



# UPTOWN ARTS

R E S I D E N C E





Uptown Arts: along University Parkway and 9<sup>th</sup> Ave.





UPTOWN ARTS  
RESIDENCE

## DESIGN CONSULTANTS

**Conceptual Architect**

Design Alliance

**Architectural Design**

Design Alliance

**Interior Design**

Design Alliance

**Landscape**

Design Alliance

Façade: facing University Parkway and 8<sup>th</sup> Ave.





UPTOWN ARTS  
RESIDENCE

## DESIGN CONSULTANTS

**Conceptual Architect**

Design Alliance

**Architectural Design**

Design Alliance

**Interior Design**

Design Alliance

**Landscape**

Design Alliance

Façade: facing Worldwide Plaza and 9<sup>th</sup> Ave.

8TH AVENUE

UNIVERSITY PARKWAY

9TH AVENUE



UPTOWN ARTS  
RESIDENCE  
SITE DEVELOPMENT PLAN





UPTOWN ARTS  
RESIDENCE

## DEVELOPMENT SUMMARY

<b>Total Lot Area:</b>	approx. 2,854 sqm
<b>Total Saleable Area:</b>	28,848.50 sqm
<b>Total Number of Units (Tower 1):</b>	452 units
<b>Number of Levels:</b>	45 levels
<b>Physical Floors:</b>	43 levels (no 13F & 44F)
<b>Residential Levels:</b>	38 levels (6F – 45F, no 13F & 44F)
<b>Commercial Levels:</b>	1 level (GF with mezzanine)
<b>Parking Levels:</b>	5 basement levels (LGF – B4) 4 levels Podium (2F – 5F)
<b>Amenity Level:</b>	6F





UPTOWN ARTS  
RESIDENCE

## UNIT MIX

UNIT TYPE	QTY	Area Range (sqm)	Mix
Studio with balcony	185	41.50 sqm	40.93%
1BR with balcony	74	57.00 – 59.00 sqm	16.37%
Exec. 1BR with balcony	74	58.50 – 66.00 sqm	16.37%
1BR Loft w/ Lanai	5	86.00 – 94.50 sqm	1.11%
Exec. 1BR Loft w/ Lanai	1	117.00 sqm	0.22%
2BR w/ Balcony	37	84.00 sqm	8.19%
Exec. 2BR w/ Balcony	37	96.00 – 98.50 sqm	8.19%
3BR Loft w/ Lanai	2	109.00 – 168.00 sqm	044%
3BR w/ Balcony	37	125.50 sqm	8.19%
<b>Total No. of Units</b>	<b>452</b>		<b>100%</b>

# BUILDING HIGHLIGHTS

---

Development and Residential Unit Features and Highlights

## GROUND FLOOR FEATURES

- Residential lobby with reception counter and lounge areas
- Wifi internet access at main lobby and amenity floor
- 4 passenger elevators
- 1 service elevator
- Security command center for 24-hour monitoring of all building facilities
- Video-phone security system connecting reception/security counter to all units
- Centralized mail room
- Closed-circuit TV (CCTV) monitoring for selected areas
- Retail spaces

# BUILDING HIGHLIGHTS

---

Development and Residential Unit Features and Highlights

## **BUILDING FACILITIES**

- Automatic heat / smoke detection and fire sprinkler system for all units
- Overhead tank and underground cistern for ample water supply
- Standby power generator for selected common areas and residential units' specified areas
- Closed-circuit TV (CCTV) monitoring at selected areas
- Building administration / security office
- Emergency annunciator system

## **PARKING**

- Multi-level basement and podium parking
- Drivers' lounge



# FLOOR BREAKDOWN

## Uptown Arts Residences



31 – 45F

Residential (12 units)

16 – 30F

Residential (12 units)

11 – 15F

Residential (12 units)

7 – 10F

Residential (12 units)

