



veritown
F O R T



TIMES SQUARE
WEST

 **FEDERAL LAND**[®]
GT Capital Holdings KEEPING YOU IN MIND

Location Map

www.PreSelling.com.hk



(A) FOR FUTURE DEVELOPMENT

(B) LEXUS MANILA

(C) THE MUSEUM / SHOWROOM

(D) GRAND HYATT MANILA

(E) PARKWEST

(F) CENTRAL PARKWEST

(G) THE BIG APPLE PARK

(I) GREEN PARK

(J) BPO OFFICE BUILDINGS

(J) FUTURE DEVELOPMENT WITH TRANSPORT
TERMINAL

(K) FOR FUTURE DEVELOPMENT

(L) GRAND HYATT MANILA RESIDENCES



Chinese International School Manila
Korean International School
British School Manila



S&R Pricemart
SM Aura
Market Market
Bonifacio High Street



The Fort
Lexus Showroom
The Mind Museum

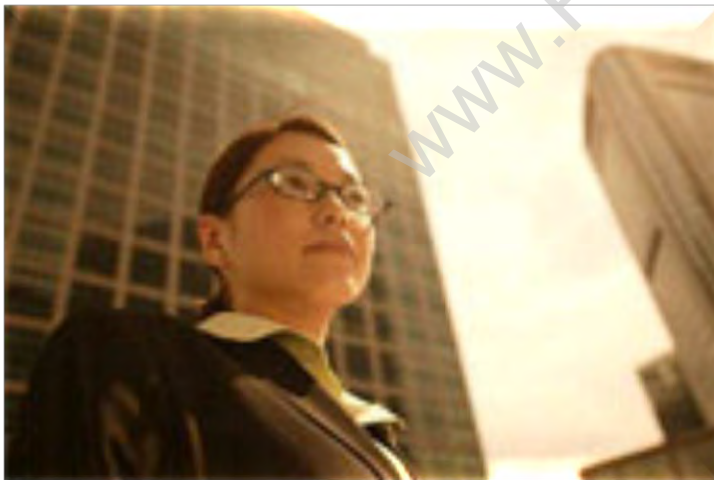


Manila Polo Club
Manila Golf Club



Our Target Market

- High Ranking Officers in their respective companies
- Businessman and Entrepreneur who are looking for good investments
- Expats & their families
- OFW



PROJECT PROFILE



Launch Date	January 09, 2014
Location	Corner of 38 th Street and 6 th Avenue, The Big Apple at Veritown Fort, Global City
No. of floors	Marketing: 43 floors Construction: 42 floors With 3 basement
No. of units (Residential)	738
Unit Mix 1BR 2BR 2BR Sky Garden	39 to 42 sq.m 55 to 80 sq.m 55 to 100 sq.m
No. of Parking Slots	350
Turnover	Dec 2018



FLOOR STACKING

32nd – 43rd Floor
***Sky Garden: 41st Floor**



20th – 31st Floor
***Sky Garden: 29th Floor**



7th – 19th Floor
***Sky Garden: 17th Floor**



6th Floor



3rd – 5th Floor



Ground Floor- 2nd Floor



Basement 1, 2 & 3



PRODUCT MIX

UNIT TYPE	UNIT SIZES	NO. OF UNITS	% OF TOTAL
1-BR	39 TO 42	570	77%
2-BR	51 TO 89	156	21%
2-BR WITH SKY GARDEN	55 TO 100	12	2%
TOTAL		738	100%

View Orientation

www.PreSelling.com.ph

WEST

**6th Avenue /
Makati Skyline**

SOUTH

**36th Street /
Global City**



NORTH

**C5 / Ortigas
Skyline**

EAST

**7th Avenue /
Big Apple Park
/ Amenity**

Project Features and Amenities

www.PreSelling.com.ph

AMENITY PLAN

Outdoor Amenities

- | | |
|----------------------|-----------------------------------|
| 1 JOGGING PATH | 11 HEALING GARDEN |
| 2 ALFRESCO DINING | 12 REFLEXOLOGY PATH |
| 3 TRELLIS SEATING | 13 KIDDIE PLAY AREA |
| 4 WINE CELLAR | 14 BBQ PIT |
| 5 MEDITATION POND | 15 TAI CHI AREA |
| 6 FITNESS STATION | 16 WATER FEATURE |
| 7 LAWN / PICNIC AREA | 17 OUTDOOR STAGE |
| 8 POOL DECK | 18 LAP POOL |
| 9 LAP POOL | 19 SEMI ENCLOSED BADMINTON COURTS |
| 10 KIDDIE POOL | 20 GAZEBO |
| | 21 COURTYARD |

