

THE RESIDENCES AT

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**THE WESTIN**

MANILA  
SONATA PLACE



### RWS

- Residential Development
- 3,084.5 sqm. lot area
- 50 floors
- 344 units

### Westin Hotel

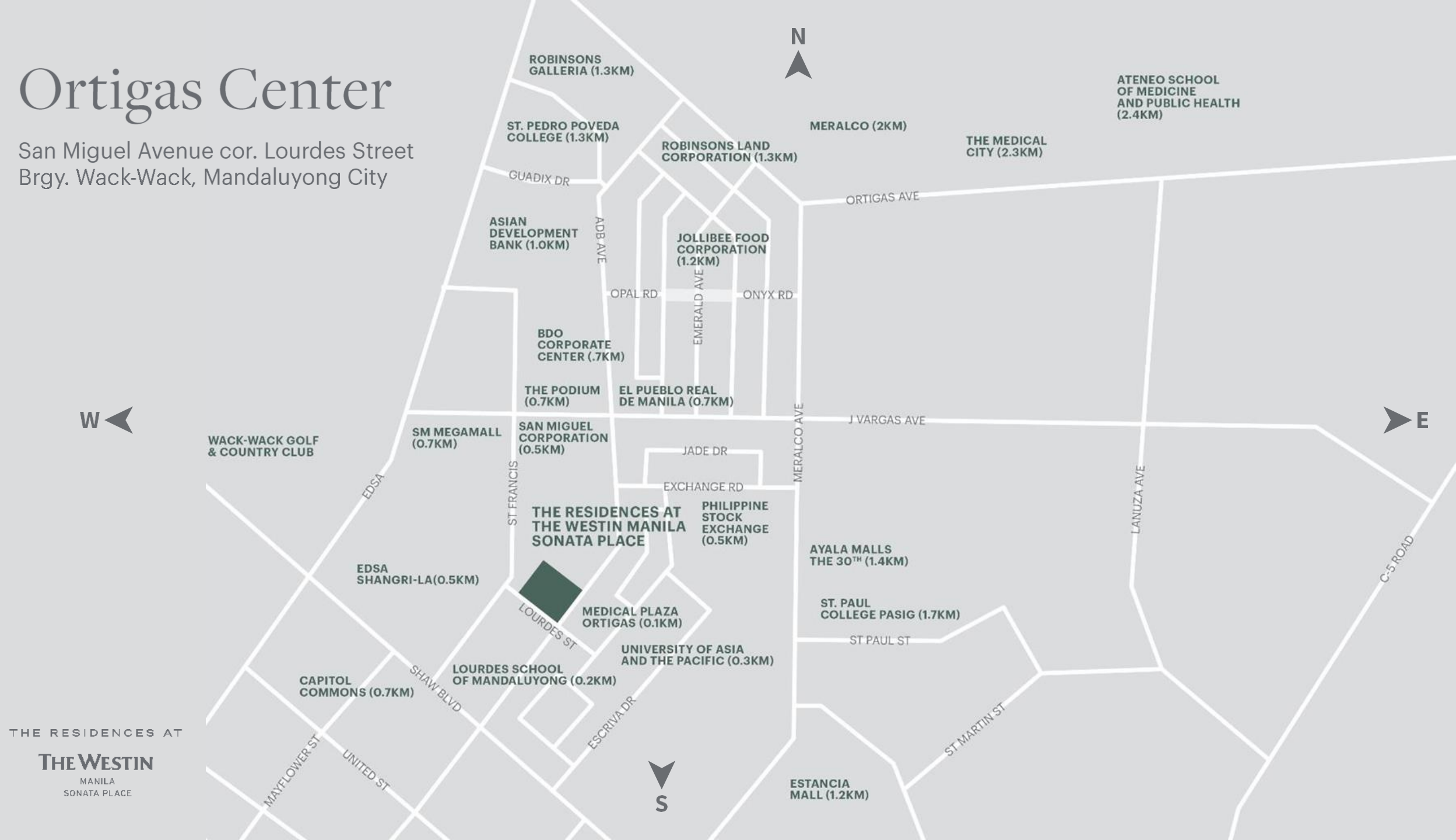
- Hotel Component
- 30 floors
- 303 units/rooms

# The Location

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# Ortigas Center

San Miguel Avenue cor. Lourdes Street  
Brgy. Wack-Wack, Mandaluyong City



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# Ortigas Skyline

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# North View: Wack-Wack/SM Megamall

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# West View: Wack-Wack/Shangri-La

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# South View: Ortigas Business District/ BGC Skyline

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# East View: San Miguel Headquarters/ Ortigas Business District

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# Corporate Headquarters

San Miguel Corporation (.5km)

Philippine Stock Exchange (.5km)

BDO Corporate Center (.7km)

Asian Development Bank (1km)

Jollibee Food Corporation (1.2km)

Robinsons Land Corporation (1.3km)

Meralco (2km)

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# Commercial Centers

EDSA Shangri-La Mall (0.5km)

SM Megamall (0.7km)

The Podium (0.7km)

El Pueblo Real de Manila (0.7km)

Capitol Commons (0.7km)

Estancia Mall (1.2km)

Robinsons Galleria (1.3km)

Ayala Malls The 30<sup>th</sup> (1.4km)

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# Medical Facilities

Medical Plaza Ortigas (0.1km)

The Medical City (2.3km)

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# Academic Institutions

Lourdes School of Mandaluyong (0.2km)

University of Asia and the Pacific (0.3km)

St. Pedro Poveda College (1.3km)

St. Paul College Pasig (1.7km)

Ateneo School of Medicine  
and Public Health (2.4km)

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# Hotels

## The Westin Manila Sonata Place

EDSA Shangri-La Hotel (0.3km)

Marco Polo Ortigas (1.5km)

Discovery Suites Ortigas (0.9km)

Joy~Nostalg (1.1km)

Holiday Inn Manila Galleria (1.2km)

Crowne Plaza Manila Galleria (1.3km)

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# High-End Villages

Valle Verde (1.3km+)

Wack-Wack (2.1km)

Corinthian Gardens (2.1km)

Greenmeadows (3.0km)

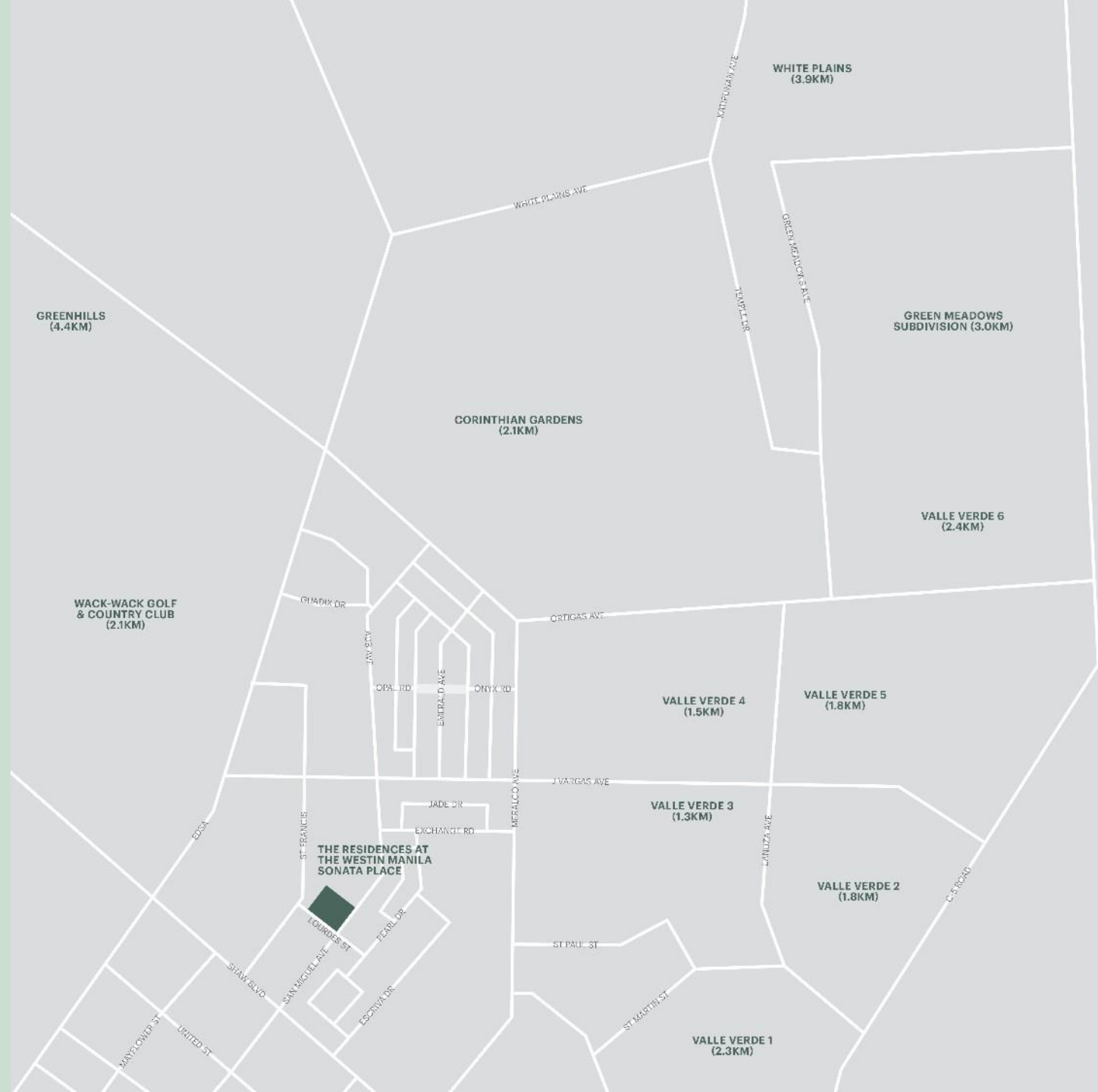
White Plains (3.9km)

