



TOPLITE DEVELOPMENT CORPORATION

H A P P Y
20
N E W
21
Y E A R

COMPANY

PROFILE





HOW WE STARTED

Toplite Development Corporation is a young and fast-growing real estate development company directed by its **CEO Mr. Johnny Chua** who founded Toplite Lumber Corporation, the group's mother company.

Toplite Lumber Corporation started in October 1986 from a home grown family business of processing lumber from local sawmills. Throughout the years, it has imported lumber from different countries and has done logging and saw-milling in the Philippines (1994) and has done logging and saw milling local forestry in Aurora and Davao provinces (2002-2011).

To-date, Toplite Lumber Corporation has been in the Philippine Lumber business for more than 30 years, and has successfully paved its way to the top of its industry. With its consistency as the Number 1 lumber dealer in the Philippines, the Company has recently been awarded at the Golden Global Annual Award for Business Excellence as the Most Outstanding Filipino Achiever.

With its primary aim to satisfy its customers with quality products and services, and with the increasing demands for a change in lifestyle, Toplite Lumber Corporation gave birth to **Toplite Development Corporation**.





MISSION

To continuously put a high premium quality developments as it commits in meticulous way of building residential, commercial and industrial development to able to adjust to environmental conditions and truly responsive to the ever growing and changing needs of its customers.

VISION

To deliver modern and quality developments with a highest ethical standards in building and construction.



TOPLITE DEVELOPMENT CORPORATION



OUR HISTORY

October 1986

Toplite Lumber Corporation has been born—being the top and trusted company in the Philippine Lumber Industry.

February 2005

Toplite Lumber Corporation took a leap of faith in entering the Real Estate Development, thereby establishing Toplite Development Corporation.

January 2009

City Square Residences—the Toplite Development Corporation build its first residential development, an astounding 28-storey high-rise condominium in Binondo, Manila.

September 2010

Supreme Garden Residences—TDC's second development, a 33-storey high-rise condominium located near the well-known, Chinatown in Binondo.

March 2014

TDC's flagship project in 2014, The R Square Residences, a 53-storey high rise residential condominium with unique features and a convenient location accessible to La Salle Taft and other schools nearby.

October 2018

The company recently held the Ground Breaking Ceremony for its first community mall located in Balibago, Sta. Rosa sitting in a 8,700 sqm lot.



TOPLITE DEVELOPMENT CORPORATION

Residential

Development



City Square Residences

A 28-storey residential condominium near
Tutuban Mall

SOLD OUT WITHIN FIVE MONTHS.

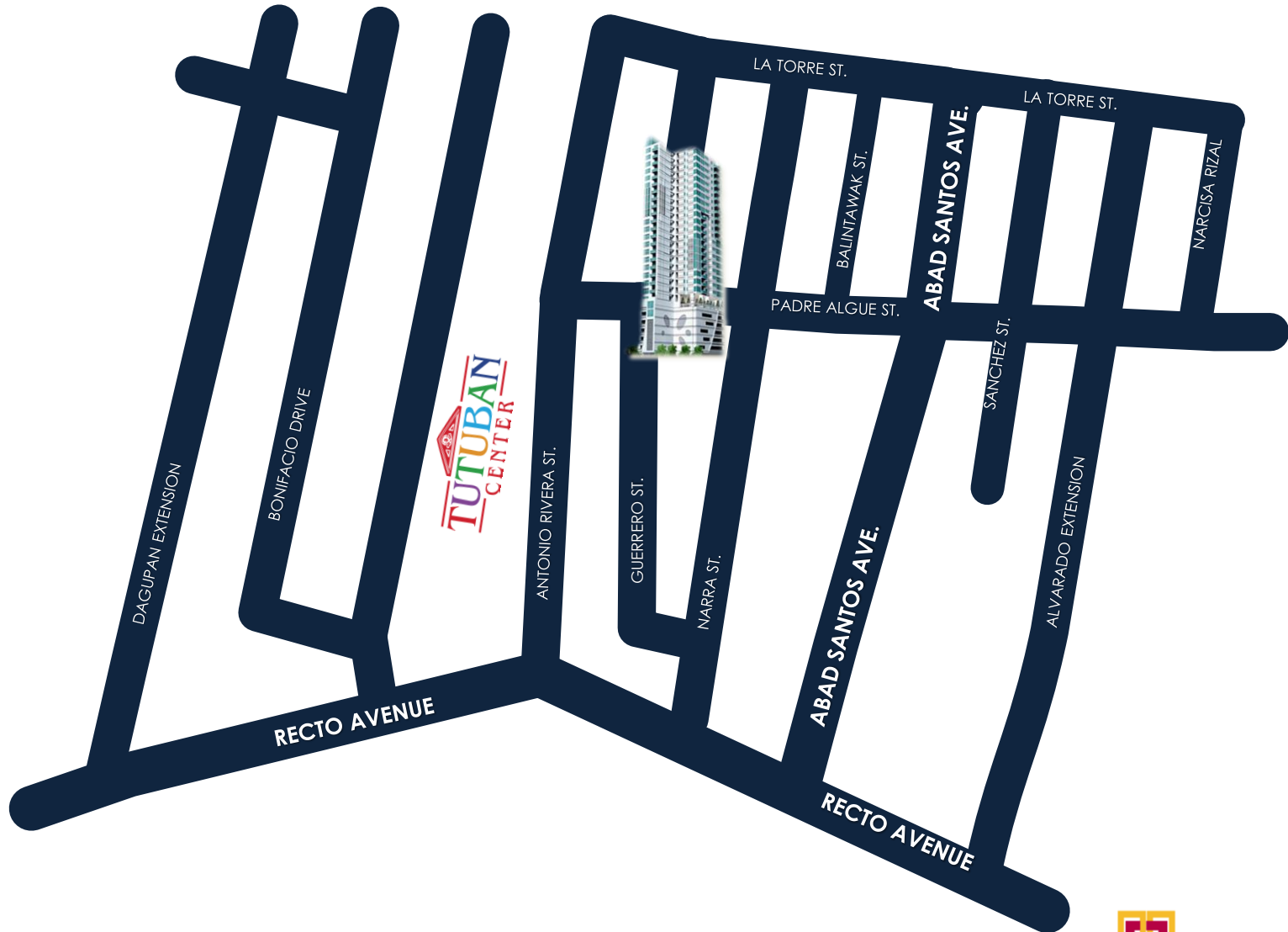
Location: F. Ma. Guerrero St. Cor. Padre Algue St.
Tondo, Manila



TOPLITE DEVELOPMENT CORPORATION

Location Map

City Square Residences - Padre Algue corner Guerrero Street, Tondo Manila



TOPLITE DEVELOPMENT CORPORATION



Supreme Garden Residences

A 33-storey luxurious residential condominium near Chiang Kai Shek.

SOLD OUT.

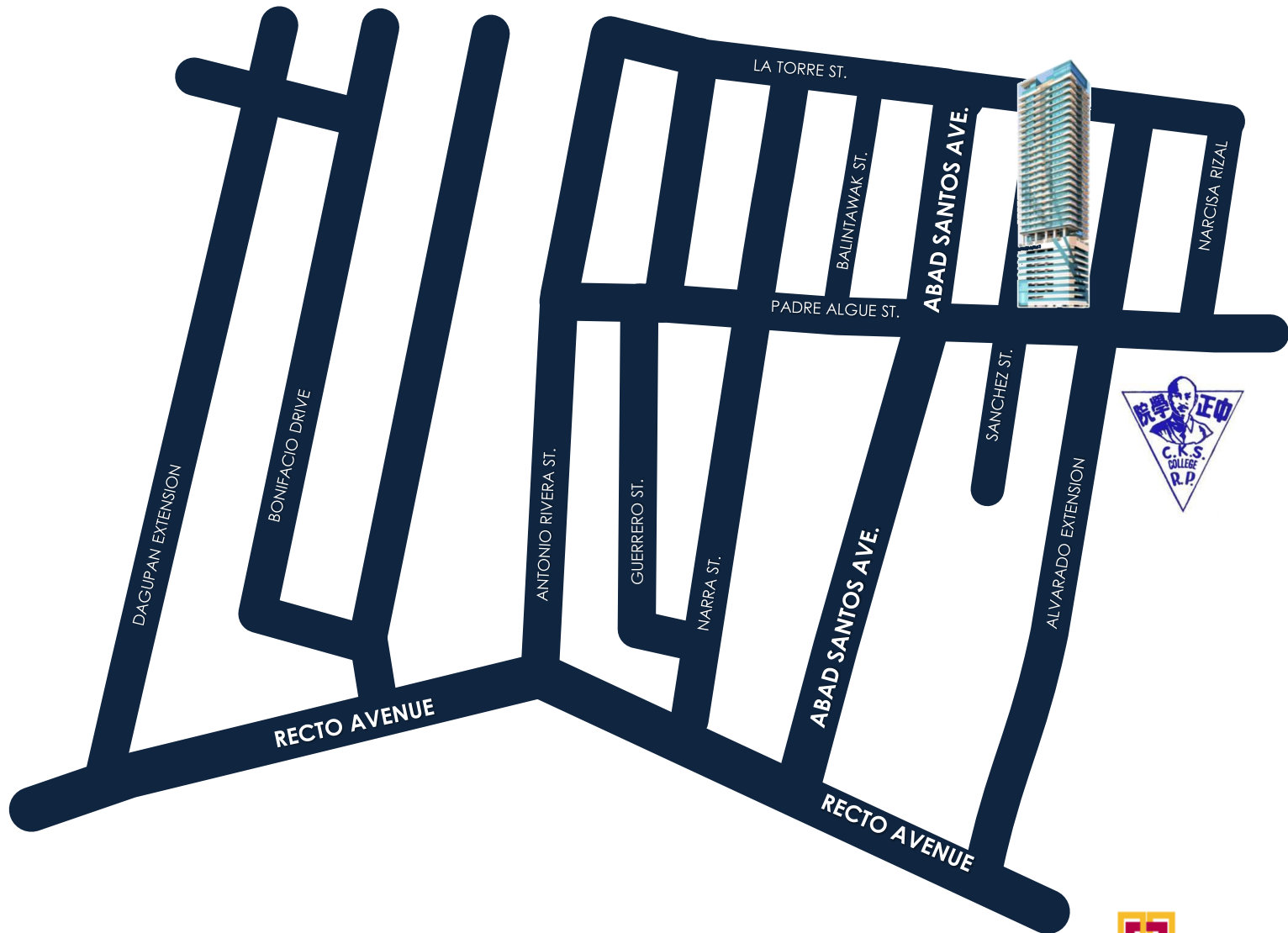
Location: Padre Algue St. Cor. Sanchez St.
Tondo Manila



TOPLITE DEVELOPMENT CORPORATION

Location Map

Supreme Garden Residences - Padre Algue corner Sanchez Street, Tondo Manila



TOPLITE DEVELOPMENT CORPORATION



R Square Residences

A 53-storey mixed-use residential
and commercial condominium near
DLSU, Taft.

