



THE
SAPPHIRE
BLOC

ORTIGAS CENTER

www.robinsonsresidences.com

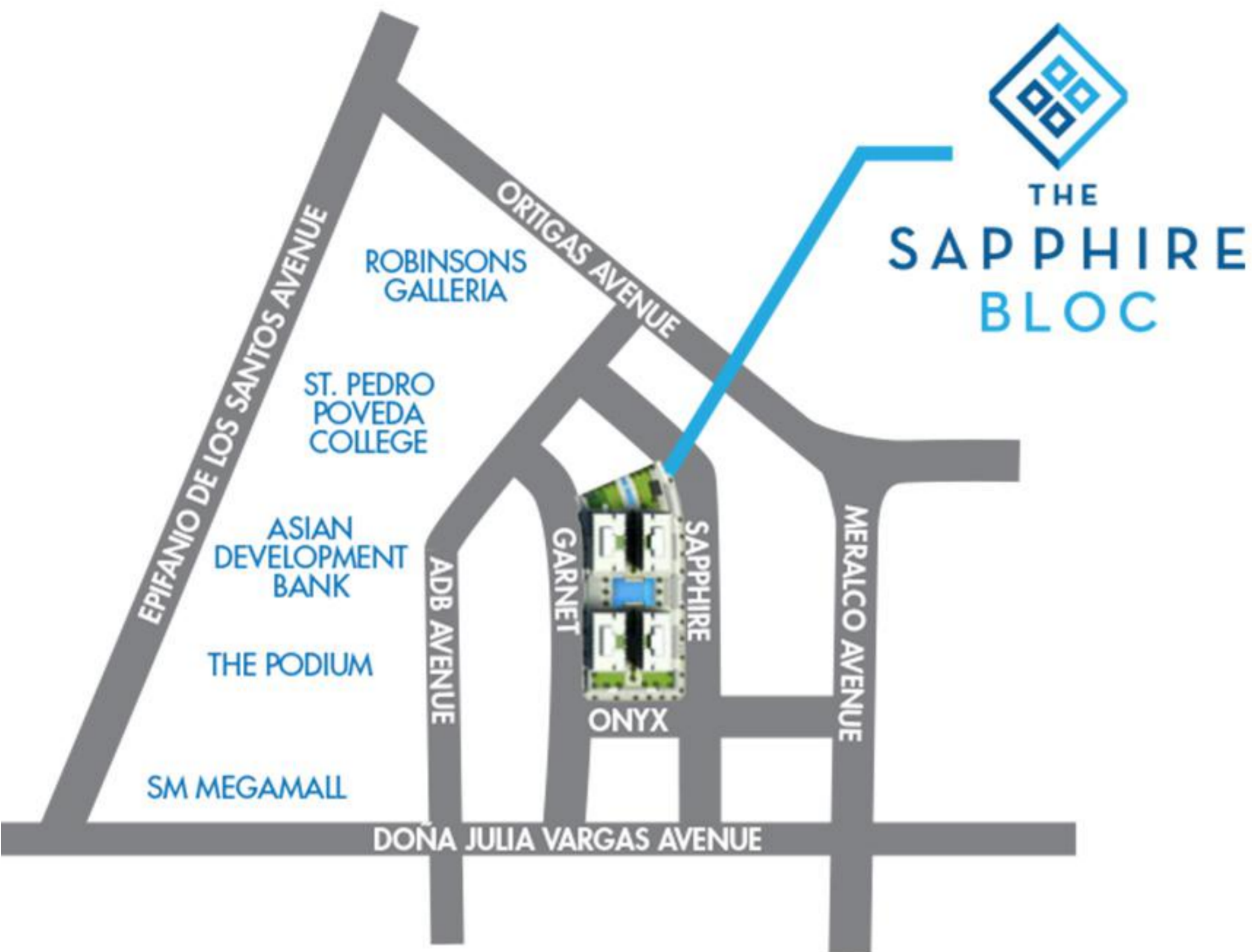
Sapphire, Garnet and Onyx Roads,
Ortigas Centre, Pasig City

Architect's Perspective



YOUR AUTHENTIC LIFE **AT AN AMAZING ADDRESS**

A four-tower complex, The Sapphire Bloc is the new destination in Ortigas that houses a one-of-a-kind retail mix, perfect for your distinctive taste. It is designed with a walkable lifestyle in mind, with everything convenient and accessible.



NEARBY ESTABLISHMENTS

CORPORATE OFFICES

Robinsons Equitable Tower
 Integrated Bar of the Philippines Building
 One San Miguel Building
 Meralco Corporate Office
 Rockwell Business Center
 Union Bank Plaza
 Philippine Stock Exchange Towers
 San Miguel Corporate Office
 Asian Development Bank

HOTELS

Holiday Inn Manila Galleria
 Crowne Plaza Manila Galleria
 Marco Polo Hotel
 EDSA Shangri-la Hotel
 Discovery Suites
 Oakwood Premier Joy-Nostalg Center

SCHOOLS

St. Paul College, Pasig
 University of Asia and the Pacific
 Saint Pedro Poveda College
 Lourdes School of Mandaluyong
 La Salle Greenhills
 Domuschola International School
 Ateneo School of Medicine and Public Health

ENTERTAINMENT LEISURE ESTABLISHMENT

Robinsons Galleria
 The Podium
 Metrowalk
 Shangri-La Plaza Mall
 SM Megamall

HOSPITAL

The Medical City
 Medical Plaza

THE WALKABLE LIFE

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

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
- West Tower 38 physical floors
- 5 levels basement parking (residential)
- Centerpiece commercial lifestyle development at the ground floor



Architect's Perspective

THEME / ARCHITECTURAL DESIGN

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



BUILDING FEATURES

THE SAPPHIRE BLOC - WEST TOWER

- Penthouse level (38th)
- Typical Residential Floors (3rd - 37th)
- Mezzanine/Amenity Level
- Ground Floor - Retail Area

TOWER	DISTANCE (IN METERS)
North to West	Approximately 11.50m
North to East	Approximately 26.00m
West to South	Approximately 26.00m
East to South	Approximately 10.85m

DESIGN PARTNERS

- Architectural Consultant : W.V Coscolluela & Associates
- Landscaping Consultant : PGAA Creative Design
- Contractor : CE Construction / Amcon & Company



