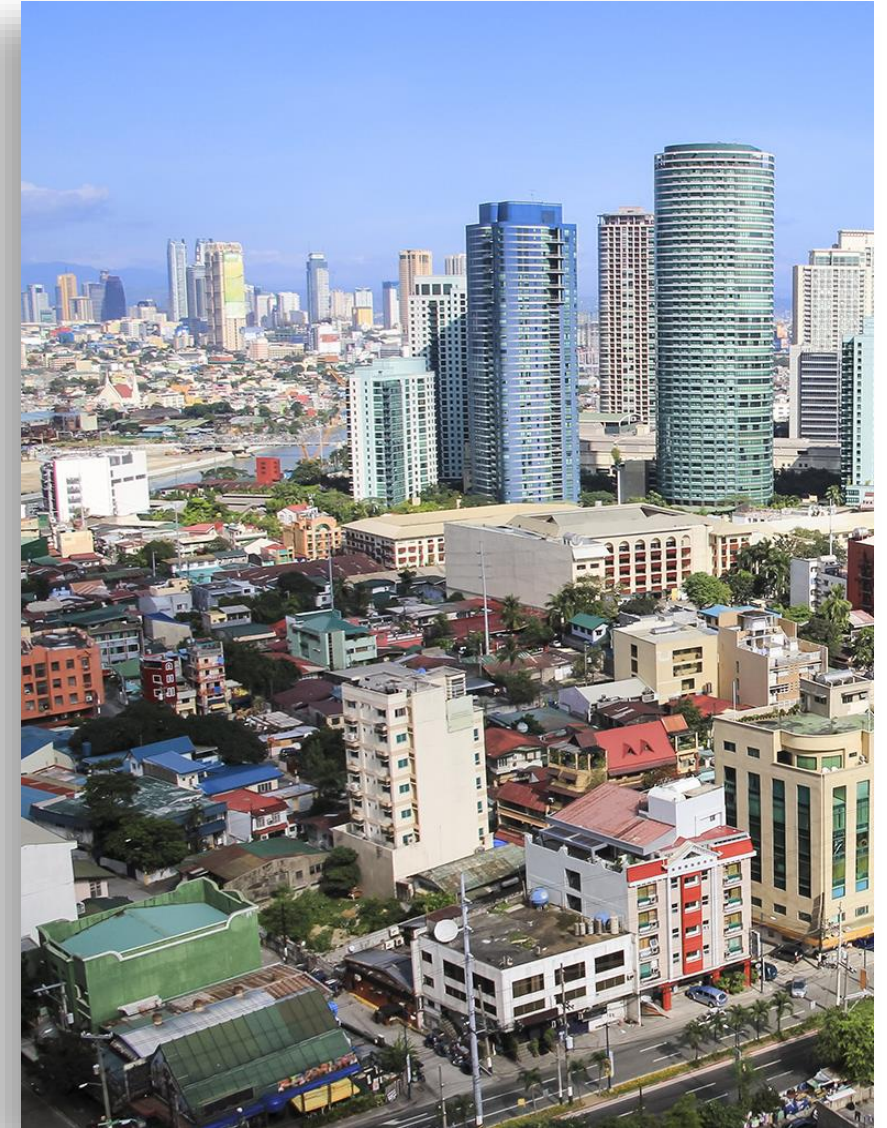
THE PHILIPPINE'S GLOBAL POWER CITY

Manila is the capital and chief city of the Philippines and is the center of the country's economic, political, social, and cultural activity. Manila's strategic position in global trade and politics has helped transform it into an alpha global city and a major trading partner in the South China Sea.

YOUR BAYSIDE ADDRESS

Golden Topper redefines the Pasay City skyline with La Vida, its first venture in the Philippines. With its location strategically set near various landmarks like the Mall of Asia, the World Trade Center, Okada, Ocean Park and the Cultural Center of the Philippines, La Vida is envisioned to be one of the most coveted addresses at the bay area.

La Vida is designed to create a vibrant place of leisurely living. It will take waterfront living to new heights in the Philippines.



LOCATION

ACCESSIBILITY

La Vida 帝峰










Golden ToPPer
金昇企業

Accessibility

La Vida is located in F.B. Harrison St., Pasay City, Metro Manila.

