

Serín EAST
TAGAYTAY

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WHY LIVE IN TAGAYTAY?

The logo for Serin East Tagaytay is located in the bottom right corner. It features the word "Serin" in a green, cursive script font. To the right of "Serin" is the word "EAST" in a small, black, sans-serif font. Below "Serin" is the word "TAGAYTAY" in a black, sans-serif font. The entire logo is set against a white background that is part of a larger, dark brown, curved shape.

Serin EAST
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1 True Haven For the Urban Filipino



Serín EAST
TAGAYTAY



To Manila via Sta. Rosa

To Manila via Aguinaldo Highway

To Manila via Amadeo

To Manila via Mendez

Serin EAST TAGAYTAY

Tagaytay Living at its Finest

There are still so many things to discover. From



2

Low Cost Agricultural Products



3

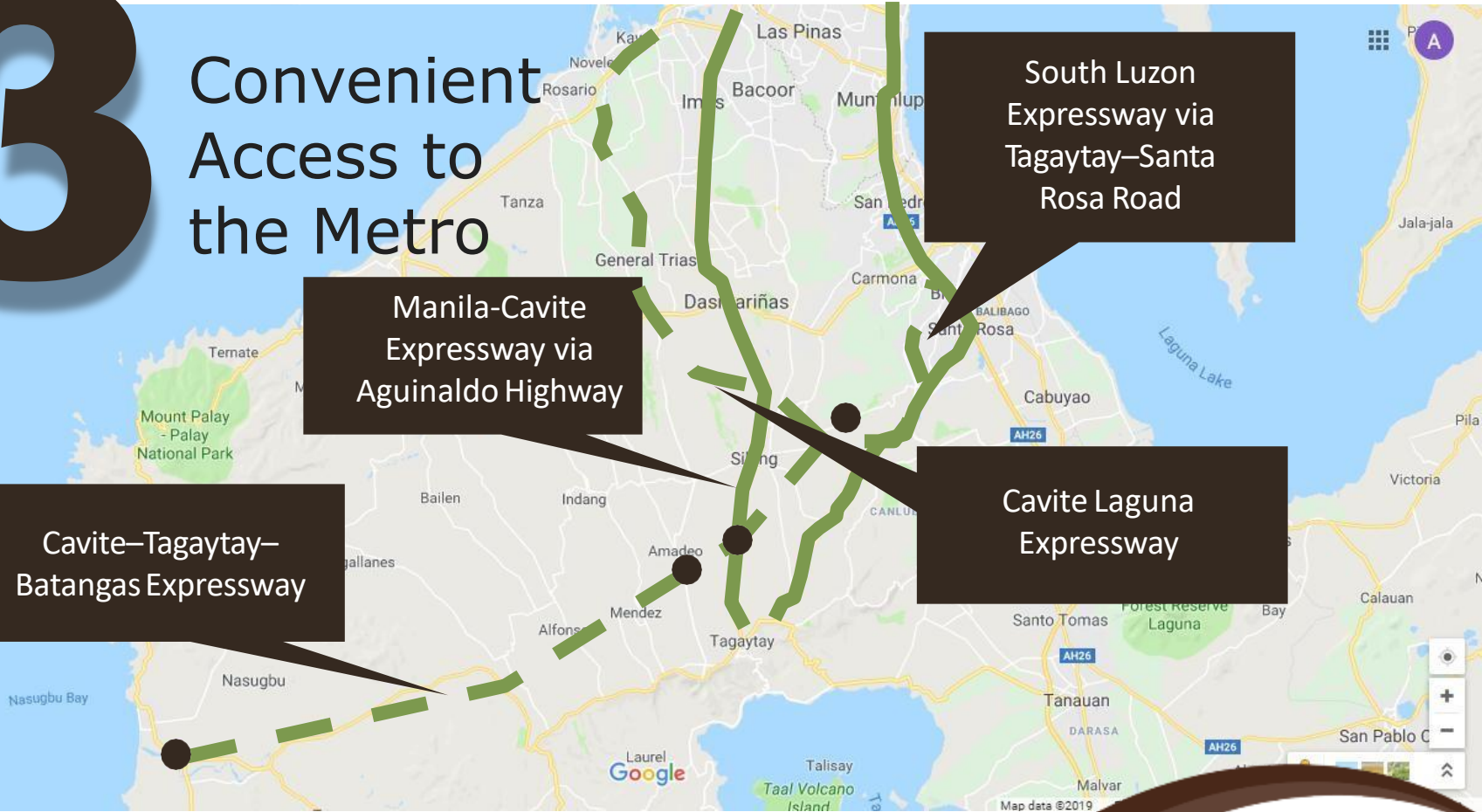
Convenient Access to the Metro

Cavite–Tagaytay–Batangas Expressway

Manila-Cavite Expressway via Aguinaldo Highway

South Luzon Expressway via Tagaytay–Santa Rosa Road

Cavite Laguna Expressway



Cavite Laguna Expressway



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4

Competitive Real Property Prices



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Location



60 minutes | Alabang
30 minutes | Nuvali

CURRENT ACCESS



South Luzon Expressway

FUTURE ACCESS



Cavite – Tagaytay – Batangas
Expressway (CTBEx)



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Location

Malls

- Ayala Malls Serin

Hospital

- Tagaytay Medical Center

Schools

- Shim International School
- Olivarez College Tagaytay
- La Belle Montessori School

Places of Worship

- Our Lady of Lourdes Church
- St. Francis of Assisi Chapel

Other points of interest

- Ilog Maria Honey Farm
- Tagaytay Picnic Grove
- Tagaytay Sports Center and Oval



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Development Perspective



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Gross Land Area
20, 251 sqm



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Building Amenities

- Semi-addressable Fire Alarm and Smoke Detection System
- Automatic Fire Sprinkler System
- Two (2) Fire Exits per floor
- Water reservoir with separate fire reserve
- Telephone, cable and internet ready
- 100% Emergency power in common areas
- CCTV in common areas
- Materials Recovery Facility
- Centralized garbage system disposal



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Amenity Perspective

Ground level:

- Adult pool
- Kiddie pool
- Game room
- Clubhouse and function rooms
- Lounge areas
- Play area
- Indoor Gym

Podium level:

- Lounge gazebo
- Garden path
- Generous open spaces



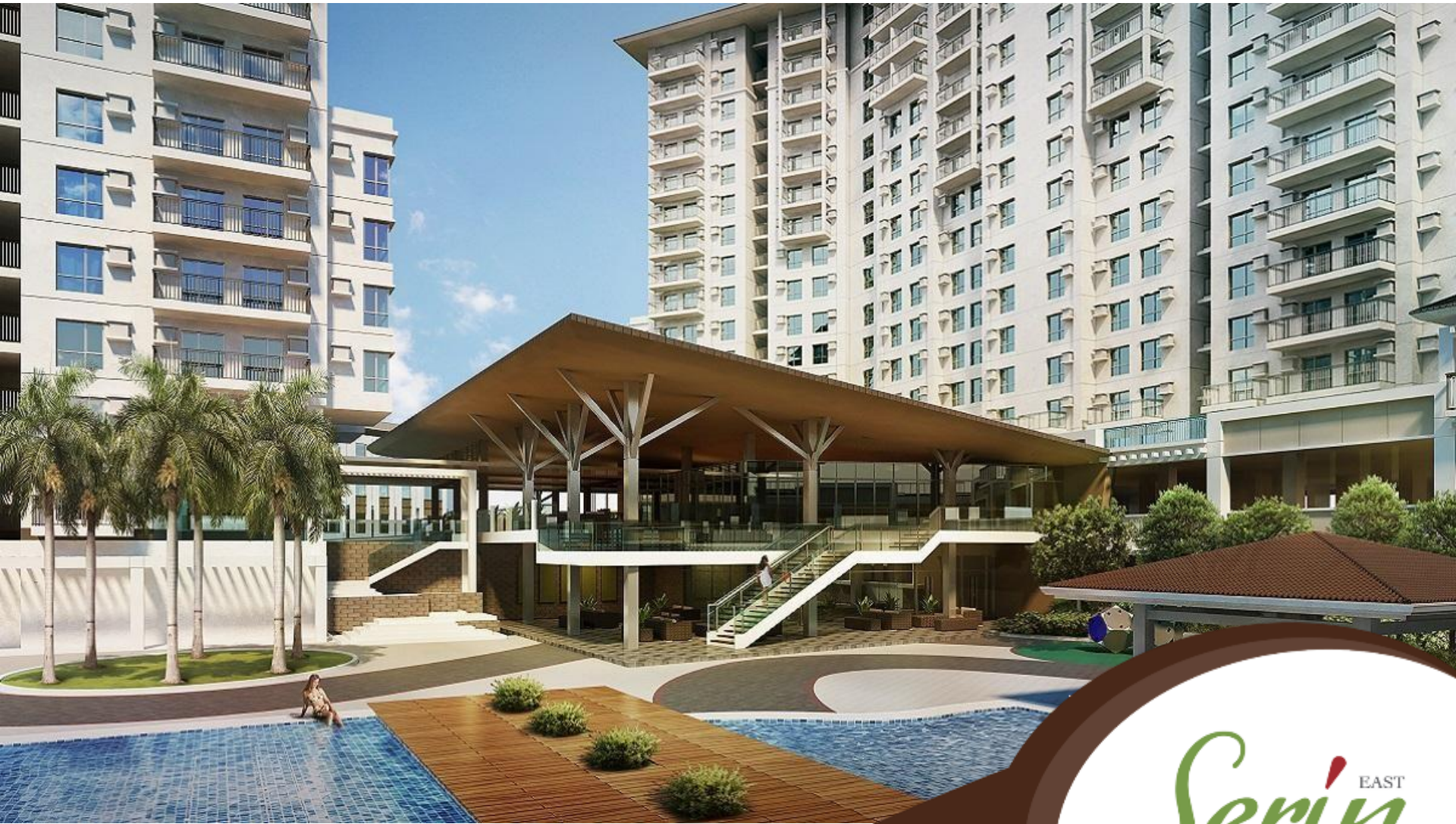
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Amenity Perspective



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Amenity Perspective



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Tower 1



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Tower 1

- 12 Total number of floors
- 10 Residential levels
- 2 Parking level
- 235 Total residential units
 - 134 Studio Units
 - 74 One-Bedroom Units
 - 27 Two-Bedroom Units
- 25 Units per floor



Tower 2



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Tower 2

- 17 Total number of floors
- 15 Residential levels
- 2 Parking level
- 363 Total residential units
- 203 Studio Units
- 119 One-Bedroom Units
- 41 Two-Bedroom Units
- 25 Units per floor



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Tower 3



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Tower 3

19	Total number of floors
17	Residential levels
2	Parking levels
472	Total residential units
205	Studio Units
68	Executive Studio
143	One-Bedroom Units
56	Two-Bedroom Units
28	Units per floor



