

CITYLAND DEVELOPMENT CORP.

PIONEER HEIGHTS 1

Pioneer St. Mandaluyong City

**TURNOVER DATE:
ON OR BEFORE DEC. 2023**



PROJECT PROFILE

Pioneer Heights 1 is a 24-storey building located at Pioneer St. Mandaluyong City

Commercial and Office Units are located at the Ground Floor.

Residential units starts from 2nd to 26th floor (No 13th & 14th Floor)

Parking is at Basement 1 to Basement 6.

Hewes Land Development Corporation | 2020



Reservation fee only
P12,000

PIONEER HEIGHTS
near Ortigas-BGC Link Bridge

CITYLAND We commit, we deliver.

The advertisement features a modern interior with a brown sofa and a dining table with a salad. A woman is shown eating a salad. The background shows a tall building. The text 'PIONEER HEIGHTS' is prominently displayed, along with the location 'near Ortigas-BGC Link Bridge' and the Cityland logo with the tagline 'We commit, we deliver.' A reservation fee of P12,000 is also mentioned.

AMENITIES

LOCATED AT THE GROUND FLOOR LEVEL

- Space for Children's playground
- Jogging Path
- Garden
- Swimming Pool (4ft deep for adults & 2ft deep for children)
- Clubhouse/ Multi-purpose Function Room/ Event Area

Presentations are communication tools that can be used as demonstrations, lectures, speeches, reports, and more.

SWIMMING POOL



COURTYARD



COURTYARD

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Hewes Land Development Corporation | 2020

CLUBHOUSE

PIONEER
HEIGHTS



CLUBHOUSE

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WE COMMIT. WE DELIVER.

Other important design features are listed as follows:

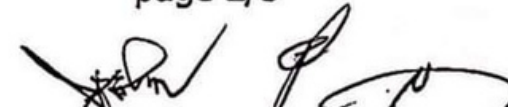
a. *Floor Levels*

1. 1st – 6th Basement
 - > Parking Slots
 - > STP/Sump pit/ Telephone Room / Guard's Rm.
 - > Cistern / Rain Water Catchment
 - > Utility / Storage Rooms / Mechanical Room
 - > Mail Box Area

2. Ground Floor
 - > Residential Units
 - > Commercial Units / Office Units
 - > Space for Children's Playground
 - > Jogging Path
 - > Garden
 - > Laundry Room
 - > Reception / Information Area
 - > Administration Room
 - > Garbage Room
 - > Meralco Transformer Vault Room / Genset Room / Electrical Room
 - > Comfort Rooms

3. Ground Floor Common Clubhouse Amenities
 - > Swimming Pool (4ft deep for adults and 2 ft deep for children)
 - > Multi-Purpose Function / Event Area
 - > Pantry Area / Shower Area / Comfort Rooms
 - > Reception / Information Area

4. Residential Floor Level
 - 2nd – 26th Floor > Residential Units
 - (no 13th & 14th floor)



- 5. Roof Deck Level > Overhead Steel Water Tank
- > Viewing Deck
- > Neon Light Signages
- > Gym
- > Elevator Machine Room
- > Pump Room
- b. *Height (Floor to Floor)*
 - 1. 6th Basement > (+/-) 3.10 meters
 - 2. 2nd - 5th Basement > (+/-) 3.10 meters
 - 3. 1st Basement > (+/-) 3.60 meters
 - 4. Ground Floor > (+/-) 4.00 meters
 - 5. 2nd - 26th Floor > (+/-) 2.90 meters
- c. *Area of Saleable Units and Number of Parking Slots*
 - 1. Commercial Units > (+/-) 41.21 sq.m. to (+/-) 43.21 sq.m.
 - 2. Office Units > (+/-) 17.00 sq.m. to (+/-) 34.74 sq.m.
 - 3. Residential Units
 - 3.1 Studio > (+/-) 18.82 sq.m. to (+/-) 24.90 sq.m.
 - 3.2 Studio De Luxe (1-BR) > (+/-) 24.09 sq.m. to (+/-) 37.72 sq.m.
 - 3.3 One-Bedroom Deluxe (2-BR) > (+/-) 48.04 sq.m. to (+/-) 50.97 sq.m.
 - 3.4 Three-Bedroom > (+/-) 54.11
 - 3. Parking slots > 485 slots

4.0 BASIC BUILDING FEATURES

- a. The building is a Residential Condominium with five (5) commercial and nine (9) office ground floor units .
- b. A Residential Lobby with registration counter for guests of occupants.
- c. A total of Five (5) Elevators with Closed Circuit TV feature, Four (4) Main Elevators and One (1) Parking Elevator.
- d. The building will be provided with an Automatic Fire Sprinkler System working in tandem with a Central Fire Alarm System.
- e. All common area facilities and equipments are connected to an Emergency Power Back-up System in case of power interruption. In addition, each residential unit will have Genset power supply circuit limited to a maximum of 4 Amperes intended for one (1) unit lighting receptacle fixture at the living room and one (1) simplex convenience outlet for a 6 cu. ft. refrigerator only.

- f. There will be four (4) Fire Exit Stairs equipped with pressurization blowers.
- g. There will be an Overhead Water Tank System connected to a common underground water tank to assure ample water supply for daily consumption and fire reserve.
- h. Parking levels feature a fully automated 24 hrs. Car Ramp Signaling System.
- i. There will be Central Garbage Storage / Material Recovery Facility managed by the Association.
- j. Twenty four (24) hour Security managed by the Association.
- k. Maintenance and Janitorial services for common facilities managed by the Association.
- l. CCTV, blowers and ducting system, electric busway, meter centers, sewage treatment plant, genset, pumps, elevators, fire protection and alarm system, traffic signaling system, etc. will be managed by the Association.