La Vida is one of the most coveted bayside addresses, thanks to its easy access to the highway. Everything is a short drive away. The area is home to the Cultural Center of the Philippines, Ocean Park, the Mall of Asia, Okada Manila, the World Trade Center, other businesses like retail establishments, schools, public transportation and landmarks.

-  Project Site
-  Hospital
-  Government
-  University
-  Shopping Mall
-  Hotel and Casino
-  Road Network



Road Networks

- * Project Site
- Roxas Blvd.
- F.B. Harrison St.
- Buendia Ave
- Taft Ave
- EDSA
- Quirino Ave
- Osmena Hwy.



Road Network Map

Line of Sight

- * Project Site
- Manila Bay/City Scape View
- Pasay City Scape View
- Manila Bay View



Line of Sight Map

SITE DEVELOPMENT PLAN

VERTICAL ZONING

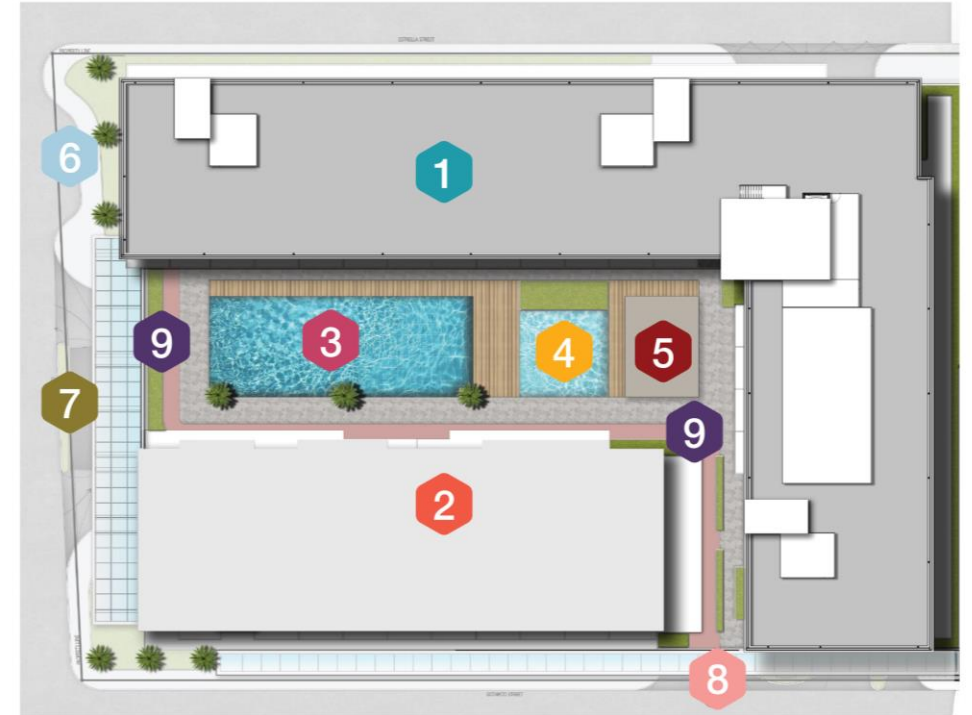
La Vida 帝峰



Golden ToPPer
金 昇 企 業

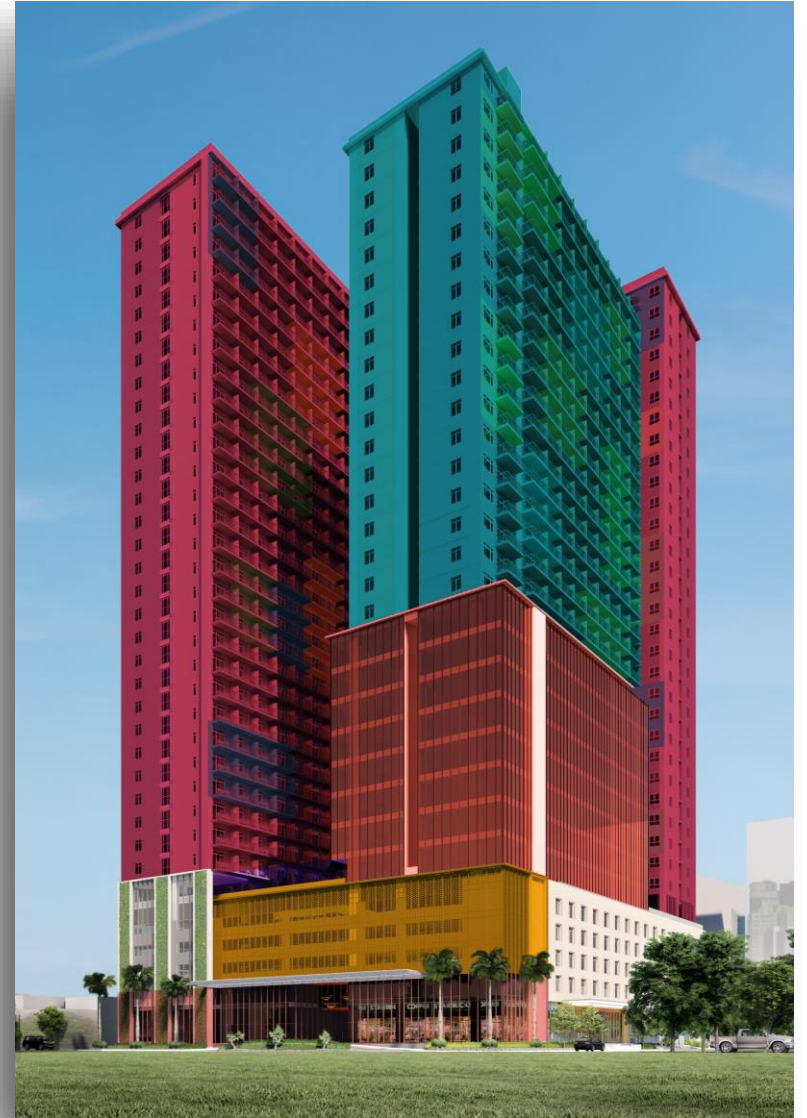
Site Development Plan

-  Tower A
-  Tower B
-  Lap Pool
-  Kiddie Pool
-  Gazebo
-  PUV Unloading /Loading Area
-  Commercial/SOHO Drop-off Area
-  Residential Drop-off
-  Jogging Trail



Vertical Zoning

-  Tower A Residential
6TH floor to 39TH floor
-  Tower B Residential
16TH floor to 35TH floor
-  Tower B SOHO
6TH floor to 15TH floor
-  Amenity Area
6TH floor (accessible by all towers)
-  Podium Parking
Ground floor to 5TH floor
-  Commercial Area
Ground floor to 2ND floor



