



Mall of Asia Complex

Project Briefing | October 2016

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that provides **Boutique hotel-like**
lobbies,

Suites that will perfectly fit the lifestyle of smart
and stylish individuals.

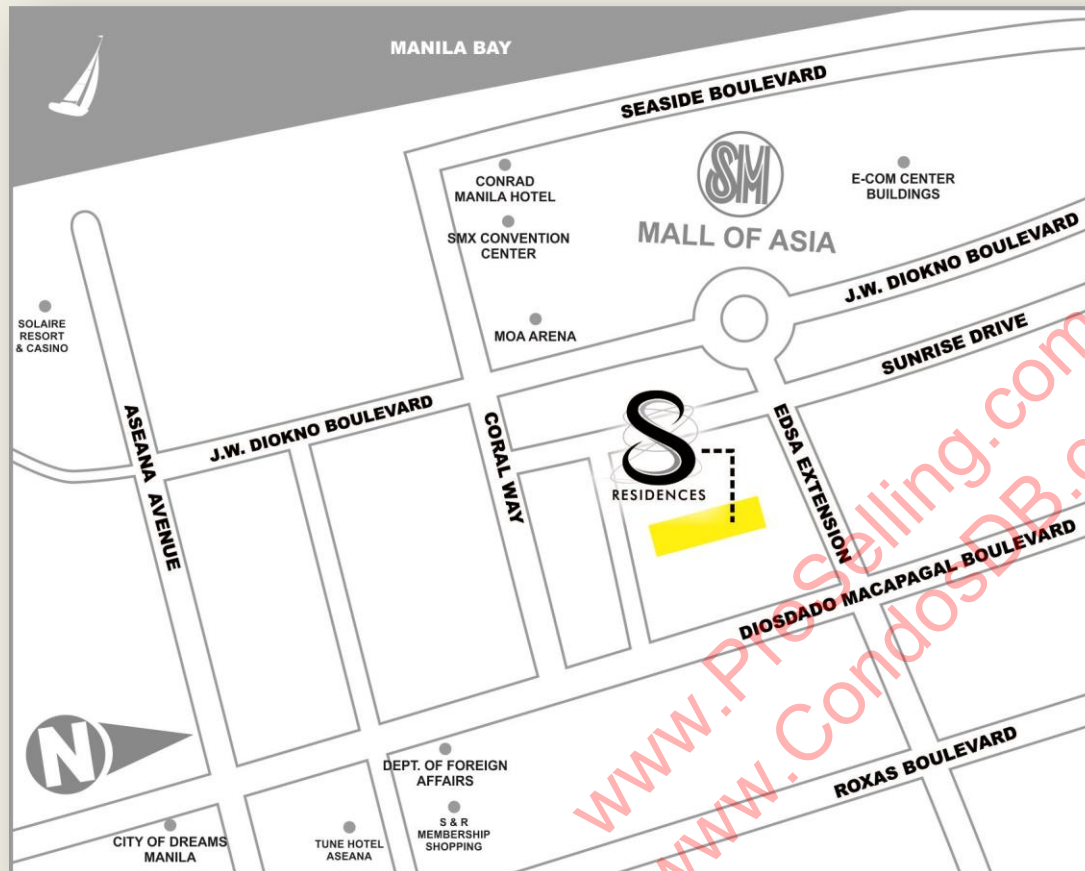
Mall of Asia Central Business District



Entertainment City

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Vicinity Map



Leisure

- Mall of Asia
- City of Dreams
- PAGCOR Casino
- Various Restaurants
- Rizal Memorial Stadium
- Manila Zoo
- Manila Ocean Park
- WTC Bazaars
- Star City

Cultural / Government Landmarks

- CCP
- Manila Yacht Club
- Baywalk Sunset Market
- Bangko Sentral ng Pilipinas
- US Embassy

Churches

- National Shrine Mother of Perpetual Help Redemptorist
- Shrine of Jesus the Way
- Baclaran Mosque
- United Evangelical Church

