

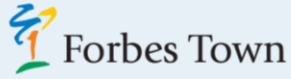


WHY INVEST IN ARCOVIA CITY

Megaworld International – Training and Business Development Group



15.4 Has.
FORT BONIFACIO, TAGUIG CITY



5 Has.
FORT BONIFACIO, TAGUIG CITY



McKINLEY HILL
50 Has.
FORT BONIFACIO, TAGUIG CITY



12.4 Has.
ALONG C5 ROAD, PASIG CITY



62 Has.
DAANG HARI, LAS PIÑAS CITY



MCKINLEY WEST
34.5 Has.
FORT BONIFACIO, TAGUIG CITY



EASTWOOD CITY
18.5 Has.
LIBIS, QUEZON CITY



NEWPORT CITY
25 Has.
PASAY CITY



31 Has.
PARAÑAQUE CITY



TWIN LAKES
1,200 Has.
LAUREL, BATANGAS



35.6 Has.
SAN FERNANDO, PAMPANGA

PAMPANGA

MANILA

LAS PIÑAS

BATANGAS

LAGUNA/CAVITE

RIZAL



EASTLAND HEIGHTS
640 Has.
ANTIPOLO CITY, RIZAL

The Hamptons Caliraya
300 Has.
LAGUNA



140 Has.
GEN. TRIAS, CAVITE



561 Has.
BOUNDARY OF CAVITE AND LAGUNA



350 Has.
TANZA, CAVITE

STA. BARBARA HEIGHTS

173 Has.

STA. BARBARA, ILOILO



72 Has.

MANDURRIAO, ILOILO CITY

ILOILO CITY

AKLAN



BORACAY NEWCOAST

150 Has.

BORACAY, AKLAN

CEBU

THE MACTAN NEWTOWN

30 Has.

LAPU-LAPU CITY, MACTAN, CEBU

BACOLOD CITY

DAVAO



11 Has.

LANANG, DAVAO

NORTHILL
GATEWAY

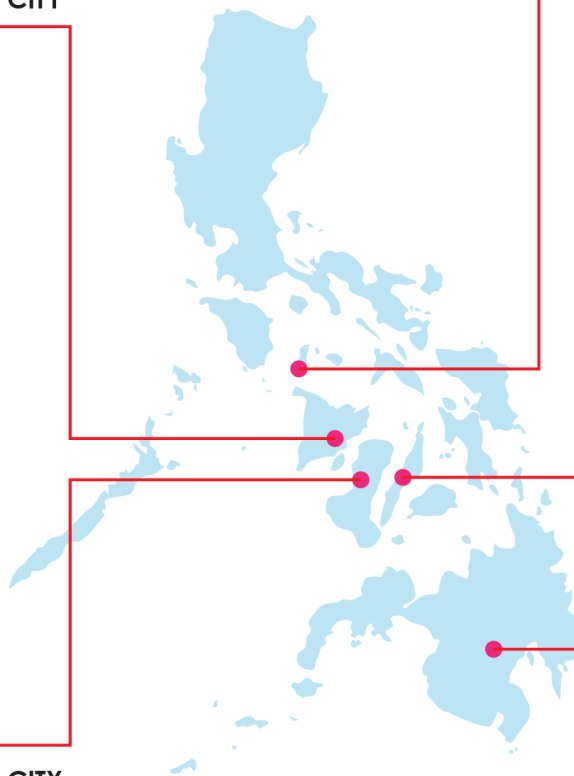
53 Has.

BACOLOD CITY, NEGROS OCCIDENTAL

THE UPPER EAST

34 Has.

BACOLOD CITY, NEGROS OCCIDENTAL



VISAYAS & MINDANAO
TOWNSHIP MAP LOCATOR

An architectural rendering of a modern skyscraper with a glass facade, set against a dramatic sunset sky. The building is the central focus, with other structures visible in the background. The foreground shows a busy street with blurred car lights and pedestrians, suggesting a vibrant urban environment.

WHY ARCOVIA CITY?

