

# THE GENTRY

TECHNICAL BRIEFING

MAY 20, 2016

ALVEO

# MAKATI: A LANDMARK OF CHANGE



# AN ICON OF DEVELOPMENT



CONTINUOUSLY EVOLVING TO STAY AHEAD

www.PreSelling.com.ph



www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**

# A COMMITMENT TO SUSTAIN THE CITY'S STATURE

www.PreSelling.com.ph

## McKinley Exchange



## Ayala Triangle Gardens



## Circuit Makati



www.PreSelling.com.ph

## Ayala Center



## City Gate



## Makati Central Business District



info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

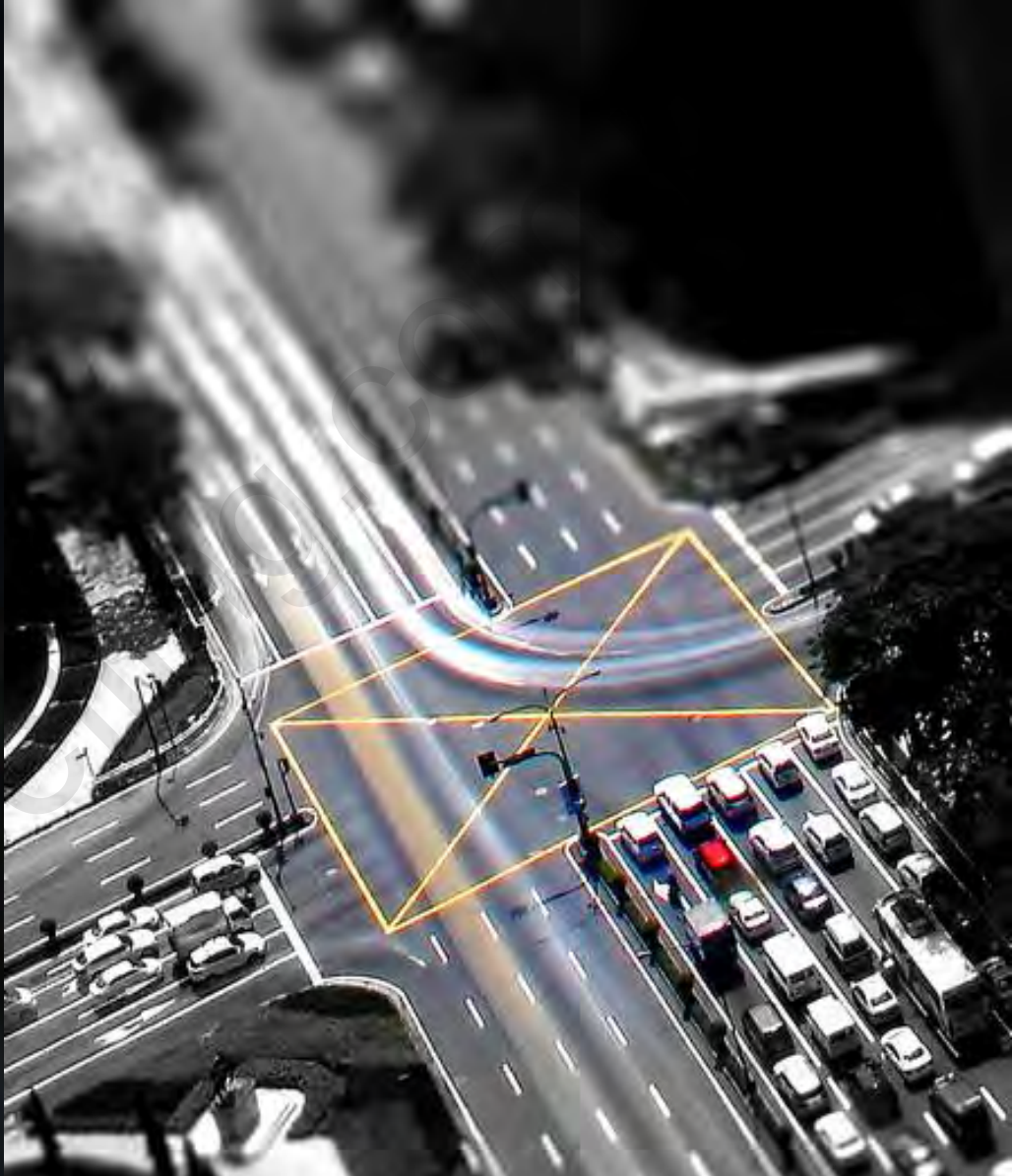
# ALVEO

Avalar and company

**\*For Internal Training Purposes Only**

# MCBD

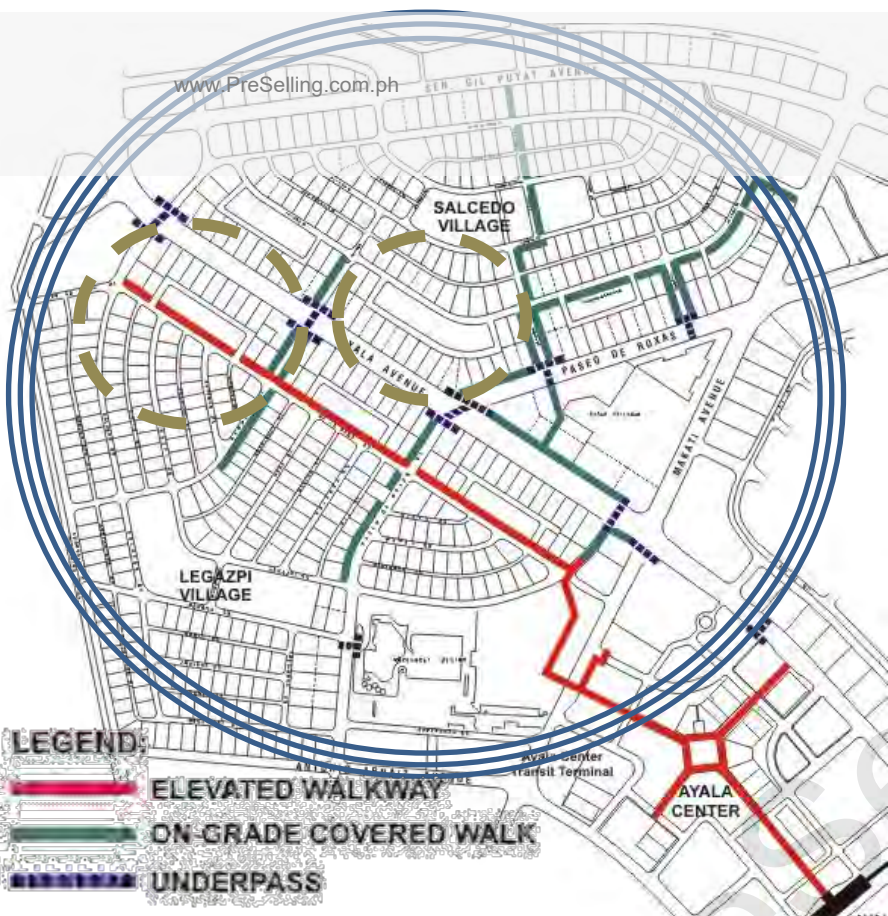
MAKATI CENTRAL BUSINESS DISTRICT  
THE MOST PRIME AND  
PRESTIGIOUS NODE IN  
MAKATI



# OVER 1.5M DAYTIME POPULATION

**\*For Internal Training Purposes Only**

# HIGHLY CONNECTED



www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**



www.PreSelling.com.ph

# ADDRESS OF CHOICE



www.PreSelling.com.ph

info@preselling.com.ph

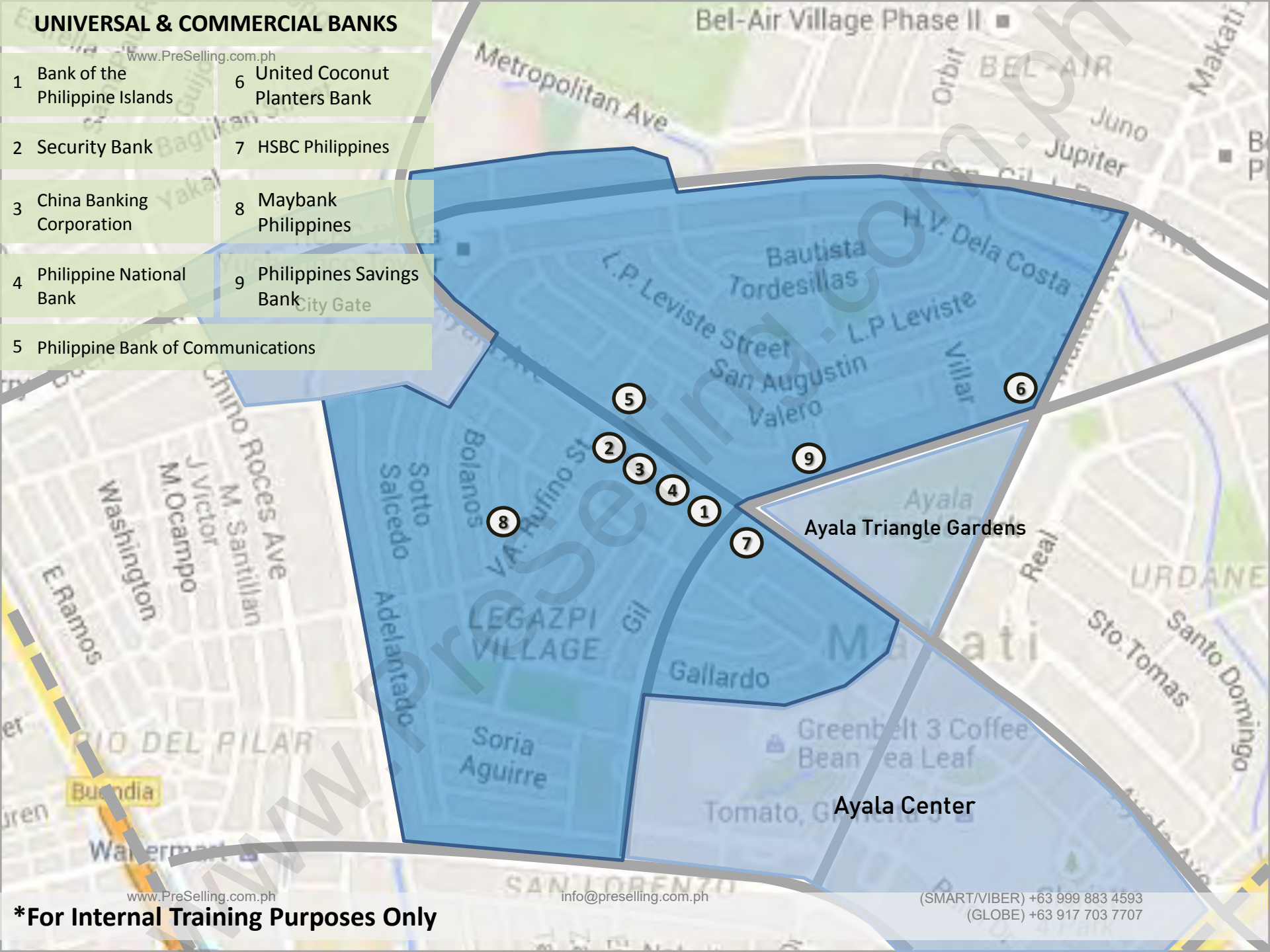
(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**

# UNIVERSAL & COMMERCIAL BANKS

www.PreSelling.com.ph

- |   |                                   |   |                              |
|---|-----------------------------------|---|------------------------------|
| 1 | Bank of the Philippine Islands    | 6 | United Coconut Planters Bank |
| 2 | Security Bank                     | 7 | HSBC Philippines             |
| 3 | China Banking Corporation         | 8 | Maybank Philippines          |
| 4 | Philippine National Bank          | 9 | Philippines Savings Bank     |
| 5 | Philippine Bank of Communications |   |                              |

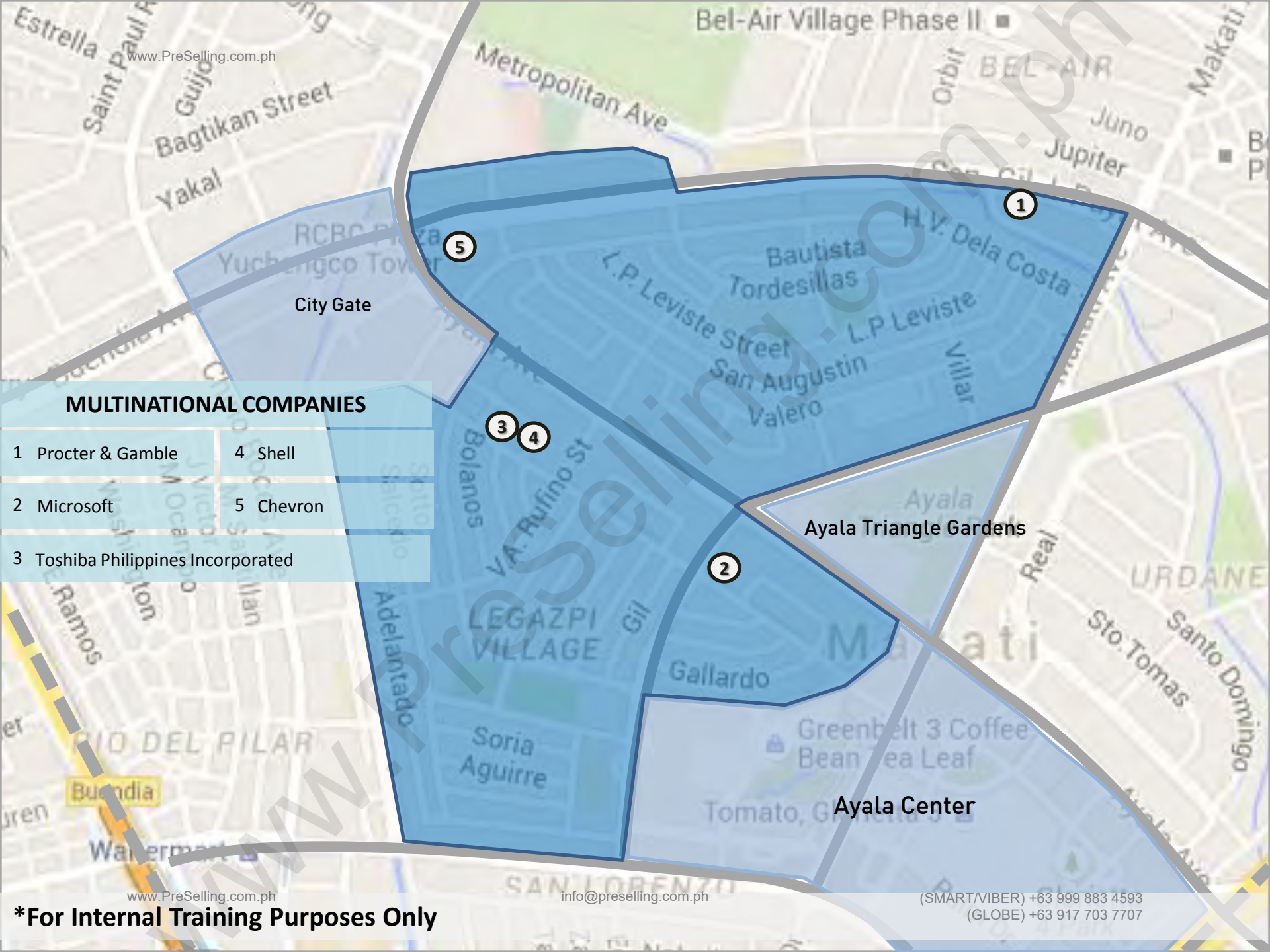


www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**



**MULTINATIONAL COMPANIES**

- 1 Procter & Gamble
- 2 Microsoft
- 3 Toshiba Philippines Incorporated
- 4 Shell
- 5 Chevron