Vertical Zoning

TOWER A

NOW SELLING

La Vida 帝峰



Golden ToPPer
金 昇 企 業

Tower A Residential



La Vida Tower A Highlight

Unit Types



STUDIO TYPE

Size Range 31.50 - 37.80 sqm

SUGGESTED UNIT LAYOUT ONLY



2 - BEDROOM

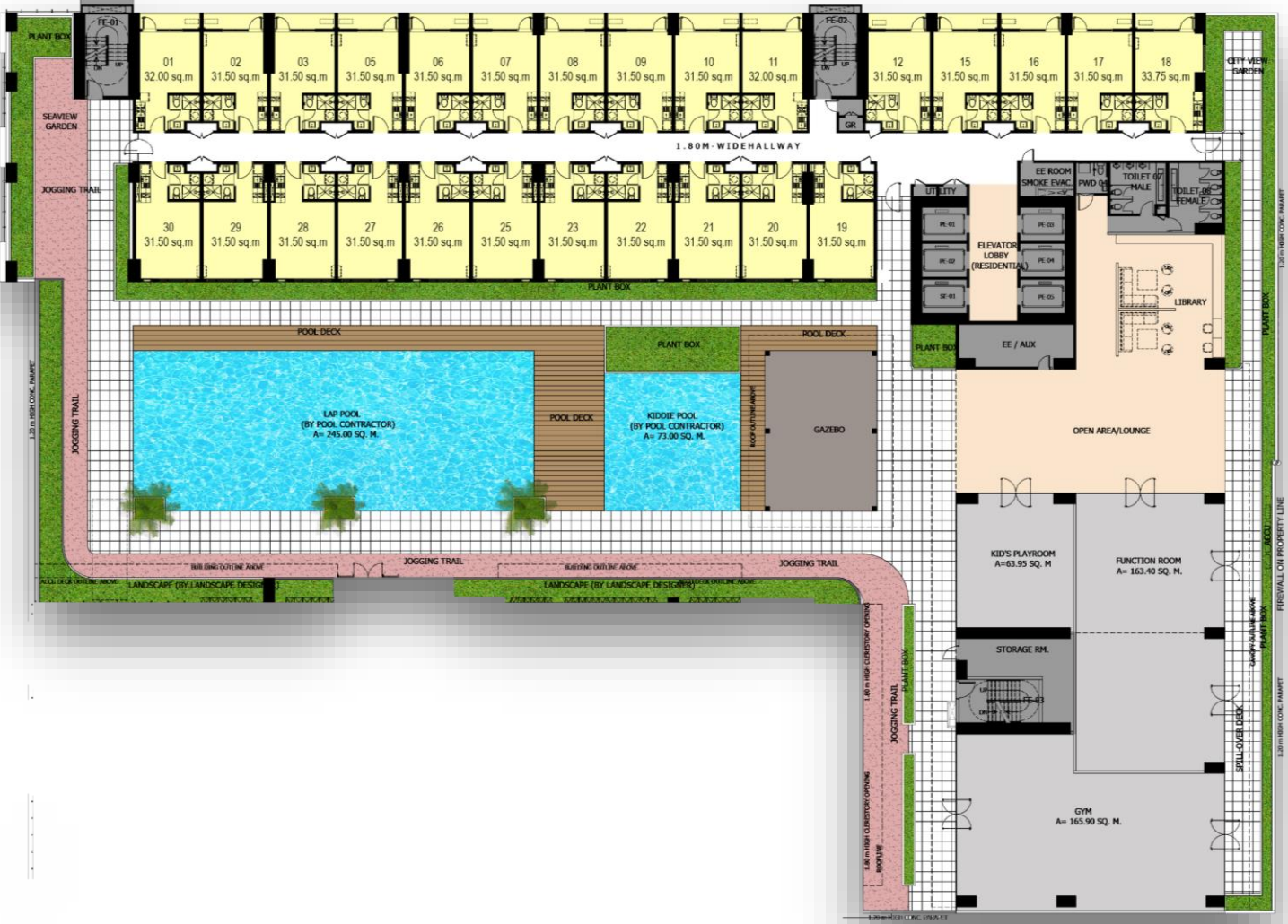
Size Range 70.60 - 90.15 sqm

SUGGESTED UNIT LAYOUT ONLY

Building Floor Plan

6TH FLOOR AMENITY ZONE

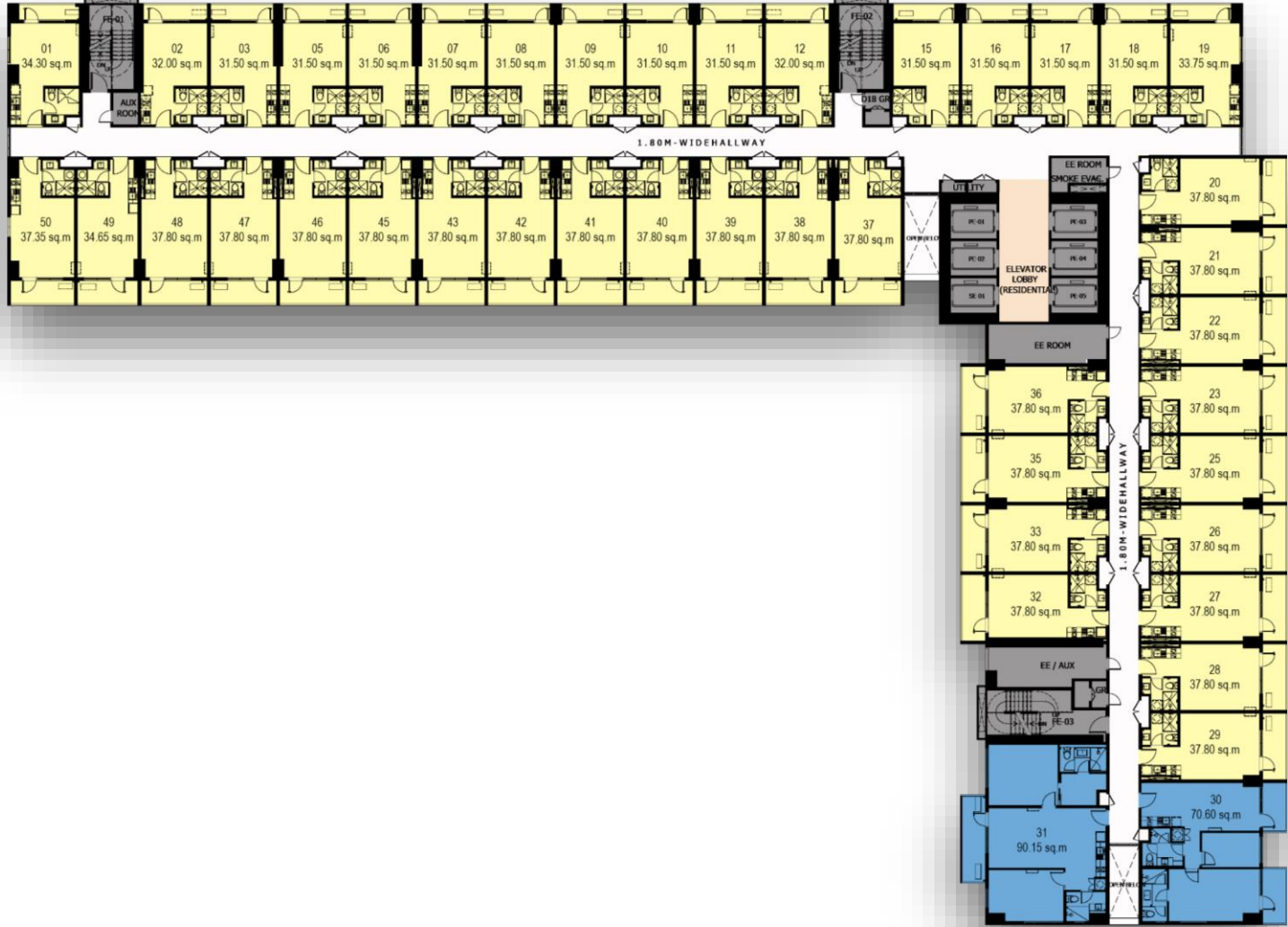
Studio



Building Floor Plan

TYPICAL FLOORS

- Studio
- 2-Bedroom



Deliverables Specifications

BED AND LIVING AREA

Wall

Painted finish

Floor

60x60cm porcelain tiles

Ceiling

Painted underslab cement finish

KITCHEN AND DINING AREA

Wall

Painted finish

Floor Finish

60x60cm porcelain tiles

Kitchen Cabinets

Laminated cabinets
Solid surface countertop with
Sink and faucet

Counter

Solid surface

Ceiling

Painted underslab cement finish
Ceiling boards at applicable areas

Sink

(Studio & 1BR) Single-tub kitchen sink with kitchen faucet
(2BR) Double-tub kitchen sink with kitchen faucet

TOILET AND BATH

Wall

Combination of painted finish and tiles

Floor

30x30cm porcelain tiles

Ceiling

Painted underslab cement finish
Ceiling boards at applicable areas

Fixtures & Fittings

Shower set, water closet, lavatory and
bathroom accessories



Suggested unit layout



Suggested unit layout



Suggested unit layout

A wide-angle photograph of a modern balcony with a dark metal railing. The balcony is furnished with two wicker chairs with white cushions and a small table with a potted plant. A large potted tree stands near the railing. The view from the balcony shows a cityscape with the Singapore Flyer, a beach, and the ocean under a blue sky with scattered clouds. The text "Spectacular views in every direction" is overlaid in green on the right side of the image.

