





Our Company

Established in 1931, Ortigas Land transformed the vast landscape of raw land, into thriving & progressive industrial, commercial, and residential centers. The original Hacienda de Mandalayon covering an area of 4,033 hectares of land, houses some of the leading names in business, commercial, residential, and educational developments today.





CAPITOL
COMMONS



Capitol Commons Community

Capitol Commons is a 10-hectare mixed-use development located in the old Rizal Provincial Capitol.

Capitol Commons is conceived to provide an alternative premiere destination in Pasig City, Metro Manila.





The Capitol Commons Masterplan

The master plan showcases stunning architecture, which blends strong and meaningful elements of Filipino culture.



The Site Development Plan

Unmatched mixed-use development in the metro





The Residential Masterplan



Residential condominium development will be situated in front of Estancia Mall and the Capitol Commons park, the two districts that imply the central node of activities at Capitol Commons.

The residential towers in Capitol Commons all have breathtaking views of both downtown Ortigas Center to the Northwest and the Pasig River, Laguna de Bay and mountains to the Southeast.

Maven

AT CAPITOL COMMONS



THIS IS WHERE YOU WANT TO LIVE

Living at Maven signifies the good things in life.

It is **Sunny, Fun, and Comfortable**. It has a distinct **Casual Sophistication** in its genes.

The Maven is Lifestyle driven, extending beyond the confines of one's abode.

The Maven is **modern and happy**, Not afraid of colors, but comfortable in clean environments and even vintage accents.





Location

Located on the Northeast corner of Capitol Commons. Maven is the new haven, an ideal space to live, work, play and learn for the modern dweller with everything just out your doorstep.



Maven

AT CAPITOL COMMONS

Maven is an IT place that attracts sophisticated experience seekers who like to keep their lives interesting, creative and fun.

A project targeted towards the young and hip generation.

Most affordable yet luxurious living in Capitol Commons because of its smaller unit cuts



Maven

AT CAPITOL COMMONS

- “Lantern”
- The lantern idea symbolizes a movement towards the hip generation. The special units create the form of a lantern at the top overlooking Capt. H. Javier Street and the Sierra Madre mountains.
- It is an architectural feature designed to catch the eye, making Maven building standout.



The Building

- 62 Storeys High
 - 1,484 residential units
 - 1,680 sqm building floor plate
- Retail on the ground floor
- Main lobby and drop-off located at Level 2
- 5 levels of amenities
- 61 residential floors
- 8 levels of basement parking
- 8 elevators



Site Development Plan

Composed of 2 towers with the main drop-off located at the 2nd level.

Basement parking will be shared by the 2 towers.

Retail level will be located at the ground floor.





Product Mix

MAVEN	AREA IN SQM	AREA IN FT ²	PERCENTAGE
Studio	24 - 34	258 – 366	36%
1BR	42 - 59	452 - 635	52%
2BR	69 - 87	743 – 936	9%
3BR	98 - 115	1,055 – 1,238	4%

