



LE PONT

RESIDENCES

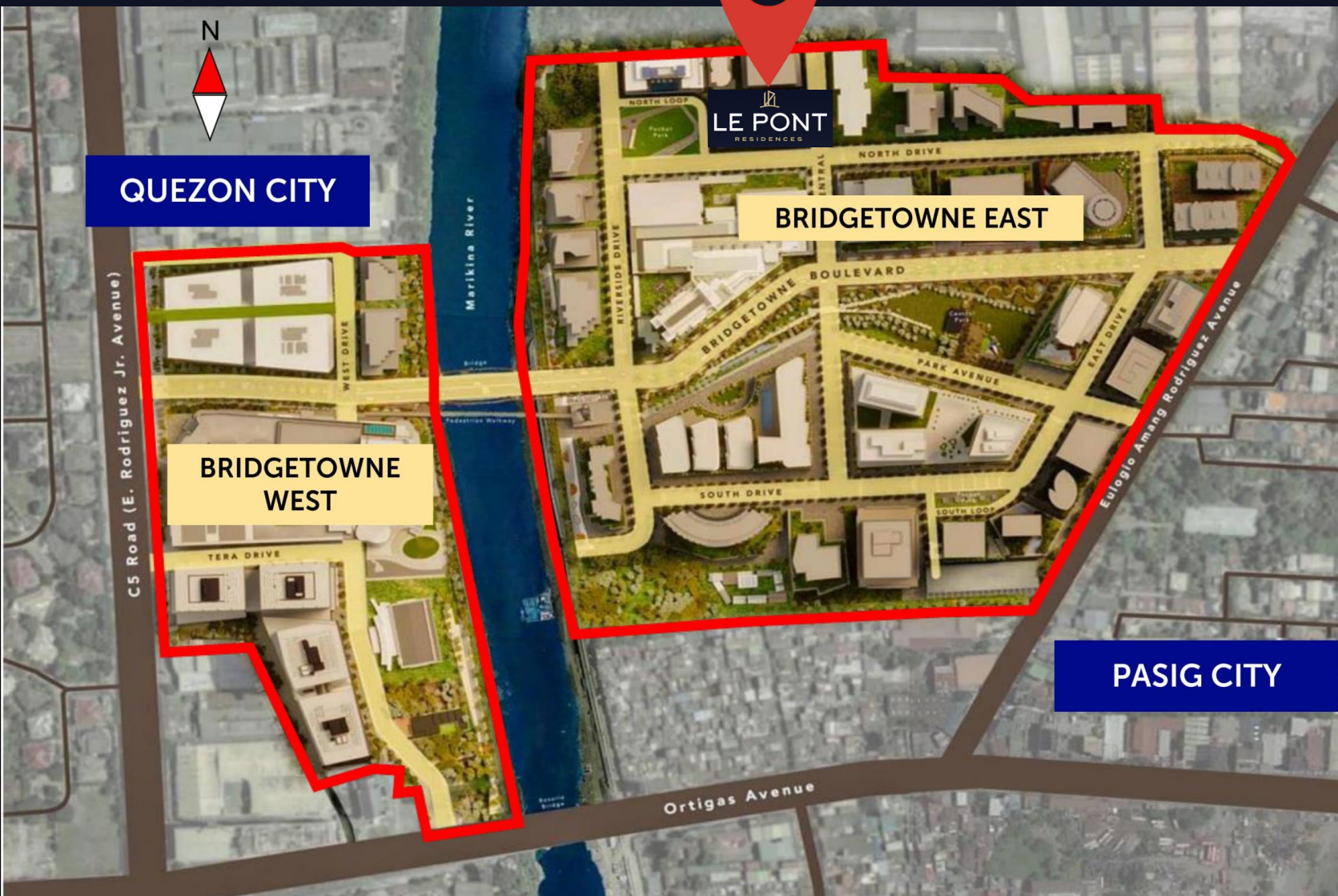
BRIDGING YOU TO
YOUR BEST LIFE



RLC
RESIDENCES

Raise
Live
Connect

Residential Division of
Robinsons Land Corporation



VICINITY MAP

Bridgetowne East, Eulogio Amang Rodriguez Ave, Brgy. Rosario, Pasig City

WIN IN LIFE, IN A WORLD-CLASS ADDRESS

Situated within the master-planned Bridgetowne Destination Estate, Le Pont Residences gives you direct access to numerous retail, dining, and other establishments that will enrich your elevated lifestyle. Being close to two major cities, Quezon City and Pasig, this top-notch development offers the unbeatable convenience of living close to important destinations.



WITHIN BRIDGETOWNE DESTINATION ESTATE:

| OFFICE BUILDINGS:

Robinsons Zeta Tower	1.8 km
Robinsons Tera Tower	1.9 km
Campus One	900 m

| LEISURE AND ENTERTAINMENT:

OPUS	1.9 km
The Blue Leaf Cosmopolitan	2 km

| OPEN SPACES:

Central Park	1.0 km
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| ICONIC LANDMARKS:

The Victor Sculpture	1.3 km
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NEARBY DESTINATIONS:

| BUSINESS DISTRICT:

Ortigas Central Business District	4.7 km
Bonifacio Global City	9.8 km
Makati City	11 km

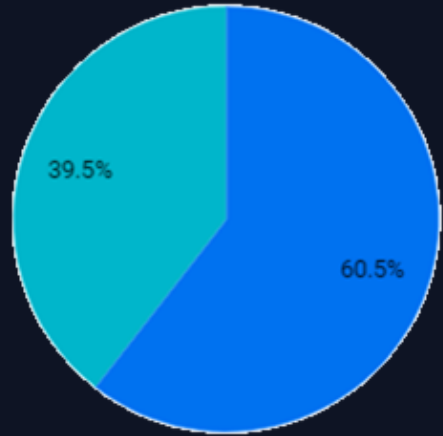
| RESIDENTIAL AREAS:

Valle Verde	3.6 km
Green Meadows Subdivision	4.0 km
White Plains	4.5 km
Corinthian Gardens	4.6 km

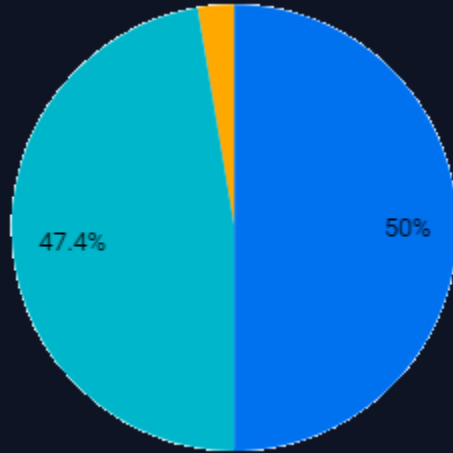
| SOCIAL INSTITUTIONS:

The Medical City	3.2 km
St. Paul University Pasig	4.6 km
University of Asia & The Pacific	4.9 km

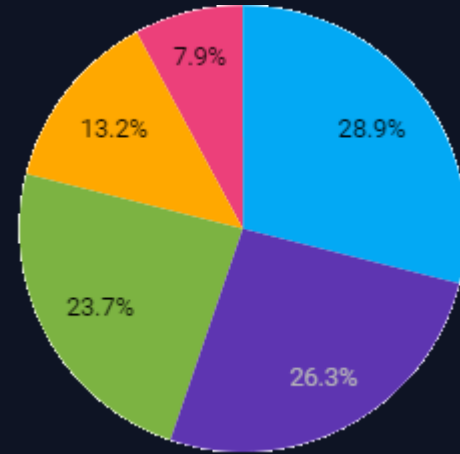
BUYERS' PROFILE



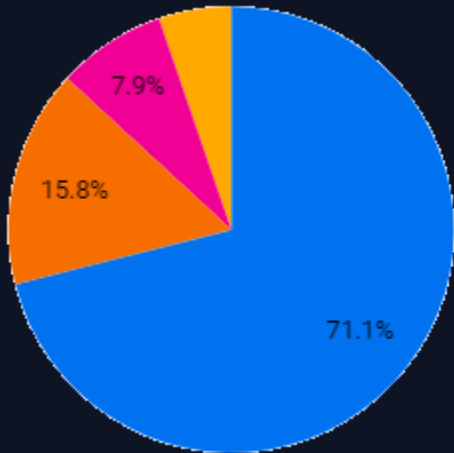
GENDER
 Female – 15 (39.5%)
 Male – 23 (60.5%)



