

PARK ONE

by



Golden ToPPer
金昇企業



PARK ONE

Project Details

Location	Daang Radyal & Casimiro Ave. Brgy. Zapote, Las Pinas City
Total Lot Area	24,318 sqm (Ph1: 4,468sqm)
No. of Buildings	7 towers (Ph1: 1 Tower)
No. of Floors	18 (Construction Floor); 21 (Mktg Floor)
No. of Units / Floor	46
Units offered	Studio (NON-VAT), 1BR, 2BR
Unit Size Range	19sqm - 37sqm
Price Range	2.5M - 5.5M
Total No. of Units	782 (Phase 1)
Parking slots	108 (Phase 1)
Project Completion	4Q 2027



Artist's perspective only. The developer reserves the right to modify as it sees fit without prior notice.

Your gateway to urban living, from university to bus



2,295,24

Enrolled learners (all levels)
for SY 2022-2023 in Metro Manila

91.3%

Employment rate in 2021

5.77M

Labor Force

Source: Rappler
<https://www.rappler.com/Employment-and-Business-in-Metro-Manila-March-2022>

An address with easy access to Metro Manila's **transportation and infrastructure**

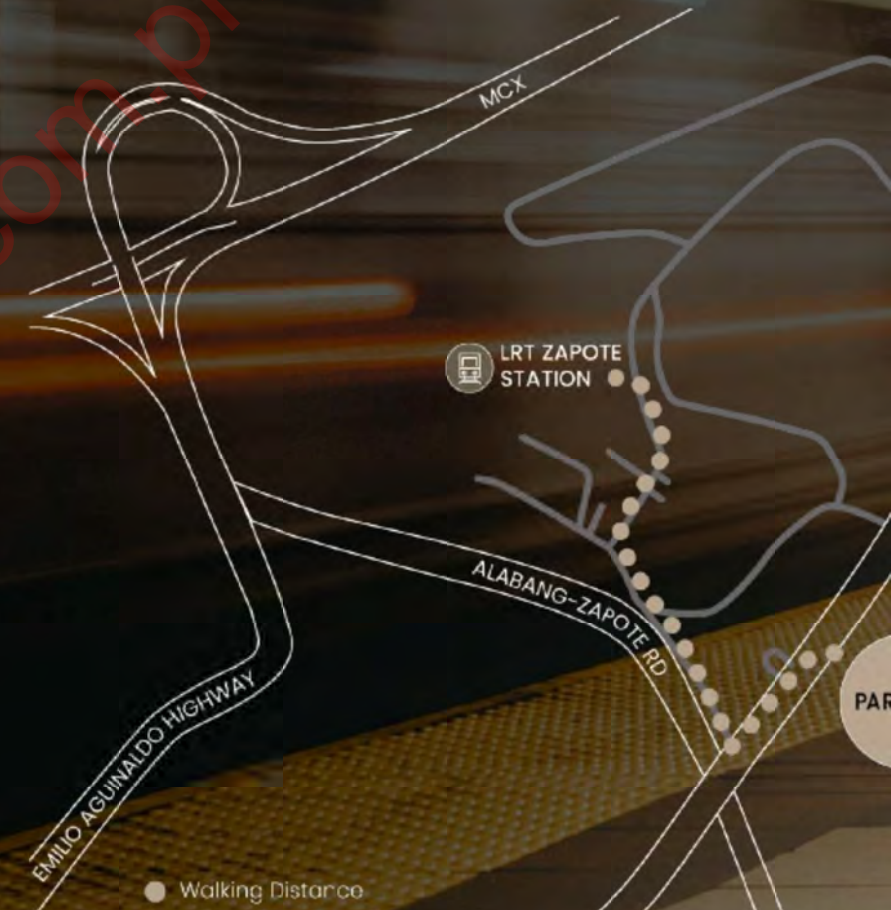
- Parañaque Integrated Terminal Exchange
- Cavite Laguna Expressway (CALAX)
- CAVITEX
- NLEX - SLEX Connector Road
- NLEX-SLEX Connector Road 2 / Skyway Stage 3
- NAIAX
- CAVITEX C5 Southlink
 - Reduces travel time to 10 minutes
 - Connects major business districts of Makati-Taguig-Cavite-Parañaque-Las Piñas-Pasay



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An address with easy access to Metro Manila's **transportation and infrastructure**

- **LRT-1 Extension**
 - 10-minute walk from Park One
 - Expected to be finished by 2025, before turnover of Park One
 - Expected to cut travel time from Manila to Cavite to 25 minutes
 - Will expand current LRT-1 capacity to 800,000



This is only an approximate location of the LRT. Details such as and access to the roads from the Zapote Station have not been disclosed by the Light Rail Manila Corporation.

PARK ONE

Near Major Roads

CAVI TEX	1.5 km 10 mins
Alabang-Zapote Road	230 m 2 mins
C5 Southlink	1.2 km 10 mins
NAI Ax	10 km 15 mins



PARK ONE

Near Shopping Malls

Vista Mall	2.7 km 8 mins
SM Center Las Piñas	3 km 10 mins
SM City Sucat	3.9 km 12 mins
Robinsons Place	4.4 km 15 mins
All day Supermarket	2.2 km 6 mins
Las Piñas Wet Market	650 m 5 mins



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Near Business Centers

Star mall IT Hub	2.3 km 13 mins
One Townsquare Place	7.6 km 30 mins
SM South Tower	6.8 km 25 mins
Alabang CBD	8 km 30 mins



