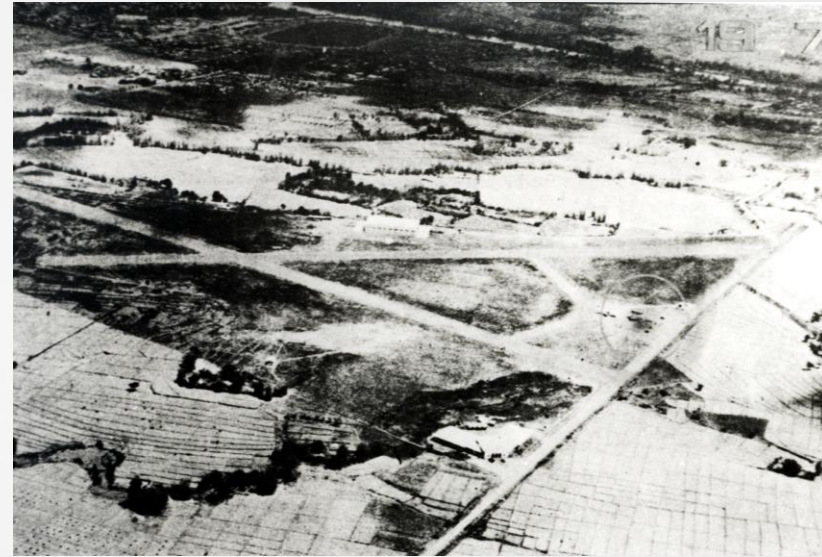
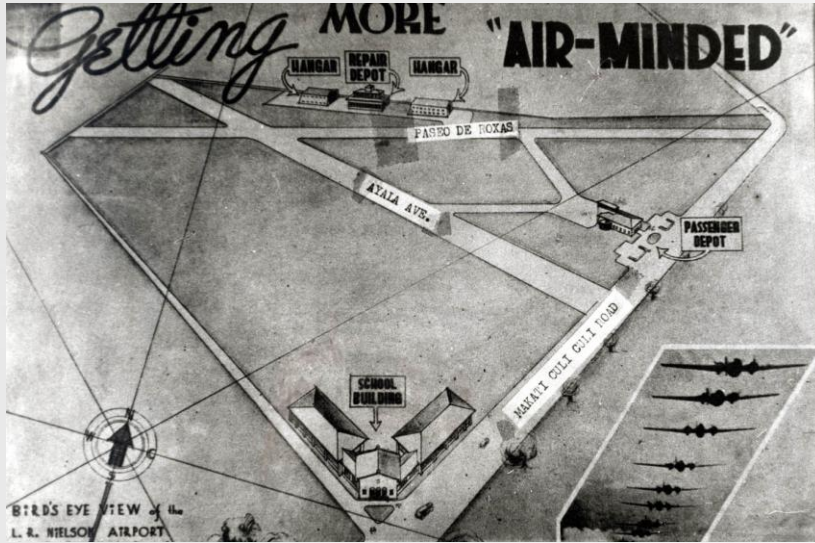


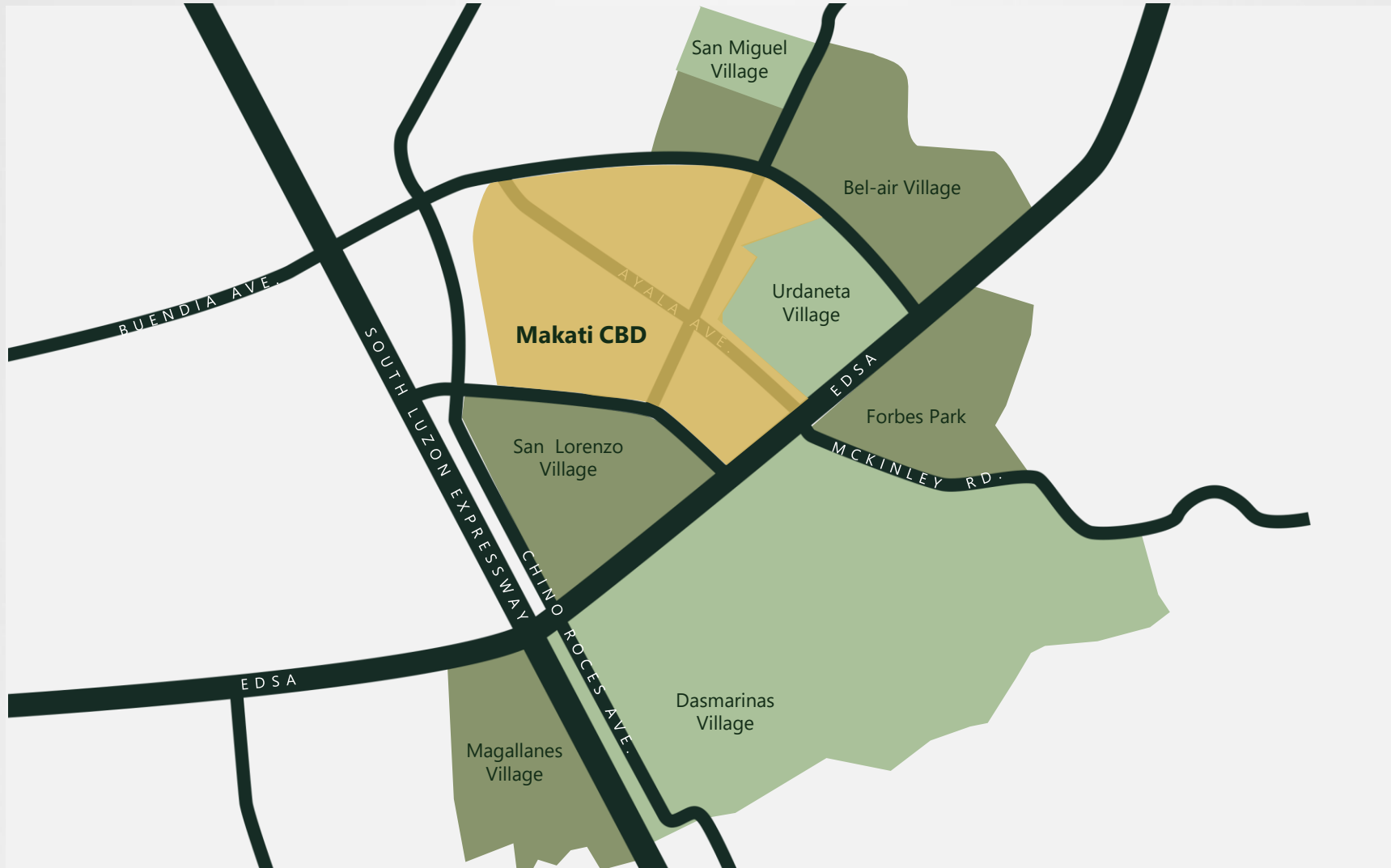
THE MAKATI OF YESTERDAY

MAKATI | 1930s



MAKATI | 1940s POST WORLD WAR II

Makati Masterplan Unveiled | Development Area: 950 has.



MAKATI | 1950s



Ayala Avenue, 1950

MAKATI | 1960s



Makati, 1960s



Makati Commercial Center, 1960s

MAKATI | 1970s



An aerial photograph of the Makati skyline in Manila, Philippines, taken during the "blue hour" of dusk. The sky is a mix of deep blues and purples with scattered white clouds. The city is densely packed with buildings of various heights. Several prominent skyscrapers are visible, including the One Makati building with its distinctive triangular top and the Landmark Tower. Many buildings have their lights on, reflecting the ambient light. In the foreground, lower-rise commercial and residential buildings are visible, along with some construction cranes. The overall scene conveys a sense of a vibrant, modern urban environment.

MAKATI | 2000s

MAKE IT
HAPPEN MAKE IT
MAKATI

10 years of
revitalization projects
since 2012

207k sqms retail GFA

549k sqms office GFA

7,400 residential units

1,300 hotel rooms

~P125B investments

MAKATI TODAY

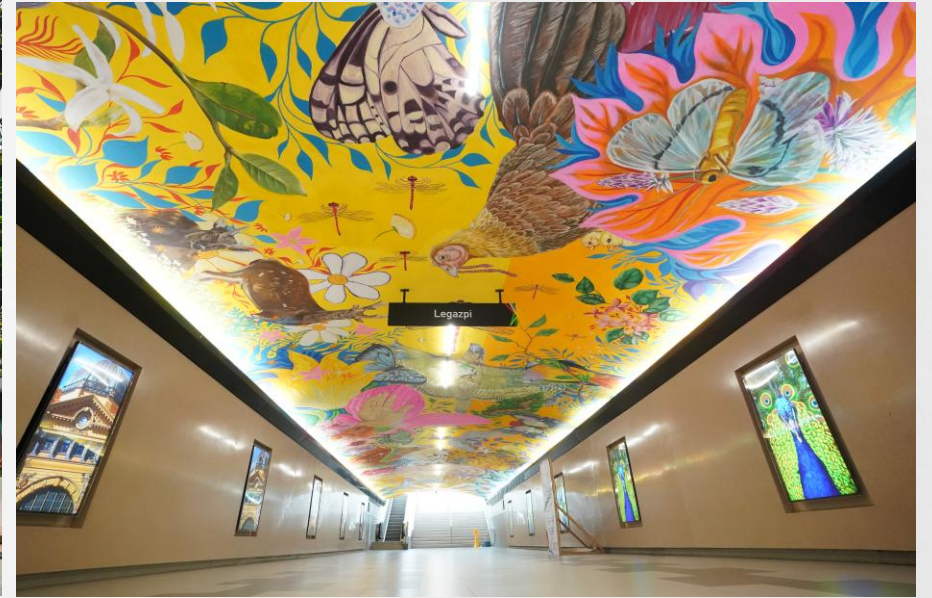
MAKATI TODAY

Improved Walkability and Connectivity



MAKATI TODAY

More civic spaces, park improvements, and arts



MAKATI TODAY

More civic spaces, park improvements, and arts



The Ayala Museum reopened on December 2021 after undergoing a 2-year renovation.

MAKATI TODAY

More civic spaces, park improvements, and arts

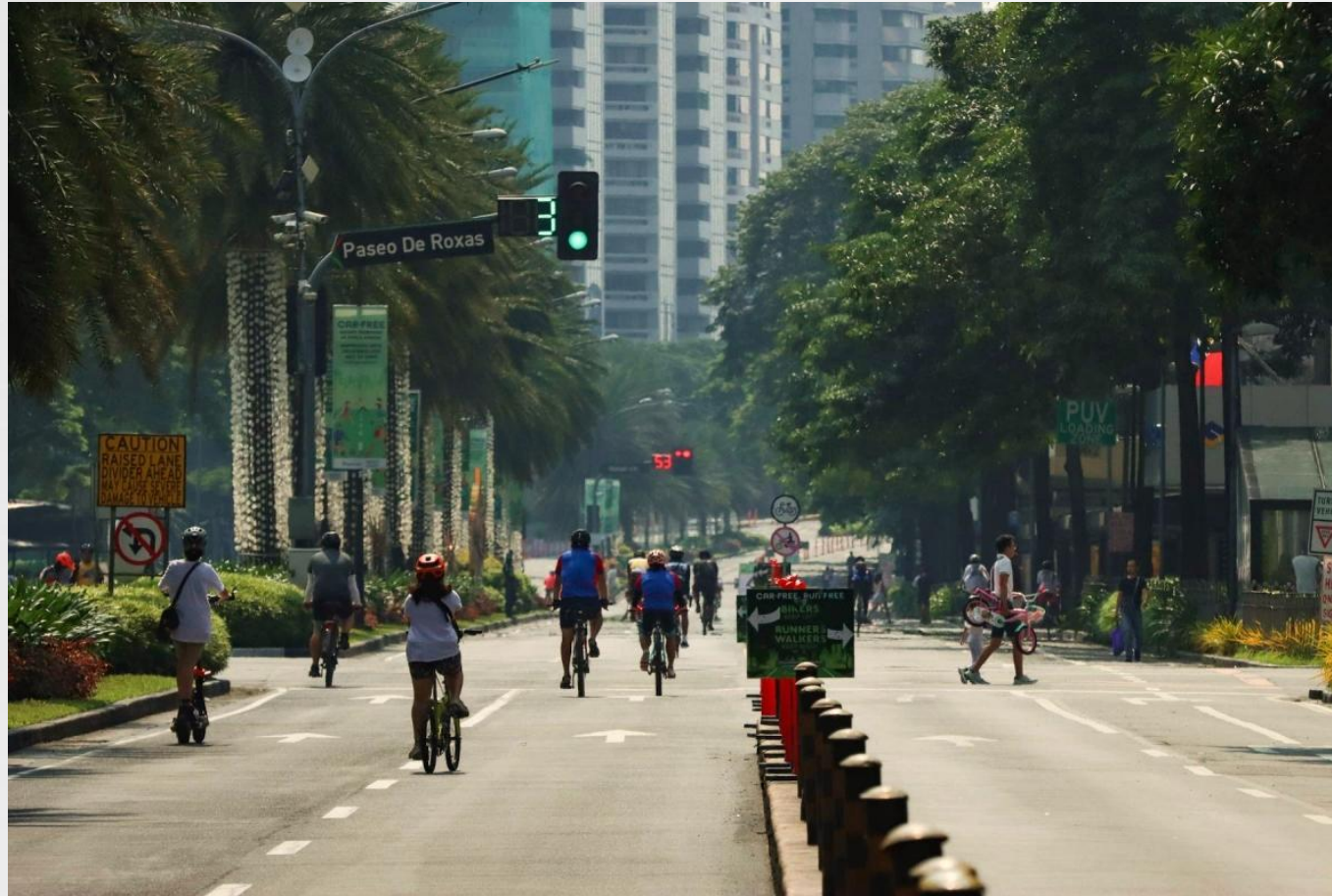
Washington SyCip Park (Legazpi Village) &
Jaime Velasquez Park (Salcedo Village)



Underwent improvements over the past few years

MAKATI TODAY

Car-Free Sundays



Ayala's Car-Free Sundays on Ayala Avenue was launched in September 2023, a collaboration between Ayala Land and the Makati Commercial Estates Association (MaCEA)

THE AYALA LIFE

Art in the Park, Weekend Markets, Exciting Restaurants and Wellness-centered Experiences

Legazpi Sunday Market



Sunspace Makati



Art Walk



Salcedo Saturday Market



Art in the Park



ARCHIVES
d'homme et femme

THE AYALA LIFE

Art in the Park, Weekend Markets, Exciting Restaurants and Wellness-centered Experiences

Sugi



Blackbird at the Nielsen



Tsumura



Yardstick Coffee



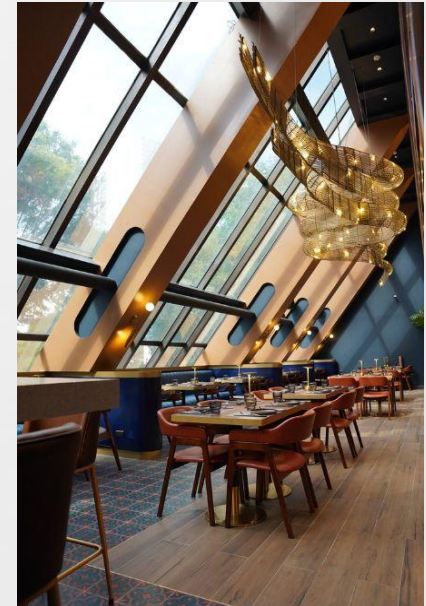
Mansion Sports Bar
& Lounge



Helm



The Penthouse 8747



Oak & Smoke

THE MAKATI OF TOMORROW

MAKATI: A CITY OF CHANGEMAKERS

Strategic and high-level initiatives that will catalyze redevelopment in the CBD and expand growth of Makati

01 INCREASE CONNECTIVITY & ACCESSIBILITY



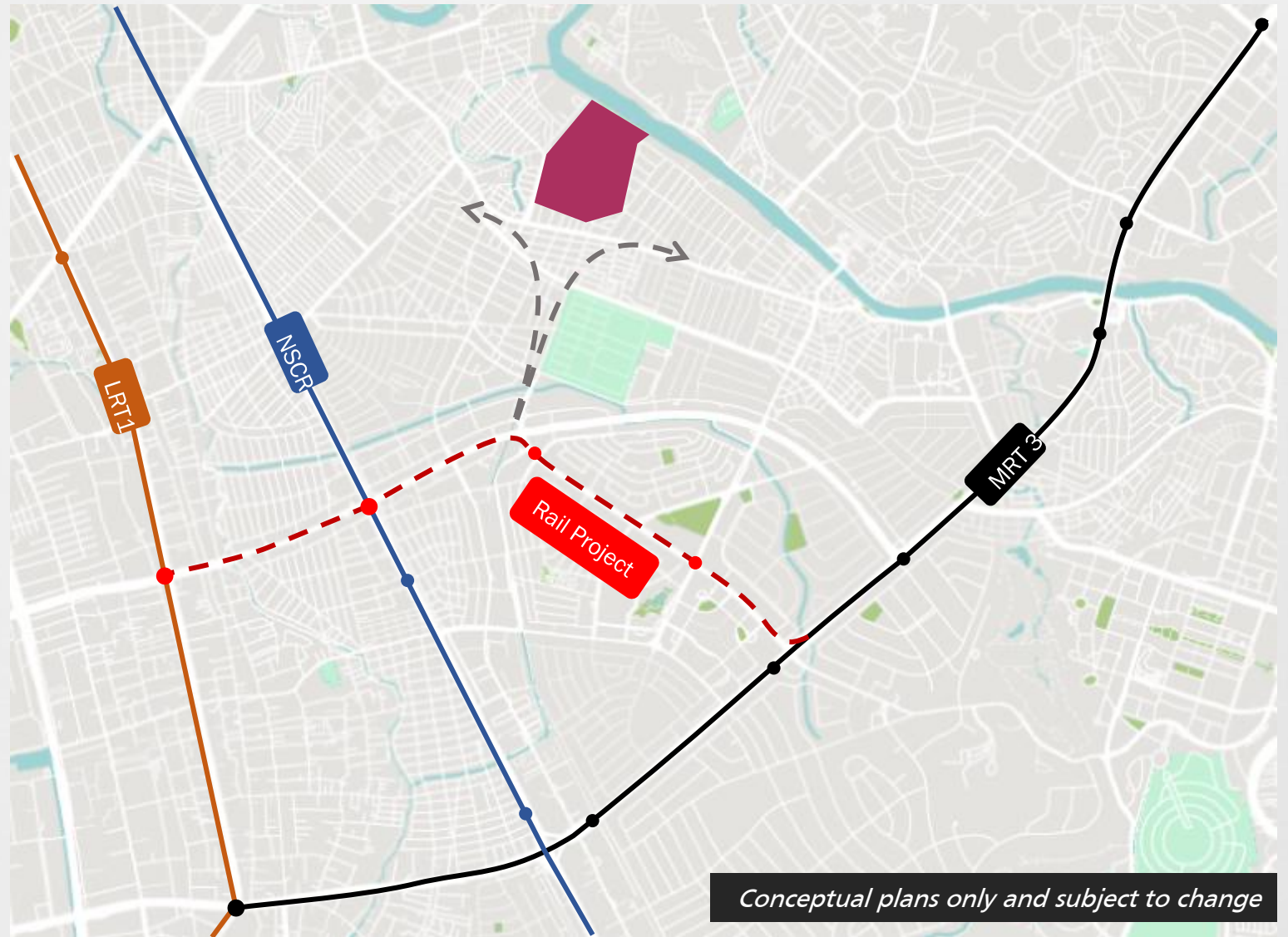
02 SPUR MIXED-USE REDEVELOPMENT



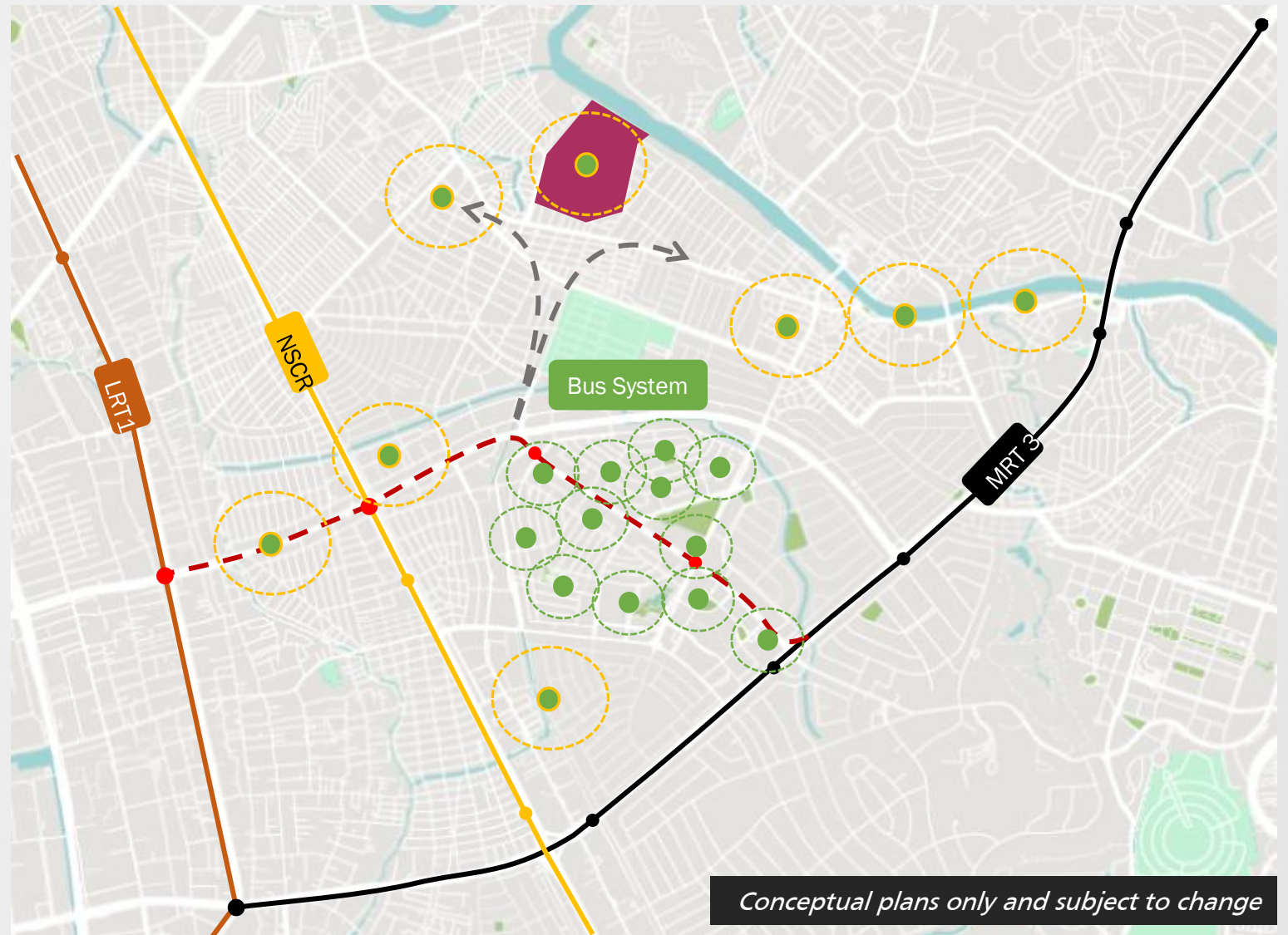
03 GREENING THE PUBLIC REALM



INCREASE CONNECTIVITY &
ACCESSIBILITY (MAJOR RAIL PROJECT)



INCREASE CONNECTIVITY &
ACCESSIBILITY (BUS SYSTEM)



SPUR MIXED-USE REDEVELOPMENT



FULLY MIXED-USE BUILDINGS ACROSS THE CBD

BREEZEWAYS AND CIVIC SPACES

ACTIVE RETAIL ON ALL GROUND FLOOR SPACES

TRANSIT-ORIENTED DEVELOPMENTS



FAÇADE AND PARK | GLORIETTA 3

Target Completion by 2026



**All images are artists' perspectives and only for illustration purposes*

FAÇADE AND PARK | GLORIETTA 3

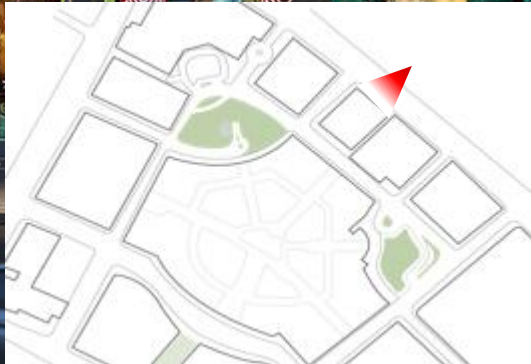
Target Completion by 2026



**All images are artists' perspectives and only for illustration purposes*

FAÇADE | GRAND MALL

Target Completion by 2026



**All images are artists' perspectives and only for illustration purposes*

FAÇADE AND PARK | GLORIETTA 4

Target Completion by 2026



**All images are artists' perspectives and only for illustration purposes*

INTERIOR | GLORIETTA 4 HALLWAY TO AYALA AVE.

