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MAKE IT
HAPPEN. MAKE IT
MAKATI

WELCOME TO AYALA LAND'S P125 BILLION INVESTMENT OF THE MAKATI NODES

MCKINLEY EXCHANGE
Transport Hub



AYALA CENTER
Cosmopolitan Lifestyle District



AYALA TRIANGLE
Urban Oasis



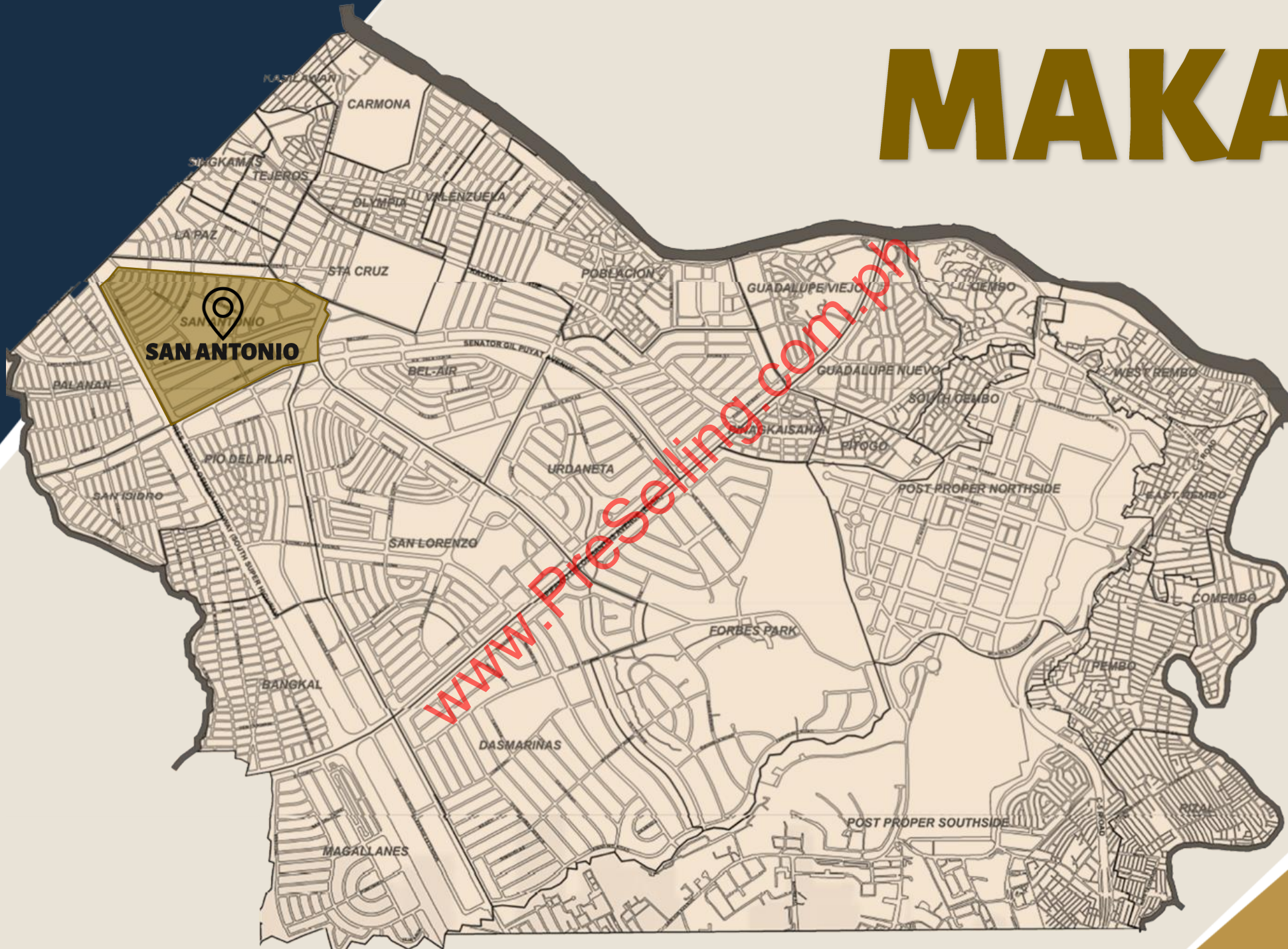
AYALA NORTH EXCHANGE
Creative Hub



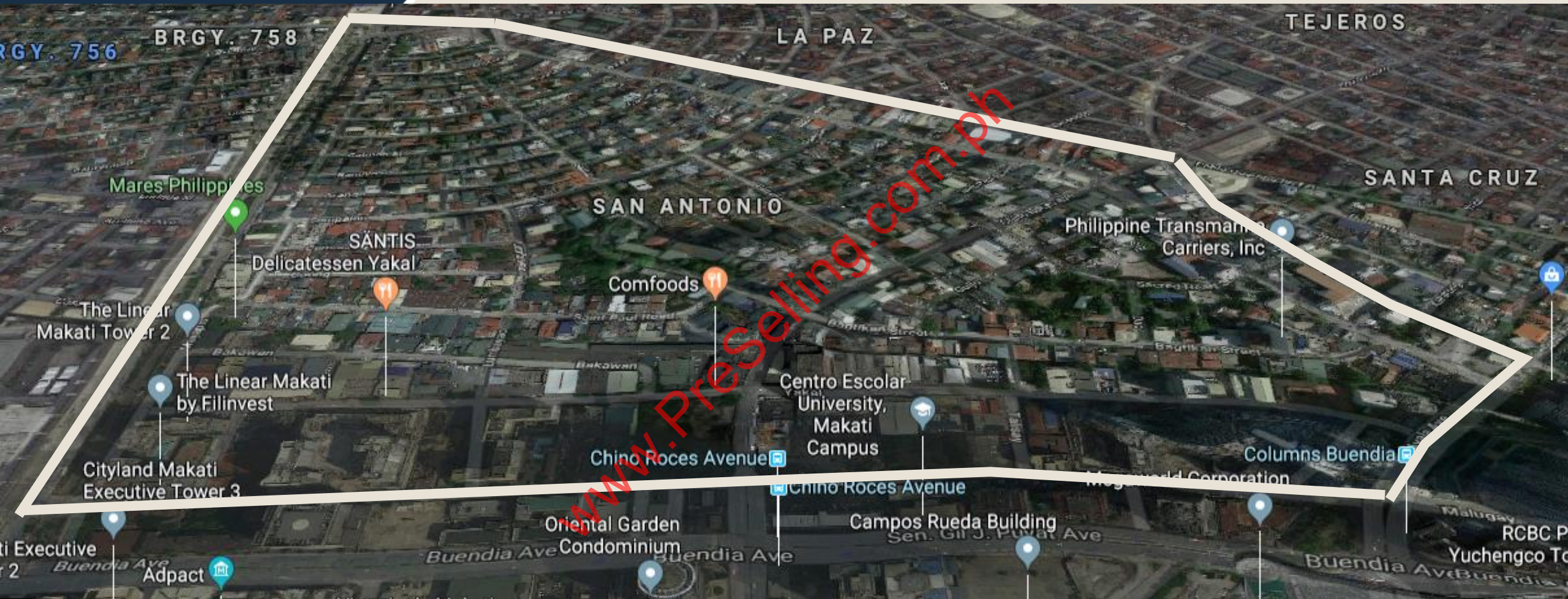
CIRCUIT
Entertainment District



MAKATI



SAN ANTONIO MAKATI



VILLAGE-FEEL LIKE NEIGHBORHOOD



Source: Google-Wikimedia





Land Area

Spanning over 2,736 hectares, Makati comprises about 4.3% of Metro Manila's entire land area, catering to nearly 5 million people daily.

Major CBD

Boasting of the largest concentration of commercial activities in the country, Makati is still the undisputed business capital of the Philippines with over 60% of the top 1000 corporations and 44% of Metro Manila's prime office space inventory located in the city.