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Near Schools & Universities

De La Salle University - Manila

13 km | 30 mins

De La Salle - College of St. Benilde

13 km | 30 mins

St. Scholastica Manila

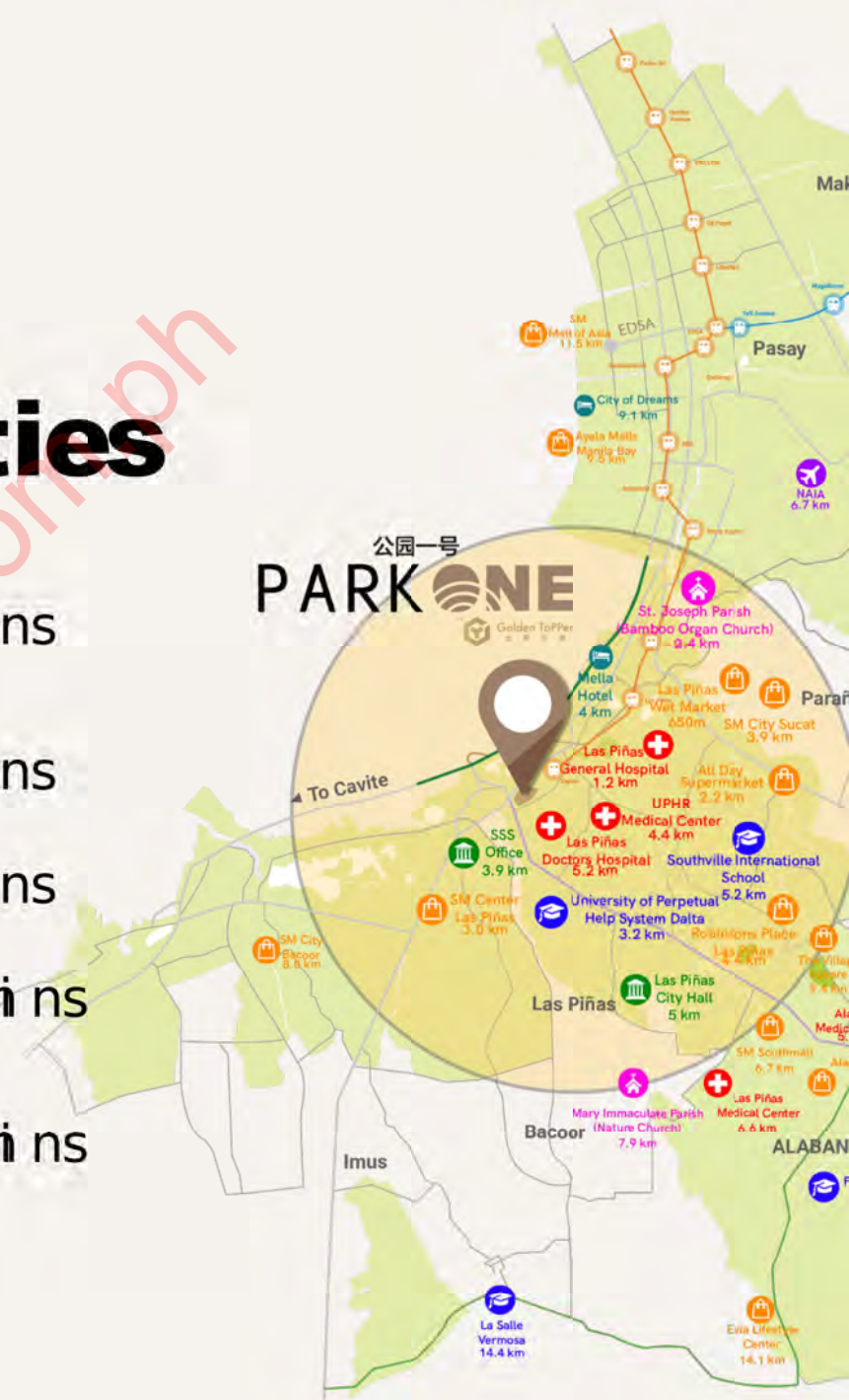
13 km | 30 mins

University of Perpetual Help

3.2 km | 10 mins

Southville International School

5.2 km | 20 mins



PARK ONE

Near Hospitals

Las Piñas General Hospital	1.2 km 8 mins
Perpetual Help Medical Center	3.1 km 15 mins
Southville International School	5.2 km 20 mins
Las Piñas Doctors Hospital	5.2 km 20 mins
UPHR Medical Center	4.4 km 15 mins

