



THE  
**SAPPHIRE**  
**BLOC**

ORTIGAS CENTER

[www.robinsonsresidences.com](http://www.robinsonsresidences.com)

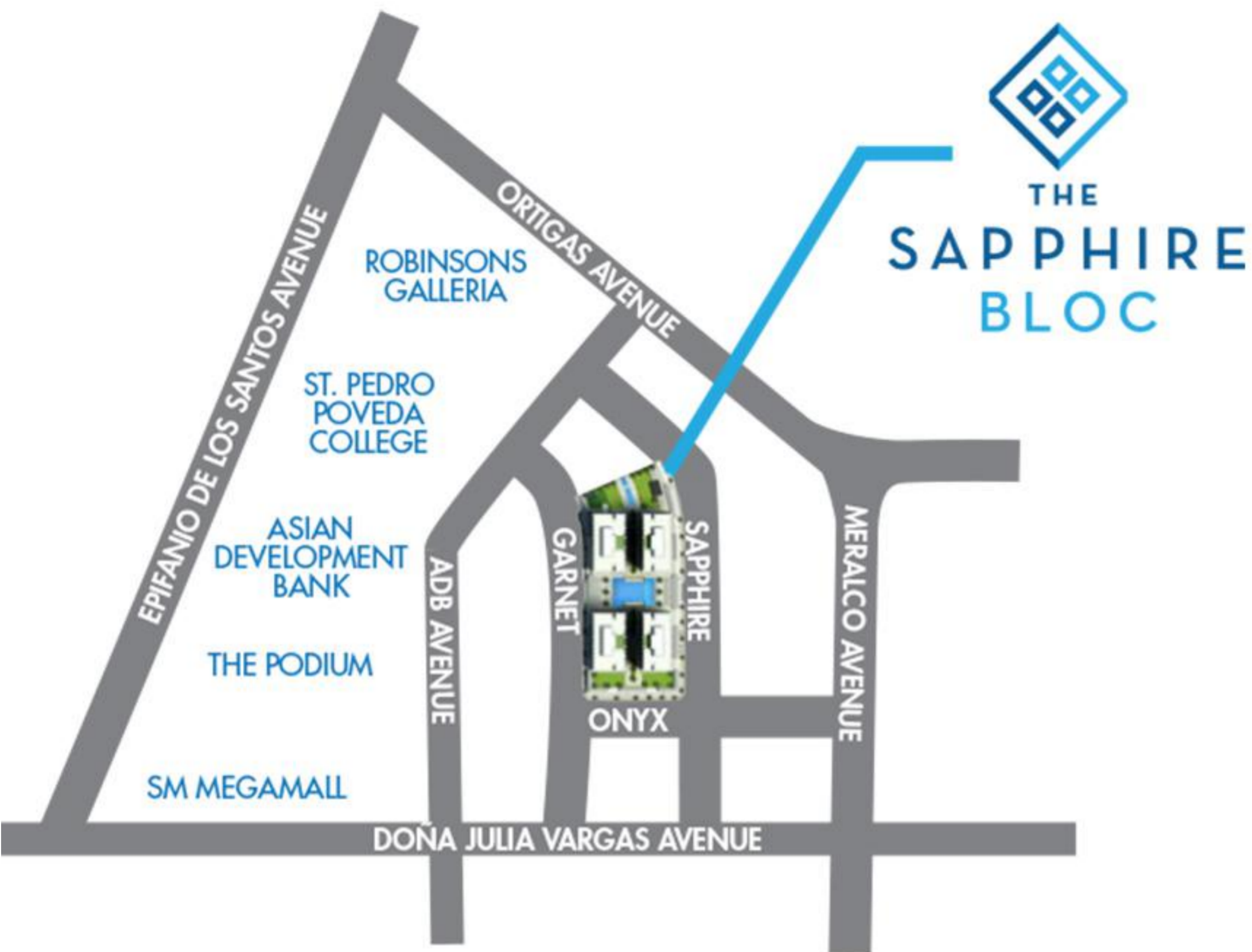
Sapphire, Garnet and Onyx Roads,  
Ortigas Centre, Pasig City

