

### GARDENCOURT RESIDENCES

ARCA

LS Molave and Narra: 035187

Project Location: East Union Drive, Arca South, Barangay Western Bicutan, Taguig City
Project Developer and Owner: Ayala Land, Inc.

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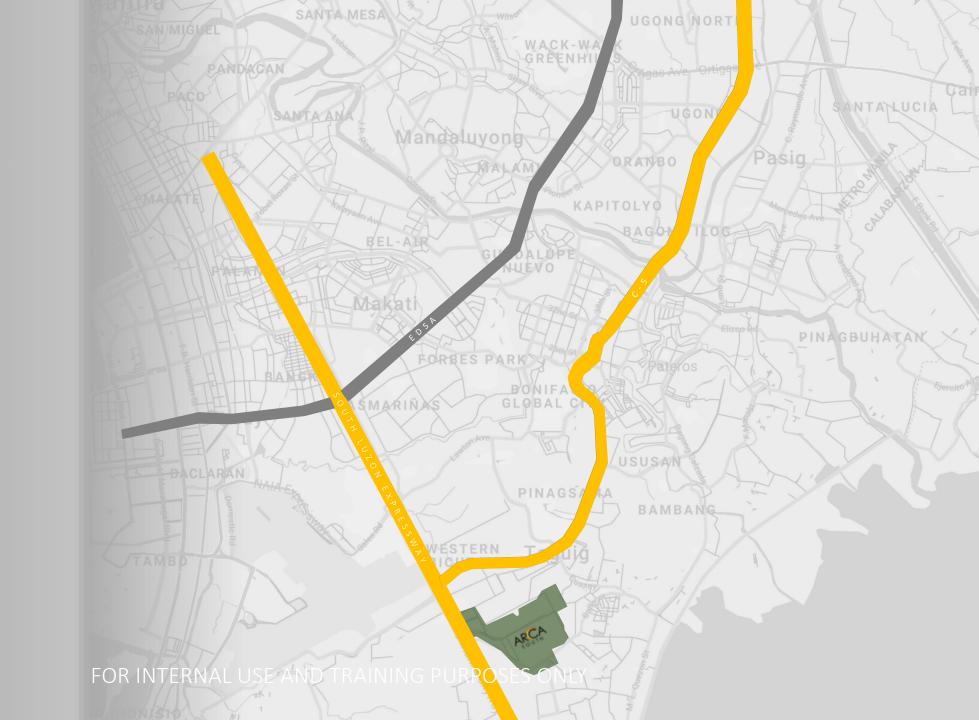


### ARCA SOUTH

INFRASTRUCTURE UPDATES

### **CURRENT ACCESS POINTS**

SLEX via the East Service Road



#### **CURRENT ACCESS POINTS**

SLEX via the Skyway

C5

### **FUTURE ACCESS POINTS**

The Metro Manila Subway Project



### VERTIS NORTH ARANETA CENTER CUBAO ORTIGAS CENTER MAKATI CBD BONIFACIO GLOBAL CITY BAY AREA Legend Townships Infrastructures NAIA Existing Lines **ARCA** SOUTH Metro Manila Subway Project - Current Alignment - Under Consideration

### METRO MANILA SUBWAY PROJECT





#### **CURRENT ACCESS POINTS**

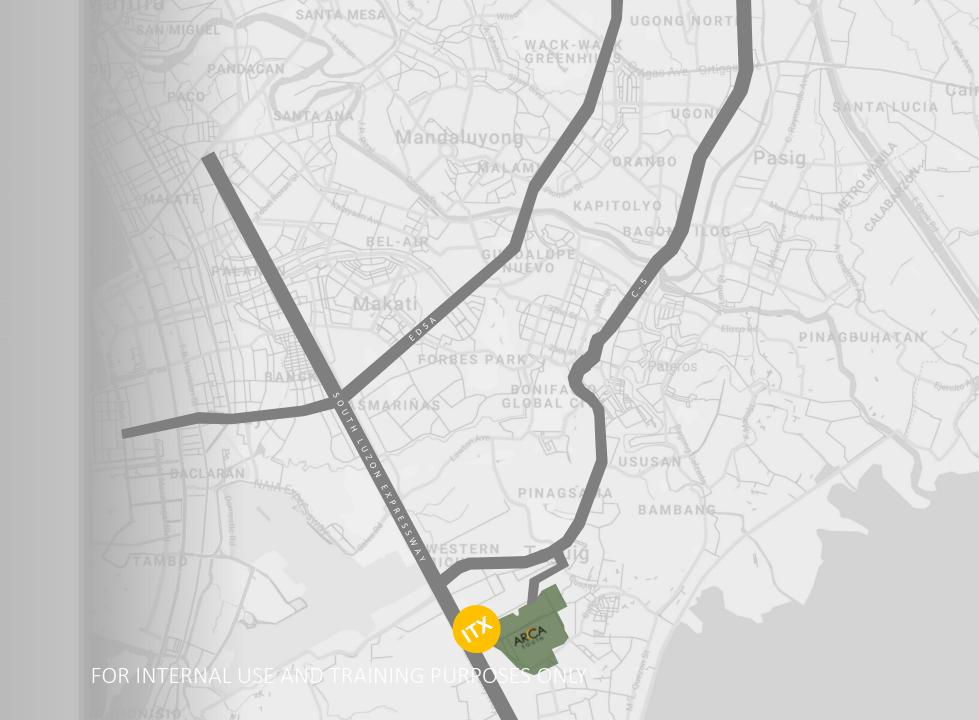
SLEX via the East Service Road

**C5** 

### **FUTURE ACCESS POINTS**

The Metro Manila Subway Project

Taguig Integrated Terminal Exchange



# C5 ROAD C5 ACCESS MAKATI CBD Tion away ARCA SOUTH

### TAGUIG INTEGRATED TERMINAL EXCHANGE







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#### **CURRENT ACCESS POINTS**

SLEX via the East Service Road

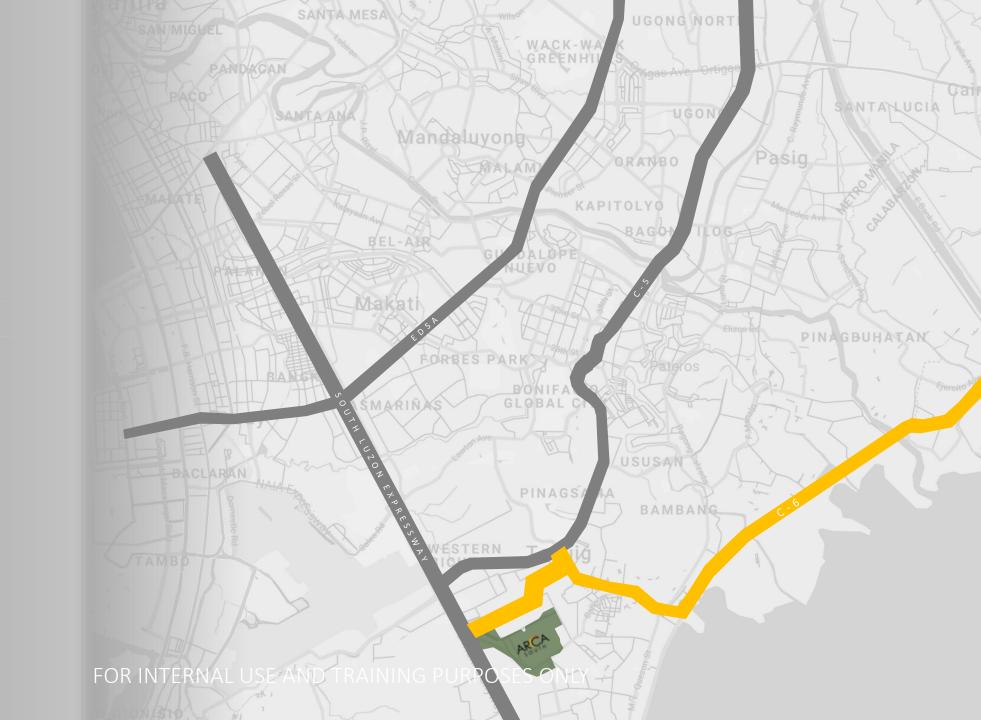
**C5** 

#### **FUTURE ACCESS POINTS**

The Metro Manila Subway Project

Taguig Integrated Terminal Exchange

Metro Manila Expressway (C-6 Project Stage 1)



#### **CURRENT ACCESS POINTS**

SLEX via the Skyway

**C5** 

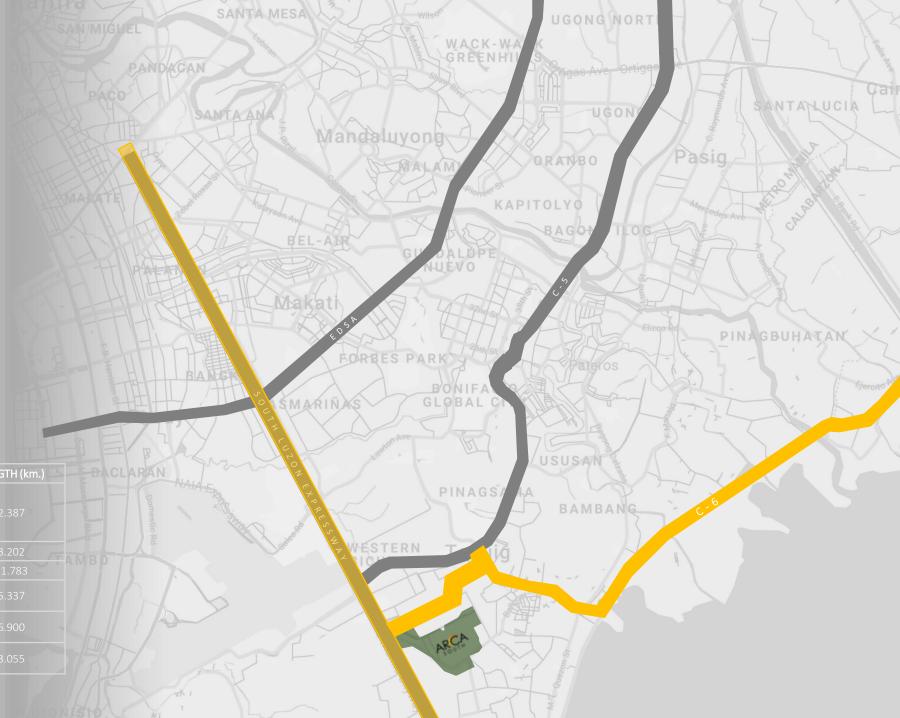
### **FUTURE ACCESS POINTS**

The Metro Manila Subway Project

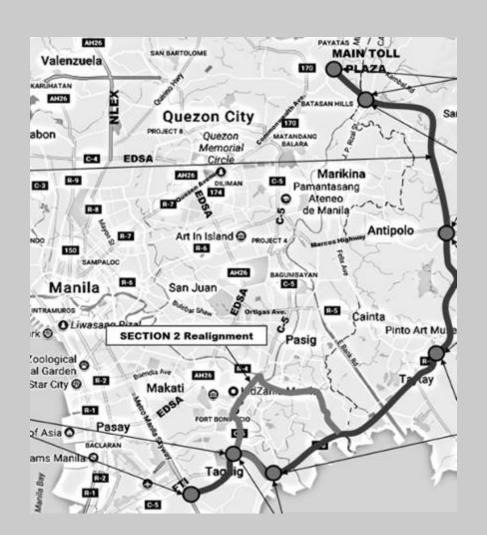
Taguig Integrated Terminal Exchange

Metro Manila Expressway (C-6 Project Stage 1)

SEGMENT	SECTION	LENGTH (km.)
Segment 1	Section 1: Skyway/FTI - C5/Diego Silang · Section 1A: Skyway to FTI · Section 1B: FTI to C5/Diego Silang	2.387
	Section 2: C5/Diego Silang - C6/Taguig	3.202
	Section 3: C6/Taguig - Ortigas Ave. Ext.	
	Section 4: Ortigas Ave. Ext Marcos Highway	
	Section 5: Marcos Highway - Tumana Bridge	6.900
	Section 6: Tumana Bridge - Batasan Complex	3.055