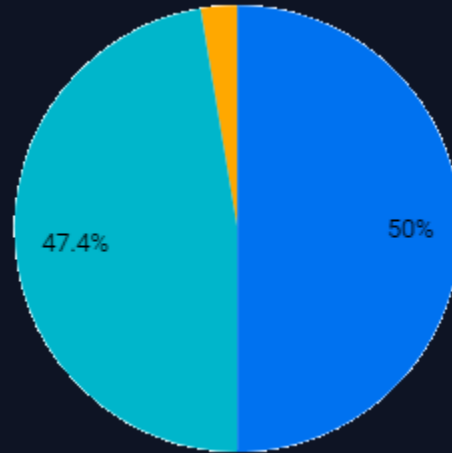
STATUS
 Single – 19 (50%)
 Married – 18 (47.4%)



AGE
 55 y/o + – 11 (28.9%)
 44-55 y/o – 10 (26.3%)
 25-35 y/o – 9 (23.7%)
 35-45 y/o – 5 (13.2%)
 18-25 y/o – 3 (7.9%)



NATIONALITY
 Filipino – 27 (71.1%)
 American – 6 (15.8%)
 Slovakian – 3 (7.9%)
 Canadian – 2 (5.3%)



COUNTRY
 Philippines – 21 (55.3%)
 USA – 7 (18.4%)
 Canada – 3 (7.9%)
 Slovakia – 3 (7.9%)
 Singapore – 2 (5.3%)
 UK – 1 (2.6%)
 Australia – 1 (2.6%)

* Data is based on profile of current buyers of LPR1 as of March 15, 2023

YOUR BEST LIFE AWAITS YOU

The life you desire is within reach at
Le Pont Residences.

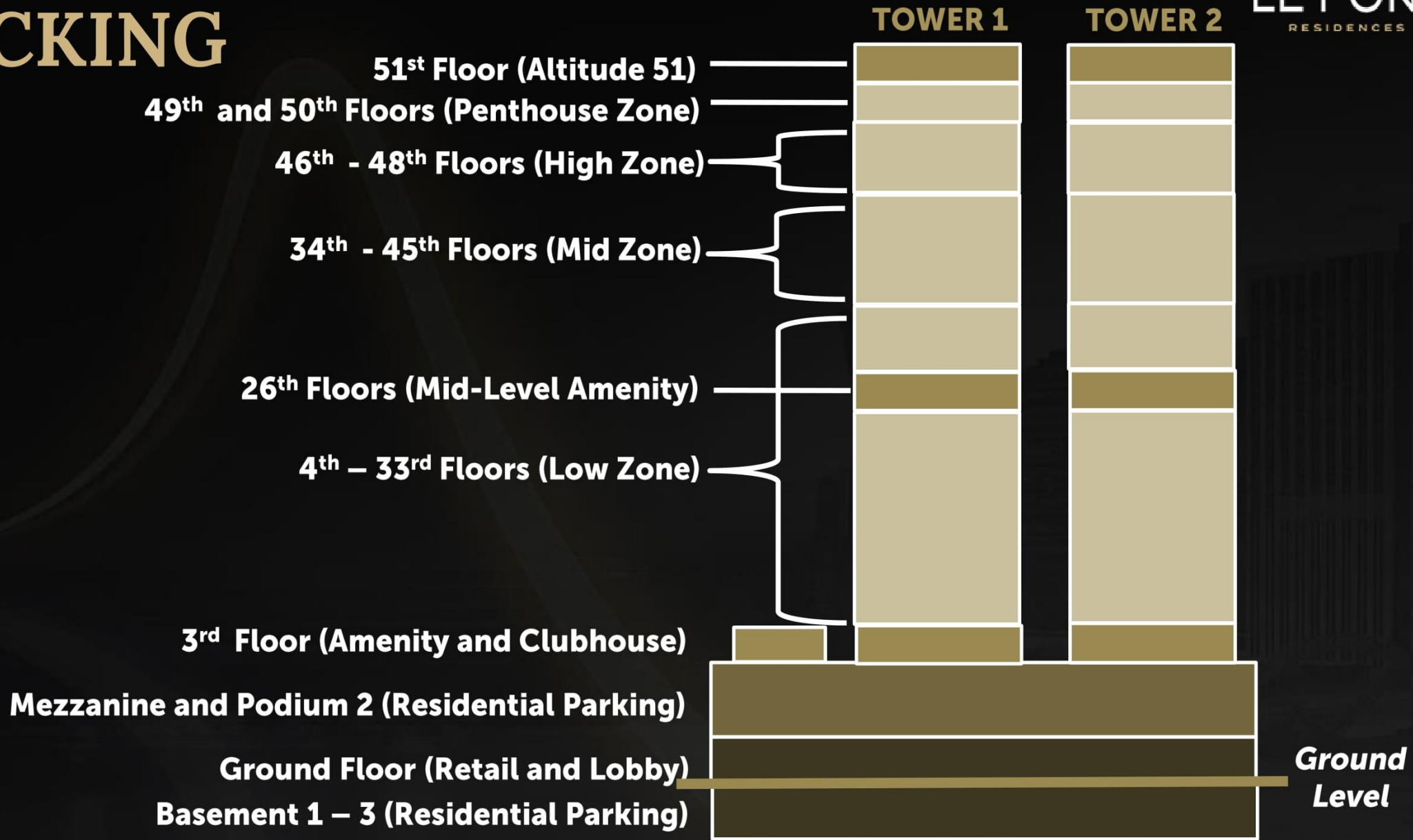
Bringing together hotel-like amenities and beautifully-designed living spaces in a world-class address, this outstanding development offers a premium residence where you can celebrate your successes and experience the elevated lifestyle you deserve.



LOT AREA: 7,300 SQM
TOWERS: 2 Residential Towers
NUMBER OF FLOORS: 50 Floors
NUMBER OF UNITS: 431 units
RESIDENTIAL FLOORS: 43 Floors



