

A wide-angle photograph of a city skyline at sunset. The sky is filled with soft, colorful clouds in shades of orange, pink, and purple. The city buildings are silhouetted against the bright horizon. In the center, a white rectangular box with a thin black border contains the text 'SKY ARTS MANILA'. A diagonal watermark 'www.PreSelling.com.ph' is visible across the image.

SKY ARTS MANILA

Creating new landscape on majestic horizons.



SKY ARTS MANILA

A development that embraces the significance of its historical past as it moves forward to the age of globalization and international exposition

A perfect depiction of Vista Residences - undaunted by the magnitude of emerging markets, ascertain of new heights and achievements

THE CITY OF MANILA

The national capital - official residence of the Philippine president and several key government offices.

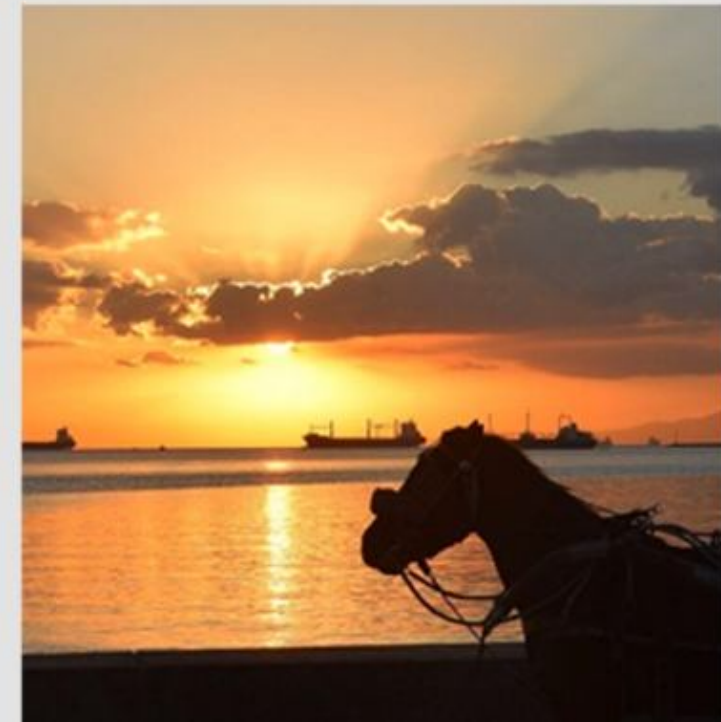
Highest concentration of educational institutions in the country, home to premiere collegiate centers, maritime training facilities, and medical schools.



THE CITY OF MANILA

Customary tourist destination due to presence of historical sites, museums, nightlife outlets, and intermodal transport systems (train, bus, seaport and proximity to airport)


Traditional base of prominent families in politics and business; the stronghold of both commerce and government service





THE CITY OF MANILA

A cradle of culture and tradition by day.

A nighttime photograph of the Manila skyline. In the foreground, a marina is filled with numerous white yachts and boats docked at a pier. The water is calm, reflecting the lights from the buildings and the sky. The background features a dense cluster of skyscrapers, with one particularly tall building on the right side that is brightly lit. The sky is a deep blue-purple, indicating twilight. A semi-transparent blue box is overlaid on the left side of the image, containing the text 'THE CITY OF MANILA'.

THE CITY OF MANILA

A bustling urban locale by night.





Sky
ARTS
Manila

www.Preselling.com.ph



SKY ARTS



MANILA

Exact Address:

Gen. Malvar St. cor. Guerrero St. & Vasquez St., Malate, Manila, 1004

What's Near:

-  Robinson's Place Manila
SM Manila
-  St. Paul University
U.P. – Manila
Philippine Christian University
Philippine Women's University
-  Philippine General Hospital
Manila Doctor's Hospital