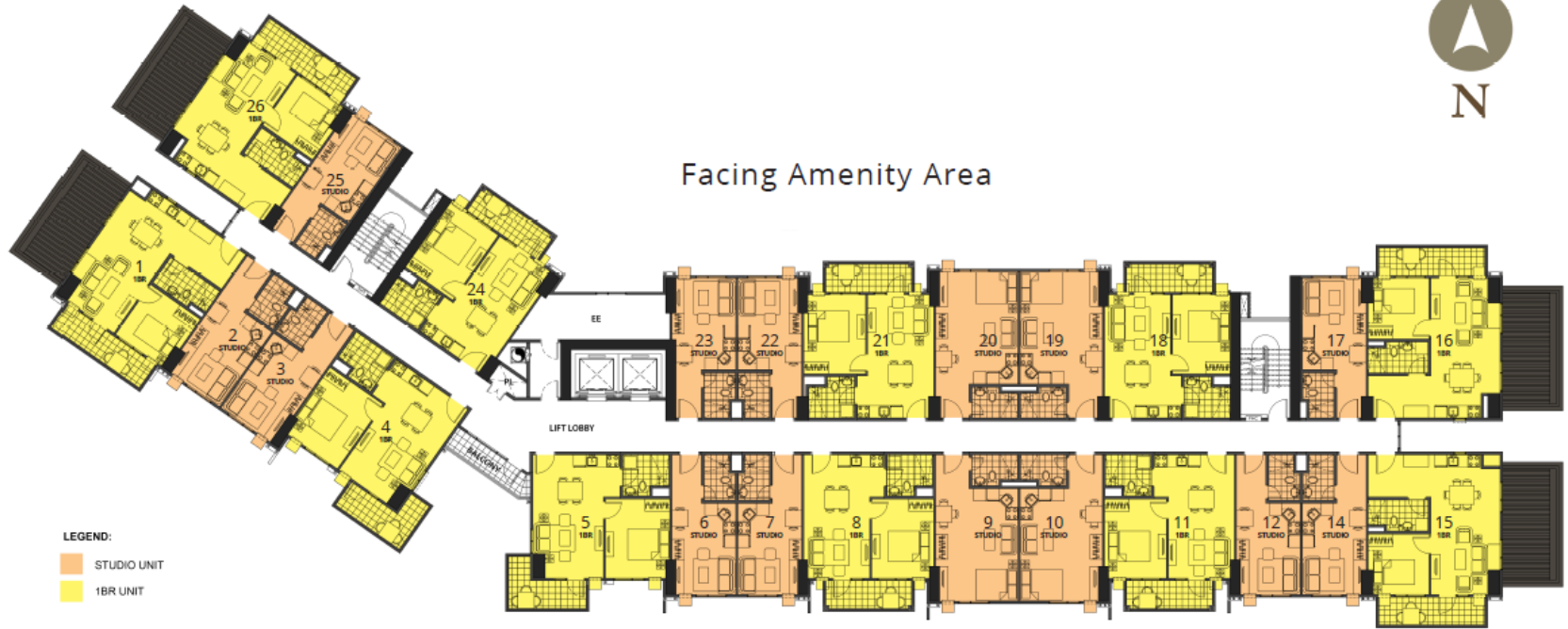
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Tower 1

Typical Floor Area



Facing Amenity Area



LEGEND:

- STUDIO UNIT
- 1BR UNIT

7th - 8th FLOOR PLAN WITH BALCONY

Facing Ayala Malls Serin

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Tower 2

Typical Floor Area



Tower 3 Typical Floor Area

Facing Cavite

Facing Serin West



Facing Tower 4

11TH TO 14TH FLOOR PLANS

- STUDIO UNIT
- EXECUTIVE STUDIO
- 1 BEDROOM
- 2 BEDROOM

Facing Amenity

Studio Unit



APPROX. 23 SQ. M.

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Executive Studio



APPROX. 31 SQ. M.

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One Bedroom



APPROX. 44 SQ. M.

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Two Bedroom Unit



APPROX. 71 SQ. M.

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Standard Deliverable

	Living/Dining Room	Kitchen	Bedroom
Flooring	Ceramic tiles	Ceramic tiles	Ceramic tiles
Wall	Painted finish	Painted finish	Painted finish
Ceiling	Concrete painted finish	Concrete painted finish	Concrete painted finish
Others	Countertop: high pressure laminate		
	Toilet and Bath	Utility Room	Balcony
Flooring	Ceramic tiles	Ceramic tiles	Ceramic tiles
Wall	Ceramic tiles	Painted finish	Painted finish
Ceiling	Moisture resistant gypsum		Concrete painted finish

Standard Deliverable

STANDARD FEATURES	UNIT PROVISIONS
Fire Detection and Alarm System	Kitchen/Living
Fire Sprinkler	Living/Dining, Kitchen and Bedroom
Emergency Power	Yes
Telephone Lines	1 provision
Provision for Water Heater	Yes
Provision for A/C	Window type
Provision for Washer/Dryer	Yes
Provision for Kitchen Exhaust	Yes

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