65% SOLD

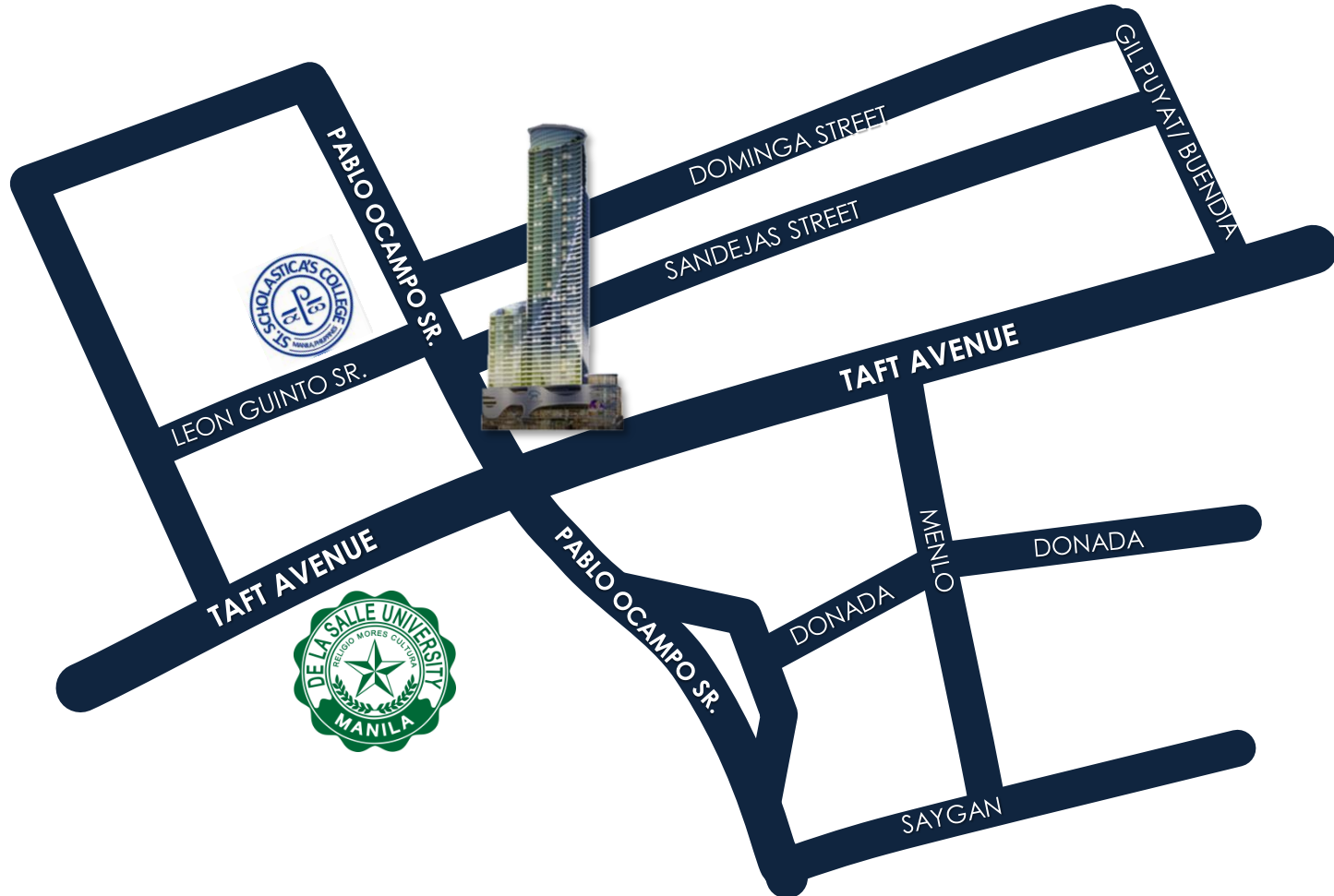
Location: Taft Ave. Cor. Pablo Ocampo Sr.
(formerly Vito Cruz) Malate, Manila



TOPLITE DEVELOPMENT CORPORATION

Location Map

R Square Residences – Taft Avenue corner P. Ocampo Street, Malate Manila



TOPLITE DEVELOPMENT CORPORATION

Commercial Development

R Square Mall



R Square Mall is a 7-level commercial component of **R Square Residences** having a 3-level Commercial Mall offers R Square Residences' unit owners a one stop shop where everything they need is within their reach. A wide array of retail experience and recreational activities makes it more unique amongst other developments.

AVAILABLE: 1st, 2nd & 3RD FLOOR

Location: Taft Ave. Cor. Pablo Ocampo Sr.
(formerly Vito Cruz) Malate, Manila



TOPLITE DEVELOPMENT CORPORATION

COMMERCIAL SPACE FOR LEASE

R SQUARE MALL – Taft Avenue, Vito Cruz, Malate, Manila



CONTACT US FOR MORE DETAILS:

0917 705 5488

Info.toplitedevelopment@gmail.com

Looking for:

Phone Kiosk
Phone Accessories
Foods
Pastries
Delicacies
Book Store
Computer Shop / Cafe





RESIDENTIAL/ MALL

Along Taft Avenue corner Pablo Ocampo St. Malate Manila

WE ARE LOOKING FOR MASSAGE SPA

CONTACT US FOR MORE DETAILS:

0917 705 5488

Info.toplitedevelopment@gmail.com





R
S Q U A R E
M A L L

WE ARE LOOKING FOR PASALUBONG KIOSK

Along Taft Avenue, cor. Pablo Ocampo St. (Vito Cruz) Malate, Manila

CONTACT US FOR MORE DETAILS:

0917 705 5488

Info.toplitedevelopment@gmail.com





WE ARE LOOKING FOR SHAWARMA KIOSK



MALL

Along Taft Avenue corner Vito Cruz Malate ,Manila

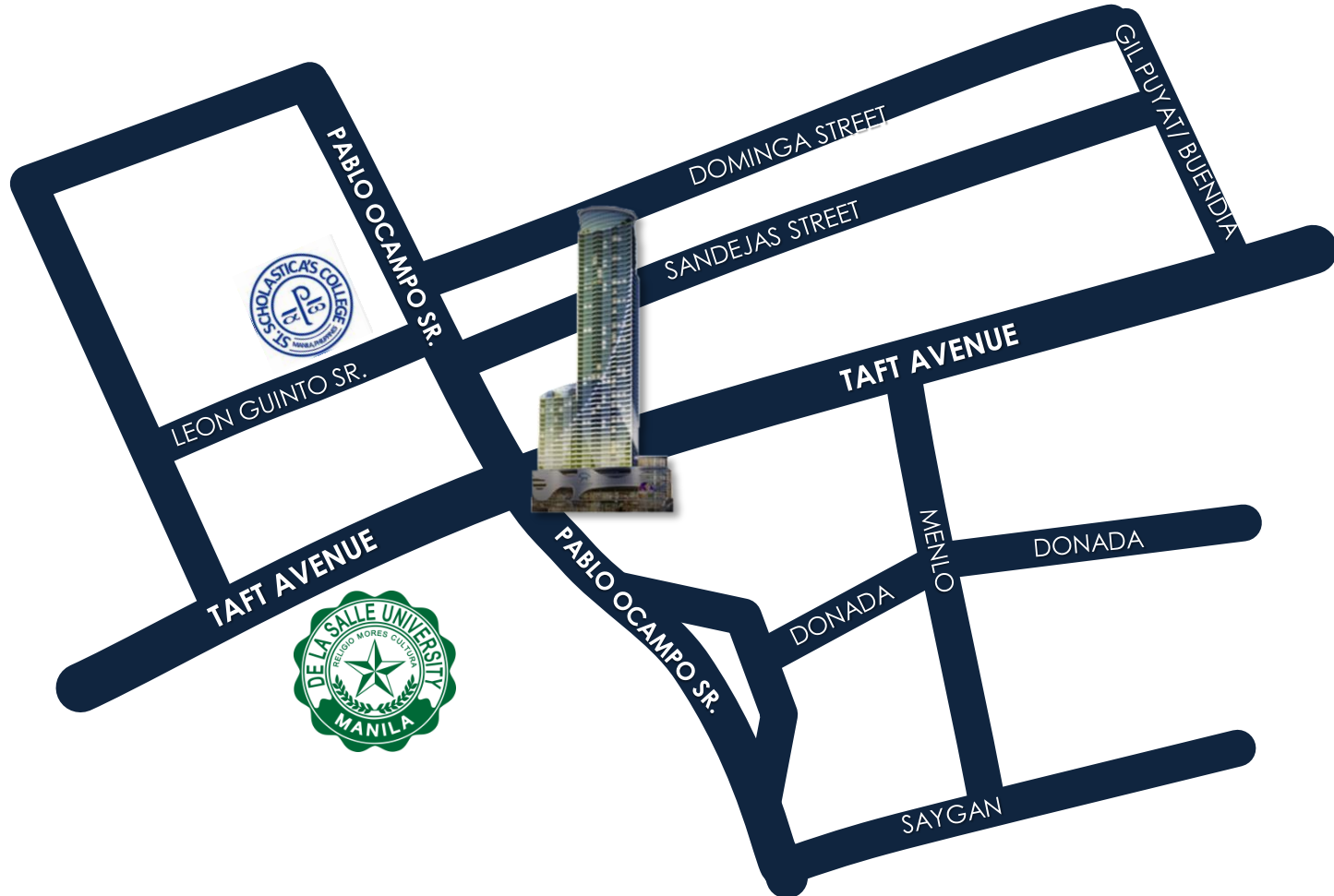
CONTACT US FOR MORE DETAILS:

0917 705 5488

Info.toplitedevelopment@gmail.com

Location Map

R Square Residences – Taft Avenue corner P. Ocampo Street, Malate Manila



TOPLITE DEVELOPMENT CORPORATION

Toplite Town Center



Toplite Town Center, Sta. Rosa is the first community mall of Toplite Development with three-level lifestyle center and office spaces sitting in a 8,700 square meters commercial lot within the one-of-the-most populous barangay of Sta. Rosa, Laguna- the Balibago.

CURRENTLY UNDER CONSTRUCTION AND PRE-LEASING

Location: Manila South Road, Balibago, Sta. Rosa



TOPLITE DEVELOPMENT CORPORATION

Location Map

Toplite Town Center, Sta. Rosa – Manila South Road, Balibago, Sta. Rosa



TOPLITE DEVELOPMENT CORPORATION

Washington Gateway



A 2-storey commercial building
located across Xavier High School in
San Juan.

AVAILABLE: 30SQM AND 50SQM

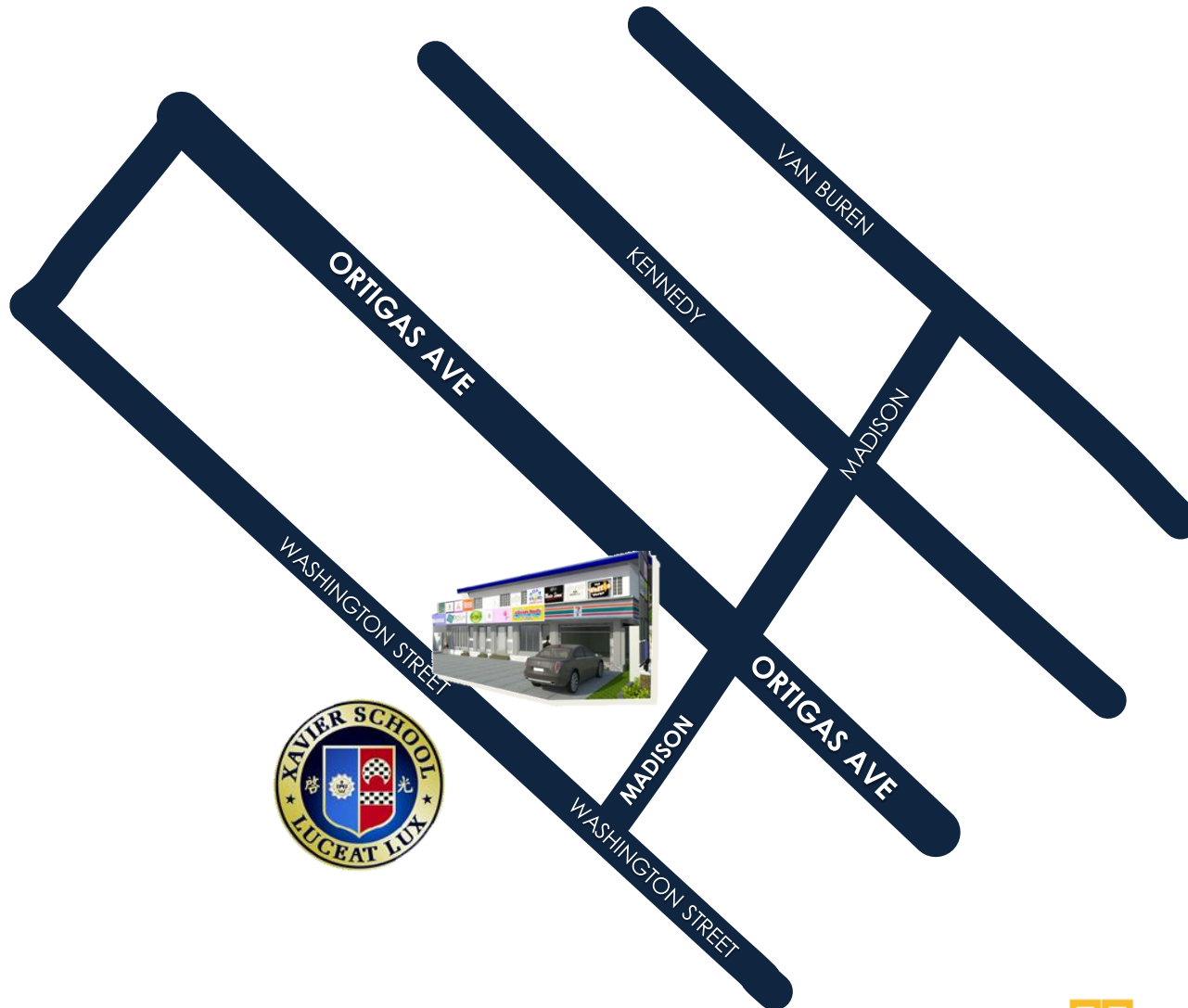
**Location: 65 Washington Street, Xavier,
San Juan**



