

EMPIRE EAST

MANGO TREE RESIDENCES

**M. Paterno St. cor. Ledesma St., San Juan City,
Metro Manila**



**MEGAWORLD
INTERNATIONAL**





WHY SAN JUAN CITY?

Known as the "Historic City of Excellence"

Easy access to Quezon City, Makati, Mandaluyong, Ortigas, and Manila.

Leads to different business establishments, restaurants, malls, schools, hospitals, and other recreational facilities.



TOTAL LOT AREA : 3000 Sqm

TWO HIGH-RISE TOWERS

West Residences – 38 Floors

East Residences – 34 Floors

TURNOVER UPDATE:

West Residences: Ongoing turnover

East Residences: Ongoing turnover

LOCATION MAP



BUSINESS AND COMMERCE

Robinsons Magnolia (1 KM)
Araneta Center (2.70 KM)
Greenhills Shopping Center (1.75 KM)
Ortigas CBD (3.74 KM)

SCHOOLS

St. Paul University (0.83 KM)
La Salle Greenhills (1.58 KM)
Xavier School (0.63 KM)
Immaculate Conception Academy (0.92 KM)
UERM (1.54 KM)

HOSPITALS

St. Luke's Quezon City (2.10 KM)
UERM Hospital (1.52 KM),
Cardinal Santos Hospital (1.54 KM)