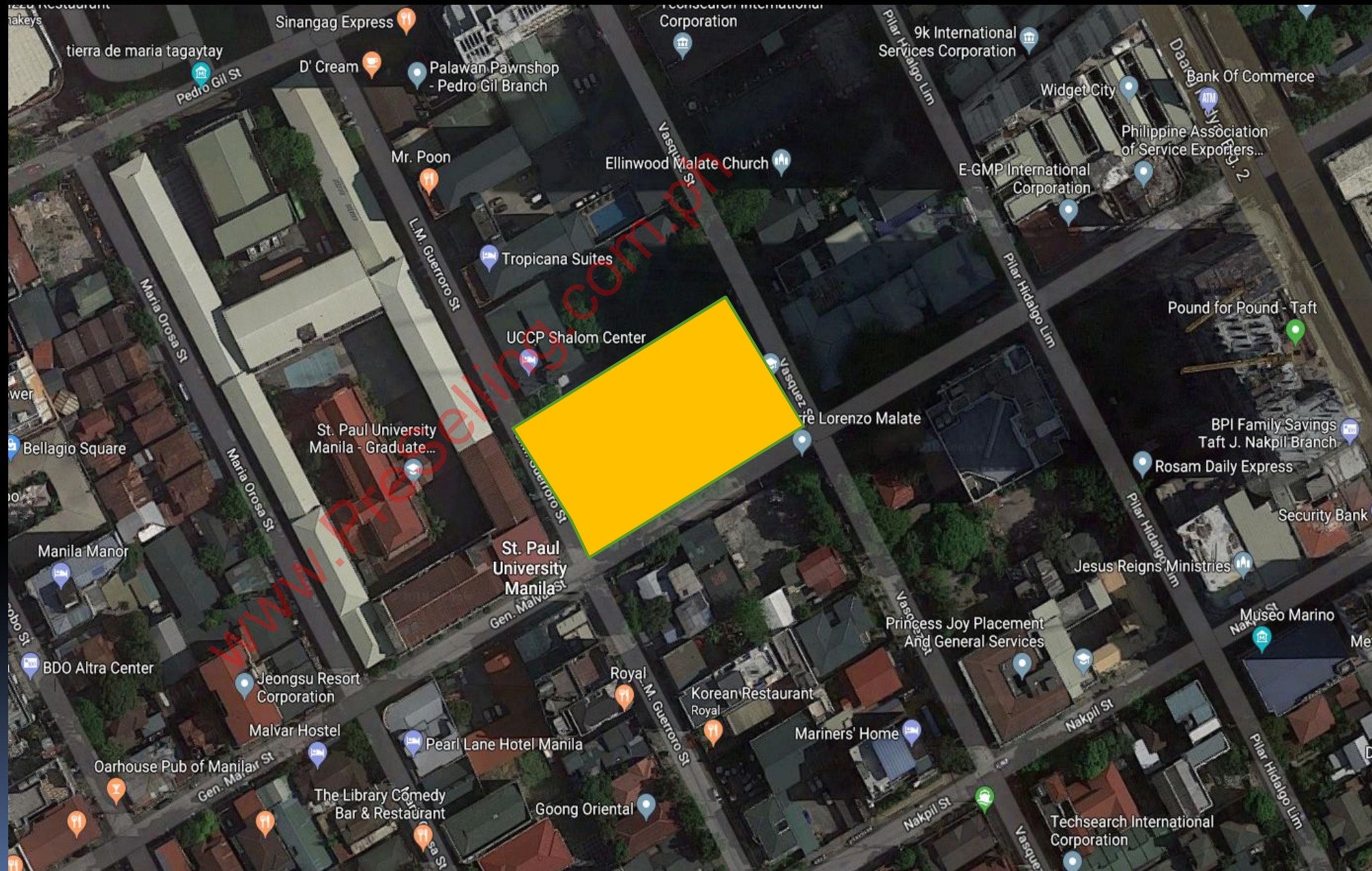
-  Paco Church
Malate Church
INC (Paco Locale)
-  Pedro Gil Station
Quirino Station
UN Ave. Station

