



THE SAPPHIRE BLOC

Ortigas Center, Pasig

Sapphire, Garnet and Onyx Roads,
Ortigas Centre, Pasig City

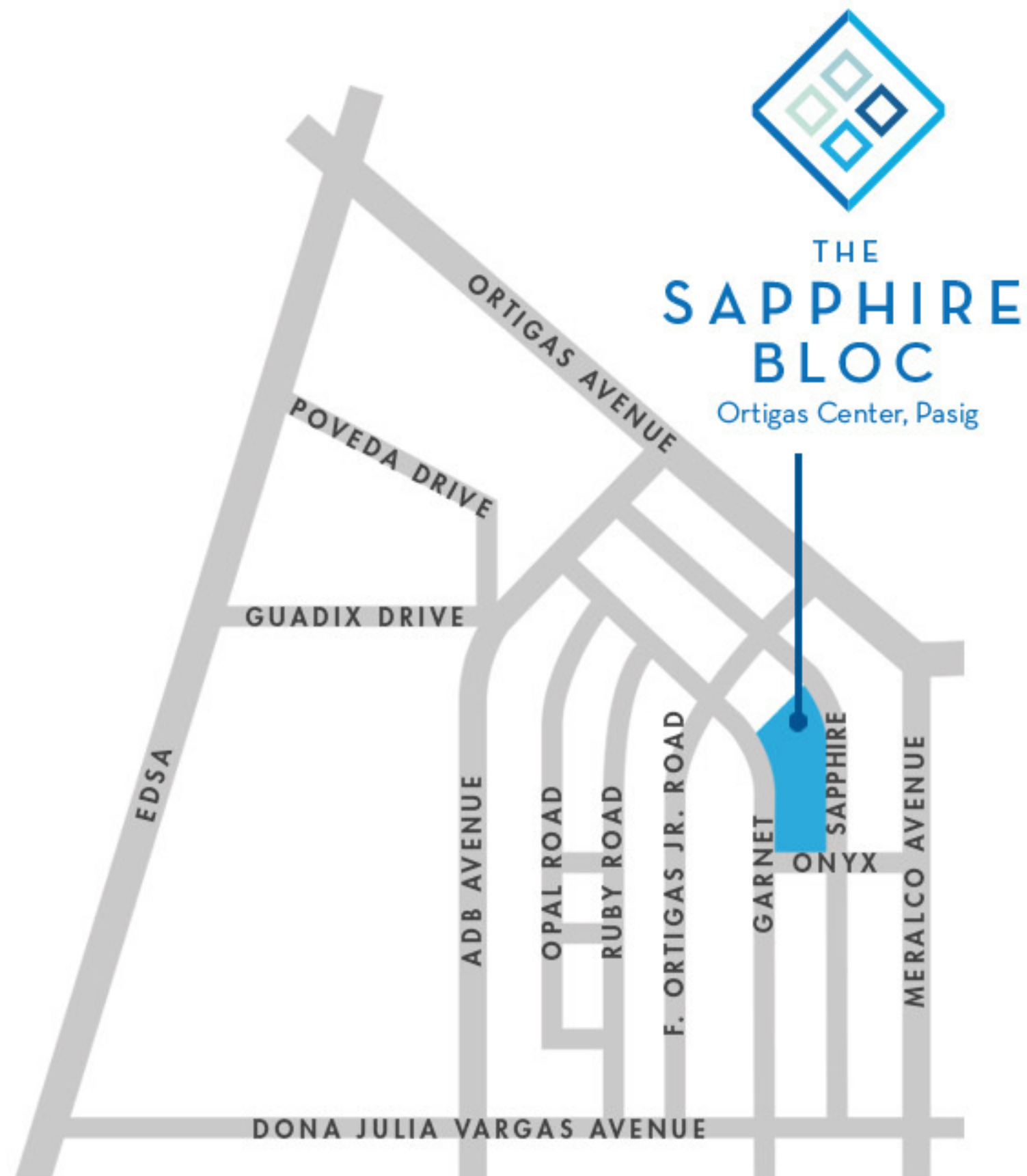
Architect's Perspective



MOVE TO LIFE'S **DYNAMIC RHYTHM**

Celebrate life's dynamic rhythm with an especially integrated retail promenade, complemented by new active amenities, upgraded residential deliverables and the art-deco design that welcomes everybody home.

