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THE RADIANCE

MANILA BAY

SOUTH TOWER

www.robinsonsresidences.com



A LIFE OF WELLNESS AMIDST THE MAGNIFICENT MANILA BAY

The Radiance Manila Bay is composed of two residential towers perfect for those seeking retreat to a relaxing lifestyle amidst the pulsating beat of the metropolis.

For training purposes only. All details herein are subject to change without prior notice and do not constitute any part of a contract or offer.

NEARBY ESTABLISHMENTS

CCP COMPLEX

- Cultural Center of The Philippines
- Folk Arts Theater
- Manila Film Center
- Philippine International Convention Center

MUSEUMS

- CCP Museum
- National Museum
- Museo Pambata
- The Metropolitan Museum of Manila
- BSP Money Museum

PARKS & AMUSEMENT

- Rizal Park
- Intramuros
- Manila Ocean Park
- Star City

HOTELS

- Sofitel Plaza Hotel
- Manila Hotel
- Hotel H2O
- Hotel Jen Manila
- Diamond Hotel
- Heritage Hotel Manila

SHOPPING CENTERS

- Robinsons Place Manila
- SM Mall of Asia

FOREIGN EMBASSIES

- Embassy of United States
- Embassy of Japan

CONVENTION & TRADE CENTER

- World Trade Center
- SMX Convention Center

SCHOOLS AND UNIVERSITIES

- University of The Philippines - Manila
- De La Salle University Manila
- De La Salle - College of Saint Benilde
- St. Scholastica's College
- St. Paul University of Manila

ENTERTAINMENT CITY MANILA

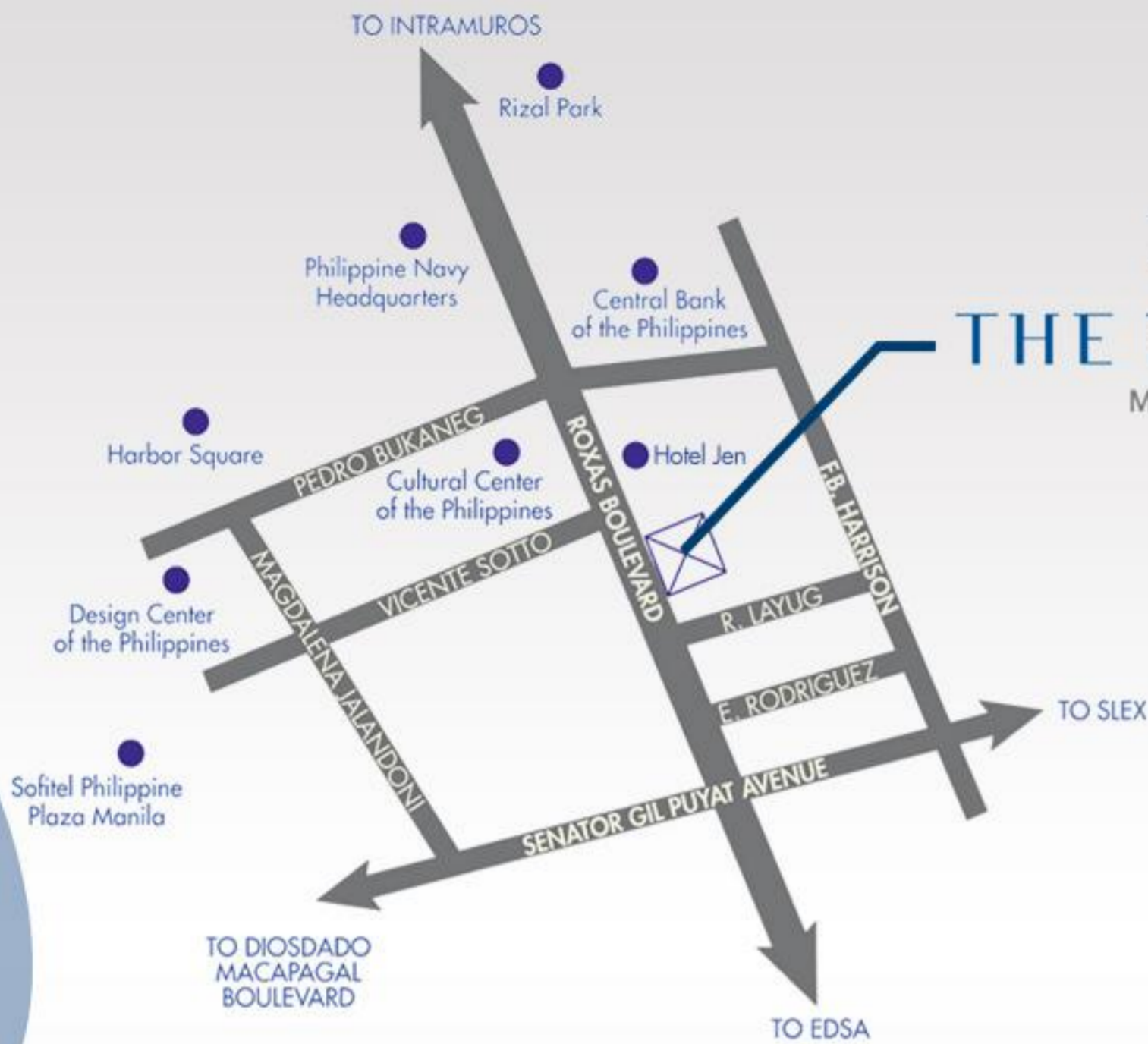
- Solaire Resort and Casino
- Okada Manila
- City of Dreams Manila
- Resorts World Manila
- Conrad Hotel

GOVERNMENT BUILDINGS

- Bangko Sentral ng Pilipinas
- Department of Foreign Affairs
- Department of Finance
- Philippine Navy
- Senate of the Philippines

光辉

THE RADIANCE
MANILA BAY



SIGHTS AND SOUNDS TO ENRICH YOUR SOUL

The Radiance Manila Bay is located along historic Roxas Boulevard, famous for its sunsets and beautifully-lined coconut trees.