Location



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Gen. Malvar St. cor.
Guerrero St. &
Vasquez St.,
Malate, Manila 1004



Location

SKY ARTS

MANILA

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Gen. Malvar St. cor.
Guerrero St. &
Vasquez St.,
Malate, Manila 1004

Photo taken last October 2018

Actual Site →



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Photo taken last October 2018

Actual Site





Product Segment: VRI Prime Project
No. of Tower: 2 Towers
Total No. of Units: 2,120 total residential units
 Tower 1 – 1,009 units
 Tower 2 – 1,111 units
Project Structure: 45 storey building
 4 Commercial Floors
 6 Split Parking Floors
 35 Residential Floors +
 1 Residential/Amenity Floor
Lot Area: 3,749.69 sqm
 Building Footprint: 3,085.68 sqm (82%)
 Towers Footprint: 2,073.50 sqm (56%)
Launch Date: April 2018
Target Turnover Date: Q4 2023

Project Details

	UTILITIES	UTILITIES
APEX OF DECK		
ROOF DECK		
45TH FLOOR	R35	RESIDENTIAL
44TH FLOOR	R34	RESIDENTIAL
43RD FLOOR	R33	RESIDENTIAL
42ND FLOOR	R32	RESIDENTIAL
41ST FLOOR	R31	RESIDENTIAL
40TH FLOOR	R30	RESIDENTIAL
39TH FLOOR	R29	RESIDENTIAL
38TH FLOOR	R28	RESIDENTIAL
37TH FLOOR	R27	RESIDENTIAL
36TH FLOOR	R26	RESIDENTIAL
35TH FLOOR	R25	RESIDENTIAL
34TH FLOOR	R24	RESIDENTIAL
33RD FLOOR	R23	RESIDENTIAL
32ND FLOOR	R22	RESIDENTIAL
31ST FLOOR	R21	RESIDENTIAL
30TH FLOOR	R20	RESIDENTIAL
29TH FLOOR	R19	RESIDENTIAL
28TH FLOOR	R18	RESIDENTIAL
27TH FLOOR	R17	RESIDENTIAL
26TH FLOOR	R16	RESIDENTIAL
25TH FLOOR	R15	RESIDENTIAL
24TH FLOOR	R14	RESIDENTIAL
23RD FLOOR	R12	RESIDENTIAL
22ND FLOOR	R11	RESIDENTIAL
21TH FLOOR	R10	RESIDENTIAL
20TH FLOOR	R09	RESIDENTIAL
19TH FLOOR	R08	RESIDENTIAL
18TH FLOOR	R07	RESIDENTIAL
17TH FLOOR	R06	RESIDENTIAL
16TH FLOOR	R05	RESIDENTIAL
15TH FLOOR	R04	RESIDENTIAL
14TH FLOOR	R03	RESIDENTIAL
12TH FLOOR	R02	RESIDENTIAL
11TH FLOOR	AMENITY/ R01	AMENITY
10TH FLOOR		PARKING
9TH FLOOR		PARKING
8TH FLOOR		PARKING
7TH FLOOR		PARKING
6TH FLOOR		PARKING
5TH FLOOR		PARKING
4TH FLOOR		COMMERCIAL
3RD FLOOR		COMMERCIAL
2ND FLOOR		COMMERCIAL
GROUND FLOOR		COMMERCIAL



Tower 1 – Product Mix:

- 30 units per floor
- 18 studio units
- 11 one-bedroom units
- 1 two-bedroom unit

Floor Layout



Tower 1 – Product Mix:

- ➔ 30 units per floor
 - 18 studio units
 - 11 one-bedroom units
 - 1 two-bedroom unit
- ➔ 4 Elevators
 - 3 passenger elevators
 - 1 service elevator
- ➔ 2 Fire Exit Stairs
- ➔ 1 Auxiliary Room & 1 Electrical Room

Floor Layout

Park View (north)



South View (south)

