

**Celadon Park** 

Tower Three

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MONUMENTO

QC CIRCLE



EDSA

QUEZON CITY

Celadon Manila



ORTIGAS



Rizal Avenue

Quezon Ave

ROTONDA

Lacson

España

Quirino Highway

MAKATI



Claro M. Recto

Mendiola

South Super Highway

BINONDO



MANILA



Roxas Boulevard

Felix Huertas st. Sta Cruz Manila

ALABANG

centrally-located in the country's historic capital but minutes from business & commercial districts, schools and medical institutions.

## Business & Commercial Districts



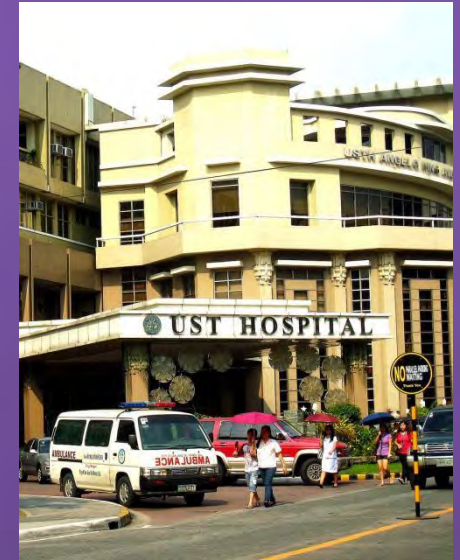
Binondo  
Quezon City  
Ortigas Center  
Makati CBD

## Universities



UST  
Chiang Kai Shek  
St. Stephen High School  
Uno High School  
University belt  
(San Beda, FEU, UE, CEU,  
La Consolacion)

## Medical Institutions

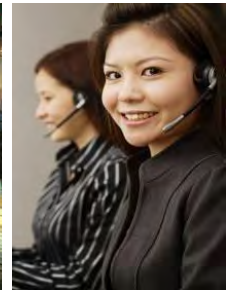


UST Hospital  
Chinese General  
Hospital  
Metropolitan Hospital  
Manila Doctors' Hospital









# Celadon Manila

Ayala Land's first in-city integrated development in Manila

Live



Work



Dine



Unwind





# Celadon Manila



**Celadon Residences** 



# Celadon Manila



**VERT**EX ONE

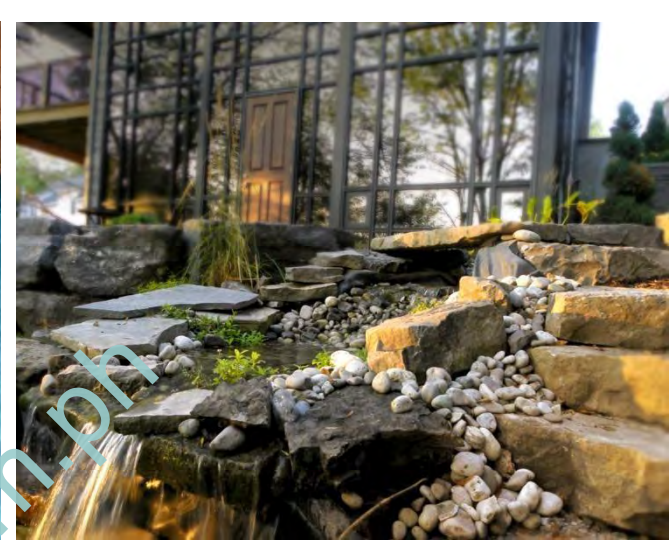


# Celadon Manila



**Celadon Park** 





Rest and Relax in the midst of Old Manila at

**Celadon**  
Park 







Celadon  
Park 









**The Promise ...**



**... Fulfilled**

The image shows the exterior of a building with a large sign for 'Celadon Park'. The sign is mounted on a wall that is split into a blue section on the left and a white section on the right. The word 'Celadon' is in white 3D letters, and 'Park' is in blue 3D letters. To the right of the word 'Park' is a blue graphic element consisting of several horizontal, wavy lines stacked vertically. A diagonal watermark 'www.PreSelling.com.ph' is overlaid across the center of the image.

