



**CENTRAL HUB OF THE
COUNTRY'S ECONOMIC,
POLITICAL, SOCIAL, AND
CULTURAL ACTIVITIES**

**POPULATION: 1,780,148
(14% OF METRO MANILA
POPULATION)**

**SECOND LARGEST CITY
IN THE COUNTRY IN
TERMS OF POPULATION**





**VISION
FOR A
BETTER
AND
BRIGHTER
MANILA**



SMARTEST

GREENEST

RICHEST



**RAILWAY PROJECT
CONNECTING
LAGUNA TO
TUTUBAN MANILA,
MALOLOS BULACAN AND
CLARK FREEPORT**

Skymway 3

SET TO BE COMPLETED IN 2020

CONNECTS SLEX AND NLEX

SHORTENS TRAVEL TIME FROM NORTH TO SOUTH TO ABOUT 15 MINUTES

The Skymway 3 Project

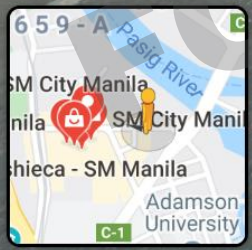
- LEGEND:
-  New Skymway route
 -  Schools affected
 -  Hospitals affected



LOCATION ASSESSMENT

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THE PROJECT SITE



THOROUGHFARES

**QUINTIN
PAREDES RD**

**PADREBURGOS
AVENUE**

TAFT AVENUE

NATIVIDAD LOPEZ ST.

AYALA BLVD

**CARRIEDO
STATION**

**CENTRAL
STATION**

UN STATION



COMMERCIAL HUBS



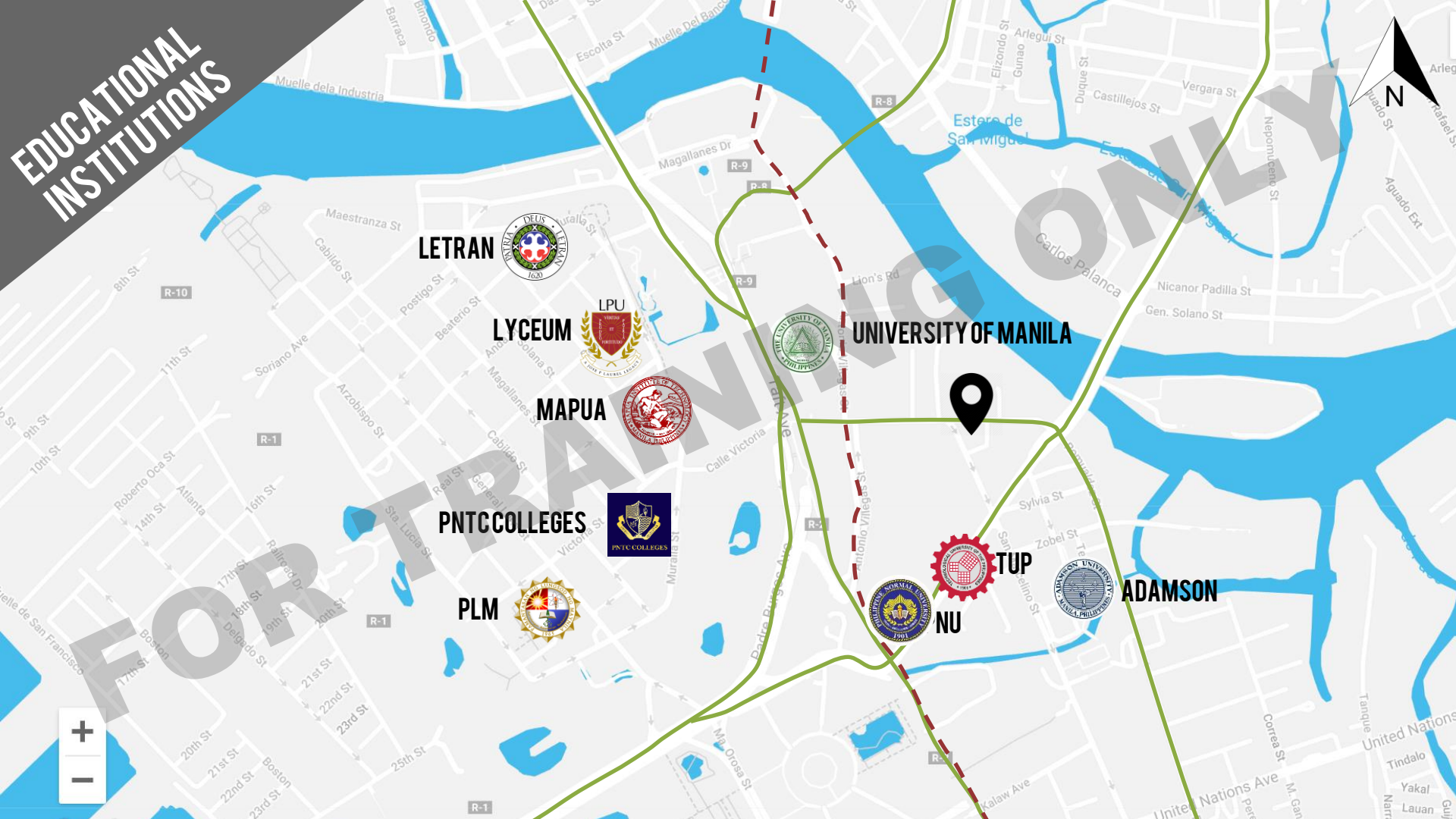
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SMMANILA