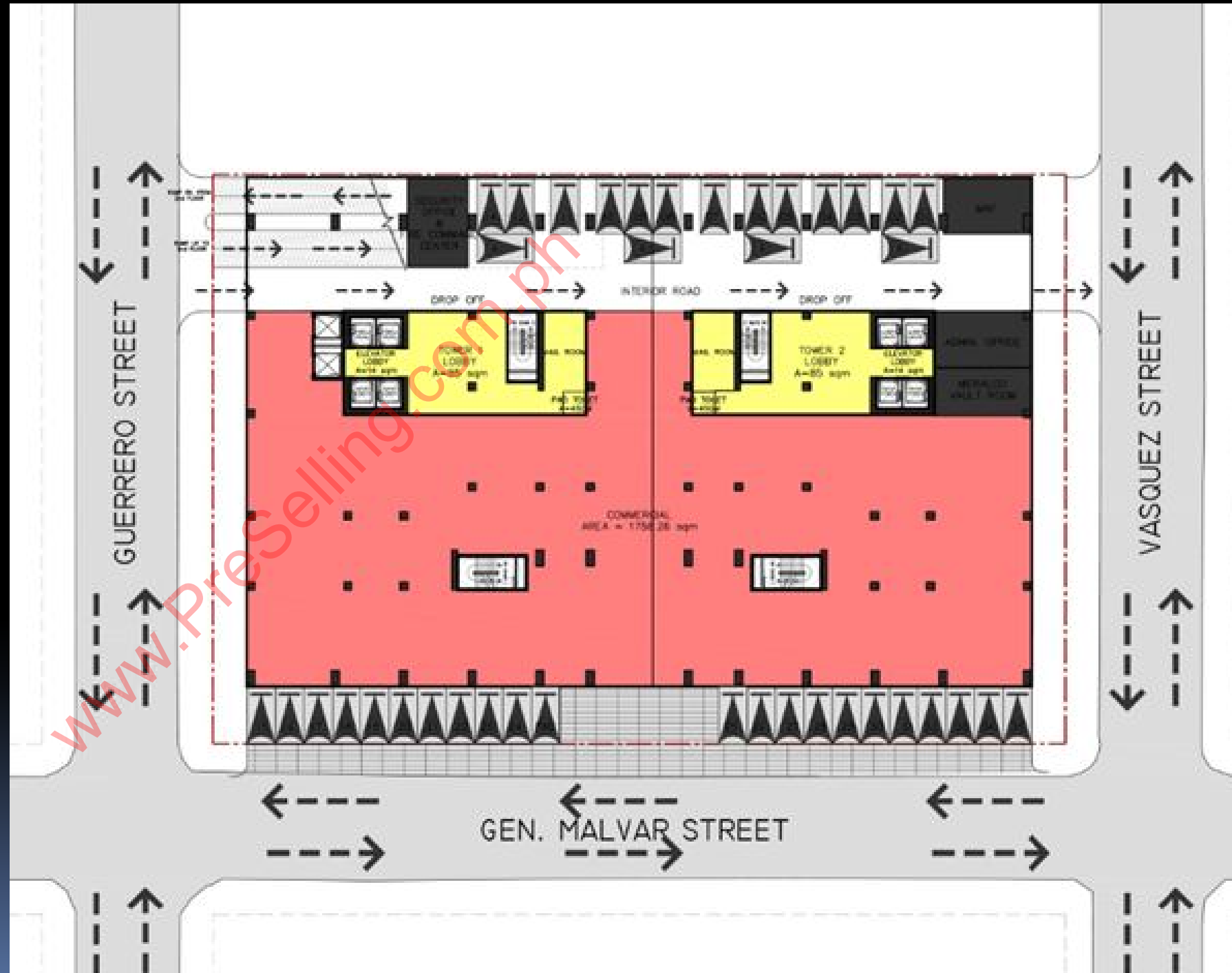




Ground Floor Layout

- ➔ Residential Lobby of two towers (Entrance: Guerrero St.)
- ➔ Commercial Area
1,758.26 sqm

