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Ortigas

WE BUILD FOR LIFE

Our Company

Established in 1931, Ortigas & Company Limited Partnership transformed the vast landscaped of raw land, into a thriving & progressive industrial, commercial and residential centers. The original Hacienda de Mandalayon covering an area of 4,033 hectares of land, houses some of the leading names in business, commercial, residential and educational developments today.

BUSINESS



ORTIGAS CENTER is a prime central business district covering around 1,000 hectares. It is the second largest business district in Metro Manila and is home to prime movers of progress.

Throughout the years, our developments have become venues for celebrating life's defining moments. Each development is unique and is constantly fine-tuned to suit the communities' changing characters.

Greenhills Shopping Center. Frontera Verde. Capitol Commons

COMMERCIAL



RESIDENTIAL



In the past 83 years, we have designed and completed subdivisions where homes were built for generations of families that helped form the backbone of our nation's economy. Today, beyond residential subdivisions we are building homes that are products of innovation and creativity that will cater to the needs and dreams of today's and future generations.

Wack-wack. Greenhills Subdivision. Valle Verde. Greenmeadows. Luntala. Circulo Verde



Maven

AT CAPITOL COMMONS

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Capitol Commons

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The Property

Ortigas & Co., one of the leaders in real estate development, is set to redefine city-lifestyle living as it transforms the former Rizal Provincial Capitol site into a P25B premiere mixed use development called CAPITOL COMMONS.

Capitol Commons is situated in Barangay Oranbo, Pasig City.

The property is surrounded by commercial, residential and civic developments.

It is accessible via Shaw Boulevard , Meralco Avenue and Capt. Henry Javier Street.



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AT CAPITOL COMMONS



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Location

- Capitol Commons is part of Ortigas Center, the second financial and commercial district in Metro Metro Manila



ORTIGAS CENTER IS LOCATED IN 3 MAJOR CITIES:

QC, PASIG AND MANDALUYONG



728,899

ORTIGAS CENTER POPULATION FOR 2014



120,000

WORKFORCE FOR THE YEAR 2014



7

REGIONAL SHOPPING MALLS



6

4 TO 5 STAR HOTELS

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Prominent Multinational Institutions and Companies in Ortigas Center



REGIONAL DEVELOPMENT BANK
created to facilitate economic
development in Asia

Its **REGIONAL HEADQUARTERS**
occupies **6.5 hectares** of land in Ortigas
Center

Houses **67** representative countries with
3,045 employees, **40%** of which are
foreign nationals



**ONE OF THE BIGGEST SHIPPING
& LOGISTICS COMPANY IN THE
WORLD**

Knowledge Process Outsourcing (KPO)
office is now located at **Estancia** at
Capitol Commons

With **2,700** employees, **20%** of which
are foreign nationals



SAN MIGUEL CORPORATION

**LARGEST FOOD, BEVERAGE AND
PACKAGING COMPANY IN
SOUTHEAST ASIA**

Flagship product is the **San Miguel Beer**
– one of the largest selling beer brands in
the world

MAIN HEADQUARTERS is in Ortigas
Center



Prominent Multinational Institutions and Companies in Ortigas Center



FILIPINO MULTINATIONAL CHAIN OF FAST FOOD RESTAURANTS

Jollibee Food Corporation
HEADQUARTERS is located in Ortigas Center

JOLLIBEE is the most popular food chain, dubbed as Asia's answer to McDonald's



PHILIPPINES' LARGEST DISTRIBUTOR OF ELECTRICAL POWER

MAIN OFFICE is Ortigas Center

With over **3,000** employees in the 20 hectare compound



MasterPlan

- Capitol Commons is a 10-hectare mixed use development that will feature a well-conceived mix of residential towers, commercial developments and office buildings
- It is a vibrant community where everything you need is just within your reach