Pasig City, C5 Road, Metro Manila

A HOME THAT'S CLOSE TO KEY DESTINATION IN THE METRO

- Along C-5, Pasig City
- The Medical City – 2.9 kms. (1.80 mi.)
- Ortigas CBD – 4.6 kms. (2.64 mi.)
- Eastwood City – 4.2 kms. (2.60 mi.)
- Global City – 8.7 kms. (5.40 mi.)
- Makati CBD – 10.9 kms. (6.77 mi.)
- N.A.I.A. 1 – 17.6 kms. (10.93 mi.)



ENVIRONMENT FRIENDLY (complete lifestyle in a nature-rich setting)

- LEED Technology (for office development);
- The township will be planted with no less than 1,000 trees;
- Resort-inspired living;
- With wide open spaces, landscaped pocket parks & jogging paths.



ARCOVIA CITY

12.4 Hectares

A private sanctuary with easy proximity to the city



VALLE VERDE

VALLE VERDE

To Eastwood City

TO LIBIS / QUEZON CITY

C5 ROAD

VALLE VERDE

SM CENTER PASIG

TOYOTA PASIG



VALLE VERDE

TO MAKATI / BGC



ARCOVIA CITY
GOOGLE EARTH VICINITY MAP

Google

CARLO J. CAPARAS STREET

G. SANTOS STREET

F. LEGASPI STREET

MARIKINA RIVER

PROMENADE

BRIDGE

MERALCO SUB-STATION

LANDERS SUPERSTORE

CALLE LEONARDO TY

FUTURE MIXED USE DEVELOPMENT

ARCO DE EMPERADOR

PLAZA EMPERADOR

AVENUE DE TRIOMPHE

SERVICE ROAD

GRAN VIA

CALLE CINCO

ARCOVIA PARADE / ARCOVIA INFORMATION CENTER

CALLE PARADA

VIADUCT

AVENUE DE 18 TRIOMPHE

ARCOVIA CITY

PASEO DE ARCO

COMMON ACCESS ROAD

COMMON ACCESS ROAD



ONE PASEO



ARCOVIA CITY MASTER DEVELOPMENT PLAN

To Eastwood City

E. RODRIGUEZ JR. AVENUE (C-5)

To BGC (NAIA T 1, 2, 3 & 4)



A R C O V I A C I T Y



- Total Saleable Area
26, 358.00 sq. m.
- Total Number of Units
576 units
- Total Number of Floors
37 Floors
- Turn Over Date
June 2022 + 6 months Grace Period

UNIT MIX			
UNIT DESCRIPTION	UNIT RANGE	TOTAL UNITS	% MIX
Studio + balcony	30.50 - 32.50 sqm	188	33%
1 BR + balcony	43.00 - 45.50 sqm	290	50%
Executive 1 BR + balcony	55.00 - 63.00 sqm	42	7%
2 BR + balcony	75.00 - 110.50 sqm	46	8%
3 BR + balcony	131.50 - 154.00 sqm	10	2%
TOTAL		576	100%

CALLE CINCO

UNIT A
1 BR WITH BALCONY
40.50 SQ.M.+ 5.00 SQ.M.

UNIT C
STUDIO WITH BALCONY
27.00 SQ.M.+ 5.50 SQ.M.

UNIT E
1 BR WITH BALCONY
38.50 SQ.M.+ 5.00 SQ.M.

UNIT B
STUDIO WITH BALCONY
27.00 SQ.M.+ 5.50 SQ.M.

UNIT D
1 BR WITH BALCONY
38.50 SQ.M.+ 5.00 SQ.M.

UNIT F
1 BR WITH BALCONY
39.50 SQ.M.+ 5.00 SQ.M.



ARCO DE EMPERADOR

SERVICE ROAD

UNIT I
EXEC 1BR WITH BALCONY
50.00 SQ.M.+ 5.00 SQ.M.

UNIT H
1BR WITH BALCONY
38.00 SQ.M.+ 5.00 SQ.M.

UNIT G
1BR WITH BALCONY
39.00 SQ.M.+ 5.00 SQ.M.



C5 ROAD VIEW



7TH / AMENITY 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.

CALLE CINCO

ARCO DE EMPERADOR

SERVICE ROAD



ARCOVIA CITY

TYPICAL 8TH - 28TH FLOOR PLAN (LOW ZONE)



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.