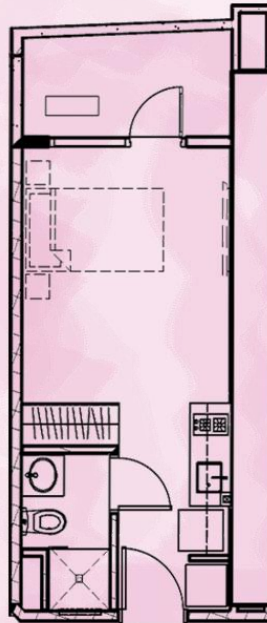
Maven Unit Floor Plan

Maven

AT CAPITOL COMMONS

Unit Floorplan

Studio • 258 – 366 square feet • 24 - 34 square meters

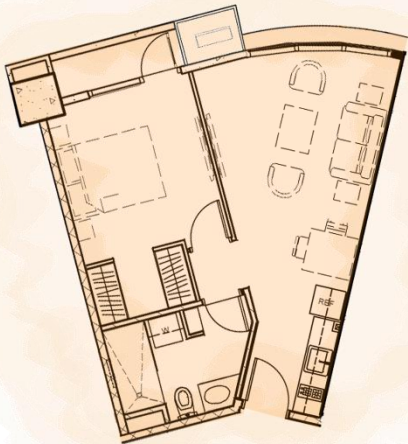


Maven

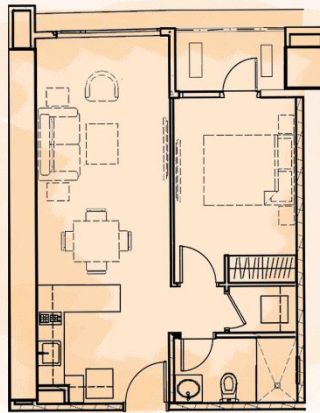
AT CAPITOL COMMONS

Unit Floorplan

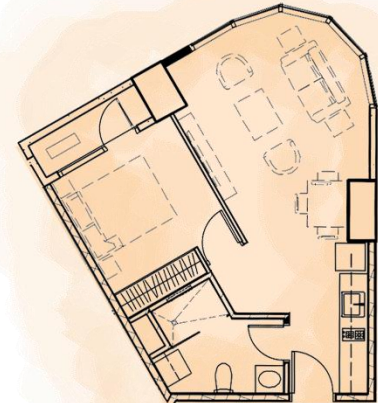
1-bedroom • 452 – 635 square feet • 42 - 59 square meters



TYPE 1



TYPE 2



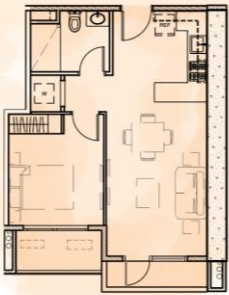
TYPE 3

Maven

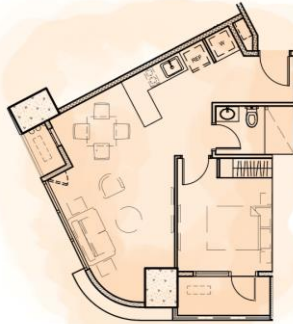
AT CAPITOL COMMONS

Unit Floorplan

1-bedroom • 452 – 635 square feet • 42 - 59 square meters



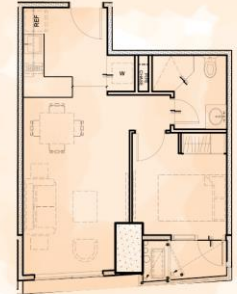
TYPE A1



TYPE A2



TYPE B1



TYPE B2

Maven

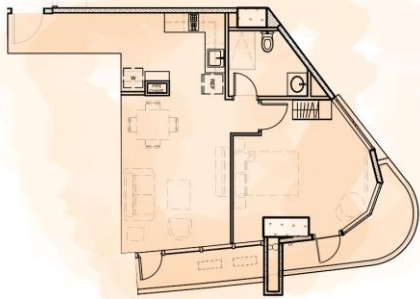
AT CAPITOL COMMONS

Unit Floorplan

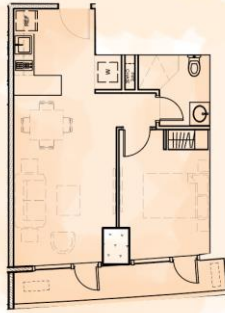
1-bedroom (Special Units) • 527 – 700 square feet • 49 - 65 square meters