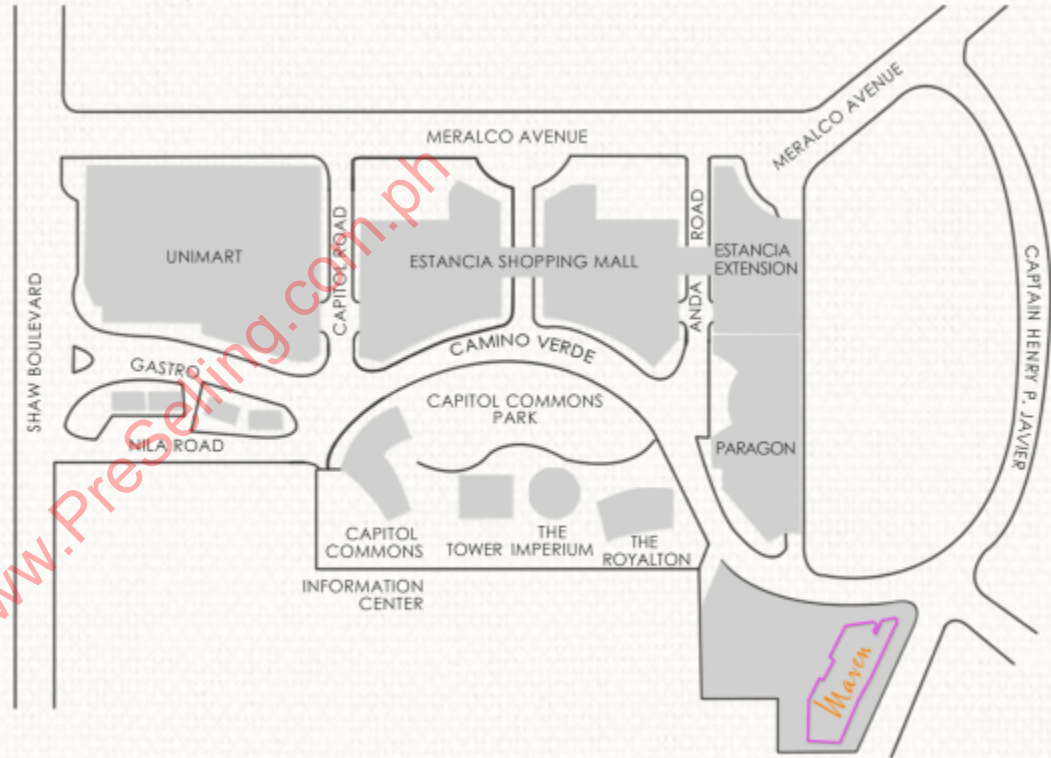
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AT CAPITOL COMMONS



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Site Development Plan

- An ideal mix of lifestyle choices
 - Modern residential towers
 - 20,000 sqm of office spaces
 - 55,000 sqm of retail spaces
 - Estancia
 - Unimart supermarket
 - Lifestyle shops
 - Gastro- free standing concept restaurants
 - 6 state of the art digital cinemas
 - Capitol Commons Park: perfect for leisure and sports activities
 - 50% open spaces



Capitol Commons Park

The green heart of the development with lush landscaping, where people can commune and enjoy wide variety of activities



Estancia

- Stylish, upscale mall that houses international lifestyle brands & popular restaurants
- Also features some of the first global brands in the country:
 - Buffalo Wild Wings, widely known US sports bar, also the first in Asia
 - Coco Ichibanya, Japanese curry house
 - Pottery Barn Teens, US based furnishing store
 - West Elm, US based upscale home furnishings and other houseware

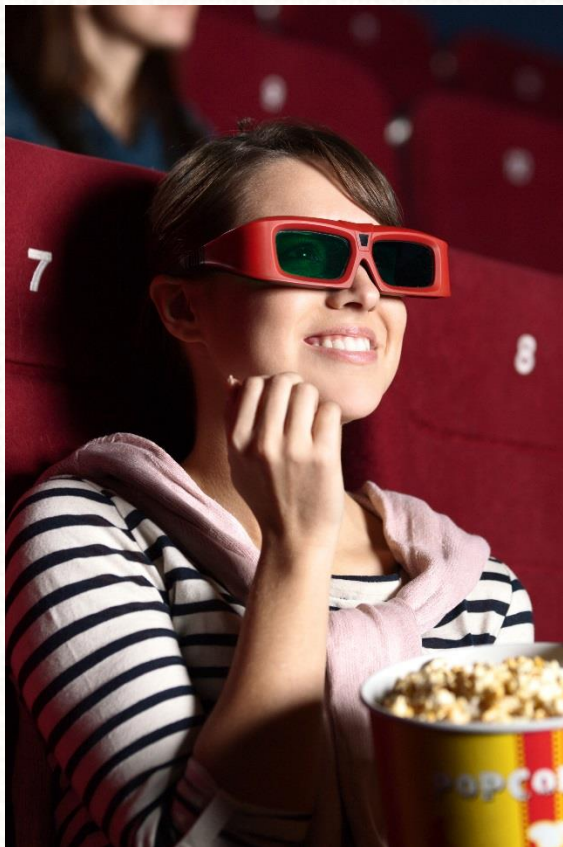


Unimart Supermarket

The beloved supermarket will have 2 storeys of grocery and retail spaces.

