



Project Briefing

July 2012

Quezon City Skyline



Ortigas Skyline
Greenhills

Makati &
Mandaluyong Skyline



Target Market

- End-users
 - ✓ Singles, Early nesters and Empty nesters
 - ✓ Professionals working or doing business in nearby business districts, particularly Ortigas Center, Greenhills and Quezon City
- Investors
 - ✓ Units to be rented out to students and office workers

Project Overview



- Situated on a 2,401-sqm prime lot along Aurora Boulevard in New Manila, Quezon City.
- A 40-storey development with 32 residential levels, a roof deck, commercial and 5 parking floors
- Total inventory is 1,096 units
- Offers Studio Luxe, 1-Bedroom and 2-Bedroom units
- Target date of delivery is 1Q 2013

Location



- **Located along Aurora Boulevard in New Manila, the elite side of Quezon City**
- **Conveniently located at the heart of Quezon City:** near schools and commercial centers; connected to important destinations through major thoroughfares and the LRT 2 line

Location



SM Sta. Mesa



St. Paul's University



Mt. Carmel Church



Gilmore IT Center



La Salle Greenhills



CCF Main - Ortigas



Greenhills Shopping Center



St. Luke's Medical Center



Cardinal Santos Medical Center

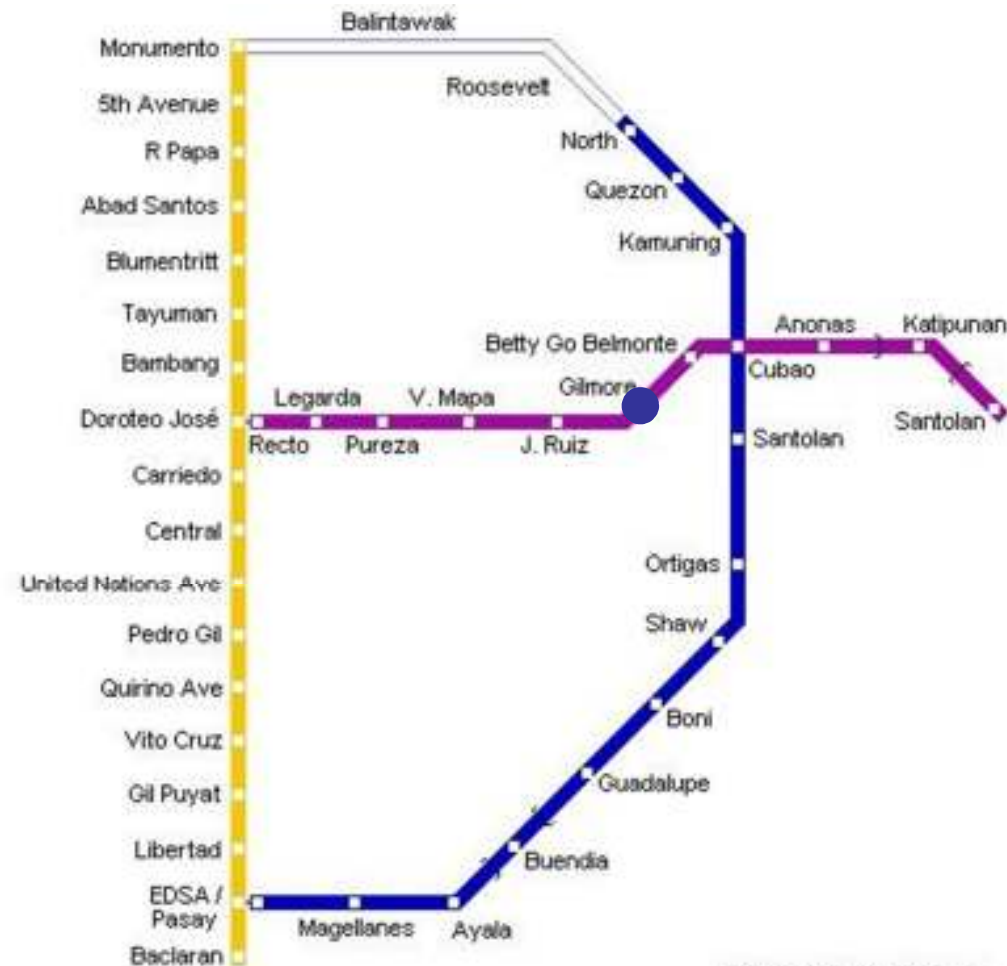
- Proximity to educational institutions, commercial center and other relevant developments such as St. Paul's University, SM Sta. Mesa, Greenhills Shopping Center, Gilmore IT hub, St. Luke's Medical Center, Cardinal Santos Medical Center

Location - Accessibility

At the Heart of Quezon City, right beside LRT 2 – Gilmore Station.