Level 64

Lantern Floors



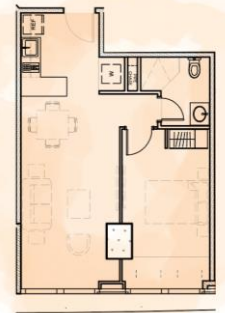
TYPE B1



TYPE B2



TYPE B1



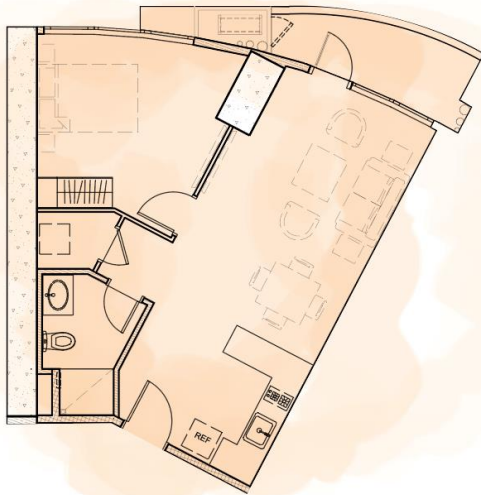
TYPE B2

Maven

AT CAPITOL COMMONS

Unit Floorplan

1-bedroom • 452 – 635 square feet • 42 - 59 square meters



TYPE C1



TYPE C2

Maven

AT CAPITOL COMMONS

Unit Floorplan

2-bedroom • 743– 936 square feet • 69- 87 square meters



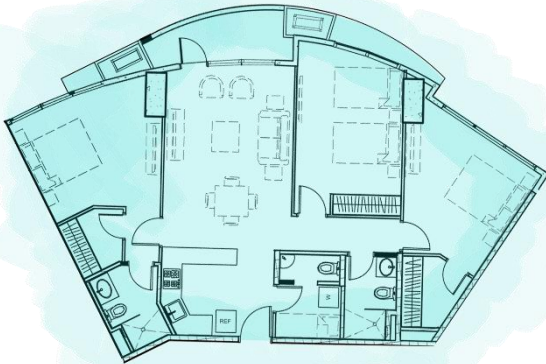
TYPE 1



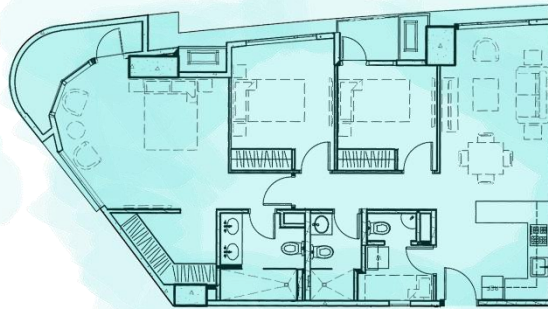
TYPE 2

Unit Floorplan

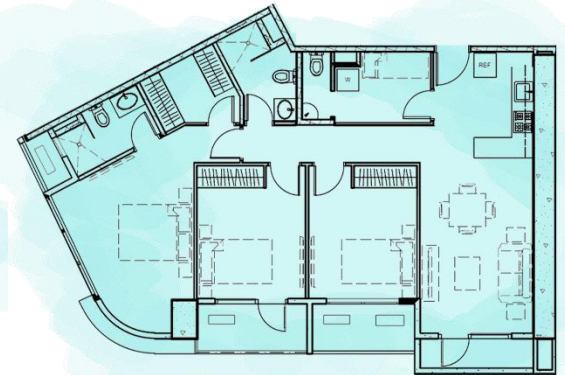
3-bedroom • 1,055– 1,238 square feet • 98 - 115 square meters