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SITE DEVELOPMENT PLAN

Approx. 8,629 sq.m land area

2 residential towers
Total of 1,135 units
North Tower - 538 units
South Tower - 597 units

30 residential floors (for each building)
4 level podium parking
3 levels of retail experience



ARCHITECTURAL DESIGN

Modern architectural design

Applies principle of Green Architecture

Design philosophy takes inspiration from water, which is associated with luck and prosperity

Concrete facade with glass windows

All flat units



Artist's Perspective of the Lobby and Reading Lounge

BUILDING FEATURES

Main entrance lobby with reception counter at the Ground Floor

Four (4) elevators (3 passenger elevators and 1 service cum service)

CCTV monitoring at selected common areas

Automatic smoke detectors, fire alarm and sprinkler system at all common areas

Annunciator panel with emergency speaker at selected floors

Water is supplied by an elevated water tank and underground cistern

Standby power generator for all common areas

Individual mail boxes

Garbage holding area per residential floor

Centralized garbage holding room located at the Ground Floor

Building administration office

Security room

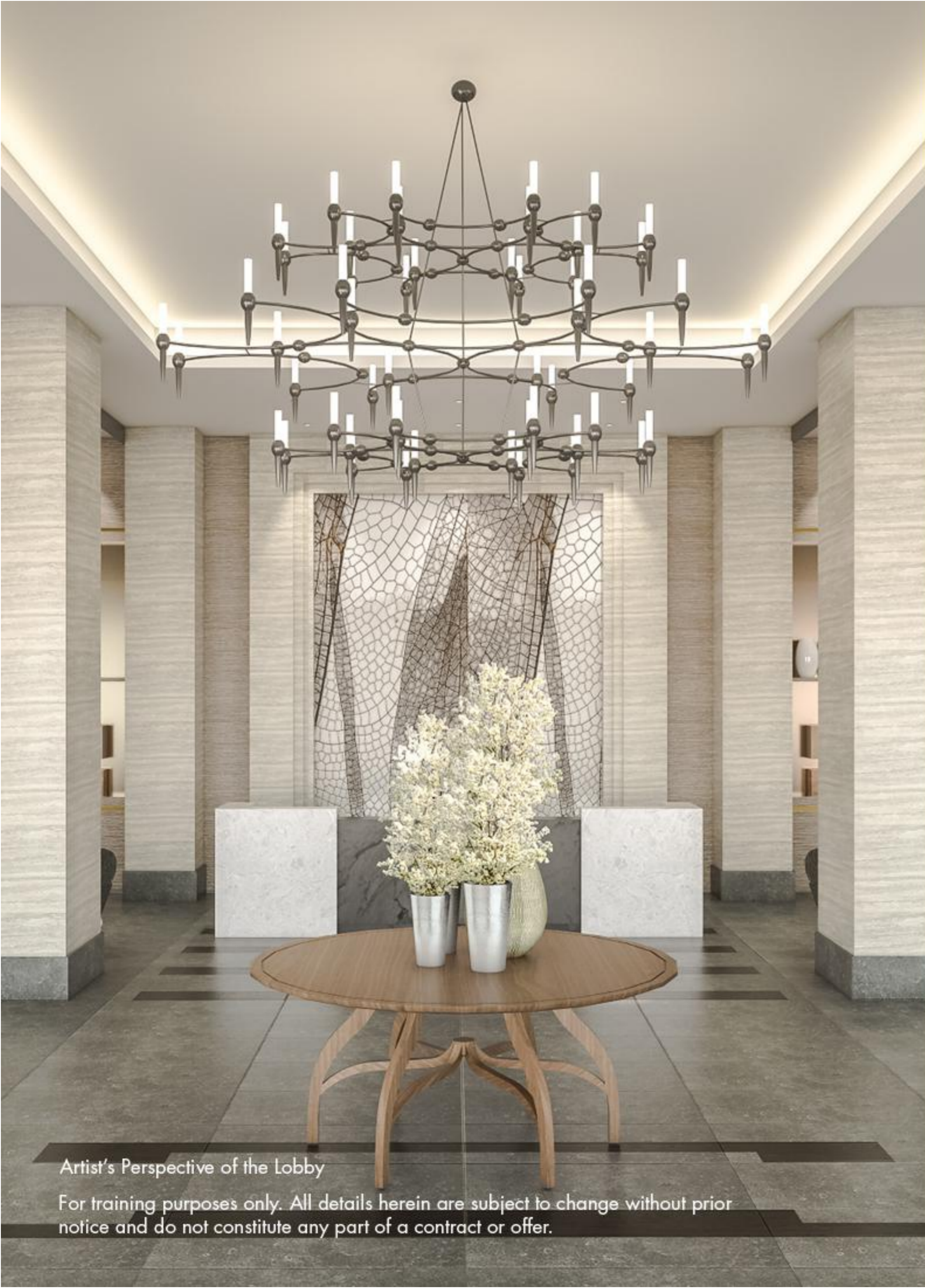
Driver's lounge and toilet

Transformer and genset room

Sewage treatment plant

Two (2) fire exits per building with well-lighted signage conforming to Fire Code of the Philippines

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Artist's Perspective of the Lobby

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BUILDING FEATURES

GREEN INITIATIVE

Use of Reflective Glass for windows and balcony doors which minimizes direct heat inside units

Use of Dual Flush System and low water consumption for water closet (Low Flush Toilet and Low Flow Shower)

Sun shading devices such as ledges to minimize direct heat inside the units

Sewage treatment plant

Fresh air intake at hallways to improve indoor air circulation

Window provision on hallways to provide natural lighting and improve air circulation

Provision of Material Recovery Facility, encourages segregation and recycling

Lush landscaping

Use of Low Volatile Organic compound (VOC) contents in materials such as exterior and interior paints

DESIGN PARTNERS

Architectural : ASYA Design

Structural : SY² & Associates

Plumbing, Sanitary & Fire Protection : N.G. Yumol + Associates

Electrical : PCS Philippines Inc.