Target Completion by 2026



**All images are artists' perspectives and only for illustration purposes*

INTERIOR | GLORIETTA 4 GRAND MALL ENTRY

Target Completion by 2026



**All images are artists' perspectives and only for illustration purposes*

INTERIOR | GLORIETTA 4 ENTERTAINMENT ZONE

Target Completion by 2026



**All images are artists' perspectives and only for illustration purposes*

INTERIOR | GLORIETTA 2 HALLWAY TO LANDMARK

Target Completion by 2026



**All images are artists' perspectives and only for illustration purposes*

FAÇADE | ONE AYALA HOTEL

Target Completion by 2026



**All images are artists' perspectives and only for illustration purposes*

INTERIOR | GREENBELT 2 MAIN LOBBY (ESPERANZA ENTRANCE)

Target Completion by October 2025



**All images are artists' perspectives and only for illustration purposes*

FAÇADE | GREENBELT 2

ESPERANZA FROM GREENBELT DR. COR.

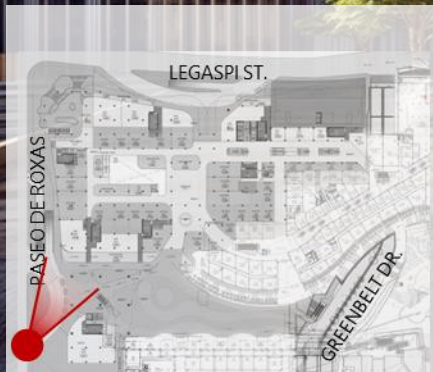
Target Completion by October 2025



**All images are artists' perspectives and only for illustration purposes*

FAÇADE | PASEO DE ROXAS FROM ESPERANZA CORNER

Target Completion by 2028



**All images are artists' perspectives and only for illustration purposes*

FAÇADE | PASEO DE ROXAS FROM LEGAZPI CORNER

Target Completion by 2028



**All images are artists' perspectives and only for illustration purposes*

FAÇADE | PASEO DE ROXAS FROM AIM

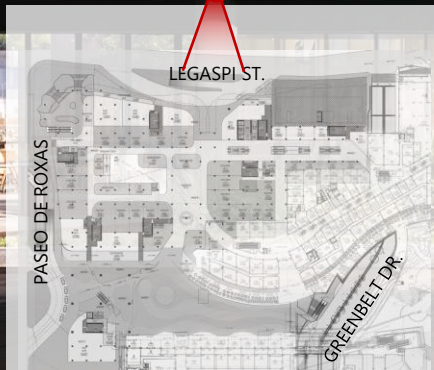
Target Completion by 2028



**All images are artists' perspectives and only for illustration purposes*

FAÇADE | FROM LEGAZPI STREET

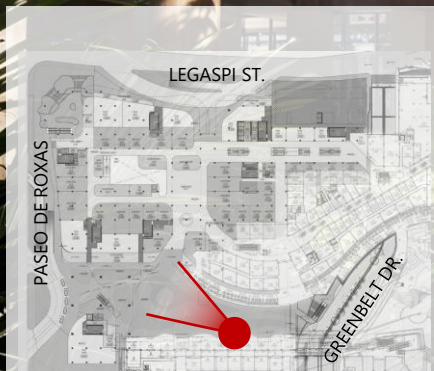
Target Completion by 2028



**All images are artists' perspectives and only for illustration purposes*

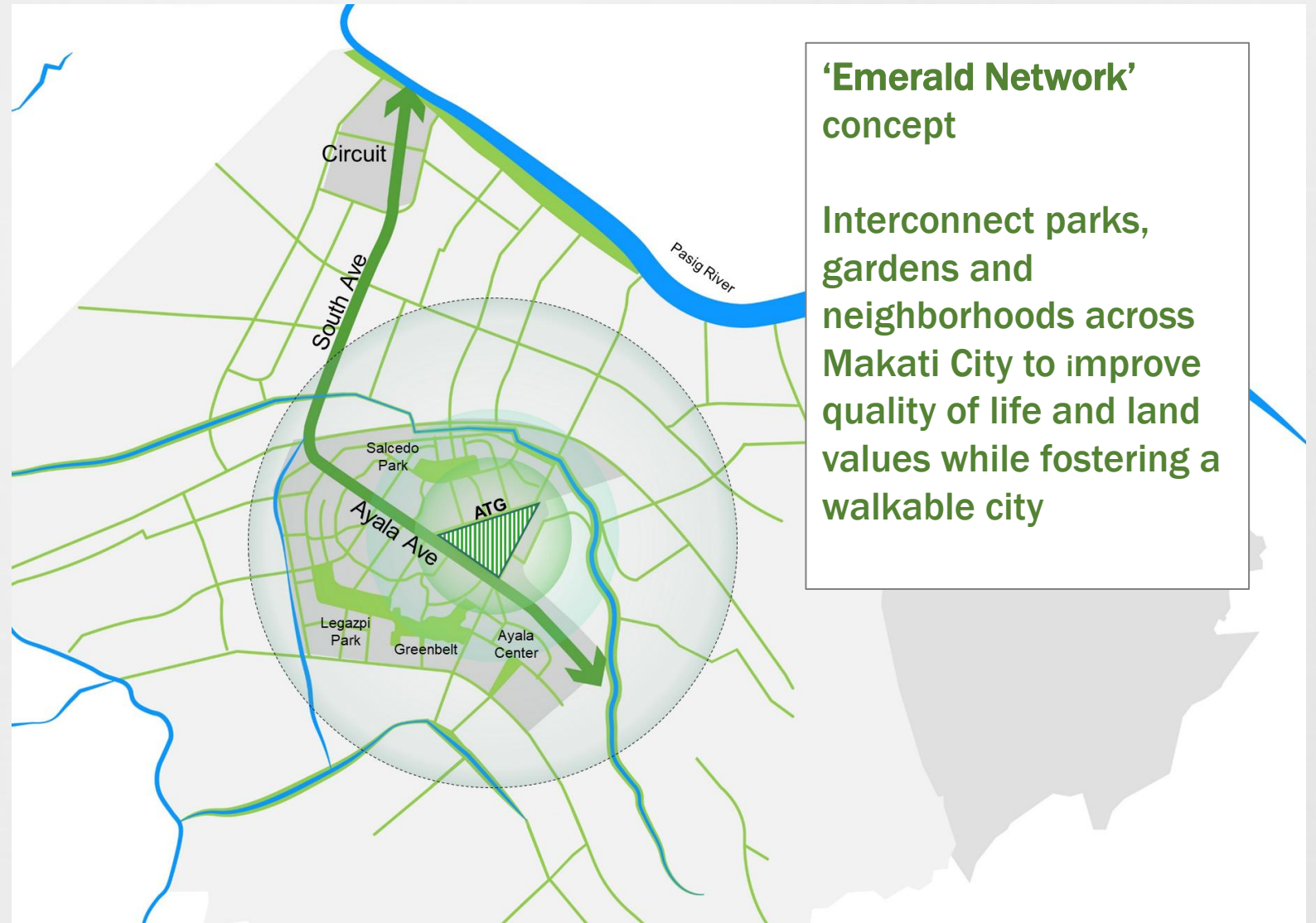
FAÇADE | GARDEN FACING

Target Completion by 2028



**All images are artists' perspectives and only for illustration purposes*

GREENING THE PUBLIC REALM



'Emerald Network' concept

Interconnect parks,
gardens and
neighborhoods across
Makati City to improve
quality of life and land
values while fostering a
walkable city

An aerial perspective rendering of the Ayala Triangle Gardens Phase 1 project. The image shows a large, rectangular building with a blue roof and a curved facade, situated at the top of the frame. To its left is a smaller, white, rectangular building. The foreground is dominated by a large, green lawn area, which is interspersed with numerous trees of various species, including palm trees. A network of light-colored paved paths winds through the lawn. In the bottom left corner, there is a small, rectangular, light-colored structure. The overall scene is a lush, green urban landscape.

PHASE 1 GREAT LAWN & FOREST PLAY

AYALA TRIANGLE GARDENS
ARTIST'S RENDERING



MAKE IT
HAPPEN-MAKE IT
MAKATI

WHAT'S
COMING HERE?

TAKE A GUESS! CAN YOU
FIGURE OUT WHAT WILL SOON
TAKE OVER THIS SPOT?

HINT: WHEN IT CRIES, IT
SOUNDS LIKE A ROAR

STAY TUNED

AYALA TRIANGLE GARDENS

ACTUAL PHOTO



ARTIST'S RENDERING



PHASE 2 GREAT LAWN & PRACTICE SPACE

ARTIST'S RENDERING

PHASE 2 GREAT LAWN & PRACTICE SPACE



ARTIST'S RENDERING

PHASE 4 RETAIL CORNER GARDEN



ARTIST'S RENDERING

PHASE 4 RETAIL CORNER GARDEN



ARTIST'S RENDERING

EMERALD NETWORK



ARTIST'S RENDERING

EMERALD NETWORK



ARTIST'S RENDERING

EMERALD NETWORK



ARTIST'S RENDERING

LOOKING FORWARD TO THE
NEXT 25 YEARS

AYALA LAND CONTINUES
TO ACCELERATE CHANGE
IN MAKATI





A LEGACY CONTINUED

A LEGACY CONTINUED

ALP Projects in Makati

1950s to 1960s

Forbes Park
Bel-Air Village
Dasmaringas Village
Salcedo Village



1997

One Roxas Triangle



2003

The Residences at Greenbelt



2012

Garden Towers



2016

Park Central Towers



1990

One Salcedo Place



2001

One Legazpi Park



2009

Park Terraces



2013

Two Roxas Triangle



2023

Park Villas

PARK CENTRAL TOWERS

CURATED LIVING IN MAKATI'S GARDEN DISTRICT

LATEST ALP PROJECTS IN MAKATI



An aerial view of a modern city skyline at sunset. A prominent skyscraper with a curved, glass facade and many lit windows stands out in the center. To its left is another tall building with a more angular design. The foreground shows a mix of greenery, including palm trees, and lower-rise buildings. A road with cars is visible in the lower center. The sky is filled with soft, golden light from the setting sun, with some clouds catching the light.

PARK VILLAS

A rare address

An expansive 610 sqm four-bedroom villa

An exclusive living experience

LATEST ALP PROJECTS IN MAKATI

LAUREAN

RESIDENCES

AT THE HEART OF EVER-EVOLVING MAKATI

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



SALCEDO
VILLAGE

JAIME C.
VELASQUEZ
PARK

PARK CENTRAL
TOWERS

ROXAS TRIANGLE
TOWERS

BEL - AIR
VILLAGE

JUPITER

ZUELLIG
BUILDING

TOWER TWO

MANDARIN
ORIENTAL HOTEL

PARK VILLAS

TOWER ONE AND
EXCHANGE PLAZA

AYALA
TRIANGLE
GARDENS

MAKATI STOCK
EXCHANGE

URDANETA
VILLAGE

THE
PENINSULA
MANILA

DELA ROSA STREET

LEGAZPI STREET

LEGAZPI
ACTIVE
PARK

WASHINGTON
SYCIP PARK

ASIAN INSTITUTE
OF MANAGEMENT

AYALA
MUSEUM

SHANGRI-LA
MAKATI

GREENBELT

THE RESIDENCES AT
GREENBELT

AYALA
CENTER

GLORIETTA

THE ASCOTT
MAKATI

ONE AYALA*

GARDEN TOWERS

PARK TERRACES

FAIRMONT HOTEL
AND RAFFLES
RESIDENCES

NEW WORLD
MAKATI HOTEL

FORBES
PARK

SAN LORENZO
VILLAGE

N

ANTONIO ARNAIZ AVENUE

EDSA

H.V. DELA COSTA

MAKATI AVENUE

SENATOR GIL PUYAT AVENUE

PASEO DE ROXAS

AYALA AVENUE



SALCEDO
VILLAGE

JAIME C. VELASQUEZ PARK

PARK CENTRAL
TOWERS

ROXAS
TO

ZUELLIG
BUILDING

TOWER TWO

MANDARIN
ORIENTAL HOTEL

PARK VILLAS

DELA ROSA
SQUARE

LAUREAN
RESIDENCES

PARK

BPI HQ

CIVIC
SPACE

TOWER ONE AND
EXCHANGE PLAZA

AYALA
TRIANGLE
GARDENS

MAKATI STOCK
EXCHANGE

THE
PENINSULA
MANILA

URD
VIL

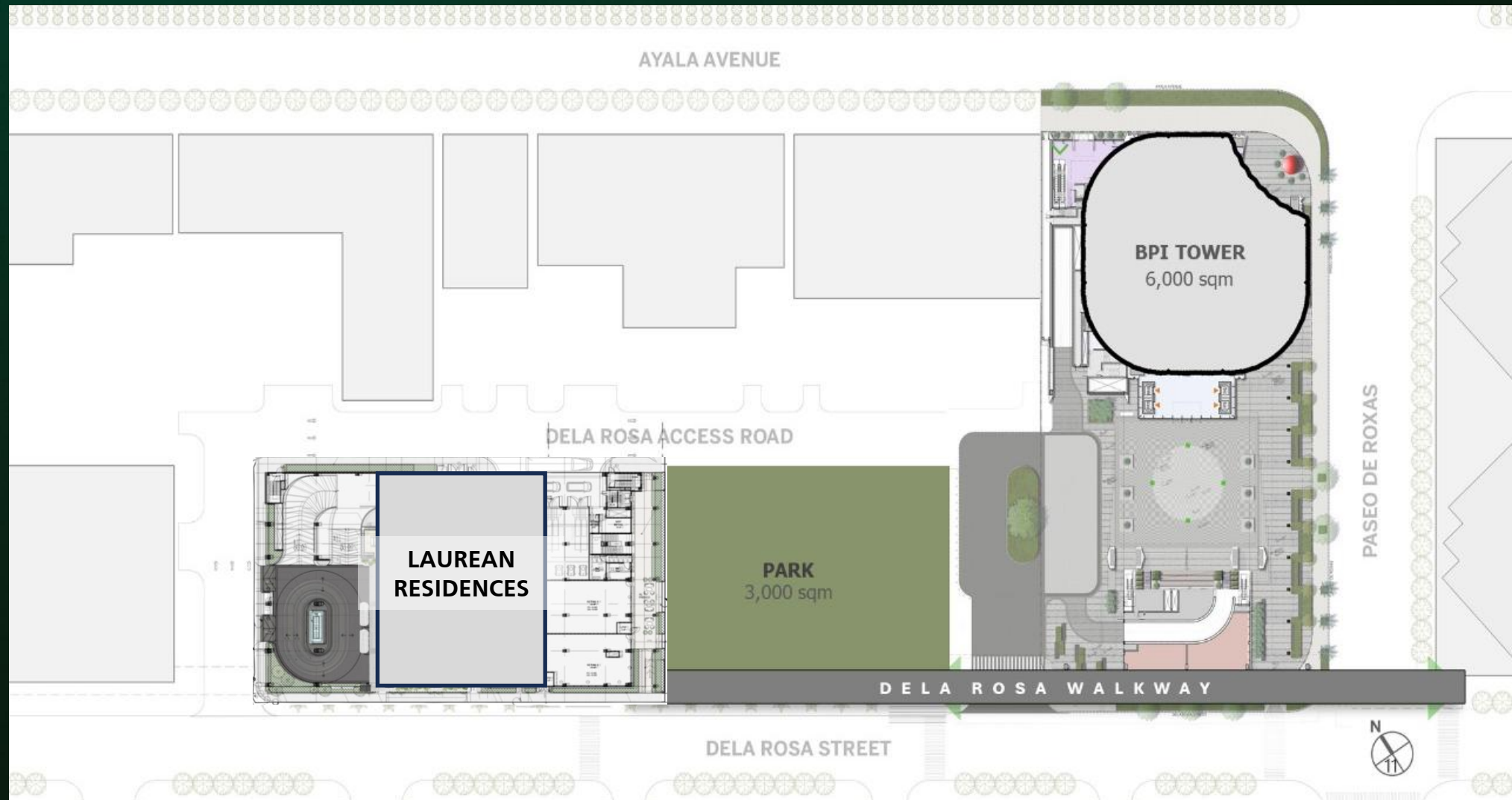
AYALA AVENUE

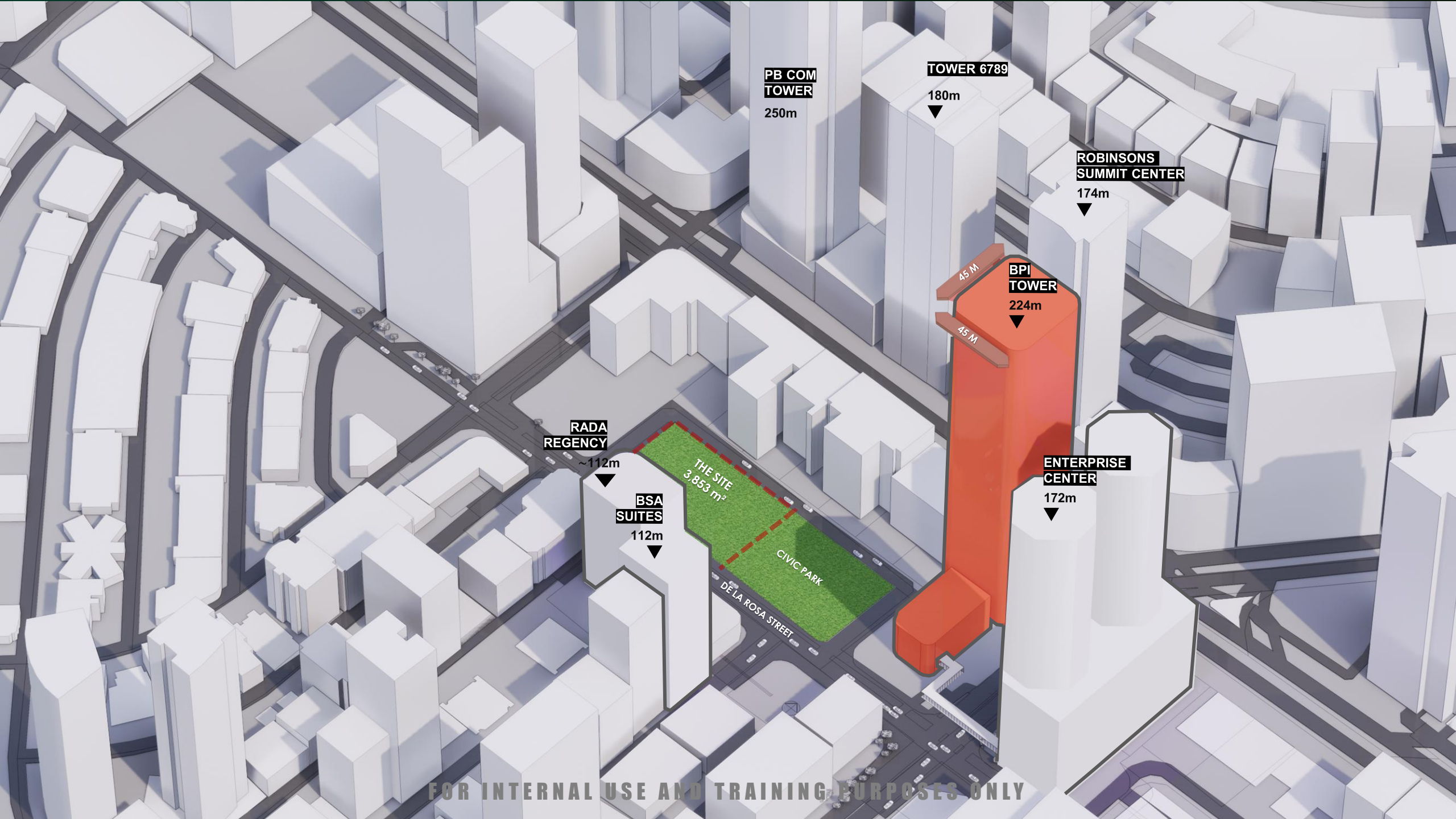
DELA ROSA STREET

LEGAZPI STREET

LEGAZPI ACTIVE
PARK

WASHINGTON SYCIP PARK





PB COM
TOWER
250m

TOWER 6789
180m

ROBINSONS
SUMMIT CENTER
174m

45 M
BPI
TOWER
224m
45 M

RADA
REGENCY
~112m

BSA
SUITES
112m

ENTERPRISE
CENTER
172m

THE SITE
3,853 m²

CIVIC PARK

DE LA ROSA STREET

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



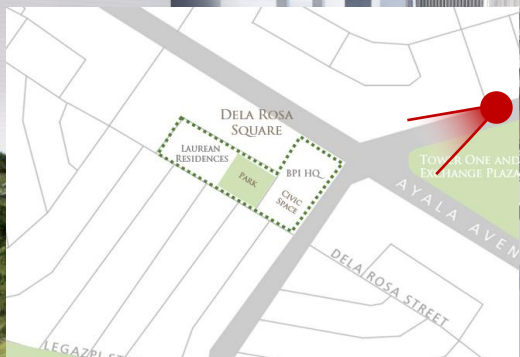
LAUREAN
RESIDENCES

BPI HQ
ESTIMATED
COMPLETION: Q4 2028

PARK
ESTIMATED
COMPLETION: Q4 2028

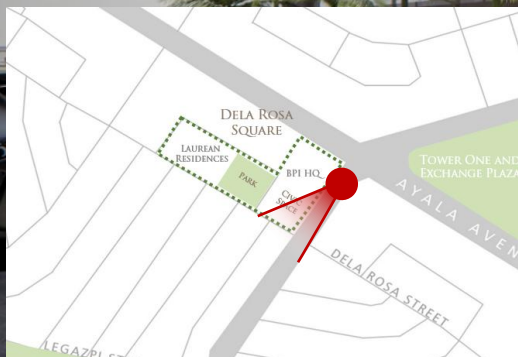
DELA ROSA SQUARE

BPI HQ | FROM AYALA TRIANGLE GARDENS



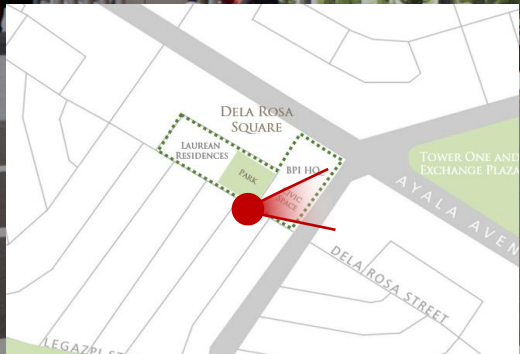
FOR INTERNAL USE AND TRAINING PURPOSES ONLY

BPI HQ | FROM PASEO DE ROXAS



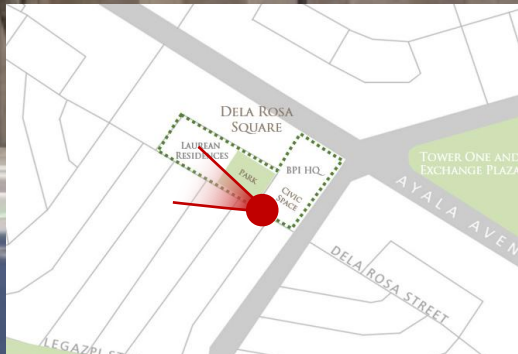
FOR INTERNAL USE AND TRAINING PURPOSES ONLY

BPI HQ | FROM DELA ROSA ST.



