



MEGAWORLD  
INTERNATIONAL



LUZON

MANILA

TAGAYTAY CITY

LAGUNA/CAVITE

AKLAN

MINDANAO

DAVAO

# THE PHILIPPINES: ASIA'S STRONG MAN

-Bloomberg

# PROXIMITY OF THE PHILIPPINES



**MEGAWORLD**  
INTERNATIONAL

[www.megaworldinternational.com](http://www.megaworldinternational.com)



# MEGAWORLD

## FAST FACTS

# MEGAWORLD FAST FACTS

- The real estate arm of AGI (Alliance Global Group Inc.) – one of the Philippines' largest conglomerates led by Chairman and President Dr. Andrew L. Tan.
- The leading property developer in the Philippines primarily engaged in the development of large-scale planned communities who pioneered the LIVE-WORK-PLAY development (mixed-use communities also known as Townships).



# MEGAWORLD FAST FACTS

- Current land bank consists of real estate that it has acquired in prime locations in the Philippines such as Makati, Quezon City, Iloilo, Cebu and Davao City.
- Was named as the country's top residential condominium developer (CBRE, January-2012).
- Corners the biggest share in condo market with 21% making it as the Philippines' top residential condominium developer for over a decade (Jones Lang LaSalle, Feb-2013).



# MEGAWORLD FAST FACTS

- Was also cited as the country's No. 1 office space provider and landlord in Metro Manila with 16.7% market share (Jones Lang LaSalle, Feb-2013)
- With over 26 years of operational track record
- 100% completion rate since inception
- Completed more than 342 residential, office buildings and hotels covering 6.4 million sq. m. of total area



# MEGAWORLD FAST FACTS

**21** Township developments in Metro Manila, Cebu, Iloilo, Davao, Boracay, Bacolod and Pampanga

**4,044** hectares of land bank

**347** Completed residential and office buildings totaling **6.4M sq. m.**

**27** Buildings in Makati Central Business District

**75,000+** Condominium residents

**6** PEZA-Accredited Cyberparks

**712,000 sq. m.** of office space

**126** companies in **31** office buildings

**304,000 sq. m.** of commercial and retail space

**1,500** commercial and retail partners

**185** Residential, office and hotel projects under development totaling **5.4M sq. m.**



# WHY INVEST IN MAKATI



LUZON

MANILA

Taguig

ALABON

MINDANAO

DAVAO

CEBU

MANILA

MANILA

*Training & Business Development Group . . .*

*Where extraordinary individuals achieve extraordinary things together*



- 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-notch **schools**, hospitals (**Makati Med**), the **Makati Police**.