5.0 BASIC FEATURES OF COMMERCIAL & OFFICE UNITS AT GROUND FLOOR

- a. Individual electric meter, 230 volts, single phase, Meralco power will be provided to all units but buyers will apply and pay directly to Meralco the corresponding meter and bill deposits and monthly billings.
- b. Individual water meter with water services (for a lavatory stub-out) will be provided to all units and will be managed by the Condominium Association.
- c. Individual telephone outlets will pass through Association owned and managed house distribution network but Unit owners shall be the ones to apply for telephone service directly with the telephone companies.
- d. Provisions for window type or split type air-conditioner outlet will be provided for all units. Unit owners shall be the one to provide and install their own air-conditioning appliances.
- e. Individual TV outlets will be provided to all units. Unit Owners may subscribe directly with the CATV providers for cable channel services.
- f. Each commercial and office units will be provided with sink stubout (2" dia. PVC for waste pipe stubout and 1/2" diameter water pipe stub-out).

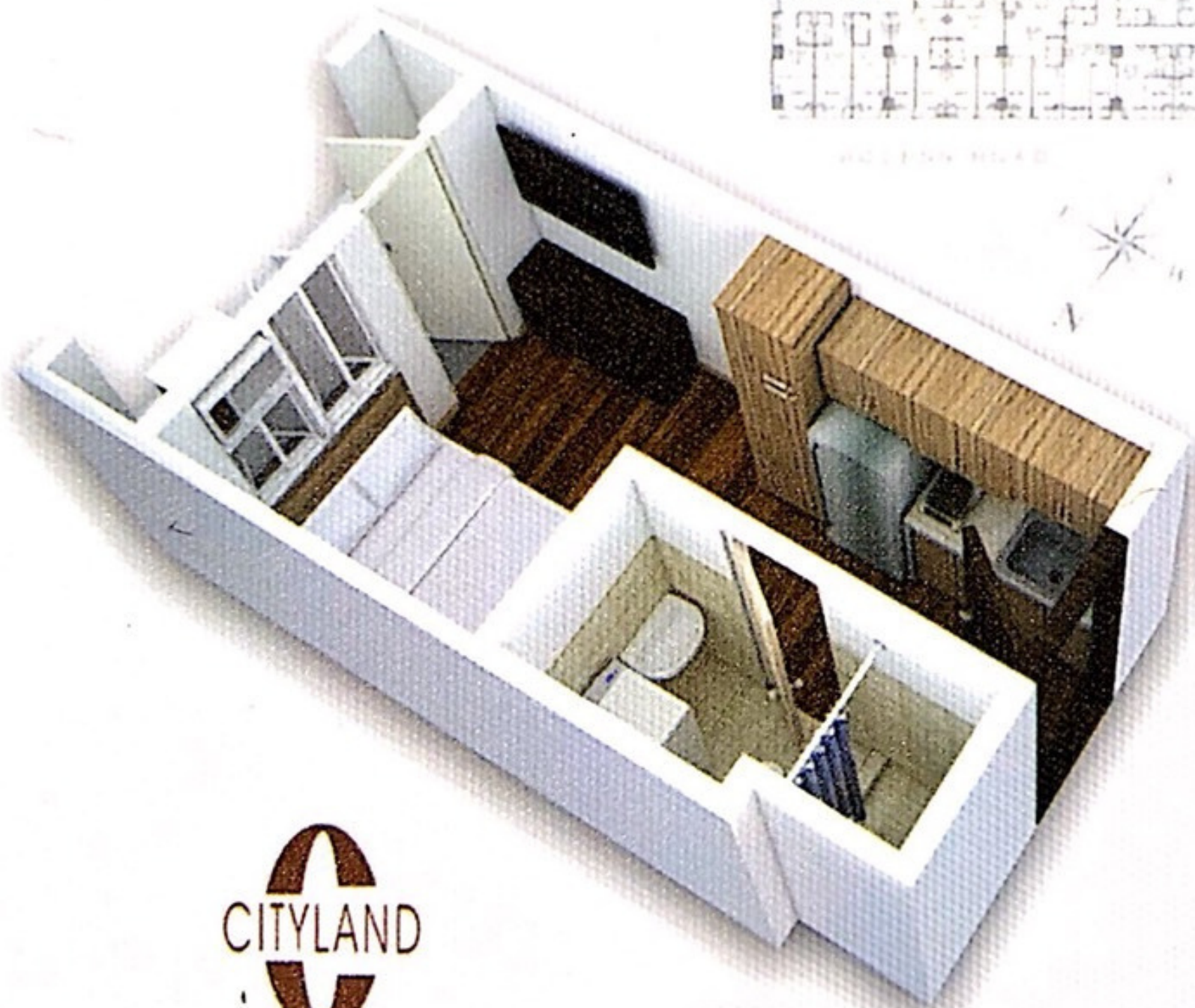
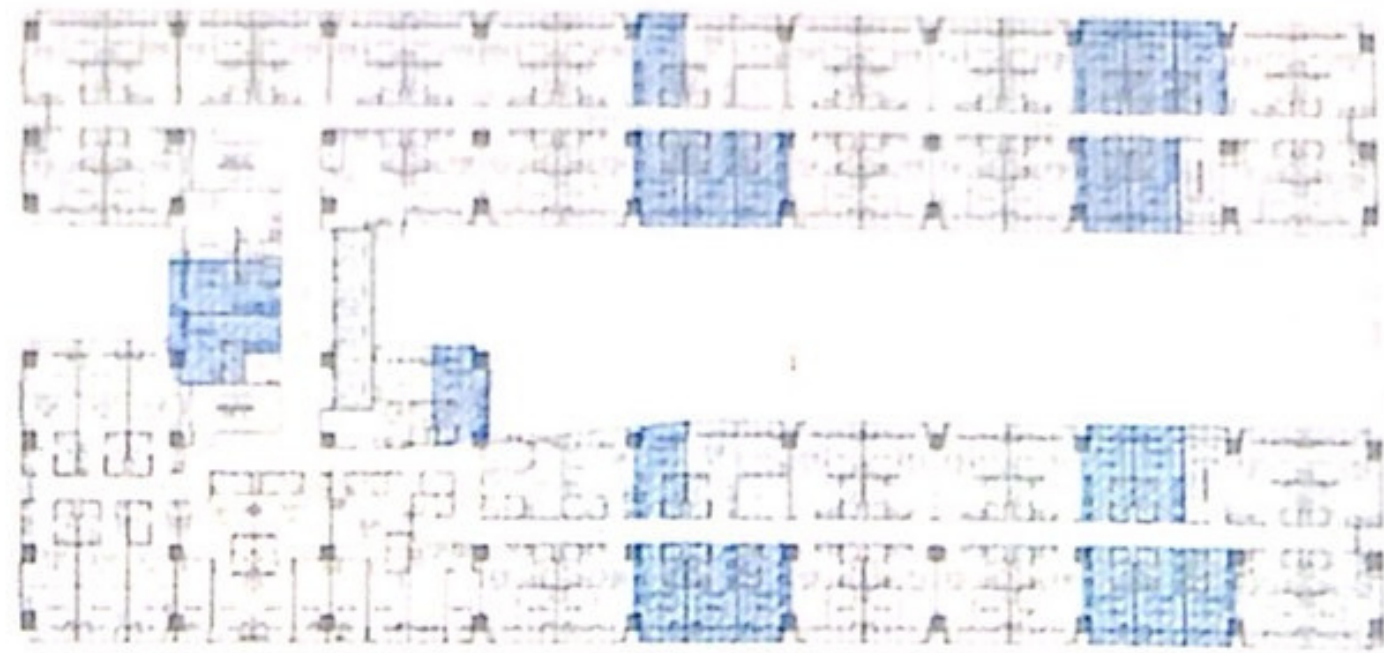
6.0 **BASIC RESIDENTIAL FEATURES**

