





CITY & LAND DEVELOPERS, INC.



LOCATION MAP





1939 Taft Avenue, Malate, Manila



THE PROJECT

A. FLOOR LEVELS

- Ground Floor
 - Commercial Units
- 2. 2nd Floor
 - Office Units
- 3. 3rd to 6th Floor
 - Parking and Residential/ Auxiliary Units
- 4. 7th Floor to 41st Floor (no 13th and 14th floor)
 - Residential Units
- 5. Penthouse Level
 - Residential Units
 - Multi-purpose Function Hall
 - Movable Playset
 - View Deck
 - Filter Room

- Janitor's Room
- Guard's Room
- Male/Female Restrooms
- Laundry Area
- 6. Pool Deck Level
 - Elevated Water Tank
 - Pump Room
 - View Deck
 - Gym Room
 - Elevator Machine Room
 - Swimming Pool
- 7. View Deck
 - View Deck
 - Drying Area



THE PROJECT

• **B. HEIGHT** (Floor to Floor)

1. Ground & 2^{nd} Floors \rightarrow (+/-) 3.40 Meters 2. 3^{rd} to 5^{th} Floors \rightarrow (+/-) 3.00 Meters 3. 6^{th} Floor \rightarrow (+/-) 4.50 Meters 4. 7^{th} to 41^{st} Floor \rightarrow (+/-) 3.10 Meters

7. Penthouse \rightarrow (+/-) 3.40 Meters

6. Pool Deck Level \rightarrow (+/-) 4.80 Meters

C. SALEABLE UNITS

- 1. Commercial Units
- 2. Office Units
- 3. Residential/Auxiliary Units
- 4. Residential Units

a. Studio \rightarrow (+/-) 19.55 sq.m. to (+/-) 20.37 sq.m b. One Bedroom \rightarrow (+/-) 29.78 sq.m to (+/-) 38.02 sq.m

Two Bedrooms \rightarrow (+/-) 56.58 sqm to (+/-) 60.76 sq.m

5. Parking Slots (183 slots only, limited parking for sale)



AMENITIES



- •Two (2) Fire Exits with Pressurization Blowers
- Dual Water System Supply
- •Sewage Treatment Plant
- •CCTV at the Ground Floor Lobby
- •Automated 24-hour car ramp signaling system
- •Multi-Purpose Function Hall with Movable Children's Playset
- Viewing Deck



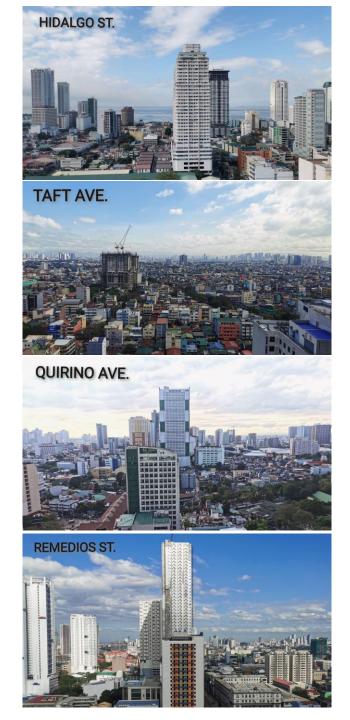
- Concierge Counter at the Main Lobby
- •Four (4) Elevators with CCTV
- •Automatic Fire Suppression System and Fire/Smoke Detection and Alarm System
- •Emergency Power Back-up System on Common Area and Inside Units (1 Lighting & Convenience Outlet, total max 5 amps)



- Swimming Pool
- •Gym
- •Self-service Mailbox located at the Parking Floor
- •Common Toilet at the 2nd Floor for Commercial and Office Tenants
- •24-hours Association Security
- •Rainwater Harvesting System
- Central Garbage Segregation Facility



FLOOR LAYOUT







AVAILABLE UNITS

ARTIST'S ILLUSTRATION OF FLOOR PLAN



TYPICAL STUDIO UNIT (19.55 SQ.M. - 20.37 SQ.M.)



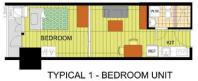
ARTIST'S ILLUSTRATION OF FLOOR PLAN



CORNER 1 - BEDROOM UNIT (33.73 SQ.M. - 38.02 SQ.M.)



ARTIST'S ILLUSTRATION OF FLOOR PLAN



(29. 78 SQ.M. - 33.01 SQ.M.)



ARTIST'S ILLUSTRATION OF FLOOR PLAN



2 - BEDROOM (56.58 SQ.M.58 SQ.M. - 60.76 SQ.M.)





Thank you!

BEALLAGUNO

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Mere 1 Total