

WHY INVEST in MAKATI



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FAST FACTS about MAKATI

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



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



IMAGES of MAKATI



Makati Skyline

IMAGES of MAKATI



Festive Christmas lights from September to December



Manila Peninsula Hotel

Makati Shangri la Hotel



RECOGNITION



Overall Most Competitive Cities **Highly Urbanized Cities Category**

- **1st Place: Manila City**
- **2nd Place: Makati City**
- **3rd Place: Cebu City**

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The Cities and Municipalities Competitiveness Index

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.

Salcedo SkySuites



LOCATION MAP

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LOCATION MAP



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BUILDING FACADE

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BUILDING FACADE



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SITE DEVELOPMENT PLAN

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SITE DEVELOPMENT PLAN

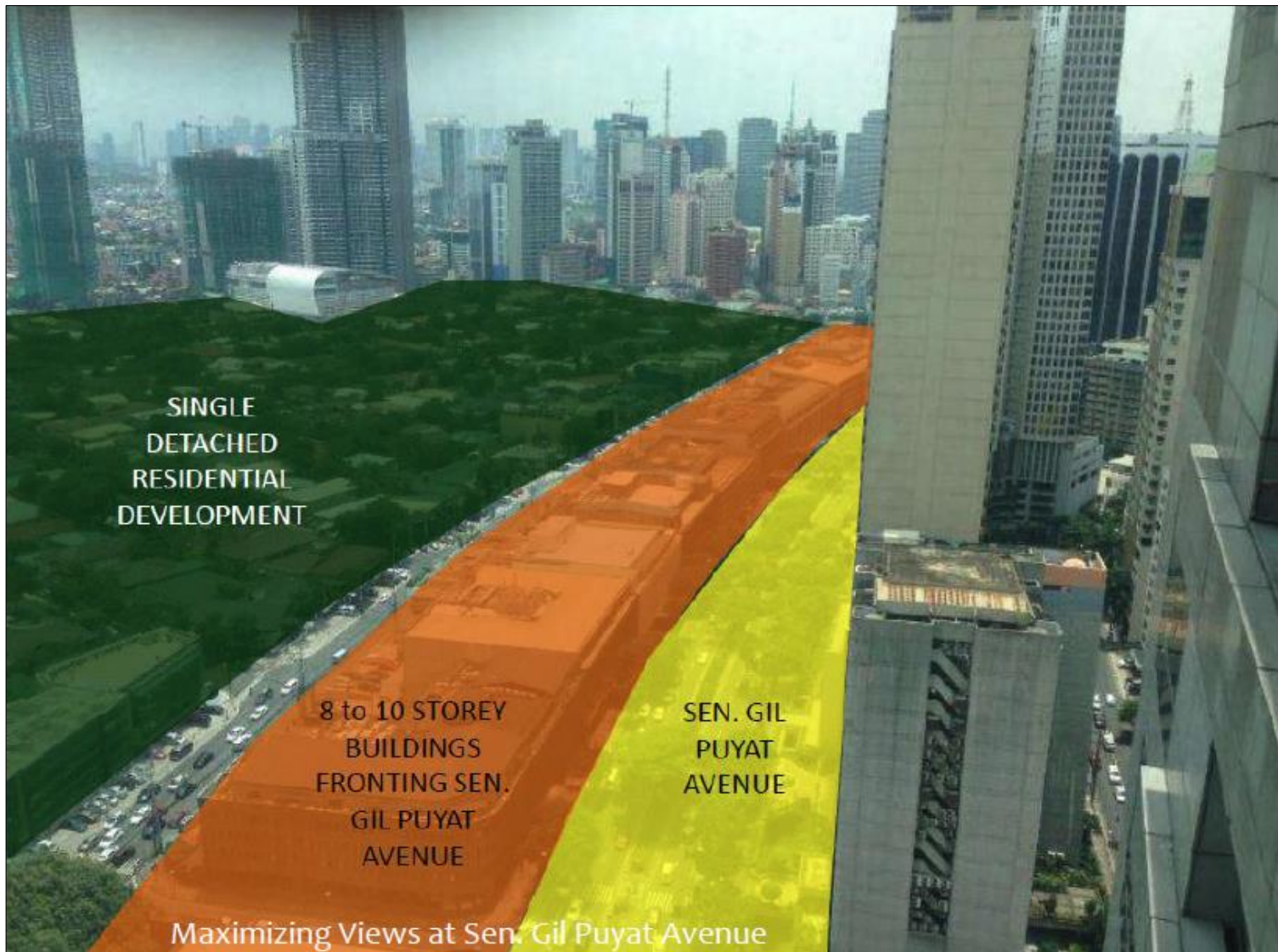


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SITE DEVELOPMENT PLAN



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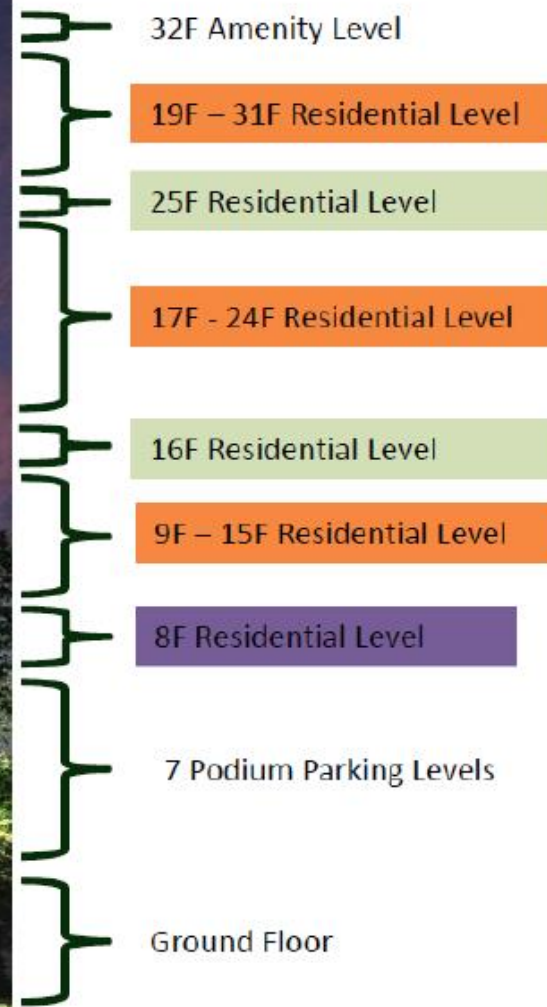


SITE DEVELOPMENT PLAN

DEVELOPMENT PROGRAM	
Lot Area	1,230 sqm
Total Number of Units	253 units
Number of Levels Summary	32 Above Ground
- Basement Parking	4
- Ground Floor	1
- Podium Parking	7
- Residential	23
- Amenity	1
Turnover Date	October 2018 + 6 months grace period