### METRO MANILA EXPRESSWAY/ C-6 PROJECT STAGE 1



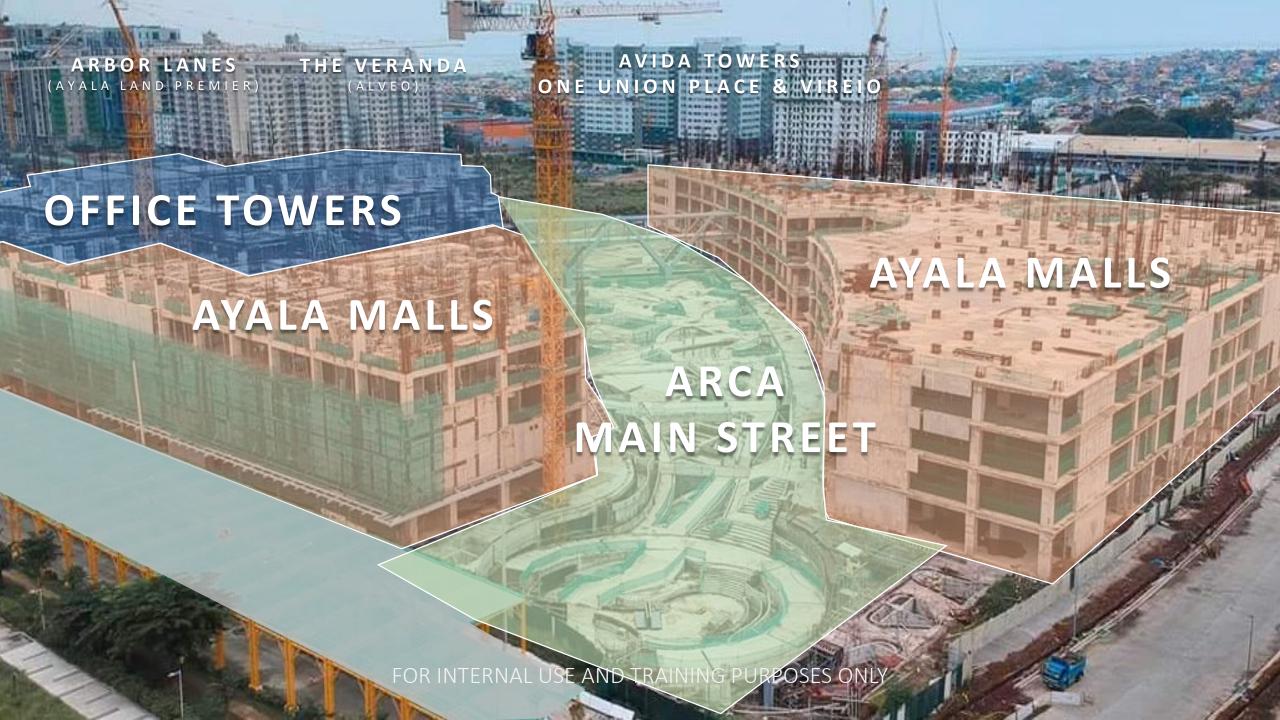






### ARCA SOUTH

ESTATE UPDATES









### MULTI-PURPOSE FIELD

OPENING Q4 2019





### ARCA SOUTH

CORPORATE ADDRESSES SOON TO RISE IN THE ESTATE



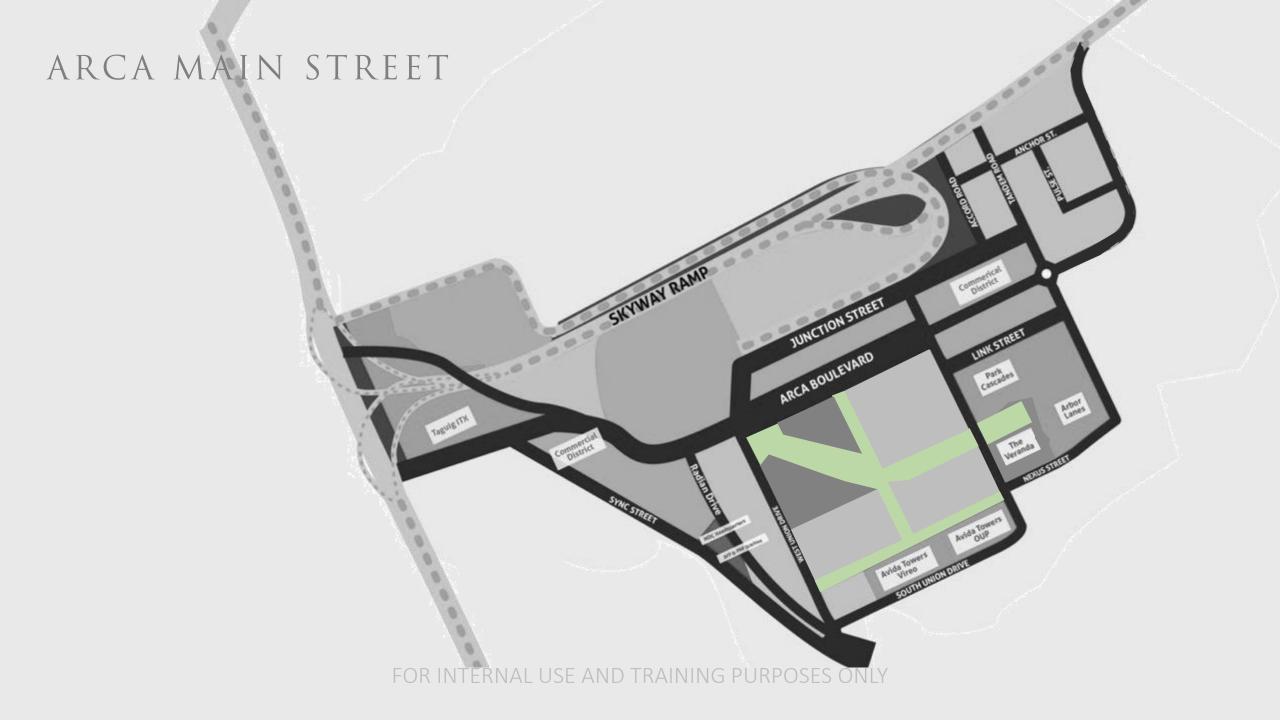


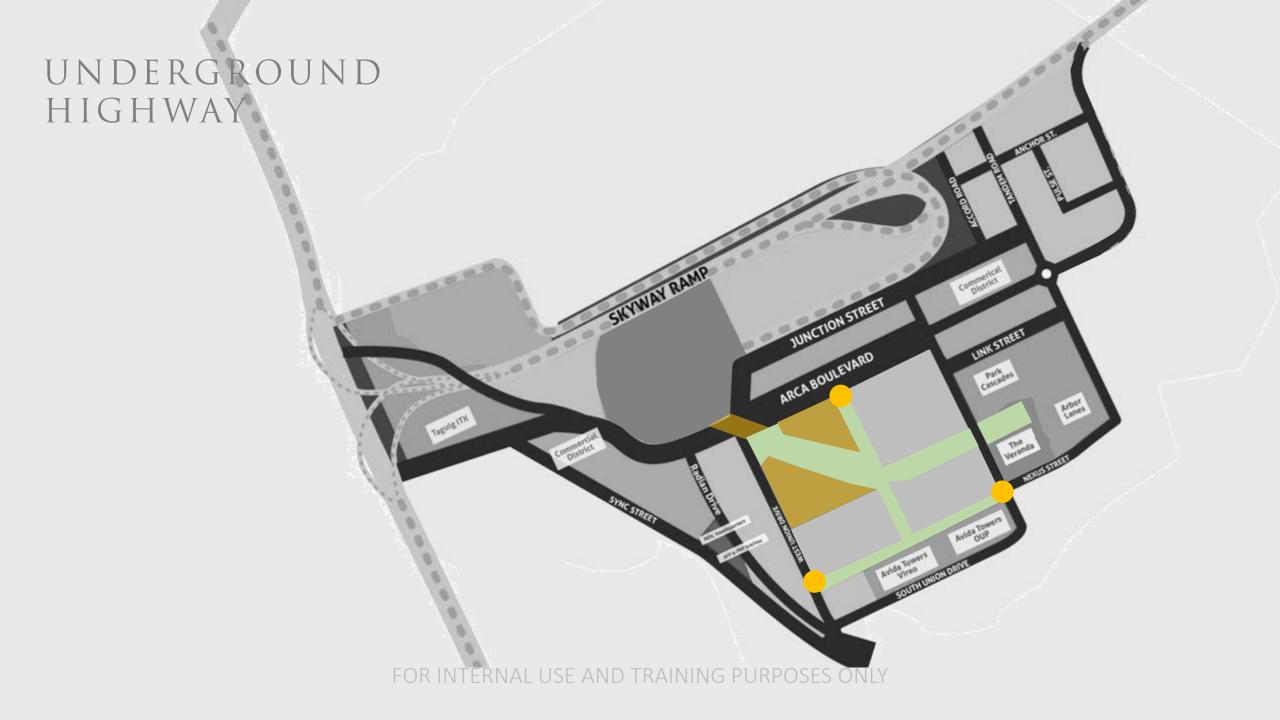




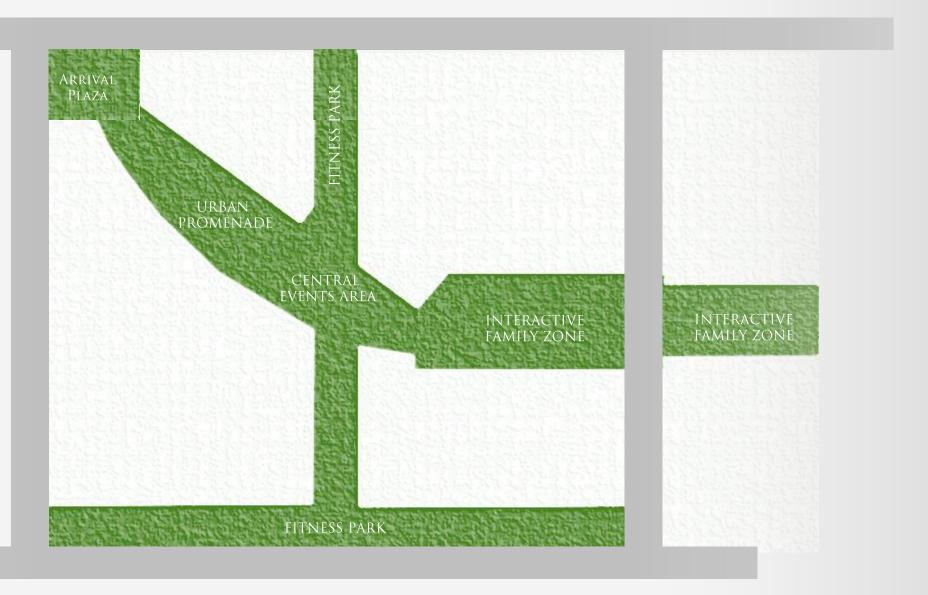
# AYALA LAND PREMIER'S SECOND ADDRESS IN ARCA SOUTH

THE CONCEPT





### ARCA MAIN STREET'S PARK SYSTEM

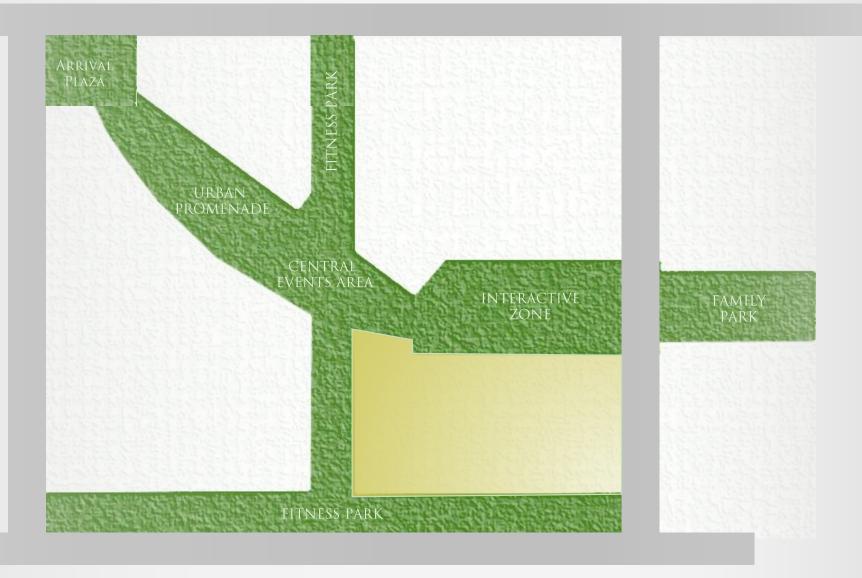


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### ARCA MAIN STREET'S PARK SYSTEM