Hospitals

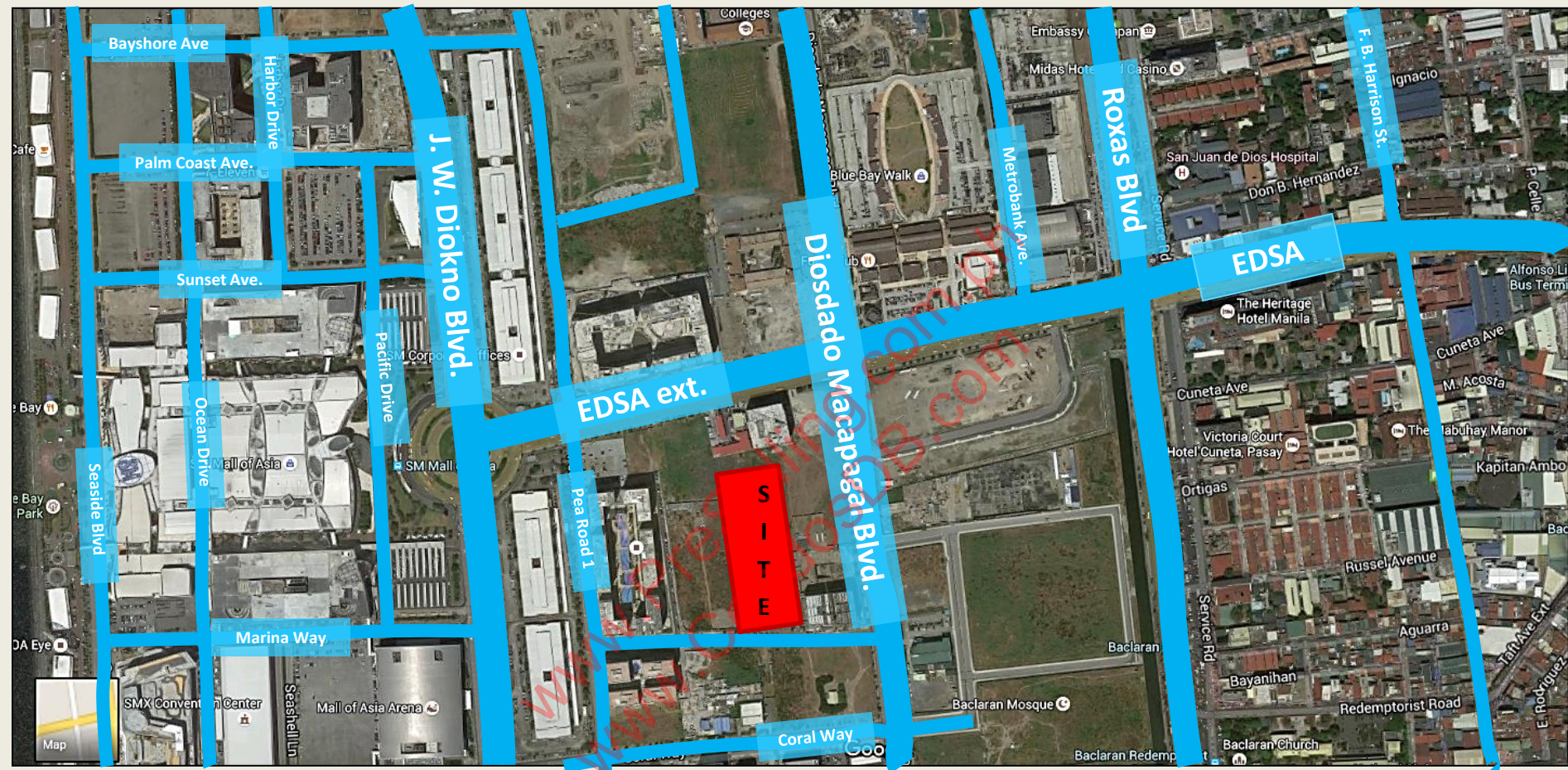
- San Juan De Dios Hospital
- Manila Hospital
- Philippine General Hospital

Transport

- MRT (EDSA-Taft)
- LRT (EDSA)
- NAIA
- Bus stations

Schools

- De La Salle University
- College of St. Benilde
- St. Scholastica's College
- Little Archers Learning Center, MOA



Lot 2, Brgy. 76, Zone 10, Central Business Park 1-A, Pasay City

Project Description

Podium – 3 Residential Towers

13 Residential + Basement Parking

- 2 PARKING FLOOR LEVEL
- 1 LEVEL PODIUM
- 12 RESIDENTIAL FLOORS

2,395 units

- FAMILY SUITES A & B with balcony
- 1 BR UNITS with balcony
- 1 BR END UNITS with balcony
- 1 BR END UNITS with balcony with den
- 2 BR UNITS with balcony
- 2 BR END UNITS with balcony