STACKING



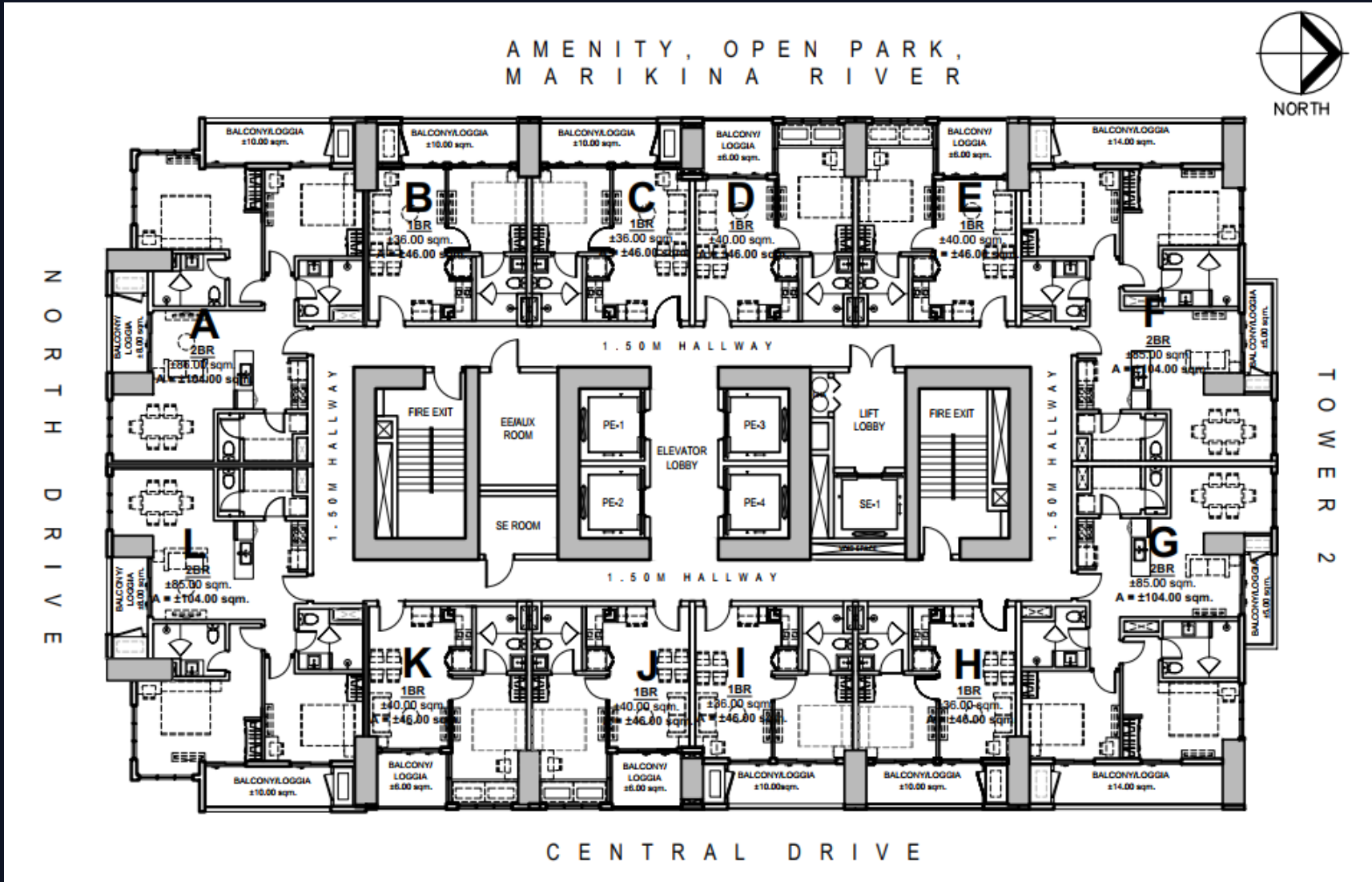
ELEVATED LIVING YOU DESERVE

Your home at Le Pont Residences is carefully crafted with your comfort and convenience in mind. With spacious cuts, elegant living spaces, as well as upgraded home devices and deliverables, each unit is built to raise the standard for high-rise living.

UNIT SELECTION

One-bedroom	46 sqm
Two-bedroom	104 - 127 sqm
Three-bedroom	150 and 196 sqm
Penthouse	251 - 380 sqm

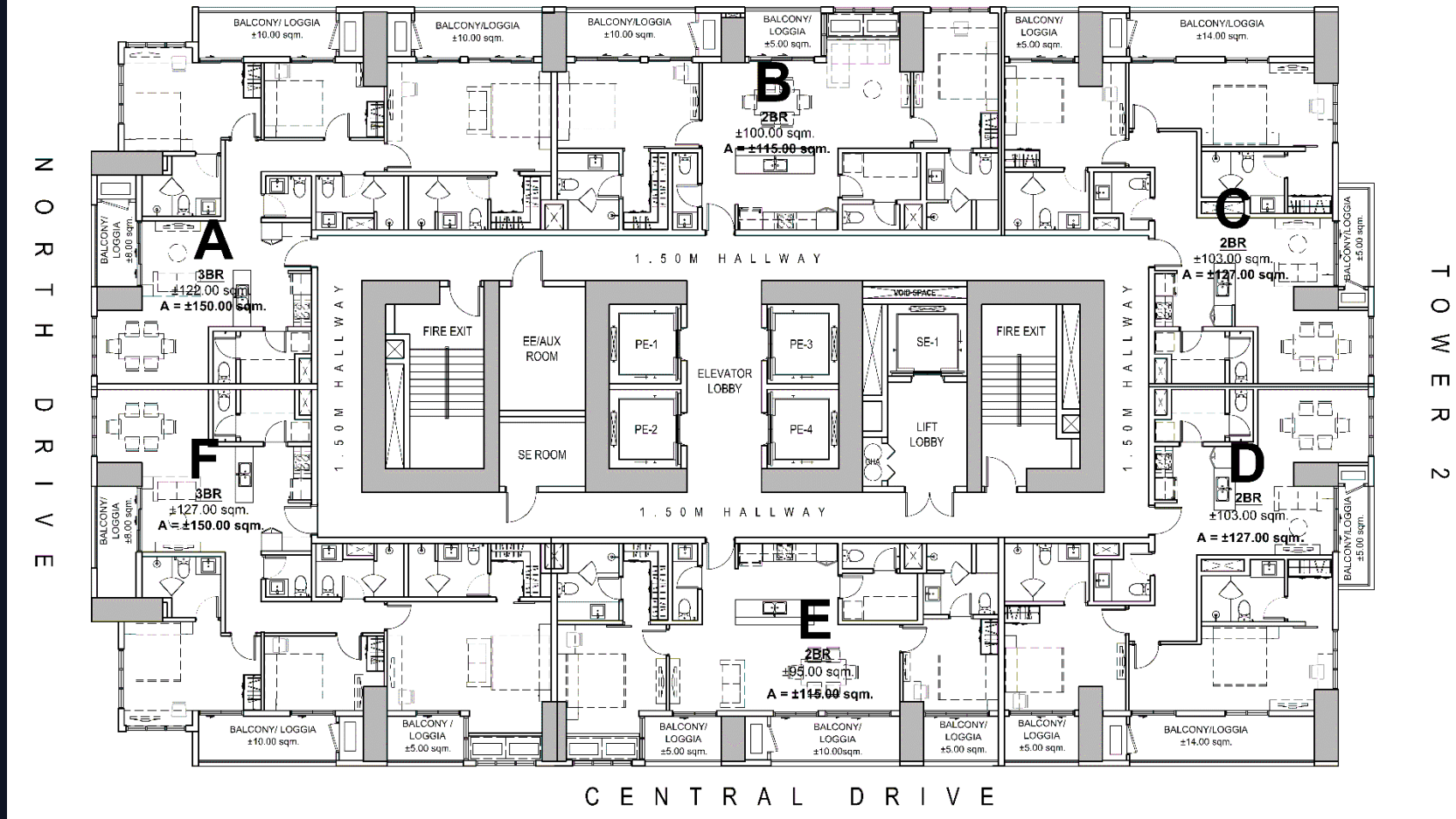




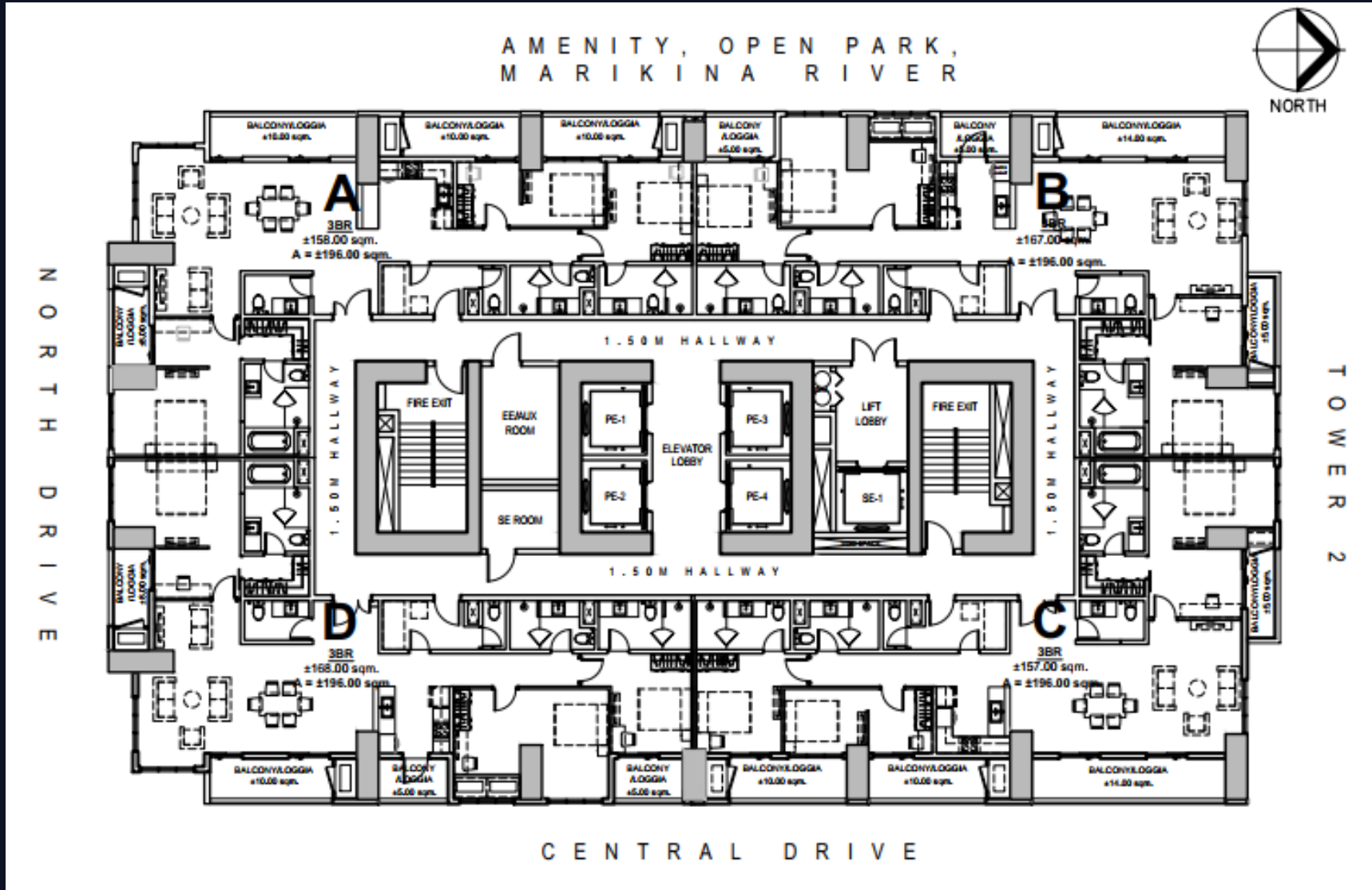
Low Zone 1 Keyplan

(4th – 7th , 21st – 25th , 27th – 30th floors)

