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STUDENT
1st

PUTTING
YOUR NEEDS
FIRST

STUDENT SAFETY **1st** FIRST

- RFID with Parent Notification Feature
- CCTV Cameras
- 24/7 Security and Emergency Hotline
- Easy Access to Schools



Artist's Rendition



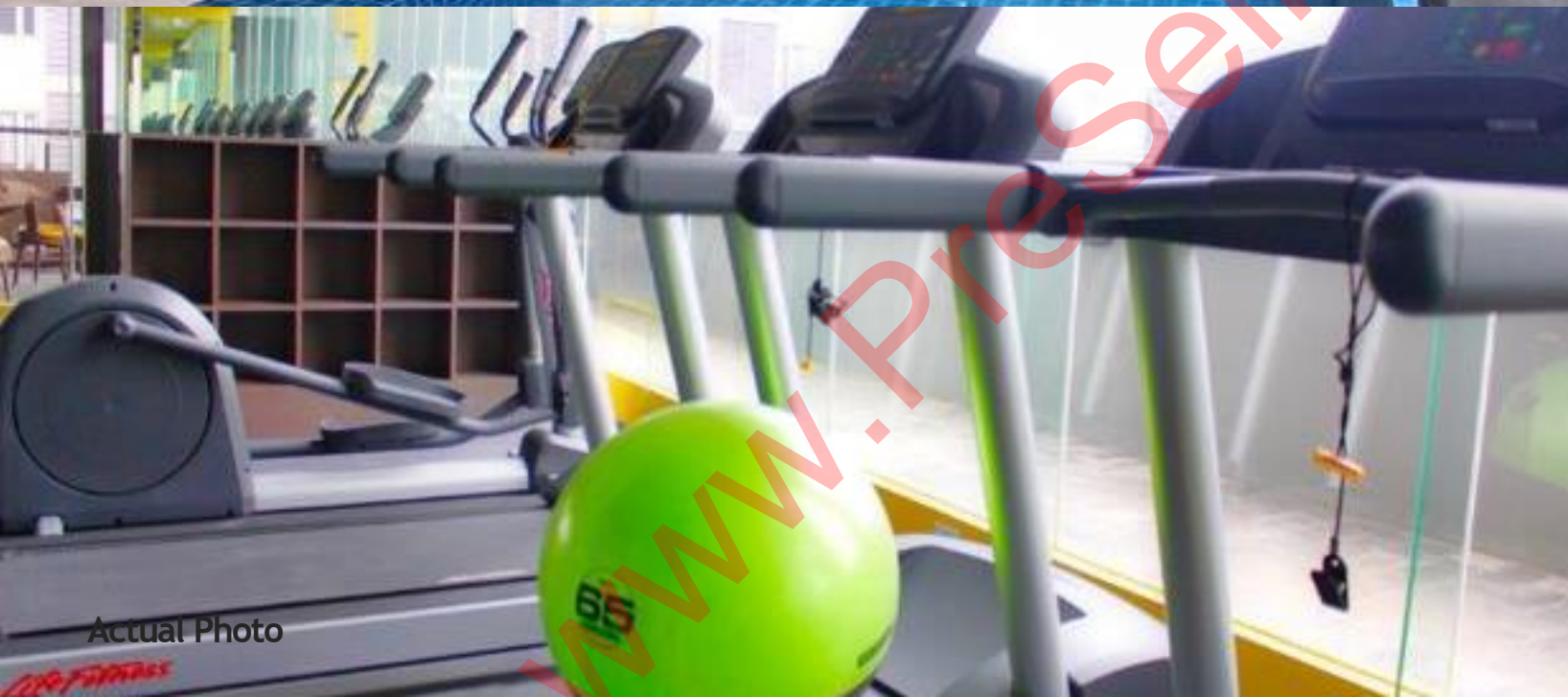
Artist's Rendition

STUDENT STUDIES **1st** FIRST

- Multiple Study Halls
 - Quiet Zones
 - Discussion rooms for group study
- Free Wi-Fi in Common Areas