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	



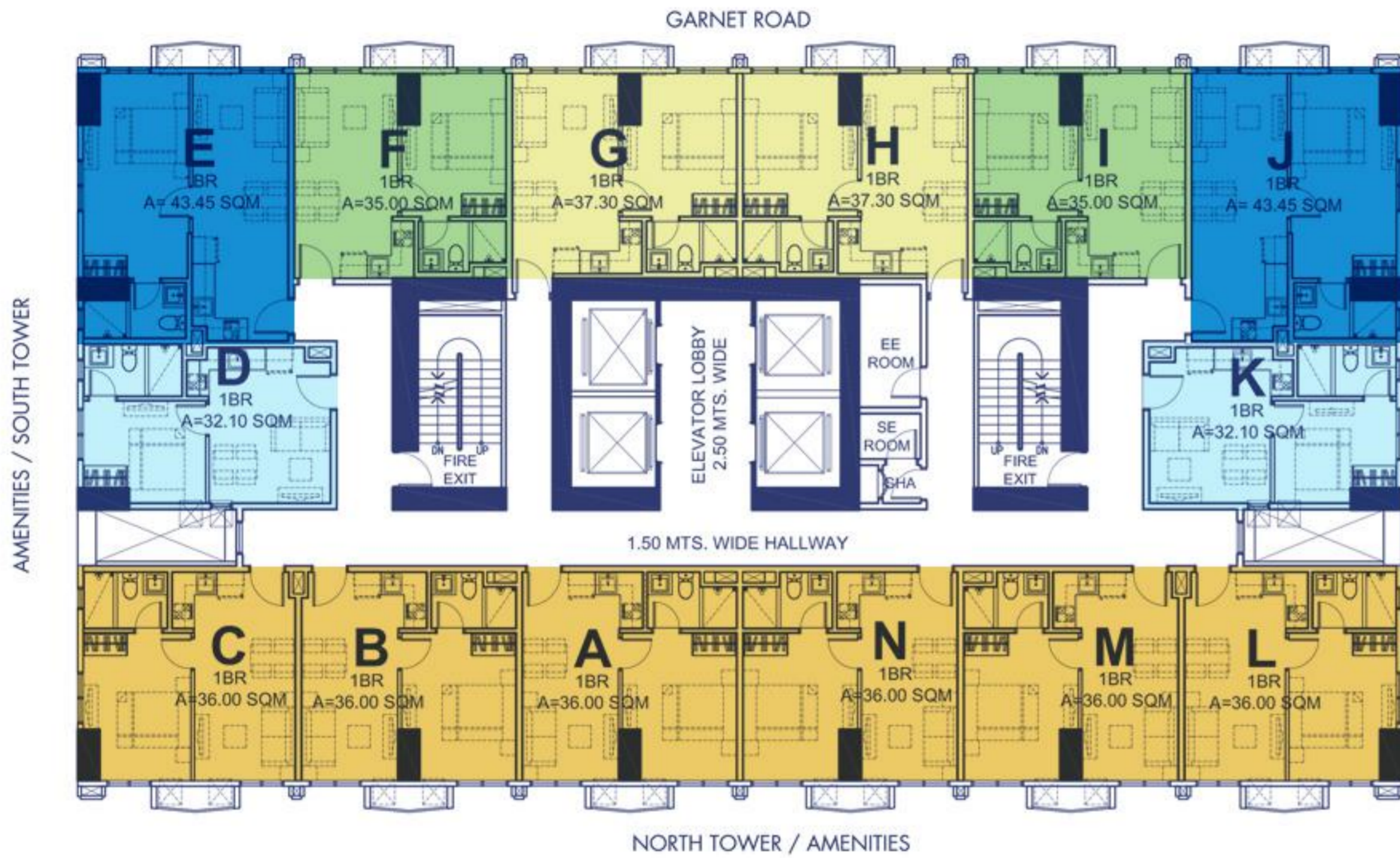


Actual photo of model unit

## 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

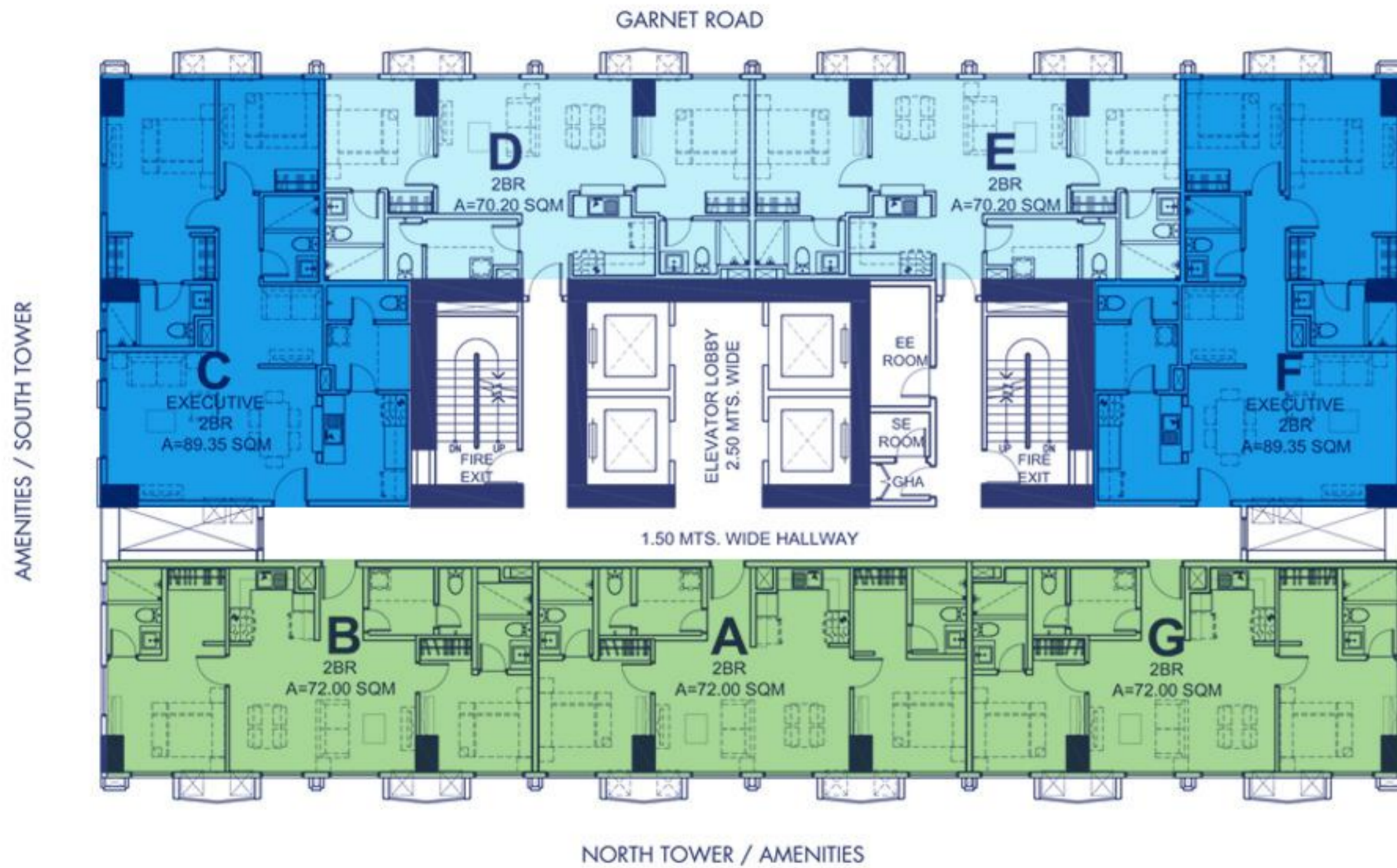


