



SATORI

R E S I D E N C E S

Project Brief 2018



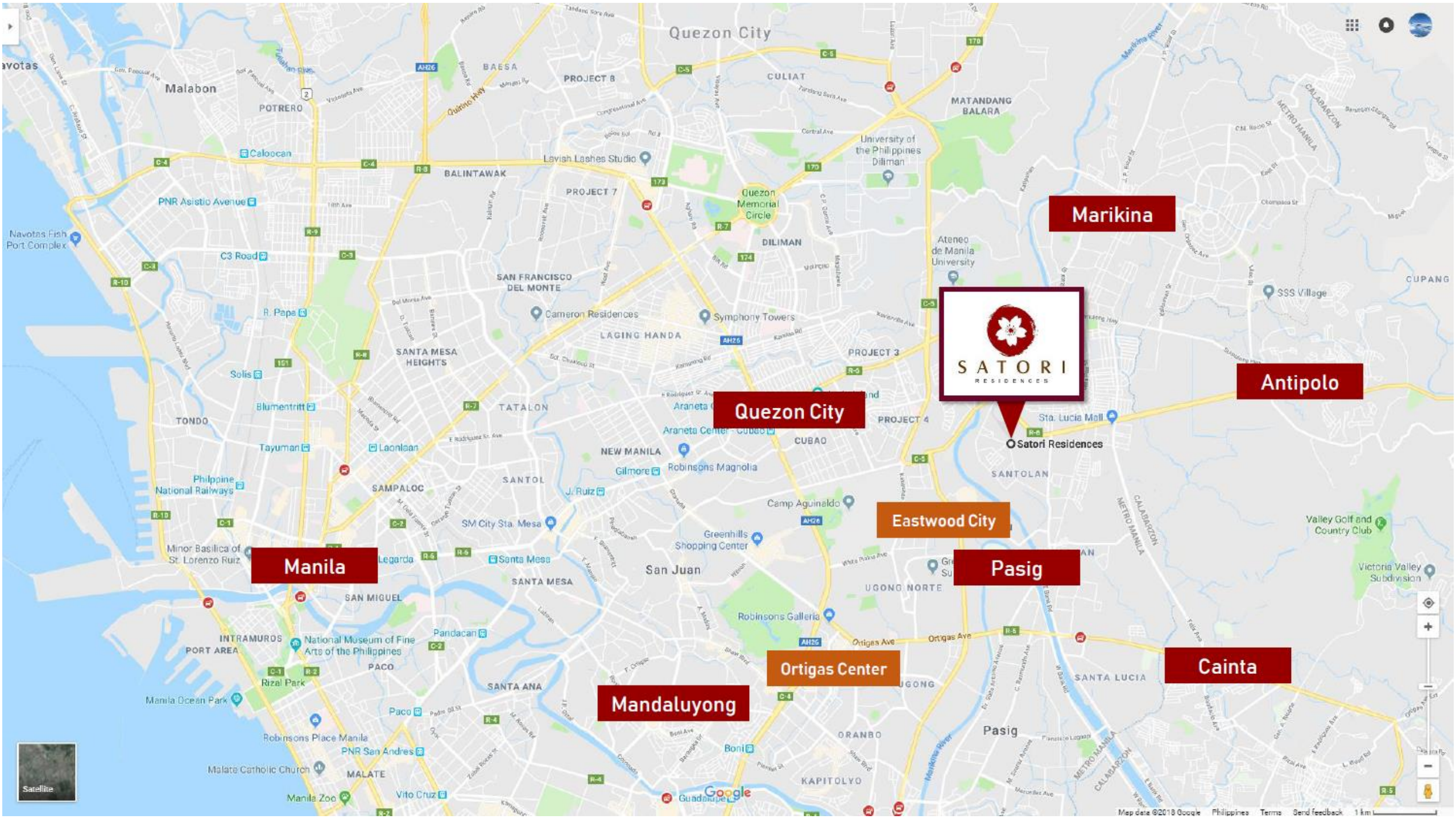
SATORI

R E S I D E N C E S

The property name Satori derived from the
Buddhist Zen tradition which means
enlightenment or seeing into **ones true nature.**



The Location



Marikina

Antipolo

Quezon City

Eastwood City

Pasig

Cainta

Ortigas Center

Mandaluyong

Manila



Satori Residences





Eastwood City to Satori Residences





Masinag, Marcos Highway to Satori Residences



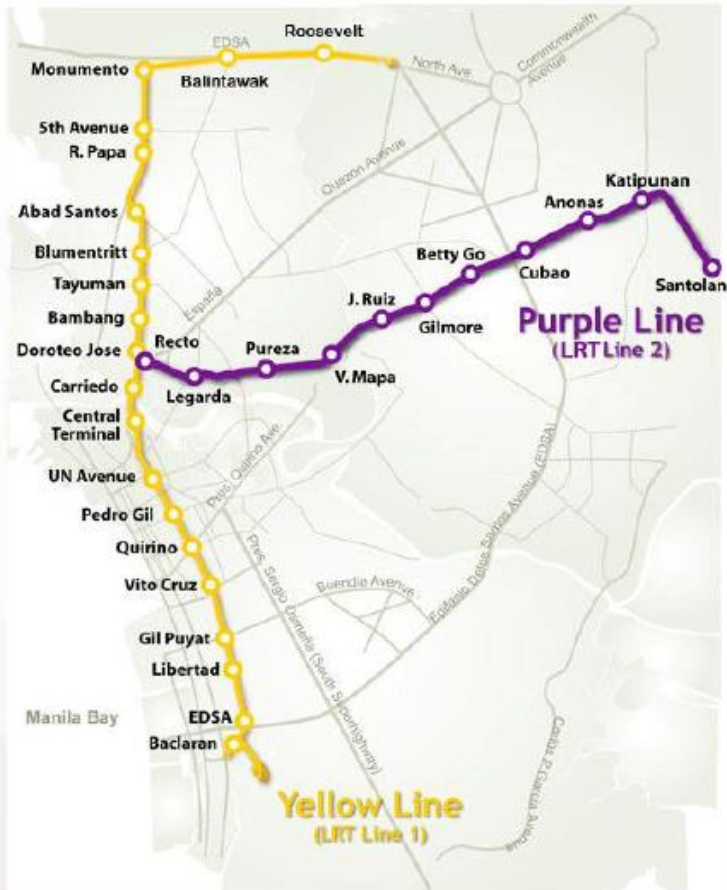


Mirea Residences to Satori Residences

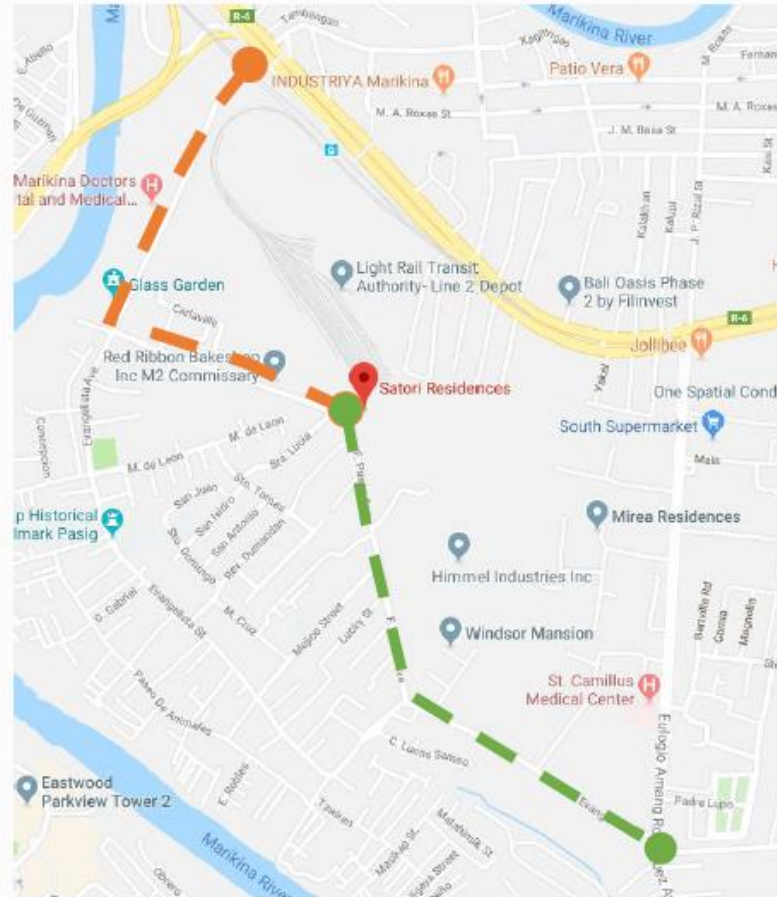
	Landmark	Distance (km)	ETA (mins)
	Ayala Malls Feliz	0.8	4
	SM Marikina	1.3	3
	Robinsons Metro East	1.5	4
	Sta. Lucia Mall	1.6	6
	Ateneo De Manila University	2.0	6
	Miriam College	2.1	6
	University of the Philippines	3.0	8
	Marikina Doctors Hospital and Medical Center	2.4	11
	St. Camillus Medical Center	4.3	22
	Salve Regina General Hospital	5.0	22
	Eastwood City	3.7	19
	Ortigas Center	6.9	31
	Glass Garden	229 m	2
	Sto. Tomas De Villanueva Parish	754 m	2
	LRT Santolan Station	1.4	4
	Marcos Highway	1.1	3