Floor Layout

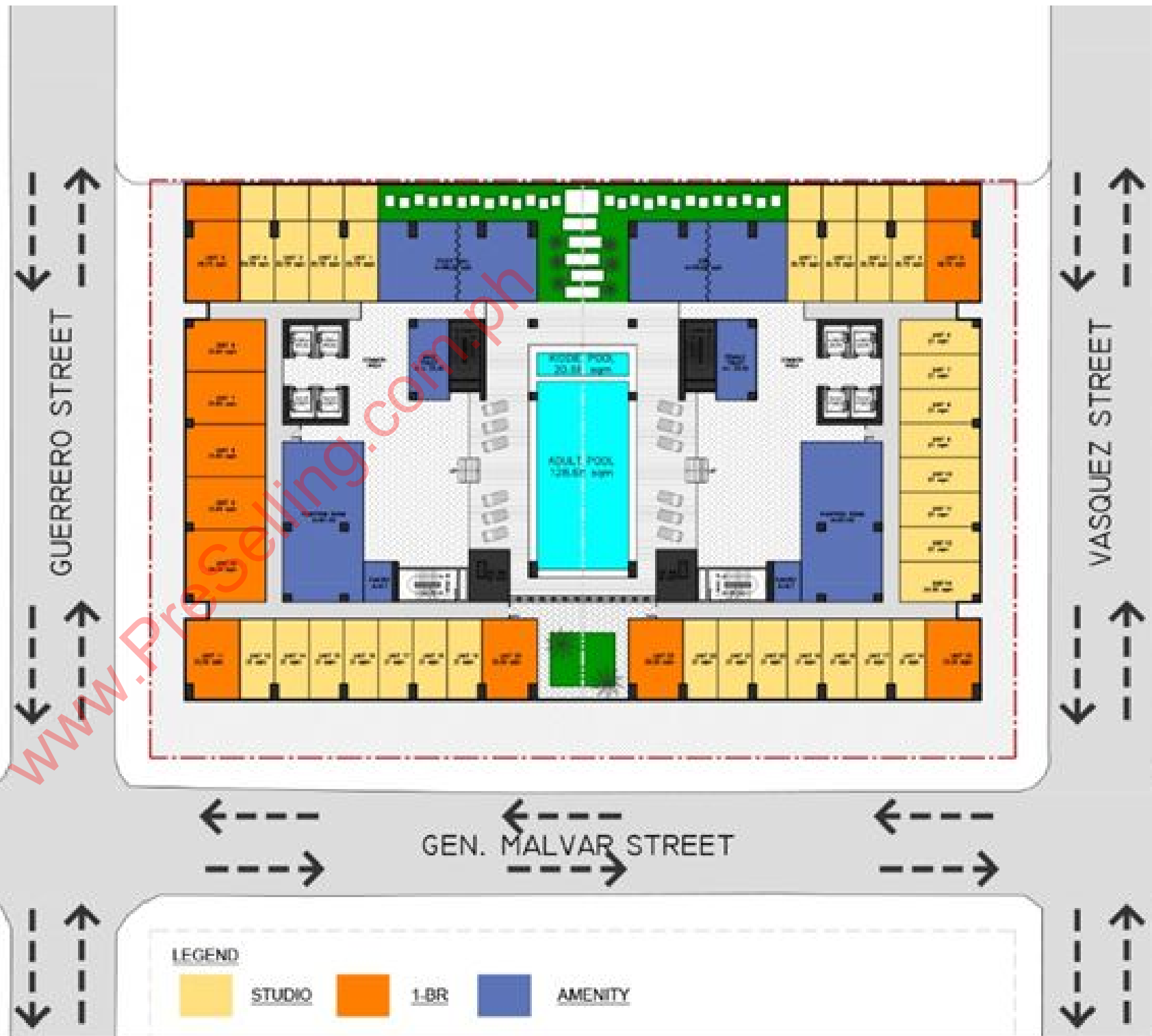


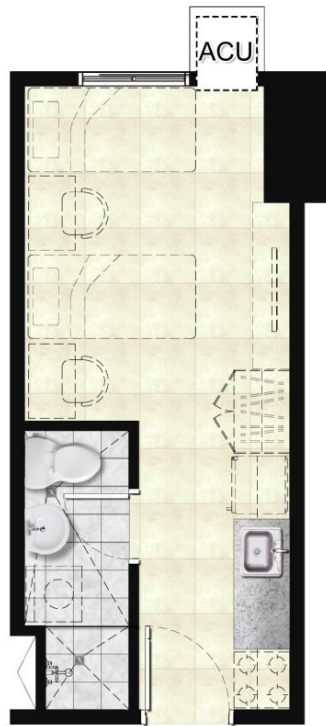


Amenity Floor Layout

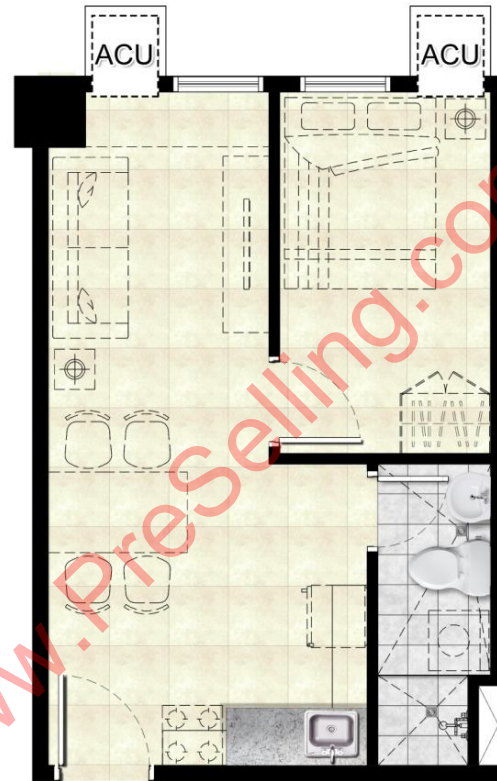
- ➔ Residential units (studio/1BR)
- ➔ Swimming Pool
 - Adult Pool – 128.68 sqm
 - Kiddie Pool – 20.68 sqm
- ➔ Two (2) function halls
- ➔ One (1) Study Hall
- ➔ One (1) Gym
- ➔ Male & Female Toilet
- ➔ Landscaped Garden/Play Area