- a. Individual electric meter, 230 volts, single phase, Meralco power will be provided for all units but buyers will apply and pay directly to Meralco the corresponding meter and bill deposits and monthly billings.
- b. Individual water meter with water services will be provided to all units and will be managed by the Condominium Association.
- c. Individual telephone outlets will pass through the Association owned and managed house distribution network but Unit owners shall be the ones to apply for telephone service directly with the telephone companies.
- d. Provisions for window type air-conditioner outlet will be provided for all units. Unit owners shall be the ones to provide and install their own air-conditioning units.
- e. A centralized individual self-service mailbox will be provided to receive letters only. Packages will not be received for security reasons.
- f. Unit Owners may subscribe directly with the CATV providers for cable channel services passing through the Association owned and managed house distribution network.
- g. Built-in kitchen counter cabinets and bedroom closets will be provided for all units.
- h. Provisions for kitchen counter-top stove outlet will be provided for all residential units (Maximum rating of 1.2 kw only) .
- i. Provisions for tapping point for exhaust fans at toilet and bath will be provided for selected units. Unit owners shall be the ones to provide and install their own exhaust fan units.
- j. Provisions for kitchen range hood outlet will be provided for all units. Unit owners shall be the ones to provide and install their own range hood units.
- k. Water heater outlet shall be provided at the toilet and bath of all units. Unit owners shall be the ones to provide and install their own water heater units (Maximum rating of 3 kw only).

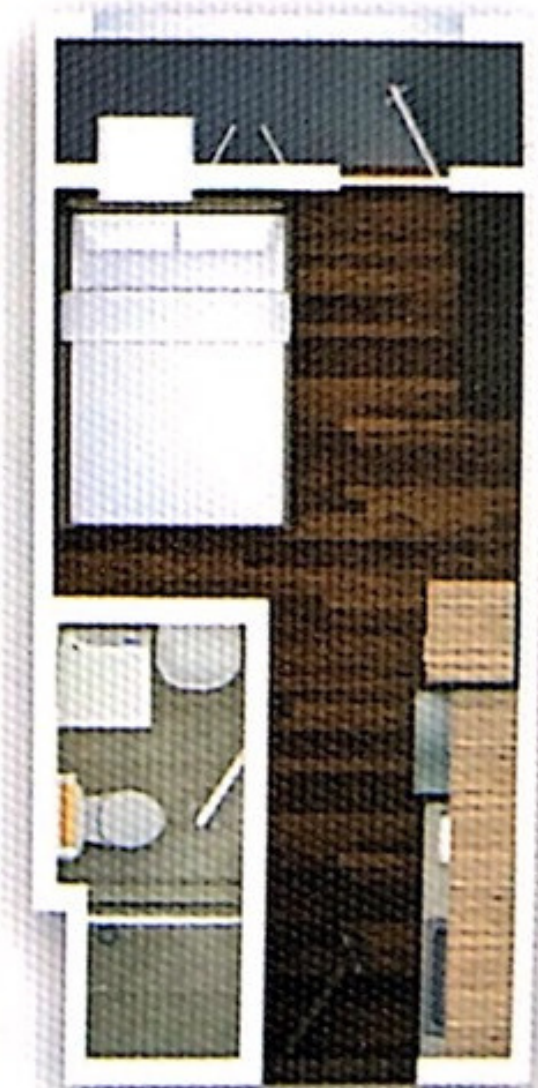
7.0 **ESTIMATED DATE OF COMPLETION** > December 31, 2023



