



# SALES KIT

## Embrace a life of ease



*\* Artist's perspective*

# What You Dream, We Make

**What every Filipino can dream of, Filinvest Land Inc. (FLI) can do.**

From a humble first home to lasting legacies, the company accommodates it.

- More than half a century in the business.
- A great track record with a varied property portfolio.
- Developed over 2,500 hectares of land and more than 600,000 square meters of prime office, residential, and retail spaces.

Each square meter developed is a Filipino's dream fulfilled.

**BUSINESS**


NORTHGATE CYBERZONE  
FILINVEST CITY, ALABANG



A rewarding future

**TOWNSCAPES**

FILINVEST CITY  
ALABANG



A vibrant lifestyle

**LEISURE**


CRIMSON RESORT  
AND SPA, MACTAN



Luxurious getaways

**MEDIUM-RISE ENCLAVES**


ONE OASIS  
ORTIGAS  
LTS No. 21942



Your urban oasis

**HIGH-RISE CONDOS**


VIINIA  
QUEZON CITY  
LS No. 28615



Dynamic living spaces

**HOMES**

SOMERSET LANE  
TARLAC  
LS No. 17919



A place to call your own



# Where work and life meet balance

**Filinvest City is a future-ready garden city in the middle of Alabang.**

An exceptional place to be, Filinvest lets you gain access to business hubs for working professionals, schools and colleges for students, and garden for everyone. Residing in Filinvest City means being away from the hustle and bustle of the city without compromising your work life and without going too far from civilization.



In the middle of Filinvest City is Northgate Cyberzone, where most of the business hubs are. Northgate Cyberzone is, by far, one of the most accessible areas in the South because of its 24/7 access to public transport.



Choosing Studio N means moving towards a greater, more comfortable life — finally **embracing a life of ease.**

# Embracing a Life of Ease

**Studio N is the latest addition to Filinvest's Studio Brand**

Made for professionals who seek a balance between life and career, Studio N also fosters a green lifestyle while promoting it as well.



# Live In Your Zone

- *Elevate your lifestyle*
- *Have room for fun*
- *Work within the vicinity*

# The Studio Life



**Enveloped in lush greenery lies Studio N — the latest living space inside Northgate Cyberzone, Filinvest City, Alabang. With location, comfort, and value by their side, Studio N is a perfect choice of home for working professionals who want a balanced and holistic life.**

From the inside, Studio N offers larger cuts of studio units furnished with amenities essential for your day to day living including innovatively designed common areas. Once you step out of your building, residents will be welcomed by fresh air while walking on a lush, clean, and safe community where everything you need is within reach.



**Improved Security with turnstile access control**



# Studio N Location

## RECREATION SITES

- Festival Alabang
- The Alabang Country Club
- Westgate Alabang
- Crimson Hotel
- Bellevue Hotel
- Vivere Hotel

## MEDICAL AND WELLNESS HUB

- Asian Hospital
- Muntinlupa Public Hospital
- Research Institute of Tropical Medicine

## LEARNING AND EDUCATION ZONES

- Dela Salle Santiago Zobel
- Far Eastern University Alabang
- Paref Southridge School
- Paref Woodridge School
- San Beda Alabang
- Informatics

## WORK ADDRESSES

- Filinvest Axis
- Vector 1, 2 and 3



## THE SITE MAY BE ACCESSED BY:

- Skyway via Filinvest City exit
- Alabang-Zapote RD
- South Luzon Expressway (SLEX) through Filinvest City Exit

# Studio N Amenities

## Amenities

Swimming Pool with Kiddie Pool  
Fitness Center  
Function Room  
Cabana

## Facilities

24/7 Security  
Turnstile with access control integration  
2 Passenger, 1 Service Elevator  
50% Back-up power  
Magnetic Keycard Access  
Separate Parking Building



*\* Artist's perspective of the lobby lounge*



*\* Artist's perspective of the function room*



Artist's perspective

**DEVELOPER** FILINVEST LAND, INC.  
**DEVELOPMENT** 1 Tower Condominium Building (25 storey)  
 1 Parking Building (5 storey)