The Light Rail Transit Line 2 (more known as LRT 2 or Purple Line) has been the main mode of transportation of commuters with destinations along Aurora Boulevard, Araneta Avenue, Marcos Highway, Magsaysay Boulevard, Legarda and Recto Avenue. Unlike the [MRT](#) and [LRT 1](#) (which both travels in a north-south route), the Purple Line travels in an east-west manner.

With LRT 2 having 11 stations from Recto in Manila to Santolan in the Marikina-Pasig boundary, it provides great accessibility for Princeton residents to the rest of the metro.



MANILA MRT



2004 © UrbanRail.Net (R. Schwand)

Project Features

- A Main Lobby at the Ground Floor with a 3.1-meter height
- Residential Grand Lobby at the 7th floor with a 3.1- meter height
- Retail spaces at the ground floor with a total 618-sqm leasable area
- Amenities at the 7th floor include the following:
 - ✓ Adult lap pool
 - ✓ Kiddie pool
 - ✓ Poolside cabana
 - ✓ Function room
- Princeton Sky Lounge at the Roofdeck

Facilities

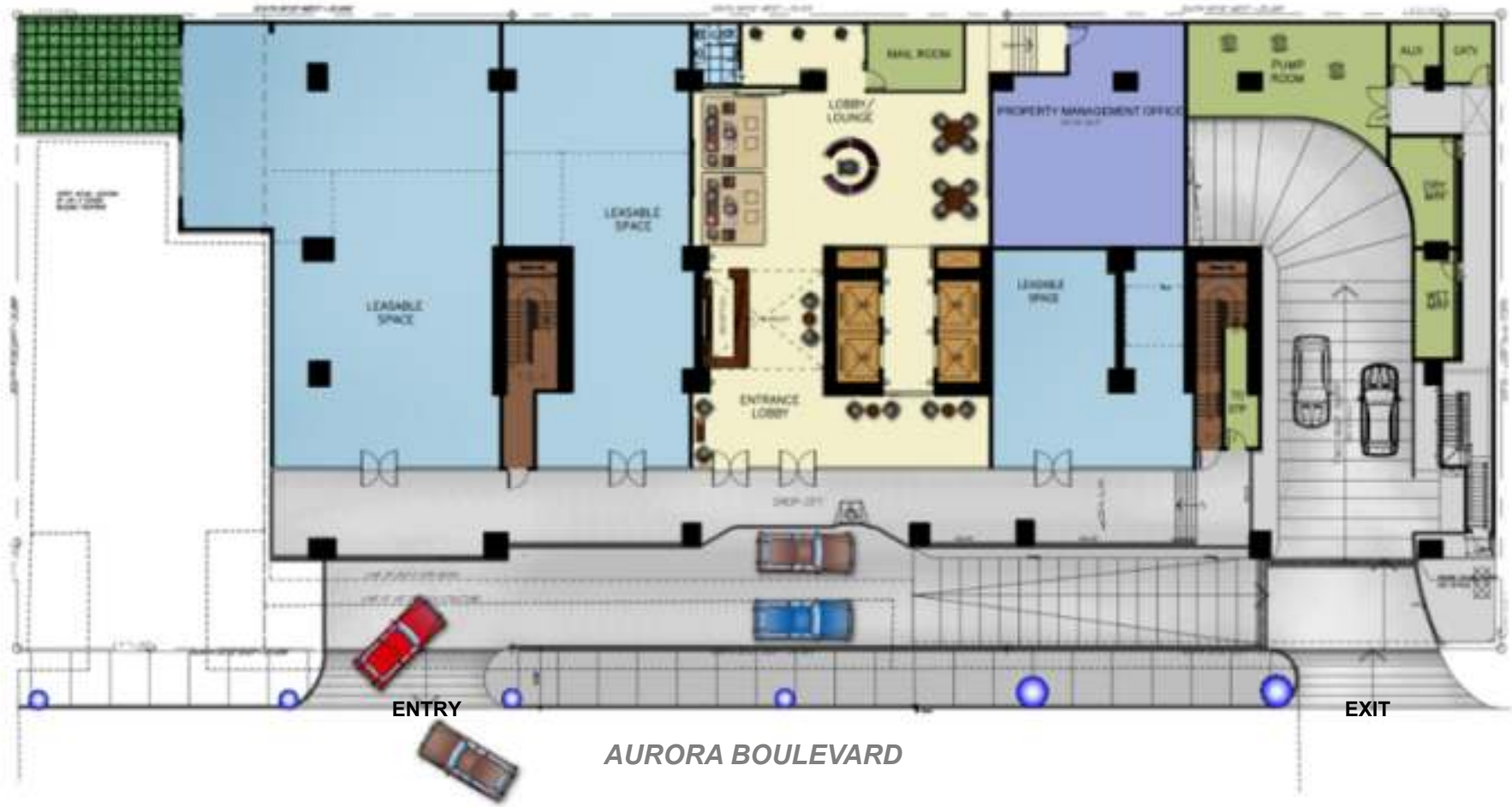
- 4-high speed elevators
 - Waiting time: max. of 60 seconds
 - Capacity per elevator: 17 passengers
- 24-hour security
- Automatic fire alarm and sprinkler system
- Centralized mailroom at the Ground Floor
- Centralized garbage collection and disposal system (through property management)

