



MEGAWORLD
INTERNATIONAL



THE PHILIPPINES: ASIA'S STRONG MAN

-Bloomberg



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WHY INVEST IN PASIG CITY



PhilSports Complex (ULTRA)



Ortigas Central Business District



Rave of Pasig (Rainforest Park)



FAST FACTS ABOUT PASIG CITY

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- A highly urbanized city in the Philippines;
- It has a \$12,032 per capita income (GDP);
- Ortigas Central Business District is the 2nd most important CBD in the country;
- As of 2010, it has a population of 669,773;
- As of 2012, the revenue of the city totalled P7.22 billion;
- In 2014, Time Magazine declared the city as the “Selfiest City in the World”



SCHOOLS & UNIVERSITIES

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- **University of Asia and the Pacific** (UA&P) is one of the most reputable and prestigious educational institutions in South East Asia;
- **St. Paul College Pasig** is one of the city's prominent institutions that offers special programs for its students;
- **Pamantasan ng Lungsod ng Pasig** is one of the top notch colleges in the city;



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COMMERCIAL & LEISURE COMPLEXES

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Tiendesitas



Meralco Christmas Village



Capitol Commons



Pasig Museum

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MULTINATIONAL COMPANIES

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Teleperformance (BPO company)



San Miguel Corporation



Meralco

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HOW TO GET THERE:

PASIG CITY

Can be accessed by the following major roads:

- Ortigas Avenue
- E. Rodriguez Avenue, Jr. (C-5)
- Pasig Boulevard
- Julia Vargas Avenue
- Shaw Boulevard
- Meralco Avenue
- Pioneer Street
- Marcos Highway
- Amang Rodriguez Avenue





MRT
(SHAW & ORTIGAS STATIONS)



LRT LINE 2
(SANTOLAN STATION)



UV EXPRESS
(PASIG - MEGAMALL)



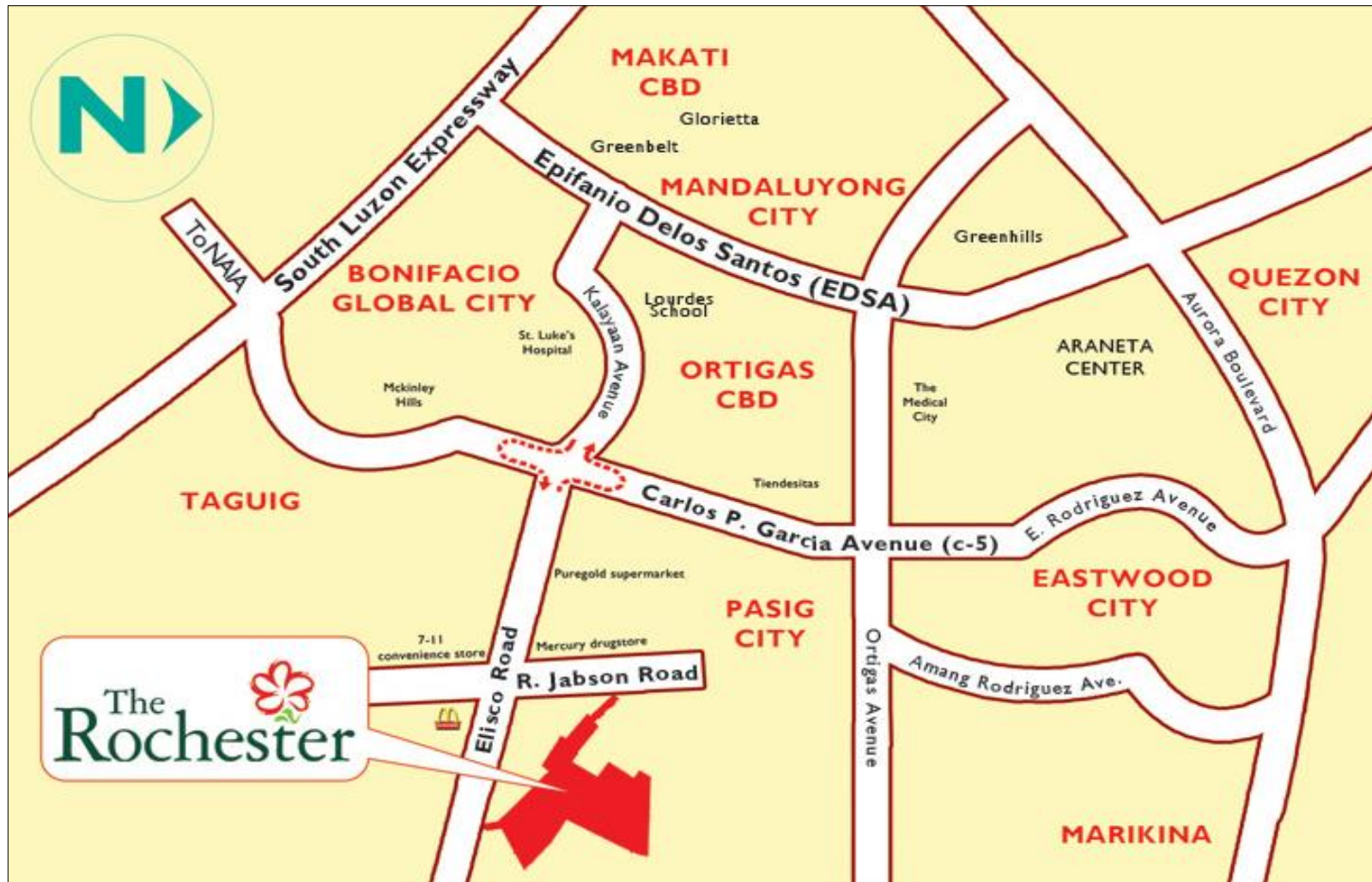
BUSES: QUIAPO - TAYTAY
(VIA ROSARIO, PASIG)