Site Development Plan



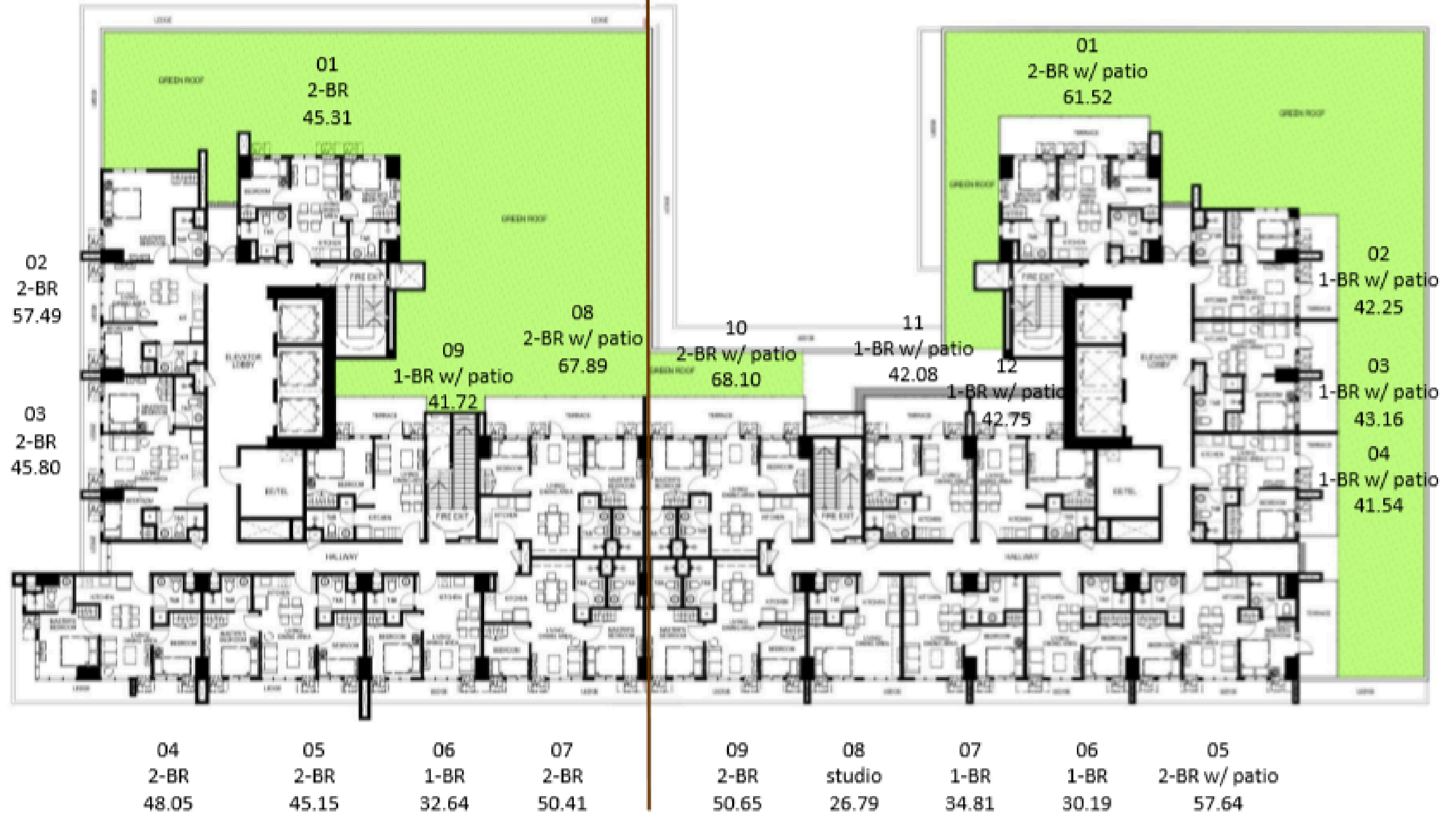
WEST RESIDENCES

EAST RESIDENCES

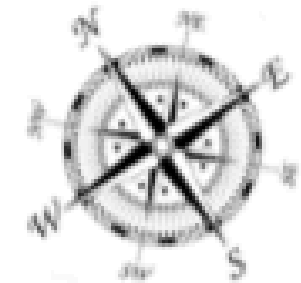
FLOOR PLAN

WEST RESIDENCES

EAST RESIDENCES



GARDEN DECK 7th LEVEL



