



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

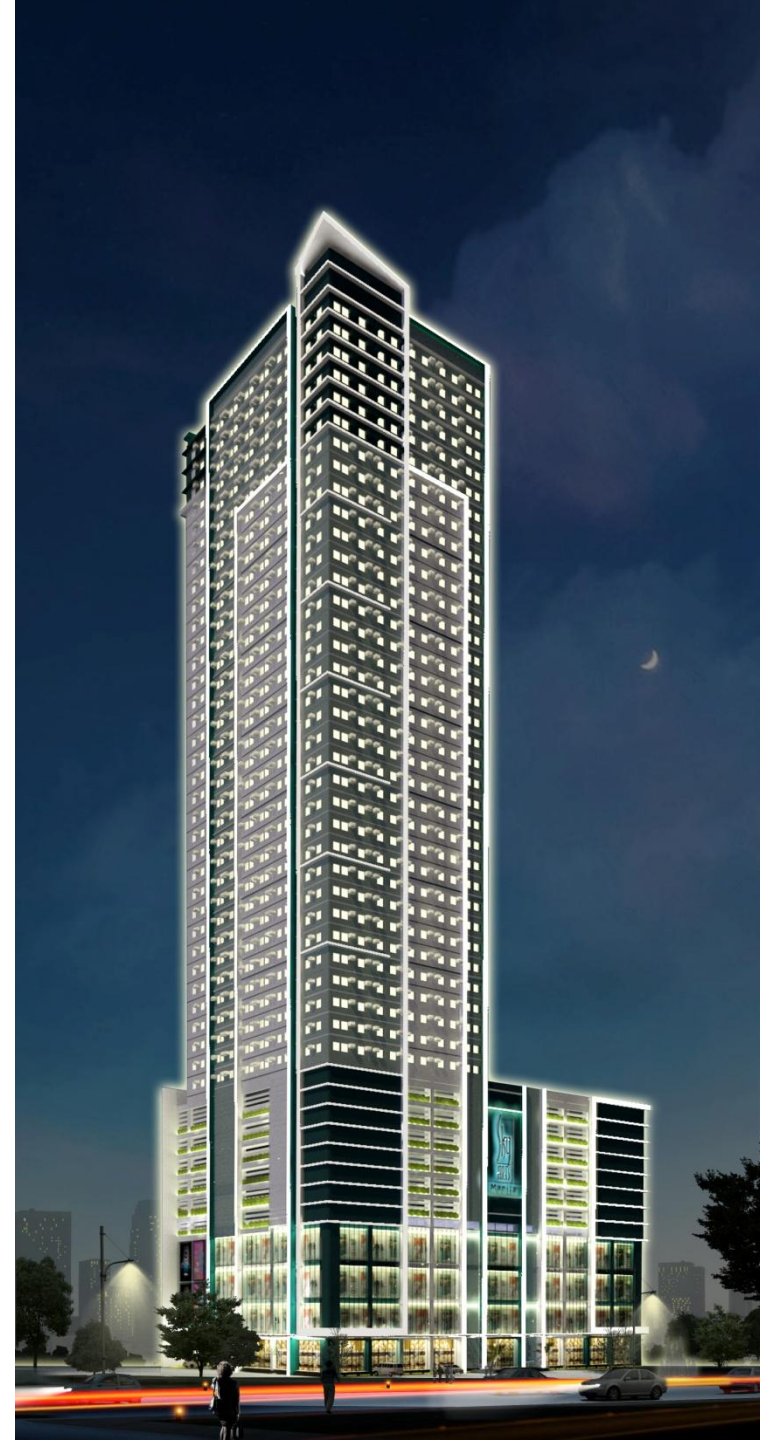


THE CITY OF MANILA

Customary tourist destination due to the presence of historical sites, 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





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 Church
Malate Church
INC (Paco Locale)