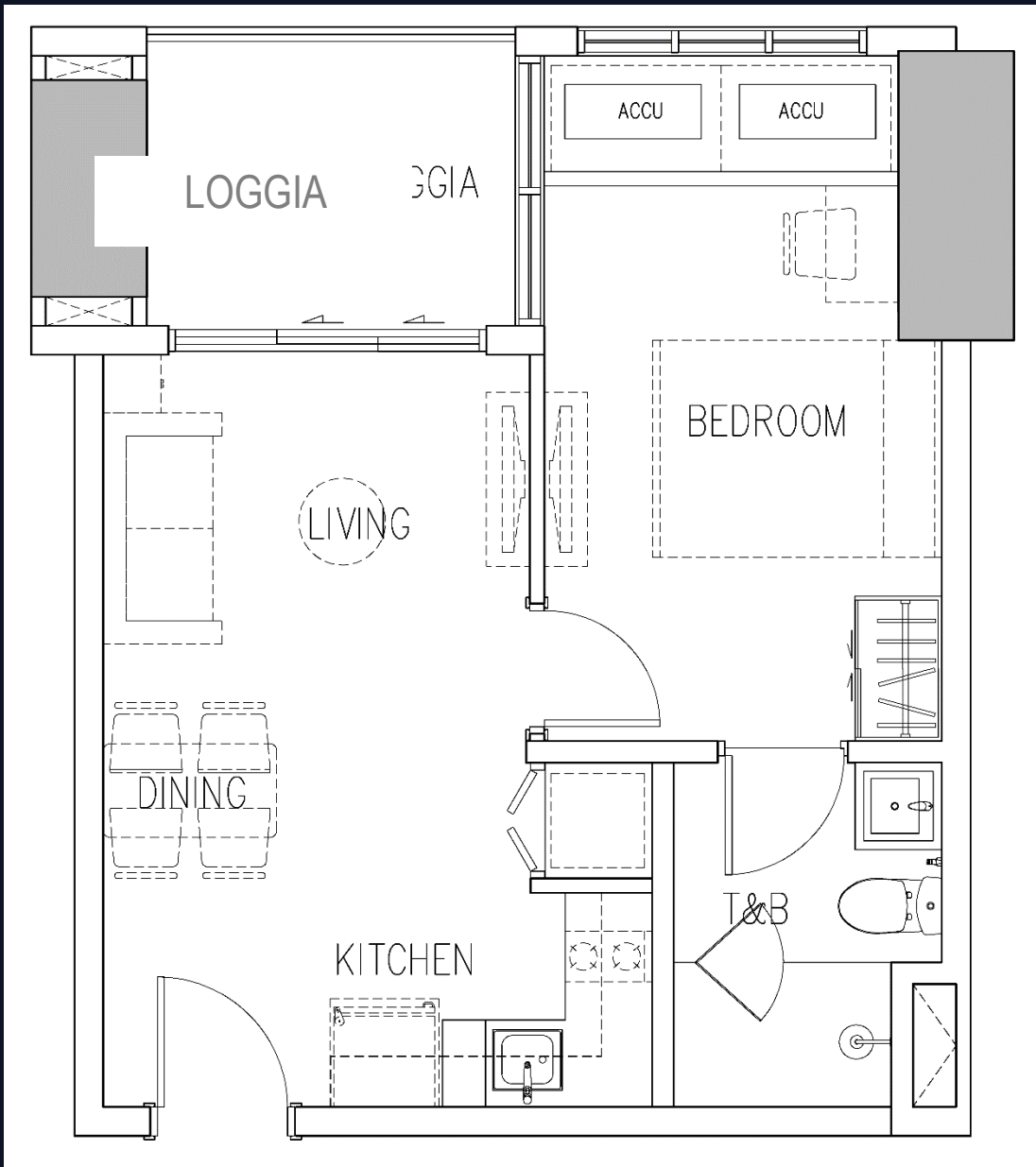
AMENITY, OPEN PARK,
MARIKINA RIVER



Mid Zone Keyplan
(34th - 45th floors)



High Zone Keyplan
(46th - 48th floors)