6F

Amenity and Loft Level

2F to 5F

Podium

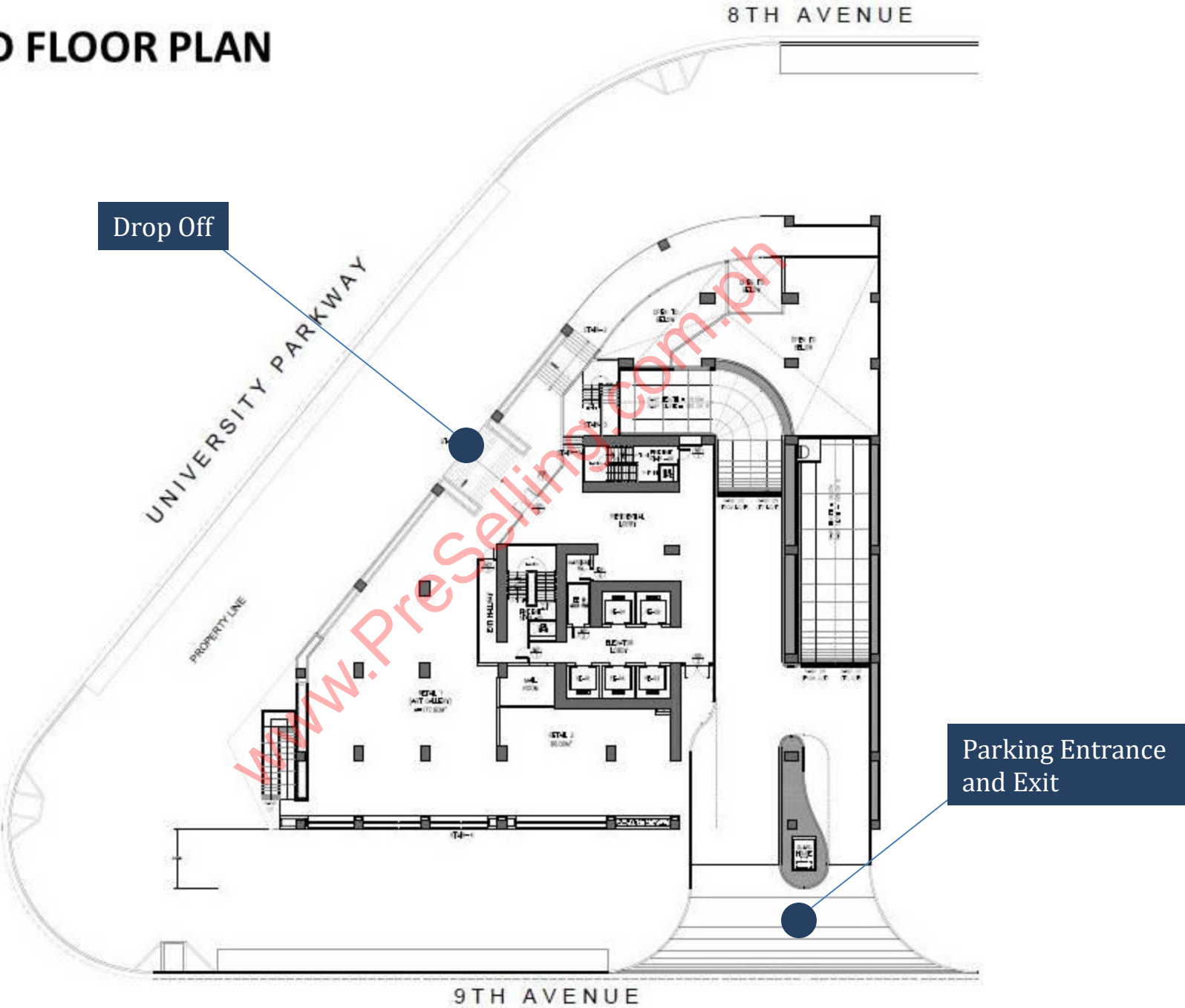
GF

Commercial

LGF to B4

Basement and Parking

# GROUND FLOOR PLAN







Façade facing Uptown ~ Artist's Rendering





Artist's Rendering

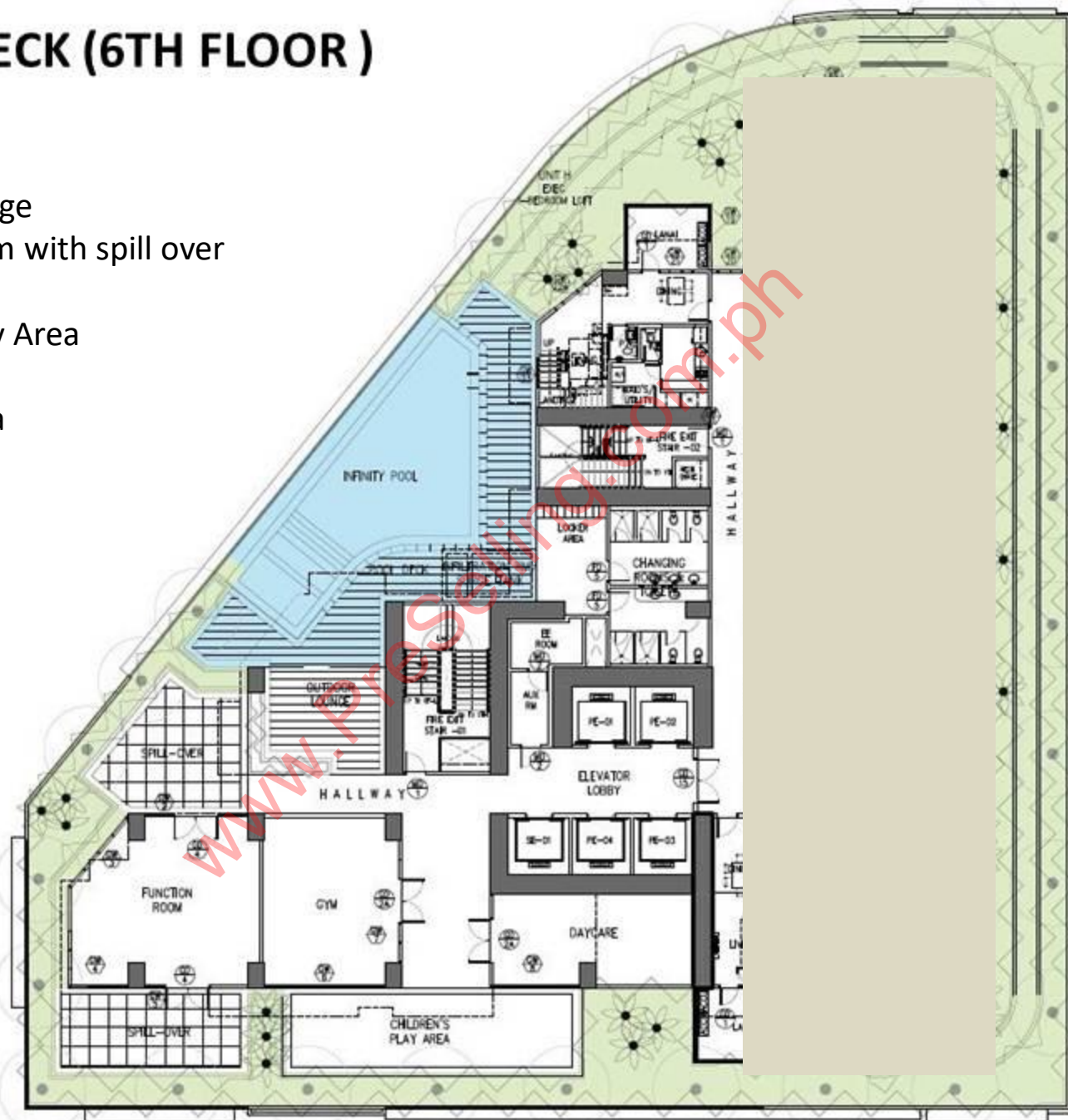




Artist's Rendering

# AMENITY DECK (6TH FLOOR)

- Infinity Pool
- Pool Deck
- Outdoor Lounge
- Function Room with spill over
- Gym
- Children's Play Area
- Day care
- Changing Area







Artist's Pespective





Artist's Perspective













Artist's Perspective







Artist's Perspective







# LOFT ZONE



8 units for the floor (1BR, 3BR Loft)



