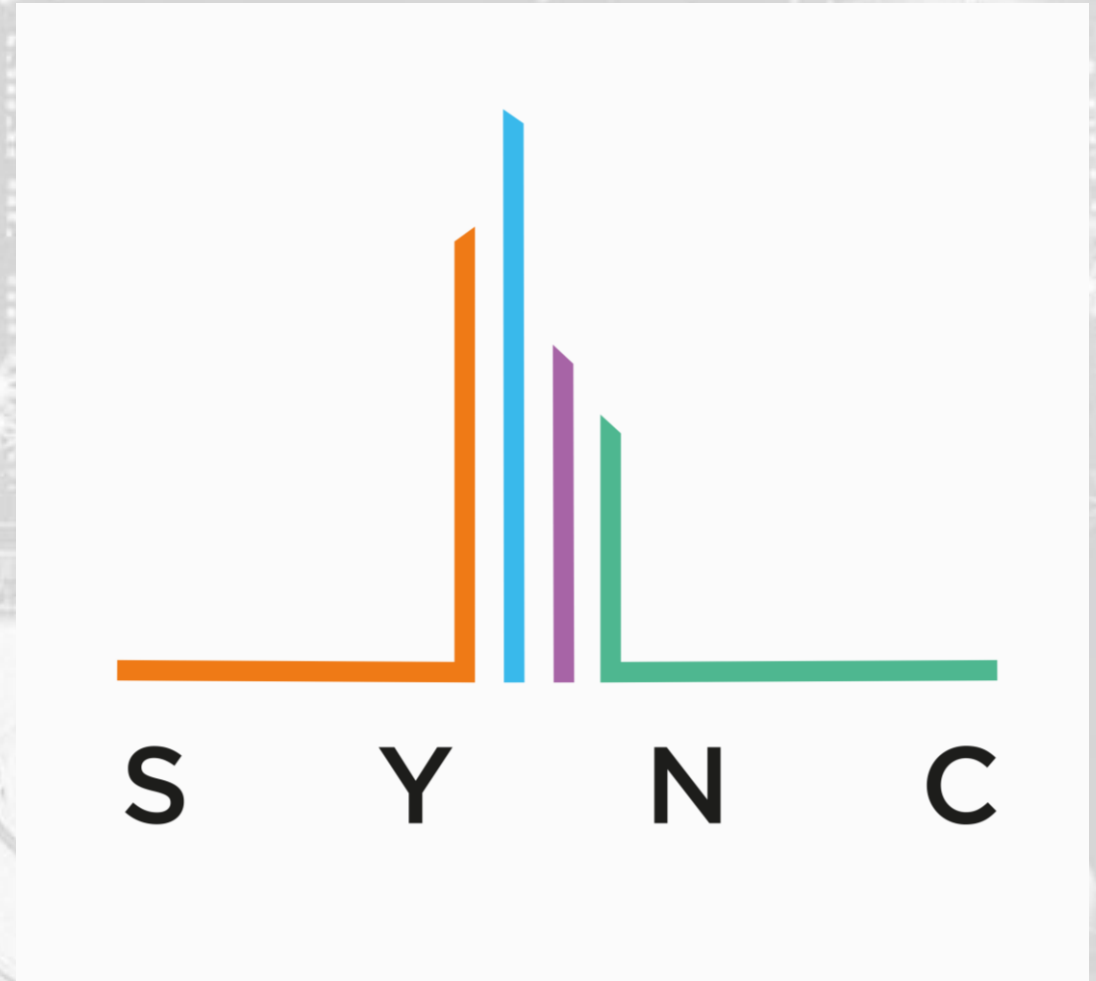




S Y N C

Y TOWER

PROJECT BRIEFING



PROJECT OVERVIEW



Project Name	SYNC Y	
Location	C5 Road, Brgy. Bagong Ilog, Pasig City	
No. of Physical Floors	40 Floors	
No. of Residential Floors	35 Residential Floors (without 13 th floor)	
No. of Residential Units	Studio: 783 units	939 units
	1BR: 156 units	
Unit Areas	Studio: 22 to 29.00 sq.m.	
	1BR: 32.50 to 35 sq.m.	
No. of Parking Levels	3 Podium Levels	
No. of Parking Slots	153 slots	
Unit Deliverable	Standard Finish	

VICINITY MAP



WHY SHOULD YOU INVEST IN SYNC?

- **Strategically located** to the hustle and bustle of **BGC, Ortigas and Kapitolyo** areas.
- **Efficiently designed and reasonably priced studio and 1BR units** with **affordable payment schemes**.
- **Access to variety of options for health, fitness, and recreation** with an abundance of **stylish and modern amenities** within your reach.
- **Supermarket** and other specialty stores at the Ground Floor for daily convenience.

LOUNGE AREA
Artist's Perspective

RLC
RESIDENCES

RLC
RESIDENCES



In SYNC with World-Class Standards



KEY ESTABLISHMENTS

CENTRAL BUSINESS DISTRICTS

- Ortigas (2 km)
- BGC (4 km)
- Makati City (7 km)



SPORTS CENTERS

- Philippine Sports Arena (1.3 km)
- Ynares Center (1.1 km)
- Upper Deck (2 km)
- City Golf (2.5 km)

KEY ESTABLISHMENTS



EDUCATIONAL INSTITUTIONS

- Ateneo School of Medicine (3 km)
- UP BGC (3 km)



COMMERCIAL HUBS

- Capitol Commons (1.1 km)
- Kapitolyo (1.1 km)
- Estancia Mall (1.2 km)
- Megamall (2 km)
- Robinsons Galleria (2.9 km)

YAKAL ST.