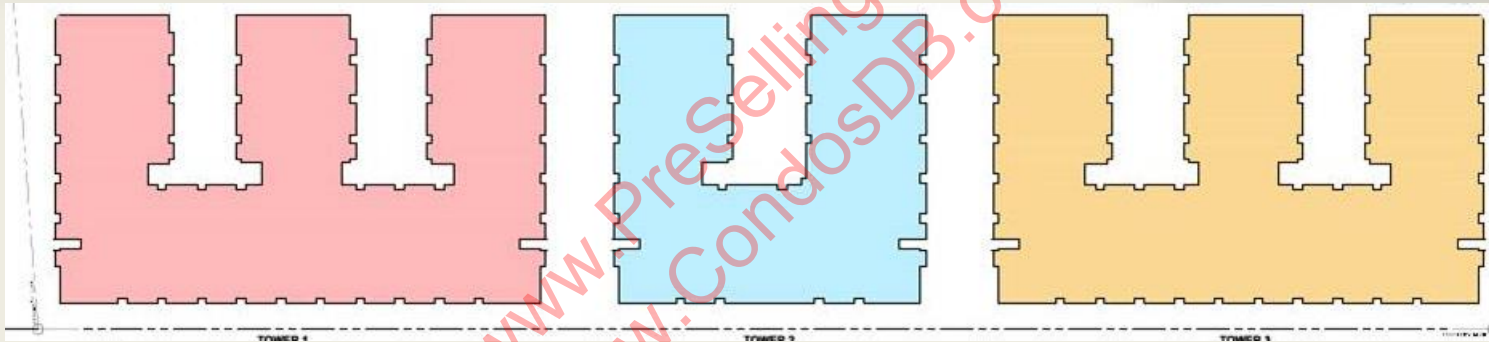
Project Orientation



Amenity Area/ Makati

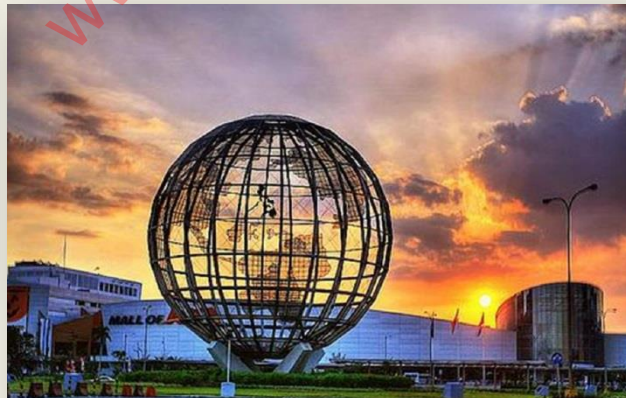


EDSA Ext./ Manila



Entertainment City

Mall of Asia



Phy	Mktg	TOWER 1	TOWER 2	TOWER 3	Resi Floors
15	RF	Roofdeck	Roofdeck	Roofdeck	13
14	14	Residential	Residential	Residential	12
13	12	Residential	Residential	Residential	11
12	11	Residential	Residential	Residential	10
11	10	Residential	Residential	Residential	9
10	9	Residential	Residential	Residential	8
9	8	Residential	Residential	Residential	7
8	7	Residential	Residential	Residential	6
7	6	Residential	Residential	Residential	5
6	5	Residential	Residential	Residential	4
5	4	Residential	Residential	Residential	3
4	3	Residential	Residential	Residential	2
3	2	Amenity, Residential	Amenity, Residential	Amenity, Residential	1
2	1	Residential Lobbies, Commercial Area, Parking (Residential & Commercial)			
1	Basement	Residential Basement Parking			

Tower Lobby Concept









Amenity Concept

Amenity Area/ Makati



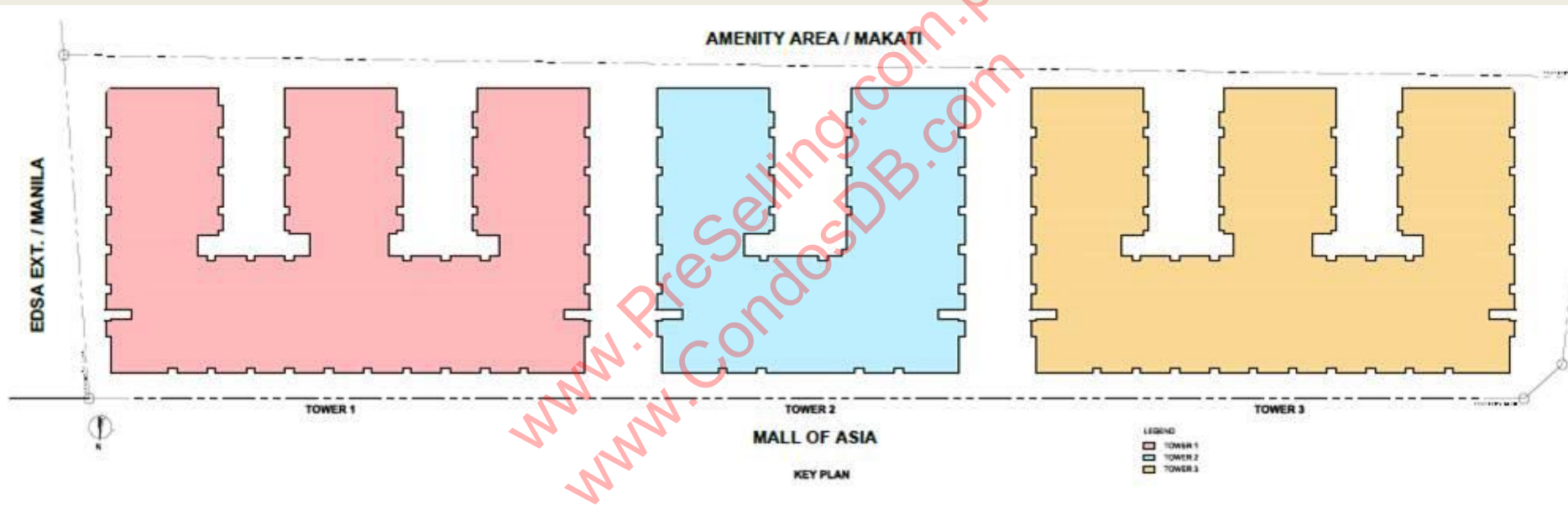
1. Adult Pool
2. Kiddie Pool
3. Pool Lounge
4. Cabana
5. Pocket Garden