C5 ROAD VIEW

CALLE CINCO

ARCO DE EMPERADOR

VIEW OF AMENITY AREA



VIEW OF AMENITY AREA

SERVICE ROAD



ARCOVIA CITY

TYPICAL 29TH - 45TH FLOOR PLAN (HIGH ZONE / Combined Units)

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.

C5 ROAD VIEW



CARLO J. CAPARAS STREET

G. SANTOS STREET

F. LEGASPI STREET

MARIKINA RIVER

PROMENADE

BRIDGE

CALLE LEONARDO TY

FUTURE MIXED USE DEVELOPMENT

MERALCO SUB-STATION

LANDERS SUPERSTORE

ARCO DE EMPERADOR

PLAZA EMPERADOR

AVENUE DE TRIOMPHE

SERVICE ROAD

GRAN VIA

CALLE CINCO

ARCOVIA PARADE / ARCOVIA INFORMATION CENTER

CALLE PARADA

PASEO DE ARCO

VIADUCT

AVENUE DE TRIOMPHE 18

ARCOVIA CITY

McDonald's

COMMON ACCESS ROAD

COMMON ACCESS ROAD

ONE PASEO



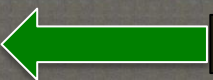
ARCOVIA CITY

MASTER DEVELOPMENT PLAN

To Eastwood City

E. RODRIGUEZ JR. AVENUE (C-5)

To BGC (NAIA T 1, 2, 3 & 4)



STUDIO UNIT





ARCOVIA CITY

UNIT B

7TH / AMENITY PLAN

UNIT B,M

STUDIO WITH BALCONY
 A= 27.00 SQ.M.+ 5.50 SQ.M.

TYP. 8TH - 28TH FLOOR PLAN (LOW ZONE)

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.



ARCOVIA CITY

UNIT C

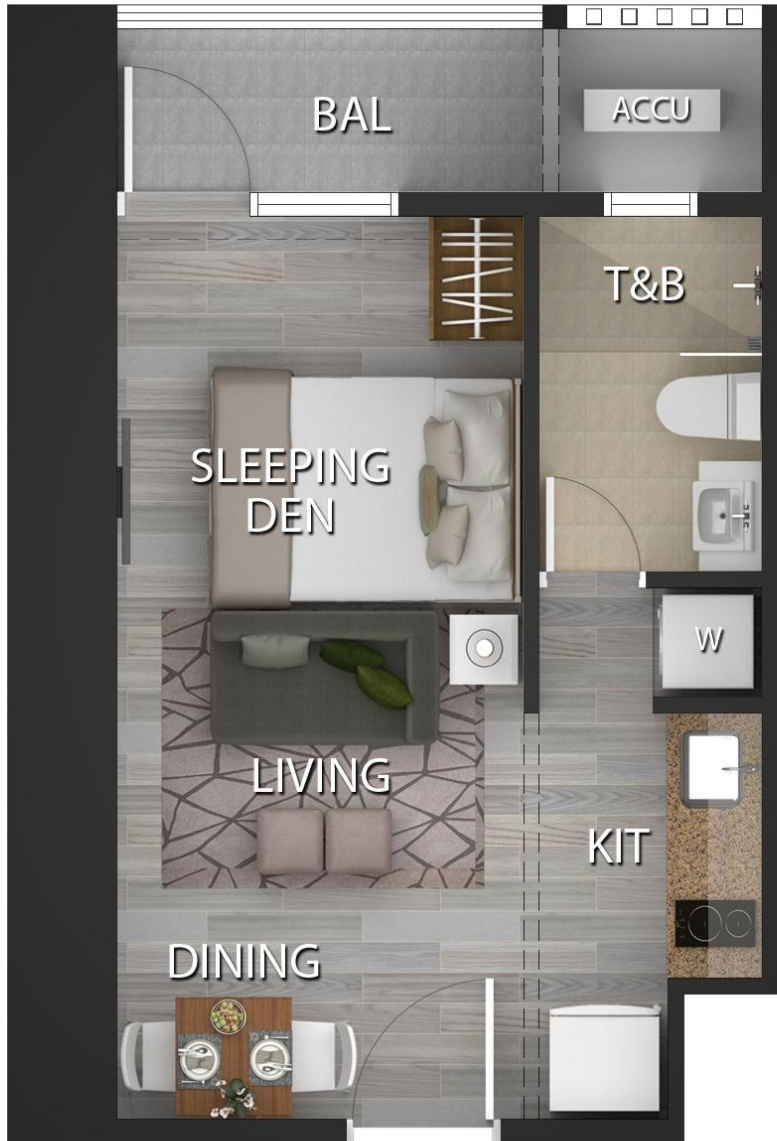
7TH / AMENITY PLAN

UNIT C,L

STUDIO WITH BALCONY
A= 27.00 SQ.M.+ 5.50 SQ.M.