SITE DEVELOPMENT PLAN



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TYPICAL FLOOR PLAN

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TYPICAL FLOOR PLAN

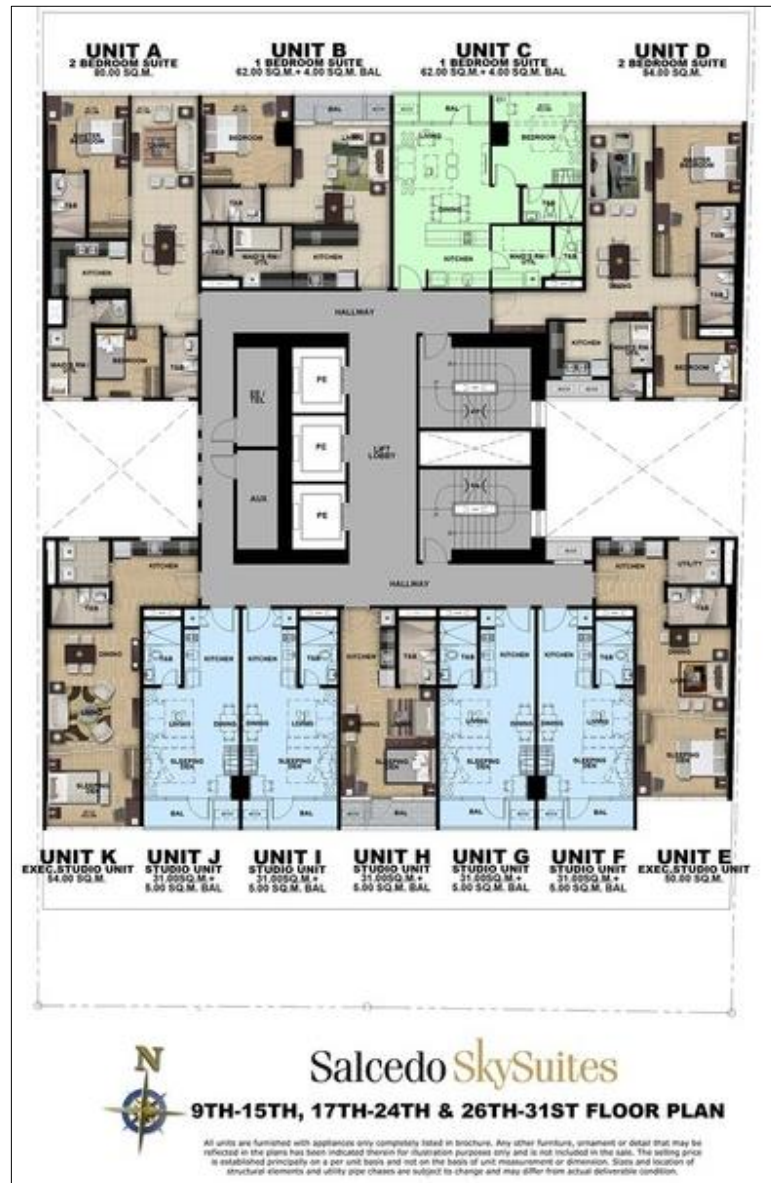


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TYPICAL FLOOR PLAN



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TYPICAL FLOOR PLAN

FINISHES	TWO-BEDROOM SUITE	ONE-BEDROOM SUITE	EXECUTIVE STUDIO	STUDIO
FLOORING				
Living/Dining area	Homogenous tile	Homogenous tile	Ceramic planks	Ceramic planks
Kitchen	Homogenous tile	Homogenous tile	Ceramic planks	Ceramic planks
Master bedroom	Ceramic planks	Ceramic planks	Ceramic planks	Ceramic planks
Master T&B	Homogenous tile	Homogenous tile	Homogenous tile	Homogenous tile
Secondary bedroom	Ceramic planks	Not applicable	Not applicable	Not applicable
Secondary T&B	Homogenous tile	Not applicable	Not applicable	Not applicable
Balcony	Not applicable	Homogenous tile	Not applicable	Homogenous tile
Patio*	Granite*	Granite*	Granite*	Granite*
COUNTERTOP				
Kitchen	Granite	Granite	Granite	Granite
Master T&B	Granite	Granite	Granite	Granite
Secondary T&B	Granite	Not applicable	Not applicable	Not applicable
UNIT INCLUSIONS				
Air-conditioning	Split-type unit	Split-type unit	Split-type unit	Split-type unit
Cooktop	Four-burner	Two-burner	Two-burner	Two-burner
Range hood	Elba**	Elba**	Elba**	Elba**
Microwave oven	Provided	Provided	Provided	Provided
Refrigerator	Provided	Provided	Provided	Provided
Washer/dryer	Provided	Provided	Provided	Provided
Oven	Elba**	Elba**	Not provided	Not provided
Kitchen sink	Franke**	Franke**	Franke**	Franke**
Shower head and faucet***	Grohe**	Grohe**	Grohe**	Grohe**
Modular cabinets	Provided	Provided	Provided	Provided
Modular closets	Provided	Provided	Provided	Provided
* For garden units at the eighth level only ** Or equivalent brand *** For master and secondary toilet and baths				

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UNIT LAYOUT

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UNIT LAYOUT



INTUITIVE SPACE PLANNING

- Maximized window height allowing natural light and ventilation at sleeping den
- Approximately 3 meter ceiling height at living room and dining room
- Balcony accessed from sleeping den

Salcedo SkySuites
UNIT F,G,H,I,J
STUDIO UNIT
31.00SQ.M.+
5.00 SQ.M. BAL

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CONVENIENCE

- Provision for CATV in sleeping den
- Provision for telephone lines
- Provision Fibr-to-the-home triple play technology
- Provision for hot and cold water lines at T&B
- Automatic heat/smoke detection and fire sprinkler system
- Individual metering system for electrical and water
- Individual mailboxes with keys
- Back-up power for living room/kitchen lighting and 1 convenience in outlet in living or dining room and kitchen

READY FOR MOVE-IN

- Pre-furnished kitchens inclusive of refrigerator, microwave, cooktop and rangehood, washer/dryer
- Split-type air-conditioning unit at sleeping den
- Modular kitchen cabinets
- Modular bedroom closets



UNIT LAYOUT



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UNIT LAYOUT



INTUITIVE SPACE PLANNING

- Maximized window height allowing natural light and ventilation at sleeping den
- Approximately 3 meter ceiling height at living room and dining room
- Natural ventilation at kitchen and utility area
- Generously provided utility area

Salcedo SkySuites

UNIT K
EXEC.STUDIO UNIT
54.00 SQ.M.

