



DESIGNING FOR **TOMORROW**

www.Preselling.com.ph

OUR STORY

Torre Lorenzo is the pioneer in offering premium university residences in the Philippines. Now, we have a more diverse portfolio that includes hospitality developments managed by Dusit International and The Ascott Limited.



Premium University Residences



1 Torre Lorenzo

Completed **2000**

P. Ocampo Street,
Malate, Manila

21 floors
174 units



2 Torre Lorenzo

Completed **2014**

Galicia Street,
Sampaloc, Manila

35 floors
178 units



Torre Lorenzo Sur

Completed **2017**

Alabang-Zapote Road,
Pamplona, Las Pinas

15 floors
450 units



Torre Lorenzo Central

Completed **2017**

Galicia Street,
Sampaloc, Manila

32 floors
414 units



3 Torre Lorenzo

Completed **2021**

P. Ocampo Street,
Malate, Manila

38 floors
1,036 units



Torre Lorenzo Loyola (East Tower)

Completed **2023**

Rosa Alvero Street
Loyola Heights, Quezon City

35 floors
654 units

TORRE LORENZO LOYOLA'S EAST TOWER IS NOW READY FOR MOVE-IN



LOCATION

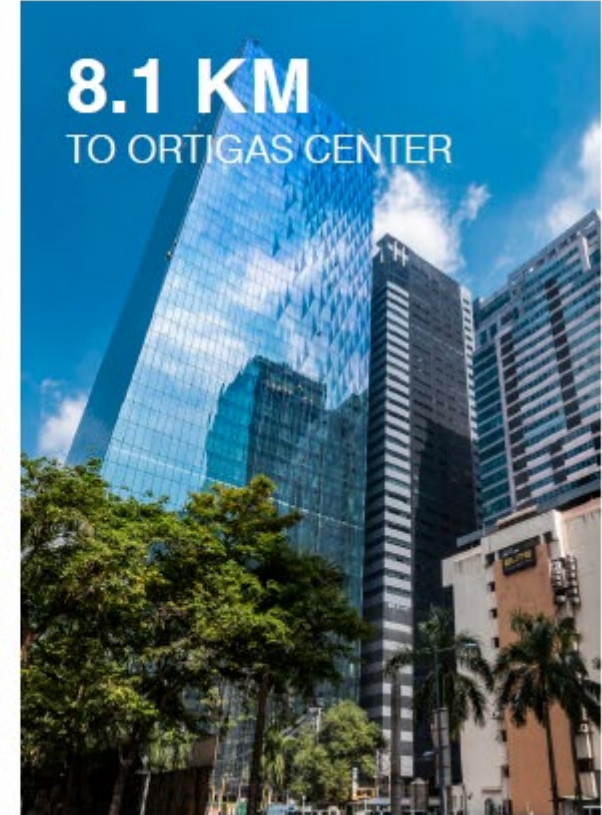
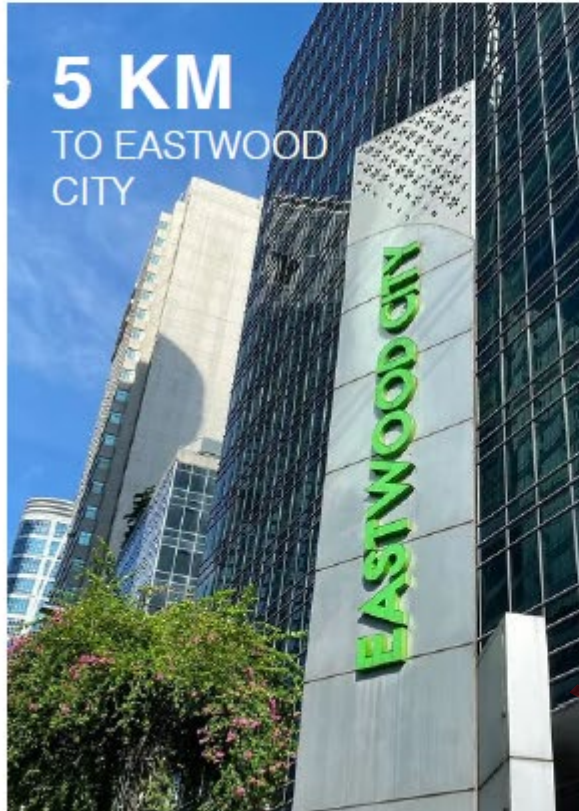
ALL NEAR, ALL HERE