Infrastructure & Accessibility

With the presence of several metropolitan-scale transport infrastructures (PNR line, MRT, SLEX, EDSA, C-5), a multi-modal transport system (4 MRT stations, buses, jeepney, FX, walkways, overland bridges for public and private transport), elevated walkways, underpass, footbridge, at-grade pedestrian-protected walkways, and the country's most developed telecommunications infrastructure via Globe and PLDT, Makati offers superior efficiency.

Land & Property Value

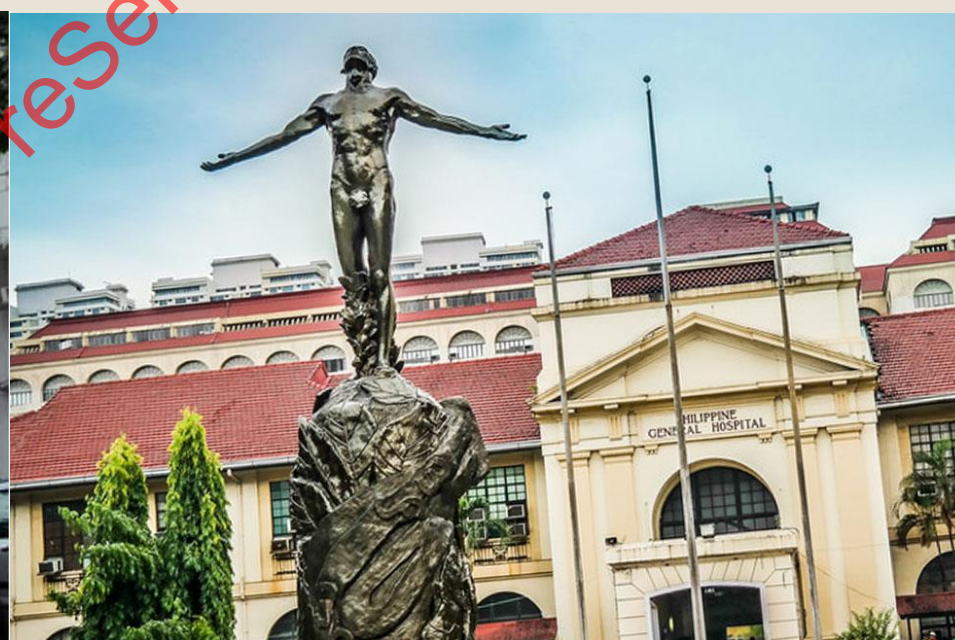
With more and more money being poured into the city's development, market value of land and property have undergone a significant 25.45% year-on-year increase.*