BUILDING FACILITIES THE SAPPHIRE BLOC

- Main entrance lobby with reception counters shared by North & West Towers
- Four elevators (3 passenger, 1 passenger cum service)
- CCTV monitoring on selected common areas
- Annunciator panel with emergency speaker at selected floors
- Water is supplied by elevated water tank and underground cistern
- Standby power generator for all common areas and at selected outlets in residential units:
 - One (1) ceiling light for all rooms
 - One (1) convenience outlet for living and dining areas
 - One (1) convenience outlet for refrigerator
- Individual mail boxes at Ground Floor
- Wi-Fi at selected Amenity Areas
- Garbage holding area per residential floor
- Central garbage holding room located at Basement 1
- Building administration office located at Ground Floor
- Security room located at Ground Floor
- Common laundry and drying area at the Roof Deck of each tower
- Transformer and genset room at the Upper Parking Floor
- Driver's lounge and toilet located at Basement 1
- Sewage Treatment Plant located below Basement 5
- Two (2) fire exit stairs per residential building with well-lighted signages conforming to the Fire Code of the Philippines



GENERAL DETAILS THE SAPPHIRE BLOC - WEST TOWER

FLOOR	ZONE	UNITS PER FLOOR
38th Floor	Penthouse	4
28th - 37th Floor	2BR Zone	7
3rd - 27th Floor	1BR Zone	14
Mezzanine Level	Amenity / 1BR Units	6
Upper Parking Floor	Retail Parking	
Ground Floor	Residential Lobby Retail Spaces	
Basement 1 - 5	Residential Parking	

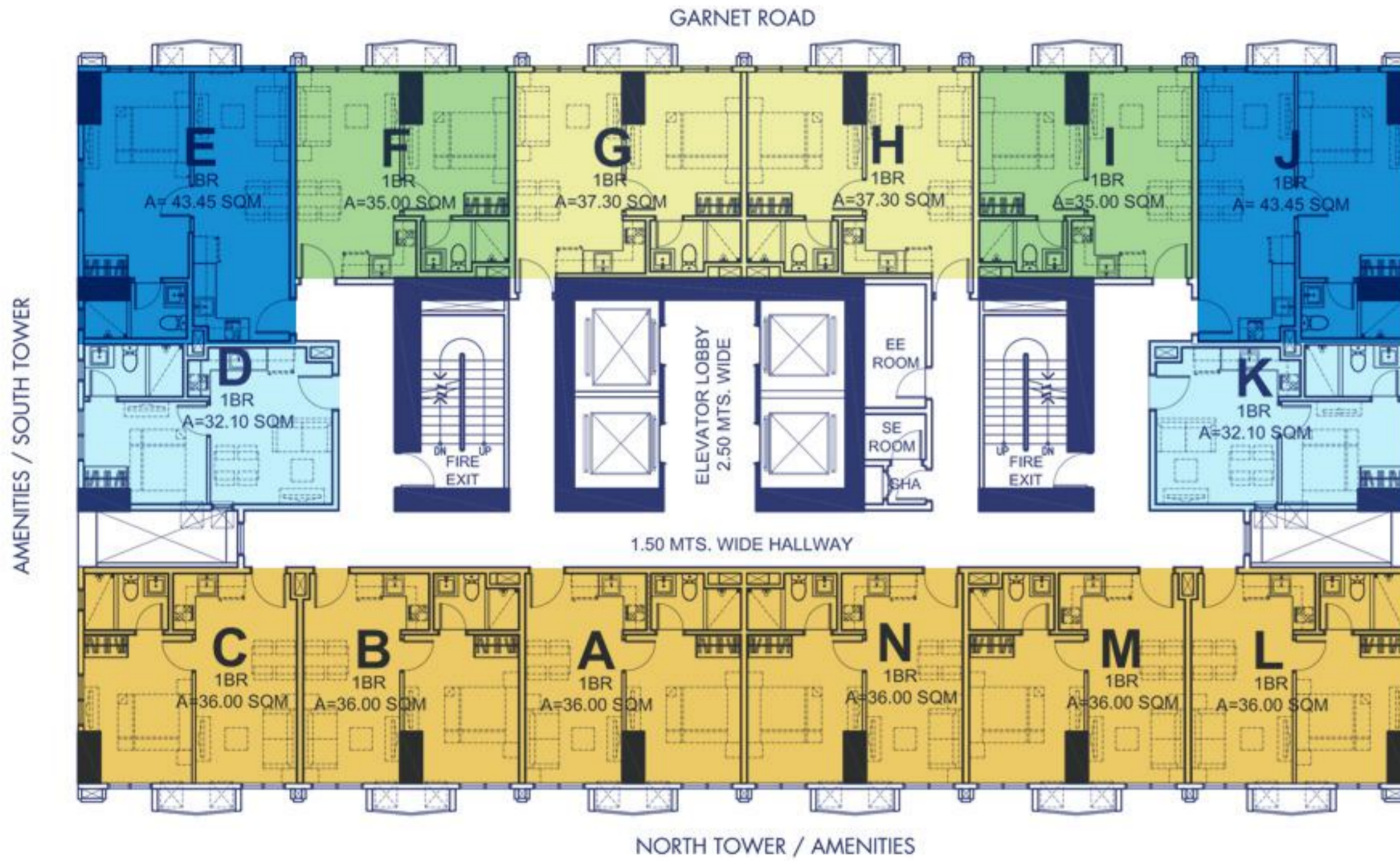


Actual photo of model unit

YOUR OWN EFFICIENT LIVING SPACE

UNIT DETAILS - WEST TOWER

UNIT TYPE	APPROXIMATE AREA RANGE (IN SQ. M.)*	TOTAL NUMBER OF UNITS
One Bedroom	± 32.10 to ± 43.45	342
Two Bedroom	± 70.20 and ± 72.00	50
Executive Two Bedroom	± 89.35	20
Penthouse	± 126.80 to ± 158.70	4
		416

