



THE
SAPPHIRE
BLOC



THE SAPPHIRE BLOC

VICINITY MAP



Sapphire, Garnet and Onyx Roads, Ortigas Center, Pasig City

THE SAPPHIRE BLOC

AMENITIES

PHASE 1

North Tower

- Function Rooms
- Private Theater
- Fitness Gym
- Game Room

West Tower

- Function Rooms
- Spa and Sauna Rooms
- Kids' Play Area

OUTDOOR AMENITIES

- Landscaped Areas
- Children's Playground
- Adult Lap Pool
- Kiddie Pool
- Pool Deck
- Basketball Shooting Area

PHASE 2

East Tower

- WiFi Lounge
- Fitness Facilities
- Indoor Play Area

South Tower

- READING NOOK
- FUNCTION ROOMS

INDOOR AMENITIES



FUNCTION ROOM



FITNESS GYM

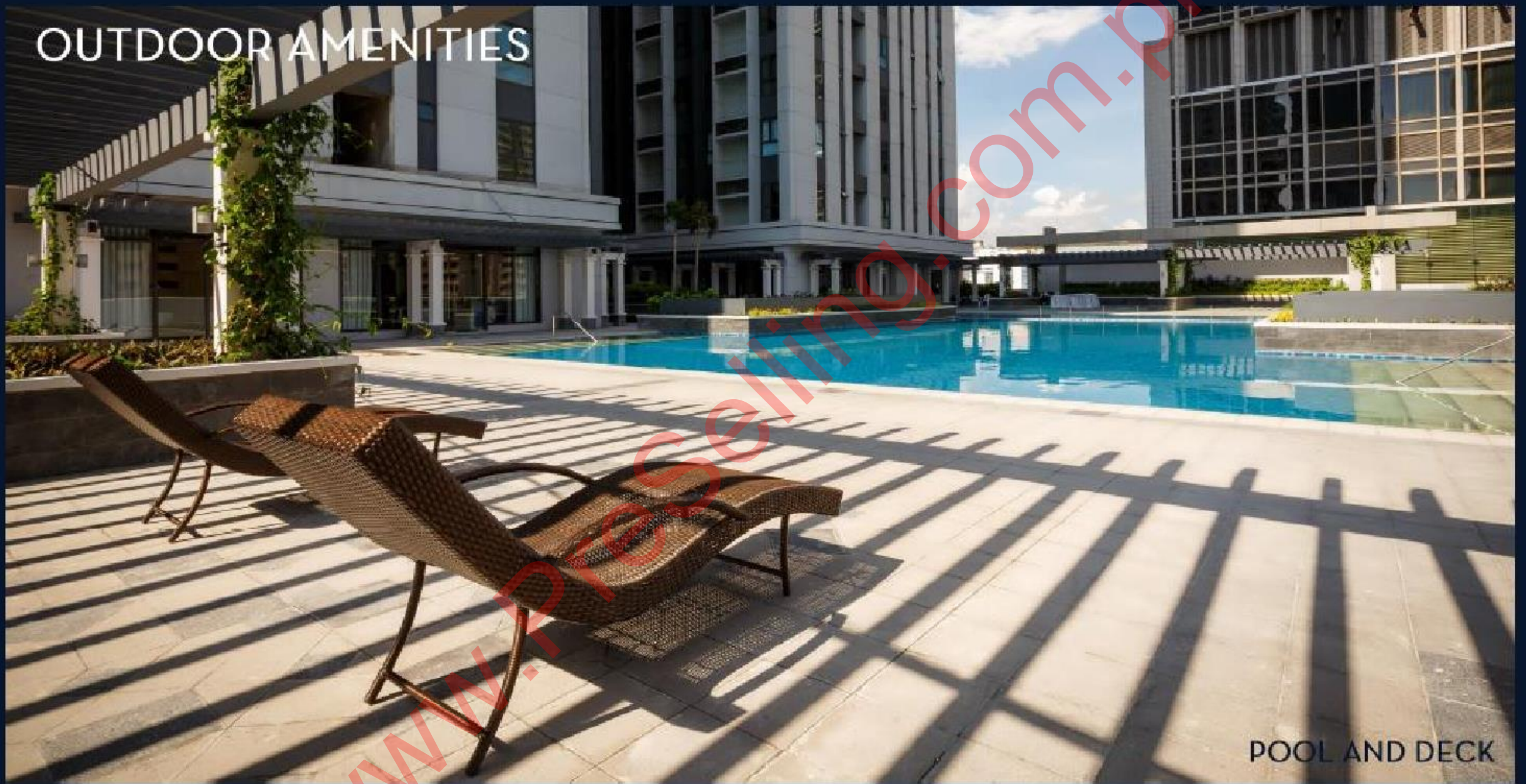


GAME ROOM



PRIVATE THEATER

OUTDOOR AMENITIES



POOL AND DECK

PHASE 2 MAIN LOBBY



All details appearing herein are subject to change without prior notice and do not constitute part of any contract or offer.

PHASE 2 FUNCTION ROOM



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FITNESS FACILITIES

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SOUTH TOWER

BUILDING FEATURES AND SERVICES

Main entrance lobby (shared by East and South Tower) with

- **reception counter at the Ground Floor, accessible from Sapphire and Garnet Roads**

Five (5) elevators (4 passenger elevators and 1 service elevator)

CCTV monitoring of selected common areas

- Automatic smoke detectors, fire alarm and sprinkler system at all common areas
- Annunciator panel with emergency speaker at all floors
- Water is supplied by elevated water tank and underground cistern

SOUTH TOWER

BUILDING FEATURES AND SERVICES

- Standby power generator for common areas
- Individual mail boxes
- Garbage holding area per residential floor
- Centralized garbage holding room at Basement 1
- Building administration office
- Security room
- Transformer and genset room
- Sewage Treatment Plant
- Two (2) fire exits per building with well-lighted signage conforming to the Fire Code of the Philippines

