

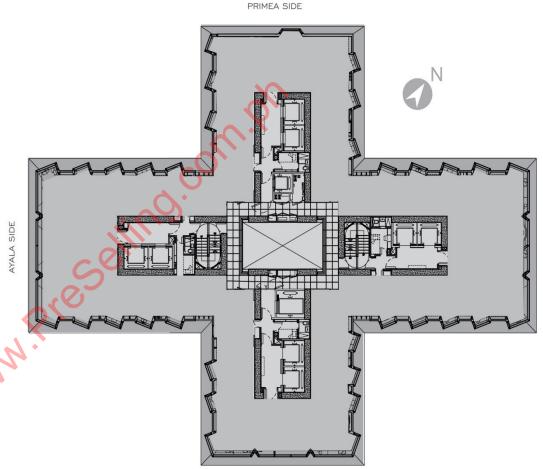




## **CROSSING BORDERS**

The Estate is for the discerning few, housing 188 flats, keeping only 4 flats to a floor. Each floor in turn contains a sequestered lift lobby, while the building sports a four-meter elevated driveway—guaranteeing exclusivity and privacy. The Cruciform structure gives each window the potential for the widest possible view, allowing tenants to look out, and no unwelcome eyes to look in.

This four-point design gives every flat a 270-degree view of the city below, further heightening the daily living experience. With this structure comes an atrium core, which lends itself to natural ventilation as well as room for air conditioning units, leaving the façade clean and undisrupted. This form also provides the most luxe elevator arrangement of two private lifts for every flat.



RITZ SIDE

### THE SURFACE

In the exterior itself also lies the signature of Foster+Partners: the very surface of the building is made of glass fiber-reinforced concrete, creating a non-staining finish designed to resist the marks and harmful effects of air pollution, rendering cleaning and repainting unnecessary. This makes it more than ideal for Makati's micro-climate, as well as the Metro Manila conditions in general. Apart from resisting harmful environmental factors, The Estate is designed to actually contribute to the city-wide ecology, rather than just being a part of it—generous, shared green spaces don't only benefit the residents, but also create "living roofs", increasing biodiversity in an urban setting. Unhindered aeration, energy-efficient spaces and utilities, and deep shading all play their part in improving the lives of tenants and non-tenants alike.



## THE ANGLES

Natural light is made possible in this heavily urban setting with the treatment of the windows, which are specially built at an angle of 10 degrees, to allow both seclusion and an almost inhabitable, unhindered view of the city below. Optimized yet again by the lack of columns, this is the kind of attention to detail that further secures each tenant's privacy, while keeping their tether to the world. The angle of the windows also helps maximize each flat's space. Partnered with the column-free design, the entire layout essentially makes more room—with less. The whole project is designed so that residents can move in and around the structure's "outer skin". Bathtubs, desks and day beds are integrated with the bay windows, making you practically one with the facade.



THE SPACE

A single open space can give the occupant freedom of choice—but that can very quickly become a burden in itself. Instead of restrictive walls, obtrusive home features, and the need to maneuver around sectioned off spaces, The Estate boasts the double-slab function, which is normally reserved for more commercial structures, giving each flat a column-free design. These double slabs contain the unsightly necessaries—wires and pipes and such—keeping the flat reconfigurable for every change, whether in taste or in lifestyle.

Image demonstrates The Estate's double slab feature and is not a depiction of the facade.





#### **UNIT FINISHES**

LIVING, DINING, MAIN KITCHEN, HALLWAYS TO BEDROOMS	LIFT LOBBY	
Natural Stone Flooring	Terrazzo Flooring	
Painted Wall	Reconstituted Stone Wall Finish	
Painted Ceiling	Painted Ceiling	

MASTERS BEDROOM, BEDROOM 1 OR 2	WALK IN CLOSETS	
<ul> <li>Engineered Wood Flooring</li> </ul>	Engineered Wood Flooring	
Painted Wall	Painted Wall	
Painted Ceiling	Painted Ceiling	
Bedroom Closets	Bedroom Closets	

BEDROOM 1 OR 2	T & B / POWDER ROOM	
Engineered Wood Flooring	Natural Stone Flooring	
Painted Wall	Reconstituted Stone Wall Finish	
Painted Ceiling	Painted Ceiling	
Bedroom Closets		

SERVICE KITCHEN	LAUNDRY AREA	
Ceramic Floor Tiles	Ceramic Floor Tiles	
Painted Wall	Painted Wall	
Painted Ceiling	Painted Ceiling	