UPTOWN ARTS  
RESIDENCE

## 6TH FLOOR PLAN - LOWER LOFT LEVEL

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



UNIT H  
EXECUTIVE 1 BEDROOM LOFT  
A = 105.00 SQM + 12.00 SQM LANAI

UNIT A  
3 BEDROOM LOFT  
A = 153.50 SQM + 14.50 SQM LANAI

UNIT B  
1 BEDROOM LOFT  
A = 72.00 SQM + 14.00 SQM LANAI

UNIT C  
1 BEDROOM LOFT  
A = 72.00 SQM + 14.00 SQM LANAI

UNIT D  
1 BEDROOM LOFT  
A = 80.50 SQM + 14.00 SQM LANAI

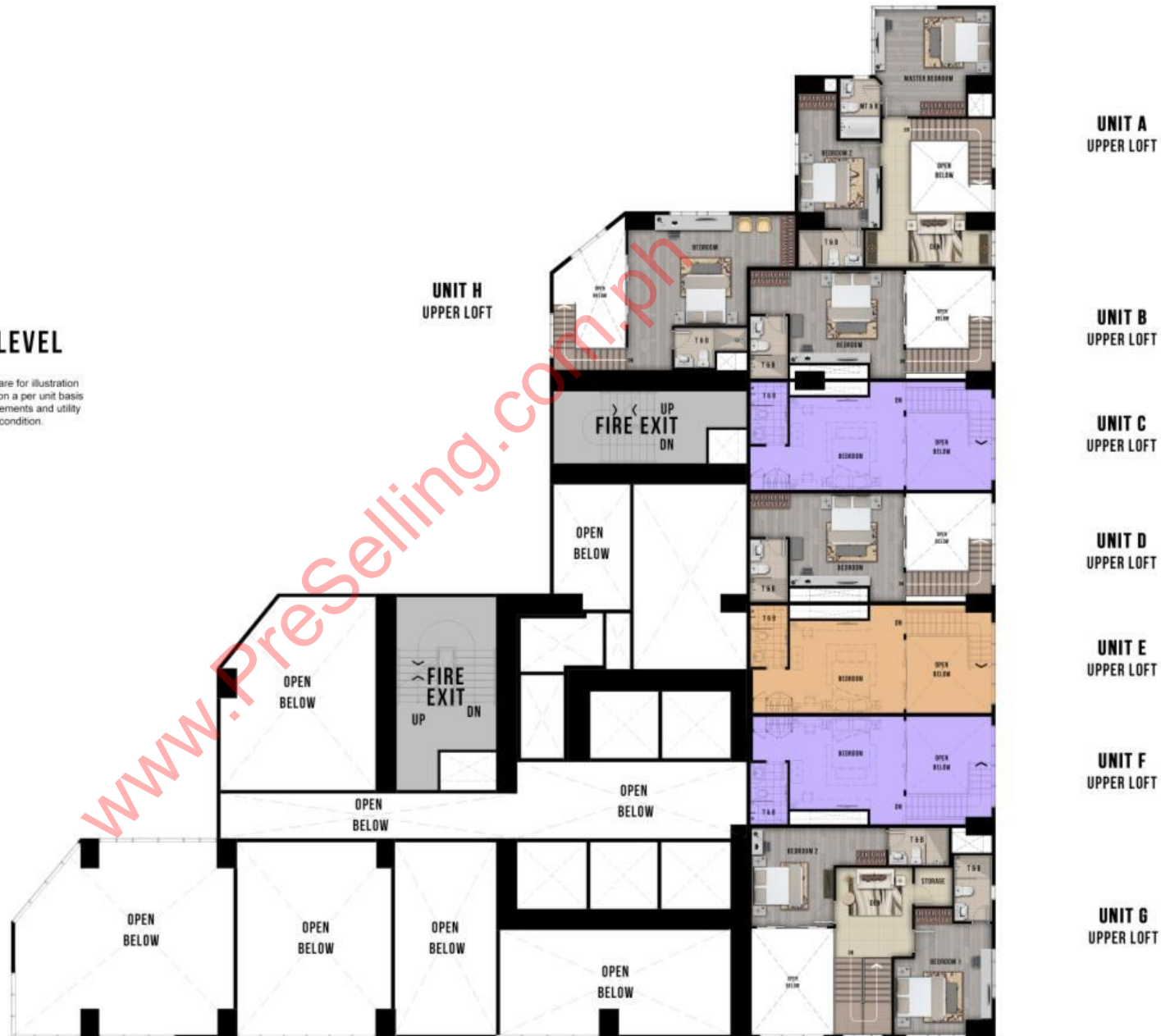
UNIT E  
1 BEDROOM LOFT  
A = 80.50 SQM + 14.00 SQM LANAI

UNIT F  
1 BEDROOM LOFT  
A = 72.00 SQM + 14.00 SQM LANAI

UNIT G  
3 BEDROOM LOFT  
A = 93.00 SQM + 16.00 SQM LANAI



All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.





**LOWER LOFT**



**UPTOWN ARTS**  
RESIDENCE  
**UNIT A**  
**3 BEDROOM LOFT**  
**A = 153.50 SQM + 14.50 SQM LANAI**  
**6TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



**UPPER LOFT**



**UPTOWN ARTS**  
RESIDENCE  
**UNIT A**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.







**UPTOWN ARTS**  
RESIDENCE  
**UNIT B, C & F**  
**1 BEDROOM LOFT**  
**A = 72.00 SQM + 14.00 SQM LANAI**  
**6TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



**UPTOWN ARTS**  
RESIDENCE  
**UNIT D & E**  
**1 BEDROOM LOFT**  
**A = 80.50 SQM + 14.00 SQM LANAI**  
**6TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.





LOWER LOFT



# UPTOWN ARTS RESIDENCE

## UNIT G

### 3 BEDROOM LOFT

A = 93.00 SQM + 16.00 SQM LANAI

6TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



UPPER LOFT



# UPTOWN ARTS RESIDENCE

## UNIT G

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.