EDUCATIONAL INSTITUTIONS



LETRAN



LYCEUM



MAPUA



UNIVERSITY OF MANILA



PNTCCOLLEGES



PLM



NU



ADAMSON





SCHOOLS AND UNIVERSITIES



AUXILIARY

BINONDO



NATIONAL PRESS CLUB



ARROCEROS FOREST PARK



METROPOLITAN TRIAL COURT



MANILA CITY HALL



NATIONAL MUSEUM



MANILA PLANETARIUM



RIZAL PARK



MANILA DOCTORS



MANILA MEDICAL CENTER





GOVERNMENT OFFICES

INTRAMUROS



MANILA PORT



NATIONAL MUSEUM



RIZAL PARK

CHINATOWN



*Particulars
of The*

PROJECT

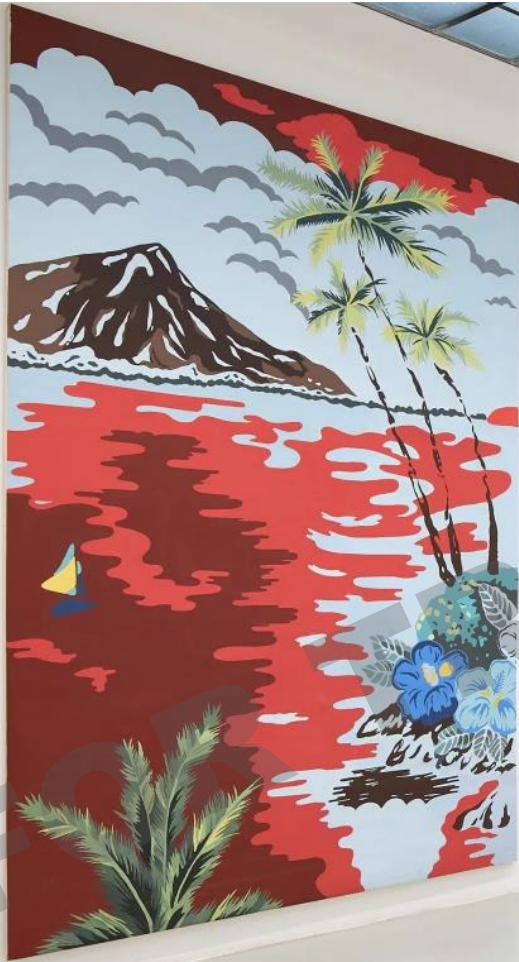
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Galeries Tower

**“BECAUSE CONDO LIVING IS MORE THAN
JUST A LIFESTYLE, IT IS YOU.”**





**Galleries is French for
“gallery”**

TAILOR-MADE TO YOUNG, INTELLECTUAL, AND CREATIVE STUDENTS AND PROFESSIONALS, GALERIES TOWER MANILA IS A 34-FLOOR RESIDENTIAL DEVELOPMENT LOCATED AT THE HEART OF MANILA CITY ESTABLISHED TO BE LOCALLY AND CULTURALLY CONNECTED WHILE PROVIDING LIVING SPACES AND AMENITIES THAT HELP DEVELOP THE MIND AND BODY.