**PIONEER
HEIGHTS**



KEY PLAN



STUDIO UNIT

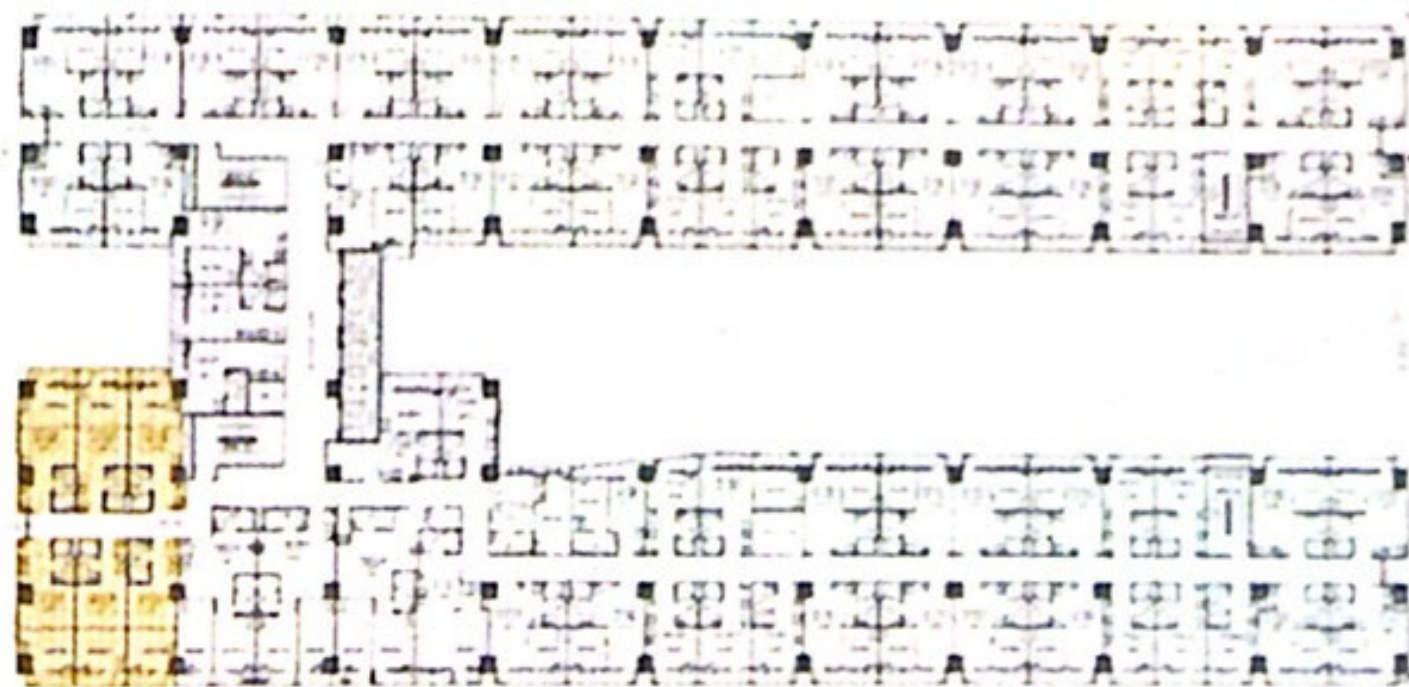


We commit, we deliver.

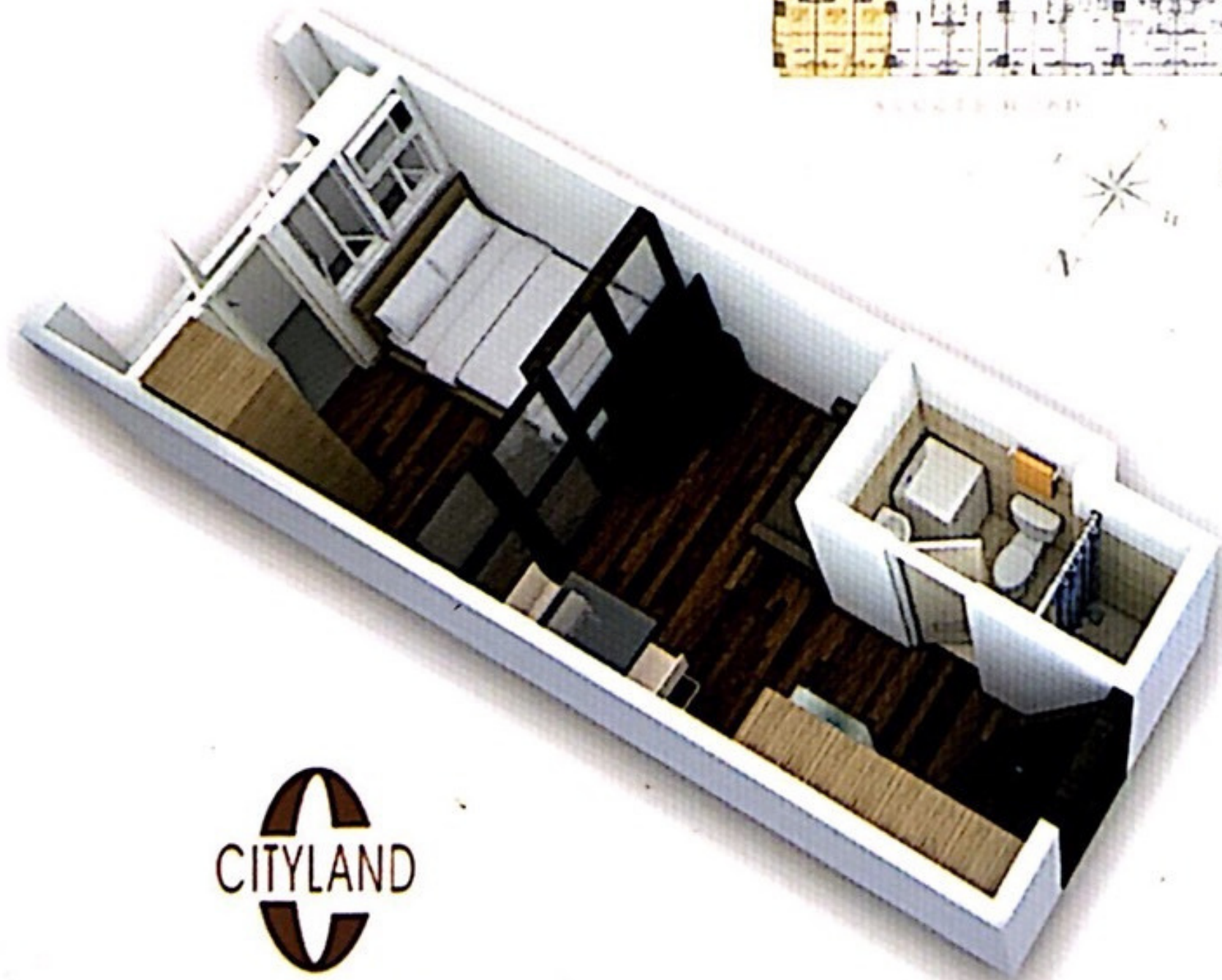
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**PIONEER
HEIGHTS**