# RECOGNITION



## Overall Most Competitive Cities Highly Urbanized Cities Category



- 1st Place: Manila City

- 2nd Place: Makati City

- 3rd Place: Cebu City



### 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.





MEGAWORLD  
INTERNATIONAL

LUZON

MANILA

TAGAYTAY CITY

LAGUNA/CAVITE

AKLAN

MINDANAO

DAVAO

# TOWNSHIP COMMUNITIES



UPTOWN  
BONIFACIO

15.4 Ha.  
FORT BONIFACIO, TAGUIG CITY



Forbes Town Center  
5 Ha.  
FORT BONIFACIO, TAGUIG CITY



McKINLEY HILL  
50 Ha.  
FORT BONIFACIO, TAGUIG CITY

ArcoVia  
City

12.4 Ha.  
ALONG C5 ROAD, PASIG CITY



MCKINLEY WEST  
34.5 Ha.  
FORT BONIFACIO, TAGUIG CITY



EASTWOOD CITY  
18.5 Ha.  
LIBIS, QUEZON CITY



NEWPORT CITY  
25 Ha.  
PASAY CITY

WESTSIDE  
CITY

31 Ha.  
PARAÑAQUE CITY

# 21

## TOWNSHIP DEVELOPMENTS

PAMPANGA

35.6 Ha.  
SAN FERNANDO, PAMPANGA



62 Ha.  
DAANG HARI, LAS PIÑAS CITY

SOUTHWOODS CITY

561 Ha.  
BOUNDARY OF CAVITE AND LAGUNA

SUNTRUST  
ECOTOWN  
TANZA

350 Ha.  
TANZA, CAVITE

STA. BARBARA HEIGHTS

173 Ha.  
STA. BARBARA, ILOILO



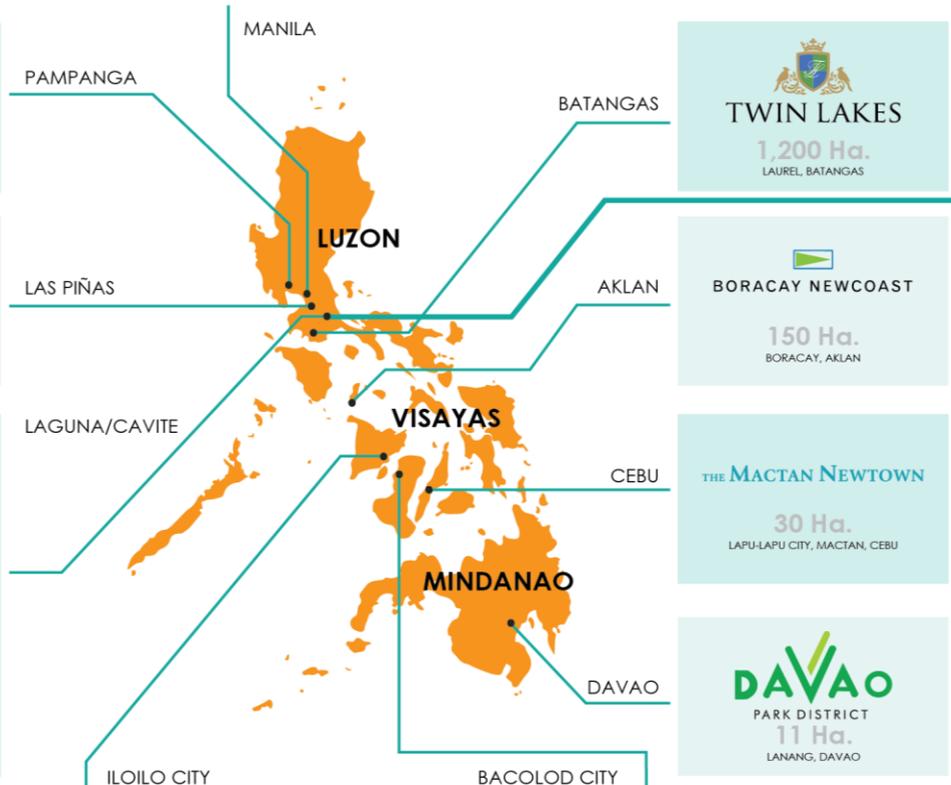
72 Ha.  
MANDURRIAO, ILOILO CITY

NORTHILL  
GATEWAY

53 Ha.  
BACOLOD CITY, NEGROS OCCIDENTAL

UPPER EAST

34 Ha.  
BACOLOD CITY, NEGROS OCCIDENTAL



NEW PROJECT

MAPLE  
GROVE

140 Ha.  
GEN. TRIAS, CAVITE

Metro Manila, Cebu, Iloilo,  
Davao, Bacolod, Boracay,  
Pampanga



MEGAWORLD  
INTERNATIONAL

TOWNSHIP MAP LOCATOR

THE  
ELLIS

# THE ELLIS

AN EXCLUSIVE PREVIEW

## ADDRESS

L.P. Leviste St., Salcedo Village, Makati

## FRONTAGE

L.P. Leviste St.,

## NO. OF FLOORS

30 storeys

## LOT AREA

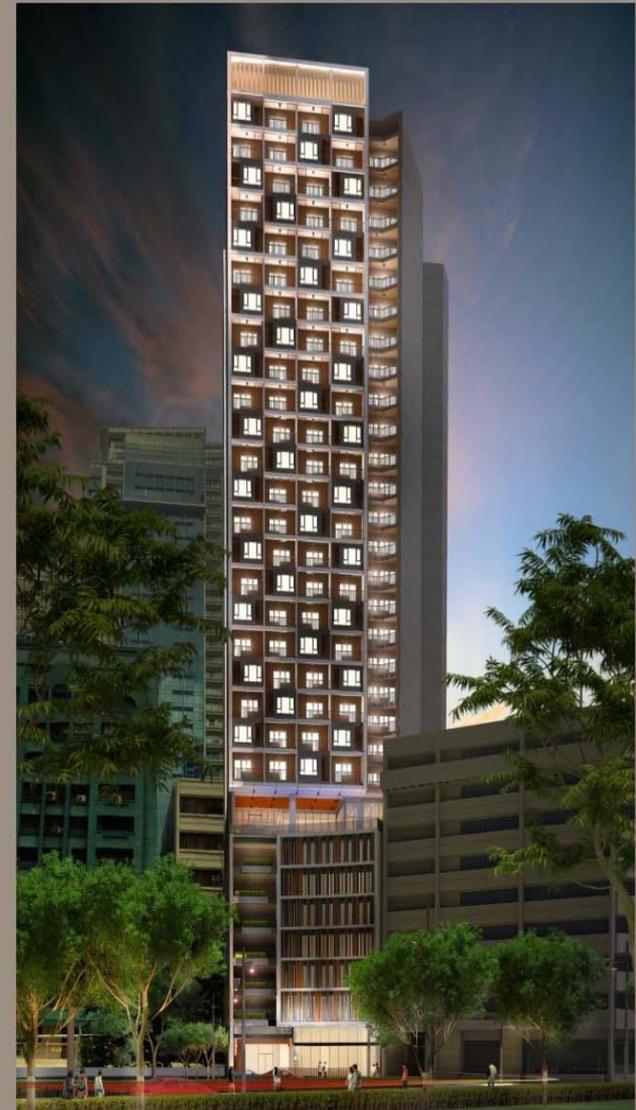
1,091 sqm

## NO. OF UNITS

237 units

## TURNOVER

June 2021 + 6 months grace period



# THE ELLIS

AN EXCLUSIVE PREVIEW

## UNCONVENTIONAL BUILDING SHAPE

Given that our target market is young and creative, they are very visual and they appreciate a more contemporary and creative style. Windows and balconies can be asymmetrical to achieve a more modern feel to it. This creates an aesthetic distinction from one unit to another.

This contemporary style in architecture is now widely used in buildings abroad.



# THE ELLIS



- Back Alley Barbershop
- Felipe and Sons
- Makati Sports Club
- One Pacific Place Serviced Residences
- The Picasso Boutique Serviced Residences
- Raffles Makati
- Dusit Thai
- Shangri-La
- Rustan's Super Market
- Hollys Real Farm
- Wang Mart

- 0.5km
- 0.26km
- 0.22km
- 0.37km
- 0.6km
- 1.6km
- 2.1km
- 1.2km
- 1.5km
- 0.5km
- 1.4km