**GALERIES TOWER MANILA,
YOUR AVENUE FOR ART AND GROWTH,
YOUR HOME IN ERMITA, MANILA CITY.**





Bread & Brew

TAIPAN

Coffee Shop

RESTAURANT

NPC 2277



Location

NATIVIDAD LOPEZ ST.
CORNER CABRAL ST.,
ERMITA, MANILA CITY

Lot Area

960 SQUARE METERS



Project Type

HIGH RISE RESIDENTIAL
BUILDING

34 FLOORS



Product Mix

STUDIO

(21.52SQM-30.09SQM)

404 UNITS

1 BEDROOM

(28.86SQM-44.87SQM)

106 UNITS

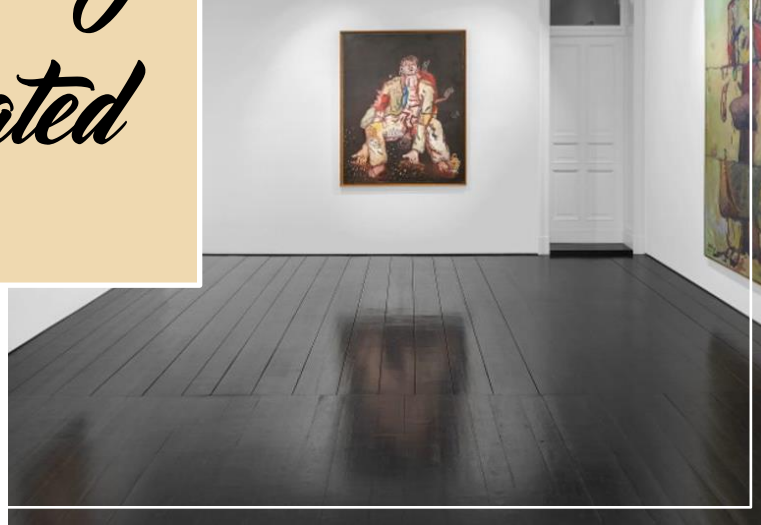
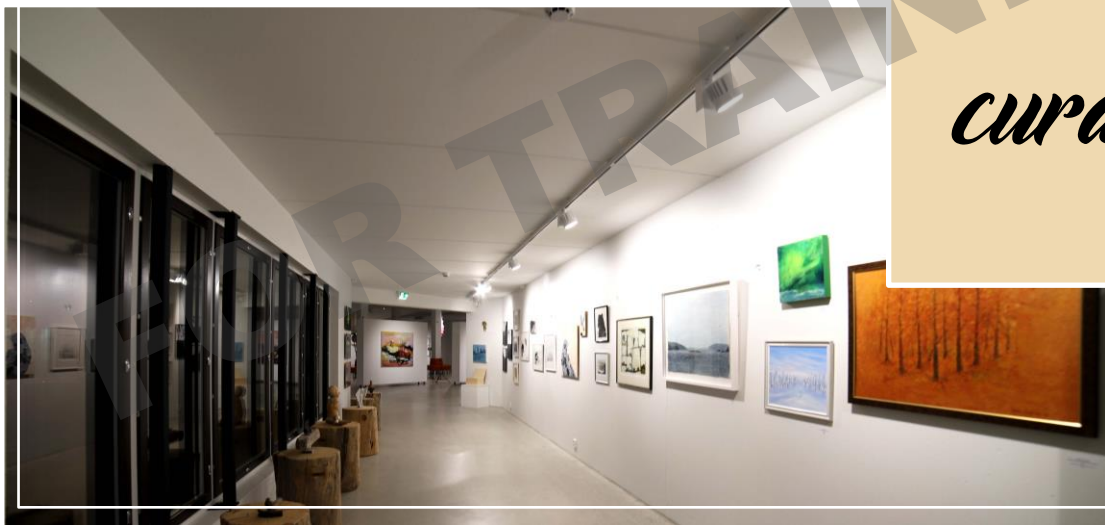
Parking Slots