6. Linear Park
7. Outdoor Learning Space
8. Garden Park/ Garden Area
9. Fitness Area



MASTER PLAN

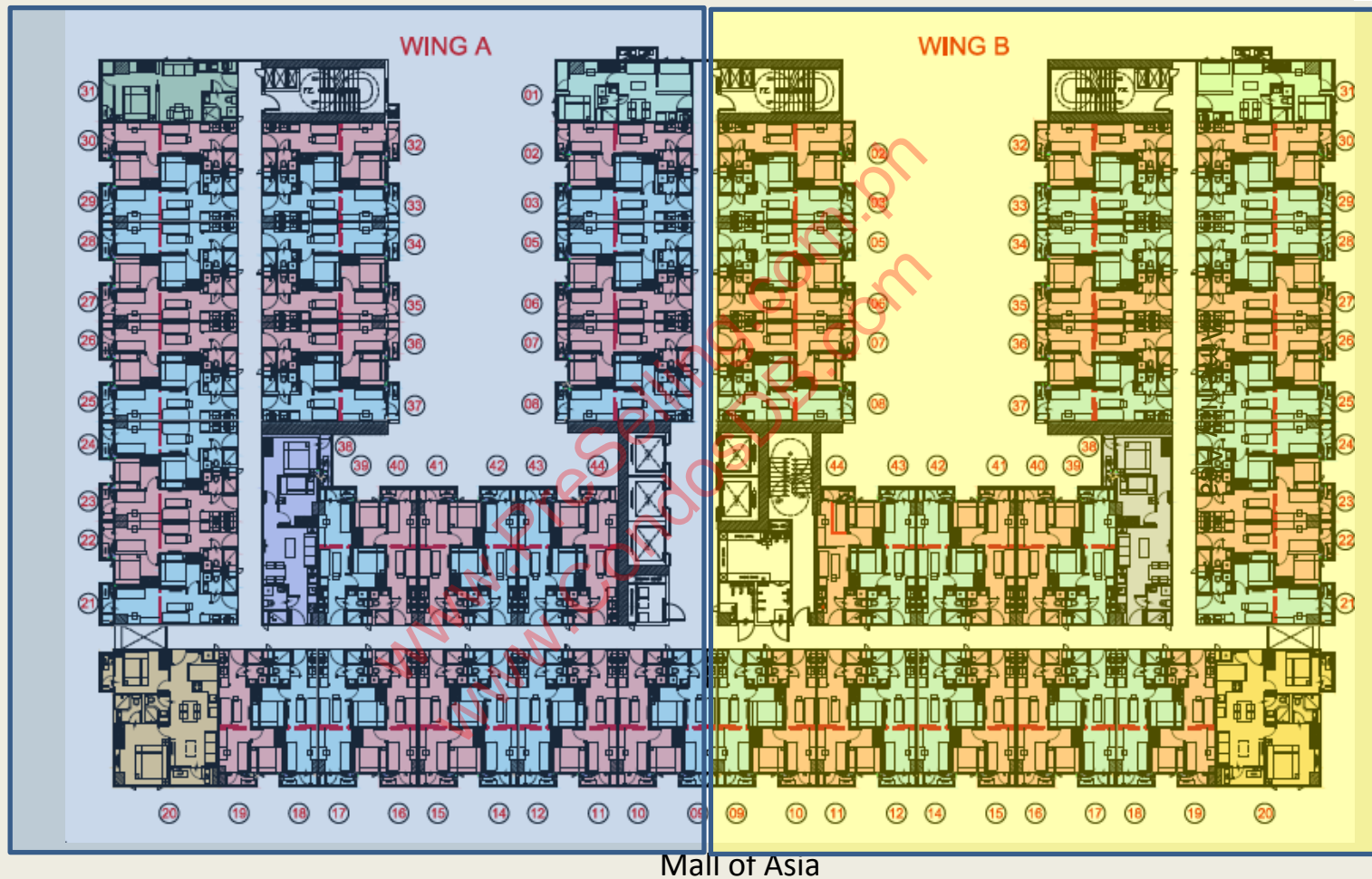
(Typical Floor Plan/ 4th Floor – 12th Floor)



TOWER 1 (Typical Floor)