Within walking distance to Ateneo
and everyday essentials



LOCATION

CONVENIENTLY CLOSE TO THE COMMERCIAL DISTRICTS OF QUEZON CITY & PASIG





TORRE LORENZO LOYOLA (EAST TOWER)
ACTUAL PHOTO OF LOBBY

EXPERIENCE TORRE LORENZO'S
SIGNATURE UPSCALE AMENITIES

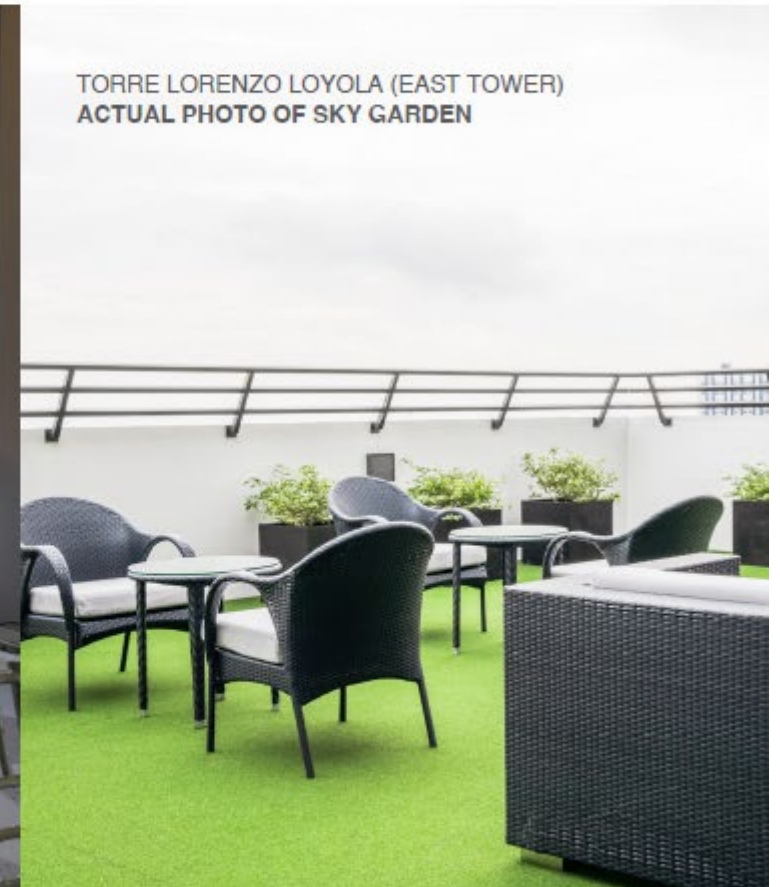
AMENITIES FOR **CONNECTION**

Mezzanine | Discussion Room | Visitor's Lounge
Roof Deck | Sky Lounge | Sky Garden



AMENITIES FOR **CONNECTION**

Mezzanine | Discussion Room | Visitor's Lounge
Roof Deck | Sky Lounge | Sky Garden

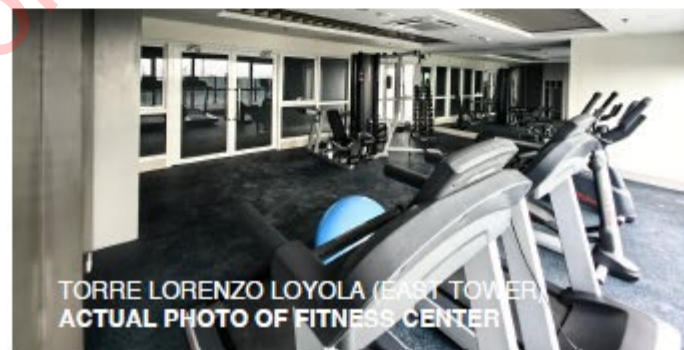




TORRE LORENZO LOYOLA (EAST TOWER)
ACTUAL PHOTO OF SWIMMING POOL

AMENITIES FOR **WELLNESS**

8th Floor | Lap Pool | Fitness Center
Roof Deck | Paw Park



TORRE LORENZO LOYOLA (EAST TOWER)
ACTUAL PHOTO OF FITNESS CENTER



TORRE LORENZO LOYOLA (EAST TOWER)
ACTUAL PHOTO OF PAW PARK

AMENITIES FOR **PRODUCTIVITY**

Ground Floor | Meeting Rooms
Roof Deck | Resident's Lounge





TORRE LORENZO LOYOLA (EAST TOWER)
ACTUAL PHOTO OF MODEL UNIT

*As of September 12, 2023

TORRE LORENZO LOYOLA'S
EAST TOWER IS NOW

SOLD OUT*



BECAUSE EVERYONE
DESERVES A
SECOND CHANCE

www.Preselling.com.ph



LOYOLA HEIGHTS Q.C.

TORRE LORENZO LOYOLA **WEST TOWER**

Rosa Alvero Street, Loyola Heights, Quezon City

LOT AREA	NUMBER OF RESIDENTIAL UNITS	TARGET TURNOVER DATE
2,216 sqm <small>*East Tower & future development</small>	504 units	Q2 2029

SITE DEVELOPMENT PLAN

ENJOY THE SAME CONVENIENT ADDRESS

ESTABAN ABADA

FUTURE
DEVELOPMENT

TORRE
LORENZO
LOYOLA
WEST
TOWER
PRESELLING

TORRE
LORENZO
LOYOLA
EAST
TOWER
READY FOR
OCCUPANCY

ROSA ALVERO STREET

OVERPASS

KATIPUNAN AVENUE

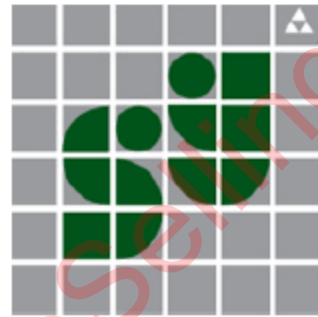
ATENEO
DE MANILA
UNIVERSITY

PROJECT CONSULTANTS

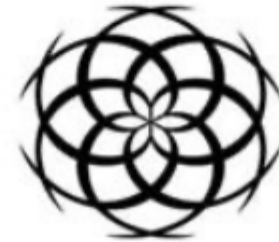
HARNESSING INDUSTRY EXPERTISE

The logo for PRSP Architects, featuring the letters 'PRSP' in a bold, blue, sans-serif font.