Rental Rates & Yields

In the next 12 months, rental rates in Makati are also expected to increase by 8% with a 1.6% quarter-on-quarter increase*

**from Colliers International 2Q 2015
Philippine Property Market Report*

ACCESSIBILITY TO MANILA AND PASAY AREA





DINING DESTINATION



TWO ANTONIO

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LOCATION MAP

Schools

- 1 CEU-Makati (600 m)
- 2 FEU-Makati (800 m)
- 3 Mapua Institute of Technology (1.2 km)
- 4 Ateneo Center for Continuing Ed (1.3 km)
- 5 Asian Institute of Management (1.9 km)

Hospital

- 6 Makati Medical Center (900 m)

Mixed-use Development

- 7 Ayala North Exchange (City Gate) (880m)

Commercial Centers

- 8 Ayala Triangle Gardens (1.9k m)
- 9 Ayala Center (Glorietta/Greenbelt) (2 km)

Churches

- 10 Shrine of the Sacred Heart (130 m)
- 11 St. Andrew the Apostle Church (1.5 km)

Sports Clubs

- 12 Makati Golf Club Driving Range (650 m)
- 13 Makati Sports Club (1.3 km)

Government

- 14 Makati Central Police HQ (500 m)
- 15 Makati Central Fire Station (550m)

Embassies

- 16 Australia, Canada, Germany (900 m)
- 17 France (1.7 km)
- 18 Thailand (2 km)