Y TOWER

N TOWER

FUTURE DEVELOPMENT

S TOWER

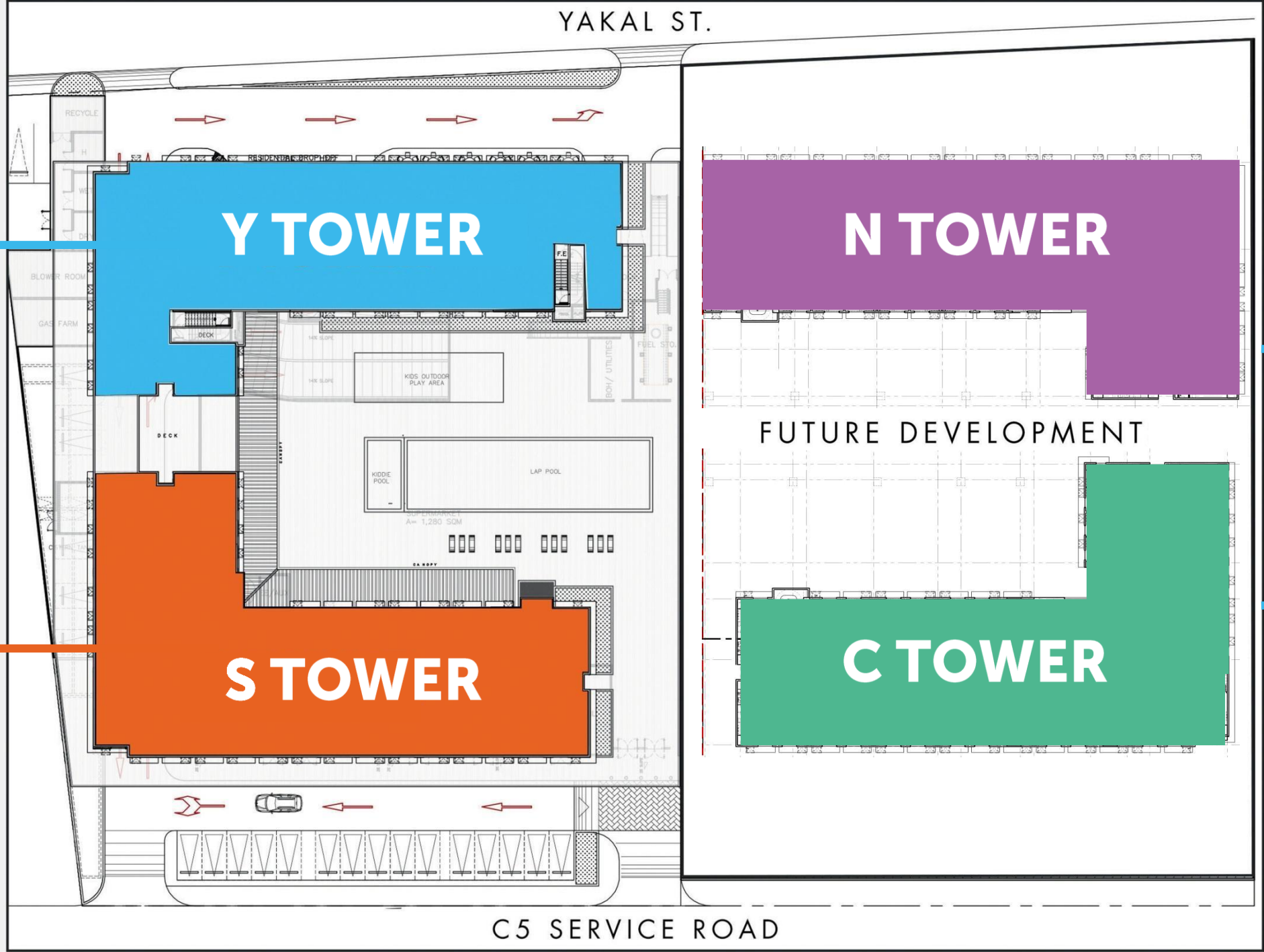
C TOWER

C5 SERVICE ROAD

*2nd Tower
Launch May
2021*

*1st Tower
Launched in
July 2019*

PHASE 2



BUILDING STACKING

High Zone (28th to 41st)
Residential Units

5th Floor
Amenity & Units

- Ground Floor**
- Commercial
 - Supermarket



Sky Deck
Amenity

Low Zone (6th to 26th)
Residential Units

2nd to 4th Levels
Podium Parking



*Artist's Perspective
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Y TOWER DROP-OFF