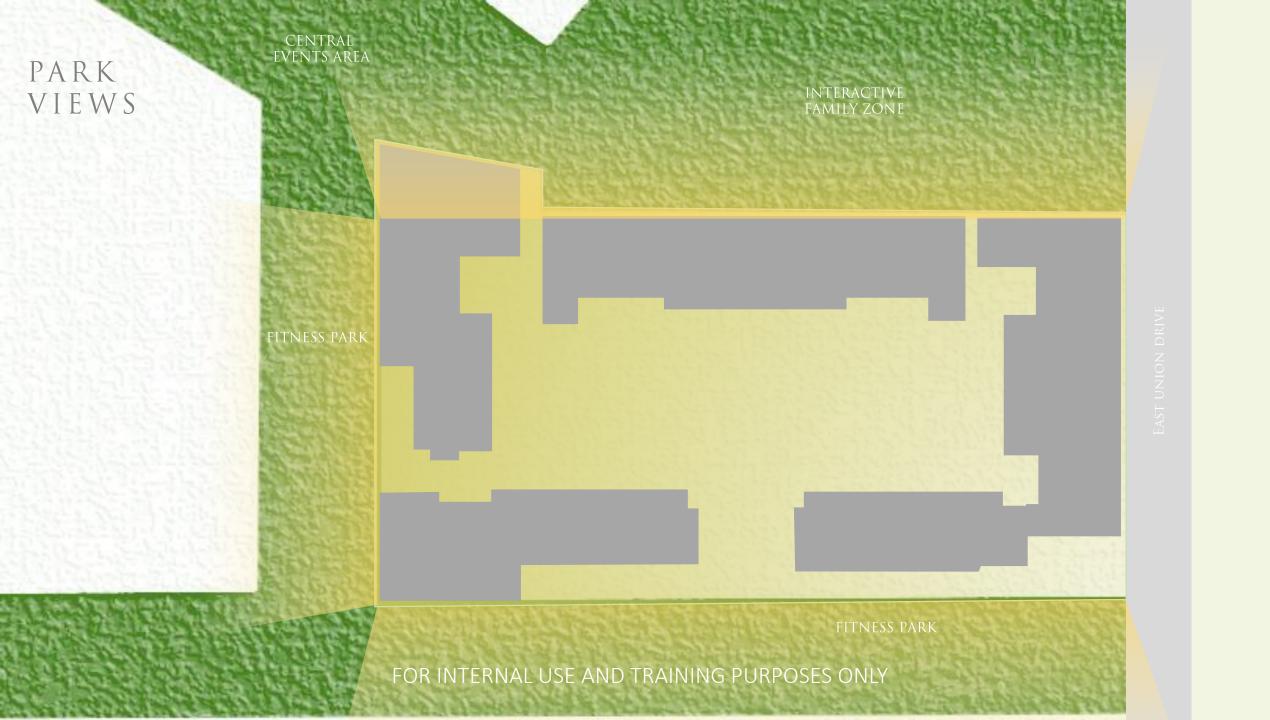






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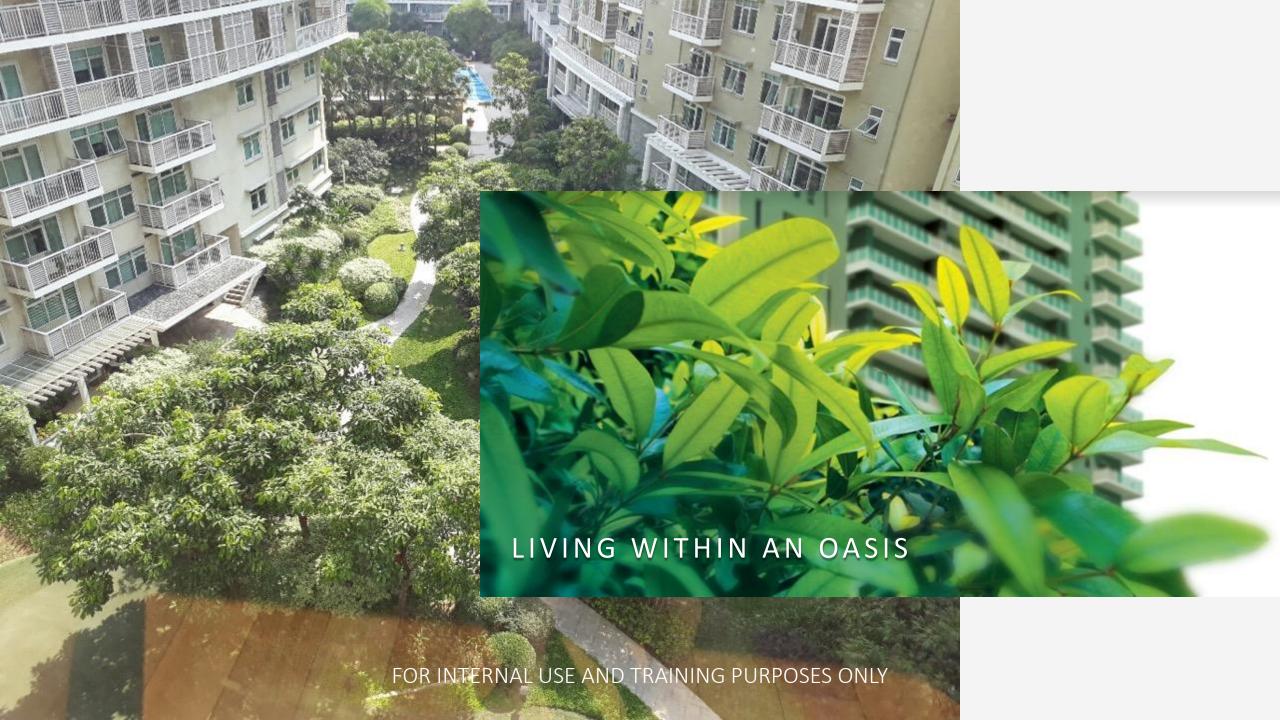








A LIVING
EXPERIENCE
SIMILAR TO
ONE SERENDRA









FOR INTERNAL USE AND TRAINING PURPOSES ONLY

fitness park

FOR INTERNAL USE AND TRAINING PURPOSES ONLY

EAST UNION DRIVE

EAST UNION DRIVE

## PARKSIDE, LIGHT-FILLED LIVING AT THE HEART OF ARCA SOUTH



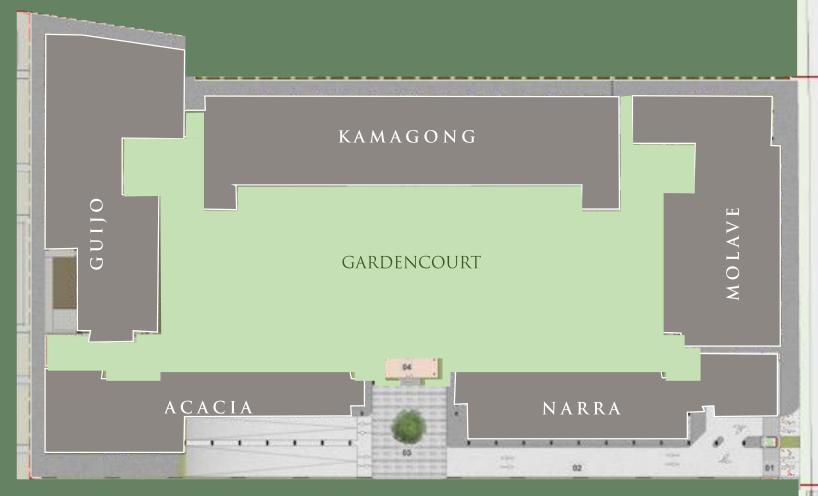
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INTERACTIVE PARE

DRIVE

EAST UNION

FITNESS PARK





NARRA

UIJO

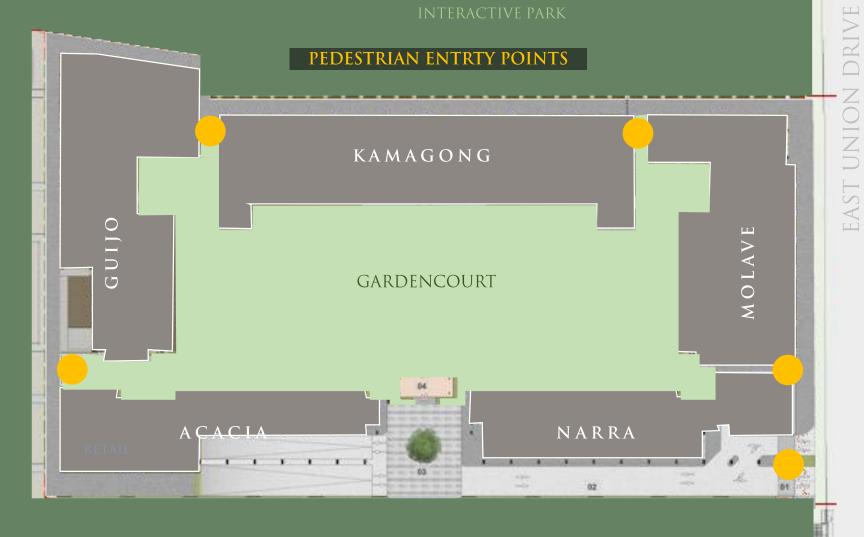
ACACIA

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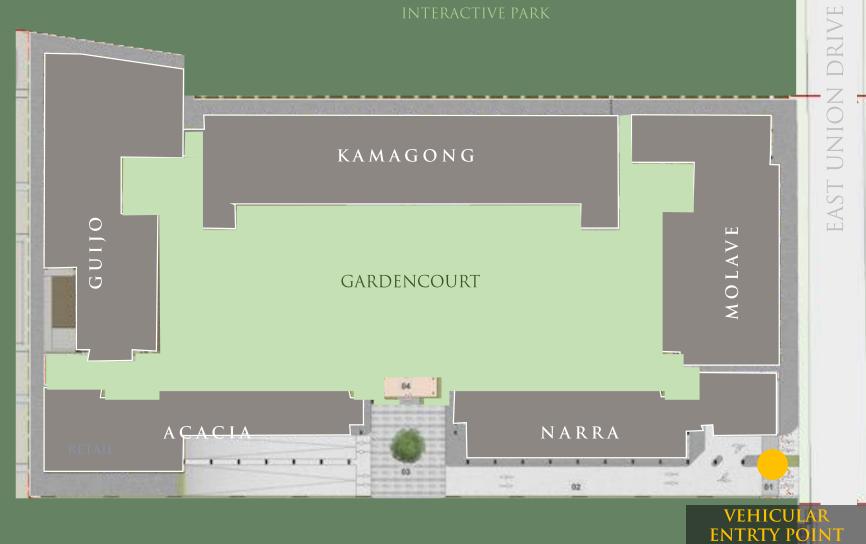
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GARDENCOURT