Greenhills (4.4km)

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# Site Development Plan

## THE RESIDENCES AT THE WESTIN MANILA SONATA PLACE

- Single-tower branded residences with 344 living spaces

## THE WESTIN MANILA SONATA PLACE

- Single-tower hotel development

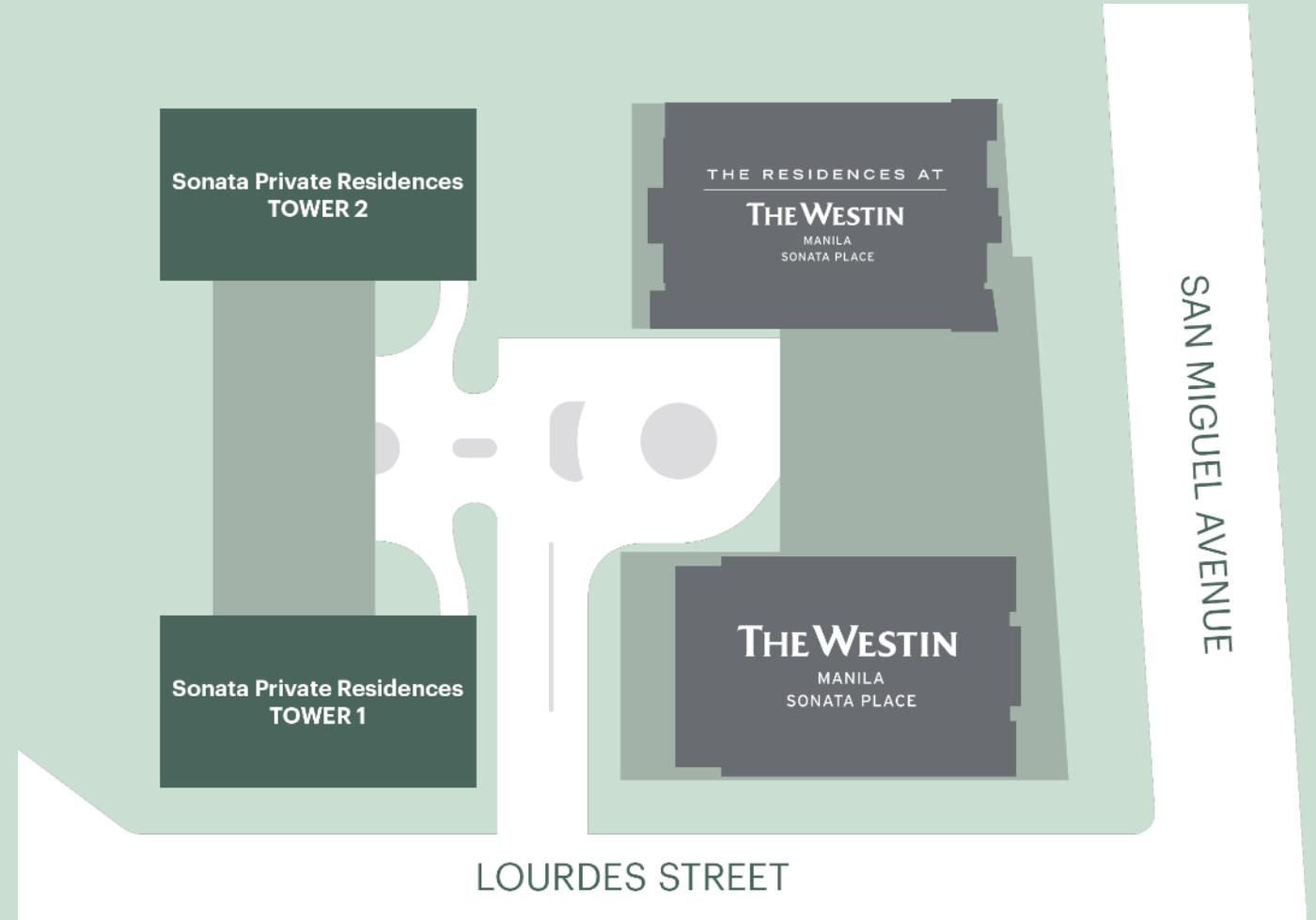
## SONATA PRIVATE RESIDENCES

- Two-tower residential development, fully built-up
- 30 floors

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# Partnership

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Marriott International is one of the largest hotel chains in the world.  
It encompasses a portfolio of more than **7,003 properties in 30**  
**leading hotel brands spanning 131 countries and territories.**

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# The Westin Brand

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Known for their intuitive service, thoughtful design and innovative offerings, the Westin brand has become one of the world's most renowned companies in the hospitality industry. With more than 230 hotels across the globe, Westin continues to drive new ideas and ground-breaking services. One of these is by offering a unique whole ownership opportunity, providing the full spectrum of branded services and amenities that are found in Westin hotels through the Residences.

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# Westin Destinations Worldwide

Maximize your wellness routine at 230 locations around the globe

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Africa (3)

Asia (55)

Australia and Pacific (5)

Central America and Caribbean (15)

Europe (17)

Middle East (5)

North America (139)

South America (1)

# The Residences at The Westin Edina Galleria

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Minnesota, USA

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# The Residences at Le Westin Resort & Spa

Tremblant, Canada

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# The Residences at The Westin Tianjin

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Tianjin, China

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# The Residences at The Westin Virginia Beach Town Center

Virginia, USA

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# Westin's 6 Pillars of Well-Being

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At the core of the Westin brand is the life of wellness. The goal is to help you achieve balanced living by creating thoughtful spaces where you can sleep well, eat well, move well, feel well, work well, and play well—Westin's six pillars of well-being.



Sleep Well



Eat Well



Move Well



Feel Well



Work Well



Play Well



# Sleep Well

The Heavenly®

Bed Sleep Well

Menu Sleep Well

Balm





# Eat Well

SuperFoodsRx™ Menu

Westin Fresh by the Juicery

Kids Eat Well Menu





# Move Well

Gear Lending

WestinWORKOUT

TM





# Feel Well

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Sensory Welcome

Westin Design

Heavenly® Bath Shower

Experience Heavenly® Spa by

Westin

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# Work Well

Clutter-free Meetings

Tangent Workspace





# Play Well

Westin Weekend

Westin Family



# Exceptional Collaboration

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# Handel Architects

## ARCHITECTURAL CONSULTANT

An architecture, interior design, and planning firm that promotes density as an urban growth strategy and design to improve the quality of city life.

### Notable Projects:

- *Lincoln Square in New York, USA*
- *Millennium Place in Boston, USA*
- *The Ritz-Carlton Downtown, Washington DC, USA*

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Lincoln Square



The Ritz-Carlton Downtown



Millennium Place

# FBEye International

## INTERIOR DESIGN CONSULTANT

FBEye is an award-winning interior design consultancy, specializing in a personalized service to suit individual client and operator requirements.

### Notable Projects:

- *The Westin Singapore*
- *Sheraton Resort Sanya, China*

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# Magnusson Klemencic Associates

## STRUCTURAL PEER REVIEW

This USA-based company offers traditional structural and civil engineering services and enhanced expertise in seismic, wind, vibration, and performance-based engineering systems.