MEDICAL AND OTHER FACILITIES

- The Medical City – It is accredited by Joint Commission International, the world's most prestigious accrediting body for international health care organizations;
- Mission Hospital – One of the well known hospital in the country;
- Philsports Complex – A notable national sports complex of the Philippines



LOCATION MAP



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BUILDING'S FAÇADE (PARKLANE TOWER)



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SITE DEVELOPMENT PLAN

JABSON ST. TO PASIG CITY TOWN PROPER

TO SAN JOAQUIN & C-5 ROAD

ELISCO ROAD



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PROJECT BRIEF

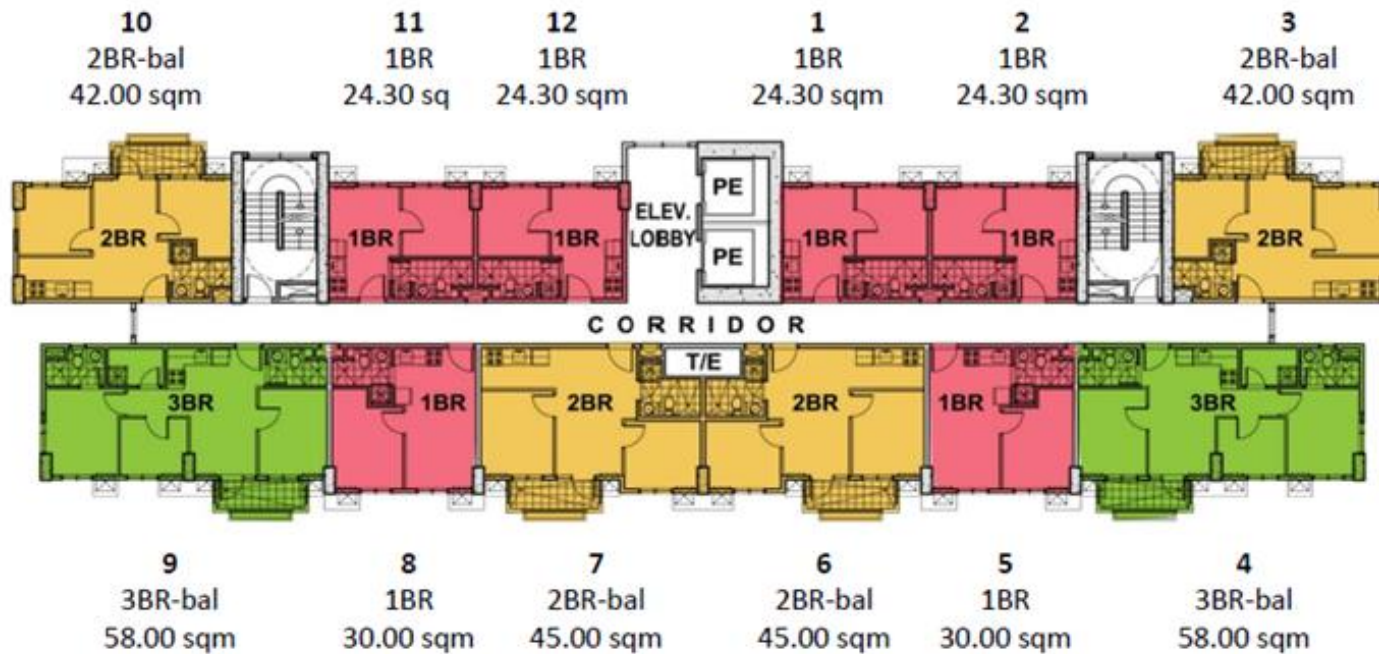
PROJECT	THE ROCHESTER
DEVELOPER	Empire East
TURNOVER DATE	2016 plus 6 months grace period
LOCATION	along Elisco Road in San Joaquin Pasig City
NO. OF UNITS	Parklane Tower : 12 units/floor
NO. OF FLOORS	Parklane Tower : 14
UNIT TYPES OFFERED	1BR Suite 2BR Suite 3BR Suite
UNIT AREA (sq.m.)	1BR Suite : 24.30 sq.m.; 30.24 sq.m. 2BR Suite : 42.00 sq.m.; 45.00 sq.m. 3BR Suite : 58.00 sq.m.
PRICE RANGE	Php. 2.2M- 5.3M
PRICE PER SQ. M.	Php. 91,000 - 91,400 /sq. m.
1-BR/2-BR/3-BR	<ul style="list-style-type: none"> • Ceramic tiles in living and dining areas and kitchen • Ceramic tiles in toilet and bath • Laminated wood flooring for bedrooms/s • Custom- built under counter kitchen cabinets • Provision for mechanical ventilations for kitchen and toilet • Provision for air- conditioning unit opening for bedroom/s
AMENITIES	<ul style="list-style-type: none"> • swimming pool • kiddie pool • basketball court convertible as tennis court • children's playground • pocket gardens • jogging path • wi-fi enabled clubhouse with the following facilities : <ul style="list-style-type: none"> -loungue area with bar gym & fitness center game area -multi-purpose hall -convenience shop -business center