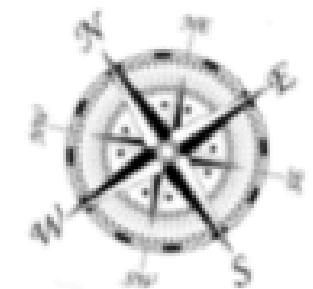
FLOOR PLAN

WEST RESIDENCES

EAST RESIDENCES



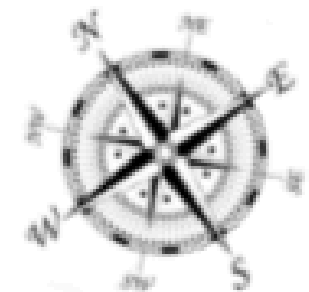
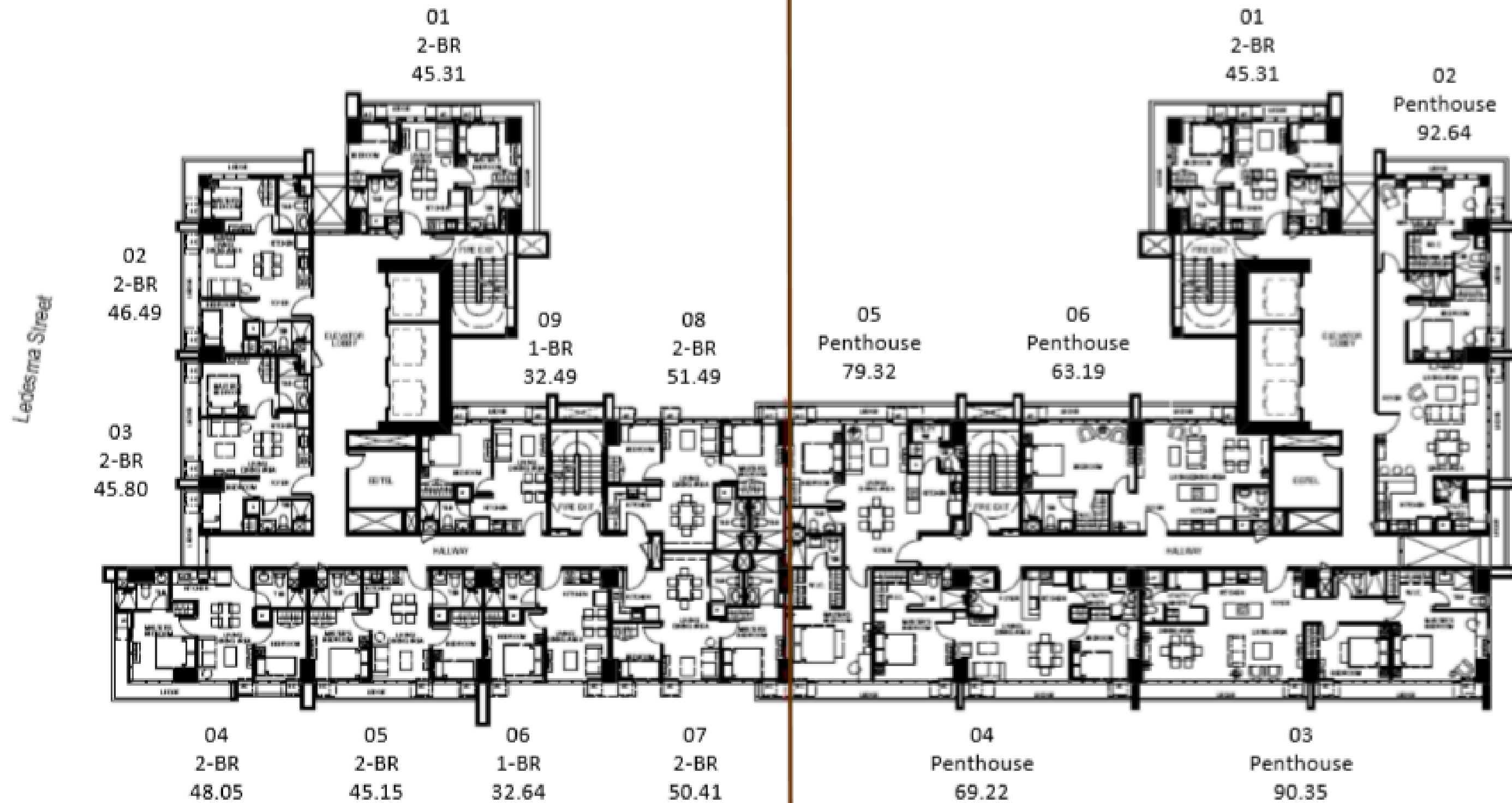
TYPICAL 8th to 33rd LEVEL