TOPLITE DEVELOPMENT CORPORATION

Location Map

Washington Gateway – 65 Washington Street, San Juan Manila



TOPLITE DEVELOPMENT CORPORATION

The Avenue by Toplite



Toplite Development Corporation is extending its way to create a near venue of retail and leisure throughout the vicinity, beyond the Metro.

SOON TO RISE

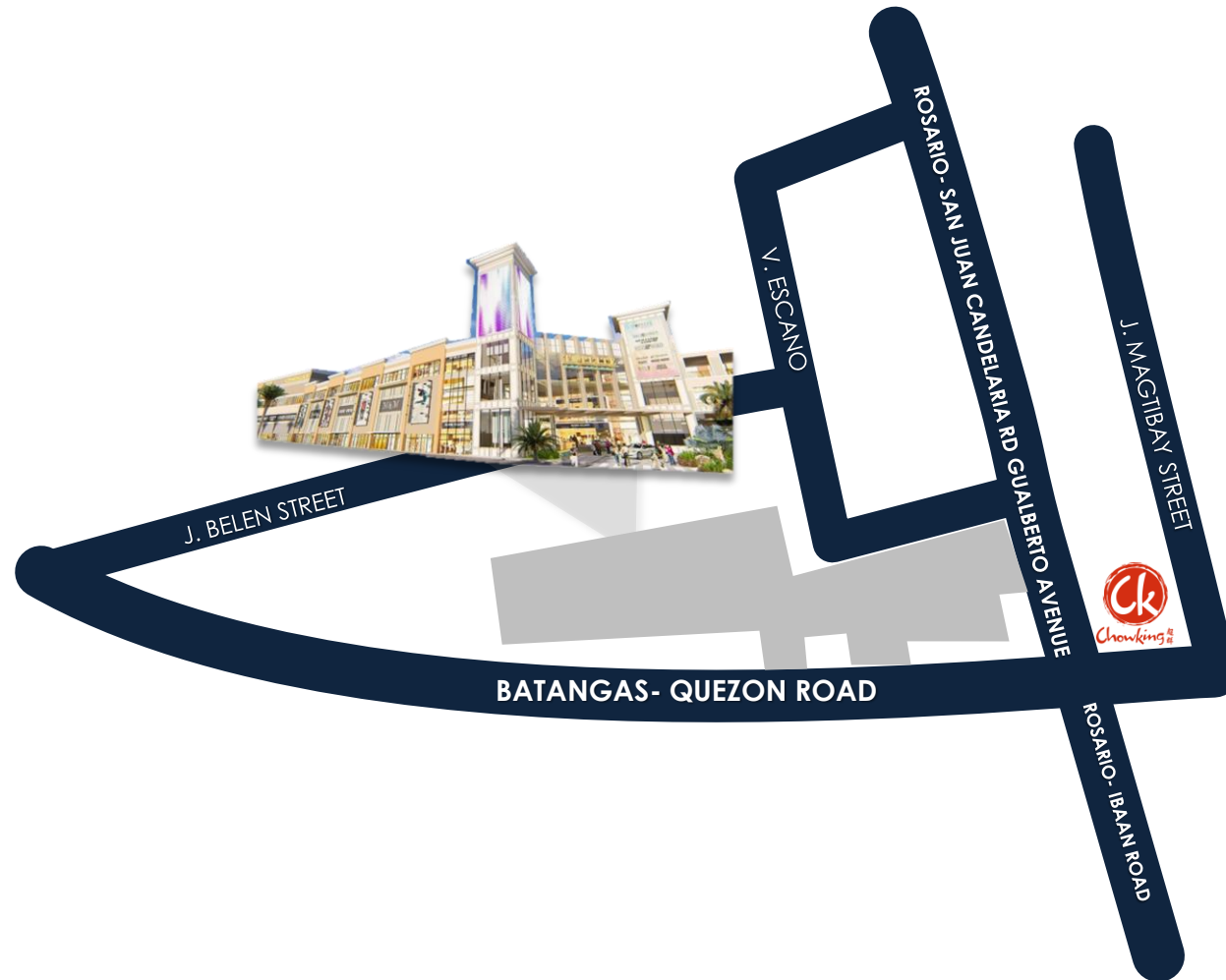
Location: Batangas-Quezon Road,
Rosario Batangas



TOPLITE DEVELOPMENT CORPORATION

Location Map

The Avenue by Toplite – Batangas-Quezon Road, Poblacion, Rosario Batangas



TOPLITE DEVELOPMENT CORPORATION

Toplite Mall, Calamba



Toplite Town Center, Calamba– a vibrant 2 level strip mall with innovative work environment designed to promote distinct workspaces which encourages creativity and interaction. It is envisioned to attract progressive BPO, IT and ITES business locators.

PLANNING STAGE

Location: Manila South Road, Brgy. Halang Calamba Laguna (beside Wilcon Calamba)



TOPLITE DEVELOPMENT CORPORATION

Location Map

Toplite Mall, Calamba – Manila South Road, Brgy. Halang Calamba Laguna



North Manila Logistics Industrial Development

Pulilan Bulacan Warehouse

Area : 30 hectares
Location : Pulilan Regional Road, Pulilan Bulacan
Status : Under construction



Baliuag Bulacan Warehouse

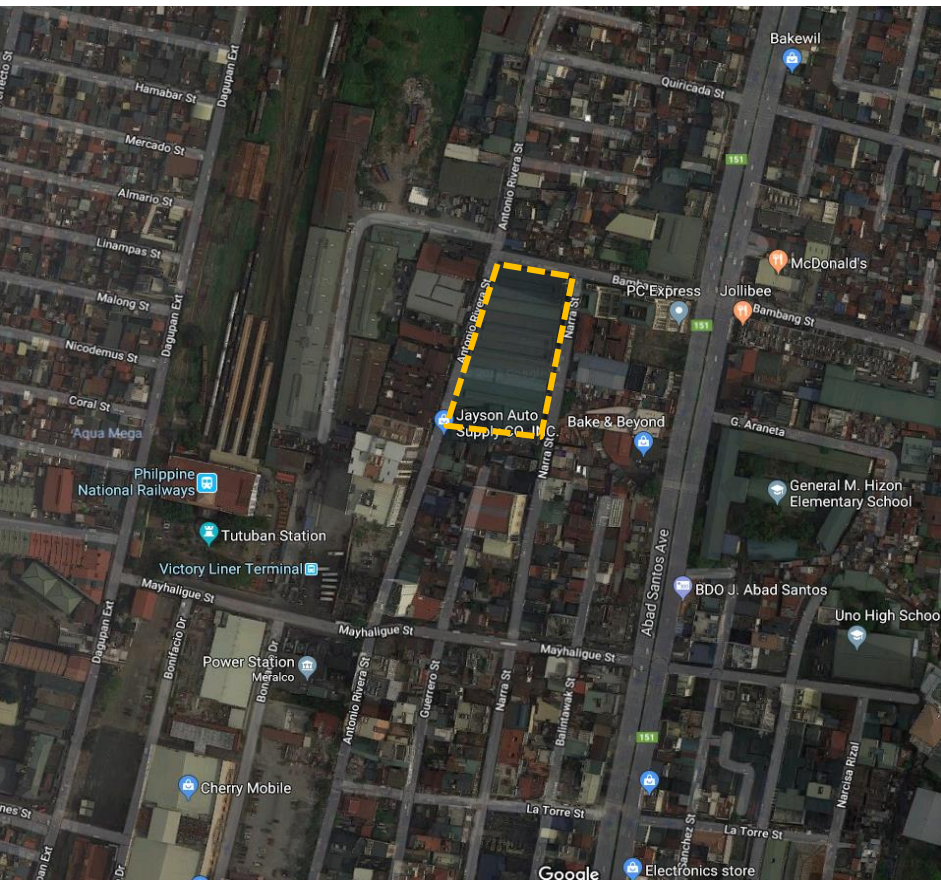
Area : 100 hectares
Location : Dona Remedios Trinindad Hi-way, Baliuag Bulacan
Status : Under construction



TOPLITE DEVELOPMENT CORPORATION

Manila Warehouse

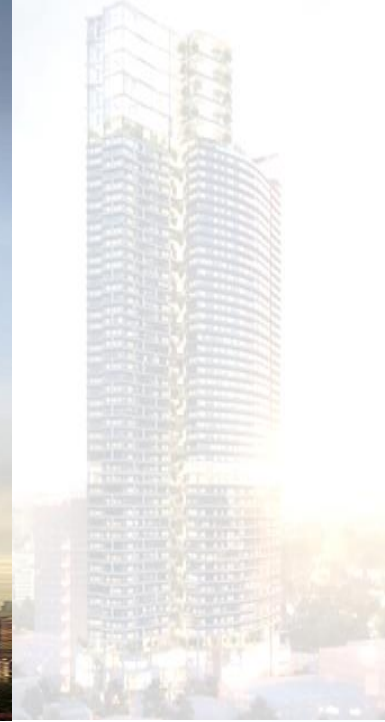
Area : 8,000 sqm (more or less)
Location : Antonio Rivera St. cor. Bambang Ext. Tondo, Manila
Status : No available space



TOPLITE DEVELOPMENT CORPORATION

R SQUARE RESIDENCES

Taft Ave. Cor. Pablo Ocampo Sr. Malate Manila



Designers and Consultants

Contractor: Millenium Erectors Corporation



Project Management: Jose Aliling Construction Management Inc.



Architect: ASYA Design

ASYA DESIGN

Structural: GE Origenes & Associates



Electrical: MAAP, Inc.



Plumbing & Fire Protection Works: F.L. Figueroa & Associates, Inc.

Mechanical: Domingo L. Lagman Engineering

Interior Design: AnD Associates, Inc.