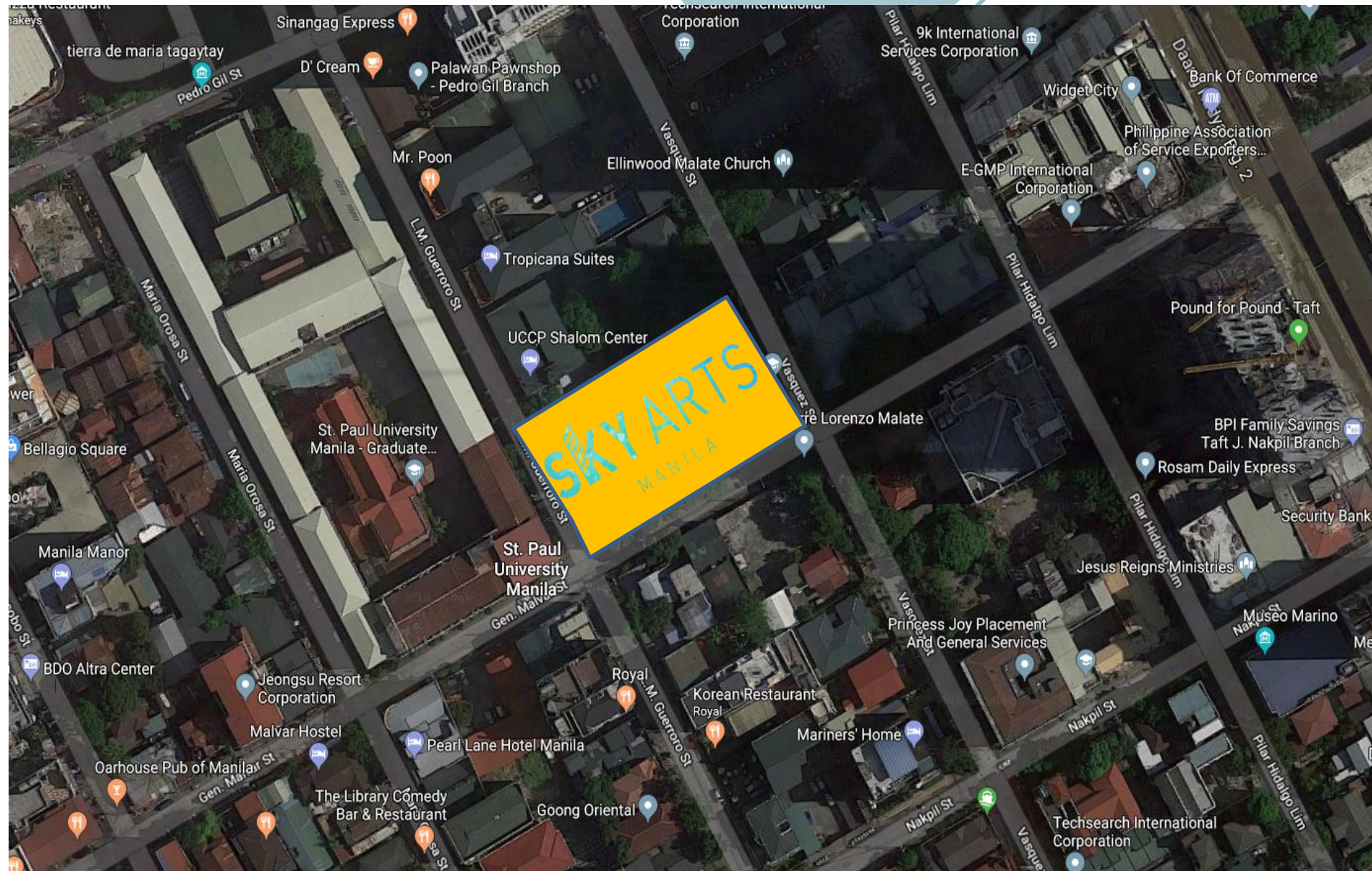


Pedro Gil Station
Quirino Station
UN Ave. Station

SKY ARTS
MANILA

Location

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



Actual Site

Photo taken last October 2018



L.M Guerrero Street

Gen. Malvar Street

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

APEX OF DECK		UTILITIES	UTILITIES
ROOF DECK			
45TH FLOOR		R35	RESIDENTIAL
44TH FLOOR		R34	RESIDENTIAL
43RD FLOOR		R33	RESIDENTIAL
42ND FLOOR		R32	RESIDENTIAL
41ST FLOOR		R31	RESIDENTIAL
40TH FLOOR		R30	RESIDENTIAL
39TH FLOOR		R29	RESIDENTIAL
38TH FLOOR		R28	RESIDENTIAL
37TH FLOOR		R27	RESIDENTIAL
36TH FLOOR		R26	RESIDENTIAL
35TH FLOOR		R25	RESIDENTIAL
34TH FLOOR		R24	RESIDENTIAL
33RD FLOOR		R23	RESIDENTIAL
32ND FLOOR		R22	RESIDENTIAL