Spectacular views in every direction

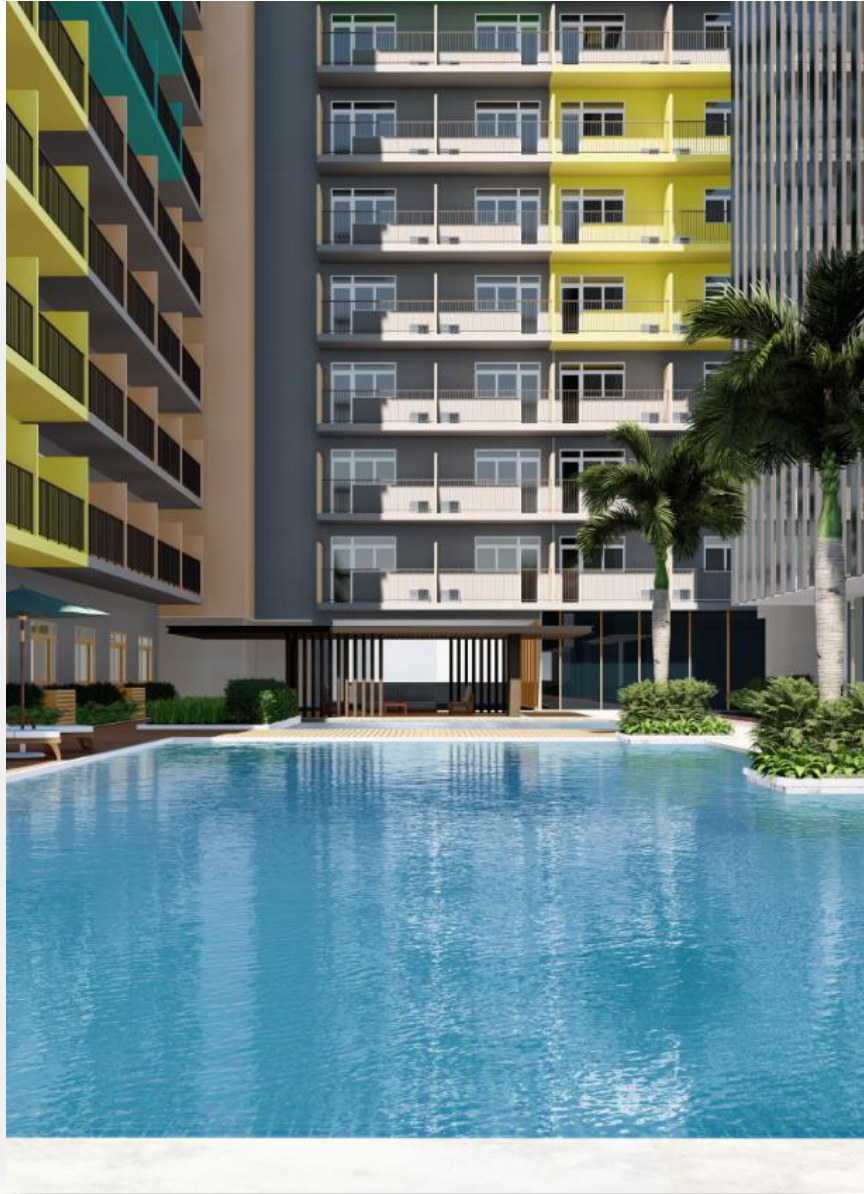
AMENITIES

RETAIL AREA

La Vida 帝峰



Golden ToPPer
金昇企業



Lap Pool

Amenities

ENJOY EXQUISITE LIFE

La Vida is designed to create a vibrant place of leisure. Soar above the shoreline and take waterfront living to new heights. Life is better up here. We're all about family living, with amenities designed for social gatherings, wellness and kid-friendly spaces.

Lap pool
Kiddie Pool
Gazebo
Jogging Trail
Gym

Lobby
Indoor Playground
Library
Mini Lounge Area
Function Area



Exceptional style with exceptional views

Retail Area

RETAIL MASTERPLAN	SIZE
Constructed floor area (in sqm)	2,821.10
Gross leasable area (in sqm)	2,117.80
No. of floors	2
No. of parking slots	30