**LOWER LOFT**



**UPTOWN ARTS**  
RESIDENCE

**UNIT H**  
**EXECUTIVE 1 BEDROOM LOFT**  
**A = 105.00 SQM + 12.00 SQM LANAI**  
**6TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



**UPPER LOFT**



**UPTOWN ARTS**  
RESIDENCE

**UNIT H**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.





# LOW ZONE



12 units for the floor (studio, 1BR, Exec. 1BR, 2BR, 3BR)



UPTOWN ARTS  
RESIDENCE

## 7TH - 10TH FLOOR PLAN

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



**UNIT J**  
1 BEDROOM UNIT  
A = 48.00 SQM + 9.00 SQM BALCONY

**UNIT I**  
2 BEDROOM UNIT  
A = 76.00 SQM + 8.00 SQM BALCONY

**UNIT L**  
1 BEDROOM UNIT  
A = 48.00 SQM + 9.00 SQM BALCONY

**UNIT K**  
EXECUTIVE 1 BEDROOM UNIT  
A = 52.00 SQM + 6.50 SQM BALCONY

**UNIT H**  
STUDIO UNIT  
A = 36.00 SQM +  
5.50 BALCONY

**UNIT G**  
EXECUTIVE 1 BEDROOM UNIT  
A = 58.00 SQM +  
6.00 BALCONY

**UNIT A**  
3 BEDROOM UNIT  
A = 112.50 SQM + 13.00 SQM BALCONY

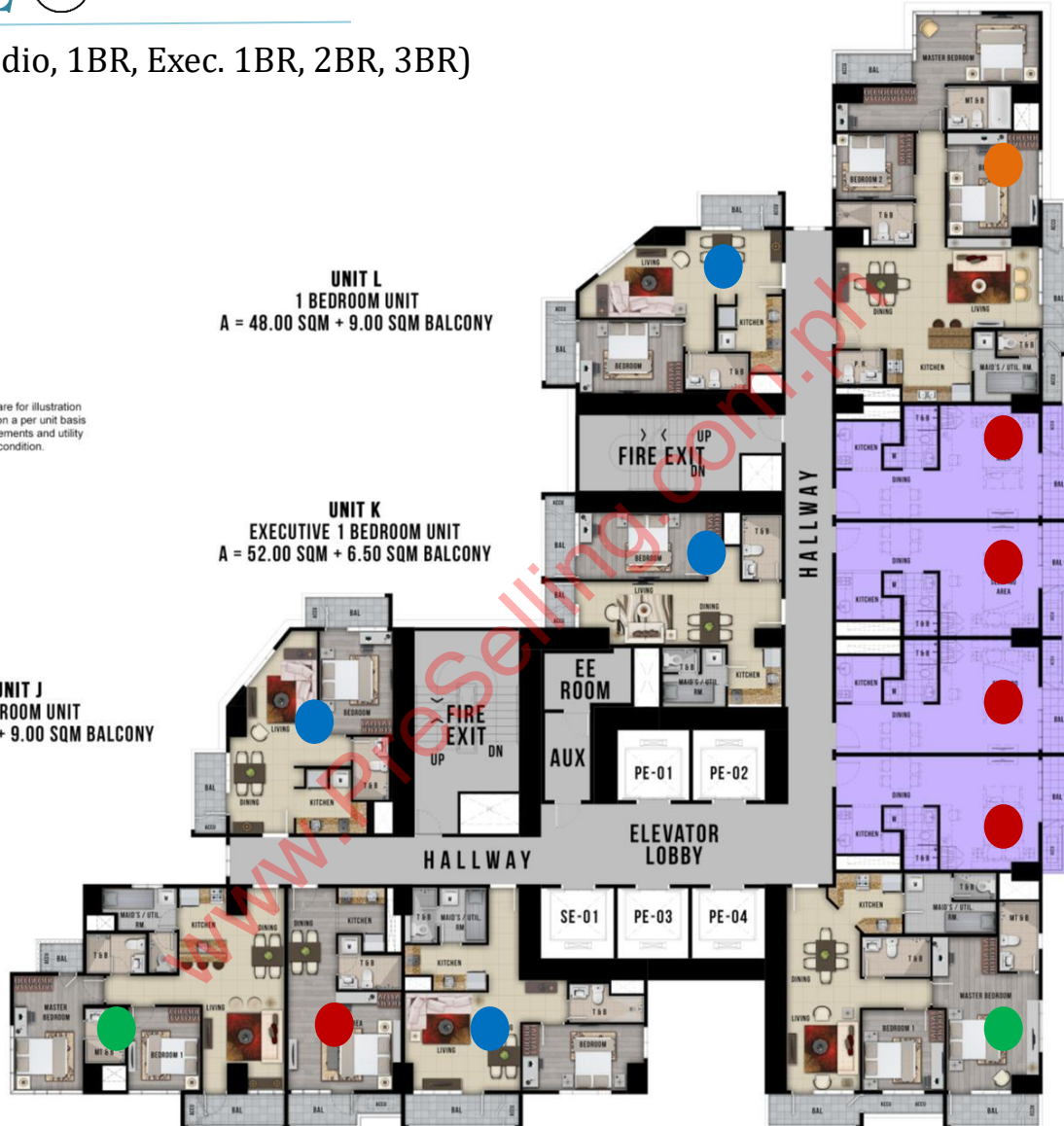
**UNIT B**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT C**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT D**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT E**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT F**  
EXECUTIVE 2 BEDROOM UNIT  
A = 83.00 SQM + 13.00 SQM BALCONY





### UPTOWN ARTS RESIDENCE

**UNIT A**  
**3 BEDROOM UNIT**  
**A = 112.50 SQM + 13.00 SQM BALCONY**  
**7TH - 10TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



### UPTOWN ARTS RESIDENCE

**UNIT B,C,D,E & H**  
**STUDIO UNIT**  
**A = 36.00 SQM + 5.50 SQM BALCONY**  
**7TH - 10TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.





## UPTOWN ARTS RESIDENCE

**UNIT F**  
**EXECUTIVE 2 BEDROOM UNIT**  
**A = 83.00 SQM + 13.00 SQM BALCONY**  
**7TH - 10TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



## UPTOWN ARTS RESIDENCE

**UNIT G**  
**EXECUTIVE 1 BEDROOM UNIT**  
**A = 58.00 SQM + 6.00 SQM BALCONY**  
**7TH - 10TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.