Actual Photo



Actual Photo

STUDENT **1st** A BALANCED LIFE FIRST

- Fitness Centers
- Lap Pools
- Play Courts
- Sky Lounges
- Function Rooms



STUDENT **1st** CONVENIENCE FIRST

- Within University Neighborhood
- 24/7 Resident Assistance
- Touch Pay Payment Facilities
- Commercial Spaces
- Luggage Trolleys

TORRE LORENZO

PREMIUM UNIVERSITY RESIDENCES



Ready for Occupancy



Ready for Occupancy



De La Salle University Manila
De La Salle College of St Benilde
Benilde School of Design and Arts Campus
St Scholastica's College



Turnover 2021



Ready for Occupancy



University of Santo Tomas
Far Eastern University
University of the East



Actual View from 10th Floor

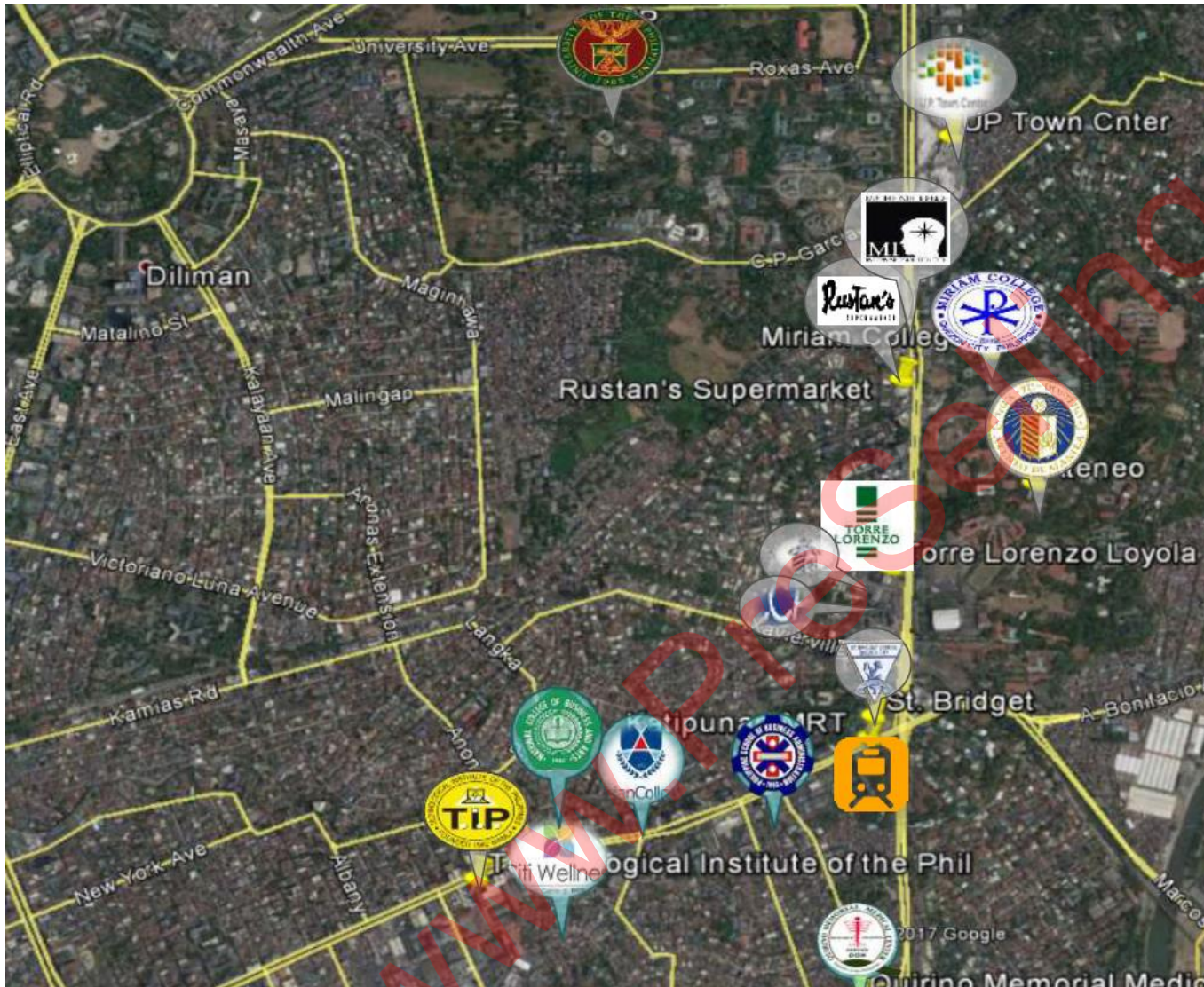



**TORRE
LORENZO**
LOYOLA

LOYOLA HEIGHTS Q.C.

Artist's Perspective

Quezon City University Neighborhood



LANDMARKS

With Key Distance from Site

School

Ateneo de Manila University - 0.7Km
Miriam College - 1.02Km
University of the Philippines- 2.05Km
St. Bridget School-.65Km
Technological Institute of the Philippines- 1.95Km
Philippine School of Buss. Administration - .84km
Asian College - 1.17km
National College of Buss. and Arts - 1.28km
Multiple Intelligence Intl. School - 1.05km
Kostka School - 0.11km
Center for Culinary Arts- 0.16km

Commercial

UP Town Center - 1.64Km
Rustan's Supermarket - .82Km

Hospital

World Citi Medical Center - 1.8Km
Quirino Memorial Medical Center - 1.72Km

Ateneo de Manila University



Situated on an 83-Hectare property in Loyola Heights, Quezon City, Philippines, Ateneo de Manila University was founded in 1859. The third-oldest university in the Philippines, The Ateneo offers elementary and secondary education exclusively to male students and has recently opened the Senior High School to girls.



The undergraduate and graduate programmes are coeducational and organized into four schools, collectively known as the Loyola Schools, which are located at its main campus at Loyola Heights.

Academic Staff – 1,000 | Post Graduate Students – 4,634

Undergraduate Students – 9,572 | Grade School & High School – 6,500