ARCHITECTURE
PRSP Architects



STRUCTURAL
SY² + Associates



EMESAÉ

INTERIOR DESIGN
Emesaé Design



TORRE LORENZO LOYOLA
EAST TOWER

FUTURE
DEVELOPMENT

TORRE LORENZO LOYOLA
WEST TOWER

ARTIST'S PERSPECTIVE OF FACADE

EXPERIENCE TORRE LORENZO'S SIGNATURE UPSCALE AMENITIES

- Lap Pool
- Children's Pool
- Paw Park
- Fitness Center
- Resident's Lounge
- Function Rooms
- Outdoor Lounge
- Meeting Rooms
- Discussion Room



Floor plans and unit layout are intended to give a general indication of the proposed layout only and as such, should not be relied upon as statements of fact or deemed as a binding offer or contract. These drawings are based on current plans and are subject to change without prior notice. Thus, floor plans and unit layout may differ from actual deliverable condition. In the event of alteration, the Developer takes no responsibility whatsoever and shall be rendered free and harmless from any liability arising therefrom.

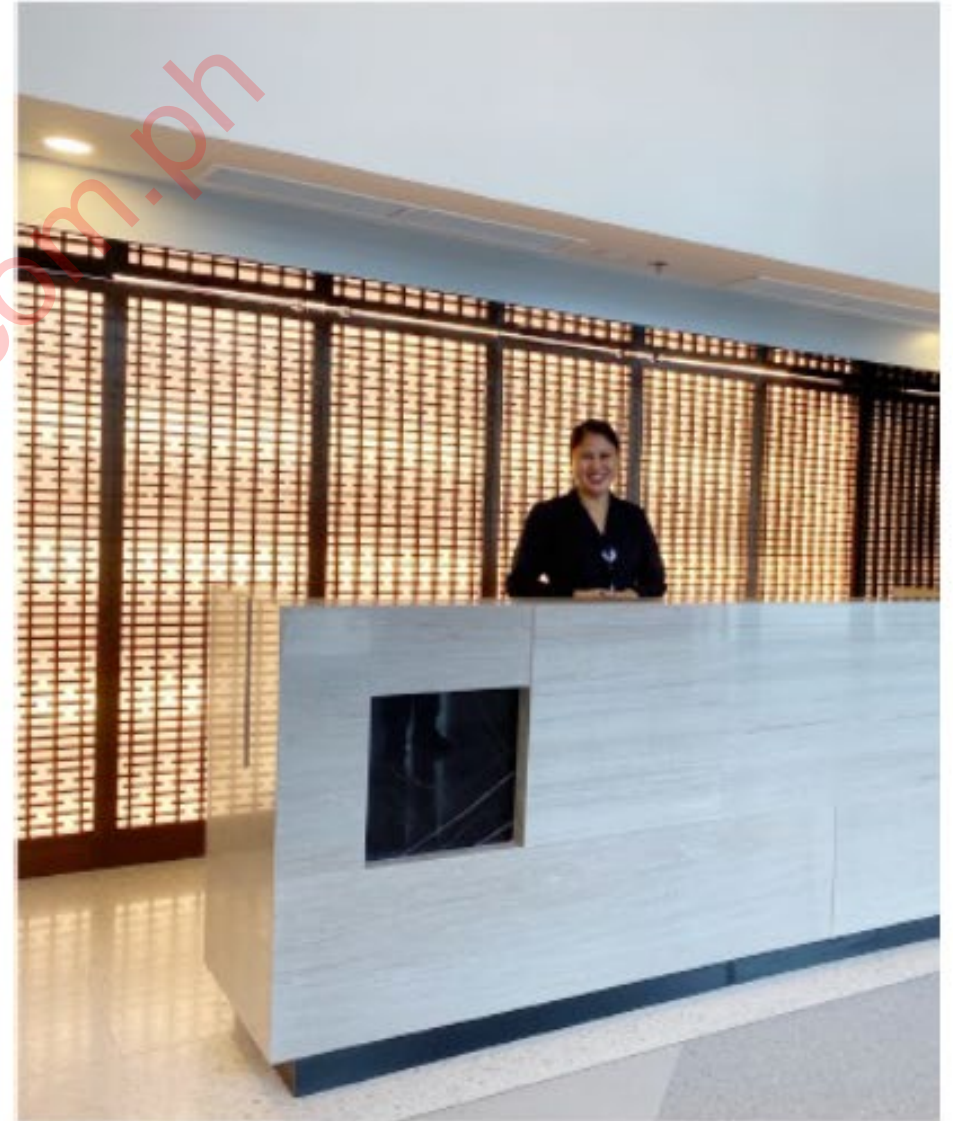
PROPERTY MANAGEMENT **IN-HOUSE RESIDENT CARE & ASSET MANAGEMENT**

SAFETY & SECURITY

- CCTV cameras in select common areas
- 24/7 security service
- RFID access and notification system
- Controlled elevator access

CONVENIENCE

- 24/7 reception
- On-call handyman services
- WIFI in select common areas
- Emergency back-up power (selected power outlet)
- Electronic Vehicle (EV) Charging Station





TYPICAL FLOOR LAYOUT

ELEVATED EXCLUSIVITY

ONLY 15 UNITS
PER TYPICAL FLOOR

Studio
23.6 to 28.0 sqm

1- Bedroom
52.2 to 55.8 sqm

FACING ESTEBAN ABADA



ROSA ALVERO STREET

Floor plans and unit layout are intended to give a general indication of the proposed layout only and as such, should not be relied upon as statements of fact or deemed as a binding offer or contract. These drawings are based on current plans and are subject to change without prior notice. Thus, floor plans and unit layout may differ from actual deliverable condition. In the event of alteration, the Developer takes no responsibility whatsoever and shall be rendered free and harmless from any liability arising therefrom.