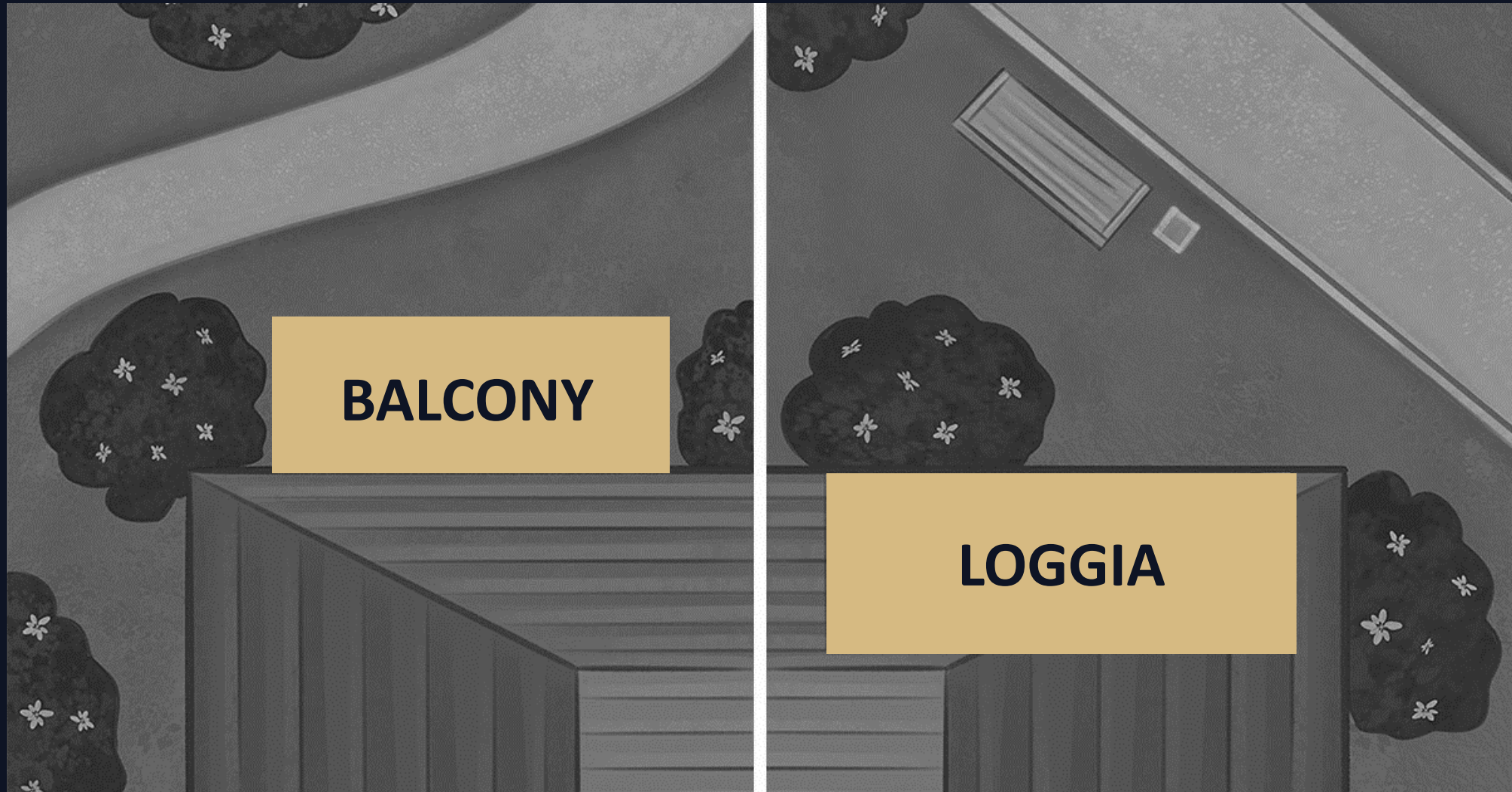
1 BR WITH LOGGIA

Unit Area = ± 36 SQM

Loggia = ± 10.00 SQM

Total Area = ± 46.00 SQM

DIFFERENCE OF BALCONY & LOGGIA





Artist's Perspective

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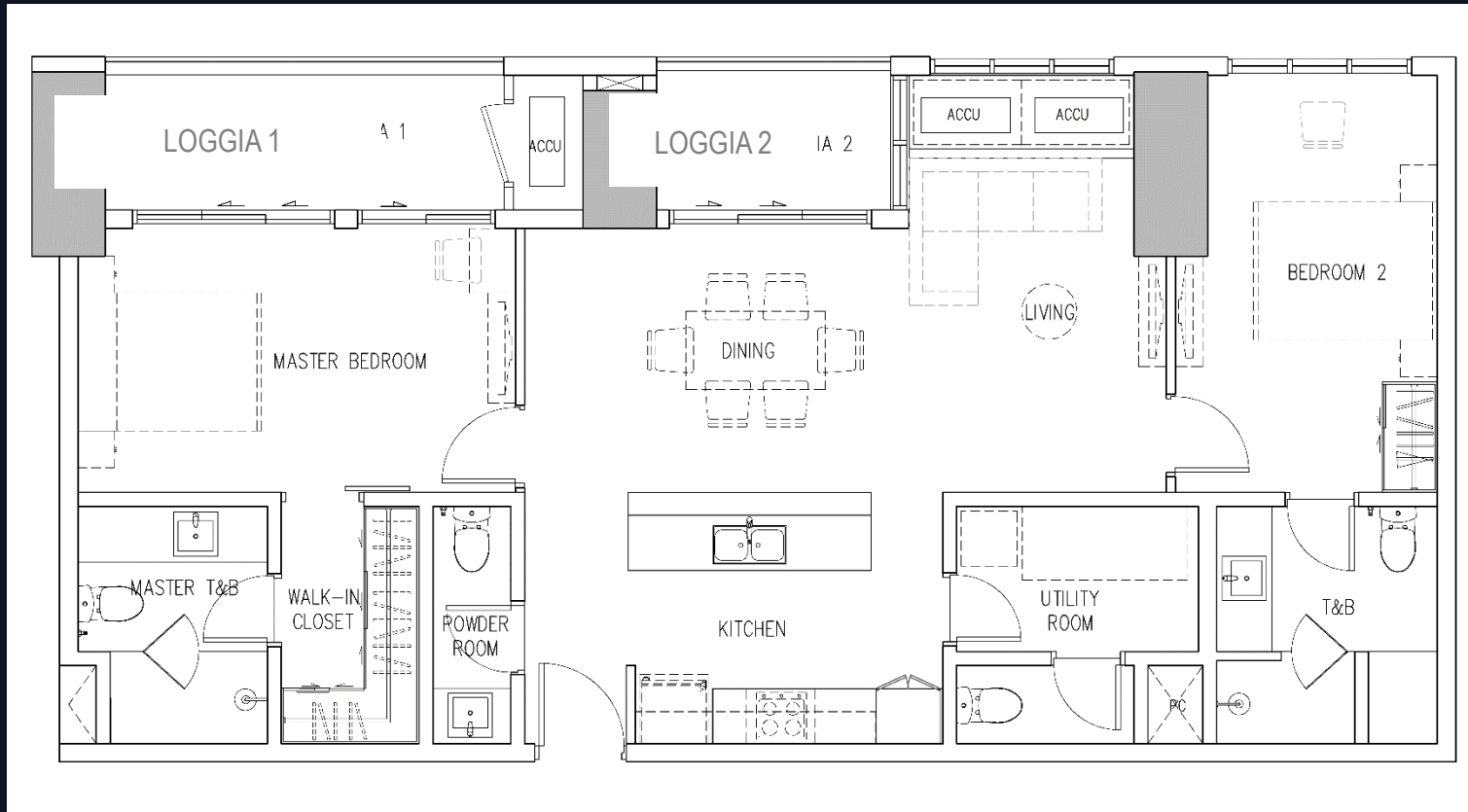
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2 BR WITH LOGGIAS



Unit Area = ± 100 SQM

Loggia 1 = ± 10.00 SQM

Loggia 2 = ± 5.00 SQM

Total Area = ± 115.00 SQM



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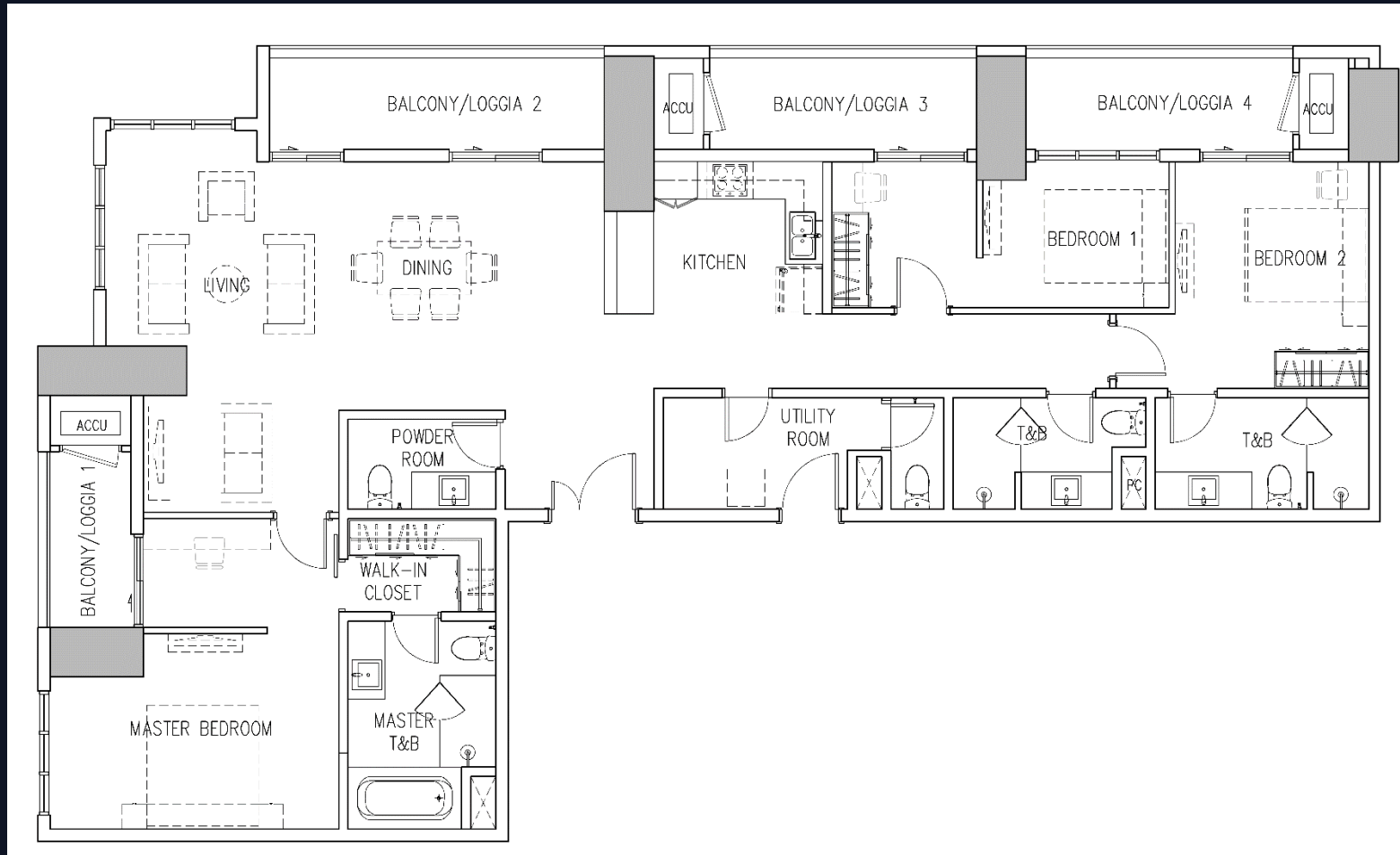
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3 BR WITH LOGGIAS