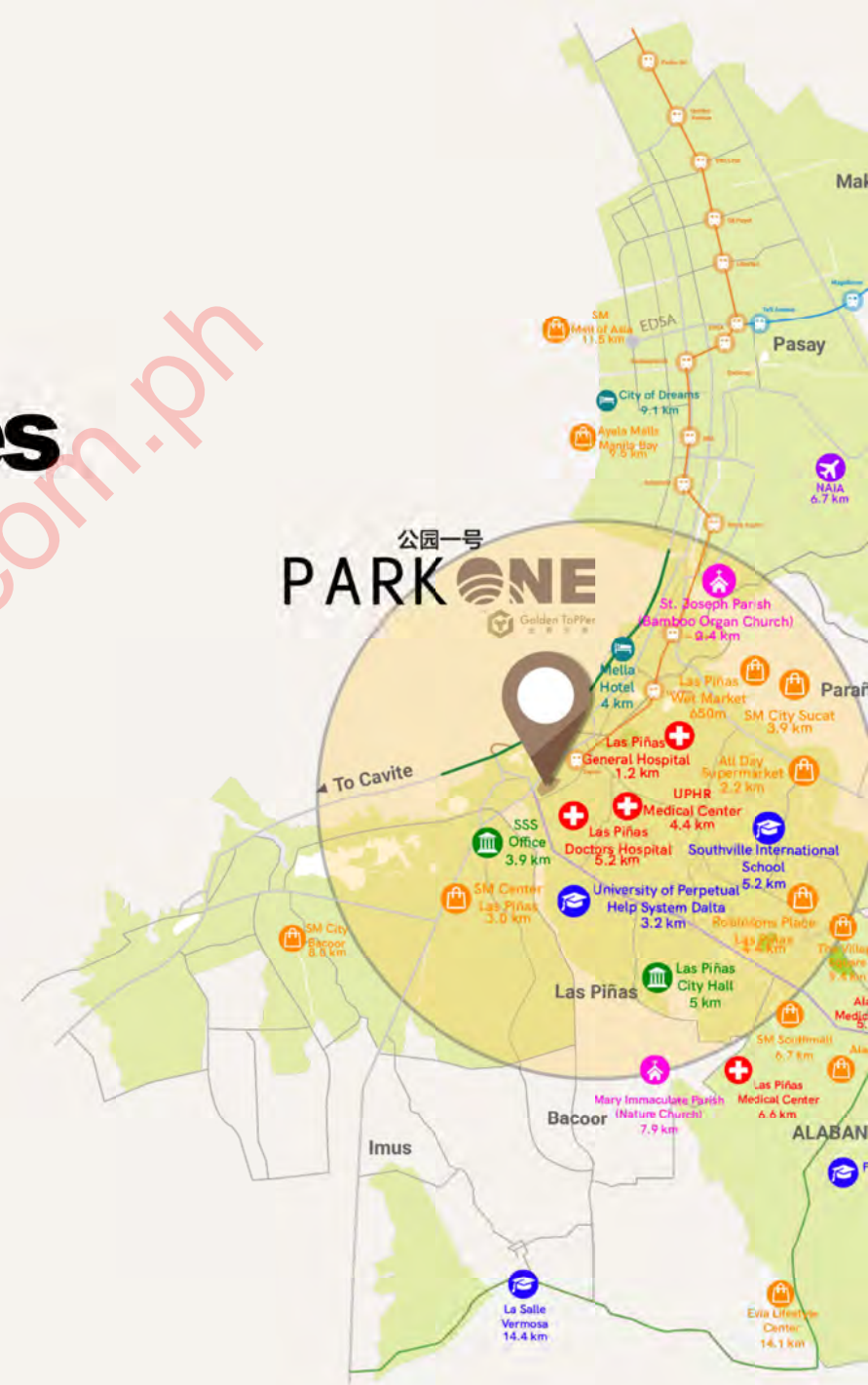


PARK ONE

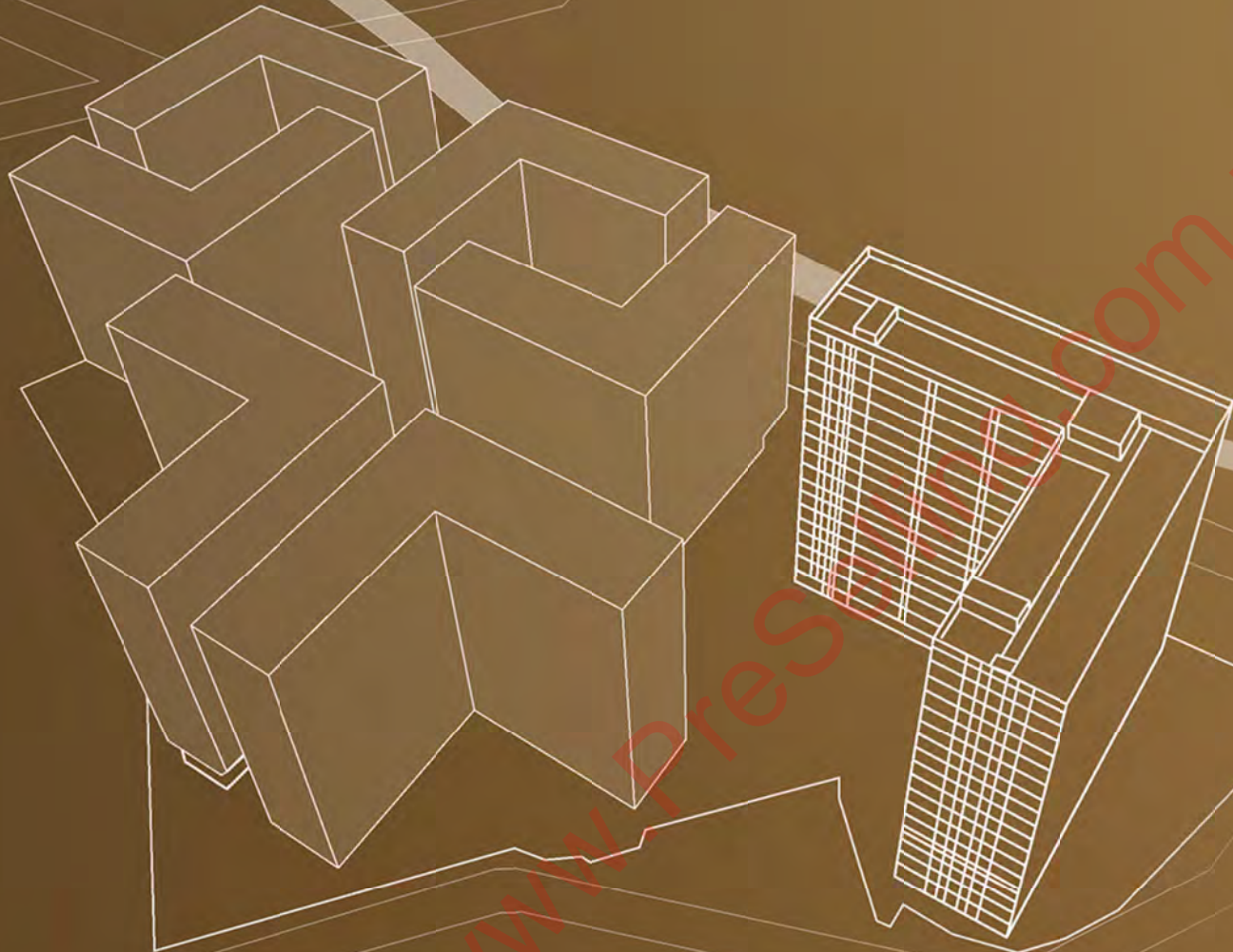
Near Government Offices

Las Piñas City Hall	2.5 km 10 mins
SSS Office	3.9 km 15 mins
LTO Las Piñas	5.7 km 22 mins

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Manila Bay



Master Plan

Total Land Area	24,318sqm
No. of Buildings	7
No. of Floor	18
No. of Units/Floor	46
Phase 1	Tower 1
Phase 2	Tower 2-5
Phase 3	Tower 6-7



