



THE
SPECTRUM
ORTIGAS



THE
SPECTRUM
ORTIGAS



Just like the spectrum of colors which shows the range of hues; from the lightest of white, to the darkest shade of black, The **Spectrum** offers a wide array of possibilities to its future occupants, whatever industry they are in.

The Spectrum is the perfect place to achieve one's dreams without setting any limitations.

THE
SPECTRUM
ORTIGAS

The ORTIGAS CBD



The Spectrum will stand proud in the heart of Ortigas Center. Expertly blueprinted, the tower is already a stunning sight amidst the Ortigas hubbub. It will be a landmark in a city of landmarks.

Beyond being a convenient place to live for those working in the area; or offering the ideal lifestyle to those for whom a vibrant, 24/7 locale is the ultimate lure; a residence in Ortigas is a lucrative investment because of its central location and proximity to key business and leisure centers.

THE
SPECTRUM
ORTIGAS





Exact Address:

Julia Vargas cor. Garnet Road, Ortigas Center, Pasig City, 1605

What's Near:


 The Podium
 SM Megamall
 St. Francis Square Mall
 Shangri-La Plaza
 Tiendesitas


 The Medical City


 Ortigas Station
 Shaw Blvd. Station


 EDSA Shrine
 St. Francis of Assisi Parish Church


 University of Asia & the Pacific
 Saint Pedro Poveda College
 Lourdes School of Mandaluyong

LOCATION

Exact Address:

Julia Vargas cor. Garnet Road, Ortigas Center, Pasig City, 1605



Spectrum: Tower 2 of Currency

Photo taken March 2019

ACTUAL SITE



Front Elevation
August 15, 2019

ACTUAL SITE

Exact Address:

Julia Vargas cor. Garnet Road, Ortigas
Center, Pasig City, 1605



Photo Taken: August 15, 2019

ACTUAL SITE

Product Segment:	VRI Prime Project
No. of Towers:	1 Tower
Total No. of Units:	638 residential units 609 Studio units 29 1-Bedroom units
Project Structure:	34 storey building Ground – 2 nd Floor – Commercial 3 rd Floor – Office Spaces 4 th Floor – Amenities 5 th – 34 th Floor – Residential Basement 1 – 5 – Parking
Lot Area:	1,007.50 sqm
Launch Date:	February 2018
Target Turnover Date:	December 2023

34 th – Residential
5 th – Residential
4 th – Amenities
3 rd – Office Spaces
2 nd – Commercial
GF– Commercial
Parking
Parking
Parking
Parking
Parking

PROJECT DETAILS

THE SPECTRUM ORTIGAS



Tower 1 – Product Mix:

22 units per floor

16 Studio A – 21.00 sqm

4 Studio B – 21.37 sqm

1 Studio C – 28.00 sqm

1 One Bedroom – 40.85 sqm

4 Elevators

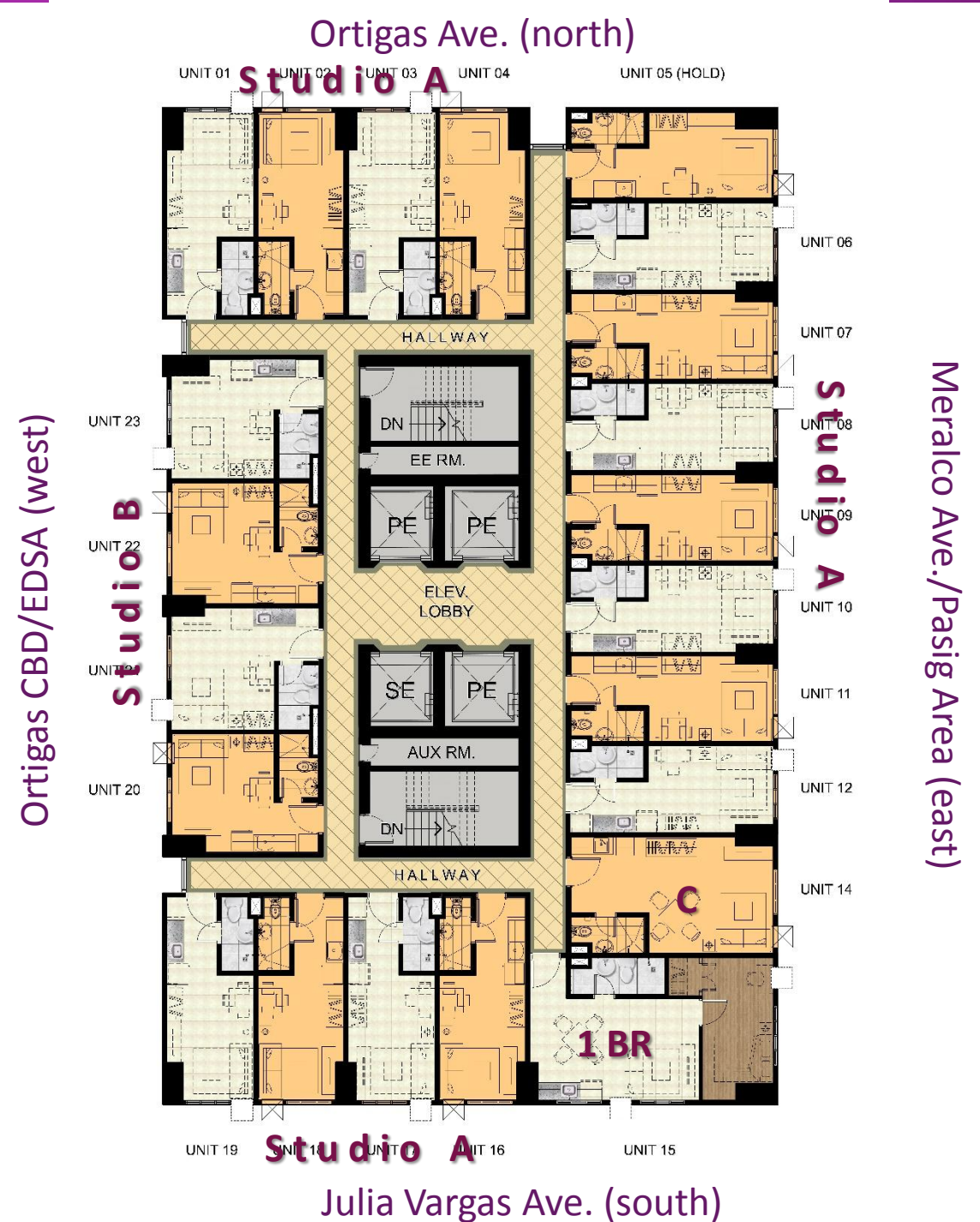
3 Passenger Elevators

1 Service Elevator

2 Fire Exit Stairs

1 Auxiliary Room
& 1 Electrical
Room

FLOOR LAYOUT





GYM

AMENITIES



POOL

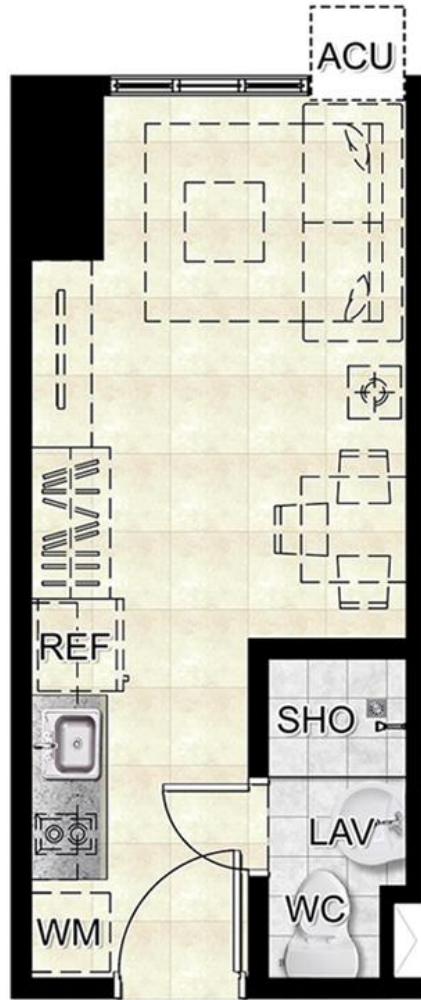


**FUNCTION
HALL**

Studio Unit A – 21.00 sqm

Studio Unit B – 21.37 sqm

Price as of August 2019
(MCC & VAT included)



STUDIO UNIT (A)
21 sqm.



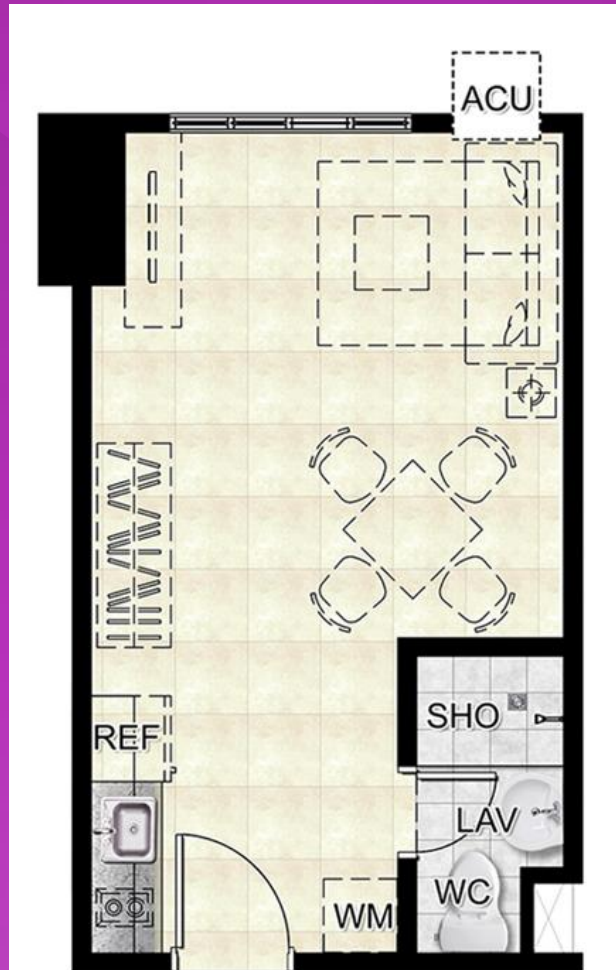
STUDIO UNIT (B)
21.37 sqm.