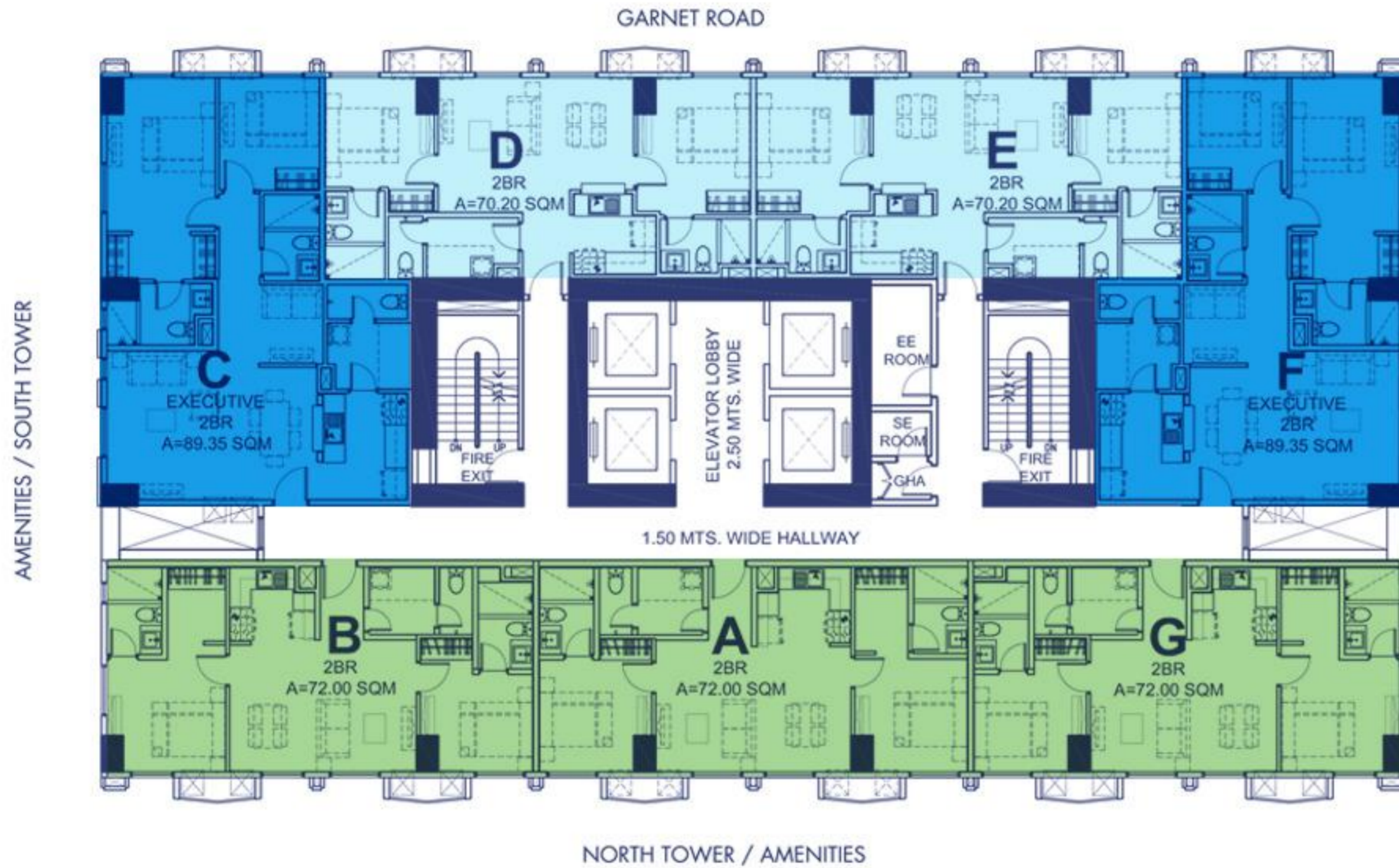


TYPICAL FLOOR PLAN WEST TOWER (IBR ZONE)

Total Units / Floor 14 units

Dedicated Floors 3rd to 27th Floor



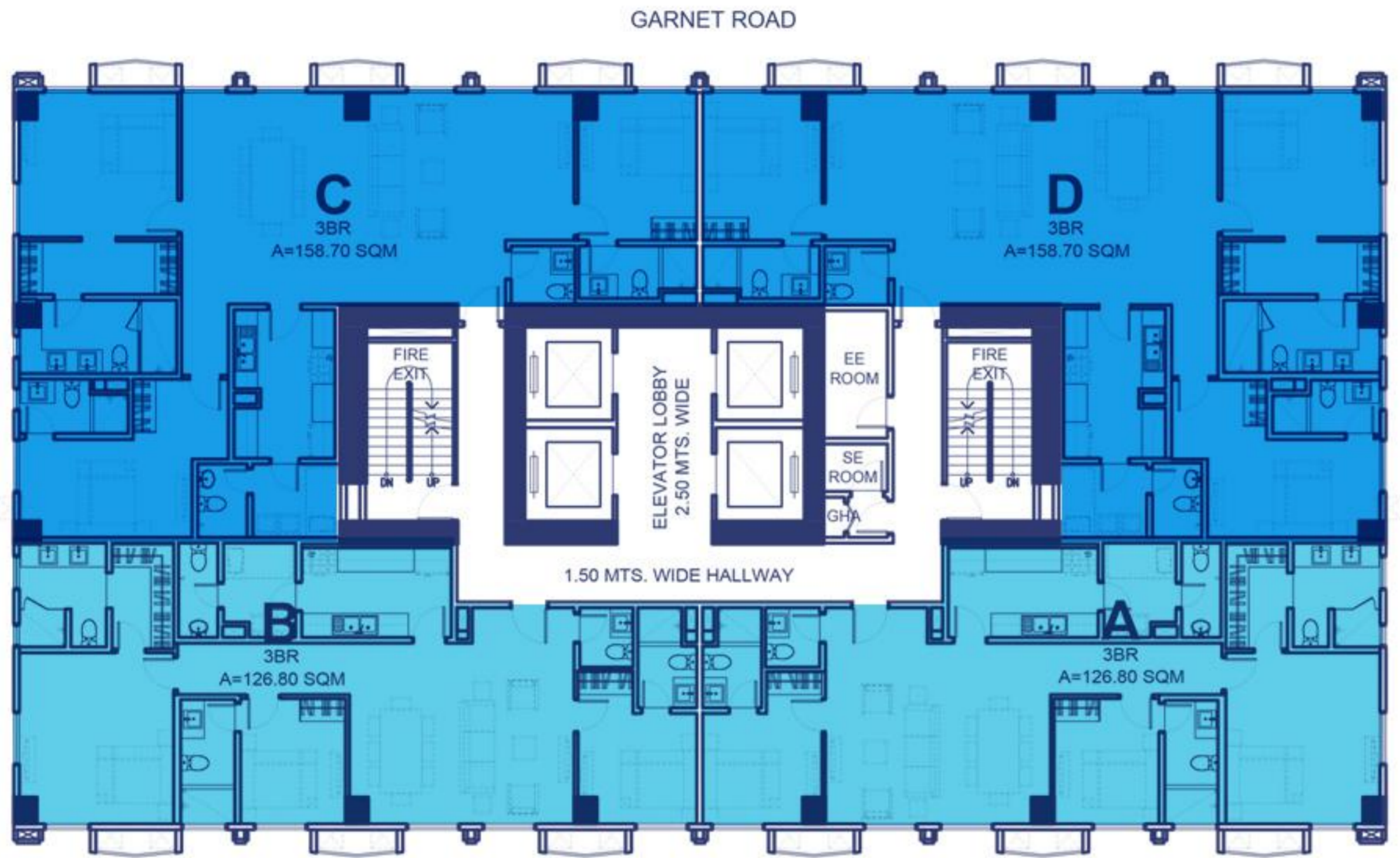


TYPICAL FLOOR PLAN WEST TOWER (2BR ZONE)