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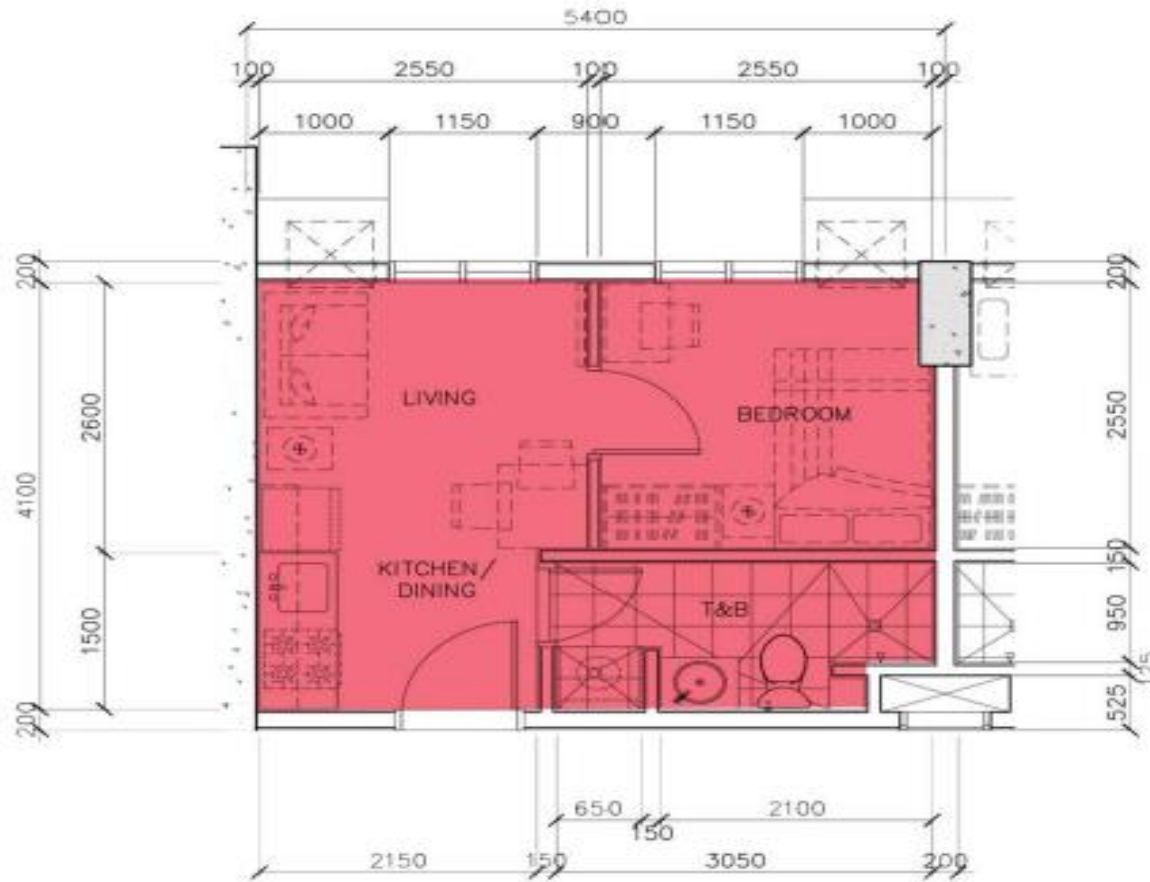
TYPICAL FLOOR PLAN