John Gokongwei School of Management	School of Humanities	School of Science and Engineering	School of Social Sciences
<ul style="list-style-type: none">• Department of Finance and Accounting• Department of Leadership and Strategy• Department of Marketing and Law• Department of Quantitative Methods and Information Technology	<ul style="list-style-type: none">• Department of English• Kagawaran ng Filipino• Department of Philosophy• Department of Theology• Department of Modern Languages• Department of Interdisciplinary Studies• Department of Fine Arts	<ul style="list-style-type: none">• Department of Biology• Department of Chemistry• Department of Electronics, Computer and Communications Engineering• Department of Environmental Science• Health Sciences Program• Department of Information Systems and Computer Science• Department of Mathematics• Department of Physics	<ul style="list-style-type: none">• Department of Political Science• Department of Sociology and Anthropology• Department of History• Department of Economics• Department of Psychology• Department of Education• Department of Communication• European Studies Program• Chinese Studies Program• Japanese Studies Program• Development Studies Program

Moro Lorenzo Sports Center (MLSC)

The Blue Eagles of the 1940s were led by the late Luis “Moro” Lorenzo Sr., one of the most established collegiate athletes of his generation. On top of earning back-to-back Most Valuable Player awards during the 1948 and 1949 National Collegiate Athletic Association (NCAA) Men’s Basketball seasons, Lorenzo also earned a gold medal when he represented the country in the 1951 New Delhi Asian Games.



The Moro Lorenzo Sports Complex or “Moro” is located near the High School complex. The complex boasts of topnotch facilities such as indoor basketball court where the university’s basketball teams hold practices, indoor badminton and volleyball court, indoor track oval measuring approximately 200 meters, a weights room, and a fully air-conditioned sports medicine clinic. Other facilities include a Prayer Room of the Saints, the Blue Cow Cafeteria, locker rooms, and the Col. Mariano Yenke Audio-Visual Room.