Commercial Area

TOP REASONS TO INVEST

La Vida 帝峰

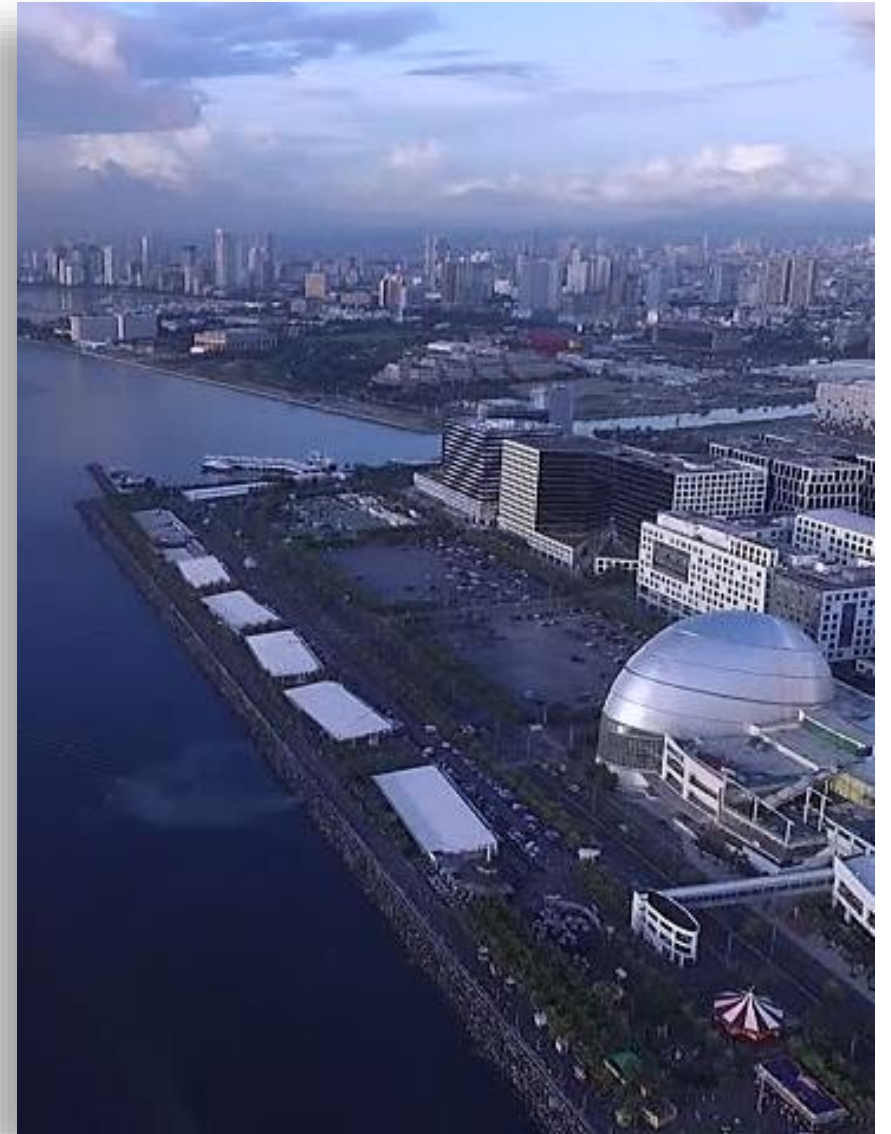


Golden ToPPer
金 昇 企 業

Everything is Within Reach

Getting around is never a problem. taxis, public utility vehicles, and the light rail transit system often pass through the area and essentials are accessible. There are also private cars for hire near the area and transportation network companies such as Grab.