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Y TOWER LOBBY



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LOUNGE



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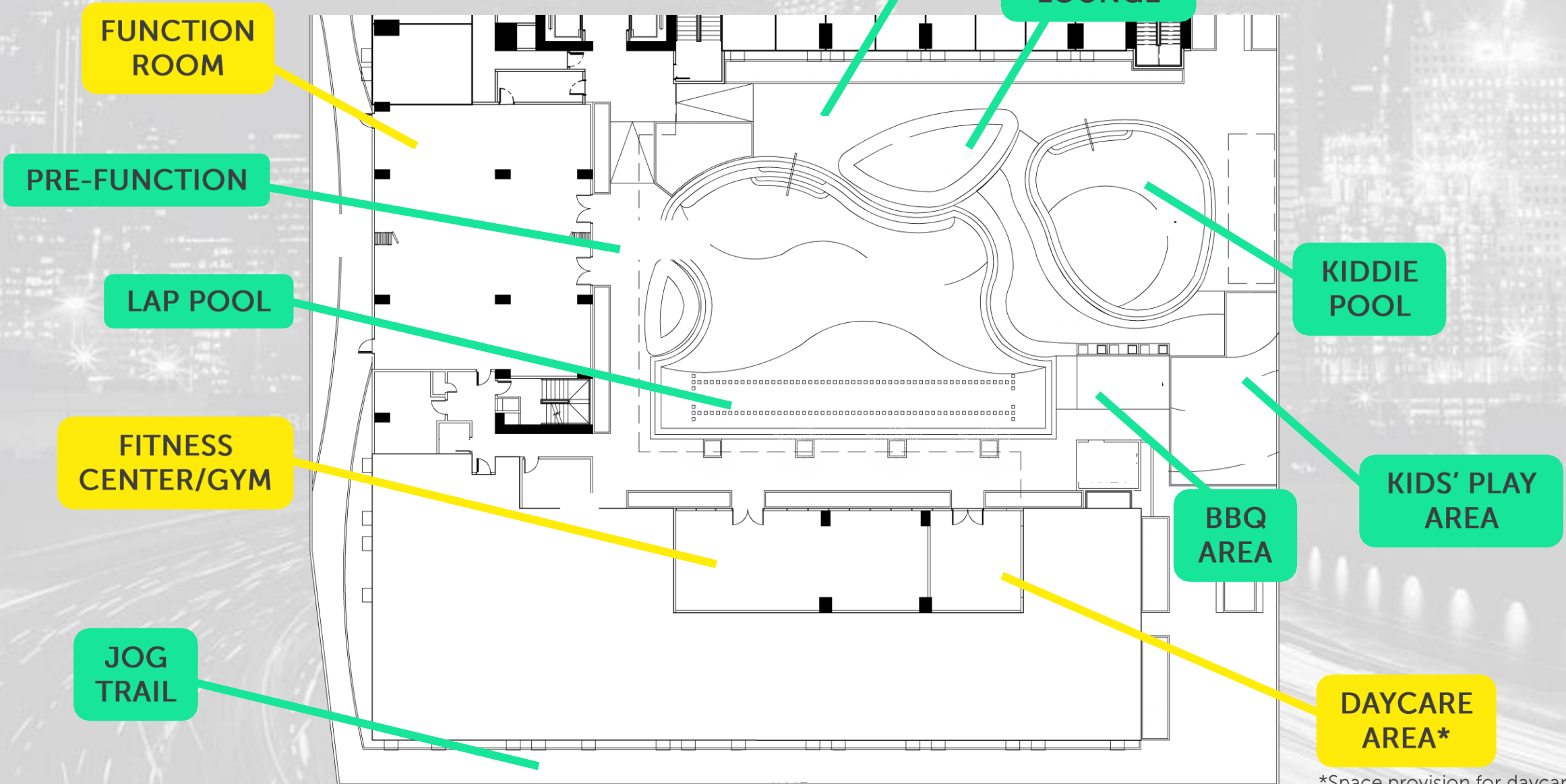
LOUNGE

AMENITIES

5 TH FLOOR		27 TH FLOOR	
Indoor	Outdoor	Indoor	Outdoor
<ul style="list-style-type: none"> ○ Function Room (with pantry) ○ Fitness Center/Gym ○ Daycare Room* 	<ul style="list-style-type: none"> ○ Pre-function area ○ Kid's play area ○ Lap pool ○ Kiddie pool ○ Outdoor play area ○ Grilling BBQ area ○ Jog trail 	<ul style="list-style-type: none"> ○ Private theater ○ Game room ○ Lounge Area 	<ul style="list-style-type: none"> ○ Sky Deck ○ Sky Bridge

