



MEGAWORLD
INTERNATIONAL

TWO CENTRAL

VALERO STREET, SALCEDO VILLAGE,
MAKATI CITY





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WHY MAKATI CITY?



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- Makati is considered a technology city and is the most preferred location for investors
- Makati is the country's undisputed financial center and commercial hub
- Home to the headquarters of 40% of the top 1,000 multinational and local corporations





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- 31% of Information Technology (IT) buildings in Metro Manila are located in Makati
- The city hosts over 60,000 establishments, including nearly 4,000 banks and finance-related institutions



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ADVANCED INFRASTRUCTURES

- Offers easy access via Metro Rail Transit (MRT), jeepneys, buses, and a well-connected road network
- Home to major landline providers PLDT and Globe, with teledensity well above the national average





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EXPAT-FRIENDLY

- Makati boasts well-established foreign support institutions as it is home to 46 embassies and 40 consulates
- Makati is home to the headquarters of international organizations such as the European Union (EU) and International Labour Organization (ILO), among others

Embassy of Malaysia



Embassy of Switzerland

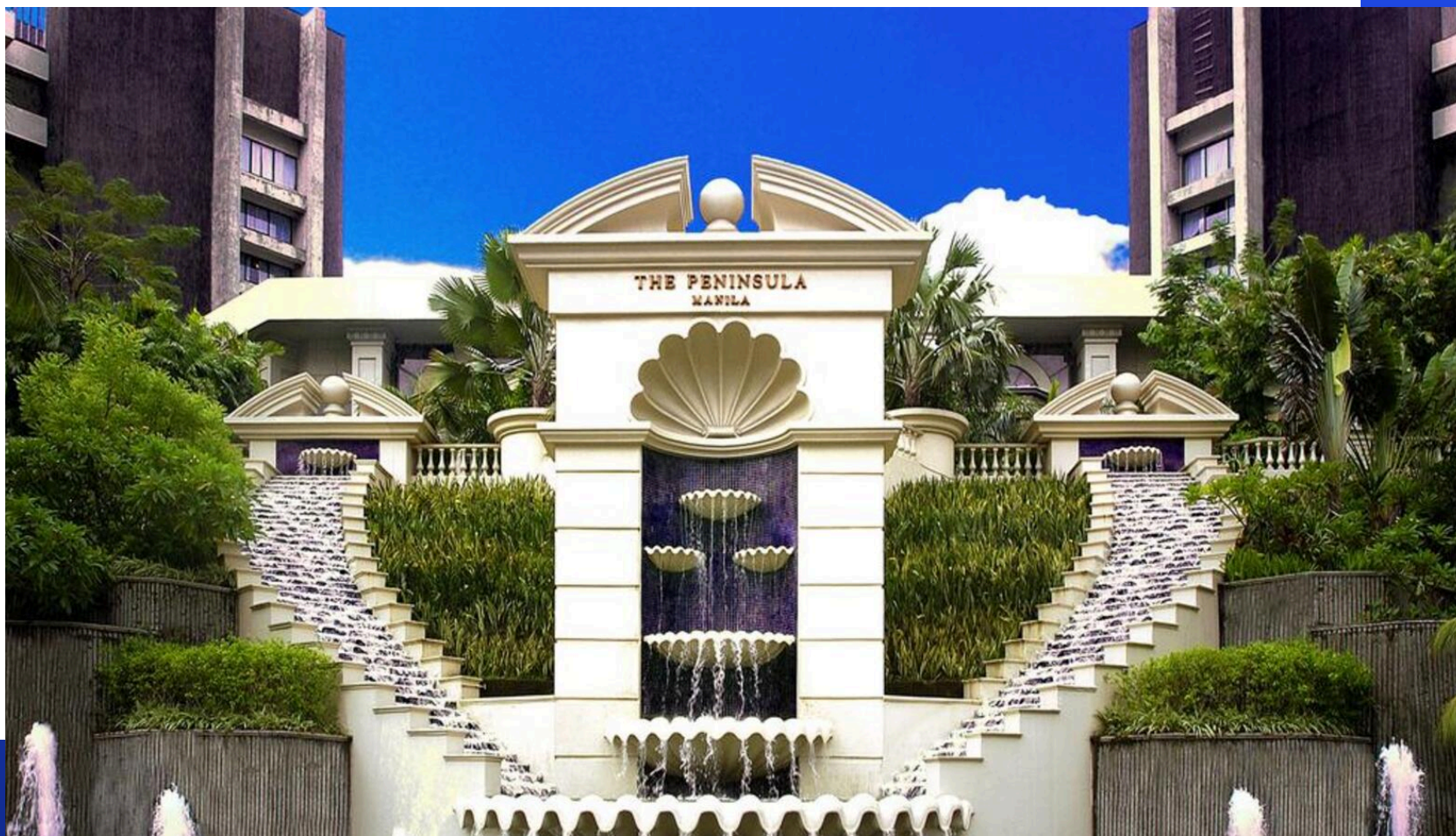




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FIRST-RATE FACILITIES

- The city boasts nearly 80 hotels, including luxury five-star establishments, over 40 shopping centers, and approximately 4,000 restaurants and bars