## UPTOWN ARTS RESIDENCE

### UNIT I

#### 2 BEDROOM UNIT

A = 76.00 SQM + 8.00 SQM BALCONY

7TH - 10TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



## UPTOWN ARTS RESIDENCE

### UNIT J

#### 1 BEDROOM UNIT

A = 48.00 SQM + 9.00 SQM BALCONY

7TH - 10TH FLOOR

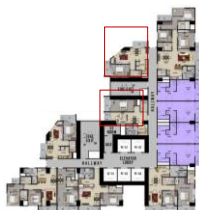
All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



**UPTOWN ARTS**  
RESIDENCE

**UNIT K**  
**EXECUTIVE 1 BEDROOM UNIT**  
**A = 52.00 SQM + 6.50 SQM BALCONY**  
**7TH - 10TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



**UPTOWN ARTS**  
RESIDENCE

**UNIT L**  
**1 BEDROOM UNIT**  
**A = 48.00 SQM + 9.00 SQM BALCONY**  
**7TH - 10TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

# MID ZONE



12 units for the floor (studio, 1BR, Exec. 1BR, 2BR, 3BR)



**UPTOWN ARTS**  
RESIDENCE

**11TH - 15TH FLOOR PLAN**  
(NO 13TH FLOOR)

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



★ **UNIT J**  
1 BEDROOM UNIT  
A = 49.00 SQM + 9.00 SQM BALCONY

**UNIT I**  
2 BEDROOM UNIT  
A = 76.00 SQM + 8.00 SQM BALCONY

★ **UNIT L**  
1 BEDROOM UNIT  
A = 49.00 SQM + 9.00 SQM BALCONY

★ **UNIT K**  
EXECUTIVE 1 BEDROOM UNIT  
A = 53.50 SQM + 6.50 SQM BALCONY

**UNIT H**  
STUDIO UNIT  
A = 36.00 SQM +  
5.50 BALCONY

**UNIT G**  
EXECUTIVE 1 BEDROOM UNIT  
A = 58.50 SQM +  
6.00 BALCONY

**UNIT A**  
3 BEDROOM UNIT  
A = 112.50 SQM + 13.00 SQM BALCONY

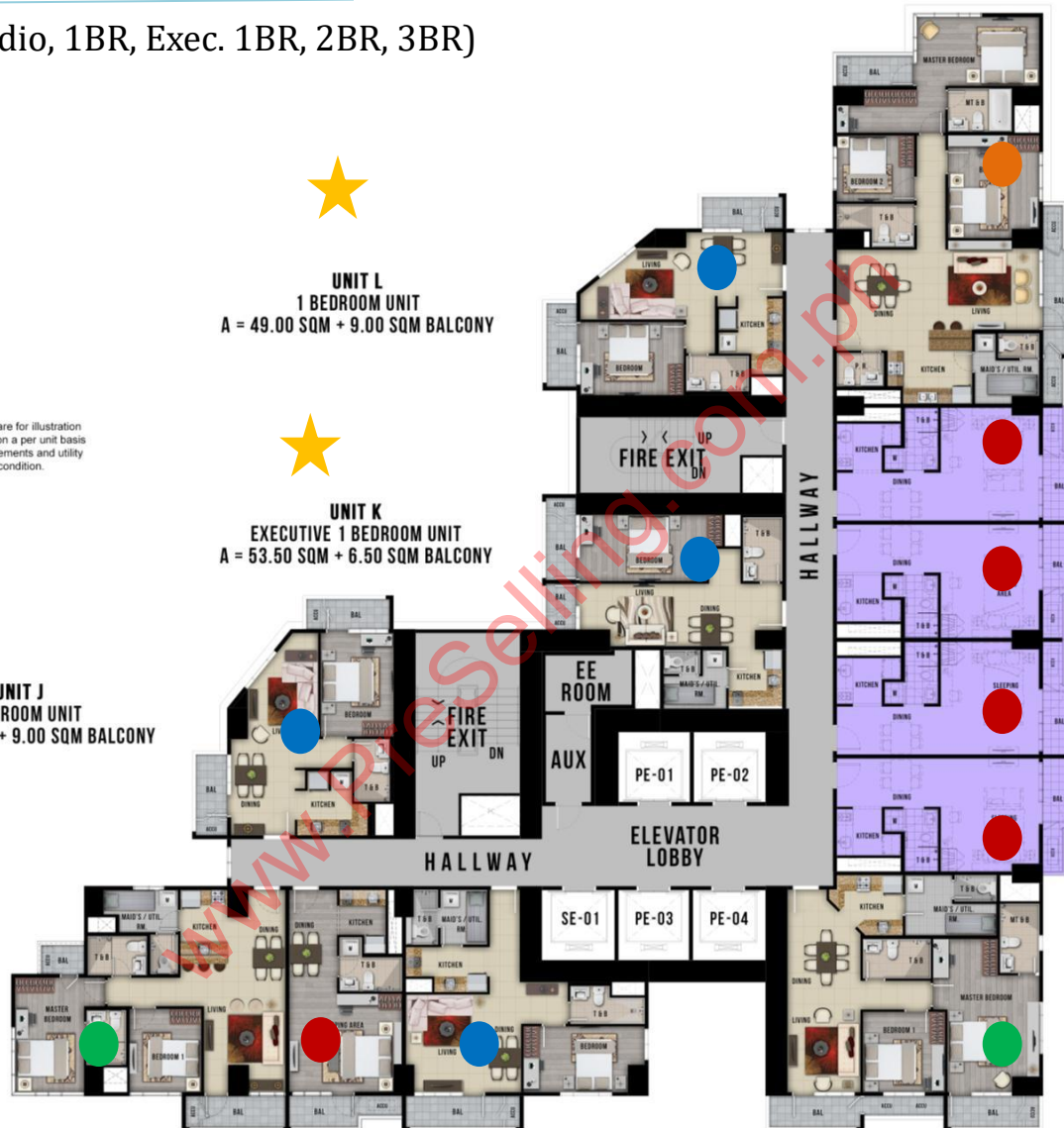
**UNIT B**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT C**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT D**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT E**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT F**  
EXECUTIVE 2 BEDROOM UNIT  
A = 83.50 SQM + 13.00 SQM BALCONY







### UPTOWN ARTS RESIDENCE

**UNIT A**  
**3 BEDROOM UNIT**  
**A = 112.50 SQM + 13.00 SQM BALCONY**  
**11TH - 15TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



### UPTOWN ARTS RESIDENCE

**UNIT B,C,D,E & H**  
**STUDIO UNIT**

**A = 36.00 SQM + 5.50 SQM BALCONY**

**11TH - 15TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



No differences with low zone



## UPTOWN ARTS RESIDENCE

**UNIT F**  
**EXECUTIVE 2 BEDROOM UNIT**  
**A = 83.50 SQM + 13.00 SQM BALCONY**  
**11TH - 15TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



## UPTOWN ARTS RESIDENCE

**UNIT G**  
**EXECUTIVE 1 BEDROOM UNIT**  
**A = 58.50 SQM + 6.00 SQM BALCONY**  
**11TH - 15TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.





