SKY
ARTS
MANILA
Creating new landscape on majestic horizon.

SKY ARTS MANILA

A development that embraces
the significance of its historical past
as it moves forward to the age of globalization
and international exposition

A perfect depiction of Vista Residences -
undaunted by the magnitude of emerging
markets, ascertain of new heights
and achievements

THE CITY OF MANILA

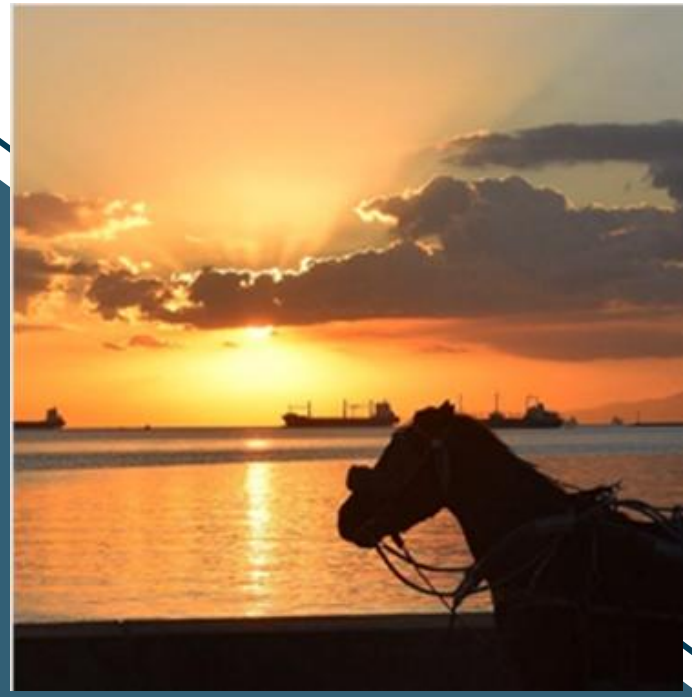
a cradle of culture and tradition by day

a bustling urban locale at night

The national capital – official residence of the Philippine president and several key government offices.

THE CITY OF MANILA

Highest concentration of educational institutions in the country, home to premiere collegiate centers, maritime training facilities and medical schools



THE CITY OF MANILA

Customary tourist destination due to the presence of historical sires, museums, nightlife outlets, and intermodal transport systems.

Traditional base of prominent families in politics and business: the stronghold of both commerce and government service.

SKY ARTS

MANILA

Sky
ARTS
Manila

Exact Address:

Gen. Malvar St. cor. Guerrero St. & Vasquez St., Malate, Manila, 1004

What's Near:

Robinson's Place Manila
SM Manila

St. Paul University
U.P. – Manila
Philippine Christian University
Philippine Women's University