TYPICAL PENTHOUSE FLOOR LAYOUT

ELEVATED EXCLUSIVITY

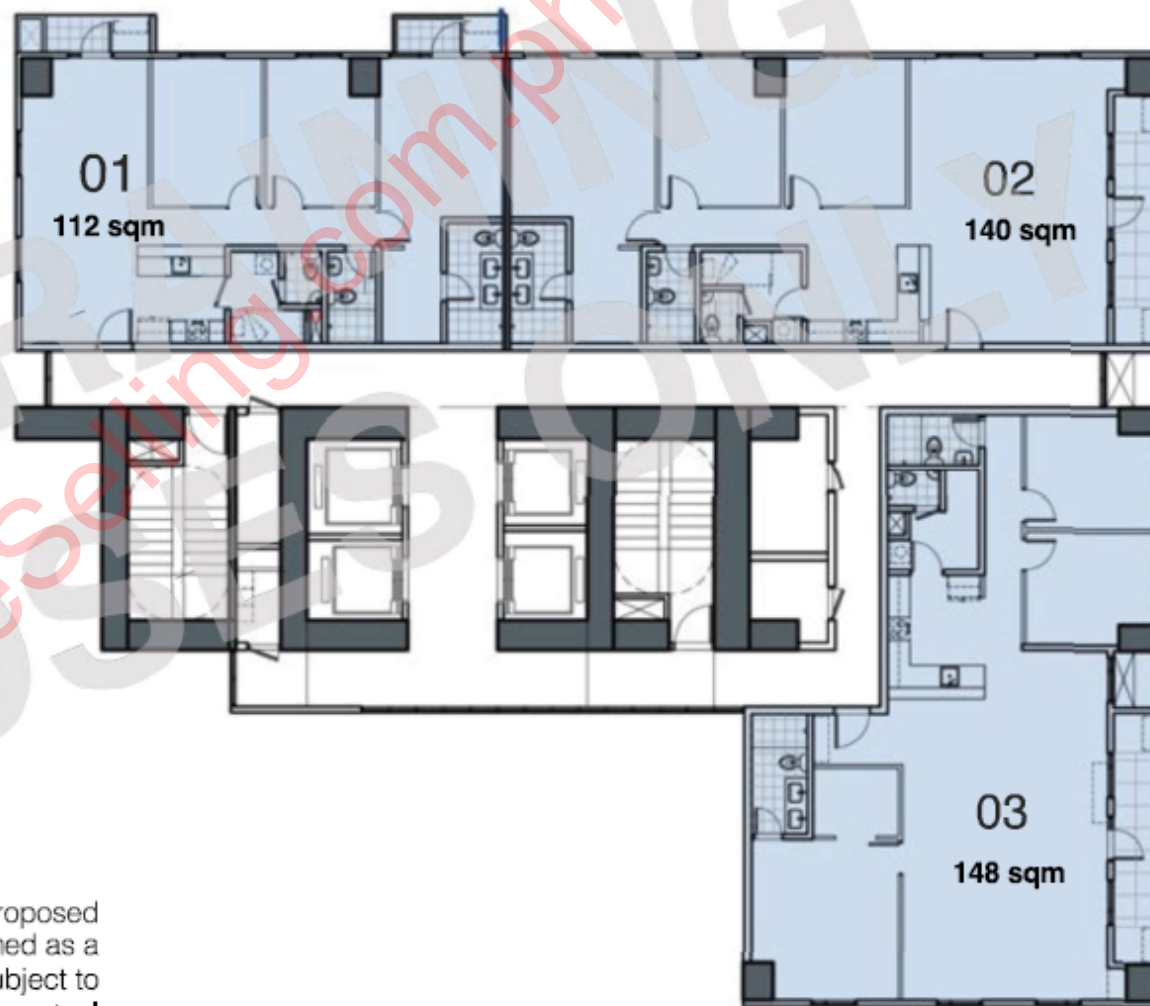
ONLY 3 UNITS PER
PENTHOUSE FLOOR

3-Bedroom
105.2 to 150.3 sqm

Floor plans and unit layout are intended to give a general indication of the proposed layout only and as such, should not be relied upon as statements of fact or deemed as a binding offer or contract. These drawings are based on current plans and are subject to change without prior notice. Thus, floor plans and unit layout may differ from actual deliverable condition. In the event of alteration, the Developer takes no responsibility whatsoever and shall be rendered free and harmless from any liability arising therefrom.