Facilities

- Back-up power
 - Commercial spaces: 100%
 - Common areas: 100%
 - Residential units:
 - 1 light receptacle per room
 - 1 outlet for refrigerator
- 5 levels of above ground parking (Podium 2 to 6)
 - Allocated parking slots for residential: 281 slots
(with provision for mechanical car lifts)

FLOOR PLANS

Ground Floor



Parking Floors



AURORA BOULEVARD

Podium Level 2

FOR INFORMATION AND TRAINING PURPOSES ONLY. NOT INTENDED AS A SELLING TOOL



Parking Floors



AURORA BOULEVARD

Podium Level 3

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Parking Floors



AURORA BOULEVARD

Podium Level 4

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Parking Floors



AURORA BOULEVARD

Podium Level 5

FOR INFORMATION AND TRAINING PURPOSES ONLY. NOT INTENDED AS A SELLING TOOL



Parking Floors



Podium Level 6

FOR INFORMATION AND TRAINING PURPOSES ONLY. NOT INTENDED AS A SELLING TOOL

Amenities & Garden Units



AURORA BOULEVARD

7th Floor

FOR INFORMATION AND TRAINING PURPOSES ONLY. NOT INTENDED AS A SELLING TOOL

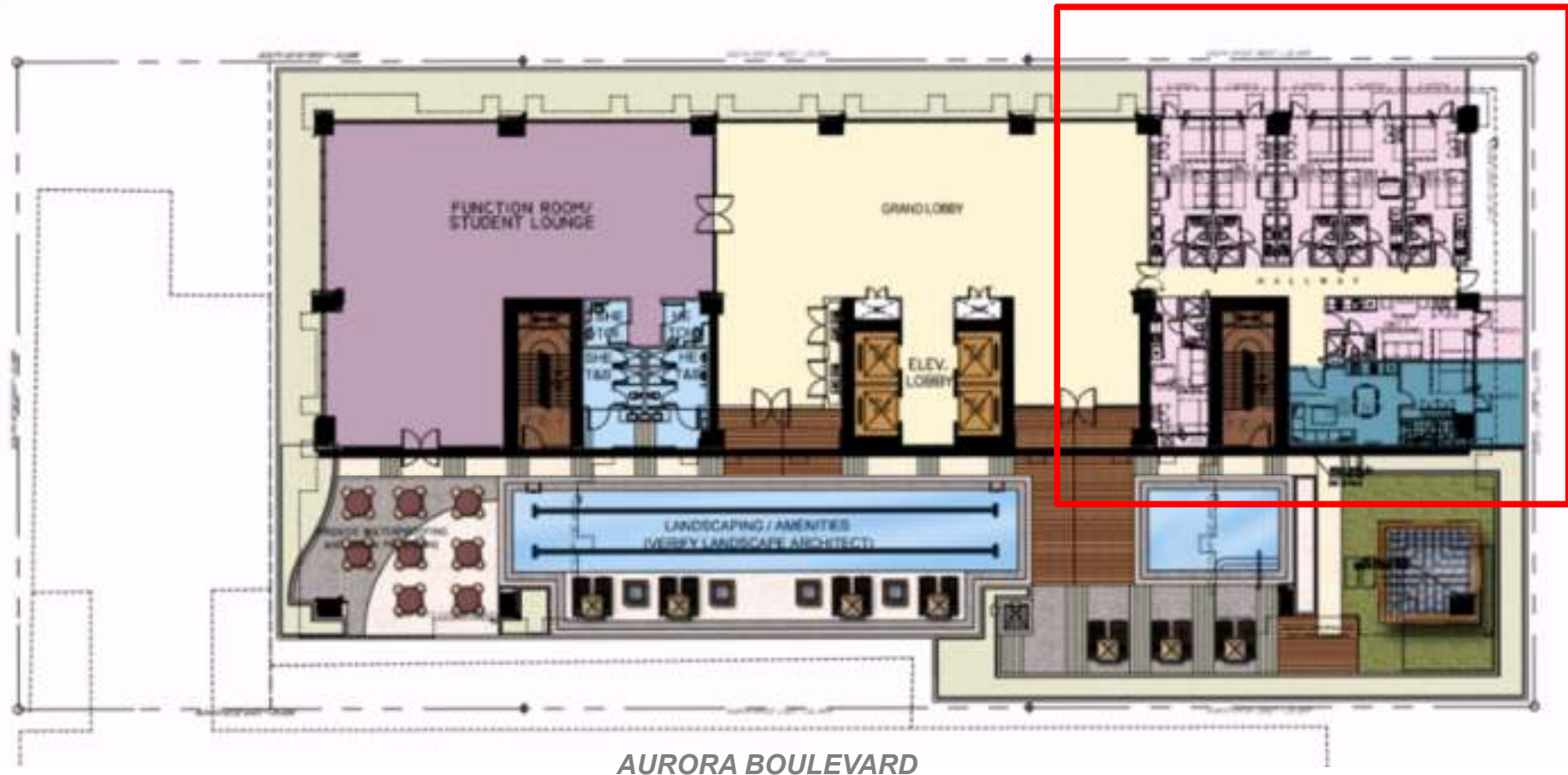


Unit Choices

Princeton unit offerings range from Studio Luxe, 1-Bedroom, and 2 Bedroom units

Unit Type	Total No. of Units	%
Studio Luxe	929	85%
1-Bedroom Deluxe	64	6%
2-Bedroom Suite	96	8%
Garden Units	7	1%
TOTAL	1,096	100%

Amenities & Garden Units



- 7 Studio Luxe units
- 1 One-Bedroom unit

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Unit Choices



STUDIOLUXE UNIT W/ GARDEN		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living & Dining Area	8.376	90.159
Kitchen Area	4.549	48.965
Toilet & Bath	3.455	37.189
Bedroom	7.088	76.295
Garden	6.930	74.594
Total	30.398	327.202