Mechanical : L.R. Punsalan & Associates

Landscape : Espina, Perez - Espina & Associates



THE RADIANCE MANILA BAY

SOUTH TOWER

FLOOR STACKING

FLOOR	NO. OF FLOORS	USE
34th - 36th	3	Zone 34th - 36th
32nd - 33rd	2	Zone 1B
22nd - 31st	10	Zone 1A
17th - 21st	5	Zone 1B
7th - 16th	9	Zone 1A
6th	1	Garden Zone
2nd - 5th	4	Podium Parking
Ground	1	Main Lobby

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STREAMS OF COMFORT IN YOUR LIVING SPACE

UNIT DETAILS (IN SQ.M.)

UNIT TYPE	UNIT	BALCONY	TOTAL AREA
Studio	± 24.00	N/A	± 24.00
One Bedroom	± 35.00 - 48.50	± 4.00	± 36.00 - 52.50
Exec. One Bedroom	± 54.50	± 4.50	± 59.00
Two Bedroom	± 78.00 - 89.00	± 4.00 to 8.50	± 86.50 - 93.00

All areas are approximates only
*6th Floor Only Units Only

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ZONE 1A FLOOR PLAN SOUTH TOWER

22ND - 31ST

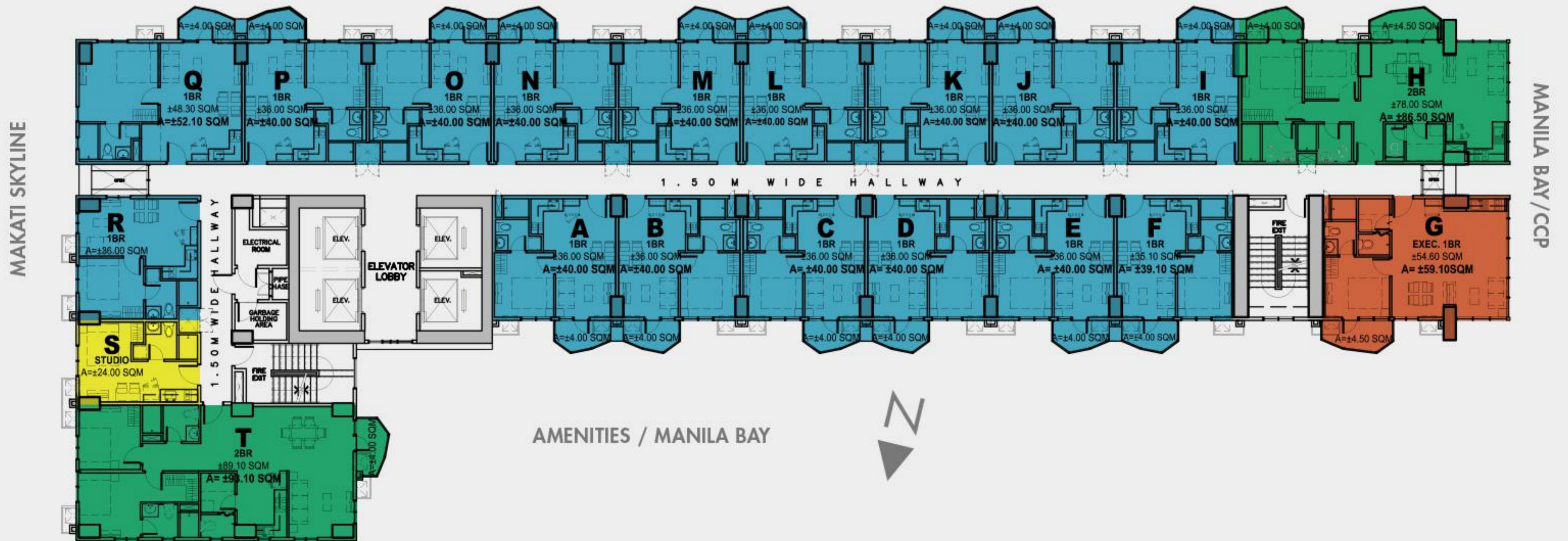
STUDIO
1 unit

1-BEDROOM
16 units

EXEC. 1-BEDROOM
1 unit

2-BEDROOM
2 units

PARANAQUE



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Some views may currently be unobstructed. However, the Developer does not guarantee unobstructed views due to possible future developments in the neighboring lots.