Amenity Area/ Makati

EDSA Ext./ Manila



LEGEND

FAMILY SUITE A W/ BALCONY

FAMILY SUITE B W/ BALCONY

1 BEDROOM UNIT W/ BALCONY

1 BEDROOM END UNIT W/ BALCONY W/ DEN

1 BEDROOM END UNIT W/ BALCONY

2 BEDROOM UNIT W/ BALCONY

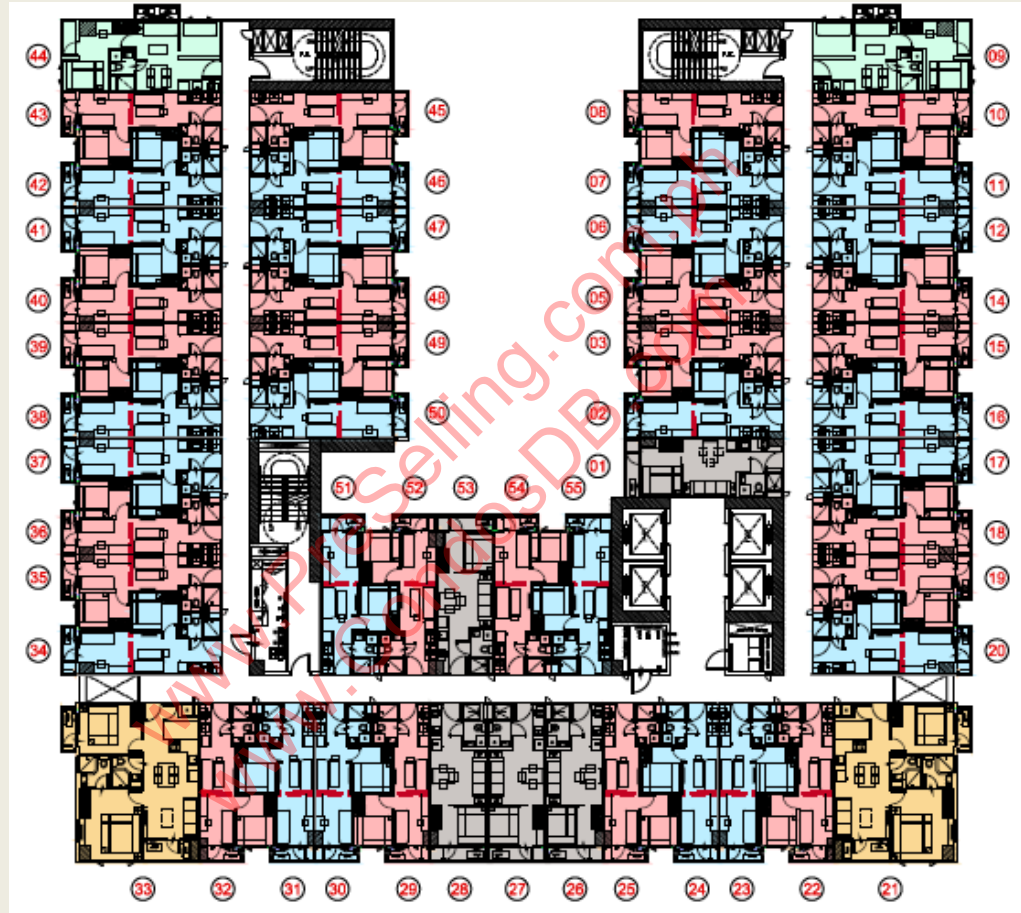
2 BEDROOM END UNIT W/ BALCONY

TOWER 2 (Typical Floor)