KEY PLAN



STUDIO DE LUXE UNIT

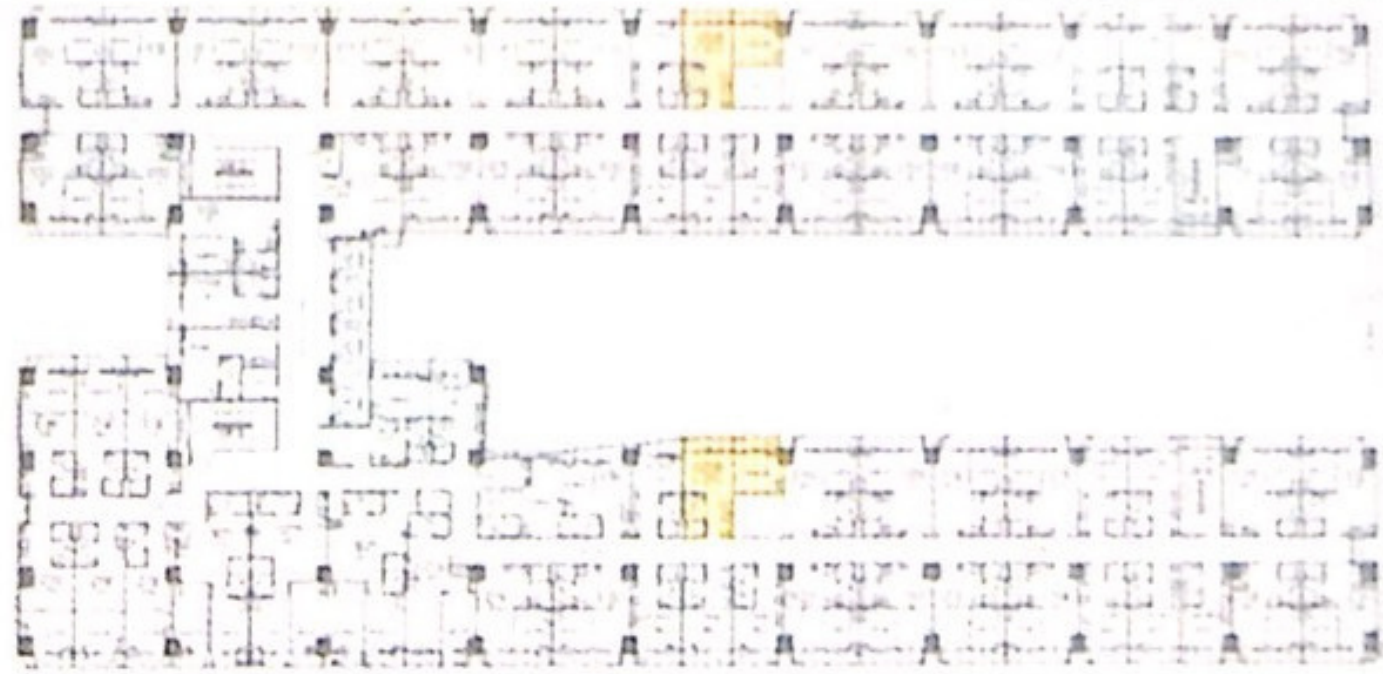


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**PIONEER
HEIGHTS**



KEY PLAN



STUDIO DE LUXE UNIT

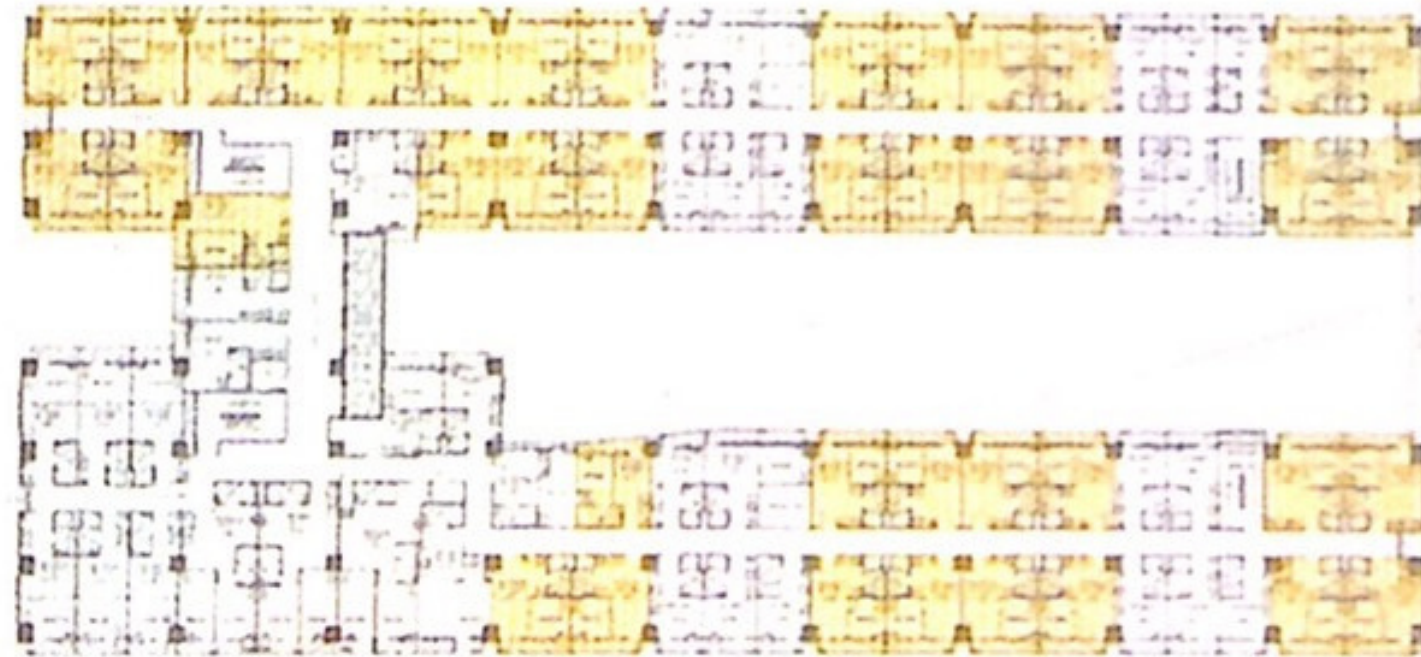


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**PIONEER
HEIGHTS**



FLOOR PLAN