#### T AND B FIXTURES

Water closet

Shower

PENTHOUSE (56F - 59F)	HIGH ZONE	LOW ZONE	
MASTERS' T&B	MASTERS' T&B	MASTERS' T&B	
Lavatory	Lavatory	• Lavatory	
Water closet	Water closet	Water closet	
Bathtub with shower	Bathtub with shower	Bathtub with shower	
BEDROOM 1 OR 2 OR 3	BEDROOM 1 OR 2	BEDROOM 1 OR 2	
Lavatory	Lavatory	Lavatory	

POWDER ROOM	POWDER ROOM	POWDER ROOM
<ul> <li>Lavatory</li> </ul>	Lavatory	Lavatory
<ul> <li>Water closet</li> </ul>	Water closet	Water closet

Water closet

Shower

Water closet

Shower

#### APPLIANCES AND EQUIPMENT

MAIN KITCHEN	• Island Counter with kitchen sink and 4 burner induction cooker with downdraft exhaust system
	Concealed counter with overhead cabinet and refrigerator
SERVICE KITCHEN	Kitchen counter with kitchen sink, overhead cabinet, and 4 burner cooktop
	Provision for refrigerator
LAUNDRY AREA	Water heater tank type
	Provision for Washing Machine and Dryer

# VRF AIRCONDITIONER

LOW ZONE AND HIGH ZONE (26F to 33F, 35F to 43F, 45F to 53F, 55F)		SUB PENTHOUSE (2 Storey)		PRIME PENTHOUSE (3 Storey)	
Unit A	• 2 units of 6.4 TR	Unit A (56F)	Unit Lounge (open)	Unit A (58F)	• 2 units of 6.4 TR
Unit B	• 2 units of 6.4 TR	(57F)	• 2 units of 6.4 TR	(59F)	• 2 units of 6.4 TR
Unit C	• 2 units of 6.4 TR	Unit B (56F)	Unit Lounge (open)	(60F)	Unit Lounge (open)
Jnit D	• 2 units of 6.4 TR	(57F)	• 2 units of 6.4 TR	Unit B (58F)	• 2 units of 6.4 TR
• (		Unit C (56F)	Unit Lounge (open)	(59F)	• 2 units of 6.4 TR
	•	(57F)	• 2 units of 6.4 TR	(60F)	• Unit Lounge (open)
		Unit D (56F)	Unit Lounge (open)	Unit C (58F)	• 2 units of 6.4 TR
		(57F)	• 2 units of 6.4 TR	(59F)	• 2 units of 6.4 TR
				(60F)	Unit Lounge (open)
				Unit D (58F)	• 2 units of 6.4 TR
				(59F)	• 2 units of 6.4 TR
				(60F)	• Unit Lounge (open)

HLURB LS No. 033466 Ayala Avenue, Brgy. Urdaneta , Makati City Completion Date: December 31, 2023 Developer: ST 6747 Resources Corporation





