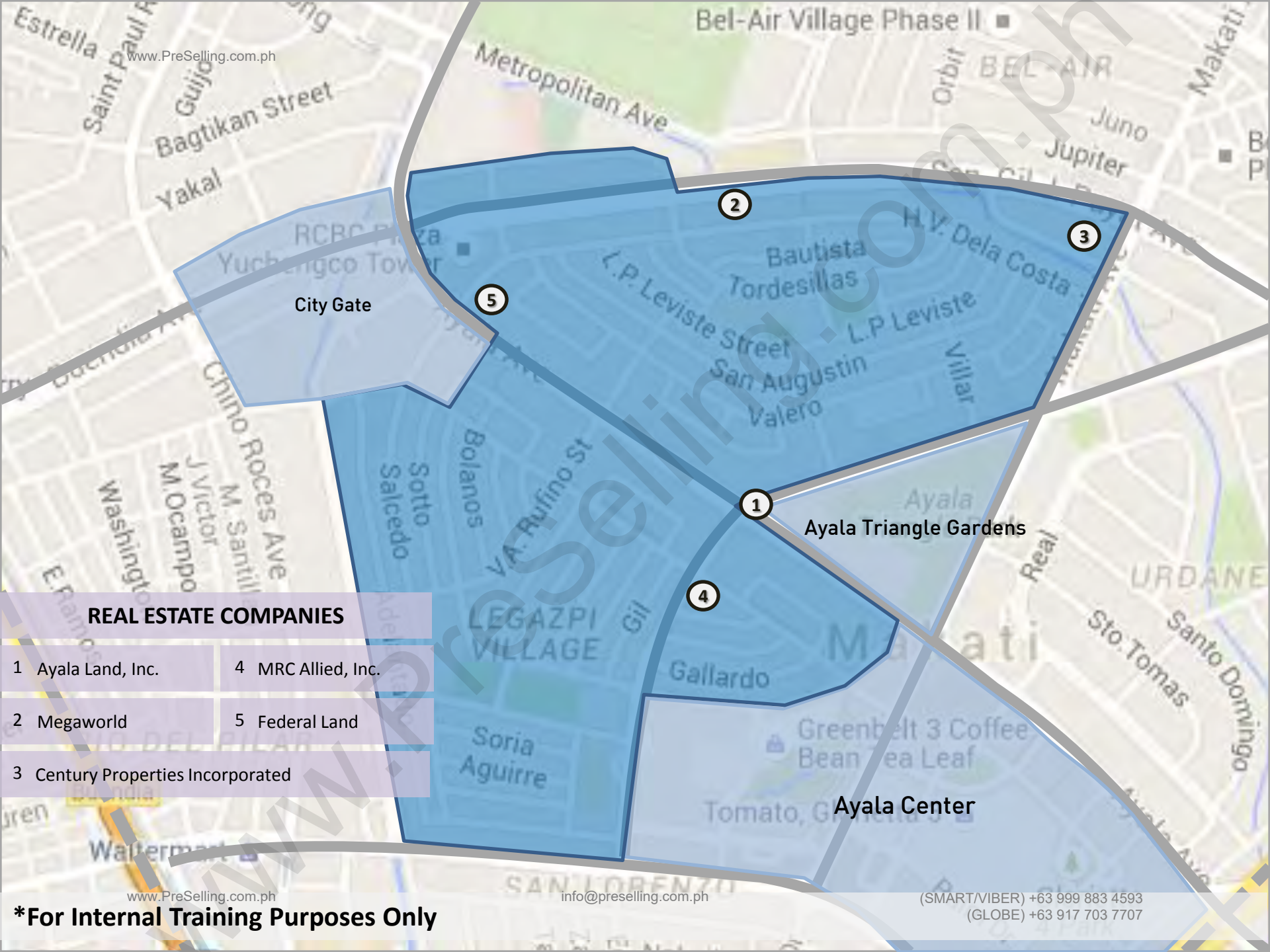
1

5

3

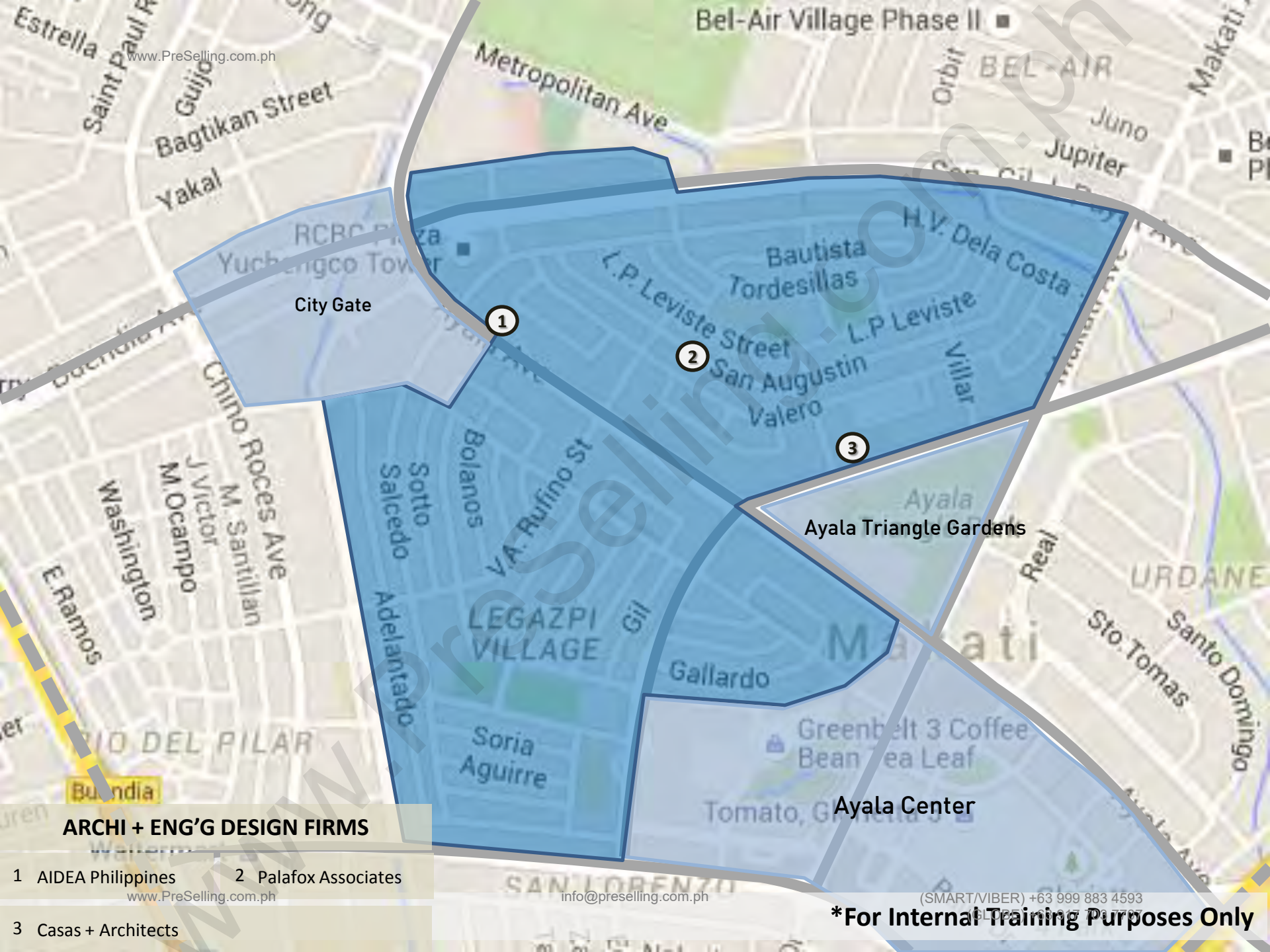
4

2



**REAL ESTATE COMPANIES**

- 1 Ayala Land, Inc.
- 2 Megaworld
- 3 Century Properties Incorporated
- 4 MRC Allied, Inc.
- 5 Federal Land



City Gate

1

2

3

Ayala Triangle Gardens

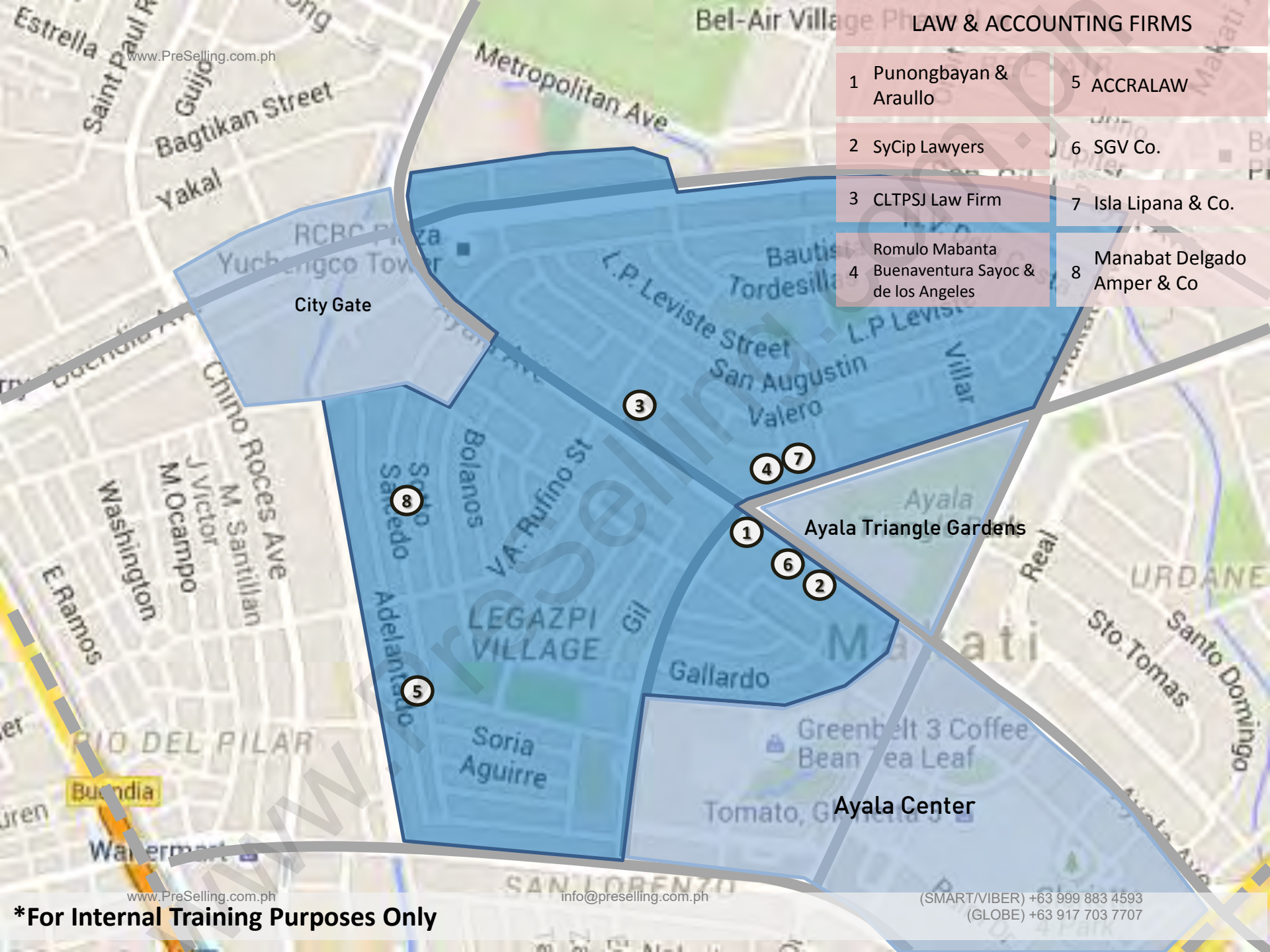
Ayala Center

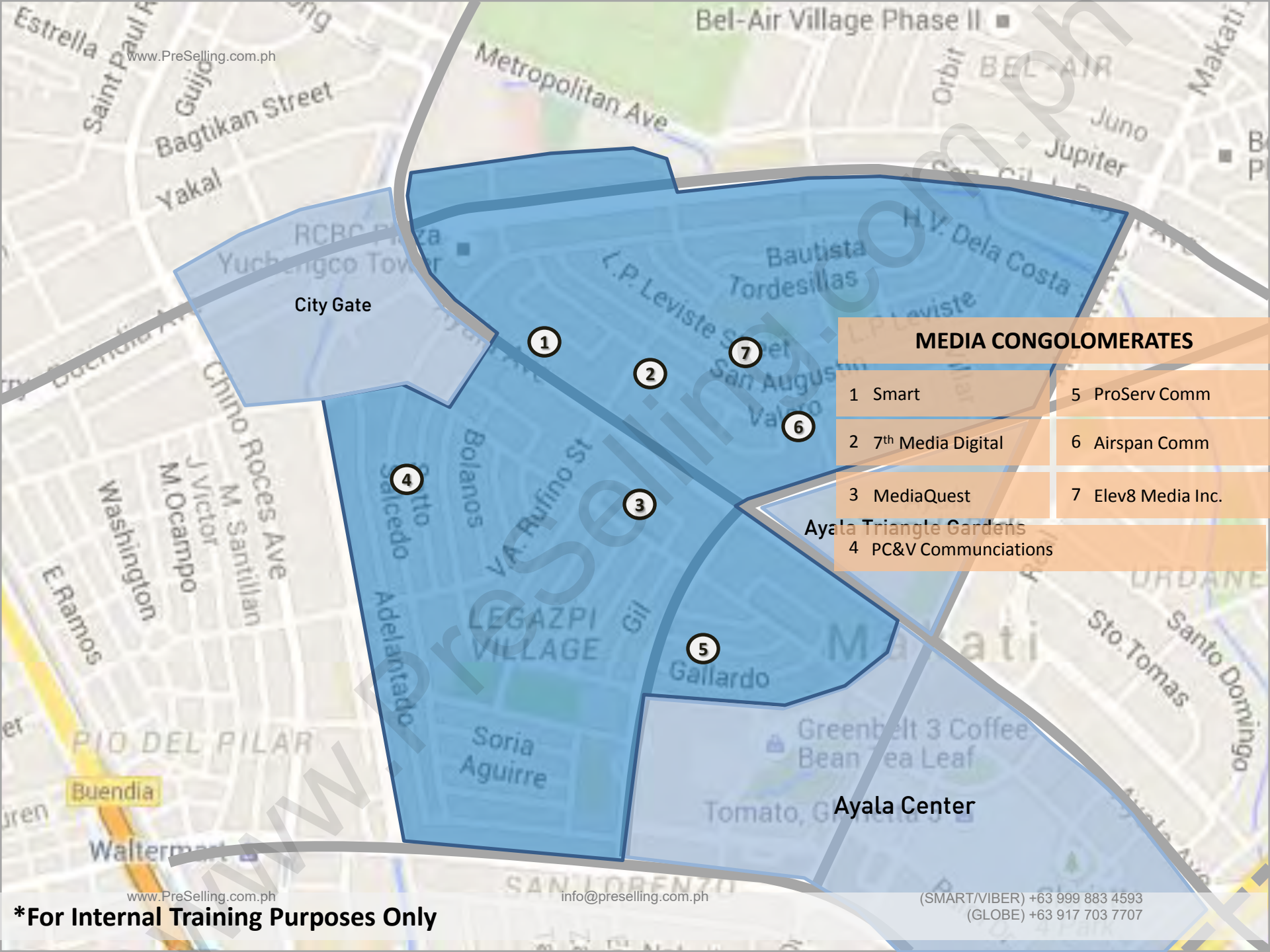
**ARCHI + ENG'G DESIGN FIRMS**

- 1 AIDEA Philippines
- 2 Palafox Associates
- 3 Casas + Architects

# LAW & ACCOUNTING FIRMS

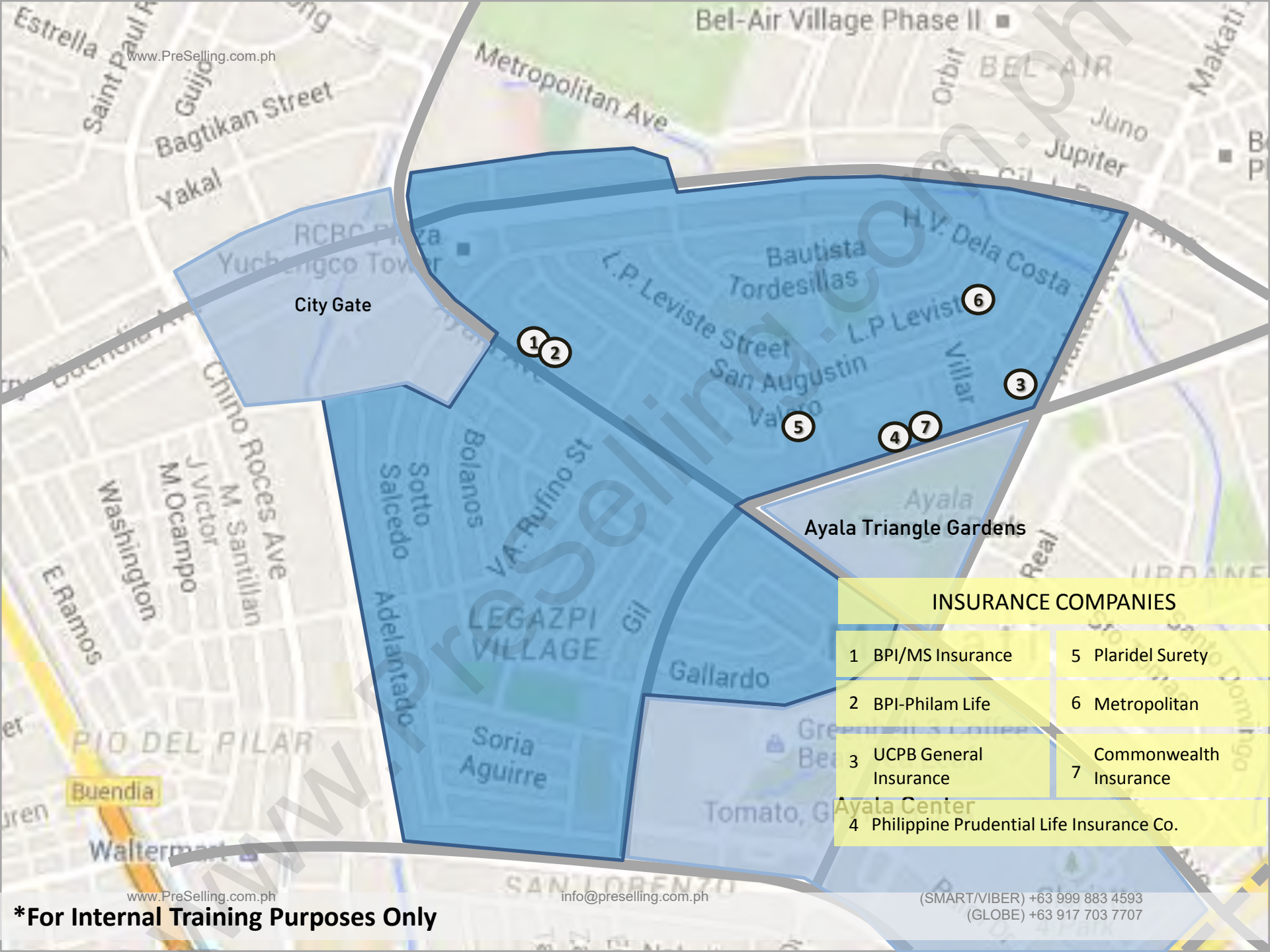
- |  |                                 |
|--|---------------------------------|
| 1 Punongbayan & Araullo                                    | 5 ACCRALAW                      |
| 2 SyCip Lawyers  | 6 SGV Co.                       |
| 3 CLTPSJ Law Firm  | 7 Isla Lipana & Co.             |
| 4 Romulo Mabanta<br>Buenaventura Sayoc &<br>de los Angeles | 8 Manabat Delgado<br>Amper & Co |