Sacred Heart St., Brgy. San Antonio, Makati City

TWO ANTONIO

Land Area:
3,949sqm





ARTIST PERSPECTIVE

VIEW FROM DAO STREET

TWO ANTONIO

6

floors

1

basement

ARTIST PERSPECTIVE

TWO ANTONIO

104

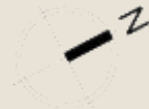
Total
Residential
Units

119

Saleable
Parking Units

ARTIST PERSPECTIVE

Ground Floor Plan



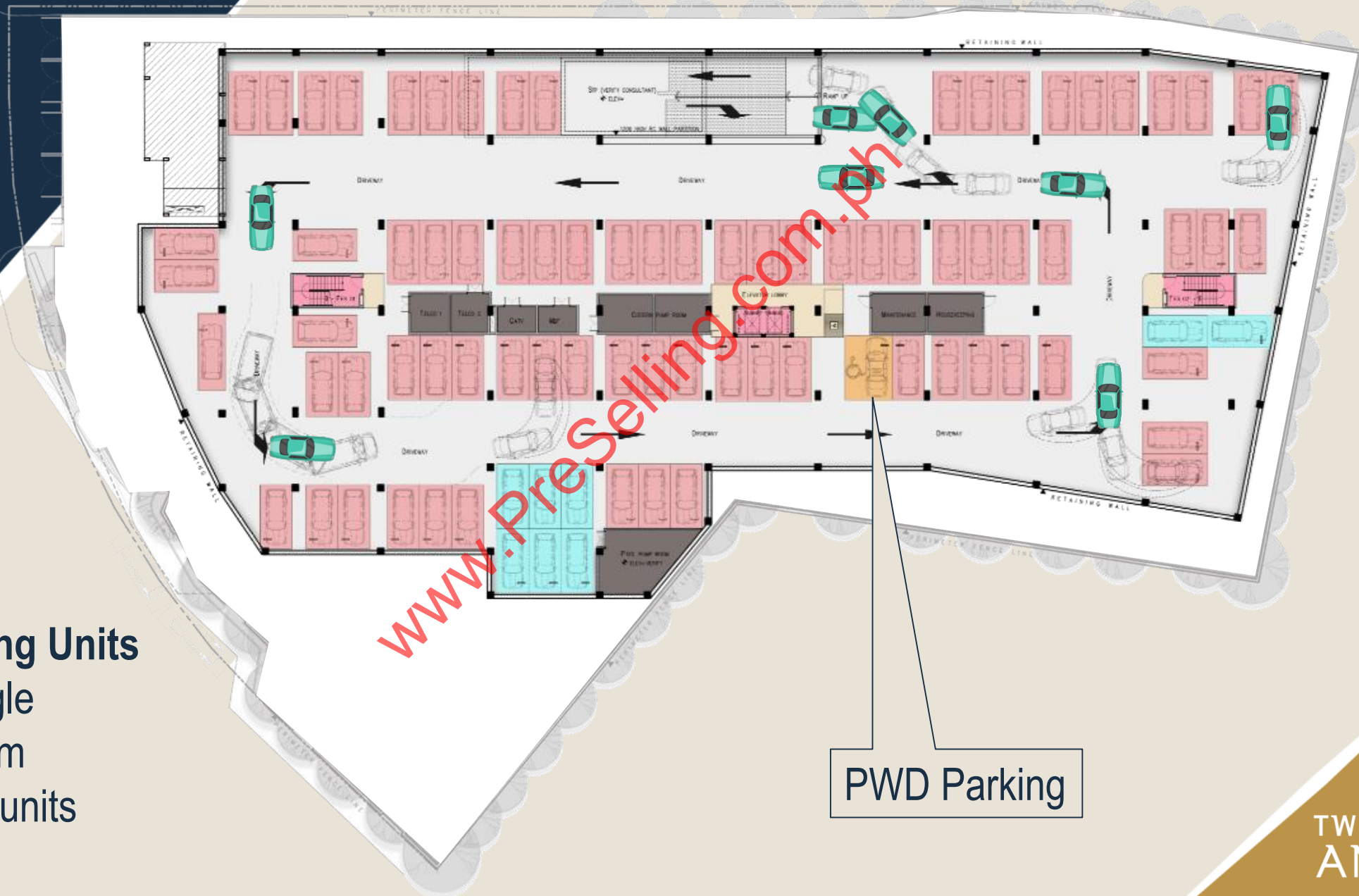
Ramp to Basement

Main Gate

Drop-off Area



Basement Floor Plan



121 Parking Units

- 111 single
- 8 tandem
- 2 PWD units

PWD Parking

Ground Floor Plan

PWD Parking

Fire Exits



Ground Floor Plan

Clubhouse

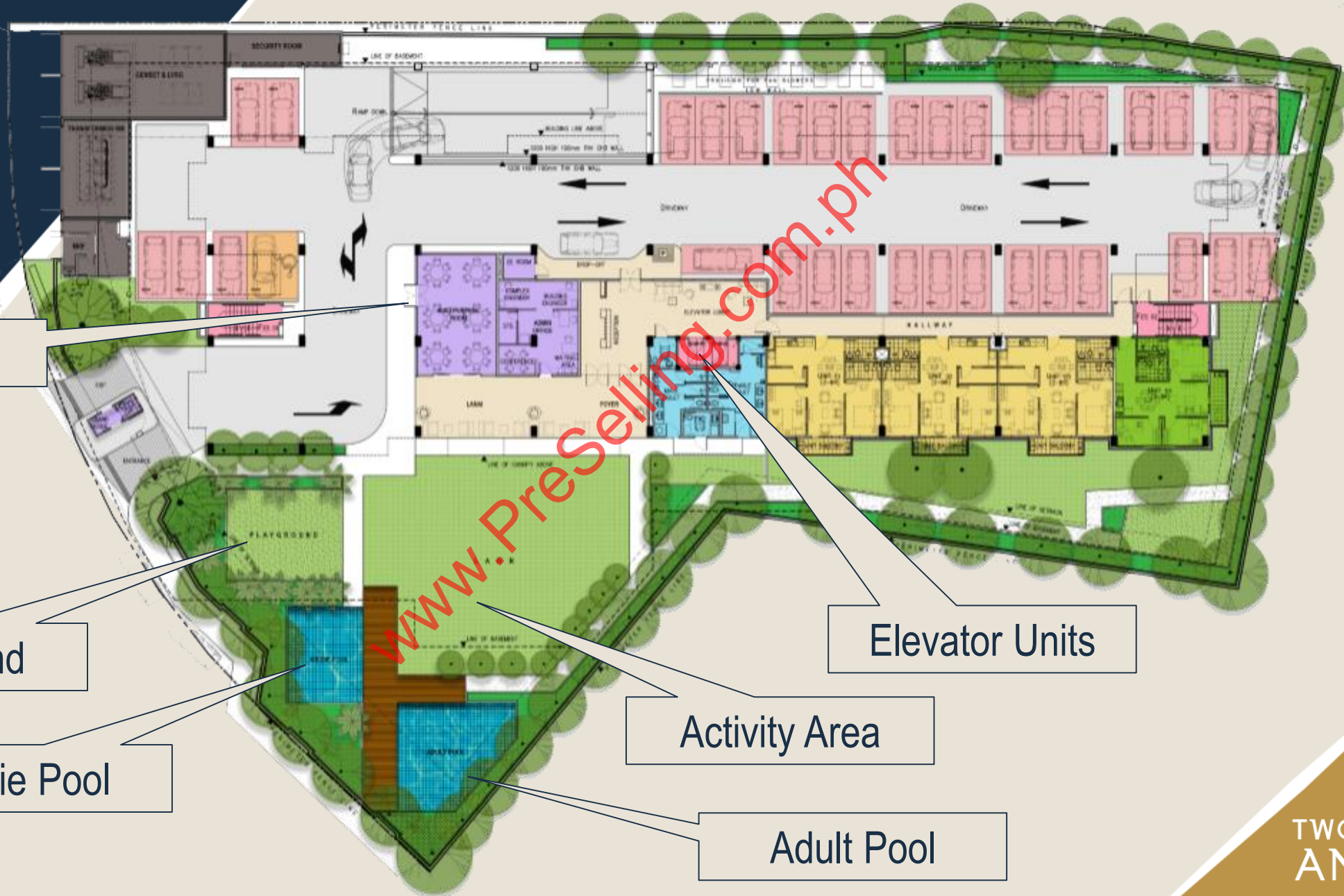
Playground

Kiddie Pool

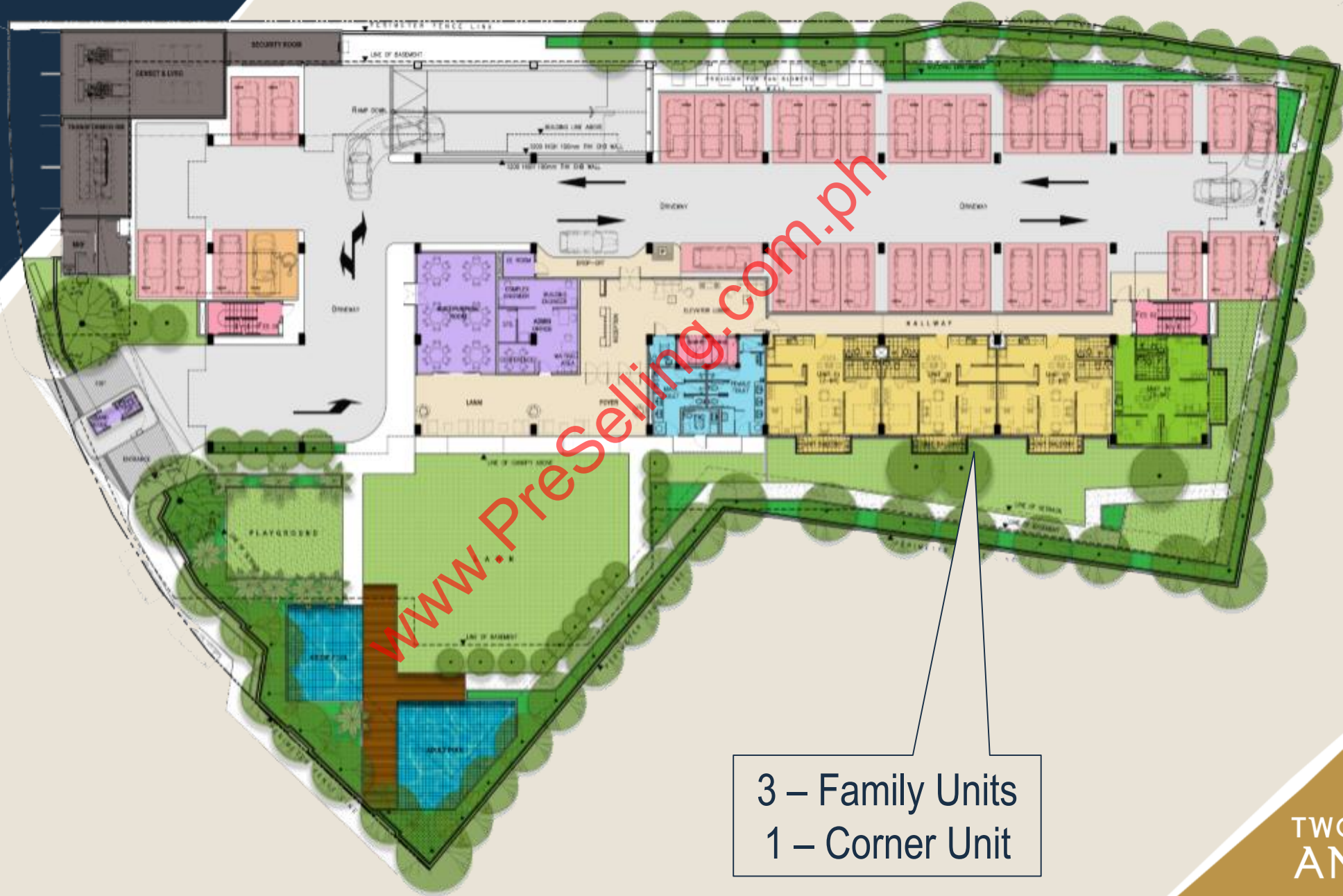
Elevator Units

Activity Area

Adult Pool



Ground Floor Plan



3 – Family Units
1 – Corner Unit

Building Features

- 2 Elevators
- Emergency Power in Common Areas
- Emergency Power in unit: 1 Power Outlet, 1 Refrigerator and 1 Lighting Unit
- Fire Protection / Fire Alarm System
- 2 Fire Exits per Floor
- Lobby Mailbox Room
- Units are Telephone, Cable Television, and Internet Ready
- Sewage Treatment Plant
- Centralized Cistern
- Indoor Landscape
- Atrium w/ Skylight Roofing

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Sustainability Features

- Water-efficient toilet fixtures
- LED Lights
- Provision for exhaust system
- Centralized Water Supply
- Common areas have free flowing air and sunlight
- Maximized Natural Lighting
- Maximized Ventilation
- BNR - Ready Sewage Treatment Plant