*Space for possible daycare operator

AMENITIES – 5TH FLOOR



Note: Amenities are shared by S & Y Towers

*Space provision for daycare operator



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PRE-FUNCTION AREA



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FUNCTION ROOM



THERE IS NO

FINISH LINE

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GYM



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KIDS' PLAY AREA



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GRILLING BBQ AREA



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JOG TRAIL



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POOL DECK



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KIDDIE POOL



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LAP POOL



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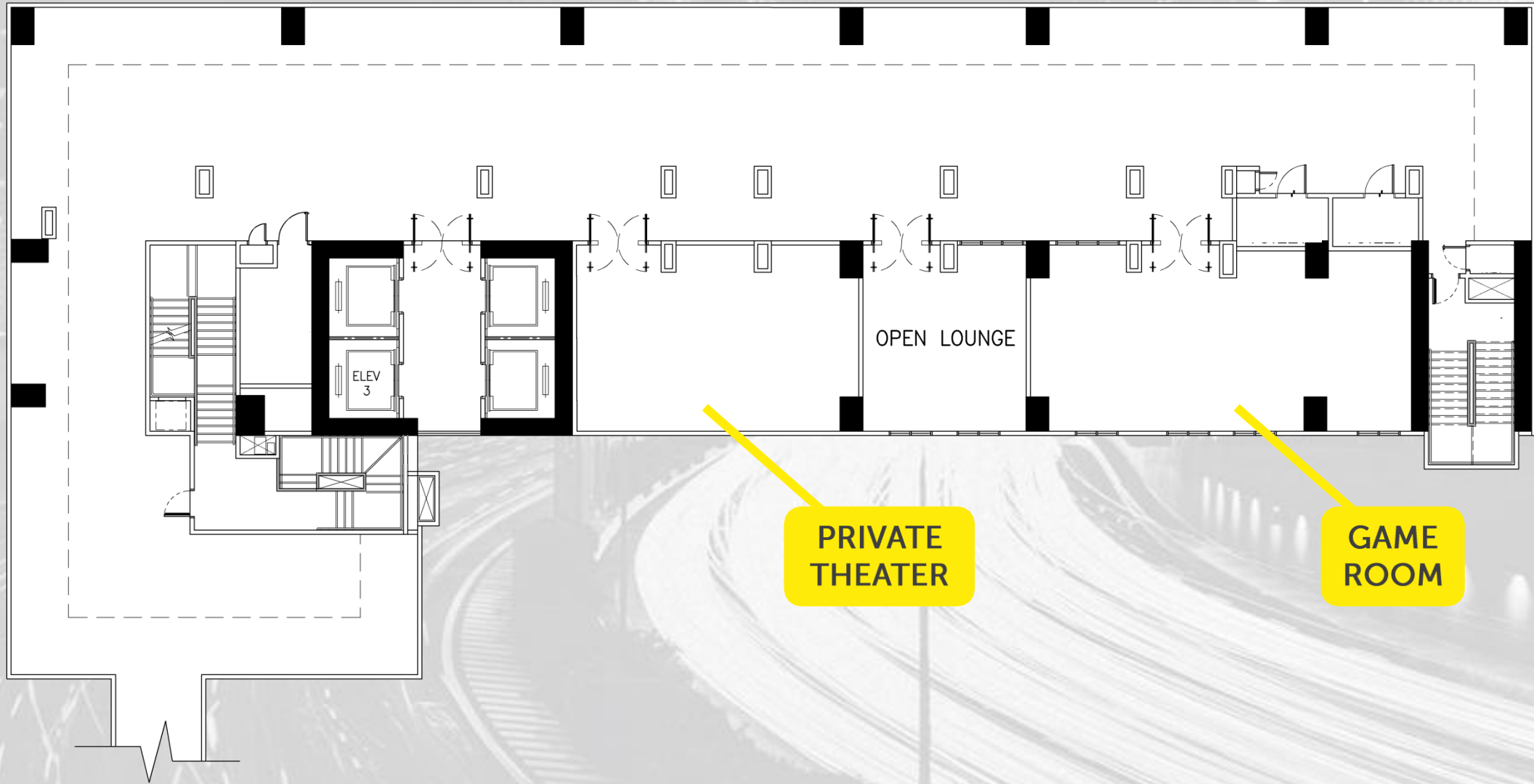
LEISURE POOL



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AMENITY AERIAL VIEW

AMENITIES – 27TH FLOOR



PRIVATE
THEATER

GAME
ROOM



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GAME ROOM



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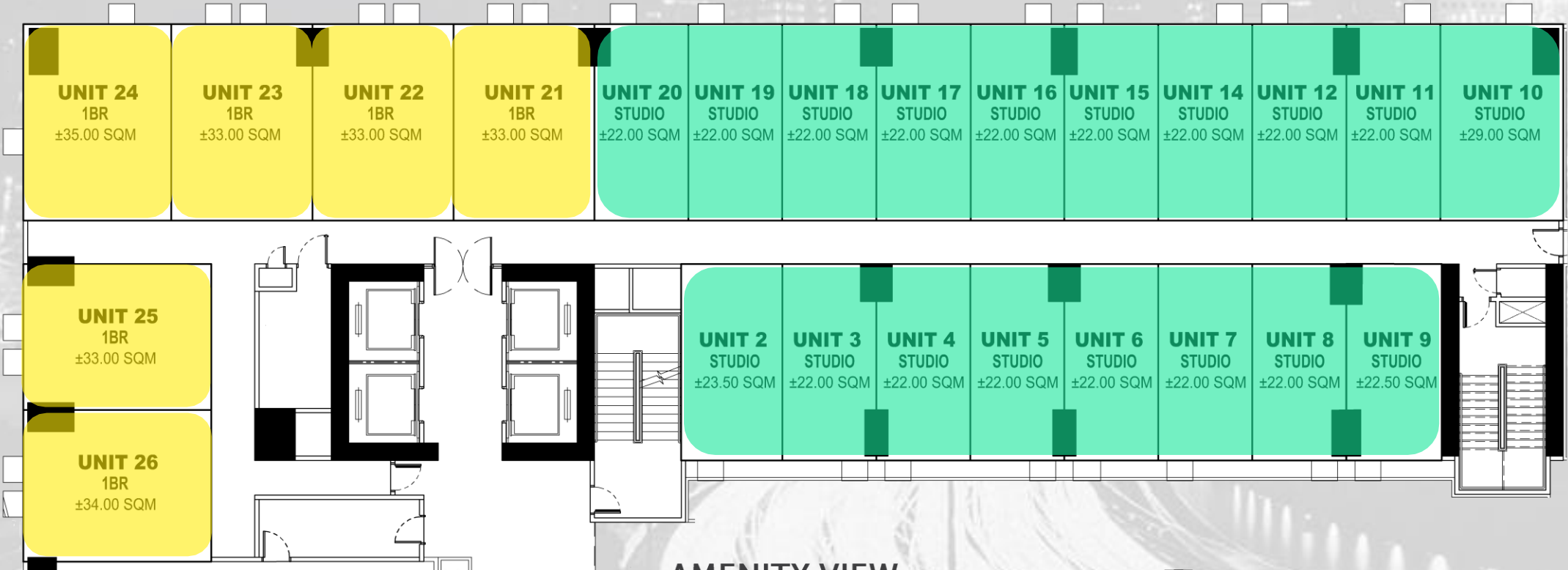
PRIVATE THEATER