Truly, living at The Sapphire Bloc exudes vibrant lifestyle fit for both thriving urbanites and well-rounded executives.



THE WALKABLE LIFE

Located within pedestrian-friendly Ortigas Central Business District bounded by Sapphire, Garnet & Onyx Roads

NEARBY ESTABLISHMENTS

CORPORATE OFFICES

Robinsons Equitable Tower	500 m
Integrated Bar of the Philippines Building	800 m
Meralco Corporate Office	850 m
Rockwell Business Center	800 m
Union Bank Plaza	220 m
Philippine Stock Exchange Towers	800 m

HOTELS

Holiday Inn Manila Galleria	450 m
Crowne Plaza Manila Galleria	400 m
Marco Polo Hotel	45 m
EDSA Shangri-La Hotel	1.3 km
Discovery Suites	750 m
Joy-Nostalg Center	600 m
The Westin Manila Sonata Place	1.2 km

SCHOOLS

St. Paul College, Pasig	1.4 km
University of Asia and the Pacific	1.2 km
Saint Pedro Poveda College	650 m
Lourdes School of Mandaluyong	1.4 km
La Salle Green Hills	1.6 km
Domuschola International School	2.5 km
Reedley International School	2.4 km
ADMU School of Medicine and Public Health	7 km

DISTANCE

ENTERTAINMENT LEISURE ESTABLISHMENTS

Robinsons Galleria	400 m
The Podium	750 km
Metrowalk	500 m
EDSA Shangri-La	1.9 km
SM Megamall	1 km
Ayala Malls The 30 th	1 km

HOSPITALS

The Medical City	1.1 km
Medical Plaza	1.2 km



A TASTING OF THE SAPPHIRE BLOC'S **CONCEPT DINING STORES**

WORLD CUISINE

The world comes together at Ortigas Center's latest gastronomic haven. Foodies can now feast on the best international cuisine courtesy of the most creative local and international chefs and restaurateurs. Take a culinary journey from the world's megacities, all from the comfort of home.

BARS, LOUNGES & PUBS

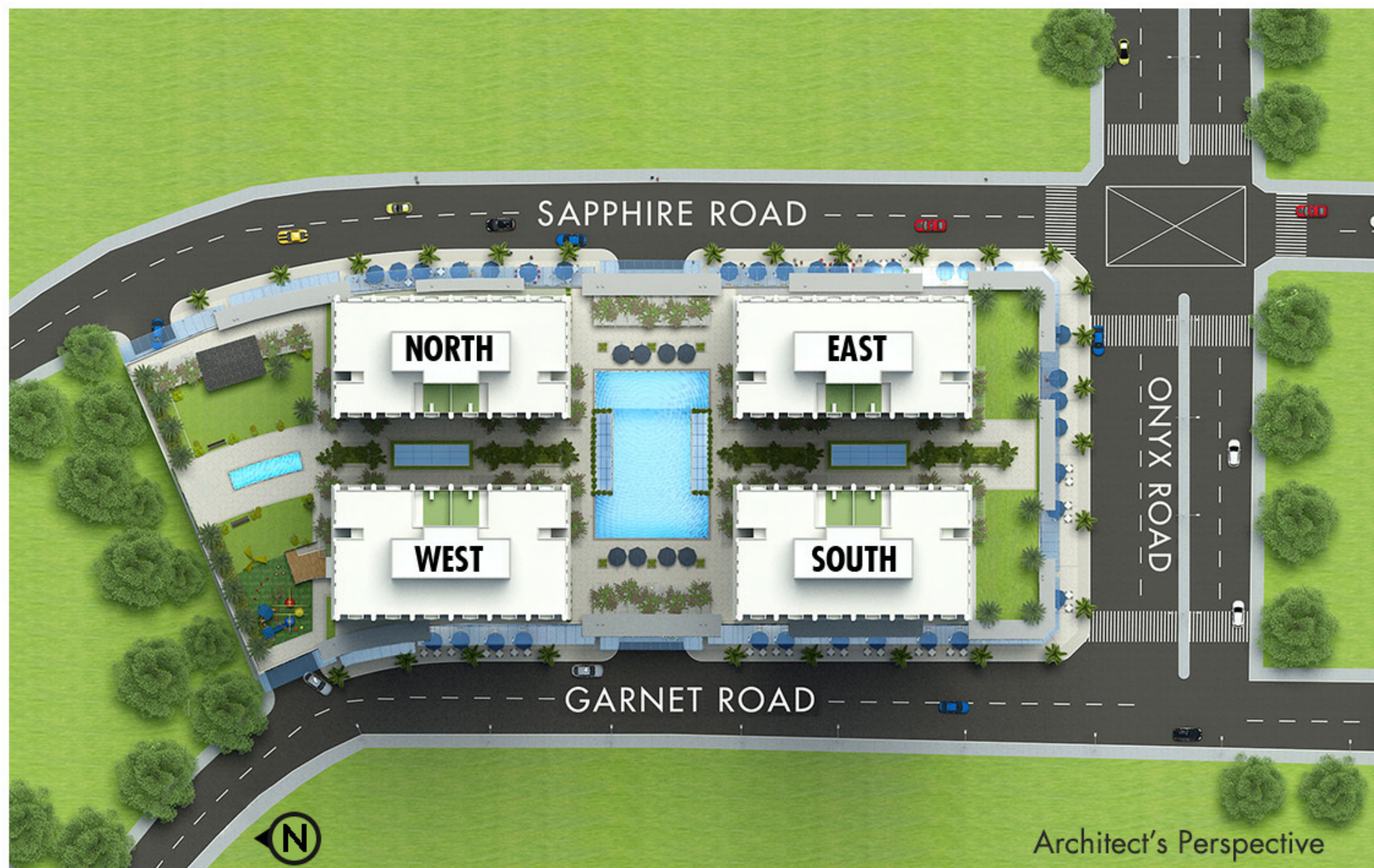
Let us take your city blues away with the newest and hippest hangout places in town. You can experience a great time with your friends and colleagues after a hard day's work at our diverse selection of concept bars and pubs. For a more laid back atmosphere, there are also chic coffee shops and club lounges that offer unique artisanal dishes.