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CONVENIENCE

- Provision for CATV in sleeping den
- Provision for telephone lines
- Provision Fibr-to-the-home triple play technology
- Provision for hot and cold water lines at T&B
- Automatic heat/smoke detection and fire sprinkler system
- Individual metering system for electrical and water
- Individual mailboxes with keys
- Back-up power for living room/kitchen lighting and 1 convenience in outlet in living or dining room and kitchen

READY FOR MOVE-IN

- Pre-furnished kitchens inclusive of refrigerator, microwave, cooktop and rangehood, washer/dryer
- Split-type air-conditioning unit at sleeping den
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- Modular bedroom closets



UNIT LAYOUT



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UNIT LAYOUT



Salcedo Sky Suites

UNIT B,C
1 BEDROOM SUITE
62.00 SQ.M. + 4.00 SQ.U. BAL.

INTUITIVE SPACE PLANNING

- Maximized window height allowing natural light and ventilation at master BR and living room
- Approximately 3 meter ceiling height at living and dining room
- En-suite toilet & bath at Master BR
- Balcony access from living room
- Maid's/utility room with toilet & bath



CONVENIENCE

- Provision for CATV in Master BR and Living room
- Provision for telephone lines
- Provision Fibr-to-the-home triple play technology
- Provision for hot and cold water lines at Master T&B
- Automatic heat/smoke detection and fire sprinkler system
- Individual metering system for electrical and water
- Individual mailboxes with keys
- Back-up power for living room/kitchen lighting and 1 convenience in outlet in living or dining room and kitchen

READY FOR MOVE-IN

- Pre-furnished kitchens inclusive of refrigerator, microwave, cooktop and rangehood, washer/dryer
- Split-type air-conditioning unit at sleeping den
- Modular kitchen cabinets
- Modular bedroom closets



UNIT LAYOUT



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UNIT LAYOUT



Salcedo SkySuites

UNIT A
2 BEDROOM SUITE
89.00 SQ.M.

INTUITIVE SPACE PLANNING

- Maximized window height allowing natural light and ventilation at master BR and living room
- Approximately 3 meter ceiling height at living and dining room
- En-suite toilet & bath at Master BR
- Balcony access from living room
- Maid's/utility room with toilet & bath



CONVENIENCE

- Provision for CATV in Master BR and Living room
- Provision for telephone lines
- Provision Fibr-to-the-home triple play technology
- Provision for hot and cold water lines at Master T&B
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READY FOR MOVE-IN

- Pre-furnished kitchens inclusive of refrigerator, microwave, cooktop and rangehood, washer/dryer
- Split-type air-conditioning unit at sleeping den
- Modular kitchen cabinets
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UNIT LAYOUT



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DEVELOPMENT FEATURES & HIGHLIGHTS

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AMENITIES (POOL)



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AMENITIES (POOL)



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AMENITIES (POOL)



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AMENITIES (POOL)



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AMENITIES (POOL LOUNGE)



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AMENITIES (CHILDREN'S PLAY AREA)



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AMENITIES (GYM)



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AMENITIES (SOCIAL HALL)



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AMENITIES (LOBBY)



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AMENITIES

- Infinity pool
- Covered pool lounge
- Outdoor lounge on wood deck
- Children's/wading pool
- Children's playground
- Male / female changing / shower room
- Bi-level fitness gym spa / sauna
- Function room good for 60 – 70 pax
- Business center
- WiFi internet access at amenity area

BASEMENT/PODIUM PARKING LEVELS

- Driver's lounge
- Driver's paging system
- Controlled access and 24-hour security



BUILDING FACILITIES/SERVICES

- Natural ventilation at hallways
- Air-conditioned ground floor lobby with WiFi internet access
- Three high-speed, interior-finished elevators
- 24-hour security service with CCTV monitoring at selected areas
- Overhead tank and underground cistern for ample water supply
- Video-phone security system connecting reception/security counter to all units
- Annunciator panel with emergency speaker at parking floors
- Standby power generator for selected common areas
- Amenity floor at topmost level with WiFi internet access
- Commercial spaces allocated at the ground floor fronting Sen. Gil Puyat Avenue intended use is for coffee shops/deli/banks. Heavy cooking usage will not be allowed

