

# THE SPECTRUM ORTIGAS

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THE  
SPECTRUM  
ORTIGAS

www.Preopening.com.ph





Just like the spectrum of colors which shows the range of hues; from the lightest of white, to the darkest shade of black, The **Spectrum** offers a wide array of possibilities to its future occupants, whatever industry they are in.

The Spectrum is the perfect place to achieve one's dreams without setting any limitations.

THE  
**SPECTRUM**  
OFFICES



# The ORTIGAS CBD



The Spectrum will stand proud in the heart of Ortigas Center. Expertly blueprinted, the tower is already a stunning sight amidst the Ortigas hubbub. It will be a landmark in a city of landmarks.

Beyond being a convenient place to live for those working in the area; or offering the ideal lifestyle to those for whom a vibrant, 24/7 locale is the ultimate lure; a residence in Ortigas is a lucrative investment because of its central location and proximity to key business and leisure centers.

HOPPLER

THE  
SPECTRUM  
ORTIGAS









## Exact Address:

Julia Vargas cor. Garnet Road, Ortigas  
Center, Pasig City, 1605

## What's Near:

The Podium  
SM Megamall  
St. Francis Square  
Mall  
Shangri-La Plaza  
Tiendesitas

EDSA Shrine  
St. Francis of  
Assisi Parish  
Church

The Medical City  
Ortigas Station  
Shaw Blvd. Station  
University of Asia & the  
Pacific  
Saint Pedro Poveda  
College  
Lourdes School of  
Mandaluyong

# LOCATION

## Exact Address:

Julia Vargas cor. Garnet Road, Ortigas  
Center, Pasig City, 1605



Spectrum: Tower 2 of Currency

Photo taken March 2019

ACTUAL SITE





Front Elevation  
August 15, 2019

ACTUAL SITE



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Center, Pasig City, 1605



Photo Taken: August 15, 2019

# ACTUAL SITE



Product Segment:	VRI Prime Project
No. of Towers:	1 Tower
Total No. of Units:	638 residential units 609 Studio units 29 1-Bedroom units
Project Structure:	34 storey building Ground – 2 <sup>nd</sup> Floor – Commercial 3 <sup>rd</sup> Floor – Office Spaces 4 <sup>th</sup> Floor – Amenities 5 <sup>th</sup> – 34 <sup>th</sup> Floor – Residential Basement 1 – 5 – Parking
Lot Area:	1,007.50 sqm
Launch Date:	February 2018
Target Turnover Date:	December 2023

34 <sup>th</sup> – Residential
5 <sup>th</sup> – Residential
4 <sup>th</sup> – Amenities
3 <sup>rd</sup> – Office Spaces
2 <sup>nd</sup> – Commercial
GF– Commercial
Parking
Parking
Parking
Parking
Parking