Total Units / Floor 7 units

Dedicated Floors 28th to 37th Floor

2 Bedroom Unit	2 Bedroom Unit	Executive 2 Bedroom Unit
70.20 sqm.	72.00 sqm.	89.35 sqm.



TYPICAL FLOOR PLAN PENTHOUSE (3BR ZONE)

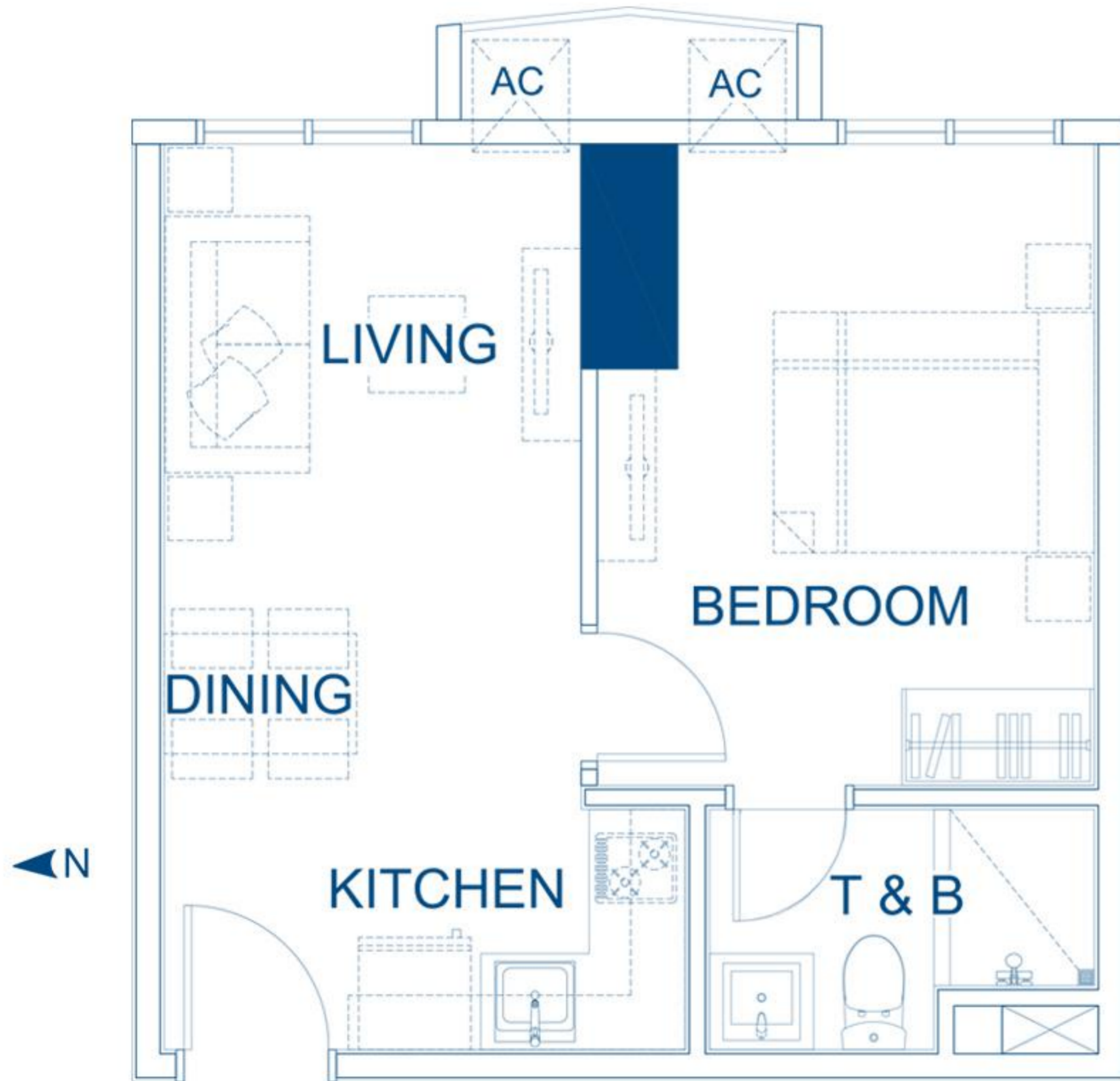
Total Units / Floor 4 units

Dedicated Floors 38th floor



NORTH TOWER/ AMENITIES

3 Bedroom Unit	3 Bedroom Unit
126.80 sqm.	158.70 sqm.



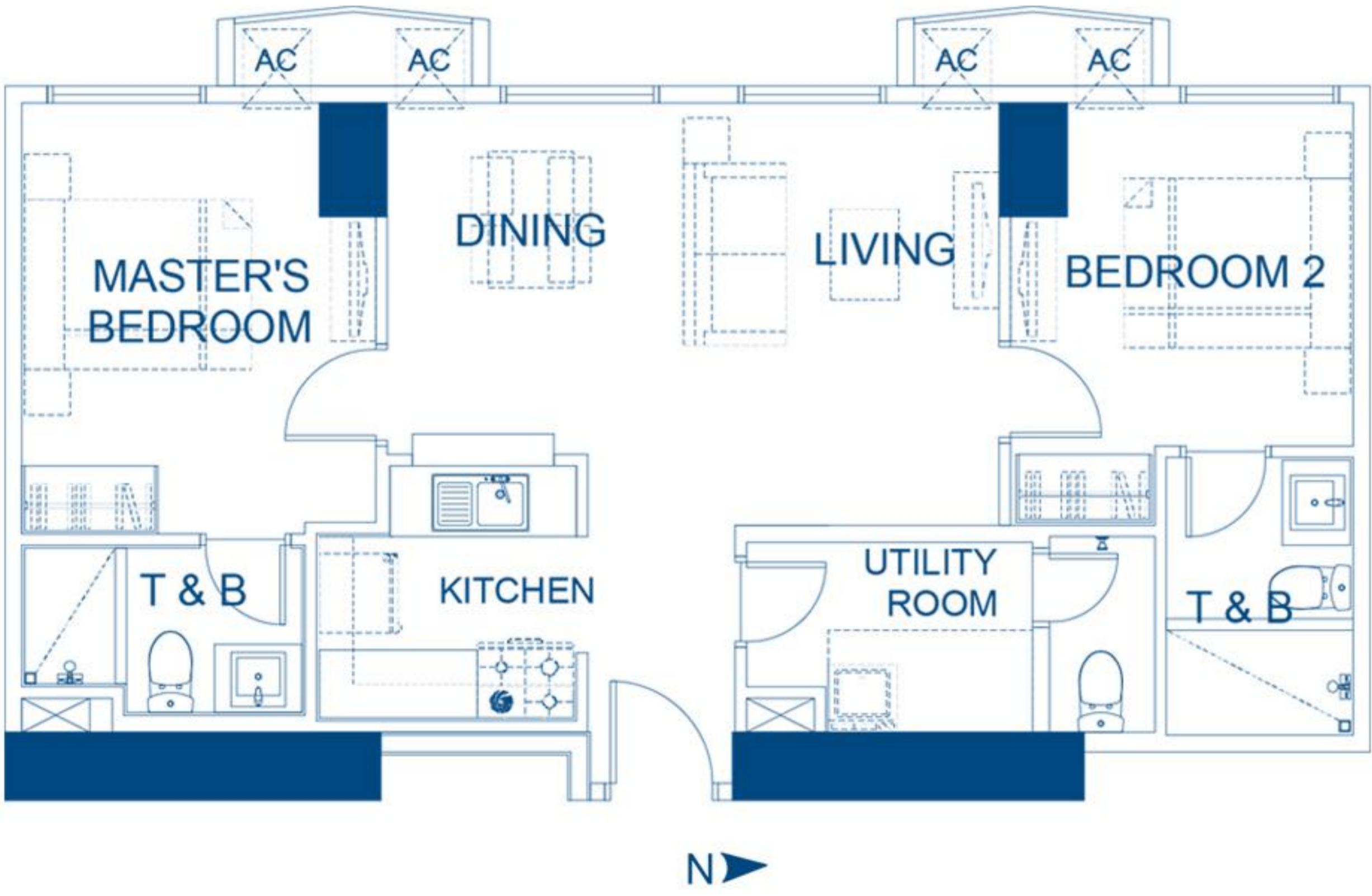
ONE BEDROOM UNIT AREA DIMENSIONS

ROOM	AREA (IN SQ. M.)*
Living / Dining	± 11.60
Kitchen	± 6.10
Master Bedroom	± 13.70
Master T & B	± 4.60
Total Approximate Floor Area (in sq.m.)	± 36.00

*Approximate areas only
 **On selected units only
 Floor plan not so scale.