ZONE 1B FLOOR PLAN SOUTH TOWER

17TH - 21ST / 32ND - 33RD

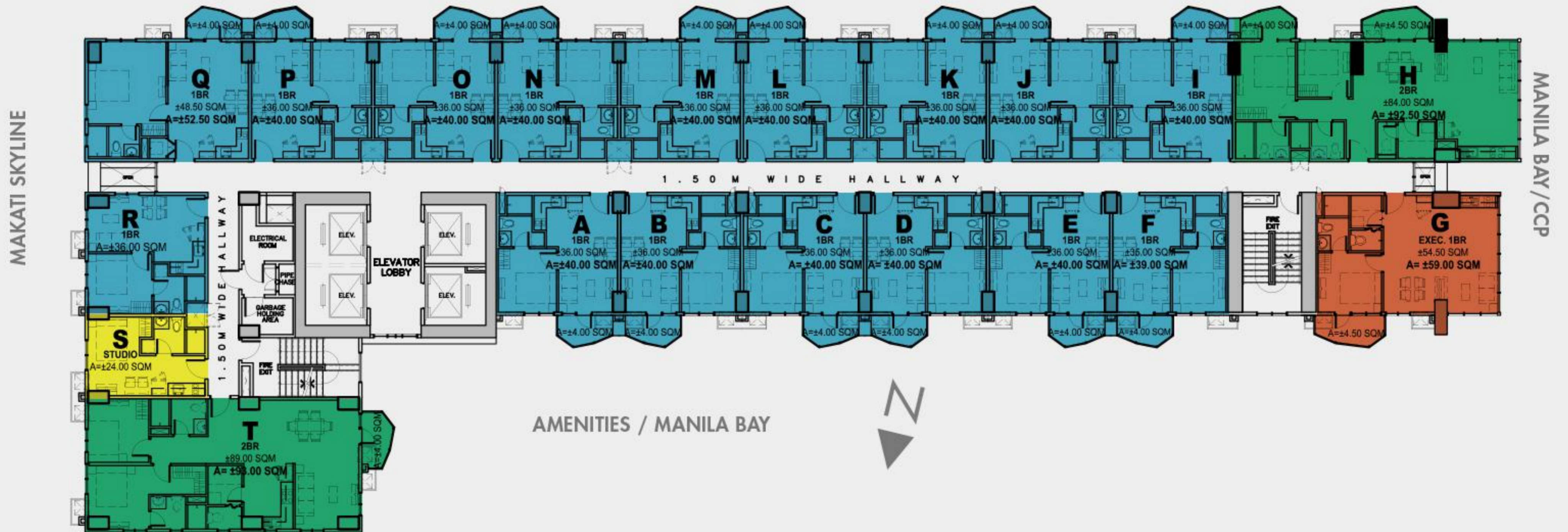
STUDIO
1 unit

1-BEDROOM
16 units

EXEC. 1-BEDROOM
1 unit

2-BEDROOM
2 units

PARANAQUE



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ZONE 34TH TO 36TH FLOOR PLAN SOUTH TOWER