Opening: 2017





Entertainment Hub

The entertainment corridor of Capitol Commons, will feature 6-state of the art digital cinemas, dining and lifestyle choices

Opening: 2019

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Gastro

Now a widely popular food and beverage strip that features fashionable concept restaurants from well known dining brands in the country

Santi's Delicatessen
Black Olive Cerveseria
Tippy Pig
Peri-Peri Charcoal Chicken
Starbucks (drive thru)
Sentro 1771



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Residential Block

The 1.4 hectare residential block will have 5 luxury residential towers, each with a distinct architectural design, poised to grace the Ortigas skyline.

Royalton

64-storey residential tower with 421 units is currently under construction.
Target turnover: 2018

Imperium

62-storey luxury residential tower with only 4 units to a floor is also under construction.
Target turnover: 2019



The Newest Residential Tower in Capitol Commons

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Maven

THIS IS WHERE YOU WANT TO LIVE

Living at Maven signifies the good things in life.

It is *Sunny, Fun, and Comfortable*. It has a distinct *Casual Sophistication* in its genes.

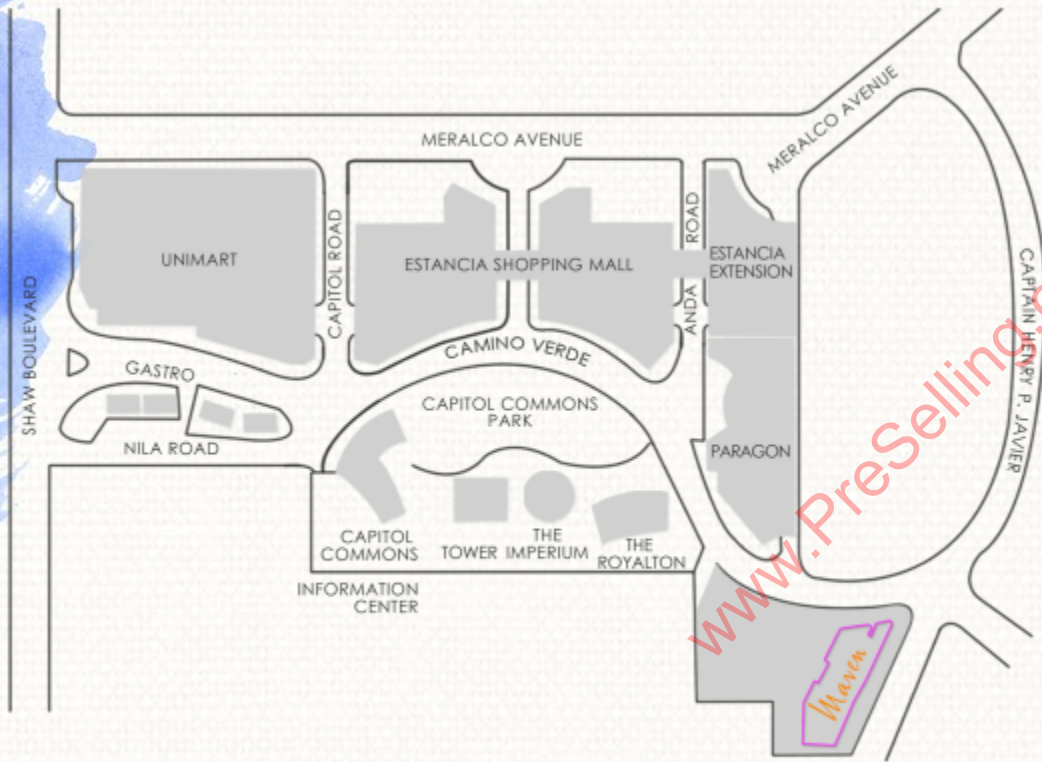
The Maven is Lifestyle driven, extending beyond the confines of one's abode.

The Maven is *modern and happy*, Not afraid of colors, but comfortable in clean environments and even vintage accents.

Maven
AT CAPITOL COMMONS




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Location

Located on the Northeast corner of Capitol Commons. Maven is the new haven, an ideal space to live, work, play and learn for the modern dweller with everything just out your doorstep.

- Estancia
- Capitol Commons Park
- Gastro
- Unimart
- Paragon
- Office Spaces
- Residential Towers

Maven
AT CAPITOL COMMONS




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Around Commons

Sandwiched between major roads and high-rise buildings of Pasig City is Capitol Commons with Meralco Avenue and Shaw Boulevard at its borders, this newest hub is walled by towering establishments like hotels, malls, schools and corporate offices.