- President Gloria Macapagal-Arroyo officially recognized the city as a 'prime urban tourist destination' as part of the national 'Visit Philippines' tourism campaign in 2002





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ICT-READINESS

- Makati is the preferred location for IT firms due to its ICT-ready buildings that enable immediate operational startup
- At present, 41 IT buildings in the city are accredited by PEZA, among which are BPI Buendia Center, Burgundy Corporate Tower, Century City, Convergys IT Building, and The Paseo Center IT Center





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VICINITY MAP





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SITE DEVELOPMENT PLAN



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Lot Area: **1,675 sq.m.**

Total No. of Units: **408**

Total No. of Floors: **35**

Ready for occupancy





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TWO CENTRAL FLOOR PLANS



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7th Floor



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Unit J
1-Bedroom
65.80 sq. meter

Unit I
1-Bedroom
59.20 sq. meter

Unit A
1-Bedroom
65.80 sq. meter

Unit B
1-Bedroom
59.20 sq. meter

Unit H
1-Bedroom
62.20 sq. meter

Unit G
Studio
40.90 sq. meter

Unit F
Studio
40.90 sq. meter

Unit E
Studio
40.90 sq. meter

Unit D
Studio
40.90 sq. meter

Unit C
1-Bedroom
62.20 sq. meter



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THE PHILIPPINE GRAND ADDRESS OF SUCCESS
8th Floor Plan



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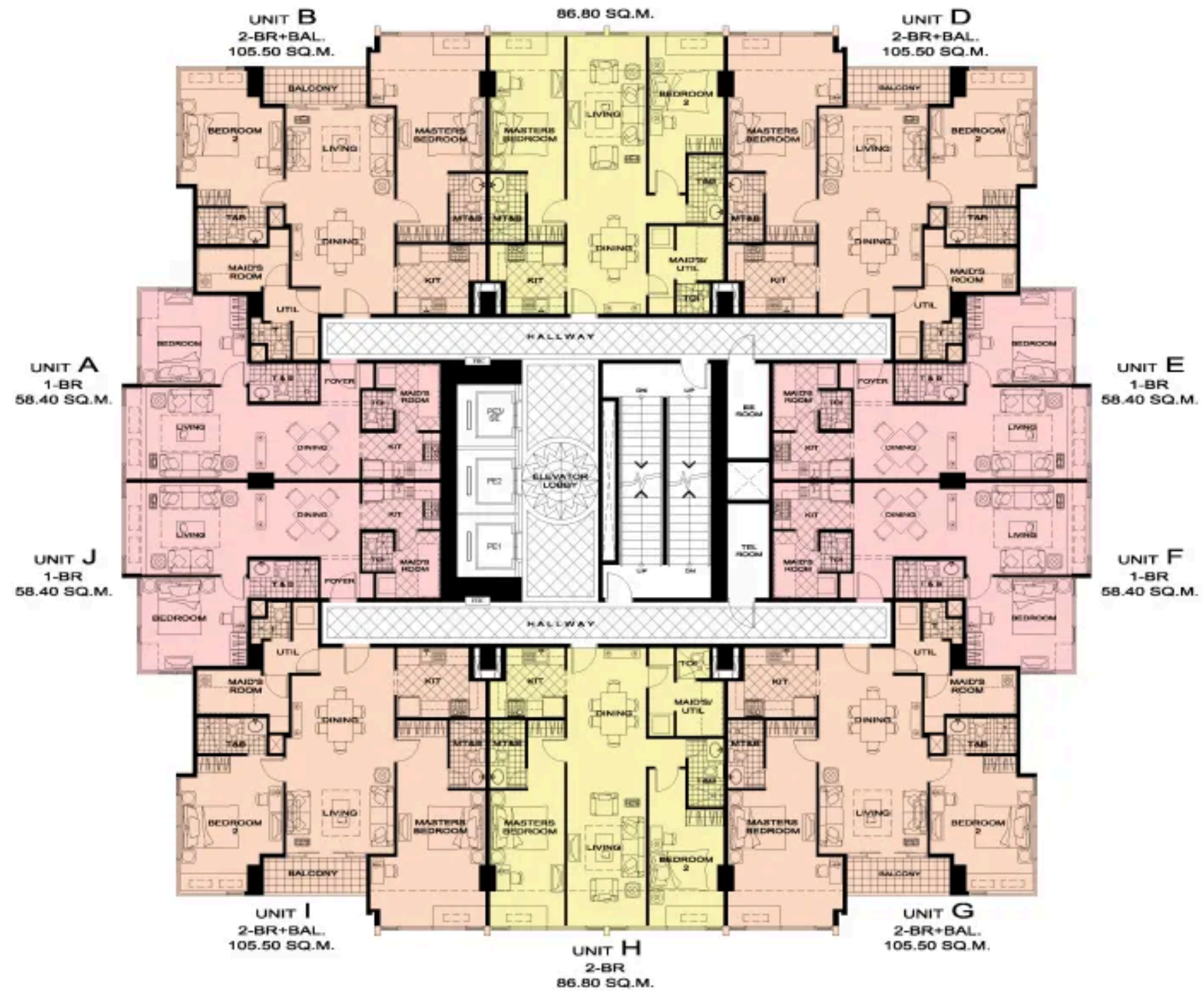
THE PHILIPPINES' GRAND ADDRESS OF SUCCESS
Typical 9th-32nd Floor Plan

