



CITY & LAND DEVELOPERS, INC.

LOCATION MAP



1939 Taft Avenue, Malate, Manila

THE PROJECT

- A. FLOOR LEVELS

1. 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 | → (+/-) 3.40 Meters |
| 2. 3 rd to 5 th Floors | → (+/-) 3.00 Meters |
| 3. 6 th Floor | → (+/-) 4.50 Meters |
| 4. 7 th to 41 st Floor | → (+/-) 3.10 Meters |
| 5. Penthouse | → (+/-) 3.40 Meters |
| 6. Pool Deck Level | → (+/-) 4.80 Meters |

- **C. SALEABLE UNITS**

- | | |
|---|---|
| 1. Commercial Units | |
| 2. Office Units | |
| 3. Residential/Auxiliary Units | |
| 4. Residential Units | |
| a. Studio | → (+/-) 19.55 sq.m. to (+/-) 20.37 sq.m |
| b. One Bedroom | → (+/-) 29.78 sq.m to (+/-) 38.02 sq.m |
| c. Two Bedrooms | → (+/-) 56.58 sqm to (+/-) 60.76 sq.m |
| 5. Parking Slots (183 slots only, limited parking for sale) | |

AMENITIES



- 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)

- 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



- 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



TAFT AVE.
TYPICAL 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



TYPICAL 1 - BEDROOM UNIT
(29.78 SQ.M. - 33.01 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



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





Thank you!

BEA LLAGUNO

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CITYLAND

we commit, we deliver.