TWO BEDROOM UNIT

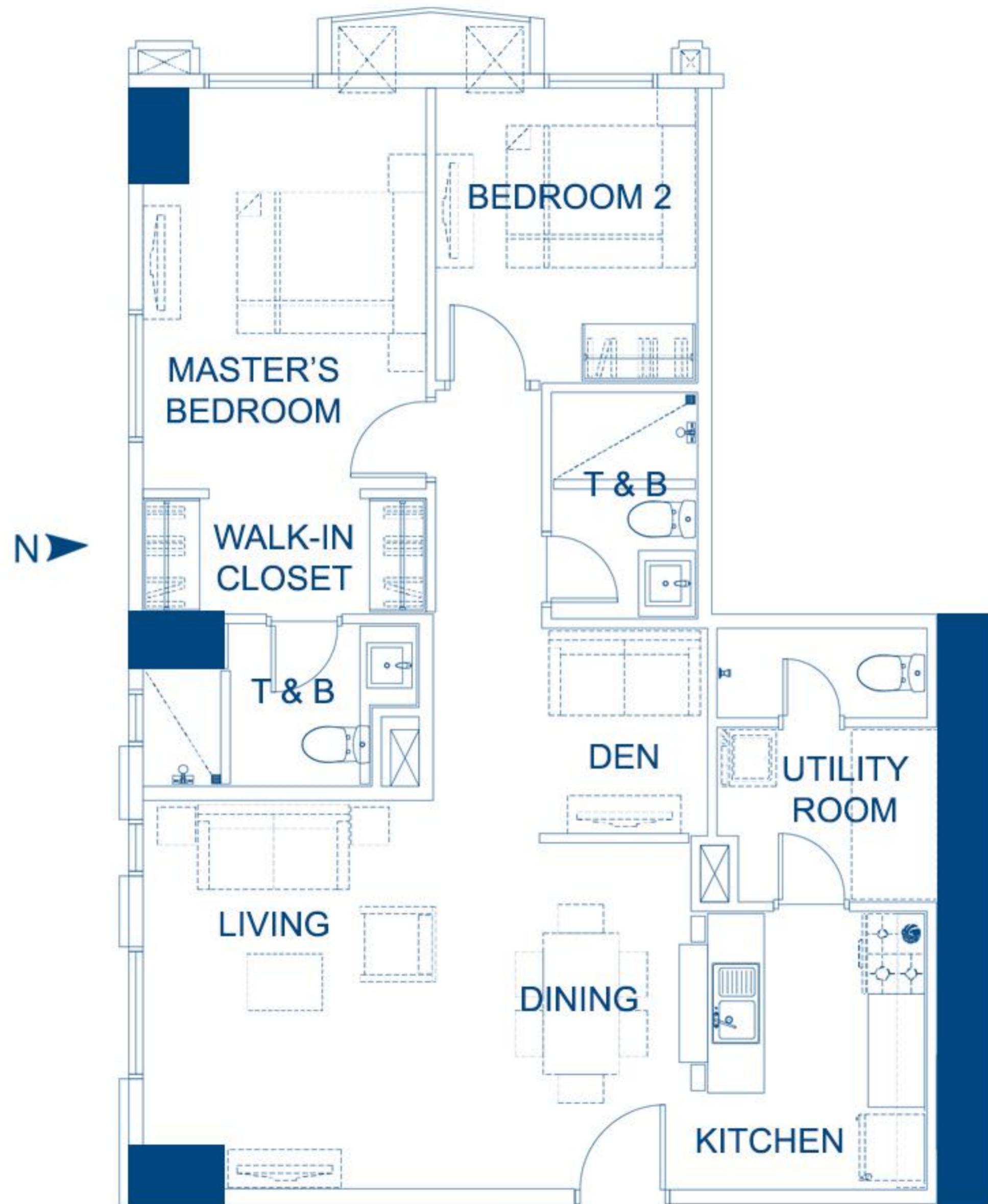
AREA DIMENSIONS



ROOM	AREA (IN SQ. M.)*
Living / Dining	± 19.80 - ± 20.00
Kitchen	± 5.90 - ± 6.50
Master's Bedroom	± 13.00 - ± 11.00
Master T & B	± 5.00 - ± 4.70
Walk-in Closet	± 4.10
Bedroom 2	± 11.30 - ± 11.65
Bedroom 2 T & B	± 4.70 - ± 4.80
Utility Room	± 7.30 - ± 6.60
Foyer / Hallway	± 3.20 - ± 2.65
Total Approximate Floor Area (in sq.m.)	± 70.20 - ± 72.00

*Approximate areas only
 **On selected units only
 Floor plan not so scale.