FLOOR PLANS - 5TH

YAKAL ST.

BGC

LIBIS



AMENITY VIEW
S TOWER

AMENITY FLOOR - 5TH FLOOR

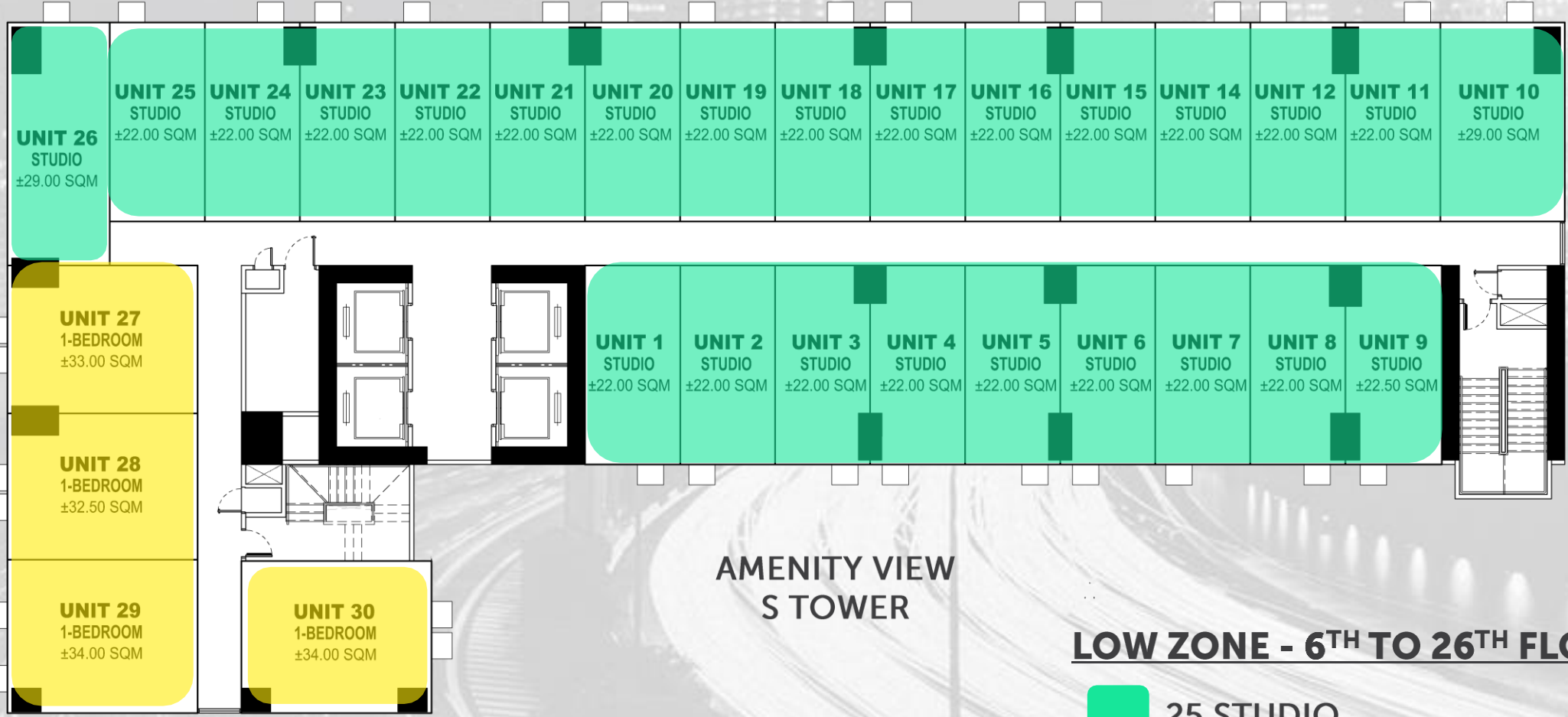
- 18 STUDIO
- 6 1BR

FLOOR PLANS – 6TH TO 26TH

YAKAL ST.

