

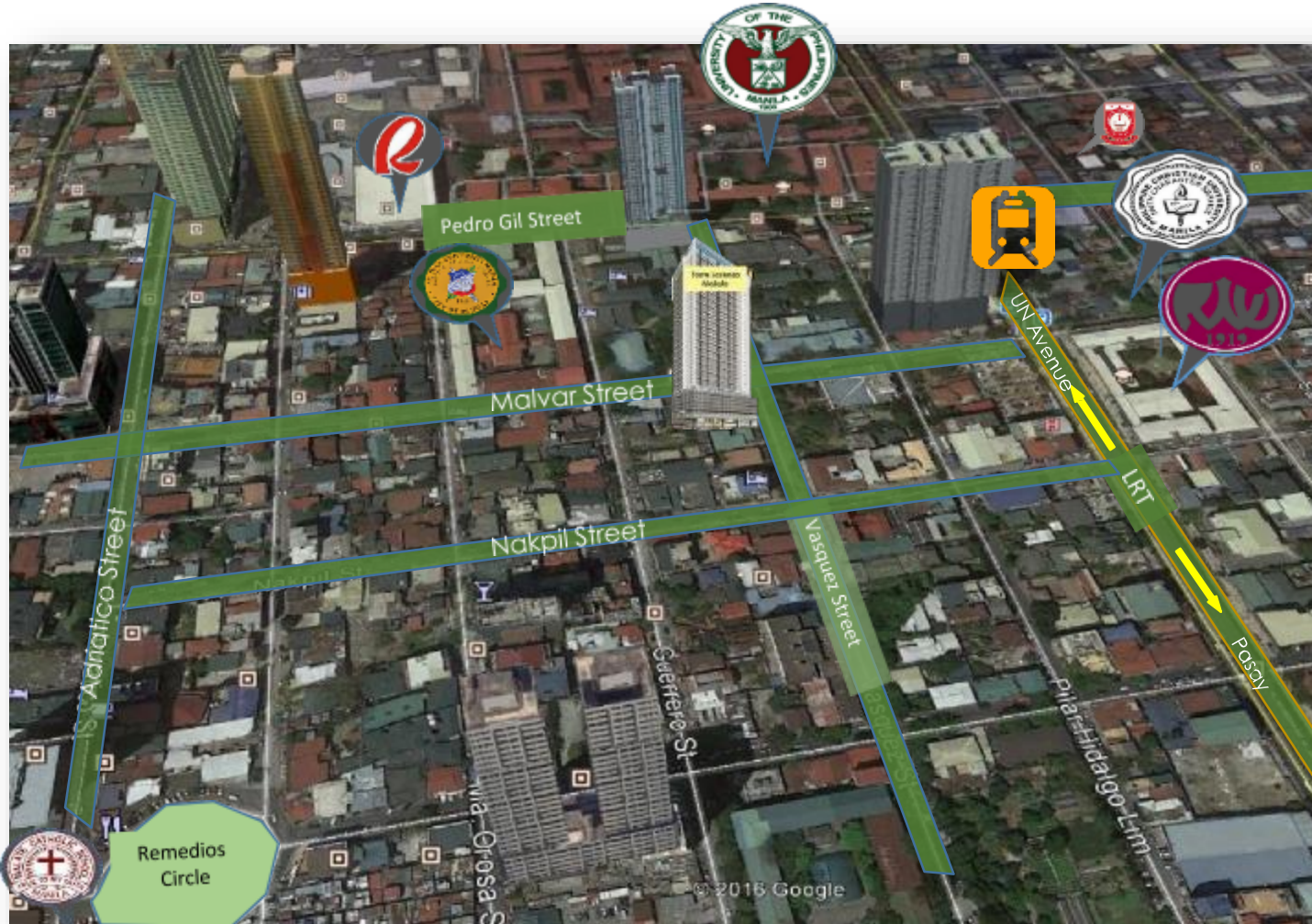
A PROJECT OF

The logo for Torre Lorenzo Malate, featuring a stylized red and green vertical bar on the left, followed by the text "TORRE LORENZO" in large, bold, grey capital letters, and "MALATE" in smaller, red capital letters below it.

**TORRE
LORENZO**
MALATE



LOCATION



LANDMARKS

With Key Distance from Site

School

- University of the Phil. Manila - **0.21Km**
- Philippine Christian University - **0.26Km**
- Philippine Women's University - **0.23Km**
- St. Paul University Manila - **0.12Km**

Hospital

- Philippine General Hospital - **0.68Km**
- Manila Doctors - **1.34Km**
- Medical Center Manila - **1.33Km**

Commercial

- Robinson's Place Manila - **0.38Km**
- SM City Manila - **2.06Km**



Distance from site - **0.37km**

FORSALEPRESENTATION- ASOF JULY 2018

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Torre Lorenzo Malate, corner Dr, Vasquez St