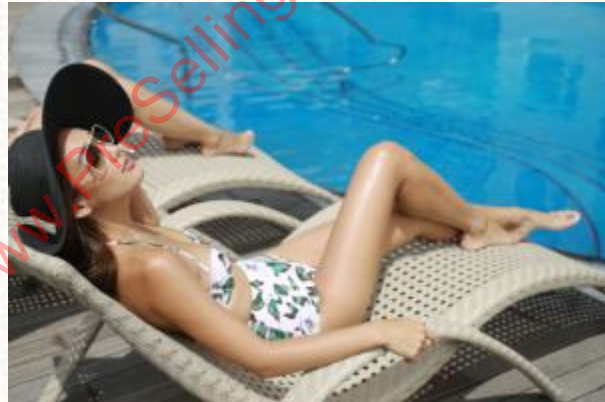
Maven



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Concept

- Maven is an IT place that attracts sophisticated experience seekers who like to keep their lives interesting, creative and fun.
- A project targeted towards the young and hip generation.
- Most affordable yet luxurious living in Capitol Commons because of its smaller unit cuts



Design Inspirations

- “Lantern”
 - The lantern idea symbolizes a movement towards the hip generation. The 3BR special units create the form of a lantern at the top overlooking Capt. H. Javier Street and the Sierra Madre mountains.
 - It is an architectural feature designed to catch the eye, making Maven building stand out.



Lantern units

Vertical notch on the building face serving as breezeway

Punched balconies creating depth and character into the building.

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The Building

- 62 Storeys High
 - 1,340 residential units
 - 1,680 sqm building floor plate
- Retail on the ground floor
- Main lobby and drop-off located at Level 2
- 5 levels of amenities
- 61 residential floors
- 6 levels of basement parking
 - 1:2 parking ratio
 - 674 parking units (for Maven only)
- 8 elevators

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AT CAPITOL COMMONS



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Product Mix

	SIZES (SQM)	% MIX	NO. OF UNITS
STUDIO	24-31	38%	514
1 BEDROOM	42-56	39%	518
2 BEDROOM	69-87	10%	132
3 BEDROOM	98-115	13%	176

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Site Development Plan

Composed of 2 towers with the main drop-off located at the 2nd level.

Basement parking will be shared by the 2 towers.

Retail level will be located at the ground floor.