Transportation Hubs



LRT-2
Santolan Station



Tricycle “Highway”
Regular Fare - Php 8.00
Special - Php 32.00



Target Market



End-user



Investors



Upgraders



Upcoming Development

LRT-2 MASINAG EXTENSION

- This is targeted to be operated in 2019.
- A 4-km extension of the existing LRT-2 line
- 2 stations will be added: the Emerald Station in Cainta, Rizal and the Masinag Station in Antipolo
- Once completed, it will cut the commuting time from Masinag in Antipolo to Claro M. Recto in the city of Manila by 30 to 40 minutes from an average of 3 hours of driving on the road.
- Completion rate is at 49% as of March 2018. Viaduct is 100% complete.

Name	Distance (km)		Transfers	Location
	Between stations	From Santolan		
Masinag	—	—	none	Antipolo City, Rizal
Emerald	—	—		Marikina City
Santolan	—	0.000		Pasig City (depot)
Katipunan	1.970	1.970		Quezon City
Anonas	0.955	2.925		
Araneta Center–Cubao	1.438	4.363	MRT-3	
Betty Go-Belmonte	1.164	5.527	none	San Juan City
Gilmore	1.075	6.602		
J. Ruiz	0.928	7.530		
V. Mapa	1.234	8.764		
Pureza	1.357	10.121	PNR MSC	City of Manila
Legarda	1.389	11.510	none	
Recto	1.050	12.560	LRT-1	
Tulunan	—	—	PNR MSC	
Divisoria	—	—	none	
Pier 4	—	—		

Stations in *italics* are either under construction, not yet operational, or have been closed.



Key Takeaways



Strategic property location



**Bigger & better amenities
& facilities**



Spacious units



Value-for-money



Project in Focus



Project Information



**F. Pasco Avenue, Brgy.
Santolan, Pasig City**



**2.91 Hectares
5 High-Rise Buildings
Neo-Asian Minimalist**



**14 - 15 Residential Floors
1 ½ Amenity Floors
1 - 2 Basement Levels**



Project Information

HACANA

14 Residential Floors / 338 Units
1 Amenity Floor
2 Basement Levels / 148 Parking Slots

LANA

15 Residential Floors / 391 Units
250 Drying Cages
2 Basement Levels / 234 Parking Slots



Selling Points

Spacious
Accessible
Tranquil



CBDs



LRT-2



Low Density
Development



Jogging
Path

Roof
Gardens

Open
Lounges

Picnic /
Grill Area

Feature
Gardens

HACANA

LANA

RAHU

YASU

AMANI

F. PASCO AVENUE

Leisure Pool

Kiddie Pool

Play Area

Basketball
Court

Lap Pool

SATORI RESIDENCES

PASIG CITY

SITE DEVELOPMENT PLAN





Perspectives







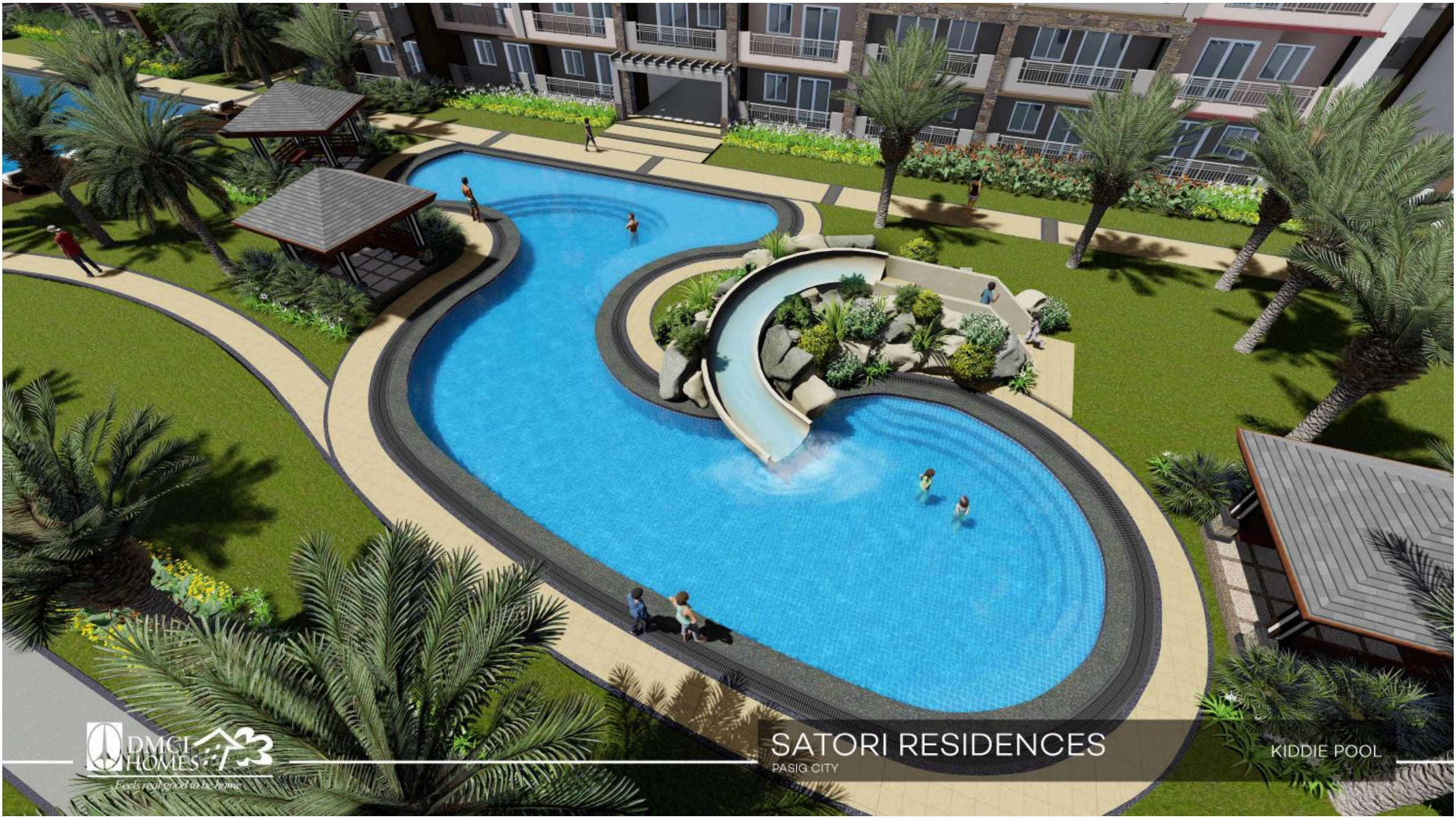




Feels real good to be home

SATORI RESIDENCES
PASIG CITY

LAP POOL



Feels real good to be home

SATORI RESIDENCES
PASIG CITY

KIDDIE POOL



Feels real good to be home

SATORI RESIDENCES
PASIG CITY

BALCONY VIEW









Development Features



Building Features

- ✓ Lumiventt Technology
- ✓ Landscaped Garden Atriums
- ✓ Mail Area
- ✓ Full back up power for all units and common areas
- ✓ 4 High Speed Elevators
- ✓ Electrified perimeter fence
- ✓ Provision for CCTV in strategic locations
- ✓ Fire Detection, Alarm, and Suppression system (Heat & smoke detectors, and sprinklers)

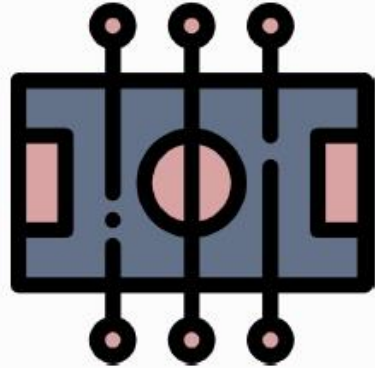
Unit Features

- ✓ Unit Balconies
- ✓ Individual metered utility
- ✓ Provisions for telephone, cable and internet connections for each unit