FLOOR PLAN

WEST RESIDENCES

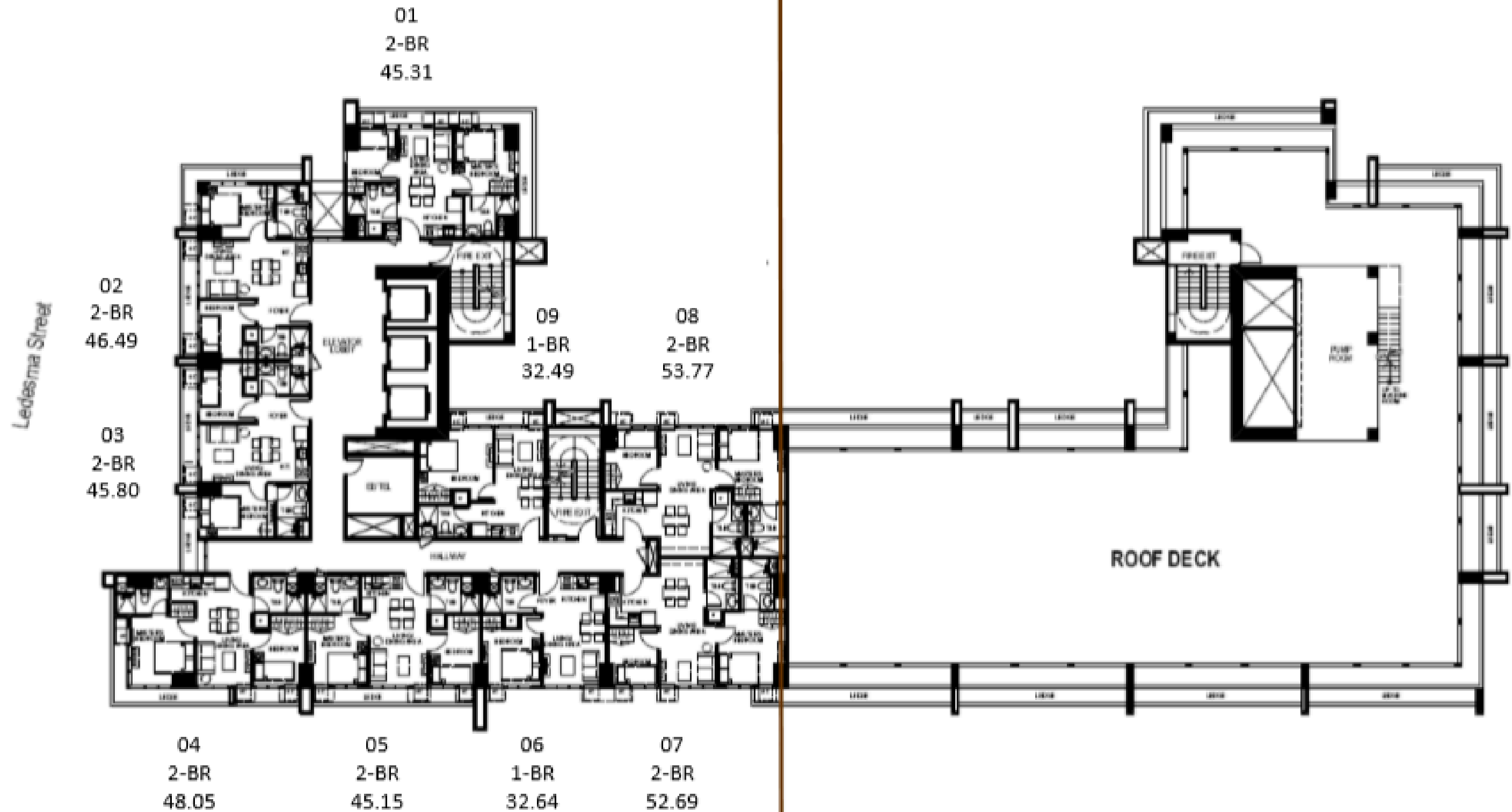
EAST RESIDENCES



FLOOR PLAN

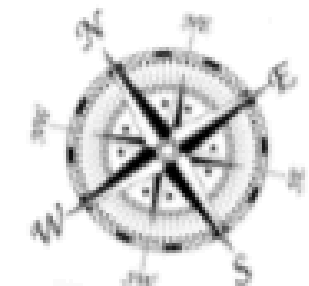
WEST RESIDENCES

EAST RESIDENCES



**TYPICAL
35th - 37th LEVEL**

**ROOF DECK
35th LEVEL**



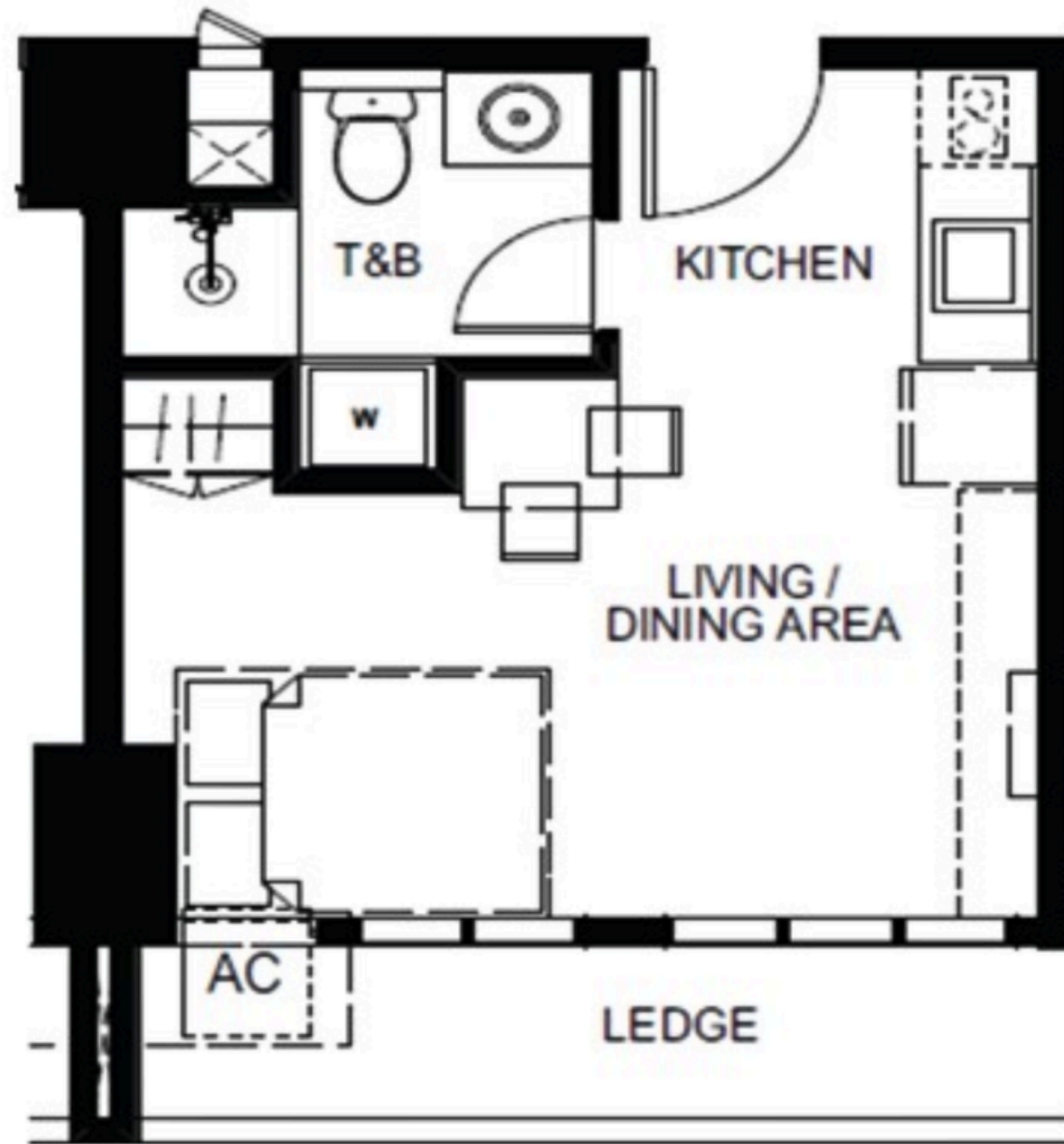
FLOOR PLAN

WEST RESIDENCES



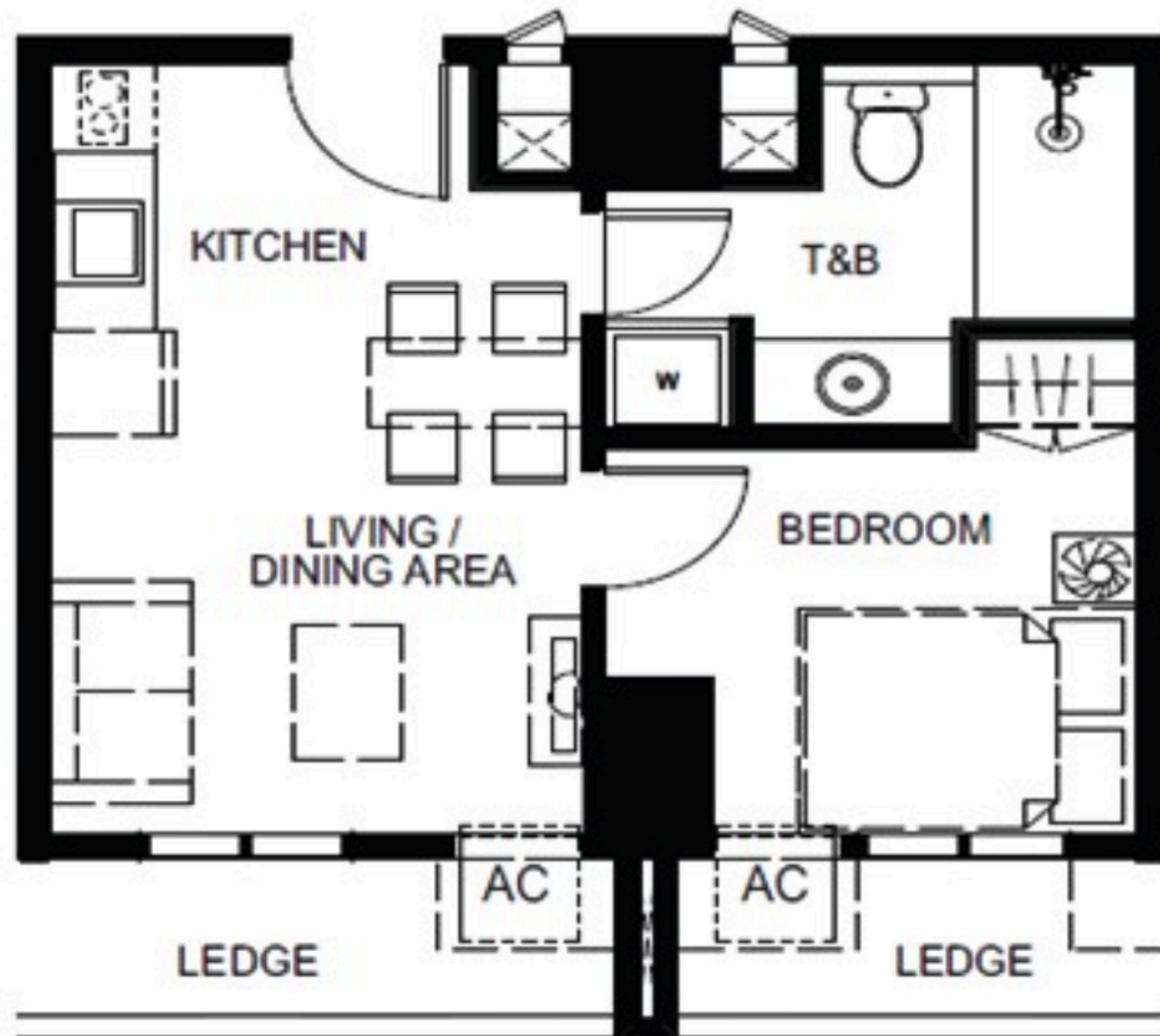
PENTHOUSE 38th LEVEL

UNIT LAYOUT