31ST FLOOR		R21	RESIDENTIAL
30TH FLOOR		R20	RESIDENTIAL
29TH FLOOR		R19	RESIDENTIAL
28TH FLOOR		R18	RESIDENTIAL
27TH FLOOR		R17	RESIDENTIAL
26TH FLOOR		R16	RESIDENTIAL
25TH FLOOR		R15	RESIDENTIAL
24TH FLOOR		R14	RESIDENTIAL
23RD FLOOR		R12	RESIDENTIAL
22ND FLOOR		R11	RESIDENTIAL
21TH FLOOR		R10	RESIDENTIAL
20TH FLOOR		R09	RESIDENTIAL
19TH FLOOR		R08	RESIDENTIAL
18TH FLOOR		R07	RESIDENTIAL
17TH FLOOR		R06	RESIDENTIAL
16TH FLOOR		R05	RESIDENTIAL
15TH FLOOR		R04	RESIDENTIAL
14TH FLOOR		R03	RESIDENTIAL
12TH FLOOR		R02	RESIDENTIAL
11TH FLOOR		AMENITY/ R01	AMENITY
10TH FLOOR			PARKING
9TH FLOOR			PARKING
8TH FLOOR			PARKING
7TH FLOOR			PARKING
6TH FLOOR			PARKING
5TH FLOOR			PARKING
4TH FLOOR			COMMERCIAL
3RD FLOOR			COMMERCIAL
2ND FLOOR			COMMERCIAL
GROUND FLOOR			COMMERCIAL