## UPTOWN ARTS RESIDENCE

**UNIT I**  
**2 BEDROOM UNIT**  
**A = 76.00 SQM + 8.00 SQM BALCONY**  
**11TH - 15TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



## UPTOWN ARTS RESIDENCE

**UNIT J**  
**1 BEDROOM UNIT**  
**A = 49.00 SQM + 9.00 SQM BALCONY**  
**11TH - 15TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.







**UPTOWN ARTS**

RESIDENCE

**UNIT K**

**EXECUTIVE 1 BEDROOM UNIT**  
**A = 53.50 SQM + 6.50 SQM BALCONY**

11TH - 15TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



**UPTOWN ARTS**

RESIDENCE

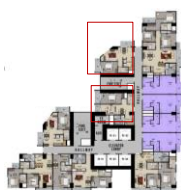
**UNIT L**

**1 BEDROOM UNIT**

**A = 49.00 SQM + 9.00 SQM BALCONY**

11TH - 15TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



# HIGH ZONE

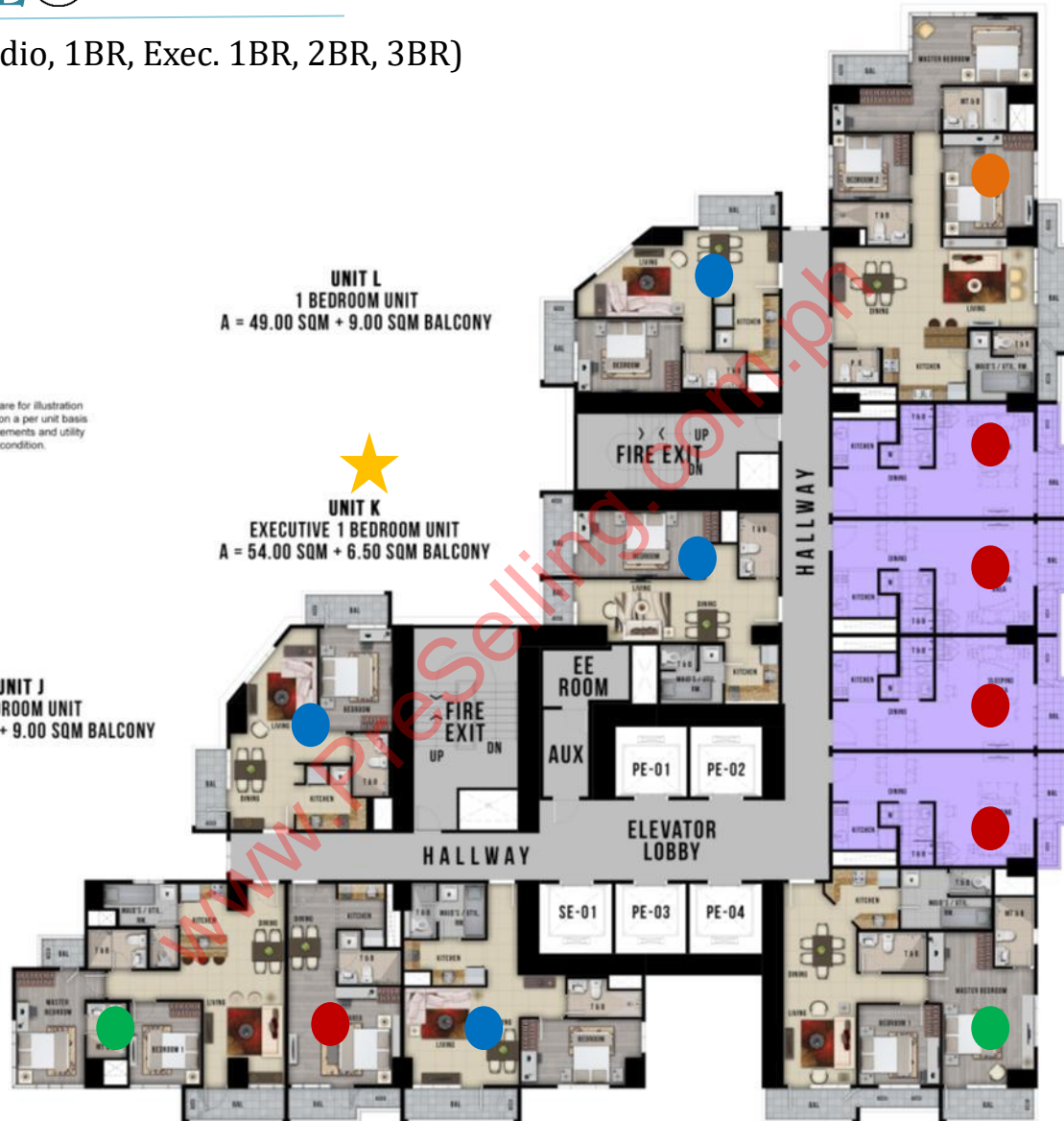
12 units for the floor (studio, 1BR, Exec. 1BR, 2BR, 3BR)



UPTOWN ARTS  
RESIDENCE

16TH - 30TH FLOOR PLAN

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



**UNIT A**  
3 BEDROOM UNIT  
A = 112.50 SQM + 13.00 SQM BALCONY

**UNIT B**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT C**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT D**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT E**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

**UNIT F**  
EXECUTIVE 2 BEDROOM UNIT  
A = 84.00 SQM + 13.00 SQM BALCONY

**UNIT G**  
EXECUTIVE 1 BEDROOM UNIT  
A = 59.00 SQM + 6.00 BALCONY

**UNIT H**  
STUDIO UNIT  
A = 36.00 SQM + 5.50 BALCONY

**UNIT J**  
1 BEDROOM UNIT  
A = 49.00 SQM + 9.00 SQM BALCONY

**UNIT L**  
1 BEDROOM UNIT  
A = 49.00 SQM + 9.00 SQM BALCONY

**UNIT K**  
EXECUTIVE 1 BEDROOM UNIT  
A = 54.00 SQM + 6.50 SQM BALCONY

**UNIT I**  
2 BEDROOM UNIT  
A = 76.00 SQM + 8.00 SQM BALCONY

12 units per floor





**UPTOWN ARTS**  
RESIDENCE

**UNIT A**

**3 BEDROOM UNIT**

**A = 112.50 SQM + 13.00 SQM BALCONY**

**16TH - 30TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



**UPTOWN ARTS**

RESIDENCE

**UNIT B,C,D,E & H**

**STUDIO UNIT**

**A = 36.00 SQM + 5.50 SQM BALCONY**

**16TH - 30TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.





## UPTOWN ARTS RESIDENCE

**UNIT F**  
**EXECUTIVE 2 BEDROOM UNIT**  
**A = 84.00 SQM + 13.00 SQM BALCONY**  
**16TH - 30TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



## UPTOWN ARTS RESIDENCE

**UNIT G**  
**EXECUTIVE 1 BEDROOM UNIT**  
**A = 59.00 SQM + 6.00 SQM BALCONY**  
**16TH - 30TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.