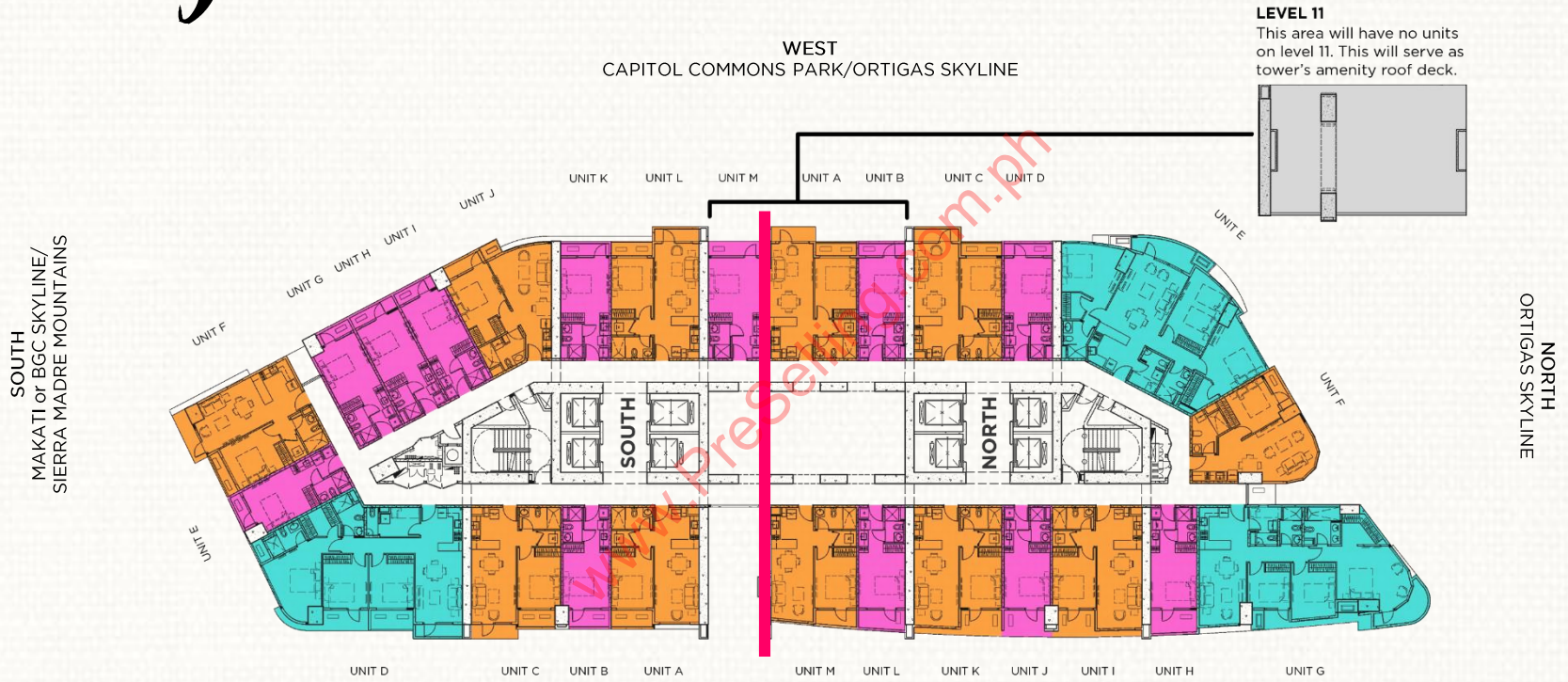
Maven Lobby

- Two lobbies, north and south
- Two elevator cores of 4 elevators each



Building FloorPlan

LOW /MID ZONE: SAMPLE LEVEL 25
26 UNITS PER FLOOR



LEVEL 11
This area will have no units on level 11. This will serve as tower's amenity roof deck.

SOUTH
MAKATI or BGC SKYLINE/
SIERRA MADRE MOUNTAINS

NORTH
ORTIGAS SKYLINE

EAST
VALLE VERDE SUBDIVISIONS/QUEZON CITY

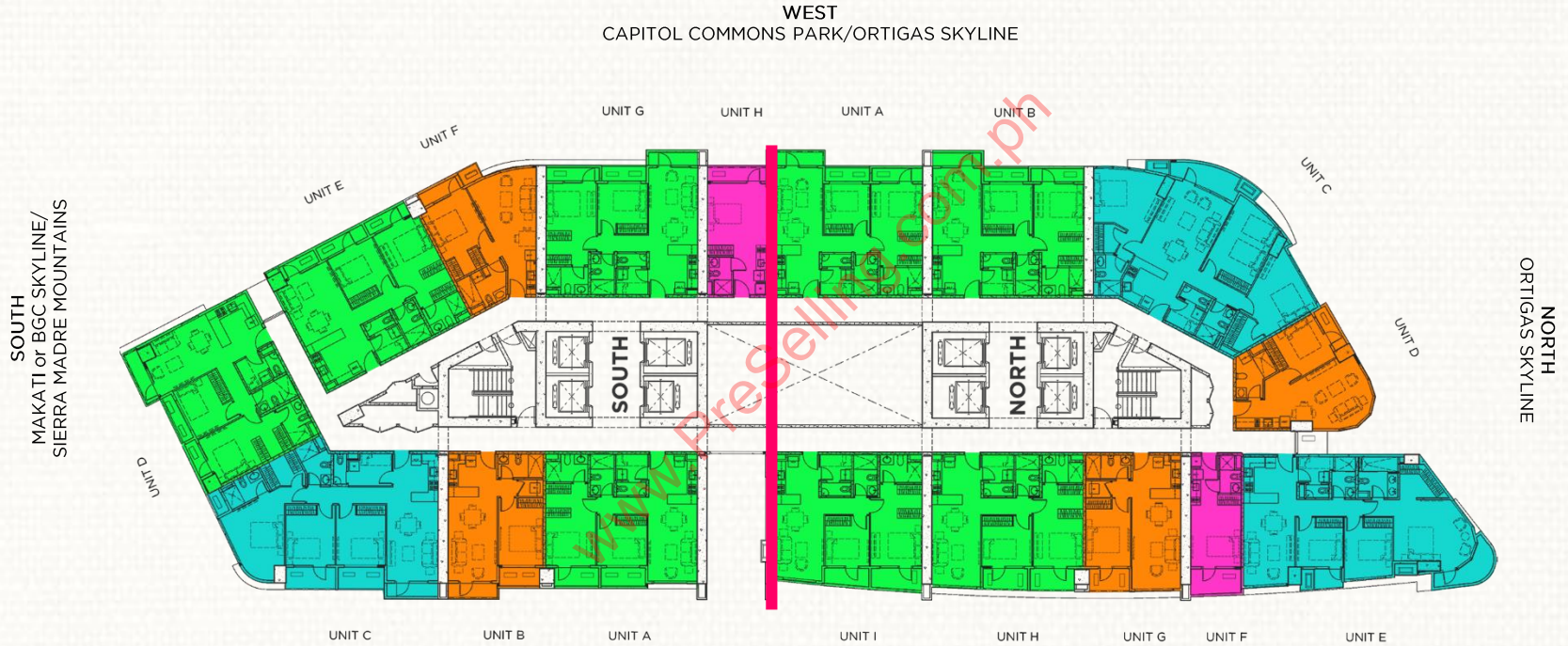
- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM