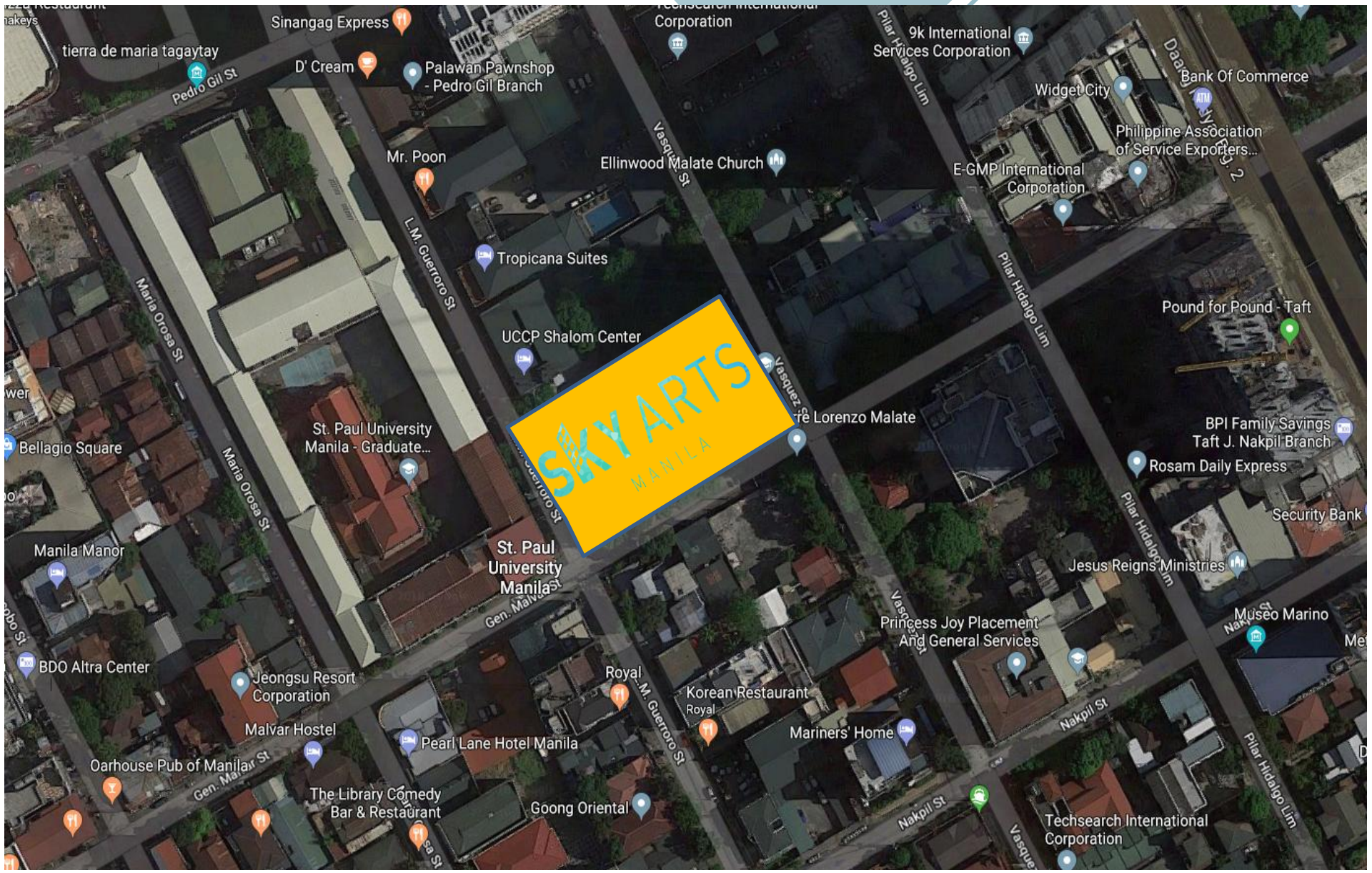
Philippine General Hospital
Manila Doctor's Hospital

Paco Chruch
Malate Church
INC (Paco Locale)

