



DITO, SOLID  
ANG FUTURE MO.

VERDE  
**SPATIAL**  
COMMONWEALTH, Q.C.

**futura**  
BY FILINVEST

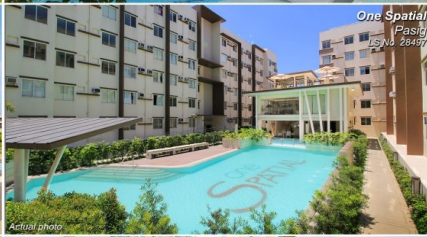
Good morning/afternoon, Sir/Ma'am. Let me begin by introducing Futura by Filinvest.

Being a trusted property developer for over 50 years now, Filinvest builds homes for people in all stages of life. For those seeking their first home, the Futura brand focuses on smart-value homes in secure and accessible locations.

Each Futura community is designed to offer durable homes at prices gentle on the pocket for a family's solid future.



# DITO, SOLID ANG FUTURE MO.



HOMES

MID-RISE COMMUNITIES

BACOLOD • BATANGAS • BULACAN • CAVITE • CEBU • DAGUPAN • DAYAO • DUMAGUETE • ILOILO • KORONADAL  
LAGUNA • MANILA • NOVALICHES • PALAWAN • PAMPANGA • PASIG • QUEZON CITY • RIZAL • VALENZUELA • ZAMBOANGA



**Quality homes  
that you can afford**

Every Filipino's dream of having a home can be a reality with Futura. Now, you and your family can enjoy accessible, safe and secure communities at a budget-friendly price.

Under our Futura brand, we offer mid-rise communities that tick all your requirement boxes whether you're a family looking for a first home, a city dweller seeking a relaxing abode, or an investor on the lookout for property investments that can earn rewarding passive income.

Within these well-planned developments, we make sure that everything is in place to achieve a life of ease and harmony.



# FUTURA MID-RISE COMMUNITIES

Our core design principle:  
When everything is in place,  
ease and harmony are achieved.



Actual photo

One Spatial, Pasig



Artist's illustration

Alfa Spatial, Valenzuela



Artist's illustration

Futura East, Cainta

As part of these mid-rise communities, I would like to present to you Verde Spatial, a smart-value condominium located in Quezon City.

Fittingly named Verde, urban living takes on a refreshing dimension in this modern minimalist community. It features nature-inspired accents that reflect the fresh vibe of the nearby La Mesa Ecopark.





## SOLID HOMES FOR A SOLID FUTURE

Urban living takes on a refreshing dimension at Verde Spatial, a mid-rise residential condominium located along Commonwealth Avenue in Quezon City. With its name derived from the Spanish word for green, Verde Spatial features modern minimalist architecture with nature-inspired accents that reflect the fresh vibe of nearby La Mesa Ecopark.

Verde Spatial is located along Commonwealth Ave. in Quezon City, an emerging central business district that was regarded as the most competitive city in the Cities and Municipalities Competitiveness Index by the Department of Trade and Industry in 2018.

With its prime location and the upcoming MRT 7 right in front of it, all modes of transportation are easily accessible. Schools, malls, and leisure destinations, particularly La Mesa Ecopark, are just within reach.