SAN AGUSTIN

THE ELLIS



THE ELLIS

SITE DEVELOPMENT PLAN

LP. LEVISTE STREET

# THE ELLIS

AN EXCLUSIVE PREVIEW

9F, 14F, 18F, 22F,  
26F & 30F

- STUDIO

---

- STUDIO W/ BALCONY

---

- EXECUTIVE 1BR W/ BALCONY

---

- 2BR W/ BALCONY

---

- LINK UNITS - STUDIO & 1BR W/ BALCONY

---

- LINK UNITS - STUDIO & 2BR W/ BALCONY

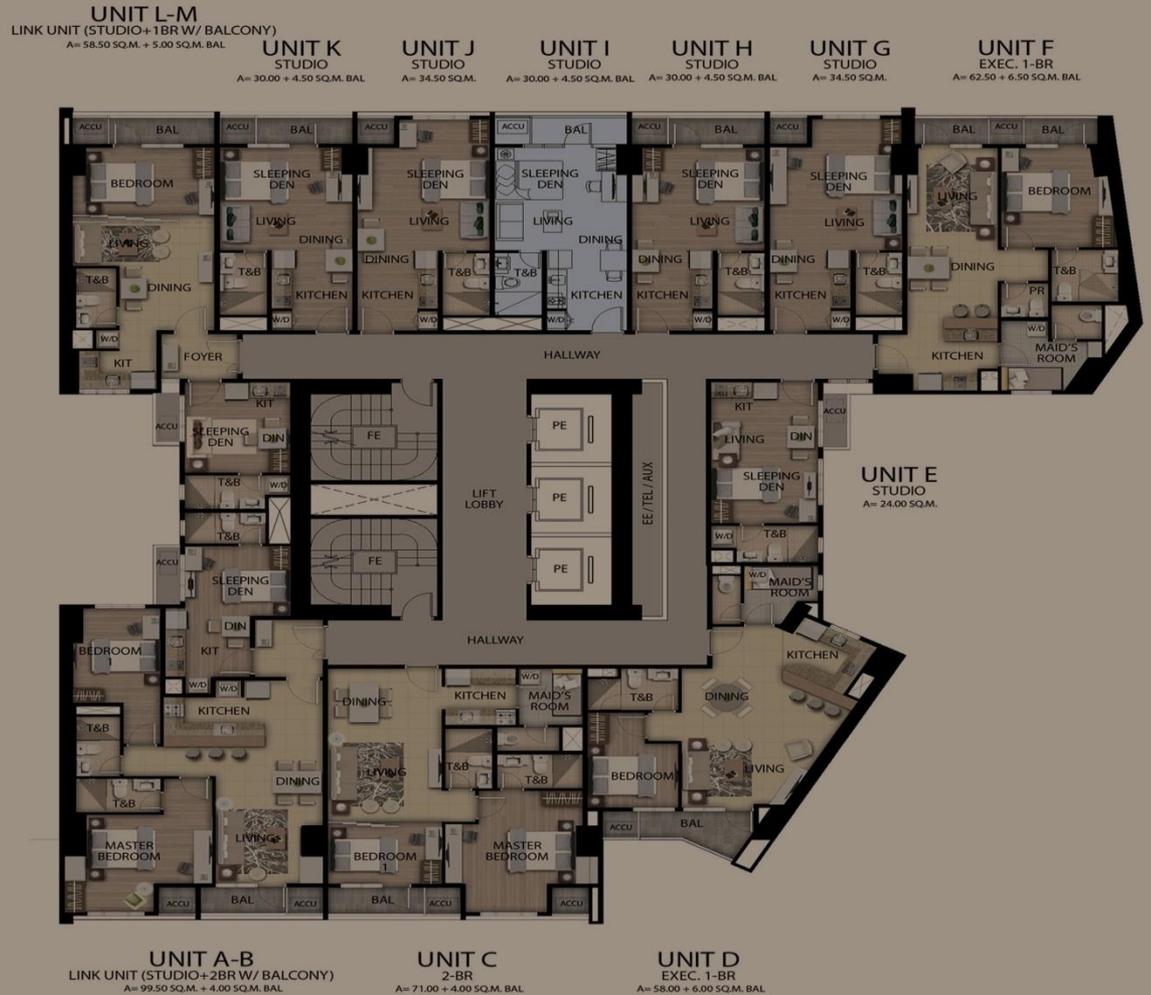


# THE ELLIS

AN EXCLUSIVE PREVIEW

10F, 15F, 19F,  
23F & 27F

- STUDIO
- STUDIO W/ BALCONY
- EXECUTIVE 1BR W/ BALCONY
- 2BR W/ BALCONY
- LINK UNITS - STUDIO & 1BR W/ BALCONY
- LINK UNITS - STUDIO & 2BR W/ BALCONY