AnDassociates

8 FACTS WHY YOU NEED TO INVEST IN R SQUARE RESIDENCES!

A strategic **LOCATION** just 2 minutes walk from De La Salle University, St. Benilde, St. Scholastica's College and a ride away through various thoroughfares north and south bounds

Affordable living with **QUALITY** & high-end finishes through its solid wood door and solid wood parquet bedroom floorings, 3.15m floor to floor height and Concrete Hollow Blocks bedroom partitions

A worry & hassle free living on its 24 hours **SECURITY**, and a unique lobby at the second floor with hotel like features of a swipe card on its elevators

Say goodbye to delays with our 10 high-speed **ELEVATORS** functioning 24 hours to cater on your specified floor



Save time and get everything you need from your basic needs of food, office supplies, services, travel, and anything within your reach at **R SQUARE COMMERCIAL MALL**

Feel free to feel the lifestyle you have always wanted on a lay-out, highly conceptualized to allow smooth air **VENTILATION** on all areas and floors

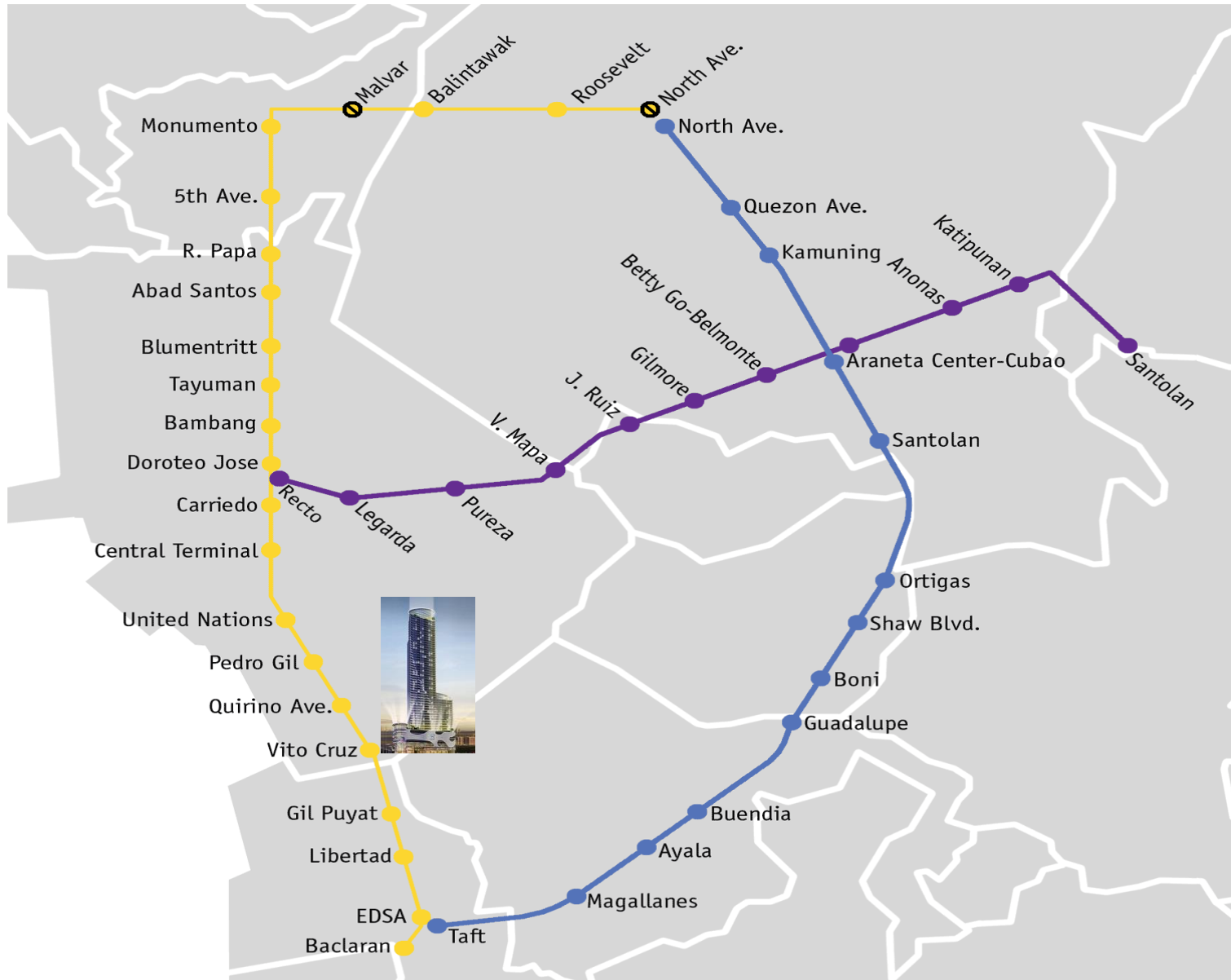
Discover the wonders of the City of Manila on a home with a great **ACCESSIBILITY** to commercial establishments, Government Offices, Entertainment, historical landmarks, Makati Central and Binondo

Relax with our 28 Resort Type **AMENITIES** at the 9th floor and additional 16 amenities at the rooftop

VICINITY MAP



Transportation Accessibility



Area Distances (Learning)



SCHOOLS & UNIVERSITIES

* De La Salle University	260m
* College of Saint Benilde	150m
* St. Scholastica's College	230m
* University of the Phils Manila	2.2km
* Arellano School of Law	350m
* Phil Christian University	1.6km
* Phil Women's University	1.4km
* Adamson University	3.2km

Area Distances (Security)



HOSPITAL

- *Philippine General Hospital 1.242 km
- *Manila Doctor Hospital 1.886km
- *Ospital ng Maynila 0.129 km
- * Manila Medical Center 1.643 km

Area Distances (Travel & Terminal)

Airports

- *Ninoy Aquino International Airport Terminal 1**
- *Ninoy Aquino International Airport Terminal 2**
- *Ninoy Aquino International Airport Terminal 3**

(Terminal 3 is just 15 minutes away from R Square via Skyway)



Area Distances (Comfort)

Commercial Establishments:

SM Department Store	0.594 km	11 mins
SM Mall of Asia	2.853 km	11mins
Pure gold San Andres	1.145 km	04mins
Rizal Memorial Complex	0.210 km	03mins
University Mall	0.055 km	03mins
Robinson's Place Manila	2.015 km	07mins
SM Manila	2.140 km	08mins



Area Distances (Business Districts, Hotels & Sports)

HOTELS

*Diamond Hotel	1.526 km
*Century Park Hotel	0.323 km
*Sofitel	1.3 km
*Manila Hotel	2.446 km

BUSINESS DISTRICTS

*Makati Central Business District	1.943 km
*Chinatown/Binondo	2.680 km

SPORTS

*Rizal Memorial Sports Complex	0.210 km
--------------------------------	----------



Area Distances (Entertainment & Gov't Offices)

ENTERTAINMENT

*CCP Complex	0.648 km	8mins drive via Taft ave
*Star City	0.861 km	7mins drive via Taft ave
*World Trade	1.224 km	7mins drive via Taft ave
*Solaire Casino	3.857 km	12mins drive via Roxas Blvd
*City of Dreams	4.613 km	11mins drive via Roxas Blvd



GOVERNMENT OFFICES

*Bangko Central	0.596 km	5mins drive via Taft
*US Embassy	1.961 km	7mins drive via Taft
*DFA	2.833 km	8mins drive via Taft
*Manila City Hall	2.057 km	7mins drive via Taft



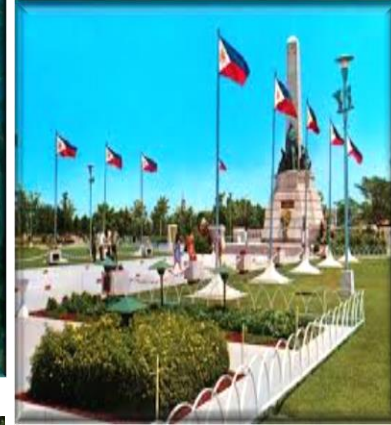
Area Distances (Leisure and Religion)

CHURCHES (Driving Distance)

*Pearl of Great Price Chapel	0.154 km
*Fo Guang Shan Temple	0.304 km
*Our Lady of Remedios /Malate Church	1.370 km
*Paco Church	1.830 km
*Baclaran Church	2.059 km
*Quiapo Church	2.882 km

PARK AND RECREATION (Driving Distance)

*Manila Bay	0.956 km
*Luneta	1.707 km
*Rizal Shrine	0.758 km
*Metropolitan Museum	0.758 km
*National Museum	1.945 km
*Manila Ocean Park	2.437 km



PROJECT DETAILS

➤ Standard Finished: **Fully Fitted**

➤ Residential Tower

9th Flr. Upper Amenity = 1 Residential Level

Zone 1 = 16 Residential Levels

Zone 2A = 13 Residential Levels

Zone 2B = 12 Residential Levels

Penthouse = 1 Residential Level

➤ Site Area: **2,882.10sqm**

➤ Gross Floor Area

Commercial Area 4,322.33sqm

Residential Tower with Roof Deck 84,335.11sqm

Enclosed Amenity Area 1,900.82sqm

➤ Flr to Flr Height

Ground Floor Lobby +/-5.00 M

Second Floor +/-5.50 M

Amenity Floor +/-4.50 M

Typical Residential Unit +/-3.15 M

➤ No. of Units

Commercial	23 Units
9 th Flr. Upper Amenity	7 Units
Residential Zone 1	846 Units
Residential Zone 2A	651 Units
Residential Zone 2B	600 Units
Penthouse	12 Units

➤ Unit Mixes

Type	No. of Units
Studio	205
S. Deluxe	689
1 BR w/o Balcony	270
1 BR w/ Balcony	894
Executive 1BR w/ Balcony	57
2 Bedroom	15
3 Bedroom	4

Total 2,134

➤ Car Park

13 Retail Parking Slots
387 Residential Parking Slots

TOWER CONFIGURATION



ROOFDECK: W/ 16 Amenity Features

PENTHOUSE:

2 Bedroom	8 Units
3 Bedroom	4 Units

ZONE 2B:(40th to 52th Floor @ 50 units per floor)

Studio	5 Units
Studio Deluxe	16 Units
1BR w/o Balcony	7 Units
1 BR w/ Balcony	21 Units
Executive 1 BR w/ Balcony	1 Unit

ZONE 2A:(29th to 39th Floor @ 50 units per floor)

Studio	5 Units
Studio Deluxe	16 Units
1BR w/o Balcony	7 Units
1 BR w/ Balcony	21 Units
Executive 1 BR w/ Balcony	1 Unit

28th FLOOR PLAN @ 50 Units (Studio: 5 Units, Studio Deluxe: 16 Units , 1 BR w/o Balcony: 7 Units; 1 BR w/ Balcony: 21 Units; Executive 1BR w/ Balcony: 1 Unit

27th FLOOR PLAN @ 51 Units (Studio: 5 Units, Studio Deluxe: 17 Units , 1 BR w/o Balcony: 6 Units; 1 BR w/ Balcony: 22 Units; Executive 1BR w/ Balcony: 1 Unit

ZONE 1 : 16 RESIDENTIAL LEVELS (Physical Count) (10th to 26th Floor @ 54 units per floor)

Studio	5 Units
Studio Deluxe	18 Units
1BR w/o Balcony	6 Units
1 BR w/ Balcony	23 Units
Executive 1 BR w/ Balcony	2 Units

9th Floor Upper Amenity: 2BR - 7 Units

9TH FLOOR- AMENITY AREA (w/ 28 Amenity Features)

4TH TO 8TH FLOOR - RESIDENTIAL PARKING:

4TH FLR @ 47 Slots, 5th ,6TH & 7TH FLR @ 84 Slots, 8TH FLR @ 88 Slots

1ST TO 3RD FLOOR- COMMERCIAL AREA (23 Commercial Units For Lease); 13 Site Parking Slot