Unit Area = ± 158.00 SQM
Loggia 1 Area = ± 8.00 SQM
Loggia 2 Area = ± 10.00 SQM
Loggia 3 Area = ± 10.00 SQM
Loggia 4 Area = ± 10.00 SQM

Total Area = ± 196.00 SQM







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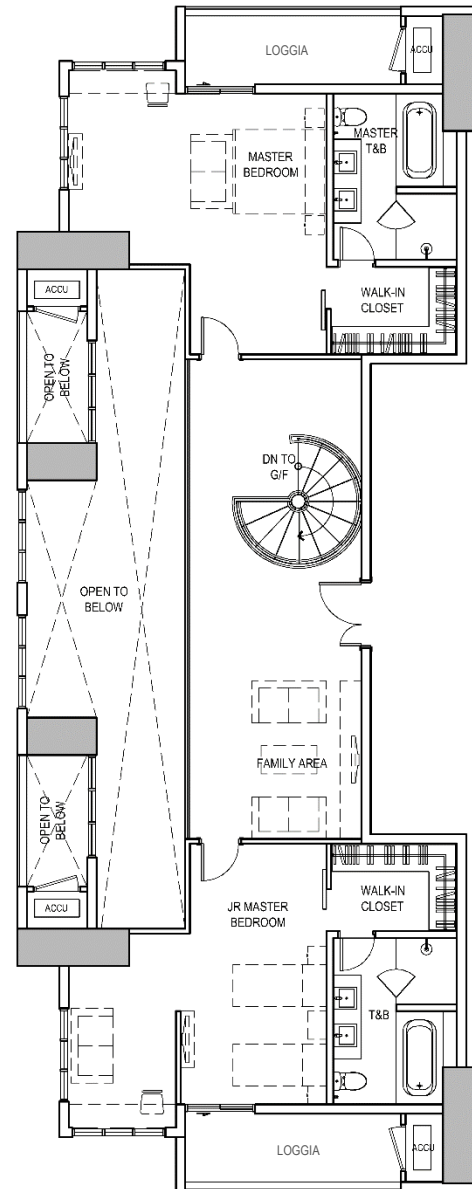
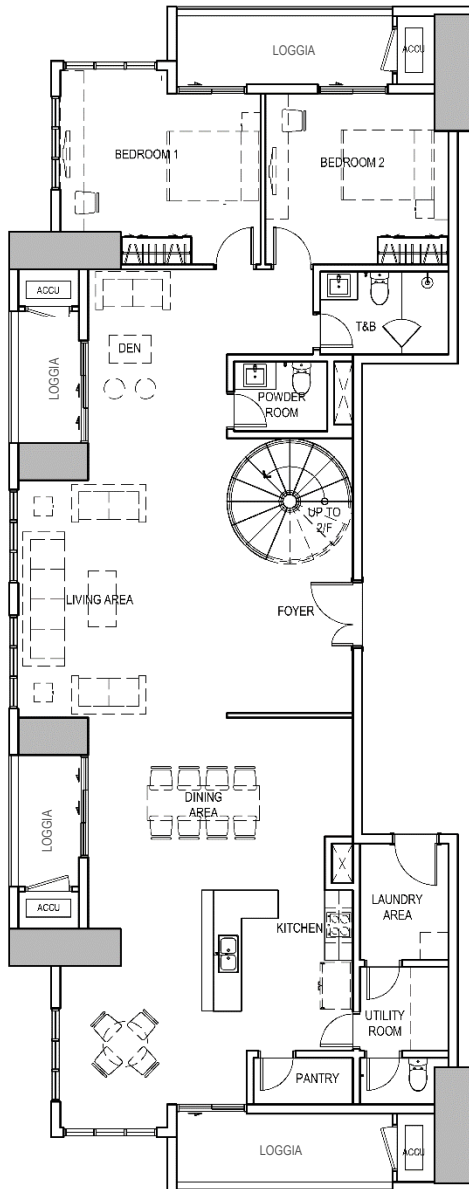
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PENTHOUSE WITH LOGGIAS



PH Lower Level

Unit Area = ± 172.00 SQM

Loggia 1 Area = ± 10.00 SQM

Loggia 2 Area = ± 8.00 SQM

Loggia 3 Area = ± 8.00 SQM

Loggia 4 Area = ± 10.00 SQM

Total Lower Level Area = ± 208.00 SQM

PH Upper Level

Unit Area = ± 152.00 SQM

Loggia 1 Area = ± 10.00 SQM

Loggia 2 Area = ± 10.00 SQM

Total Upper Level Area: ± 172.00 SQM

Total Area = ± 380.00 SQM


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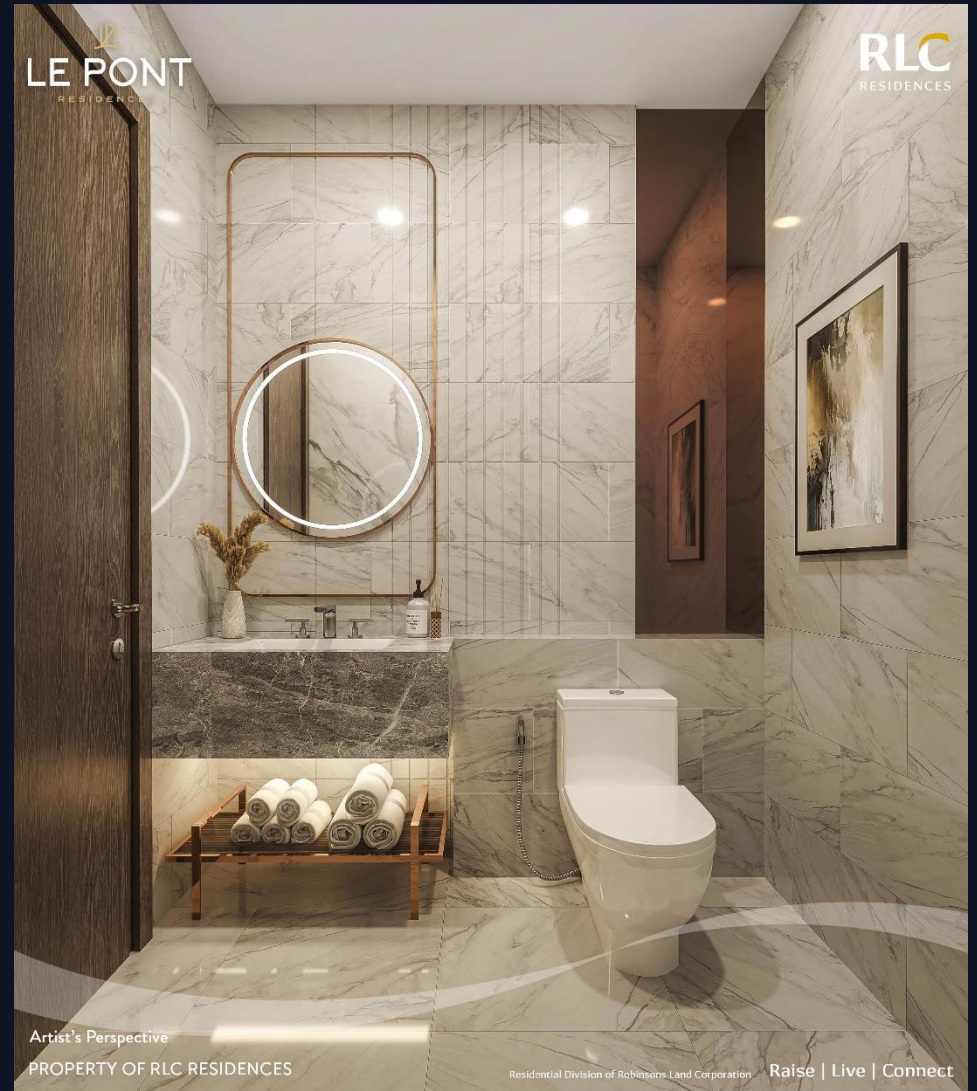
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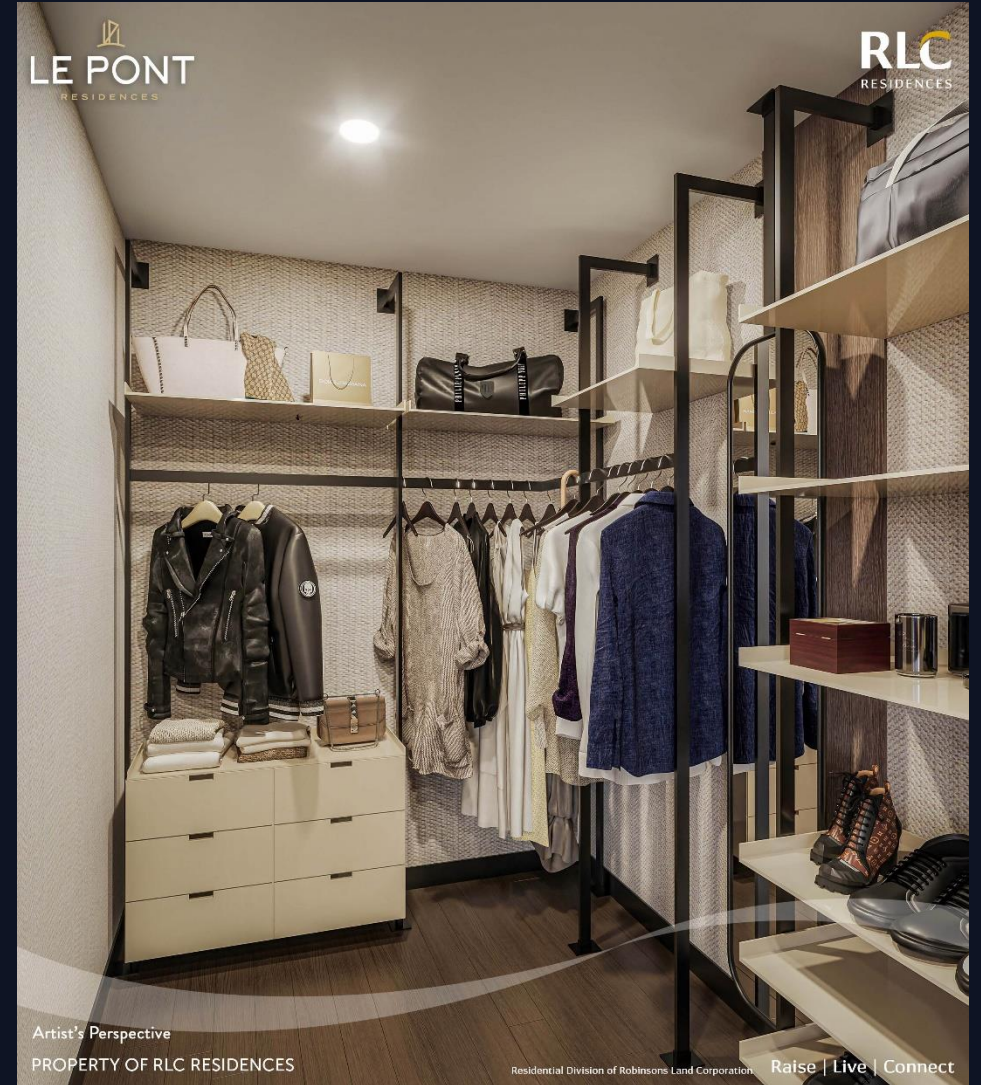
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UNIT FINISHES