Garden units at the 7th Floor

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Unit Choices



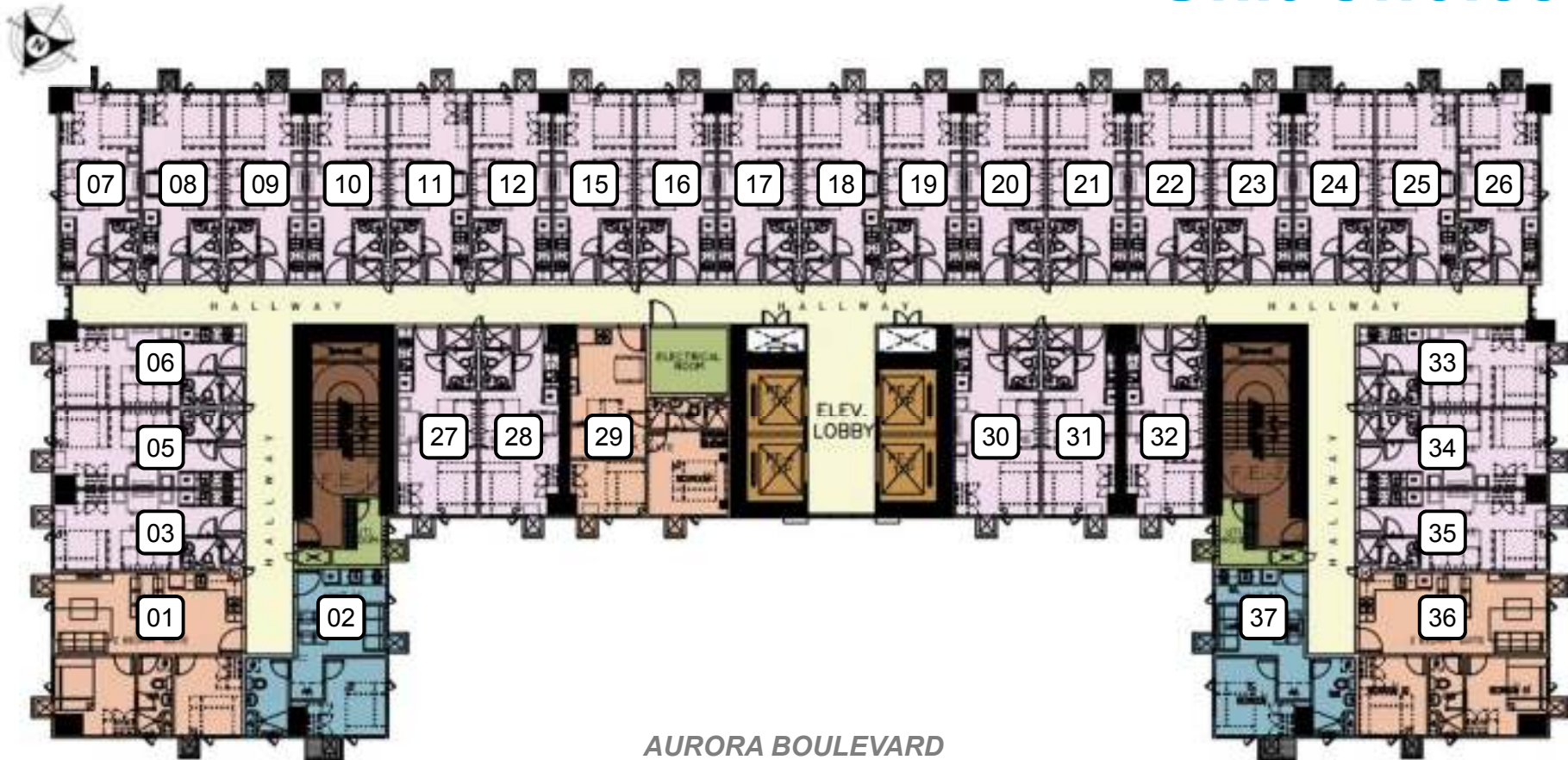
1-BEDROOM GARDEN SUITE		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living Area	7.715	83.044
Dining Area	7.715	83.044
Kitchen Area	7.777	83.711
Toilet & Bath	6.310	67.920
Bedroom	9.923	106.810
Garden	10.837	116.648
Total	50.277	541.177

1 I-BEDROOM GARDEN SUITE
SCALE: NOT TO SCALE

Garden units at the 7th Floor

FOR INFORMATION AND TRAINING PURPOSES ONLY. NOT INTENDED AS A SELLING TOOL

Unit Choices



TYPICAL FLOOR PLAN (8th to 41st Floor)

- **Total of 34 units per floor broken down as follows:**
 - 29 Studio Luxe units
 - 2 One-Bedroom Deluxe units
 - 2 Two-Bedroom Suite (corner units)
 - 1 Two-Bedroom Suite (middle unit)

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Unit Choices

Studio Luxe

Approximately 23 sq.m.