MODERN CONVENIENCES

Everything you need everyday are within your reach at The Sapphire Bloc's retail area. Discover a myriad of specialty and convenience shops that can help you find your basic necessities. You can also get your daily tasks done with the different service shops right at your doorstep.



SITE DEVELOPMENT PLAN



- Carefully master-planned mixed-use development bounded by three (3) major roads within the Ortigas Center
- Total area: 8,400 sqm.
- 4 residential towers with efficiently designed units
 - Phase 1 – North Tower and West Tower
 - Phase 2 – East Tower and South Tower
- East Tower 44 physical floors
- 5 residential parking basement levels
- Centerpiece commercial lifestyle development at the ground floor



Actual Photo

THEME / ARCHITECTURAL DESIGN

- Mixed-use development
- Modern/art deco inspired architecture
- Concrete facade with glass windows
- All flat units

AWARDS



The Sapphire Bloc's four-tower, high-rise development is distinctive for its 1920's Art Deco-inspired design that is reinvented to suit the modern urban dweller thus the project has won several recognition from different regional awards programs both local and international. Such award-giving bodies are deemed as the biggest and most respected real estate awards program in Asia, with its reputation of recognizing only the best developers and developments at the domestic and regional level.

For its award-winning design, Robinsons Residences sought the expertise of interior designer Frenjick Quesada of Design HQ (Hirayama + Quesada) to recreate Art Deco in ways that reflect the superlative facets of city-living to meet the uncompromising tastes of dynamic professionals and urban dwellers.



BUILDING FEATURES

THE SAPPHIRE BLOC EAST TOWER

- Typical Residential Floors (3rd - 44th)
- Mezzanine/Amenity Level
- Upper Ground Floor - Retail Parking Area
- Ground Floor - Retail Area

TOWER DISTANCE (IN METERS)

North to West	Approximately 10 m
North to East	Approximately 28 m
West to South	Approximately 28 m
East to South	Approximately 10 m

DESIGN PARTNERS

- Architectural Consultant : W.V Coscolluela & Associates
- Landscaping Consultant : PGAA Creative Design
- Structural Consultant : Sy2 Associates

