

F A M E

R E S I D E N C E S

CENTRAL EDSA

Technical Brief

Perspective

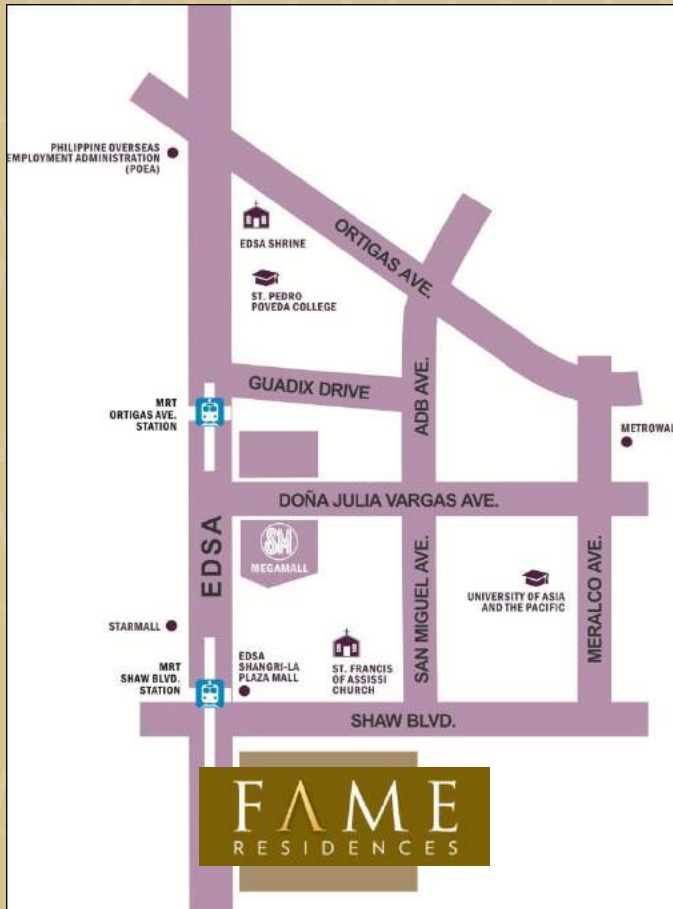
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Vicinity Map

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- EDSA and Mayflower Street, Brgy. Highway Hills, Mandaluyong City

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Mandaluyong City

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With the advantage of being at the approximate geographical center of Metro Manila, Mandaluyong is an up and coming Class A City



Tiger City

- Named in 2002 as the “New Tiger of Metro Manila” by the Department of Trade and Industry and the Asian Institute of Management Policy Center
- It has transformed into an important commercial and industrial area as it is home to:



Shopping Capital of the Philippines

- Declared as the Shopping Capital of the Philippine (Board Resolution No. 01-2001) by the Mandaluyong City Chamber of Commerce and Industry Inc.
- Only place in the country where malls stand side by side and attract millions of people day by day



Mandaluyong's Future

Green Advocacy

- Mandaluyong City Government and the International Finance Corp. (private sector funding the World Bank Group) will jointly develop “green building regulations that will help reduce greenhouse-gas emissions and mitigate impact of climate change
- Green Building Ordinance will require new buildings in the city to include environment-friendly features in design, construction and operation