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

ELEVATED WALKWAY | ALONG DELA ROSA ST.



**All images are artists' perspectives and only for illustration purposes*

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

PARK WITHIN DELA ROSA SQUARE

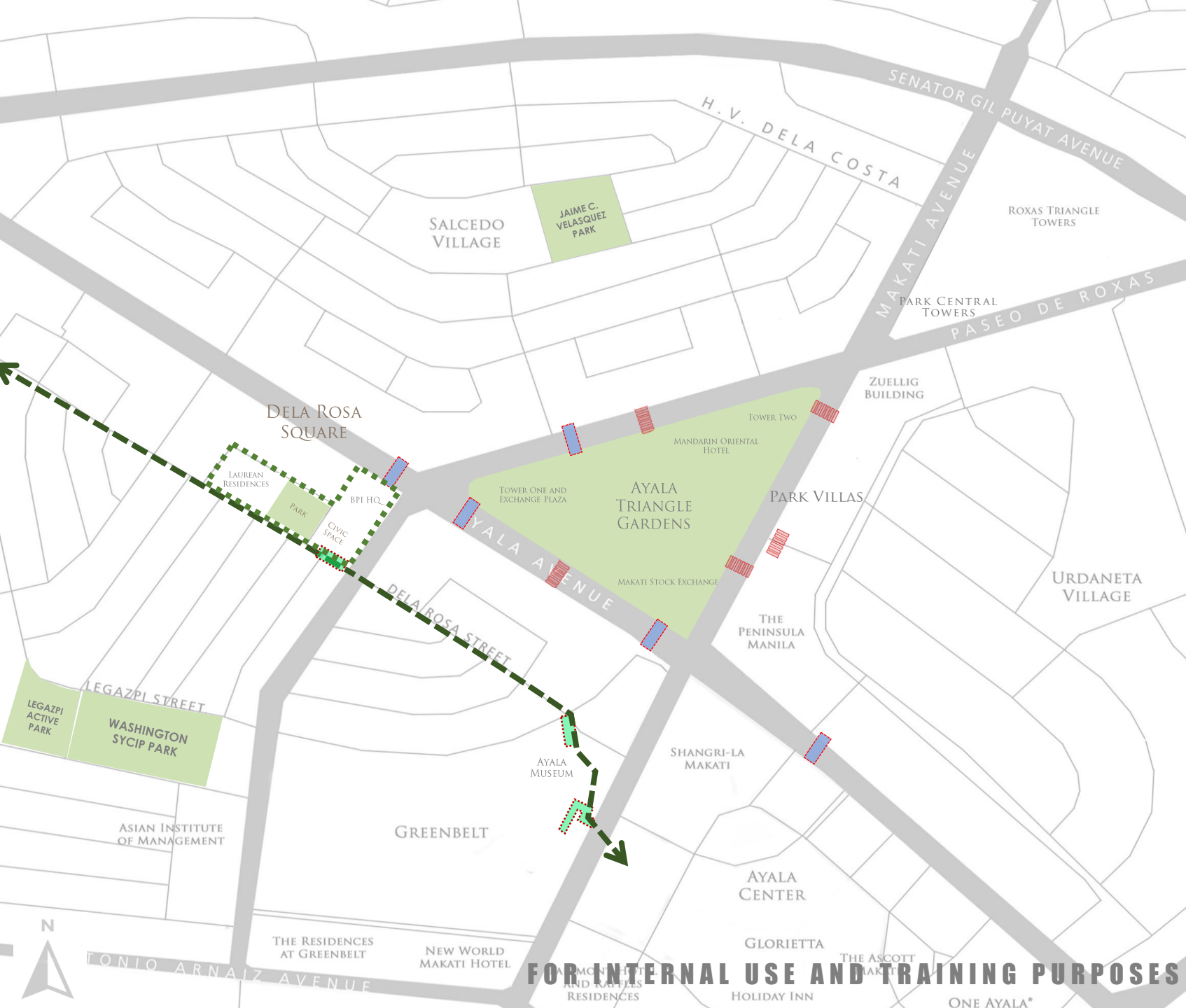


FOR INTERNAL USE AND TRAINING PURPOSES ONLY

DELA ROSA SQUARE

+ A 1.3-HA DISTRICT
ENVISIONED AS A LIVE-WORK-
PLAY COMMUNITY

+ A REVITALIZED PEDESTRIAN
ENVIRONMENT CONNECTED TO
SEVERAL PARKS



 ELEVATED WALKWAY

 UNDERPASS

 PEDESTRIAN CROSSING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

AT THE HEART OF MAKATI

PARKS & GREEN SPACES

Park within Dela Rosa Square | 0.1km
Legazpi Active Park | 0.4km
Washington Sycip Park | 0.4km
Ayala Triangle Gardens | 0.5km
Greenbelt Park | 0.5km
Jaime Velasquez Park | 0.6km

SHOPPING & RETAIL

Greenbelt | 0.4km
Glorietta | 0.8km
SM Makati | 1km
Ayala Malls Circuit Makati | 1.7km
Powerplant Mall | 2km

MEDICAL & HEALTH FACILITIES

Makati Medical Center | 0.6km
St. Luke's Medical Center – BGC | 3.1km

SCHOOLS AND EDUCATIONAL INSTITUTIONS

Asian Institute of Management | 0.5km
Assumption College San Lorenzo | 1.1km
Colegio San Agustin Makati | 1.6km
Don Bosco Technical Institute Makati | 1km

HOTEL AND LEISURE

Makati Sports Club | 0.4km
New World Makati Hotel | 0.7km
The Peninsula Manila | 0.7km
Makati Shangri-la | 0.7km
Fairmont Makati | 0.8km
Raffles Makati | 0.8km
Manila Golf and Country Club | 2.2km
Manila Polo Club | 2.5km

LAUREAN

RESIDENCES

DESIGNED FOR THE URBAN DWELLER

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



DEVELOPMENT SUMMARY

Land Area	3,853 sqm
Total No. of Floors	70 floors
No. of units	388 units
Units per floor	4 – 9
Unit type	Suite, 2BR, 3BR, 4BR Bi-Level
Unit size	Suite (75 – 87 sqm) 2BR (133 – 157 sqm) 3BR (204 – 253 sqm) 4BR (402 sqm)

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

HBDESIGN
ARCHITECTURAL CONSULTANT



JOYCE WANG STUDIO
INTERIOR DESIGN CONSULTANT



LANDSCAPE
TECTONIX
LANDSCAPE CONSULTANT



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

HBDESIGN

hbdesign.biz

JOYCE WANG
STUDIO

joycewangstudio.com

LANDSCAPE
TECTONIX

landscape-tectonix.com

aidea

aidea.co

PXP
DESIGN | WORKSHOP

[IG: PXP Design | Workshop](#)

 **inspira**
inspire. innovate. imprint. design

[FB: Inspira Design Core Inc.](#)

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

HBDESIGN
ARCHITECTURAL CONSULTANT



185 Rajadamri



Chee Hoon House



Marvel Edge



President Place



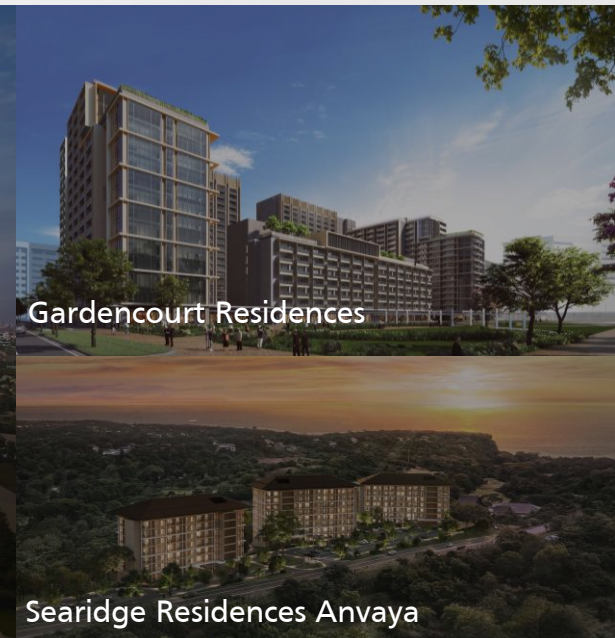
The River



Whitehouse Park



Parklinks North and South Towers



Gardencourt Residences

Searidge Residences Anvaya

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



Tower Exterior | Artist's Rendering



Tower Exterior | Artist's Rendering

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

 AyalaLand HBDESIGN



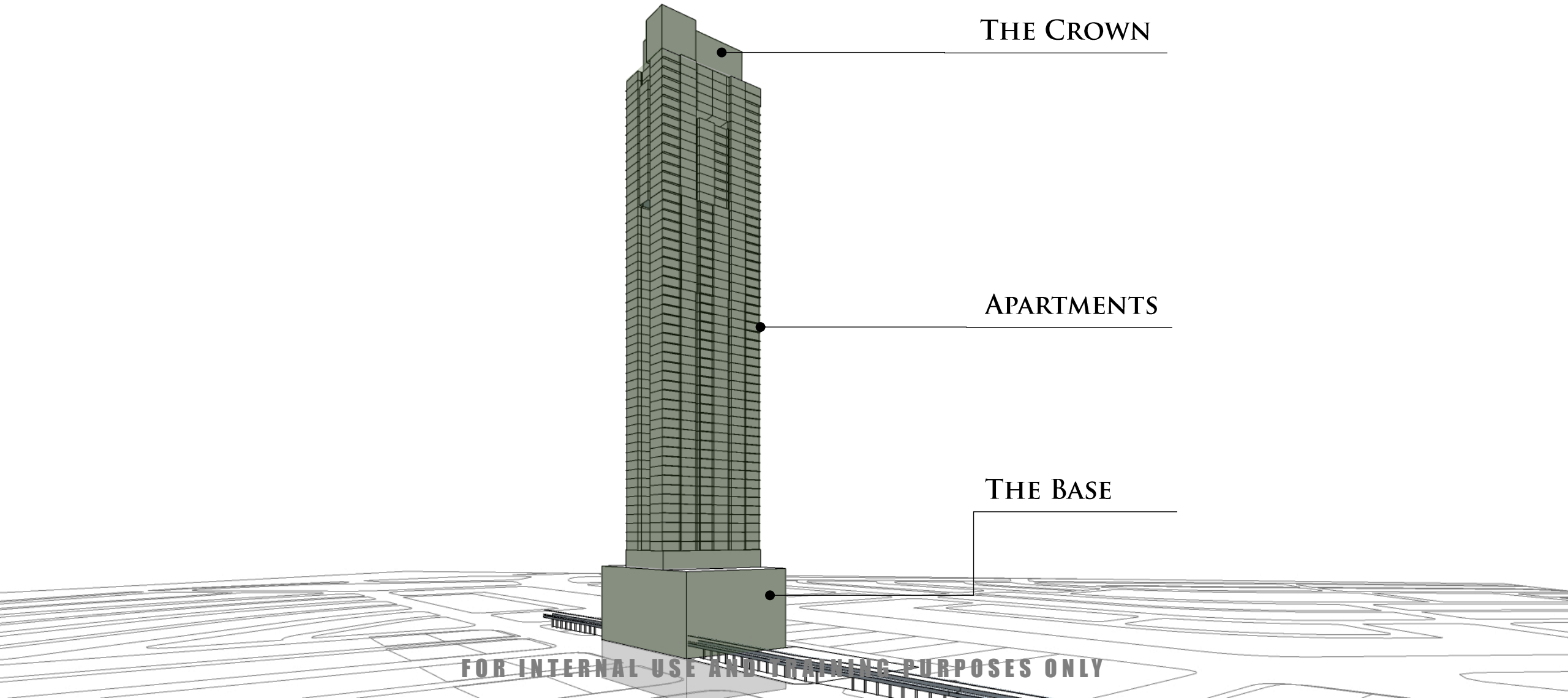
FOR INTERNAL USE AND TRAINING PURPOSES ONLY