Amenity Area/ Makati

Amenity Area

Amenity Area



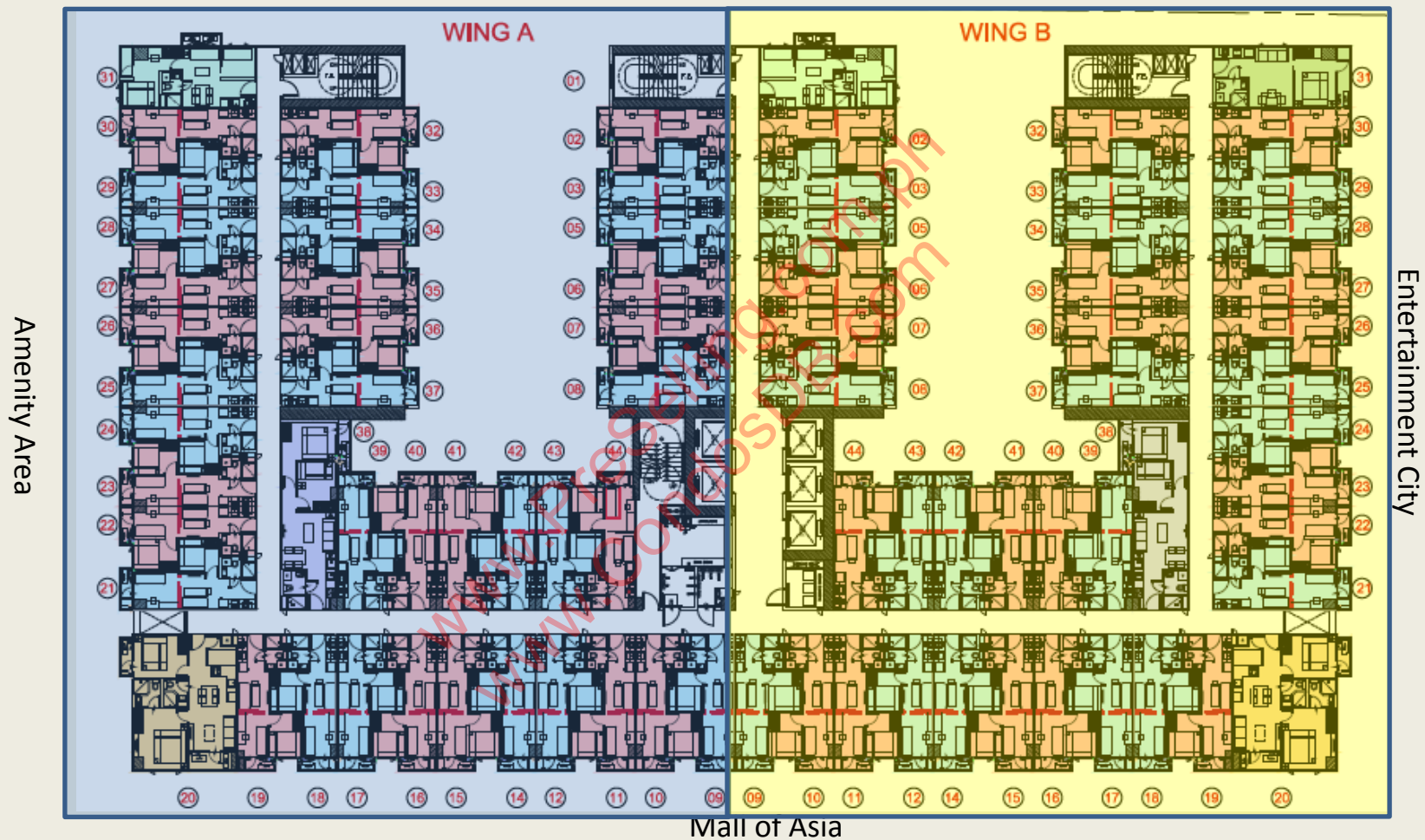
Mall of Asia

LEGEND

 FAMILY SUITE A W/ BALCONY	 1 BEDROOM END UNIT W/ BALCONY
 FAMILY SUITE B W/ BALCONY	 2 BEDROOM UNIT W/ BALCONY
 1 BEDROOM UNIT W/ BALCONY	 2 BEDROOM END UNIT W/ BALCONY
 1 BEDROOM END UNIT W/ BALCONY W/ DEN	

TOWER 3 (Typical Floor)

Amenity Area/ Makati



LEGEND

FAMILY SUITE A W/ BALCONY

FAMILY SUITE B W/ BALCONY

1 BEDROOM UNIT W/ BALCONY


1 BEDROOM END UNIT W/ BALCONY W/ DEN


1 BEDROOM END UNIT W/ BALCONY

2 BEDROOM UNIT W/ BALCONY

2 BEDROOM END UNIT W/ BALCONY

Product Mix

Unit Type	 B01	B02	B03	Grand Total
1 BR WITH BALCONY			55	55
1-Bedroom Den End Unit w/ Balc	20	20	20	60
1BR End Unit with Balcony	12		12	24
2 BR END UNIT WITH BALCONY	24	24	24	72
2 BR WITH BALCONY	23		23	46
FAMILY SUITE A w/ BALCONY	417	235	417	1069
FAMILY SUITE B w/ BALCONY	417	235	417	1069
Grand Total	913	569	913	2395

Unit Type	 B01	B02	B03	Grand Total
1 BR WITH BALCONY			26.70	26.70
1-Bedroom Den End Unit w/ Balc	33.01	33.01	33.01	33.01
1BR End Unit with Balcony	32.92		32.92	32.92
2 BR END UNIT WITH BALCONY	58.49	58.30	58.49	58.43
2 BR WITH BALCONY	44.17		44.17	44.17
FAMILY SUITE A w/ BALCONY	26.20	26.19	26.20	26.20
FAMILY SUITE B w/ BALCONY	26.15	26.26	26.15	26.18
Grand Total	27.72	27.86	27.72	27.75

Inventory Mix (as of 10/07/2016)