Pedro Gil Station
Quirino Station
UN Ave. Station

Location

Gen. Malvar St. cor. Guerrero St. & Vasquez St., Malate, Manila 1004



Actual Site

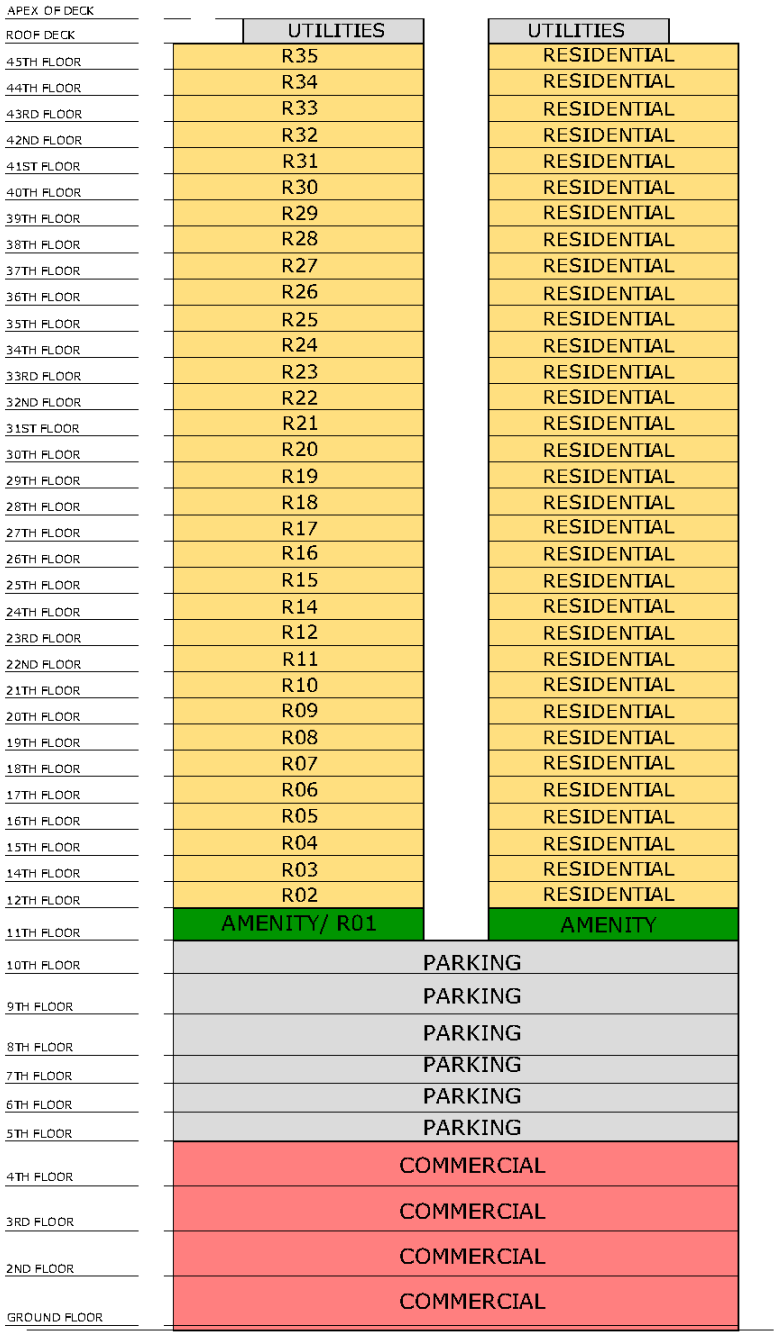
Photo taken last October 2018

Actual Site

Photo taken last October 2018

Project Details

Product Segment:	VRI Prime Project
No. of Tower:	2 Towers
Total No. of Units:	2,120 total residential units Tower 1 – 1,009 units Tower 2 – 1,111 units
Project Structure:	45 storey building 4 Commercial Floors 6 Split Parking Floors 35 Residential Floors + 1 Residential/Amenity Floor
Lot Area:	3,749.69 sqm
Building Footprint:	3,085.68 sqm (82%)
Towers Footprint:	2,073.50 sqm (56%)
Launch Date:	April 2018
Target Turnover Date:	Q4 2023



Floor Layout

Tower 1 – Product Mix:

30 units per floor

- 18 studio units
- 11 one-bedroom units
- 1 two-bedroom unit

Floor Layout

Tower 1 – Product Mix:

- 30 units per floor
  - 18 studio units
  - 11 one-bedroom units
  - 1 two-bedroom unit
- 4 Elevators
  - 3 passenger elevators
  - 1 service elevator
- 2 Fire Exit Stairs
- 1 Auxiliary Room & 1 Electrical Room

Park View (north)

Manila Sunset View (west)

Amenity View (east)