SOUTH TOWER STACKING



Retail
Upper Ground Parking
Ground Retail Units

Residential Units (41 floors)
3/F to 44/F

Mezzanine Floor (1 floor)
Indoor and Outdoor Amenities
Residential Units

Ground Floor (1 floor)
Main Lobby
Residential Parking
Basement 1 to 5

SOUTH TOWER

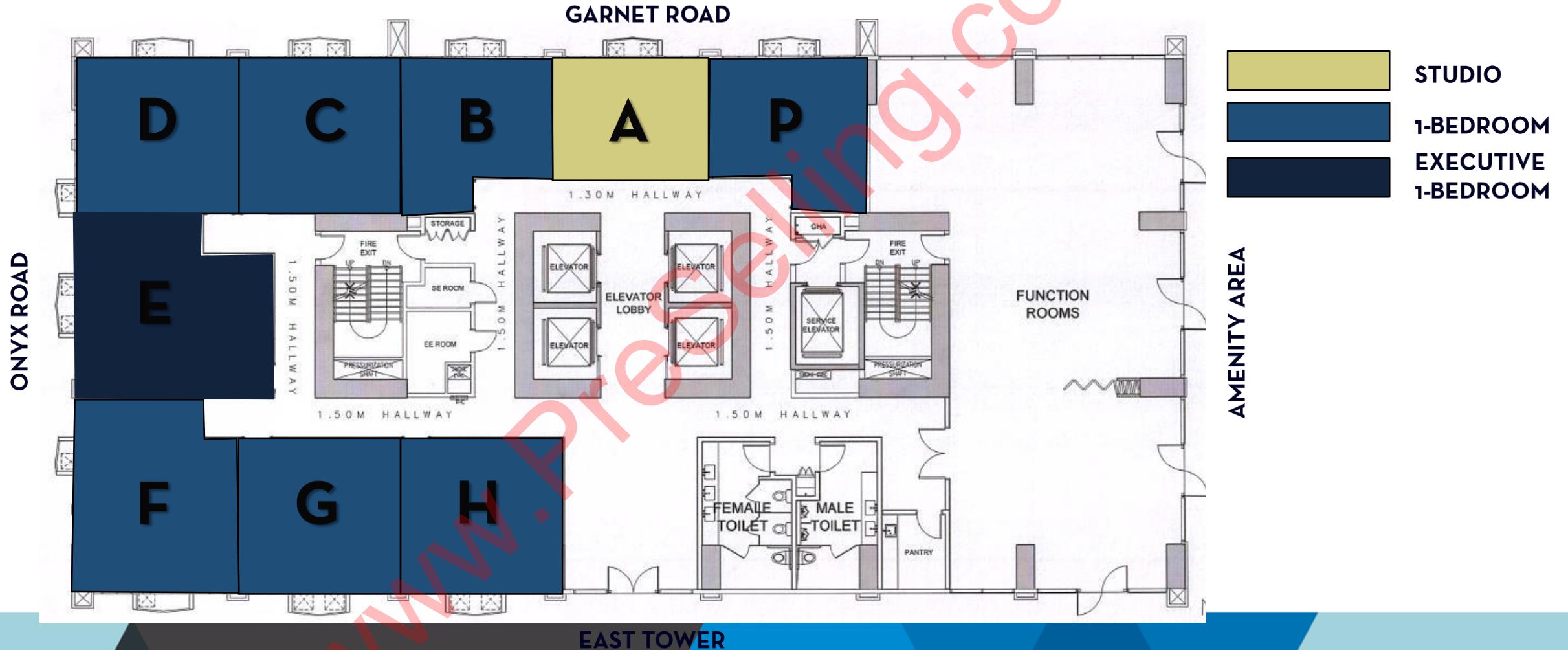
UNIT MIX

Unit Type	Size Range (in sq.m.)	Number of Units
Studio	28.00	42 units
1-Bedroom	32.00 – 45.00	540 units
Executive 1-Bedroom	49.00 – 49.50	83 units
TOTAL		665 units

Floor	No. of Units			Total Units per Floor
	Studio	1-Bedroom	Executive 1-Bedroom	
3 rd – 44 th	1	13	2	16 units
Mezzanine	1	7	1	9 units