TYP. 8TH - 28TH FLOOR PLAN (LOW ZONE)

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ARCOVIA CITY

UNIT G
STUDIO WITH BALCONY
 A= 25.50 SQ.M.+ 5.00 SQ.M.
 TYP. 8TH - 28TH FLOOR PLAN (LOW ZONE)

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ARCOVIA CITY

UNIT H
STUDIO WITH BALCONY
A= 27.00 SQ.M.+ 5.50 SQ.M.
TYP. 8TH - 28TH FLOOR PLAN (LOW ZONE)

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EXECUTIVE 1 BR



EXECUTIVE 1 BR





ARCOVIA CITY

UNIT I

7TH / AMENITY PLAN

UNIT Q

EXEC. 1 BR WITH BALCONY
A= 50.00 SQ.M.+ 5.00 SQ.M.

TYP. 8TH - 28TH FLOOR PLAN (LOW ZONE)

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ARCOVIA CITY

UNIT GH

EXEC. 1 BR. WITH BALCONY

A= 52.50 SQ.M.+ 10.50 SQ.M. BAL

TYP. 29TH- 45TH FLOOR PLAN (HIGH ZONE / Combined Units)

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1 BEDROOM UNIT



1 BEDROOM UNIT





AVENUE DE
18
 TRIOMPHE

ARCOVIA CITY

UNIT D,E

7TH / AMENITY PLAN

UNIT D,E,K

1 BR WITH BALCONY
 A= 38.50 SQ.M.+ 5.00 SQ.M.

TYP. 8TH - 28TH FLOOR PLAN (LOW ZONE)

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.



ARCOVIA CITY

UNIT F
1 BR WITH BALCONY
A= 39.50 SQ.M.+ 5.00 SQ.M.

7TH / AMENITY PLAN
TYP. 8TH-28TH FLOOR PLAN (LOW ZONE)

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.



ARCOVIA CITY

UNIT G

7TH / AMENITY PLAN

UNIT O

1 BR WITH BALCONY
A= 39.00 SQ.M.+ 5.00 SQ.M.

TYP. 8TH - 28TH FLOOR PLAN (LOW ZONE)

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ARCOVIA CITY

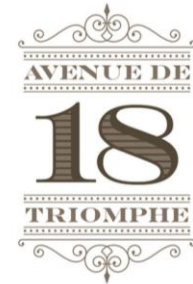
UNIT I

1 BR WITH BALCONY

A= 40.50 SQ.M.+ 5.00 SQ.M.

TYP. 8TH - 28TH FLOOR PLAN (LOW ZONE)

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ARCOVIA CITY

UNIT H

7TH / AMENITY PLAN

UNIT P

1 BR WITH BALCONY

A= 38.00 SQ.M.+ 5.00 SQ.M.

TYP. 8TH - 28TH FLOOR PLAN (LOW ZONE)

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.

2 BEDROOM UNIT



2 BEDROOM UNIT





ARCOVIA CITY

UNIT N
2 BR WITH BALCONY
A= 68.50 SQ.M.+ 6.50 SQ.M.
 TYP. 8TH - 28TH FLOOR PLAN (LOW ZONE)

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.



ARCOVIA CITY

UNIT ABC

2 BR WITH BALCONY

A= 94.50 SQ.M.+ 16.00 SQ.M. BAL

TYP. 29TH- 45TH FLOOR PLAN (HIGH ZONE / Combined Units)

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.