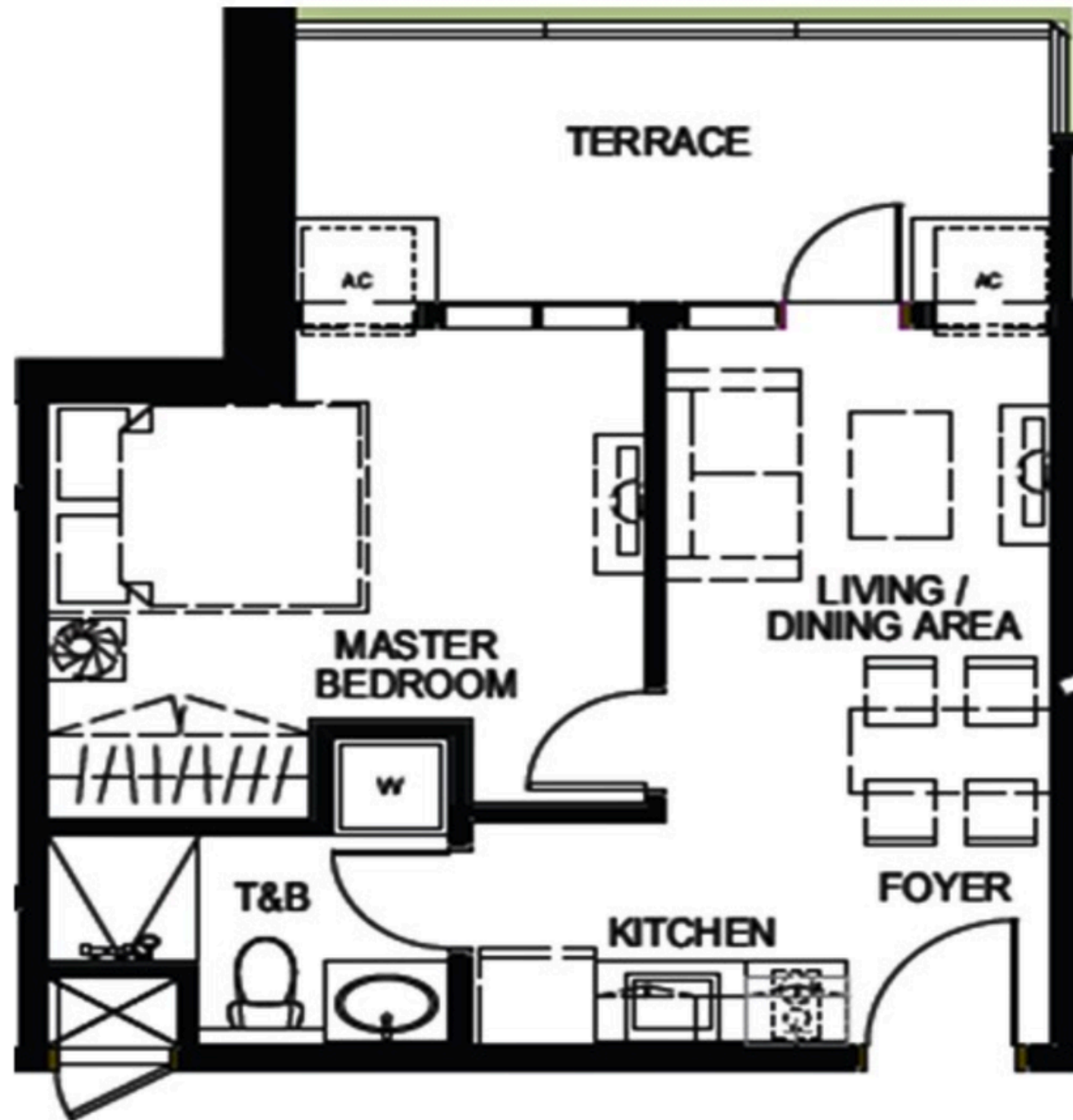
EXECUTIVE STUDIO
26.79 SQM

UNIT LAYOUT



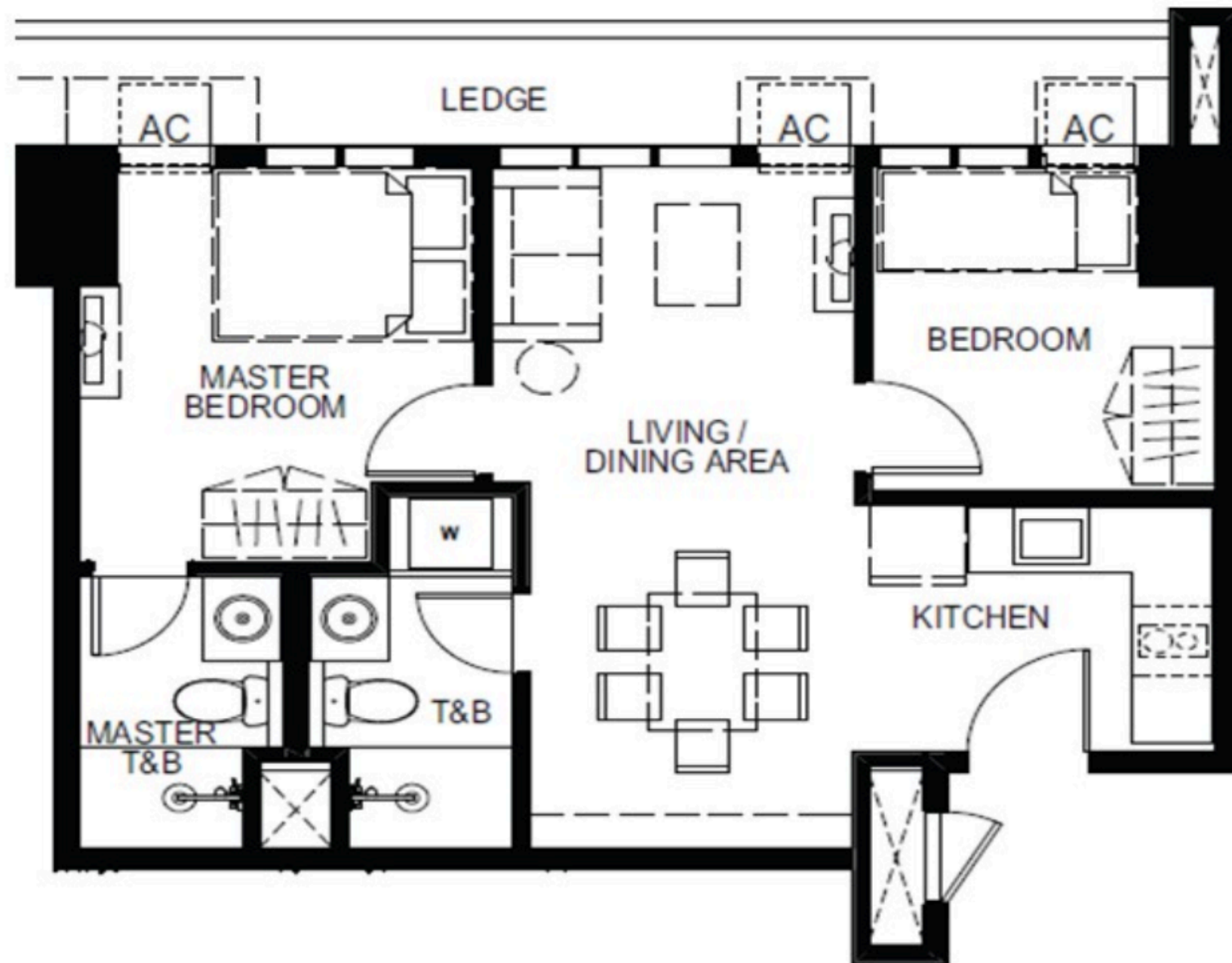
ONE BEDROOM
30 - 34 sqm

UNIT LAYOUT



ONE BEDROOM WITH PATIO
41 - 44 SQM

UNIT LAYOUT



TWO BEDROOM
45 - 51 SQM

- **Ceramic tiles in living and dining areas, kitchen, and bedroom**
- **Ceramic tiles in the toilet and bath**
- **Custom-built kitchen counters and overhead cabinet**
- **Kitchen with provision for range hood**
- **Toilets with exhaust fan**
- **Wall-hung bathroom sink**
- **Typical walls: Plastered wall in the painted finish**
- **Ceiling: Gypsum board in painted finish at kitchen and T&B only**

- **Smoke detectors**
- **Fire sprinkler**
- **Provision for fiber telecommunication lines**
- **CATV outlet**
- **Single-point water heater provision**
- **Exhaust fan at T&B**
- **Exhaust provision at Kitchen**
- **Provision for window-type aircon at Living Room and Bedroom**
- **Provision for washing machine**
- **Back-up power (1 outlet and 1 lighting)**

RECREATIONAL AMENITIES

- **25-meter lap pool**
- **Kiddie Pool**
- **Fitness Gym**
- **Al Fresco Lounge**
- **Function Rooms**
- **Yoga Station**
- **Garden Deck at the 7th level**