## TYPICAL FLOOR PLAN WEST TOWER (IBR ZONE)

Total Units / Floor 14 units

Dedicated Floors 3rd to 27th Floor



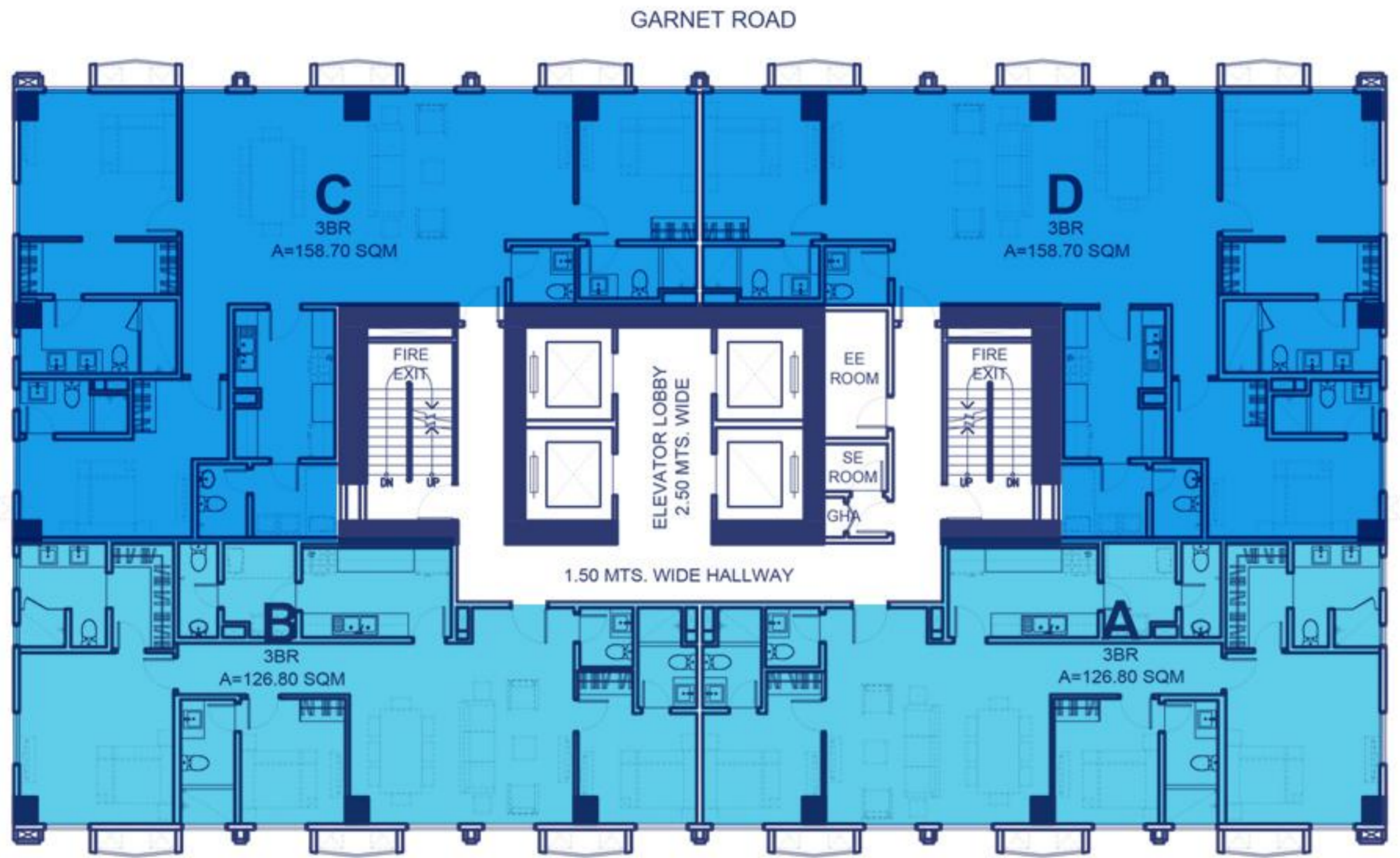


## TYPICAL FLOOR PLAN WEST TOWER (2BR ZONE)

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.