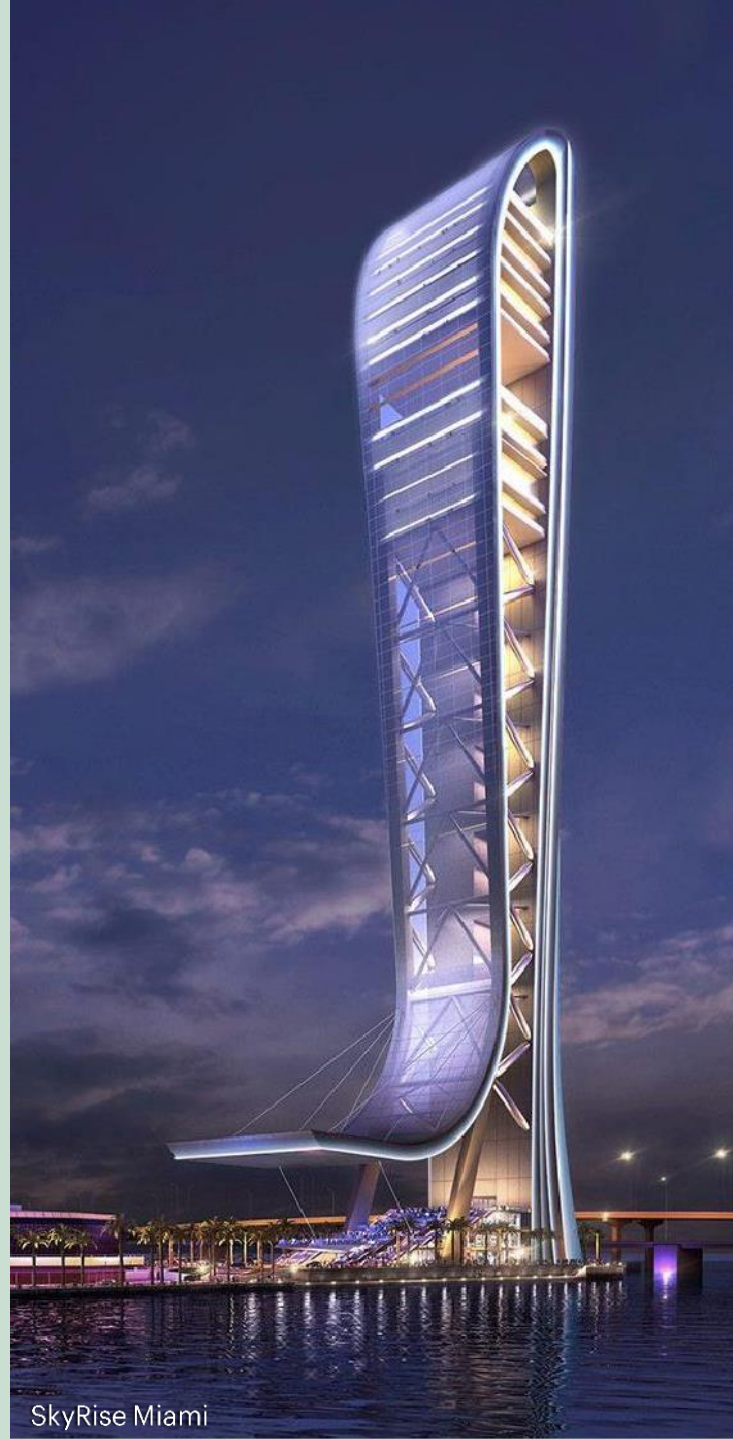
### Notable Projects:

- *SkyRise Miami, Florida, USA*
- *Oceanwide Center, California, USA*

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SkyRise Miami



Oceanwide Center

# RWDI Anemos, Ltd.

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## WIND TUNNEL CONSULTANT

The consulting expertise of RWDI's engineers and scientists is based on decades of invaluable experience working on many of the world's landmark structures, using physical modeling and computational techniques.

### *Notable Projects:*

- *Burj Khalifa, UAE*
- *Petronas Towers, Malaysia*

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Burj Khalifa



Petronas Towers

# W.V. Coscolluela & Associates

## ARCHITECT

A full-service architectural, interior design & planning firm with expertise in mixed-use developments, residential and recreational properties.

### *Notable Projects:*

- *Robinsons Equitable Tower, Ortigas Center*
- *Zuellig Building, Makati*

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Robinsons Equitable Tower



Zuellig Building

# Sy<sup>2</sup> + Associates, Inc.

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## STRUCTURAL CONSULTANT

The number one structural engineer used by every developer of high-end developments in the country.

### *Notable Projects:*

- *GT International Tower, Makati*
- *Net One Center, Bonifacio Global City*

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GT International Tower

# Special Building Features

**Buckling Restrained Brace (BRB)** is a form of performance-based design approach. BRBs are structural steel frames that provide lateral resistance to buckling, particularly during seismic activity.

Internationally accepted with its design regulated in current standards as viable solution.

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Reference photo

# Step Into The Haven

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Living well starts at The Haven, with four floors of exquisite amenities that aim to energize your work, play, and leisure.

# Ground Floor

- Private Drop-Off Area
- Grand Lobby
- Concierge Desk
- Mail Room
- Retail Spaces

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Artist's perspective of the Private Drop-Off Area



Artist's perspective of the Grand Lobby

# Ground Floor – Retail Spaces

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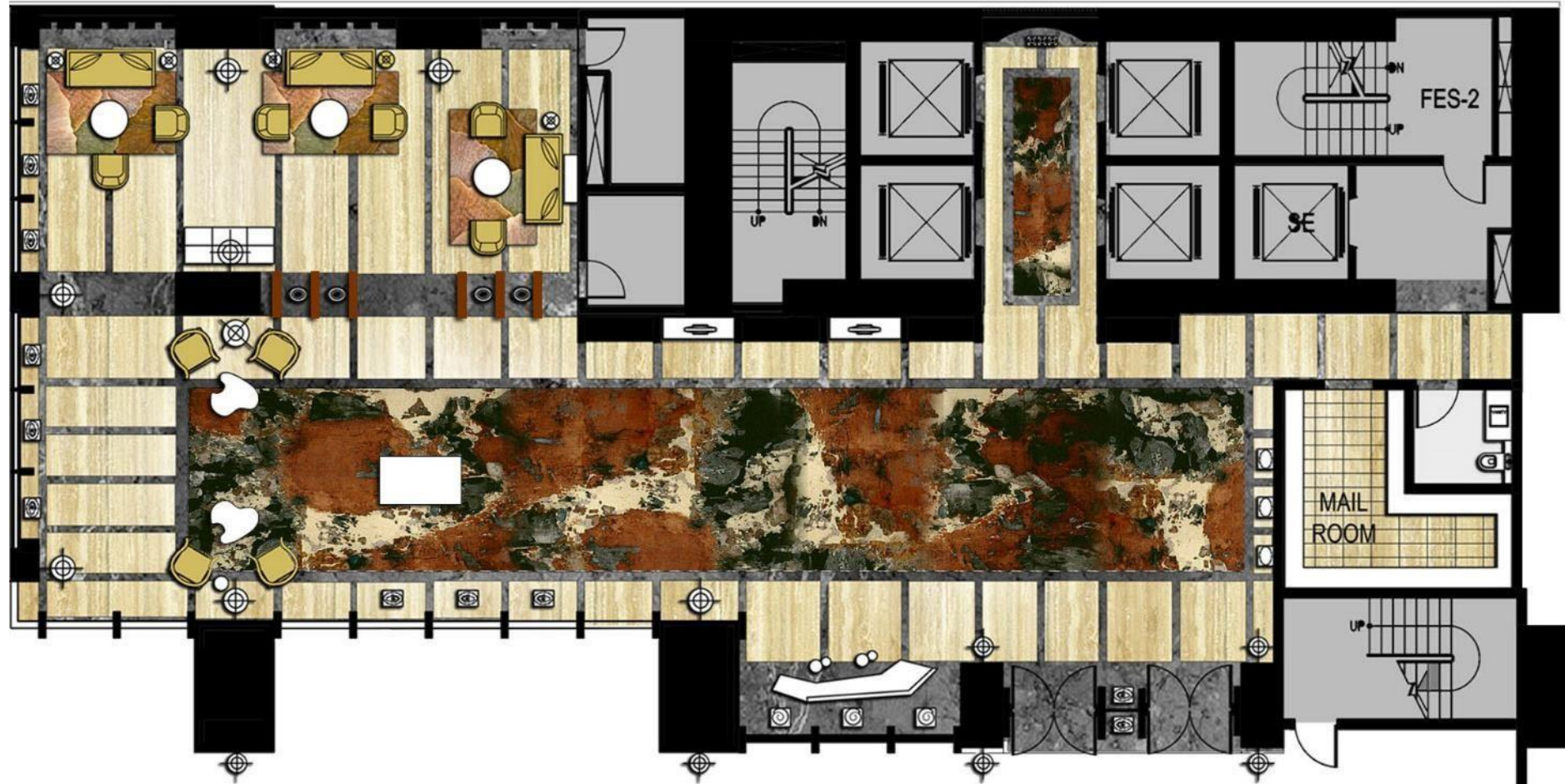


# Ground Floor

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*Subject to change, modification, or discontinuance*

## 2<sup>nd</sup> Floor

- Reception Floor
- Pre-Function Areas
- Function Rooms
- Business Lounge
- Meeting Rooms
- Board Room

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Artist's perspective of the Function Room