# THE ELLIS

AN EXCLUSIVE PREVIEW

11F, 16F, 20F,  
24F & 28F

- STUDIO

---

- STUDIO W/ BALCONY

---

- EXECUTIVE 1BR W/ BALCONY

---

- 2BR W/ BALCONY

---

- LINK UNITS - STUDIO & 1BR W/ BALCONY

---

- LINK UNITS - STUDIO & 2BR W/ BALCONY



# THE ELLIS

AN EXCLUSIVE PREVIEW

12F, 17F, 21F,  
25F & 29F

- STUDIO

---

- STUDIO W/ BALCONY

---

- EXECUTIVE 1BR W/ BALCONY

---

- 2BR W/ BALCONY

---

- LINK UNITS - STUDIO & 1BR W/ BALCONY

---

- LINK UNITS - STUDIO & 2BR W/ BALCONY



# THE ELLIS

AN EXCLUSIVE PREVIEW

## 8<sup>TH</sup> FLOOR AMENITY DECK PLAN

- EXECUTIVE STUDIO LOFT W/ BALCONY

---

- EXECUTIVE 2BR W/ BALCONY

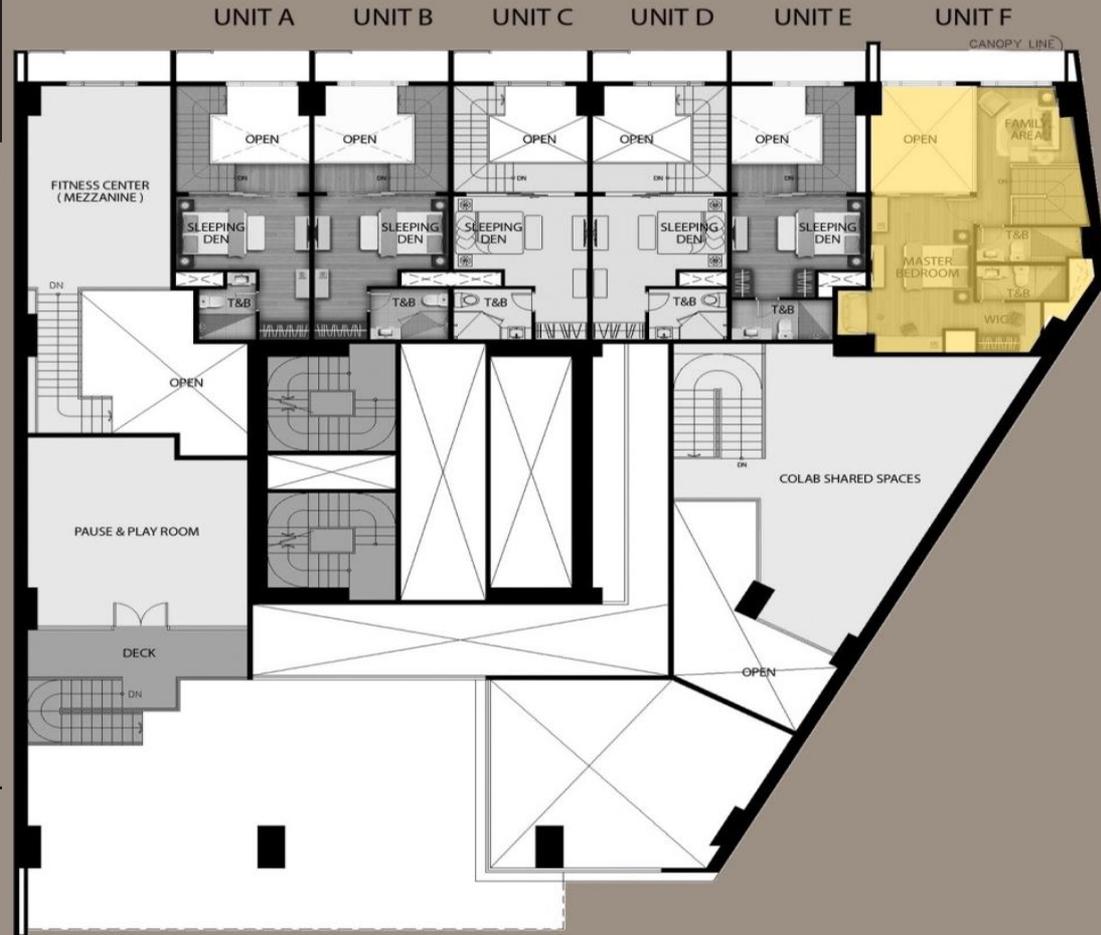


# THE ELLIS

AN EXCLUSIVE PREVIEW

## 8<sup>TH</sup> FLOOR MEZZANINE LEVEL

-  EXECUTIVE STUDIO LOFT W/ BALCONY
-  EXECUTIVE 2BR W/ BALCONY





THE ELLIS

UNIT C  
2-BEDROOM

71.00 SQ.M.  
4.00 SQ.M. BAL.

TYPICAL 9TH, 14TH, 18TH, 22ND, 26TH & 30TH FLOOR PLAN



THE ELLIS

UNIT C  
2-BEDROOM

71.00 SQ.M.  
4.00 SQ.M. BAL.

TYPICAL 10TH, 15TH, 19TH, 23RD & 27TH FLOOR PLAN



THE ELLIS

UNIT C  
2-BEDROOM

66.00 SQ.M.  
9.00 SQ.M. BAL.

TYPICAL 11TH, 16TH, 20TH, 24TH & 28TH FLOOR PLAN



THE ELLIS

UNIT C  
2-BEDROOM

70.50 SQ.M.  
4.50 SQ.M. BAL.

TYPICAL 12TH, 17TH, 21ST, 25TH & 29TH FLOOR PLAN



**THE ELLIS**  
**UNIT D**  
**EXEC. 1-BEDROOM**  
 58.00 SQ.M.  
 6.00 SQ.M. BAL.  
 TYPICAL 9TH-30TH FLOOR PLAN



**THE ELLIS**  
**UNIT E**  
**STUDIO UNIT**  
 24.00 SQ.M.  
 TYPICAL 9TH-30TH FLOOR PLAN



# THE ELLIS

## UNIT F EXEC. 1-BEDROOM

62.50 SQ.M.  
6.50 SQ.M. BAL.

### TYPICAL 9TH-30TH FLOOR PLAN

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



THE ELLIS

UNIT G  
STUDIO UNIT

30.00 SQ.M.  
4.50 SQ.M. BAL.

TYPICAL 9TH, 14th, 18th, 22nd, 26th & 30th  
FLOOR PLAN



THE ELLIS

UNIT G  
STUDIO UNIT

34.50 SQ.M.

TYPICAL 10TH, 15TH, 19TH, 23RD & 27TH FLOOR PLAN



THE ELLIS

UNIT G  
STUDIO UNIT

30.00 SQ.M.  
4.50 SQ.M. BAL.

TYPICAL 11TH, 16TH, 20TH, 24TH, & 28TH FLOOR PLAN



THE ELLIS

UNIT G  
STUDIO UNIT

34.50 SQ.M.

TYPICAL 12TH, 17TH, 21ST, 25TH & 29TH FLOOR PLAN



# THE ELLIS

## UNIT H & J

TYPICAL 9TH, 14TH, 18TH, 22ND, 26TH & 30TH FLOOR PLAN

## UNIT H

TYPICAL 10TH, 15TH, 19TH, 23RD & 27TH FLOOR PLAN

## UNIT I & K

TYPICAL 11TH, 12TH, 16TH, 17TH, 20TH, 21ST, 24TH,  
25TH, 28TH & 29TH FLOOR PLAN

## STUDIO UNIT

30.00 SQ.M.  
4.50 SQ.M. BAL.

# THE ELLIS

## UNIT I & K

TYPICAL 9TH, 14TH, 18TH, 22TH, 26TH & 30TH FLOOR PLAN

## UNIT H

TYPICAL 11TH, 16TH, 20TH, 24TH & 28TH FLOOR PLAN

## UNIT J

TYPICAL 12TH, 17TH, 21TH, 25TH & 29TH FLOOR PLAN

## STUDIO UNIT

34.50 SQ.M.



# THE ELLIS

## UNIT I & K

TYPICAL 10TH, 15TH, 19TH, 23RD & 27TH FLOOR PLAN

## UNIT J

TYPICAL 11TH, 16TH, 20TH, 24TH & 28TH FLOOR PLAN

## UNIT H

TYPICAL 12TH, 17TH, 21ST, 25TH & 29TH FLOOR PLAN

## STUDIO UNIT

30.00 SQ.M.  
4.50 SQ.M. BAL.



# THE ELLIS

## UNIT J STUDIO UNIT

34.50 SQ.M.

TYPICAL 10TH, 15TH, 19TH, 23RD & 27TH FLOOR PLAN



LOWER LEVEL



UPPER LEVEL

THE ELLIS

**UNIT E**  
EXEC. STUDIO W/ LOFT

59.50 SQ.M.  
4.50 SQ.M. BAL.  
8TH FLOOR PLAN



LOWER LEVEL



UPPER LEVEL

THE ELLIS

**UNIT A**  
EXEC. STUDIO W/ LOFT

59.50 SQ.M.  
4.50 SQ.M. BAL.  
8TH FLOOR PLAN



LOWER LEVEL



UPPER LEVEL

THE ELLIS  
**UNIT F**  
 EXEC. 2-BEDROOM W/ LOFT  
 115.00 SQ.M.  
 6.50 SQ.M. BAL.  
 8TH FLOOR PLAN



LOWER LEVEL



UPPER LEVEL

THE **ELLIS**  
**UNIT B, C & D**  
**EXEC. STUDIO W/ LOFT**

59.50 SQ.M.  