FACING ESTEBAN ABADA



FACING KATIPUNAN AVENUE

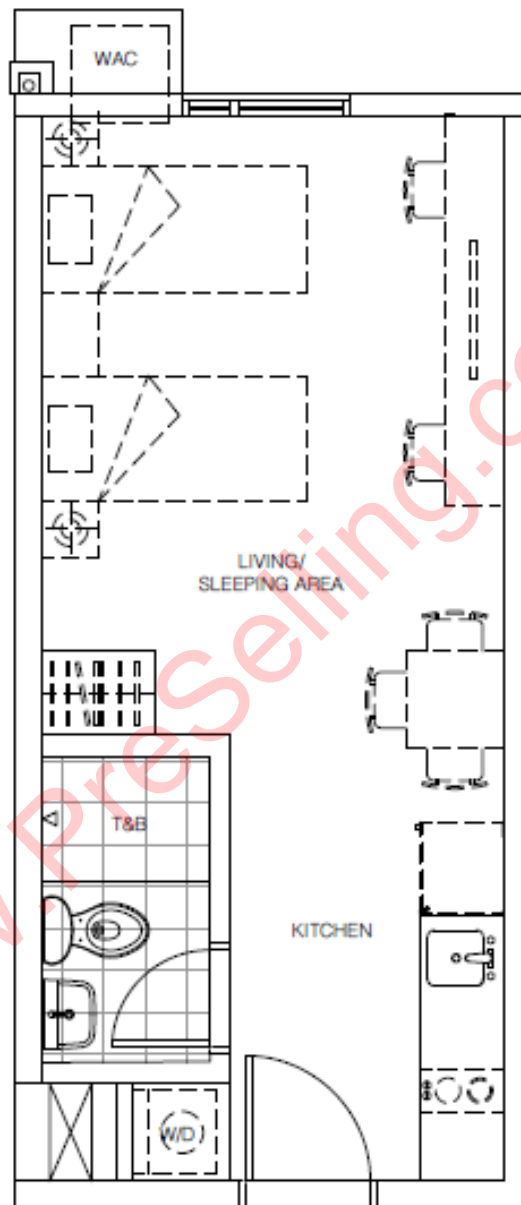
ROSA ALVERO STREET

UNIT PLAN

STUDIO

28 sqm

Living Dining	8.1 sqm
Kitchen	6.9
Bedroom	8.1
Toilet & Bath	4.9



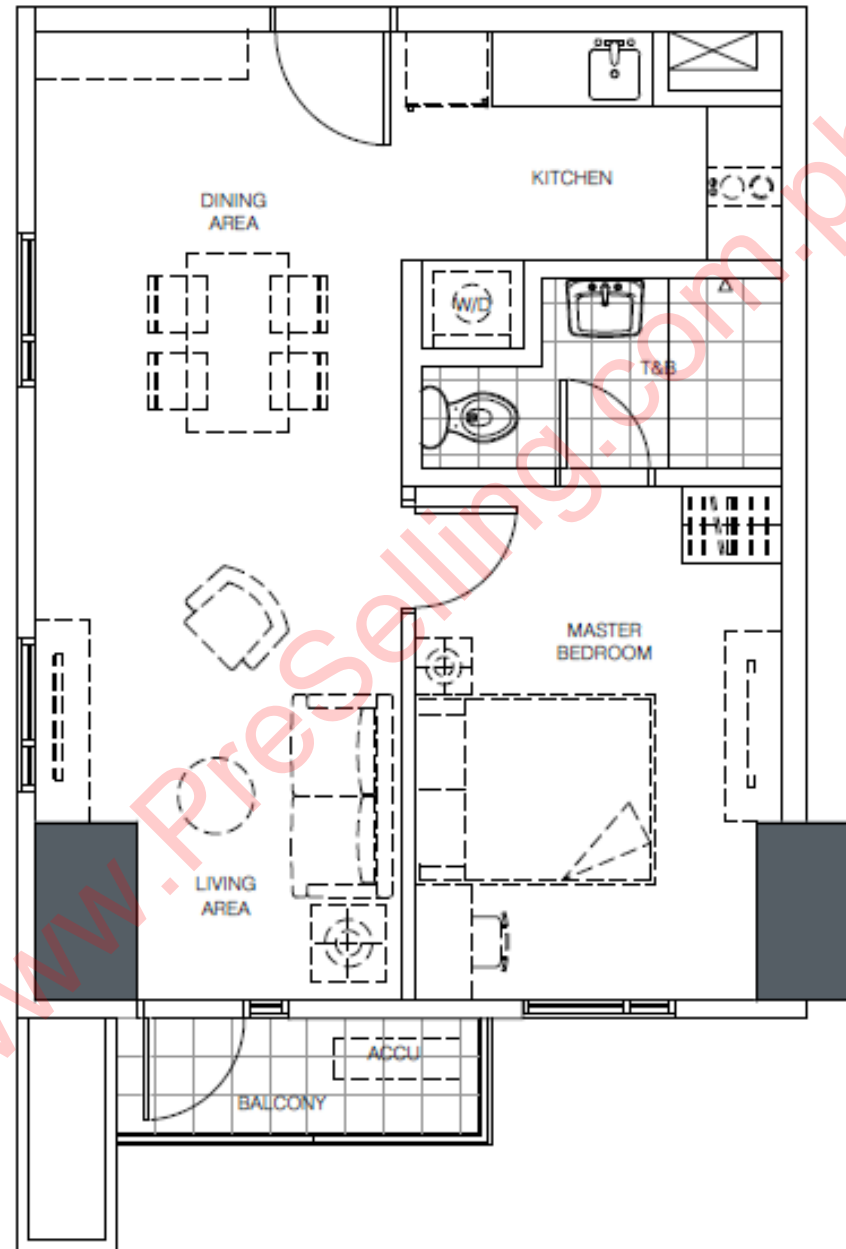
All units are to be sold and delivered bare. The particular details and fixtures shown and stated herein are intended only for illustration purposes and to provide a summary and general overview of the project features, and as such, shall not be relied upon as statements of fact or deemed as a binding offer or contract. Unit layout are subject to change without prior notice. In the event of alteration or deviation from the specifications referred to herein, the Developer takes no responsibility whatsoever and shall be rendered free and harmless from any liability arising therefrom.