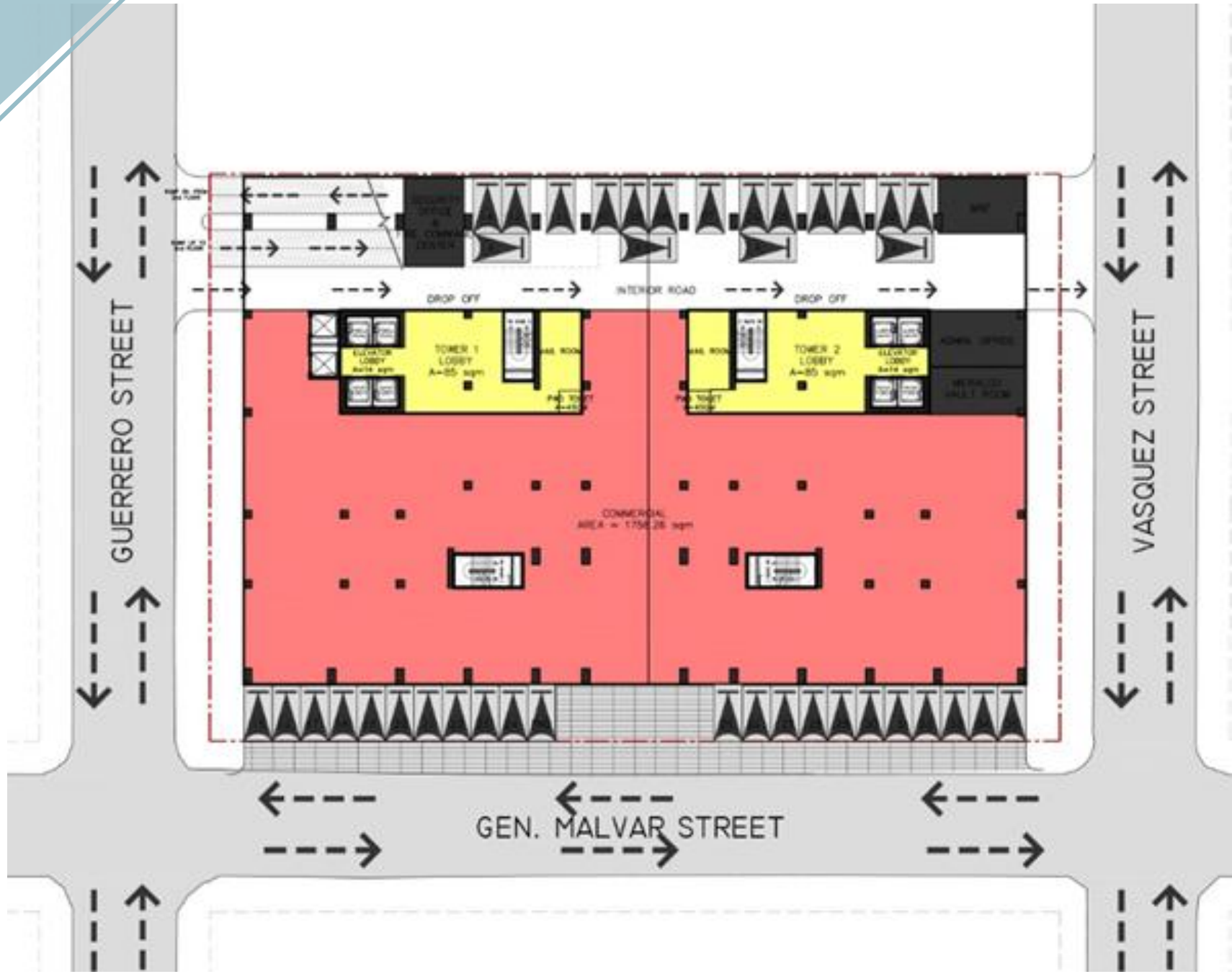
South View (south)

Floor Layout

Ground Floor Layout

Residential Lobby of two towers (Entrance: Guerrero St.)

Commercial Area
1,758.26 sqm



Floor Layout

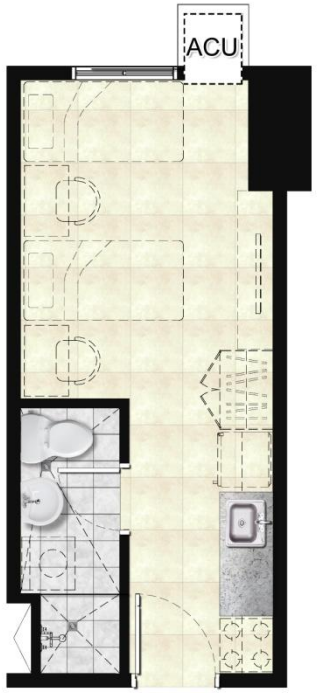
Amenity Floor Layout

Residential units (studio/1BR)
Swimming Pool
- Adult Pool – 128.68 sqm
- Kiddie Pool – 20.68 sqm

Two (2) function halls
One (1) Study Hall
One (1) Gym
Male & Female Toilet
Landscaped Garden/Play Area

*shared amenities (Tower 1 &2)