VEHICULAR ACCESS







## COMMON AREAS

PEDESTRIAN ACCESS

ARCA MAIN STREET PARK

FITNESS PARK

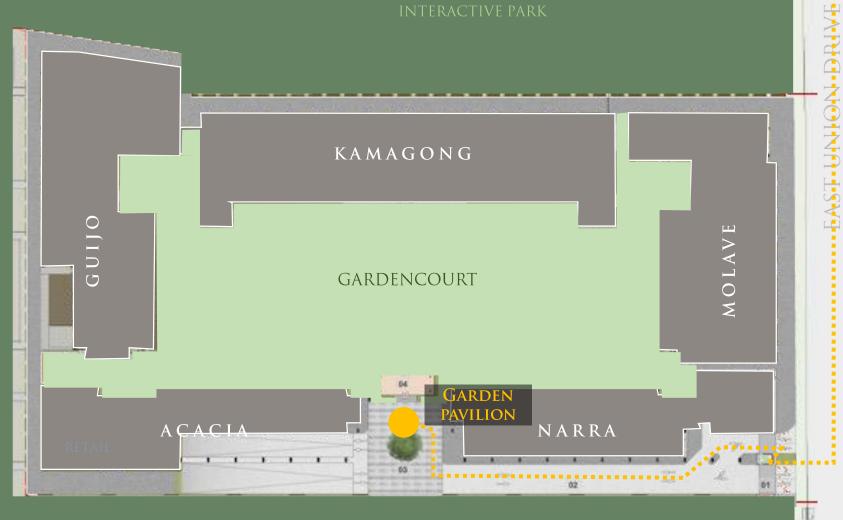




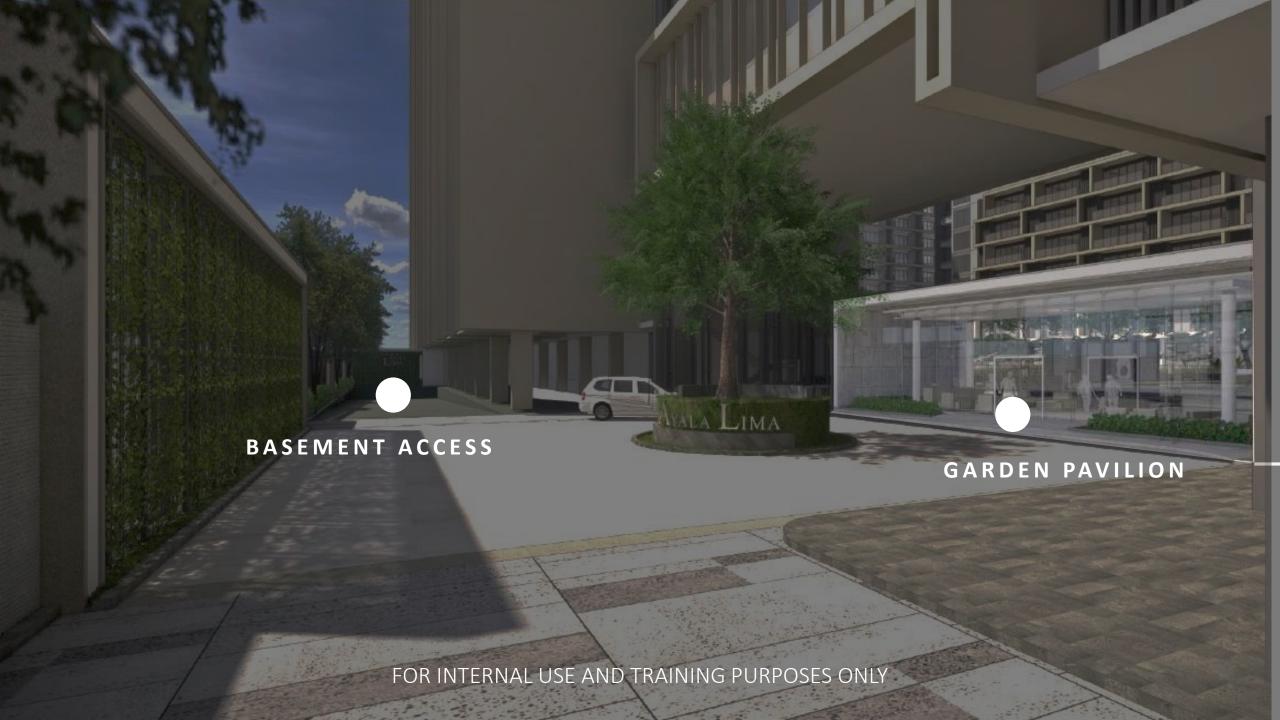




MAIN DROP-OFF LOBBY









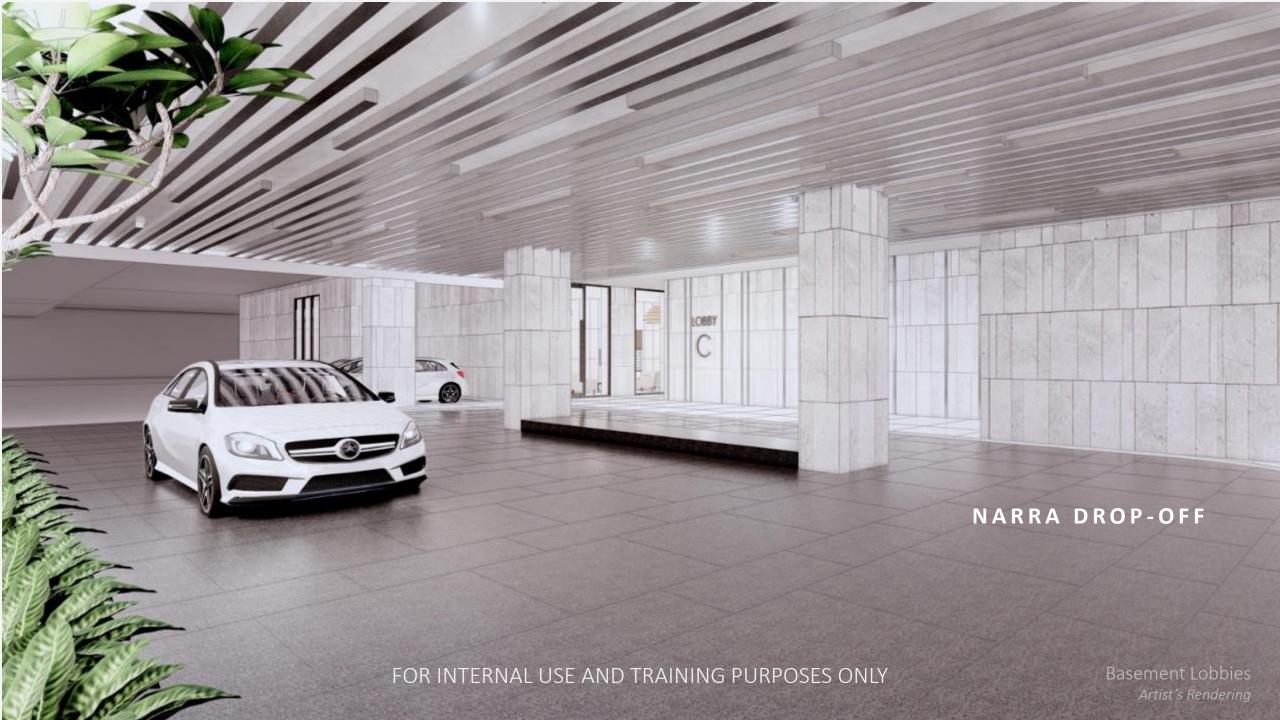
Building Elevation as seen from Arca Main Stree

## BASEMENT LOBBIES, TREE WELLS AND LIGHT WELLS

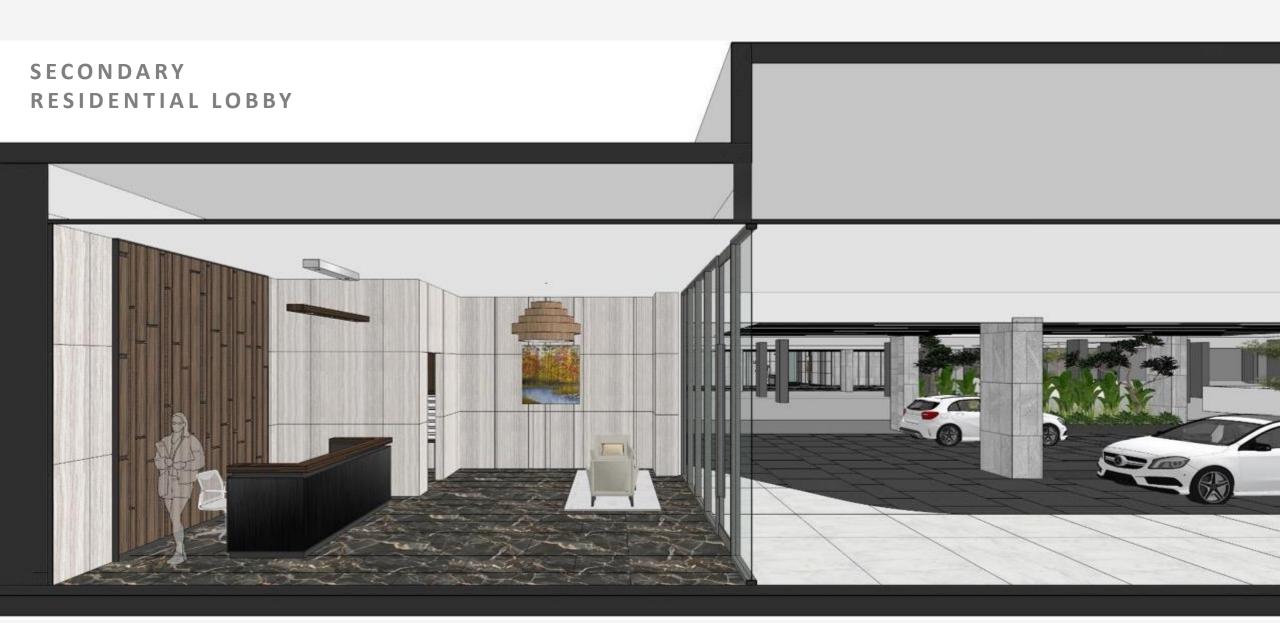


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FITNESS PARK













EAST UNION DRIVE

FITNESS PARK











FITNESS PARK





## SOCIAL HALL AND DECK NORTH ELEVATION FOR INTERNAL USE AND TRAINING PURPOSES ONLY













- 1. LOUNGE
- 2. LANDSCAPED AREAS
- 3. SEATING AREA
- 4. PLAYING LAWN
- 5. VIEWING DECK











#### AMENITIES & OPEN SPACES

GROUND FLOOR RETAIL AREAS

GARDEN PAVILION

THE GARDENCOURT

COURTYARD PATHWALK

OUTDOOR LOUNGES & LAWN SPACES

POOL COMPLEX

**GARDEN LOBBIES** 

SKY GYM

SOCIAL HALL AND DECK

SKY GARDENS IN MOLAVE & GUJIO

DRIVEWAY TO SECONDARY BASEMENT LOBBIES

BASEMENT PARKING LEVELS

NORTH ELEVATION



### RESIDENTIAL OFFERINGS

# MOLAVE & NARRA UNIT MIX

UNIT TYPE	NO. OF UNITS	TOTAL AREA	INTERIOR UNIT AREA	BALCONY and ACCU Area
Three-Bedroom Units	72	195 to 261	168 to 196	15 to 65
Two-Bedroom Units	114	137 to 175	116 to 131	21 to 43
One-Bedroom Units	178	68 to 70	57 to 59	10
TOTAL	364	68 to 261	57 to 196	10 to 65