UNIT PLAN

1-BEDROOM

52.15 sqm

Living Dining	24.3 sqm
Kitchen	6.2
Bedroom	13.8
Toilet and Bath	4.8
Balcony	1.9
Utility	1.1



All units are to be sold and delivered bare. The particular details and fixtures shown and stated herein are intended only for illustration purposes and to provide a summary and general overview of the project features, and as such, shall not be relied upon as statements of fact or deemed as a binding offer or contract. Unit layout are subject to change without prior notice. In the event of alteration or deviation from the specifications referred to herein, the Developer takes no responsibility whatsoever and shall be rendered free and harmless from any liability arising therefrom.

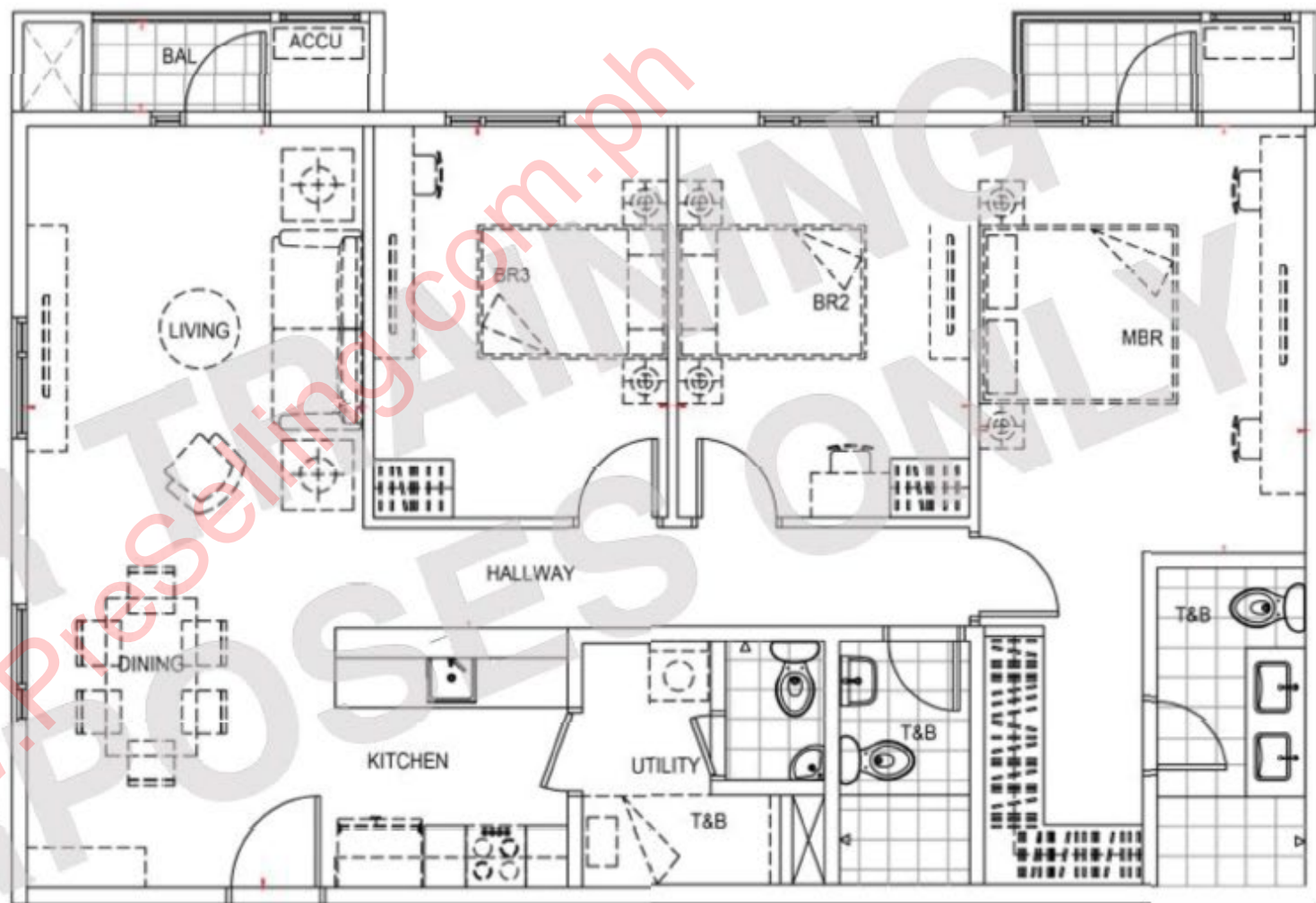
UNIT PLAN

3-BEDROOM

112 sqm

ON 3 PENTHOUSE FLOORS

P26.4 TO 37.3 MILLION



All units are to be sold and delivered bare. The particular details and fixtures shown and stated herein are intended only for illustration purposes and to provide a summary and general overview of the project features, and as such, shall not be relied upon as statements of fact or deemed as a binding offer or contract. Unit layout are subject to change without prior notice. In the event of alteration or deviation from the specifications referred to herein, the Developer takes no responsibility whatsoever and shall be rendered free and harmless from any liability arising therefrom.