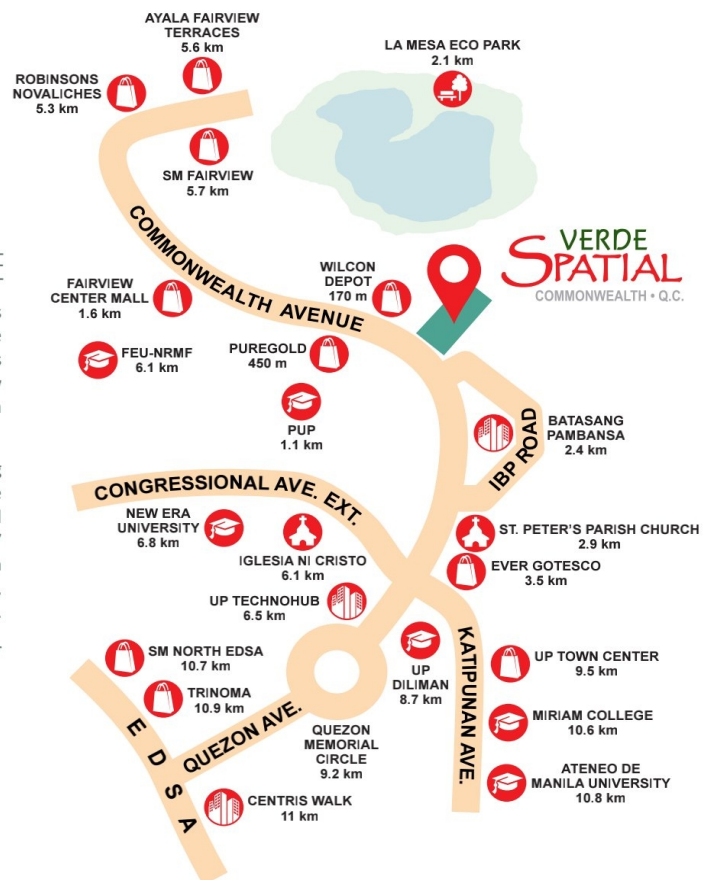
## SOLID ANG CONVENIENCE

Nestled in Quezon City, an emerging CBD and 2018's most competitive city in the Philippines according to the Department of Trade and Industry, Verde Spatial enjoys the advantage of being at the gateway to other key economic hubs in the Metro like the Ortigas and North CBDs.

Verde Spatial enjoys a prime location along Commonwealth Avenue, just 2.1 km away from the greens of La Mesa Ecopark. It is easily accessible via all modes of transportation, including the upcoming MRT 7 Doña Carmen Station which is a few meters away from the property.

Convenience is a way of life with schools, hospitals, malls and leisure destinations within easy reach.

All these make Verde Spatial the smart choice whether for end use or lease out.



Make more memories as Verde Spatial gives you more space to relax and de-stress with our efficiently-designed amenities. Hospitals, malls, and leisure destinations within easy reach.



**SOLID ANG SAYA**

Efficiently designed amenities provide boundless fun and relaxation. Here, you can immerse in unforgettable memories with your loved ones.



CLUBHOUSE, POOL AND PLAYGROUND

Artist's illustration of amenity area



## SOLID ANG SAYA

Efficiently-designed amenities provide boundless fun and relaxation. Here, you can immerse in unforgettable moments with your loved ones.

Nurture ties with friends and family in Verde Spatial's clubhouse.



**SOLID ANG SAYA**

Shared and exclusive amenities at Verde Spatial's clubhouse, where you can easily nurture ties with family and friends.



CLUBHOUSE

Area's illustration of amenity area

## SOLID ANG SAYA

Unwind and celebrate occasions at Verde Spatial's clubhouse, where you can easily nurture ties with family and friends.



In Verde Spatial, you will also see adult and kiddie pools, an indoor gym, a playground and an alfresco area for rest and recreation.





PLAYGROUND

Actual photo of One-Spatial playground

## SOLID ANG SAYA

Choose from more venues for rest and recreation with adult and kiddie pools, indoor gym, function area, playground, and an alfresco area.



At Verde Spatial, it is in the details. From hotel-type corridors to laundry cages, Verde Spatial gives residents more space without sacrificing quality features.



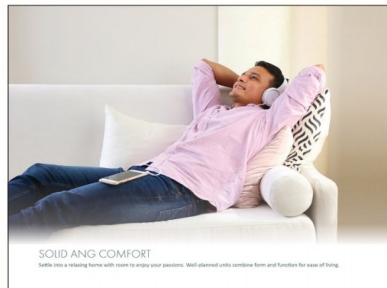




## SOLID ANG FEATURES

A life of ease awaits with features such as hotel-type corridors and laundry cages on the roof deck.

Combining form and function, our units at Verde Spatial give you more space to grow and enjoy your passions.





## SOLID ANG COMFORT

Settle into a relaxing home with room to enjoy your passions. Well-planned units combine form and function for ease of living.

Our studio unit measures 22 sqm  $\pm$ , bigger than the usual 18 to 20-sqm  $\pm$  range, making it the perfect home for students and young professionals who are living independently.

With Quezon City's growing rental market, you can also opt to capitalize on the earning potential of Verde Spatial's living spaces. The average monthly rental rate for ready-for-occupancy properties in Quezon City is almost P17,000. This is based on condominium properties offering studio and 2-BR units. That's a steady stream of passive income for you.



## Studio Unit

Bedroom / Living : 12.07 sqm  
Dining / Kitchen : 6.71 sqm  
Toilet & Bath : 3.74 sqm  
Total Floor Area : 22.00 sqm ±

The cozy studio unit can keep up with the dynamic lifestyle of students and young professionals, making it the perfect place to go home to after a long day.



The 2-bedroom unit maximizes the 32 sqm ± floor area. Beams and columns are embedded to open up more space, making it a great option for families looking for a fresh start.

We also offer tandem units which are twice as big as our 2-bedroom units. Measuring 64 sqm ±, this is the perfect home for families looking for larger living spaces.