Indoor Amenities

- | | |
|-------------------------------|-----------------|
| 1 FUNCTION ROOM | 13 SAUNA ROOM |
| 2 MULTI PURPOSE ROOM | 14 MEDIA ROOM |
| 3 CLUB HOUSE | 15 MEETING ROOM |
| 4 AEROBICS / YOGA ROOM | |
| 5 DAY CARE | |
| 6 LIBRARY | |
| 7 BUSINESS CENTER | |
| 8 INTERNET ROOM | |
| 9 FITNESS GYM | |
| 10 MALE/FEMALE CHANGING ROOMS | |
| 11 CULINARY STATION | |
| 12 AMMENITY RESIDENTIAL LOBBY | |



- ❖ Lawn/ Picnic Area
- ❖ Water Feature
- ❖ Gazebo / Courtyard





❖ Trellis Seating Area

❖ Spacious Garden



❖ Jogging Path

❖ Tae Chi Area

❖ Reflexology Path





- ❖ Semi-enclosed Badminton Court
- ❖ Lap and Kiddie Pools
- ❖ Outdoor Play Area



❖ Function Room

❖ Media Room

❖ Meeting Room

❖ Sauna Room



Facilities and Services

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- **Automatic Fire Suppression System**
- **Fire Detection Alarm System**
- **Elevators**
 - **Six (6) Elevators**
- **Emergency Power Generator**
 - **100% Back-up for common areas**
 - **10% - 15% Back-up for residential units**
- **Mail Box Area**

Floor Plans

www.PreSelling.com.ph

South
36th Street / Bonifacio Global City

West
6th Avenue / Makati Skyline



North
C5 / Ortigas Skyline


TIMES SQUARE
WEST

East
Big Apple Park / Amenity

7TH-16TH, 20TH-28TH & 32ND-40TH FLOOR PLAN



South
36th Street / Bonifacio Global City

West
6th Avenue / Makati Skyline



North
C5 / Ortigas Skyline

East
Big Apple Park / Amenity


TIMES SQUARE
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17TH, 29TH & 41ST FLOOR PLAN

South
36th Street / Bonifacio Global City

West
6th Avenue / Makati Skyline



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C5 / Ortigas Skyline



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Big Apple Park / Amenity

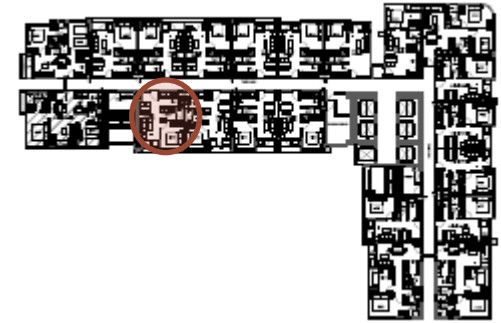
18TH-19TH, 30TH-31ST & 42ND-43RD FLOOR PLAN



Unit Layouts

www.PreSelling.com/ph

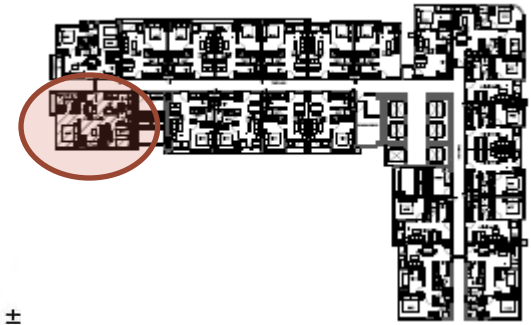
1 BR
(39 SQ.M)