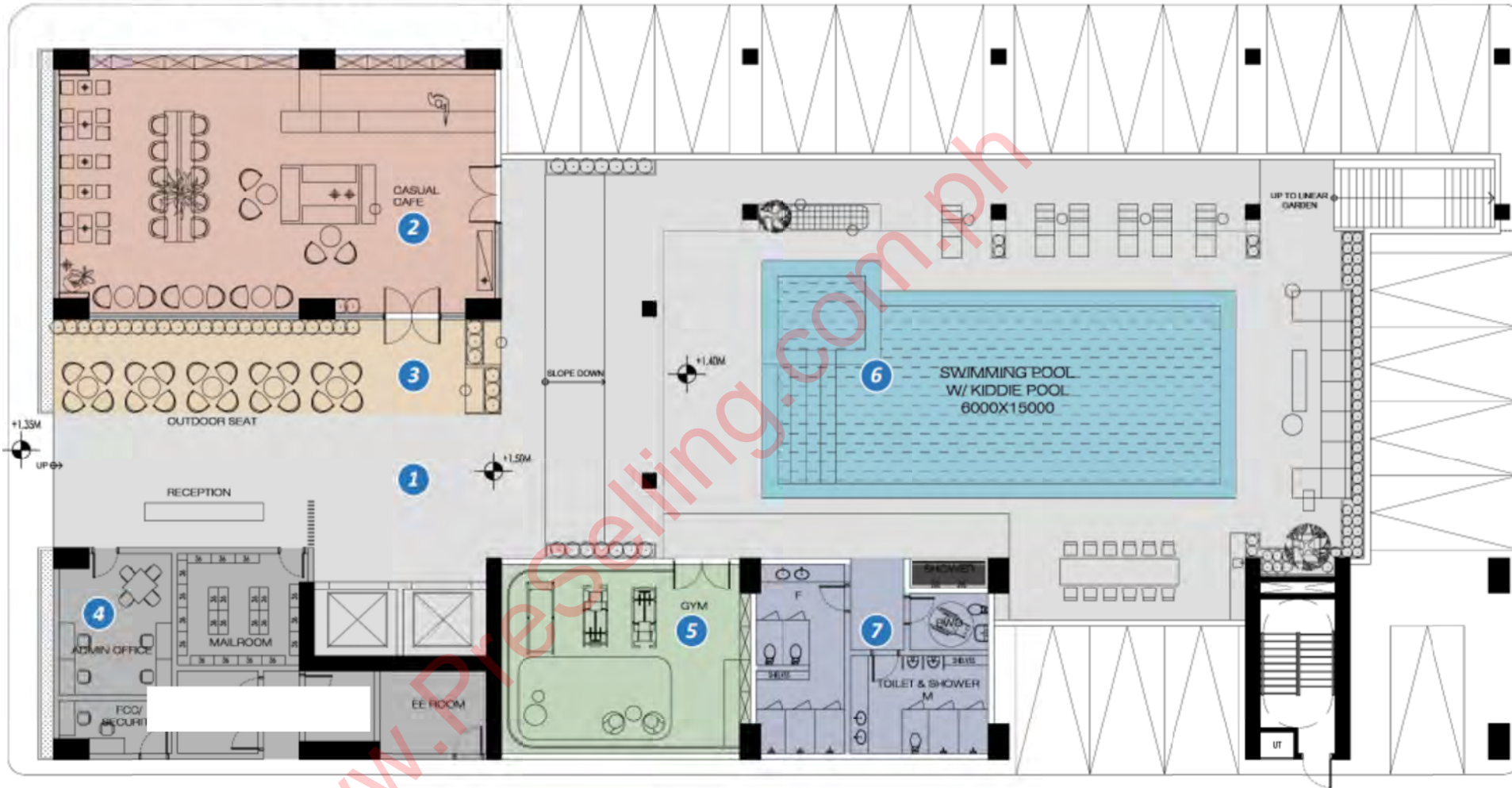
Park One Tower 1

Phase 1	Tower (4,467
No. of Floor	18
No. of Units/Floor	46 uni
Total No. of Units	782 un
Parking Slots	108
Hallway Width	1.50 m
Hallway Height	2.9 me
No. of Elevators	2
Utilities	EE roo ME, MI

Site Development Plan (Phase 1)



PUBLIC AREA FLOOR PLAN

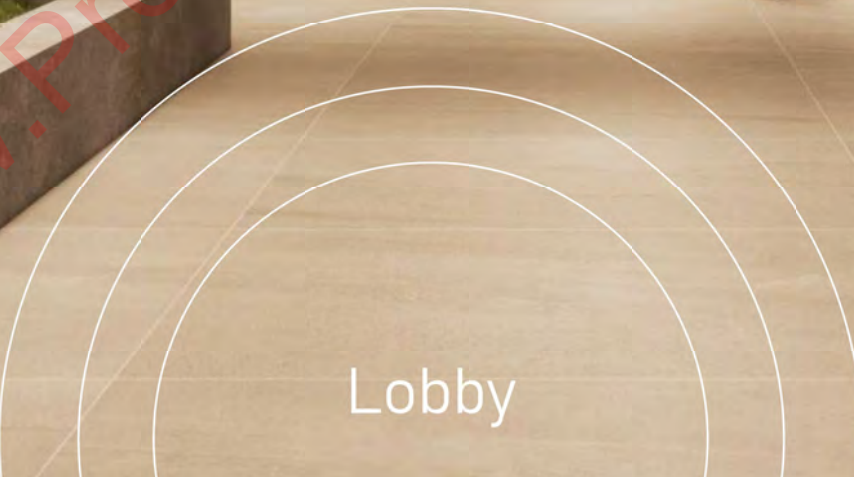
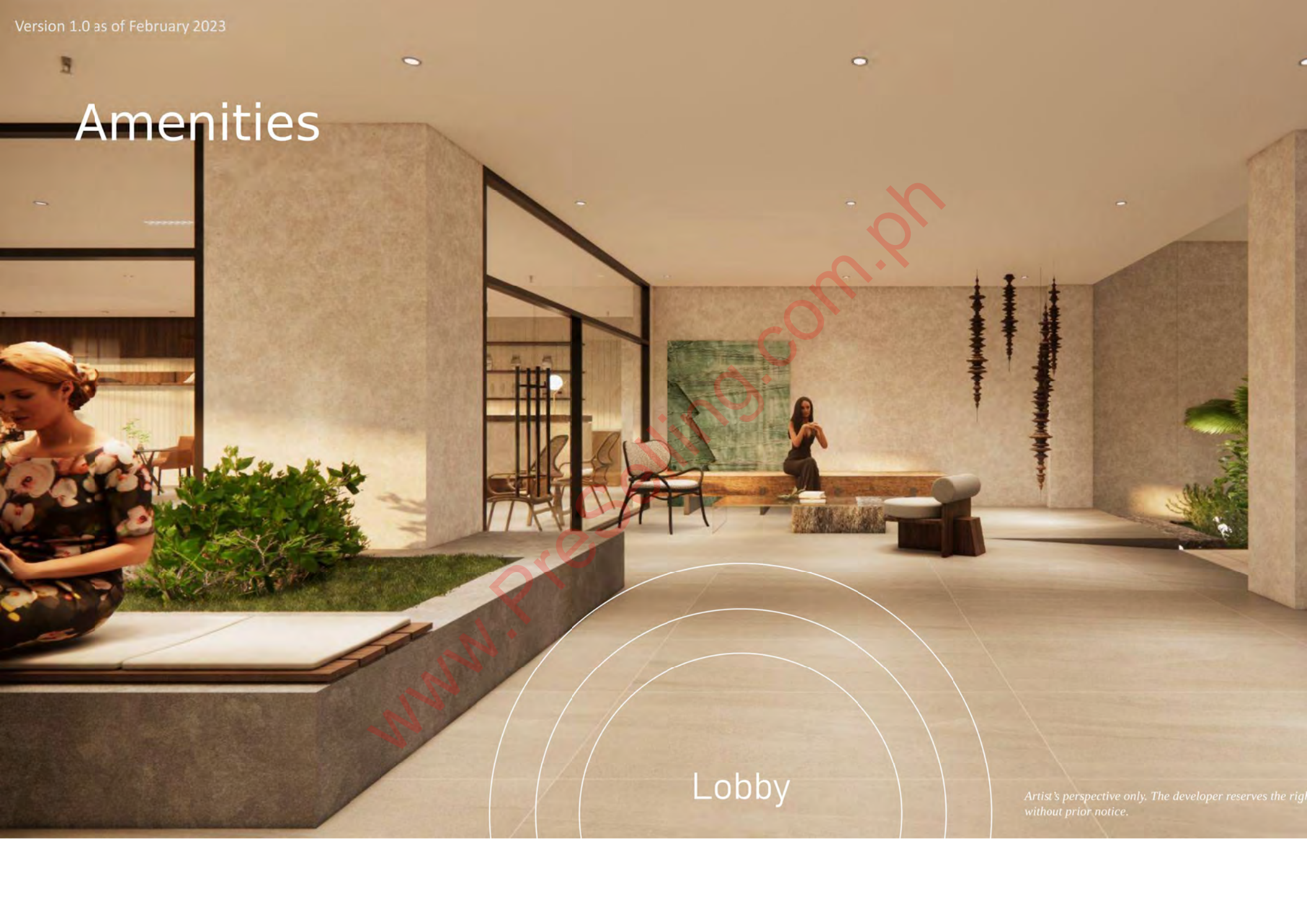