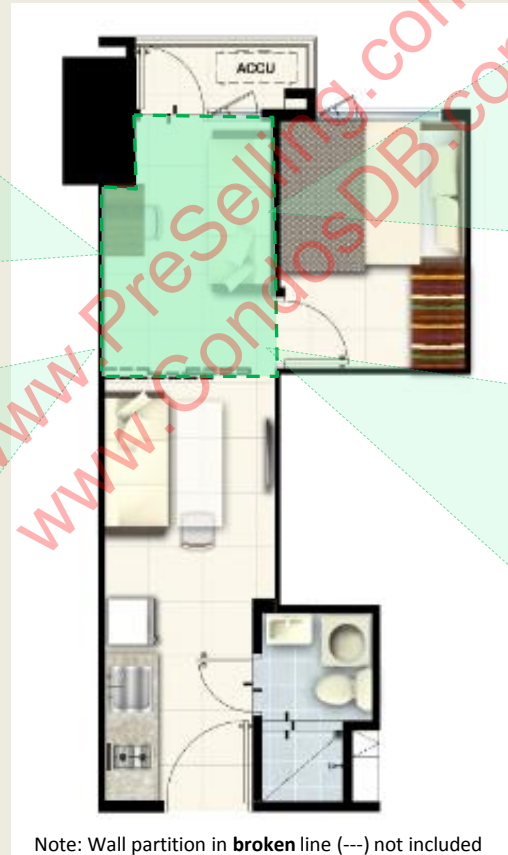
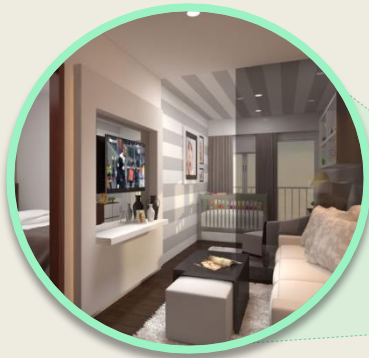
Unit Type	<div><div></div></div> Available	BRF Hold	Executive Hold	Reserved	Sales Hold	Grand Total	
1 BR WITH BALCONY				4	49	2	55
1-Bedroom Den End Unit w/ Balc				6	50	4	60
1BR End Unit with Balcony				2	21	1	24
2 BR END UNIT WITH BALCONY				6	59	7	72
2 BR WITH BALCONY	21		2	18	5		46
FAMILY SUITE A w/ BALCONY	182	3	90	676	118		1,069
FAMILY SUITE B w/ BALCONY	283	1	90	621	74		1,069
Grand Total	486	4	200	1,494	211		2,395

Family Suites

FLEXIBLE SPACES THAT SUIT YOU |

SUITES COME WITH FLEXI SPACES THAT MAY BE CONVERTED INTO A HOME OFFICE, WORKSHOP, NURSERY, ENTERTAINMENT / STUDY ROOM

Suite Unit Layout



Note: Wall partition in **broken** line (---) not included

Product Unit Lay-outs

Suite A with Balcony

Typical Area: ±26.12 sqm



Note: Wall partition in broken line (---) not included

Product Unit Lay-outs

Suite B with Balcony

Typical Area: ±26.00 sqm



Product Unit Lay-outs

1 BR Unit with Balcony

Typical Area: ±26.58 sqm



1 BR End Unit with Balcony

Typical Area: ±33.01 sqm



Note: Wall partition in broken line (---) not included

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Unit Lay-outs

2 BR Unit with Balcony

Typical Area: ±44.17 sqm



2 BR End Unit with Balcony

Typical Area: ±58.30 sqm



Note: Wall partition in broken line (---) not included

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Unit Deliverables

Kitchen

- FLOOR TILES
- PAINTED WALLS & CEILING
- KITCHEN SINK
- KITCHEN COUNTERTOP WITH BASE & OVERHEAD CABINETS
- COOKTOP & RANGEHOOD

Toilet & Bathroom

- FLOOR TILES
- COMBINATION OF WALL TILES AND PAINTED WALLS
- PAINTED CEILING
- WATER CLOSET, LAVATORY, SHOWER SET, SOAP HOLDER, TISSUE HOLDER

Living/Dining/Bedroom

- PAINTED WALLS & CEILING
- FLOOR TILES

Balcony

- FLOOR TILES
- POWDER COATED RAILINGS

Tower Facilities

Reliable Support Services

- 14 ELEVATORS (From Basement Parking to 14 Floor)
 - Tower 1 & 3: Each has 4 Passenger Elevators & 1 Service Elevator
 - Tower 2: It has 3 Passenger Elevators & 1 Service Elevator
- 24-HOUR SECURITY
- AUTOMATIC FIRE SPRINKLER SYSTEM
- MAILROOM SYSTEM for each TOWER
- CENTRALIZED GARBAGE COLLECTION AND DISPOSAL SYSTEM
- STANDBY GENERATOR FOR COMMON AREAS AND SELECTED RESIDENTIAL OUTLETS
- PROVISION FOR TELECOM AND CABLE LINES
- INTERCOM SYSTEM
- CCTV SYSTEM
- PROPERTY MANAGEMENT SERVICES

Project Consultants

Project Architect	ASYA Design
Interior Design	M Contemporary Concept
Structural	R.B. Sanchez Consulting Engineers
Mechanical	Domingo L. Lagman Engineering
Electrical	ASYA Engineering
Sanitary & Fire Protection	F.L. Figueroa & Associates Inc.
Landscape	ELAN Landscape Archi. Design