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ARTIST PERSPECTIVE



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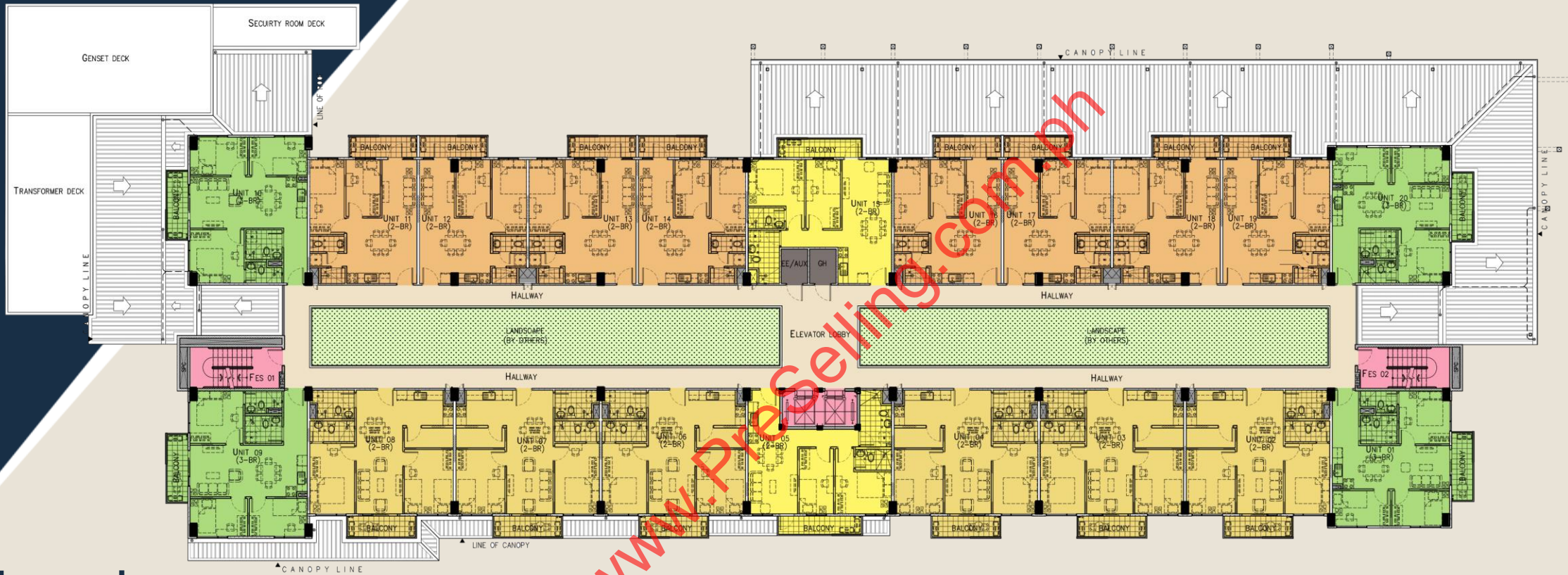
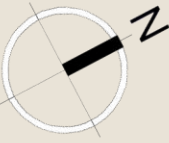
Building Amenities

- Multipurpose Area
- Landscaped Area
- Play Area
- Wading Pool
- Kiddie Pool
- Lanai
- Open Lounge

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Second Floor Plan



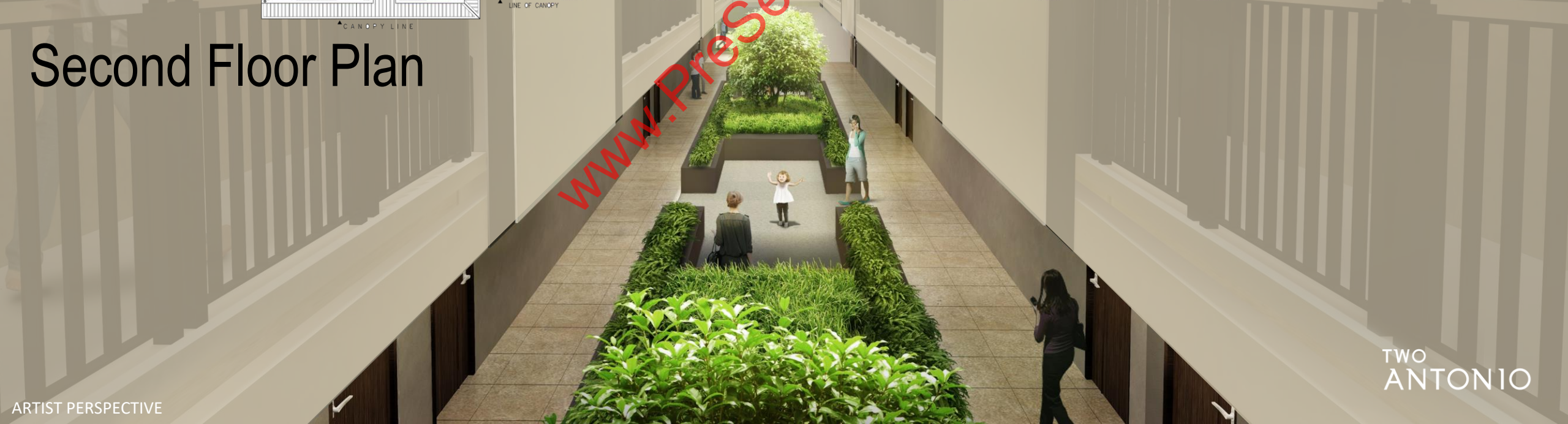
Legend:

-  2BR Executive Unit (52.1sqm)
-  2BR Family Unit-1 (67.7sqm)
-  2BR Family Unit-2 (57.9sqm)
-  3BR Corner Unit (61.64sqm)



Second Floor Plan

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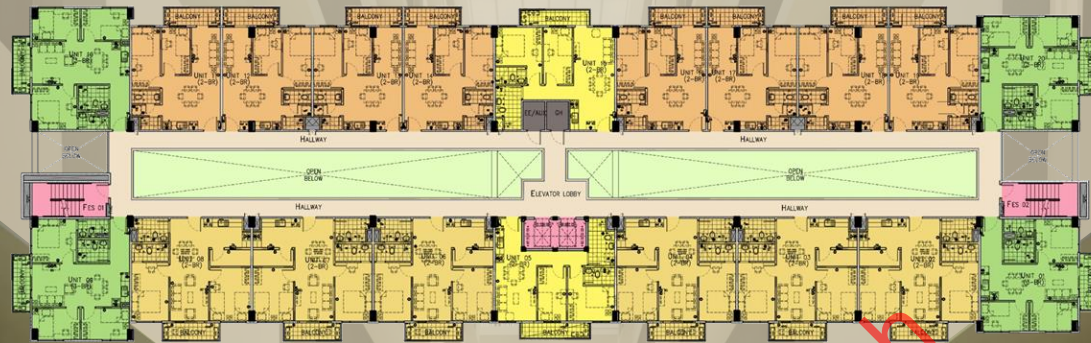


Third to Sixth Floor Plan



Legend:

-  2BR Executive Unit (52.1sqm)
-  2BR Family Unit-1 (67.7sqm)
-  2BR Family Unit-2 (57.9sqm)
-  3BR Corner Unit (61.64sqm)