### MEDIA CONGOLOMERATES

- |                                 |                    |
|---------------------------------|--------------------|
| 1 Smart                         | 5 ProServ Comm     |
| 2 7 <sup>th</sup> Media Digital | 6 Airspan Comm     |
| 3 MediaQuest                    | 7 Elev8 Media Inc. |
| Ayala Triangle Gardens          |                    |
| 4 PC&V Communciations           |                    |



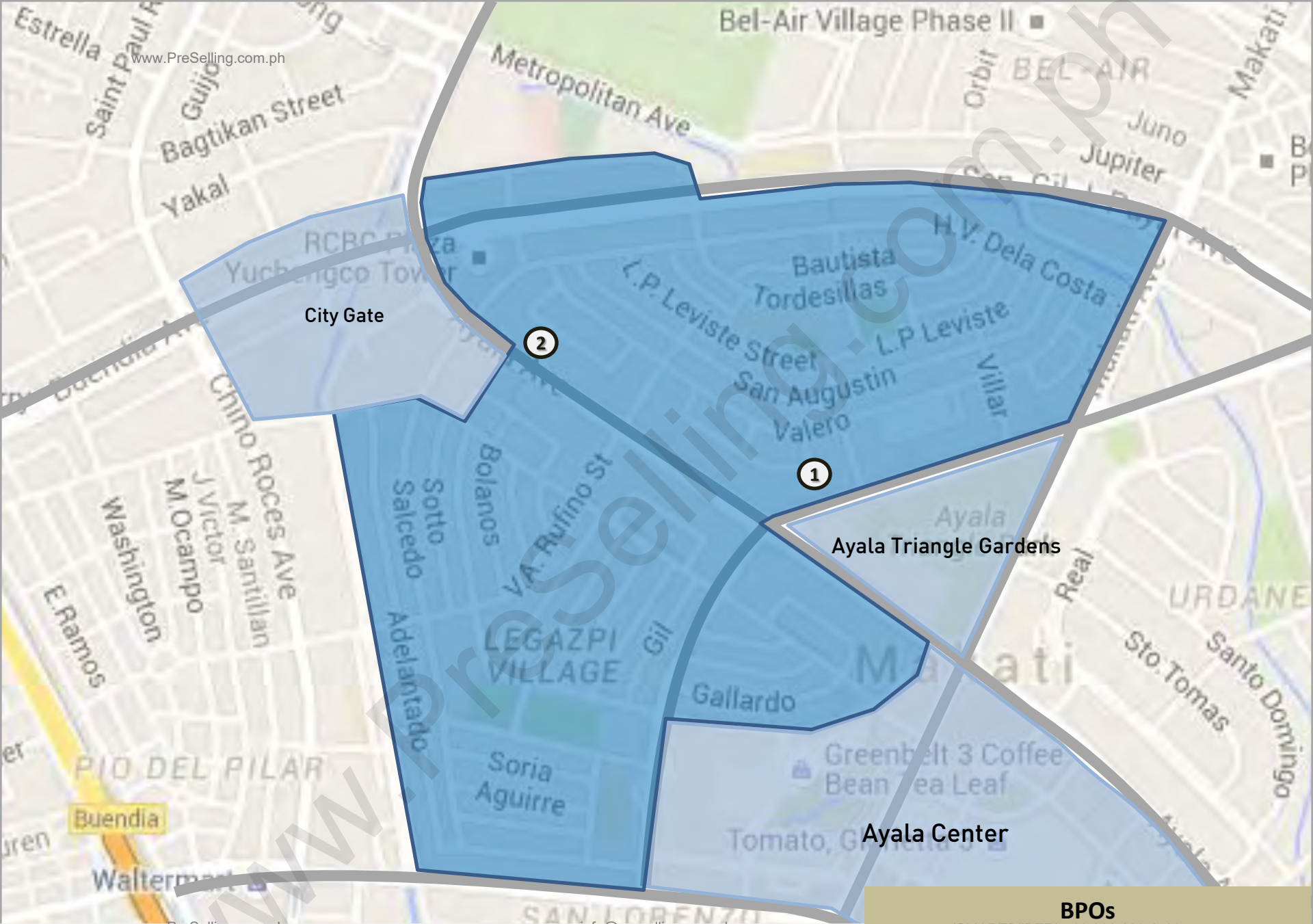
City Gate

Ayala Triangle Gardens

### INSURANCE COMPANIES

- |  |                          |
|--|--------------------------|
| 1 BPI/MS Insurance                         | 5 Plaridel Surety        |
| 2 BPI-Philam Life                          | 6 Metropolitan           |
| 3 UCPB General Insurance                   | 7 Commonwealth Insurance |
| Ayala Center                               |                          |
| 4 Philippine Prudential Life Insurance Co. |                          |





## UNIVERSAL & COMMERCIAL BANKS

www.PreSelling.com.ph

- |                                     |                                |
|-------------------------------------|--------------------------------|
| 1 Bank of the Philippine Islands    | 6 United Coconut Planters Bank |
| 2 Security Bank                     | 7 HSBC Philippines             |
| 3 China Banking Corporation         | 8 Maybank Philippines          |
| 4 Philippine National Bank          | 9 Philippines Savings Bank     |
| 5 Philippine Bank of Communications |                                |

## MULTINATIONAL COMPANIES

- |                                    |           |
|------------------------------------|-----------|
| 1 Procter & Gamble                 | 4 Shell   |
| 2 Microsoft                        | 5 Chevron |
| 3 Toshiba Philippines Incorporated |           |

## REAL ESTATE COMPANIES

- |                                   |                    |
|-----------------------------------|--------------------|
| 1 Ayala Land, Inc.                | 4 MRC Allied, Inc. |
| 2 Megaworld                       | 5 Federal Land     |
| 3 Century Properties Incorporated |                    |

## ARCHI + ENG'G DESIGN FIRMS

- |                      |                      |
|----------------------|----------------------|
| 1 AIDEA Philippines  | 2 Palafox Associates |
| 3 Casas + Architects |                      |

www.PreSelling.com.ph

info@preselling.com.ph

**\*For Internal Training Purposes Only**

## LAW & ACCOUNTING FIRMS

- |  |                                 |
|--|---------------------------------|
| 1 Punongbayan & Araullo                                    | 5 ACCRALAW                      |
| 2 SyCip Lawyers  | 6 SGV Co.                       |
| 3 CLTPSJ Law Firm  | 7 Isla Lipana & Co.             |
| 4 Romulo Mabanta<br>Buenaventura Sayoc &<br>de los Angeles | 8 Manabat Delgado<br>Amper & Co |

## MEDIA CONGOLOMERATES

- |                                 |                    |
|---------------------------------|--------------------|
| 1 Smart                         | 5 ProServ Comm     |
| 2 7 <sup>th</sup> Media Digital | 6 Airspan Comm     |
| 3 MediaQuest                    | 7 Elev8 Media Inc. |
| 4 PC&V Communciations           |                    |

## INSURANCE COMPANIES

- |  |                          |
|--|--------------------------|
| 1 BPI/MS Insurance                         | 5 Plaridel Surety        |
| 2 BPI-Philam Life                          | 6 Metropolitan           |
| 3 UCPB General Insurance                   | 7 Commonwealth Insurance |
| 4 Philippine Prudential Life Insurance Co. |                          |

## BPOs

- |                                |            |
|--------------------------------|------------|
| (SMART/VIBER) +63 999 883 4593 |            |
| (GLOBE) +63 917 703 7707       |            |
| 1 People Support               | 2 Teletech |

# MCBD



# Address of choice

www.PreSelling.com.ph

## CULINARY DESTINATIONS

A Apartment 1B

B Kitchen 1B

C Chocolate Fire

D Il Ponticello

City Gate

E XO 46 Heritage Bistro

F Rural Kitchen of Liliw Laguna

G Wildflour Café + Bakery

H Gino's Brick Oven Pizza

I Sarsa

J One Way Restaurant

K Hooch

L Salcedo Saturday Market

M Legaspi Sunday Market

N Your Local

O Commune Cafe

Ayala Triangle Gardens

P Yardstick Coffee

Q The Curator

R Local Edition

S DiCofi

Ayala Center

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593

**\*For Internal Training Purposes Only**

# CULINARY DESTINATION

A Apartment 1B

B Kitchen 1B

C Chocolate Fire

D Il Ponticello

E XO 46 Heritage Bistro

F Rural Kitchen of Liliw Laguna

G Wildflour Café + Bakery

H Gino's Brick Oven Pizza

I Sarsa

J One Way Restaurant

K Hooch

L Salcedo Saturday Market

M Legaspi Sunday Market

N Your Local

O Commune Cafe

P Yardstick Coffee

Q The Curator

R Local Edition

S DiCofi



Senta

The Lerato

Kroma Tower

Escala Salcedo

Solstice

The Stiles

AFT

[www.PreSelling.com.ph](http://www.PreSelling.com.ph)



[www.PreSelling.com.ph](http://www.PreSelling.com.ph)

[info@preselling.com.ph](mailto:info@preselling.com.ph)

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**

# ALVEO'S ROLE

## MAKATI CITY

Innovation through fifteen (15) towers



# ALVEO'S ROLE

Expanding it's role in innovating the living experience in Makati with the addition of

## MAKATI CITY

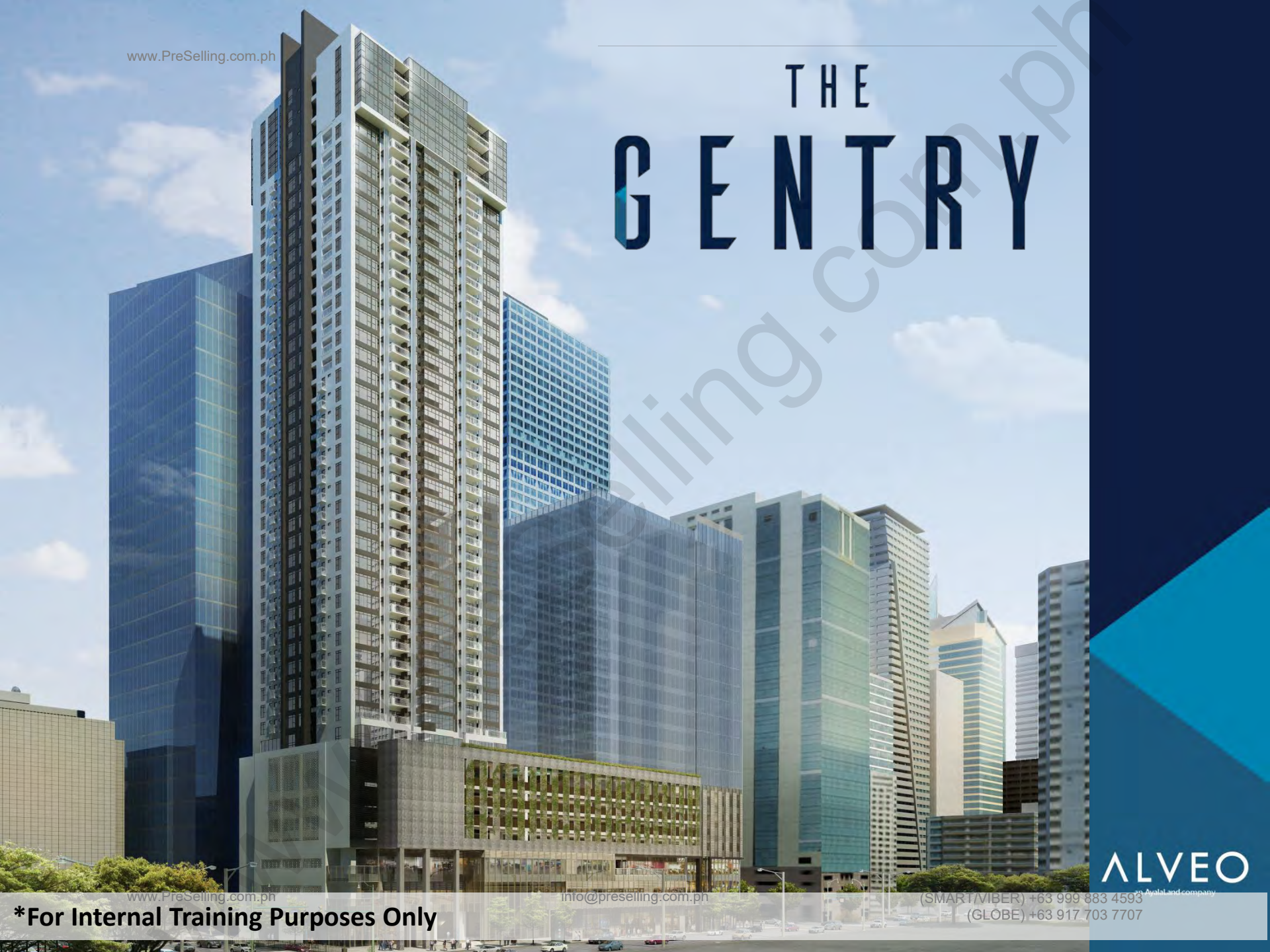


## THE GENTRY

# ALVEO

www.PreSelling.com.ph

# THE GENTRY



www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

ALVEO

Alveo Land Company

**\*For Internal Training Purposes Only**



# THE GENTRY

*The elite or people of high social status*

*Signifies an elevated and prestigious lifestyle*

www.PreSelling.com.ph

# AT THE CENTER OF EVERYTHING



www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**

www.PreSelling.com.ph



www.PreSelling.com.ph

info@preselling.com.ph

**PRESTIGE**  
(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**





# MULTI-USE



# CONVERGENCE OF DISTINCT LIFESTYLES

## KEY INSIGHT

People want to live in Makati for prestige and urban conveniences.  
Salcedo Makati is associated with unique and distinct affluent lifestyle.

# MCBD's PRESTIGIOUS SOCIAL AND BUSINESS HUB

### MCBD, SALCEDO ADDRESS

"Forbes Park"  
of condo living

Directly adjacent  
to Ayala Avenue

Exclusive neighborhood  
with distinct character

### MULTI-USE MASTERPLAN CONCEPT

Master planned by Benoy,  
an internationally  
acclaimed and award  
winning firm of architects  
and master planners

Integration of residential,  
office and retail  
components

High investment value  
(rental and appreciation)