Artist's perspective of the Board Room

# 2<sup>nd</sup> Floor – Business Lounge

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Artist's perspective

# 2<sup>nd</sup> Floor – Meeting Room

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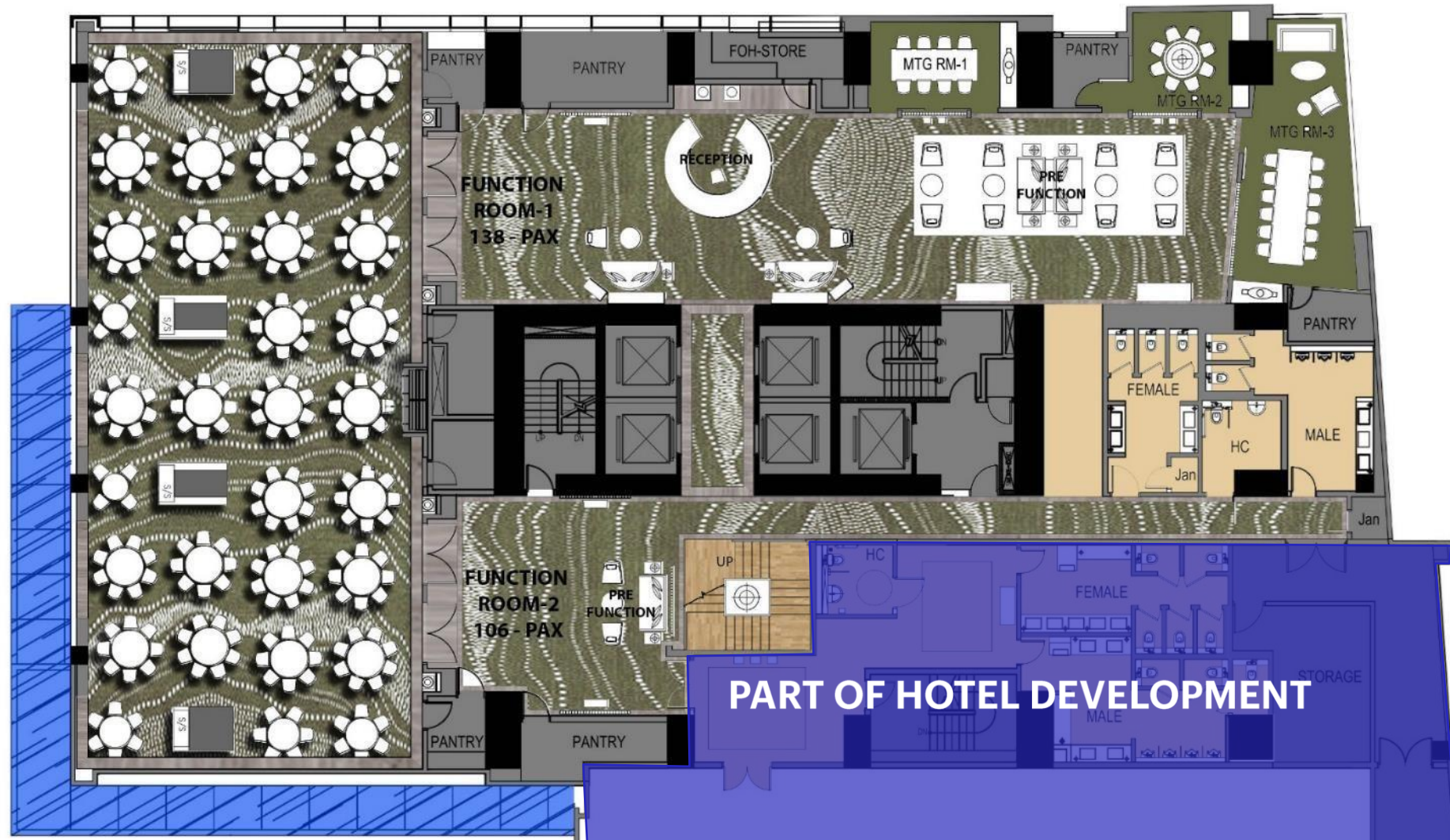
Artist's perspective

# 2<sup>nd</sup> Floor

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## 3<sup>rd</sup> Floor

- Wine Room
- Resident's Lounge
- Private Theater
- Audio-Visual Room
- Game Room
- The Studio
- Sound Stage
- Recital Studio
- The Playhouse
- Residential Administration Office
- Tee on Third

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Artist's perspective of the Resident's Lounge



Artist's perspective of the Private Theater

# 3<sup>rd</sup> Floor – Wine Room

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Artist's perspective

# 3<sup>rd</sup> Floor – Game Room

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Artist's perspective

# 3<sup>rd</sup> Floor – The Playhouse

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Artist's perspective

# 3<sup>rd</sup> Floor

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Subject to change, modification, or discontinuance

## 4<sup>th</sup> Floor

- Indoor Lap Pool
- Kiddie Pool
- Pool Deck Lounge
- Fitness Center
- Outdoor Fitness Area
- Changing Room with Sauna and Hot Tub
- Move Studio

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Artist's perspective of the Indoor Lap Pool



Artist's perspective of the Move Studio

# 4<sup>th</sup> Floor – Fitness Center

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Artist's perspective

# 4<sup>th</sup> Floor – Changing Room with Sauna and Hot Tub

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Artist's perspective

# 4<sup>th</sup> Floor

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**Architectural Floor Plan Details:**

- Top Section:**
  - SKY DECK:** Located at the top left, with a width of 7213.
  - SERVICE AREA:** Located at the top left, above the sky deck.
  - FUNCTION ROOM 1 & 2:** Two rooms with circular tables, separated by a **LINE OF MOVABLE PARTITION**.
  - LIVING:** A central area with a U-shaped sofa and armchairs.
  - DINING:** A large area with a total area of 186.27 SQM, containing rectangular tables and chairs.
  - BAR:** Located between the dining and kitchen areas.
  - KITCHEN:** Located on the right side, with a **GRILLING BBQ AREA** and a **LOUNGE AREA** adjacent to it.
  - PANTRY:** Located near the kitchen.
- Bottom Section:**
  - SKY DECK:** A large outdoor area at the bottom with curved seating.
  - SERVICE AREA:** Located at the bottom center.
  - RESTROOMS:** Includes **MALE TOILET**, **FEMALE TOILET**, and **PWD TOILET** on the left.
  - DAVIT STO.:** A small storage area near the restrooms.
  - SE ROOM & EE ROOM:** Rooms located near the restrooms.
  - ELEVATOR LOBBY:** A central area with four elevators labeled **PE-1**, **PE-2**, **PE-3**, and **PE-4**.
  - FES-1 & FES-2:** Rooms or staircases near the elevator lobby.
  - SERVICE ELEVATOR LOBBY:** Located near the kitchen.
- Dimensions & Notes:**
  - Overall width dimensions: 1835, 1720, 2000, 2000.
  - Overall height dimensions: 3000, 2280, 2000, 1387, 1100, 3500, 1820.
  - Other dimensions: 7213, 3009, 1780, 3000, 2000, 50, 100, 100, 100.
  - Notes include **LINE OF ROOF ABOVE** and **LINE OF MOVABLE PARTITION**.

# Hotel a la Carte Services

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# The Westin Manila Sonata Place

Across the residences is a Westin hotel, which boasts its own amenities and facilities. Exclusive access for residents is available thru their Resident's Card.

In addition, a la carte services have been crafted which will be made available to all home owners; simulating the experience of being billeted in a hotel while remaining in the comfort of one's home.

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Artist's perspective of the Hotel Grand Lobby

# Hotel a la Carte Services

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- Housekeeping
- In-Residence Dining
- Transportation
- Business Center and Administrative Services
- Catering Services
- In-Residence Spa Services
- Pet Services