TYPE 1



TYPE 2



TYPE 3

Maven Building Floor Plan

Maven

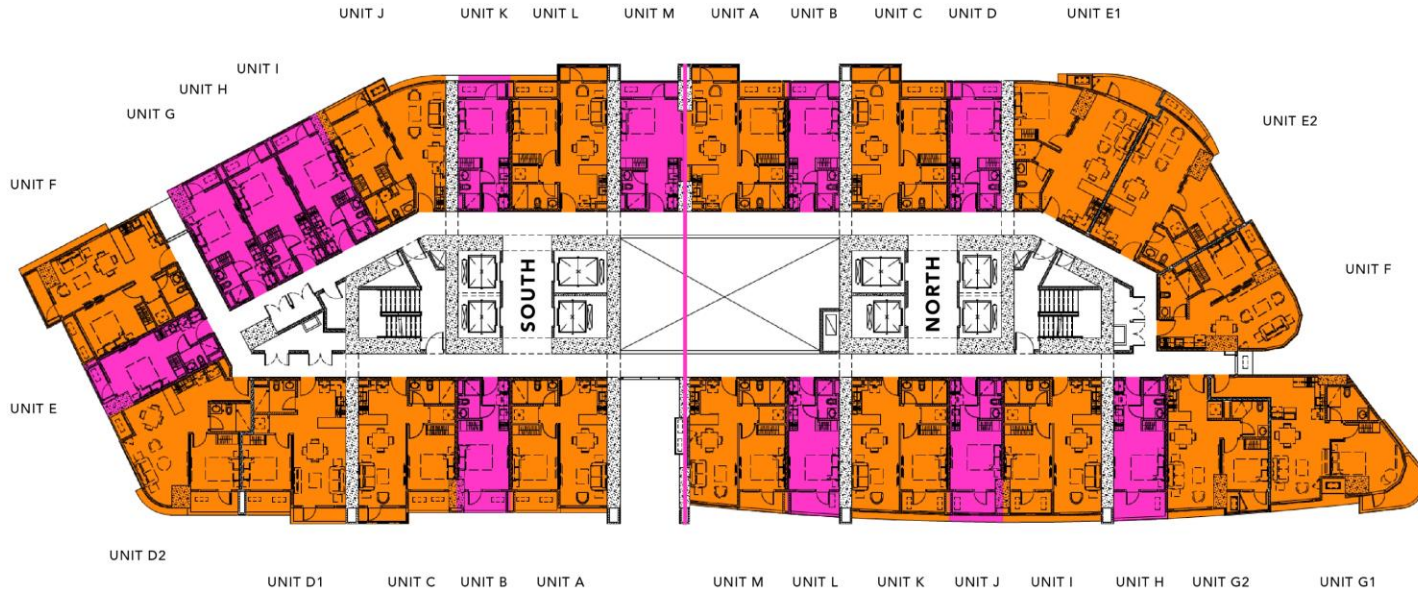
AT CAPITOL COMMONS

Building Floorplan

LOW ZONE | LEVEL 17

WEST
CAPITOL COMMONS PARK / ORTIGAS SKYLINE

SOUTH
MAKATI OR BGC SKYLINE / SIERRA MADRE MOUNTAINS



NORTH
ORTIGAS SKYLINE

EAST
VALLE VERDE SUBDIVISIONS / QUEZON CITY



STUDIO



ONE BEDROOM



TWO BEDROOM



THREE BEDROOM

Maven

AT CAPITOL COMMONS

Building Floorplan

MID ZONE | LEVEL 32

WEST

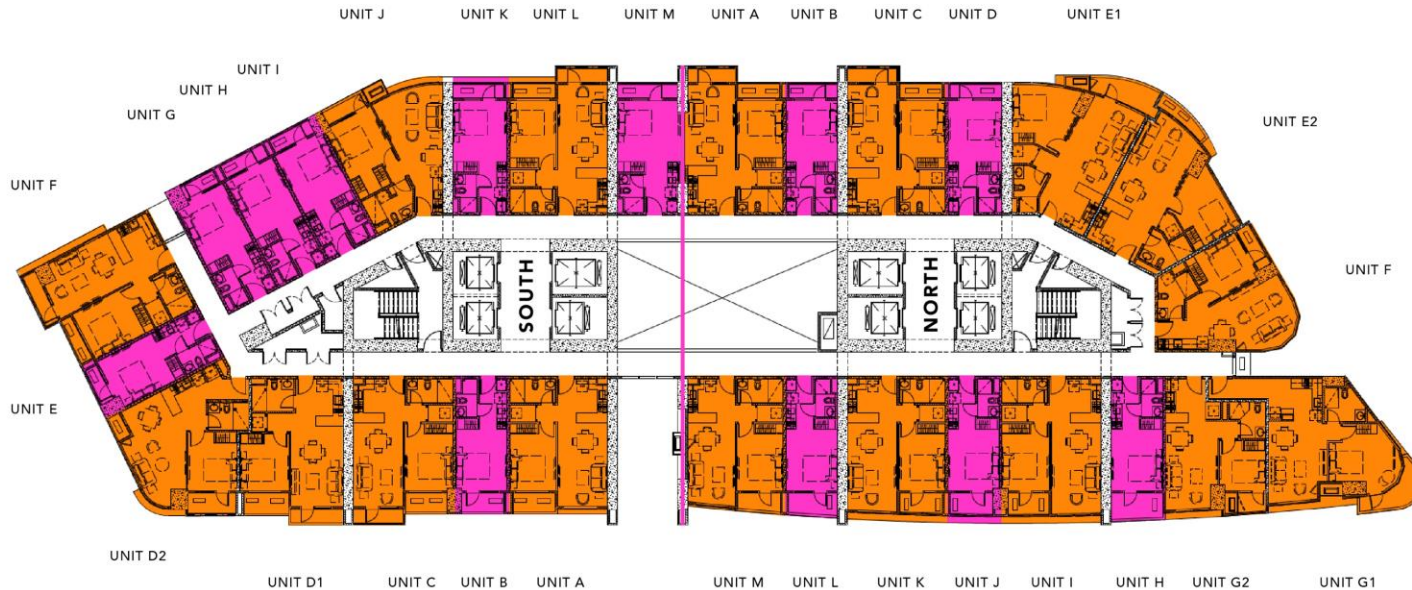
CAPITOL COMMONS PARK / ORTIGAS SKYLINE

EAST

VALLE VERDE SUBDIVISIONS / QUEZON CITY

SOUTH