34TH - 36TH

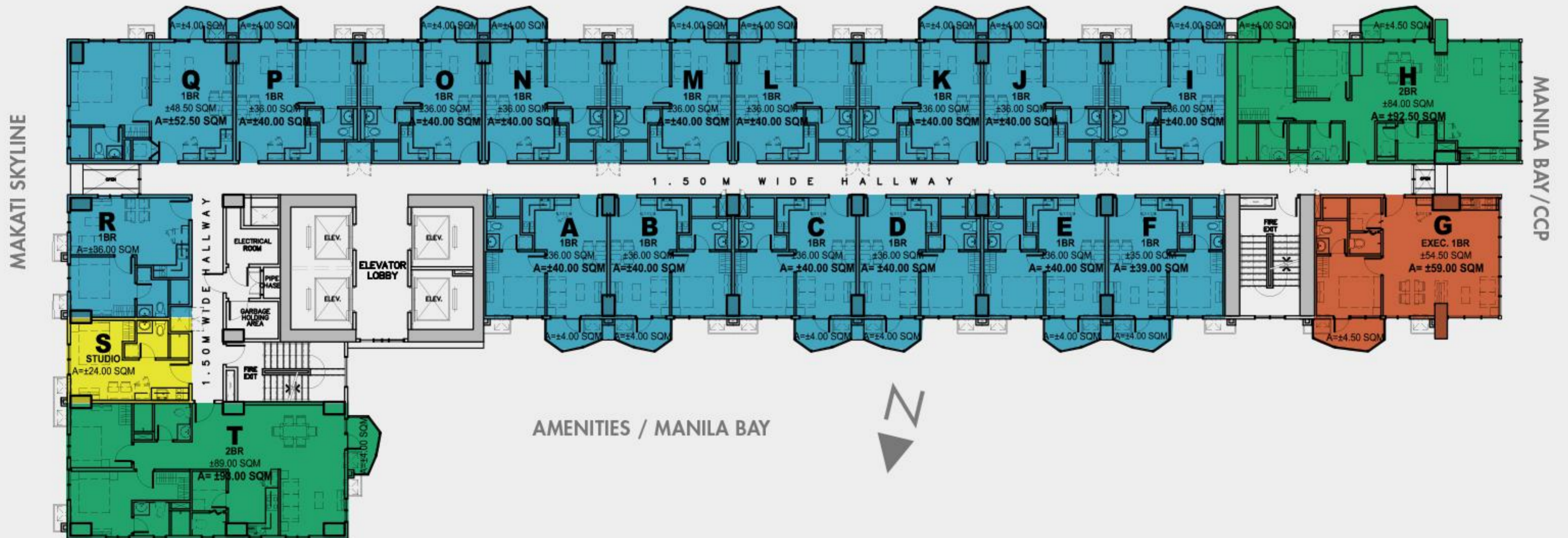
STUDIO
1 unit

1-BEDROOM
16 units

EXEC. 1-BEDROOM
1 unit

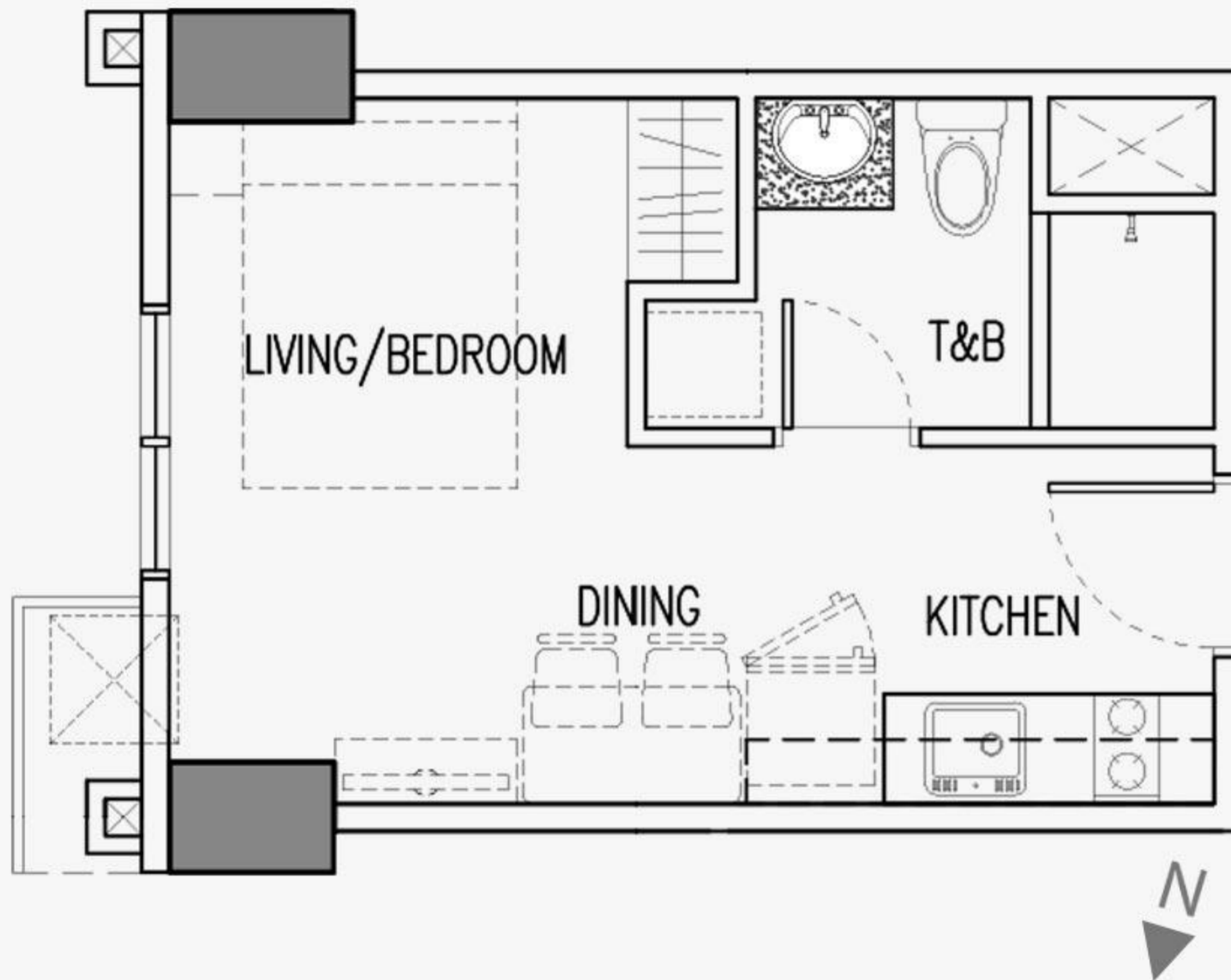
2-BEDROOM
2 units

PARANAQUE



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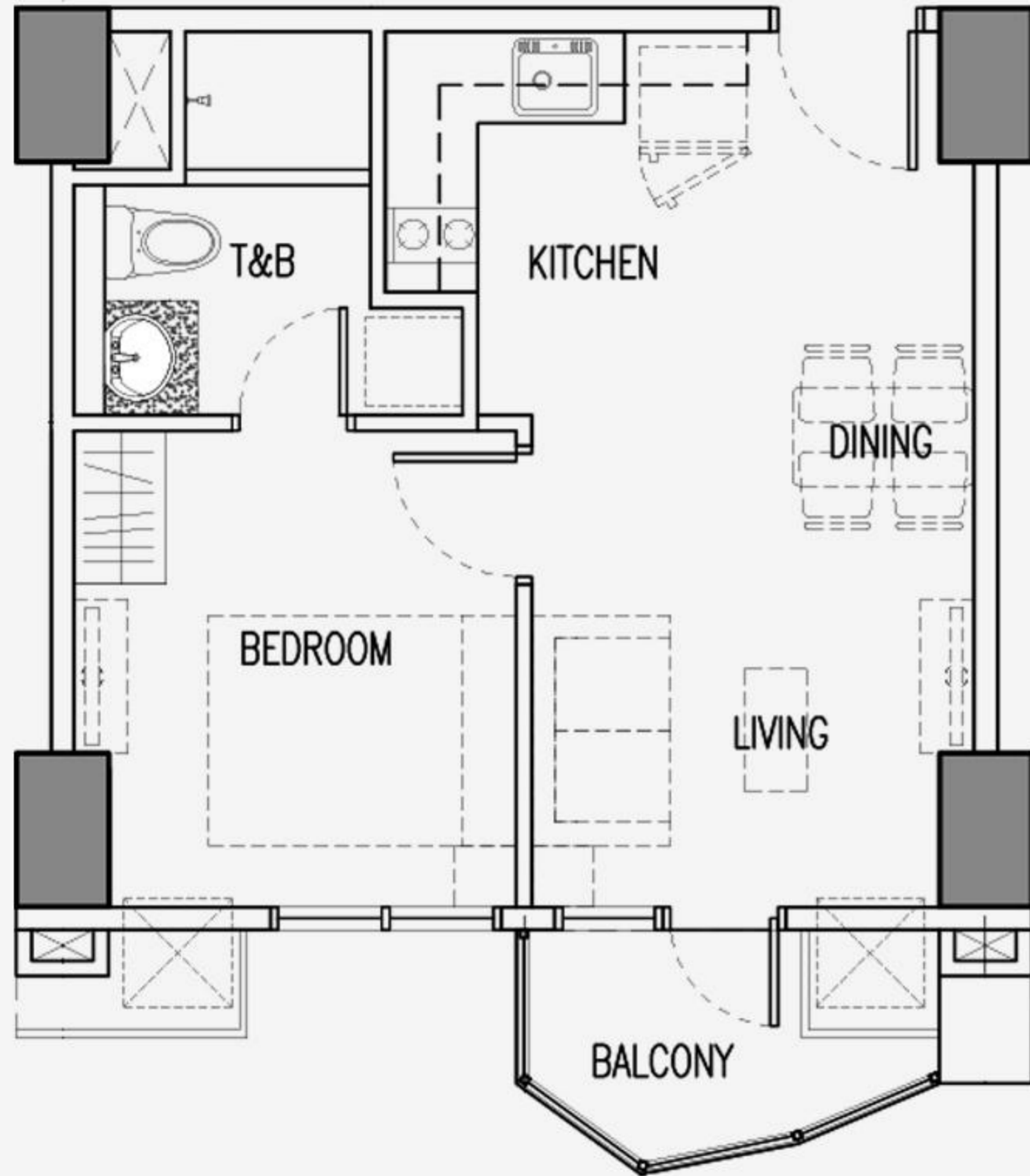
STUDIO UNIT

UNIT S, SOUTH TOWER ZONE 1A

Living/Bedroom	±10.44 sq.m.
Kitchen/Dining	± 7.68 sq.m.
Toilet & Bath	± 5.88 sq.m.
Total Area	± 24.00 sq.m.

Approximate areas only
 Floor layout subject to change without prior notice. Floor plan not to scale.