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



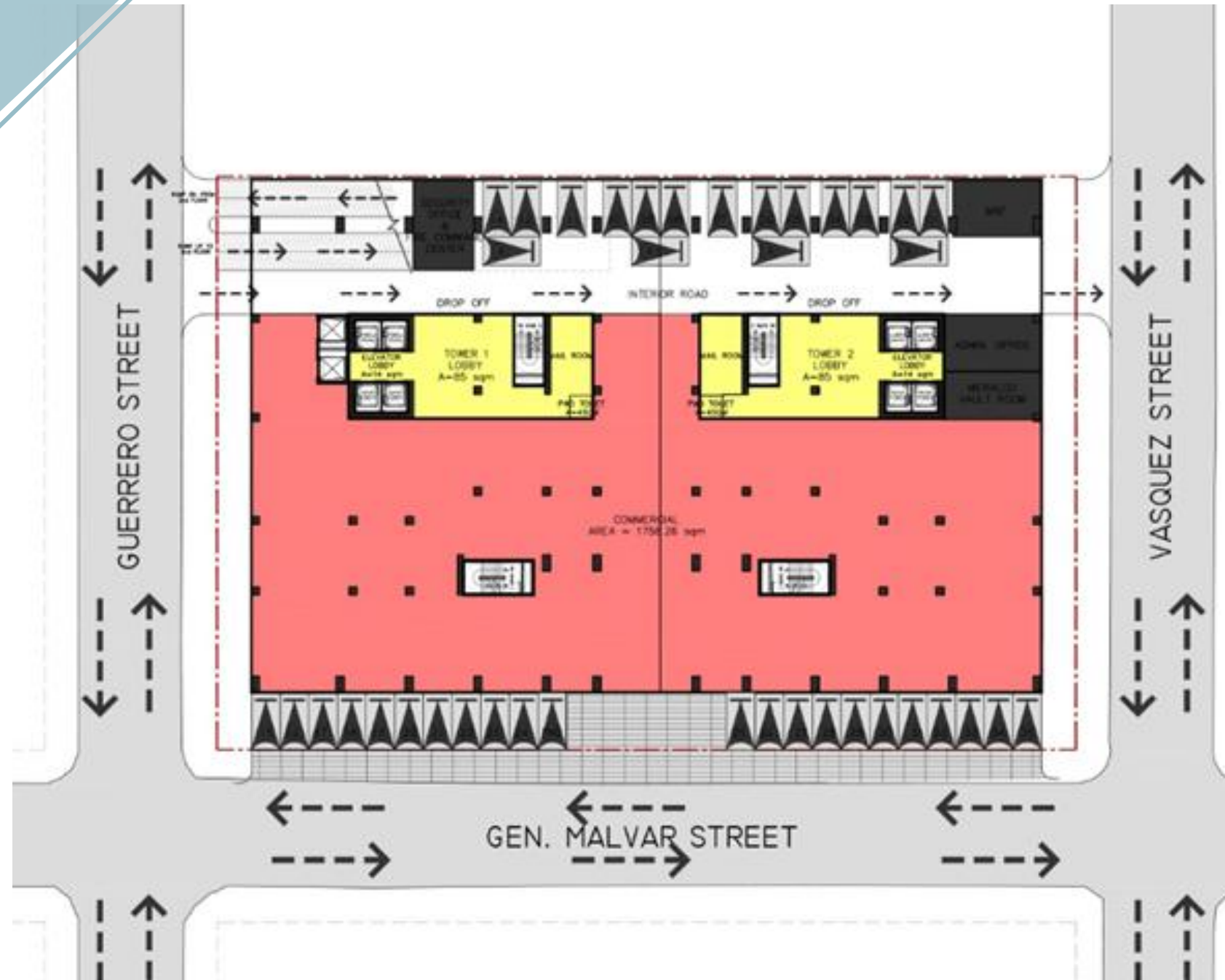
Floor Layout



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

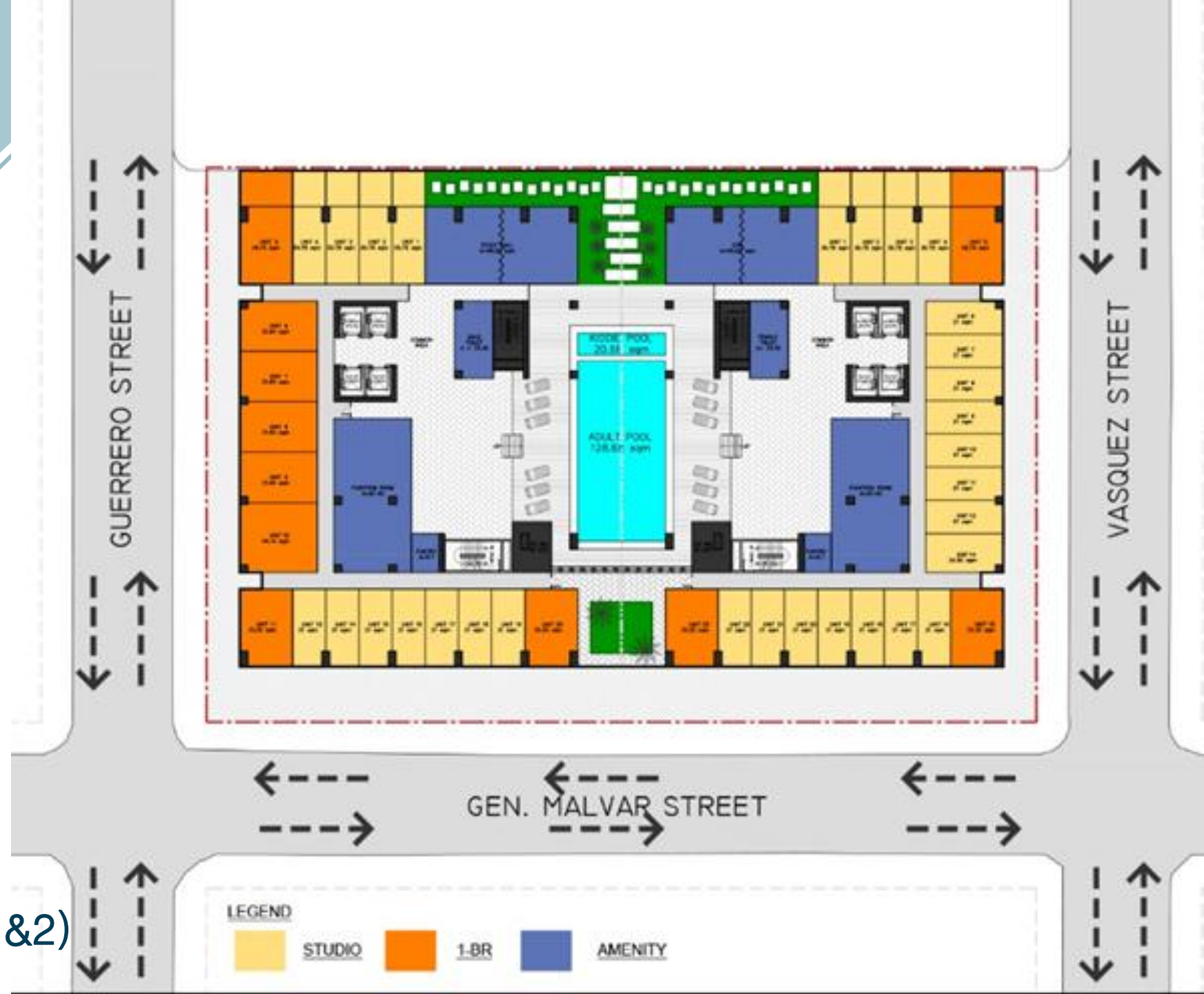