Third to Sixth Floor Plan

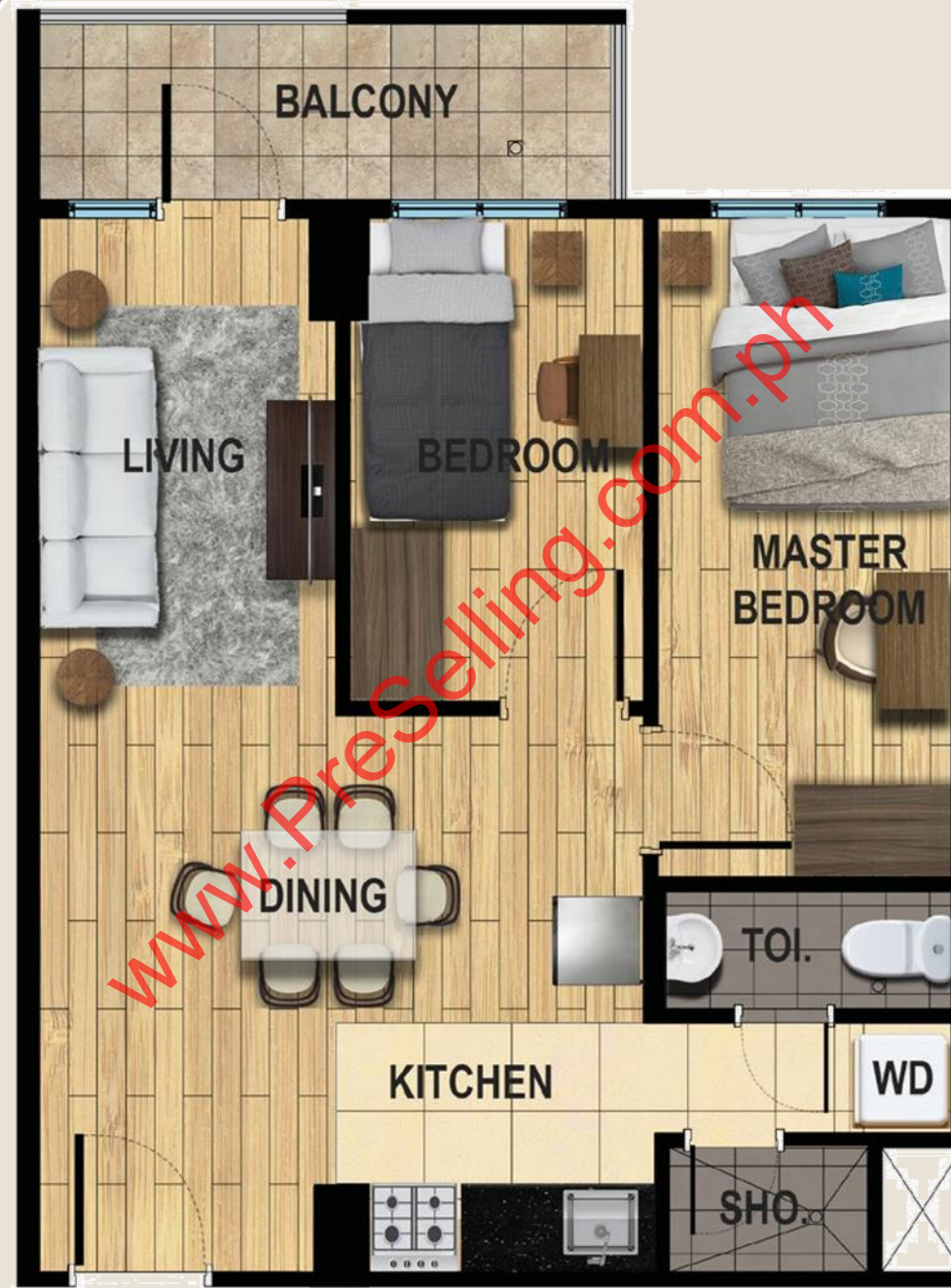


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Executive Unit

Approx 52.1 sqm



Family Unit



Family Unit 1
Approx 67.7 sqm



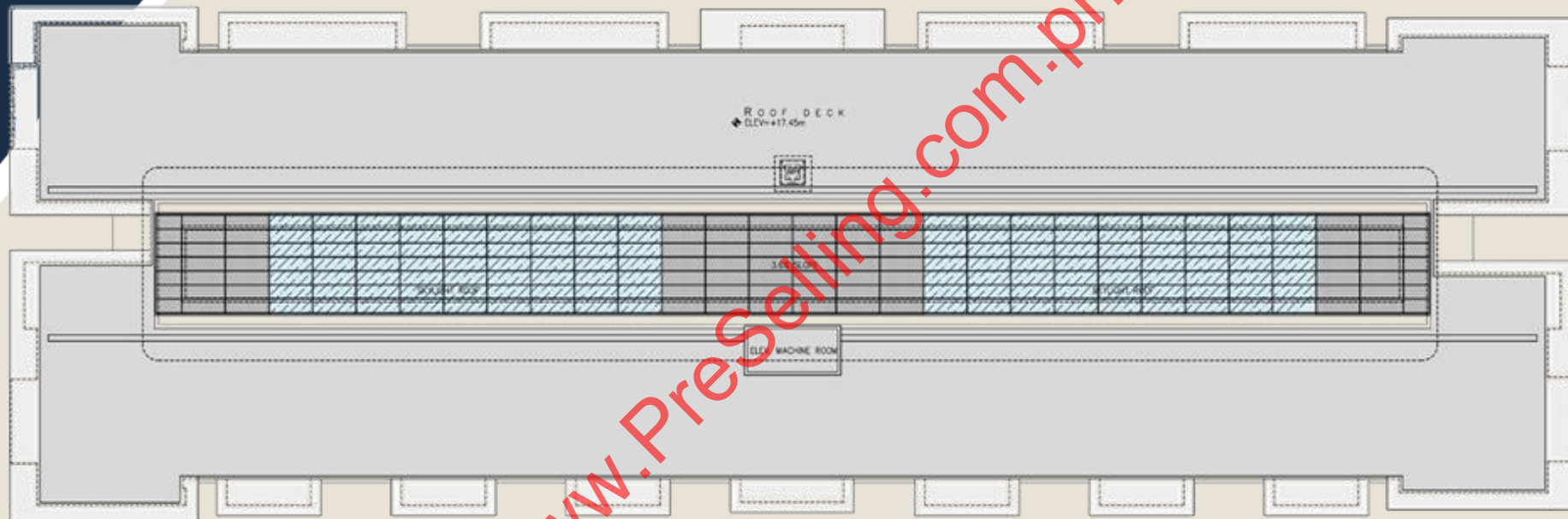
Family Unit 2
Approx 57.9 sqm

Corner Unit



Approx 61.6 sqm

Roof Deck



Standard Unit Features & Provisions

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LIVING / DINING

Flooring

Laminated Wood Flooring

Wall

Painted Concrete Finish

Ceiling

Painted Concrete Finish

KITCHEN

Flooring

600x600 Homogeneous Tiles

Wall

Painted Concrete Finish

Ceiling

Painted Concrete Finish

Countertop

Granite Countertop

Overhead & Undercounter Cabinets

High Pressure Laminate on MDF Boards

BEDROOM

Flooring

Laminated Wood Flooring

Wall

Painted Drywall System

Ceiling

Concrete Slab

T&B

Flooring

300x300 Homogeneous Tiles

Wall

Painted Plain Cement Finish above Tile

Ceiling

Gypsum Board

BALCONY

Flooring

300x300 Ceramic Tiles

Standard Unit Features & Provisions

- Smoke detector and automatic sprinkler system
- Telephone and Cable TV outlet
- Provision for water heater for T&B
- Provision for washer/dryer area

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ANTONIO

PROJECT COMPLETION &
START OF TURN-OVER

October 2022

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*“Time is limited and some opportunities
never repeat themselves”*

-Belle de Jour