All units are self-contained. The appliances and other details indicated in the plan are for illustrative purposes only and not included in the sale. Selling price is established principally on a per sq. meter basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chains are subject to change and may differ from actual deliverable conditions.





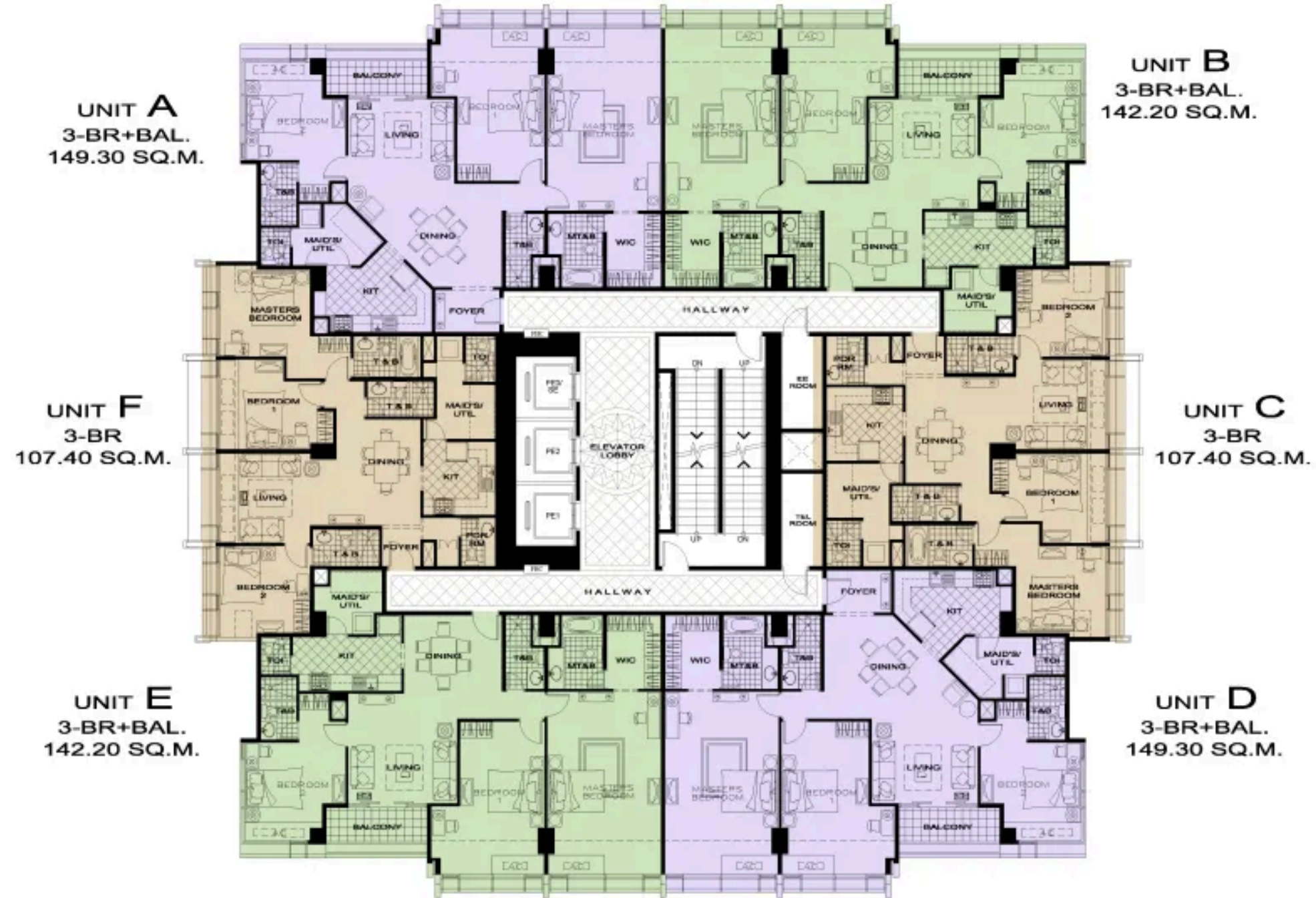
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33rd FLOOR PLAN