Tower Exterior | Artist's Rendering

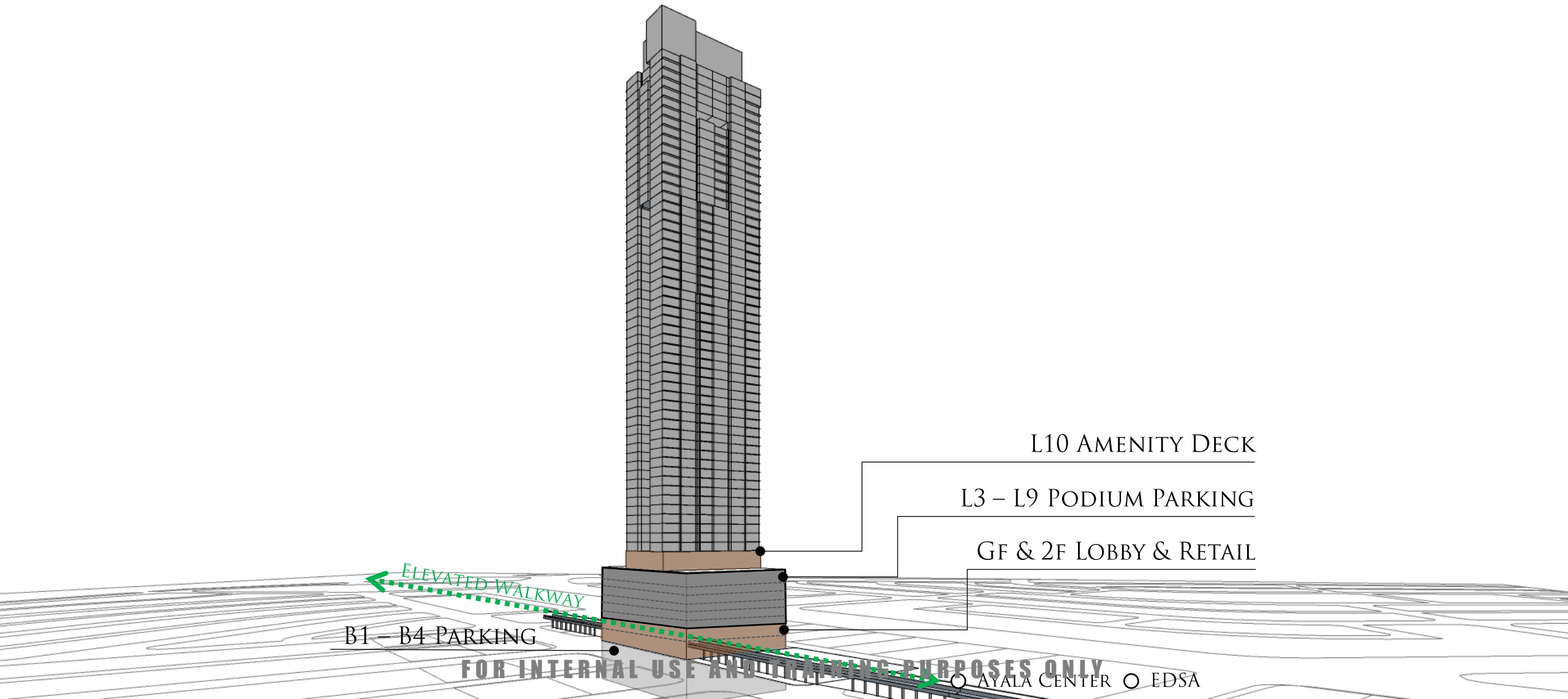
FLOORPLATE

AMENITIES & RESIDENTIAL FLOORS

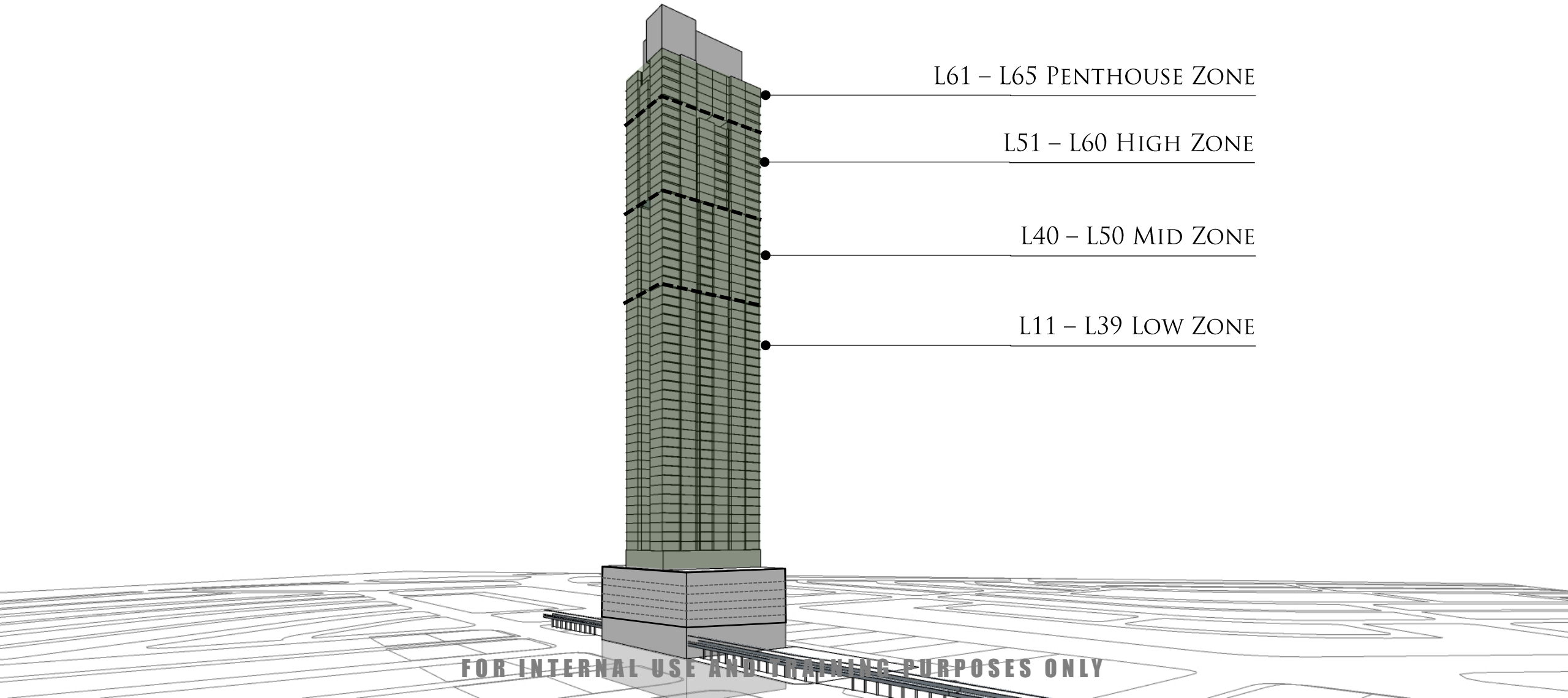
BUILDING PROGRAM



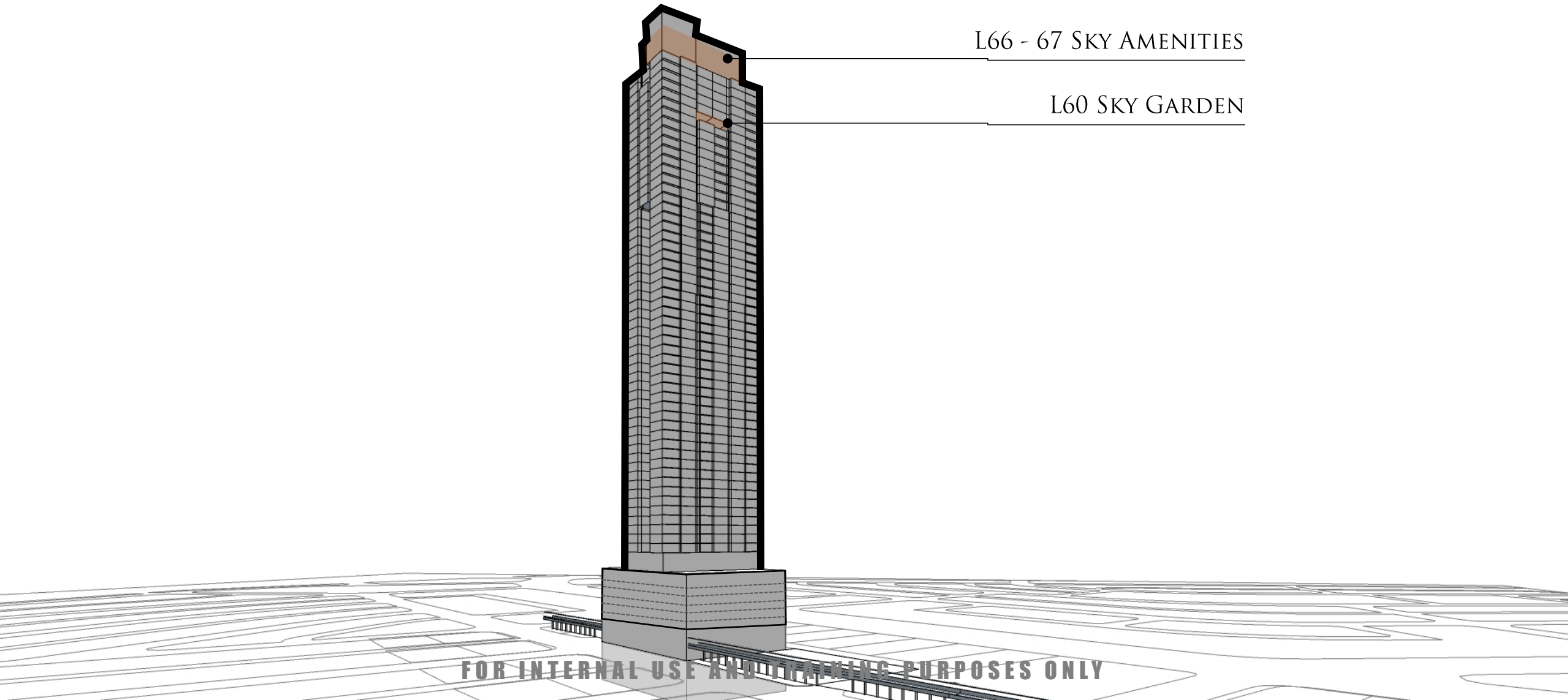
BUILDING PROGRAM



BUILDING PROGRAM



BUILDING PROGRAM



L66 - 67 SKY AMENITIES

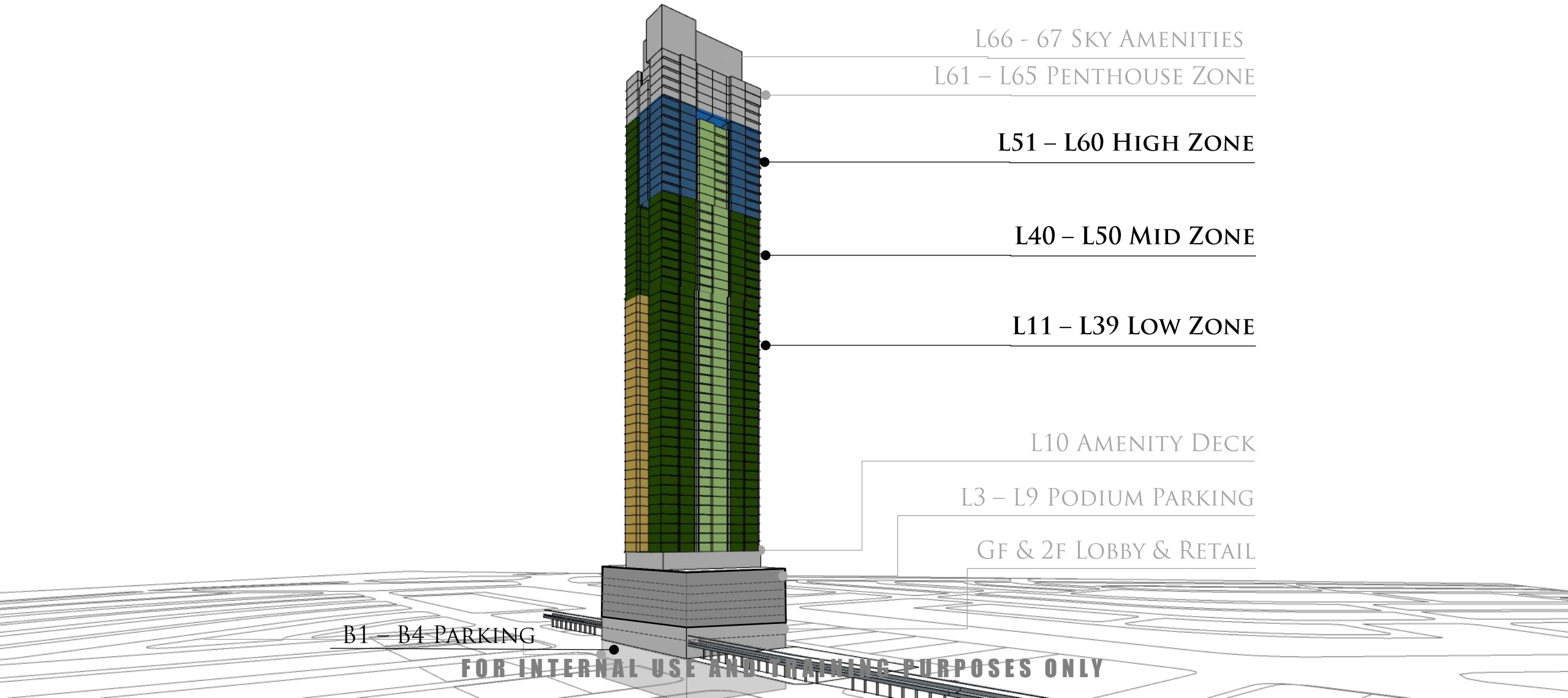
L60 SKY GARDEN

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

UNITS

SUITE, 2BR, & 3BR

BUILDING PROGRAM



LEVEL 11 - 39

NORTHWEST
SIDE

PARK SIDE

DELA ROSA ACCESS RD.

LOW ZONE
25 LEVELS

NORTHWEST
SIDE

PARK SIDE

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

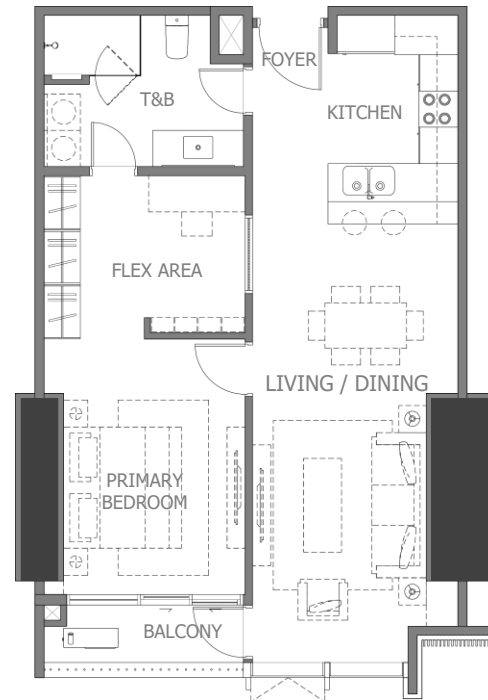
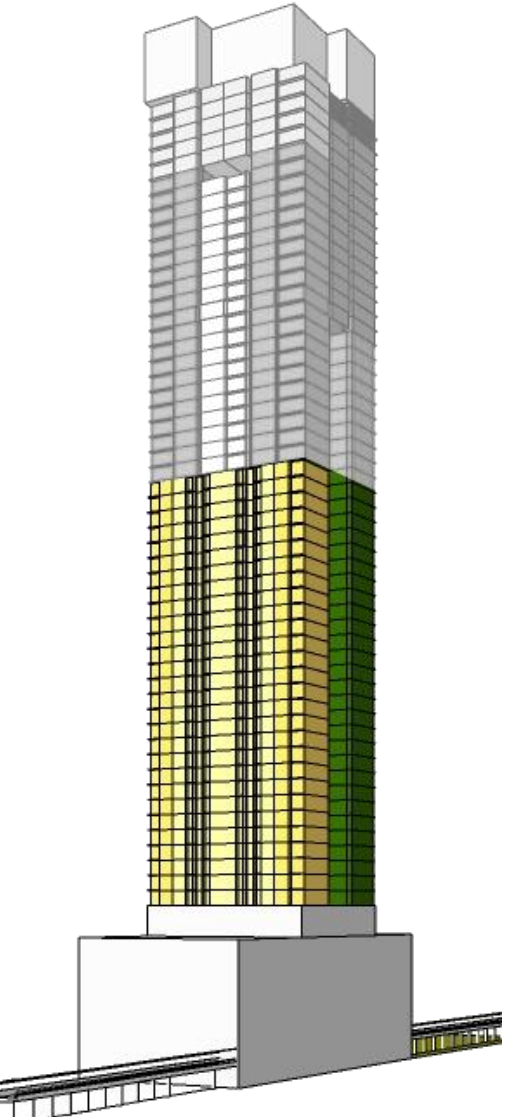
DELA ROSA ST.



NORTHWEST
SIDE

LOW ZONE LEVEL 11 - 39

SUITE – APPROX. 75 SQM
(interior unit)

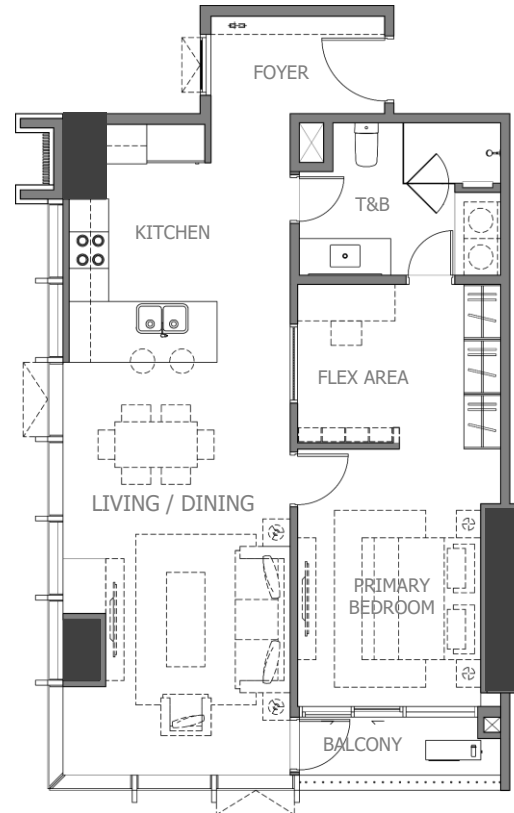
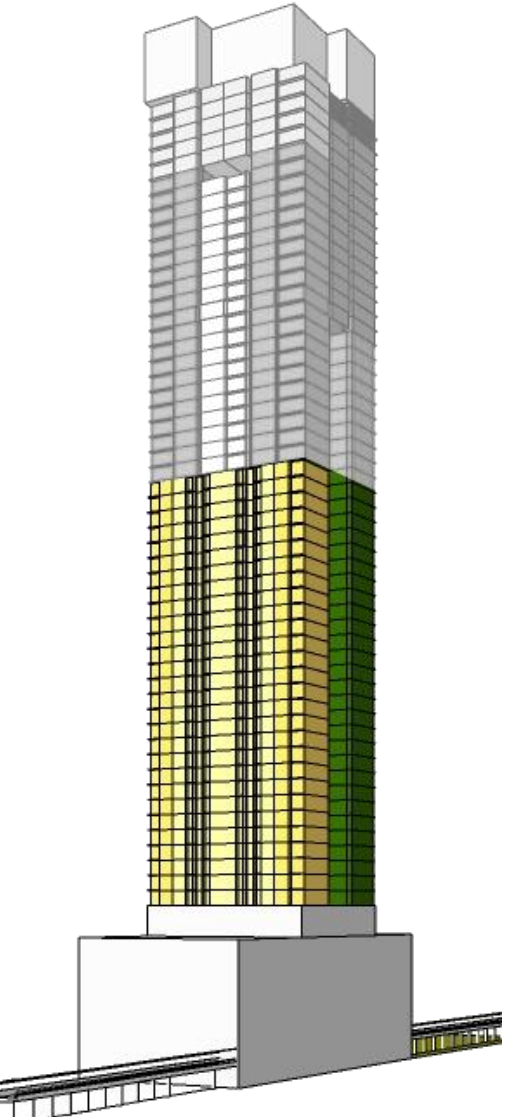


FOR INTERNAL USE AND TRAINING PURPOSES ONLY

NORTHWEST
SIDE

LOW ZONE LEVEL 11 - 39

GLASS SUITE – APPROX. 87 SQM
(corner unit)



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

FLEX AREA LAYOUT STUDIES

This versatile space can be used in a myriad of ways from a hobby room to more practical uses such as a study room or nursery.

STUDY

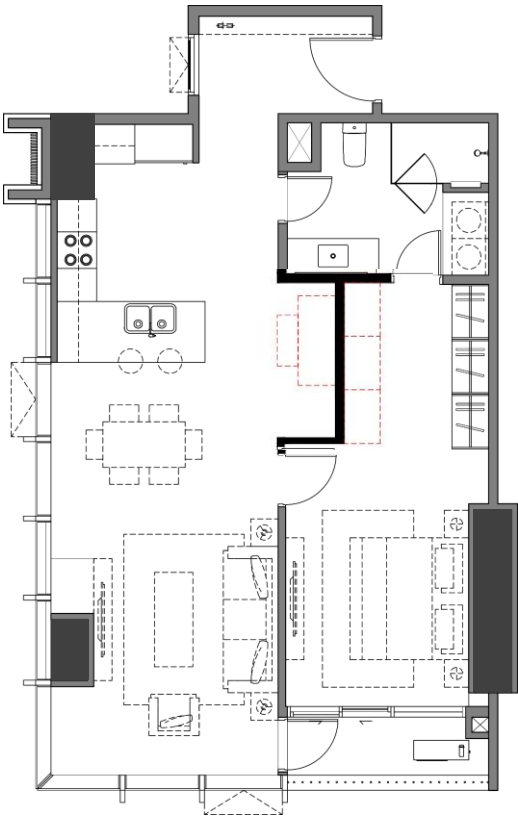
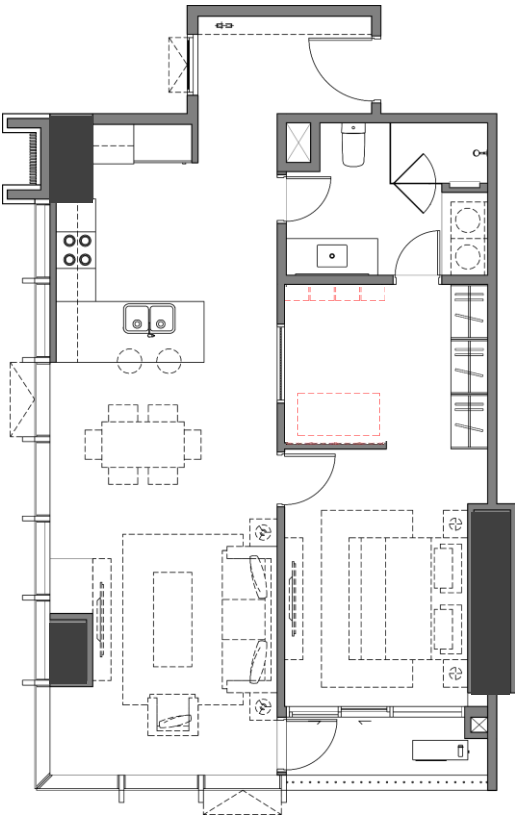
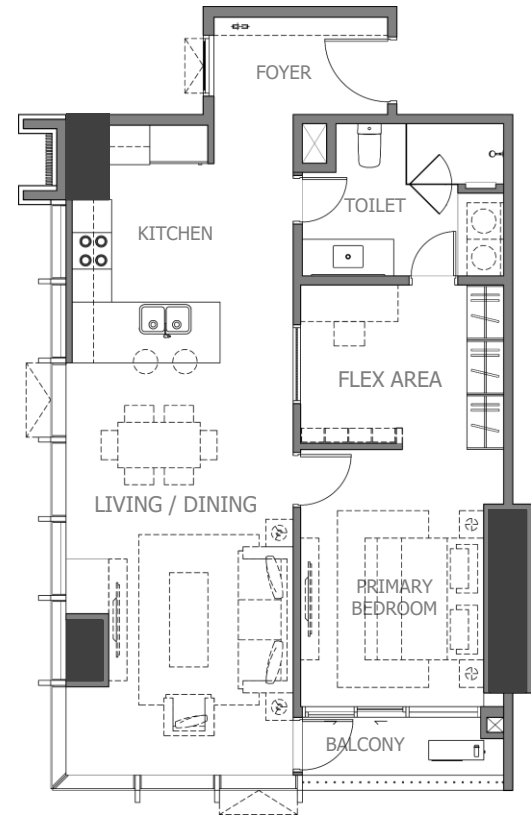
NURSERY

KITCHEN / DINING
EXTENSION

SPACE FOR MUSICAL
INSTRUMENT

BIKE RACK

WORK AREA



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

FLEX AREA LAYOUT STUDIES

This versatile space can be used in a myriad of ways from a hobby room to more practical uses such as a study room or nursery.

STUDY



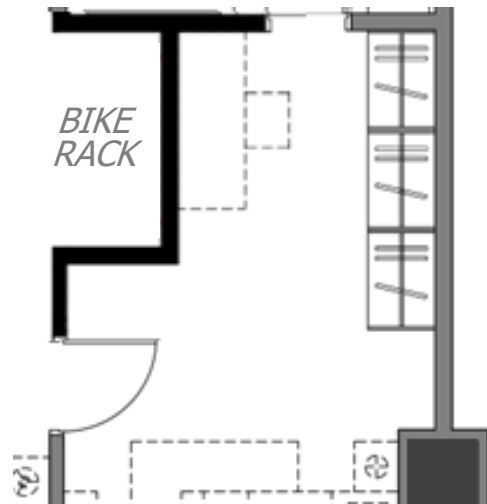
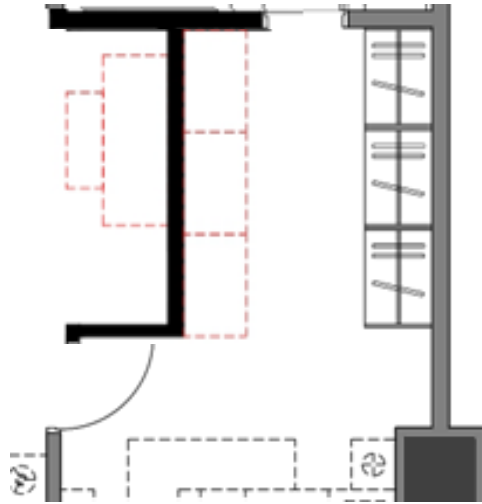
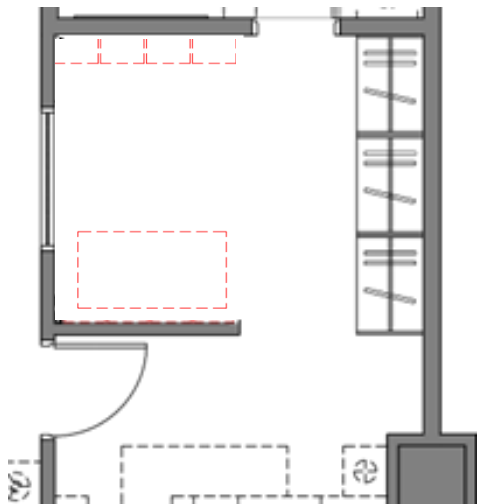
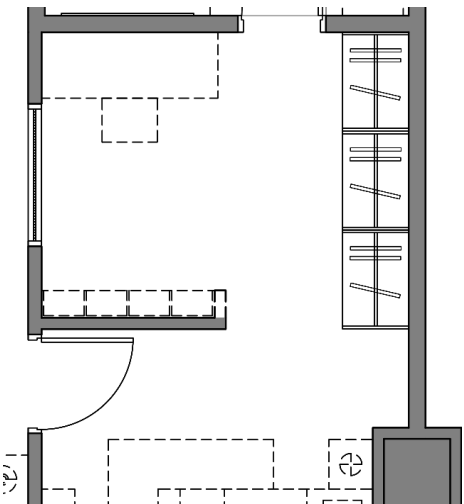
NURSERY



SPACE FOR MUSICAL
INSTRUMENT



STORAGE SPACE



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GLASS SUITE | LIVING & DINING

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GLASS SUITE | DINING

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GLASS SUITE | KITCHEN

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GLASS SUITE | MASTER BEDROOM

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GLASS SUITE | FLEX SPACE

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GLASS SUITE | FLEX SPACE

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GLASS SUITE | FLEX SPACE

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GLASS SUITE | TOILET & BATH

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GLASS SUITE | TOILET & BATH

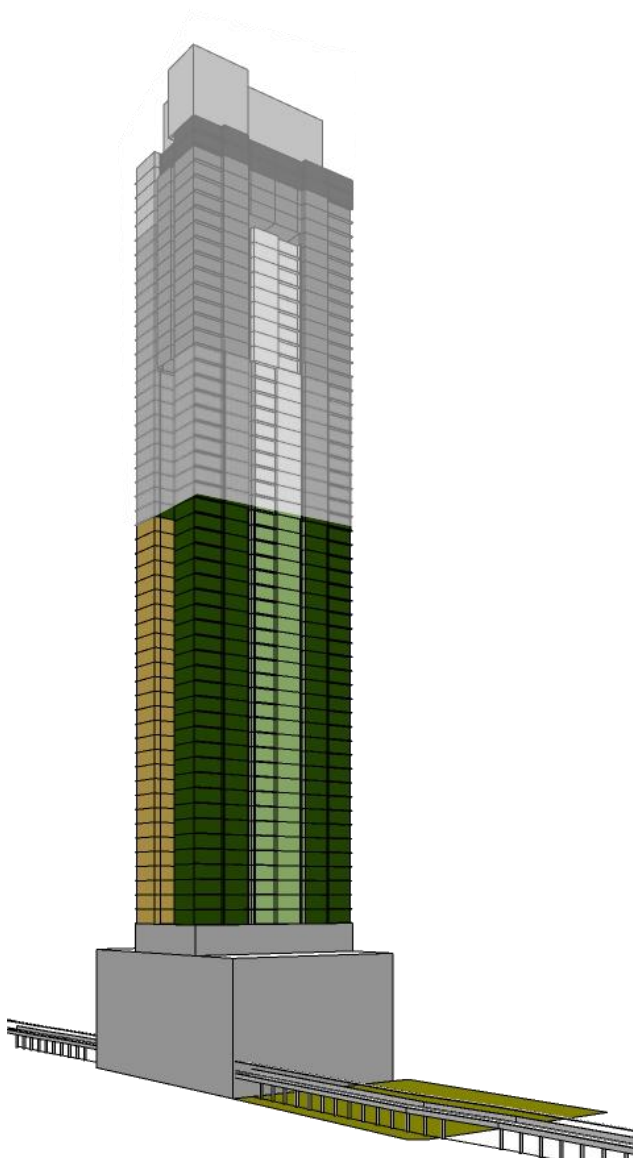
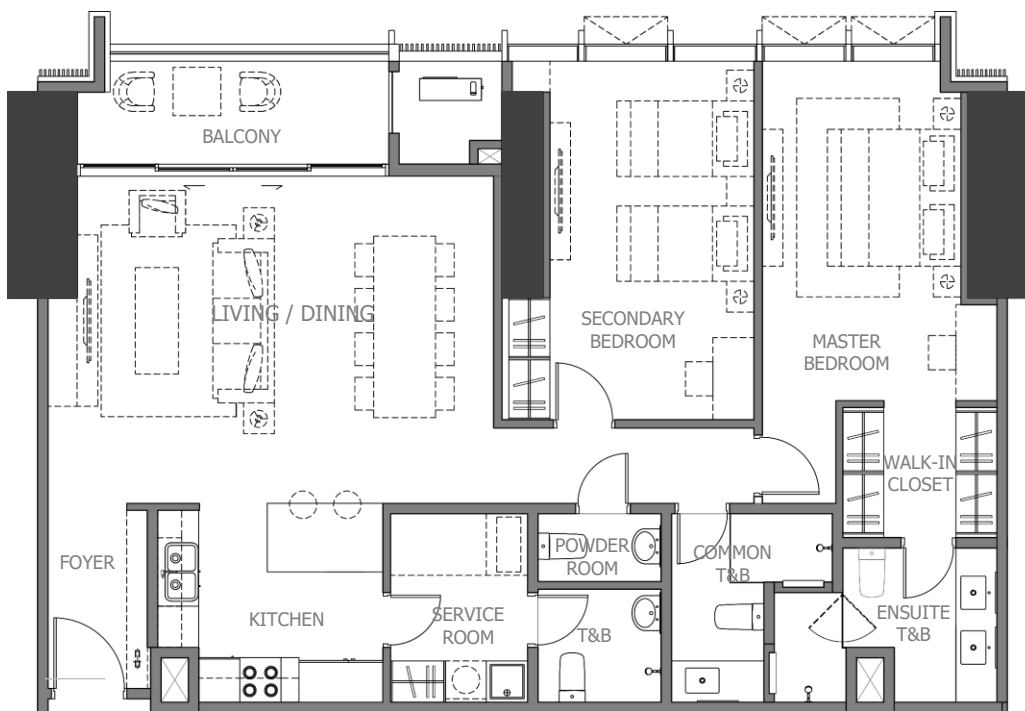
ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