**Celadon Park**

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**Main Lobby**

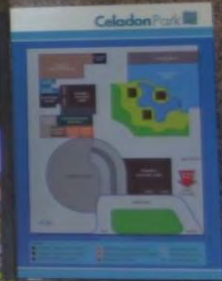
*Ground Floor*

*Approximately 195 sqm*





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**Main Lobby**

*Ground Floor*

*Approximately 195 sqm*



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**Tower 1 Lobby**  
*Ground Floor*  
*Approximately 182 sqm*





**Lap Pool, Wading Pool, Lounge  
Deck & Private Massage Cabanas**

*\*Actual Shot; Ground Floor  
Approximately 1,018 sqm*





**Lap Pool, Wading Pool, Lounge  
Deck & Private Massage Cabanas**

*\*Actual Shot; Ground Floor  
Approximately 1,018 sqm*





**Lap Pool, Wading Pool, Lounge  
Deck & Private Massage Cabanas**

*\*Actual Shot; Ground Floor  
Approximately 1,018 sqm*



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**Lap Pool, Wading Pool, Lounge  
Deck & Private Massage Cabanas**

*\*Actual Shot; Ground Floor  
Approximately 1,018 sqm*





**Lap Pool, Wading Pool, Lounge  
Deck & Private Massage Cabanas**

*\*Actual Shot; Ground Floor  
Approximately 1,018 sqm*



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**Function Rooms**  
*Tower 1, 2<sup>nd</sup> Floor*  
*Approximately 728 sqm*





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**Function Rooms**  
*Tower 1, 2<sup>nd</sup> Floor*  
*Approximately 728 sqm*



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## **Gym and Fitness Center**

*Tower 2, 5<sup>th</sup> Floor*

*Approximately 261 sqm*





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**Gym and Fitness Center**  
*Tower 2, 5<sup>th</sup> Floor*  
*Approximately 261 sqm*





Celadon Park's Leisure Club Amenities promise to round out your city life with blissful relaxation.

***Invigorate your body (Active)***

- 25m swimming pool
- Basketball Court
- Gym and Fitness Center
- Children's Activity Area
- Function Rooms
- Exercise Lawn

***Relax your mind, body and soul (Passive)***

- Lounge Pool
- Barbecue and Grill Area
- Meditation Garden
- Garden Areas
- Private Massage Cabanas
- Wooden Lounge Deck
- Jacuzzi & Sauna