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- 01 Lobby & hallway
- 02 Casual Café
- 03 Outdoor Seat
- 04 Office Area
- 05 Gym
- 06 Swimming Pool Area
- 07 Toilet

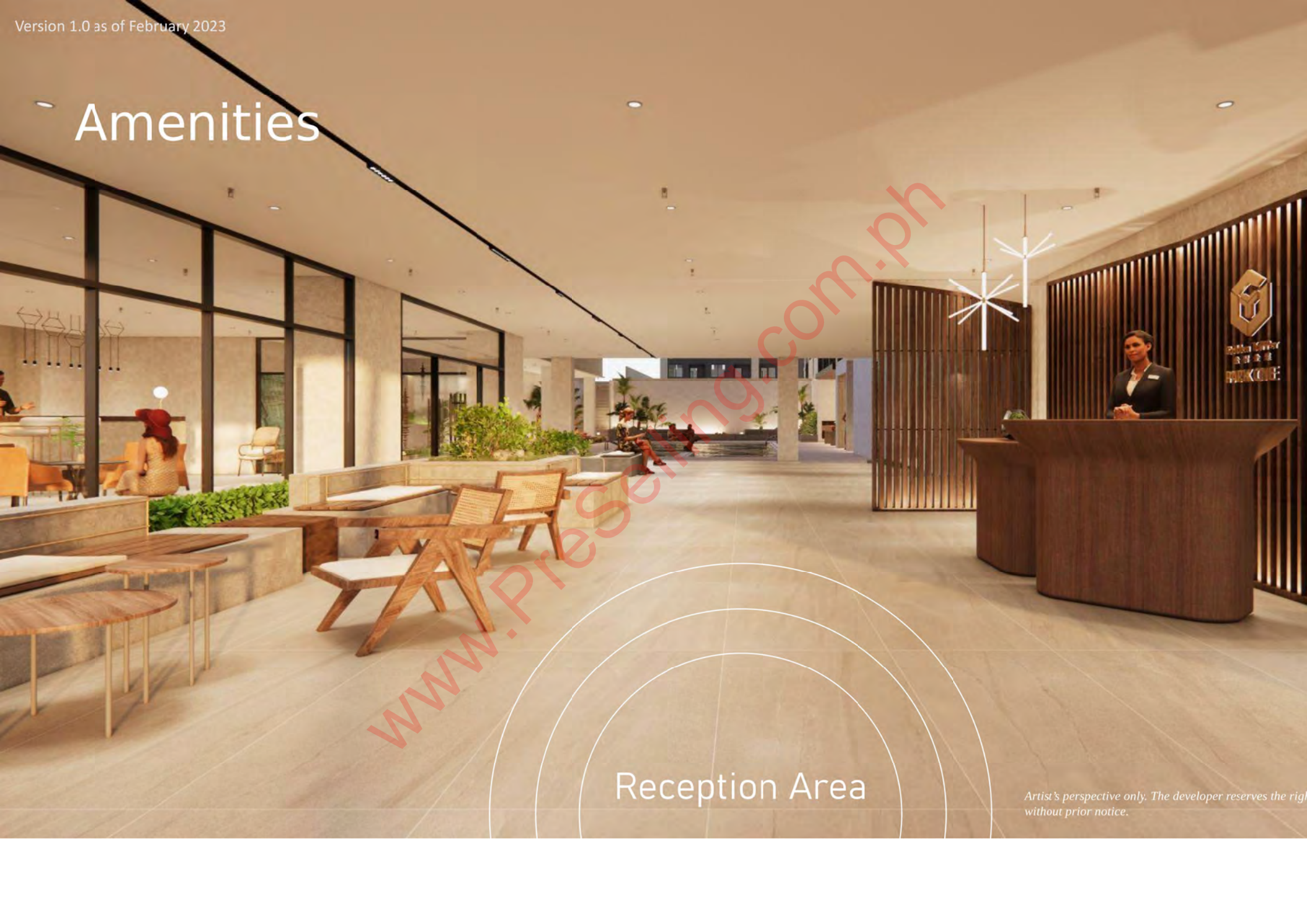
Amenities



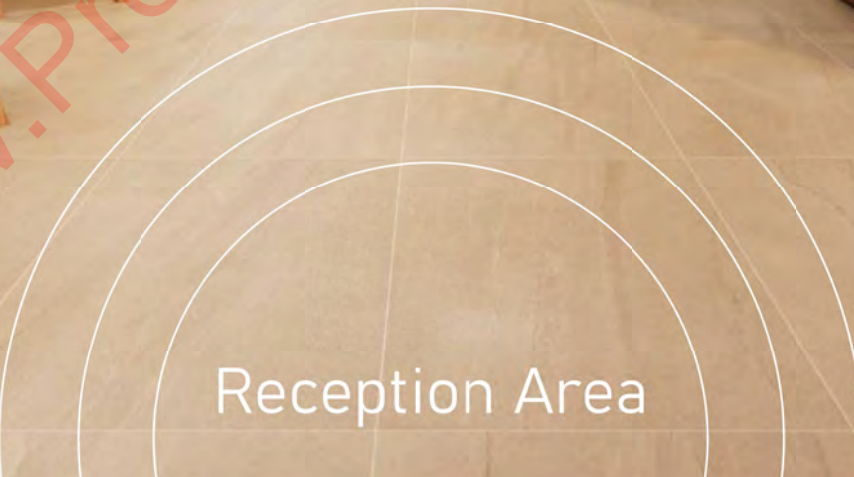
Lobby

Artist's perspective only. The developer reserves the right to change the design without prior notice.