PARKLANE TOWER TYPICAL FLOOR PLAN (2nd to 14th floor)



UNIT LAY-OUT (1 BR 24.30 SQ.M)



KEY PLAN

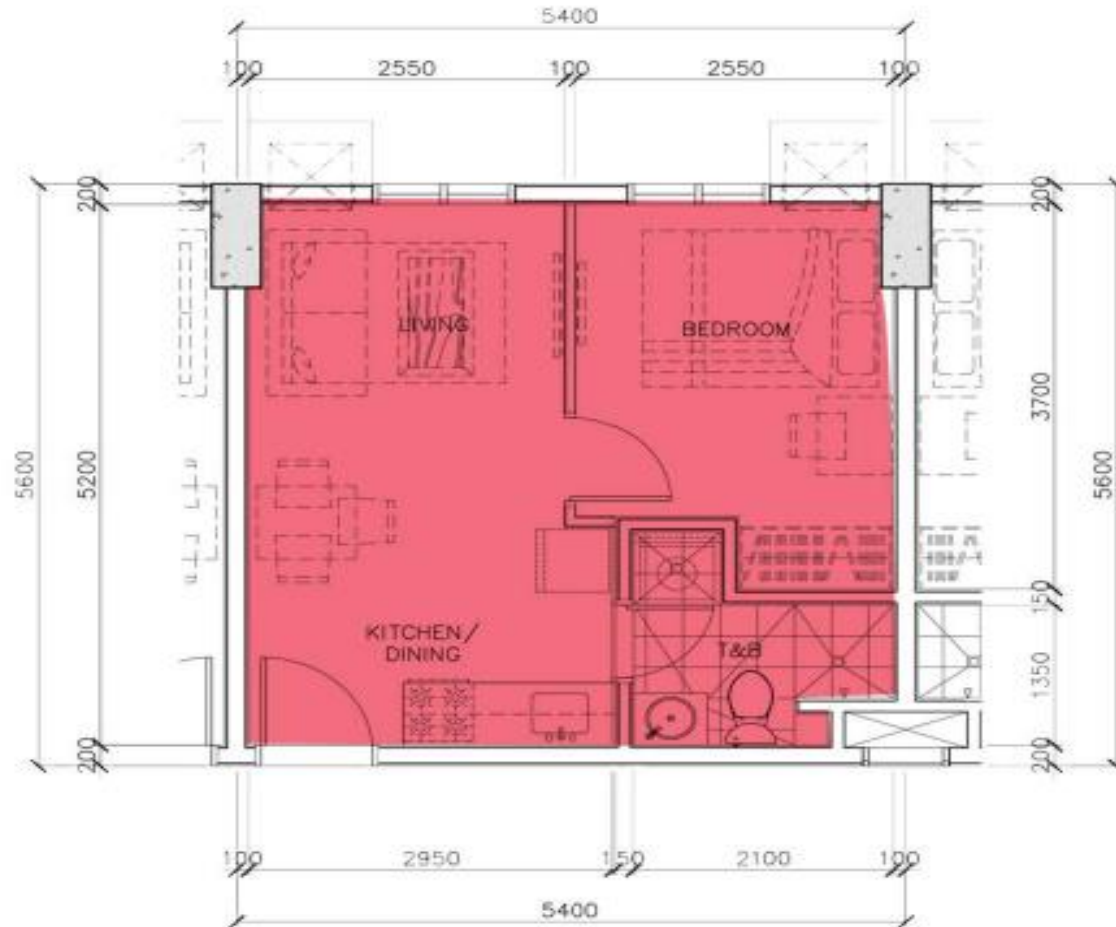


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UNIT LAY-OUT (1 BR 30.0 SQ.M)