 4.50 SQ.M. BAL.

8TH FLOOR PLAN

THE  
ELLIS

# LINK UNITS

A first in Megaworld Makati where units are purposely connected. LINK units are designed for the bold visionaries. Now, you can live in your unit and have your business right next door – your own small firm, small commissary, studio, workshop area, gallery, or home office.



THE ELLIS

UNIT A-B  
LINK UNIT  
103.00 SQ.M.

FOYER 5.00 SQ.M.  
STUDIO 21.50 SQ.M.  
2-BR 68.50 SQ.M. + 8.00 SQ.M BAL.

TYPICAL 9TH, 14TH, 18TH, 22ND, 26TH & 30TH FLOOR PLAN



THE ELLIS

UNIT A-B  
LINK UNIT  
103.50 SQ.M.

FOYER 5.00 SQ.M.  
STUDIO 21.50 SQ.M.  
2-BR 73.00 SQ.M. + 4.00 SQ.M BAL.

TYPICAL 10TH, 15TH, 19TH, 23RD & 27TH FLOOR PLAN



THE ELLIS

UNIT A-B  
LINK UNIT  
103.50 SQ.M.

FOYER 5.00 SQ.M.  
STUDIO 21.50 SQ.M.  
2-BR 73.00 SQ.M. + 4.00 SQ.M BAL.

TYPICAL 11TH, 16TH, 20TH, 24TH & 28TH FLOOR PLAN



THE ELLIS

UNIT A-B  
LINK UNIT  
103.50 SQ.M.

FOYER 5.00 SQ.M.  
STUDIO 21.50 SQ.M.  
2-BR 73.00 SQ.M. + 4.00 SQ.M BAL.

TYPICAL 12TH, 17TH, 21ST, 25TH & 29TH FLOOR PLAN



THE ELLIS

UNIT L-M  
LINK UNIT  
63.50 SQ.M.

FOYER 4.50 SQ.M.  
STUDIO 17.00 SQ.M.  
1-BR 37.00 SQ.M. + 5.00 SQ.M BAL.

TYPICAL 9F, 10F, 14F, 15F, 18F, 19F, 22F, 23F, 26F, 27F & 30F PLAN



THE ELLIS

UNIT L-M  
LINK UNIT  
63.50 SQ.M.

FOYER 4.50 SQ.M.  
STUDIO 17.00 SQ.M.  
1-BR 42.00 SQ.M.

TYPICAL 11F, 16F, 20F, 24F, & 28F PLAN



THE ELLIS

UNIT L-M  
LINK UNIT

63.50 SQ.M.

FOYER 4.50 SQ.M.  
STUDIO 17.00 SQ.M.  
1-BR 37.00 SQ.M. + 5.00 SQ.M BAL.  
TYPICAL 12F, 17F, 21F, 25F, & 29F PLAN



# THE ELLIS

AN EXCLUSIVE PREVIEW

## APPLIANCES

FINISHES SCHEDULE	STUDIO	EXECUTIVE STUDIO LOFT	EXECUTIVE 1BR	2BR	LINK		
					STUDIO	1BR	2BR
AIRCON	Split Type	Split Type	Split Type	Split Type	Split Type	Split Type	Split Type
COOK TOP	2 Burner	2 Burner	2 Burner	4 Burner	2 Burner	2 Burner	4 Burner
RANGEHOOD	Provided	Provided	Provided	Provided	Provided	Provided	Provided
OVEN	Not Provided	Not Provided	Provided	Provided	Not Provided	Provided	Provided

THE ELLIS

AN EXCLUSIVE PREVIEW

## TYPICAL RESIDENCE FEATURES

- Entrance panel door with viewer
- Individual electric and water meter
- Provision of Fibr-to-the-Home triple play technology per unit
- Provision for other provider's telephone and CATV lines per unit
- Provision for hot and cold water lines per unit
- Kitchen with modular under-counter and overhead cabinets
- Individual mail boxes with keys
- Individual Condominium Certificate of Title (CCT)

# AMENITIES

- [Infinity pool](#)
- [Pool lounge/deck](#)
- [Kiddie pool/wading pool](#)
- [Outdoor seating area](#)
- Male & Female changing/shower rooms
- [Function rooms](#)
- [Gym](#)
- [CoLAB \(Co-working Space\)](#)
- [Pause & Play Room](#)

# BUILDING FEATURES

- Three passenger elevators
- Automatic heat/smoke detection and fire sprinkler
- 24-hour security service
- Standby power generator in select common areas of the building
- Overhead tank and underground cistern
- Building Administrator and Security office
- Multi-level basement and podium parking
- Driver's lounge & driver paging system
- Controlled access and 24-hour security

# GROUND FLOOR FEATURES

- [Main lobby with reception counter and lounge area](#)
- Three high-speed passenger, interior-finished elevators
- Wi-Fi access at the main lobby
- Video phone security system connected to the reception or security area
- 24-hour security command center
- CCTV in selected areas
- Centralized mail room
- Retail stores