Project Payment Terms

October – December 2016

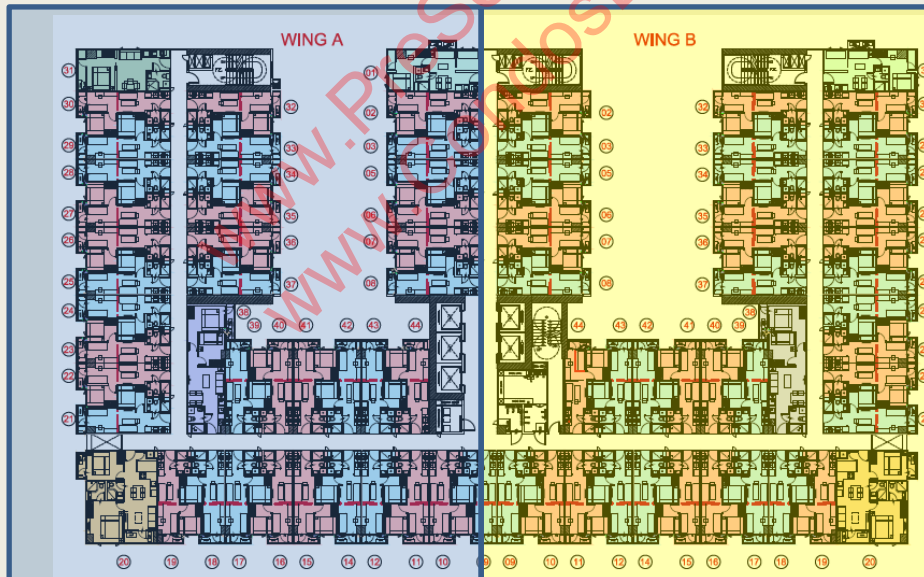
PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP
Residential Units		
<i>NON – Vatable Units (units with TLP below Php3,199,200)</i>		
Deferred Cash	100% in 50 mos*	2.0%
Spread DP	20% in 49 mos / 80% Cash or Bank Financing	-
Easy Payment Scheme	10% DP / 10% in 48 mos / 80% Cash or Bank Financing	0.5%
<i>Vatable Units (units with TLP Php3,199,200 and above)</i>		
Deferred Cash	100% in 50 mos*	2.0%

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP
Residential Units		
<i>Vatable Units (units with TLP Php3,199,200 and above)</i>		
Spread DP	18% in 49 mos / 82% Cash or Bank Financing	-
Easy Payment Scheme	10% DP / 8% in 48 mos / 82% Cash or Bank Financing	0.5%

Sample Computation

		Family Suite A	Family Suite B	2 BR
TLP		3,473,160	3,442,260	6,847,000
VAT	12%	416,779	413,071	821,640
Other Charges	6.5%	225,755	223,747	445,055
TAP		4,115,695	4,079,078	8,113,695
Reservation Fee		25,000	25,000	25,000
Balance	in 50 mos	4,090,695	4,054,078	8,088,695
		81,814	81,082	161,774
DP (net of RF)	18%	715,825	709,234	1,435,465
	49 mos	14,608.67	14,474.16	29,295.21
Balance (Cash/ Bank)		3,374,870	3,344,844	6,653,230

- **How many units are there to a typical floor?**
 - Tower 1 & 3 : 83 Units
 - Tower 2 : 53 Units
- **What does the wing assignment in Tower 1 & 3 mean?**
 - Tower 1 and 3 has units divided into two wings: Wing A & Wing B. This is to easily identify unit's location in the tower



- **How many elevators will the project have?**
 - The project has 14 elevators with the following assignment
 - Eleven (11) passenger elevators with a capacity of 21 passengers to serve up to the 12th floor

Tower	
Tower 1 & 3	4 passenger; 1 service
Tower 2	3 passenger; 1 service

- **What is the back up power?**
 - For Common Areas: 100% back-up power
 - For Residential Units: 1 convenience outlet, 1 refrigerator, 2 light receptacles

FAQs

- What are the units' floor to floor and floor to ceiling height?

Coverage	Height
Floor to Floor	2.95 meters
Floor to Ceiling	2.40 – 2.70 meters

- What are the unit measurements?

Particular	Height
Balcony Railing Height	1.20 meters
Partition Wall Height (Low wall partition, if applicable)	2.40 – 2.70 meters

- What are the corridor measurements?

Coverage	Width/Height
Hallway Width	1.50 meters
Hallway Floor to Ceiling Height	2.40 meters

- **What will be the ventilation on the typical residential floors?**
 - Common Areas/Hallways: Natural Ventilation
 - Residential Units: Natural ventilation w/ provision for A/C unit(s); mechanical ventilation (exhaust) for T&B
- **What is the allowable AC capacity?**
 - 1.5 – 2 HP



RESIDENCES

Mall of Asia Complex

Mall of Asia Complex