GARNET ROAD

**C**  
3BR  
A=158.70 SQM

**D**  
3BR  
A=158.70 SQM

**B**  
3BR  
A=126.80 SQM

**A**  
3BR  
A=126.80 SQM

ELEVATOR LOBBY  
2.50 MTS. WIDE

1.50 MTS. WIDE HALLWAY

FIRE EXIT

FIRE EXIT

EE ROOM  
SE ROOM  
GHA

NORTH TOWER/ AMENITIES

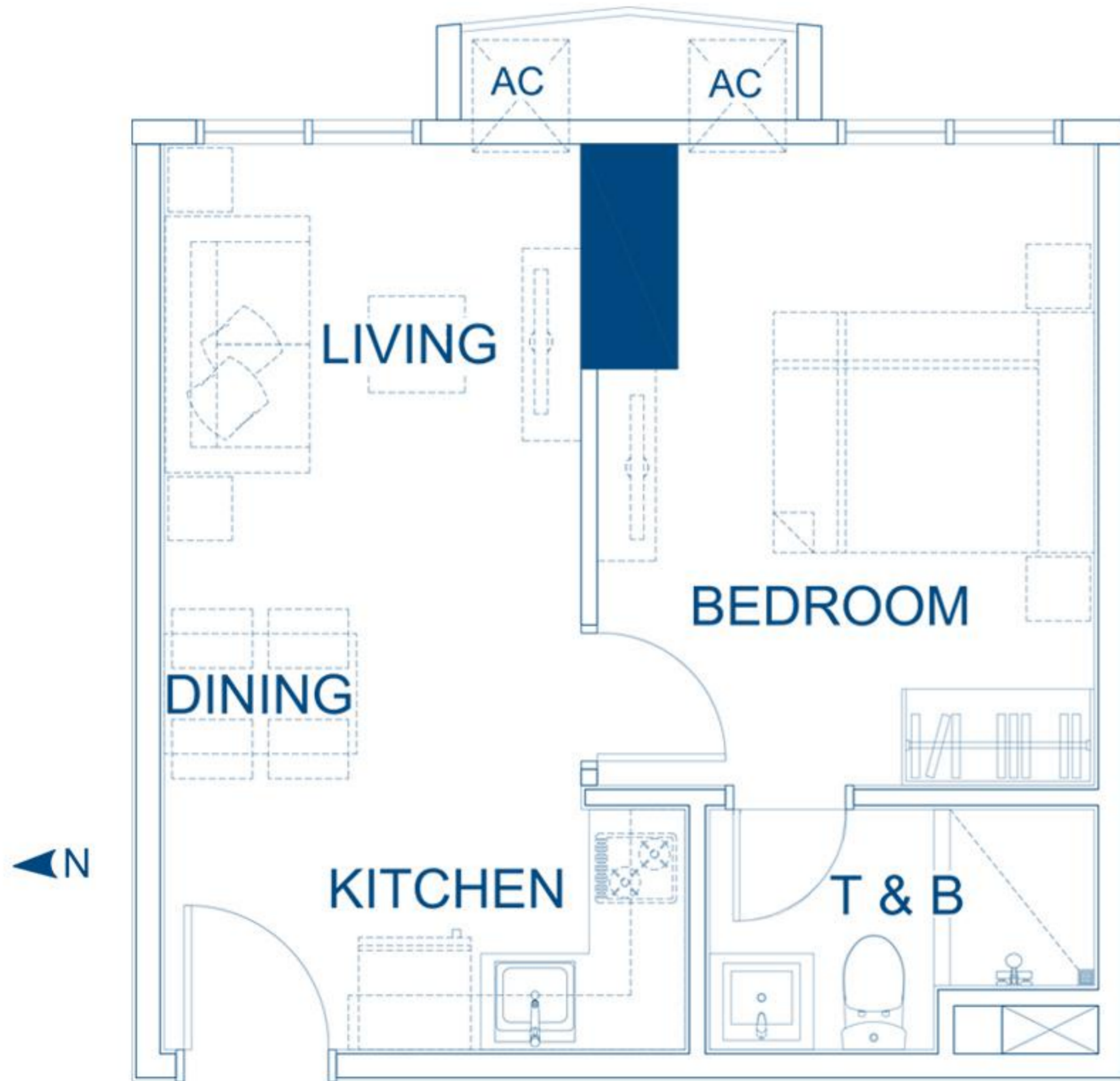
3 Bedroom Unit	3 Bedroom Unit
126.80 sqm.	158.70 sqm.