MAKATI OR BGC SKYLINE / SIERRA MADRE MOUNTAINS

NORTH
ORTIGAS SKYLINE



STUDIO



ONE BEDROOM



TWO BEDROOM



THREE BEDROOM

Maven

AT CAPITOL COMMONS

Building Floorplan

HIGH ZONE | LEVEL 49

WEST

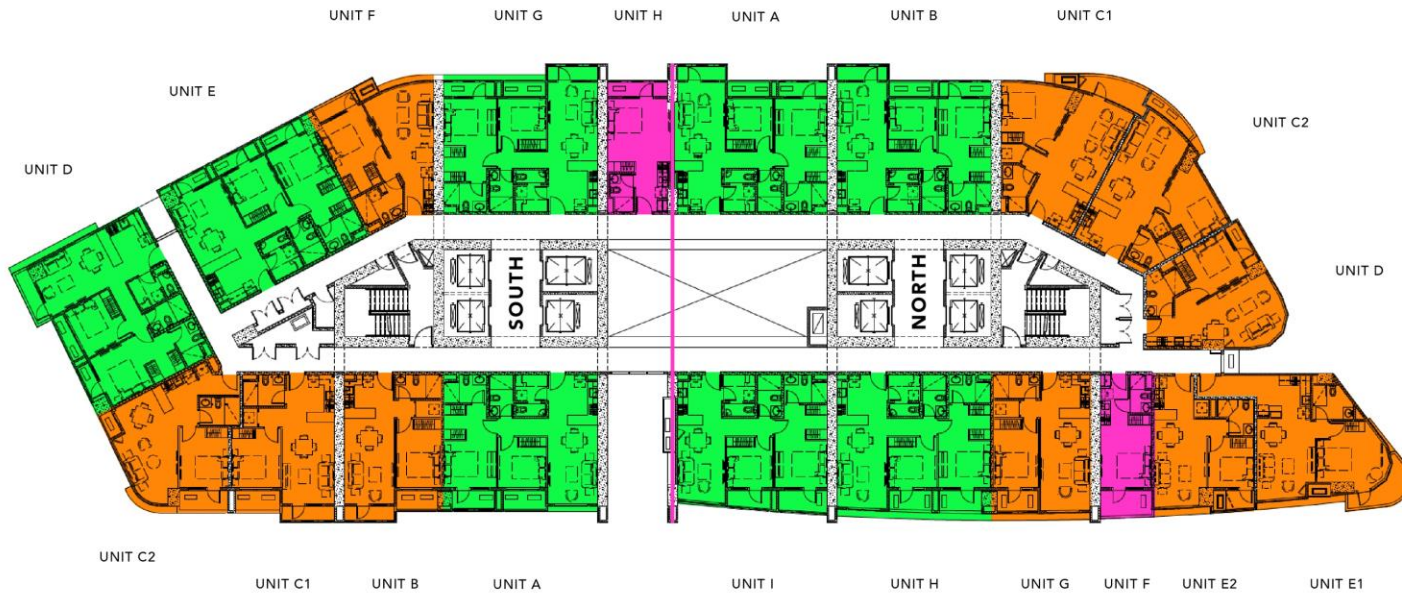
CAPITOL COMMONS PARK / ORTIGAS SKYLINE

EAST

VALLE VERDE SUBDIVISIONS / QUEZON CITY

SOUTH
MAKATI OR BGC SKYLINE / SIERRA MADRE MOUNTAINS

NORTH
ORTIGAS SKYLINE



STUDIO



ONE BEDROOM



TWO BEDROOM



THREE BEDROOM

Maven

AT CAPITOL COMMONS

Building Floorplan

HIGH ZONE | LEVEL 58

WEST

CAPITOL COMMONS PARK / ORTIGAS SKYLINE

EAST

VALLE VERDE SUBDIVISIONS / QUEZON CITY

SOUTH
MAKATI OR BGC SKYLINE / SIERRA MADRE MOUNTAINS

NORTH
ORTIGAS SKYLINE



STUDIO



ONE BEDROOM



TWO BEDROOM



THREE BEDROOM

Maven
AT CAPITOL COMMONS

Amenities

A multi-level amenity bar located in between the two towers

The amenities are shared by both towers and connects it as well

Designed to feel like a club with resort-like amenities



Amenities

- Curated spaces for lounging (chat room, work room, crafts room)
- Recreation and screen room
- Day care
- Events/Party hall
- Fitness and locker rooms
- Infinity-edged lap pool
- Beach-inspired lounge pool
- Kiddie pool
- Landscaped gardens