EXECUTIVE TWO BEDROOM UNIT AREA DIMENSIONS

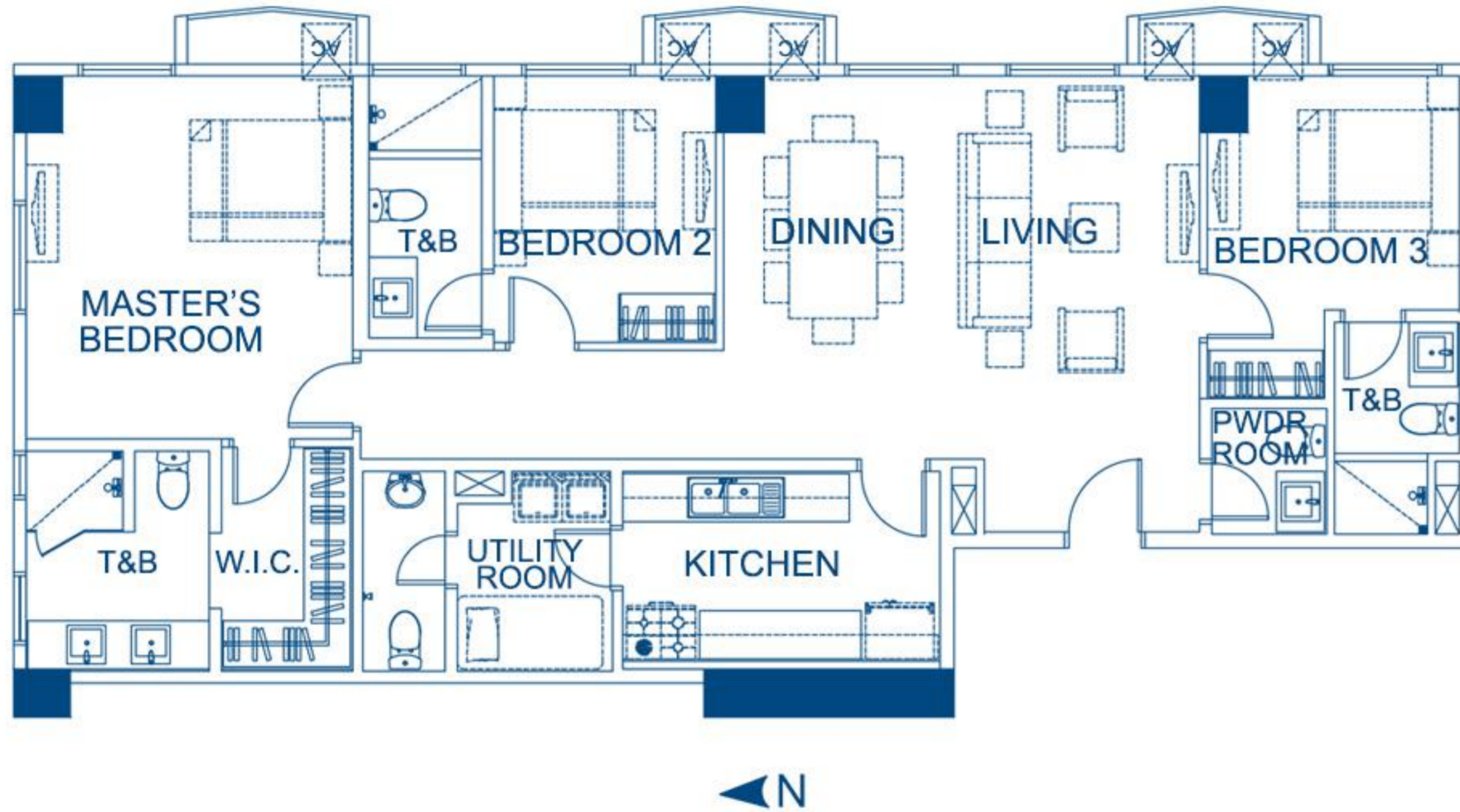


ROOM	AREA (IN SQ. M.)*
Living / Dining	± 24.80
Kitchen	± 8.60
Master Bedroom	± 14.00
Master T & B	± 6.20
Walk-in Closet	± 4.45
Bedroom 2	± 9.70
Common T & B	± 4.30
Utility Room	± 8.10
Foyer / Hallway	± 5.00
Den	± 4.20
Total Approximate Floor Area (in sq. m.)	± 89.35

*Approximate areas only
 **On selected units only
 Floor plan not so scale.

PENTHOUSE UNIT

AREA DIMENSIONS



*Approximate areas only
 **On selected units only
 Floor plan not so scale.