# MOLAVE

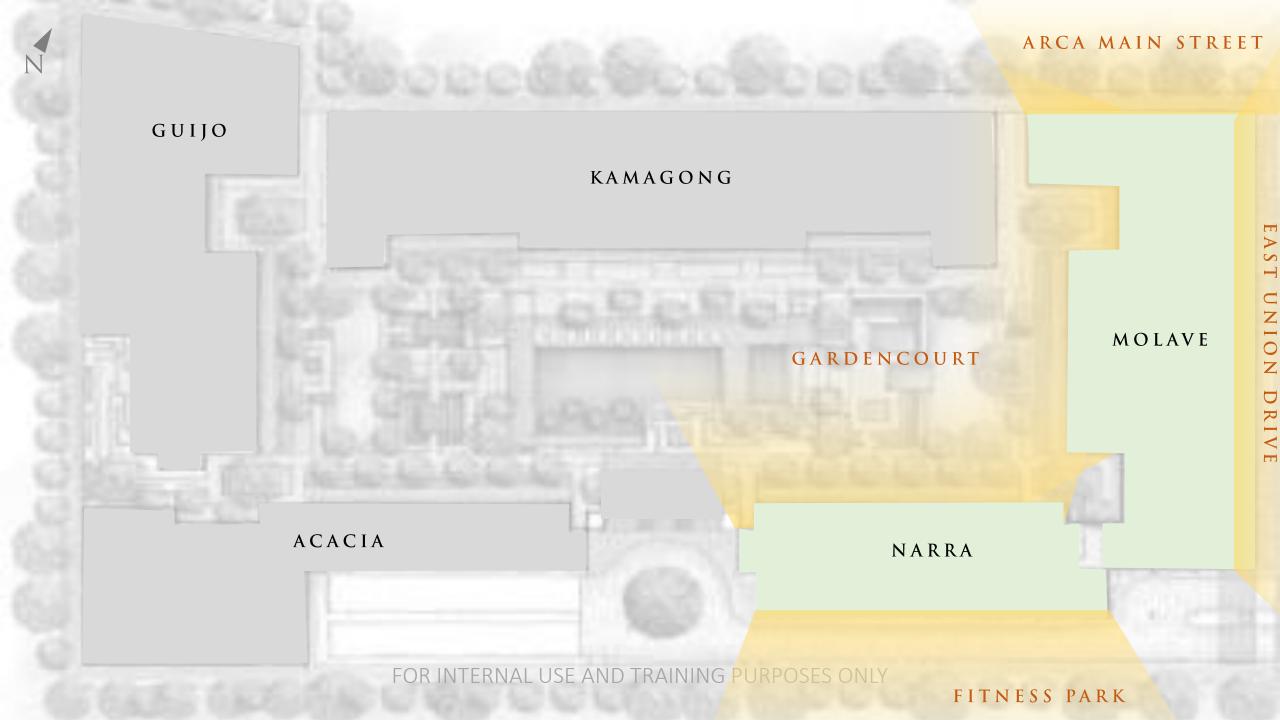
UNIT TYPE	NO. OF UNITS	TOTAL AREA	INTERIOR UNIT AREA	BALCONY and ACCU Area	PARKING SLOTS
3BR Garden Suite	1	261	196	65	2
3BR Courtyard Suite	16	210	175	34	2
3BR Parkside Suite	12	210	194	15	2
3BR Parkview Suite	3	217	193	23	2
2BR Garden Suite	1	175	131	43	1
2BR Courtyard Suite	16	139	117	21	1
2BR Classic	40	137 to 140	116	21 to 24	1
1BR Classic	45	68 to 70	57 to 59	10	1
TOTAL	134				

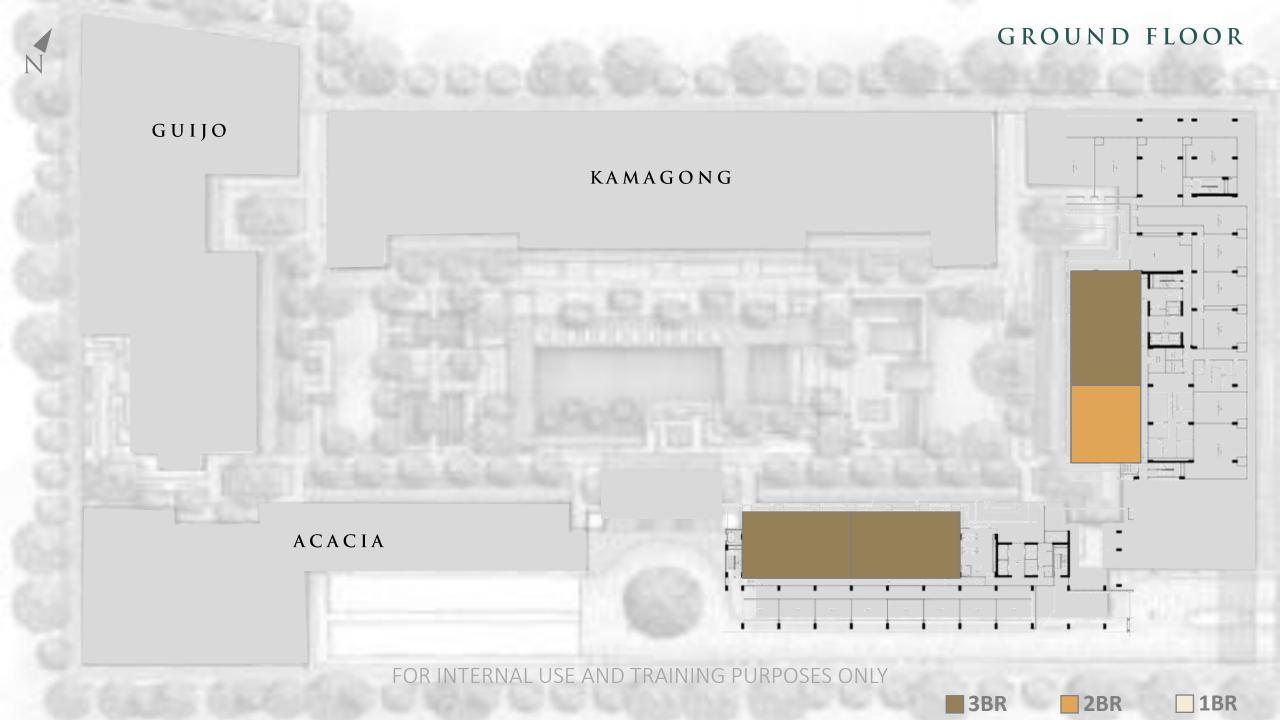


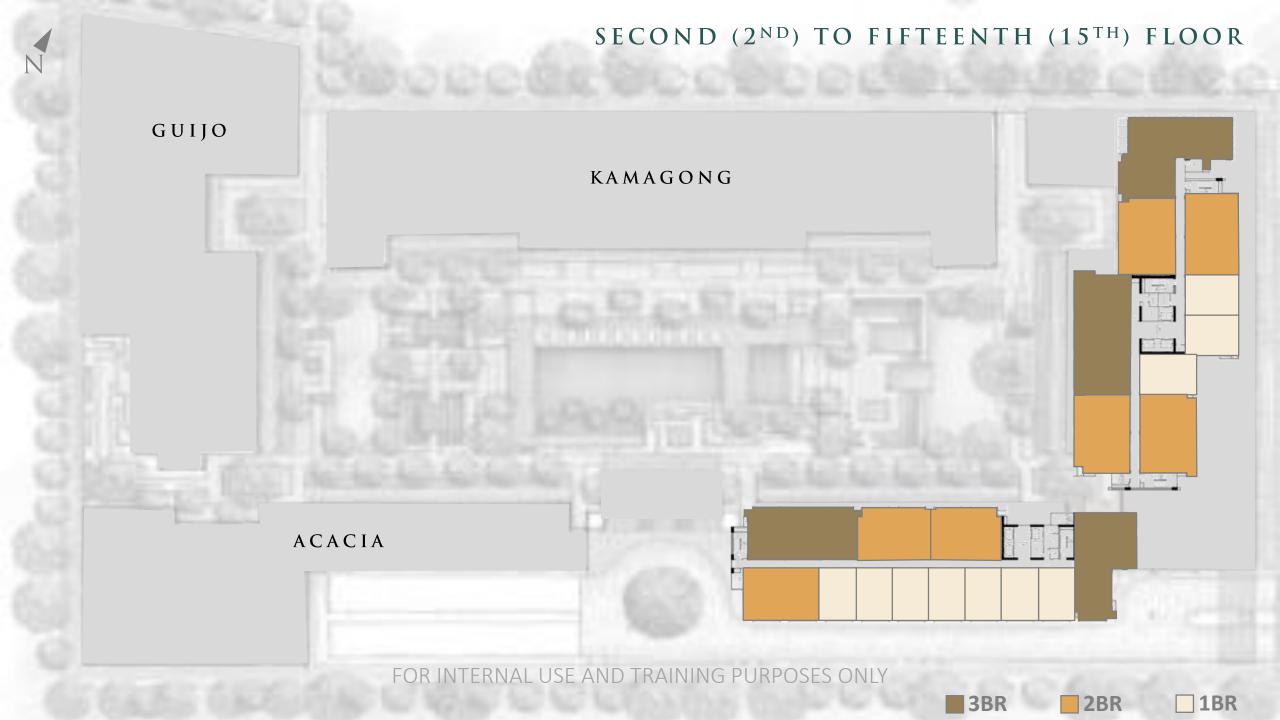
### NARRA

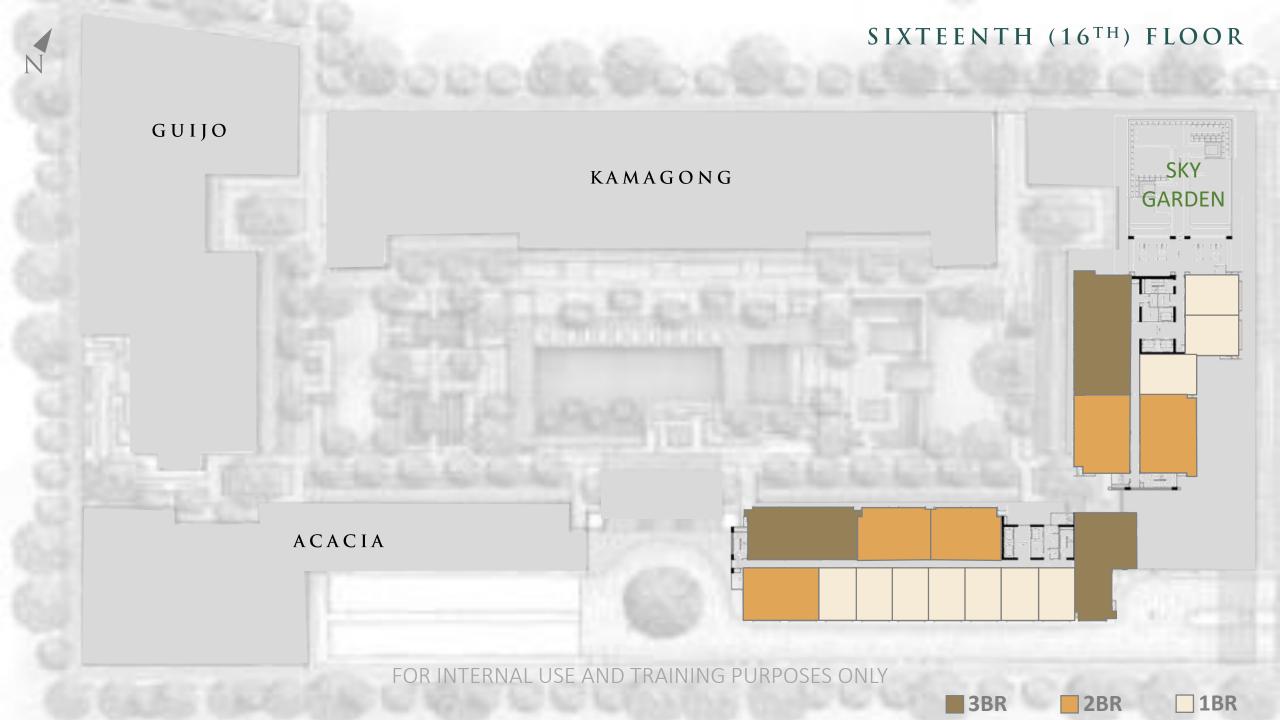
UNIT TYPE	NO. OF UNITS	TOTAL AREA	INTERIOR UNIT AREA	BALCONY and ACCU Area	PARKING SLOTS
3BR Garden Suite	2	259	194	64	2
3BR Courtyard Suite	19	208 to 209	174	34	2
3BR Corner Suite	19	195	168	27	2
2BR Courtyard Suite	38	138	116	21	1
2BR Parklane Suite	19	141	117	24	1
1BR Parklane	133	69	58	10	1
TOTAL	230				