## UPTOWN ARTS RESIDENCE

**UNIT I**  
**2 BEDROOM UNIT**  
**A = 76.00 SQM + 8.00 SQM BALCONY**  
**16TH - 30TH FLOOR**

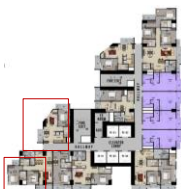
All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



## UPTOWN ARTS RESIDENCE

**UNIT J**  
**1 BEDROOM UNIT**  
**A = 49.00 SQM + 9.00 SQM BALCONY**  
**16TH - 30TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.





## UPTOWN ARTS RESIDENCE

### UNIT K

**EXECUTIVE 1 BEDROOM UNIT**  
**A = 54.00 SQM + 6.50 SQM BALCONY**

16TH - 30TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



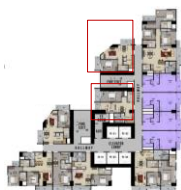
## UPTOWN ARTS RESIDENCE

### UNIT L

**1 BEDROOM UNIT**  
**A = 49.00 SQM + 9.00 SQM BALCONY**

16TH - 30TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.





# SKY ZONE

12 units for the floor (studio, 1BR, Exec. 1BR, 2BR, 3BR)



UPTOWN ARTS  
RESIDENCE

31ST - 45TH FLOOR PLAN  
(NO 44TH FLOOR)

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



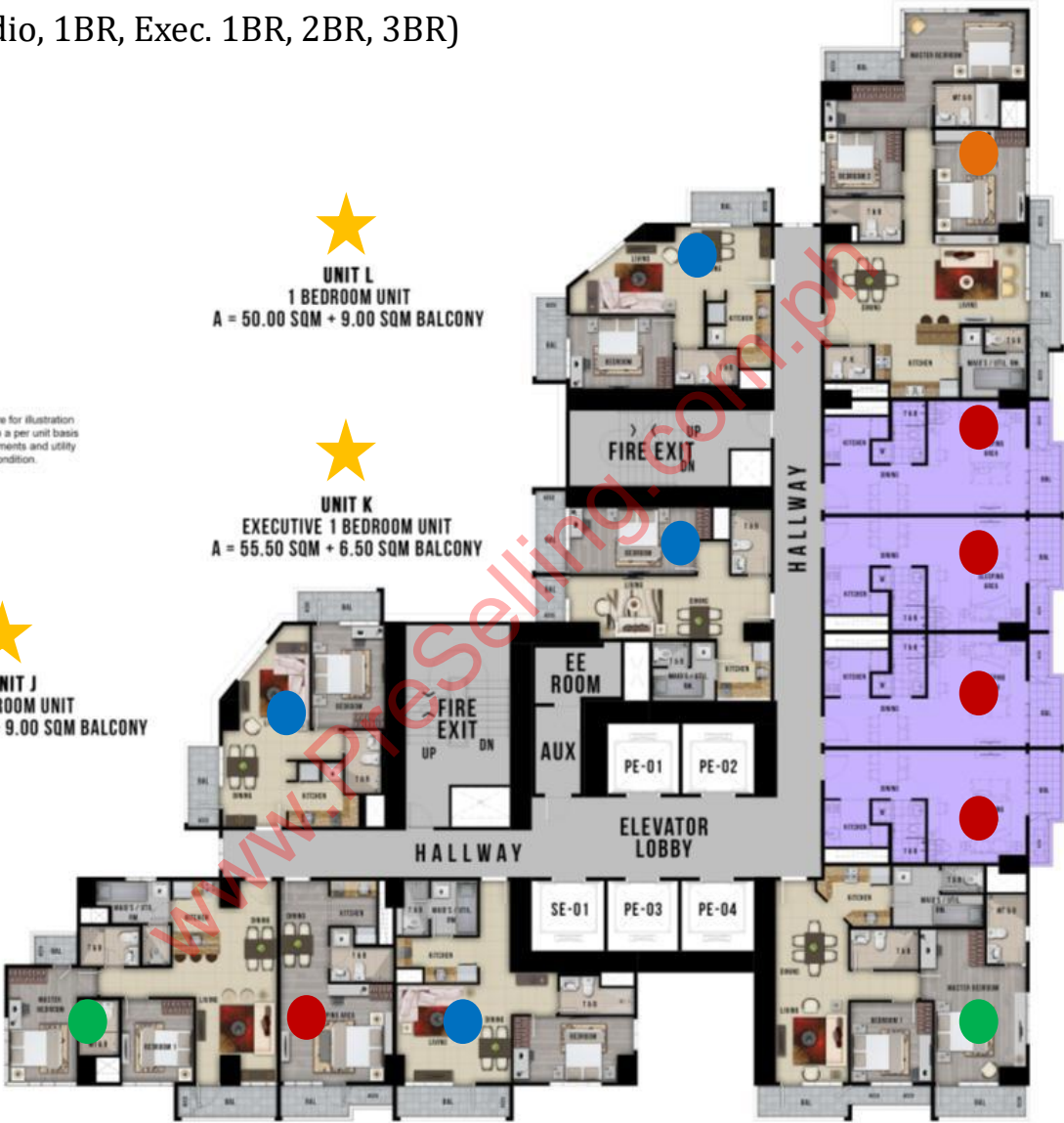
UNIT J  
1 BEDROOM UNIT  
A = 50.00 SQM + 9.00 SQM BALCONY