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# Westin Manila Residences

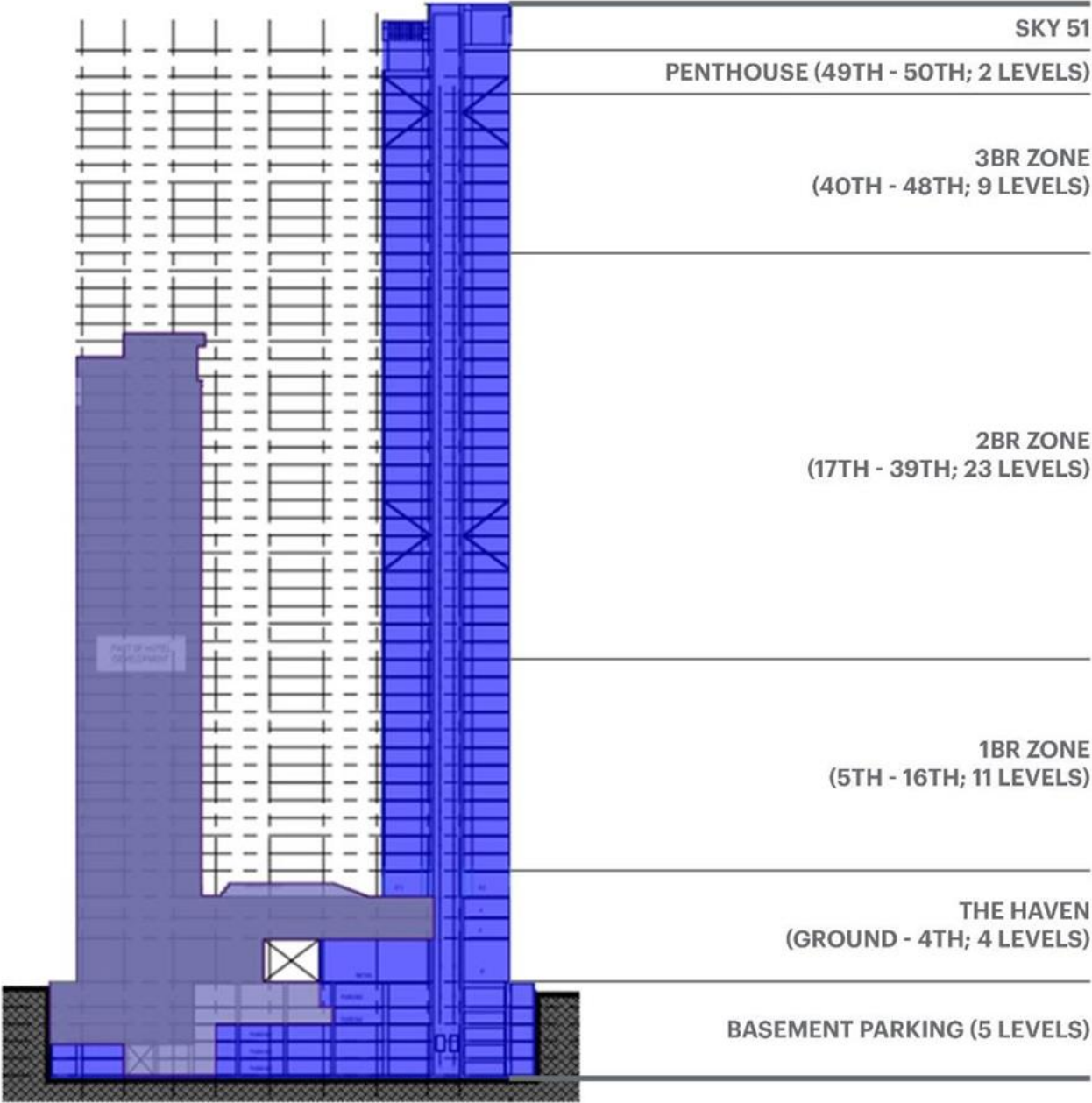
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UNIT TYPE	SIZE RANGE (SQM)*	SIZE RANGE (SQ. FT.)*
1-Bedroom	47 - 82	509 - 890
2-Bedroom	96 - 160	1,038 - 1,724
3-Bedroom	173 - 254	1,870 - 2,742
Penthouse	234 - 249	2,541 - 2,682