Two (2) function halls

One (1) Study Hall

One (1) Gym

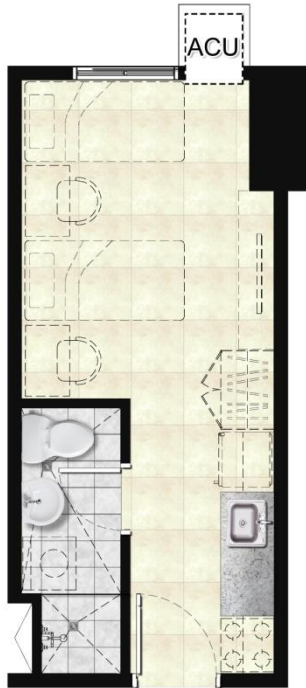
Male & Female Toilet

Landscaped Garden/Play
Area

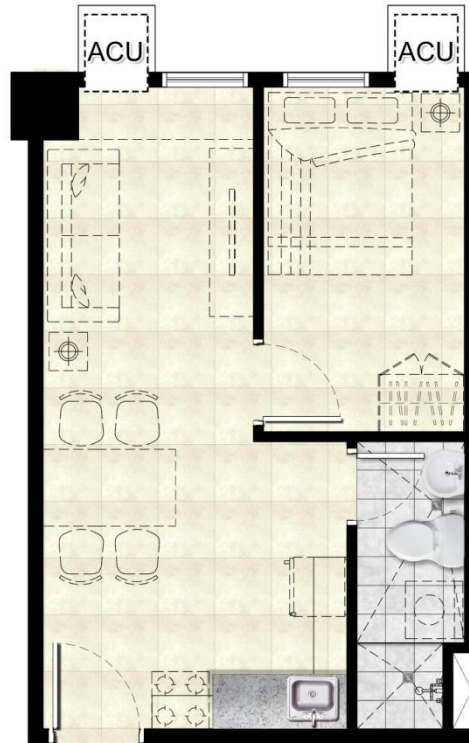


*shared amenities (Tower 1 &2)