ARCOVIA CITY

UNIT OP

2 BR WITH BALCONY

A= 77.00 SQ.M.+ 10.00 SQ.M. BAL

TYP. 29TH- 45TH FLOOR PLAN (HIGH ZONE / Combined Units)

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3 BEDROOM UNIT



3 BEDROOM UNIT





ARCOVIA CITY

UNIT DEF

3 BR WITH BALCONY

A= 116.50 SQ.M.+ 15.00 SQ.M. BAL

TYP. 29TH- 45TH FLOOR PLAN (HIGH ZONE / Combined Units)

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.



ARCOVIA CITY

UNIT JKLM

3 BR WITH BALCONY

A= 133.00 SQ.M.+ 21.00 SQ.M. BAL

TYP. 29TH- 45TH FLOOR PLAN (HIGH ZONE / Combined Units)

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LOBBY



GYM – 7TH FLOOR





GAME ROOM – 7TH FLOOR



FUNCTION HALL – 7TH FLOOR



DAY CARE – 7TH FLOOR



SWIMMING POOL – 7TH FLOOR



READING NOOK – 7TH FLOOR



PLAYGROUND – 7TH FLOOR





COMMERCIAL PODIUM



UNIT DELIVERABLES

	STUDIO	1BR AND EXEC 1BR	2BR	3BR
Floor Finish				
Living and Dining		Ceramic Planks		Ceramic Tiles
Kitchen		Ceramic Planks		Ceramic Tiles
Master Bedroom, Bedrooms		Ceramic planks		
Toilet and Bathroom, Powder Roo		Ceramic Planks		Ceramic Tiles
Other Deliverables				
Kitchen		Kitchen with modular under counter and overhead cabinets		
		Mechanical ventilation		
Living and Dining		Provision for telephone and internet ready lines		
			Provision for split -type ACU	
Toilet and Bath		Provision for hot and cold water lines (except Maid's T&B)		
		Partial glass shower enclosure		
		Mechanical ventilation		
Bedrooms		Modular closet		
		Provision for split -type ACU		
Other Deliverables		Entrance panel door with viewer		
		Individual electrical and water meter		
		Individual mail boxes with keys		
		Provision for cable TV lines		
		Provision fro telephone /internet ready lines per unit		
		Provision for hot and cold water supply lines		
		Individual Condominium Certificate of Title (CCT)		
	Automatic heat/smoke detector and fire sprinkler system			
		2 burner cooktop with built-in oven and rangehood	4 burner cooktop with built-in oven and rangehood	

TYPICAL RESIDENCE FEATURES

- Entrance panel door with viewer
- Individual electric and water sub-meters
- Individual mail boxes with keys
- Provision for telephone/Internet-ready lines per unit
- Provision for hot and cold water supply lines
- Individual Condominium Certificate of Title (CCT)

OTHER DELIVERABLES

- Residential lobby with reception and Lounge area
- 3 Passenger elevators
- 1 Service elevator
- Closed-circuit TV (CCTV) monitoring for selected common areas
- Security command center for 24-hour monitoring of all building facilities
- Centralized mail room
- Arcaded retail shops

BUILDING FACILITIES/SERVICE

- Automatic fire sprinkler system for all units
- Overhead water tank and underground cistern for ample water supply
- Standby generator for common and selected areas
- Centralized building administration/security office



OPTION 7 : PROMO TERM	
TOTAL CONTRACT PRICE	P 7,739,000.00
Less: 3% PDC Discount	P 154,780.00
	P 7,584,220.00
Less: 2% Early Bird Discount	P 151,684.40
	P 7,584,220.00
Less: 1.5% Volume Retail Discount	P 113,763.30
	P 7,470,456.70
Monthly Payments	
Months 1-12	P 35,000.00
Months 13-24	P 40,000.00
Months 25-36	P 45,000.00
Months 37-48	P 55,000.00
Months 49-60	P 65,000.00
<i>To Start 30 Days after Date of Reservation</i>	
Lumpsum	
on the 12th month	P 250,000.00
on the 24th month	P 250,000.00
on the 36th month	P 250,000.00
on the 48th month	P 250,000.00
on the 60th month	P 250,000.00
Balance Upon Turnover	P 3,340,456.70
Less: Reservation Fee	P 25,000.00
	P 3,315,456.70
<i>Thru Cash or Bank Financing</i>	

*Promo Term valid until further notice.