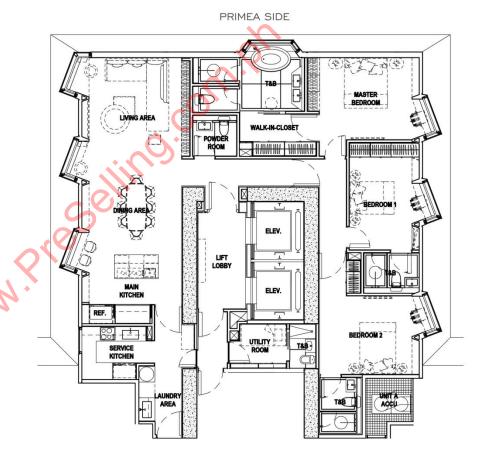


HZ - LEGACY 26F TO 33F / 35F TO 43F 45F TO 53F / 55F

A SIDE UNIT

3 BEDROOM FLAT

 $\pm \text{I}$  79.73 SQM /  $\pm \text{I}$  ,934.59 SQFT 3 PARKING SLOTS





MAKATI

DRESSED-UP UNIT, ARTIST'S PERSPECTIVE

PROPERTY SPECIALIST TRAINING MANUAL





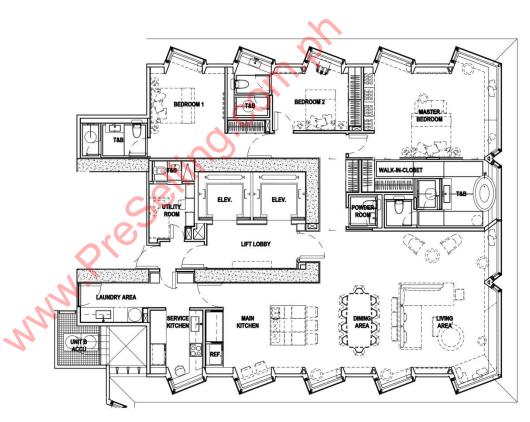


HZ - LEGACY 26F TO 33F / 35F TO 43F 45F TO 53F / 55F

B SIDE UNIT

3 BEDROOM PREMIUM FLAT

±224.50 SQM / ±2,416.49 SQFT 4 PARKING SLOTS



URDANETA SIDE





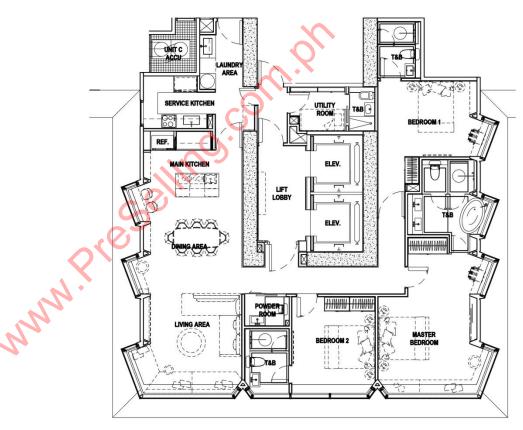


HZ - LEGACY 26F TO 33F / 35F TO 43F 45F TO 53F / 55F

C SIDE UNIT

3 BEDROOM FLAT

±178.06 SQM / ±1,916.62 SQFT 3 PARKING SLOTS



RITZ SIDE





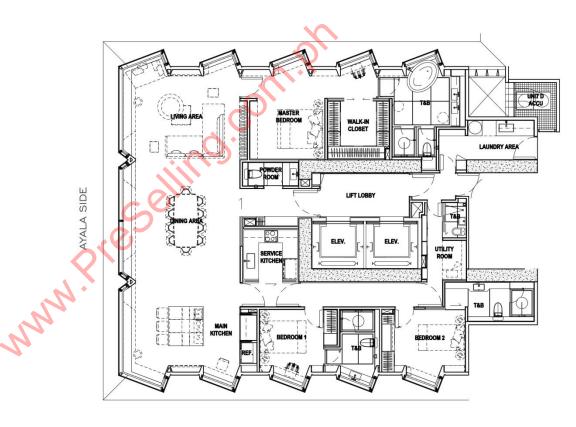


HZ - LIFESTYLE 26F TO 33F / 35F TO 43F 45F TO 53F / 55F

D SIDE UNIT

3 BEDROOM PREMIUM FLAT

±224.50 SQM / ±2,416.49 SQFT 4 PARKING SLOTS







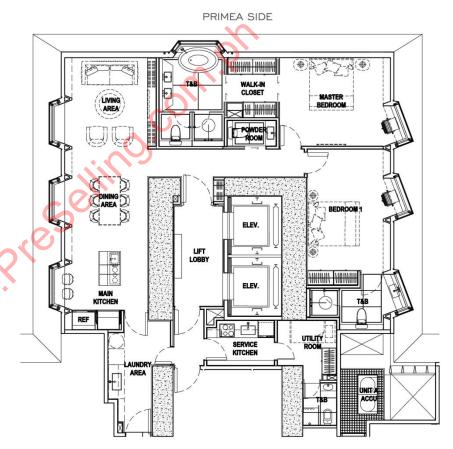


LZ - LEGACY
3F / 5F TO 12F / 15F TO 23F

A SIDE UNIT

2 BEDROOM FLAT

±151.10 SQM / ±1,626.42 SQFT 2 PARKING SLOTS







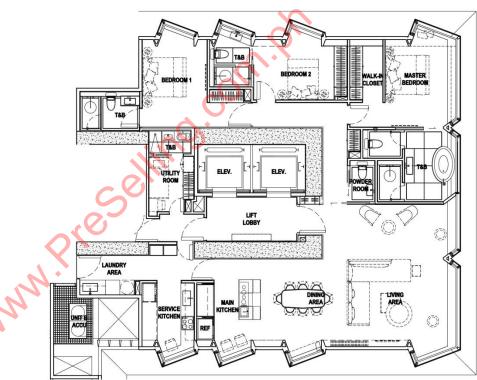


LZ - LEGACY