FLOOR PLAN



KEY PLAN



STUDIO DE LUXE UNIT



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**PIONEER
HEIGHTS**



KEY PLAN



ONE BEDROOM DE LUXE

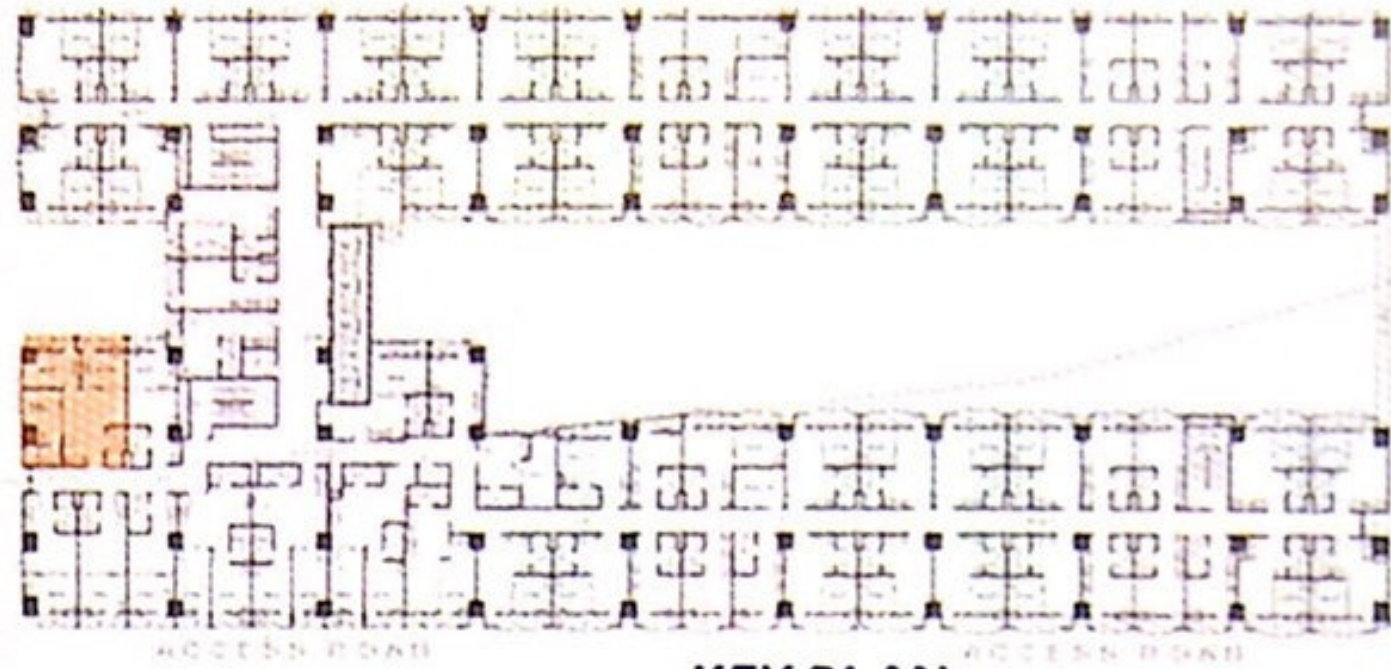


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**PIONEER
HEIGHTS**



KEY PLAN
(18th-25th floor only)