Unit Layout



SKY ARTS MANILA
STUDIO UNIT
21.00 SQM



SKY ARTS MANILA
1-BEDROOM UNIT
31.84 SQM

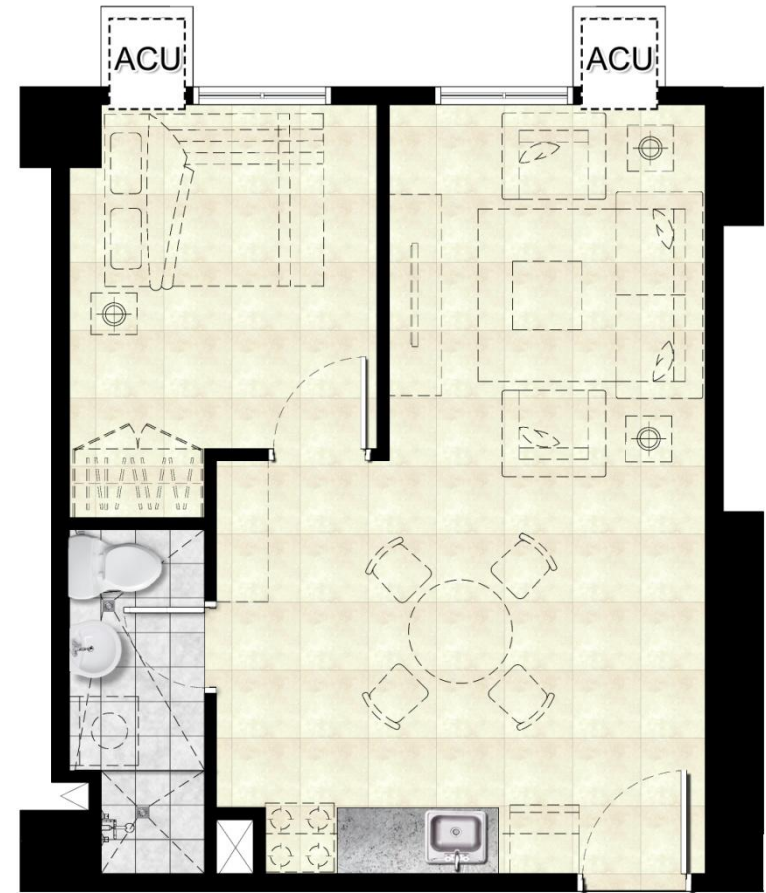


SKY ARTS MANILA
1-BEDROOM UNIT
33.25 SQM

Unit Layout

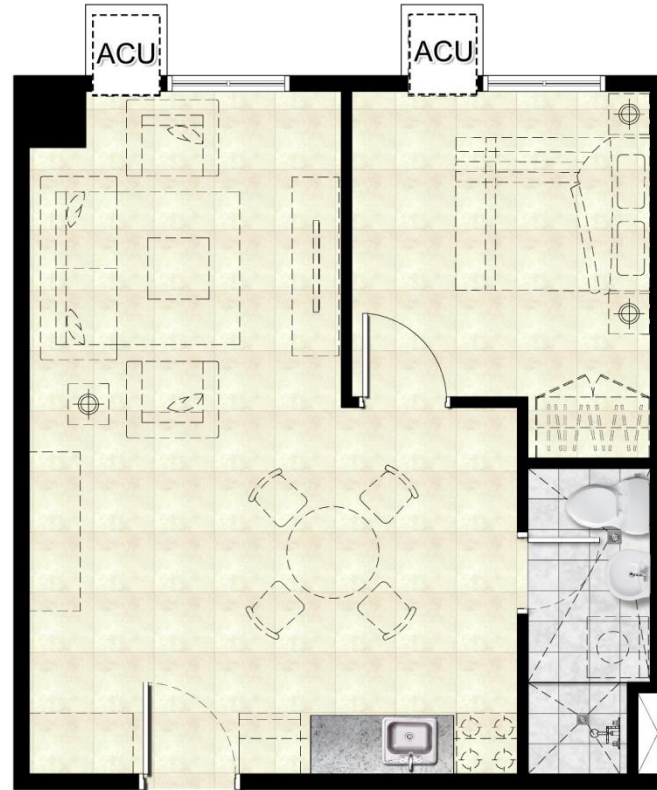


SKY ARTS MANILA
1-BEDROOM UNIT
36.05 SQM



SKY ARTS MANILA
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



SKY ARTS MANILA

Sky's the limit on investment opportunities.