6 PODIUM PARKING FLOORS
88 PARKING SLOTS



*Visually
curated*





*Culturally
connected*



Timeless
RELEVANT DESIGN
ENDURING COLORS

Functional
MODERN
OPEN AND WIDE SPACES



VIEW
CONCEPT
IMPRESSION
IDEA
VISION
THOUGHT
IMAGE
MARKETING



**NEW
BREED
OF
URBAN
DWELLERS**



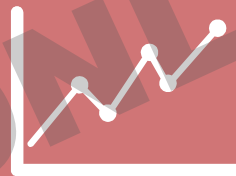
Students

- STUDYING IN NEARBY SCHOOLS
- ACTIVE LIFESTYLE



Young Professionals

- WORKING IN NEARBY BUSINESS DISTRICTS
- YOUNG ADULT TO MIDDLE AGED ADULT



Investors

- HIGH NET WORTH INDIVIDUALS



“TO MIDDLE INCOME INDIVIDUALS, WHO WISH TO FIND AN ACCESSIBLE LUXURY IN THE CENTER OF MANILA CITY THAT IS NOT ONLY CLOSE TO THEIR SCHOOLS AND OFFICES, BUT CAN ALSO HELP DEVELOP THEIR YOUTHFUL AND CREATIVE MINDS.

THE PROJECT IS A 34-FLOOR RESIDENTIAL BUILDING SURROUNDED BY RICH HISTORICAL AND CULTURAL LANDMARKS.

THE PROJECT IS A PERFECT INVESTMENT DESTINATION FOR HIGH NET WORTH INDIVIDUALS WHO INTEND TO MAKE THEIR MONEY’S WORTH THROUGH BUYING REAL ESTATE”.

AN
ACCESSIBLE
Refined
EXPERIENCE



ARCHITECTURAL DETAILS

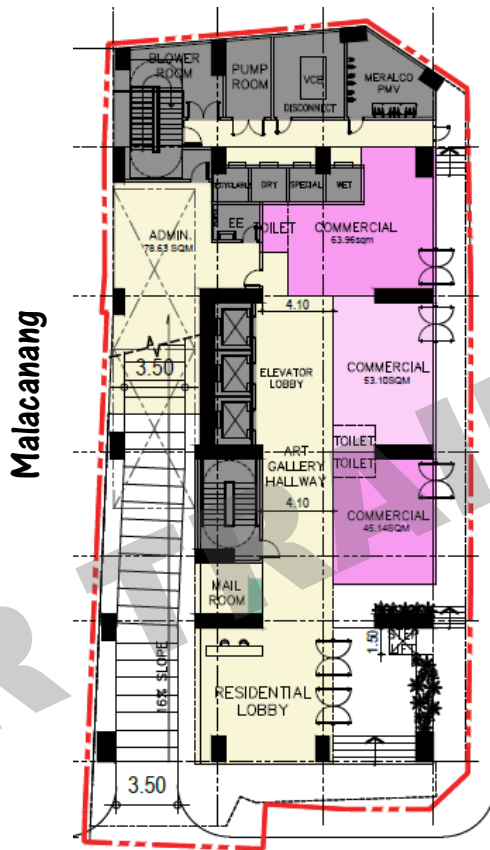
Physical Floors

RD		RD
34TH	RESIDENTIAL	34TH
33RD	RESIDENTIAL	33RD
32ND	RESIDENTIAL	32ND
31ST	RESIDENTIAL	31ST
30TH	RESIDENTIAL	30TH
29TH	RESIDENTIAL	29TH
28TH	RESIDENTIAL	28TH
27TH	RESIDENTIAL	27TH
26TH	RESIDENTIAL	26TH
25TH	RESIDENTIAL	25TH
24TH	RESIDENTIAL	24TH
23RD	RESIDENTIAL	23RD
22ND	RESIDENTIAL	22ND
21ST	RESIDENTIAL	21ST
20TH	RESIDENTIAL	20TH
19TH	RESIDENTIAL	19TH
18TH	RESIDENTIAL	18TH
17TH	RESIDENTIAL	17TH
16TH	RESIDENTIAL	16TH
15TH	RESIDENTIAL	15TH
14TH	RESIDENTIAL	14TH
13TH	RESIDENTIAL	12TH
12TH	RESIDENTIAL	11TH
11TH	RESIDENTIAL	10TH
10TH	RESIDENTIAL	9TH
9TH	RESIDENTIAL	8TH
5.00	AMENITY	7TH
3.30	PARKING	6TH
3.30	PARKING	5TH
3.30	PARKING	4TH
3.30		3RD
3.30	POWER CENTER	2ND
3.30		1ST
4.50	COMMERCIAL	G