BGC

LIBIS



AMENITY VIEW
S TOWER

LOW ZONE - 6TH TO 26TH FLOORS

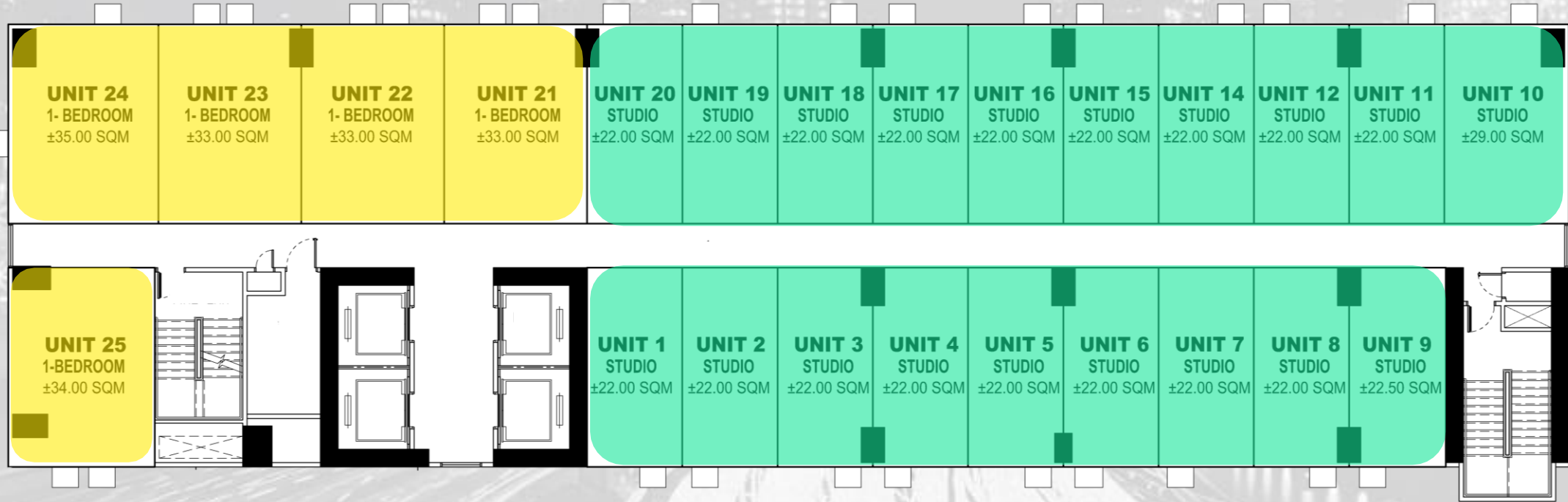
- 25 STUDIO
- 4 1BR

FLOOR PLANS – 28TH TO 41ST

YAKAL ST.

BGC

LIBIS



AMENITY VIEW
S TOWER

HIGH ZONE - 28TH TO 41ST FLOORS

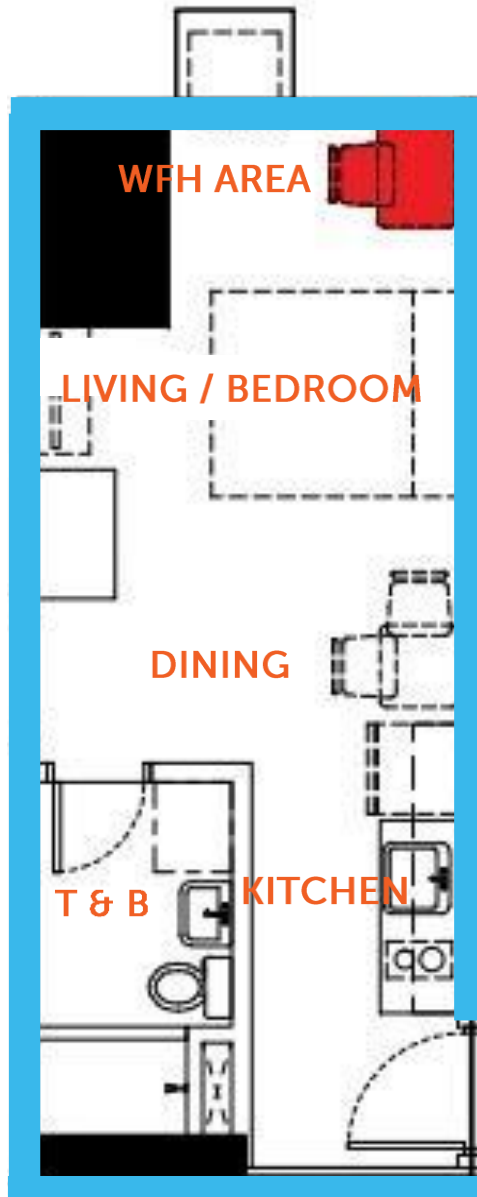
- 19 STUDIO
- 5 1BR



UNIT MIX

TYPE	Floor Count	Studio	1BR	Total
Amenity – 5 th Floor	1 floor	18 units	6 units	24 units
Low Zone – 6 th to 26 th Floors	20 floors	499 units	80 units	579 units
High Zone – 28 th to 41 st Floors	14 floors	266 units	70 units	336 units
Grand Total	35 floors	783 units	156 units	939 units