Amenities



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Reception Area

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Amenities



Swimming Pool

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Amenities

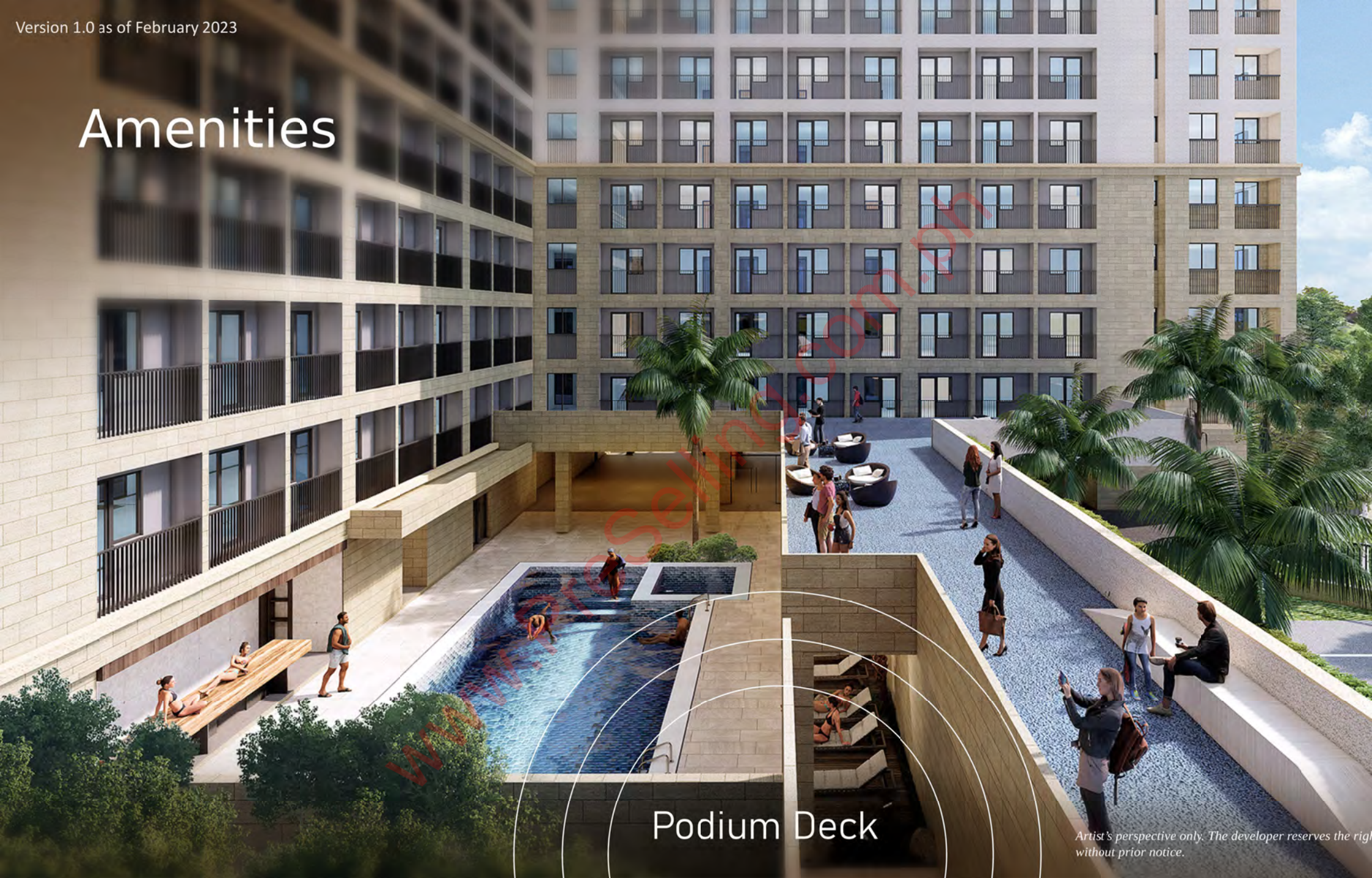


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Gym