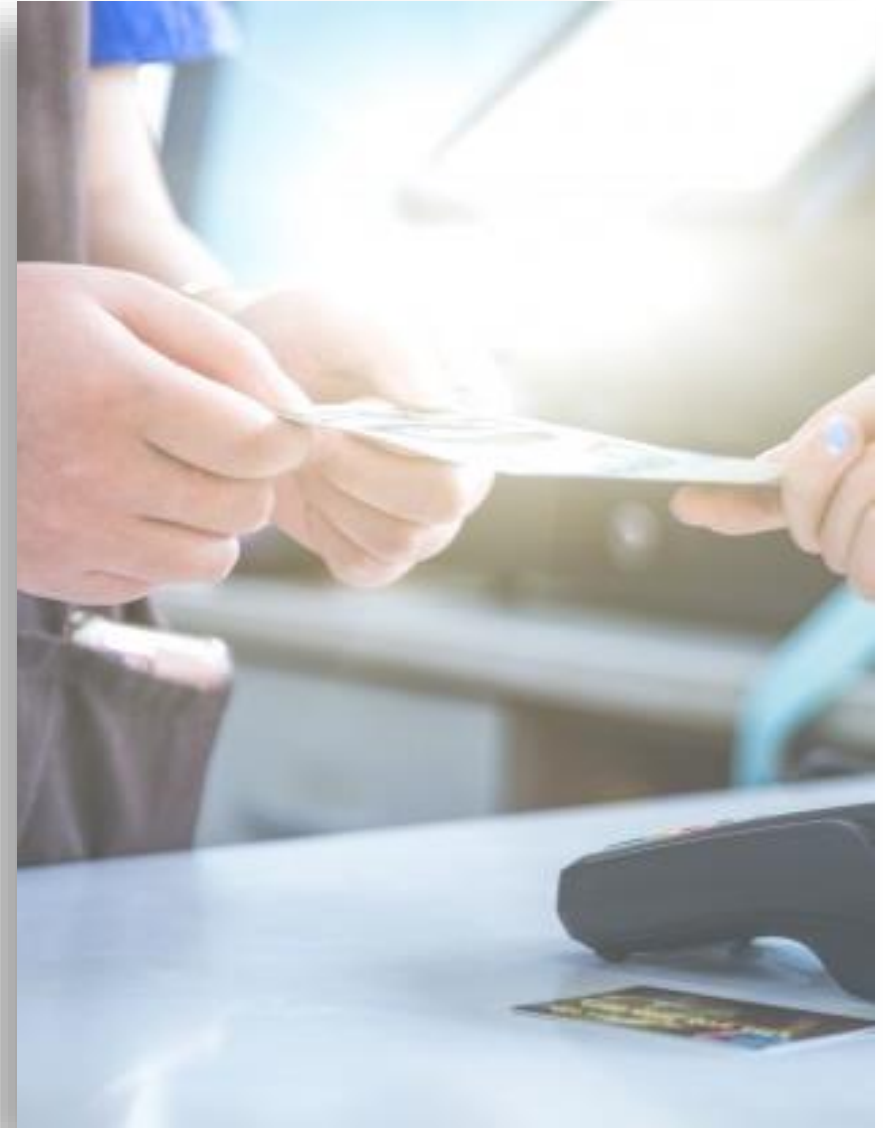
Whether you're a business traveler or jetsetter, every major transportation hub is within reach. So drop anchor at the Manila Yacht Club or catch a flight at Ninoy Aquino International Airport.



Affordable Payment Options

The available payment terms are:

- Cash
- Deferred Cash
- Bank Financing





Return of Investment

FIRST 10 YEARS - LEASE

Lease term	10 years
Lease rate	25,000 per month

AFTER 10 YEARS - RESALE

Resale price	7,900,000
Investment yield	12.5%

Disclaimer: Price and amounts may vary. These are estimated/ approximate figures and may change at any given time

FREQUENTLY ASKED QUESTIONS

La Vida 帝峰



Golden ToPPer
金 昇 企 業

Frequently Asked Questions

Q: What is the average price per sqm?

A: The average price range per sqm is 118,500 to 128,999/sqm net of VAT (as of December 2019).

Q: Is it possible to combine two units?

A: Yes, it is possible to combine two or more units.

Q: Is there basement parking?

A: None. Podium parking will be available.

Q: How big are the balconies?

A: The average size of the balcony is between 4.23 sqm to 8.56 sqm.

Q: Where is the garbage disposal area?

A: There is an allotted garbage room on each floor near the elevator for the convenience of the residents.

Q: Can foreigners purchase a unit?

A: Yes, they can but subject to applicable policies.

Q: What are the payment terms?

A: The available payment terms are cash, deferred cash and bank financing.

Q: How much are the condominium dues?

A: The rates will be determined in the future.

Q: How big are the swimming pools?

A: The lap pool is 25 x 10 meters (L x W); the kiddie pool is 8.6 m x 8.5 meters.

Q: How deep are the swimming pools?

A: The lap pool is 1.5 m deep; the kiddie pool is 0.60 m deep.

PROJECT PRESENTATION

La Vida 帝峰
UPSCALE RESIDENCES BY THE BAY



Golden ToPPer
金 昇 企 業