Unit Layout



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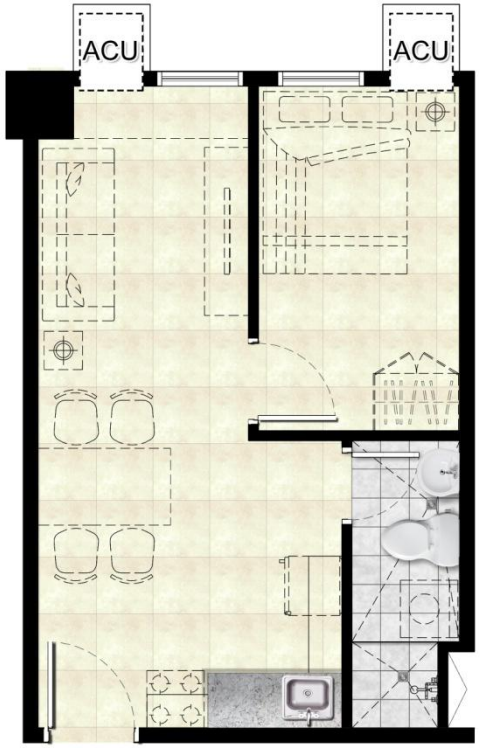
STUDIO UNIT
21.00 SQM



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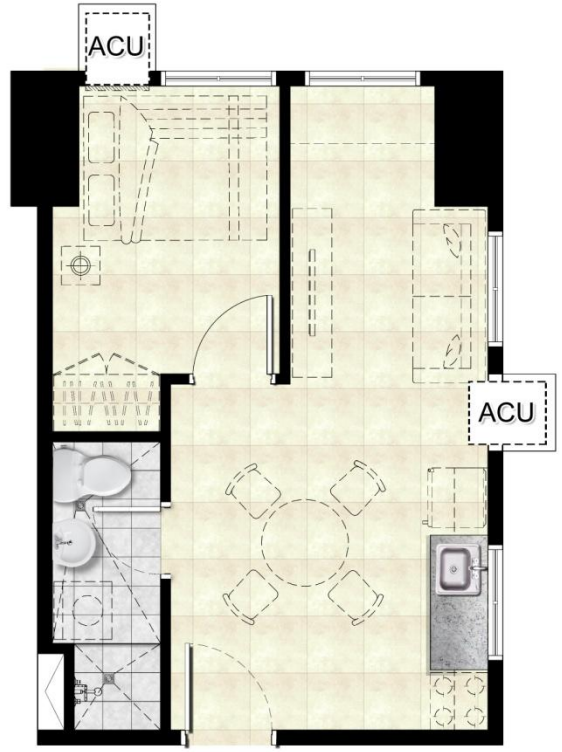
1-BEDROOM UNIT
31.84 SQM



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1-BEDROOM UNIT
33.25 SQM

Unit Layout

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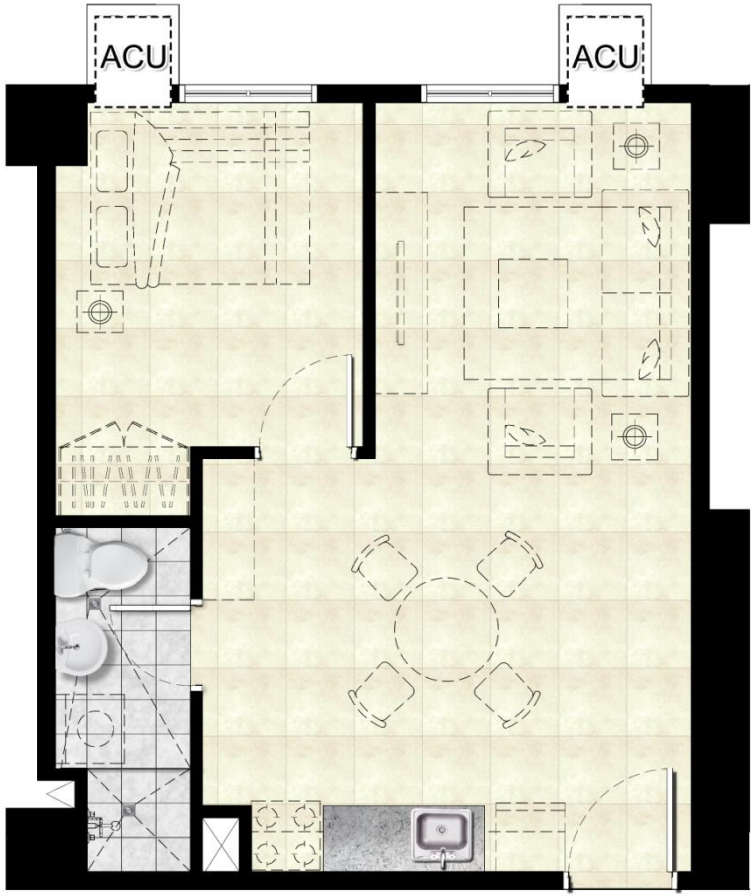
1-BEDROOM UNIT
36.05 SQM