Mandaluyong's Future

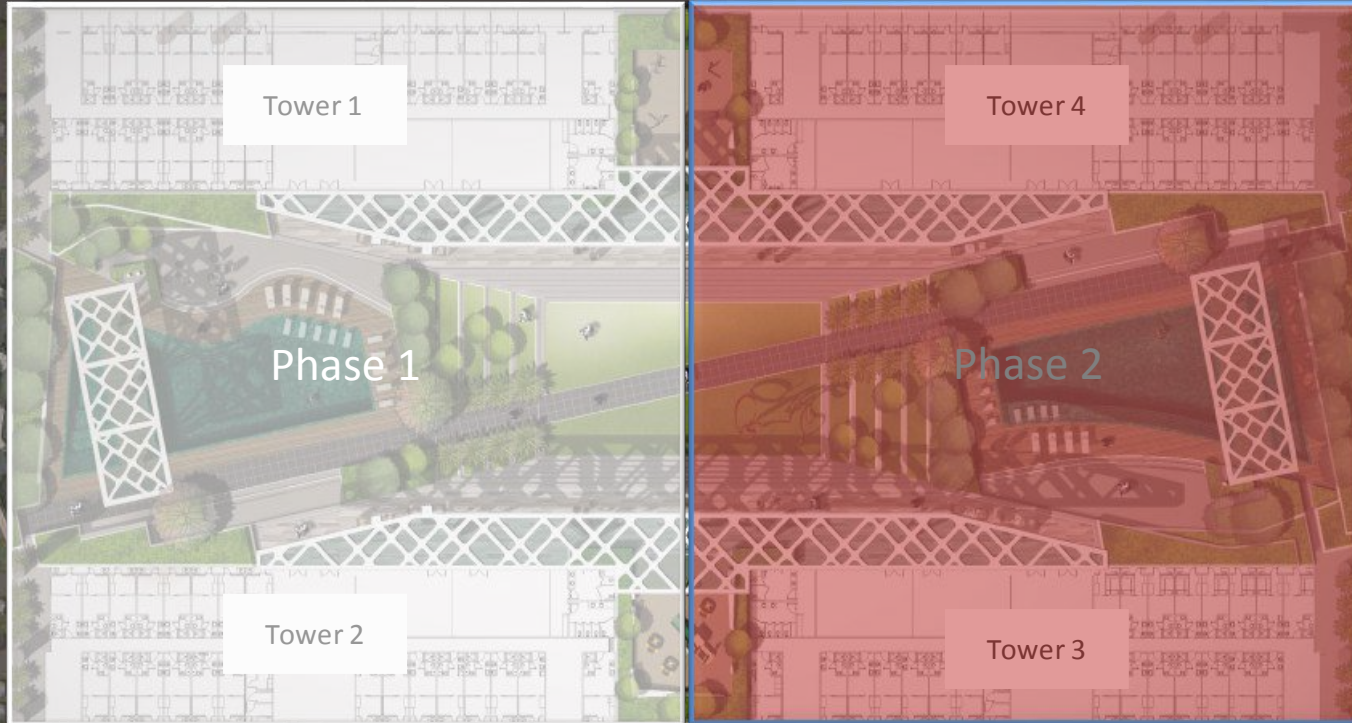
Own Rail Line

- Mandaluyong City government has received clearance from the Department of Transportation and Communications (DOTC) to build its own rail line, which will connect the city hall complex to the EDSA-bound Metro Rail Transit (MRT) and the Ortigas business district
- The city government will get an overseas development assistance (ODA) loan to finance the construction of the rail project
- Automated People Mover (APM) is a radial wheel-based technology with a concrete guideway and signaling similar to trains except it's using rubber tires
- Compared to the MRT and Light Rail Transit coaches, APM coaches are smaller, more flexible, can be coupled up to six cars, has a higher passenger capacity and can accommodate up to 90 to 100 passengers per car



Site Development Plan

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Building Elevations

| | | | |
|--------------------|--|---|--|
| 8th to 41st Floors | | TYPICAL RESIDENTIAL FLOORS (33 Floors) | |
| | | | |
| | | | |
| | | | |
| 7th Floor | | Residential/Amenity Floor | |
| 6th Floor | | Residential Parking | |
| 5th Floor | | Residential Parking | |
| 3rd Floor | | Residential Parking | |
| 2nd Floor | | Residential/Commercial Parking | |
| Ground Floor | | Commercial | |