Studio Unit C – 28.00 sqm

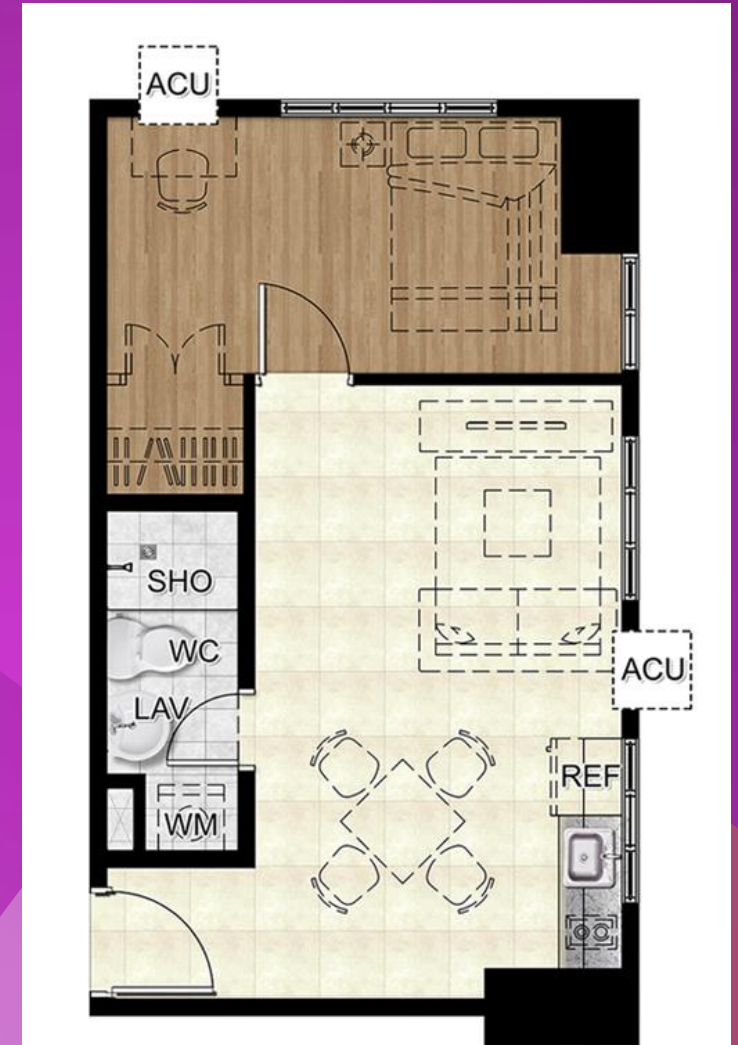
1-Bedroom Unit – 40.85 sqm

Price as of August 2019
(MCC & VAT included)

FLOOR LAYOUT



STUDIO UNIT (C)
28 sqm.



1-BEDROOM UNIT
40.85 sqm.

UNIT DELIVERABLES

Kitchen

- Granite countertop
- Modular kitchen cabinets, prefabricated
- With provision for range hood and washing machine

Toilet & Bath

- Semi-pedestal lavatory – cabinets not included
- Wall – 1.80m ceramic tiles
- With provision for heater

Doors

- Main Door – HDF (High Density Fiber)
- Bedroom (1 BR) – Sliding wood flush door

Flooring

- Bedrooms (if applicable) – high grade vinyl planks
- Living, dining & kitchen – 60x60 inches ceramic tiles
- Toilet & bath – ceramic tiles

Windows

- 0.90m standard height (approx. 3.00ft)
- Pre-fabricated aluminum
- 9.00mm standard thickness; swing type opening

Ceiling

- Kitchen & Toilet – 2.40m high, gypsum board
- Living, Dining and Bedroom – 2.80m high

Spot 3%, 37% in 47 months

Reservation Fees:

Residential Units

30,000

Parking Units

10,000

Q2 2019
OUTRIGHT DISCOUNT

100,000
STUDIO UNITS

150,000
1 BEDROOM UNITS

200,000
2 BEDROOM UNITS



THE
SPECTRUM
ORTIGAS