PARK SIDE

LOW ZONE LEVEL 11 - 39

2BR PARKSIDE UNIT – APPROX. 133 SQM (interior unit)

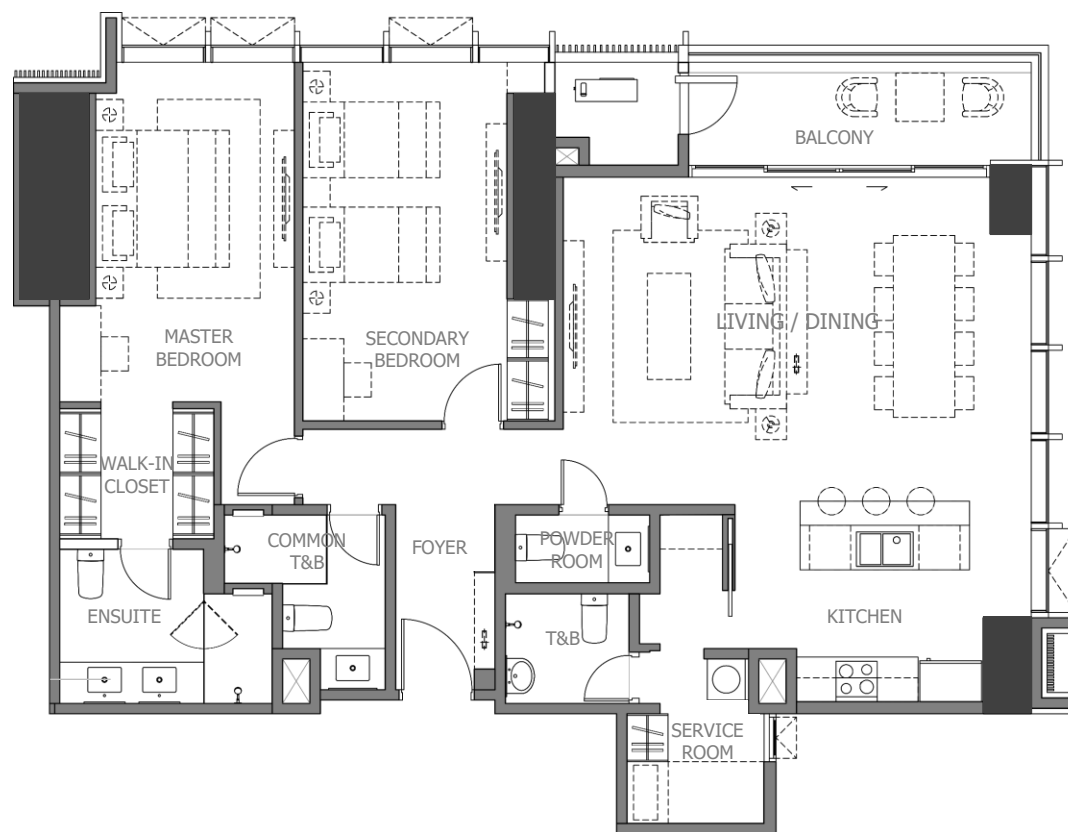


FOR INTERNAL USE AND TRAINING PURPOSES ONLY

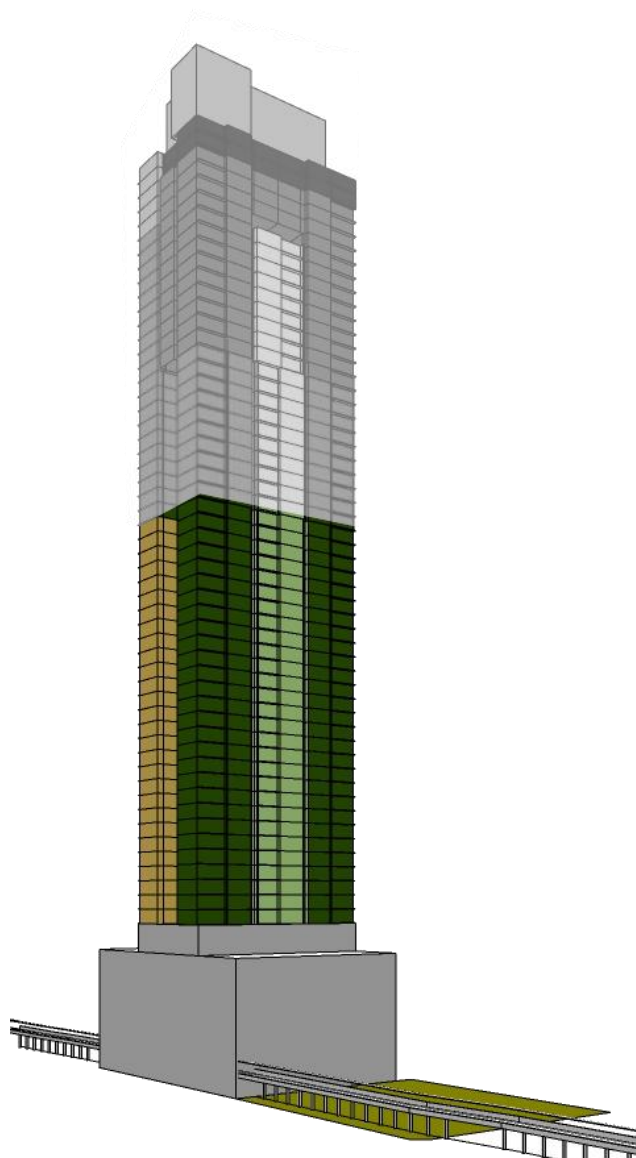
PARK SIDE

LOW ZONE LEVEL 11 - 39

2BR PARKSIDE CORNER UNIT – APPROX. 141 SQM
(corner unit)



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



LEVEL 40 - 50

NORTHWEST
SIDE

PARK
SIDE

DELA ROSA ACCESS RD.

MID ZONE
10 LEVELS

NORTHWEST
SIDE

PARK
SIDE

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

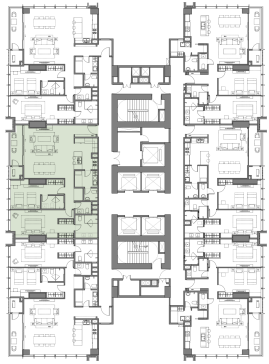
DELA ROSA ST.



NORTHWEST
SIDE

MID ZONE LEVEL 40 - 60

2BR GLASS UNIT – APPROX. 152 SQM
(interior unit)

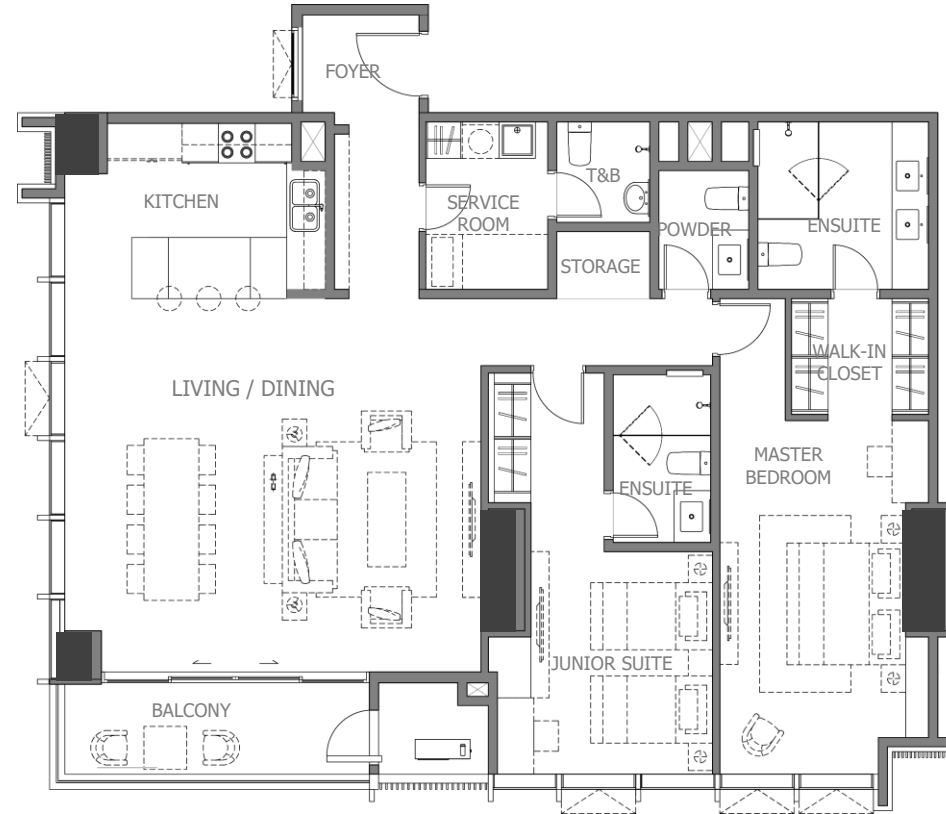


FOR INTERNAL USE AND TRAINING PURPOSES ONLY

NORTHWEST
SIDE

MID ZONE LEVEL 40 - 60

2BR GLASS CORNER UNIT – APPROX. 157 SQM
(corner unit)



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



2BR PARKSIDE UNIT | LIVING & DINING

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



2BR PARKSIDE UNIT | BEDROOM

ARTIST'S RENDERING

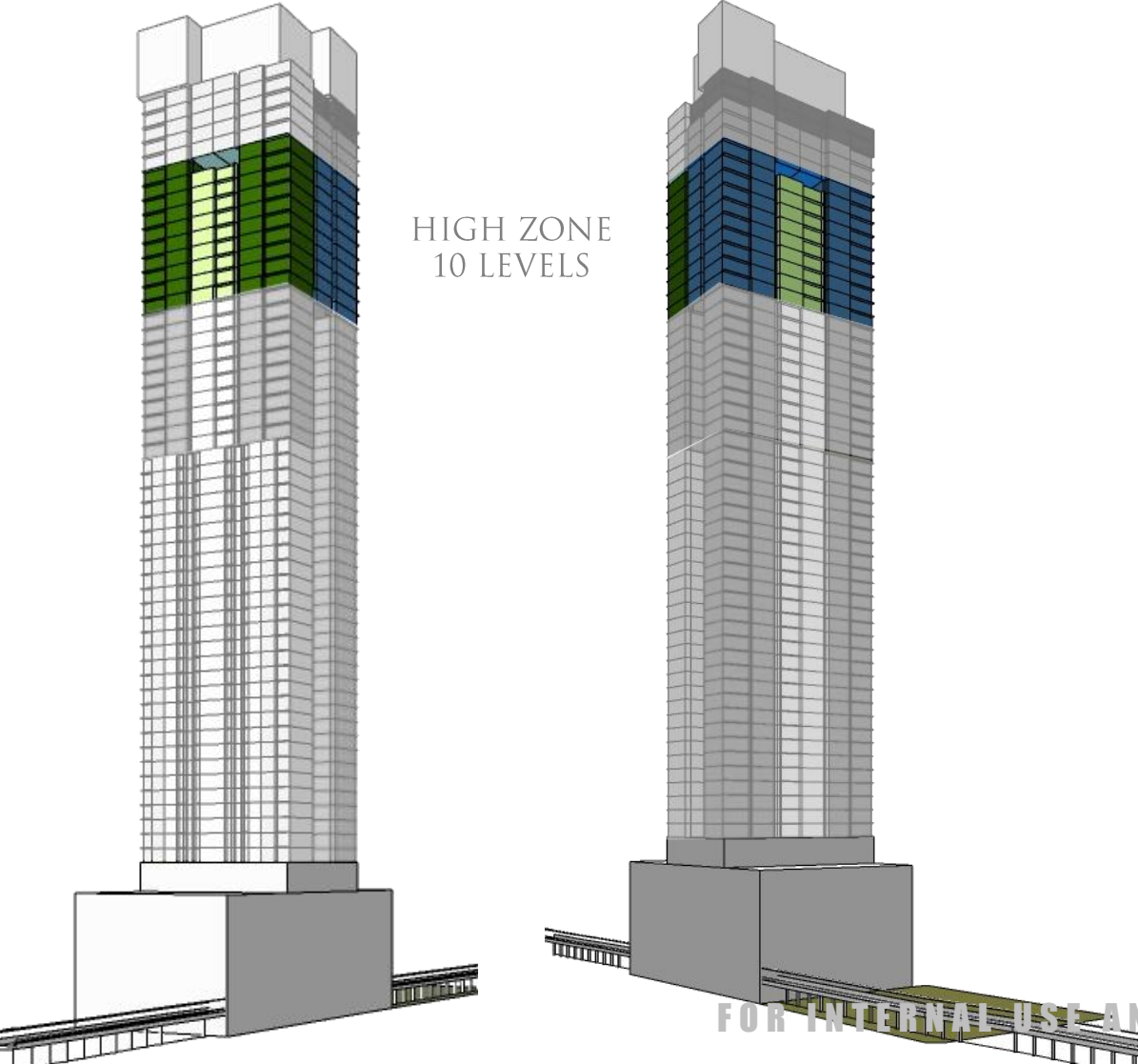
FOR INTERNAL USE AND TRAINING PURPOSES ONLY

LEVEL 51 - 60

NORTHWEST
SIDE

PARK SIDE

HIGH ZONE
10 LEVELS



DELA ROSA ACCESS RD.

NORTHWEST
SIDE

PARK SIDE

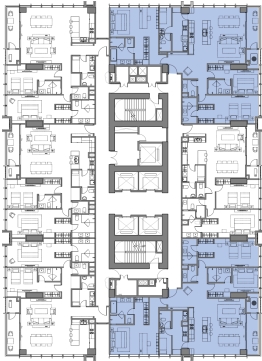
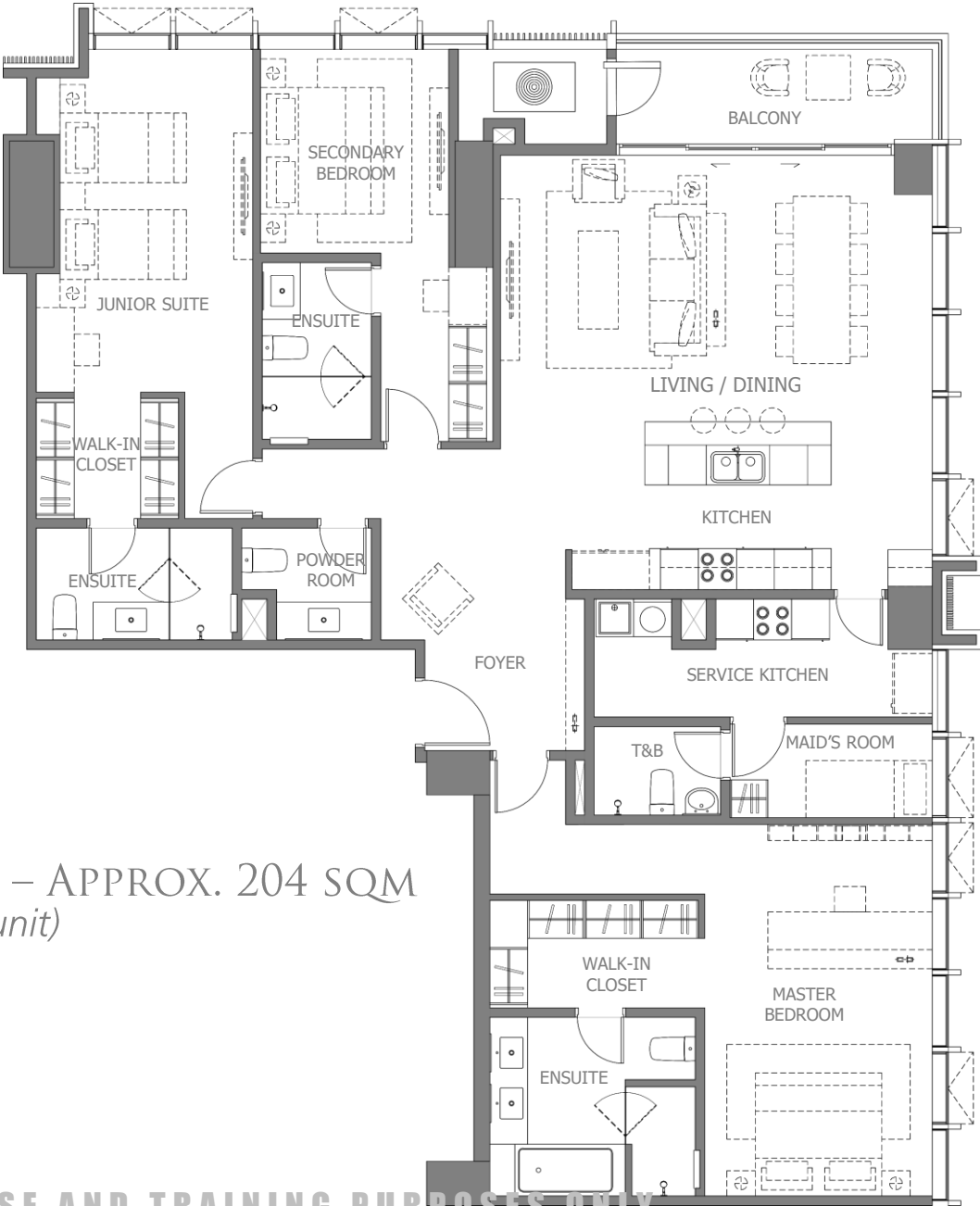


FOR INTERNAL USE AND TRAINING PURPOSES ONLY DELA ROSA ST.



HIGH ZONE LEVEL 51 - 60

PARK SIDE



3BR SKY CORNER UNIT – APPROX. 204 SQM
(corner unit)

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

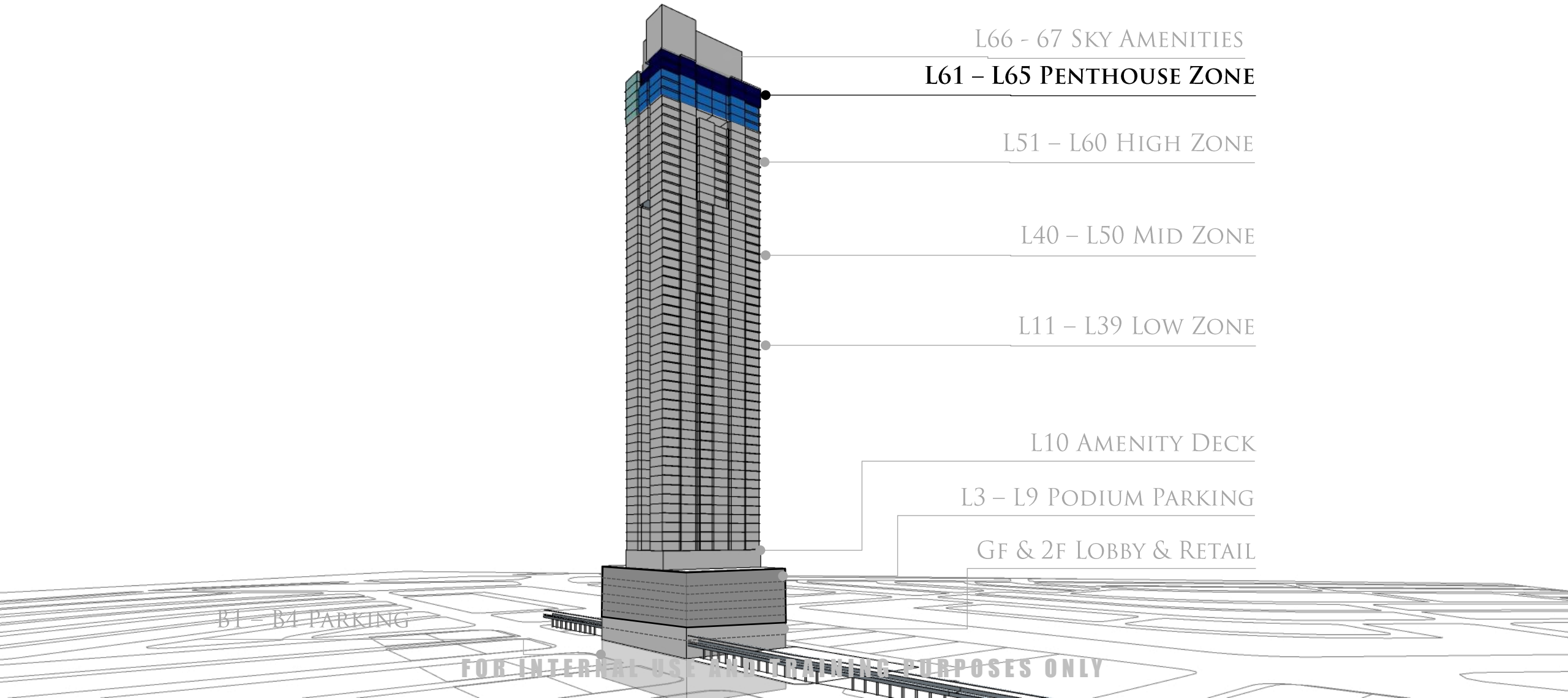
UNIT FINISHES | TYPICAL UNITS

ROOM / AREA	FLOOR	WALL
Foyer	Engineered Wood Floor* Marble Stone**	Painted
Living & Dining	Engineered Wood Floor	Painted
Kitchen	Porcelain Tiles	Painted
Service Kitchen & Utility Room	Porcelain Tiles	Porcelain Tiles
Primary Bedroom	Engineered Wood Floor	Painted
Secondary Bedroom	Engineered Wood Floor	Painted
Maid's Room	Porcelain Tiles	Painted
Powder Room	Porcelain Tiles	Porcelain Tiles
Primary T&B	Porcelain Tiles	Porcelain Tiles
Secondary T&B	Porcelain Tiles	Porcelain Tiles
Maid's T&B	Porcelain Tiles	Porcelain Tiles
Balcony	Porcelain Tiles	Painted
* Suites		
** Glass Suite, 2BR, 3BR, 4BR		

SPECIAL UNITS

3BR, 4BR Bi-level

BUILDING PROGRAM



LEVEL 61 - 63

NORTHWEST
SIDE

PARK SIDE

SPECIAL
3 LEVELS

DELA ROSA ACCESS RD.