POOL AREA



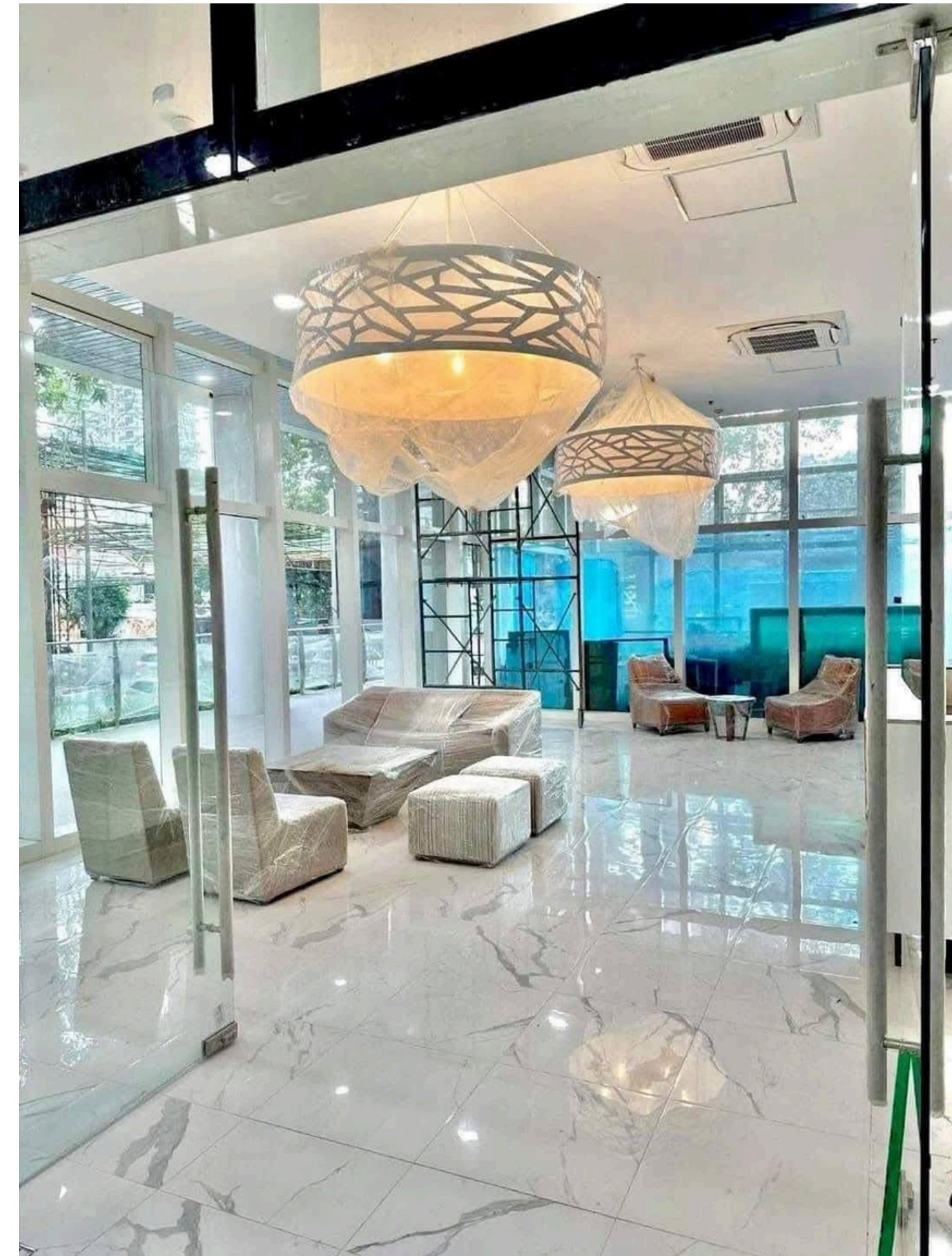
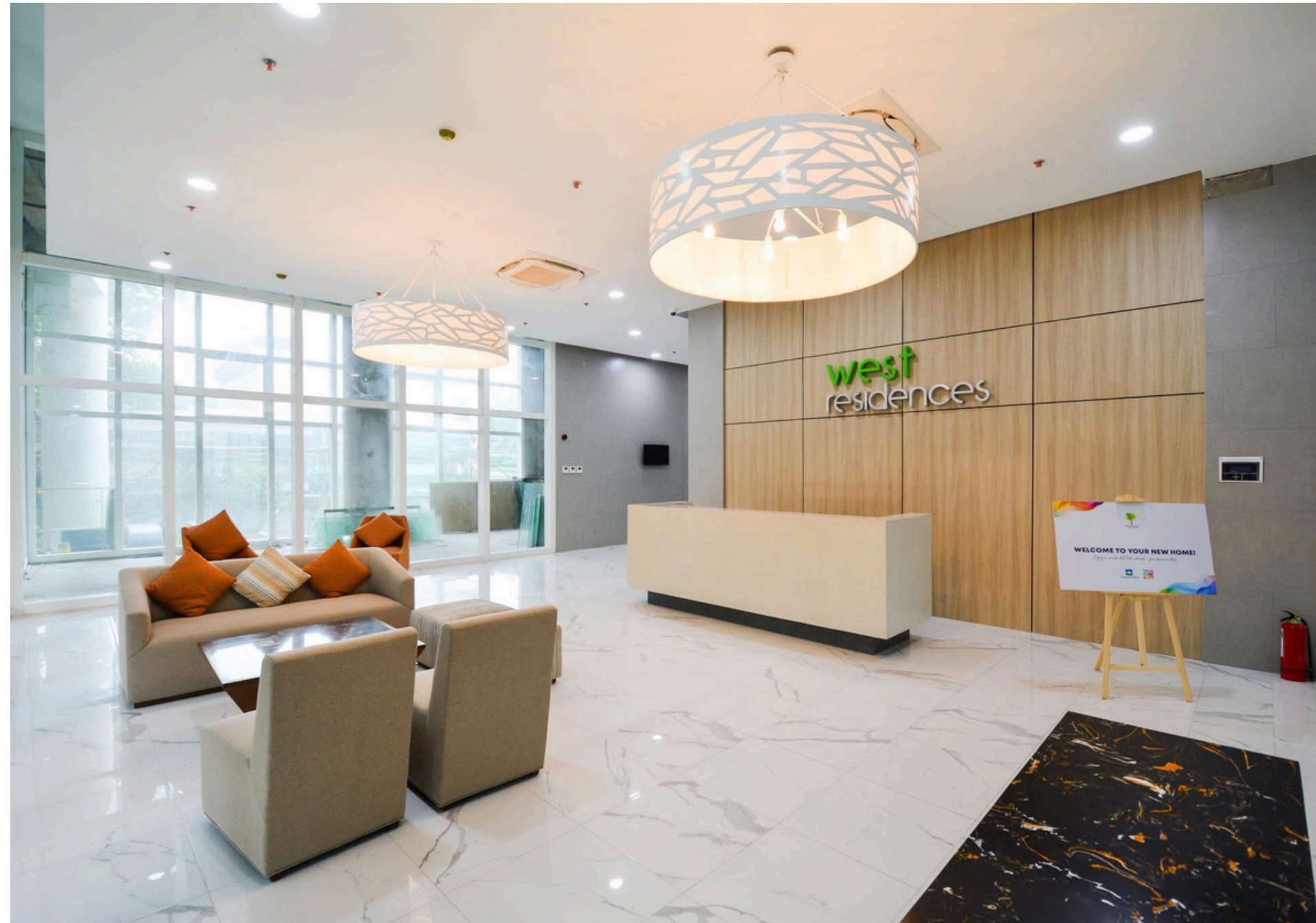
Empire East

FITNESS CENTER



RESIDENTIAL LOBBY

ACTUAL PHOTOS



- **Interior-designed lobby and common areas**
- **Mailroom**
- **100% stand-by backup automatic generator system for common areas only**
- **24-hour security services and maintenance**
- **Fire alarm and smoke detection system**
- **Two fire exits per tower**
- **Centralized sanitary disposal system**
- **Automatic fire sprinkler system**
- **Allocated emergency load for residential units in case of a power outage**
- **Water reservoir with separate fire reserves**
- **CCTV cameras**



MANGO TREE
RESIDENCES



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