## TYPICAL FLOOR PLAN PENTHOUSE (3BR ZONE)

Total Units / Floor 4 units

Dedicated Floors 38th floor



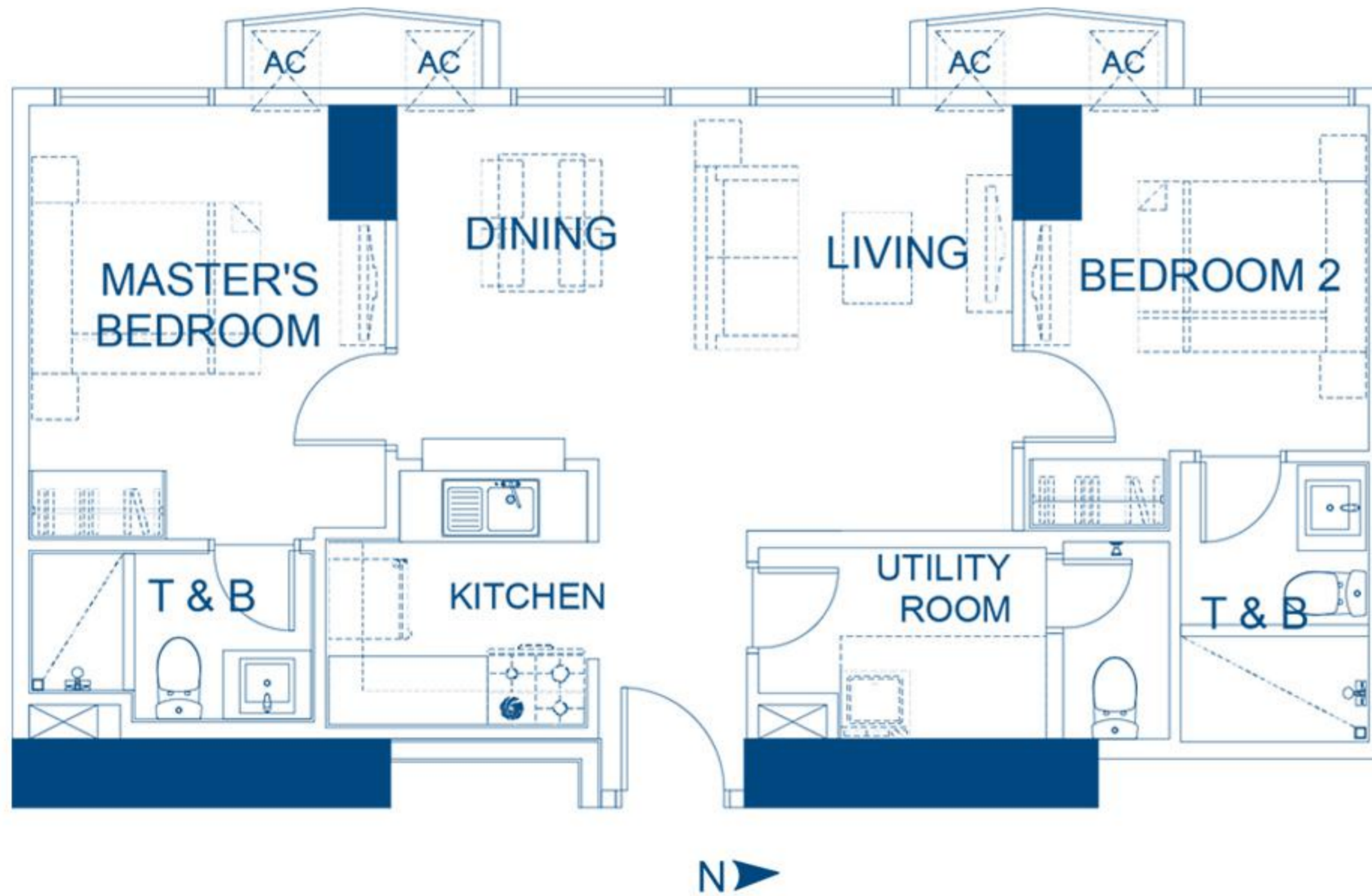


## ONE BEDROOM UNIT AREA DIMENSIONS

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.