Site Development and Orientation



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Project Description



Product Type	Residential Condominium Building with Commercial Spaces
Owner / Developer	Torre Lorenzo Loyola Development Corp (formerly Lockhart Inc.)
Location	Rosa Alvero St., Loyola Heights, Quezon City
Unit Mix	Studio Units 1 Bedroom Units
No. of Storeys	35 Storeys
No. of Residential Floors	26 Residential Floors
Units per Floor	24 units (Typical Floor)
Total Number of Units	654 Residential Units
Total Number of Parking Slots	113 Parking Slots
Commercial Spaces	Lower Ground (Food Hall), Ground Floor and Mezzanine Floor

Unit Specifications and Finishes

PARTICULARS	BEDROOM	LIVING/DINING	KITCHEN	T&B
FLOOR	Porcelain Tiles			Ceramic Tiles
WALL	Combination of Plaster Wall with Paint Finish			Combination of Ceramic Tiles & Plaster Wall with Paint Finish
CEILING	Painted Slab Soffit (No Ceiling)		Gypsum Board in Paint Finish	Moisture-resistant Gypsum Board in Paint Finish
OTHERS	<ul style="list-style-type: none"> Wardrobe Closet 	<ul style="list-style-type: none"> Provision for Internet, Cable & Telephone Provision for washing machine Provision for dish washer Intercom link to Front Desk Door Bell Smoke Detector Fire Sprinkler 	<ul style="list-style-type: none"> Range Hood Electric Stove Top Built in Kitchen Cabinet w/ Counter Top, Stainless Sink & Grease Trap Ductless exhaust fan 	<ul style="list-style-type: none"> Sink & Water Closet Bathroom Accessories Shower with provision for Single point water heater Facial Mirror

Sample Unit Layout



Studio A (24.5SQM)



Combined - Studio A (49.0SQM)

3.5m x 7.0m

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Sample Unit Layout



Studio B (21.0SQM)

3.5m x 6.0m



Combined - Studio B (42.0SQM)

Sample Unit Layout

Studio B (21.0SQM)



Sample Unit Layout

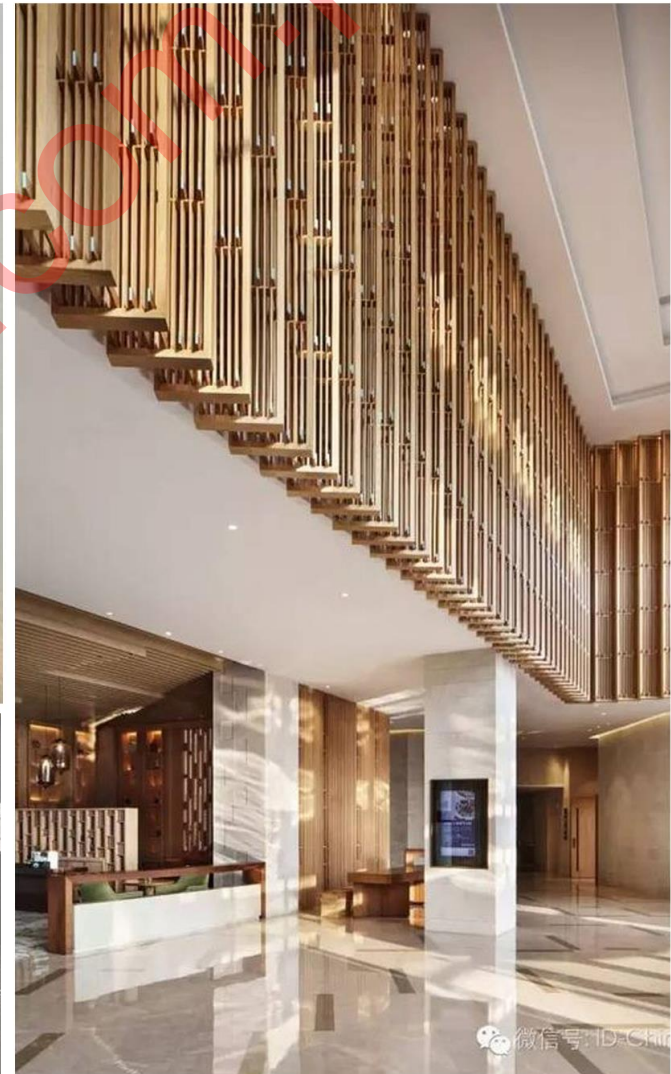


1BR North (38.25SQM)