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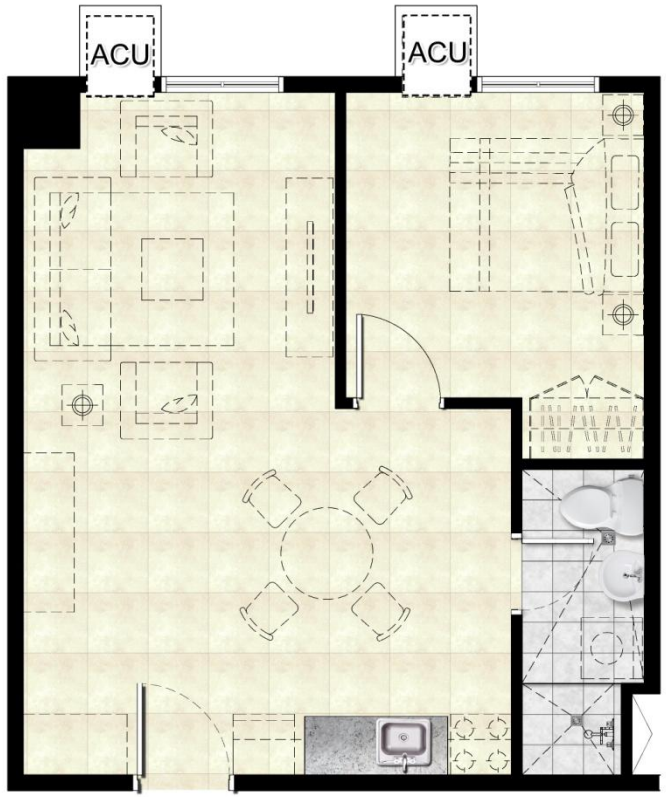
1-BEDROOM UNIT
39.20 SQM

Unit Layout



SKY ARTS MANILA
1-BEDROOM UNIT
44.14 SQM

SKY ARTS MANILA
2-BEDROOM UNIT
57.00 SQM

Deliverables

Building Features:

- Entrance Lobby with Reception Counter
- Three (3) Passenger Elevators (per tower)
- One (1) Service/Passenger Elevators (per tower)
- Two (2) Service/Passenger Elevators (podium)
- CCTV Monitoring on selected Common Areas
- Automatic Fire Detection and Suppression System
- Annunciator Panel on all Floors
- Water Tank and Water Cistern
- Standby Power Generator for common areas and selected light outlet in each unit
- Individual Mail Boxes
- Commercial Floors
- Parking Floors

Disclaimer: The developer reserves the right to rectify the deliverables appearing herein in the event of any unintentional error.

Deliverables

- Fire Alarm (Smoke Detector)
- Fire Sprinkler System
- Fiber Optics FTTH system
- Base and Overhead Kitchen Cabinets
- T&B exhaust system
- Provision for individually metered electricity and water
- Space and Stub out Provision for Range Hood
- Space and Stub out Provision for Washing Machine connection

Deliverables

Typical Residential Units:

AREA DESIGNATION	FLOOR FINISH	WALL FINISH	CEILING FINISH
Living and Dining	600x600mm Homogenous Floor Tiles	Plain Cement Plaster, Painted Finish	Rubbed Concrete, Painted Finish
Kitchen	600x600mm Homogenous Floor Tiles	Plain Cement Plaster, Painted Finish	Moisture Resistant Gypsum Board, Painted Finish
Bedroom	600x600mm Homogenous Floor Tiles	Plain Cement Plaster, Painted Finish	Rubbed Concrete, Painted Finish
Toilet	300x300mm Ceramic Floor Tiles	300x300mm Ceramic Wall Tiles, 180mm high at shower, 300mm high at toilet and rest of wall in painted finish	Moisture Resistant Gypsum Board, Painted Finish

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Payment Terms

Spot 5%, 35% in 56 months

Reservation Fees:
Residential Units
30,000

Parking Units
10,000

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Sky’s the limit on investment opportunities.