Indoor Amenities



Lounge Areas



Game Area



Fitness Gym



Audio Visual
Room



Multi-Purpose Area

Facilities



Laundry Station

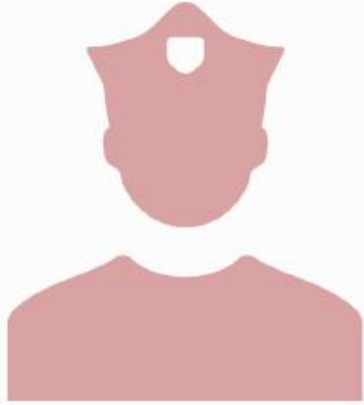


**Water Refilling
Station**



**Convenience
Store**

PMO Services



Guarded gate
and entrance,
and
24-hour security



General
maintenance of
common areas



Taxi call-in
service



Utilities application
& payment
assistance



Unit Layouts

UNIT TYPE

1 BR B

LOCATION

Inner Unit

FLOOR LEVEL

3F - PH

NO. OF UNITS

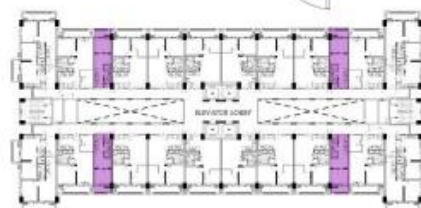
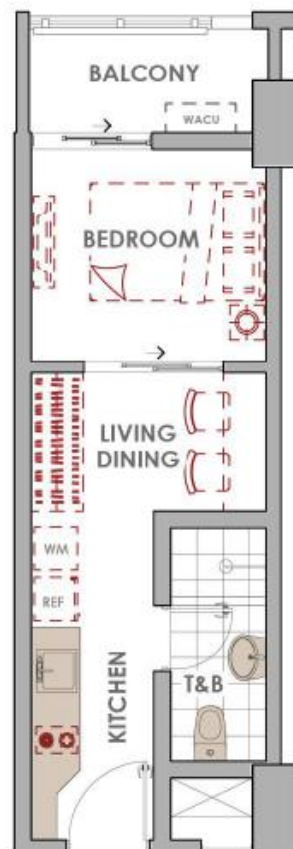
104 units

UNIT AREA

24.0 sqm

GROSS AREA

27.5 sqm



HACANA
3RD TO PH FLOOR LEVEL

1-BEDROOM B INNER UNIT

AREA ALLOCATION

LIVING & DINING	5.10 sqm
KITCHEN	6.15
BEDROOM	7.80
TOILET & BATH	4.95
BALCONY	3.50

APPROX. GROSS FLOOR AREA: 27.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE SEPTEMBER 2018

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

UNIT TYPE

1 BR C

LOCATION

End Unit

FLOOR LEVEL

GF/2F – 6TH

NO. OF UNITS

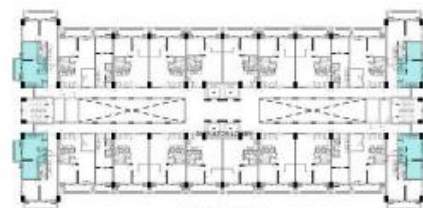
39 units

UNIT AREA

27.5 sqm

GROSS AREA

32.5 sqm



HACANA
2ND - 6TH FLOOR LEVEL

1-BEDROOM C END UNIT

AREA ALLOCATION

LIVING & DINING	10.70 sqm
KITCHEN	4.80
BEDROOM	8.50
TOILET & BATH	3.50
BALCONY	5.00

APPROX. GROSS FLOOR AREA: 32.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE SEPTEMBER 2018

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

UNIT TYPE

1 BR G

LOCATION

End Unit

FLOOR LEVEL

3F – 6TH

NO. OF UNITS

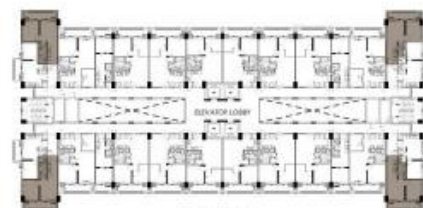
28 units

UNIT AREA

32 sqm

GROSS AREA

39 sqm



HACANA
3RD - 6TH FLOOR

1-BEDROOM G END UNIT

AREA ALLOCATION

LIVING & DINING	10.50 sqm
KITCHEN	7.40
BEDROOM	10.60
TOILET & BATH	3.50
BALCONY	7.00

APPROX. GROSS FLOOR AREA: 39.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE SEPTEMBER 2018

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

UNIT TYPE

2 BR B

LOCATION

Inner Unit

FLOOR LEVEL

3F - PH

NO. OF UNITS

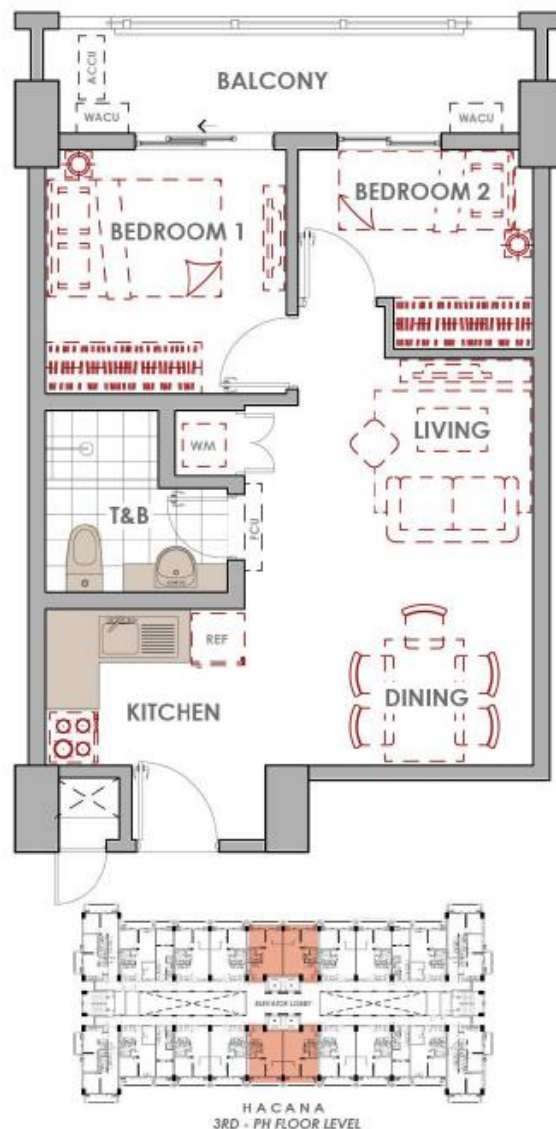
104 units

UNIT AREA

45 sqm

GROSS AREA

52.5 sqm



2-BEDROOM B INNER UNIT

AREA ALLOCATION

LIVING & DINING	16.70 sqm
KITCHEN	7.40
BEDROOM 1	9.10
BEDROOM 2	6.60
TOILET & BATH	5.20
BALCONY	7.50

APPROX. GROSS FLOOR AREA: 52.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

HACANA
3RD - PH FLOOR LEVEL

EFFECTIVE SEPTEMBER 2018

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

UNIT TYPE

2 BR D

LOCATION

Inner Unit

FLOOR LEVEL

3F - PH

NO. OF UNITS

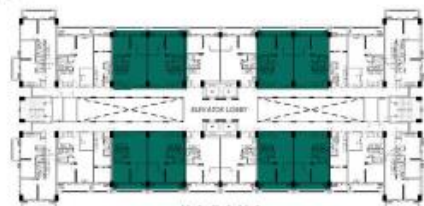
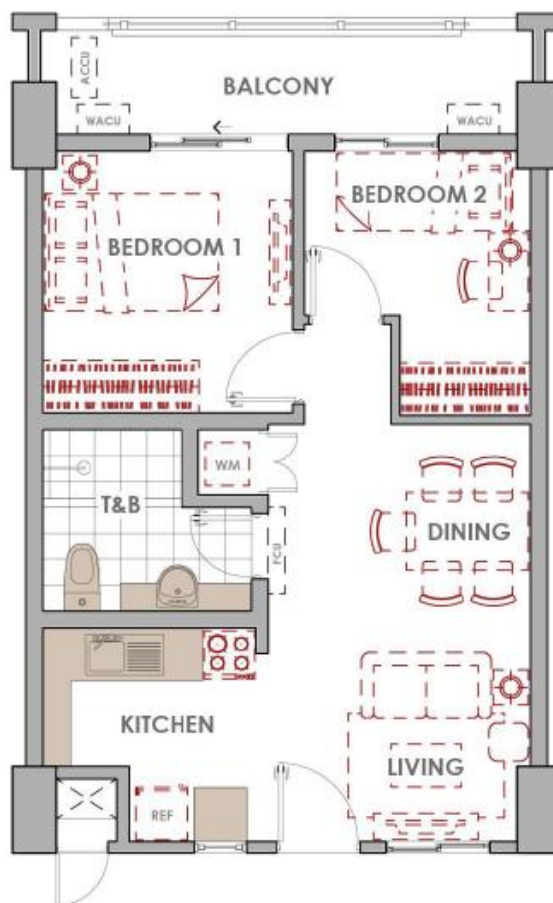
204 units