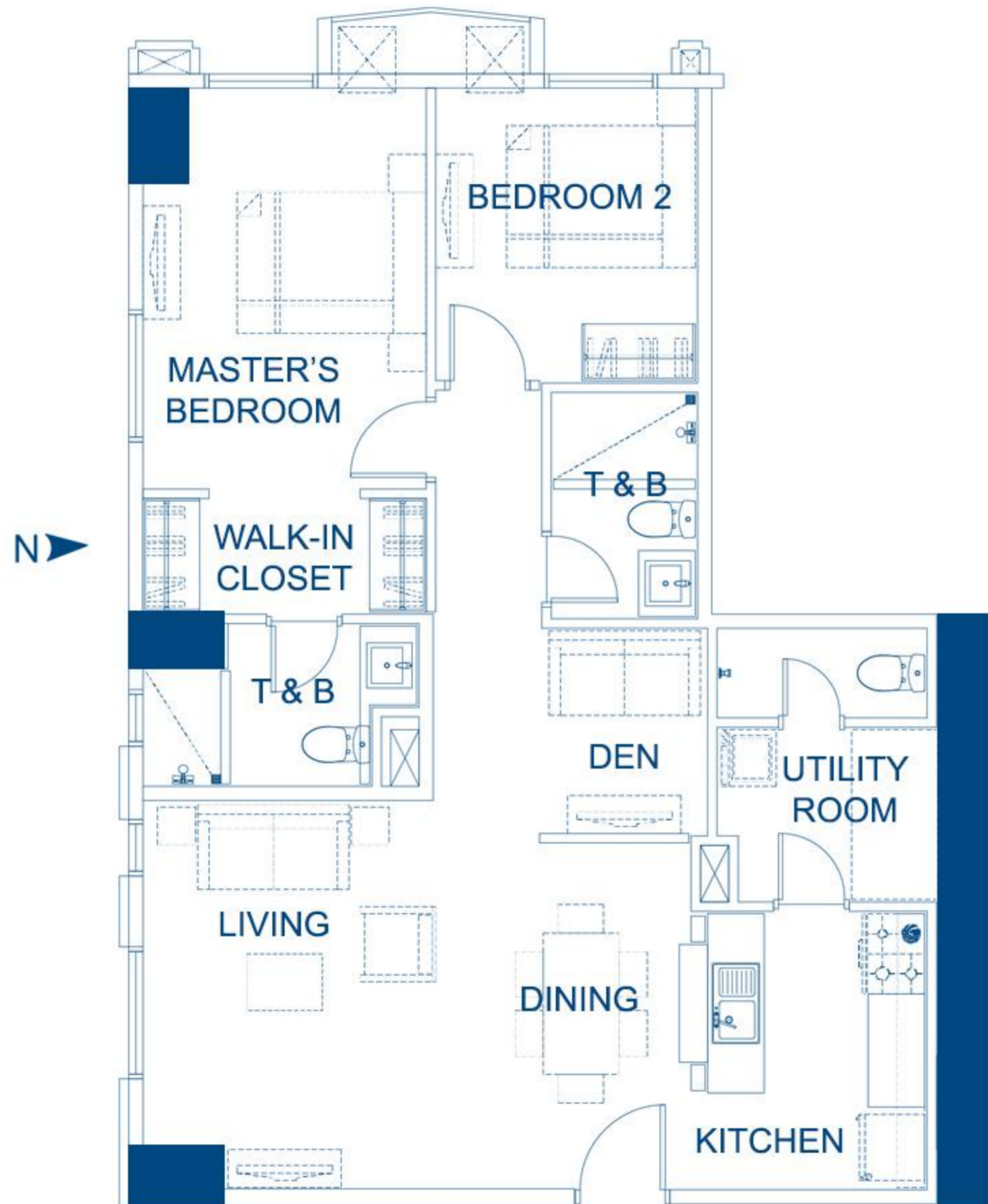
## TWO BEDROOM UNIT AREA DIMENSIONS



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

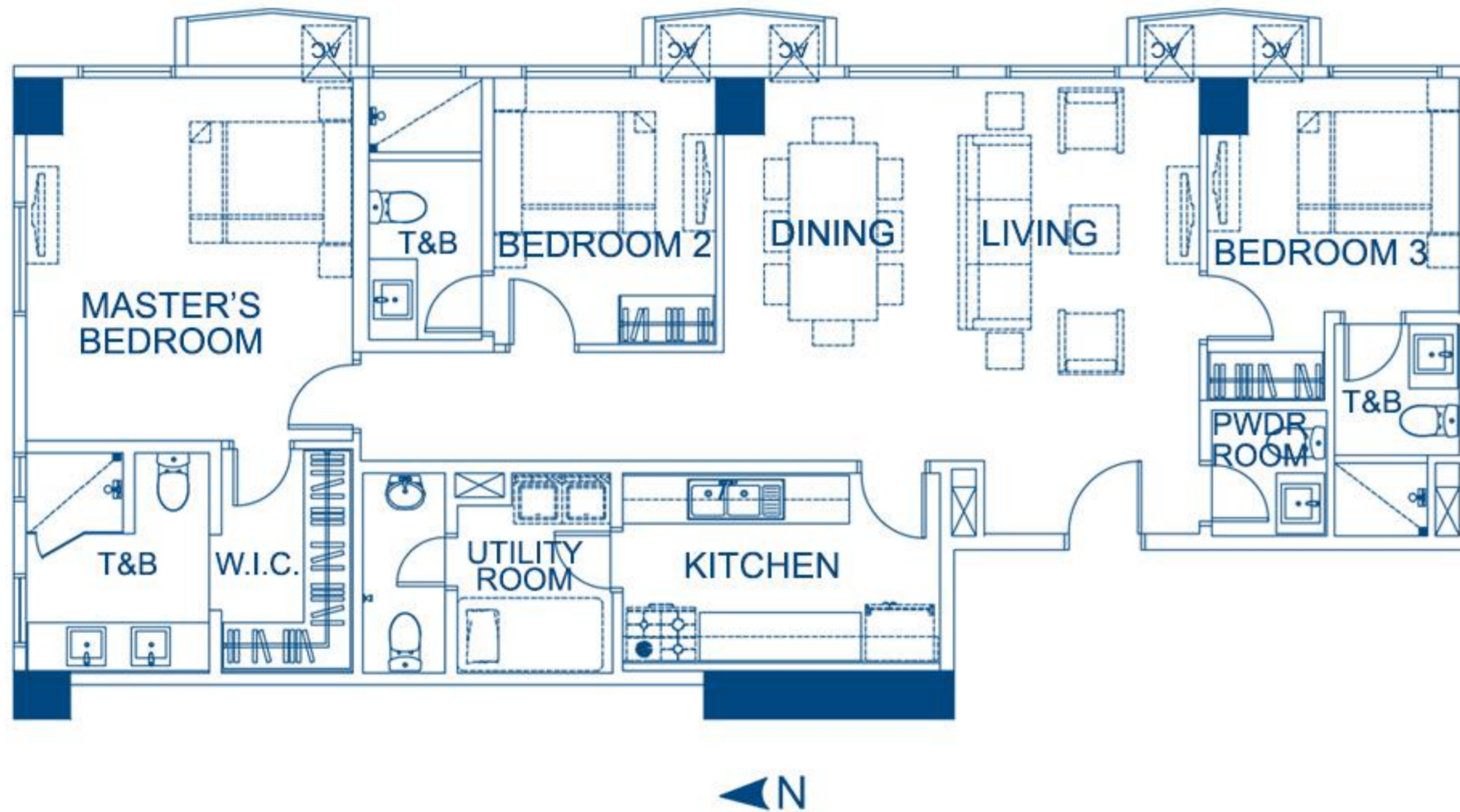


ROOM	AREA (IN SQ. M.)*
Living / Dining	± 24.80
Kitchen	± 8.60
Master Bedroom	± 14.00
Master T & B	± 6.20
Walk-in Closet	± 4.45
Bedroom 2	± 9.70
Common T & B	± 4.30
Utility Room	± 8.10
Foyer / Hallway	± 5.00
Den	± 4.20
Total Approximate Floor Area (in sq. m.)	± 89.35

\* 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
<b>LIVING/ DINING</b>	Homogeneous tiles	Painted Plastered Wall	Painted Slab Soffit (No Ceiling)	
<b>BEDROOM</b>	Laminated wood	Painted Plastered Wall	Painted Slab Soffit (No Ceiling)	Bedroom closet
<b>KITCHEN</b>	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
<b>TOILET AND BATH</b>	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.