3F / 5F TO 12F / 15F TO 23F

B SIDE UNIT

3 BEDROOM FLAT

±195.08 SQM / ±2,099.82 SQFT 3 PARKING SLOTS



URDANETA SIDE





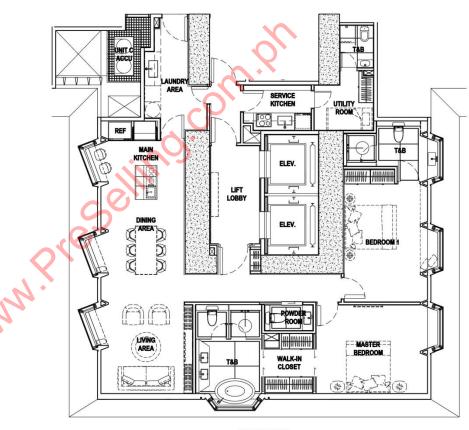


LZ - LEGACY
3F / 5F TO 12F / 15F TO 23F

C SIDE UNIT

2 BEDROOM FLAT

±151.10 SQM / ±1,626.42 SQFT 2 PARKING SLOTS



RITZ SIDE





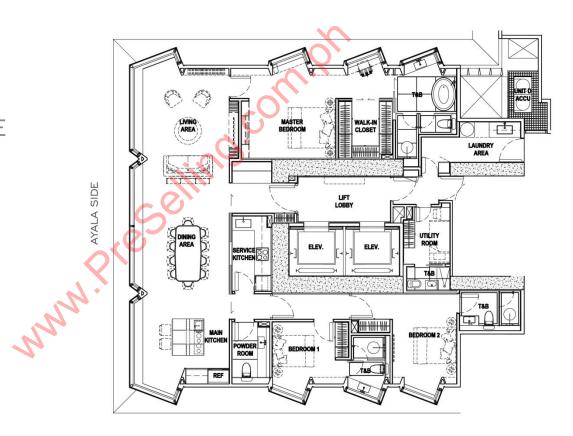


LZ - LIFESTYLE 3F / 5F TO 12F / 15F TO 23F

D SIDE UNIT

3 BEDROOM FLAT

 $\pm \text{I}$  95.08 SQM /  $\pm \text{2,099.82}$  SQFT 3 PARKING SLOTS







A SIDE UNIT

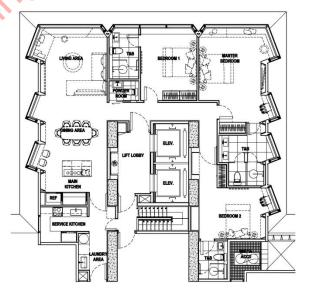
3 BEDROOM FLAT

±381.17 SQM / ±4,102.88 SQFT 4 PARKING SLOTS



PRIMEA SIDE





56F

57F





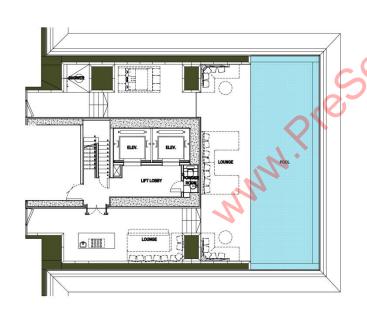


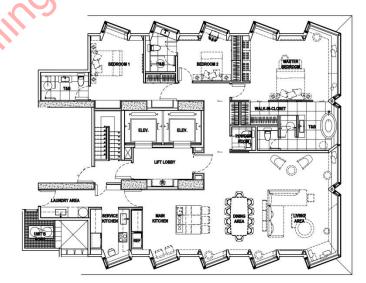
#### B SIDE UNIT

3 BEDROOM FLAT

±465.21 SQM / ±5,007.48 SQFT 4 PARKING SLOTS







56F



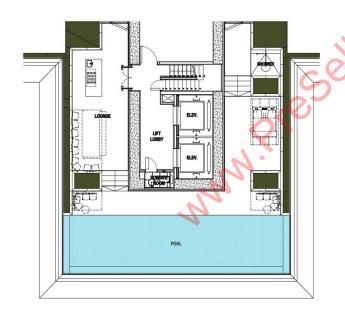


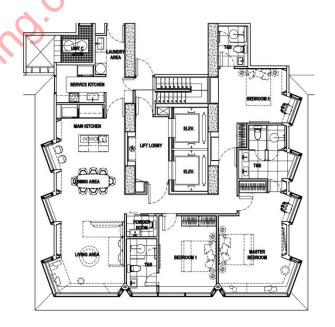
C SIDE UNIT

3 BEDROOM FLAT

±381.17 SQM / ±4,102.88 SQFT 4 PARKING SLOTS







56F 57F

RITZ SIDE



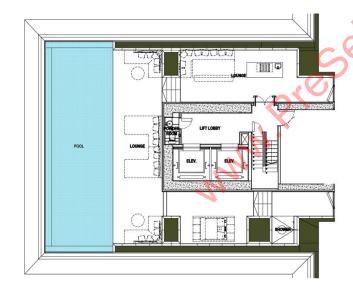


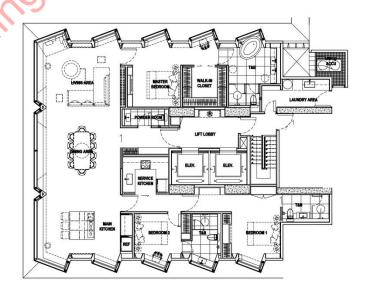
