



#### FAST FACTS

Address: 6 Sgt. Esguerra Cor. Timog Ave.,

South Triangle, Quezon City

# of Towers: 2

# of Floors: Tower 1 - 25 floors

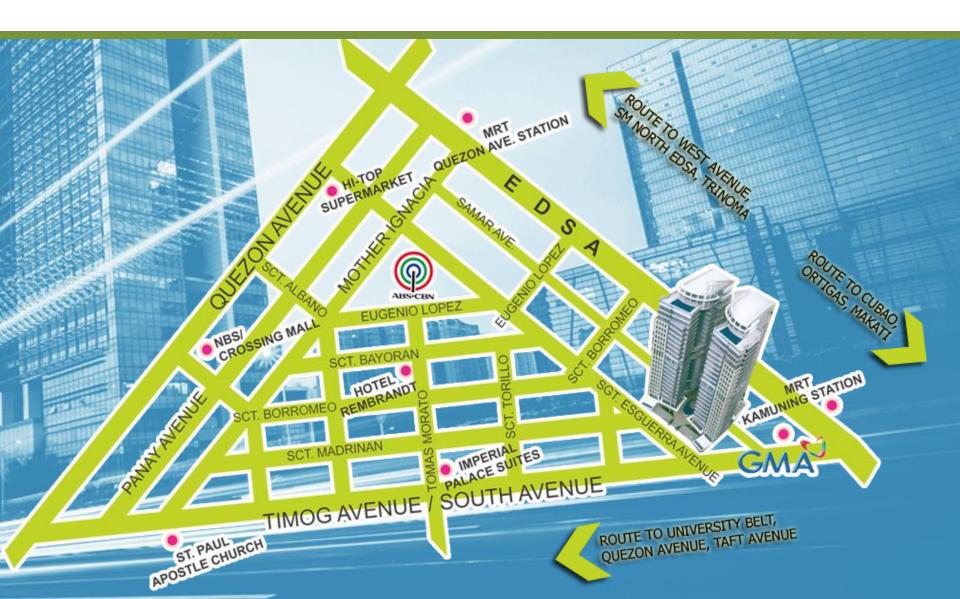
Tower 2 - 28 floors

**Lot Area:** 3,000 sq.m.

**Turnover:** Tower 1 – RFO

Tower 2 – December 2017

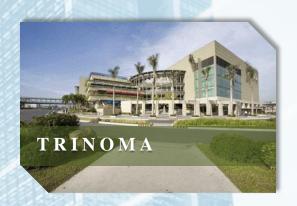


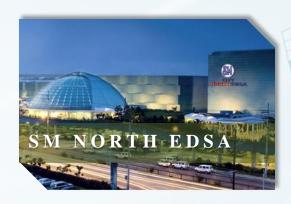


# LOCATION ACCESSIBILE to the city's premier business hubs, schools and universities, shopping and entertainment centers gives the project a prime city address feel and advantage.



#### **Commercial Establishments**









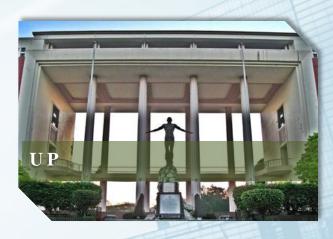


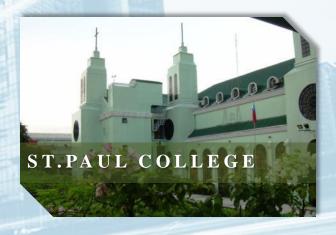




#### **Schools & Universities**











#### Neighborhood

#### **NETWORKS**



#### **CHURCHES**



# MOUNT CARMEL PARISH

#### HOSPITALS









# SKY AMENITIES

FITNESS GYM





**FUNCTION ROOM** 





# SKY AMENITIES

POOL DECK





AMENITY LOUNGE





#### BUILDING FEATURES

- Entrance lobby with reception/ security counter
- Three (3) passenger elevators (1 scenic elevator)
- CCTV monitoring of selected common areas
- Automatic heat/ smoke detector and fire sprinkler system
- Enunciator panel with emergency speaker at all floors
- Elevated water tank and underground water cistern
- Standby power generator for common areas and selected outlet in each unit
- Individual mail boxes
- Central garbage room
- Building Administration Office
- Fire Exits







#### **UNIT MIX**

2<sup>nd</sup> - 3<sup>rd</sup> Floor Office Units

**Ground Floor** | Commercial Areas

**Exclusive Lobby** 

4<sup>th</sup> – 25<sup>th</sup> Floor | Residential Units

**Roof Deck | Sky Amenities** 



#### **UNIT TYPES**

Studio 20-31 sq.m.

1-Bedroom

39.96 – 46.54 sq.m.

1-Bedroom Loft

47.35 – 65.26 sq.m.

2-Bedroom | 66.24 – 79.96 sq.m.

2-Bedroom Loft | 60.36 - 97.78 sq.m.