### DEVELOPED BY AYALA AND ALVEO

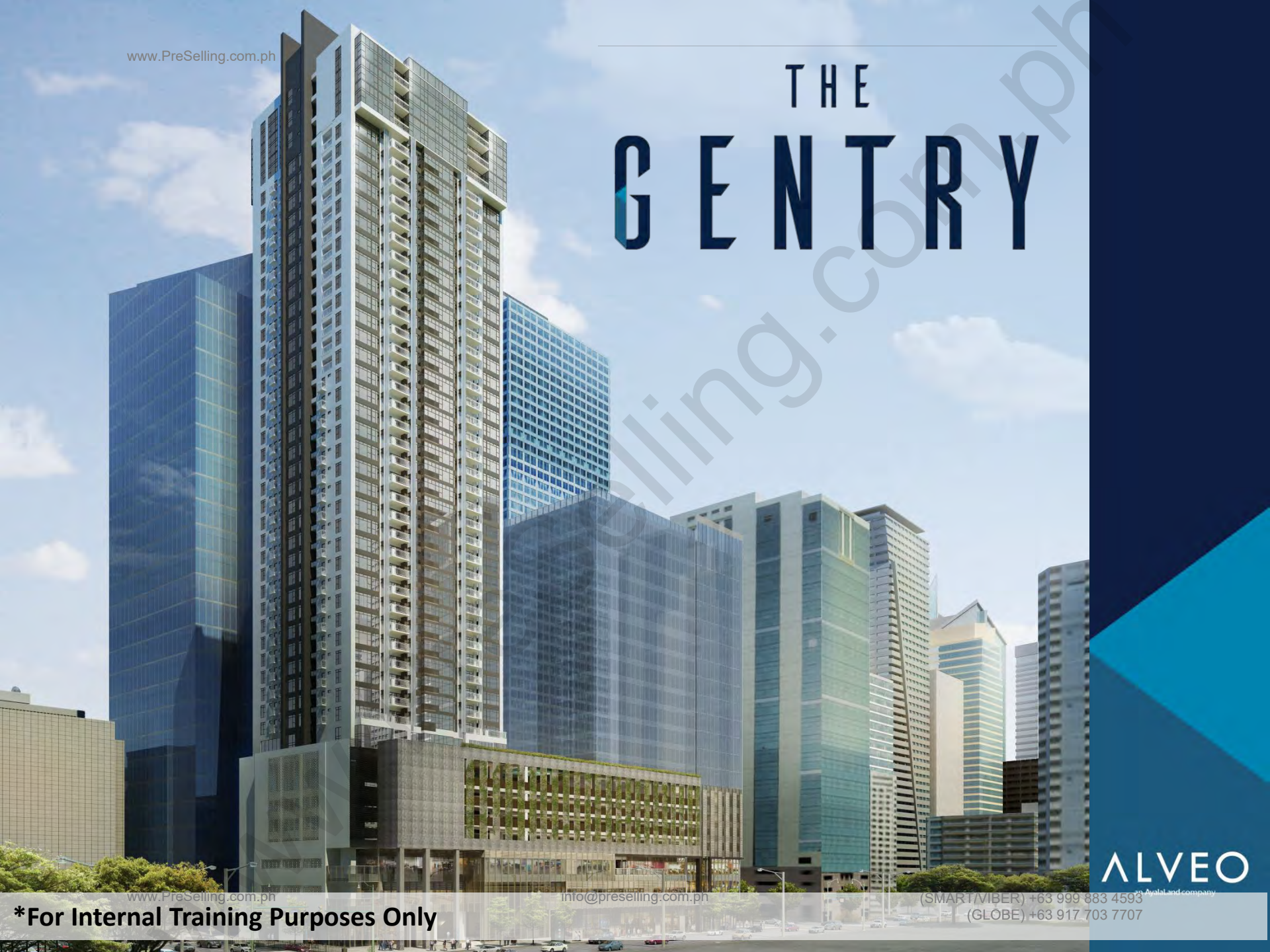
Leading developer

Proven track-record

Premium quality

www.PreSelling.com.ph

# THE GENTRY



www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

ALVEO

Alveo Land Company

**\*For Internal Training Purposes Only**



# STRATEGIC LOCATION

in the heart of Makati City



## THE GENTRY

**Location: Valero St. Brgy. Bel-Air Salcedo Village**

### ALVEO

(SMART/VIBER) +63 999 883 4593

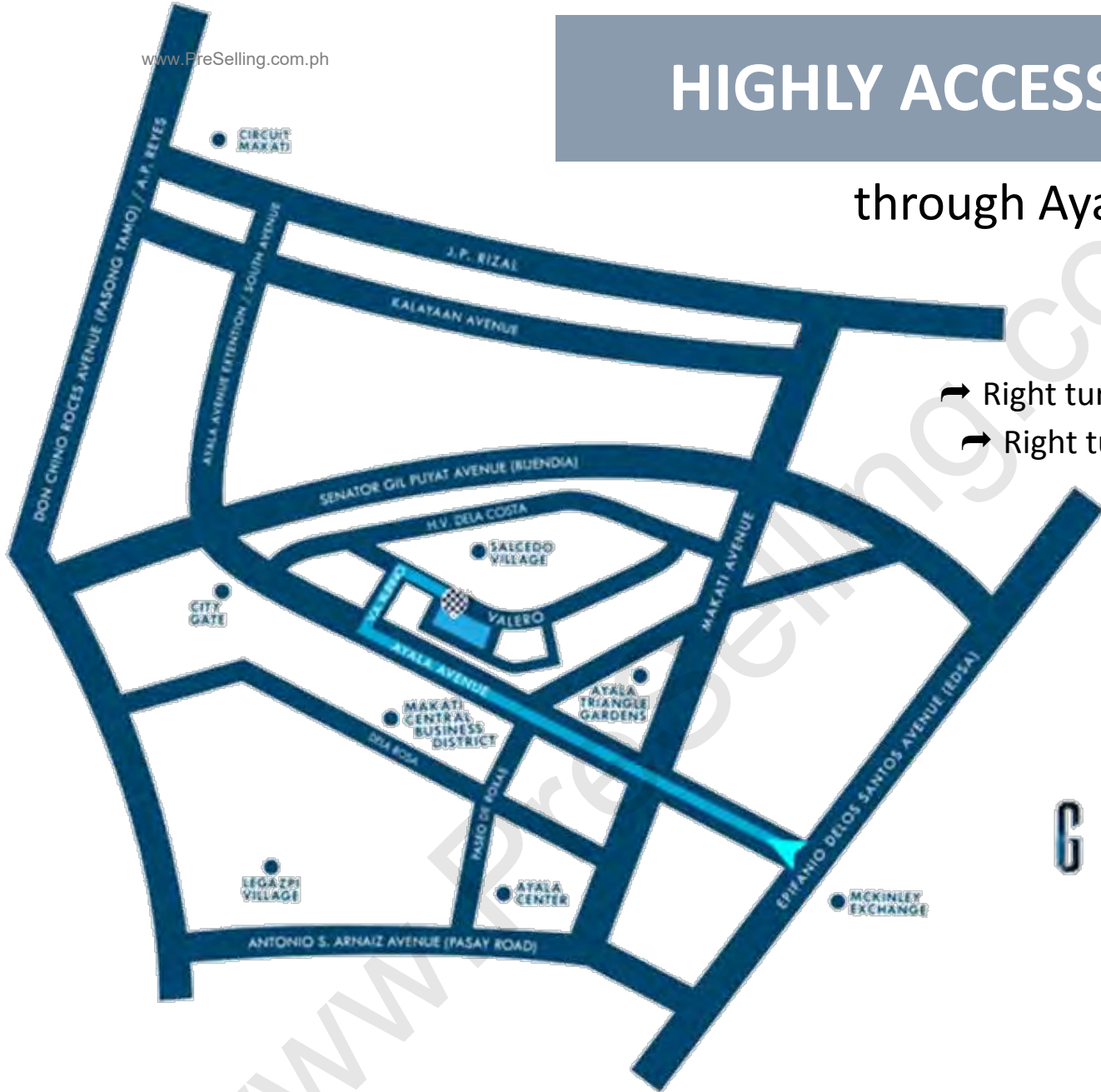
**\*For Internal Training Purposes Only**

# HIGHLY ACCESSIBLE

through Ayala Avenue

DIRECTIONS:

- ➔ Right turn at V.A. Rufino
- ➔ Right turn at Valero St.



## THE GENTRY

Location: Valero St. Brgy. Bel-Air Salcedo Village

### ALVEO

(SMART/VIBER) +63 999 883 4593

**\*For Internal Training Purposes Only**



Located in the heart of Makati,

# THE GENTRY

is MCBBD's icon of prestige where distinct urban lifestyles merge in one powerful destination

Land area	: 4,557 sqm
FAR	: 16
Total GFA	: 72,819 sqm
Residential	: 35,639 sqm
Office	: 30,304 sqm
Retail	: 6,876 sqm



A district of its own,

# THE GENTRY

is a one-of-a-kind master planned multi-use development in the heart of Makati, featuring three (3) main components:

Residential tower

Office tower

Retail

# THE GENTRY RETAIL



A three-storey retail component comprised of upscale retail shops set to excite and draw people towards the development

**\*For Internal Training Purposes Only**

ALVEO

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

# THE GENTRY RETAIL

www.PreSelling.com.ph

\*For Internal Training Purposes Only



- Three (3) levels of retail located at the GF, 2F and 3F
- 3,800sqm gross leasable area

www.PreSelling.com.ph

- Hole-in-the-wall concepts
- Provision for fitness gym
- Target opening by 2022

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

ALVEO

an AyalaLand company

# THE GENTRY RETAIL VISION

ALVEO

Unparalleled living  
and working  
experience with  
modern  
conveniences  
within reach





*From daily routines...*



**\*For Internal Training Purposes Only**



*To special occasions*

*From lunch meetings...*

[www.PreSelling.com.ph](http://www.PreSelling.com.ph)



[www.PreSelling.com.ph](http://www.PreSelling.com.ph)

[info@preselling.com.ph](mailto:info@preselling.com.ph)

**\*For Internal Training Purposes Only**



*To after-office sessions*


(SMART/VIBER) +63 999 883 4593

(GLOBE) +63 917 703 7707

*From precious me-times...*

*To quality time with loved ones*





A diverse mix of commercial selections that will complement a distinguished lifestyle



# THE GENTRY RESIDENCES

ALVEO

www.PreSelling.com.ph

# THE GENTRY RESIDENCES

www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

ALVEO

Alveo Land Company

**\*For Internal Training Purposes Only**

# THE GENTRY RESIDENCES

Unit Type	Ave Area	No. of Units		Mix
		Physical Count	Mktg Count	
<b>Studio</b>	<b>30</b>	<b>38</b>	<b>38</b>	<b>13%</b>
<b>1-Bedroom</b>	<b>59</b>	<b>109</b>	<b>109</b>	<b>38%</b>
<b>3-Bedroom</b>		<b>142</b>	<b>142</b>	<b>49%</b>
Regular 3BR	149	27	27	9%
Investor Suites	125	13	13	4%
Investor Suites (2BR+S)	125	102	102	35%
2-Bedroom	95	102	102	35%
Studio	30	102	102	35%
<b>Total</b>	<b>67</b>	<b>391</b>	<b>289</b>	

**Residential GFA** : 35,639 sqm

**Typical Floor Plate** : 951 sqm

**No. of Parking Slots** : 385 slots

**Turnover Date** : Q2 2022

(SMART/VIBRANT) +63 909 383 4593  
(GLOBE) +63 917 703 7707



# BUILDING ZONING

www.PreSelling.com.ph

49F	Penthouse (1 floor)	Residential	
48F	Executive zone (2 floors)		
47F			
46F	High zone (13 floors)		
45F			
43F			
42F			
41F			
40F			
39F			
38F			
37F			
36F			
35F			
33F			
32F			Low zone (19 floors)
31F			
30F			
29F			
28F			
27F			
26F			
25F			
23F			
22F			
21F			
20F			
19F			
18F			
17F			
16F			
15F			
12F			
11F			
10F	Amenity zone (1 floor)		
9F			
P8			Podium parking (4 levels)
P7			
P6			
P5			
3F	Retail floors (3 floors)		Retail
2F			
GF			
B1	Basement parking (3 levels)	Retail/Office	
B2			
B3			
		Office	

**No. of Physical Floors:**  
43 physical floors

**No. of Residential Floors:**  
36 residential floors

**Building Height:**  
149 meters

www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593

**\*For Internal Training Purposes Only**

ALVEO

an Avaland company

# PODIUM PARKING

**No. of Floors:** 4 parking levels

**Location:** P5, P6, P7 and P8

**No. of Residential Parking Slots:** 385 slots

Parking Level	Allocation	No. of Residential Parking Slots
Podium 5	Office/Residential	12 slots
Podium 6	Residential	128 slots
Podium 7	Residential	131 slots
Podium 8	Residential	114 slots
<b>Total</b>		<b>385 slots</b>

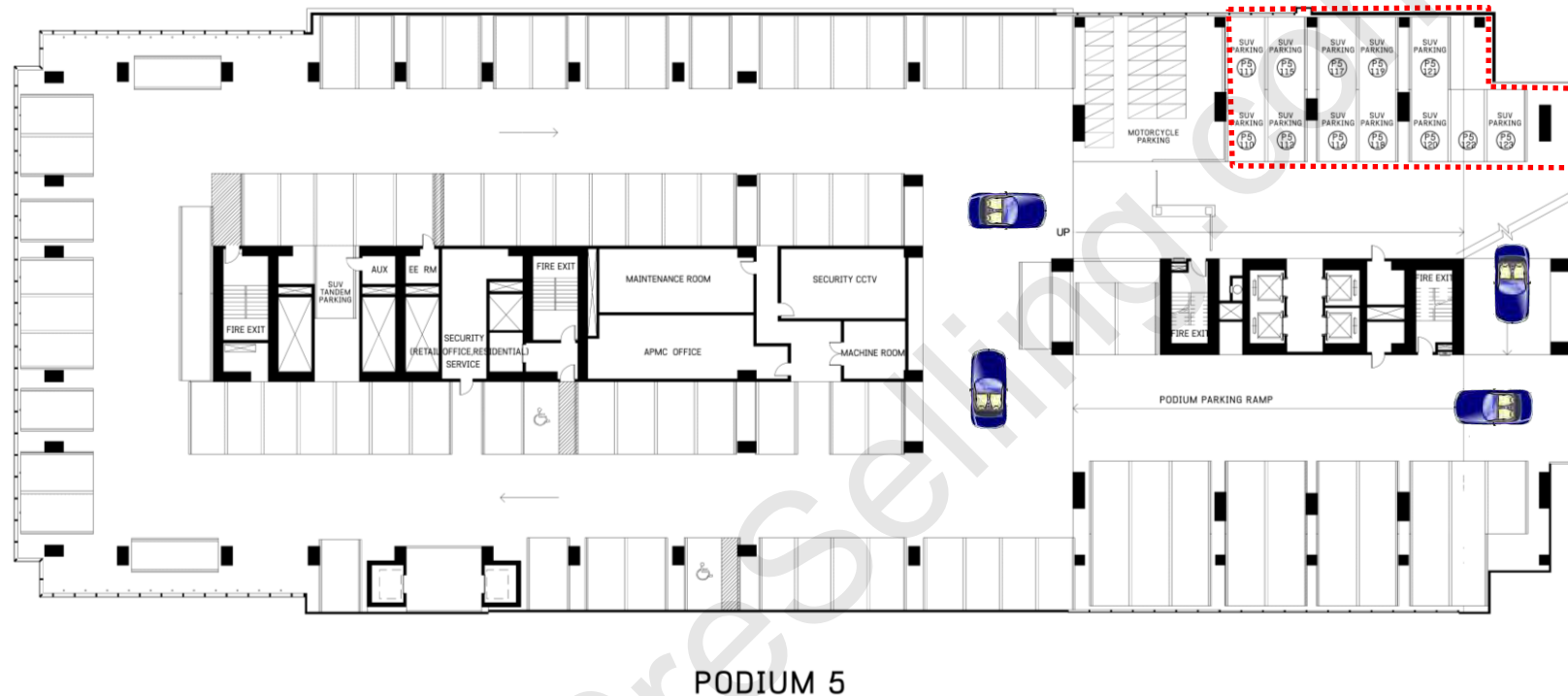
**Typical Height Clearance** : 2.4 meters

**Parking Types** : Regular, tandem and parallel parking slots

**On-ramp Parking Slope** : 5%

# PODIUM PARKING – Podium 5

www.PreSelling.com.ph



- Allocated for **office and residential** parking
- Total residential parking slots in Podium 5 is **12 slots**
- RFID & boom gate will be installed to separate parking slots allocated for residential units
- On-ramp parking with **5% slope**

www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

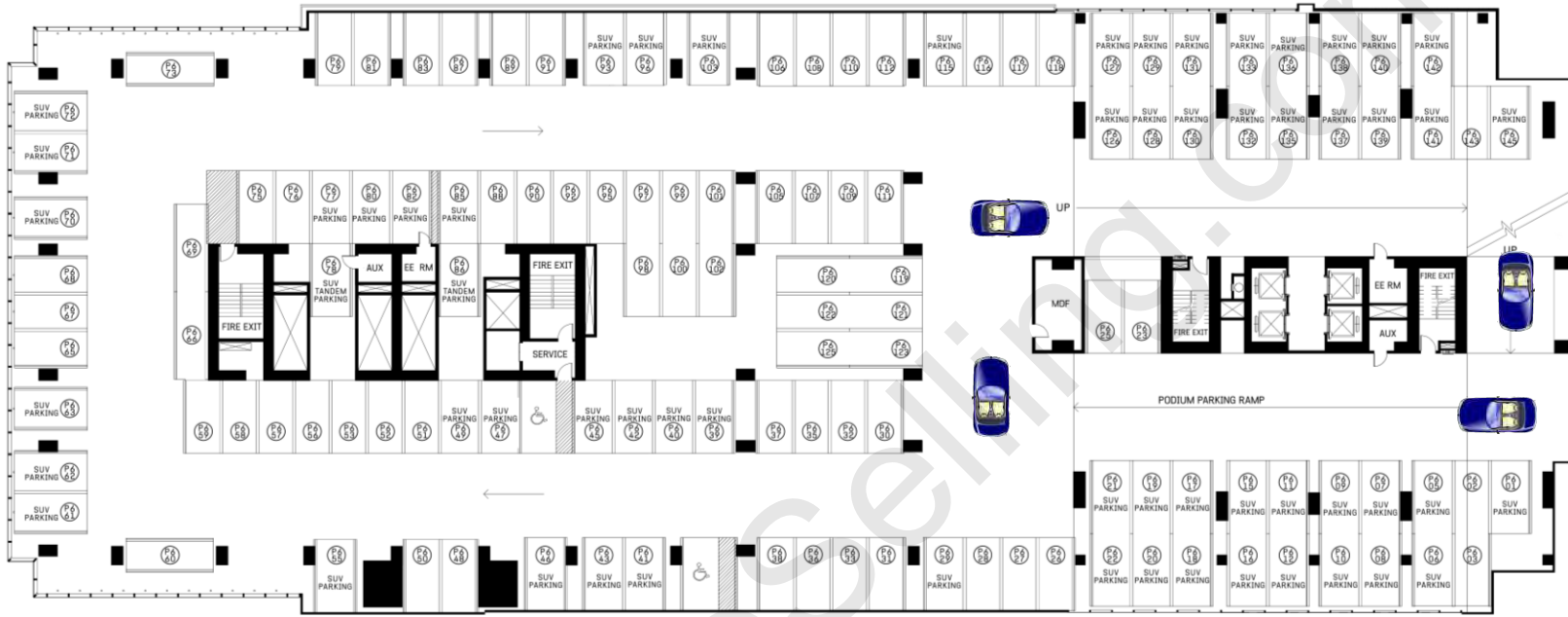
ALVEO

Alveo Land Company

**\*For Internal Training Purposes Only**

# PODIUM PARKING – Podium 6

www.PreSelling.com.ph



PODIUM 6

- Allocated for **residential** parking only
- Total residential parking slots in Podium 6 is **128 slots**
- RFID & boom gate to separate parking slots allocated for residential units installed in P5
- On-ramp parking with **5% slope**

www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

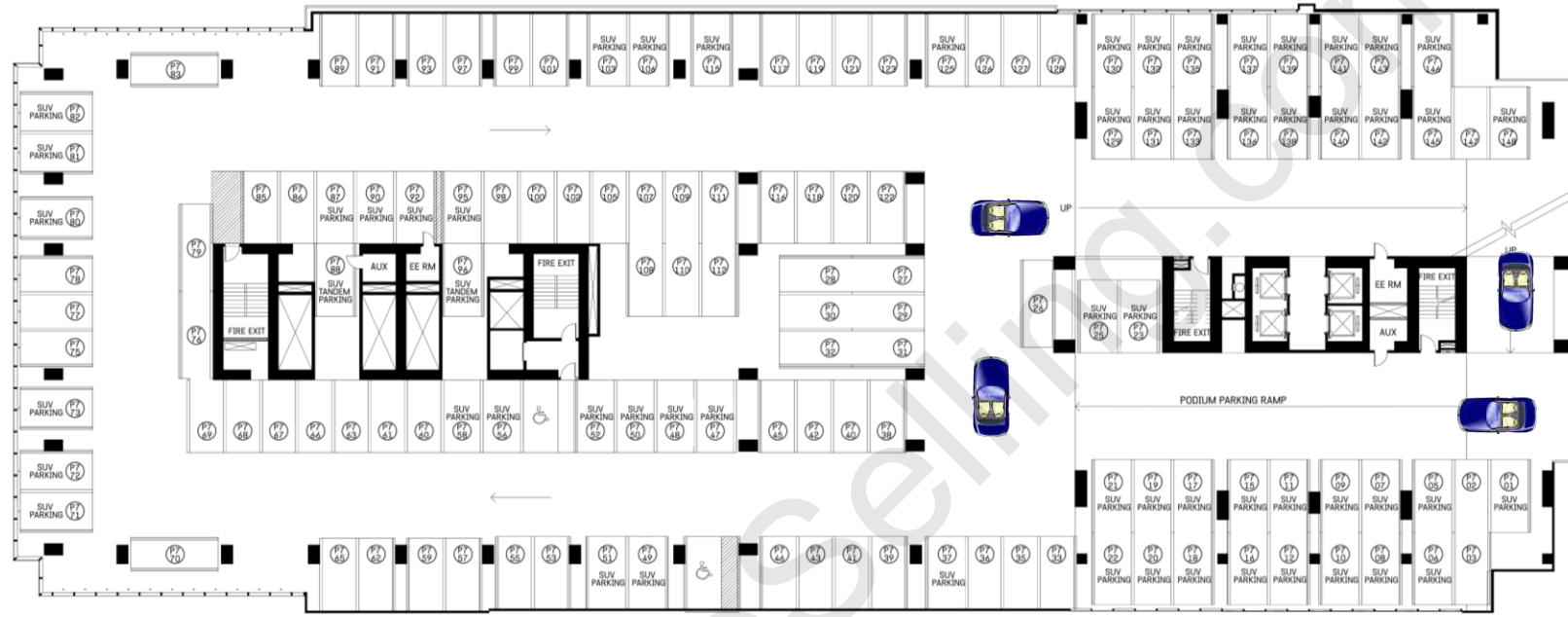
ALVEO

Alveo Land Company

**\*For Internal Training Purposes Only**

# PODIUM PARKING – Podium 7

www.PreSelling.com.ph



PODIUM 7

- Allocated for **residential** parking only
- Total residential parking slots in Podium 7 is **131 slots**
- RFID & boom gate to separate parking slots allocated for residential units installed in P5
- On-ramp parking with **5% slope**