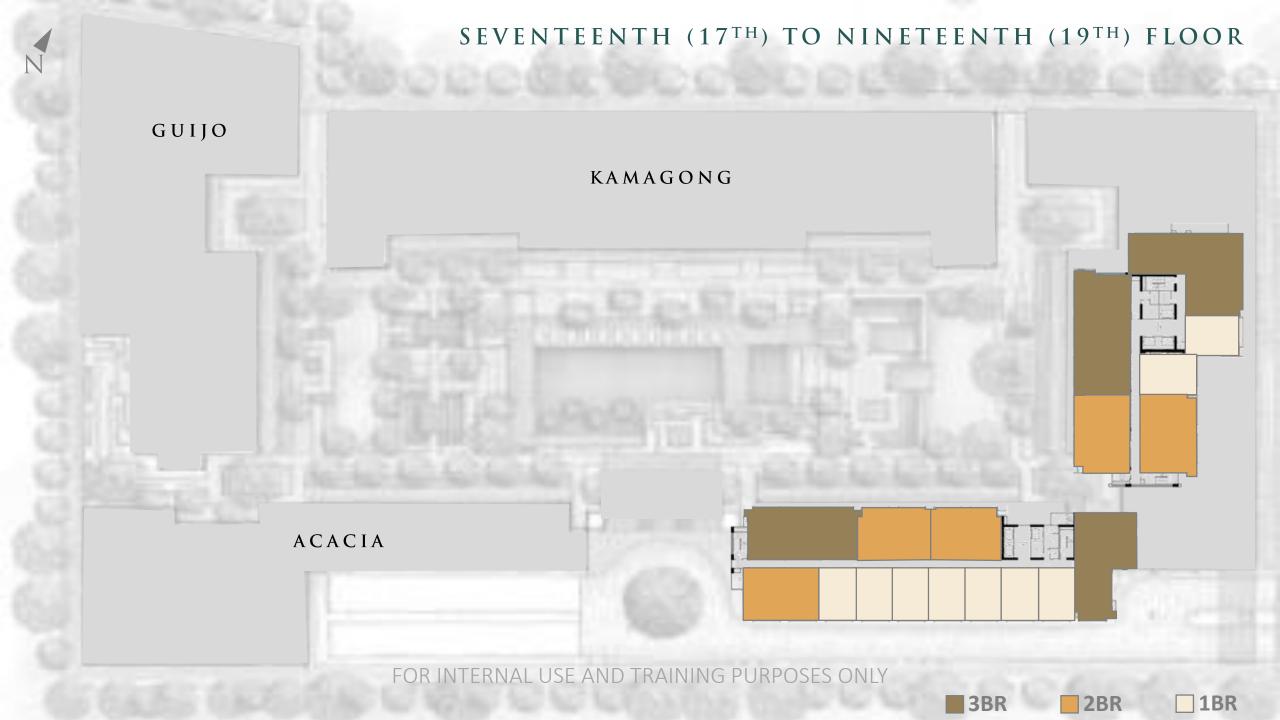
# TYPICAL FLOOR PLANS

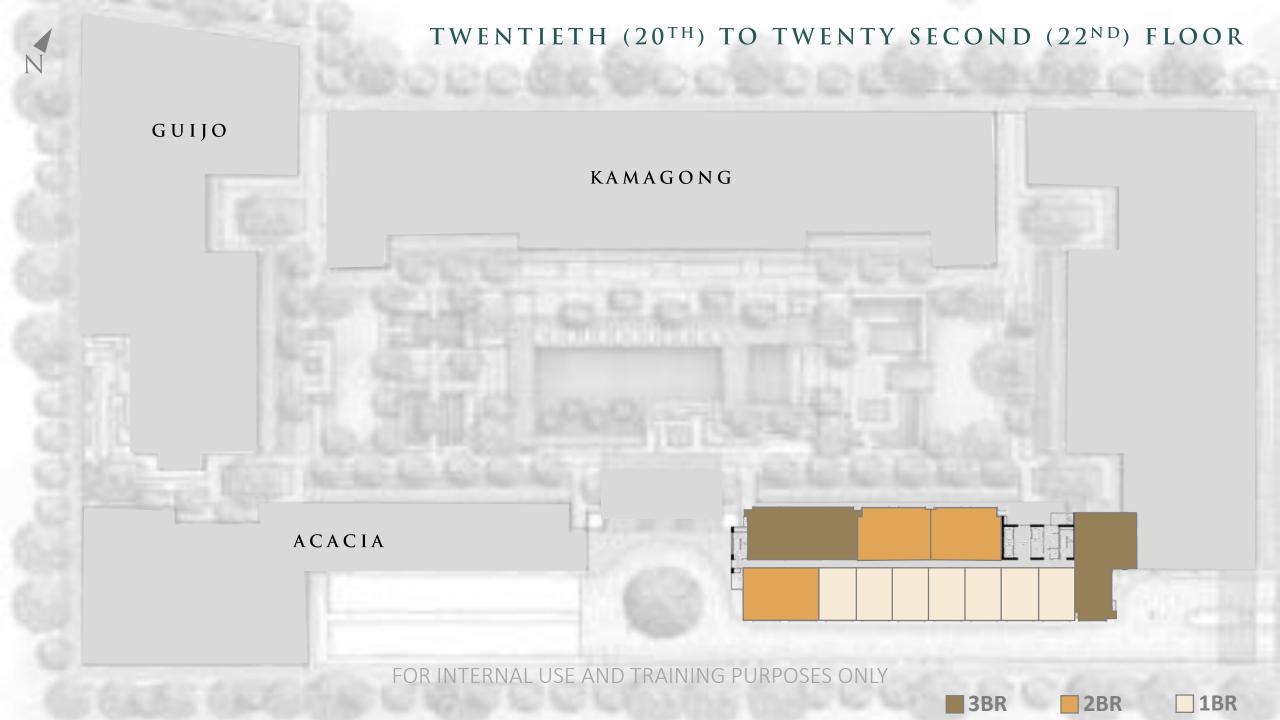










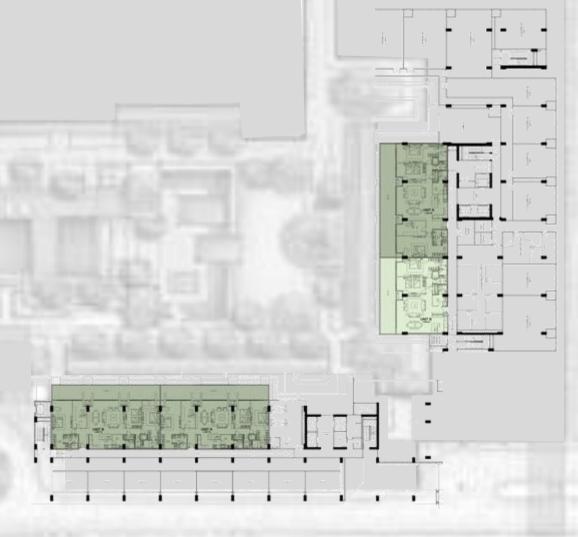






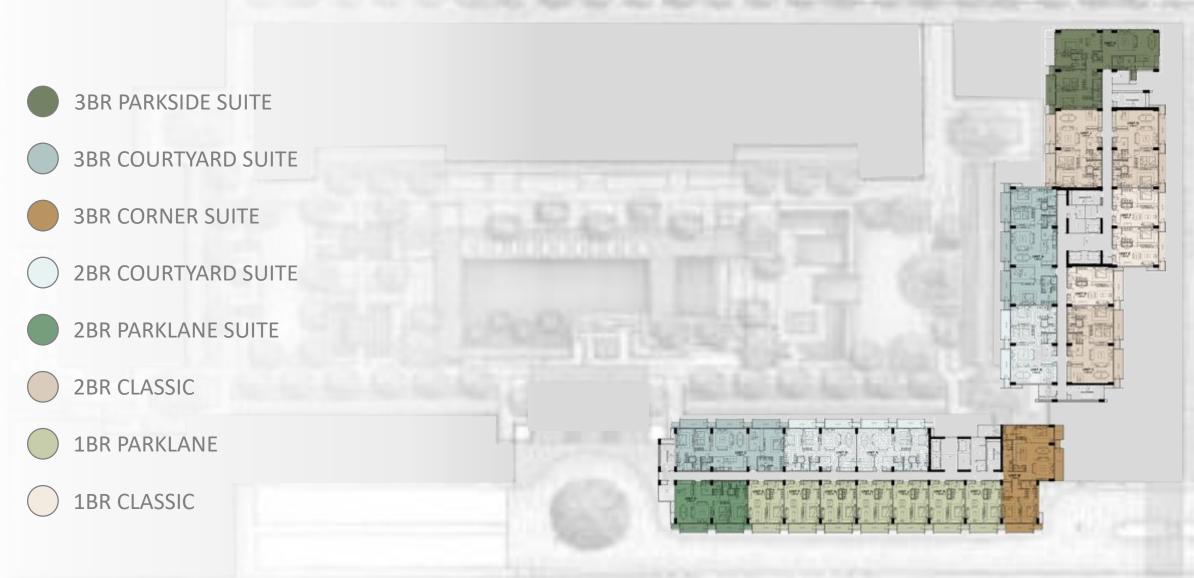


2BR GARDEN SUITE



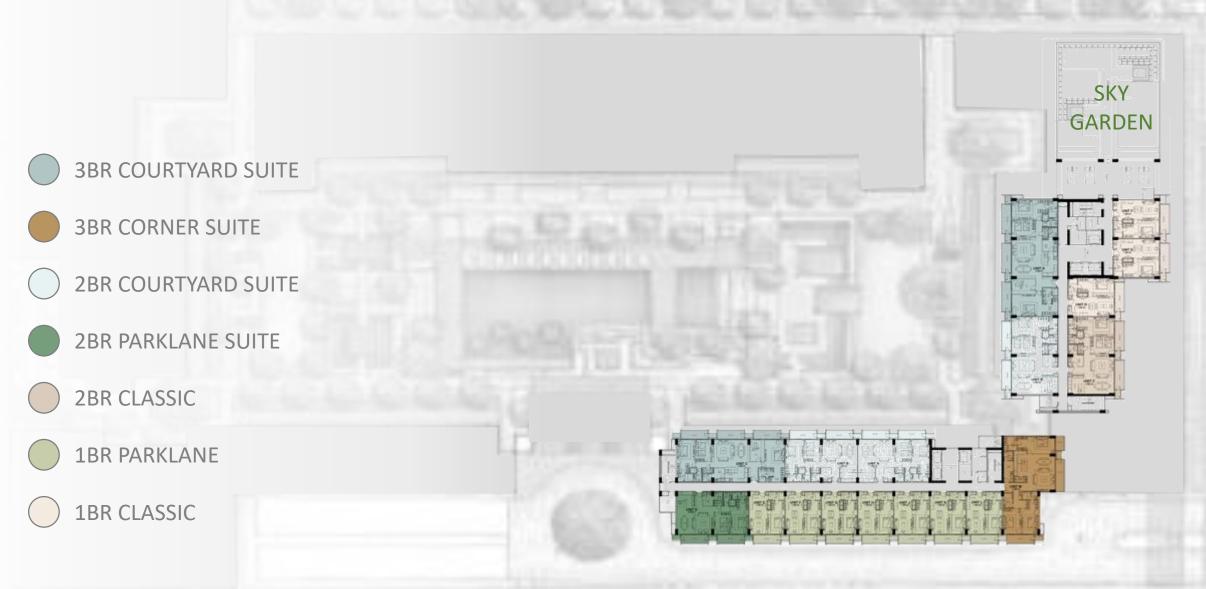


### SECOND ( $2^{ND}$ ) TO FIFTEENTH ( $15^{TH}$ ) FLOOR



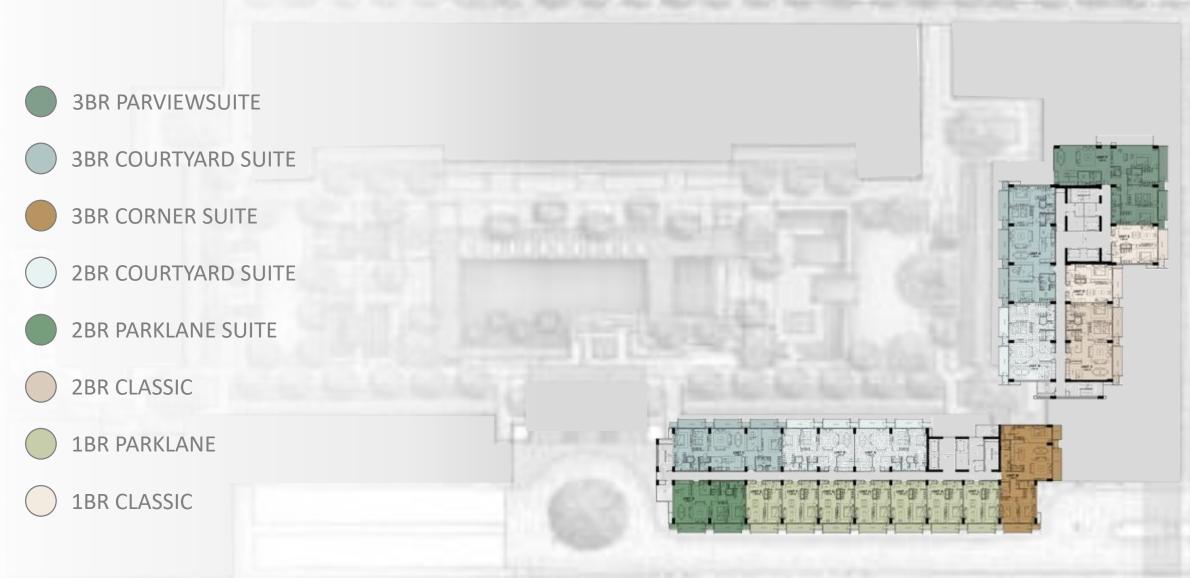


### SIXTEENTH (16<sup>TH</sup>) FLOOR



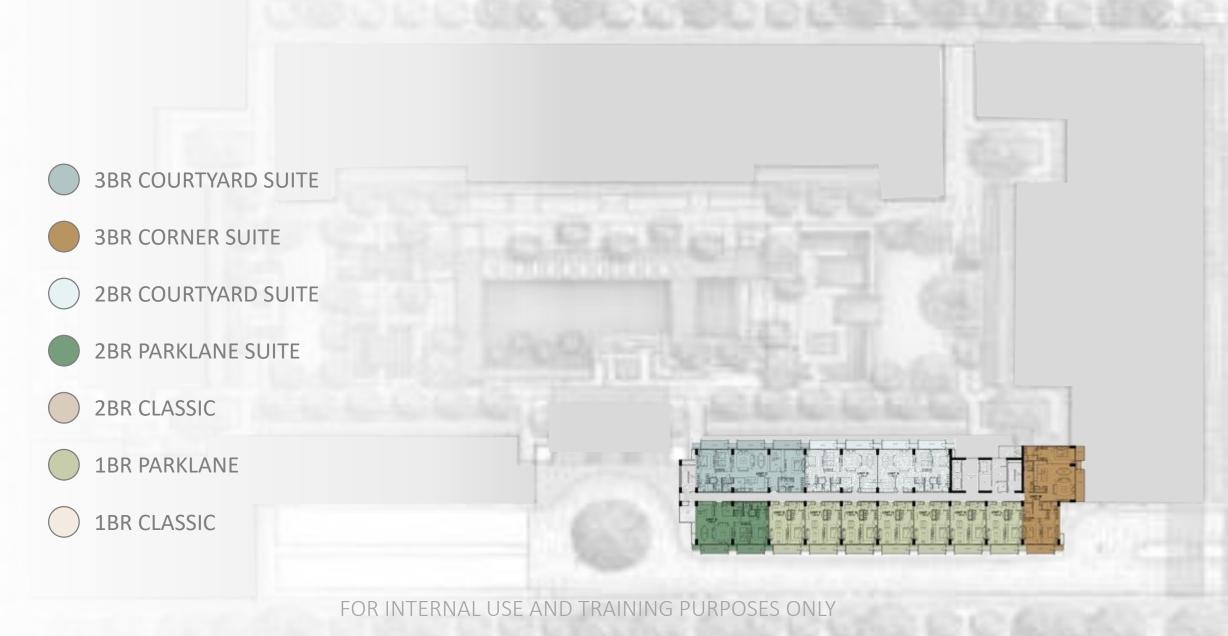


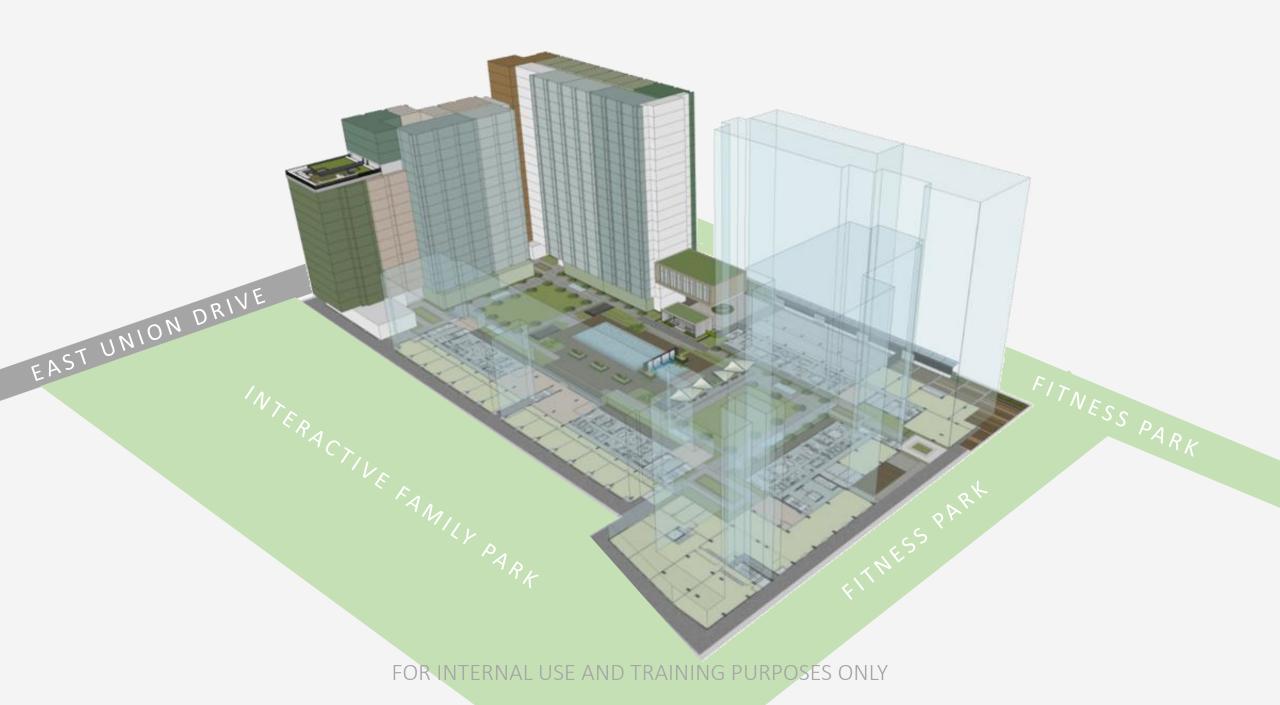
### SEVENTEENTH (17 $^{\text{TH}}$ ) TO NINETEENTH (19 $^{\text{TH}}$ ) FLOOR





### TWENTIETH (20<sup>TH</sup>) TO TWENTY SECOND (22<sup>ND</sup>) FLOOR









### UNIT FEATURES AND FINISHES

#### UNIT FEATURES

- Balconies on all units.
- Functional kitchens with built-in appliances (free-standing range and rangehoods)(1)
- European grade kitchen cabinetry
- Other Appliances: Air conditioning units (2), water heater (2)
- European brand bathroom fixtures and fittings (2)
- Provision for washer/dryer
- Provision for food waste disposal unit
- Provision for dishwasher in selected units
- Optimized window to wall ratio for natural ventilation (in compliance with Philippine Green Building Code)
- Engineered wood from sustainable sources and porcelain tile finishes
- Audio Guest enunciator System
- Duress button
- CATV provision for all bedrooms (2) and living area
- Provision for a choice between two telephone line service providers per unit
- Telephone outlets at all bedrooms <sup>(2)</sup>, kitchen, living and dining areas