UNIT AREA

48 sqm

GROSS AREA

55.5 sqm



HACANA
3RD - PH FLOOR LEVEL

2-BEDROOM D INNER UNIT

AREA ALLOCATION

LIVING & DINING	17.30 sqm
KITCHEN	7.00
BEDROOM 1	10.00
BEDROOM 2	7.80
TOILET & BATH	5.90
BALCONY	7.50

APPROX. GROSS FLOOR AREA: 55.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE SEPTEMBER 2018

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

UNIT TYPE

2 BR F

LOCATION

Inner Unit

FLOOR LEVEL

3F - PF

NO. OF UNITS

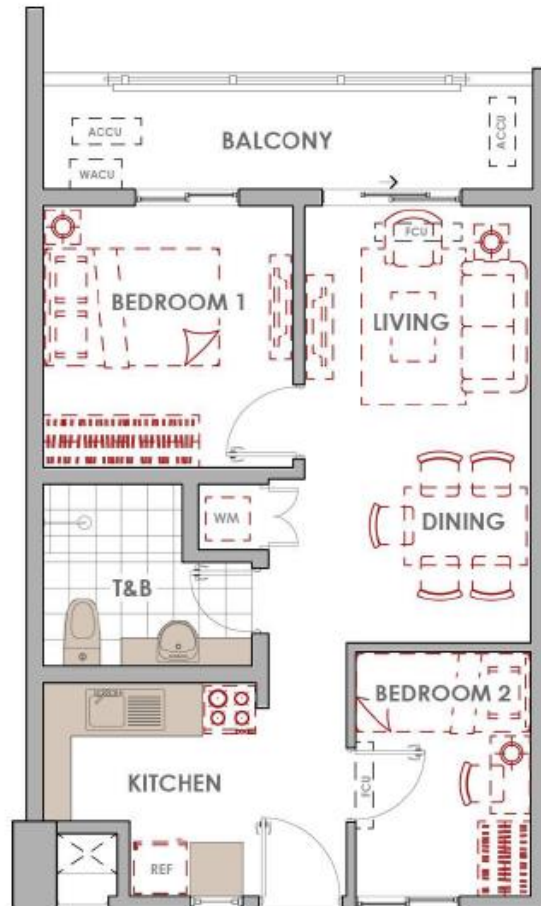
52 units

UNIT AREA

48 sqm

GROSS AREA

55.5 sqm



HACANA
3RD - PH FLOOR LEVEL

2-BEDROOM F INNER UNIT

AREA ALLOCATION

LIVING & DINING	18.60 sqm
KITCHEN	7.00
BEDROOM 1	10.00
BEDROOM 2	6.50
TOILET & BATH	5.90
BALCONY	7.50

APPROX. GROSS FLOOR AREA: 55.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE SEPTEMBER 2018

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

UNIT TYPE

3 BR A

LOCATION

Inner Unit

FLOOR LEVEL

6F/7F - PH

NO. OF UNITS

76 units

UNIT AREA

66.0 sqm

GROSS AREA

78.0 sqm



HACANA
7TH - PH FLOOR LEVEL

3-BEDROOM A END UNIT

AREA ALLOCATION

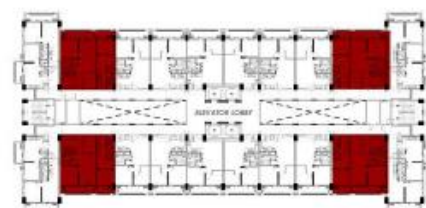
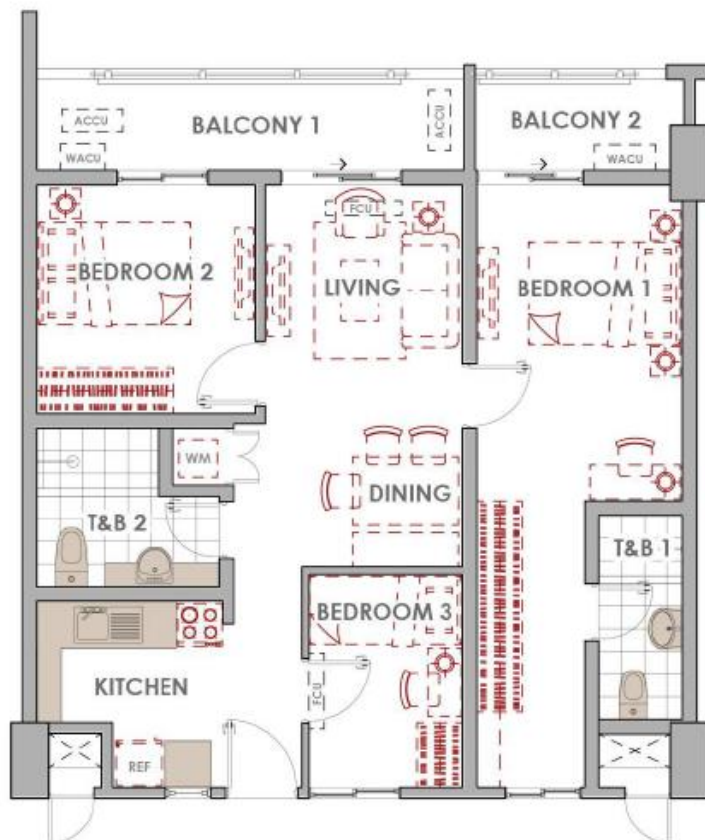
LIVING & DINING	20.40 sqm
KITCHEN	8.60
BEDROOM 1	11.60
BEDROOM 2	9.10
BEDROOM 3	6.20
TOILET & BATH 1	6.00
TOILET & BATH 2	4.10
BALCONY 1	7.00
BALCONY 2	5.00

APPROX. GROSS FLOOR AREA: 78.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE SEPTEMBER 2018

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



HACANA
3RD - PH FLOOR LEVEL

TANDEM UNIT B

AREA ALLOCATION

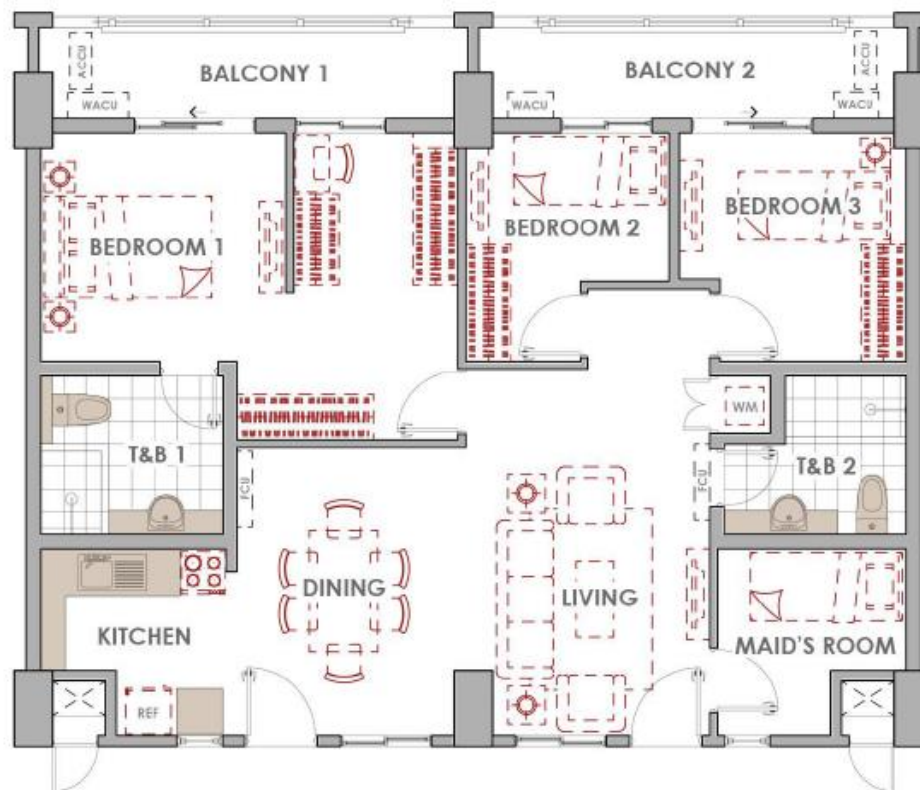
LIVING & DINING	18.60 sqm
KITCHEN	7.00
BEDROOM 1	19.15
BEDROOM 2	10.00
BEDROOM 3	6.50
TOILET & BATH 1	5.90
TOILET & BATH 2	4.85
BALCONY 1	7.50
BALCONY 2	3.50