NORTHWEST
SIDE

PARK SIDE

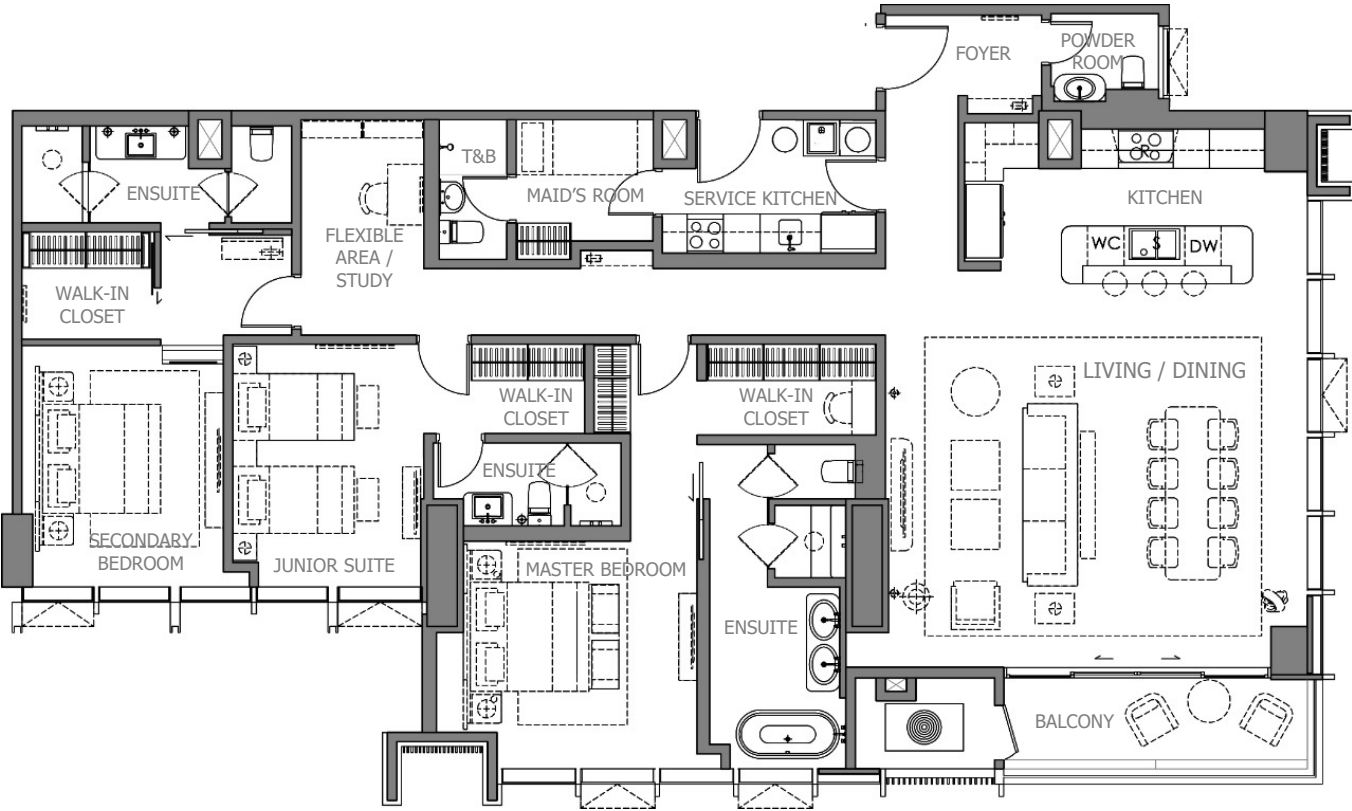
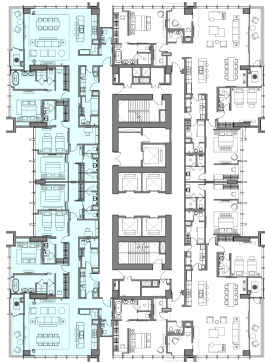
FOR INTERNAL USE AND TRAINING PURPOSES ONLY DELA ROSA ST.



LEVEL 61 - 63
SPECIAL UNITS: 6 UNITS

3BR LAUREAN VILLA – APPROX. 222 SQM
(corner unit)

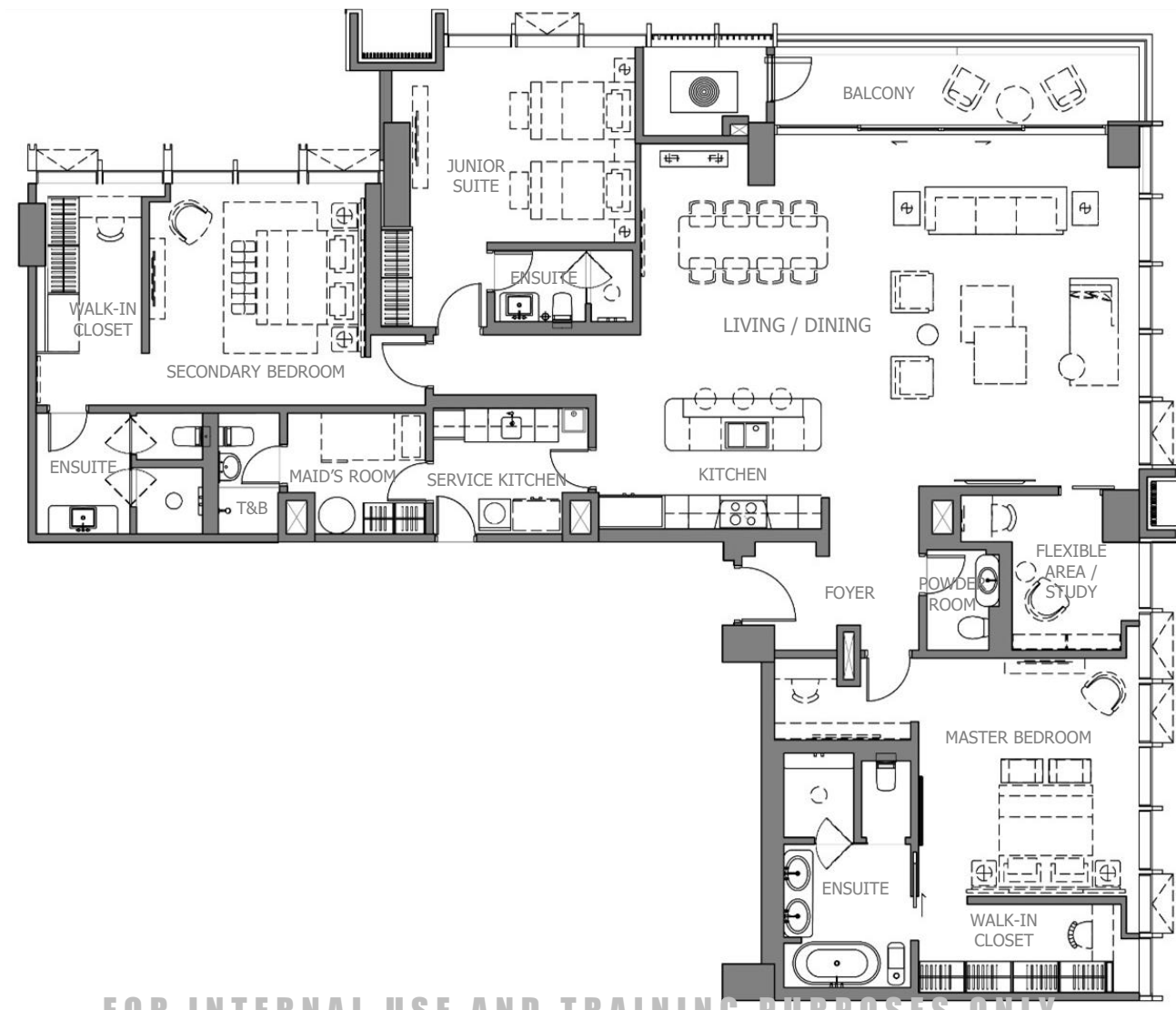
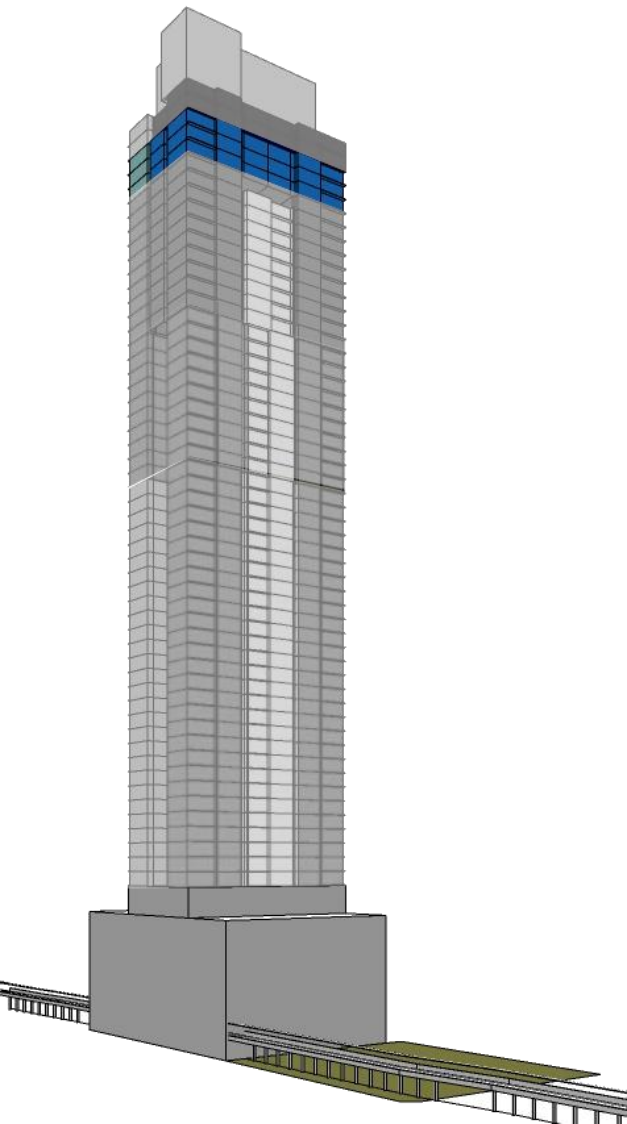
NORTHWEST
SIDE



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

LEVEL 61 - 63
SPECIAL UNITS: 6 UNITS

3BR LAUREAN VILLA – APPROX. 253 SQM
(corner unit)



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



3BR LAUREAN VILLA | LIVING & DINING

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



3BR LAUREAN VILLA | DINING

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



3BR LAUREAN VILLA | WALK-IN CLOSET

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



3BR SKY CORNER UNIT | JUNIOR ENSUITE

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

LEVEL 64 - 65

NORTHWEST
SIDE

PARK SIDE

PENTHOUSE
2 LEVELS

DELA ROSA ACCESS RD.

NORTHWEST
SIDE

PARK SIDE

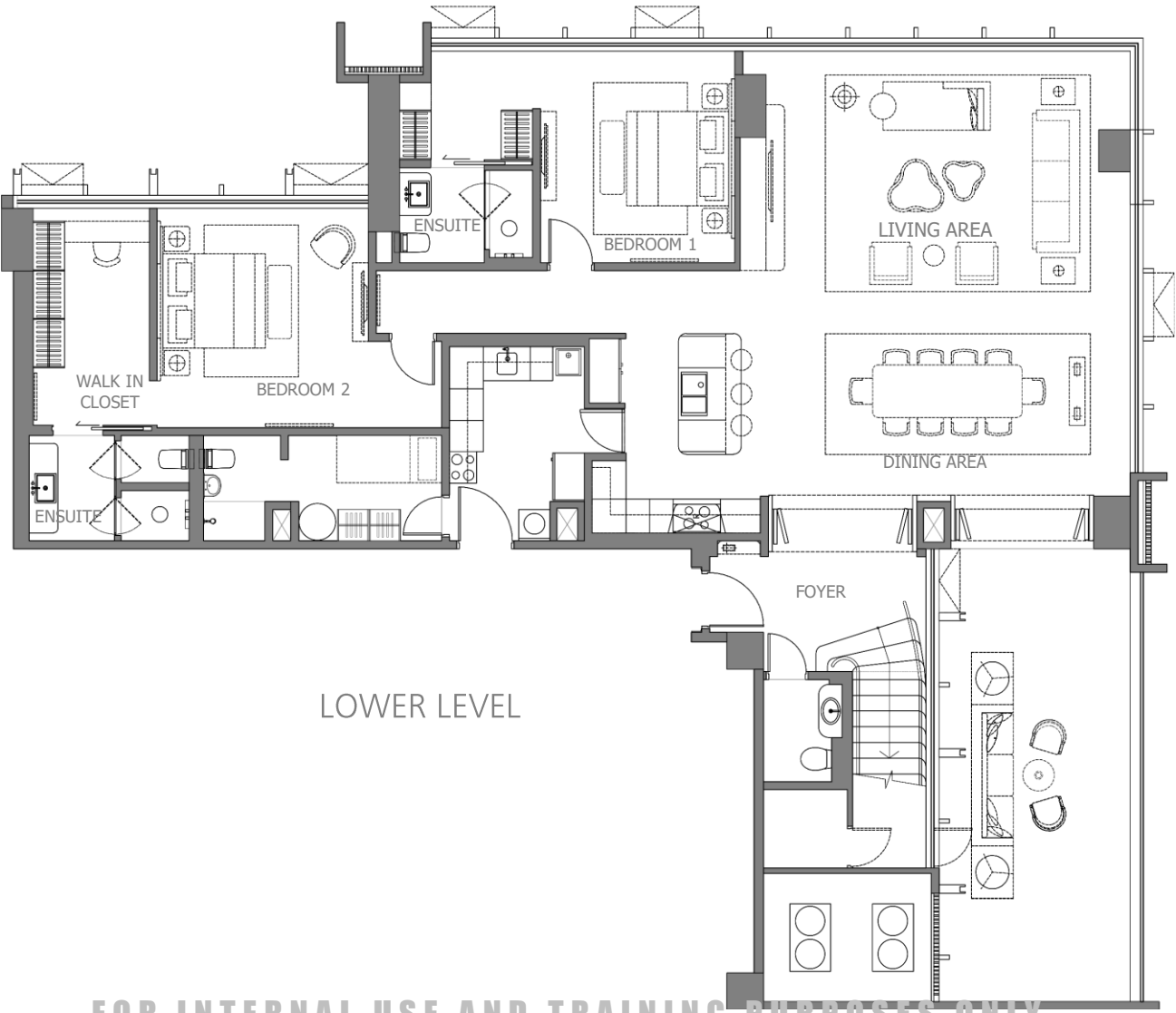
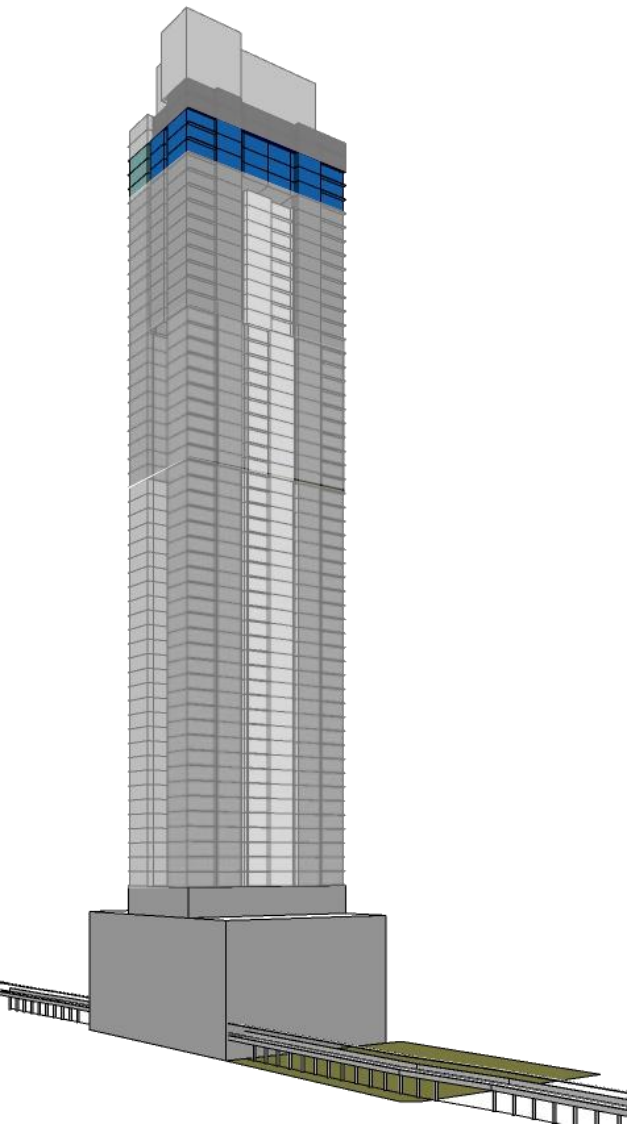
FOR INTERNAL USE AND TRAINING PURPOSES ONLY

DELA ROSA ST.



LEVEL 64 - 65
SPECIAL UNITS: 2 UNITS

4BR LAUREAN VILLA – APPROX. 402 SQM
(Bi-level unit)

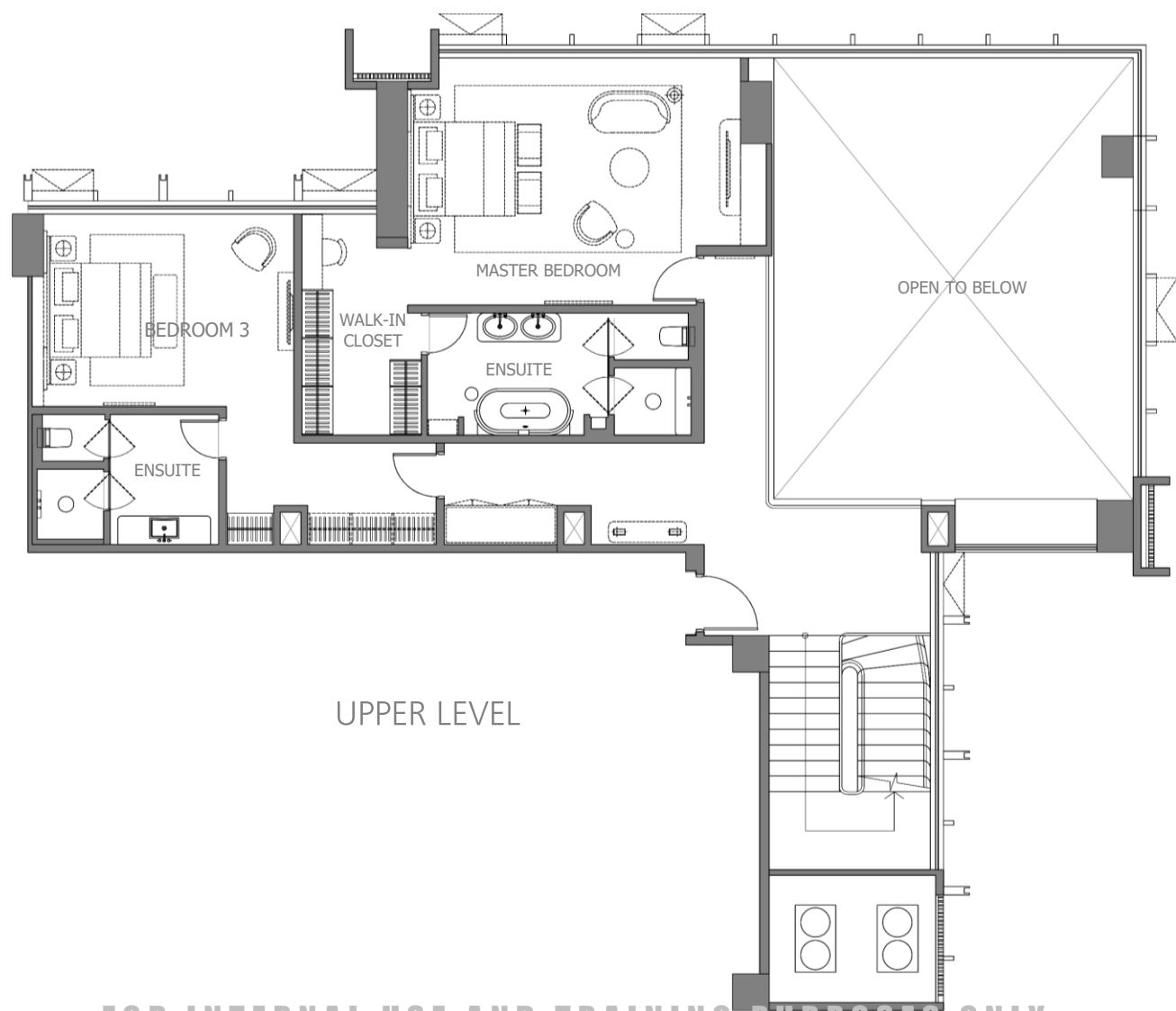
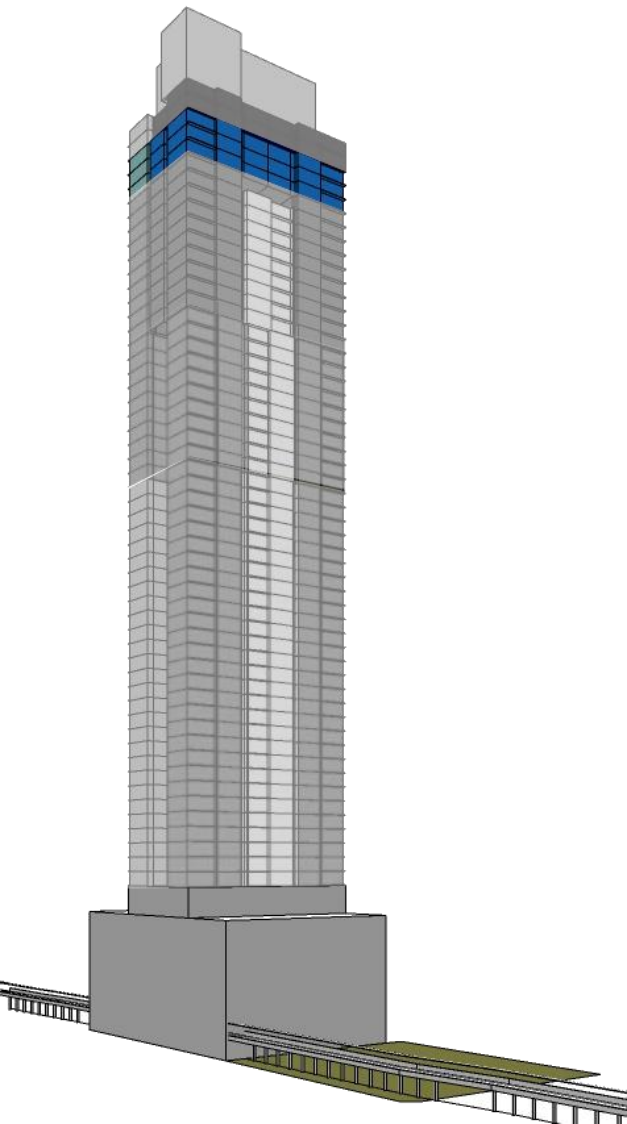