**TOTAL: 344 units**

\*Sizes include balconies, where applicable

# Zoning

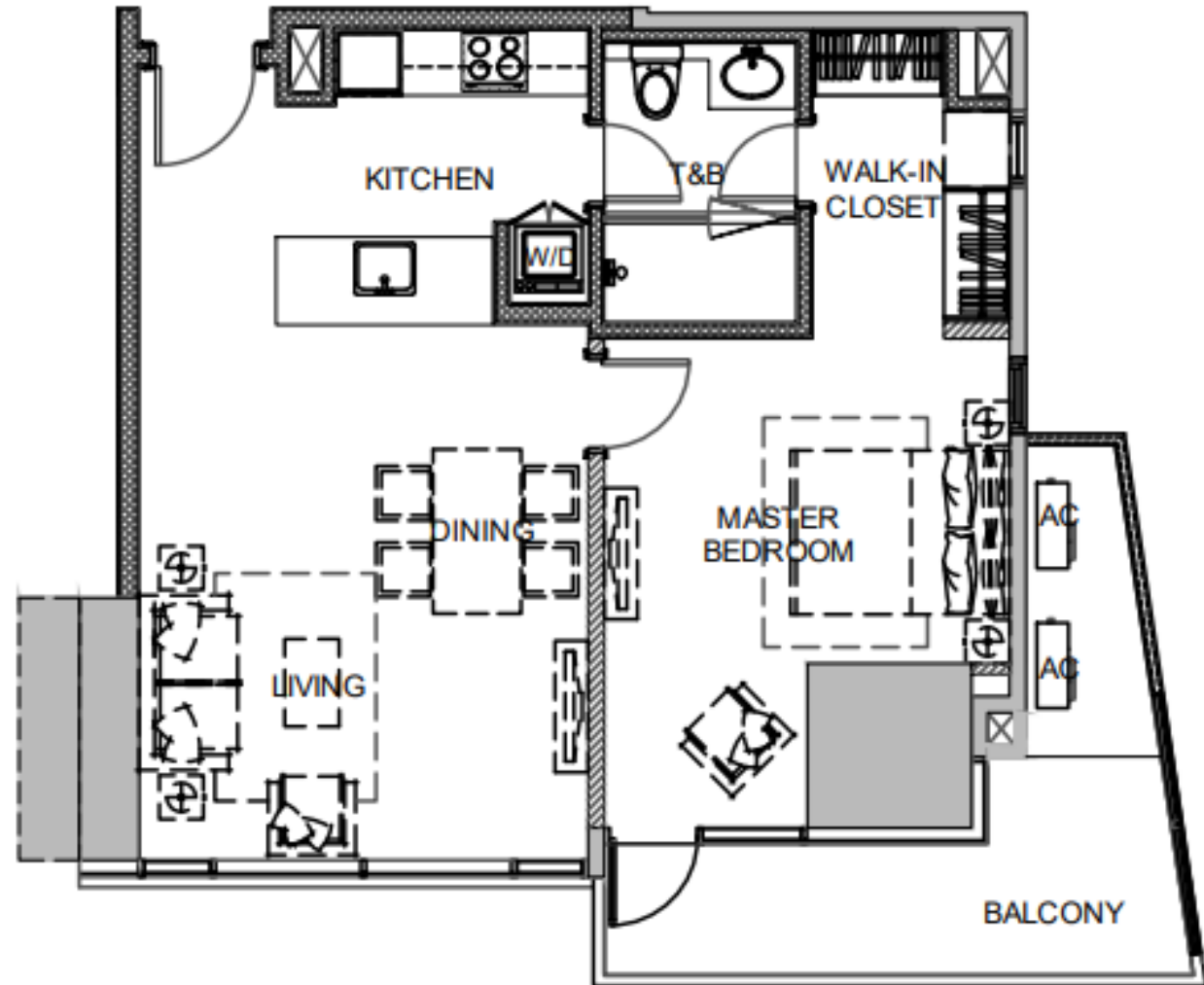


# 1-Bedroom Unit Floor Plan

## SAMPLE FLOOR PLAN UNIT G (ZONE 1) UNIT AREA DIMENSIONS

Size range of 1BR Units: 47.29 to 82.70 sqm\*

\*Including balconies, where applicable



UNIT AREA = ±64.31 SQM

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360° Views

# 1BR Unit Living/Dining Area

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Artist's perspective

# 1BR Unit Living/Dining Area

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Artist's perspective

# 1BR Unit Bedroom and T&B

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Artist's perspectives

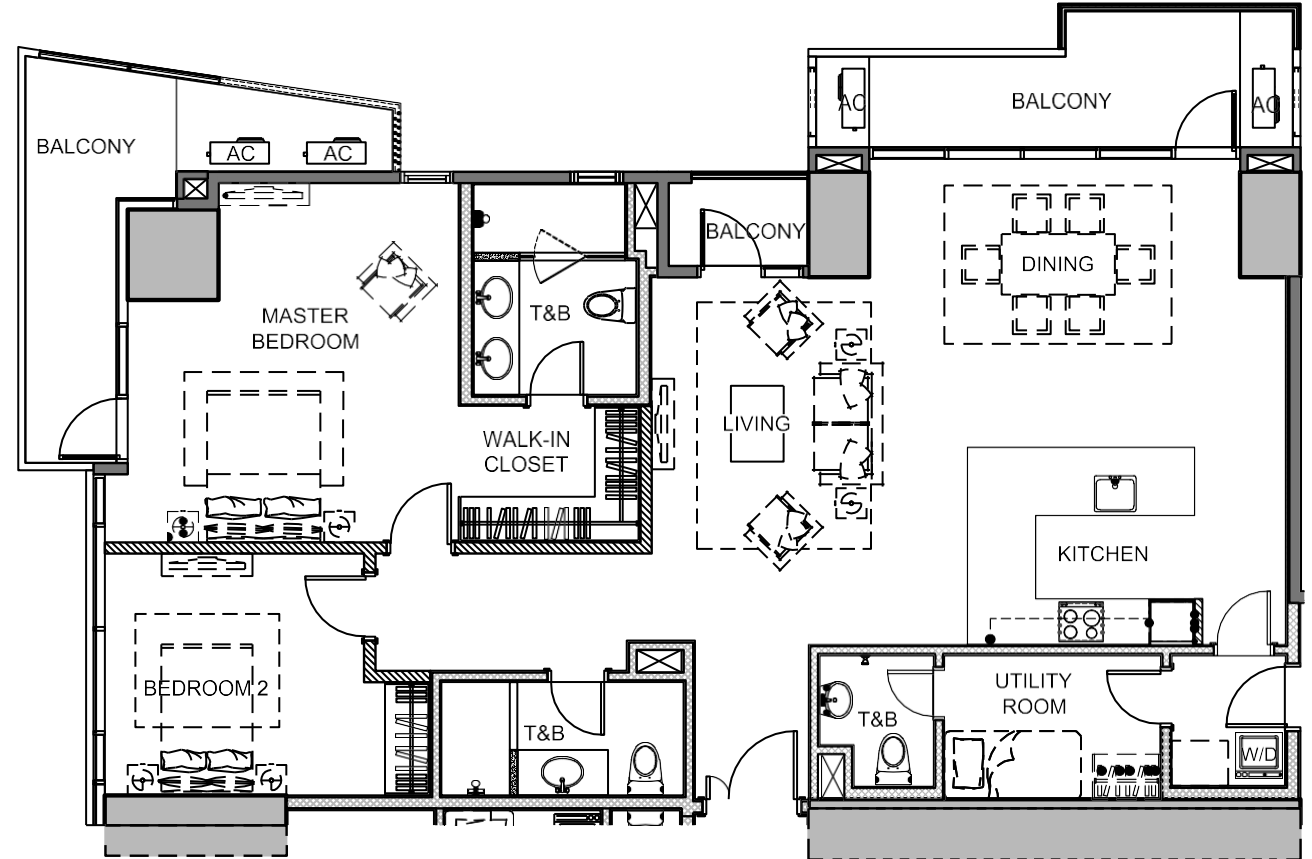
# 2-Bedroom Unit Floor Plan

## SAMPLE FLOOR PLAN UNIT C (ZONE 6) UNIT AREA DIMENSIONS

Size range of 2BR Units: 96.52 to 160.17 sqm\*

\*Including balconies, where applicable

Living/Dining	±42.79 sqm
Kitchen	±14.39 sqm
Master Bedroom	±27.99 sqm
Master T&B	±7.58 sqm
Bedroom 2	±14.71 sqm
Common T&B	±6.35 sqm
Bedroom Hallway	±5.44 sqm
Utility Room	±10.17 sqm
Utility T&B	±3.80 sqm
Balcony (Master Bedroom)	±11.82 sqm
Balcony (Living Room)	±2.31 sqm
Balcony (Dining Area)	±10.37 sqm
<b>Total</b>	<b>±157.72 sqm</b>



UNIT AREA = ±133.22 SQM  
BALCONY AREA = ±24.50 SQM  
TOTAL AREA = ±157.72 SQM



360° Views

# 2BR Unit Living/Dining Area

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Actual photo of model unit

# 2BR Unit Living/Dining Area

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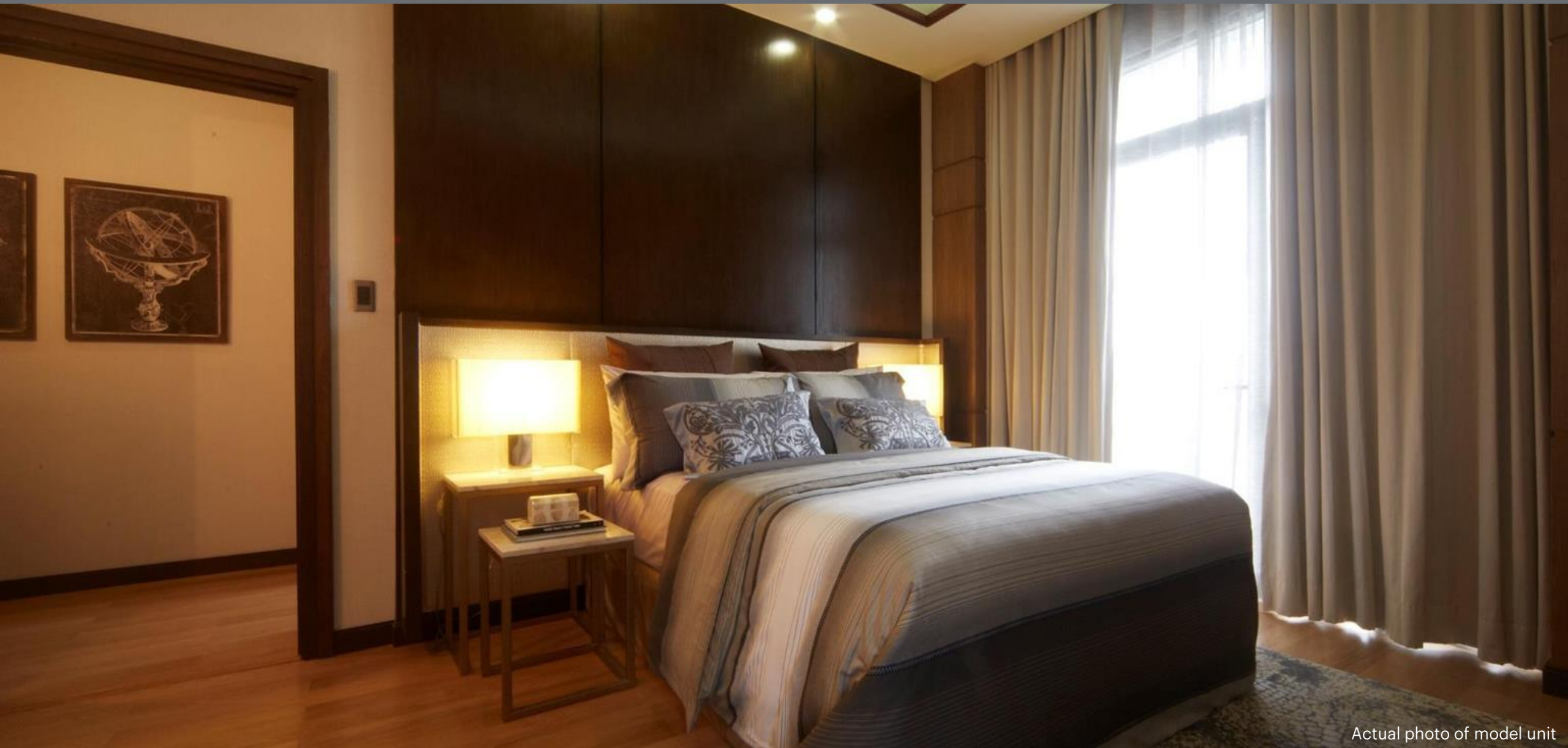
Actual photo of model unit