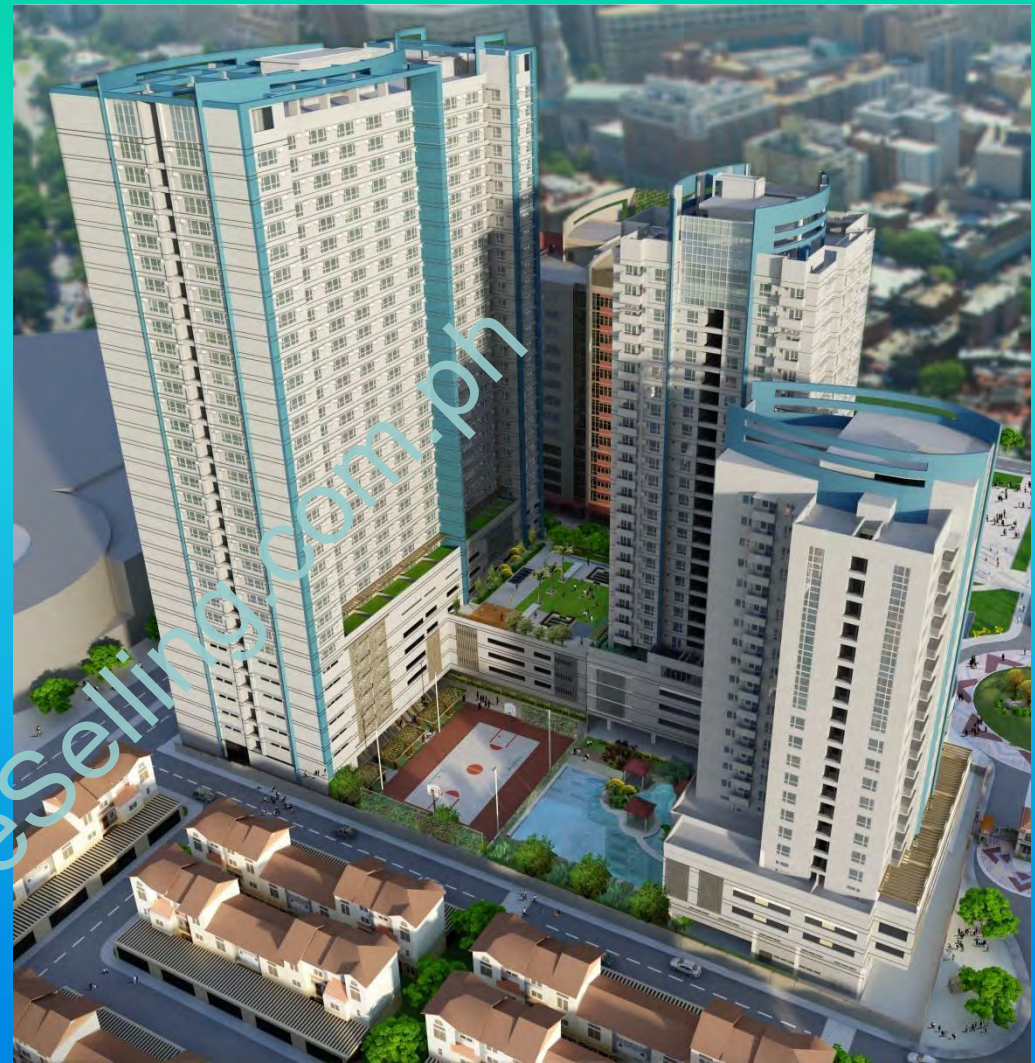


# Celadon Park

Tower Three

THE FINAL TIER IN CELADON PARK,  
THE HEART AND HAVEN OF GLORIOUS MANILA

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# Celadon Park



Tower Three

26 Residential Floors

8<sup>th</sup> Floor – with garden amenities

9<sup>th</sup> to 37<sup>th</sup> Floors - Typical

6 Podium Parking Levels

Access to 5<sup>th</sup> Floor Amenities Floor

Connected to Tower 1&2 Podium Levels

Ground Floor

Amenities and Retail Shops





**Basketball Court and Kid's Play Area**

*Tower 3 Ground Floor*

*Approximately 809 sqm*





## Exercise Lawn and Meditation Garden

5<sup>th</sup> Floor

Approximately 959 sqm





## Exercise Lawn and Meditation Garden

5<sup>th</sup> Floor

Approximately 959 sqm





## Exercise Lawn and Meditation Garden

8<sup>th</sup> Floor

Approximately 420 sqm



Celadon  
Park 

A different way of living



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## 2<sup>nd</sup> QUARTER OF 2018

### Details



Land Area	5,000 sqm
Total Number of Units	806
Total Number of Parking	457
Parking Ratio	57%

Unit Type	%	Units	Ave. Size
Studio	60%	468	24-26 sqm
1-Bedroom	30%	234	49-56 sqm
2-Bedroom	10%	104	69 -70 sqm
Total	100%	806	

# Typical Floor Plan : 9<sup>th</sup> to 37<sup>th</sup> floor



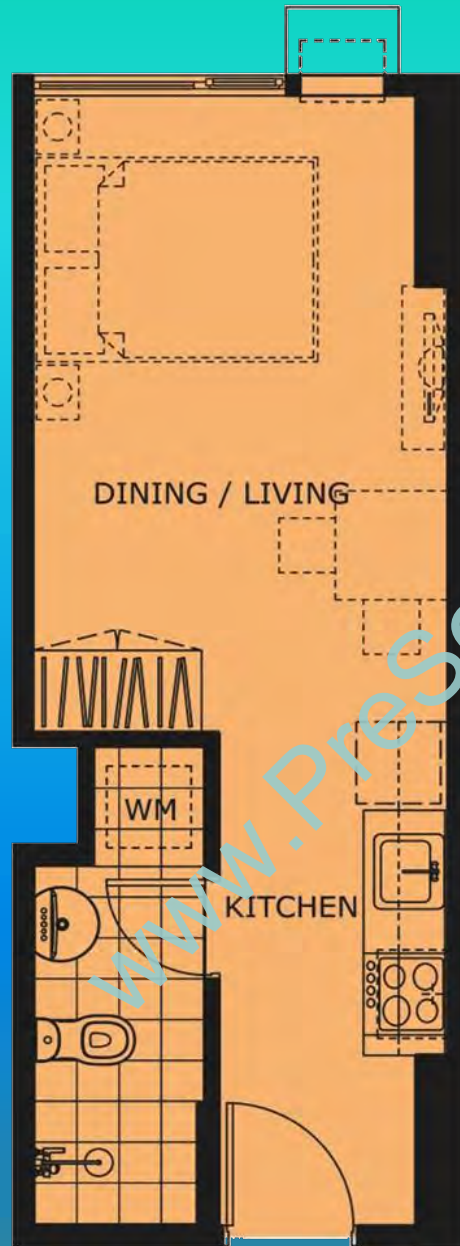
West Wing	No. of units
Studio	10
1-BR	4
2BR	2
<b>Total</b>	<b>16</b>

	<b>STUDIO</b>	: [24 – 26 sqm]
	<b>1-BR</b>	: [49 – 56 sqm]
	<b>2-BR</b>	: [69– 70 sqm]

East Wing	No. of units
Studio	8
1-BR	5
2BR	2
<b>Total</b>	<b>15</b>



# Studio Unit Layout



Area (SQM)	
Sleeping Area	
Living / Dining	14
Kitchen	6
Toilet and Bath	4
<b>Total Area</b>	<b>24</b>