D SIDE UNIT

3 BEDROOM FLAT

±465.21 SQM / ±5,007.48 SQFT 4 PARKING SLOTS







AYALA SIDE

56F

57F







SUPER PENTHOUSE 58F - 60F

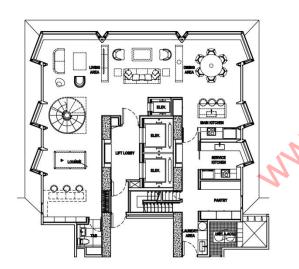
A SIDE UNIT

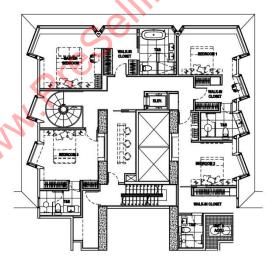
3 BEDROOM FLAT

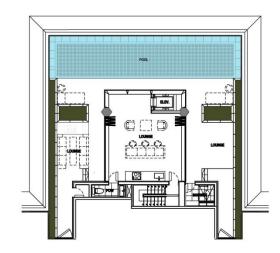
±610.81 SQM / ±6,574.70 SQFT 6 PARKING SLOTS



PRIMEA SIDE









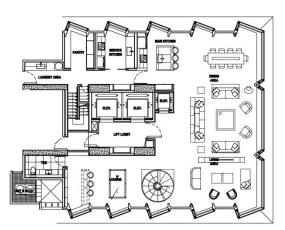


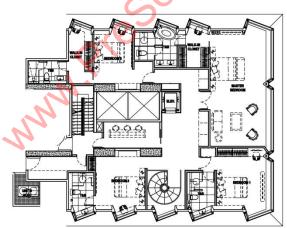
## B SIDE UNIT

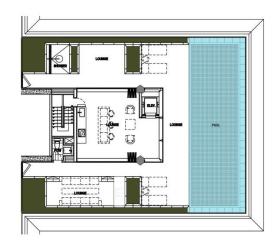
3 BEDROOM FLAT

±758.37 SQM / ±8,163.03 SQFT 6 PARKING SLOTS











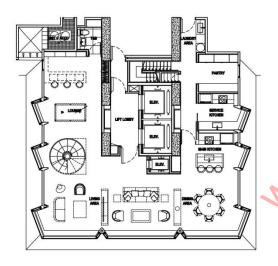
SUPER PENTHOUSE 58F - 60F

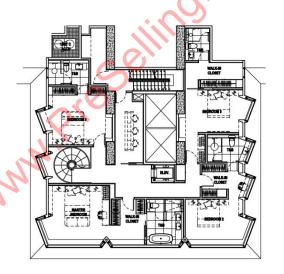
C SIDE UNIT

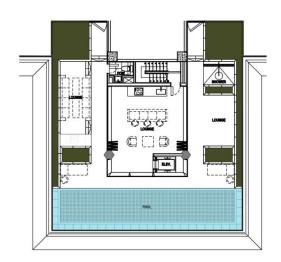
3 BEDROOM FLAT

 $\pm 624.69$  SQM /  $\pm 6,724.1$  I SQFT 6 PARKING SLOTS









58F 59F 60F

RITZ SIDE



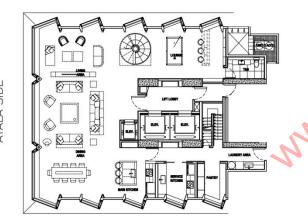
SUPER PENTHOUSE 58F - 60F

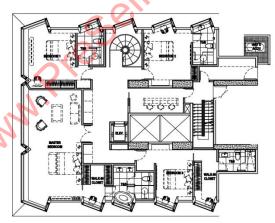
D SIDE UNIT

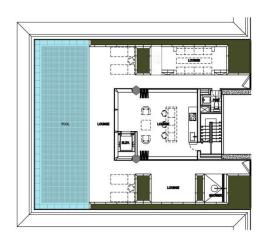
3 BEDROOM FLAT

 $\pm 758.76$  SQM /  $\pm 8, 167.22$  SQFT 6 PARKING SLOTS









AYALA SIDE