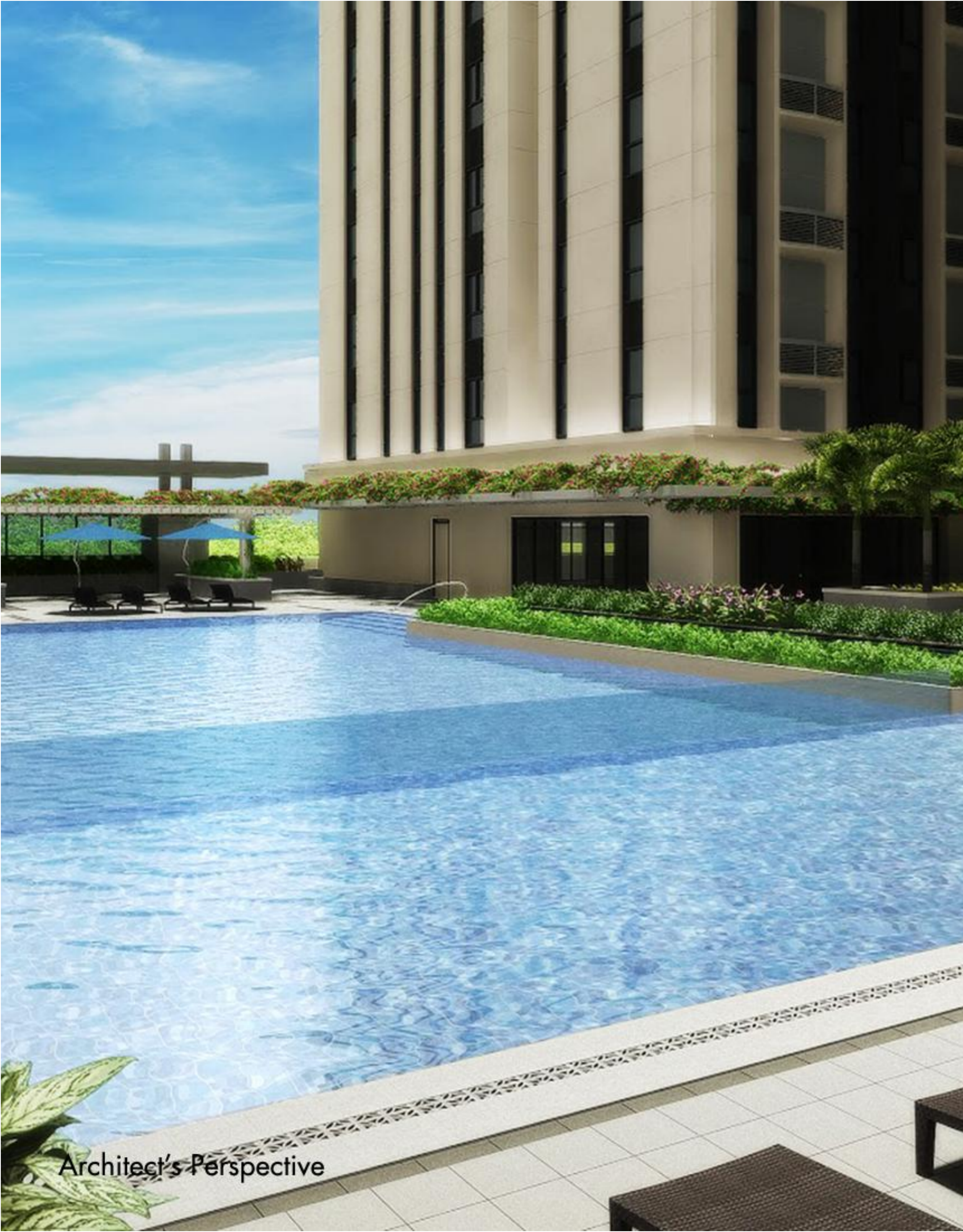
### **MODERN CONVENIENCES**

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

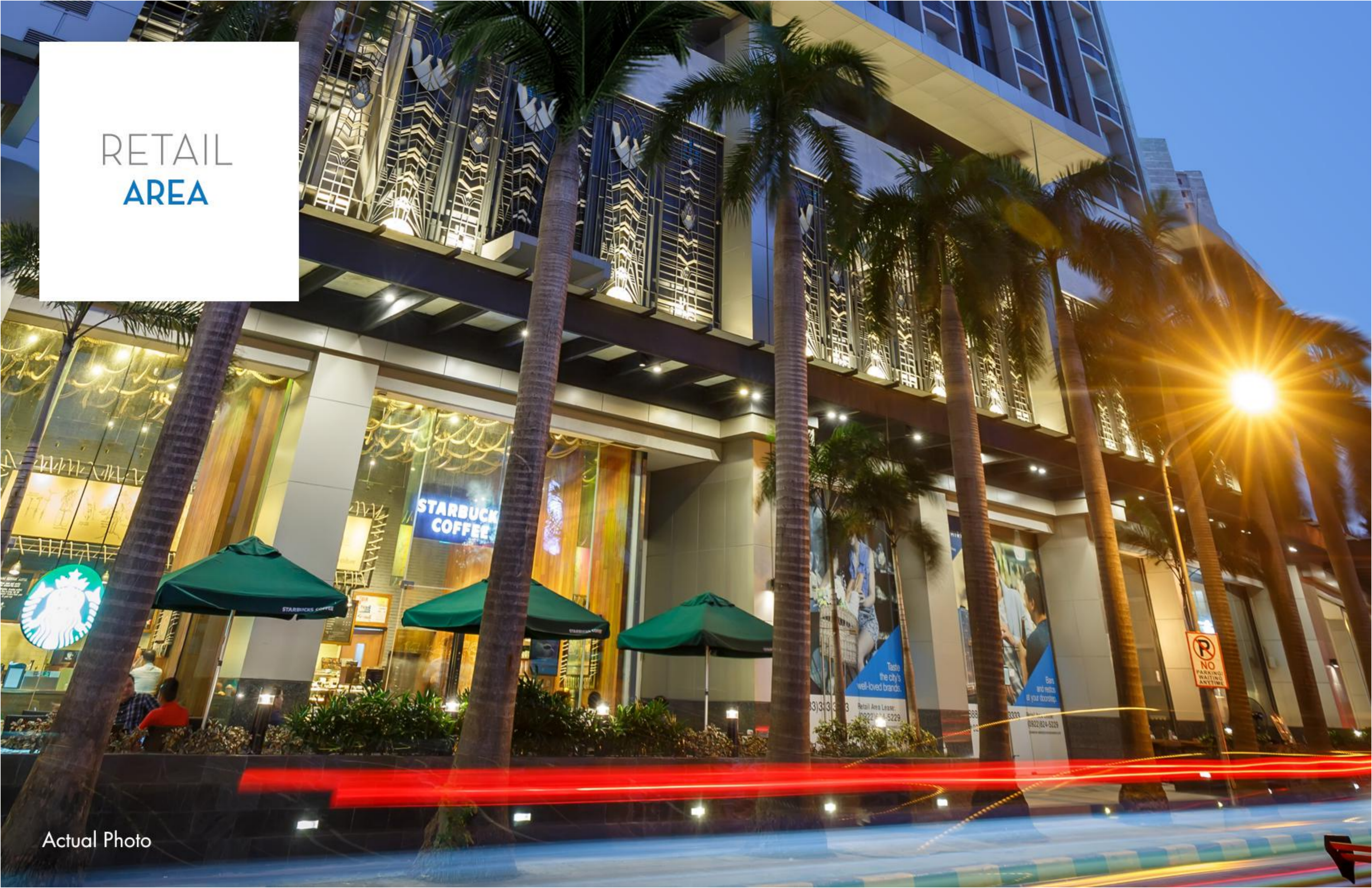


PROMENADE  
AREA



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.



For inquiries call 636-0888 or 0925-3333333

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HLURB LTS No. 029309



Date Issued: December 12, 2014

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

Owner / Developer: Robinsons Land Corporation

Turnover: North Tower - March 2016, West Tower - September 2018