BUILDING FEATURES

- *CCTV
- *Generator
- *Fire Protection System
- *4 Fire Exit
- *Sprinkler
- *Provision for water heater
- *Automatic Fire Alarm System
- *Building Administration
- *Receptionist
- *24 Hours Roving Security Guards
- *Building Maintenance
- *Garbage Room (Pick-up of at least 2x a day)
- *1 Residential Service Elevator
- *8 Residential Elevators
- *1 Commercial Area Elevator
- *1 Commercial Area Escalator
- *Provision for CATV / Telephone Lines
- *Provision for Internet



Floor Plans & Lay-out



TOPLITE DEVELOPMENT CORPORATION

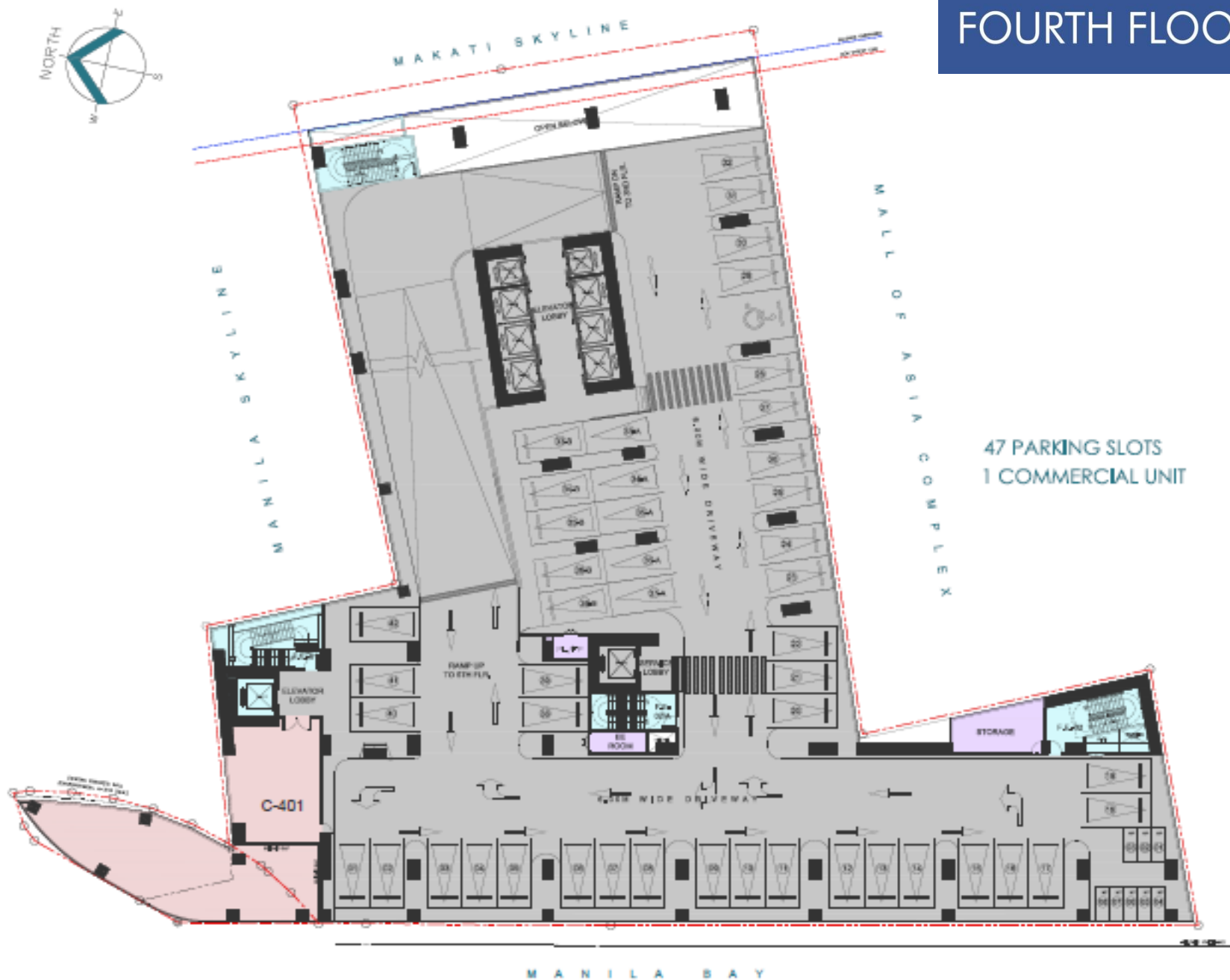
COMMERCIAL MALL



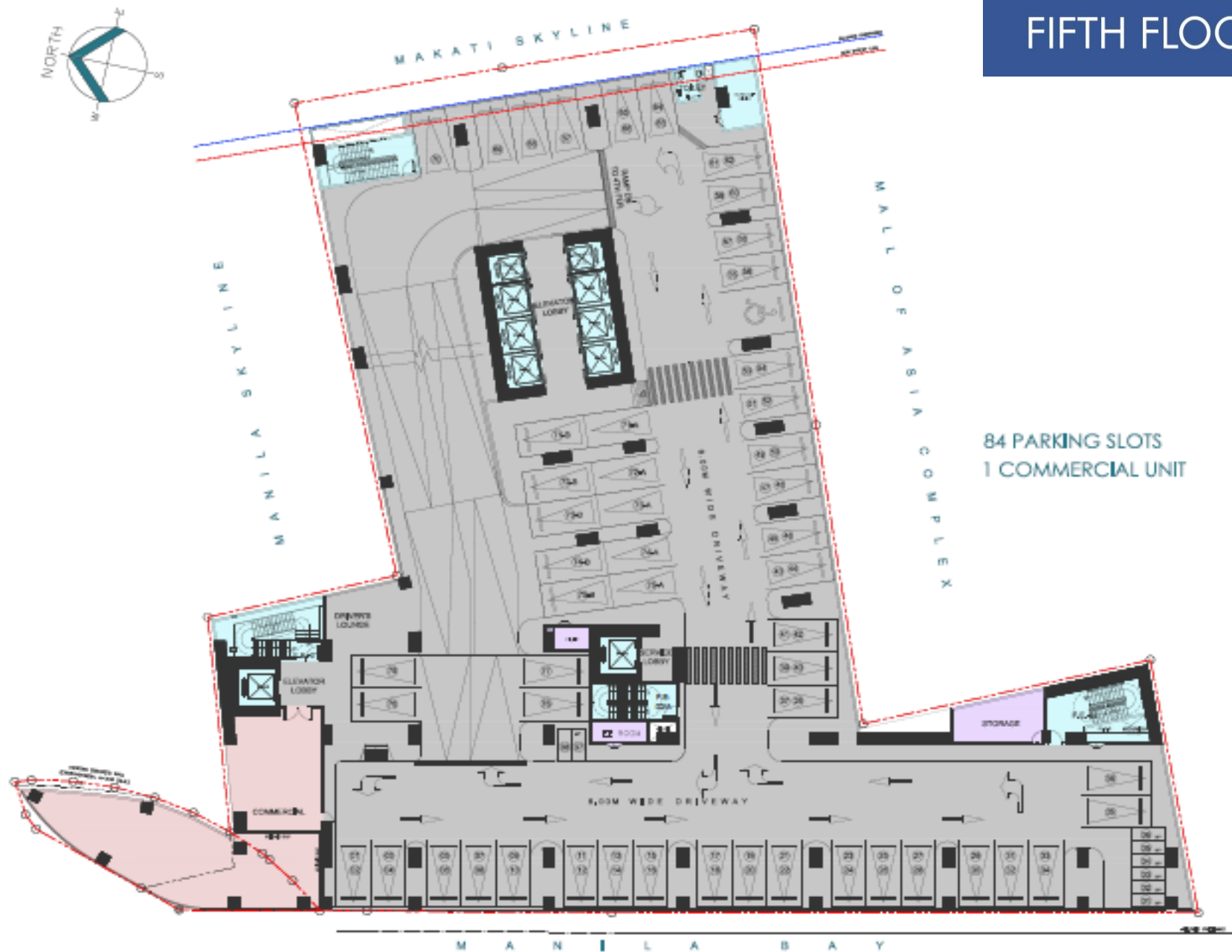
Second Floor Drop-Off Area



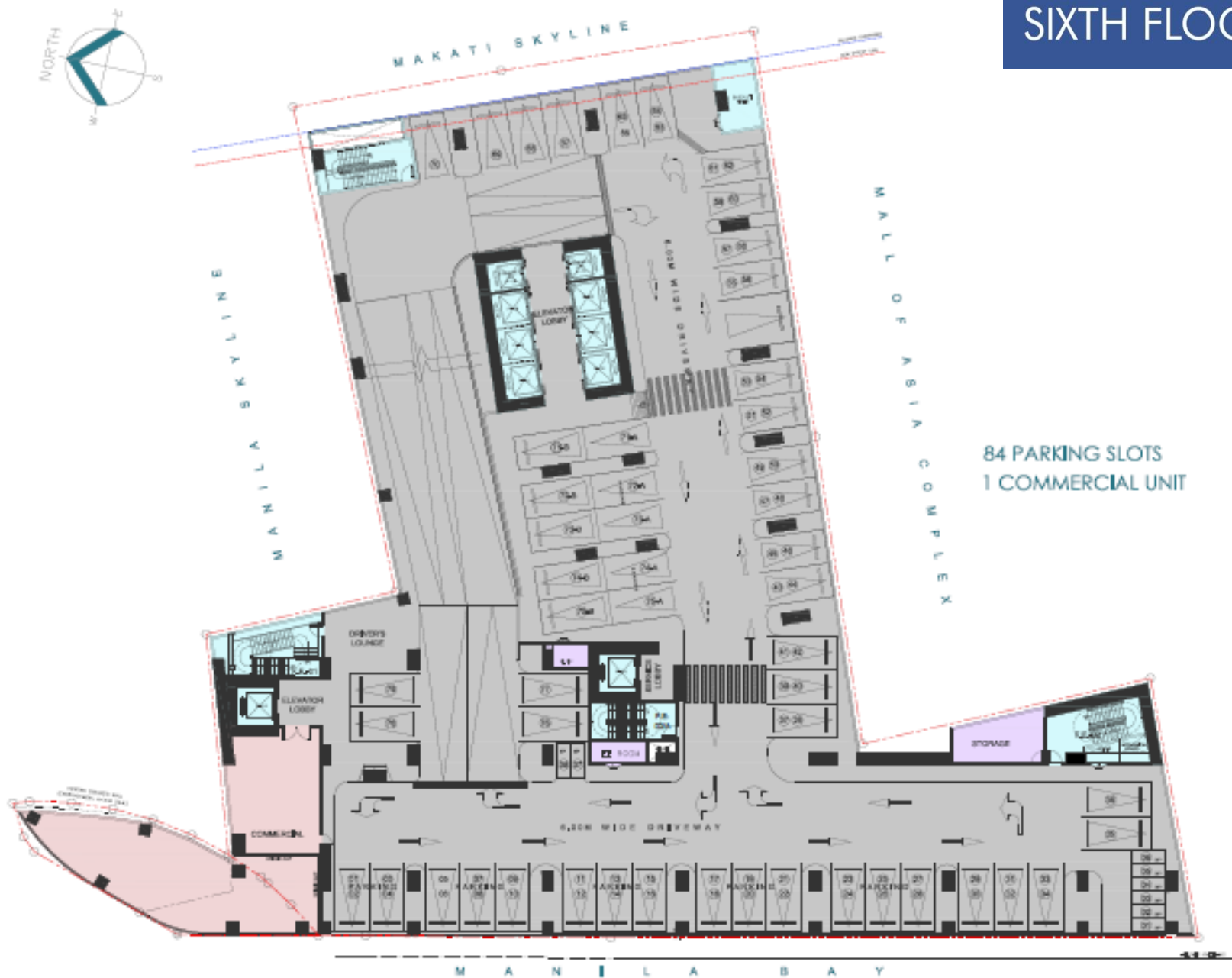
FOURTH FLOOR PLAN

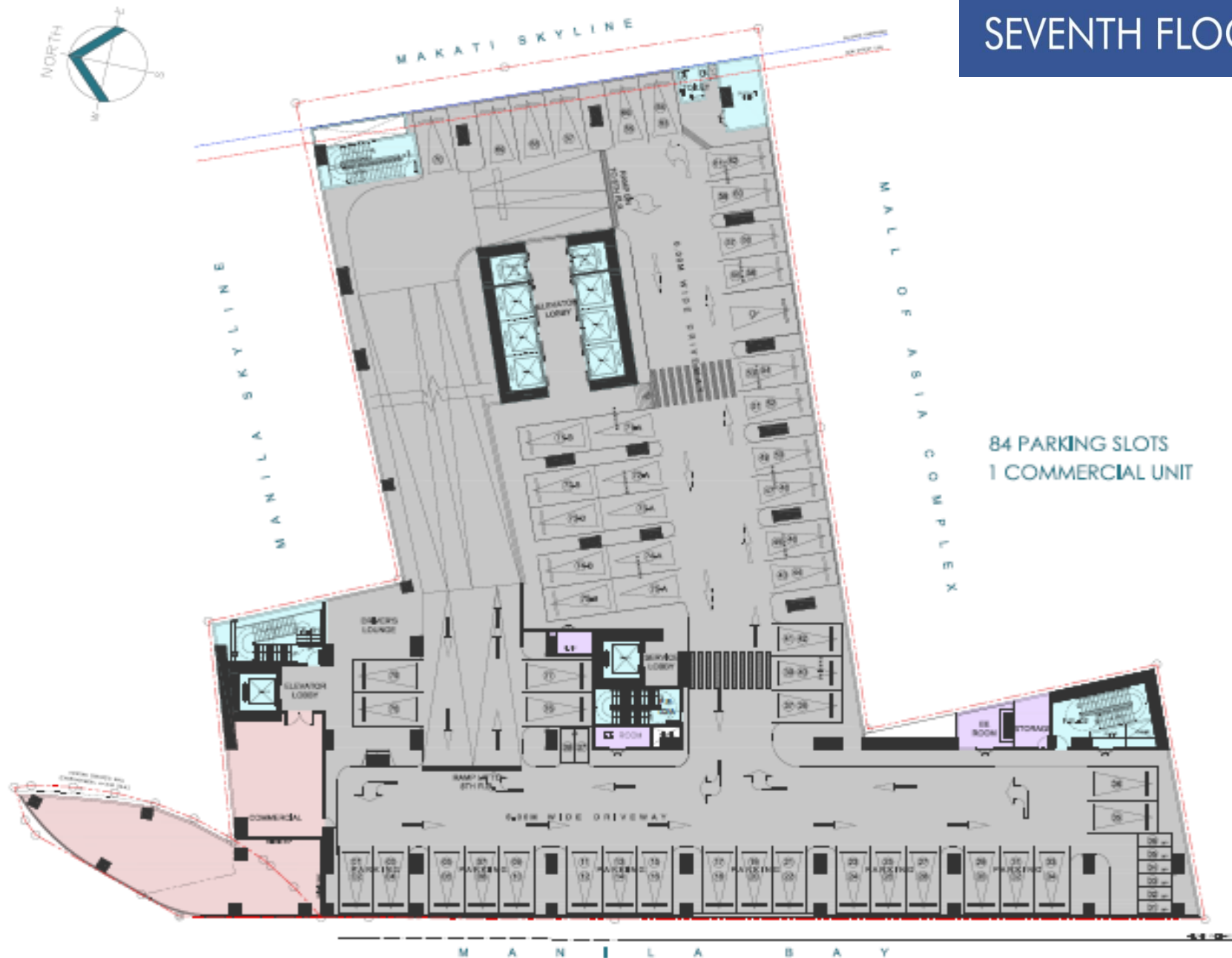


FIFTH FLOOR PLAN

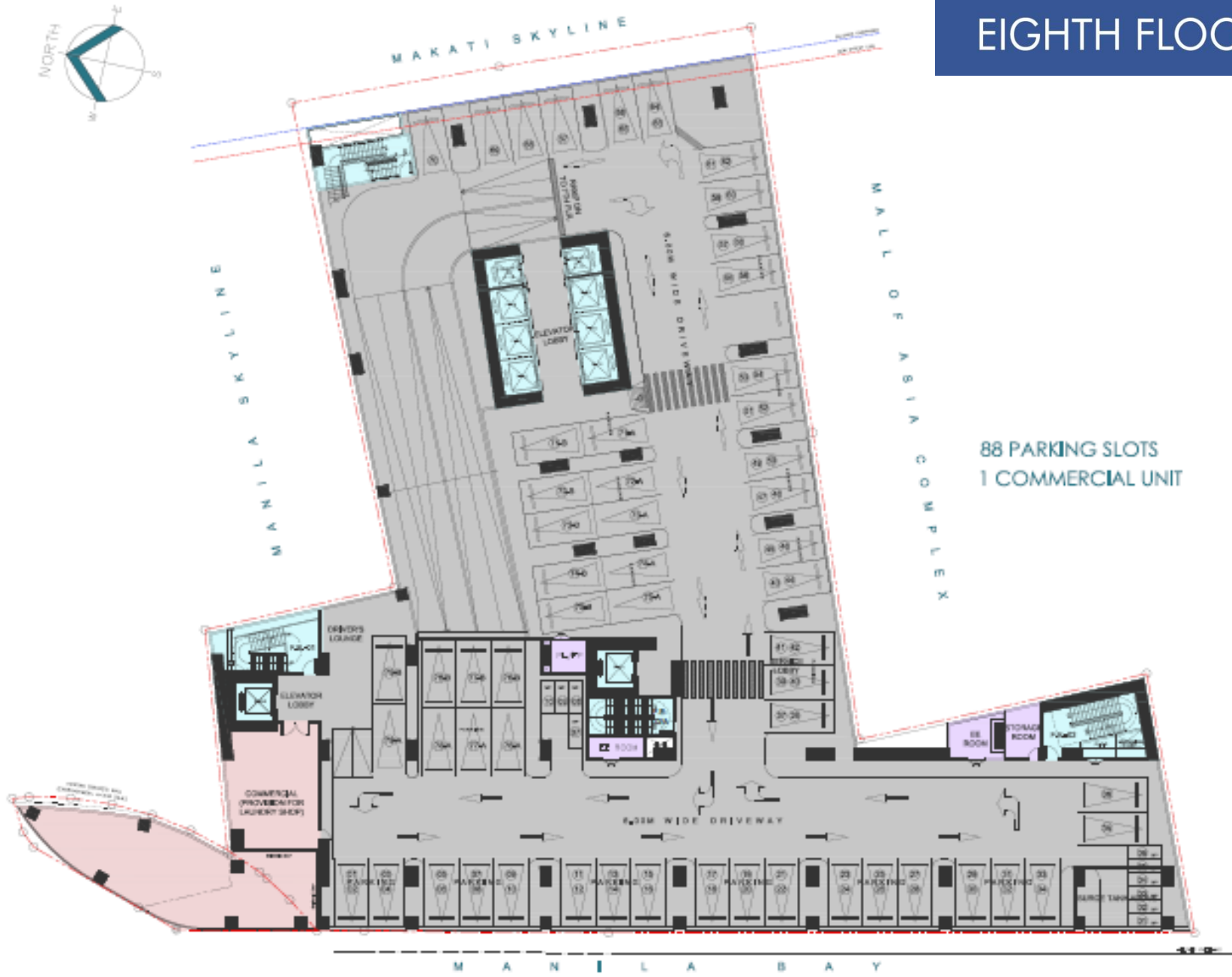


SIXTH FLOOR PLAN





EIGHTH FLOOR PLAN

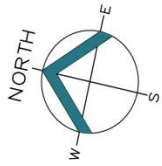


88 PARKING SLOTS
1 COMMERCIAL UNIT



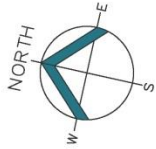
FOR MARKETING PURPOSES NOT FOR CONSTRUCTION

8TH FLOOR PLAN



LEGEND:

- | | |
|---------------------------|------------------------------|
| 1 Library | A Swimming Pool |
| 2 Fitness Gym | B Jacuzzi |
| 3 Family Club | C Kiddie Pool |
| 4 Lift Lobby | D Water Bubbler |
| 5 Dance Studio | E Pool Deck |
| 6 CrossFit Area | F Giant Chess |
| 7 Shower Area | G Jogging Path |
| 8 Comfort Room | H Children's Playground |
| 9 Reception Counter | I Hammock Area |