# SAMPLE COMPUTATION

UNIT	<u>16E</u>	RESERVATION FEE	<u>P 30,000.00</u>
TYPE	<u>Studio</u>	CLIENT	<u></u>
AREA	<u>24.00</u>	PDC DISCOUNT	<u>Availing</u>
CONTRACT PRICE	<u>P 4,310,000.00</u>		<u>P 86,200.00</u>

<b>OPTION 5</b>	
<b>CONTRACT PRICE</b>	P 4,310,000.00
<i>Less: 2% PDC Discount</i>	<i>P 86,200.00</i>
	P 4,223,800.00
<b>Monthly Amortizations</b>	
<b>15% Payable in 60 Months</b>	P 633,570.00
Less: Reservation Fee	P 30,000.00
	P 603,570.00
	P 10,059.50 PER MONTH
	<i>To Start After 30 Days from Date of Reservation</i>
<b>Lumpsum</b>	
5% on the 12th Month	P 211,190.00
5% on the 24th Month	P 211,190.00
5% on the 36th Month	P 211,190.00
5% on the 48th Month	P 211,190.00
5% on the 60th Month	P 211,190.00
<b>60% Balance Upon Turnover</b>	P 2,534,280.00
	<i>Thru Cash or Bank Financing</i>

# PHOTO RENDERING

THE ELLIS

MASTER'S BEDROOM



THE ELLIS

EXECUTIVE 1-BR LIVING/  
DINING AREA



# THE ELLIS

## EXECUTIVE 1-BR MASTER'S BEDROOM



THE ELLIS

STUDIO LOFT BEDROOM



# THE ELLIS

## STUDIO LOFT LIVING & DINING AREA



THE ELLIS

STUDIO



# THE ELLIS

## LIVING & DINING AREA



THE ELLIS

AN EXCLUSIVE PREVIEW

CoLAB

SHARED SPACES

# THE ELLIS

AN EXCLUSIVE PREVIEW

## CoLAB

- A creative, non-conventional working space and open environment where residents can simply walk in, plug in their laptops, and start working.
- Let your ideas flow and run wild with CoLab's spirit of innovation and collaboration. Curated to inspire, spark creativity, and create a sense of community.