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35th FLOOR PLAN

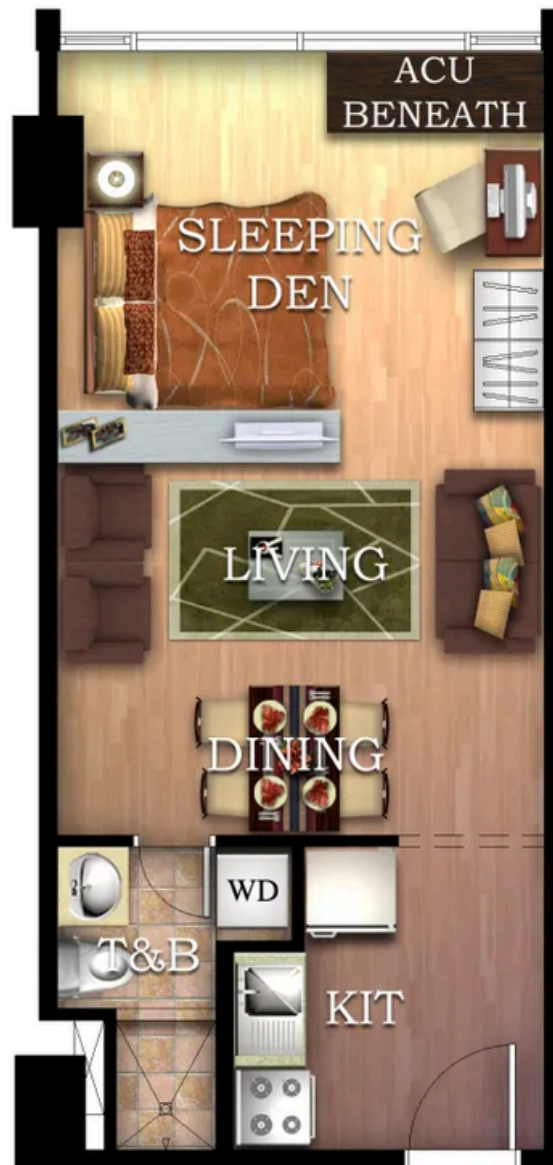


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TWO CENTRAL UNIT LAYOUTS



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THE PHILIPPINES' GRAND ADDRESS OF SUCCESS
7th Floor - Amenity Level
Unit C,D,E & F
Studio
Area= 40.90 Sq. Meter

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.



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THE PHILIPPINES' GRAND ADDRESS OF SUCCESS
7th Floor - Amenity Level
Unit A & H
1- Bedroom
Area= 59.20 Sq. Meter

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THE PHILIPPINES' GRAND ADDRESS OF SUCCESS

8th Floor
Unit D, E, F & G
Studio

Area= 40.90 Sq. Meter

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Two
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THE PHILIPPINES' GRAND ADDRESS OF SUCCESS

8th Floor
Unit C & H
1- Bedroom

Area= 62.20 Sq. Meter

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.



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THE PHILIPPINES' GRAND ADDRESS OF SUCCESS
Typical on 9th-32nd Floor
Unit C,D,E,F,K,L,M & N
Studio
Area= 40.90 Sq. Meter

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Two
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THE PHILIPPINES' GRAND ADDRESS OF SUCCESS
Typical on 9th- 32nd Floor
Unit A, H, I, & P
1- Bedroom
Area= 59.20 Sq. Meter

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.



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RECREATIONAL AMENITIES

Lap pool

Kiddie pool

Seating area

Play area

Changing rooms

Function rooms

Landscape

Garden



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CULINARY STATION

Four chef stations:

1. Pasta station
2. Sushi station
3. Pastry station
4. Kebab (Barbecue station)



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For inquiries, please email:

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