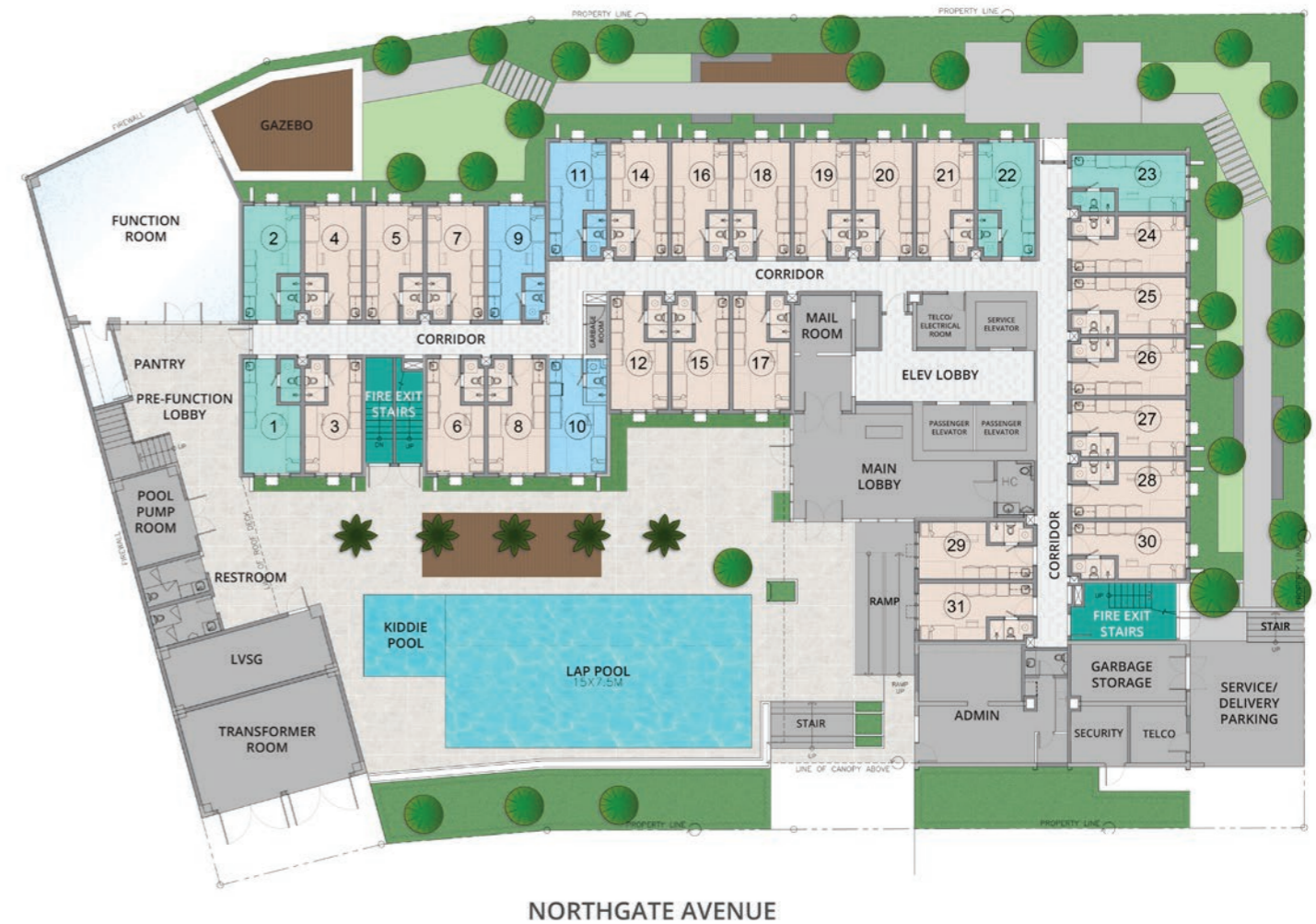
**LAND AREA**

Residential Building Gross Floor Area : 2,298 sq.m  
 Parking Building Gross Floor Area : 1,401 sq.m  
 Total Land Area : 3,699 sq.m  
 No. of Units: 918 units  
 No. of Parkings: 223 Parking slots  
 Typical Unit Size: 18 sq.m

**TARGET COMP** Q2 2023

# Site Development Plan

## Studio N - Residential Tower Ground Floor



**DISCLAIMER:** IN PURSUIT OF ITS DEVELOPMENT OBJECTIVES, THE DEVELOPER RESERVES THE RIGHT TO INCORPORATE CHANGES IN THE ACTUAL IMPLEMENTATION PLAN AND IN THE DETAILED DESIGN OF PRIVATE AND PUBLIC FACILITIES AND IMPROVEMENTS WITHOUT THE NEED OF NOTICE AND REPUBLICATION.