39 Physical Floors

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Grand Lobby

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Lift Lobby

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Amenity Lobby

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Function Room

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Amenity Area

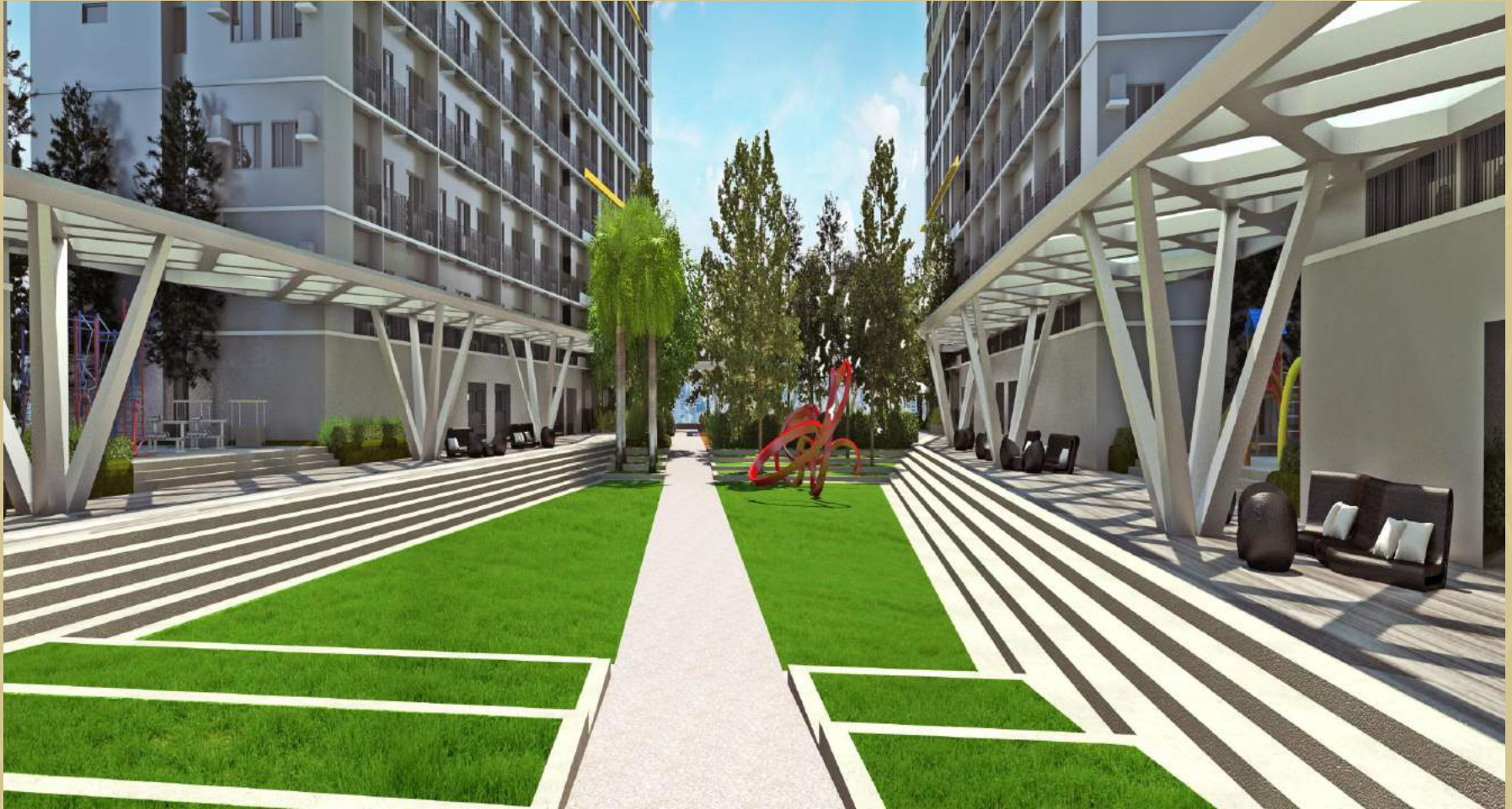
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Walk of Fame