KEY PLAN



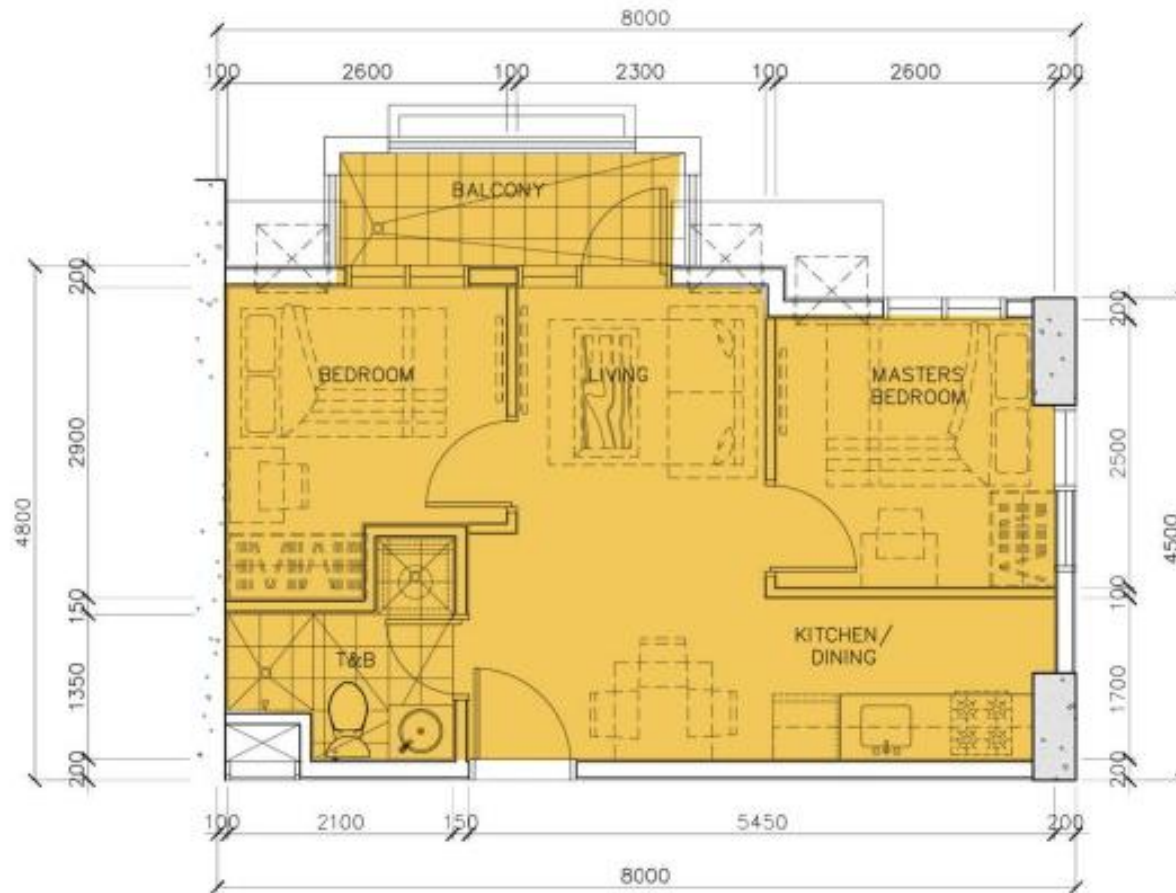
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UNIT LAY-OUT (2 BR W/ BALCONY 42.0 SQ.M)