| 10 Greenwall with Signage | J Trellised Outdoor Cafe |
| | K Greenwall |
| | L Exercise Station |
| | M Outdoor Shower Area |
| | N Seating and Wifi Area |
| | O Railing |
| | P Water Curtain |
| | Q Semi-submerged Pool Lounge |
| | R Vending Machine |



LEGEND:

STUDIO
5 UNITS

STUDIO DELUXE
18 UNITS

**1-BEDROOM
W/OUT BALCONY**
6 UNITS

**1-BEDROOM
W/ BALCONY**
23 UNITS

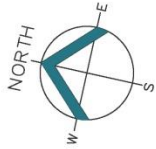
**EXECUTIVE
1-BEDROOM
W/ BALCONY**
2 UNITS

TOTAL UNITS= 54 UNITS



FOR MARKETING PURPOSES NOT FOR CONSTRUCTION

ZONE 01 (10TH-26TH FLOOR PLAN)



LEGEND:

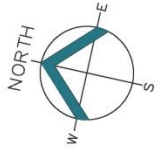
- **STUDIO**
5 UNITS
- **STUDIO DELUXE**
17 UNITS
- **1-BEDROOM
W/OUT BALCONY**
6 UNITS
- **1-BEDROOM
W/ BALCONY**
22 UNITS
- **EXECUTIVE
1-BEDROOM
W/ BALCONY**
1 UNIT

TOTAL UNITS= 51 UNITS



FOR MARKETING PURPOSES NOT FOR CONSTRUCTION

ZONE 02A (27TH FLOOR PLAN)



LEGEND:

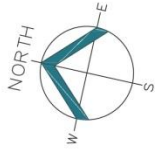
- STUDIO
5 UNITS
- STUDIO DELUXE
16 UNITS
- 1-BEDROOM
W/OUT BALCONY
7 UNITS
- 1-BEDROOM
W/ BALCONY
21 UNITS
- EXECUTIVE
1-BEDROOM
W/ BALCONY
1 UNIT

TOTAL UNITS= 50 UNITS



FOR MARKETING PURPOSES NOT FOR CONSTRUCTION

ZONE 02A (28TH FLOOR PLAN)



LEGEND:

■ STUDIO
5 UNITS

■ STUDIO DELUXE
16 UNITS

■ 1-BEDROOM
W/OUT BALCONY
7 UNITS

■ 1-BEDROOM
W/ BALCONY
21 UNITS

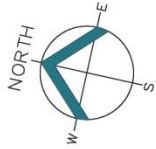
■ EXECUTIVE
1-BEDROOM
W/ BALCONY
1 UNIT

TOTAL UNITS= 50 UNITS



FOR MARKETING PURPOSES NOT FOR CONSTRUCTION

ZONE 2A (29TH-39TH FLOOR PLAN)



LEGEND:

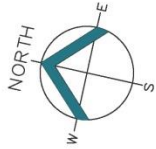
- STUDIO**
5 UNITS
- STUDIO DELUXE**
16 UNITS
- 1-BEDROOM
W/OUT BALCONY**
7 UNITS
- 1-BEDROOM
W/ BALCONY**
21 UNITS
- EXECUTIVE
1-BEDROOM
W/ BALCONY**
1 UNIT

TOTAL UNITS= 50 UNITS



FOR MARKETING PURPOSES NOT FOR CONSTRUCTION

ZONE 2B (40TH-52TH FLOOR PLAN)



LEGEND:

2-BEDROOM
8 UNITS

3-BEDROOM
4 UNITS

TOTAL UNITS= 12 UNITS



FOR MARKETING PURPOSES NOT FOR CONSTRUCTION

PENTHOUSE FLOOR PLAN

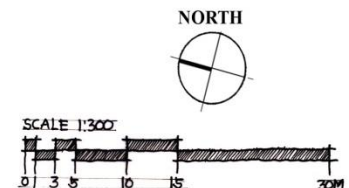


LEGEND:

- | | | | |
|---|------------------------------------|---|------------------------|
| A | Gazebo/ Mini- bar | M | Seating Area on Turf |
| B | Trellised Seating Area | N | Stepping Pads |
| C | Bar Counter | O | Row of Cocktail Tables |
| D | Glass Parapet | P | Yoga |
| E | Seating Area on Elevated Wood Deck | | |
| F | Wooden Bench | | |
| G | Wall Counter with High Chairs | | |
| H | Outdoor Kitchen | | |
| I | Open Paved Area | | |
| J | Open Artificial Turf | | |
| K | Elevated Seating Artificial Turf | | |
| L | Covered Multi-purpose Area | | |

SITE DEVELOPMENT PLAN

(ROOF DECK)



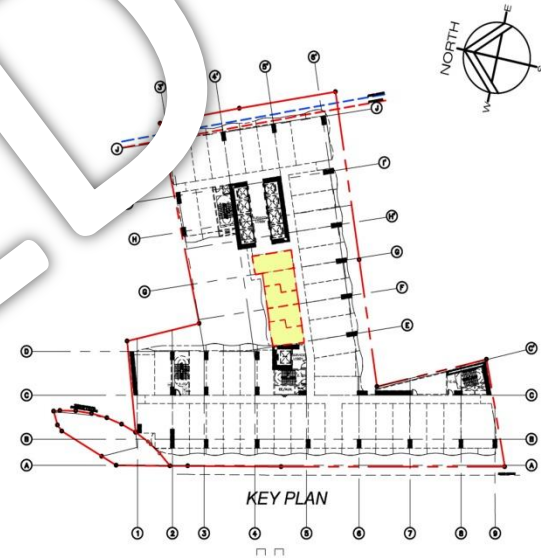
STUDIO UNIT



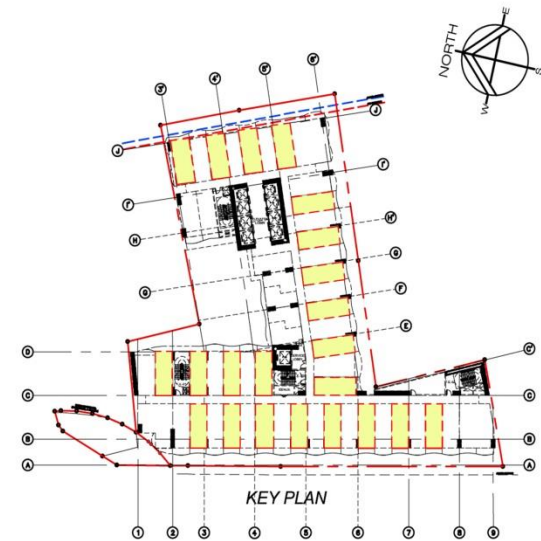
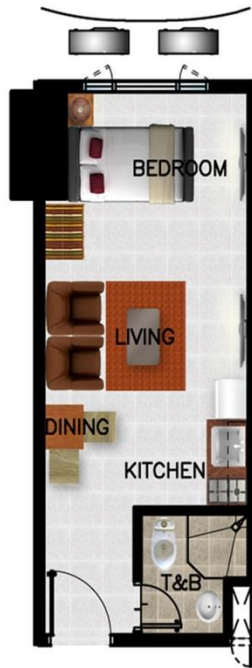
STUDIO



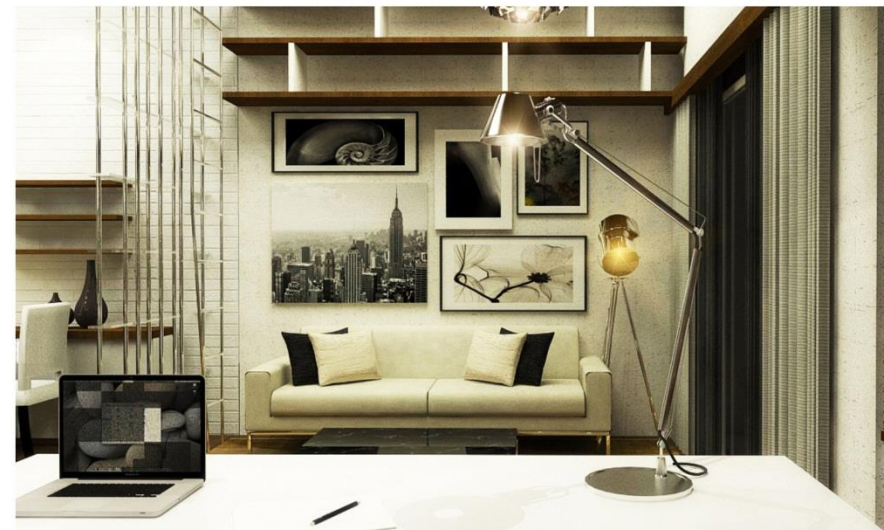
STUDIO



STUDIO DELUXE UNIT



STUDIO DELUXE UNIT



NOTE: FOR MARKETING PURPOSES
ONLY NOT FOR CONSTRUCTION



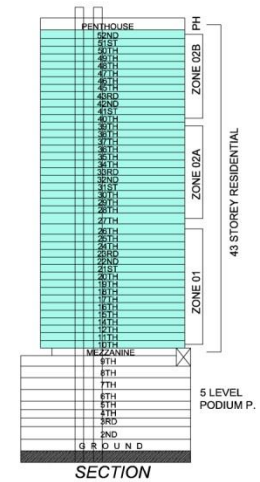
1-BEDROOM UNIT
W/OUT BALCONY

ZONE 1-ZONE 2B (10TH-52ND FLOOR)

UNIT 06B



KEY PLAN



SECTION

RESIDENTIAL UNIT BLOW-UP PLAN
SCALE 1:150 MYS.

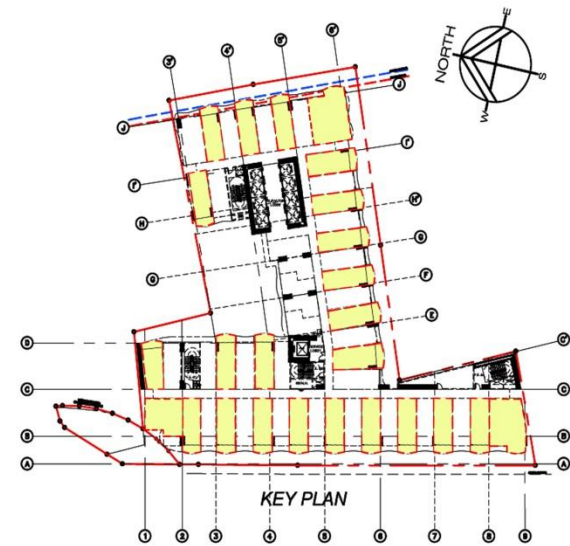


R-SQUARE RESIDENCES @ VITO CRUZ, TAFT
TOPLITE DEVELOPMENT CORPORATION
DATE: AUGUST 18, 2016
PROJECT NO. CRDC-03180403-003

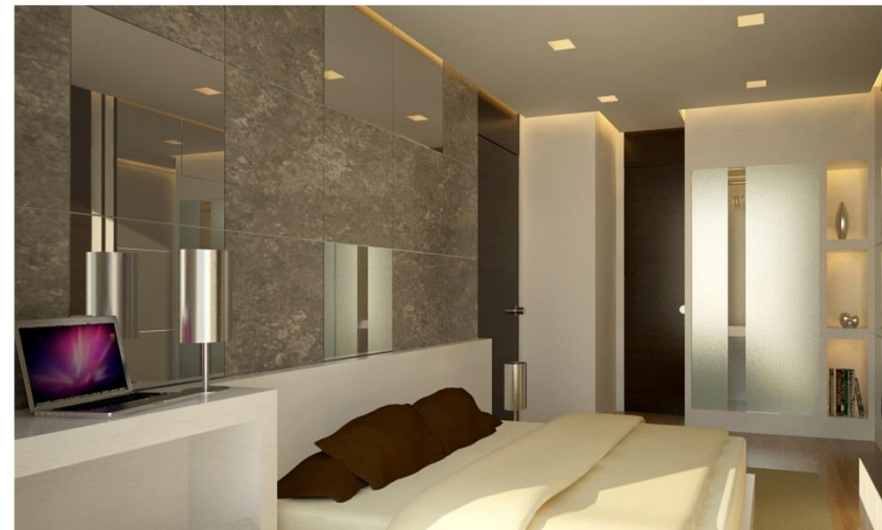
NOTE: THE DEVELOPER RESERVES THE RIGHT TO CHANGE, ALTER AND/OR IMPROVE SPECIFICATION AND DETAILS APPEARING HEREIN WITHOUT PRIOR NOTICE. THE INFORMATION IS FOR IDENTIFICATION AND REFERENCE PURPOSES ONLY AND DOES NOT AUTHORIZE ANY PERSON TO RENDER ANY REPRESENTATION OR WARRANTY REGARDING THIS PROJECT.

ASYA DESIGN

1 BEDROOM UNIT



1 BEDROOM UNIT



NOTE: FOR MARKETING PURPOSES
ONLY NOT FOR CONSTRUCTION



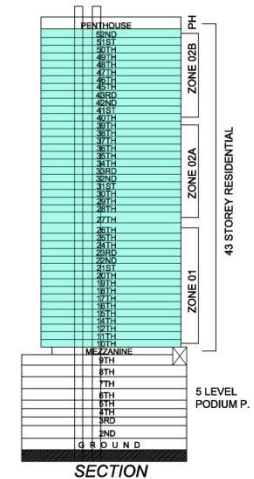
EXECUTIVE
1-BEDROOM

ZONE 1-ZONE 2B (10TH-52ND FLOOR)

UNIT 1A-A



KEY PLAN



SECTION

RESIDENTIAL UNIT BLOW-UP PLAN
SCALE 1:150 MYS.



R-SQUARE RESIDENCES @ VITO CRUZ, TAFT
TOPLITE DEVELOPMENT CORPORATION
DATE: AUGUST 18, 2016
PROJECT NO. CRDC-03189-003-003

NOTE: THE DEVELOPER RESERVES THE RIGHT TO CHANGE, ALTER AND/OR IMPROVE SPECIFICATION AND DETAILS APPEARING HEREIN WITHOUT PRIOR NOTICE. THE INFORMATION IS FOR IDENTIFICATION AND REFERENCE PURPOSES ONLY AND DOES NOT AUTHORIZE ANY PERSON TO RENDER ANY REPRESENTATION OR WARRANTY REGARDING THIS PROJECT.