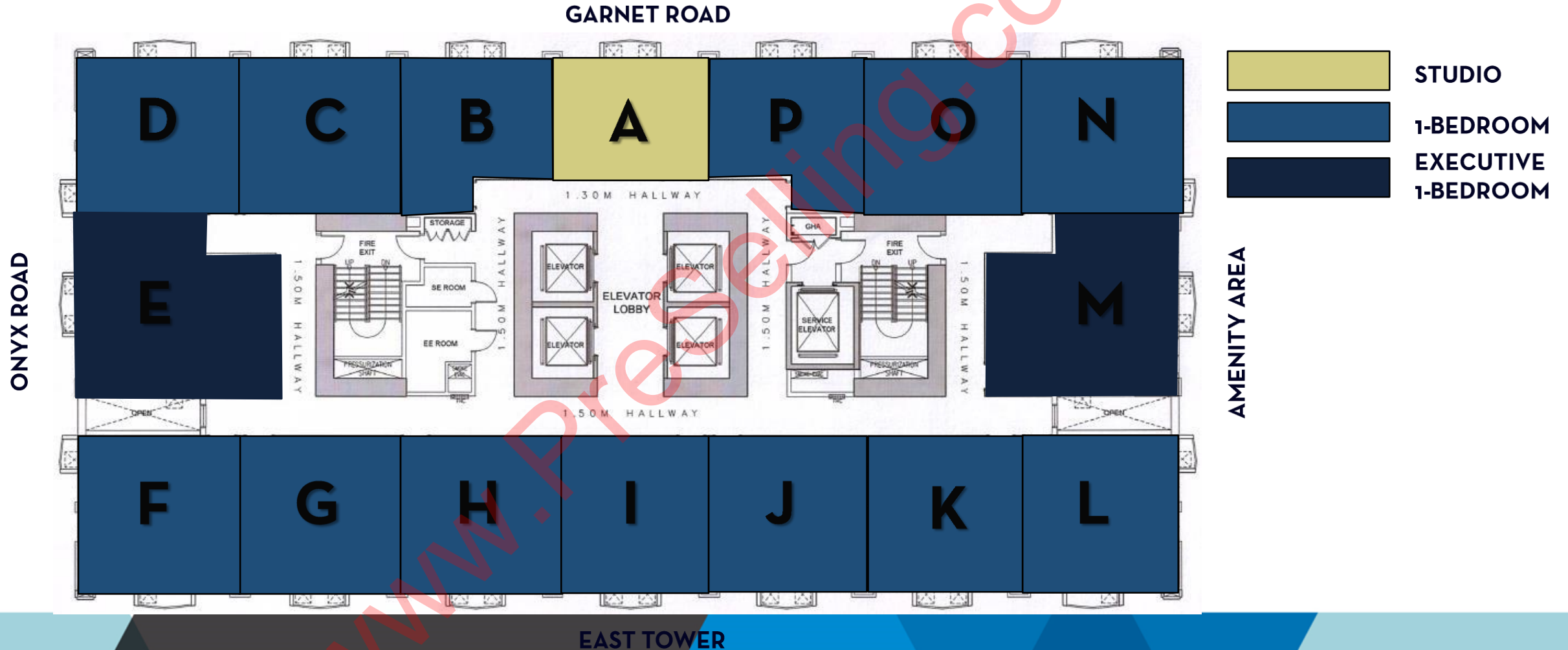
SOUTH TOWER

MEZZANINE FLOOR PLAN