THE ELLIS

CoLAB



THE ELLIS

CoLAB



THE ELLIS

MAIN LOBBY



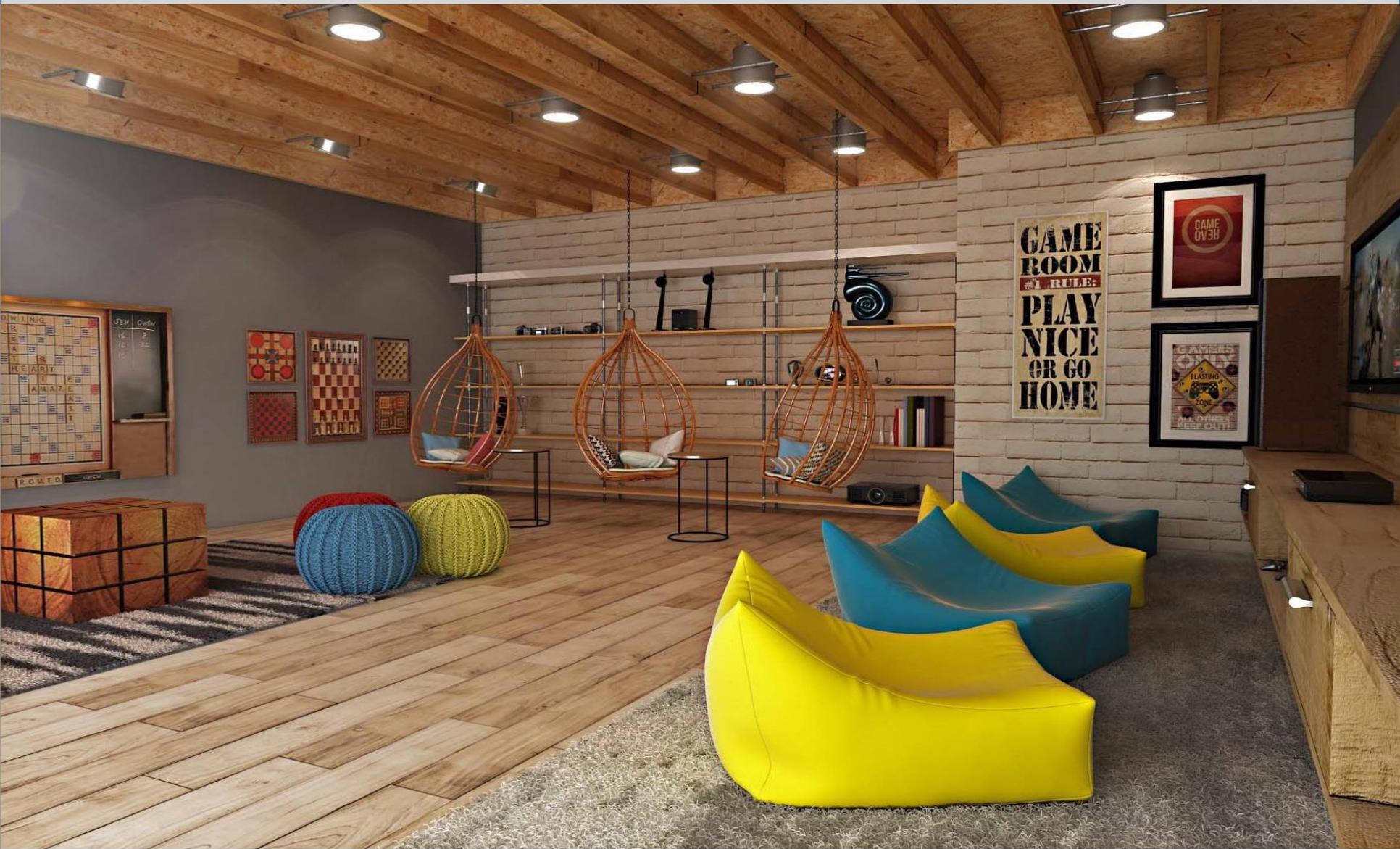
THE ELLIS

FUNCTION ROOM



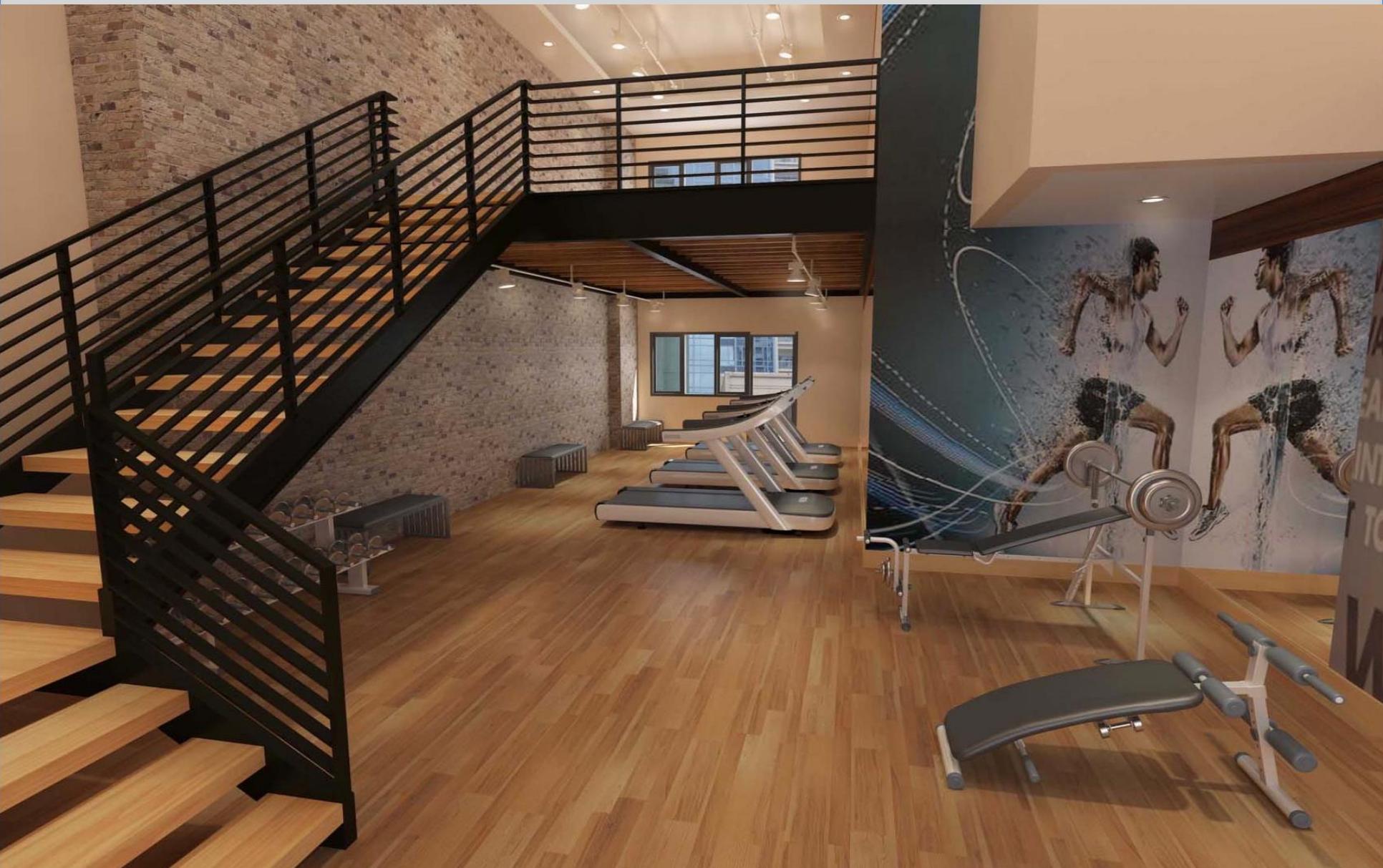
THE ELLIS

GAME ROOM



THE ELLIS

GYM



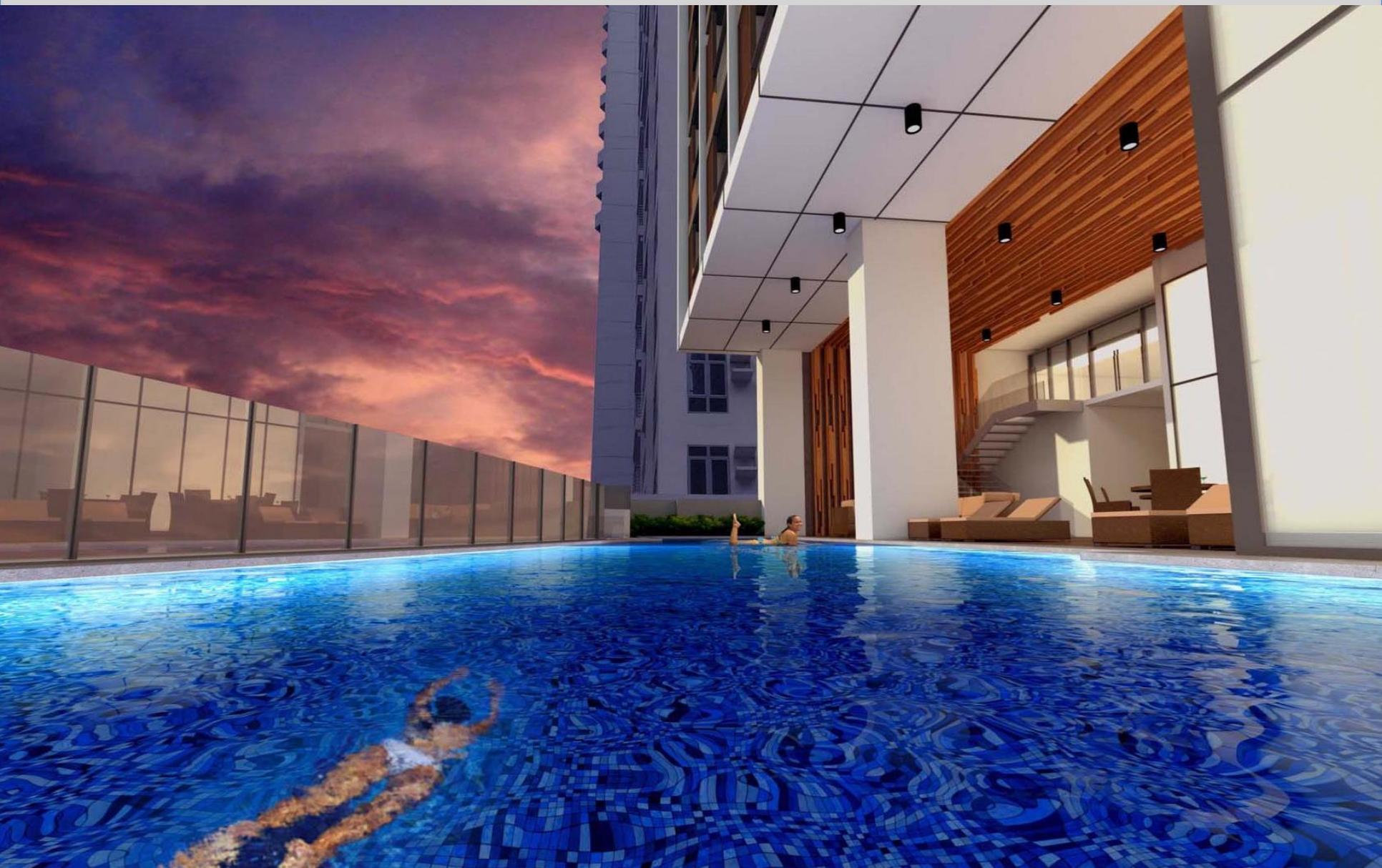
THE ELLIS

AMENITY DECK



THE ELLIS

POOL



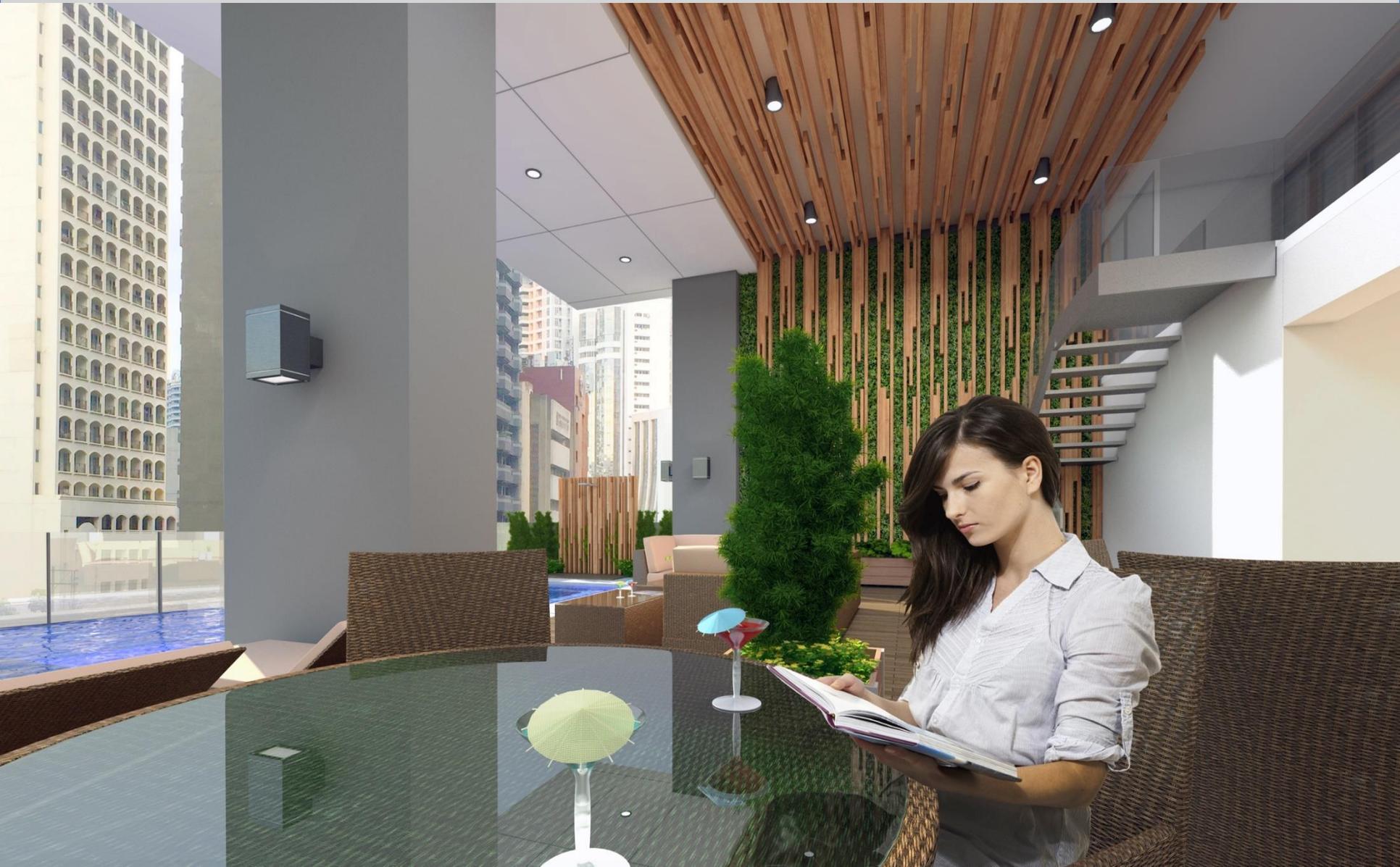
# THE ELLIS

## POOL LOUNGE/ DECK



THE ELLIS

OUTDOOR SEATING AREA



# Contact us :

## TRAINING & BUSINESS DEVELOPMENT

**E-mail:**

[Intl-training@megaworldcorp.com](mailto:Intl-training@megaworldcorp.com)

**Viber Number :**

+639 177 264 999

**Manila Number :**

+ 632 88 99 11 4

**Check us on:**