www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

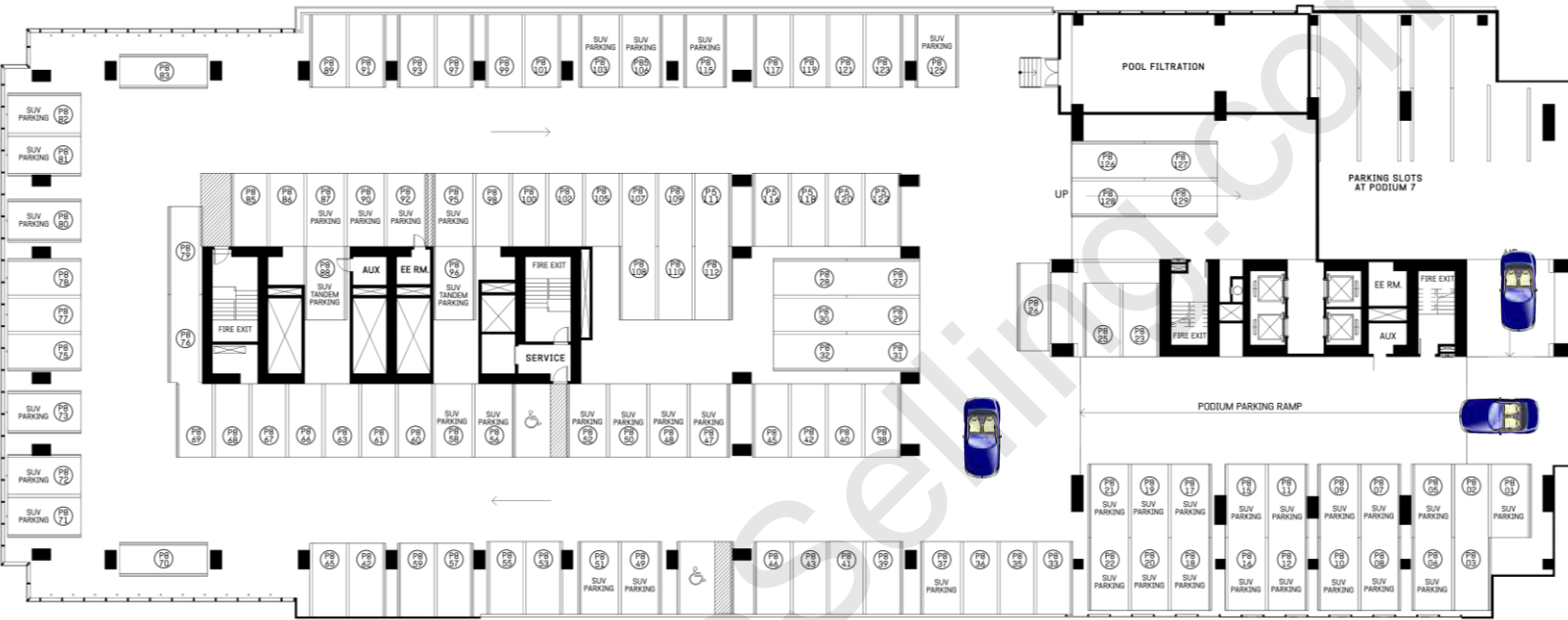
ALVEO

avaland company

**\*For Internal Training Purposes Only**

# PODIUM PARKING – Podium 8

www.PreSelling.com.ph



PODIUM 8

- Allocated for **residential** parking only
- Total residential parking slots in Podium 8 is **114 slots**
- RFID & boom gate to separate parking slots allocated for residential units installed in P5
- On-ramp parking with **5% slope**

www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

ALVEO

AlveoLand company

**\*For Internal Training Purposes Only**

# RESIDENTIAL AMENITIES

Over 1,000 sqm of amenities located at the 9<sup>th</sup> floor of The Gentry Residences to complement a distinguished lifestyle



- 1. 20m lap pool
- 2. Kiddie pool
- 3. Outdoor shower
- 4. Kids' play area
- 5. Male/female shower and changing rooms
- 6. Function rooms with spill over deck (approx. 195 sqm)



**\*For Internal Training Purposes Only**



# RESIDENTIAL FLOORS

**No. of Residential Floors:** 36 floors

**Residential Floor Numbering:**

Starting from 9<sup>th</sup> to 49<sup>th</sup> floor (except 13<sup>th</sup>, 14<sup>th</sup>, 24<sup>th</sup>, 34<sup>th</sup> and 44<sup>th</sup> floors)

Zoning	No. of Floors	Floors	Units/Floor
Amenity	1	9F	2 units
Low Zone	19	10 <sup>th</sup> – 31 <sup>st</sup>	9 units
High Zone	13	32 <sup>nd</sup> – 46 <sup>th</sup>	8 units
Executive	2	47 <sup>th</sup> – 48 <sup>th</sup>	4 units
Penthouse	1	49 <sup>th</sup>	4 units
<b>Total</b>	<b>36</b>		

**Hallway Width:** 1.5 meters



# AMENITY ZONE

## 9<sup>TH</sup> FLOOR

Valero St.



3 BEDROOM UNIT

www.PreSelling.com.ph

info@preselling.com.ph

Unit Type	Units/ Floor		Size Range (sqm)
	Physical	Mktg	
Studio	-	-	-
1BR	-	-	-
3BR	2	2	204-224
Regular 3BR	2	2	204-224
Investor Suites	-	-	-
Investor Suites (2BR+S)	-	-	-
2-Bedroom	-	-	-
Studio	-	-	-
<b>Total</b>	<b>4</b>	<b>4</b>	

**Floor-to-Ceiling Heights**

**Amenity Zone**

Living/Dining/ Bedroom  
Kitchen/Utility/ Maid's Room

At least 3.0m  
At least 2.7m

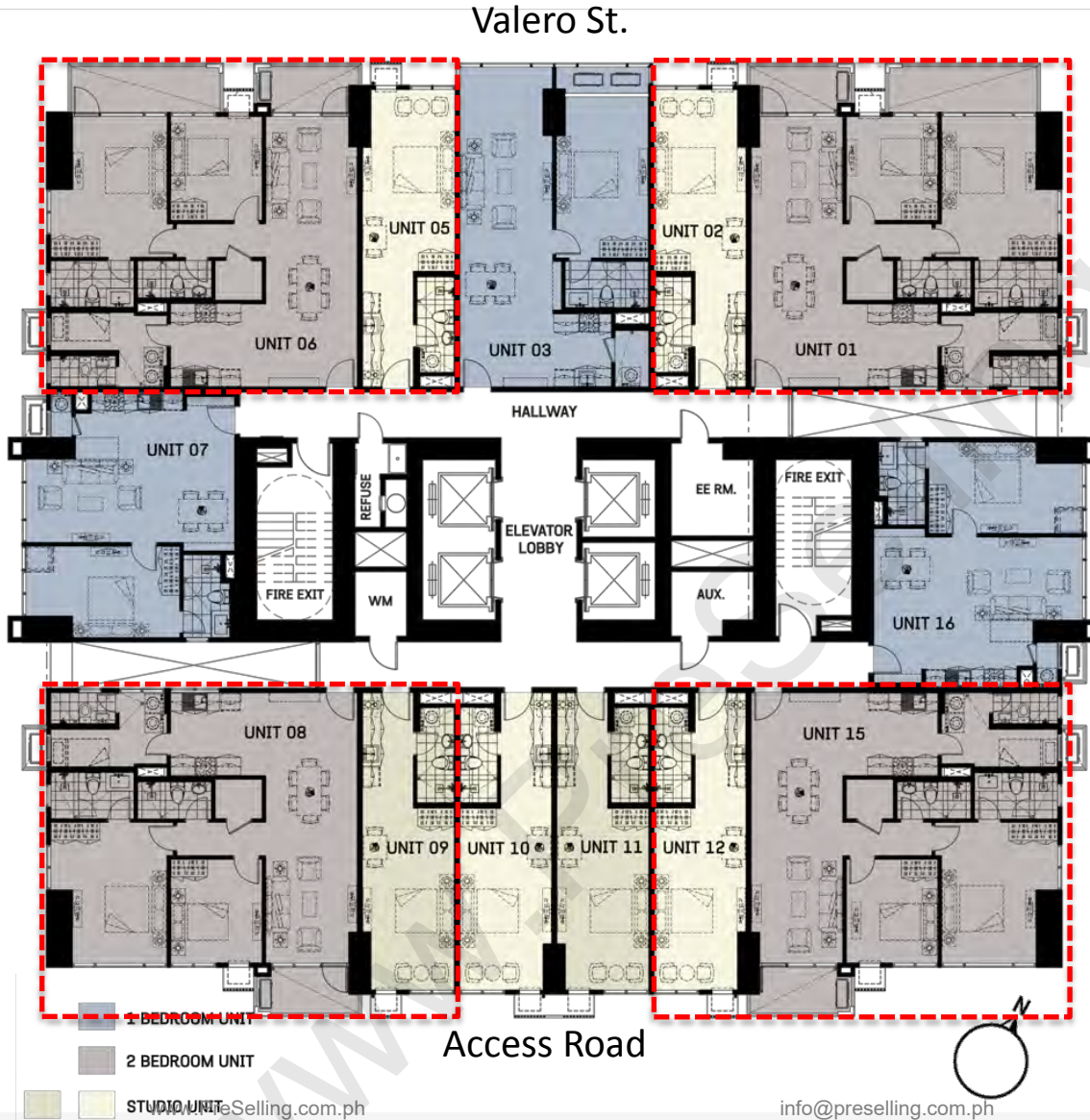
**Hallway Width: 1.5m**

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**

# LOW ZONE

## 10<sup>TH</sup> FLOOR



Unit Type	Units/ Floor		Size Range (sqm)
	Physical	Mktg	
Studio	2	2	30
1BR	3	3	54-65
3BR	4	4	125
Regular 3BR	-	-	-
Investor Suites	-	-	-
Investor Suites (2BR+S)	4	4	125
2-Bedroom	4	4	95
Studio	4	4	30
<b>Total</b>	<b>13</b>	<b>9</b>	

Floor-to-Ceiling Heights	Amenity Zone
Living/Dining/ Bedroom	At least 2.7m
Kitchen/Utility/ Maid's Room	At least 2.4m

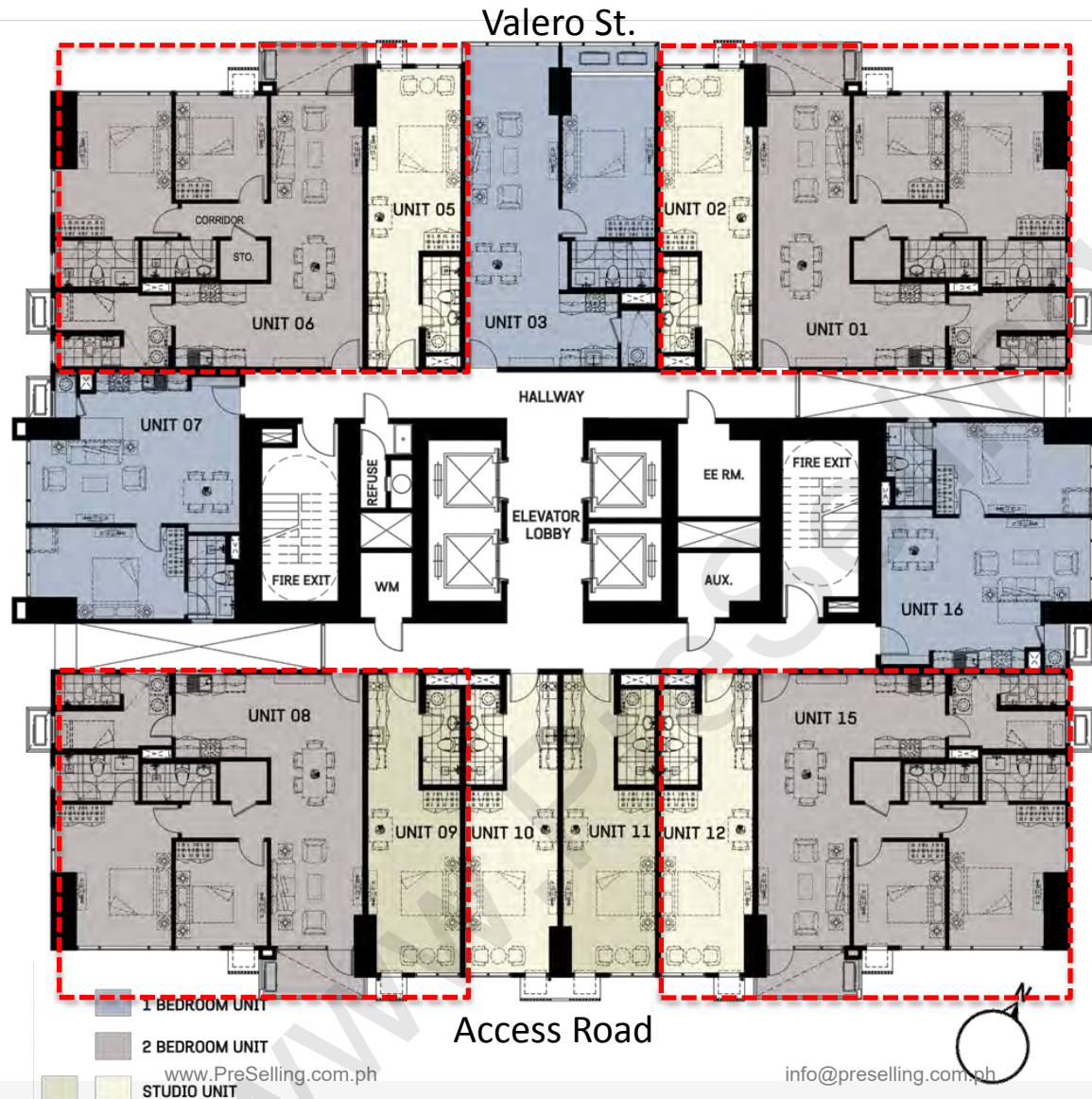
Hallway Width 1.5m

QUARTER NUMBER: +63 999 883 4593  
(GLOBE): +63 917 703 7707

\*For Internal Training Purposes Only

# LOW ZONE

## 11<sup>TH</sup> – 31<sup>ST</sup> FLOOR



Unit Type	Units/ Floor		Size Range (sqm)
	Physical	Mktg	
Studio	2	2	30
1BR	3	3	54-65
3BR	4	4	125
Regular 3BR	-	-	-
Investor Suites	-	-	-
Investor Suites (2BR+S)	4	4	125
2-Bedroom	4	4	95
Studio	4	4	30
<b>Total</b>	<b>13</b>	<b>9</b>	

Floor-to-Ceiling Heights	Amenity Zone
Living/Dining/ Bedroom	At least 2.7m
Kitchen/Utility/ Maid's Room	At least 2.4m

Hallway Width 1.5m

(SMARTNUMBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

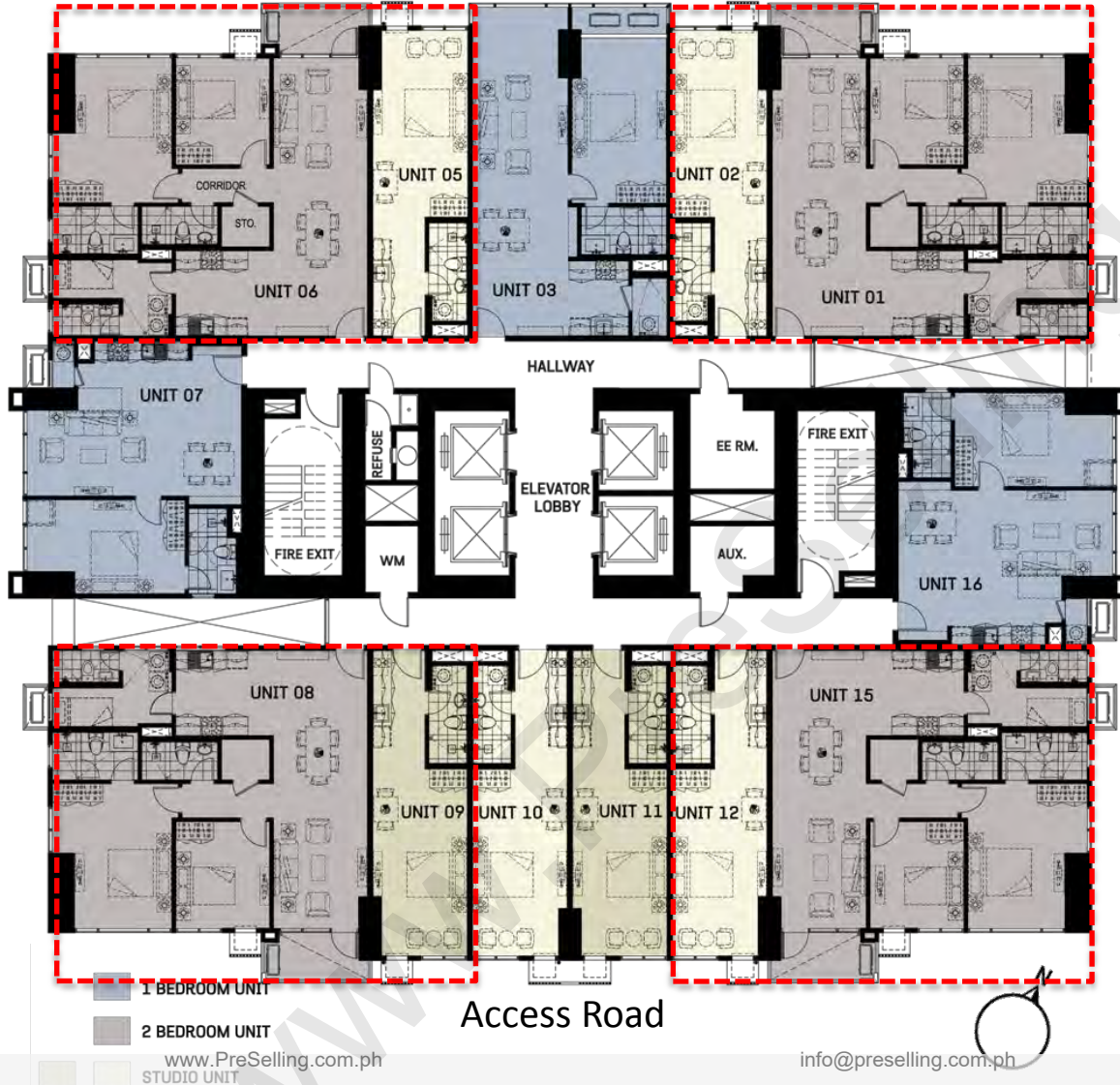
\*For Internal Training Purposes Only

# LOW ZONE

www.PreSelling.com.ph

## 11<sup>TH</sup> – 31<sup>ST</sup> FLOOR

Valero St.