# Residential Floor Plan

## Studio N - Residential Tower



### Second Floor



### Third Floor

# Residential Floor Plan

## Studio N - Residential Tower



### Typical Fourth to Twenty Sixth Floor

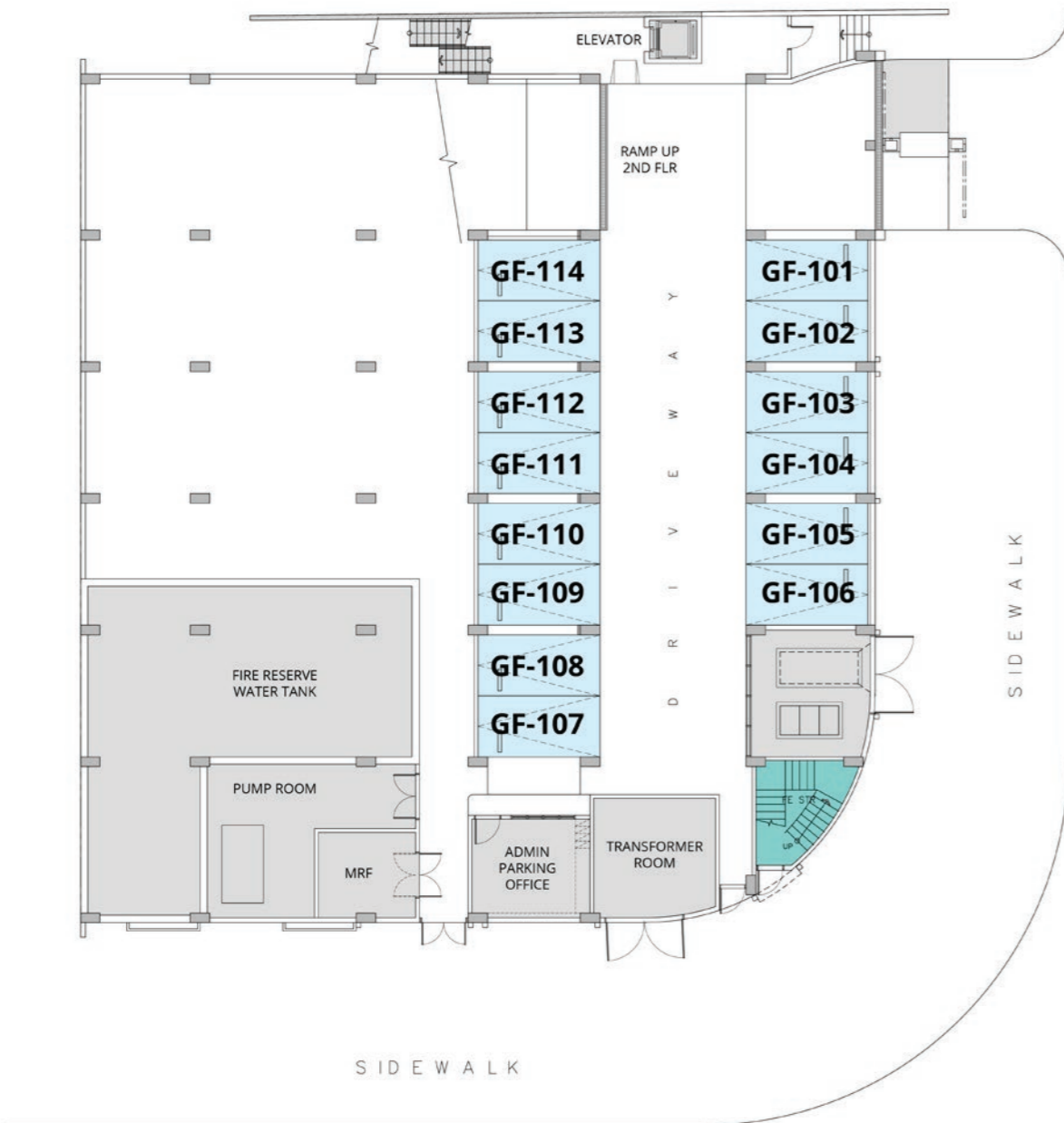
#### UNIT LEGEND



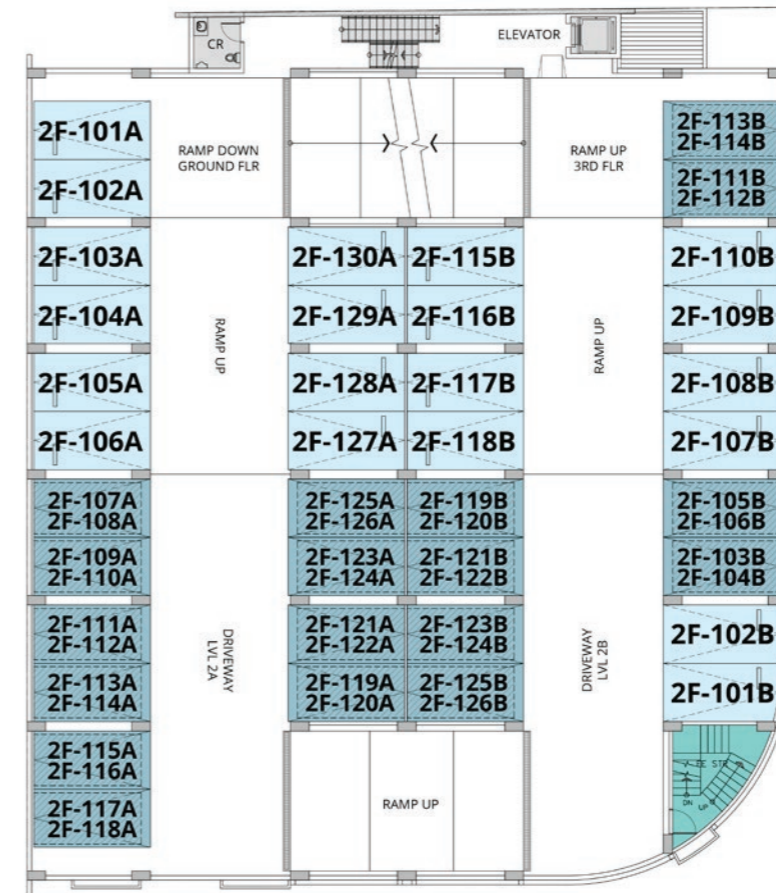
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# Parking Building Floor Plan