UNIT L  
1 BEDROOM UNIT  
A = 50.00 SQM + 9.00 SQM BALCONY



UNIT K  
EXECUTIVE 1 BEDROOM UNIT  
A = 55.50 SQM + 6.50 SQM BALCONY



UNIT A  
3 BEDROOM UNIT  
A = 112.50 SQM + 13.00 SQM BALCONY

UNIT B  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT C  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT D  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT E  
STUDIO UNIT  
A = 36.00 SQM + 5.50 SQM BALCONY

UNIT F  
EXECUTIVE 2 BEDROOM UNIT  
A = 85.50 SQM + 13.00 SQM BALCONY

UNIT H  
STUDIO UNIT  
A = 36.00 SQM + 5.50 BALCONY

UNIT G  
EXECUTIVE 1 BEDROOM UNIT  
A = 60.00 SQM + 6.00 BALCONY

UNIT I  
2 BEDROOM UNIT  
A = 76.00 SQM + 8.00 SQM BALCONY



**UPTOWN ARTS**  
RESIDENCE

**UNIT A**  
**3 BEDROOM UNIT**  
**A = 112.50 SQM + 13.00 SQM BALCONY**  
**31ST - 45TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



**UPTOWN ARTS**  
RESIDENCE

**UNIT B,C,D,E & H**  
**STUDIO UNIT**  
**A = 36.00 SQM + 5.50 SQM BALCONY**  
**31ST - 45TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



No differences with low zone





## UPTOWN ARTS RESIDENCE

**UNIT F**  
**EXECUTIVE 2 BEDROOM UNIT**  
**A = 85.50 SQM + 13.00 SQM BALCONY**  
**31ST - 45TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



## UPTOWN ARTS RESIDENCE

**UNIT G**  
**EXECUTIVE 1 BEDROOM UNIT**  
**A = 60.00 SQM + 6.00 SQM BALCONY**  
**31ST - 45TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.





## UPTOWN ARTS RESIDENCE

**UNIT I**  
**2 BEDROOM UNIT**  
**A = 76.00 SQM + 8.00 SQM BALCONY**  
**31ST - 45TH FLOOR**

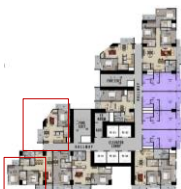
All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



## UPTOWN ARTS RESIDENCE

**UNIT J**  
**1 BEDROOM UNIT**  
**A = 50.00 SQM + 9.00 SQM BALCONY**  
**31ST - 45TH FLOOR**

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.







## UPTOWN ARTS RESIDENCE

### UNIT K EXECUTIVE 1 BEDROOM UNIT A = 55.50 SQM + 6.50 SQM BALCONY 31ST - 45TH FLOOR

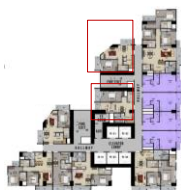
All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



## UPTOWN ARTS RESIDENCE

### UNIT L 1 BEDROOM UNIT A = 50.00 SQM + 9.00 SQM BALCONY 31ST - 45TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



# TYPICAL RESIDENTIAL FEATURES

---

## Development and Residential Unit Features and Highlights

- Entrance panel door with viewer
- Individual electric and water meter
- Provision of Fibr-to-the-home triple play technology per unit
- Provision for other provider's telephone and CATV lines per unit
- Provision for hot and cold water lines per unit at common and master's T&B only (water heater not included)
- Kitchen with modular undercounter and overhead cabinets
- Partial glass shower enclosure in toilet & baths (except for Maid's T&B)
- Ceramic plank for bedrooms
- Ceramic tiles for living, dining, and balcony areas
- Ceramic tiles for toilet and bath and kitchen areas
- Individual mail boxes with keys
- Individual Condominium Certificate of Title (CCT)



# UNIT INCLUSIONS

---

## Development and Residential Unit Features and Highlights

- 2-burner cooktop with hood (for Studio, 1-BR, Executive 1BR, 1BR Loft and Executive 1BR Loft Units)
- 4-burner cooktop with built-in oven and hood (for 2BR, Executive 2BR, 3BR, and 3BR Loft units)
- Split type air-conditioning units

# OTHER UNIT FEATURES

---

## Development and Residential Unit Features and Highlights

### **STUDIO Units**

- Sleeping area with modular closet
- Kitchen and toilet with mechanical ventilation
- Split-type air-conditioning unit

### **1-BR and Executive 1-BR Units**

- Bedroom with modular closet
- Common toilet & bath
- Kitchen and toilet with mechanical ventilation
- Maid's/utility room with toilet (for Executive 1-BR Units only)
- Split-type air-conditioning unit

# OTHER UNIT FEATURES

---

## Development and Residential Unit Features and Highlights

### **1–BR and Executive 1-BR Loft Units**

- Bedroom with modular closet and toilet & bath
- Powder room
- Kitchen and toilet with mechanical ventilation
- Maid's/utility room with toilet (for Executive 1-BR Loft Units only)
- Split-type air-conditioning unit

### **2–BR and Executive 2-BR Units**

- Master bedroom with modular closet and toilet & bath
- Bedroom with modular closet
- Common toilet & bath
- Maid's/utility room with maid's toilet
- Kitchen and toilets with mechanical ventilation
- Split-type air-conditioning unit



# OTHER UNIT FEATURES

---

## Development and Residential Unit Features and Highlights

### **3–BR Units**

- Master bedroom with walk-in-closet
- Master toilet & bath with bath tub
- Bedrooms with modular closet
- Common toilet & bath
- Powder room
- Maid's/utility room with toilet
- Kitchen and toilets with mechanical ventilation
- Split-type air-conditioning unit

### **3–BR Loft Units**

- Master bedroom with modular closet
- Master toilet & bath with bath tub
- Bedrooms with modular closet and toilet & bath
- Powder room
- Maid's/utility room with toilet
- Kitchen and toilets with mechanical ventilation
- Split-type air-conditioning unit



Artist's Perspective



Artist's Perspective





Artist's Perspective



Artist's Perspective





Artist's Perspective





Artist's Perspective



Artist's Perspective





# UPTOWN ARTS

R E S I D E N C E

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





UPTOWN  
BONIFACIO

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



MEGAWORLD  
AT THE FORT



MEGAWORLD

+63 917 703 7707

+63 999 883 4593

info@preselling.com.ph