1BR South (40.75SQM)

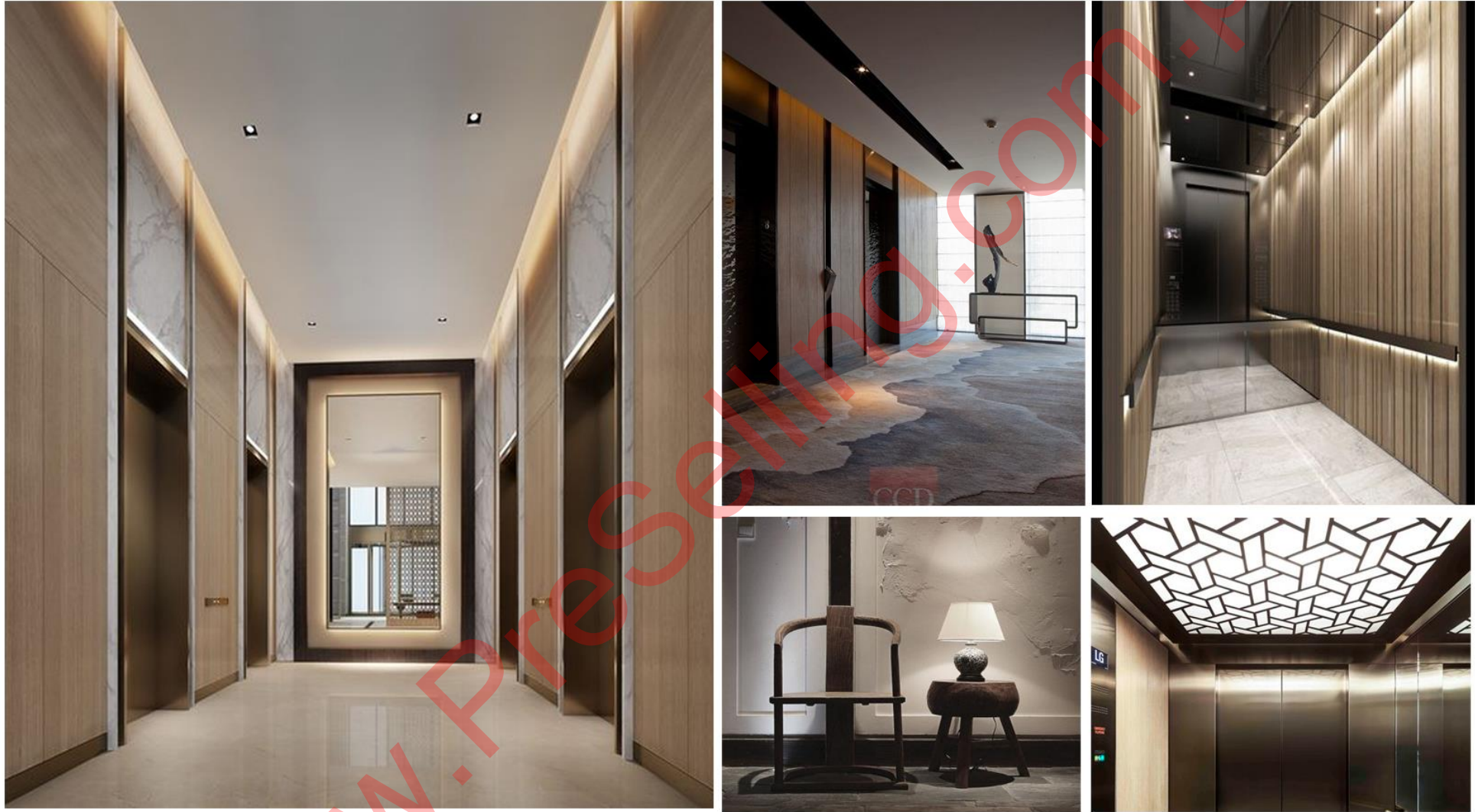
INTERIOR DESIGN CONCEPT BOARDS



Residential Lobby and Lounge

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INTERIOR DESIGN CONCEPT BOARDS