University of the Philippines College of Medicine

Add destination

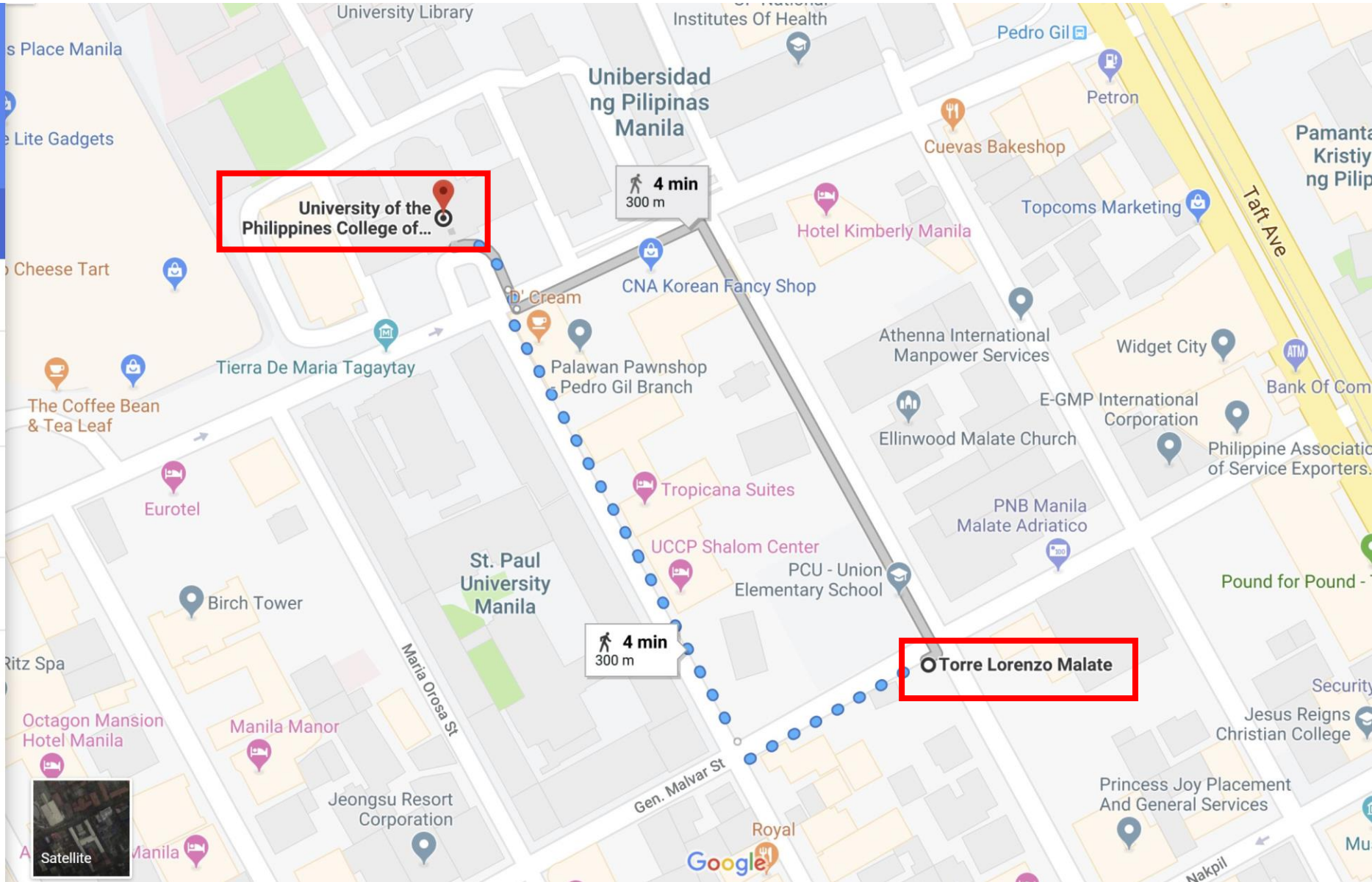
OPTIONS

Send directions to your phone

via Gen. Malvar St and L.M. Guerrero St 4 min 300 m

via Vasquez St and Pedro Gil St 4 min 300 m

All routes are mostly flat



It's only a 4-minute walk to UP College of Medicine.



A 45-storey commercial and residential condominium project that's walking distance to UP School of Medicine and PGH

Project Type	Condominium Building
Location	Malvar Street, Malate, Metro Manila
Unit Mix	Studio, 1-BR, 2-BR and 3-BR Units
Unit Area	21.58sqm to 119.87sqm (232.28sqft to 1,290.27sqft)
No. of Storeys	45 Storeys
No. of Residential Floors	36 Residential Floors
No. of Units per Floor	12 to 21 units
Total Number of Units	747 Units