ROOM

AREA (IN SQ. M.)*

Living / Dining	± 32.30	-	± 57.00
Kitchen	± 11.20	-	± 12.60
Master Bedroom	± 20.00	-	± 17.60
Master T & B	± 7.40	-	± 9.15
Walk-in Closet	± 5.20	-	± 6.70
Bedroom 2	± 10.10	-	± 17.70
Bedroom T & B	± 5.85	-	± 4.80
Bedroom 3	± 11.80	-	± 13.55
Bedroom 3 T & B	± 5.00	-	± 5.65
Poweder Room	± 3.00	-	± 3.45
Foyer / Hallway	± 6.05	-	± 2.30
Utility Room	± 8.90	-	± 8.20
Total Approximate Floor Area (in sq.m.)	± 126.80	-	± 158.70



Actual photo of model unit

UNIT FINISHES

	FLOOR	WALL	CEILING	OTHER DELIVERABLES
LIVING/ DINING	Homogeneous tiles	Painted Plastered Wall	Painted Slab Soffit (No Ceiling)	
BEDROOM	Laminated wood	Painted Plastered Wall	Painted Slab Soffit (No Ceiling)	Bedroom closet
KITCHEN	Homogeneous tiles	Painted Plastered Wall	Painted Gypsum Board	Hot Water Line Provision Granite countertop and splashboard Overhead and undercounter cabinets Outlet for : Refrigorator / 2 - burner cooktop - 20 amp Range - 30 amp
TOILET AND BATH	Ceramic Tiles	Combination of Painted Plastered Wall and Ceramic Tiles	Painted Gypsum Board	Lavatory with granite countertop Hot Water Line Provision



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 bedrooms
 - Ventilation for kitchen and toilet
 - Window-type air conditioner at all units, except for residential units at Mezzanine Floor which will have provisions for split-type air conditioner
- Maximized space: provide essential space for everyday living
 - Flexibility and connection of spaces (continuous activity space for living, dining and kitchen)
 - Generously-sized bedrooms can fit a queen-sized bed with side tables
 - A bedroom closet with mirror is also provided
 - Dining area can accommodate at least a 4-seater dining table
 - Provision for a utility/washing room with toilet for 2BR and Executive 2BR units
- Well-lighted: presence of large windows for natural lighting and ventilation



RETAIL AREA FEATURES

- Pedestrian-friendly traffic flow and design
- Dedicated parking for commercial and residential components
- Secure and exclusive access points for residents

Residents will experience one-of-a-kind, artisanal and authentic dishes everyday, right at their doorstep.

The entire stretch of the ground floor will house a unique and well-crafted selection of concept stores, coffee shops, bars, and fine dining restaurants. Despite all of these retail conveniences, homeowners will still maintain their privacy with their own exclusive and secure grand lobby.

Floor plan not to scale.

TENANT MIX

The Sapphire Bloc Ground Floor*

- Alfresco Area
- Retail Area
- Residential Lobby
- Indoor Residential Garden



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, LOUNGE & 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.

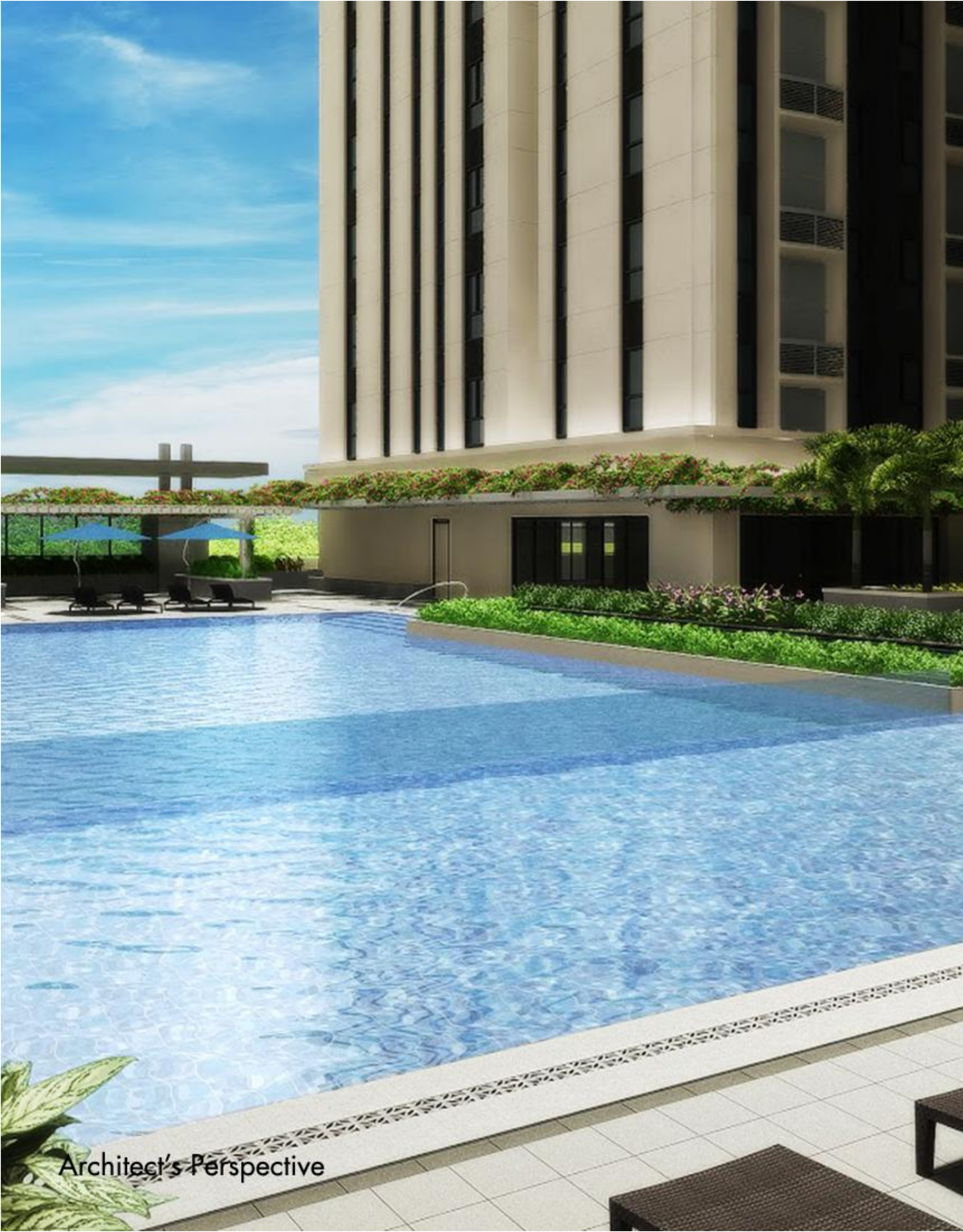
MODERN CONVENIENCES

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.



THE RETAIL PROMENADE

- Cable Car
- Cazuela
- Kko Kko
- Moonshine P.U.B.
- Shinsen
- Sobremesa
- Starbucks Reserve
- The Stockpile
- Papa Diddi's Et Al.