Lift Lobby and Lounge

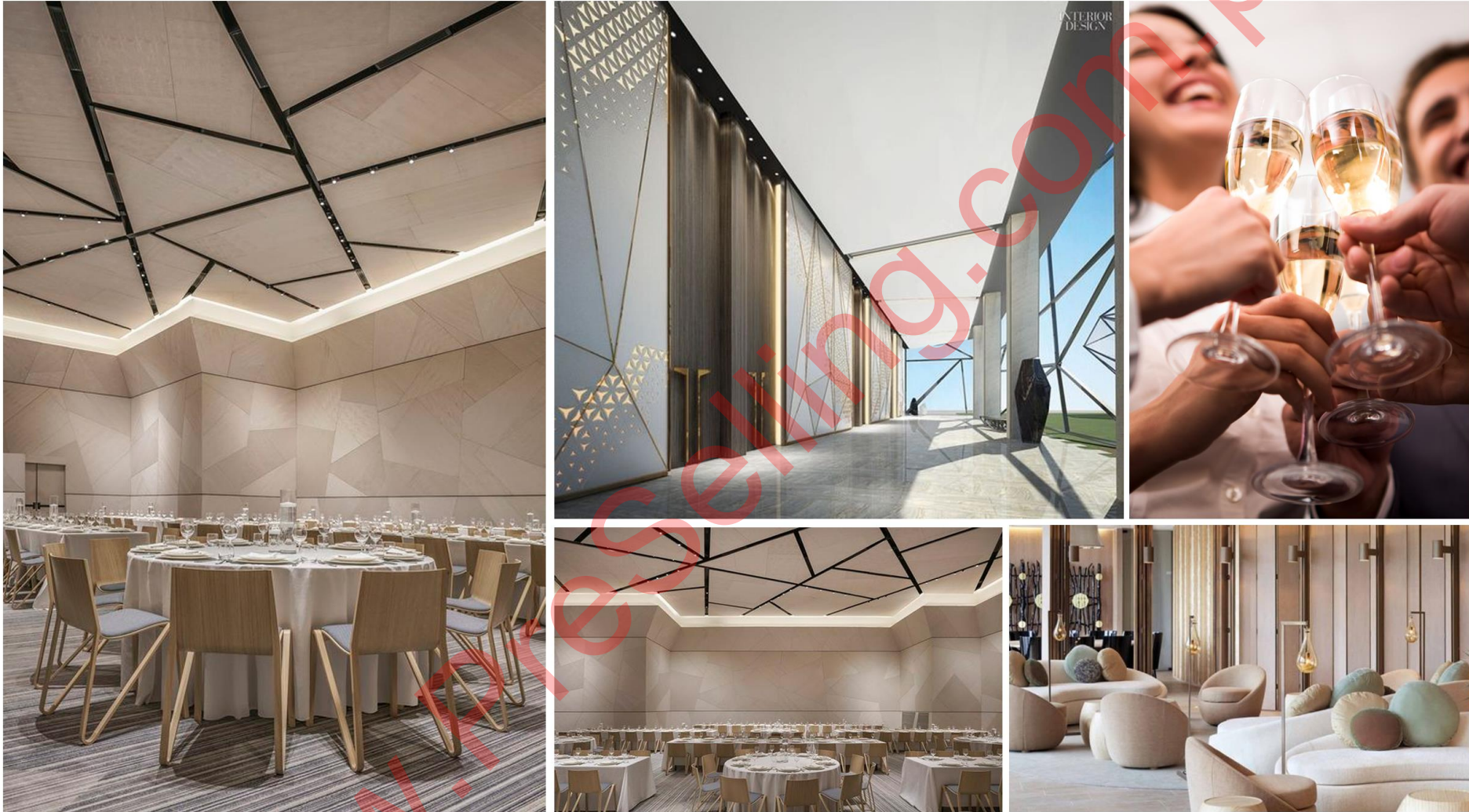
8th Floor – Amenity Deck & Residential Units with Balcony