FOR INTERNAL USE AND TRAINING PURPOSES ONLY

WALK-IN CLOSET

LEVEL 64 - 65
SPECIAL UNITS: 2 UNITS

4BR LAUREAN VILLA – APPROX. 402 SQM
(Bi-level unit)



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



4BR LAUREAN VILLA | ARRIVAL

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



4BR LAUREAN VILLA | LIVING ROOM

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



4BR LAUREAN VILLA | MASTER BEDROOM

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



4BR LAUREAN VILLA | JUNIOR BEDROOM

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

UNIT FINISHES | PENTHOUSE UNITS

ROOM / AREA	FLOOR	WALL
Foyer	Marble Stone	Painted
Living & Dining	Engineered Wood Floor	Painted
Kitchen	Porcelain Tiles	Painted
Service Kitchen & Utility Room	Porcelain Tiles	Porcelain Tiles
Primary Bedroom	Engineered Wood Floor	Painted
Secondary Bedroom	Engineered Wood Floor	Painted
Maid's Room	Porcelain Tiles	Painted
Powder Room	Natural Stone	Natural Stone
Primary T&B	Porcelain Tiles	Porcelain Tiles
Secondary T&B	Porcelain Tiles	Porcelain Tiles
Maid's T&B	Porcelain Tiles	Porcelain Tiles
Balcony	Porcelain Tiles	Painted



UNIT FEATURES

European brand gourmet kitchen cabinets with appliances (cooktop, rangehood, oven, refrigerator, and dishwasher)

Wine chiller for 3BR and up

Service kitchen and utility area appliances for 3BR and up (free-standing range, rangehood, washer & dryer)

European brand bathroom fixtures and smart toilet for bathrooms (except for maid's T&B)

Other appliances provided in the unit:

- Inverter air-conditioning units for bedrooms and living/dining areas

- Water heaters for kitchen and bathrooms

CAT6 wired to all the rooms for better data connectivity

CATV provision for all bedrooms and living area

Provision for a choice between two telephone/data service providers

Individual metering for water and electricity

Audio guest annunciator system

Duress button in primary bedroom

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



BUILDING FEATURES

- 2 storeys of retail establishments beside the park
- Approx. 5,600 sqm of amenities for fitness, relaxation, dining and entertainment
- 4 basement and 6 podium levels of parking with select EV-ready slots
- Residential motor court at ground level
- 4 core residential lifts and 1 dedicated service lift
- Direct access to Dela Rosa elevated walkway

SPECIAL FEATURES

- Double-glazed, low-emissivity windows
- EDGE certified
 - Resource-efficient design reducing the building's environmental impact in direct energy consumption, water consumption, and construction material

SAFETY & SECURITY

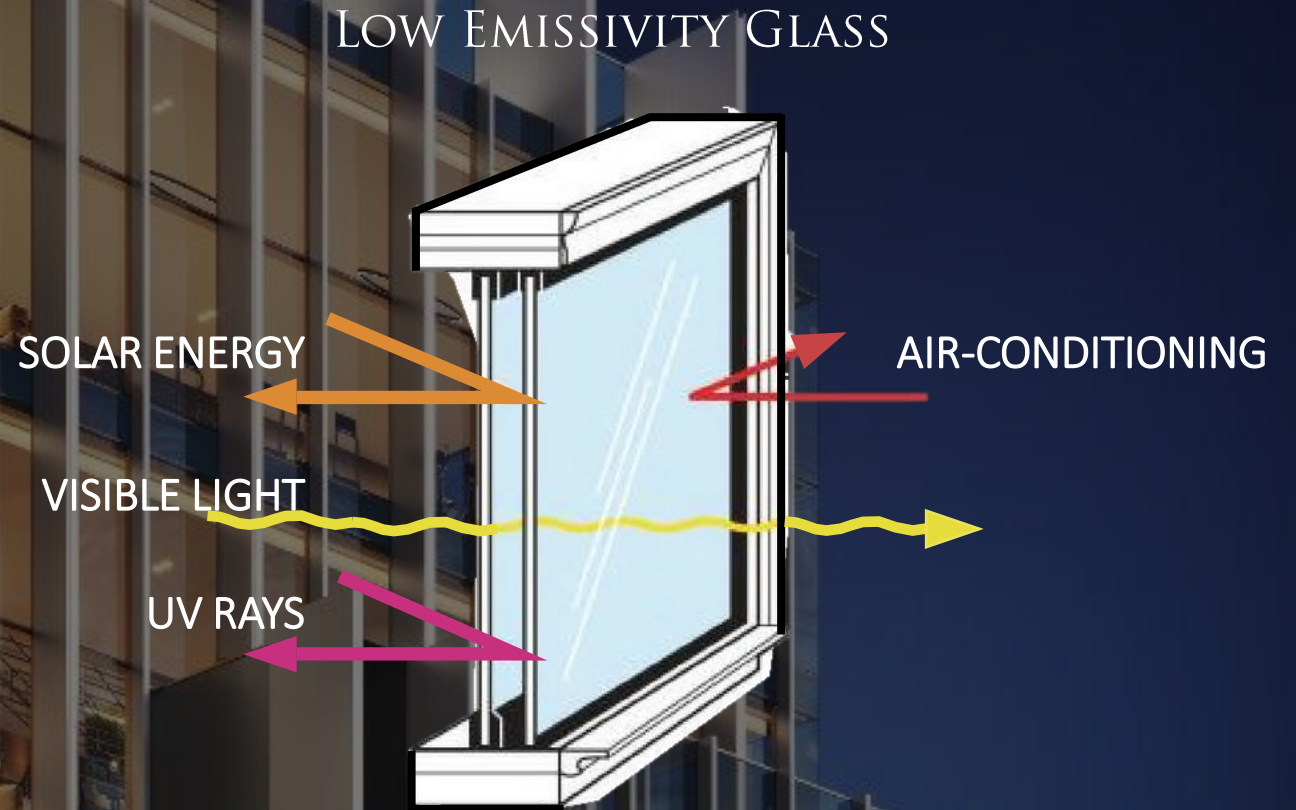
- Fire detection and alarm
- 24-hour security and building maintenance
- Proximity card access for parking levels, elevators, and amenities
- 100% back-up power
- Integrated CCTV security system in select common areas

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

LOW EMISSIVITY GLASS

Low emissivity or low-e glass is used to minimize the amount of heat that travels through the glass without sacrificing the amount of light that enters.

- Keeps your home cool all-year round
- Protects your furniture and furnishings from heat damage

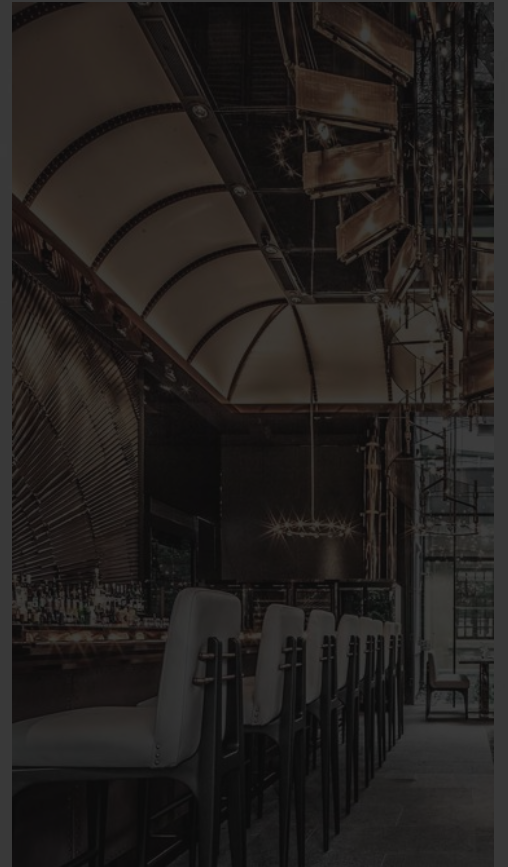
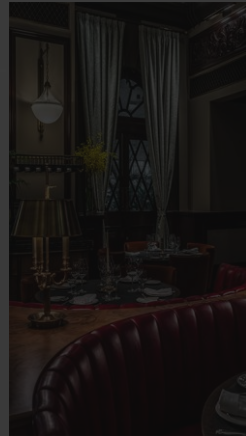


LOCAL CONSULTANTS

Structural Consultant	Sy^2 & Associates, Inc.
Architect-of-Record	AIDEA Philippines
Electro-Mechanical Consultants	DCCD Engineering Corporation NBF Consulting, Inc.
Interior Architect-of-Record	PXP Design Workshop
Lighting Consultant	Light Planning Inc.
Security Consultant	Ace & Associates Risk Management, Inc.
Traffic Consultant	WSP Global
Acoustic Design Consultant	K.G. Pua Acoustics Design & Consultancy
Quantity Surveyor	Arcadis Philippines, Inc.
Digital Design Manager, Fire & Life Safety, MEPF Peer Reviewer, BIM Consultant	Makati Development Corp.
ECI Design Manager	MDBI
Construction Management	Ayala Land Construction Management
Property Management	Ayala Land Hospitality

LAUREAN
RESIDENCES

AN IN-CITY CLUB EXPERIENCE

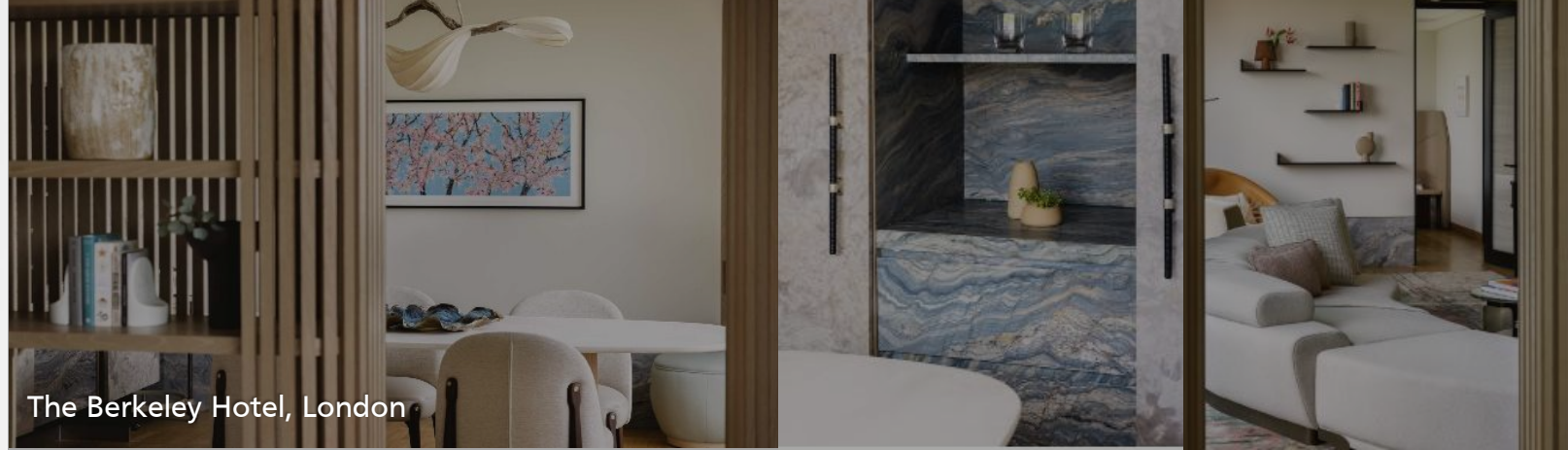


INTERIOR DESIGN BY
JOYCE WANG STUDIO



JOYCE WANG STUDIO

INTERIOR DESIGN CONSULTANT



The Berkeley Hotel, London



Mott 32 Cebu, Philippines



The Residence at the Mandarin Oriental, Bangkok

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



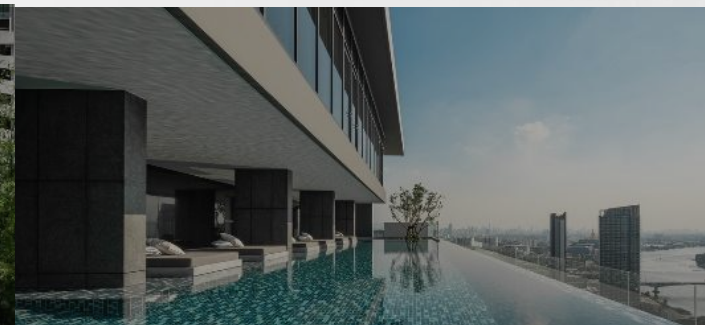
LANDSCAPE DESIGN BY
LANDSCAPE TECTONIX LIMITED
TECTONIX



LANDSCAPE
TECTONIX
LANDSCAPE CONSULTANT



Four Seasons, Bangkok Thailand



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

Chapter One Flow Landscape: Featured/Iconic Multi-level Landscape

DESIGN VISION

THE STRATEGIC LOCATION



THE BAY AND THE LAGOON

Inspired by the strategic location of Manila, situated in between natural harbor carved out from the West Philippine Sea, the Manila Bay and Laguna de Bay largest freshwater lagoon of the Philippines, amidst the volcanic landforms and limestone landscapes

THE KARST LANDSCAPE



Developed from the unique landscape of the Karst formed by the eroded limestone bedrocks for thousands of years.

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

DESIGN VISIONS

LEVEL 63RD

LEVEL 57TH

Interpreting the cityscape as **Karst topography** with our project as one of the Limestone Spike piercing into the sky with pockets of forest integrating on each amenity level.

LEVEL 9TH PODIUM AMENITY

LEVEL 3RD - 8TH PODIUM GREEN FAÇADE

ONGROUND

LIMESTONE FOREST (THE PEAK)

THE BAY AND THE LAGOON

LIMESTONE FOREST (GROUND & CANOPY)

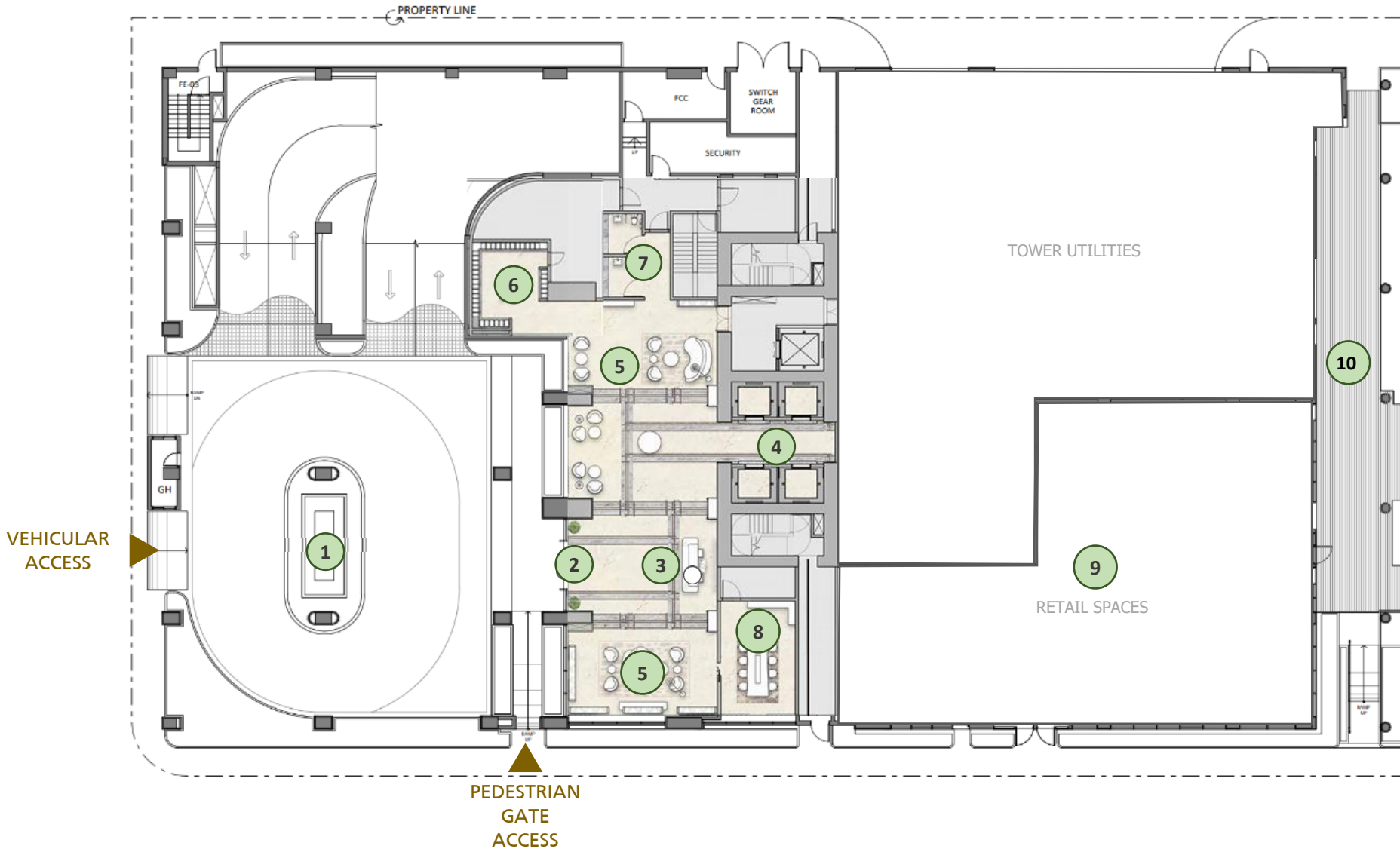
FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GROUND FLOOR, PODIUM & SKY AMENITIES

Architectural Floor Plans

GROUND FLOOR LOBBY



1. Motorcourt
2. Lobby Entrance
3. Reception
4. Lift Lobby
5. Lounges
6. Mailroom
7. Toilet
8. Private Meeting Room
9. Retail Spaces
10. Al Fresco

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



MOTORCOURT

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



MAIN LOBBY
ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

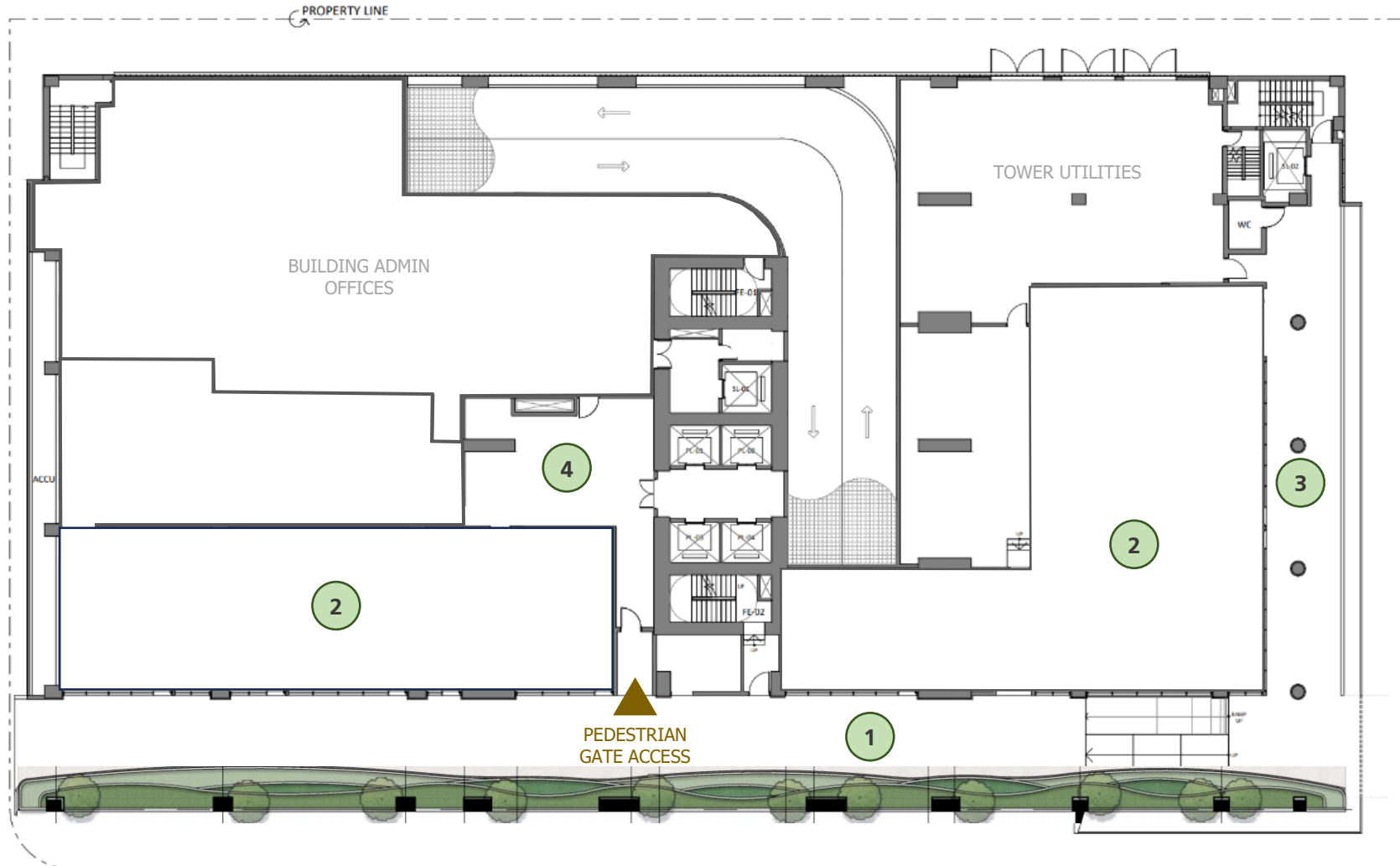


MAIN LOBBY
ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

RETAIL L2

ELEVATED WALKWAY CONNECTIVITY



1. Elevated Walkway
2. Retail Spaces
3. Al Fresco Dining
4. Admin Lounge

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

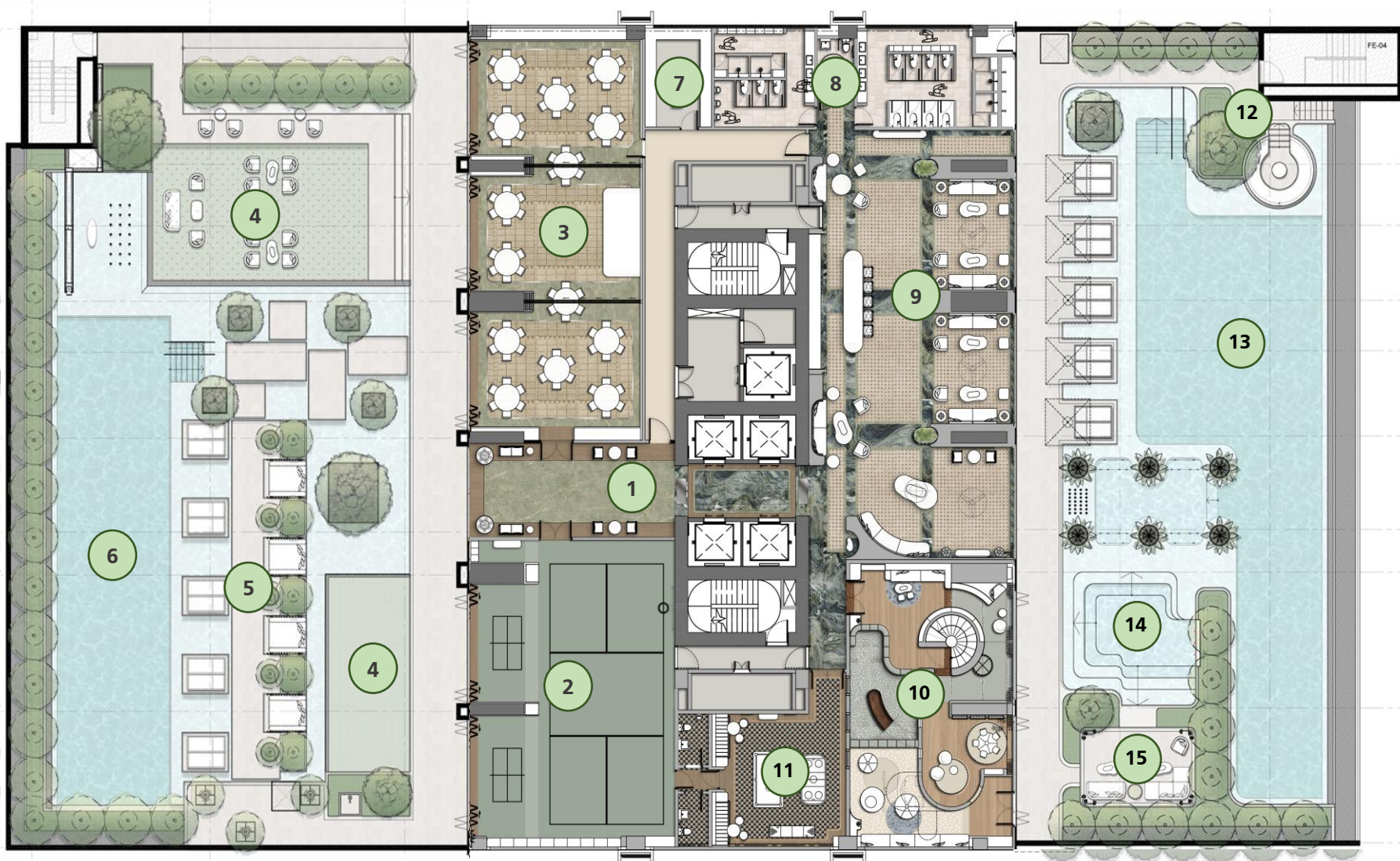


FOR INTERNAL USE AND TRAINING PURPOSES ONLY

ELEVATED WALKWAY

ARTIST'S RENDERING

PODIUM AMENITIES L10



1. Garden Lanai
2. Sport Hall
3. Social Hall
4. Function Lawn
5. Floating Seats
6. Lap Pool
7. Pantry
8. Toilet & Shower Rooms
9. Pool Lanai
10. Indoor Playroom
11. Game Room
12. Pavilion Area
13. Leisure Pool
14. Kid's Pool
15. Pool Gazebo