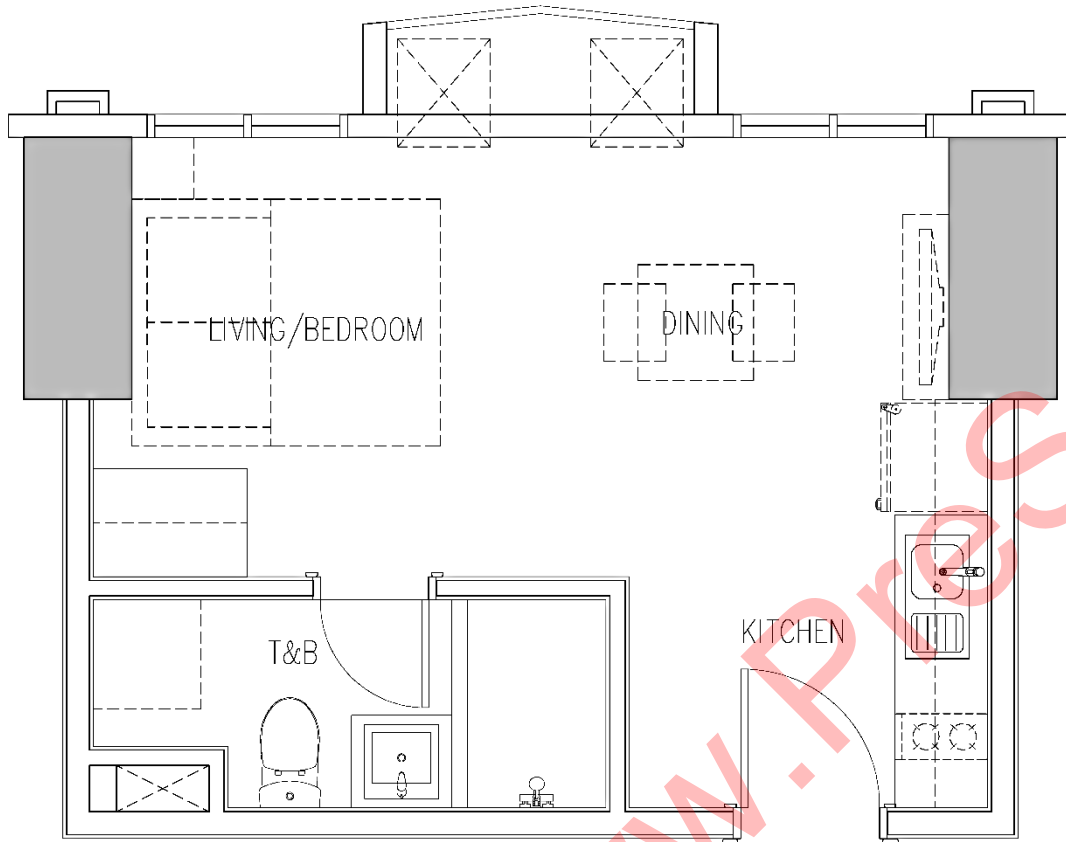
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TYPICAL FLOOR PLAN