APPROX. GROSS FLOOR AREA: 83.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE SEPTEMBER 2018

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



TANDEM UNIT D

AREA ALLOCATION

LIVING & DINING	30.90 sqm
KITCHEN	7.00
BEDROOM 1	21.70
BEDROOM 2	7.80
BEDROOM 3	9.80
MAID'S ROOM	7.00
TOILET & BATH 1	5.90
TOILET & BATH 2	5.90
BALCONY 1	7.50
BALCONY 2	7.50

APPROX. GROSS FLOOR AREA: 111.00 sqm

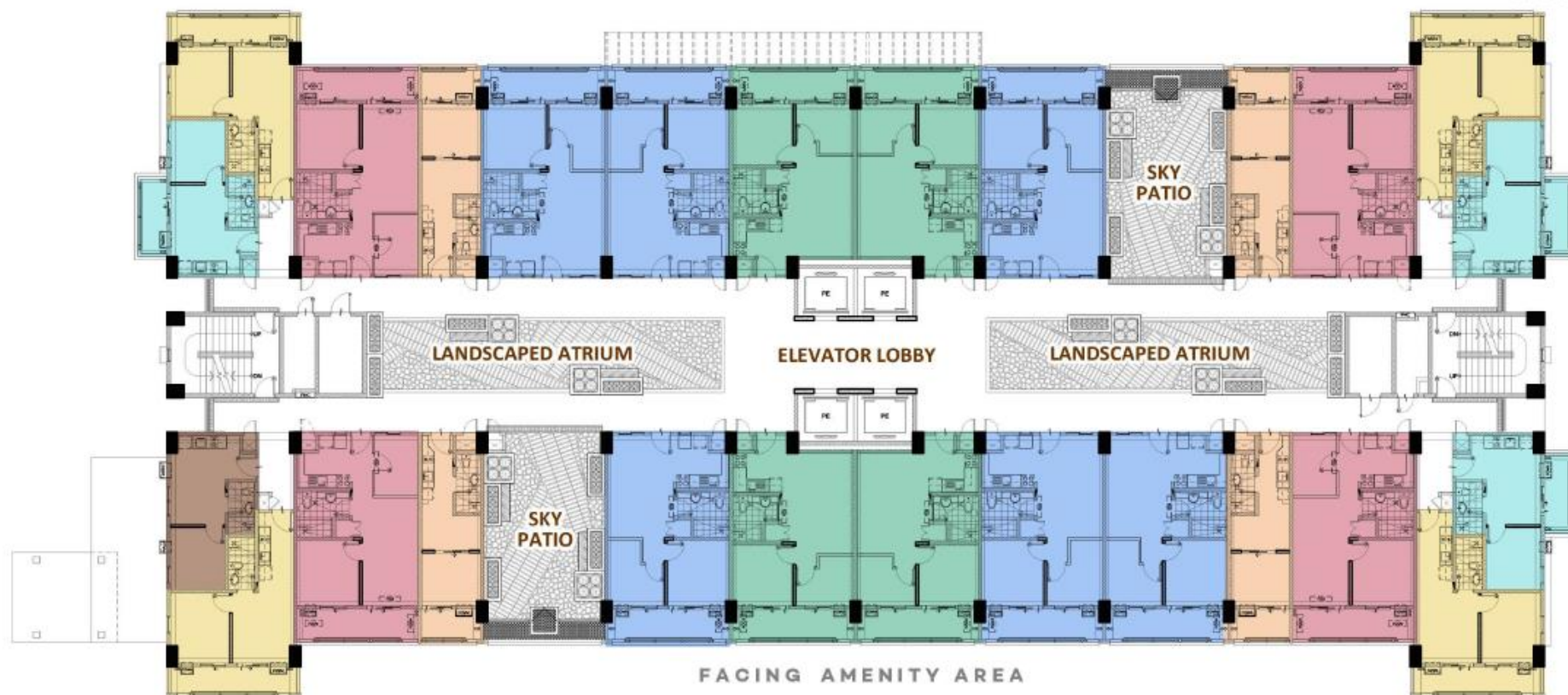
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE SEPTEMBER 2018

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



FLOOR PLANS



1 Bedroom A (Inner Unit) Approx. Gross Floor Area: 28.00 sqm	1 Bedroom C (End Unit) Approx. Gross Floor Area: 32.50 sqm	1 Bedroom D (End Unit) Approx. Gross Floor Area: 27.50 sqm	1 Bedroom F (End Unit) Approx. Gross Floor Area: 40.00 sqm
2 Bedroom A (Inner Unit) Approx. Gross Floor Area: 53.50 sqm	2 Bedroom C (Inner Unit) Approx. Gross Floor Area: 56.50 sqm	2 Bedroom E (Inner Unit) Approx. Gross Floor Area: 56.50 sqm	



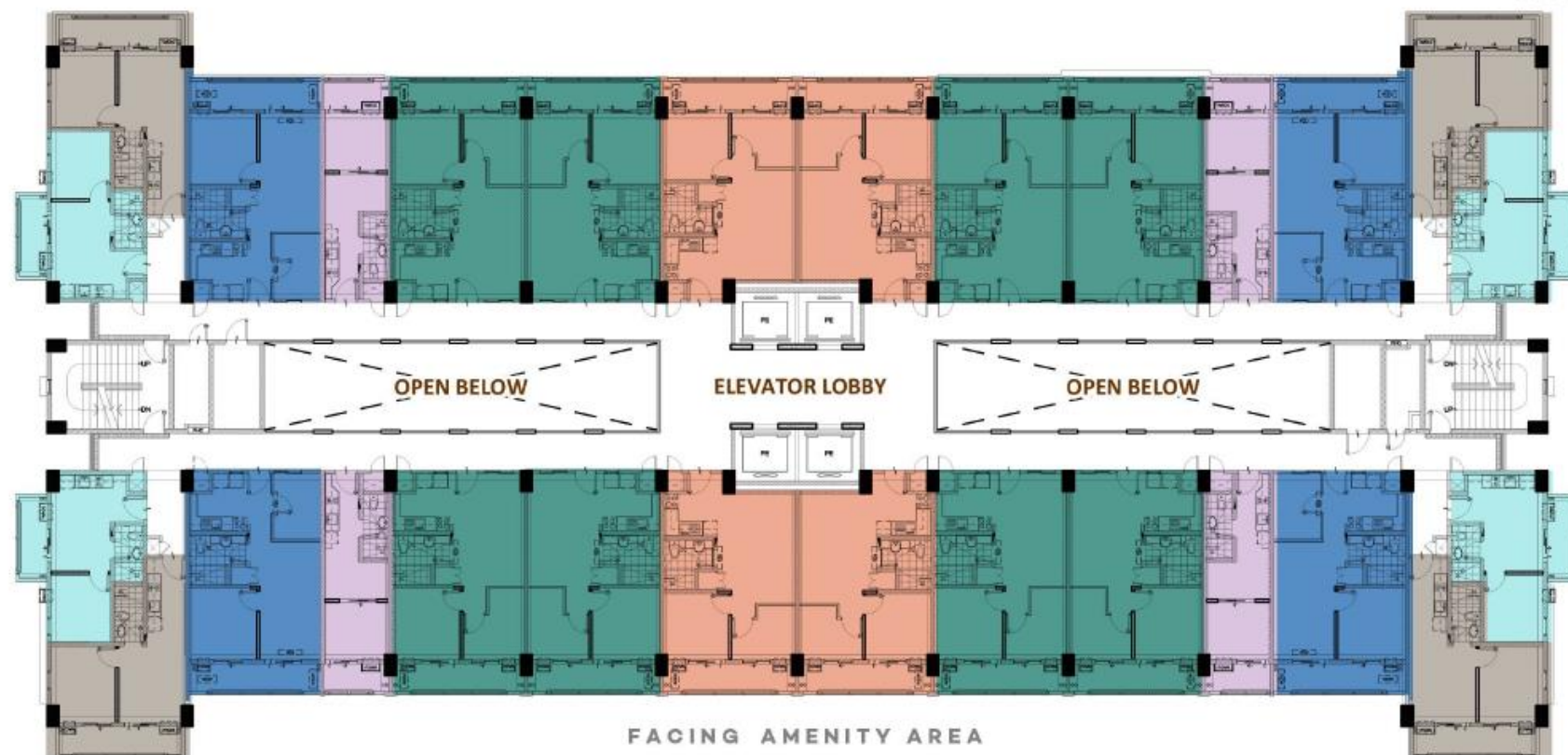
2nd Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

Building: Hacana

26 units per floor

Note: Standard policy regarding request for tandem shall apply.