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INTERIOR DESIGN CONCEPT BOARDS



Function Room



*Artists' Perspective
On Actual View*

Amenity Deck Swimming Pool and Lounge Area

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Typical Residential Floor (10th to 36th)

facing Ateneo de Manila University



facing Loyola Village

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INTERIOR DESIGN CONCEPT BOARDS



Study Lounge and Sky Lounge

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**Actual View from 35th Floor
Facing Loyola Village**

Project Features and Amenities

Entrance Plaza

- Residential Drop-off/Entrance
- Residential Lobby and Lounge
- Commercial and Retail Area
- Open Lounge and Discussion Rooms

8th Floor Amenity Deck

- Lap Pool with Pool Deck
- Function Room

Roof Deck Amenity

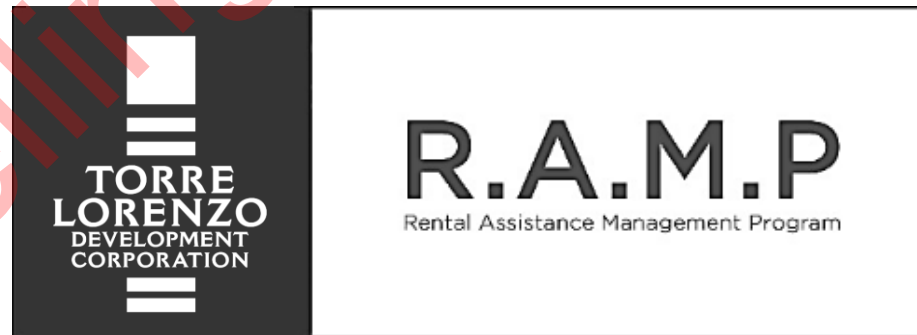
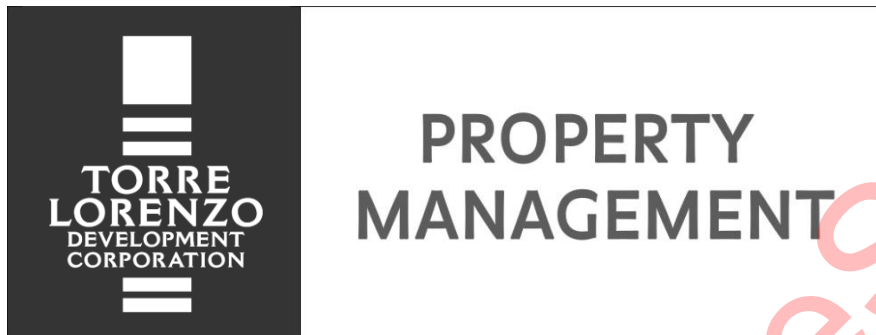
- Study Lounge (Quiet Zone)
- Sky Lounge Function Room
- Roof Deck Garden

Project Features and Amenities



- RFID with Parent Notification Feature
- CCTV Cameras on selected common areas
- Individual mail boxes at the Residential Lobby
- 24/7 Security and Emergency Hotline
- 24/7 Resident Assistance
- Touch Pay Payment Facilities
- Luggage Trolleys
- Common Drying Cages at Roof Deck
- Water supply through an elevated water tank and cistern
- Standby power generator for
 - Common areas
 - Selected outlets and light fixtures in residential units
- Garbage holding area per floor, centralized Materials Recovery Facility (MRF) at 2nd Floor

Value Added Services





HLURB LTS Number 034573; Certificate of Registration Number 029487

Completion Date: November 31, 2023

Owner / Developer: Torre Lorenzo Loyola Development Corporation