STUDIOLUXE UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living & Dining Area	8.376	90.159
Kitchen Area	4.549	48.965
Toilet & Bath	3.455	37.189
Bedroom	7.088	76.295
Total	23.468	252.608

Unit Choices

1-Bedroom Deluxe Approximately 30 sq.m.



1- BEDROOM SUITE		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living Area	3.668	39.482
Kitchen Area	5.256	56.575
Dining Area	3.668	39.482
Toilet & Bath	7.668	82.538
Bedroom	9.825	105.755
Total	30.085	323.832

Unit Choices

2-Bedroom Suite (corner unit) Approximately 47 sq.m.



2- BEDROOM SUITE 1		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living Area	8.466	91.127
Dining Area	5.704	61.397
Kitchen Area	9.298	100.082
Toilet & Bath	4.480	48.222
Bedroom 1	10.400	111.945
Bedroom 2	8.726	93.926
Total	47.074	506.699

1 2- BEDROOM SUITE 1
SCALE: NOT TO SCALE

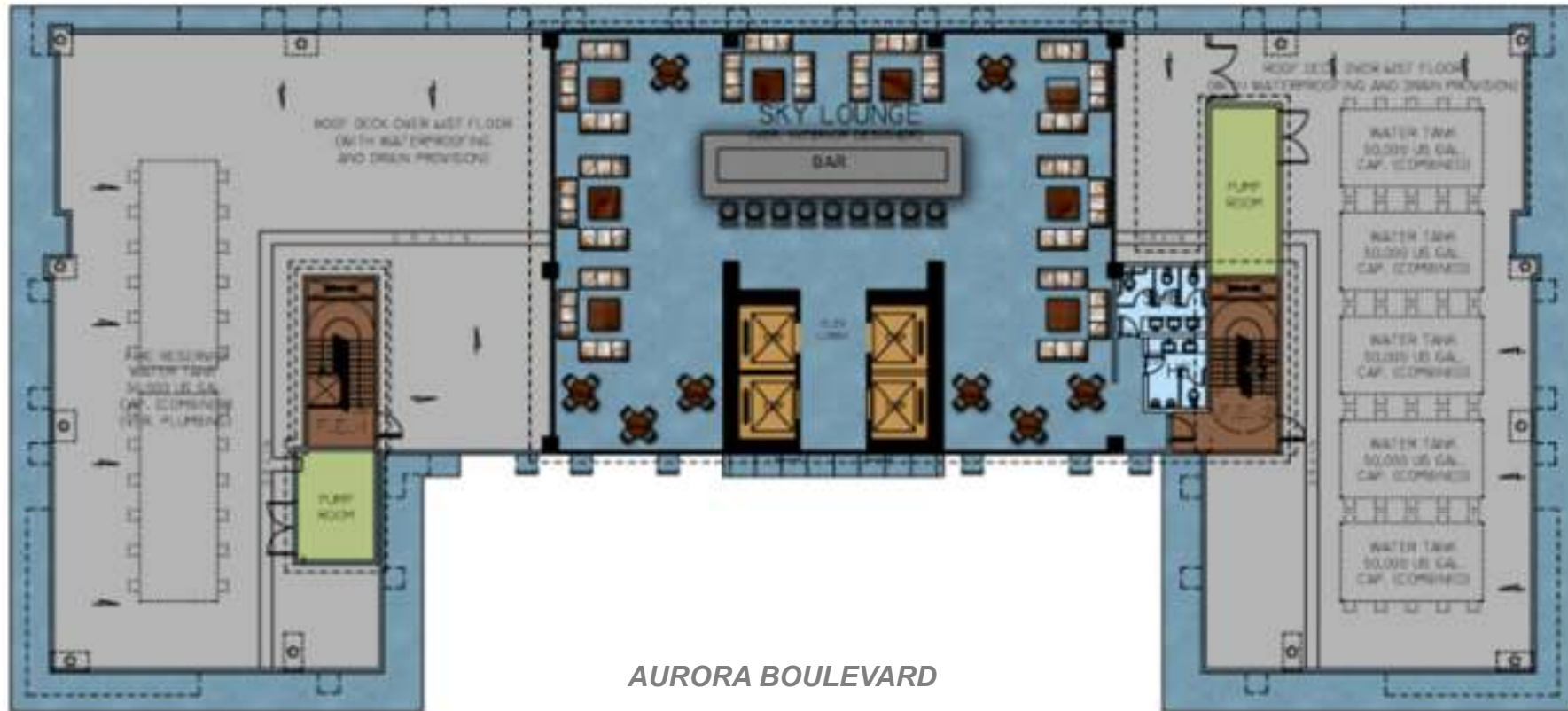
Unit Choices

2-Bedroom Suite (middle unit) Approximately 39 sq.m.