1 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 27.50 sqm

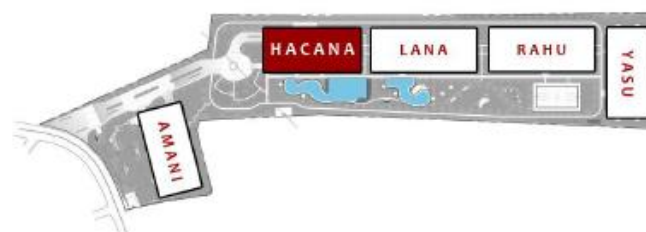
1 Bedroom C (End Unit)
Approx. Gross Floor Area: 32.50 sqm

1 Bedroom G (End Unit)
Approx. Gross Floor Area: 39.00 sqm

2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 52.50 sqm

2 Bedroom D (Inner Unit)
Approx. Gross Floor Area: 55.50 sqm

2 Bedroom F (Inner Unit)
Approx. Gross Floor Area: 55.50 sqm



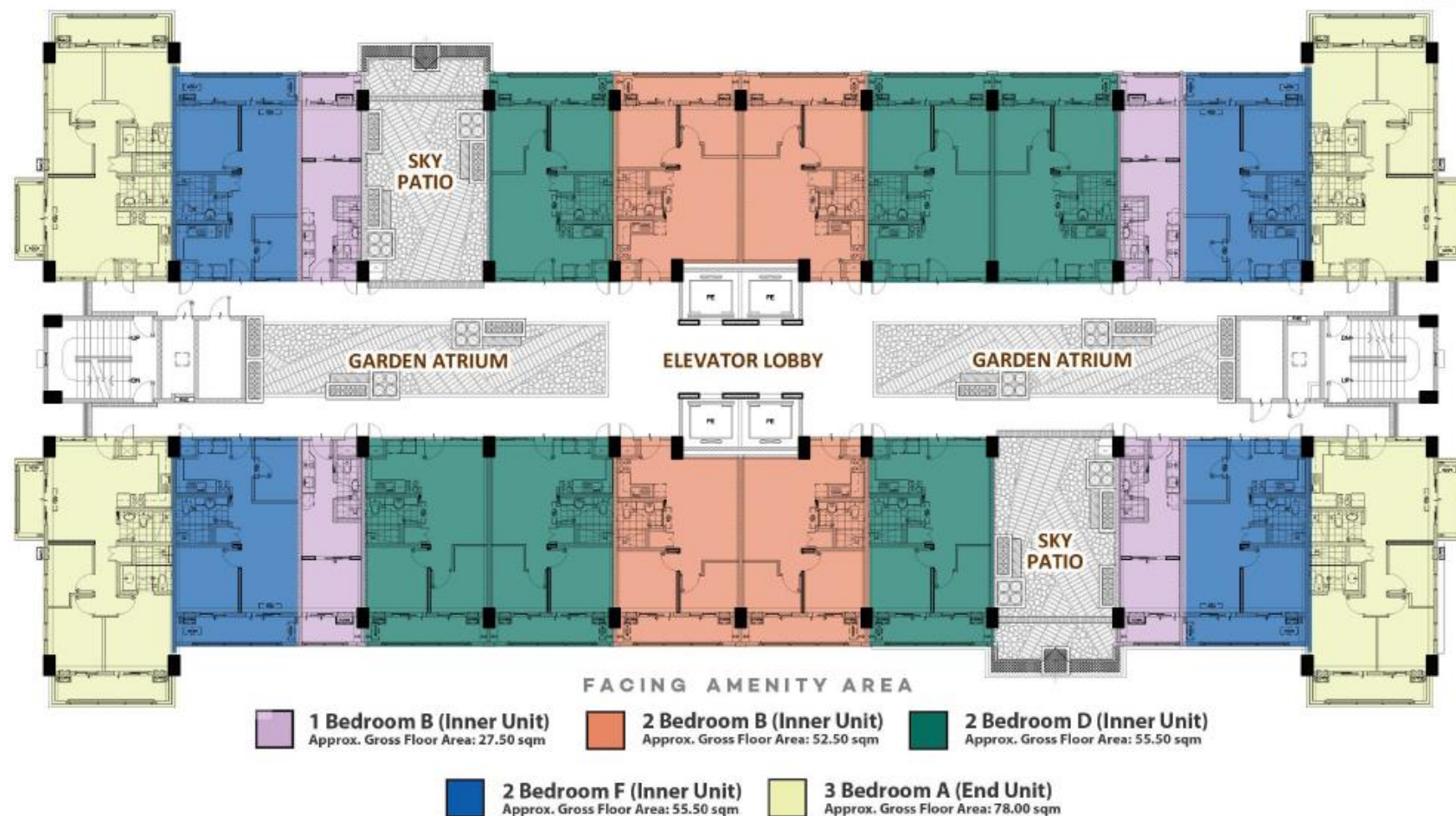
5th-6th Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

Building: Hacana

28 units per floor

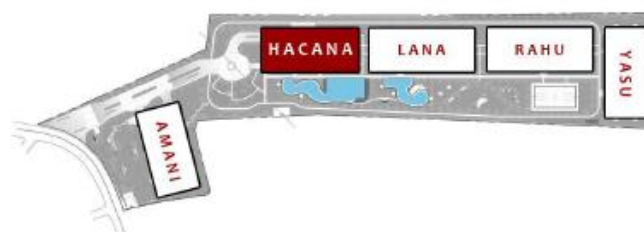
Note: Standard policy regarding request for tandem shall apply.