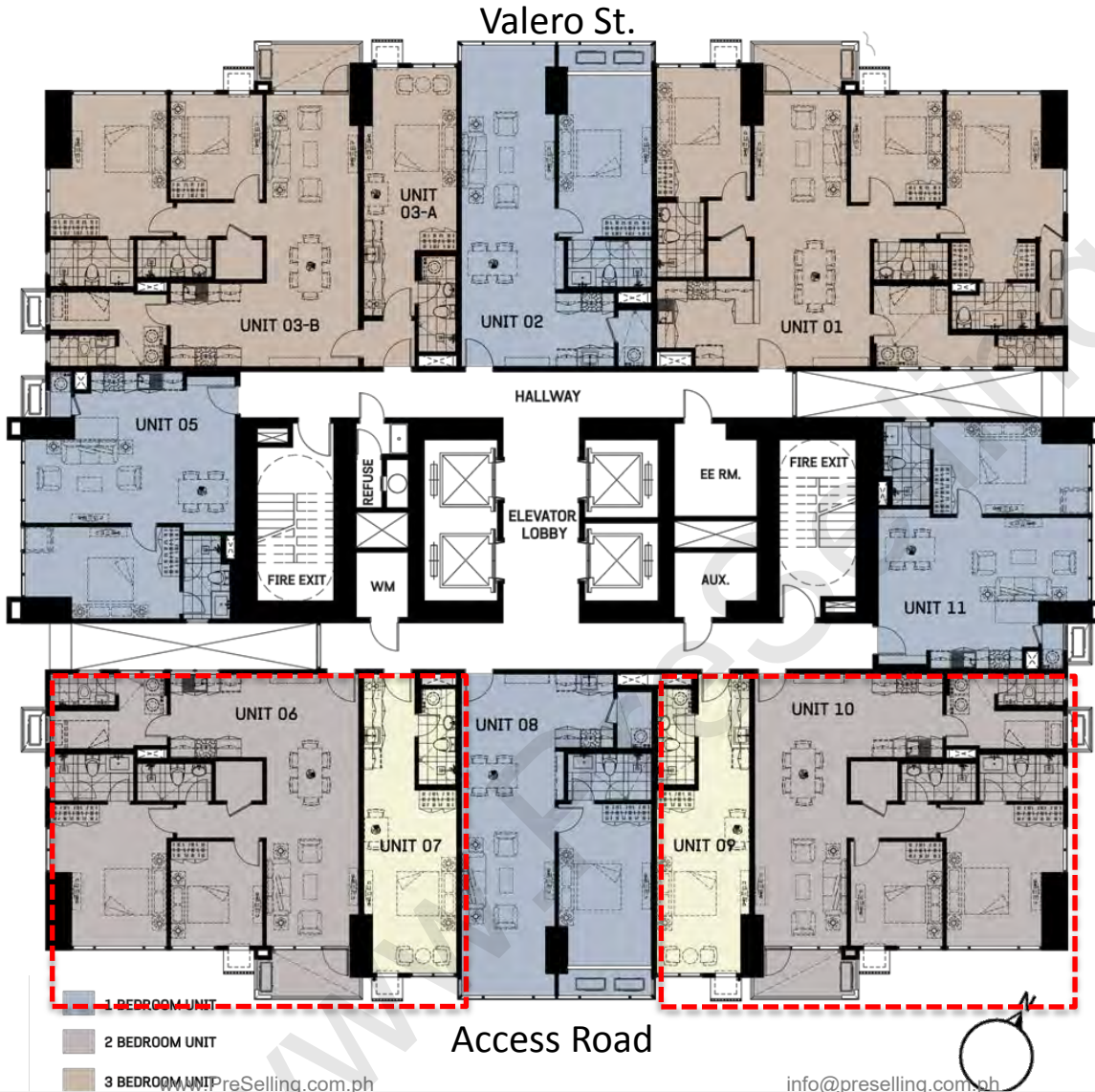
- 2BR and STU units required to be purchased together
- Applicable to the following units:
  - x01 & x02
  - x05 & x06
  - x08 & x09
  - x12 & x15

(SMART/VIBER) +63 999 883 4593

**\*For Internal Training Purposes Only**

# HIGH ZONE

32<sup>ND</sup> – 46<sup>TH</sup> FLOOR



Unit Type	Units/ Floor		Size Range (sqm)
	Physical	Mktg	
Studio	-	-	-
1BR	4	4	54-65
3BR	4	4	125
Regular 3BR	1	1	124-149
Investor Suites	1	1	125
Investor Suites (2BR+S)	2	2	125
2-Bedroom	2	2	95
Studio	2	2	30
<b>Total</b>	<b>10</b>	<b>8</b>	

Floor-to-Ceiling Heights	High Zone
Living/Dining/ Bedroom	At least 2.7m
Kitchen/Utility/ Maid's Room	At least 2.4m

info@preselling.com.ph

Hallway Width (GLOBE) +63 917 703 7707

(GLOBE) +63 999 883 4593

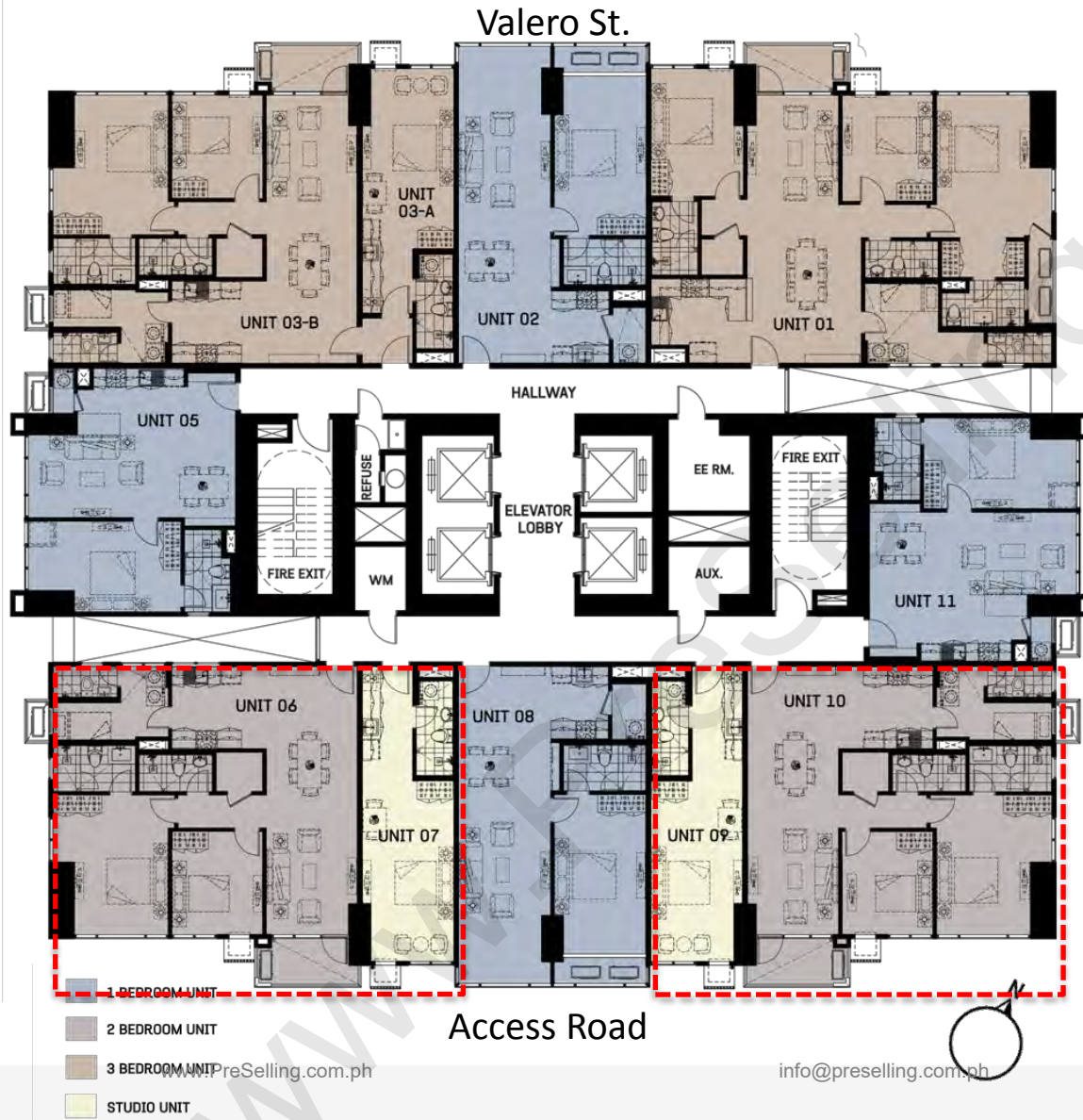
(GLOBE) +63 917 703 7707

\*For Internal Training Purposes Only

# HIGH ZONE

www.PreSelling.com.ph

## 32<sup>ND</sup> – 46<sup>TH</sup> FLOOR



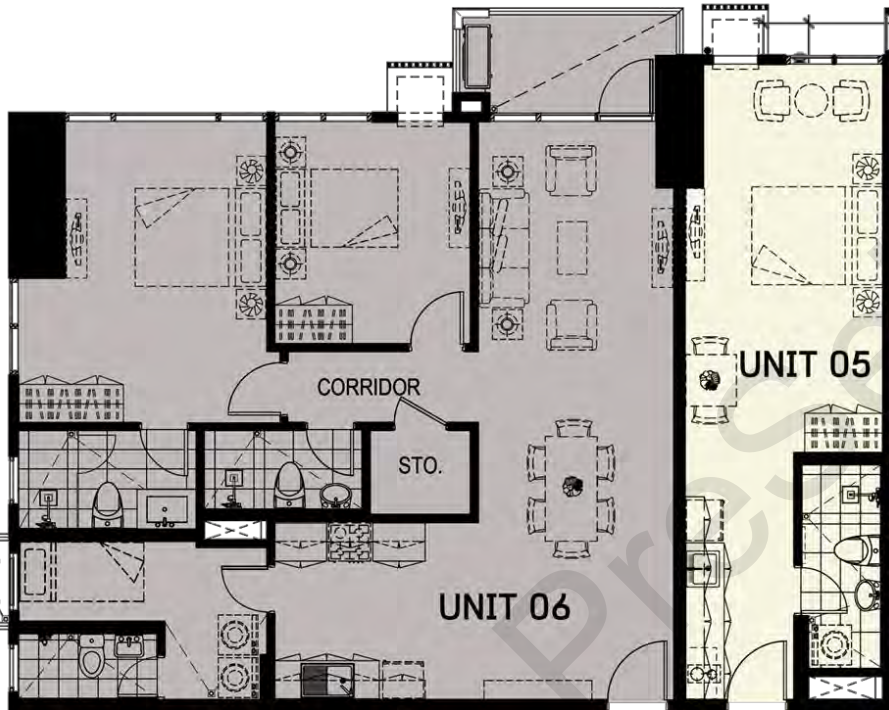
- 2BR and STU units required to be purchased together
- Applicable to the following units:
  - x06 & x07
  - x09 & x10

(SMART/VIBER) +63 999 883 4593

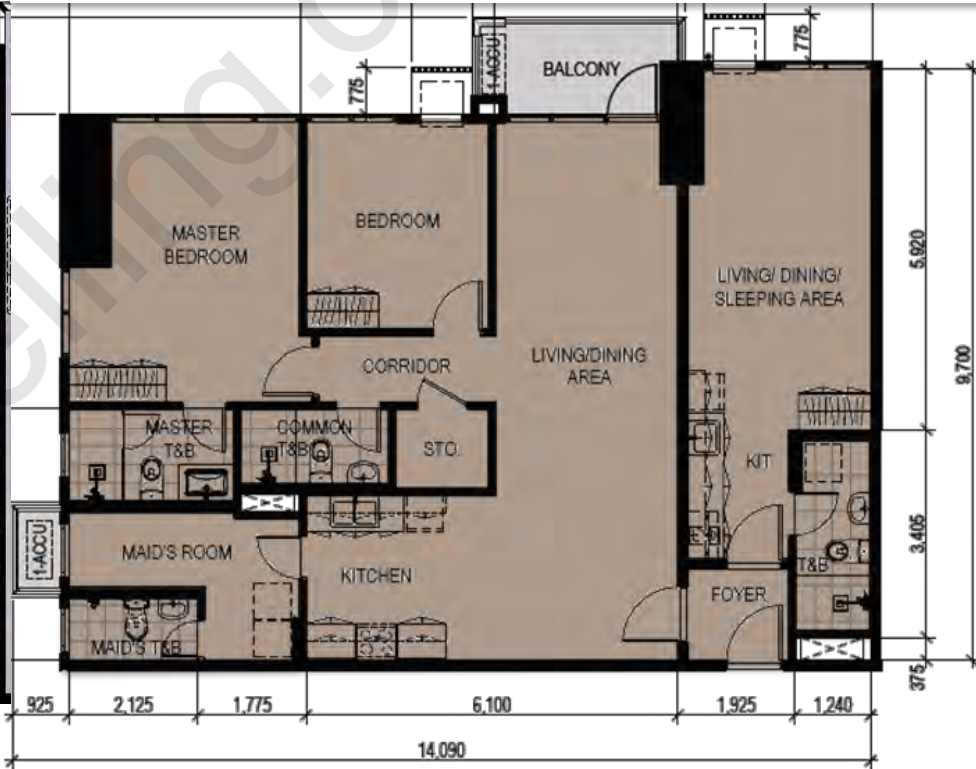
**\*For Internal Training Purposes Only**

# INVESTOR SUITES

## LOW ZONE x05 & x06



## HIGH ZONE x03

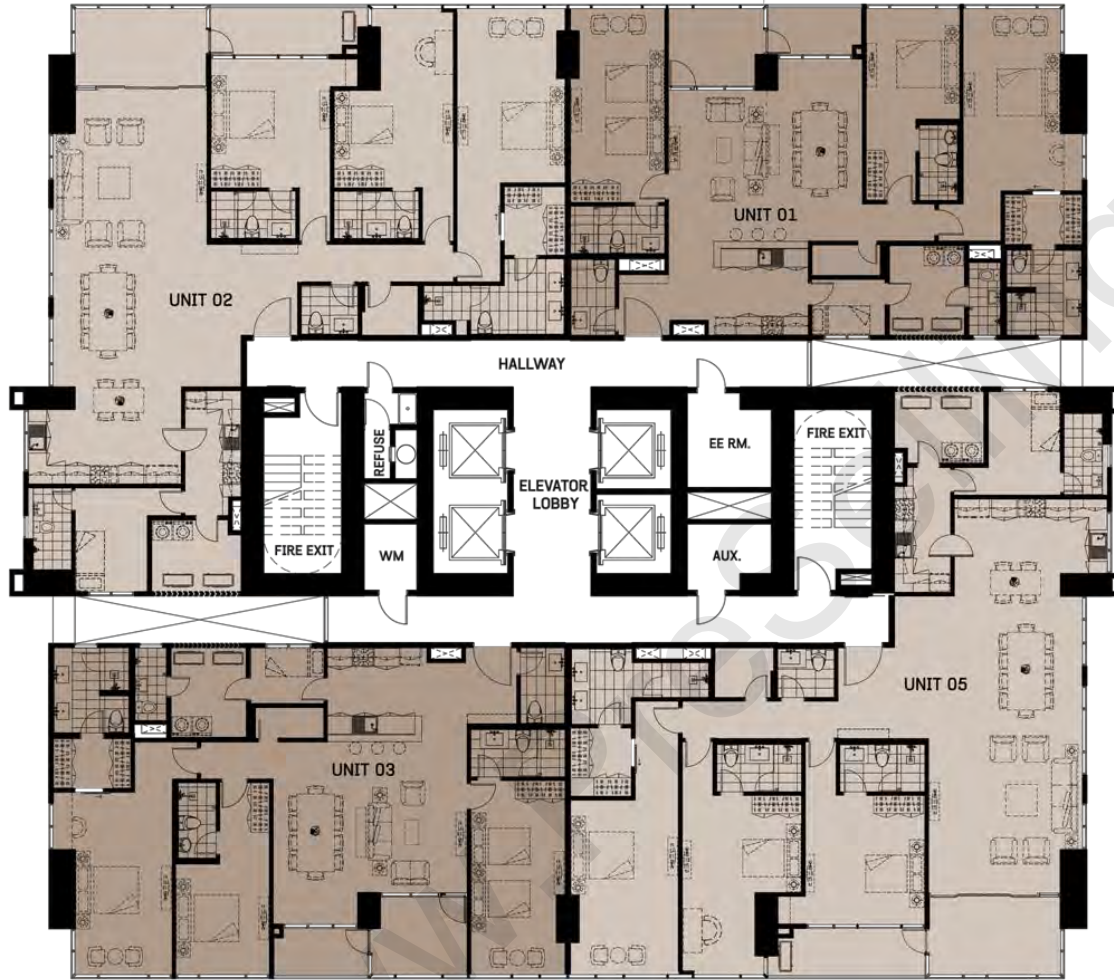


# EXECUTIVE ZONE

www.PreSelling.com.ph

## 47<sup>TH</sup> – 48<sup>TH</sup> FLOOR

Valero St.