Particulars	Bedroom	Living / Dining	Kitchen	Toilet and Bath
Ceiling	Painted Slab Soffit		Painted Moisture-Resistant Gypsum Board	
Wall	Painted Plastered Walls		Combination of Painted Plastered Cement and Homogenous Tiles	
Floor	Engineered Wood		Porcelain Tile Flooring	

UNIT DELIVERABLES

Bedroom	Kitchen	Toilet and Bath
Engineered Wood	Cabinets with glass doors	Glass shower enclosure
	Water heater provision	Bidet
Provision for king size bed for 2-Bedroom, 3-Bedroom and Penthouse units at Master's Bedroom; Queen Size bed at secondary rooms	Pullout pantry drawers for 1-Bedroom units	Bathtub for select 3-Bedroom and Penthouse units
	Pantry cabinet and drawers for 2-Bedroom, 3-Bedroom and Penthouse units	Lighted mirror
	Sink	
Smart Home Devices*		

**Actual deliverables will depend on the availability of the devices prior to unit turnover*

REVEL IN GRAND EXPERIENCES EVERY DAY

Each day at Le Pont Residences brings you remarkable experiences, with a wide range of first-class and larger-than-standard amenities across different levels. These impressive facilities allow you to indulge in wellness and recreation, almost any time you wish.

| PODIUM

- Kiddie Pool
- Lanscaped Areas
- Jogging Path
- Outdoor Kids Play Area
- Pet Park
- Meeting Room
- Game Room
- Private Theater
- Indoor Play Area
- Administration Office

| CLUB HOUSE

- Infinity Pool
- Wading Pool
- Pool Deck
- Fitness Gym
- Indoor Cycling Room
- Function Room

| MID-LEVEL

- Lanscaped Areas
- Outdoor Lounge
- Yoga Room

| ALTITUDE 51

- Private Function Room
- Grilling Station
- Sky Lounge



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CLUBHOUSE FACADE

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INFINITY POOL



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KIDDIE POOL

Artis's Perspective



INDOOR PLAY AREA





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WALK IN
STRONG
WALK OUT
5X STRONGER

FITNESS DECK

01 03
02 04

PRIVATE FUNCTION ROOM



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WORK LOUNGE

PRIVATE THEATER



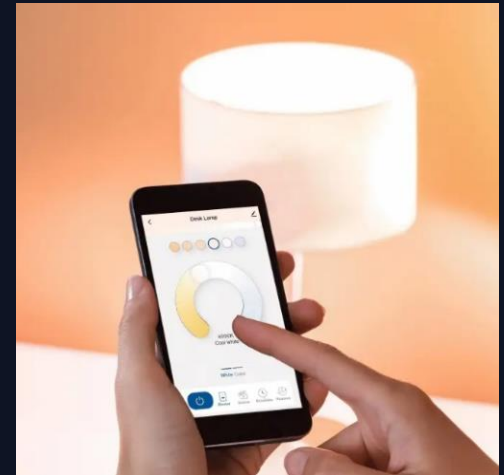


SMART HOME FEATURES

SMART LIGHT

Use the wireless communication mode by wireless gateway to control target.

Lights may be turned off/on remotely using phone app or through the normal switch



CENTRAL CONTROL PANEL / SMART SWITCH

Use the wireless communication mode by wireless gateway to control target, can access thru phone application

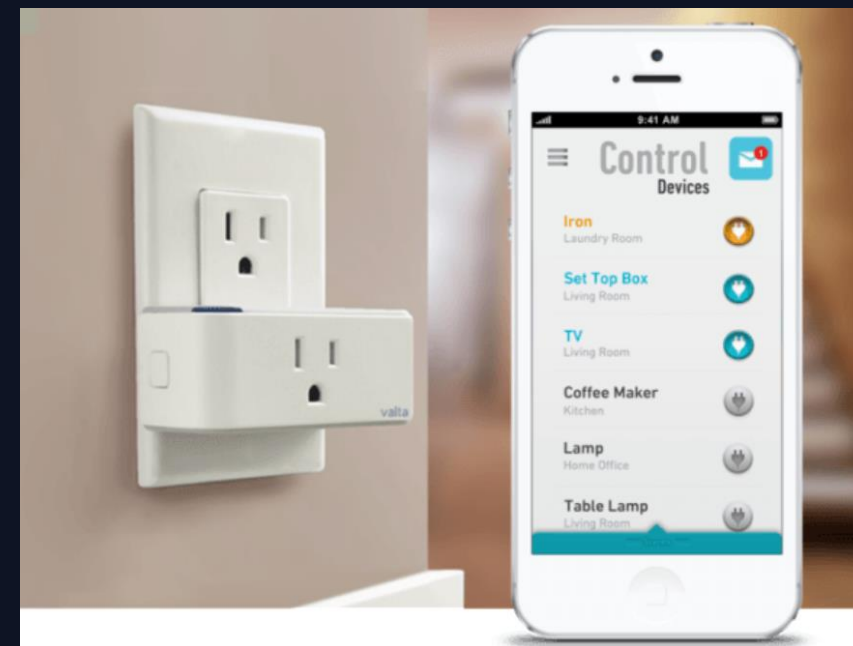
By the use smartphone to remotely control the lights, can create a scene or schedule.