Work Room



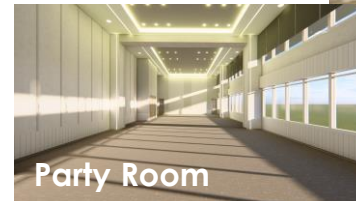
Chat Room



Meeting Room



Craft Room



Party Room



Game Room



Fit Room



Media Room

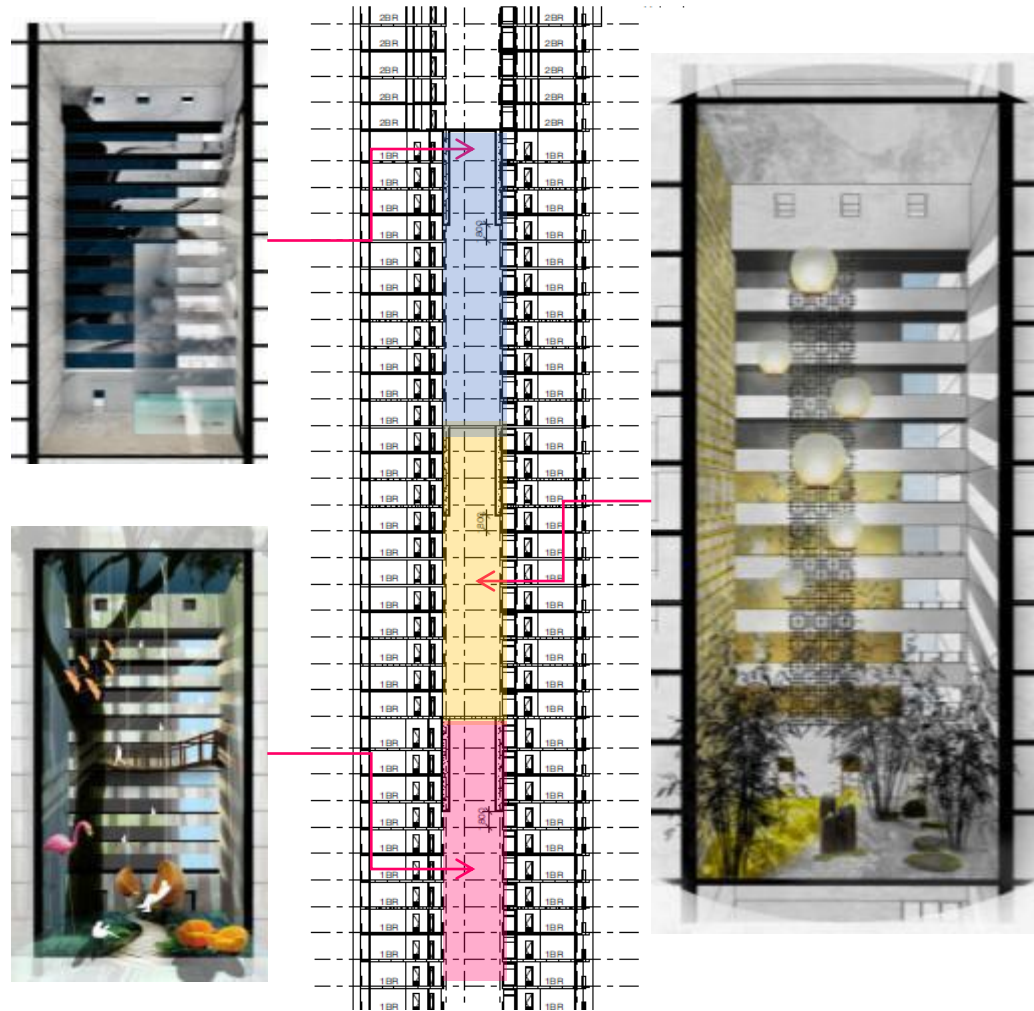
Play Rooms

Active and creative zones located in the atrium of Maven that is 8-12 floors high

Can be found on Levels 12, 25, 36, 48 and 56

A place for social interaction and relaxation.

Creatively designed to stimulate one's imagination and love of beautiful spaces.





Reasons to Invest

- Prime Location
 - Investing in Capitol Commons is investing in prime real estate property. Maven is situated in a mixed-use master planned development, where land uses are integrated and well-conceived to guarantee a sustainable living community for the future residents
- Good potential investment
 - The availability of rental market within Ortigas Center and within Capitol Commons, ensure that the investment will not run out of rental demand
- Improved living experience
 - Units are efficiently planned for an improved condo living experience for the future unit owners
- Ample amenity spaces to enjoy
 - Maven's "Anything Anytime" amenity program modernizes residential offerings, giving unit owners control to do what they want when they want
- Value for Money
 - For Ortigas Land, affordability does not sacrifice quality of the product. For an affordable price, you will get a premium product with all the qualities of a good investment: location, quality development and product and good property returns

Unit Deliverables

	FLOOR	WALL	DOOR	OTHERS
LIVING & DINING	Tile flooring	Painted, semi-gloss	Solid core fire-rated wood door with door closer, peephole, and lockset	<ul style="list-style-type: none"> ▪ Split-type air-conditioning unit ▪ Cable, internet, telephone ready ▪ Audio intercom
KITCHEN	Tile flooring	Painted, semi-gloss		<ul style="list-style-type: none"> ▪ Natural stone kitchen countertop ▪ Stainless steel single bowl kitchen sink ▪ Stainless steel kitchen faucet ▪ Overhead and base cabinets (laminates) ▪ Provision for ductless kitchen exhaust fan
BEDROOM	Wood laminate	Painted, semi-gloss	Hollow core flush door	<ul style="list-style-type: none"> ▪ Wardrobe closet ▪ Split-type air-conditioning unit
TOILET & BATH	Tile flooring	Homogenous wall tiles in the shower area; cement plastered painted finish	Hollow core flush door	<ul style="list-style-type: none"> ▪ Lavatory, faucet, water closet, shower set, toilet paper holder, towel bar ▪ Provision for single-point water heater
BALCONY	Cement finish	Steel or concrete railing		

Thank You