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Amenity Lounge

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Kiddie Pool

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Lounge Pool

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Play Ground

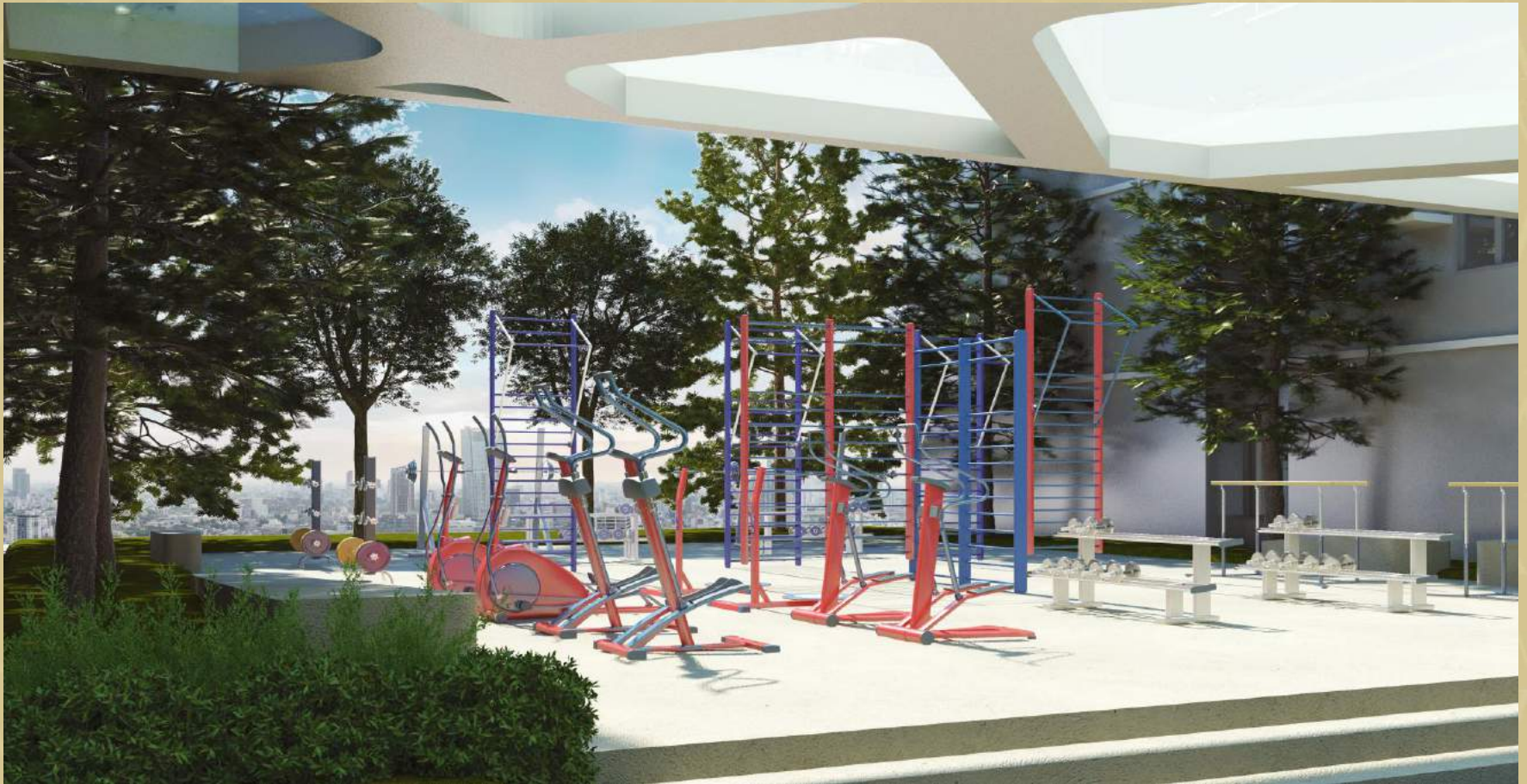
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Outdoor Fitness Area

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Technical Details

Project Details



- Total Lot Area – 18,907 square meters
- 4 Towers with a Common Podium, 39 floors each
- Commercial establishments on the Ground Floor
- Total number of units (Phase 1) – 2,420 units
 - Tower 1 – 1,210 units
 - Tower 2 – 1,210 units
- Total number of Parking Slots – 776 (606 for residential)