- (1) in select units with utility kitchens, appliances provided only in main kitchen
- (2) except for maid's room/maid's T&B/utility area

### UNIT FINISHES

ROOM/AREA	FLOOR	WALL	CEILING	APPLIANCES/OTHER INCLUSIONS
FOYER	PORCELAIN TILE	PAINTED	PAINTED GYPSUM	
LIVING/DINING AREA	PORCELAIN TILE	PAINTED	PAINTED GYPSUM	AIR-CONDITIONING UNIT
	DODGELAIN THE	DAINITED	PAINTED, MOISTURE-	
POWDER ROOM*	PORCELAIN TILE	PAINTED	RESISTANT GYPSUM	
BALCONY	PORCELAIN TILE	PAINTED	PAINTED	
MASTER BEDROOM	ENGINEERED WOOD	PAINTED	PAINTED GYPSUM	AIR-CONDITIONING UNIT
MASTER BEDROOM WALK-IN-CLOSET	ENGINEERED WOOD	PAINTED	PAINTED GYPSUM	
MASTER BEDROOM T&B	PORCELAIN TILE	PORCELAIN TILE	PAINTED, MOISTURE- RESISTANT GYPSUM	WATER HEATER
SECONDARY BEDROOM	ENGINEERED WOOD	PAINTED	PAINTED, MOISTURE- RESISTANT GYPSUM	AIR-CONDITIONING UNIT
SECONDARY/COMMON T&B	PORCELAIN TILE	PORCELAIN TILE FOR SHOWER AREA/PAINTED	PAINTED, MOISTURE- RESISTANT GYPSUM	WATER HEATER
KITCHEN	PORCELAIN TILE	PAINTED	PAINTED GYPSUM	EUROPEAN GRADE KITCHEN CABINETRY, FREE-STANDING RANGE, RANGEHOOD, WATER HEATER
UTILITY ROOM*	PORCELAIN TILE	PAINTED	PAINTED GYPSUM	
UTILITY T&B	CERAMIC TILE	CERAMIC TILE FOR SHOWER AREA/PAINTED	PAINTED, MOISTURE- RESISTANT GYPSUM	

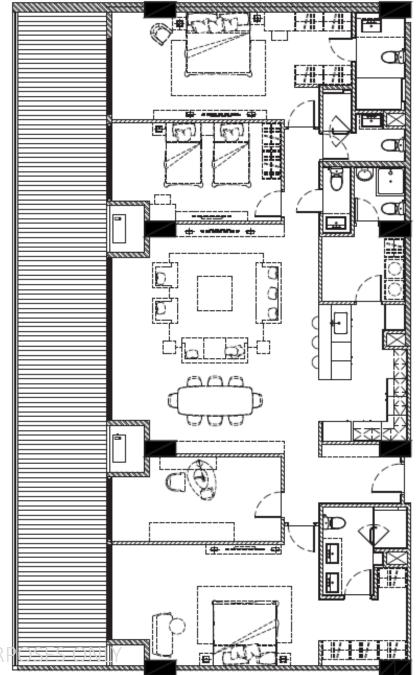
\*For applicable units only



# UNIT LAYOUTS

### 3BR GARDEN SUITE

	MOLAVE	NARRA
number of units	1	2
NUMBER OF BEDROOMS	3	3
APPROX. TOTAL Unit area	261 sqm.	259 sqm.
APPROX. TOTAL BALCONY SIZE	60 sqm.	59 sqm.