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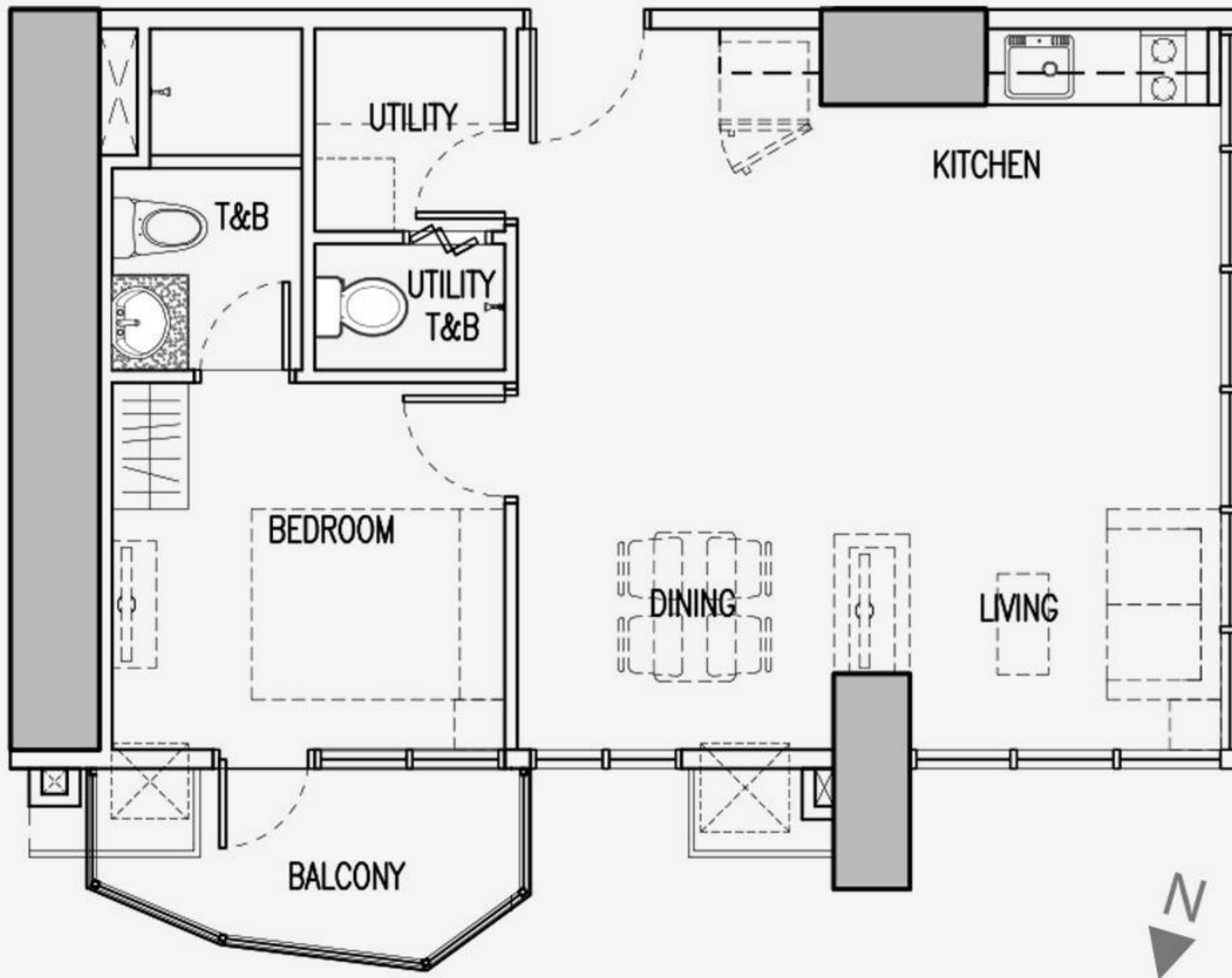
ONE BEDROOM UNIT

UNIT C, SOUTH TOWER ZONE 1A

Living	± 6.90 sq.m.
Kitchen/Dining	±13.19 sq.m.
Bedroom	± 9.90 sq.m.
Toilet & Bath	± 6.01 sq.m.
Balcony	± 4.00 sq.m.
Total Area	±40.00 sq.m.

Approximate areas only
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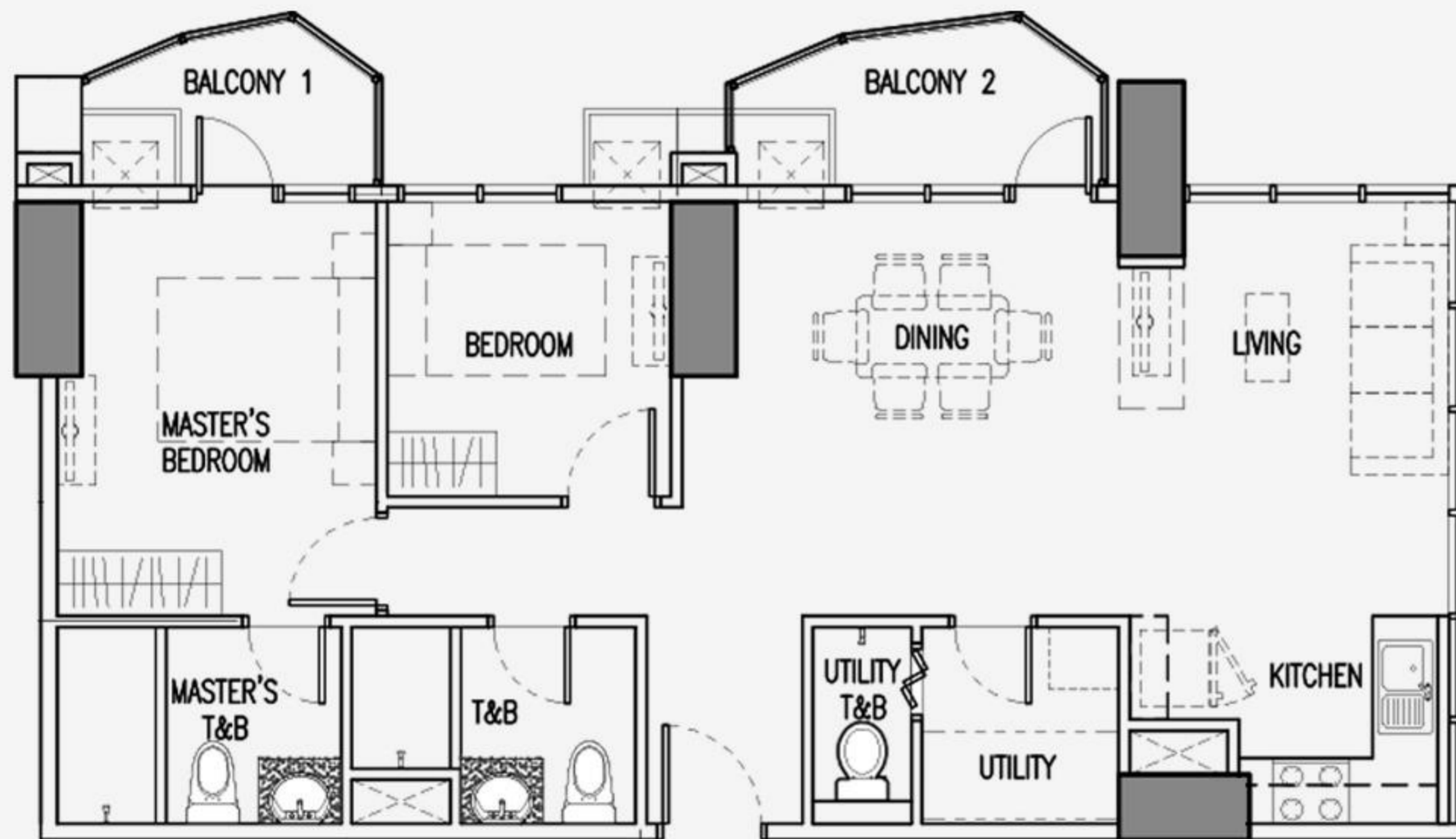