Architect's Perspective

Actual Photo



BUILDING FEATURES AND SERVICES THE SAPPHIRE BLOC EAST TOWER

- Main entrance lobby (shared by East and South Towers) with reception counter at the Ground Floor, accessible from Sapphire and Garnet Roads
- Five (5) elevators (4 passenger elevators and 1 service elevator)
- CCTV monitoring on selected common areas
- Automatic smoke detectors, fire alarm and sprinkler system at all common areas
- Annunciator panel with emergency speaker at all floors
- Water is supplied by elevated water tank and underground cistern
- Standby power generator for common areas
- Individual mail boxes
- Garbage holding area per residential floor
- Centralized garbage holding room at Basement 1
- Building administration office
- Security room
- Transformer and genset room
- Sewage Treatment Plant
- Two (2) fire exits per building with well-lighted signage conforming to the Fire Code of the Philippines



GENERAL DETAILS

THE SAPPHIRE BLOC EAST TOWER

FLOOR	ZONE	UNITS PER FLOOR
3rd - 44th Floor	Residential Floors	16 units
Mezzanine Level	Amenity/ Residential Units	9 units
Upper Parking Floor	Retail Parking	
Ground Floor	Residential Lobby Retail Spaces	
Basement 1 - 5	Residential Parking	



Actual photo of model unit

YOUR OWN EFFICIENT LIVING SPACE

UNIT DETAILS EAST TOWER

UNIT TYPE	APPROXIMATE AREA RANGE (IN SQ. M.)*	TOTAL NUMBER OF UNITS
Studio	± 28.00 sqm	42 units
One Bedroom	± 32 to ± 37 sqm	540 units
Executive One Bedroom	± 49.50 sqm	83 units
		665 units



TYPICAL FLOOR PLAN EAST TOWER

Total Units / Floor 16 units

Dedicated Floors 3rd to 44th Floor

Unit	Approximate Area	No. of units per floor
Studio	28 sqm	1 unit/s
One Bedroom	32 sqm - 37 sqm	13 unit/s
Executive One Bedroom	46.50 sqm	2 unit/s



STUDIO UNIT A AREA DIMENSIONS

ROOM	AREA (IN SQ. M.)*
Living / Dining	± 18.81
Kitchen	± 3.70
Toilet & Bath	± 5.49
Total Area	± 28.00

*Approximate areas only





ONE BEDROOM UNIT UNIT I AREA DIMENSIONS

ROOM	AREA (IN SQ. M.)*
Living / Dining	± 15.60
Kitchen	± 4.22
Bedroom	± 10.15
Toilet & Bath	± 6.03
Total Area	± 36.00