BUILDING OVERVIEW

SKY LOUNGE

2ND – 37TH FLOORS - RESIDENTIAL

Floor	No. of Units
Residential Level 1	12
Residential Level 2 - 37	21

RESIDENTIAL LEVEL 1 – AMENITY & RESIDENTIAL

4TH – 8TH FLOORS – PODIUM PARKING

2ND- 3RD FLOORS - RETAIL

GROUND-MEZZANINE – LOUNGE AND RETAIL

Artist's Perspective of Studio Unit



Artist's Perspective of Study Lounge

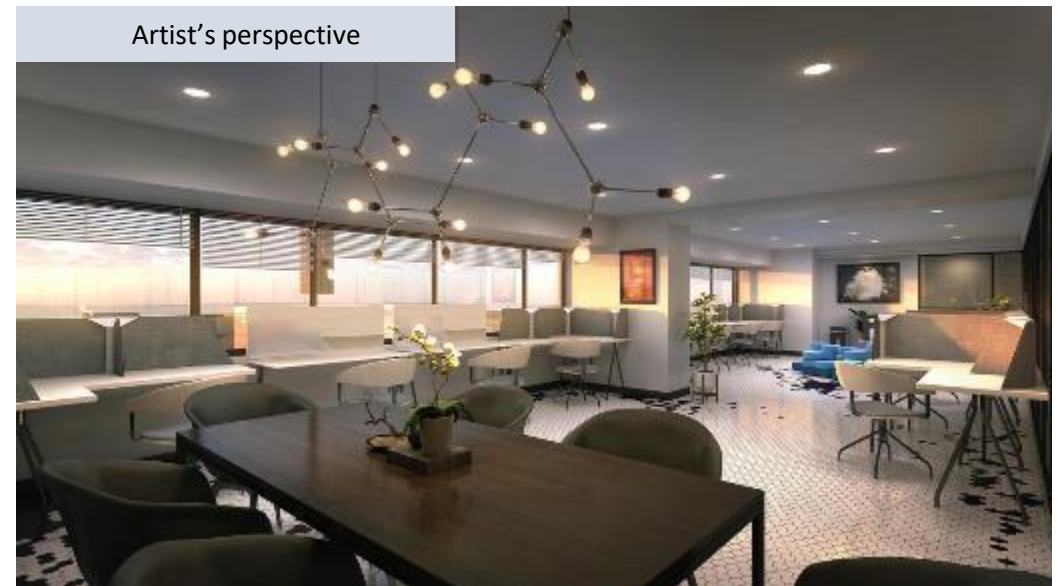
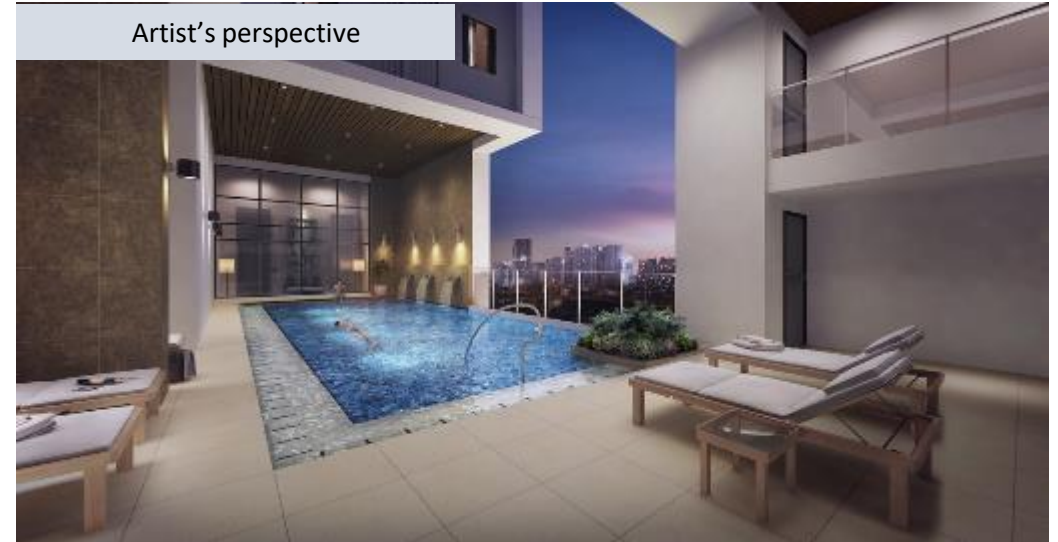


Artist's Perspective of Swimming Pool Area



AMENITIES

Ground Floor	Discussion Rooms
Mezzanine	Visitors' Lounge
Residential Level 1 (Lower Loft)	Swimming Pool Fitness Center (Life Fitness equipment) Function Room
Residential Level 1 (Upper Loft)	Study Pods (Quiet Zone) with sound absorbing materials Residents' Lounge Meeting Room
Roof deck	Sky Lounge



