



SanLorenzoPlace

Makati CBD Luxury Residences



WHY INVEST IN MAKATI









FAST FACTS ABOUT MAKATI





- Ranked <u>2nd</u> for the <u>ECONOMIC DYNAMISM</u> <u>AWARDS</u> (for highly Urbanized City Category) in the 3rd Regional Competitiveness Summit of the National Competitiveness Council);
- Ranked <u>2nd</u> <u>OVERALL MOST COMPETITIVE</u> <u>CITIES</u> (for highly Urbanized City Category) in the 3rd Regional Competitiveness Summit of the National Competitiveness Council);
- To date, <u>31%</u> of Information Technology (I.T.)
 <u>Buildings</u> in Metro Manila are located in Makati and are registered with PEZA.



- It is the PHILIPPINES' undisputed <u>Financial Center</u> and <u>Commercial Hub</u>;
- It is the home to 40% of the Top <u>1,000 multinational</u> and <u>local corporations</u>;
- With over <u>6,000 establishments</u> & close to <u>1,200 Business</u>
 <u>Process Outsourcing Offices</u> & <u>PEZA Accredited Buildings</u>;
- <u>Expat-friendly</u> with the presence of <u>46 embassies & 40</u> <u>consulates</u>;
- Dubbed as <u>URBAN TOURISM CAPITAL of the Philippines</u> with the presence of Hotels, Malls, Restaurants & Bars;
- Presence of top-notched <u>schools</u>, hospitals (<u>Makati Med</u>), the <u>Makati Police</u>.

RECOGNITION





The **<u>Cities and Municipalities Competitiveness Index</u></u>**

is an annual ranking of Philippine cities and municipalities developed by the National Competitiveness Council through the Regional Competitiveness Committees (RCCs) with the assistance of the United States Agency for International Development.



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LOCATION MAP

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BUILDING PERSPECTIVE







BUILDING PERSPECTIVE







Training & Business Development Group . . . Where extraordinary individuals achieve extraordinary things together

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PROJECT BRIEF

PROJECT	SAN LORENZO PLACE
DEVELOPER	Empire East
	Tower 1 – Start 2015
	Tower 2 – Start 2015
	Tower 3 – Start 2017
	in between P.E. Antonio and Eagle Street, Ugong, Pasig City
NO. OF TOWERS	4 Towers
NO. OF TOWERS	
PROJECT ORIENTATION	Tower 3, Typical 7th-35th Floor plan
	Units A-F: Along Chino Roces Avenue
	Units G-P: Facing Amenity Area
	Units A&P: Along MRT EDSA
NO. OF UNITS	Typical 16 units/floor Tower 1 & 2 : 31
NO. OF FLOORS	
	Tower 3 & 4 : 36
UNIT TYPES OFFERED	3-Bedroom ; 2-Bedroom ; 1-Bedroom
UNIT AREA (sq.m.)	3-Bedroom (combined) : 77 sq.m.
	2-Bedroom : 38 , 44 & 48 sq.m.
	1-Bedroom : 25.5 - 32.5 sq.m.
PRICE RANGE	Php 2.5M to 7.6M
ONE-BEDROOM/ TWO-BEDROOM	 Wood grain vinyl planks in living, dining, kitchen
	and bedroom/ sleeping den areas
	 Ceramic tiles in toilet and bath
	 Customs-built under counter kitchen cabinets
	(overhead cabinets are not included)
	 Kitchen with mechanical ventilation
	 Toilets with natural ventilation
	 Provision for air-conditioning opening for bedrooms/ sleeping den
	 Individual electric and water meters
TYPICAL RESIDENTIAL	 Provision for telephone lines/ CATV/ Internet lines per unit
FEATURES	 Individual Condominium Certificate of Title (CCT)
RECREATIONAL AMENITIES / FACILITIES	 Commercial shops at ground and podium levels
	 20-meter lap pool, wading pool, children's water play area,
	 Jacuzzi and paved sunbathing deck
	Tennis court
	Children's playground
	 Changing rooms and outdoor shower area
	 Laundromat, day care center and gymnasium
	Outdoor fitness station
BUILDING FACILITIES/SERVICES	Automatic fire sprinkler system for all units
	 Overhead water tank and underground cistern for water supply
	 Standby power generator for selected common areas
	Building administration/security office
PARKING	Basement parking for guests of commercial area
	Two-level podium parking for residents
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TYPICAL FLOOR PLAN 6TH FLOOR







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TYPICAL FLOOR PLAN 31ST FLOOR



SITE DEVELOPMENT PLAN

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Unit G, H1, H2, T1, T2, W1, W2, & X 25.50 SQ.M.

Unit V 26.00 SQ.M.





Unit B 27.00 SQ.M.



Unit Q1, Q2, & U 27.00 SQ.M.





Unit C 28.00 SQ.M.



Unit D1 & D2 28.50 SQ.M.





Unit P 32.50 SQ.M.





Units A, I, J, R, & S 38.00 SQ.M.



Unit K 38.00 SQ.M.







Units E, F, L, & M 48.00 SQ.M.



Combined Units N & O 77.00 SQ.M.





DEVELOPMENT FEATURES AND HIGHLIGHTS

1-BR & 2-BR UNITS



- Ceramic tiles in living and dining areas, kitchen and bedroom
- Ceramic tiles in toilet and bath
- Custom-built kitchen cabinets
- Kitchen with provision for mechanical ventilation
- Toilet with provision for natural ventilation
- Provision for air-conditioning unit opening for bedroom

TYPICAL RESIDENTIAL FEATURES

- Individual electric and water meter
- Provision for telephone lines/CATV/internet per unit
- Individual Condominium Certificate of Title (CCT)

GROUND FLOOR



- Residential lobby with reception area and lounge
- Two high-speed, interior-finished transfer elevators at every podium
- Three to four high-speed, interior-finished passenger elevators
- Centralized mailroom
- Individual mail boxes with keys

RECREATIONAL AMENITIES/FACILITIES

- Commercial shops at ground and podium levels
- 20-meters lap pool, wading pool, children's water play area jacuzzi and paved sunbathing deck
- Tennis court
- Children's playground
- Changing rooms and outdoors shower area
- Laundromat, day care center and fitness gym
- Outdoor fitness station

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

MULTI-LEVEL PARKING

- Basement parking for guests of commercial area
- Two-level podium parking for residents



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