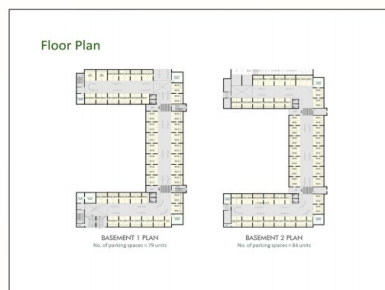
## 2-BR Unit

Master Bedroom : 8.40 sqm  
Bedroom : 7.26 sqm  
Dining / Kitchen : 12.66 sqm  
Toilet & Bath : 3.74 sqm  
Total Floor Area : 32.00 sqm ±

Efficient floor layouts maximize every square inch with embedded beams and columns to open up more space for the family.



Ma'am/Sir, this is Verde Spatial's floor plan. This condominium features 11 residential floors with 2 basement parking levels and a roof deck. Here are the floor plans of the basement levels.

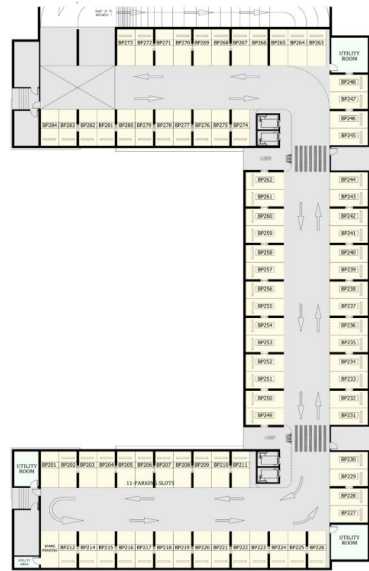




# Floor Plan

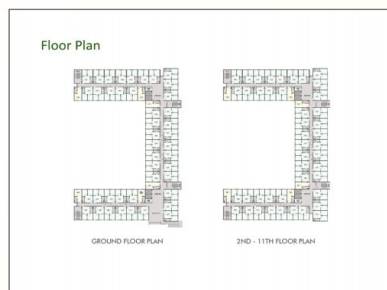


**BASEMENT 1 PLAN**  
No. of parking spaces = 79 units

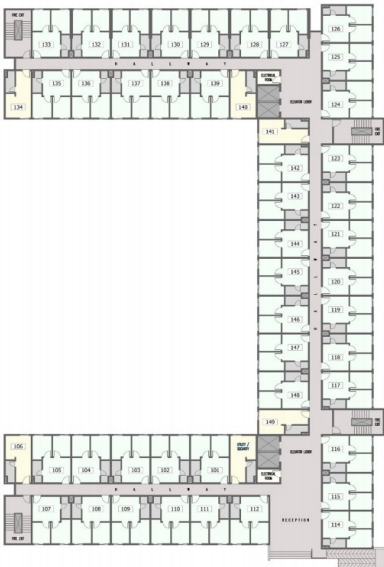


**BASEMENT 2 PLAN**  
No. of parking spaces = 84 units

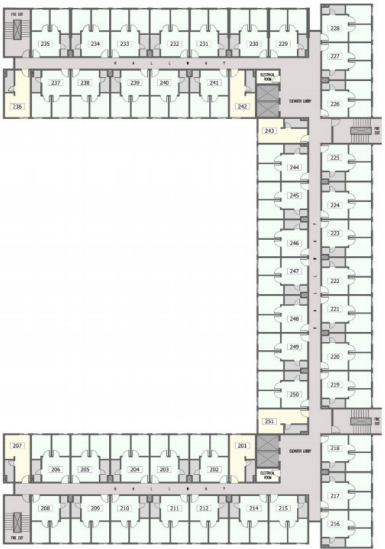
Here are the layouts of the ground floor and the residential floors. These are carefully laid out to create an atmosphere of balance and harmony.



# Floor Plan

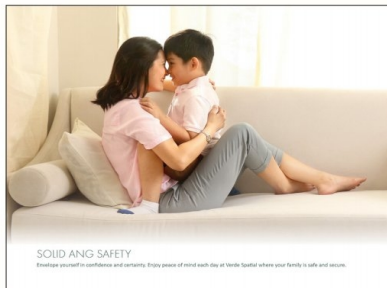


GROUND FLOOR PLAN



2ND - 11TH FLOOR PLAN

You get to live in comfort without worrying about your family's safety in Verde Spatial.



**SOLID ANG SAFETY**

Realize yourself in confidence and certainty. Enjoy peace of mind each day at Verde Spatial where your family is safe and secure.



## SOLID ANG SAFETY

Envelope yourself in confidence and certainty. Enjoy peace of mind each day at Verde Spatial where your family is safe and secure.