STUDIO UNIT LAYOUT



Living / Bedroom / Dining / Kitchen / WFH	±17.55
Common T&B	±4.45
	±22.00

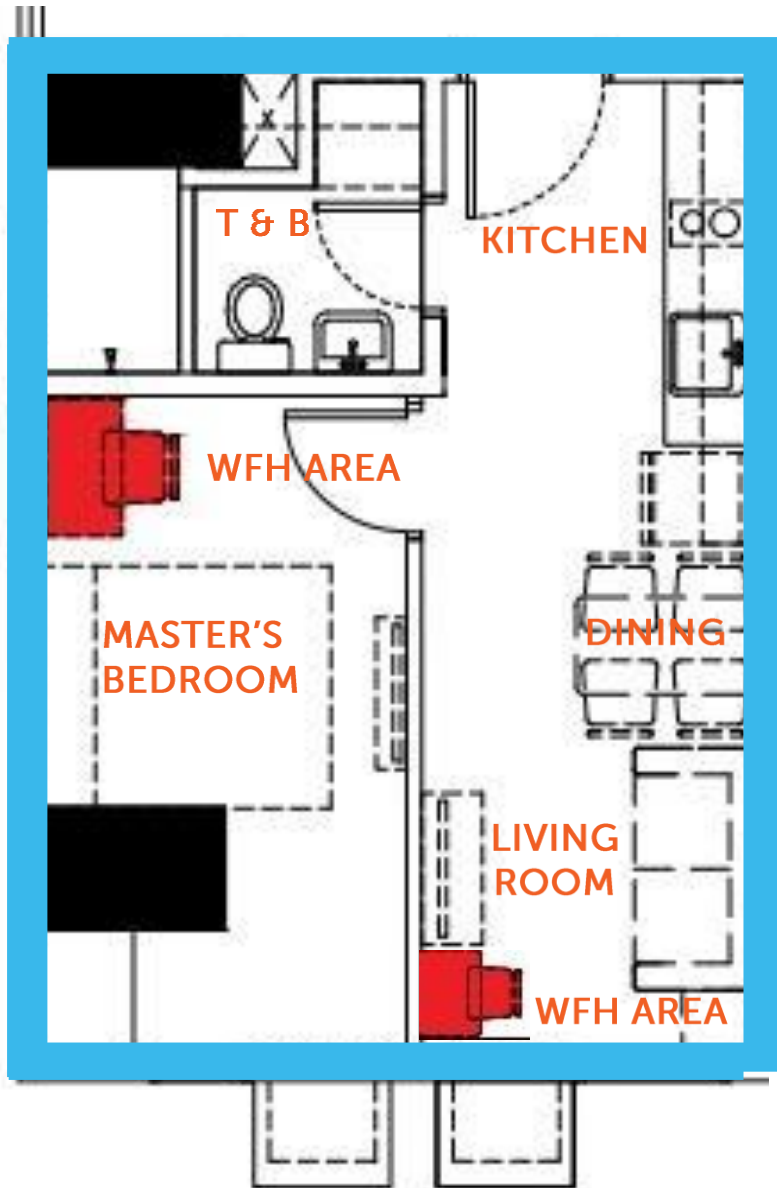


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1BR UNIT LAYOUT



Living / Dining /Kitchen / WFH	±16.76
Common T&B	±4.24
Master's Bedroom / WFH	±12.00
	±33.00



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TYPICAL UNIT FEATURES

- Entrance panel door with viewer
- Audio/Video Intercom per unit connected to the reception counter
- Automatic smoke detectors, fire alarms and sprinkler system in all units

● PROVISIONS FOR:

- Individual electric and water meter
- Telephone line at Living Area / Bedroom
- Cable TV line at Living Area / Bedroom
- Mechanical ventilation for kitchen and toilets
- Washer / Dryer provision for each unit (washer / dryer excluded)
- Water heater provision at shower area (water heater excluded)
- Window type air conditioner (air condition unit excluded)
- Cooktop and refrigerator provision (cooktop and refrigerator excluded)

TYPICAL UNIT FEATURES

● Standby power at selected outlets in residential units:

STUDIO	1-BEDROOM
<ul style="list-style-type: none"> ○ One (1) ceiling light for living/bedroom ○ Two (2) convenience outlets at TV area (duplex outlet) ○ One (1) convenience outlet for refrigerator (duplex outlet) 	<ul style="list-style-type: none"> ○ Two (2) ceiling lights for living/bedroom ○ One (1) convenience outlets in bedroom ○ Two (2) convenience outlets at TV area (duplex outlet) ○ One (1) convenience outlet for refrigerator (duplex outlet)

UNIT DELIVERABLES

● STUDIO

Particulars	Living / Dining / Bedroom	Kitchen	Toilet and Bath
Floor	Homogenous Tiles		
Wall	Plastered Wall with Paint Finish		Combination of Homogenous Tiles and Plastered Wall with Paint Finish
Ceiling	Skim Coat with Painted Finish	Moisture Resistant Painted Gypsum Board	
Other Deliverables	Closet	Kitchen granite countertop & splashboard Overhead & Base Kitchen Cabinets and Sink with plumbing fixtures	Lavatory & water closet with plumbing fixture