Project Features



- 4 Elevators per Tower
- 24/7 Security
- CCTV for lobbies, entrances and amenity area
- Automatic Fire Sprinkler System
- Back-up power
 - Commercial spaces: 100%
 - Common Areas: 100%
 - Residential units:
 - 1 light receptacle
 - 1 convenience outlet at living room
 - 1 outlet for refrigerator

Project Features



- Fire exits
- Centralized cistern tank
- Sewer Treatment Plant
- Cable/Telephone ready units
- Intercom

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Project Details



- Construction Schedule
 - Phase 1 – Common Podium, Tower 1 and Tower 2
 - May 2015
- Estimated Turnover Date – CTS Declaration
 - Tower 1 – 4th quarter 2019
 - Tower 2 – 2nd quarter 2020

Unit Specifications

| ITEM | AREA | LOCATION | SPECIFICATIONS |
|------|-------------------------|-------------------|---|
| 1 | LIVING AREA | WALL FINISHES | Painted finish |
| | | DOORS & HARDWARES | Main Door - Solid Panel Door |
| | | FLOOR FINISH | Homogeneous tiles |
| | | CEILING FINISH | Painted Cement Finish |
| 2 | KITCHEN AND DINING AREA | WALL FINISHES | Painted finish |
| | | FLOOR FINISH | Homogeneous tiles |
| | | CEILING FINISH | Painted Cement Finish |
| | | FIXTURES | Overhead and base cabinet, Cooktop, Rangehood |
| 3 | BEDROOM | WALL FINISHES | Painted finish |
| | | FLOOR FINISH | Homogeneous tiles |
| | | CEILING FINISH | Painted Cement Finish |
| 4 | TOILET AND BATH | WALL FINISHES | Ceramic tile |
| | | FLOOR FINISH | Ceramic tiles with waterproofing |
| | | CEILING FINISH | Dry ceiling |
| | | FIXTURES | Glass Shower Enclosure Water Closet and Lavatory |

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Unit Specifications



| ITEM | AREA | LOCATION | SPECIFICATIONS |
|------|--------------|-------------------|----------------------------------|
| 5 | BALCONY AREA | WALL FINISHES | Painted finish |
| | | DOORS & HARDWARES | Aluminum Door |
| | | FLOOR FINISH | Ceramic tiles with waterproofing |

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Unit Layout Plans

○ 1-Bedroom Unit w/ Balcony Layout (Type A)



| 1 BEDROOM UNIT WITH BALCONY | | |
|-----------------------------|--------------------------------|--------------------------------|
| ROOM DESCRIPTION | FLOOR AREA | |
| | Square Meters(m ²) | Square Feet (ft ²) |
| LIVING & DINING AREA | 6.82 | 73.41 |
| KITCHEN AREA | 4.40 | 47.36 |
| TOILET & BATH | 3.50 | 37.67 |
| BEDROOM | 6.90 | 74.27 |
| BALCONY | 2.48 | 26.70 |
| TOTAL | 24.10 | 259.41 |

TYPE A
I-BEDROOM UNIT W/ BALCONY
SCALE: NOT TO SCALE

Unit Layout Plans

○ 2-Bedroom End Unit w/ Balcony Layout



| 2-BEDROOM END UNIT W/ BALCONY | | |
|-------------------------------|--------------------------------|--------------------------------|
| ROOM DESCRIPTION | FLOOR AREA | |
| | Square Meters(m ²) | Square Feet (ft ²) |
| LIVING AREA | 6.83 | 73.52 |
| DINING AREA | 5.70 | 61.36 |
| KITCHEN AREA | 6.08 | 65.45 |
| TOILET & BATH | 3.57 | 38.43 |
| BEDROOM 1 | 7.79 | 83.85 |
| BEDROOM 2 | 6.32 | 68.03 |
| BALCONY | 2.39 | 25.73 |
| TOTAL | 38.68 | 416.36 |