KEY PLAN

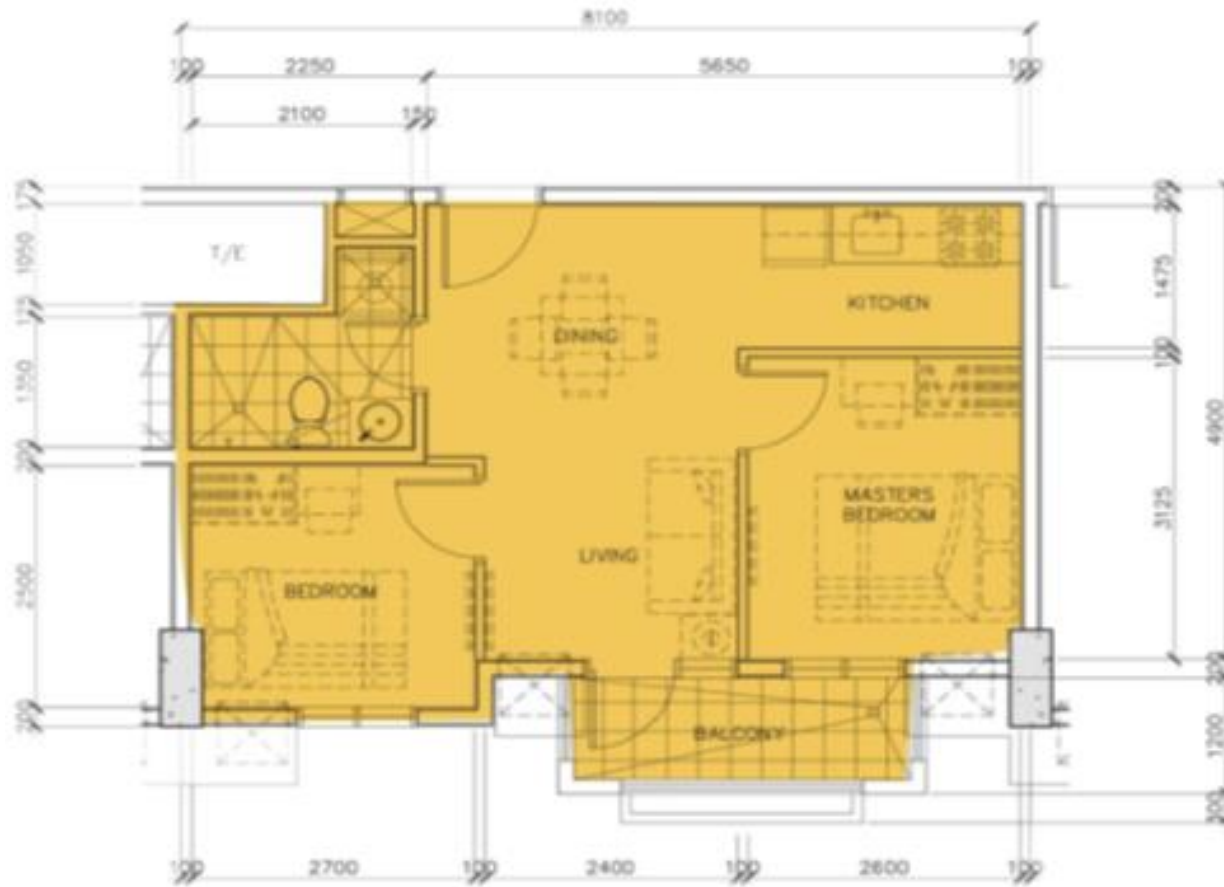


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UNIT LAY-OUT (2 BR W/ BALCONY 45.0 SQ.M)