INTERIOR DESIGN INSPIRATION



Main Lobby and Reception



Lounge Area



INTERIOR DESIGN INSPIRATION



Roof Deck

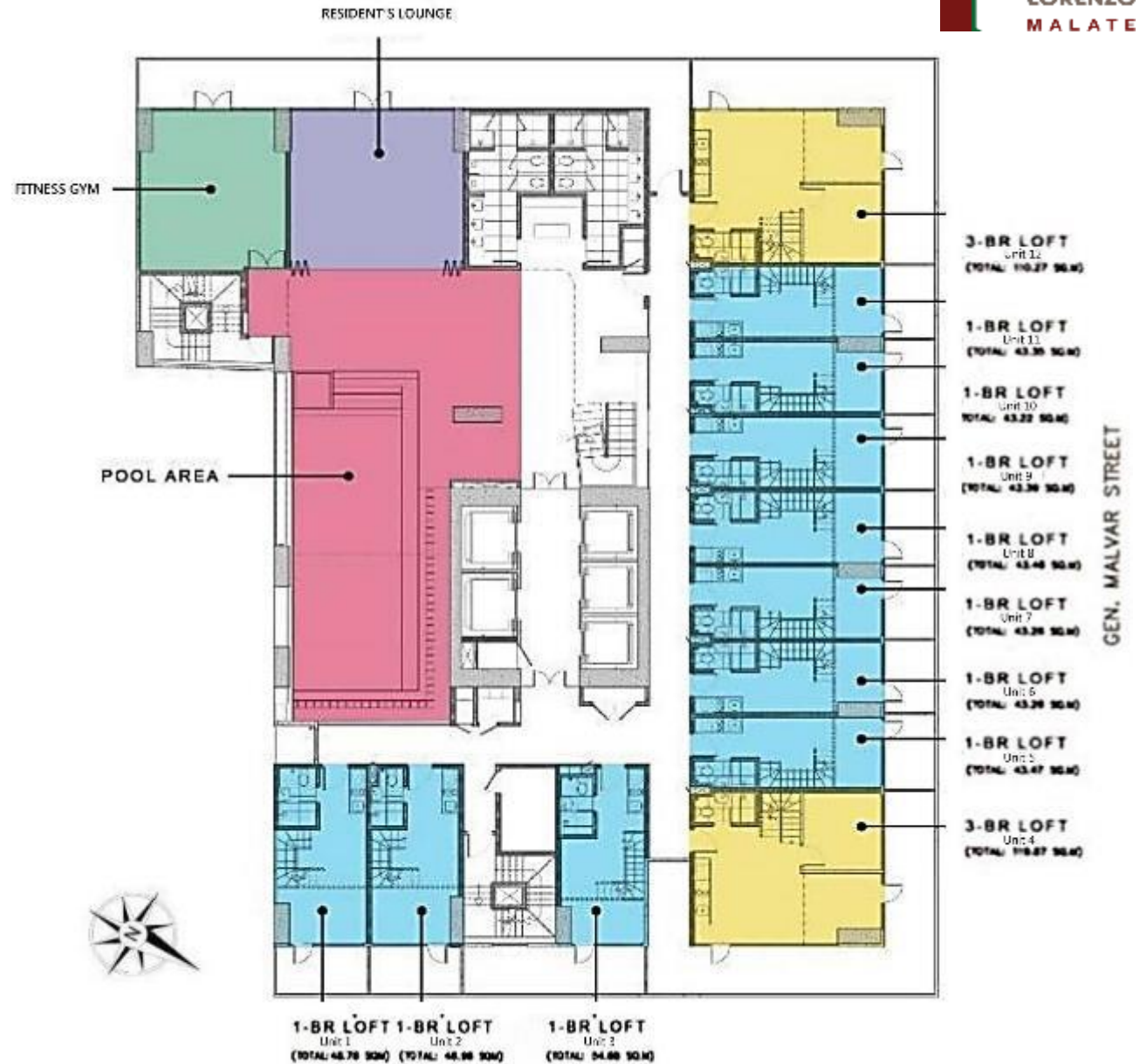


Elevator Lobby and Hallways

RESIDENTIAL LEVEL 1 LOWER LOFT

Unit Type	No. of Units
1BR Loft	10
3 BR Loft	2

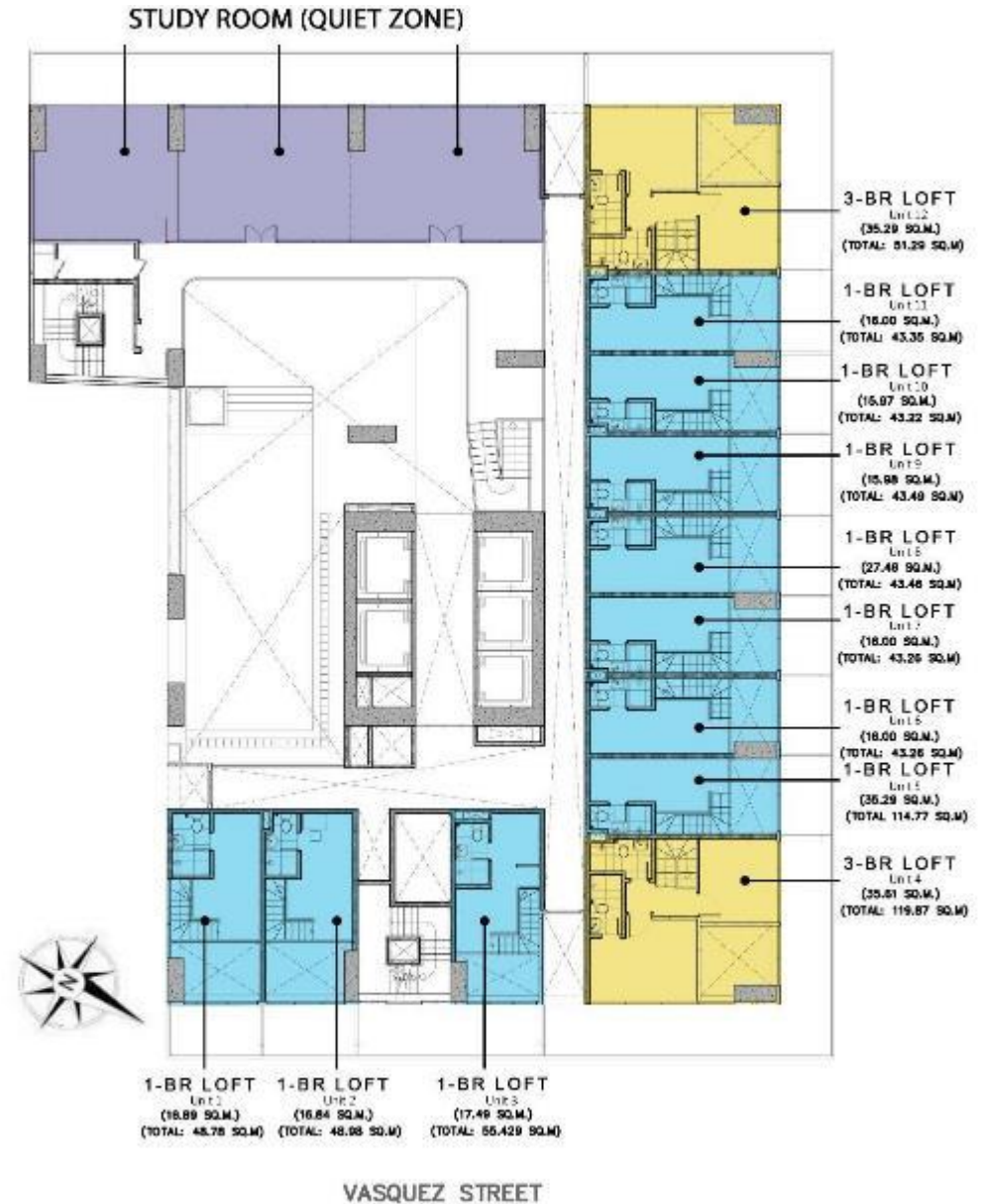
- POOL
- FITNESS GYM
- RESIDENT'S LOUNGE
- 3-BR LOFT
- 1-BR LOFT