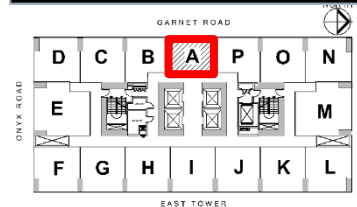


SOUTH TOWER

STUDIO UNIT (Unit A)

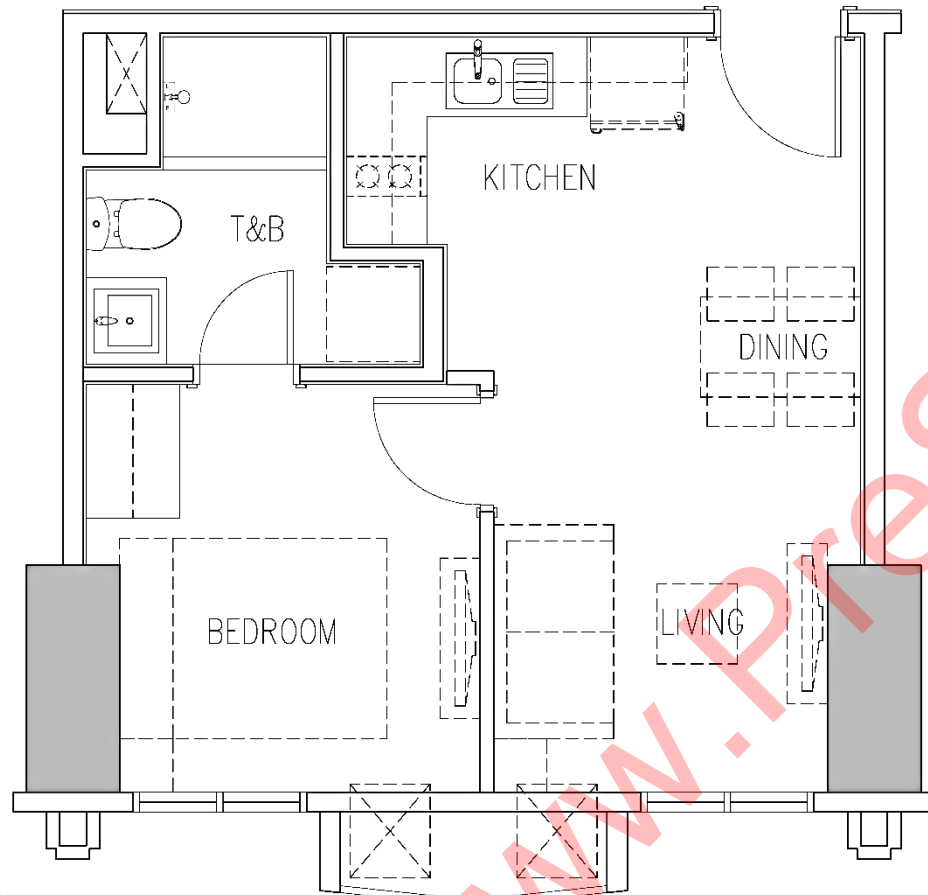


Area	Size Range (in sq.m.)
Living/ Dining	± 18.81
Kitchen	± 3.70
Master Bedroom	-
Master T&B	± 5.49
Utility with T&B	-
TOTAL	± 28.00