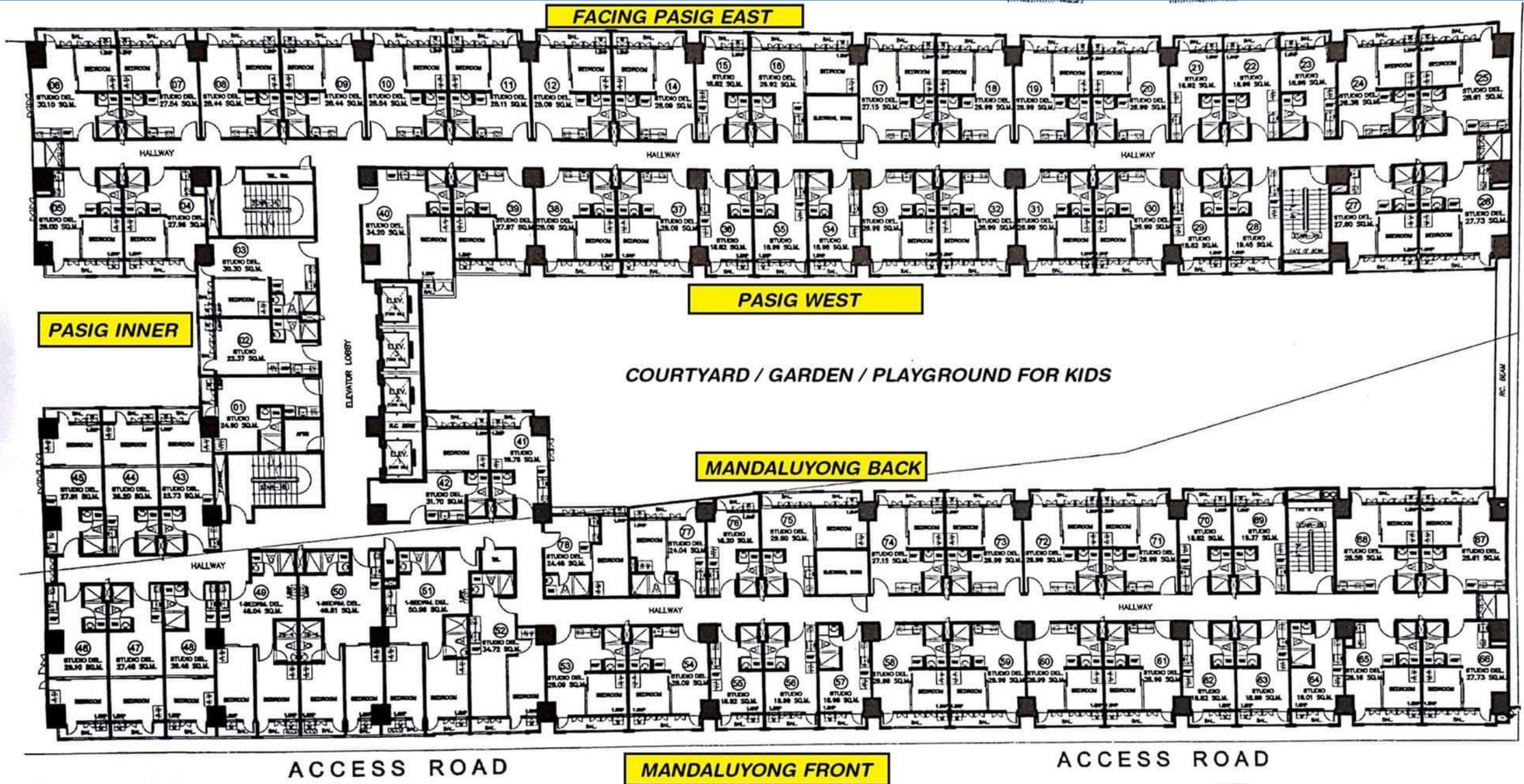
3-BEDROOM UNIT



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FLOOR PLAN



TYPICAL 3RD TO 5TH & 7TH TO 9TH FLOOR PLAN

PROJECT:
PIONEER HEIGHTS 1
 LOT 128-E, PIONEER ST., MANDALUYONG CITY



CITYLAND PIONEER BUILDING

FOR INQUIRIES PLS. CALL:
 CITYLAND DEVELOPMENT CORPORATION
 2F CITYLAND CONDOMINIUM 10 TOWER 1
 158 H.V. DELA COSTA ST., SALCEDO VILLAGE,
 MAKATI CITY
 TEL. NO.: 812-2222 (MKT) / 242-1212 (MLA)
 687-3333 (VITO CRUZ) / 687-3333 (ORT)

- NOTE:
- RESIDENTIAL UNIT 40 BALCONY ACCESS BY WALK THRU WINDOW
 - SIZES INDICATED ARE ESTIMATES ONLY AND ARE SUBJECT TO CHANGE.
 - LAYOUTS ARE SUBJECT TO CHANGE.
 - SHOWER HEATER PROVISION = 3.0 K.W. MAXIMUM.
 - ALL AREAS ARE IN SQUARE METERS, MORE OR LESS.
 - *SPACE PROVISIONS ONLY FOR THE FF (CLIENT TO PROVIDE THE APPLIANCES):
- | | |
|--|---|
| SPACE PROVISION ONLY FOR WINDOW-TYPE AIRCON. | SPACE PROVISION ONLY FOR REF. |
| SPACE PROVISION ONLY FOR SPLIT-TYPE AIRCON. | SPACE PROVISION ONLY FOR INDUCTION STOVE (1.5 K.W. MAXIMUM) |
| SPACE PROVISION ONLY FOR AIRCON CONDENSING UNIT. | SPACE PROVISION ONLY FOR SMALL WASHING MACHINE. |

ORIGINAL: JANUARY 11, 2018
 REVISED: MAY 28, 2018
 AUGUST 10, 2018











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PASIG CITY VIEW

**BGC
TAGUIG CITY VIEW**

ORTIGAS, CBD / AMENITIES VIEW
(PIONEER HEIGHTS WILL BLOCK THE VIEW IN THE FUTURE)