Architect's Perspective

RESIDENTIAL AMENITIES

NORTH TOWER

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

WEST TOWER

- Lounge
- Function Rooms
- Kids' Play Area
- Spa & Sauna

OUTDOOR AMENITIES

- Adult Lap Pool
- Kiddie Pool
- Pool Deck
- Lawn
- Children's Playground
- Gazebo
- Reading Nook
- Landscaped Areas

*WiFi in selected amenity areas

*Amenities to be shared by all residents regardless of tower

ADULT
LAP POOL

Architect's Perspective



KIDS' PLAY AREA



Architect's Perspective

FITNESS
GYM

Actual Photo



FUNCTION
ROOM



Actual Photo

GAME
ROOM

Actual Photo

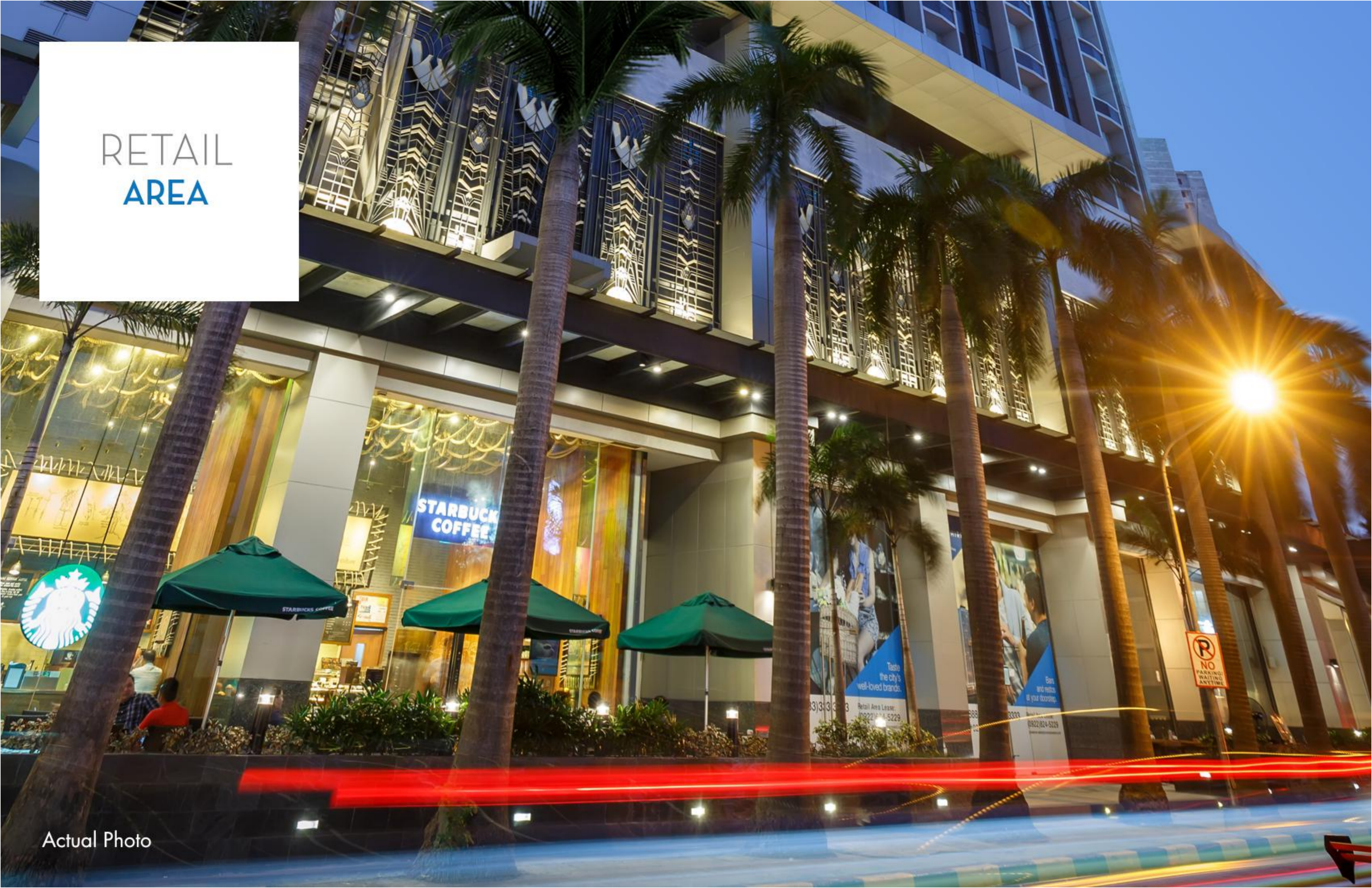


PROMENADE
AREA



Actual Photo

RETAIL
AREA



Actual Photo



Actual Photo

TOP REASONS

WHY YOU SHOULD INVEST IN THE SAPPHIRE BLOC

THE WALKABLE LIFE

- Located within Ortigas Business Center
- Proximity to hospitals such as Medical City and Cardinal Santos, as well as schools like St. Paul Pasig, St. Pedro Poveda College, Xavier School, Immaculate Concepcion Academy and University of Asia and the Pacific.
- Accessibility to main roads like C5 and EDSA

AUTHENTIC LIFESTYLE FINDS

- Unique restaurants cooked up by individuals who have put their passions, their beloved family histories and their idealism into their gourmet dishes
- Services that offer a holistic approach to wellness

YOUR OWN EFFICIENT LIVING SPACE

- Generously sized one and two bedroom unit options
- Recreational amenities built into your residential complex

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.

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

BUSINESS CENTER

Binding, packing,
photocopying, printing,
scanning, typing, storage

Computer rental with
internet fax, projector and
laptop rental

Limited Wifi Subscription

Messengerial Services

Movers and truckers

Reservation Services

Taxi Calling

Pre-paid Cards/
Eload Services

PROFESSIONAL SERVICES

Chauffeur

Fit Out

Interior Design & Renovation

CLEANING SERVICES

Car Wash

Housekeeping

Laundry Services

MEDICAL HOUSECALL

(Non-urgent Medical Care)

Doctor's Consultation

Individual Laboratory Test

Packaged Laboratory Test

Medical Procedures

Vaccination

REPAIRS & MAINTENANCE

Cleaning

Installations

Repairs and Replacements

DELIVERY SERVICES

Online Delivery
(powered by CityDelivery)

Food flowers and gifts

Prescription medicine

Water Delivery





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



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.