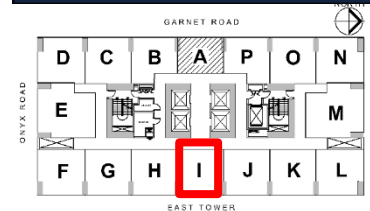


SOUTH TOWER

1-BEDROOM UNIT (Unit I)

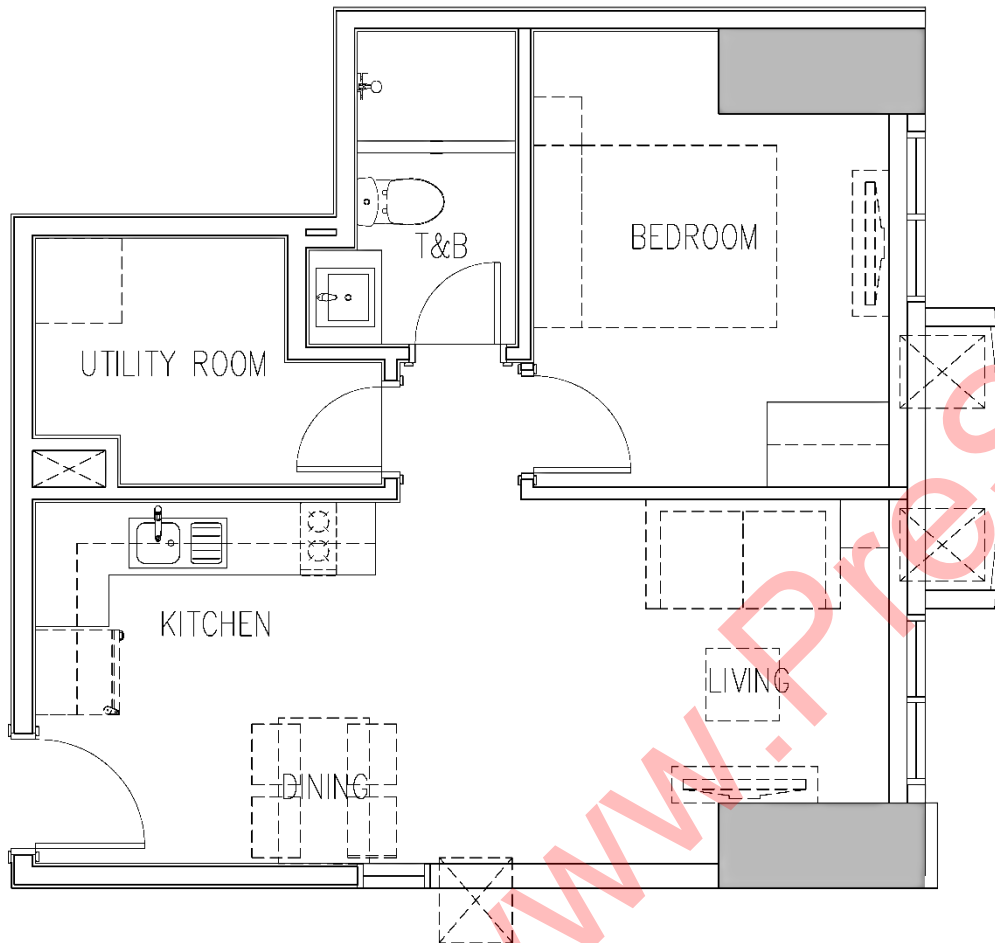


Area	Size Range (in sq.m.)
Living/ Dining	± 15.60
Kitchen	± 4.22
Master Bedroom	± 10.15
Master T&B	± 6.03
Utility with T&B	-
TOTAL	± 36.00

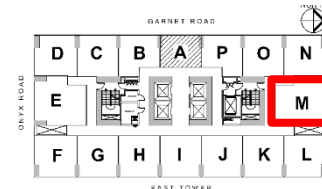


SOUTH TOWER

Executive 1-BEDROOM UNIT (Unit M)