Maven



Building FloorPlan

HIGH ZONE: SAMPLE LEVEL 48
17 UNITS PER FLOOR



- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM

Maven



Views

SIERRA MADRE MOUNTAIN RANGE



BGC / MAKATI SKYLINE



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Studio

24 - 31 SQM / 258 - 333 SQFT



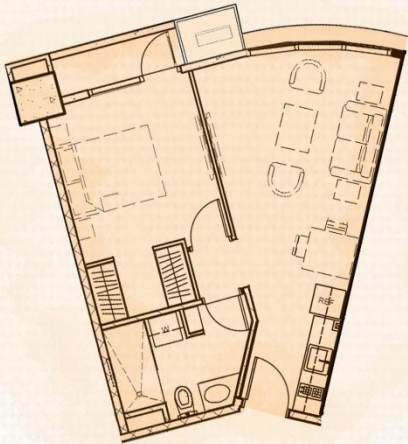
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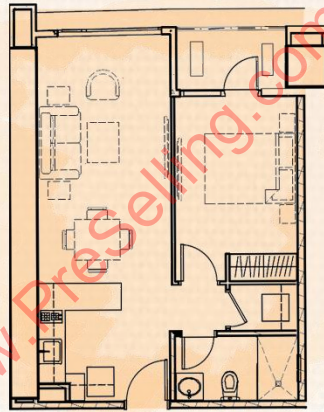

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Typical 1-Bedroom

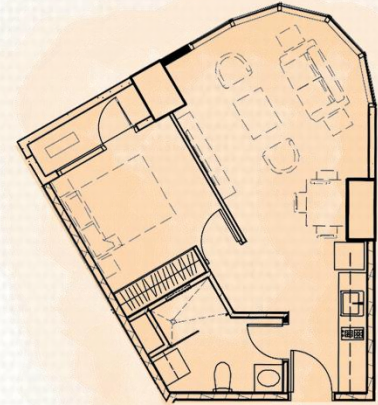
42-56 SQM/ 452 - 602 SQFT



TYPE 1



TYPE 2



TYPE 3

Typical 2-Bedroom

68 - 87 SQM / 731 - 936 SQFT



TYPE 1

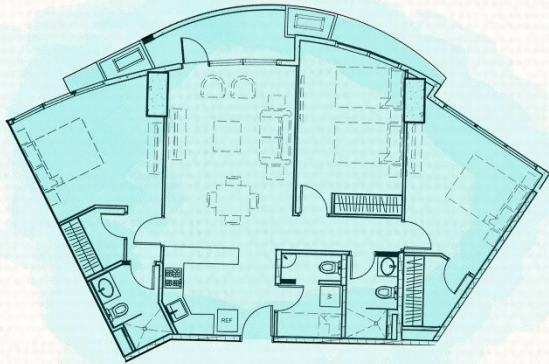


TYPE 2

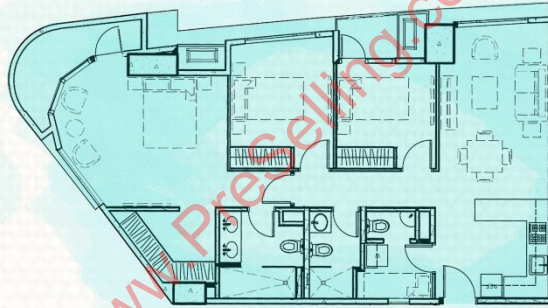
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3-Bedroom