Marketing Floors

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Downtown
Manila



Malacanang

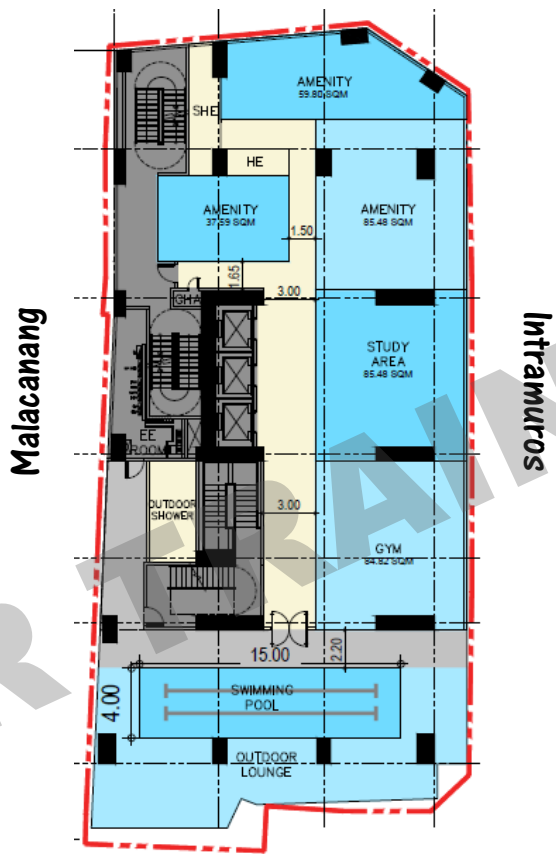
Intramuros

Manila Skyline

GROUND FLOOR

3 COMMERCIAL UNITS
LOBBY
3 ELEVATOR CARS

Downtown
Manila



Malacanan

Intramuros

Manila Skyline

7TH FLOOR

AMENITY FLOOR

Downtown
Manila



Malacanan

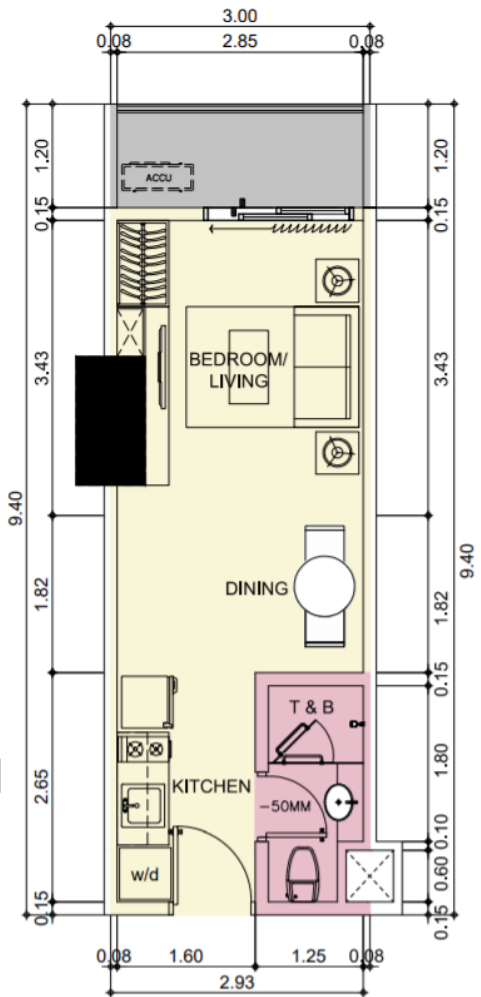
Intramuros

Manila Skyline

9TH-34TH FLOOR

TYPICAL FLOOR

20 UNITS
4 ONE-BEDROOM UNITS
16 STUDIO UNITS

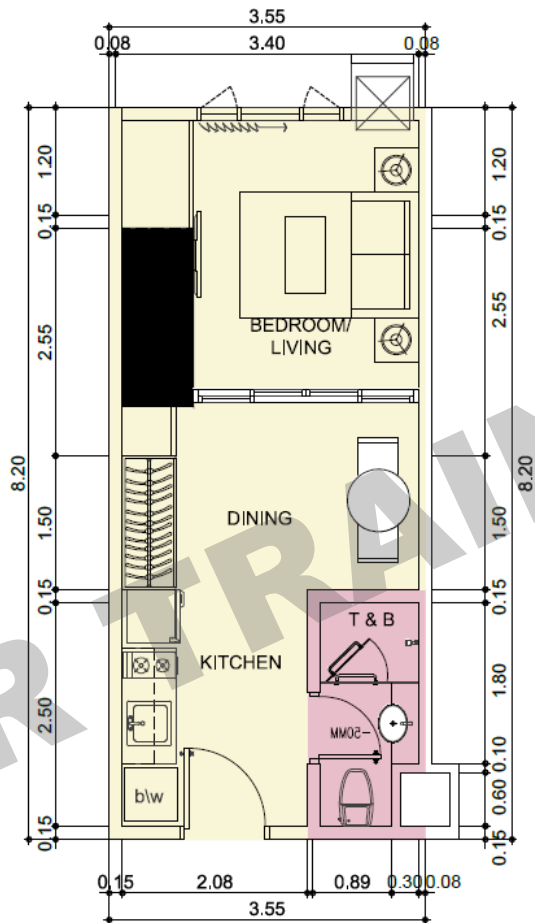


SAMPLE STUDIO UNIT

Bedroom/Living	10.74 SQM
Kitchen	4.69 SQM
Dining	5.46 SQM
T&B	3.71 SQM
TOTAL	28.20 SQM



KEYPLAN



KEYPLAN

SAMPLE ONE BEDROOM

Bedroom/Living	13.85 SQM
Kitchen	6.23 SQM
Dining	5.32 SQM
T&B	3.71 SQM
TOTAL	29.11 SQM

PRICING AND PAYMENT TERMS

FOR TRAINING ONLY

PAYMENT TERMS

Spot Cash

- **100% SPOT PAYMENT WITH 12% DISCOUNT**

Deferred Cash

- **100% DEFERRED CASH IN 48 MONTHS WITH 6% DISCOUNT**
- **10% SPOT – 90% DEFERRED CASH IN 48 MONTHS WITH 7% DISCOUNT**
- **20% SPOT – 80% DEFERRED CASH IN 48 MONTHS WITH 8% DISCOUNT**

Financing

- **10% SPOT – 30% DP IN 48 MONTHS WITH 3% DISCOUNT**
- **5% SPOT – 20% DP IN 48 MONTHS WITH 1% DISCOUNT**
- **25% DP – 75% BALANCE IN 48 MONTHS**

THE PROJECT TEAM

CONSULTANTS	COMPANY
Architecture	ASYA Design
Interior Design	Greymatters
Structural Design	Quadstruct
Electrical and Mechanical	ASYA Engineering
Sanitary, Plumbing & Fire Protection	F.L. Figueroa and Associates

1 ARCHITECTURAL CONSULTANT

ASYA

Since 1993, Architect Albert Yu has led the firm in its remarkable competence in the field of architectural design, providing clients with personalized service and the best architectural design system.