3 BEDROOM UNIT

Access Road

www.PreSelling.com.ph

info@preselling.com.ph



Unit Type	Units/ Floor		Size Range (sqm)
	Physical	Mktg	
Studio	-	-	-
1BR	-	-	-
3BR	4	4	168-222
Regular 3BR	4	4	168-222
Investor Suites	-	-	-
Investor Suites (2BR+S)	-	-	-
2-Bedroom	-	-	-
Studio	-	-	-
<b>Total</b>	<b>4</b>	<b>4</b>	

Floor-to-Ceiling Heights	Executive Zone
Living/Dining/ Bedroom	At least 3.3m
Kitchen/Utility/ Maid's Room	At least 2.7m

Hallway Width 1.5m (SMART/IBER) +63-999 883 4593 (GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**

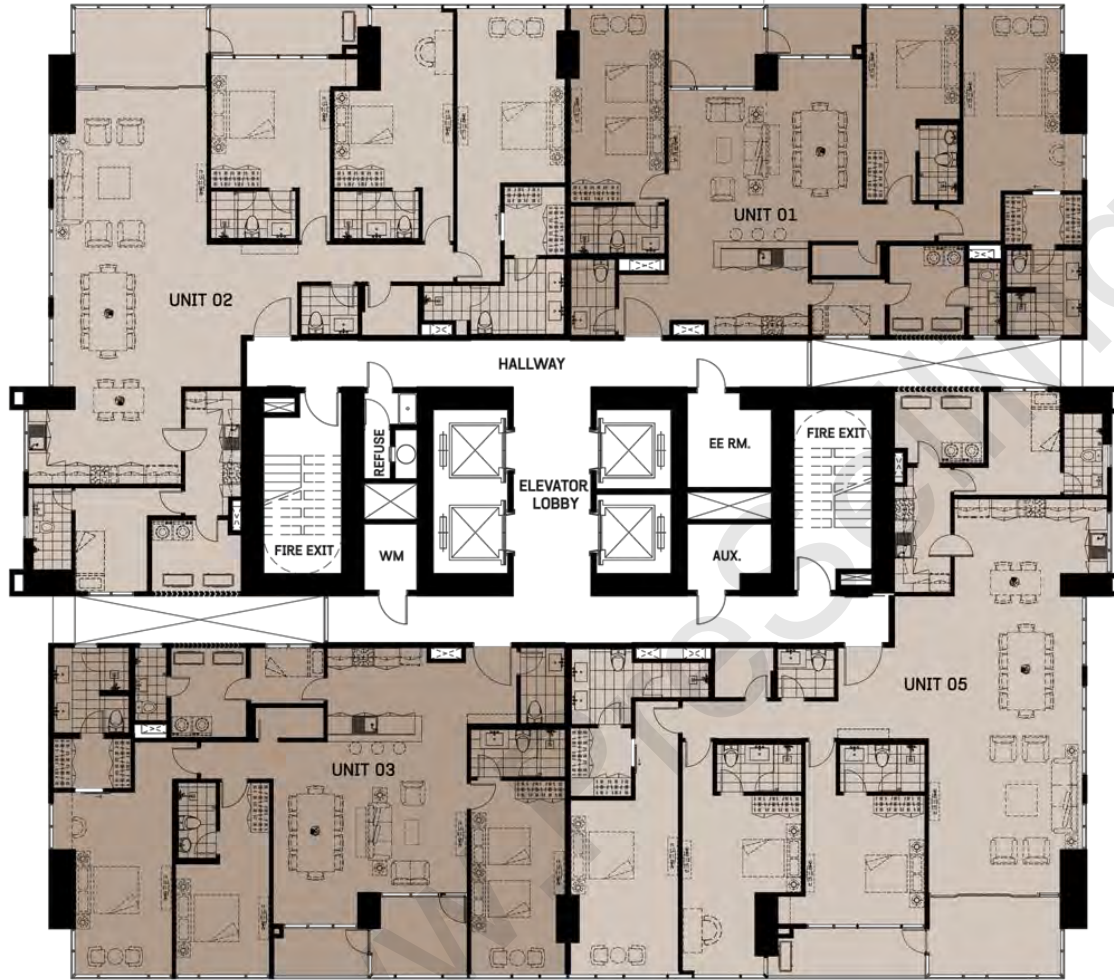


# PENTHOUSE

www.PreSelling.com.ph

## 49<sup>TH</sup> FLOOR

Valero St.



3 BEDROOM UNIT

Access Road



www.PreSelling.com.ph

info@preselling.com.ph

Unit Type	Units/ Floor		Size Range (sqm)
	Physical	Mktg	
Studio	-	-	-
1BR	-	-	-
3BR	4	4	168-222
Regular 3BR	4	4	168-222
Investor Suites	-	-	-
Investor Suites (2BR+S)	-	-	-
2-Bedroom	-	-	-
Studio	-	-	-
<b>Total</b>	<b>4</b>	<b>4</b>	

Floor-to-Ceiling Heights

Executive Zone

Living/Dining/ Bedroom

At least 3.3m

Kitchen/Utility/ Maid's Room

At least 2.7m

Hallway Width 1.5m

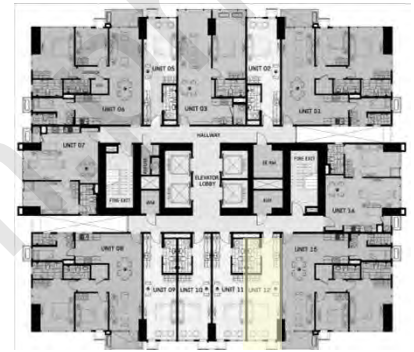
(SMART/IBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**

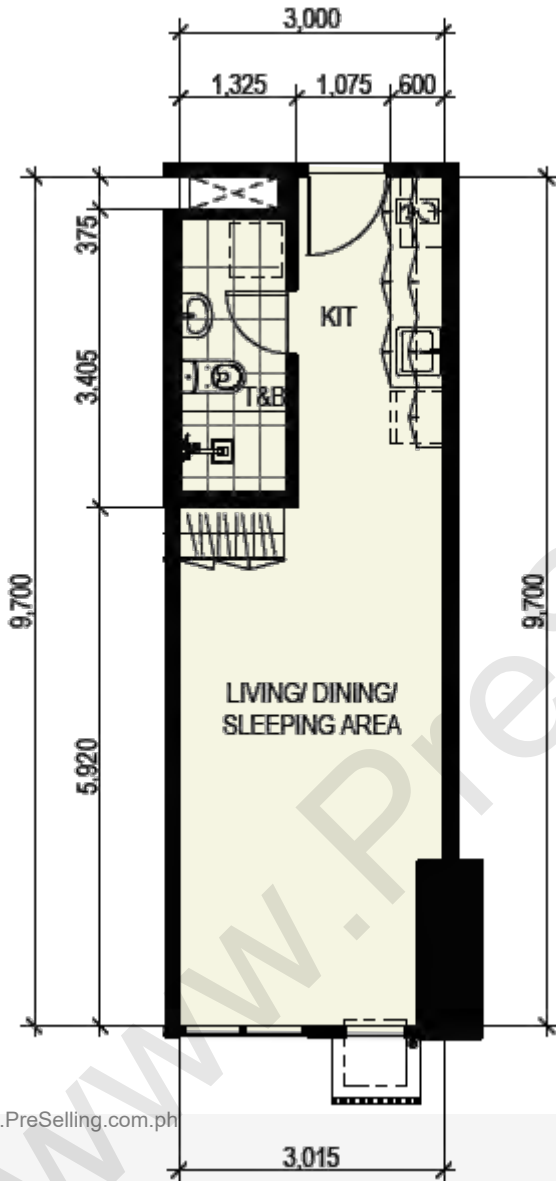
# STUDIO UNIT PLAN

www.PreSelling.com.ph

## LOW ZONE x12



Low Zone Key Plan

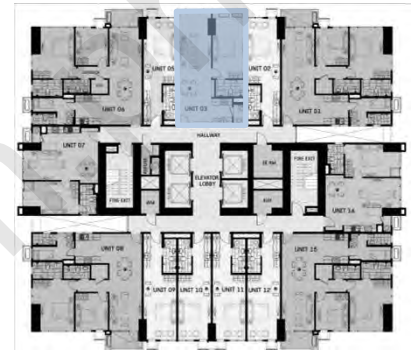


	Area
Living/Dining/Sleeping Area	19 sqm
Kitchen	7 sqm
T&B	3 sqm
Laundry	1 sqm
<b>Total Area</b>	<b>30 sqm</b>

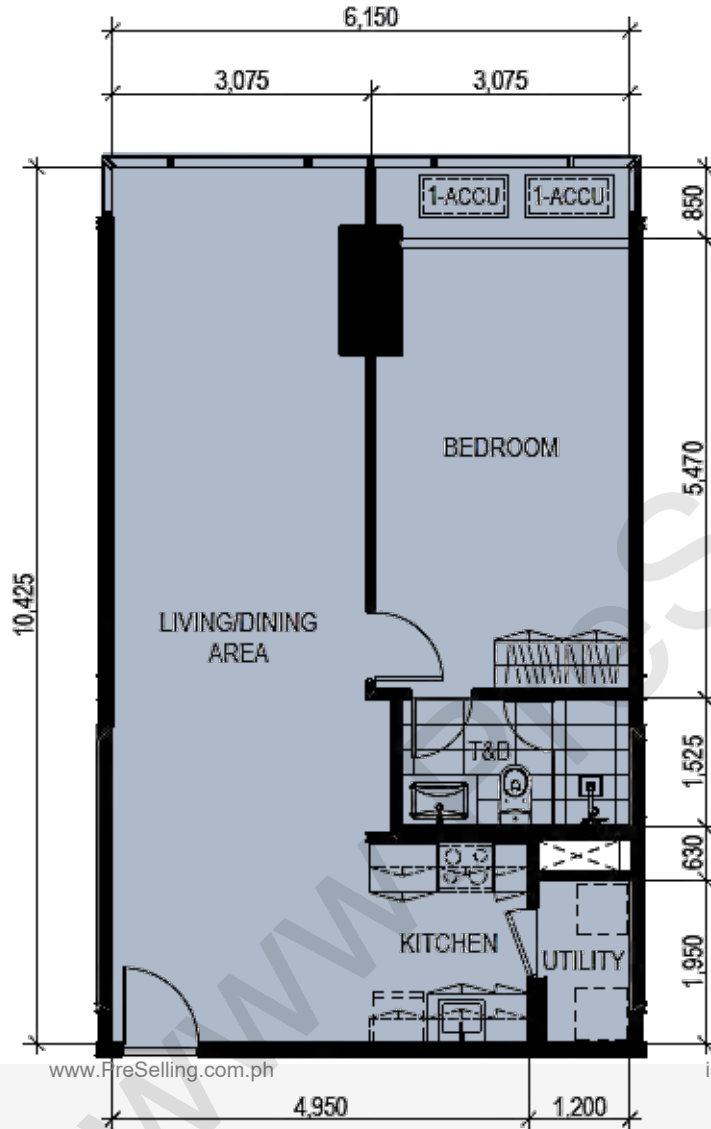
\*Approximate sizes only

# 1BR (TYPE 1) UNIT PLAN

LOW ZONE x03



Low Zone Key Plan

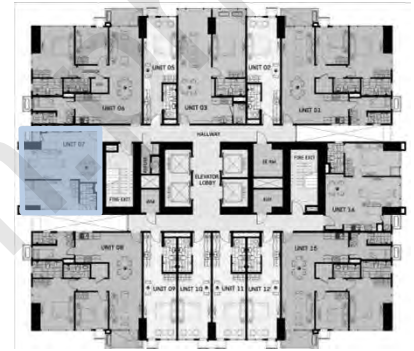


	Area
Living/Dining	33 sqm
Kitchen	5 sqm
Utility room	3 sqm
Master Bedroom	19 sqm
Master T&B	5 sqm
<b>Total area</b>	<b>65 sqm</b>

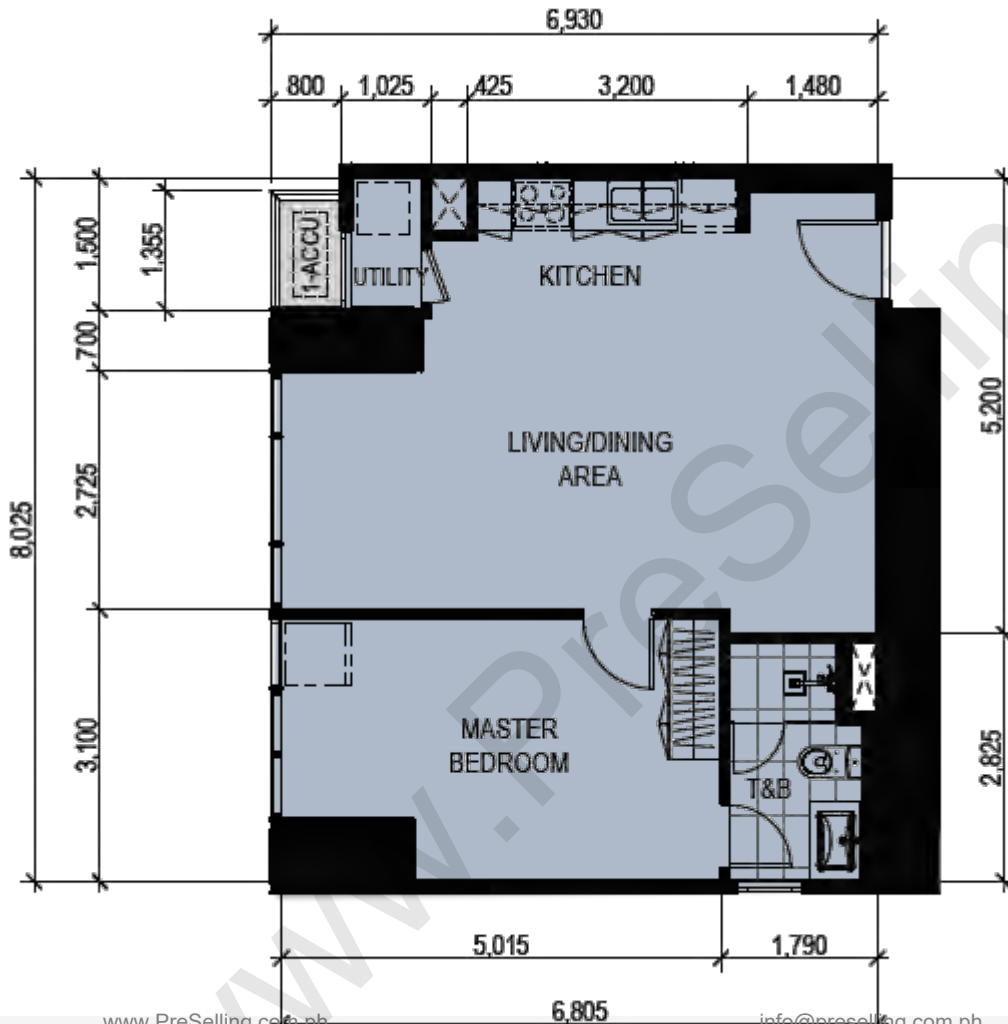
\*Approximate sizes only

# 1BR (TYPE 2) UNIT PLAN

LOW ZONE x07



Low Zone Key Plan



	Area
Living/Dining	26 sqm
Kitchen	5 sqm
Utility room	2 sqm
Master Bedroom	15 sqm
Master T&B	5 sqm
AC ledge	1 sqm
<b>Total area</b>	<b>54 sqm</b>