# 2BR Unit Master Bedroom

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Actual photo of model unit

# 2BR Unit Master T&B

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Actual photo of model unit

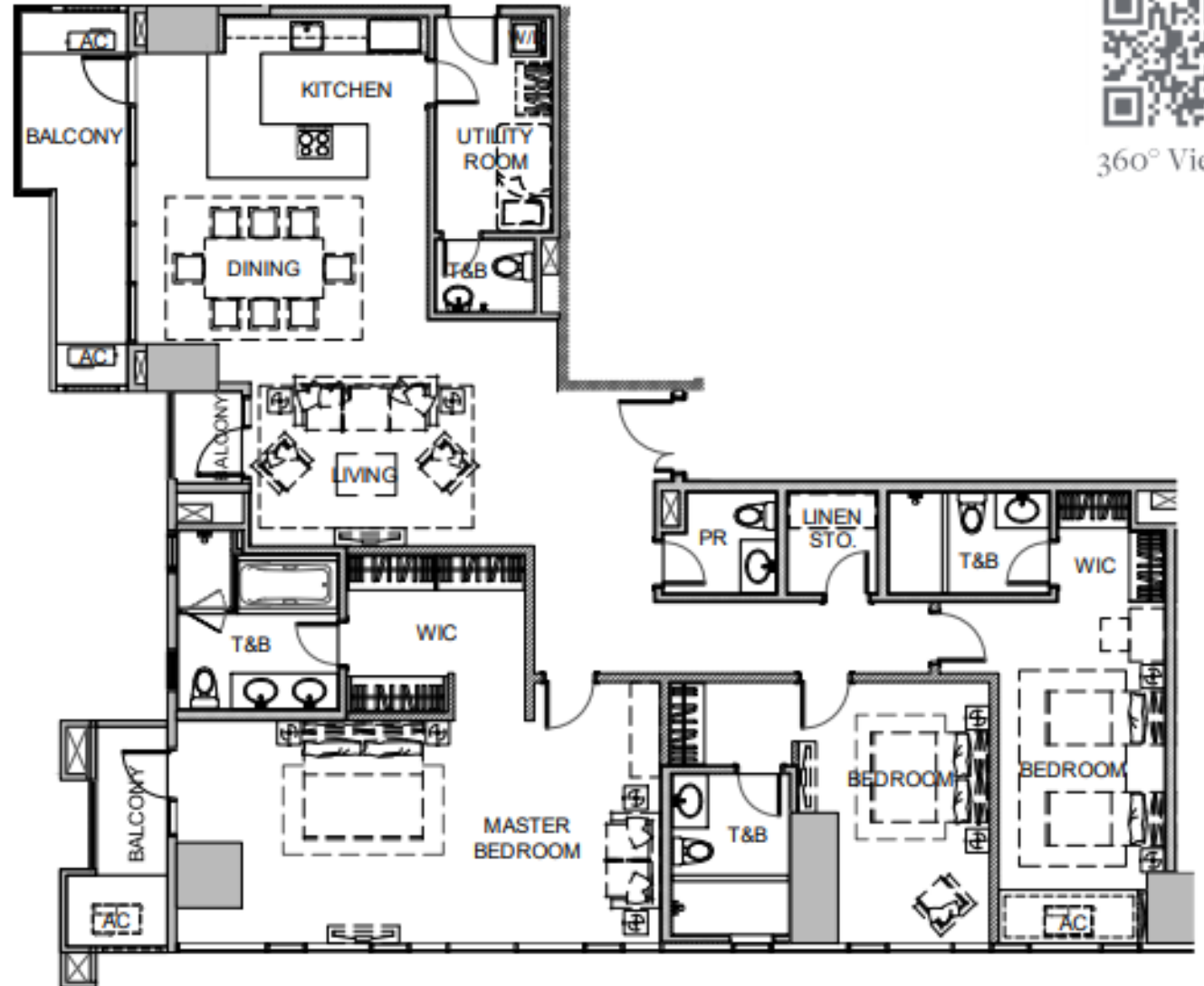
# 3-Bedroom Unit Floor Plan

## SAMPLE FLOOR PLAN UNIT D (ZONE 8) UNIT AREA DIMENSIONS

*\*Including balconies, where applicable*



360° Views



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# 3BR Unit Living/Dining

THE RESIDENCES AT

**THE WESTIN**

MANILA  
SONATA PLACE



Actual photo of model unit

# 3BR Unit Living/Dining

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Actual photo of model unit

# 3BR Unit Master Bedroom

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Actual photo of model unit

# 3BR Unit Master T&B

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Actual photo of model unit

# Westin Signature Features & Premium Deliverables

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# The Westin Heavenly® Bed

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Experience a restful night's sleep every time Westin's trademark bed that lulls them to a peaceful slumber

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# The Westin Heavenly® Bath Shower Experience

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Energize each day as large droplets cascade down your body, creating the effect of warm and gentle rain – redefining your shower experience

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# Gaggenau and Leicht

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The kitchen appliances are from **Gaggenau**, an upscale brand also present in Aston Martin Residences and The Ritz-Carlton Residences. The kitchen cabinets are provided by **Leicht**, an internationally known brand who has received numerous awards for innovation and design.

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# Duravit and Hansgrohe T&B Fixtures and Finishes

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The T&B fixture and finishes are equipped with **Duravit** and **Hansgrohe** brands that have worked with famous luxury designers such as Philippe Starck of Hotel Paramount New York and Antonio Citterio of Bulgari Hotels.

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# Appliance Package

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Appliance	1 Bedroom	2 Bedroom	3 Bedroom	Penthouse
<b>Air Conditioning Unit</b>	Split-Type			
<b>Cooktop</b>	Electric 4-Burner Induction Cooktop			
<b>Range Hood</b>	Cabinet-Type	Cabinet-Type	Island-Type	Island-Type
<b>Refrigerator</b>	Single-Door	Single-Door	Double-Door	Double-Door
<b>Oven</b>	Not Included	Not Included	Included	Included
<b>Microwave Oven</b>	Not Included	Not Included	Not Included	Included
<b>Washer and Dryer</b>	Included			

# Unit Finishes and Deliverables

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	LIVING/DINING	BEDROOM	KITCHEN	MASTER T&B	COMMON T&B	POWDER ROOM
<b>FLOOR</b>	Engineered Wood		Homogenous Tiles	Natural Stone	Homogenous Tiles	Natural Stone
<b>WALL</b>	Painted Finish with Painted Wood Baseboard		Painted Finish w/ Homogenous Tile Skirting	Full Height Natural Stone for Shower Area; Painted Finish with Natural Stone Skirting for Other Areas	Full Height Homogenous Tiles for Shower Area; Painted Finish with Homogenous Tile Skirting for Other Areas	Painted Finish with Natural Stone Skirting
<b>CEILING</b>	Painted Slab Soffit with Bulkhead			Moisture-Resistant Gypsum Painted Finish		
<b>OTHER DELIVERABLES</b>	N/A	The Westin Heavenly® Bed (For Master Bedroom Only)	Solid Surface Countertop and Splashboard	Built-In Base Cabinets with Natural Stone Countertop		
		Bedroom Closet	Built-In Overhead and Base Cabinets	Glass Shower Enclosure		N/A
			Provision for Single-Point Water Heater (Water Heater Excluded)	The Westin Heavenly Bath® Shower Experience, Mixer, Hand Spray, Lavatory and Water Closet	Rain Shower, Mixer, Hand Spray, Lavatory and Water Closet	Lavatory and Water Closet
				Multi-Point Water Heater (For Master T&B Only)	Provision for Multi-Point Water Heater (Water Heater Excluded)	Provision for Single-Point Water Heater (Water Heater Excluded)

# Basement Parking

UNIT TYPE	AREA (SQM)	APPURTENANT PARKING SLOT/S	ASSIGNED PARKING LEVEL
1-Bedroom	47.29 - 82.70	One (1) Regular Slot	Levels 4-5
2-Bedroom	127.65 and Below	One (1) Tandem Slot	Levels 1-5
	Above 127.65	Two (2) Regular Slots	Levels 2-5
3-Bedroom	173.79 - 254.77	Two (2) Regular Slots	Levels 1-2
Penthouse	234.25 - 249.22	Three (3) Regular Slots	Level 1

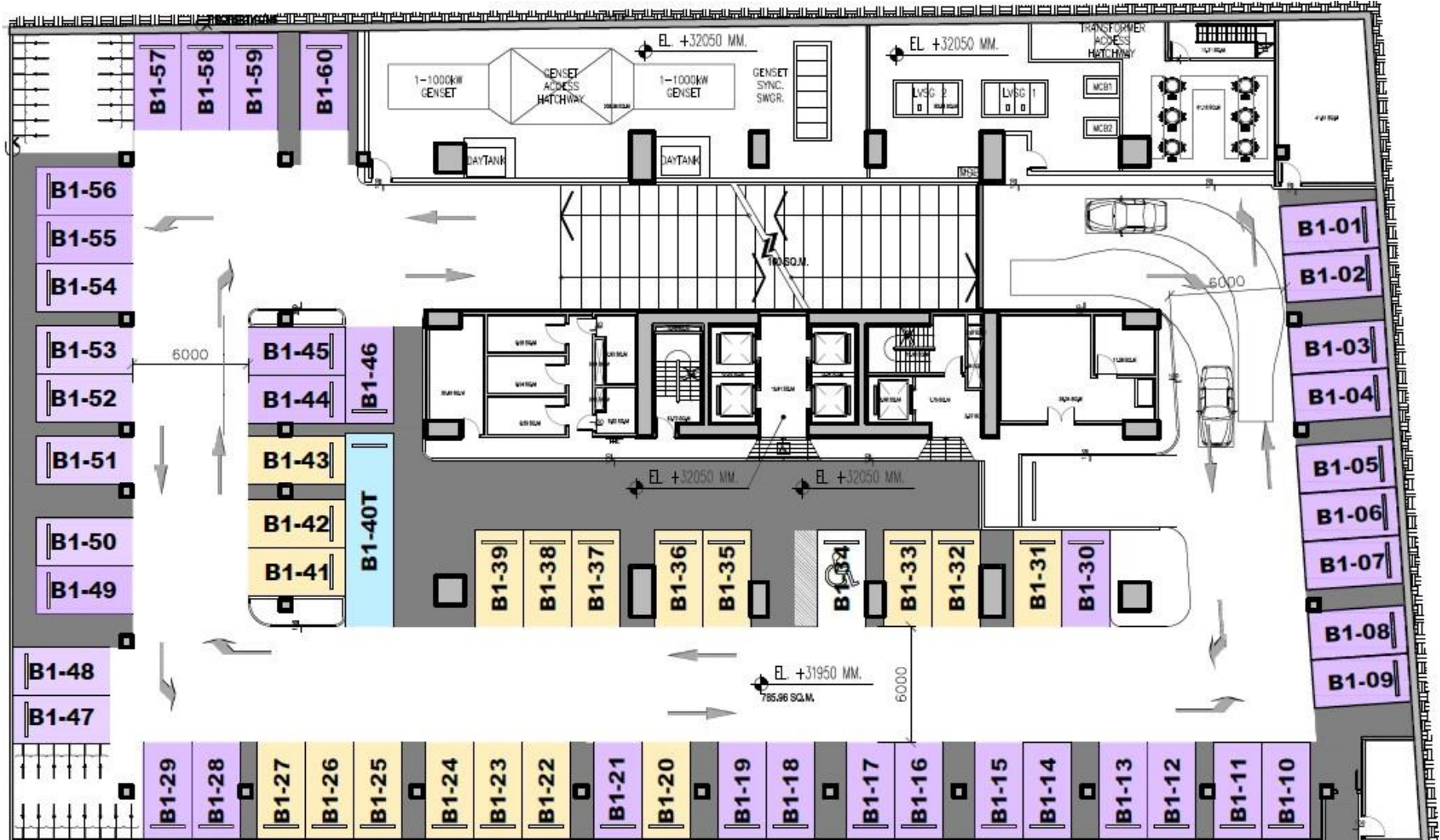
- Parking slot rights must be purchased with the unit
- Appurtenant parking slot/s **cannot be waived or reassigned**
- Additional parking requests will be priced at a premium of +10% and is still subject for approval of management