Area	Size Range (in sq.m.)
Living/ Dining	±21.72
Kitchen	±3.97
Master Bedroom	±12.84
Common T&B	±4.67
Utility T&B	±6.30
TOTAL	±49.50



SOUTH TOWER

UNIT DELIVERABLES

AREA	LIVING/ DINING	BEDROOM	KITCHEN	TOILET AND BATH
Floor	Homogeneous Tiles	<u>ENGINEERED WOOD</u>	Homogeneous Tiles	
Wall		Painted Plastered Wall		Combination of Painted Plastered Wall and Homogeneous Tiles
Ceiling	Painted Slab Soffit (no ceiling)		Painted Gypsum Board	
Other Deliverables	N/A	Bedroom Closet	Single-Point Water Heater Provision (Water Heater Excluded) Granite Countertop and Splashboard	Multi-Point Water Heater Provision (Water Heater Excluded) Lavatory with Granite Countertop
			Overhead and Undercounter Cabinets	<u>GLASS SHOWER ENCLOSURE</u>

SOUTH TOWER

ADDITIONAL UNIT DELIVERABLES

PARTICULARS	
Appliance Deliverable	Gift Certificate worth PhP 100,000.00 given to unit owners upon unit turnover
Smart Home Devices*	Audio Video Intercom Lights Control Socket Control Lockset

**actual deliverable will depend on the availability of the devices prior to unit turnover*

SOUTH TOWER PRICING APPRECIATION

2010

Phase 1 Launched Price
95,000.00 sq.m.

↑ 142%
→

2020

South Tower Current Price
230,000.00 sq.m.

SOUTH TOWER

PAYMENT SCHEMES

RESERVATION FEE	PAYMENT SCHEMES		MAX. DISCOUNT FOR ALL UNITS
	DOWNPAYMENT	RETENTION	
SPOT CASH within 30 DAYS			
50,000.00	Spot Cash within 30 days	<u>50,000.00 on the 73rd month</u>	15.00% of Gross TCP
SPOT CASH within 60 DAYS			
50,000.00	Spot Cash within 60 days	<u>50,000.00 on the 73rd month</u>	14.00% of Gross TCP
SPOT CASH within 90 DAYS			
50,000.00	Spot Cash within 90 days	<u>50,000.00 on the 73rd month</u>	13.00% of Gross TCP

SOUTH TOWER

PAYMENT SCHEMES

RESERVATION FEE	PAYMENT SCHEMES			MAX. DISCOUNT FOR ALL UNITS
	DOWNPAYMENT	MONTHLY AMORTIZATION	RETENTION	
100% in 73 months				
50,000.00	N/A	<u>100% of TCP in 73 months</u>	N/A	8.00% of Gross TCP
20/20(71)/60				
50,000.00	20% of TCP in 1 month	<u>20% of TCP in 71 months</u>	<u>60% of TCP on the 73rd month</u>	3.00% of Gross TCP
10/30(71)/60				
50,000.00	10% of TCP in 1 month	<u>30% of TCP in 71 months</u>	<u>60% of TCP on the 73rd month</u>	2.00% of Gross TCP

SOUTH TOWER

PAYMENT SCHEMES

RESERVATION FEE	PAYMENT SCHEMES			MAX. DISCOUNT FOR ALL UNITS
	DOWNPAYMENT	MONTHLY AMORTIZATION	RETENTION	
05/35(71)/60**				
50,000.00	5% of TCP in 1 month	35% of TCP in 71 months	60% of TCP on the 73rd month	No Discount
00/40(72)/60*				
50,000.00	N/A	40% of TCP in 72 months	60% of TCP on the 73rd month	No Discount

*Base payment scheme for Filipino buyers

**Base payment scheme for foreign national buyers

SOUTH TOWER

Development Timeline

PRE-SELLING
January 2020

TARGET TURNOVER
In tranches starting Q1 2026