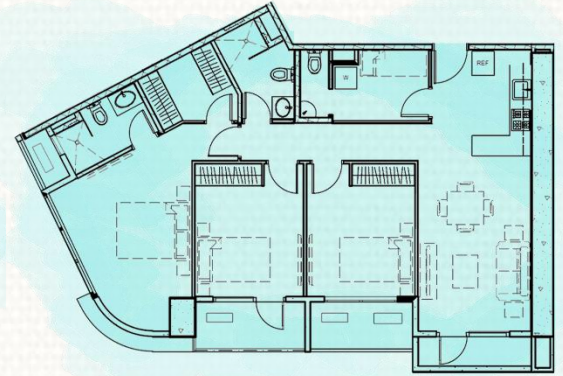
98 - 115 SQM / 1054 - 1237 SQFT



TYPE 1



TYPE 2



TYPE 3

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Unit Specifications

FLOORING		WALL	Painted finish
Living/Dining	600 x 600 homogeneous tiles	TOILET & BATH	Natural stone countertop <u>HCG / American Standard</u> fixtures & fittings Provision for single-point water heater
Kitchen	600 x 600 homogeneous tiles	KITCHEN	Natural stone countertop Stainless steel kitchen sink Overhead and base cabinets (laminates)
Bedrooms	Wood laminate	BEDROOMS	Wardrobe closets
Toilet and Bath	Ceramic tiles	A/C	<u>Split type A/C</u>
Utility/Maid's Room	Ceramic tiles		
Balcony	Cement finish		



Amenities

A multi-level amenity bar located in between the two towers

- The amenities are shared by both towers and connects it as well
- Designed to feel like a club with resort-like amenities



Chat Room



Craft Room

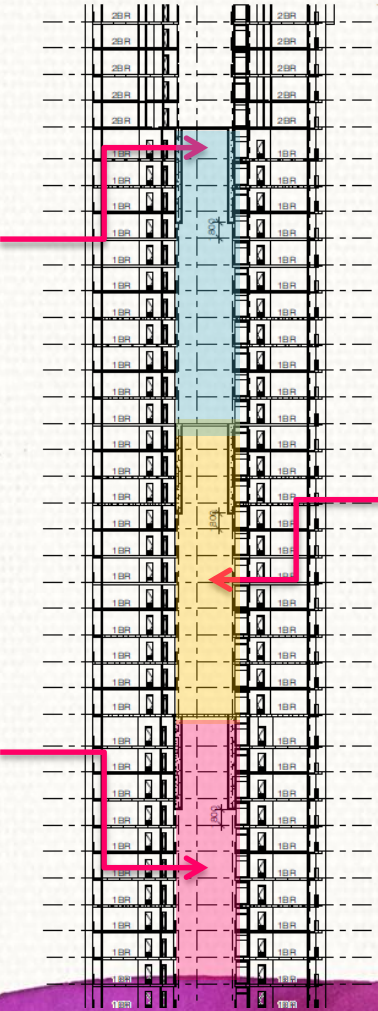
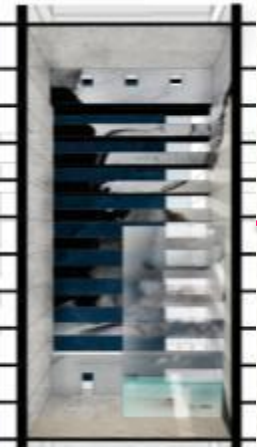


Work Room



Kid's Room

- Curated spaces for lounging (chat room, work room, crafts room)
- Recreation and screen room
- Day care
- Events/Party hall
- Fitness and locker rooms
- Infinity-edged lap pool
- Beach-inspired lounge pool
- Kiddie pool
- Landscaped gardens



Play Rooms

- Active and creative zones located in the atrium of Maven that is 8-12 floors high
- Can be found on Levels 12, 25, 36, 48 and 56
- A place for social interaction and relaxation.
- Creatively designed to stimulate one's imagination and love of beautiful spaces.

Pricing

UNIT TYPE	UNIT SIZE	TOTAL CONTRACT PRICE RANGE (in Php)
STUDIO	24-31 sqm	3.1M -4.7M
1-BEDROOM	42-56 sqm	6.1M - 8.7M
2-BEDROOM	69-87 sqm	11.6M - 14.4M
3-BEDROOM	98-115 sqm	15.8M - 18.9M

**Parking price is included in the 2BR and 3BR TCP

Design Team

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Project Team

Architect of Record	GF & Partners, Architects Co.
Design Architects/Consultants	RTKL Associates Inc
Structural Consultant	Magnusson-Klemencic Associates
Structural Engineer	Pimentel & Associates Engineering Consultants
Electrical Engineer	E.B Cruz & Partners Electrical Engineering
Mechanical, Sanitary & Plumbing, Fire Protection Engineer	DCCD Engineering Corporation
Elevator Consultant	Roy Barry & Associates International Elevator Consultants
Quantity Surveyor	Langdon & Seah Philippines Inc
Traffic Consultant	SMDI Consultants Inc
Geomancer	Sy Kim Ho
Interior Designer	Heim Interior Design Inc.