**PROJECT  
DETAILS**





## Tower 1 – Product Mix:

22 units per floor

16 Studio A – 21.00 sqm

4 Studio B – 21.37 sqm

1 Studio C – 28.00 sqm

1 One Bedroom – 40.85 sqm

4 Elevators

3 Passenger Elevators

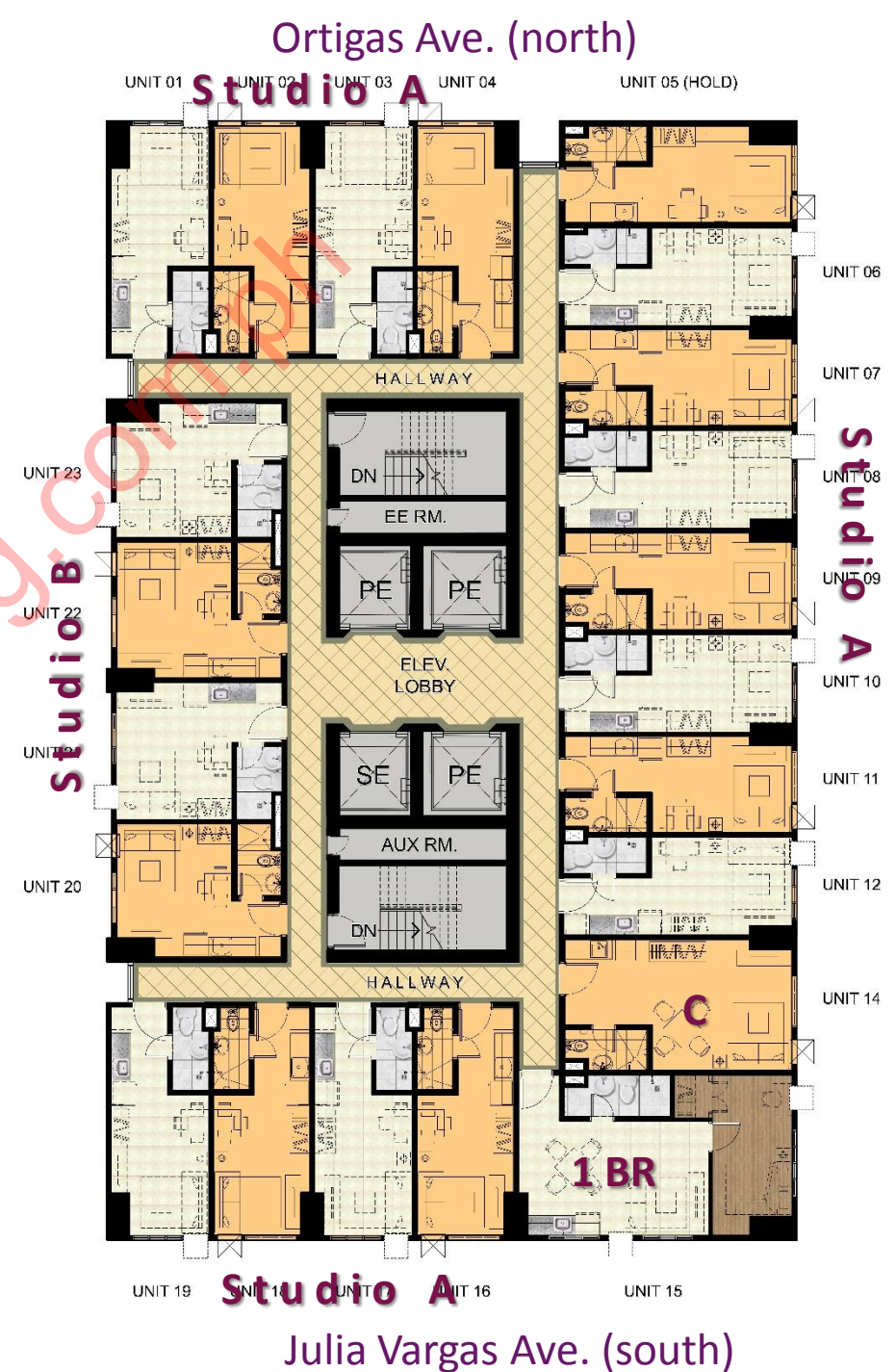
1 Service Elevator

2 Fire Exit Stairs

1 Auxiliary Room  
& 1 Electrical  
Room

# FLOOR LAYOUT

Ortigas CBD/EDSA (west)







**GYM**

**AMENITIES**



**POOL**



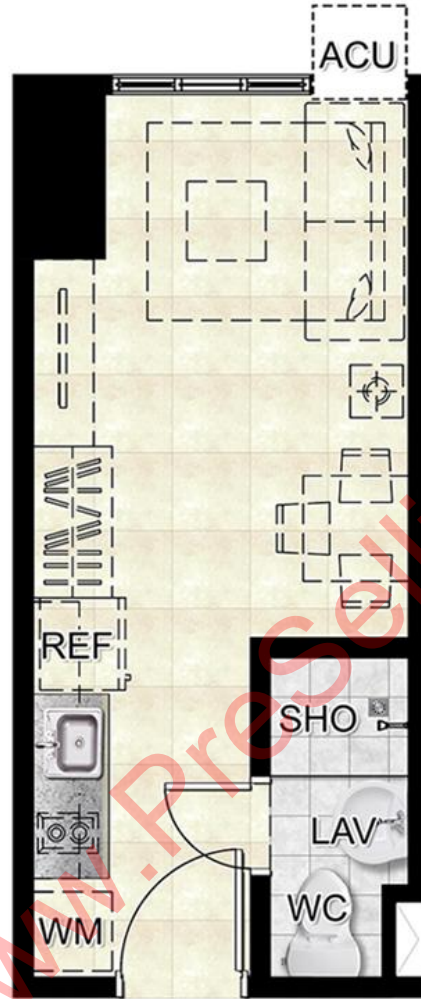
**FUNCTION  
HALL**



Studio Unit A – 21.00 sqm

Studio Unit B – 21.37 sqm

Price as of August 2019  
(MCC & VAT included)



**STUDIO UNIT (A)**  
21 sqm.



**STUDIO UNIT (B)**  
21.37 sqm.



Studio Unit C – 28.00 sqm

1-Bedroom Unit – 40.85 sqm

Price as of August 2019  
(MCC & VAT included)

# FLOOR LAYOUT



**STUDIO UNIT (C)**  
28 sqm.



**1-BEDROOM UNIT**  
40.85 sqm.



# UNIT DELIVERABLES

## Kitchen

- Granite countertop
- Modular kitchen cabinets, prefabricated
- With provision for range hood and washing machine

## Toilet & Bath

- Semi-pedestal lavatory – cabinets not included
- Wall – 1.80m ceramic tiles
- With provision for heater

## Doors

- Main Door – HDF (High Density Fiber)
- Bedroom (1 BR) – Sliding wood flush door

## Flooring

- Bedrooms (if applicable) – high grade vinyl planks
- Living, dining & kitchen – 60x60 inches ceramic tiles
- Toilet & bath – ceramic tiles

## Windows

- 0.90m standard height (approx. 3.00ft)
- Pre-fabricated aluminum
- 9.00mm standard thickness; swing type opening

## Ceiling

- Kitchen & Toilet – 2.40m high, gypsum board
- Living, Dining and Bedroom – 2.80m high





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