#### 1-BEDROOM



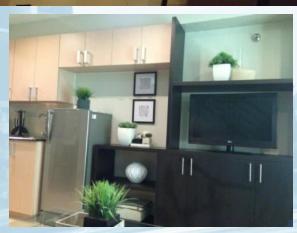


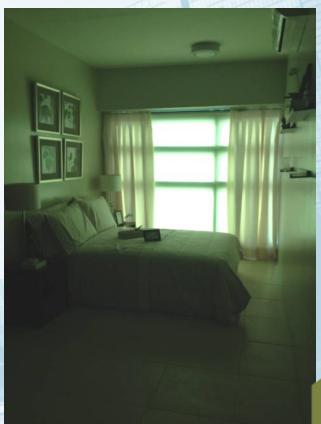




#### 1-BEDROOM LOFT















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2<sup>nd</sup> - 3<sup>rd</sup> Floor Office Units

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4th – 28th Floor | Residential Units

**Roof Deck | Sky Amenities** 











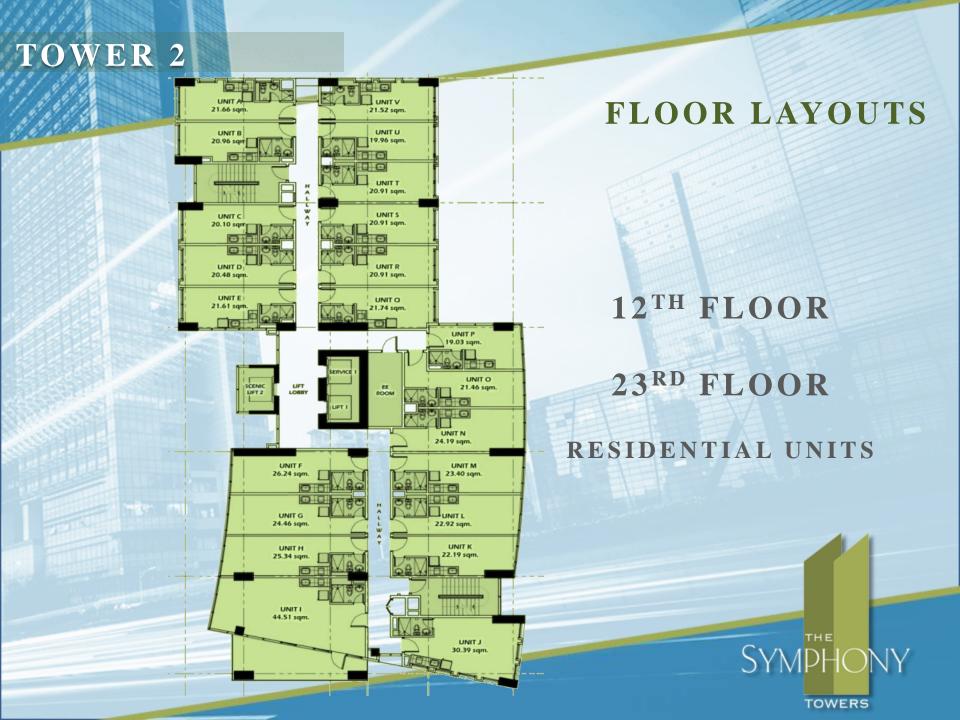
#### FLOOR LAYOUTS

4<sup>TH</sup> - 11<sup>TH</sup> FLOOR

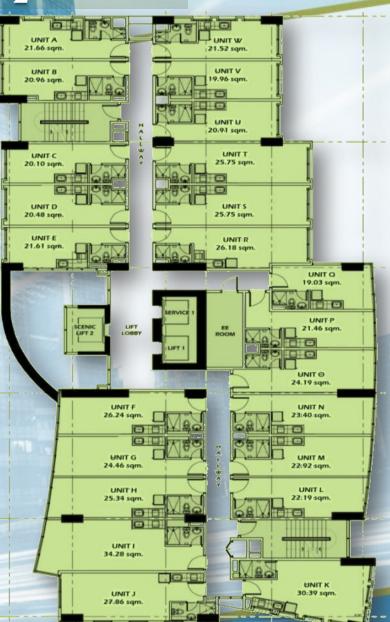
 $15^{TH} - 16^{TH}$  FLOOR

RESIDENTIAL UNITS





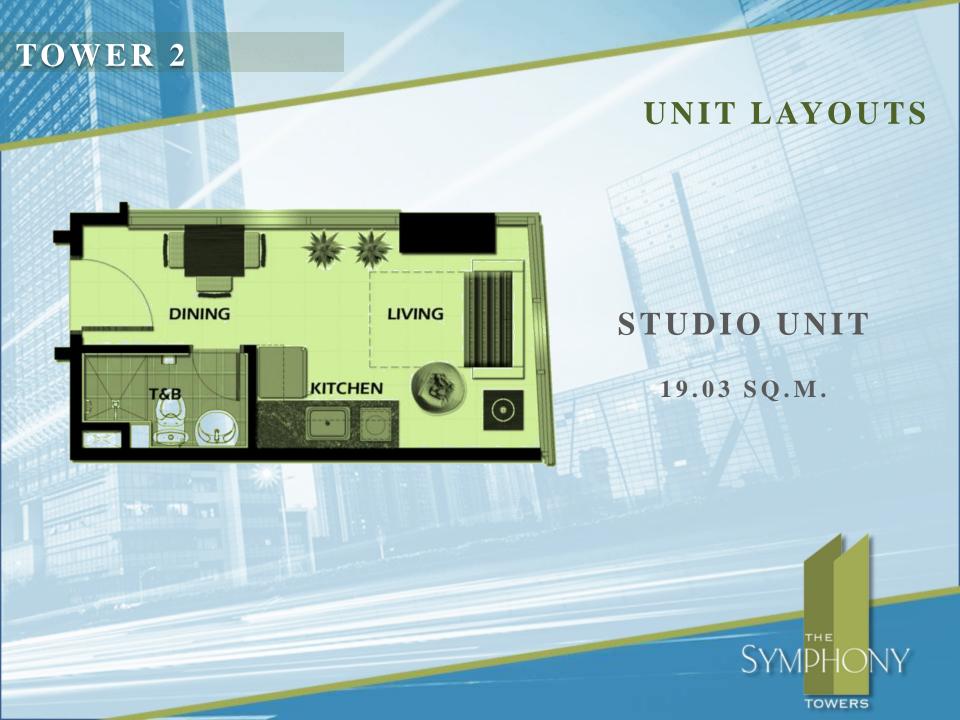


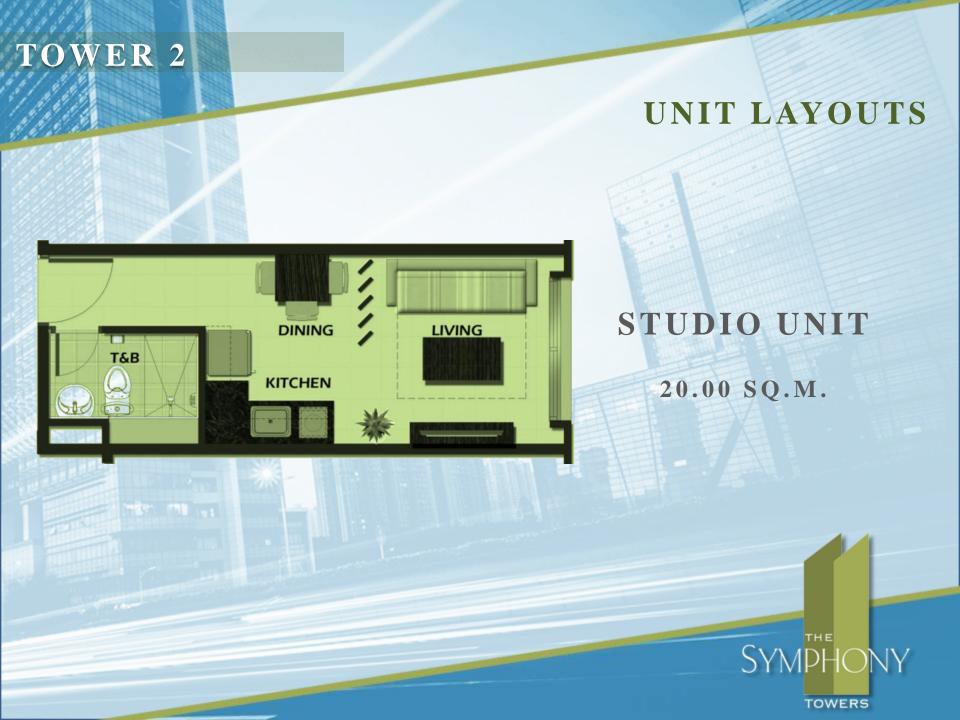


#### FLOOR LAYOUTS

17<sup>TH</sup> - 22<sup>ND</sup> FLOOR
RESIDENTIAL UNITS









#### UNIT SPECIFICATIONS

Living &

**Dining Area** 

Kitchen

**Toilet and** 

Bath

Ceramic Floor Tiles
Pre Painted walls and ceiling
Provision for window-type air
conditioning mount and outlet

Stainless steel sink w/ faucet and modular cabinets (TOWER ONE w/ Overhead Cabinets)

Toilet with Water Closet Pedestal type lavatory Ceramic Floor Tiles

Ceramic Tiles on Bathroom Walls Soap holder and tissue





#### UNIT SPECIFICATIONS

Ceiling

Rubber concrete, painted finish

Floor

All areas – 300 x 300 mm ceramic

tiles

Wall

Plastered painted finish

**Toilet and** 

Bath

**Doors** and

Windows

Plastered painted finish 300mm x 300mm ceramic wall tiles (1.5m high)

6 mm THK Glass sliding in Powden

Coated Aluminum Frame

Moulded Doors/ PVC Doors for T

& B