2- BEDROOM SUITE 2		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
Living Area	7.473	80.439
Kitchen/Dining Area	9.005	96.929
Toilet & Bath	4.699	50.580
Bedroom 1	10.785	116.089
Bedroom 2	7.475	80.460
Total	39.437	424.497

Roof deck



Sky Lounge

Residential Unit Finishes

Living and Bedroom Area

- Flooring: Polished tiles (0.6 x 0.6 meters)
- Wall: Semi-gloss Paint Finish

Toilet & Bath

- Flooring: Ceramic tiles (0.3 x 0.3 meters)
- Wall: Ceramic tiles (0.3 x 0.3 meters)

Unit & Corridor Measurements

Corridor

- Width: 1.5m
- Floor to Ceiling Height: 2.4m

Residential Units

- Floor to Ceiling Height: 2.4m to 2.6m
- Floor to Floor Height: 3.1m

Project Consultants

Architectural

Project Manager

General Contractor

Interior Design

Structural

Mechanical

Electrical

Sanitary, Plumbing & Fire Protection

Landscape Consultant

ASYA Design

Design Coordinates, Inc.

EEl Corporation

M Contemporary Interior Concept

Sy² + Associates, Inc.

Domingo L. Lagman Engineering

PCS Philippines, Inc.

N.G. Yumol & Associates

EA Aurelio Landscape Architects

Payment Terms

PRINCETON RESIDENCES

Payment Terms

Effective beginning July 01, 2012

	Standard Payment Terms								
	Cash 30	Deferred Cash	Spot DP 10%	Spot DP 20%	Spot DP 30%	Spot DP 40%	Spot DP 50%	Deferred DP 20% 18 months	Deferred DP 30% 18 months
Discount on TLP	12.0%	5.0%	4.0%	5.0%	6.0%	7.0%	8.0%	None	0.5%
Reservation Fee	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Downpayment	100% net of reservation & retention	No DP	10% net of reservation	20% net of reservation	30% net of reservation	40% net of reservation	50% net of reservation	20% net of reservation; payable in 18 months 1st monthly payment due 30 days from reservation	30% net of reservation; payable in 18 months 1st monthly payment due 30 days from reservation
Balance*	n.a.	100% payable in 18 months	90% payable in 18 months	80% payable in 18 months	70% payable in 18 months	60% payable in 18 months	50% payable in 18 months	80% due on the 19th month	70% due on the 19th month
Retention	50,000	none	none	none	none	none	none	none	none

***Note: Payment terms shall be adjusted every 3 months.**

Pricing & Promotions

Unit Type	Unit Size (SQM)	Ave SP / SQM	Ave SP / Unit
Studio Luxe	23.47 sqm	94,419	2,228,231
1 BR	30.09 sqm	108,163	3,691,400
2 BR	39.63 - 46.88 sqm	93,183	4,090,255

**Based on available units as of June 13, 2012*

NOTE: Only units at floors 7, 8, 9, 40 & 41 are fully furnished. Units at floors 10 to 39 are Basic Units.

Progress Photo



View from 3rd St. (New Manila.)

**as of May 2012*



Progress Photo



View from Gilmore Avenue (Rear)

**as of May 2012*  PRINCETON
UNIVERSITY

Progress Photo



View from Aurora Blvd, Broadway Ave.



View from 1st Street

**as of May 2012*

Progress Photo



View from Amenity Floor

Progress Photo



7th Floor Grand Lobby & Function Hall



Swimming Pool Area



Hallways





Studio Luxe Unit - Living/Dining Area



T&B Area



Kitchen Area



**Artist's Rendition*



**Artist's Rendition*



**Artist's Rendition*

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