POWER OUTLET

Power outlet may be turned off/on remotely using phone application

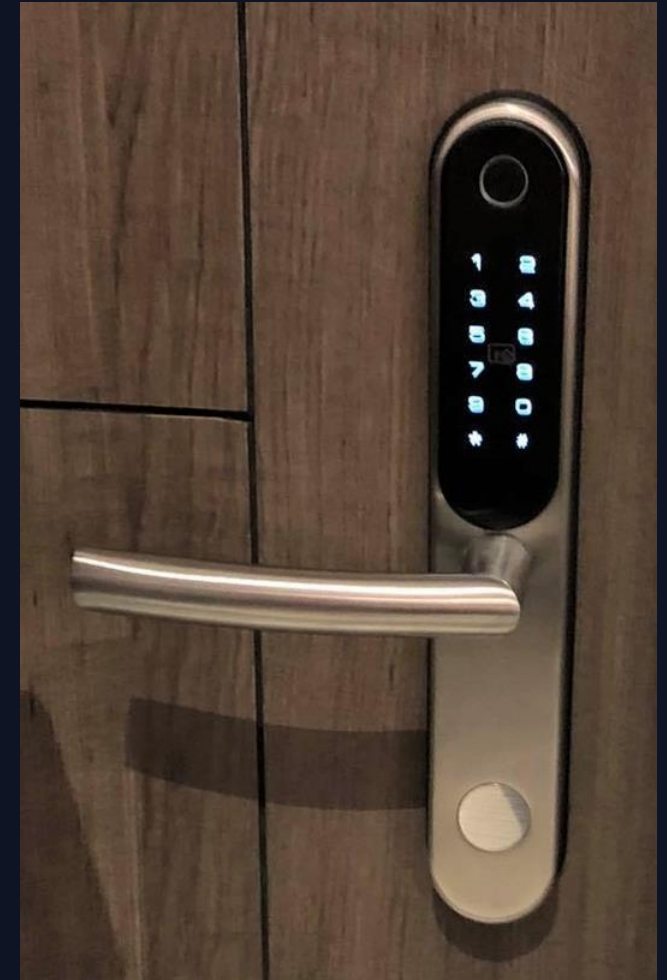
This can control the power plug in the outlet, there's also a form of scheduling. Example you can schedule the connected coffee maker on at the same time every morning, or you can turn it on 5 minutes before you arrive at home.



SMART LOCK

Main door may be accessed
(lock and unlock) through the following:

1. Card access
2. Numeric key
3. Fingerprint
4. Phone app
5. Standard key



BUILDING FEATURES

- Main entrance shared lobby with a reception counter at the Ground Floor
- Four (4) passenger elevators and one (1) service elevator (Tower 1)
- Six (6) passenger elevators and one (1) service elevator (Tower 2)
- Individual mail boxes at Ground Floor
- Key Card Access for Common Areas
- CCTV monitoring on selected common areas
- Automatic smoke detectors, fire alarms, and sprinkler systems in all common areas
- Annunciator panel and emergency speaker
- Water tank and underground cistern
- Standby power generator for all common areas and selected outlets in the residential unit
- Wi-Fi in selected amenity areas
- Use of Fiber-Optic cables
- Car Wash Station
- E-vehicle Charging Station
- Garbage Holding Area per floor
- Central garbage area
- Building administration office
- Security Room
- Transformer and GenSet Room
- Sewage Treatment Plant
- Two (2) Fire Exits stairs per residential Building with well lighted signages conforming to the Fire Code of the Philippines



Price Per Sqm

Php 315,000

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PRICE RANGE



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UNIT TYPE	PRICE RANGE
1 BR w Balcony & Loggias	Php 14.2 M - Php 14.4 M
2 BR w Balcony & Loggias	Php 32 M - Php 40.7 M
3 BR w Balcony & Loggias	Php 47 M - Php 61.4 M
Penthouse	Php 80 M - Php 121.6 M

PARKING	REGULAR	TANDEM
Podium 2	Php 1,600,000.00	Php 2,400,000.00
Mezzanine	Php 1,700,000.00	Php 2,500,000.00
Basement 1	Php 1,700,000.00	
Basement 2	Php 1,600,000.00	Php 2,550,000.00
Basement 3	Php 1,500,000.00	Php 2,400,000.00

* Subject to change

* based on Jan 16, 2023 Pricelist Memo

Reservation Fee

UNIT	Php 50,000
PARKING	Php 50,000

Promos

Launch Discount	5% of Gross TCP
Loyalty Discount*	0.05% of Gross TCP

** Loyalty Discount Qualification:*

- *Has purchased at least (1) unit at any RLC Residences or JV projects*
- *Units purchased must be fully paid or has at least (1) cleared 1st MA*
- *Must have good payment standing*

LPR1

PAYMENT SCHEMES

PAYMENT TERM		MAXIMUM DISCOUNT
SPOT CASH	99% of TCP in 1 month 1 % retention on the 79th month	15%
DEFERRED	100% over 79 months	12%
SPOT DOWNPAYMENT	20% of TCP in 1 month 10% of TCP each on the 12th, 24th, 36th, 48th, 60th, 72nd month 20% of TCP on the 79th month	10%
	20% of TCP in 1 month 20% of TCP spread over 77 months 60% of TCP 79th month	7%
	10% of TCP in 1 month 20% of TCP spread over 77 months 70% of TCP on the 79th month	5%
NO DOWNPAYMENT	25% spread over 78 months 75% of TCP on the 79th month	No Discount
PROMOTIONAL PAYMENT TERM	20% of TCP spread over 78 months 80% of TCP on the 79th month	No Discount
	10% of TCP over 72 months 10% of TCP spread over the 12th, 24th, 36th, 48th, 60th, 72nd month 80% of TCP on the 79 th month	

Valid until April 30, 2023

Sample Computation

UNIT TYPE	UNIT NO.	AREA
1 BR w/ Balcony	10J	46 sqm

List Price	PHP 14,407,374.00
Less: 5% Launch Disc.	PHP 720,368.7
<i>*Less: 0.50% Loyalty Disc. (if applicable)</i>	<i>PHP 72,036.87</i>
Net TCP	PHP 13,614,968.43

<u>PROMO NO DP SCHEME:</u> 20% of TCP spread over 78 months 80% of TCP on the 79th month	DATE	PAYMENT	AMOUNT
	Month 0	Rerservation Fee	Php 50,000.00
	Month 1 - Month 78	Monthly Amortization	Php 34,269.15
	Month 79	Retention Fee	Php 10,891,975

TURN OVER

2028

VALUE-ADDED SERVICES

At Le Pont Residences, you can enjoy a modern and efficient home life with exclusive access to digital services to help you maintain your household with ease.



R I N G R O B

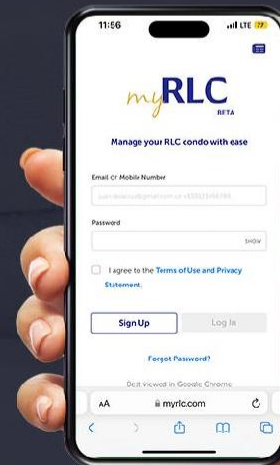
C O N C I E R G E



Meet your home needs anytime and anywhere with RingRob Concierge. This exclusive service allows RLC Residences' homeowners to book assistance with essential household needs, such as water delivery, housekeeping, laundry, and more.

myRLC

H O M E S E R V I C E P O R T A L



Condo living is made easy with myRLC, an online portal where residents can file requests, pay dues, monitor billings, and secure permits without hassle.

PARTNERS IN BUILDING EXCEPTIONAL HOMES

RLC Residences has partnered with internationally- and locally-renowned experts across various industries to bring Le Pont Residences to life.

Foreign Architects
Handel Architects

Architectural
W.V.Coscolluela & Associates

Structural
SY2 + Associates

Mechanical
M. A. Alix & Partners

Plumbing, Sanitary
& Fire Protection
NBF Consulting, Inc.

Landscape
Hotlz + Dezing
Landscape Architecture

Electrical
L. R. Punsalan & Associates

Interior Design
HBA



EMBRACE THE LIFESTYLE YOU DESERVE IN A PREMIUM HOME

Your best life awaits at Le Pont Residences. At this premium high-rise, you can experience the greatest that life has to offer with top-notch amenities that allow you to revel in grand experiences, combined with beautiful units that are meticulously crafted for your utmost comfort.

With its world-class address within the Bridgetowne Destination Estate, Le Pont Residences also offers the convenience of living near the most important destinations, making this outstanding development a secure investment and a home that bridges you to the premium lifestyle that you deserve.



BRIDGING YOU TO YOUR BEST LIFE



LE PONT

RESIDENCES

rlcreidences.com

DHSUD TLS#: NCR - 008 (Towers 1 & 2)

Address: Eulogio Amang Rodriguez Ave., Brgy. Rosario, Pasig City

Owner/Developer: Robinsons Land Corporation

Completion Date: September 30, 2028 (Tower 1) | September 30, 2031 (Tower 2)