Silk Residences – Chengdu China



Robinsons Radiance



Anchorland
Skysuites



The Rise – Makati City

Consistently, ASYA Design Partner has been awarded by BCI Asia as one of the Top Ten Architectural Firms in the Philippines since 2005 up to present. ASYA Design rises to meet more challenges, setting new trend in the estate market by taking a fresh approach on all aspects of architectural design.

2 STRUCTURAL DESIGN CONSULTANT

quadstruct

The company is a new age structural design firm that uses up to date and imaginative design approaches to aid our clients in achieving their dreams structure.



3 INTERIOR DESIGN CONSULTANT

GREYMATTERS

Greymatters is a global hospitality design agency with specialist strategic, concept, interior, architecture, food + beverage and branding + identity capabilities. Founded by Alan Barr in Singapore in 2012 and has since expanded with design studios in San Francisco and Bangkok.



SHANGRI-LA CLUB LOUNGE



MERCURE
SEJONG

SEOUL
SOUTH KOREA



4 ELECTRICAL AND MECHANICAL

ASYA

ASYA's in-house engineering team commits to be the leading solutions provider in engineering design and consultancy in the Philippines. ASYA Engineering takes pride in offering the complete trades: Mechanical, Electrical, Plumbing, Fire Protection, and Structural engineering. Since it was established in 2012, the team now has over a hundred licensed engineers who are equally passionate to excel in both local and international projects.



Silk Residences – Chengdu China



Robinsons Radiance



Anchorland Skysuites The Rise – Makati City



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BCI ASIA