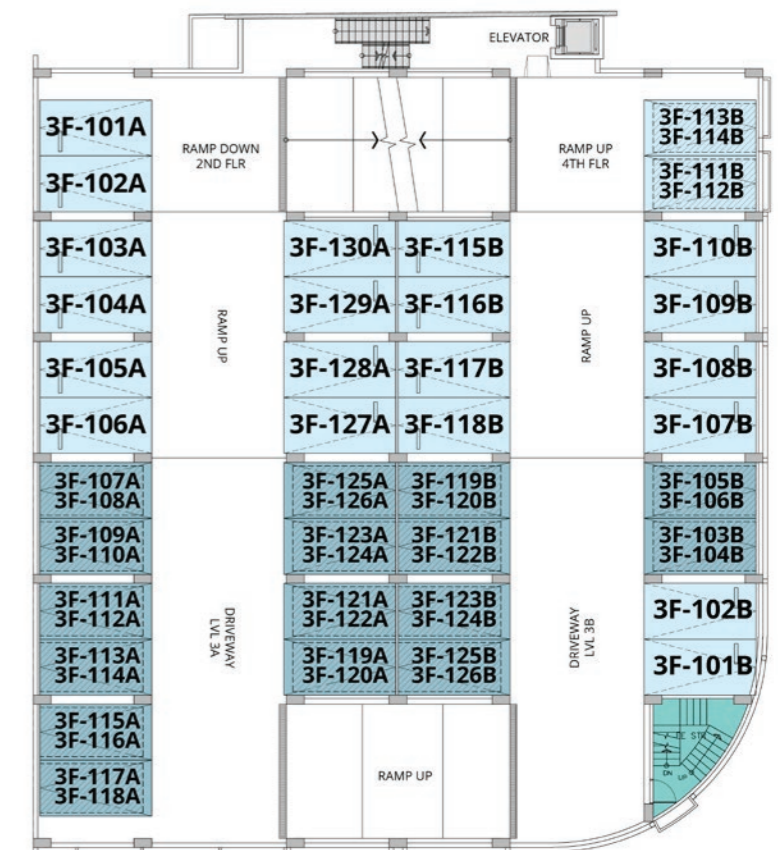
## Ground Floor



## Second Floor



## Third Floor

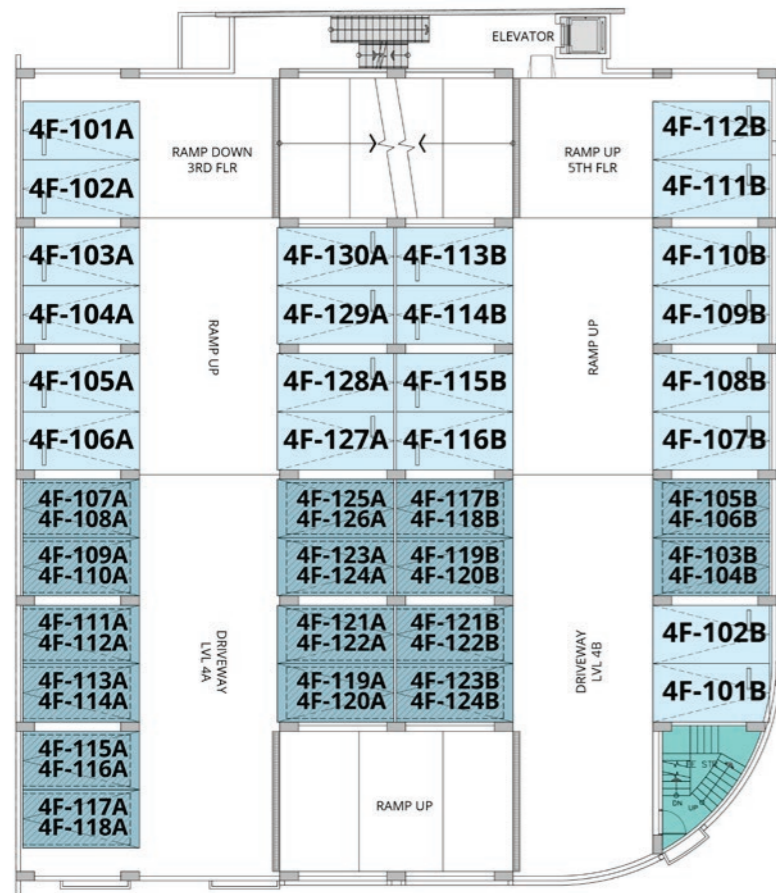


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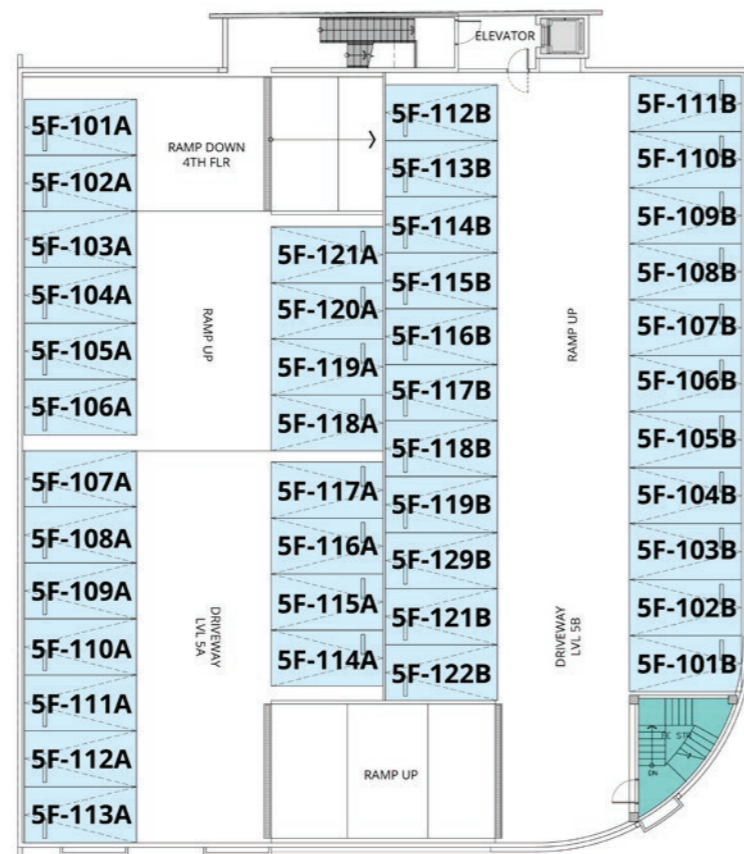


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## Fourth Floor



## Fifth Floor



# The Team Behind



- Architectural Design** *PRSP – Pimental Rodriguez Simbulan and Macro CSE*
- Structural** *Macro CSE*
- MePFP** *IMMCE - Isagani M. Martinez Consulting Engineers*
- Electrical** *MAAP - Mario A. Alix and Partners Philippines Inc*
- ID Consultant** *Empire Design*
- Landscape Designer** *Triune*



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# A Best Laid Investment

**Being located in one of the hotspots in the South, Studio N has all the makings of a great investment.**

It offers easy-to-own and flexible payment terms to make it easier for you to move into your new home.



2019 Sales Kit

Block 50-A Lots 1, 2 and 5 Northgate Cyberzone,  
Filinvest City, Muntinlupa