TYPE E
1 2-BEDROOM END UNIT W/ BALCONY
SCALE: NOT TO SCALE



Flyers



Sales kit

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Brochures



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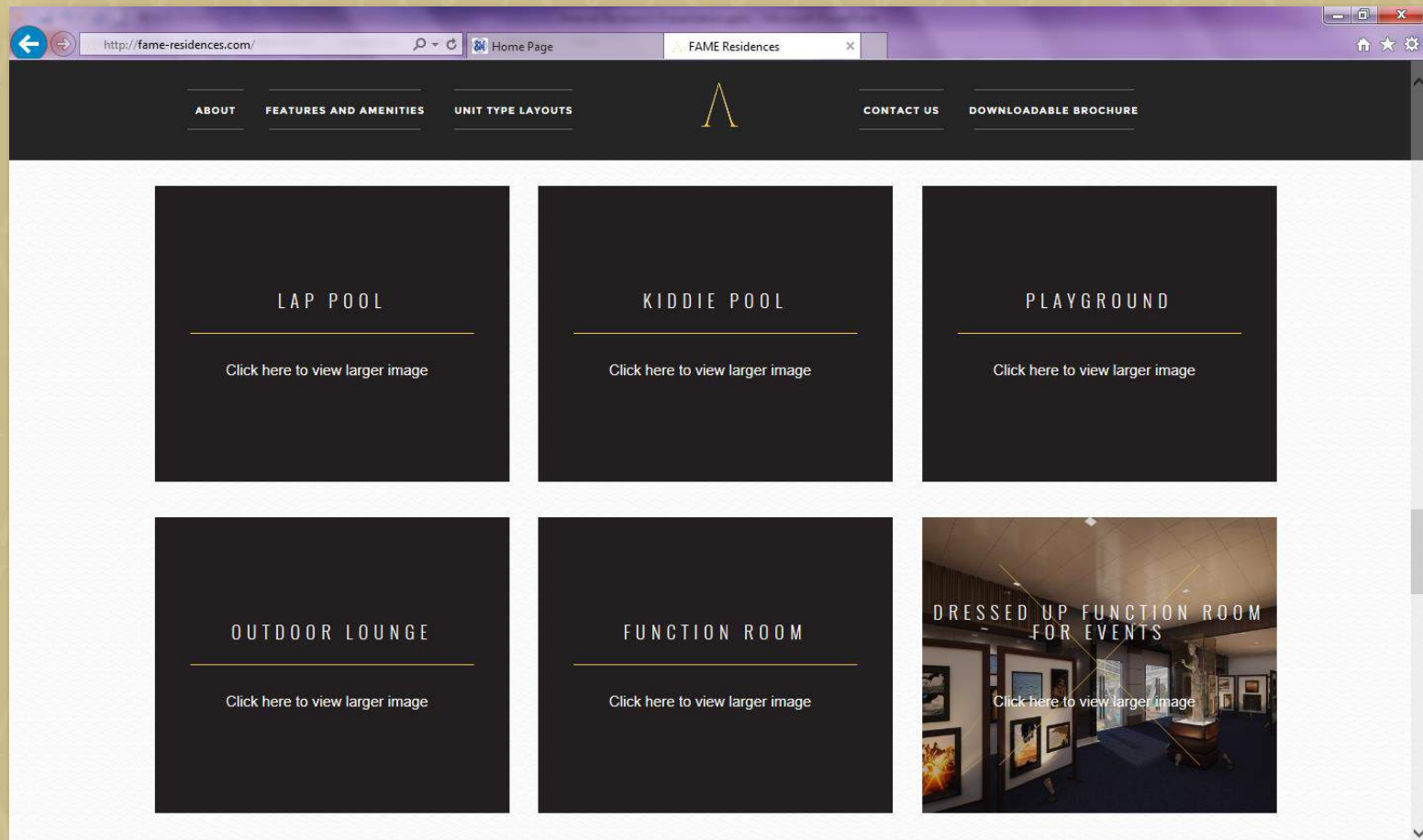
Mood Setter AVP



Pull-up Banners



3D Walk-through



Website: fame-residences.com

**Thank you and
Happy Selling!**