*Approximate areas only



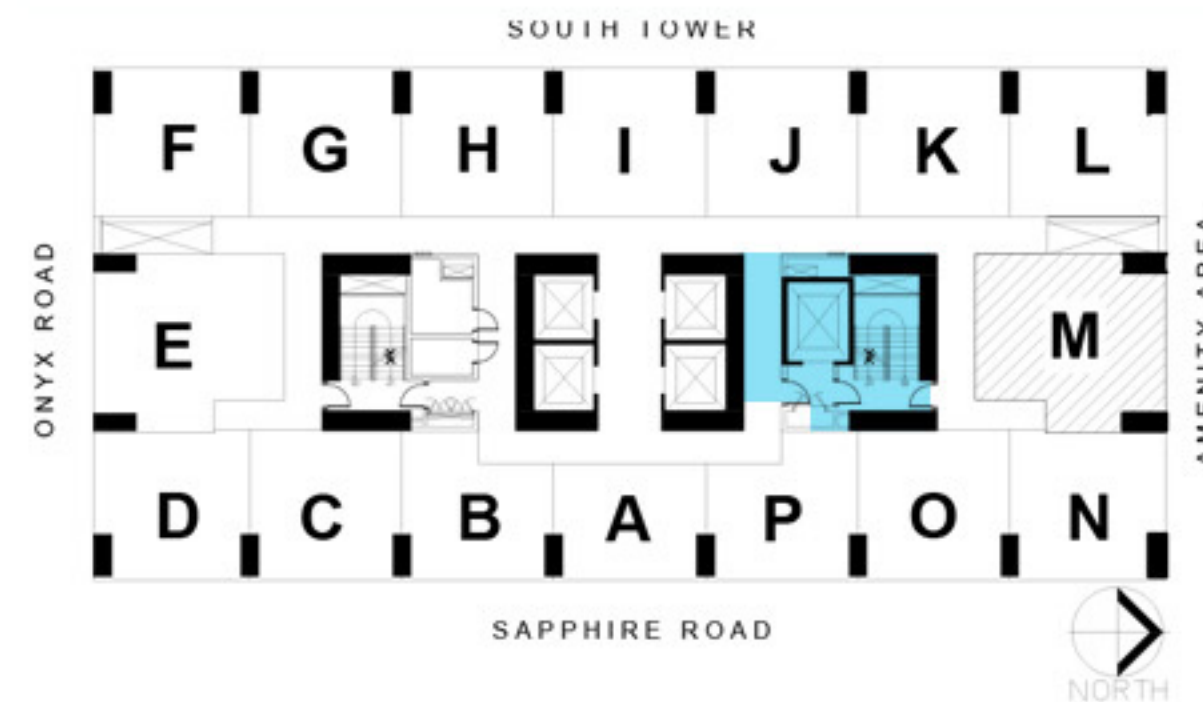
KEY PLAN

EXECUTIVE ONE BEDROOM UNIT UNIT M AREA DIMENSIONS



ROOM	AREA (IN SQ. M.)*
Living / Dining	± 21.72
Kitchen	± 3.97
Bedroom	± 12.84
Utility Room	± 6.30
Toilet & Bath	± 4.67
Total Area	± 49.50

*Approximate areas only



KEY PLAN



Actual photo of model unit

UNIT FINISHES

AREA	LIVING / DINING	BEDROOM	KITCHEN	TOILET AND BATH
FLOOR	Homogenous tiles	Laminated wood	Homogenous tiles	Homogenous tiles
WALL	Painted plastered wall	Painted plastered wall	Painted plastered wall	Combination of painted plastered wall and homogenous tiles
CEILING	Painted slab soffit (no ceiling)	Painted slab soffit (no ceiling)	Painted gypsum board	Painted gypsum board
OTHER DELIVERABLES	N/A	Bedroom closet	Single-point water heater provision (water heater excluded) Granite countertop and splashboard Overhead and undercounter cabinets	Multi-point water heater (water heater excluded) Lavatory with granite countertop
	Appliance Gift Certificate worth PHP 100,000.00 (to be given to unit owners upon full payment and turnover)			



Actual photo of model unit

UNIT FEATURES

- Entrance panel door with viewer
- Intercom per unit connected to the reception counter
- Automatic smoke detectors & fire alarm with sprinkler system in all units
- Provision for:
 - Individual electric and water meter
 - Telephone at living area and master's bedroom
 - Cable TV line at living area and master's bedrooms
 - Ventilation for kitchen and toilet
 - Window-type air conditioner for all units
 - Space provision for washer/dryer for all units
 - Hot water supply line (excluding water heater) for kitchen and toilet
- Utility room with toilet for Executive 1-Bedroom units
- Stand by power at selected outlets in residential units as follows:
 - One (1) ceiling light for living and bedroom areas
 - One (1) convenience outlet for living, dining and bedroom areas
 - One (1) convenience outlet for refrigerator



RETAIL AREA FEATURES

- Pedestrian-friendly traffic flow and design
- Dedicated parking for commercial components
- Secure and exclusive access point

THE RETAIL PROMENADE

- Cable Car
- Cazuela
- Kko Kko
- Moonshine P.U.B
- Shinsen
- Sobremesa
- Starbucks Reserve
- The Stockpile
- Sedona Spa
- Saltwater Floatation and Wellness Center
- CoCo Fresh Tea and Juice



Actual Photo

RESIDENTIAL AMENITIES

NORTH TOWER

- Function Rooms
- Private Theater
- Game Room
- Fitness Gym

WEST TOWER

- Lounge
- Function Rooms
- Children's Play Area
- Massage/Sauna

EAST TOWER

- Fitness Facilities
- Wi-Fi Lounge
- Indoor Play Area

OUTDOOR AMENITIES

- Adult Swimming Pool
- Kiddie Pool
- Pool Deck
- Lawn
- Basketball Shooting Area
- Children's Playground
- Gazebo
- Viewing Deck
- Landscapped Areas

*Wi-Fi in selected amenity areas

*Amenities to be shared by all residents regardless of tower

A photograph of an outdoor adult lap pool at night. The pool is rectangular and filled with blue water, reflecting the lights from the surrounding buildings and the pool's own underwater lights. The pool is bordered by a tiled deck. In the background, there are several tall, modern apartment buildings with many windows, some of which are lit up. A small building with large glass windows, possibly a gym or community center, is visible on the right side of the pool. The overall scene is illuminated by a mix of warm and cool lights, creating a modern and inviting atmosphere.