MANDALUYONG CITY VIEW

MAKATI CITY VIEW



20TH FLOOR VIEW GUIDE

PASIG CITY VIEW

BGC TAGUIG CITY VIEW

PIONEER HEIGHT 1 - 20TH FLOOR VIEW GUIDE





MANDALUYONG CITY VIEW

MAKATI CITY VIEW

PIONEER HEIGHTS 1 - 20TH FLOOR VIEW GUIDE



ORTIGAS, CBD / AMENITIES VIEW
(PIONEER HEIGHTS 2 WILL BLOCK THE VIEW IN THE FUTURE)

PIONEER HEIGHTS 1 - 20TH FLOOR VIEW GUIDE

MESCO PROPERTY

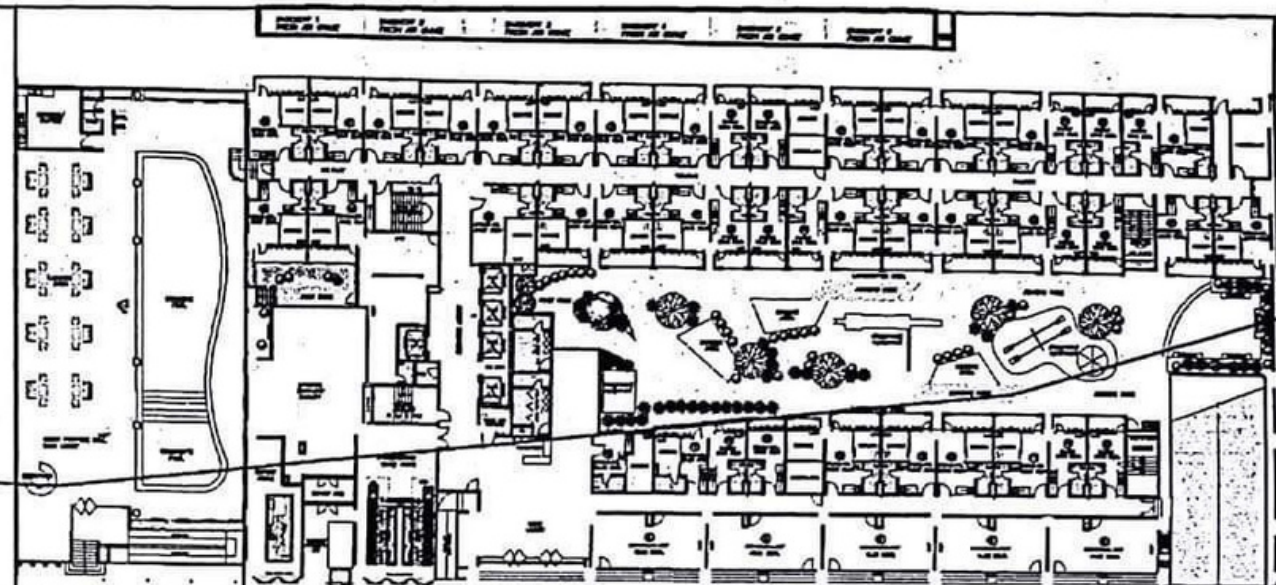
GMC PROPERTY

RELIANCE STREET
ROAD, 15.00 M. WIDE, (LRC)-PSD-32697

LOT 2
TCT NO. 011-2017-002687
A=1,548 SqM

FUTURE DEVELOPMENT

LOT 2
TCT NO. 008-2017-001116
A=1,437 SqM



LOT 3, BLOCK 2
(LRC) PSD-32695

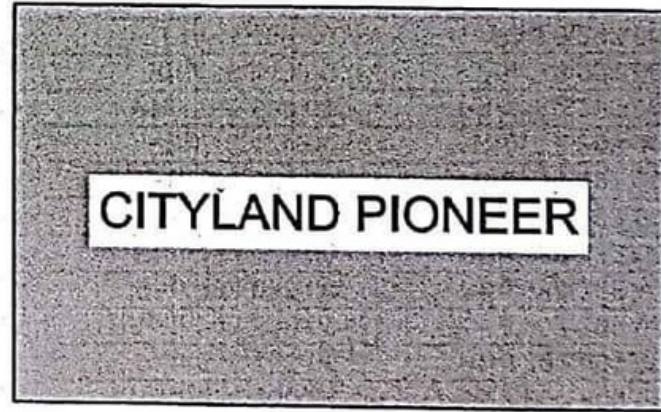
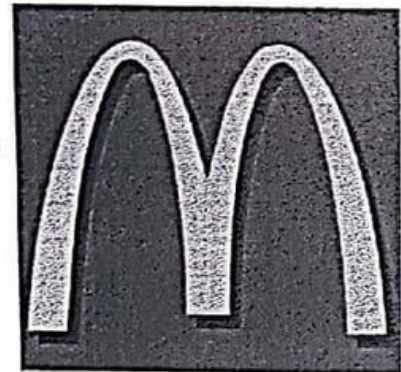
CITY OF PASIG
CITY OF MANDALUYONG

LOT 1-D (ROAD) TCT: 11190
PSD-00-036942 A=700.00 Sqm

LOT 2-G (P&P)
TCT: 11186
A=225.00 Sqm.

LOT 2-F (ROAD) TCT: 11185
PSD-00-036943 A=843.00 Sqm.

ACCESS ROAD



LOT 3, BLOCK 2, (LRC) PSD-32697

SPARTA PROPERTY

PIONEER STREET (20.00 M. WIDE)
LOT 16, PCS-4087

CITYLAND PIONEER PROPERTY
LOT PLAN
MARCH 4, 2018