UNIT FINISHES & DELIVERABLES

UPGRADED SPACES TO SUIT YOUR LIFESTYLE

	BEDROOM	LIVING & DINING AREAS	KITCHEN	TOILET & BATH
Ceiling	Painted Finish			
Flooring	Homogenous Tiles			Ceramic Tiles
Walls	Painted Finish			Combination of ceramic tiles and paint finish
Others	<ul style="list-style-type: none">• Wardrobe cabinet	<ul style="list-style-type: none">• Provision for washing machine• Provision for Internet (Fiber to the Home), Cable, & Telephone• Intercom System	<ul style="list-style-type: none">• Rangehood• Tabletop induction stove• Provision for microwave oven & refrigerator• Built-in cabinet with granite countertop, stainless sink & faucet	<ul style="list-style-type: none">• Provision for single-point water heater
Safety & Security	Smoke/Heat Detector Fire Sprinkler			

The particular details and fixtures stated herein are intended only to provide a summary and general overview of the project features, and as such, shall not be relied upon as statements of fact or deemed as a binding offer or contract. The contents herein are subject to change without prior notice. In the event of alteration or deviation from the specifications referred to herein, the Developer takes no responsibility whatsoever and shall be rendered free and harmless from any liability arising therefrom.

SAMPLE COMPUTATION – Studio 23.56sqm



WEST
TOWER



FACING ESTEBAN ABADA



ROSA ALVERO STREET

Proposed layout only and as per offer or contract. These are for reference only. In no event, the Developer takes no liability arising therefrom.

Reservation Date:	May 1, 2024
Project	TL Loyola Tower 2
Inventory no.	383
Unit No.	3608
Unit Type	Studio C
Area	23.56 sqm 253.60 sq.ft

OPTION 3 - 20% Spread, 80% Balance

Total List Price		6,003,000.00
Less: Promo Discount	0.0%	-
Discounted List Price		6,003,000.00
Add: VAT (if applicable)	12%	720,360.00
TOTAL CONTRACT PRICE (TCP)	VAT	6,723,360.00
Add: Titling and Miscellaneous Fees		420,210.00
TOTAL AMOUNT PAYABLE (TAP)		7,143,570.00
20% Down Payment		1,344,676.00
Less: Discount on Downpayment		
Less: Reservation Fee	1-May-24	50,000.00
Net Down Payment		1,294,672.00
Payable in	58 months JUN 2024 – MAR 2029	22,322.00
80% Balance		5,378,684.00
Titling and Miscellaneous Fees - Payable Upon Turnover		420,210.00

SAMPLE COMPUTATION – Studio 28 sqm



FACING ESTEBAN ABADA



ROSA ALVERO STREET

Proposed layout only and as per offer or contract. These are for reference only. Thus, floor plans and dimensions, the Developer takes no liability arising therefrom.

Reservation Date: **May 1, 2024**

Project: **TL Loyola Tower 2**
Inventory no.: **52**
Unit No.: **1407**
Unit Type: **Studio B**
Area: **28.00 sqm**
301.39 sq.ft

OPTION 3 - 20% Spread, 80% Balance

Total List Price		6,447,000.00
Less: Promo Discount	0.0%	-
Discounted List Price		6,447,000.00
Add: VAT (if applicable)	12%	773,640.00
TOTAL CONTRACT PRICE (TCP)	VAT	7,220,640.00
Add: Titling and Miscellaneous Fees		451,290.00
TOTAL AMOUNT PAYABLE (TAP)		7,671,930.00
20% Down Payment		1,444,146.00
Less: Discount on Downpayment		
Less: Reservation Fee	1-May-24	- 50,000.00
Net Down Payment		1,394,128.00
Payable in	58 months	24,037.00
	JUN 2024 – MAR 2029	
80% Balance		5,776,494.00
<i>Titling and Miscellaneous Fees - Payable Upon Turnover</i>		451,290.00

SAMPLE COMPUTATION – 1BR 55.75 sqm



FACING ESTEBAN ABADA



Proposed layout only and as per offer or contract. These are for reference only. In no event, the Developer takes no liability arising therefrom.

ROSA ALVERO STREET

Reservation Date: **May 1, 2024**

Project: **TL Loyola Tower 2**
Inventory no.: **31**
Unit No.: **1201**
Unit Type: **1 Bedroom A**
Area: **55.75 sqm**
Total Area: **600.09 sq.ft**

OPTION 3 - 20% Spread, 80% Balance

Total List Price	12,297,000.00
Less: Promo Discount	0.0% -

Discounted List Price	12,297,000.00
------------------------------	----------------------

Add: VAT (if applicable)	12% 1,475,640.00
--------------------------	------------------

TOTAL CONTRACT PRICE (TCP)	13,772,640.00
-----------------------------------	----------------------

Add: Titling and Miscellaneous Fees	860,790.00
-------------------------------------	------------

TOTAL AMOUNT PAYABLE (TAP)	14,633,430.00
-----------------------------------	----------------------

20% Down Payment	2,754,540.00
------------------	--------------

Less: Discount on Downpayment	
-------------------------------	--

Less: Reservation Fee	1-May-24 - 50,000.00
-----------------------	----------------------

Net Down Payment	2,704,528.00
-------------------------	---------------------

Payable in	58 months JUN 2024 – MAR 2029	46,630.00
------------	----------------------------------	-----------