ADULT LAP POOL

Actual Photo

BASKETBALL
SHOOTING
AREA



Visual Representation Only

KIDS' PLAY AREA



Actual Photo

FITNESS GYM



Architect's Perspective

TOWER'S EAST
AND SOUTH
MAIN LOBBY



READING NOOK

Architect's Perspective



WI-FI LOUNGE

Architect's Perspective





Actual Photo

TOP REASONS

WHY YOU SHOULD INVEST IN THE SAPPHIRE BLOC

THE WALKABLE LIFE

The Sapphire Bloc is the ultimate take-off point to a perfect city life that is Ortigas CBD.

ONE-OF-A-KIND LIFESTYLE FINDS

From unique gourmet finds and crowd-favorite hole-in-the-wall restaurants to services that offers a holistic approach to wellness and concept retail stores with curated offerings

A HOME FOR THE DRIVEN CITYZEN

Generously and comfortably-sized 1 BR units with unbeatable value

ENERGIZING AMENITIES

A residential enclave providing efficient living spaces and thoughtfully-designed amenities to promote community convergence

THE WALKABLE LIFESTYLE

True to its promise, The Sapphire Bloc is set to be a transport-oriented development in Ortigas with the commencement of two major Build, Build, Build project.



MEGA MANILA SUBWAY

The Mega Manila Subway is a 36-kilometer subway connecting Quirino Highway to the Ninoy Aquino International Airport Terminal 3 in Pasay City within 30 minutes. There will be a common station along EDSA to connect Light Rail Transit Line 1 and Metro Rail Transit Lines 3 and 7.



BGC-ORTIGAS CENTER LINK ROAD PROJECT

It is a four-lane construction road project which involves Sta. Monica to Lawton Bridge with a total distance of 961.427-linear meter across Pasig River linking Lawton Avenue in Makati City and Sta. Monica Street in Pasig City and a viaduct structure traversing Lawton Avenue onwards to the entrance of BGC.



AN RLC LIFESTYLE CARD AND VIRTUAL CONCIERGE AT YOUR BECK AND CALL

With the Ring Rob Concierge, easily tackle every task at 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. With the RLC Lifestyle Card, too, enjoy access to various discounts and loyalty entitlements for certain establishments.

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

BUSINESS CENTER

Packing, photocopying,
printing, scanning, typing,
storage

Computer rental with internet
fax

Limited wifi subscription

Messengerial services

Movers and truckers

Reservation services

PROFESSIONAL SERVICES

Fit Out

Interior Design & Renovation

Soft Furnishing

CLEANING SERVICES

Car wash

Housekeeping

Laundry services

MEDICAL HOUSECALL

Doctor's Consultation

Individual Laboratory Test

Packaged Laboratory Test

Medical Procedures

Vaccination

REPAIRS & MAINTENANCE

Cleaning

Installations

Repairs and replacements

WATER DELIVERY SERVICES



THE WALKABLE LIFESTYLE

True to its promise, The Sapphire Bloc is set to be a transport-oriented development in Ortigas with the commencement of two major Build, Build, Build project.



THE ORTIGAS GREENWAYS

A collaboration project between Asian Development Bank and the Philippines' Department of Transportation will provide adequate, secure, comfortable, person with disability – friendly, weather-protected pedestrian links from the EDSA MRT to Guadix/Poveda/Robinsons/Ortigas Ave to the north and SM Megamall/ADB Avenue/Opal/F Ortigas Jr/Onyx/Meralco Avenue to the east. There will be a bike hub with racks, toilets and showers incorporated with the Greenways to encourage bike use. The greenways (even the elevated portions) will allow commuters to walk with their bikes across each section



PROFESSIONAL PROPERTY MANAGEMENT

- 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
- Leasing Program as part of RLC's added services to its clients



ROBINSONS LAND
RESIDENTIAL DIVISION
We Are Home.

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, Publishing, Telecommunications and Textiles.



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