7TH-16TH, 20TH-28TH & 32ND-40TH FLOOR PLAN

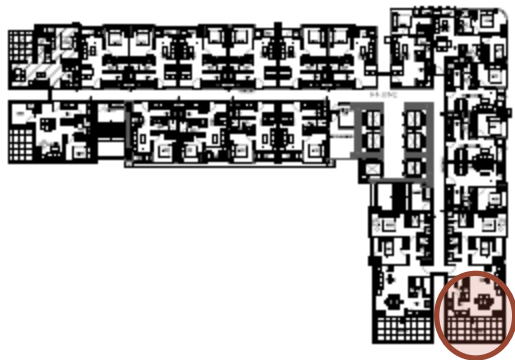


2BR
(66 SQ.M)



7TH-16TH, 20TH-28TH & 32ND-40TH FLOOR PLAN





2BR W/ SKY GARDEN (100 SQ.M)

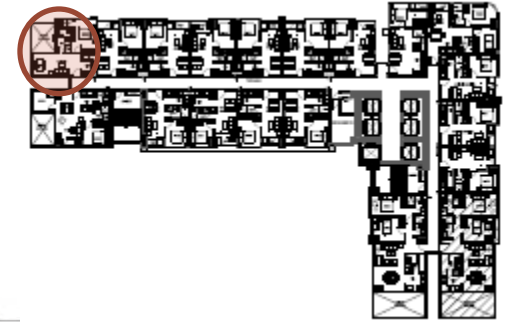


TIMES SQUARE
WEST



17TH, 29TH & 41ST FLOOR PLAN

2BR
(51 SQ.M)



18TH-19TH, 30TH-31ST & 42ND-43RD FLOOR PLAN

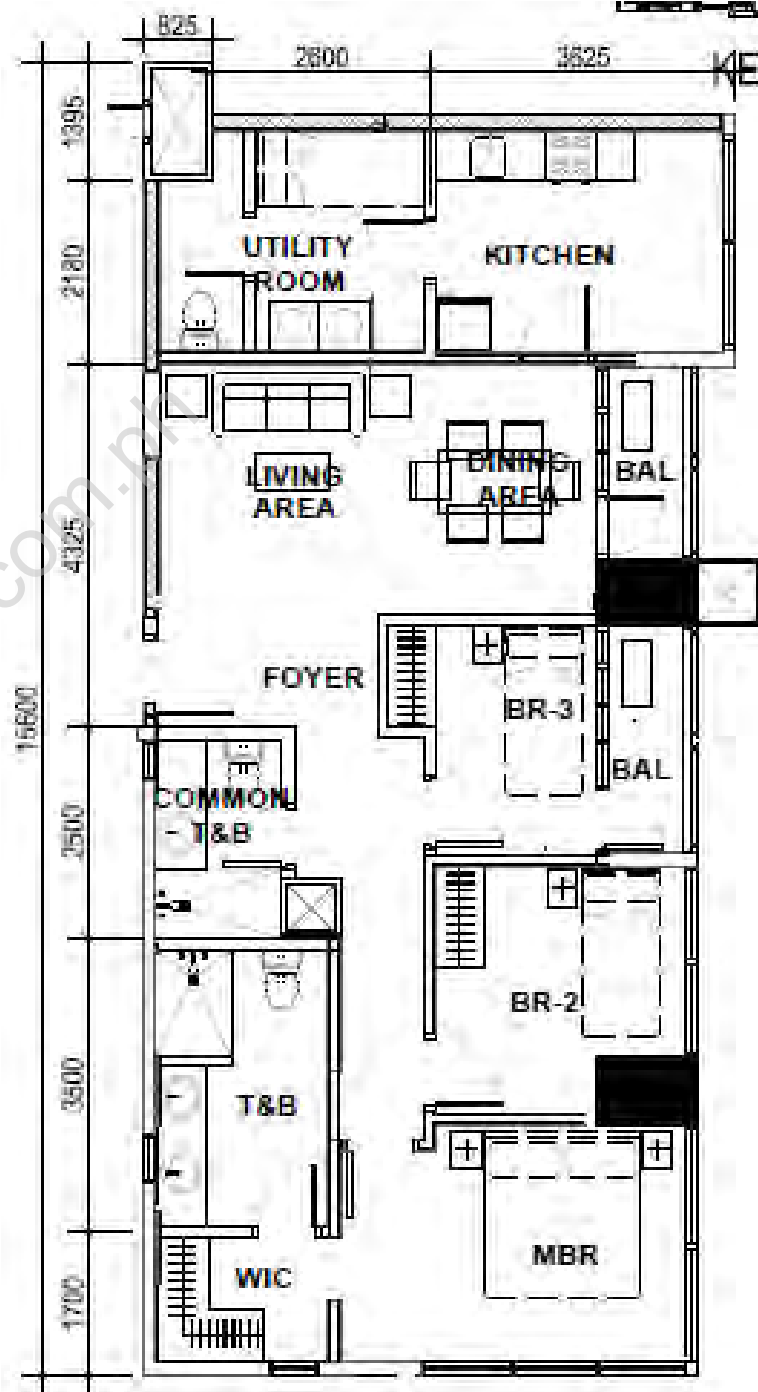
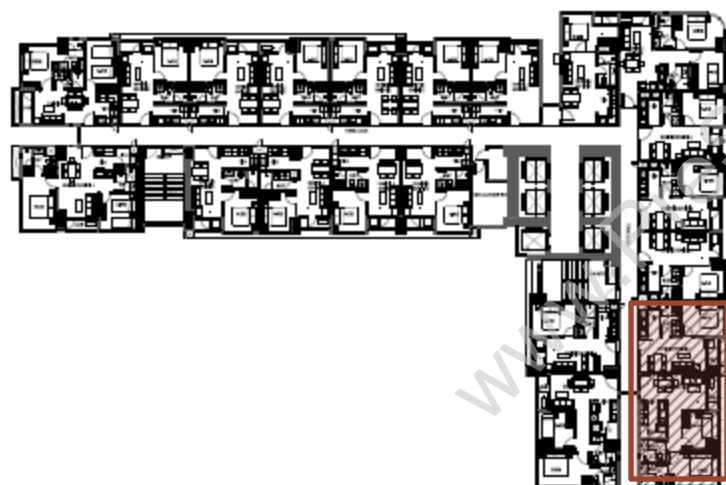