ASYA DESIGN



TOPLITE DEVELOPMENT CORPORATION

Building Features & Actual Finishes



Drop-off Area

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION



Residential Lobby

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION



8 Residential Elevator

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION



Swipe Card Elevator (Residential Elevator)

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION



Hallway

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION



Wi-Fi Ready (Prepaid)

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION

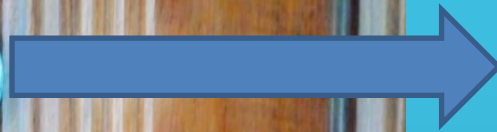


Unit Number & Door Bell

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION



Peep Hole



Stainless Steel Door knob
Lock Set

Main Door

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION



Two Way Highly Improve Intercom

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION

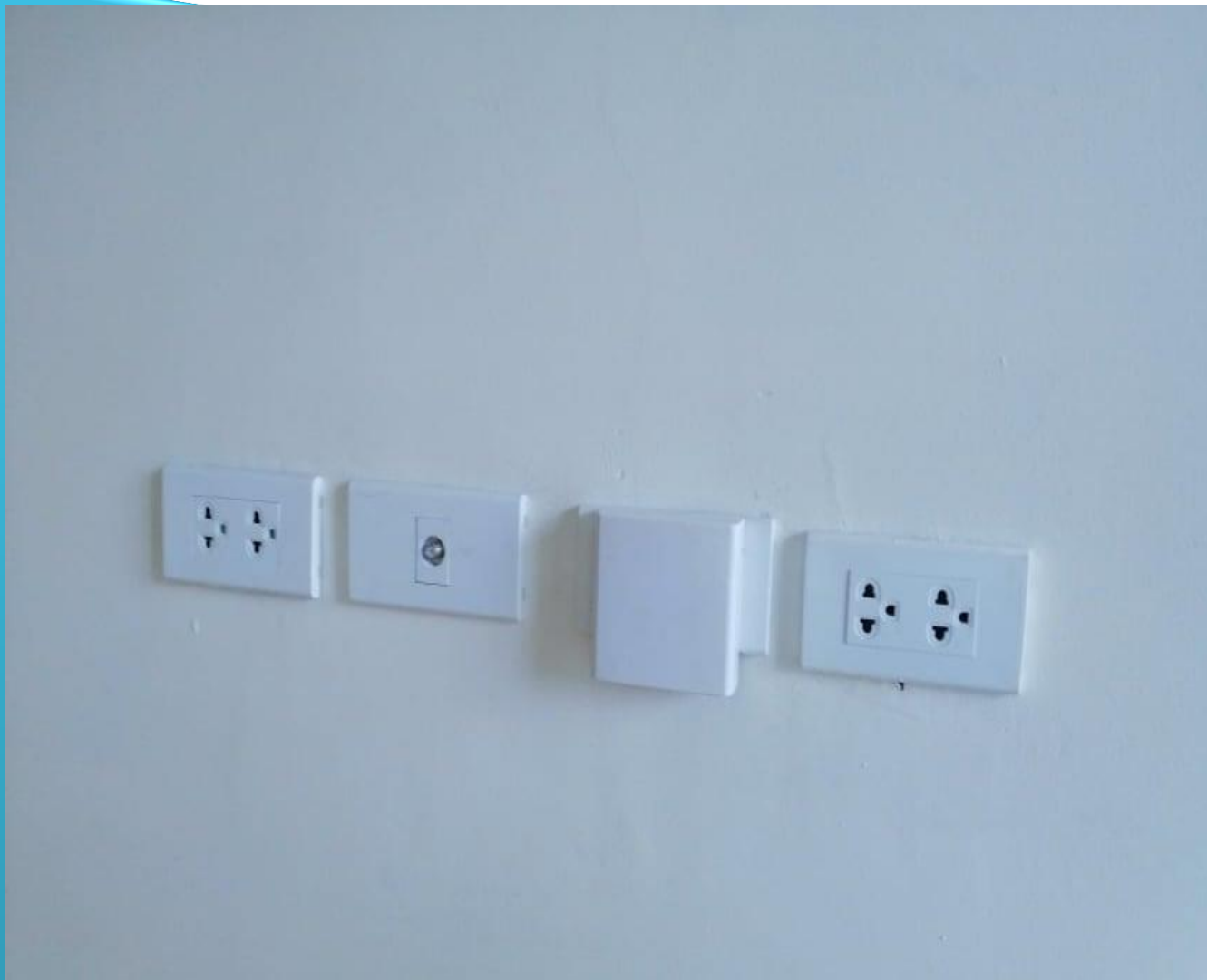


Kitchen

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION



Internet , Telephone , Cable Ready

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION



Sliding Glass Door (1 bedroom w/ Balcony)

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION



Bathroom Lavatory

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION

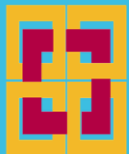


Mixer Shower

R Square Residences , Manila



TOPLITE DEVELOPMENT CORPORATION

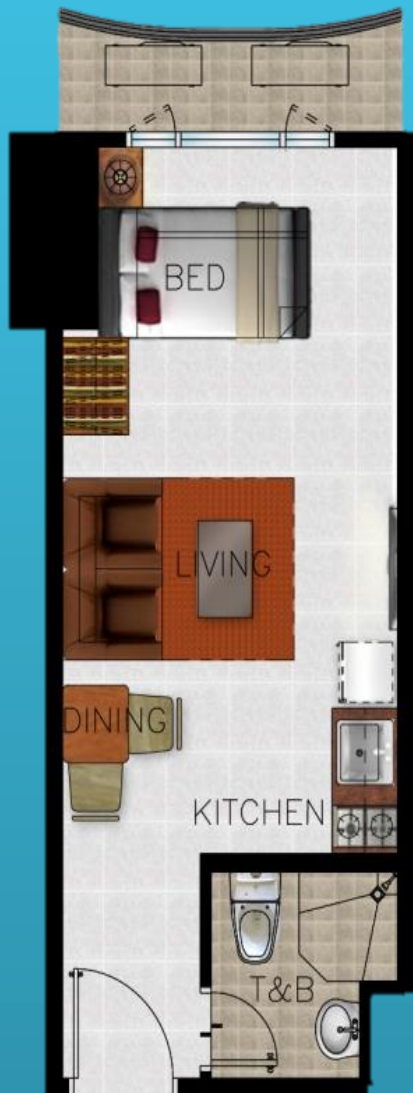


TOPLITE DEVELOPMENT CORPORATION

PRICE UPDATES



PRICE UPDATE



STUDIO DELUXE ~25.5sqm to 26sqm

Price: Php 5,200,000.00 – Php 5,700,000.00

Reservation Fee: Php 25,000.00

20% Downpayment:

4 Months to Pay: ~ Php 255,000.00 (10th to 20th Floor)

6 Months to Pay: ~ Php 170,000.00 (21st to 30th Floor)

12 Months to Pay: ~ Php 85,000.00 (31st to 39th Floor)

24 Months to Pay: ~ Php 42,000.00 (40th Floor and Up)



PRICE UPDATE



1 BEDROOM WITHOUT BALCONY ~26.5sqm to 31sqm

Price: Php 5,500,000.00 – Php 6,100,000.00

Reservation Fee: Php 25,000.00

20% Downpayment:

4 Months to Pay: ~ Php 245,000.00 (10th to 20th Floor)

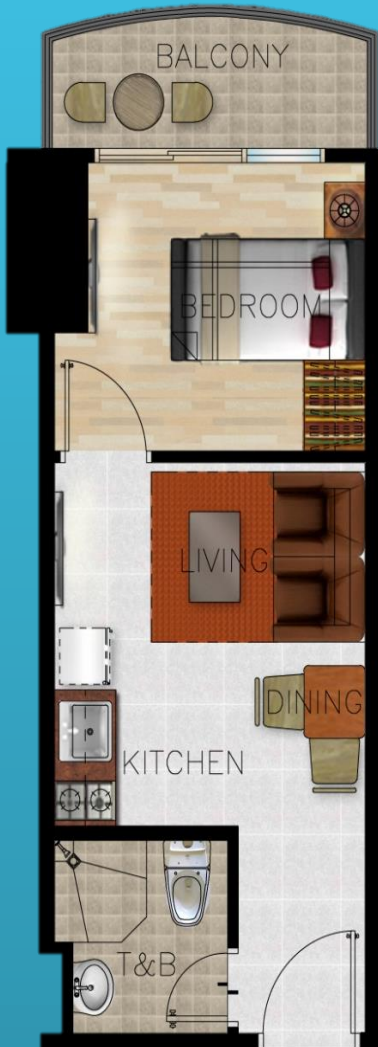
6 Months to Pay: ~ Php 163,000.00 (21st to 30th Floor)

12 Months to Pay: ~ Php 81,000.00 (31st to 39th Floor)

24 Months to Pay: ~ Php 40,000.00 (40th Floor and Up)



PRICE UPDATE



1 BEDROOM WITH BALCONY ~29.5sqm to 36sqm

Price: Php 5,700,000.00 – Php 7,000,000.00

Reservation Fee: Php 25,000.00

20% Downpayment:

4 Months to Pay: ~ Php 274,000.00 (10th to 20th Floor)

6 Months to Pay: ~ Php 182,000.00 (21st to 30th Floor)

12 Months to Pay: ~ Php 91,000.00 (31st to 39th Floor)

24 Months to Pay: ~ Php 45,000.00 (40th Floor and Up)



Buyer's Payment Terms



BUYER'S PAYMENT TERMS!

- **30% DOWNPAYMENT payable in 24 Months; 70% Upon Turn Over**
- **20% DOWNPAYMENT payable in 24 months; 80% Upon Tur Over**
- **DEFERRED PAYMENT payable in 2 years (24 months) 185,000.00 / sqm.**
- **DEFERRED PAYMENT payable in 3 years (36 months) 195,000.00 / sqm.**
- **DEFERRED PAYMENT payable in 5 years (60 months) 220,000.00 / sqm.**
- **100% SPOT PAYMENT : 175,000.00 / sqm.**
- **30% SPOT PAYMENT; 70% DEFERRED PAYMENT: 185,000.00/ sqm.**



BUYER'S PAYMENT TERMS!

NOTE:

- **1. Clients with 30% Spot Payment: 70% Deferred Payment can move in to the unit upon turn over provided that the client issued the complete postdated checks (PDC's).**
- **20% or 30% Downpayment payable in 24 months, if the unit is available for turn over . The client must settle the full downpayment.**
- **Per square meter (sqm) promo based on the payment terms are applicable to all units regardless to the floor level**



TOPLITE DEVELOPMENT CORPORATION

Seller's Promo



SELLER'S PROMO!

CASH INCENTIVES:

- Php 20,000.00 Cash Incentive
20% SPOT PAYMENT
- Php 30,000.00 Cash Incentive
30% SPOT PAYMENT
- Php 40,000.00 Cash Incentive
50% SPOT PAYMENT
- Php 50,000.00 Cash Incentive
100% SPOT PAYMENT



SELLER'S PROMO!

MECHANICS OF PROMO:

1. Client must submit complete reservation requirements such as:
 - Filled up Buyer's Information Sheet (BIS)
 - Signed Reservation Agreement (RA)
 - 2 Valid Government ID's with 3 Specimen Signature
 - Signed Payment Schedule
 - Full Reservation Agreement
2. Releasing: Cash Reservation – “Kaliwaan”
 - Check/Swipe Card/ Online Reservation – same date w/ the commission release
 - For Spot Cash Payment, promo will be after the clearing of payment.

Announcements



Open Monday – Sunday / 8:00 am – 5:00 pm



TOPLITE DEVELOPMENT CORPORATION



TOPLITE DEVELOPMENT CORPORATION

Rose Ann C. Balubal

Broker's Network Coordinator



0917 853 0749
0925 303 5013



Rose Ann Balubal



shantal.rsquare120214@gmail.com
Balubalroseann2@gmail.com



Thank you and Keep Safe!