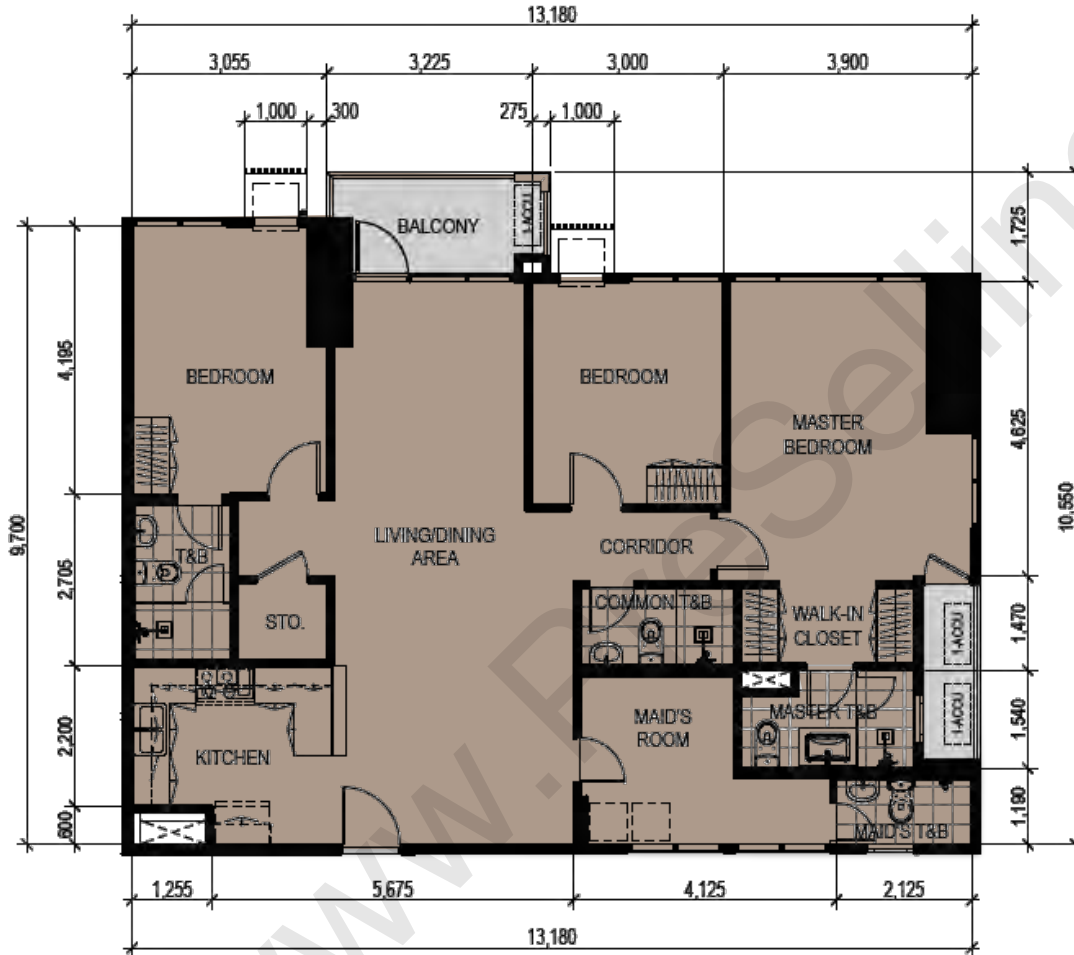
\*Approximate sizes only

# 3BR (TYPE 1) UNIT PLAN

HIGH ZONE x01



High Zone Key Plan



	Area
Living/Dining	36 sqm
Kitchen	9 sqm
Maid's Room/Utility	9 sqm
Maid's Toilet	3 sqm
Storage	2 sqm
Master Bedroom w/ AC ledge)	24 sqm
Master T&B	4 sqm
Bedroom-1	13 sqm
Bedroom-1 T&B	4 sqm
Bedroom-2	11 sqm
Common T&B	4 sqm
Balcony	5 sqm
<b>Total area</b>	<b>124 sqm</b>

www.PreSelling.com.ph

info@preselling.com.ph

(SMART/VIBER) +63 999 883 4593

(GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**

**\*Approximate sizes only**

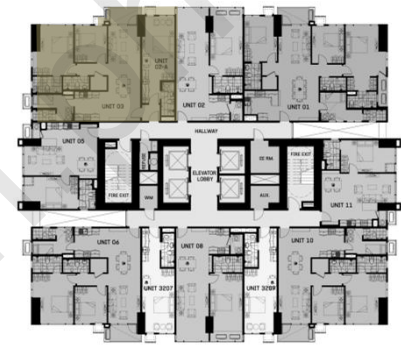
# INVESTOR SUITES

## HIGH ZONE x03

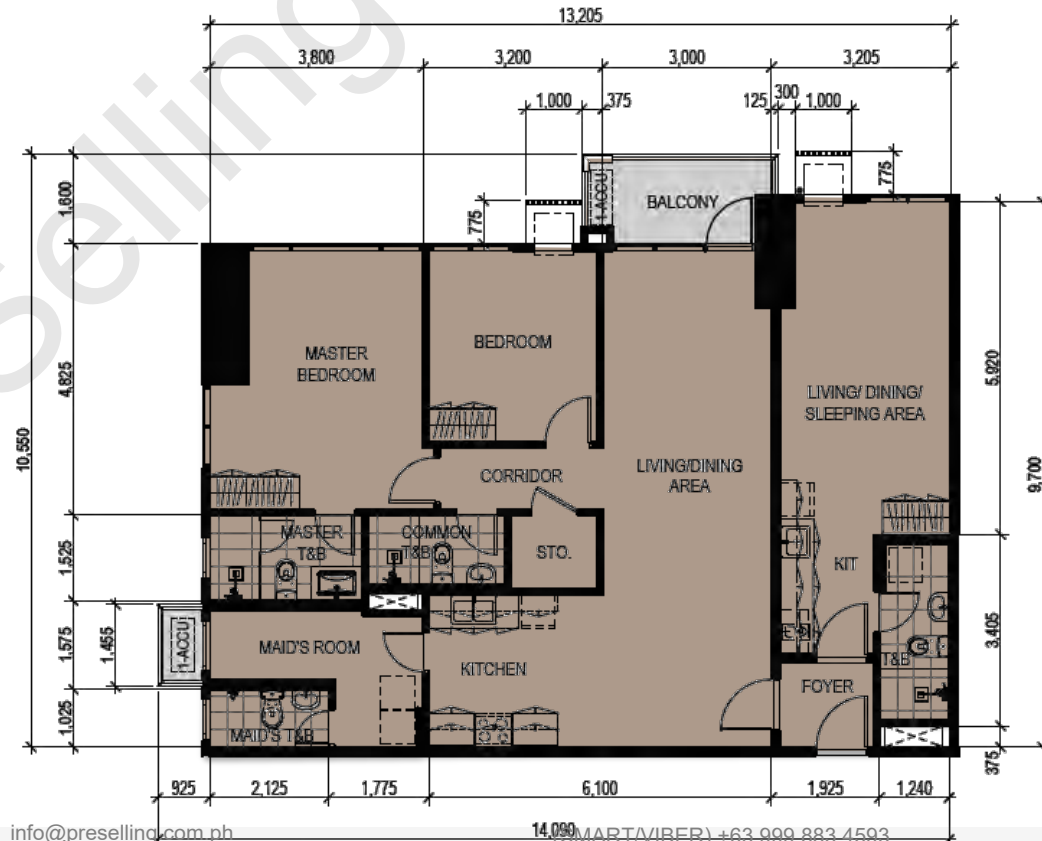
- Special 3BR units (2BR + Studio)
- Built with a foyer to separate the two (2) inner units
- Located at High Zone (32<sup>nd</sup> to 46<sup>th</sup> floor only)
- Considered as one (1) unit
- 1 unit = 1 CCT = 1 owner

### IDEAL FOR INVESTORS

- Opportunity to generate income from purchased units
  - Leasing out of one (1) or both inner unit(s) to third parties is allowed\*
- \*Applicable to investor suites only

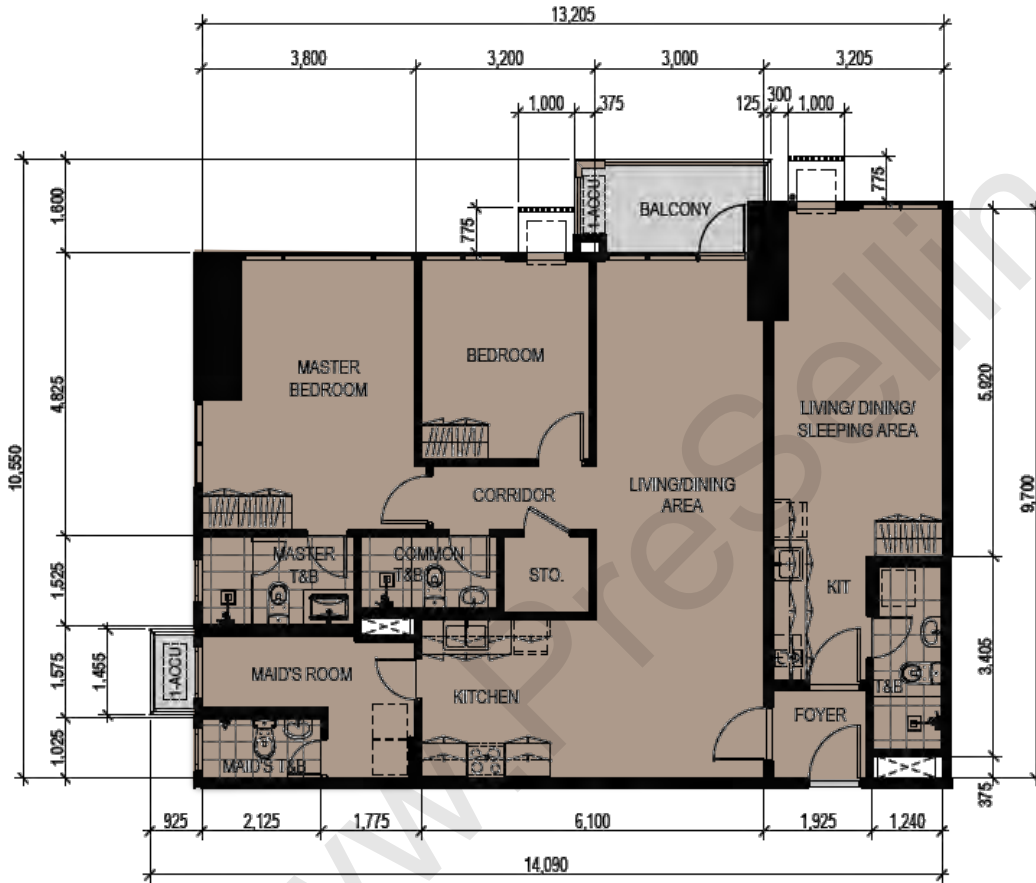


High Zone Key Plan



# INVESTOR SUITES UNIT PLAN

## HIGH ZONE x03



	Area
Unit A (2BR)	95 sqm
Living/Dining	31 sqm
Kitchen	9 sqm
Maid's Room/Utility	7 sqm
Maid's Toilet	3 sqm
Storage	2 sqm
Master Bedroom	17 sqm
Master T&B	5 sqm
Bedroom-1	11 sqm
Common T&B	4 sqm
Balcony	5 sqm
AC Ledge	1 sqm
Unit B (STU)	27 sqm
Living/Dining/ Sleeping Area	17 sqm
Kitchen	6 sqm
T&B	3 sqm
Laundry	1 sqm
Foyer	3 sqm
<b>Total area</b>	<b>125 sqm</b>

# UNIT FINISHES

www.PreSelling.com.ph

Area	Studio	1-Bedroom	2-Bedroom	3-Bedroom
<b>Living/Dining</b>				
Floor	600x600mm Homogenous Tiles	600x600mm Homogenous Tiles	600x600mm Homogenous Tiles	600x600mm Homogenous Tiles
Interior Wall	Plastered cement painted finish	Plastered cement painted finish	Plastered cement painted finish	Plastered cement painted finish
Ceiling	Concrete painted finish	Concrete painted finish	Concrete painted finish	Concrete painted finish
<b>Bedroom/ Sleeping Area</b>				
Floor	600x600mm Homogenous Tiles	Laminated wood	Laminated wood	Laminated wood
Interior Wall	Plastered cement painted finish	Plastered cement painted finish	Plastered cement painted finish	Plastered cement painted finish
Ceiling	Concrete painted finish	Concrete painted finish	Concrete painted finish	Concrete painted finish
<b>Kitchen</b>				
Floor	600x600mm Homogenous Tiles	600x600mm Homogenous Tiles	600x600mm Homogenous Tiles	600x600mm Homogenous Tiles
Interior Wall	Plastered cement painted finish	Plastered cement painted finish	Plastered cement painted finish	Plastered cement painted finish
Ceiling	Gypsum painted finish	Gypsum painted finish	Gypsum painted finish	Gypsum painted finish

www.PreSelling.com.ph

info@preselling.com.ph

(SMARTA/IBEP) +63 999 883 4593

**\*For Internal Training Purposes Only**

**ALVEO**

Available company



# UNIT FINISHES

www.PreSelling.com.ph

Area	Studio	1-Bedroom	2-Bedroom	3-Bedroom
<b>T&amp;B</b>				
Floor	300x600mm Homogenous Tiles	300x600mm Homogenous Tiles	300x600mm Homogenous Tiles	300x600mm Homogenous Tiles
Interior Wall	300x600mm Wall Tiles (full height)	300x600mm Wall Tiles (full height)	300x600mm Wall Tiles (full height)	300x600mm Wall Tiles (full height)
Ceiling	Gypsum painted finish	Gypsum painted finish	Gypsum painted finish	Gypsum painted finish
<b>Utility/ Maid's Room</b>				
Floor	N/A	300x300mm Ceramic Tiles	300x300mm Ceramic Tiles	300x300mm Ceramic Tiles
Interior Wall	N/A	Plastered cement painted finish	Plastered cement painted finish	Plastered cement painted finish
Ceiling	N/A	Concrete painted finish	Concrete painted finish	Concrete painted finish
<b>Maid's T&amp;B</b>				
Floor	N/A	N/A	300x300mm Ceramic Tiles	300x300mm Ceramic Tiles
Interior Wall	N/A	N/A	300x300mm Wall Tiles (1.8 m height)	300x300mm Wall Tiles (1.8m height)
Ceiling	N/A	N/A	Concrete painted finish	Concrete painted finish

www.PreSelling.com.ph

info@preselling.com.ph

(SMARTA/BER) +63 999 883 4593

**\*For Internal Training Purposes Only**

**ALVEO**

Real Estate Company

# UNIT FINISHES

www.PreSelling.com.ph

Area	Studio	1-Bedroom	2-Bedroom	3-Bedroom
<b>Balcony</b>				
Floor	N/A	300x300mm Non-slip Tiles	300x300mm Non-slip Tiles	300x300mm Non-slip Tiles
Interior Wall	N/A	Painted finish with 1.20m high railing	Painted finish with 1.20m high railing	Painted finish with 1.20m high railing
<b>ACCU Ledge</b>				
Floor	N/A	N/A	Cement finish	Cement finish
Interior Wall	N/A	N/A	Painted finish with 1.20m high railing	Painted finish with 1.20m high railing



# BUILDING DETAILS

**No. of Elevators:** 4 elevators

- Passenger – 3 elevators
- Passenger/service – 1 elevator

**No. of Fire Exits:** 2 per floor

**Building Features:**

- 40% glass ratio
- Interior Lobby
- Mail room
- Standby generators for common areas
- Emergency elec. loads during power outage
- Fire alarm and detection system
- Automatic fire sprinkler system
- Water reservoir with separate fire reserves
- 24-hour security services and maintenance
- CCTV cameras
- Proximity card access for elevators
- Centralized sanitary disposal system
- Davit system for unit maintenance



www.Pre-selling.com.ph

THE  
**GENTRY**  
RESIDENCES

**INDICATIVE PRICING**  
**P165k – P175k/sqm**

www.Pre-selling.com.ph

info@pre-selling.com.ph

(SMART/VIBER) +63 999 883 4593

**\*For Internal Training Purposes Only**

# PAYMENT TERMS

Term	Description	DP	MA	Balance	Discount
<b>Standard Terms</b>					
C 95-5	95% Cash in 31-60 days, 5% balance after 1 year	95%	-	5% after 1 year	8%
B 20-80	20% DP / 80% thru Bank Financing	20%	-	80% on the 60 <sup>th</sup> day	8%
D 50-50(69)	50% DP / 50% over Catch up	50%	50% over 69 mos.	-	3%
D 30-70(69)	30% DP / 70% over Catch up	30%	70% over 69 mos.	-	1%
D 20-80(69)	20% DP / 80% over Catch up	20%	80% over 69 mos.	-	-
<b>Promo Terms (for Investor Suites only)</b>					
P 10-50(69)-40	10% DP / 50% over 69 mos. / Balance	10%	50% over 69 mos.	40%	-

# PAYMENT TERMS

## For Investor Suites

Term	Description	DP	MA	Balance	Discount
P 10-50(69)-40	10% DP / 50% over 69 mos. / Balance	10%	50% over 69 mos.	40%	-

Investor Unit (2BR+S)	Area	%
2-Bedroom	95	76%
Studio	30	24%
<b>Total Area</b>	<b>125</b>	<b>100%</b>

# CONSULTANTS

Masterplanning	Benoy Limited
Architectural Design	Aidea Philippines, Inc.
Landscape Design	ASEA
Structural Design	SY^2 + Associates, Inc.
Mechanical Design	EcoSolutions
Electrical Design	EcoSolutions
Fire Protection, Sanitary, and Plumbing Design	EcoSolutions
Lift Consultant	IEEI
Project Management & General Contractor	Makati Development Corp. (MDC)
Property Management	Ayala Property Management Corp. (APMC)



www.PreSelling.com.ph

www.PreSelling.com.ph

info@preselling.com.ph

# THE GENTRY RESIDENCES

Top Reasons to Invest

## THE GENTRY ADDRESS

At the heart of the MCBD and within Salcedo Village  
– the Forbes Park of Condo Living

## UNMATCHED OPPORTUNITY

Rare and much awaited opportunity to own a piece  
of MCBD and Salcedo

## MULTI-USE & INTEGRATED

Prestigious living experience due to integration of  
residential, retail and office components

## INVESTMENT POTENTIAL

High value appreciation; Ayala Land and Alveo land  
track record

(SMART/VIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

**\*For Internal Training Purposes Only**



www.PreSelling.com.ph

# THE GENTRY RESIDENCES

www.PreSelling.com.ph

info@preselling.com.ph

(SMARTVIBER) +63 999 883 4593  
(GLOBE) +63 917 703 7707

ALVEO

Alveo Land Company

**\*For Internal Training Purposes Only**