PRE-DETERMINE COMBINED UNITS

Typical 7th -16th , 20th - 28th & 32nd - 40th

COMBINED UNIT H+I

3BR (100 sq.m)



Unit Finishes

www.PreSelling.com.ph

	Floor	Wall	Ceiling	Others
Living & Dining	Homogenous Tiles	Painted Cement Plaster/Painted Drywall Partition	Painted Gypsum Board/Painted Rubbed Concrete	
Bedroom	Laminated Wood Planks	Painted Cement Plaster/Painted Drywall Partition	Painted Gypsum Board/Painted Rubbed Concrete	Modular Closet
Kitchen	Homogenous Tiles	Painted Cement Plaster/Painted Drywall Partition	Painted Gypsum Board/Painted Rubbed Concrete	Granite Countertop on Modular Base & Overhead Cabinet
Toilet & Bath	Ceramic Tiles	Painted Cement Plaster/Ceramic Tiles	Painted Moisture-resistant Gypsum Board	Complete Lavatory w/ Granite Countertop, Water Closet & Shower set, Shower Enclosure
Balcony	Ceramic Tiles	Painted Cement Plaster	Painted Rubbed Concrete	Steel Railing in Epoxy Paint Finish

Window:

- **Powder coated aluminum frame**
- **Glass pane, 6mm thick**

Provisions provided:

- **Telephone lines**
- **Cable TV**
- **Mechanical vent in kitchen area and T&B**
- **Provision for water heater**
- **Provision for Window type Air-con except for the following units:**
 - **Units A, C, G, H, J, M, O, R, U at 7th -16th, 20th -28th & 32nd to 40th**
→ **Split-type AC provision**
 - **Units A, C, F, G, H, K, M, P, S at 17th, 29th & 41st**
→ **Split-type AC provision**
 - **Units A, C, F, G, H, K, M, P, S at 18th -19th, 30th -31st & 42nd -43rd**
→ **Split-type AC provision**

Fixtures:

- **House entry communication phone**

PROJECT TIMETABLE

START OF CONSTRUCTION	JAN 2015
TARGET COMPLETION & TURNOVER DATE	DEC 2018



THANK YOU!

SELLING ADVANTAGES

- Experience the New York style!
- Location: Since BGC is the upcoming CBD, the appraisal value of the land is higher; same neighborhood as the Grand Hyatt Hotel.
- Security & Stability: Federal Land as the developer, a real estate arm of GT Capital Holdings, which is existing for almost 42 years.
- Flexible payment terms