# Basement Parking

## PARKING LEGEND:

- 1BR
- 2BR
- 3BR
- Penthouse

*\*assignments are for illustrative purposes only*



CURRENT PRICE	P305,000/SQM
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# Promos and Discounts

## Event Discount

PROJECT	DISCOUNT	VALIDITY
RWS	1.50 %	January – March 2023

# Construction Update

THE RESIDENCES AT  
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# Construction Update

THE RESIDENCES AT  
**THE WESTIN**  
MANILA  
SONATA PLACE



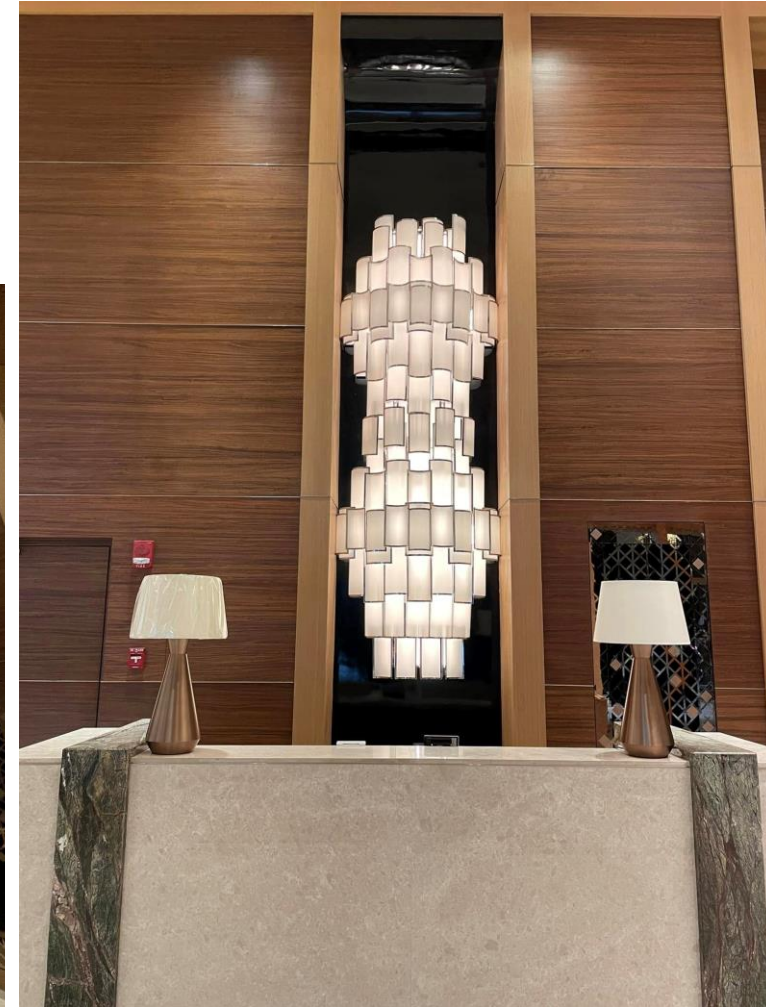
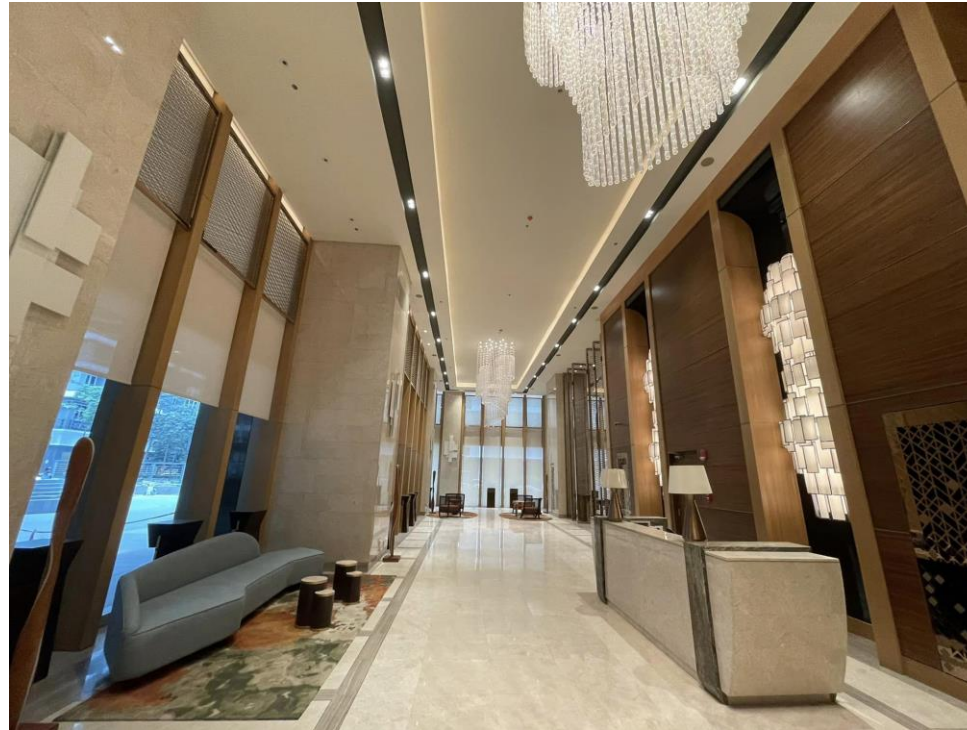
**Drop-off Area/Driveway**

Actual Photo  
Source: Roxby Canonigo Lovitos

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## Grand Lobby and Concierge Desk

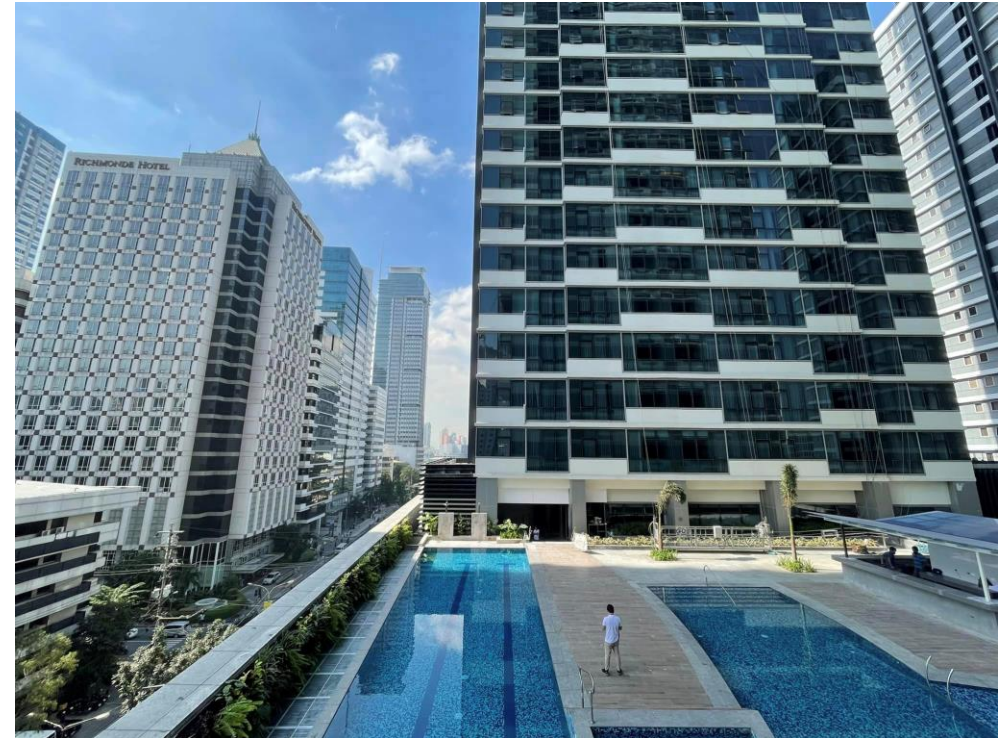


Actual Photo  
Source: Roxby Canonigo Lovitos

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## Westin Hotel Pool Area



Actual Photo  
Source: Roxby Canonigo Lovitos

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## Elevator Car & Lobby

Actual Photo  
Source: Roxby Canonigo Lovitos

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**Unit Number**

Actual Photo  
Source: Roxby Canonigo Lovitos

# Come Home to a Westin

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[westinmanilaresidences.com](https://westinmanilaresidences.com)