Building: Hacana

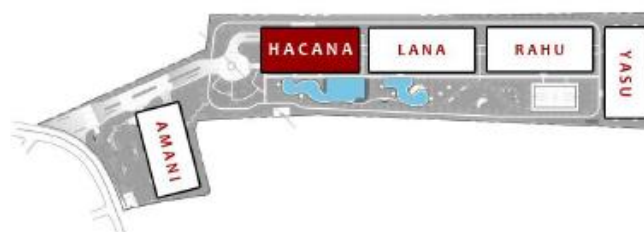
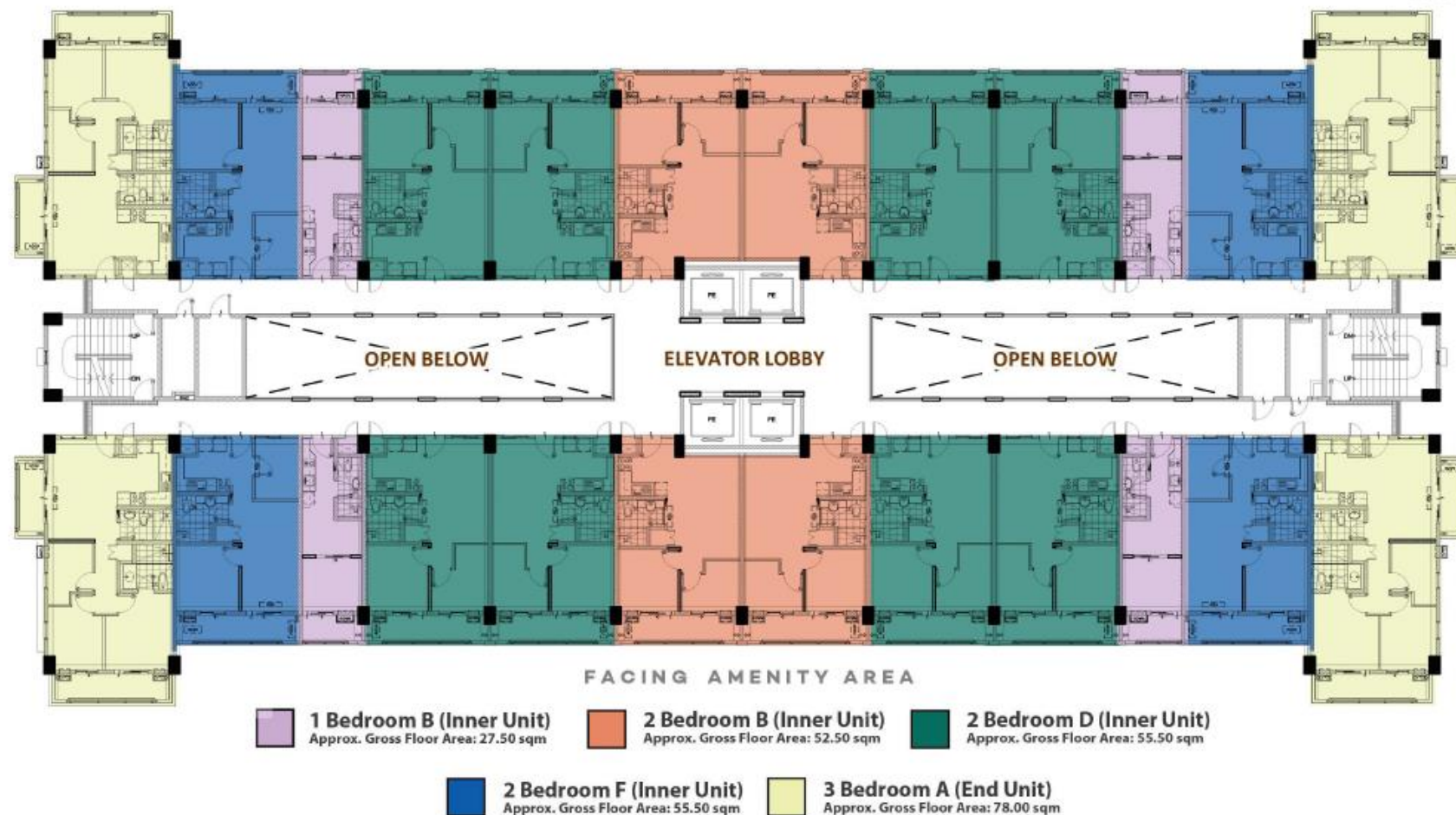
22 units per floor

Note: Standard policy regarding request for tandem shall apply.



7th Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.



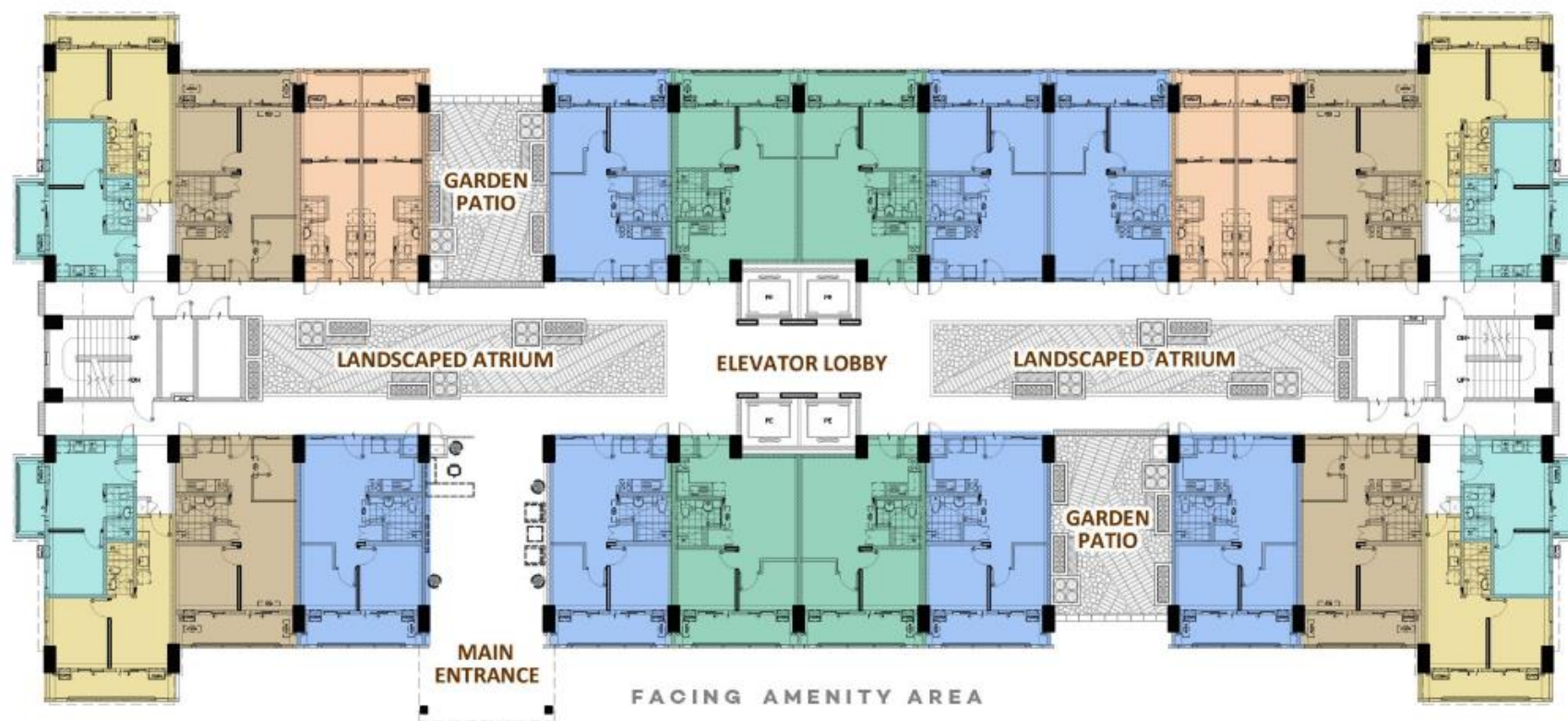
10th-11th & PH Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

Building: Hacana

24 units per floor

Note: Standard policy regarding request for tandem shall apply.



1 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 28.00 sqm

1 Bedroom C (End Unit)
Approx. Gross Floor Area: 32.50 sqm

1 Bedroom F (End Unit)
Approx. Gross Floor Area: 40.00 sqm

2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 53.50 sqm

2 Bedroom C (Inner Unit)
Approx. Gross Floor Area: 56.50 sqm

2 Bedroom G (Inner Unit)
Approx. Gross Floor Area: 56.50 sqm



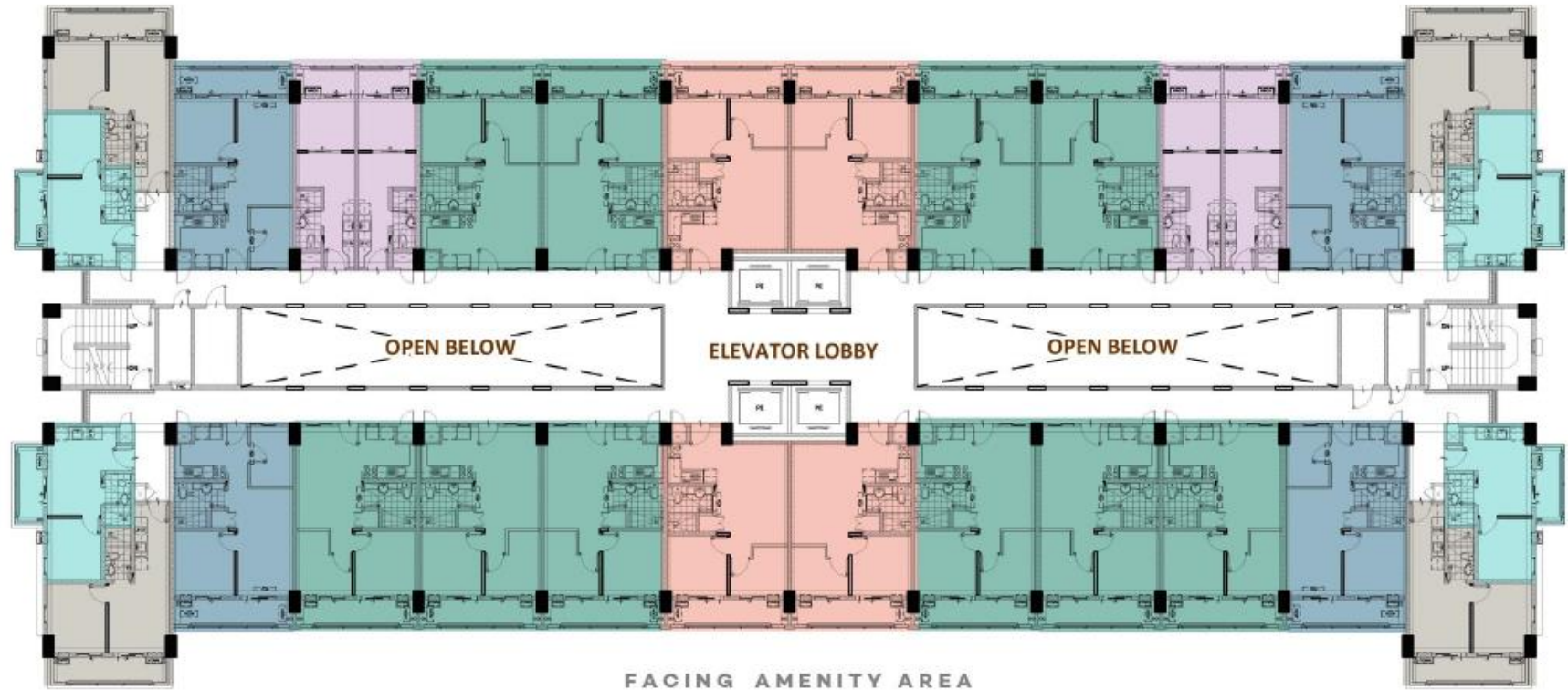
Ground Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