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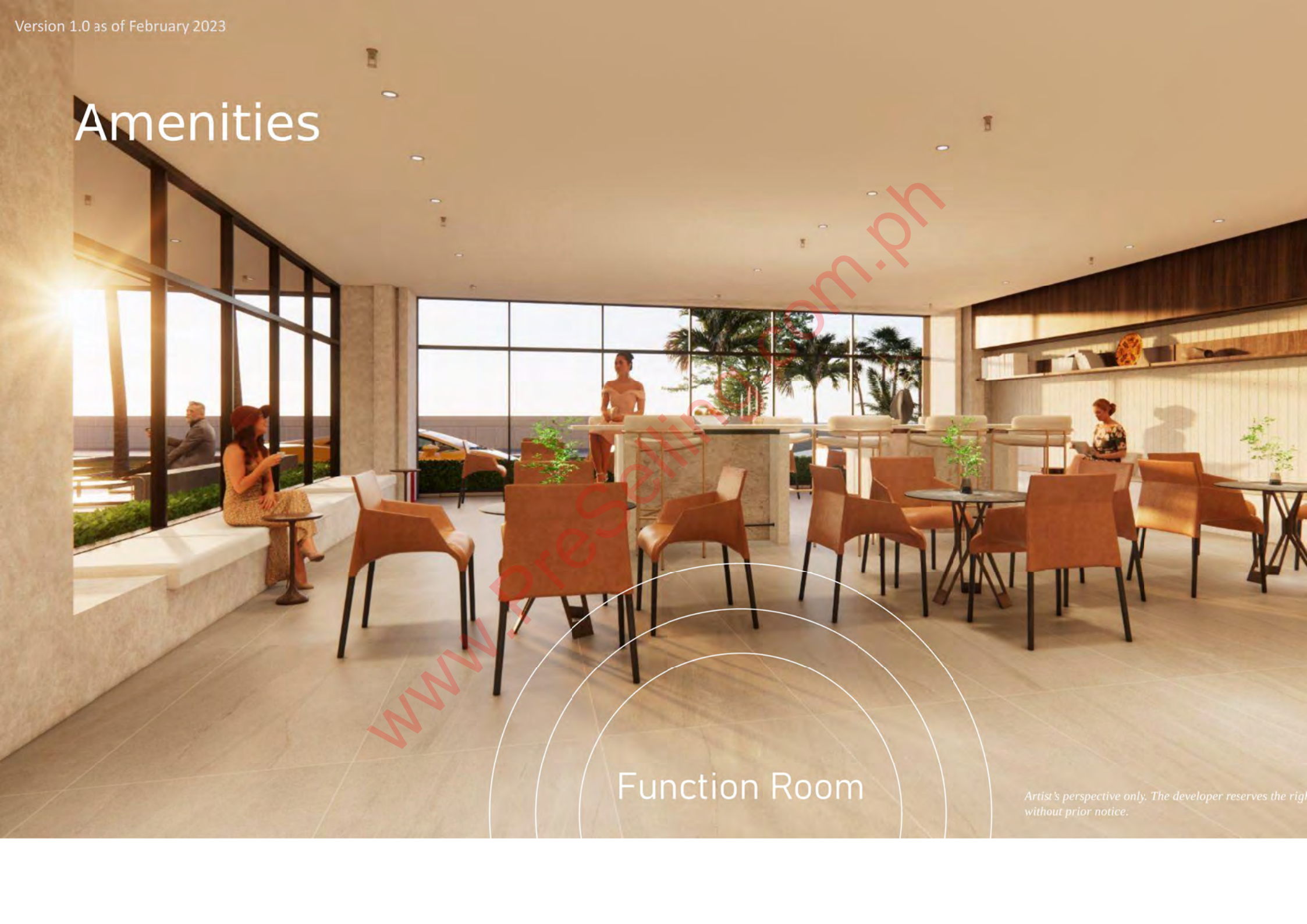
Amenities



Podium Deck

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Amenities



Function Room

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Amenities



Common Area

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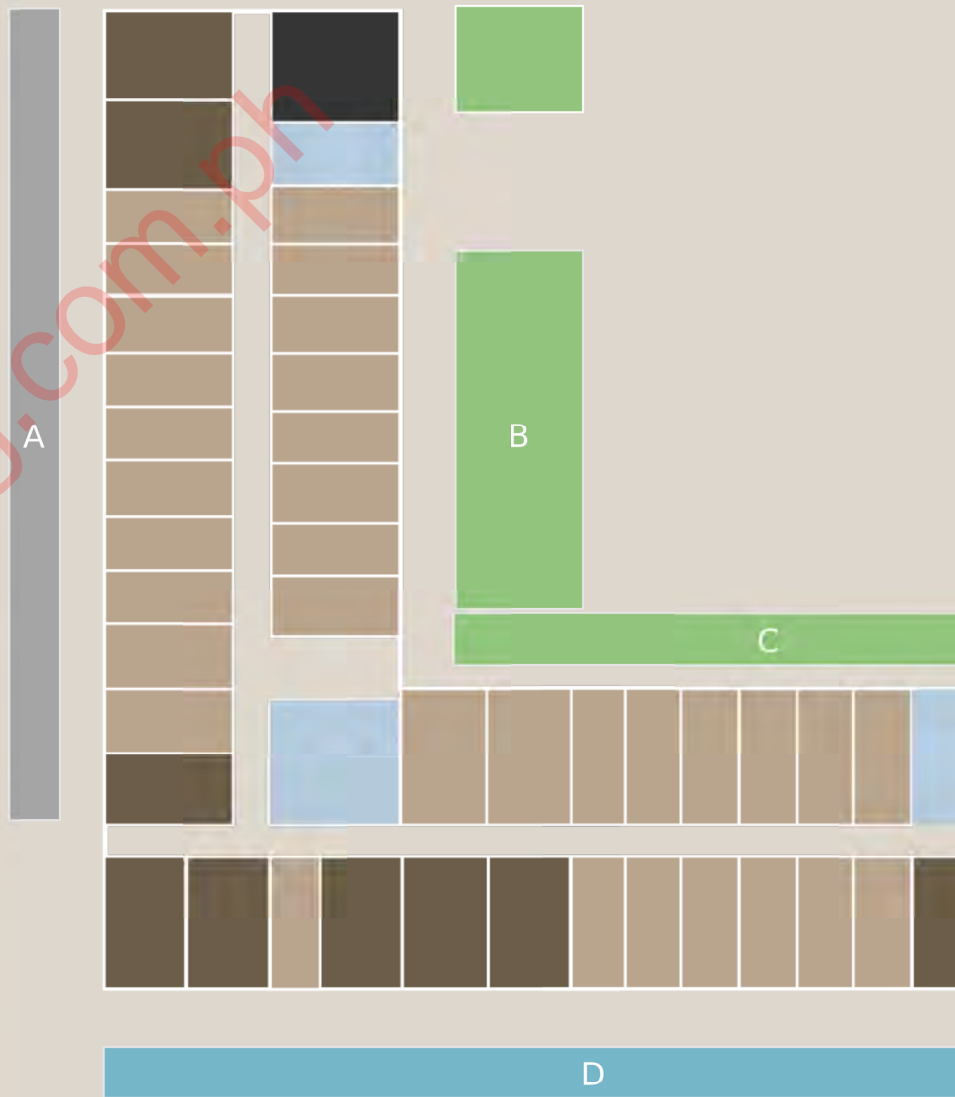
2nd Floor Plan