# 1-Bedroom Unit Layout

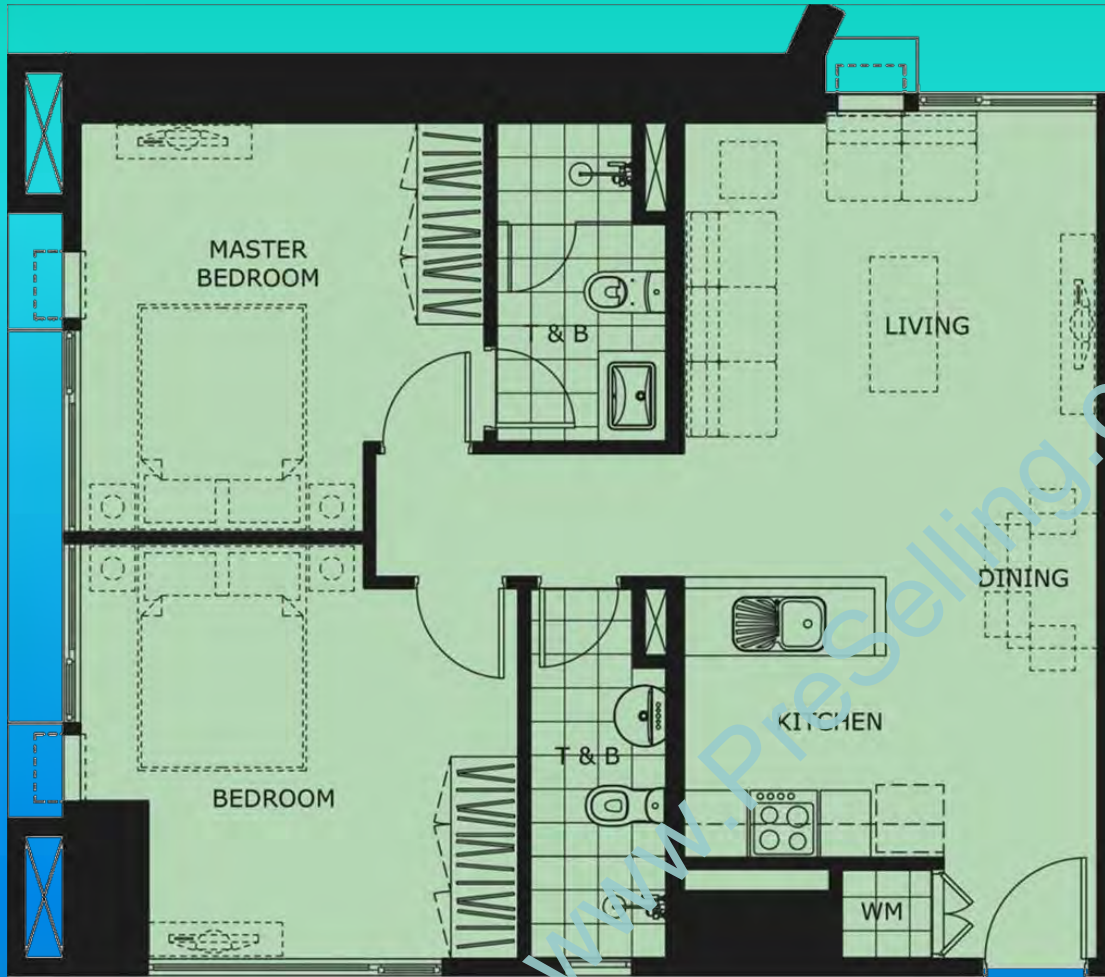


	Area (SQM)
Bedroom	13
Living / Dining	25
Kitchen	5
Toilet and Bath	5
Laundry	2
<b>Total Area</b>	<b>50</b>





# 2-Bedroom Unit Layout



	Area (SQM)
Master's Bedroom	13
Master T&B	4
Bedroom 1	14
Common T&B	4
Living/ Dining	25
Kitchen	5
Laundry	2
Total Area	69



# Building Features



- Automatic Fire Sprinkler System
- Fire Alarm and Smoke Detection System
- Water reservoir with separate fire reserves
- Centralized Sanitary Disposal System
- 100% Back-up power for common areas
- Water supply
- 24-hour security



# Building Features



- Number of elevators: 4  
(3 Passenger Elevators, 1 Service Elevator)
- Number of Fire Exit: 2
- Number of Notches: 5
- Hallway Width:
  - Elevator: 2.1m
  - Hallway: 1.5m
- Utilities
  - Auxiliary Room
  - Electrical Room
  - Water Meter Room
  - Refuse Room

Don't wait to buy real estate,  
**BUY REAL ESTATE**

— & —

**WAIT**



*T. Harv Eker via Gecko & Fly*

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