EXECUTIVE ONE BEDROOM UNIT UNIT G, SOUTH TOWER ZONE 1A

Living	± 12.96 sq.m.
Dining	± 10.33 sq.m.
Kitchen	± 11.12 sq.m.
Utility	± 4.64 sq.m.
Bedroom	± 10.38 sq.m.
Toilet & Bath	± 5.07 sq.m.
Balcony	± 4.50 sq.m.
Total Area	± 59.00 sq.m.

Approximate areas only
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TWO BEDROOM UNIT

UNIT H, SOUTH TOWER ZONE 1A

Living/Hallway	± 23.02 sq.m.
Dining	± 11.74 sq.m.
Kitchen	± 6.41 sq.m.
Utility	± 5.95 sq.m.
Bedroom	± 7.83 sq.m.
Master's Bedroom	± 12.20 sq.m.
Master's T&B	± 5.45 sq.m.
Common T&B	± 5.40 sq.m.
Balcony 1	± 4.00 sq.m.
Balcony 2	± 4.50 sq.m.
Total Area	± 86.50 sq.m.

Approximate areas only
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UNIT FINISHES

AREA	LIVING/DINING	BEDROOM	KITCHEN	TOILET & BATH
Floor	Homogeneous Tiles	Laminated Wood	Homogeneous Tiles	Homogenous Tiles
Wall	Painted Plastered Wall	Painted Plastered Wall	Painted Plastered Wall	Combination of Painted Plastered Wall and Homogenous Tiles Painted
Ceiling	Painted Slab Soffit	Painted Slab Soffit	Painted Gypsum Board	Gypsum Board
Other Deliverables		Bedroom Closet	Single-Point Water Heater Provision (water heater excluded) Granite Countertop and Splashboard Overhead and Undercounter Kitchen Cabinets 2-burner cooktop with rangehood (<i>Studio, 1BR, and Exec 1BR units</i>) 4-burner cooktop with rangehood (<i>2BR units</i>) Outlet for: • Refrigerator - 350W • Cooktop - 20AMPS	



Model Units

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Model Unit

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UNIT FEATURES

Entrance panel door with viewer

Intercom per unit connected to the reception counter

Automatic smoke detectors, fire alarm and sprinkler system in all units

Provisions for:

- Individual electric and water meters

- Telephone line at living area and master's bedroom

- Cable TV line at living area and bedrooms

- Ventilation for kitchen and toilets

- Hot water supply line (excluding water heater) for toilet and kitchen

- Space provision for washer/dryer for all units

- Window-type air conditioner openings and electrical outlet for all units except for all unit H which are provisioned with a combination of window-type and split-type air conditioner

Standby power at selected outlets in residential unit as follows:

- One (1) ceiling light for living area and each bedroom

- One (1) convenience outlet for living and dining areas

- One (1) convenience outlet for refrigerator

- One (1) convenience outlet for each bedroom



WAVES OF DAILY CALM

WELLNESS AMENITIES

Step into a slice of heaven closest to the ground. The outdoor amenities at the sixth floor lets you experience life in smooth flow as you soak in the sun, do your laps in the pool or while away the hours engaged in relaxing activities in one of the landscaped gardens.



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NORTH TOWER INDOOR AMENITIES

Ground Floor

Reading Lounge
Function Room
Kid's Play Area

6th Level

Fitness & Wellness
Center
Semi-Open lounge

SOUTH TOWER INDOOR AMENITIES

Ground Floor

Reading Lounge
Function Room
Kid's Play Area

Game Room
Videoke Room
Private Theater

6th Level

Spa/Sauna/
Massage Room
Semi-Open lounge

OUTDOOR AMENITIES

50-m Lap Pool

Kiddie Pool

Transition Pool

Outdoor Lounge

Arbour Lounge

Sunset Grove and
Pavilion

Meditation Exercise
Garden

Activity Lawn and
Play Area

Pool Deck Lounge

Garden Walk

Flower Garden

Gazebo

Sky Lounge (Roof Deck)

* Some amenities listed above area to be delivered upon turnover of Phase 2 of the project. The amenities shall be shared by the residents of the two towers.