Designers / MasterPlanners

RTKL is a global architecture, planning and design firm. The firm was founded in 1946 by Archibald Rogers and Francis Taliaferro in Rogers' grandmother's basement in Annapolis and is now one of the largest architectural firms in the world. Its award-winning portfolio spans six continents and includes projects in the retail, entertainment, residential, healthcare, civic and public, workplace, mixed use, hospitality, urban planning and technology sectors.

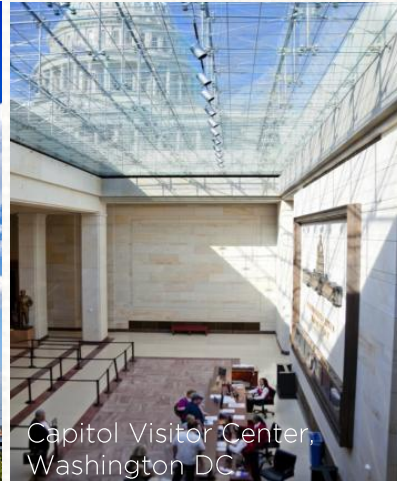
The firm has consistently been ranked among the world's top design firms. In 2011, Building Design ranked RTKL's retail sector first in the world, its planning services third and its urban design services fifth.



L.A. Live, Los Angeles, California



The Monarch, Austin Texas



Capitol Visitor Center,
Washington DC



Structural Design / Consultants

Magnusson Klemencic Associates, MKA, an international award-winning structural and civil engineering firm was retained by Ortigas & Company to provide state of the art structural design (Performance Based Structural Design) for its residential projects.

They are the pioneers of the Performance Based Seismic Design (PBSD) application on skyscrapers in regions of high seismicity. It ensures the structural integrity of the tower (e.g. can withstand intense seismic activity, wind testing, etc) by using advance design methods that meet the intent and performance objectives of the Building Code without relying on Code-prescriptive design, thus allowing for more flexibility in the architectural design.



DOHA Convention Center, Doha, Qatar



Highcliff Apartment,
Hongkong



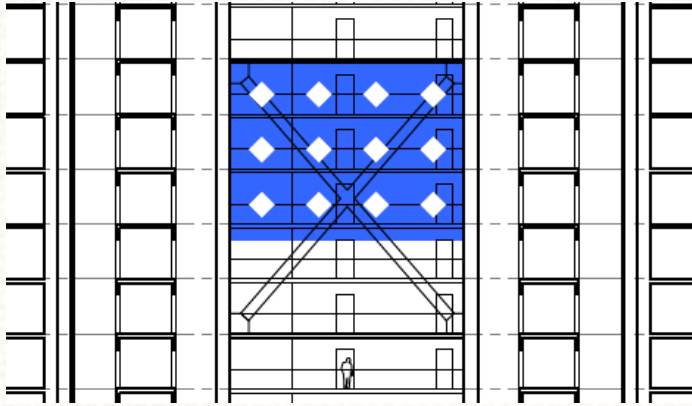
NEMA, San Francisco, CA

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Vertical and Horizontal Slab Link



Shear walls with outrigger and gravity columns



Structural Design

- Maven utilizes an engineering design technology called Performance Based Seismic Design (PBSD).
- PBSD is composed of shear walls with outrigger and gravity columns as well as horizontal and vertical slab link to ensure the structural integrity of the tower
- The use of PBSD in structural design ensures that the building can withstand seismic and wind movements such as an earthquake or wind gusts of a typhoon
- Ensuring the comfort, security and safety of its residents is the primary purpose of the structural design.

Reasons To Invest in MAVEN

- Prime Location
 - Investing in Capitol Commons is investing in prime real estate property. Maven is situated in a mixed-use masterplanned development, where land uses are integrated and well-conceived to guarantee a sustainable living community for the future residents;
- Good potential investment
 - The availability of rental market within Ortigas Center and within Capitol Commons, ensure that the investment will not run out of rental demand
- Improved living experience
 - Units are efficiently planned for an improved condo living experience for the future unit owners
- Ample amenity spaces to enjoy
 - Maven's "Anything Anytime" amenity program modernizes residential offerings, giving unit owners control to do what they want when they want.
- Value for Money
 - For Ortigas & Company, affordability does not sacrifice quality of the product. For an affordable price, you will get a premium product with all the qualities of a good investment: location, quality development and product and good property returns



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