FOR INTERNAL USE AND TRAINING PURPOSES ONLY





FOR INTERNAL USE AND TRAINING PURPOSES ONLY

FUNCTION LAWN

ARTIST'S RENDERING



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

LAP POOL
ARTIST'S RENDERING



FUNCTION LAWN & LAP POOL

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



POOL LANAI
ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



POOL LANAI

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

PAVILION AREA & LEISURE POOL

ARTIST'S RENDERING



LEISURE POOL

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



LEISURE POOL

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

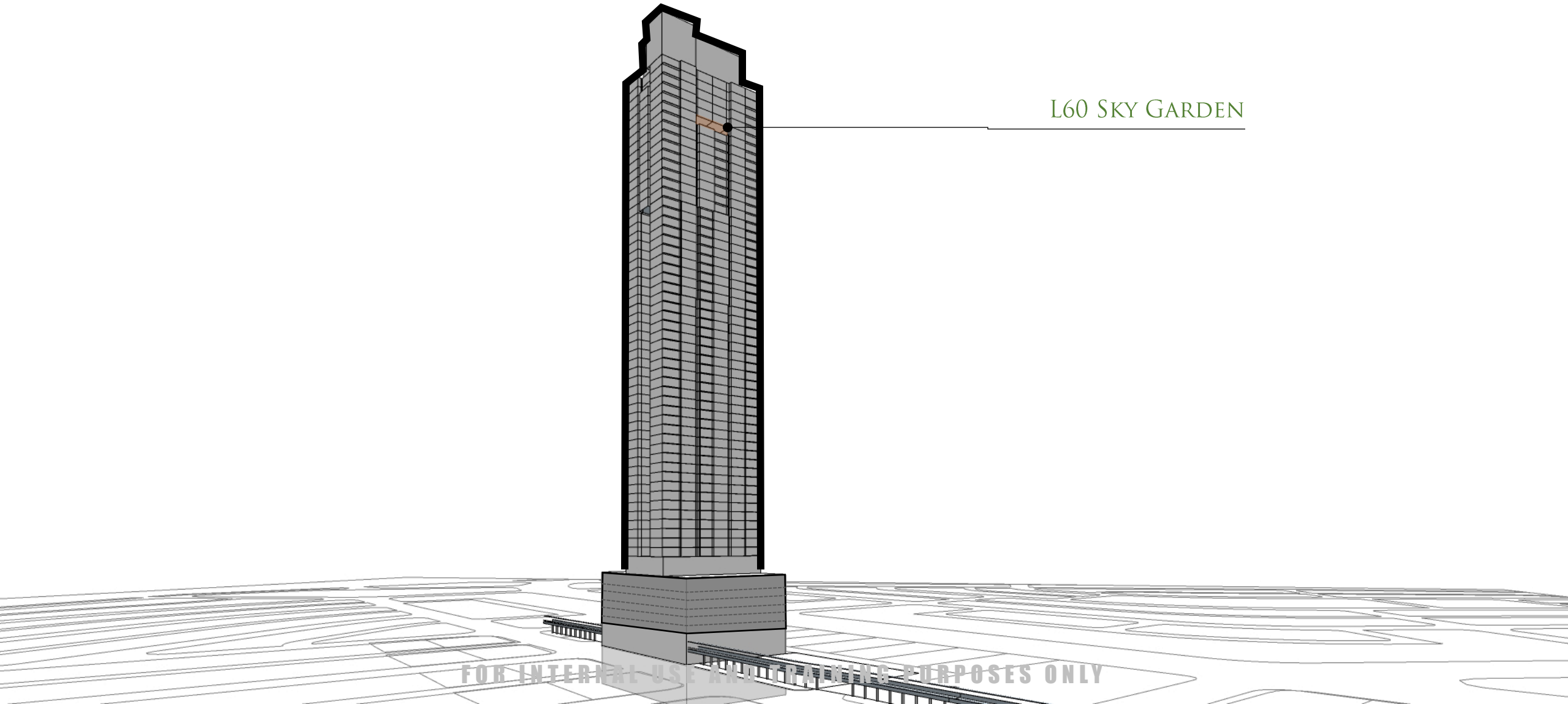


POOL GAZEBO & KIDS POOL

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

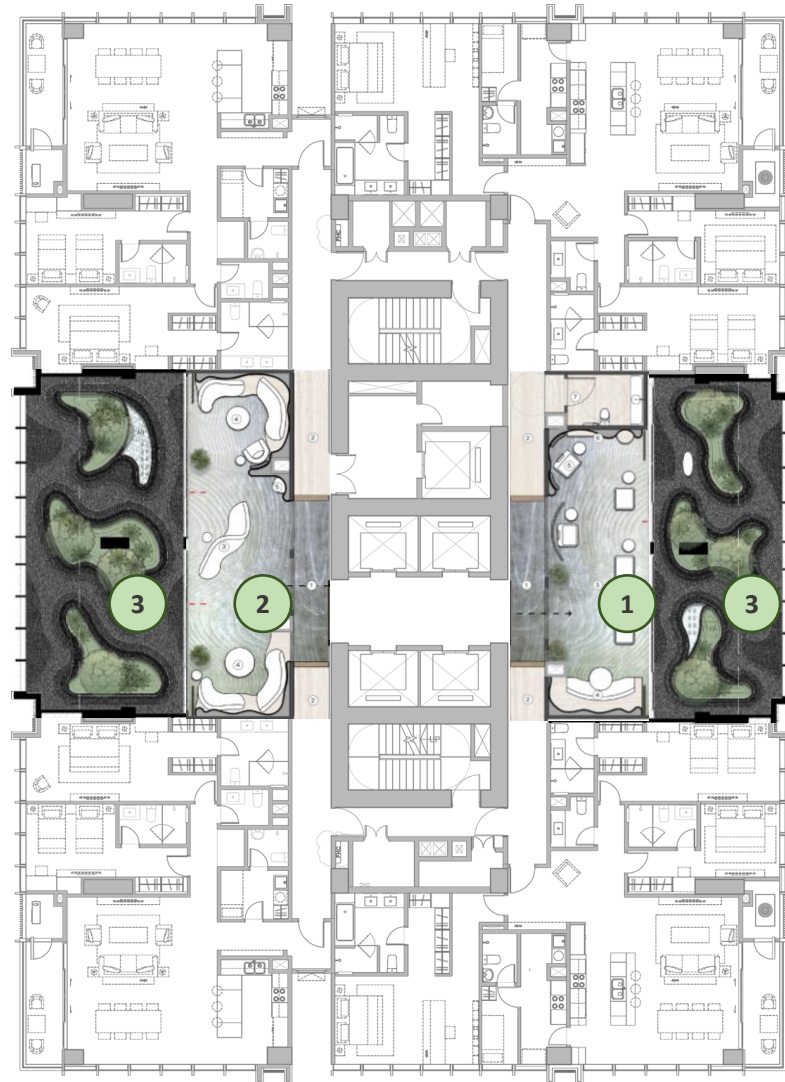
BUILDING PROGRAM



L60 SKY GARDEN

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

SKY GARDEN (L60)



1. Meditation Room
2. Lounge
3. Sky Gardens

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

MEDITATION ROOM

ARTIST'S RENDERING

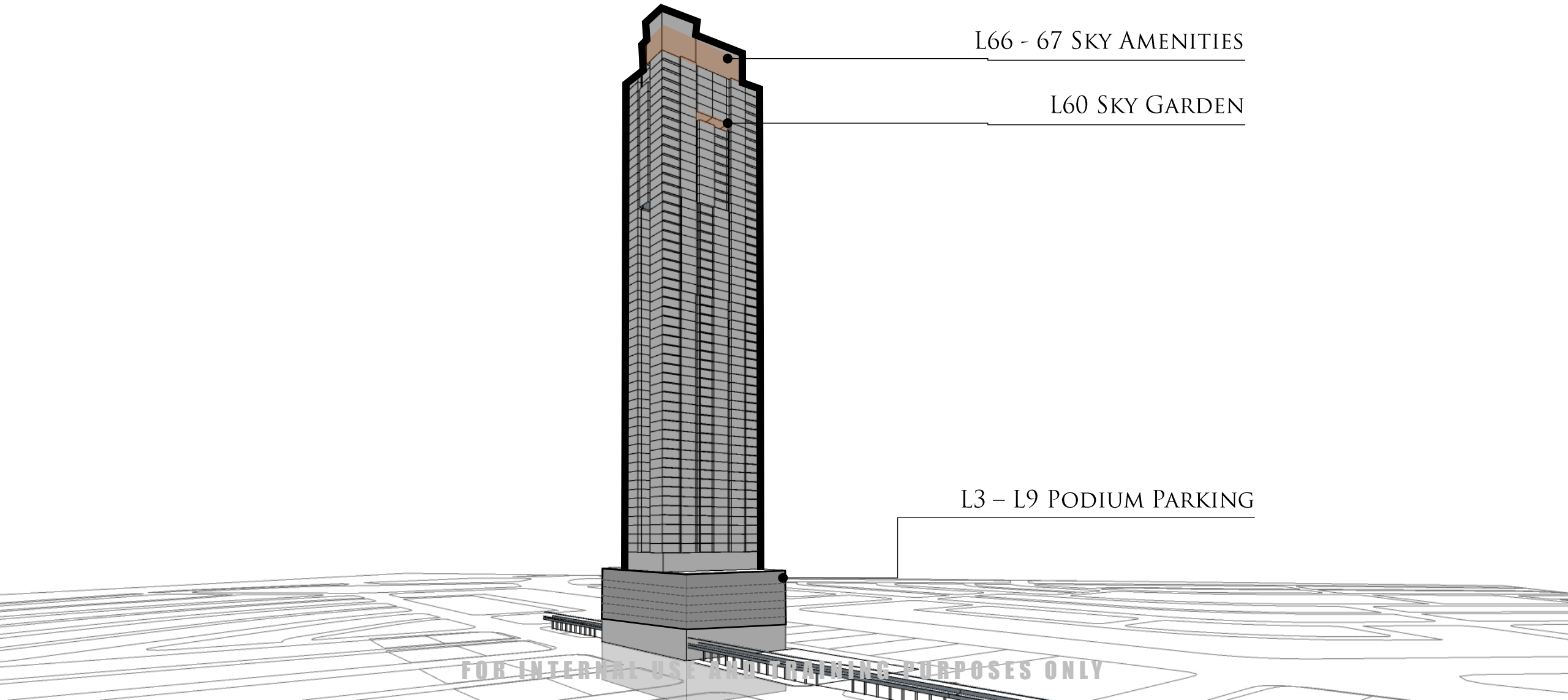


SKY GARDEN

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

BUILDING PROGRAM



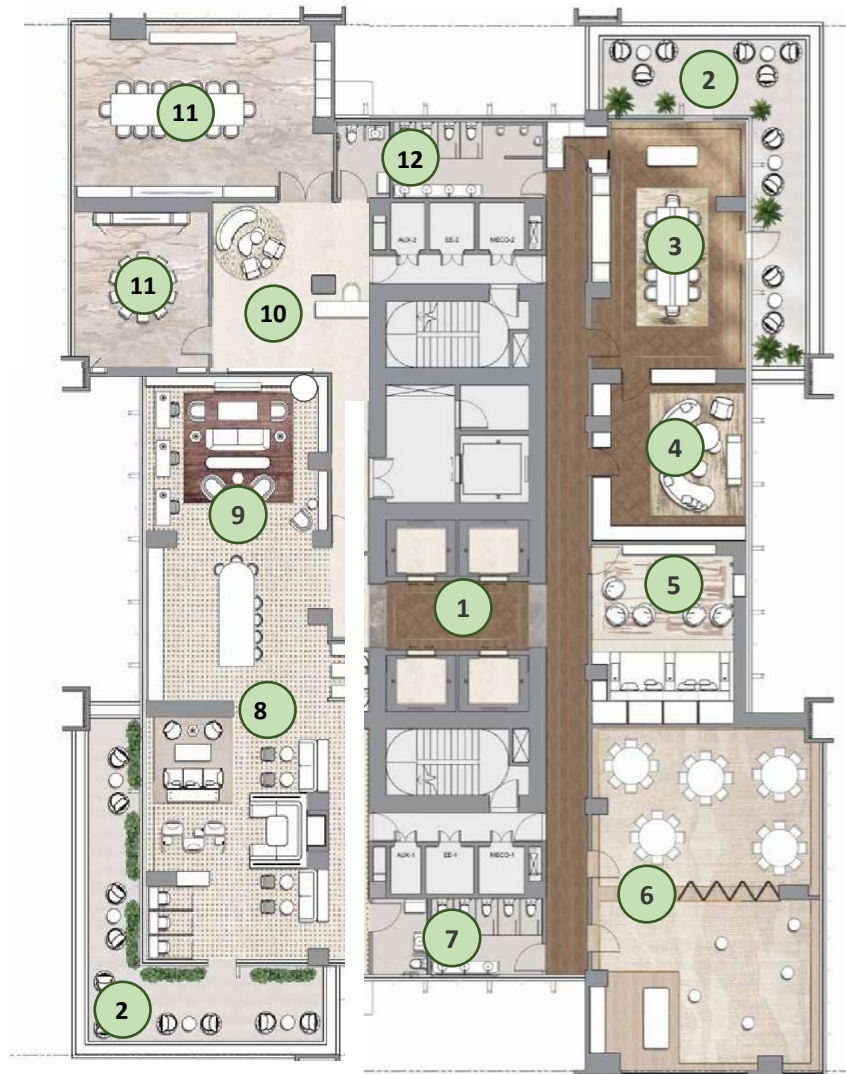
L66 - 67 SKY AMENITIES

L60 SKY GARDEN

L3 - L9 PODIUM PARKING

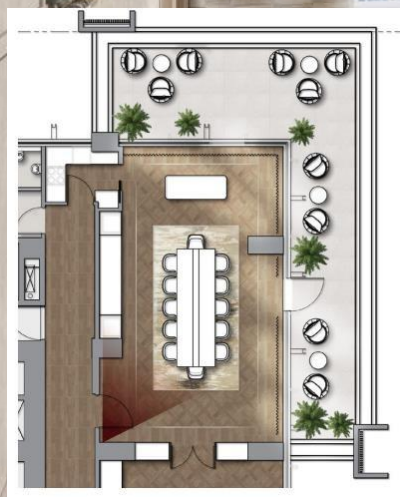
FOR INTERNAL USE AND TRAINING PURPOSES ONLY

SKY AMENITIES L66



1. Elevator Lobby
2. Sky Deck
3. Private Dining Room
4. Wine Lounge
5. Cinema room
6. Function room
7. Female Toilet
8. Co-working Lounge
9. Library
10. Business Lounge
11. Board Room
12. Male Toilet

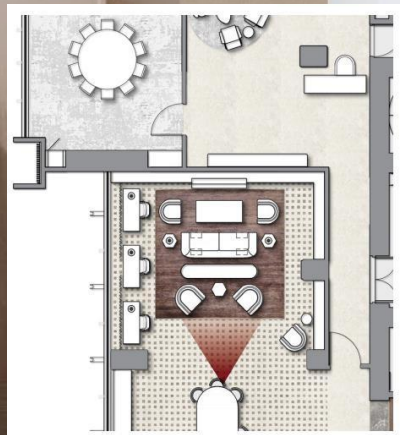
FOR INTERNAL USE AND TRAINING PURPOSES ONLY



FOR INTERNAL USE AND TRAINING PURPOSES ONLY

PRIVATE DINING

ARTIST'S RENDERING

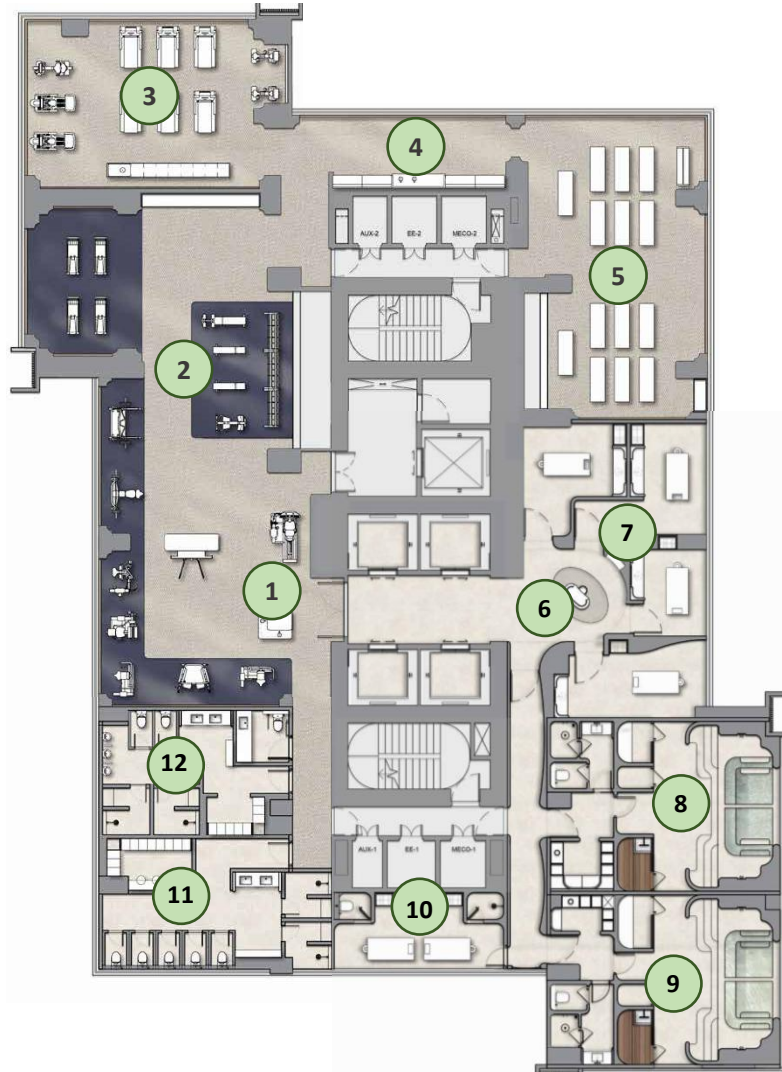


LIBRARY

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

SKY AMENITIES L67



1. Gym Reception
2. Gym
3. Pilates Studio
4. Lounge
5. Yoga Room
6. Spa Reception
7. Single Treatment Rooms
8. Female Spa
9. Male Spa
10. Couple Treatment Room
11. Female Toilet & Changing Room
12. Male Toilet & Changing Room

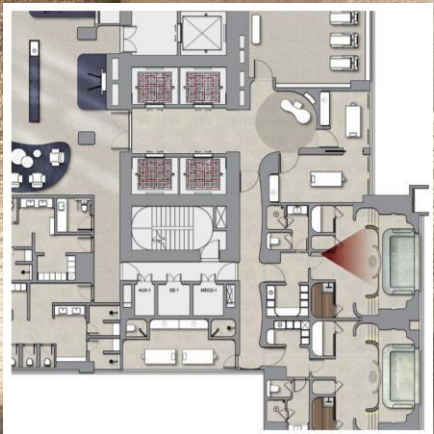
FOR INTERNAL USE AND TRAINING PURPOSES ONLY



GYM & YOGA STUDIO

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY



SPA & MASSAGE | PLUNGE POOL

ARTIST'S RENDERING

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

MORE THAN HALF A HECTARE OF
AMENITIES AND COMMON AREAS

AYALA LAND HOSPITALITY

AYALA LAND HOSPITALITY *

Property Management

CONCIERGE SERVICE

Amenity Reservation

Parcel / Package Assistance

Locksmith Services**

Water Delivery**

Spa Services**

HOUSEKEEPING & ENGINEERING SERVICE

Safety Unit Inspection

Laundry Service**

Unit Cleaning**

Aircon Cleaning**

PRIVATE CHEF SERVICE

Food & Beverage Order Handling**

CHAUFFER SERVICE

Transportation Booking **

**list of services may be subject to change*

***supported by accredited premium third-party service providers*



FOR INTERNAL USE AND TRAINING PURPOSES ONLY



LAUREAN

RESIDENCES

*AN URBAN SANCTUARY AT THE HEART
OF EVER-EVOLVING MAKATI*

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

LAUREAN

RESIDENCES

TURNOVER

BEGINNING Q3 2032

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

 AyalaLand HBDESIGN