FUNCTION HALL

Artist's Perspective

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A long, narrow lap pool with lane markers is the central focus, set against a vibrant sunset sky. The pool is flanked by modern high-rise buildings with balconies. To the left, a row of lounge chairs is arranged on a deck. To the right, a covered pavilion with tables and chairs is visible. The scene is illuminated by the warm glow of the setting sun and some artificial lighting on the trees.

50-METER LAP POOL

Artist's Perspective

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The image shows a modern lounge interior. On the right, a curved bar with a white marble top and base is visible. The bar is set against a wall of horizontal wooden slats. Several bottles of beer and wine are displayed on shelves integrated into the slat wall. In the foreground, four high-top stools with light-colored, textured seats and black metal frames are positioned around the bar. To the left of the bar, a seating area includes a light-colored sofa, two black wire mesh chairs, and a large, round, woven ottoman. The floor is made of large, dark grey tiles. The ceiling features a grid of recessed lighting. A large blue rectangle is overlaid on the upper part of the image, containing the word "LOUNGE" in white, serif, all-caps font.

LOUNGE

Artist's Perspective

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ACTIVITY LAWN

Artist's Perspective

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FITNESS AND WELLNESS CENTER

I LIKE
WHO
I AM
BECOMING

AS YOU THINK

SO SHALL YOU

Artist's Perspective

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SKY LOUNGE

Artist's Perspective

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SOUTH TOWER UNITS SHORT-TERM LEASING

ADDITIONAL INCOME FROM SHORT-TERM CONDO LEASE

South Tower unit owners are allowed to lease-out their units for a minimum duration of one (1) night, which is referred to as Short-Term Leasing, subject to Building Rules and Regulations.

SHORT-TERM LEASING FAQ

1. **What are the allowable uses for and features of the North and South Tower units?**

-Both towers are to be used for residential purposes. Units in both towers cannot be used for conducting business, commerce, or trade. These two towers are designed to share common areas, such as, but not limited to, driveways, ramps, podium parking, and amenities.

2. **What is short- term leasing?**

-Short- term leasing allows residential units to be leased for a minimum duration of one (1) night (herein referred to as "Guests"). This shall only apply to units located in the South Tower.

3. **What are the security measures taken to assure that the differentiated leasing regulations do not compromise the living experience of its residents?**

-Both towers shall have separate lobbies and elevator access points. The number of occupants per unit shall be limited depending on the unit type.

Type of Unit	Number of Occupants Allowed
Studio	Two (2)
1- Bedroom	Four (4)
2- Bedroom	Six (6)
3- Bedroom	Eight (8)

4. **Are the use of amenities free?**

-Residents or Tenants shall be allowed to use the amenities for free, except for specific amenities and facilities which are pay-per-use.

5. **How will parking be managed?**

-Residential parking is allocated at Podium Levels 1 to 4 (2/F to 5/F). Parking for the retail and guests will be provided at the Ground and Mezzanine Floors. Guests who shall be utilizing parking shall be charged hourly rates.

6. **Will there be an operator for the South Tower short-term leasing services?**

-No, there will be no operator hired for the short-term leasing services of the South Tower. Unit owners shall be solely responsible for any and all claims, liabilities, damages, suits, or causes of action of whatever nature or kind from any and all person/s which may arise from or in connection with the lease of their unit/s.



PROPERTY MANAGEMENT

PROFESSIONAL PROPERTY MANAGEMENT AT YOUR SERVICE

- Housekeeping and Cleaning Management of common areas
- Contract Management for third parties service providers
- Financial Management of Condominium Corporation's operations
- Engineering and Preventive Maintenance of common areas
- Security Management of common areas
- Value Enhancement and Energy Management of common areas



R I N G R O B

C O N C I E R G E

A VIRTUAL CONCIERGE AT YOUR BECK AND CALL

With the Ring Rob Concierge, easily tackle every task on hand, and live a hassle-free and convenient lifestyle as a Robinsons Residences resident. It's incredibly easy to sign up with the Ring Rob Concierge - just go online and encounter a comprehensive list of services tailor - made to make life easier.

Each resident can live a hassle-free and convenient lifestyle with the RingRob Concierge.

BUSINESS CENTER

Binding, packing, photocopying, printing, scanning, typing, storage

Computer rental with internet fax, projector and laptop rental

Limited Wifi Subscription

Messengerial Services

Movers and truckers

Reservation Services

Taxi Calling

Pre-paid Cards/
Eload Services

PROFESSIONAL SERVICES

Chauffeur

Fit Out

Interior Design & Renovation

CLEANING SERVICES

Car Wash

Housekeeping

Laundry Services

MEDICAL HOUSECALL

(Non-urgent Medical Care)

Doctor's Consultation

Individual Laboratory Test

Packaged Laboratory Test

Medical Procedures

Vaccination

REPAIRS & MAINTENANCE

Cleaning

Installations

Repairs and Replacements

DELIVERY SERVICES

Online Delivery
(powered by CityDelivery)

Food flowers and gifts

Prescription medicine

Water Delivery

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TOP REASONS WHY YOU SHOULD INVEST IN THE RADIANCE MANILA BAY

SIGHTS AND SOUNDS TO ENRICH YOUR SOUL

Close to so many entertainment and cultural landmarks

Steps away from international and government institutions

WAVES OF DAILY CALM

Complete range of wellness amenities

Water design features for luck and prosperity

STREAMS OF COMFORT IN YOUR LIVING SPACES

Almost all units with balcony

Efficiently sized living spaces

Stunning views of sun and sea

MORE LEASING OPPORTUNITIES

Short-term lease (one night) for South Tower units only

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ROBINSONS LAND
CORPORATION

A DEVELOPMENT OF ROBINSONS LAND CORPORATION

With a diverse business portfolio in shopping malls, high-rise office, residential condominiums, housing and hotels.

The largest landlord in office space.

One of the largest shopping mall operators in the country.

One of the fastest growing condominium developers.

A subsidiary of JG Summit Holdings, Inc, a leading business conglomerate in the Philippines with business interests in: Air Transportation, Banking, Food Manufacturing, Hotels, Petrochemicals, Power Generation, Digital Media, Telecommunications and Textiles.



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