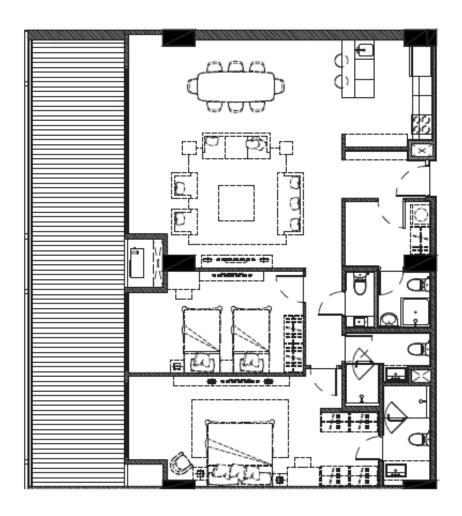


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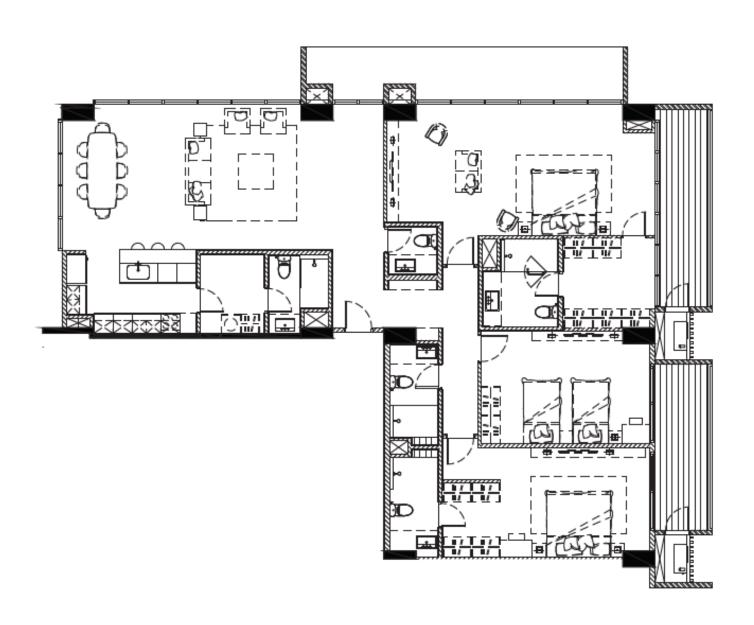
### 2BR GARDEN SUITE

	MOLAVE	NARRA
NUMBER OF UNITS	1	-
NUMBER OF BEDROOMS	2	-
APPROX. TOTAL Unit area	175 sqm.	-
APPROX. TOTAL BALCONY SIZE	40 sqm.	-



#### 3BR PARKVIEW SUITE

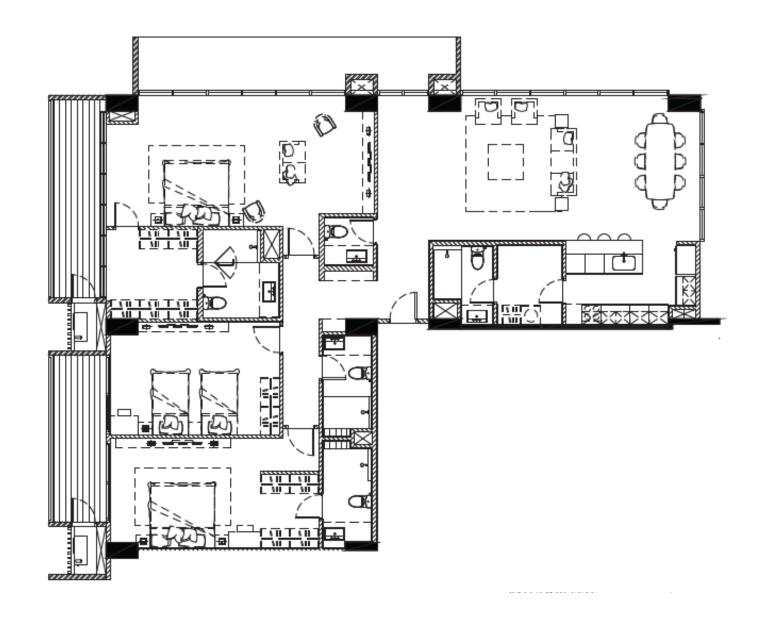
	MOLAVE	NARRA
number of units	3	-
NUMBER OF BEDROOMS	3	-
APPROX. TOTAL Unit area	217 sqm.	-
APPROX. TOTAL BALCONY SIZE	19 sqm.	-





### 3BR PARKSIDE SUITE

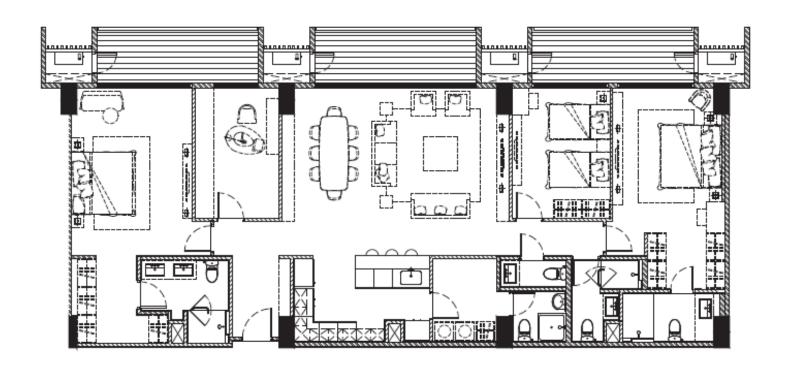
	MOLAVE	NARRA
NUMBER OF UNITS	12	-
NUMBER OF BEDROOMS	3	-
APPROX. TOTAL UNIT AREA	210 sqm.	-
APPROX. TOTAL BALCONY SIZE	8 sqm.	-





### 3BR COURTYARD SUITE

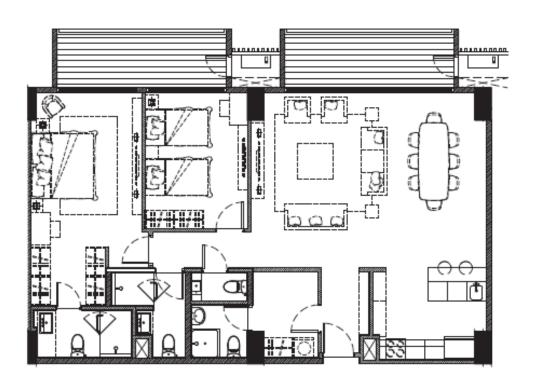
	MOLAVE	NARRA
NUMBER OF UNITS	16	19
NUMBER OF BEDROOMS	3	3
APPROX. TOTAL Unit area	210 sqm.	208-209 sqm.
APPROX. TOTAL BALCONY SIZE	26 sqm.	26 sqm.





## 2BR COURTYARD SUITE

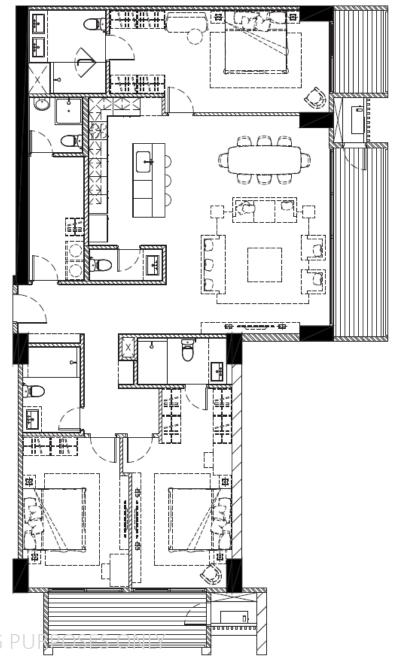
	MOLAVE	NARRA
NUMBER OF UNITS	16	38
NUMBER OF BEDROOMS	2	2
APPROX. TOTAL Unit area	139 sqm.	138 sqm.
APPROX. TOTAL BALCONY SIZE	17 sqm.	17 sqm.





## 3BR CORNER SUITE

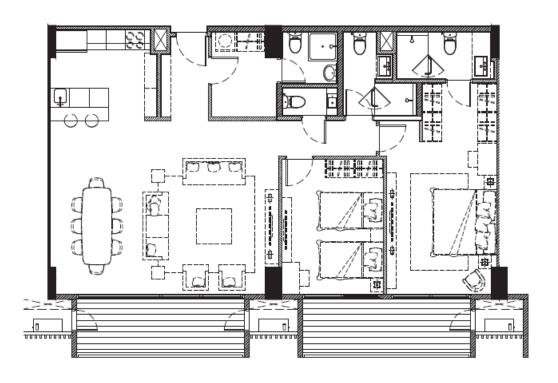
	MOLAVE	NARRA
number of units	-	19
NUMBER OF BEDROOMS	-	3
APPROX. TOTAL Unit area	-	195 sqm.
APPROX. TOTAL BALCONY SIZE	-	23 sqm.



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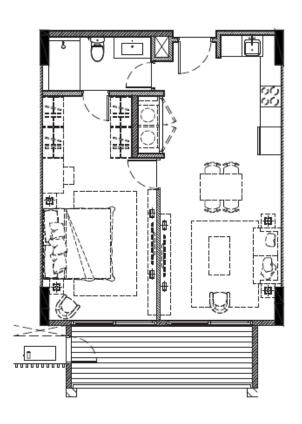
## 2BR PARKLANE SUITE

	MOLAVE	NARRA
NUMBER OF UNITS	-	19
NUMBER OF BEDROOMS	-	2
APPROX. TOTAL UNIT AREA	-	141 sqm.
APPROX. TOTAL BALCONY SIZE	-	17 sqm.



## 1BR PARKLANE

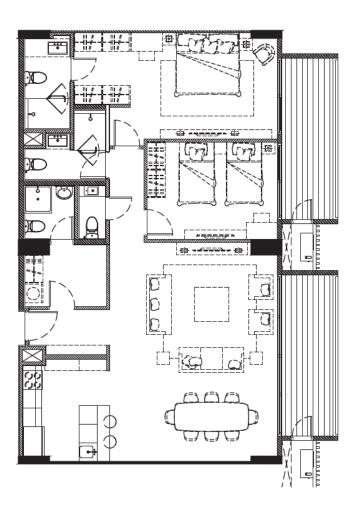
	MOLAVE	NARRA
NUMBER OF UNITS	-	133
NUMBER OF BEDROOMS	-	1
APPROX. TOTAL UNIT AREA	-	69 sqm.
APPROX. TOTAL BALCONY SIZE	-	8 sqm.





# 2BR CLASSIC SUITE

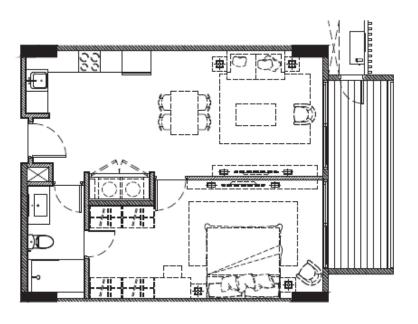
	MOLAVE	NARRA
number of units	40	-
NUMBER OF BEDROOMS	2	-
APPROX. TOTAL Unit area	137-140 sqm.	-
APPROX. TOTAL BALCONY SIZE	17 sqm.	-





# 1BR CLASSIC

	MOLAVE	NARRA
NUMBER OF UNITS	45	-
NUMBER OF BEDROOMS	1	-
APPROX. TOTAL Unit area	68-70 sqm.	-
APPROX. TOTAL BALCONY SIZE	8 sqm.	-







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