KEY PLAN

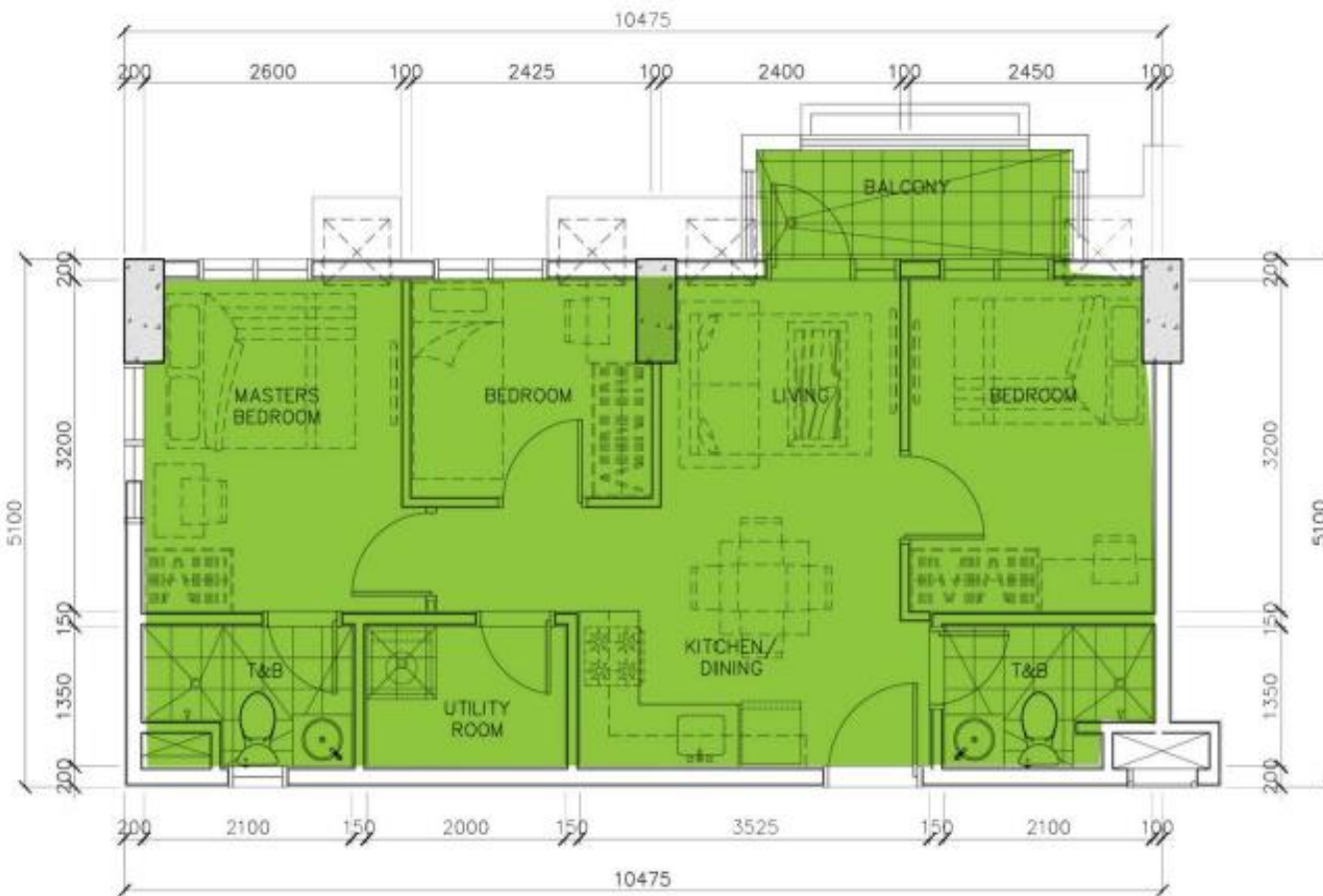


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UNIT LAY-OUT (3 BR W/ BALCONY 58.0 SQ.M)



KEY PLAN



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- Ceramic tiles in living and dining areas and kitchen
- Ceramic tiles in toilet and bath
- Laminated wood flooring for bedroom/s
- Custom-built under counter kitchen cabinets
- Provision for mechanical ventilations for kitchen and toilet
- Provision for air-conditioning unit opening for bedroom/s



TYPICAL RESIDENTIAL FEATURES

- Individual electric and water meter
- Provision for telephone line/CATV
- CCTV camera for main lobby
- Ground-level parking
- Residential lobby with reception area and lounge
- Interior-finished passenger elevator per building
- Centralized mail area with individual mail boxes and keys



RECREATIONAL AMENITIES/ FACILITIES

- Swimming Pool & Kiddie Pool
- Basketball Court Convertible to Tennis Court (Open)
- Children's Playground
- Pocket Gardens/ Park
- Jogging Paths
- Changing Rooms and Outdoor Shower Area
- Wi-Fi enabled Clubhouse
 - Lounge Area with Mini-bar
 - Mini-gym & Fitness Center (2 Treadmills & 2 gym equipment)
 - Laundry Pick-up Station
 - Game Area with 2 Billiard Tables and 3 Dart Boards
 - Mini Business Center
 - Multi-purpose Hall (100-person Capacity)
 - Mini-convenience Shop



BUILDING FACILITIES/ SERVICES

- Automatic Fire Sprinkler System for All Units
- Overhead Water Tank and Underground Cistern for Ample Water Supply
- Standby Power Generator for Selected Common Areas
- Building Administration/ Security Office



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