RESIDENTIAL LEVEL 1 UPPER LOFT

Unit Type	No. of Units
1BR Loft	10
3 BR Loft	2

- STUDY ROOM (QUIET ZONE)
- 3-BR LOFT
- 1-BR LOFT



RESIDENTIAL LEVEL 1

1 BR LOFT



LOWER LOFT PLAN



UPPER LOFT PLAN



Area: Approx. 43.26sqm
(465.64sqft)
10 UNITS PER FLOOR

RESIDENTIAL LEVEL 1



3 BR LOFT



LOWER LOFT PLAN

UPPER LOFT PLAN



Area: Approx. 119.87sqm
(1,290.26sqft)
2 UNITS PER FLOOR

RESIDENTIAL LEVELS 2-37

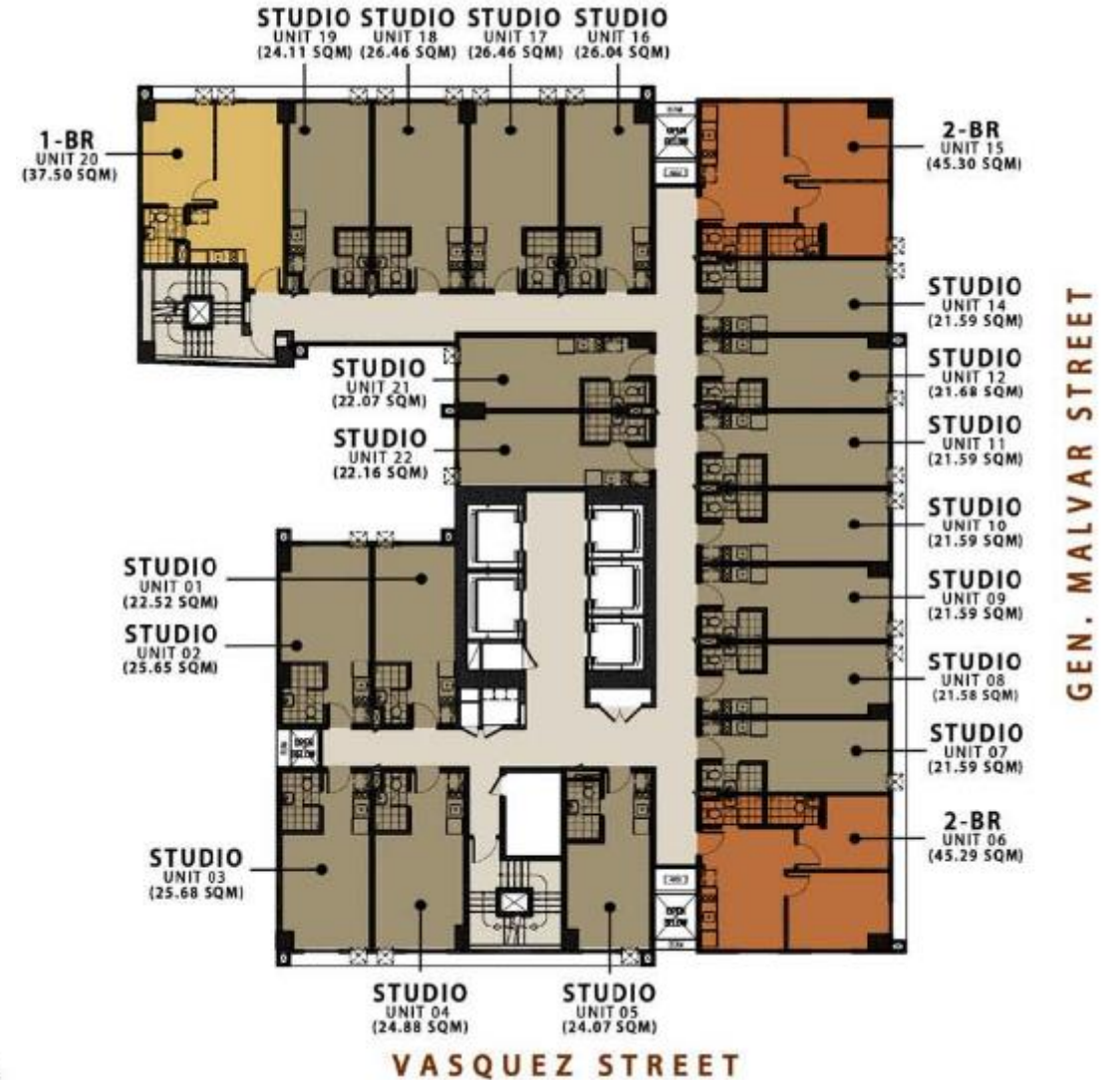


TYPICAL RESIDENTIAL FLOORS

Unit Type	No. of Units
Studio	18
1 Bedroom	1
2 Bedroom	2
Total	21

LEGEND:

- STUDIO UNIT
- 1 - BEDROOM
- 2 - BEDROOM



RESIDENTIAL LEVELS 2-37

TYPICAL RESIDENTIAL FLOORS



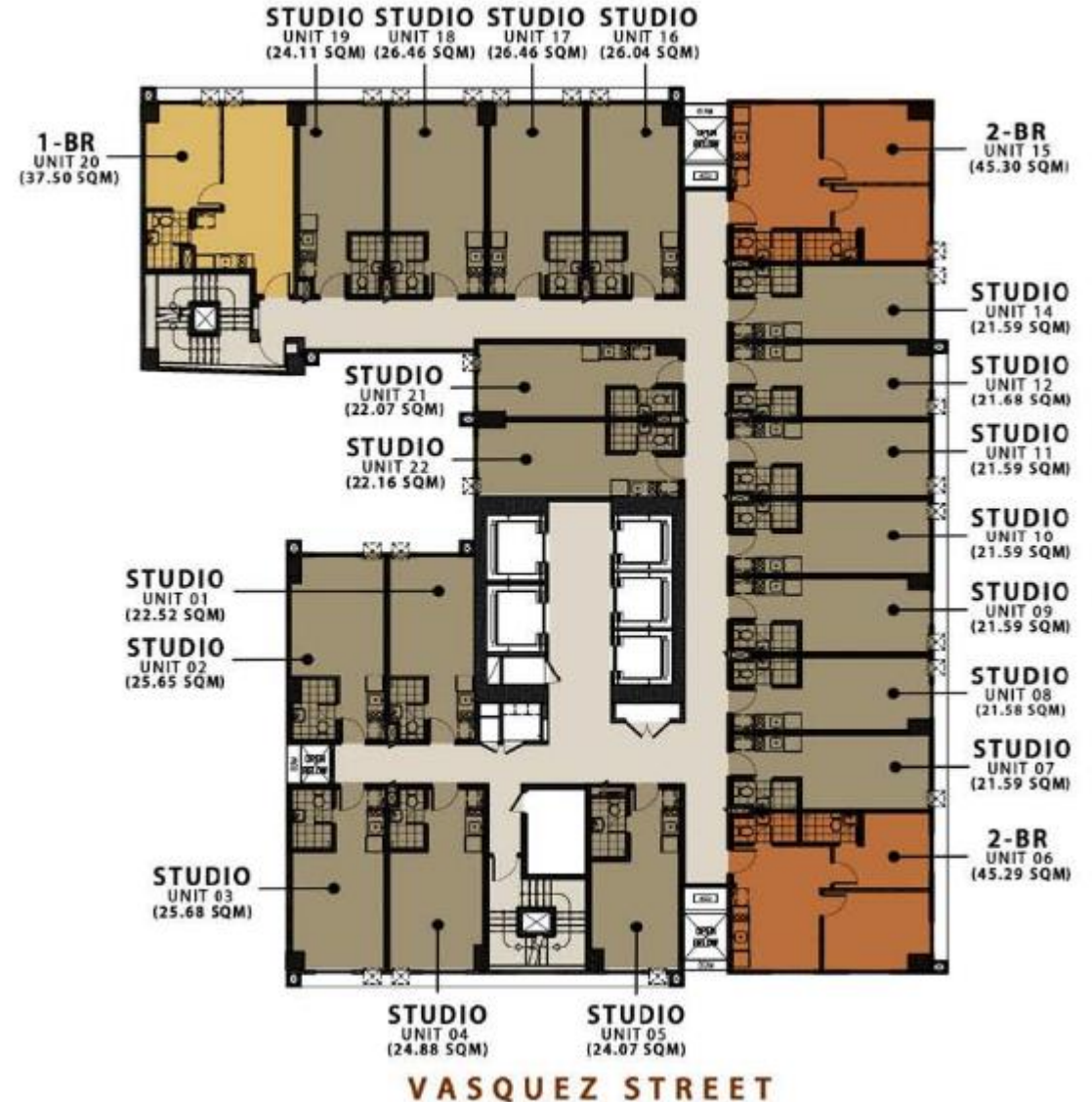
STUDIO



Area: Approx. 21.59sqm
(232.39sqft)
18 UNITS PER FLOOR

LEGEND:

- STUDIO UNIT
- 1 - BEDROOM
- 2 - BEDROOM



RESIDENTIAL LEVELS 2-37



TYPICAL RESIDENTIAL FLOORS

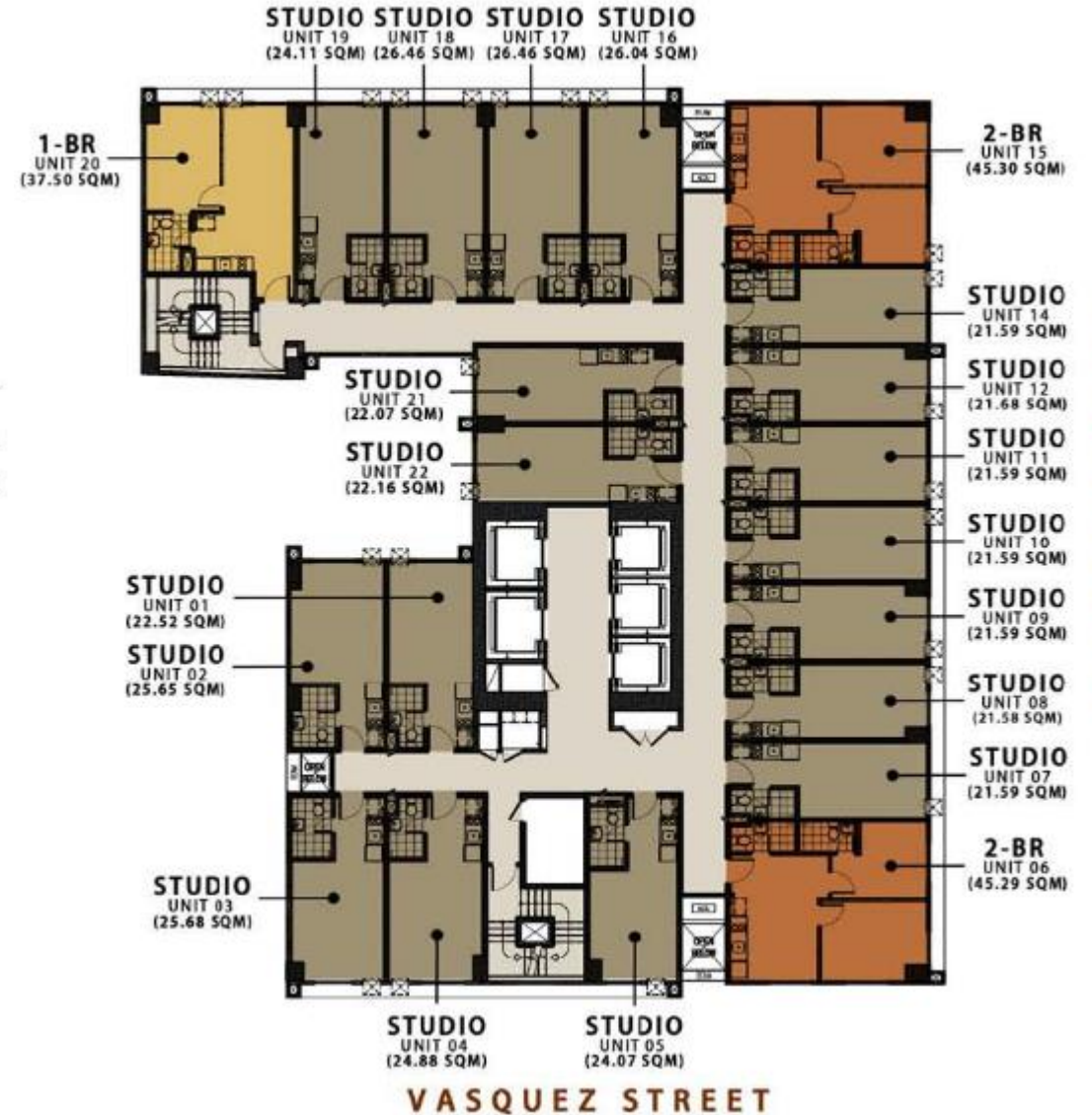
2 BEDROOM



LEGEND:

- STUDIO UNIT
- 1 - BEDROOM
- 2 - BEDROOM

Area: Approx. 37.50sqm
(403.64sqft)
1 UNIT PER FLOOR



UNIT DELIVERABLES



PARTICULARS	BEDROOM	LIVING/DINING	KITCHEN	T&B
FLOOR	Porcelain Tiles			Ceramic Tiles
WALL	Combination of Plaster Wall with Paint Finish			Combination of Ceramic Tiles & Plaster Wall with Paint Finish
CEILING	Painted Slab Soffit (No Ceiling)		Gypsum Board in Paint Finish	Moisture-resistant Gypsum Board in Paint Finish
OTHERS	Built-in Wardrobe Closet	<ul style="list-style-type: none"> •Provision for Internet, Cable & Telephone Intercom •Doorbell System •Smoke Detector •Fire Sprinkler 	<ul style="list-style-type: none"> •Range Hood •Double Hob Electric Stove Top •Built in Kitchen Cabinet w/ Counter Top, Stainless Sink & Grease Trap 	<ul style="list-style-type: none"> •Water Closet & Lavatory •Bathroom Accessories & Fixtures •Provision for single point water heater

DISCLAIMER:

“The particular details and fixtures stated herein are intended only to provide a summary and general overview of the project features, and as such, shall not be relied upon as statements of fact or deemed as a binding offer or contract. The contents herein are subject to change without prior notice. In the event of alteration or deviation from the specifications referred to herein, the Developer takes no responsibility whatsoever and shall be rendered free and harmless from any liability arising therefrom.”

SAFE & SECURE BUILDING FEATURES

- Smart Card Access (In Common Areas)
- 24-hour Reception
- Stand-by Generator
- CCTV
- Smoke Detector
- Fire Sprinkler

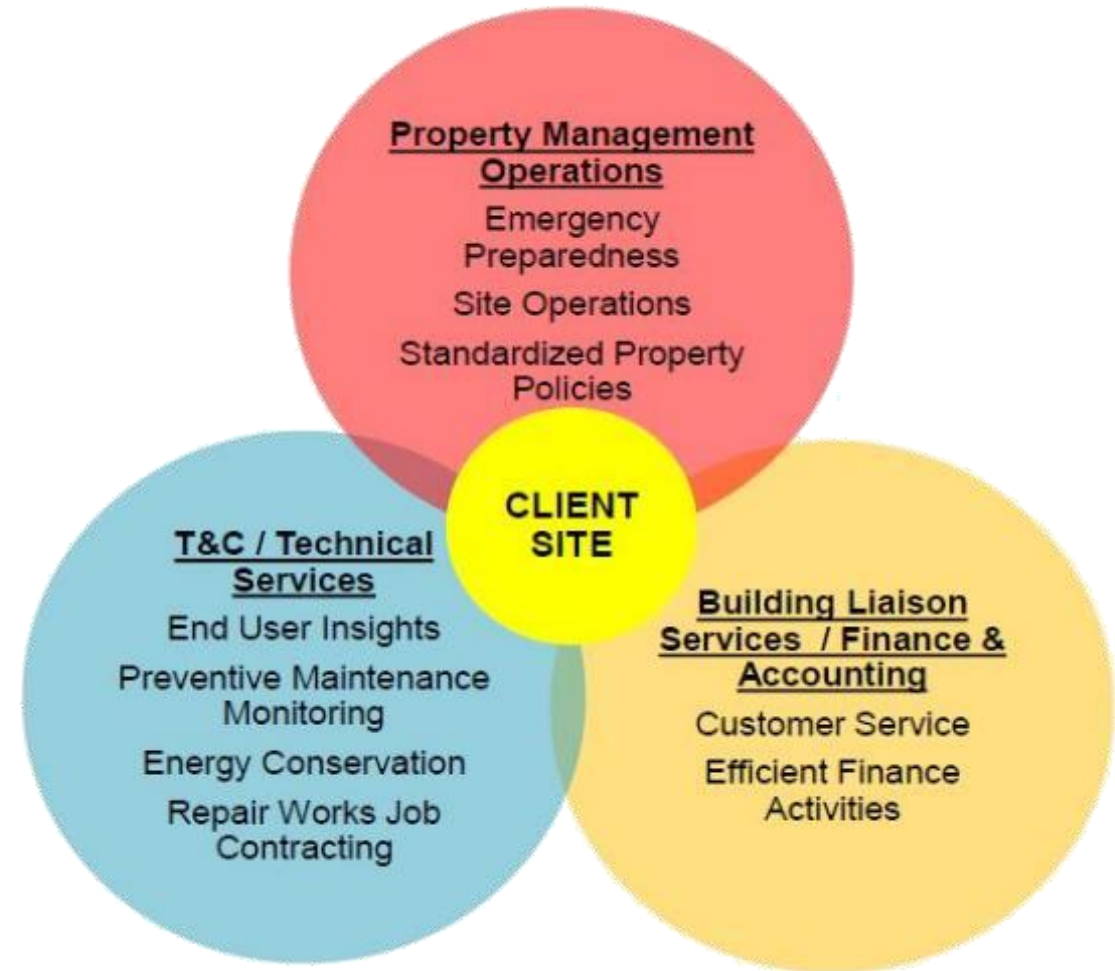


CONSTRUCTION & DESIGN GROUP



PROPERTY MANAGEMENT

- General maintenance of common areas
- Roving security personnel for common areas
- Move-in assistance
- Organizing of community events
- Utilities application and payment assistance
- Realty Tax payment assistance





- ✓ Is an exclusive service offered to all property owners of TLDC
- ✓ We will turn an idle investment to an income generating asset
- ✓ Hassle free Leasing



TURN OVER 3Q 2021

A PROJECT OF