Floor Layout

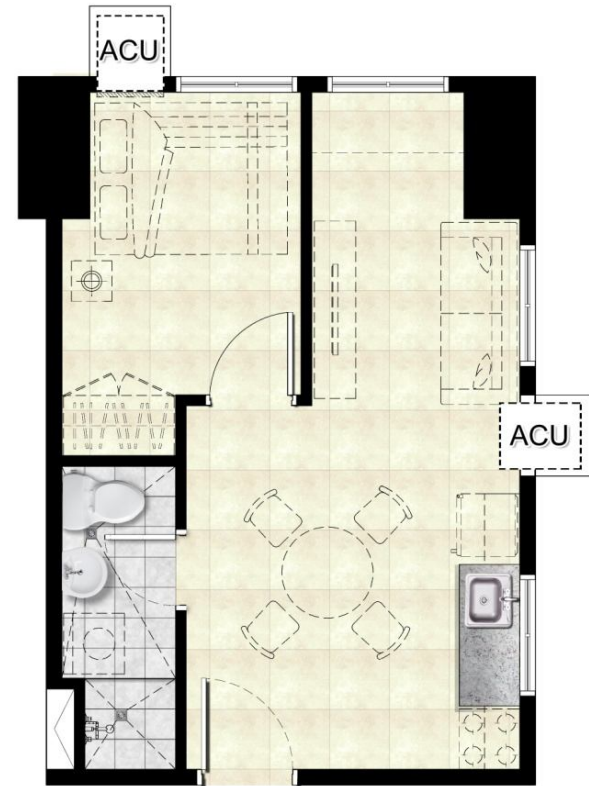




SKY ARTS MANILA
STUDIO UNIT
21.00 SQM



SKY ARTS MANILA
1-BEDROOM UNIT
31.84 SQM

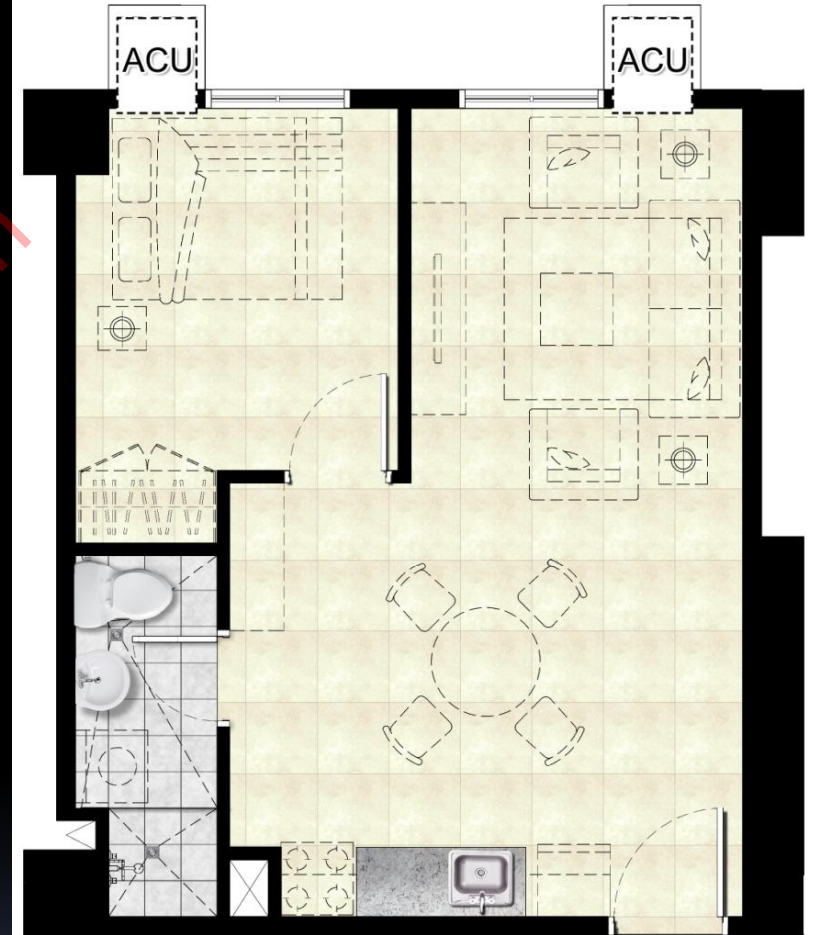


SKY ARTS MANILA
1-BEDROOM UNIT
33.25 SQM

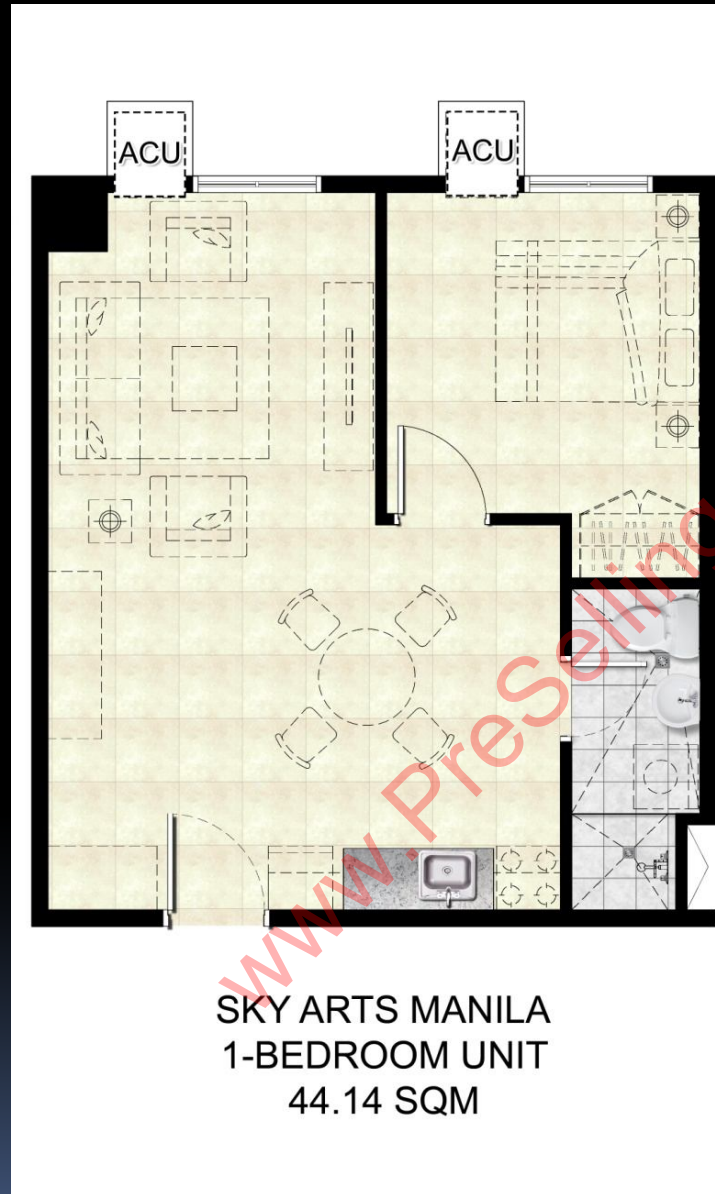
Unit Layouts



SKY ARTS MANILA
1-BEDROOM UNIT
36.05 SQM



SKY ARTS MANILA
1-BEDROOM UNIT
39.20 SQM



Unit Layouts

Building Features:

- Entrance Lobby with Reception Counter
- Three (3) Passenger Elevators (per tower)
- One (1) Service/Passenger Elevators (per tower)
- Two (2) Service/Passenger Elevators (podium)
- CCTV Monitoring on selected Common Areas
- Automatic Fire Detection and Suppression System
- Annunciator Panel on all Floors
- Water Tank and Water Cistern
- Standby Power Generator for common areas and selected light outlet in each unit
- Individual Mail Boxes
- Commercial Floors
- Parking Floors

Deliverables

Disclaimer: The developer reserves the right to rectify the deliverables appearing herein in the event of any unintentional error.

Unit Features:

- Fire Alarm (Smoke Detector)
- Fire Sprinkler System
- Fiber Optics FTTH system
- Base and Overhead Kitchen Cabinets
- T&B exhaust system
- Provision for individually metered electricity and water
- Space and Stub out Provision for Range Hood
- Space and Stub out Provision for Washing Machine connection

Deliverables

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Typical Residential Units:

AREA DESIGNATION	FLOOR FINISH	WALL FINISH	CEILING FINISH
Living and Dining	600x600mm Homogenous Floor Tiles	Plain Cement Plaster, Painted Finish	Rubbed Concrete, Painted Finish
Kitchen	600x600mm Homogenous Floor Tiles	Plain Cement Plaster, Painted Finish	Moisture Resistant Gypsum Board, Painted Finish
Bedroom	600x600mm Homogenous Floor Tiles	Plain Cement Plaster, Painted Finish	Rubbed Concrete, Painted Finish
Toilet	300x300mm Ceramic Floor Tiles	300x300mm Ceramic Wall Tiles, 180mm high at shower, 300mm high at toilet and rest of wall in painted finish	Moisture Resistant Gypsum Board, Painted Finish

Deliverables →

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SKY ARTS MANILA

Sky's the limit on
investment opportunities.