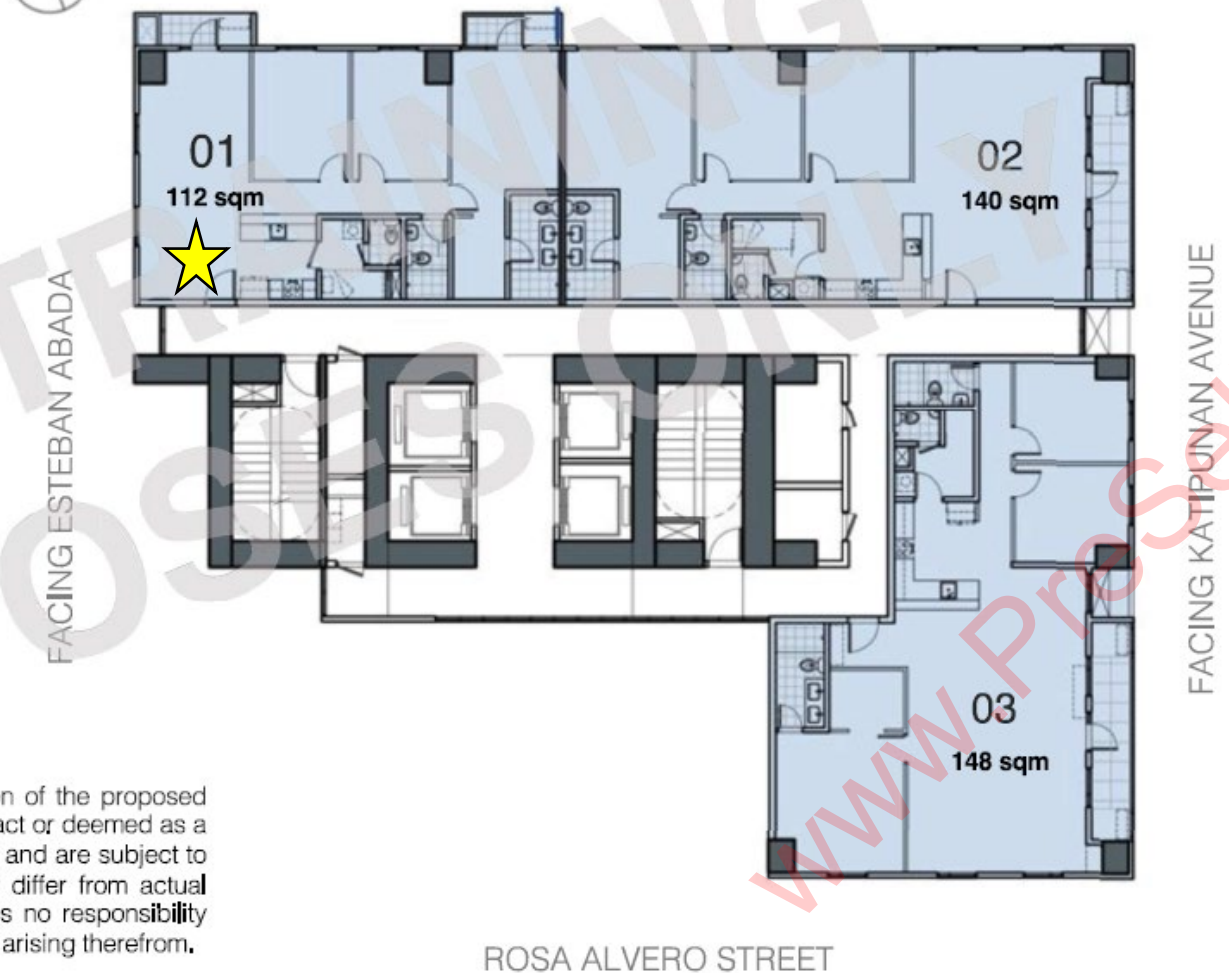
80% Balance	11,018,100.00
--------------------	----------------------

Titling and Miscellaneous Fees - Payable Upon Turnover	860,790.00
--	------------

SAMPLE COMPUTATION – 3BR 112.01 sqm



WEST
TOWER



on of the proposed
act or deemed as a
; and are subject to
/ differ from actual
as no responsibility
arising therefrom.

Reservation Date:	May 1, 2024
Project	TL Loyola Tower 2
Inventory no.	502
Unit No.	4601
Unit Type	3 Bedroom A
Area	112.01 sqm
	1205.66 sq.ft

OPTION 3 - 20% Spread, 80% Balance			
Total List Price			31,501,000.00
Less: Promo Discount	0.0%		-
Discounted List Price			31,501,000.00
Add: VAT (if applicable)	12%		3,780,120.00
TOTAL CONTRACT PRICE (TCP)		VAT	35,281,120.00
Add: Titling and Miscellaneous Fees			2,205,070.00
TOTAL AMOUNT PAYABLE (TAP)			37,486,190.00
20% Down Payment			7,056,226.00
Less: Discount on Downpayment			
Less: Reservation Fee	1-May-24		- 50,000.00
Net Down Payment			7,006,224.00
Payable in	58 months		120,797.00
	JUN 2024 – MAR 2029		
80% Balance			28,224,894.00
Titling and Miscellaneous Fees - Payable Upon Turnover			2,205,070.00

THANK YOU





Owned and developed by Torre Lorenzo Development Corporation
Address: Rosa Alvero Street, Loyola Heights, Quezon City
Completion Date: Q2 2029
DHSUD (Temporary) LS No. NCR-018



LOYOLA HEIGHTS Q.C.



**BROKERS
NETWORK**

www.torrelorenzo.com

BROKERS NETWORK GROUP

Ms. Gian Valdez

Broker Network Group Manager

SMS/Viber/whatsapp: **0917 791 3759**

Email: giancarlavaldez528@gmail.com

Torre Lorenzo Loyola Showroom
297 Katipunan Ave. Loyola Heights Quezon City