SECOND FLOOR PLAN
SCALE: 1:100

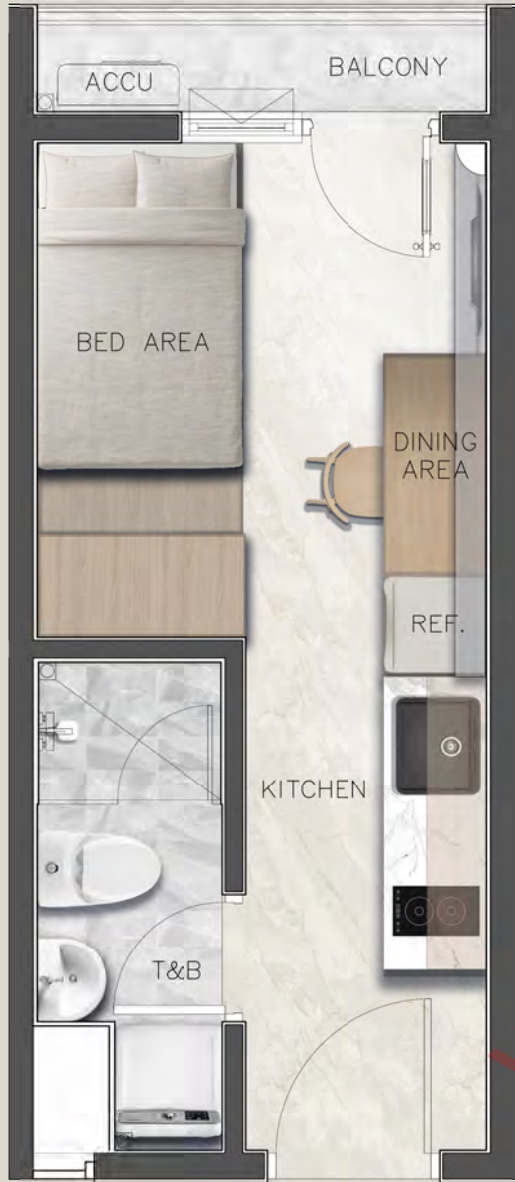
Typical Floor Plan





Studio Unit

±18.9 to ±20.6 sqm



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1BR Unit

±27.2 to ±29.6 sqm



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2BR Unit

±37.1 sqm



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Standard Deliverable



	Kitchen and Dining Area	Bedroom	Toilet and ba
Wall	Painted finish	Painted finish	Dry Area: Painted Finish Wet Area: Tiles
Floor	Ceramic tiles	Ceramic Tiles	Tiles
Ceiling	Gypsum board in paint finish	Open Ceiling - Concrete slab in paint finish	Aluminum panel ceiling
Cabinets	Base and overhead cabinet in laminated wood finish	Not included	Laminated wood base cabinet
Others	Cooktop & Rangehood Engineered stone countertop Sink with Faucet Provision for Split Type AC (1BR/2BR)	Not included Provision for Window Type (Studio); Provision for Split Type (1BR/2BR)	Lavatory with faucet, Shower set handspray, tissue holder, towel b

PRICING SAMPLE

Unit type	Unit Area (SQM)	List Price	Reservation Fee	DP %	DP Amount	Months to Pay	Monthly	Balance %	B
Studio	19.19	2,752,536	25,000	20%	525,507	60	8,758	80%	2
1 Bedroom	28.55	3,943,741	25,000	20%	763,748	60	12,729	80%	3
2 Bedroom	37.06	5,411,764	25,000	20%	1,057,352	60	17,622	80%	4

Availability:

5th-6th floors

9th-11th floors

17th-19th floors

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Investment Highlights



Accessibility

Accessible address connects residents to both universities and business districts

One ride away to top universities

Less than one hour ride to business districts



Amenities

Complete and modern Smart features for safety and convenience



Affordability

Flexible payment terms*

Low cost acquisition price for pre-selling buyers*

**For checking with client*



High yield investment

Rental opportunities provide consistent income

Value appreciation of property

Park One's investment potential

An affordable investment with **better value**, thanks to a **strategic location** on the edge of Coasta Road.

Project	Twin Residences*	Park One	Sonora Residences*
Developer	SMDC	Golden Topper	DMCI
Location	Alabang Zapote Rd	Alabang Zapote Rd	Alabang Zapote Rd
Studio	3.5M (20sqm)	2.7M (19sqm)	N/A
1BR	5.2M (26sqm)	4.1M (28.6 sqm)	3.7M (28sqm)
2BR	7M (39 sqm)	5.7M (38.1sqm)	7.3 (56sqm)
Price/sqm	162-200k	130-149k	102-165k

*As of 2022



Timeline and Milestones

Groundbreaking

2023

4th Quarter

Turnover (Tower 1)

2028

1st Quarter

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Additional Specifics

- Turnover fees are included in the 6.5% other charges
- Unit deliverable does not include an aircon unit, only a provision for Window Type (Studio) / Split-type model (1BR & 2BR) will be provided.
- Property is designed to mitigate flooding through elevated ground floors and proper drainage systems.
- Flooding on the street is determined by the drainage improvements of the LGU (Local Gov't Unit).

FAQs

- Is the area prone to flooding?
 - Actual site is not in a flood risk area. Flooding on the surrounding areas is determined by the drainage improvements of the LGU (Local Government Unit)
- Is the area located near an active fault?
 - The nearest active fault is 9km away from the site.
- Are units combinable?
 - Yes
- Can I purchase multiple parking slots?
 - Available tandem parking may be purchased
- How many elevators for Tower 1?
 - 2 elevators of ± 21 passengers per elevator
- What is the speed of the elevators for Tower 1?
 - 2.5m/s. The travel time from the main floor to top floor is only 21.8 seconds
- How many units per floors?
 - 46 units
- How many parking slots?
 - 108 parking slots
- Amenity design
 - Southern comfort lifestyle
- What is the floor to floor height of residential units?
 - 2.9 meters
- What is the hallway width?
 - 1.5 meters

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