UNIT DELIVERABLES

1-BEDROOM

Particulars	Living & Dining	Kitchen	Toilet and Bath	Bedroom
Floor	Homogenous Tiles			Laminated Wood
Wall	Plastered Wall with Painted Finish		Combination of Homogenous Tiles and Plastered Wall with Paint Finish	Plastered Wall with Paint Finish
Ceiling	Skim Coat with Painted Finish	Moisture Resistant Painted Gypsum Board		Skim Coat with Painted Finish
Other Deliverables		Kitchen granite countertop & splashboard Overhead & Base Kitchen Cabinets and Sink with plumbing fixtures	Lavatory & water closet Water heater provision Washing machine provision	Closet

ADDITIONAL UNIT DELIVERABLES

SMART HOME Devices

- Audio/Video Intercom
- Smart Lockset
- Lights
- Power Outlet
- Control Panel
- Infrared Emitter
- Mesh Gateway/Router

Note: Actual deliverable will depend on the availability of the devices and technology prior to unit turnover

BUILDING FEATURES

- Main entrance lobby with reception counter at Ground Floor
- Four (4) elevators – Three (3) passenger and One (1) service cum passenger
- CCTV monitoring on selected common areas
- Annunciator panel and emergency speaker
- Elevated water tank and underground cistern
- Standby power generator for all common areas
- WiFi in selected amenity areas
- Individual mail boxes
- Centralized garbage holding room
- Garbage holding area per residential floor
- Building administration office
- Security room
- Common drying area at Roof Deck
- Transformer and Genset Room
- Sewage Treatment Plan
- Two (2) fire exit stairs with well-lighted signages conforming to the Fire Code of the Philippines

PAYMENT SCHEMES FOR SYNC Y TOWER

APPLICABLE DISCOUNTS

UNIT TYPE		LAUNCH DISCOUNT	PAYMENT SCHEME		
STUDIO	P 100,000	4%/3%*	SPOT CASH	30	15%
				60	14%
				90	13%
1 BR	P 150,000		DEFERRED		11%
			SPOT DOWN		2%

VALIDITY: 4% - until October 31, 2021 ; 3% until December 31, 2021

STANDARD PAYMENT SCHEMES

1

SPOT CASH	TERM	PAYMENT SCHEME DISCOUNT (net of UTD)
	Spot Cash in 30 DAYS P 50,000 on the 60 th month	15% of Gross TCP
	Spot Cash in 60 DAYS P 50,000 on the 60 th month	14% of Gross TCP
	Spot Cash in 90 DAYS P 50,000 on the 60 th month	13% of Gross TCP

STANDARD PAYMENT SCHEMES

2

DEFERRED	TERM	PAYMENT SCHEME DISCOUNT (net of UTD)
	100% TCP spread over 73 months	11% of Gross TCP

STANDARD PAYMENT SCHEMES

3

SPOT DOWN	TERM	PAYMENT SCHEME DISCOUNT (net of UTD)
	10% TCP in 1 month; 20% TCP spread over 71 months 70% TCP on the 73 rd month	2% of Gross TCP

STANDARD PAYMENT SCHEMES

4

STANDARD NO DP SCHEME	TERM	PAYMENT SCHEME DISCOUNT (net of UTD)
	15% TCP spread over 72 months 85% TCP on the 73 rd month	N/A

SYNC – Y TOWER	STUDIO UNIT 1403	
TOTAL CONTRACT PRICE	Php 4,390,000.00	
APPLICABLE DISCOUNTS	UNIT TYPE	P 100,000
	LAUNCH DISCOUNT	4%
RESERVATION FEE	P 25,000	

SYNC – Y TOWER	1BR UNIT 0522	
TOTAL CONTRACT PRICE	Php 6,819,474.00	
APPLICABLE DISCOUNTS	UNIT TYPE	P 150,000
	LAUNCH DISCOUNT	4%
RESERVATION FEE	P 25,000	

15% spread over 72 months 85% Retention

STUDIO

LOWEST MA
P 8,232.78

For 72 months

1 BEDROOM

LOWEST MA
P 12,991.73

For 72 months

A blurred office scene with several people working at desks. In the foreground, a man is sitting at a desk with a laptop. In the background, other people are working at desks, some with laptops. The scene is brightly lit, possibly by large windows. The text "SYNC LOYALTY DISCOUNT" is overlaid in the center.

SYNC
LOYALTY DISCOUNT

LOYALTY DISCOUNT

SYNC S and Y Towers

TOWER	DISCOUNT
S and Y Towers	0.50%

Qualifications

- Has purchased at least one (1) unit at any RLC Residences or Joint Venture Projects.
- Units purchased must be fully paid or at least one (1) cleared **1st Monthly Amortization**
- Must have good payment standing or history

LOYALTY DISCOUNT

Terms and Conditions:

1. This promo is applicable to new TSBE and TSBS unit sales only. No discount shall be given to sale of parking slots.
2. The Buyer Loyalty Discount is applicable to Gross Total Contract Prices.
3. The Buyer Loyalty Discount may be availed under any available standard or promotional payment schemes.
4. The Buyer Loyalty Discount may be extended to the buyer's relative/s up to 1st degree of affinity or consanguinity subject to submission of additional supporting documents to show proof of relationship



S Y N C

THANK YOU