Building: Lana

27 units per floor

Note: Standard policy regarding request for tandem shall apply.



Building: Lana

30 units per floor

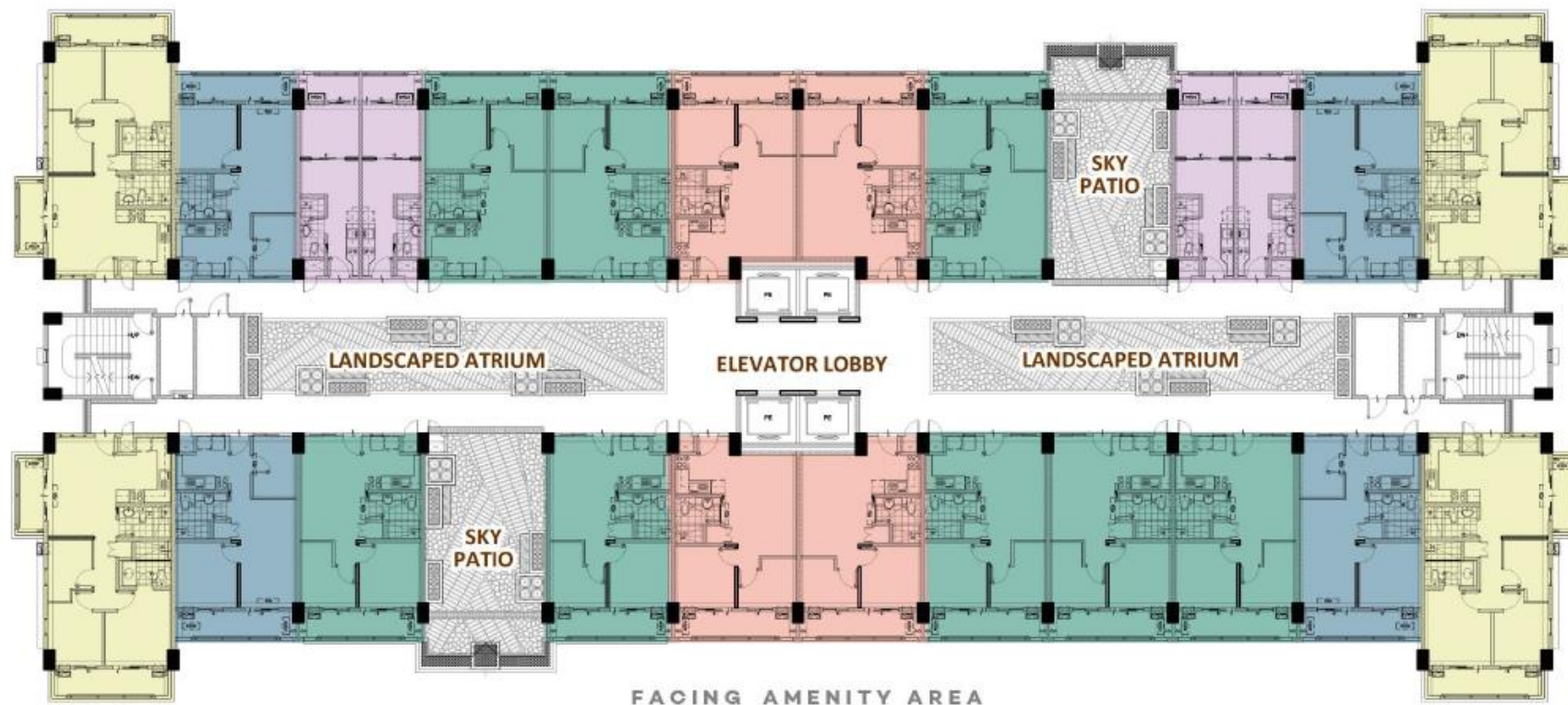
Note: Standard policy regarding request for tandem shall apply.

- | | | |
|--|--|--|
|  1 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 27.50 sqm |  1 Bedroom C (End Unit)
Approx. Gross Floor Area: 32.50 sqm |  1 Bedroom G (End Unit)
Approx. Gross Floor Area: 39.00 sqm |
|  2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 52.50 sqm |  2 Bedroom D (Inner Unit)
Approx. Gross Floor Area: 55.50 sqm |  2 Bedroom H (Inner Unit)
Approx. Gross Floor Area: 55.50 sqm |



4th-5th Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.



- 1 Bedroom B (Inner Unit)**
Approx. Gross Floor Area: 27.50 sqm
- 2 Bedroom B (Inner Unit)**
Approx. Gross Floor Area: 52.50 sqm
- 2 Bedroom D (Inner Unit)**
Approx. Gross Floor Area: 55.50 sqm
- 2 Bedroom H (Inner Unit)**
Approx. Gross Floor Area: 55.50 sqm
- 3 Bedroom A (End Unit)**
Approx. Gross Floor Area: 78.00 sqm



6th Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

Building: Lana

24 units per floor

Note: Standard policy regarding request for tandem shall apply.



- | | | |
|--|--|--|
|  1 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 27.50 sqm |  2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 52.50 sqm |  2 Bedroom D (Inner Unit)
Approx. Gross Floor Area: 55.50 sqm |
|  2 Bedroom H (Inner Unit)
Approx. Gross Floor Area: 55.50 sqm |  3 Bedroom A (End Unit)
Approx. Gross Floor Area: 78.00 sqm | |



9th-10th & 15th-PH Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

Building: Lana

26 units per floor

regarding request for
tandem shall apply.



Turnover Finishes

Turnover Finishes

Residential Units	1-Bedroom Unit			2-Bedroom Unit		3-Bedroom Unit
	24.00 sqm	27.50 sqm	32.00 sqm	45.00 sqm	48.00 sqm	66.00 sqm
FLOOR FINISHES						
Living, Dining and Kitchen	Vinyl planks with baseboard			Ceramic tiles with baseboard		
Bedrooms	Vinyl planks with baseboard					
Balcony	Ceramic tiles with pebble washout					
Toilet and Bath	Unglazed ceramic tiles					
WALL FINISHES						
Interior Walls	Painted finish					
Toilet	Ceramic tiles; Painted plain cement finish above wall tiles					
CEILING FINISHES						
Living, Dining and Kitchen	Painted plain cement finish					
Bedrooms	Painted plain cement finish					
Toilet and Bath	Painted ficemboard ceiling					
SPECIALTIES						
Kitchen Area	Granite finish kitchen countertop with cabinet system					
Toilet and Bath	Mirror Cabinet			Granite finish lavatory countertop	Granite finish lavatory countertop for T&B 1 only	
DOORS						
Entrance Door	Wooden door on metal jamb					
Bedroom Door	Aluminum sliding framed glass panel	Wooden door on metal jamb				
Toilet Door	Wooden door with half louver on metal jamb					
Balcony Door	Aluminum sliding framed glass panel					

Turnover Finishes

Residential Units	1-Bedroom Unit			2-Bedroom Unit		3-Bedroom Unit
	24.00 sqm	27.50 sqm	32.00 sqm	45.00 sqm	48.00 sqm	66.00 sqm
WINDOWS	Aluminum framed glass panel with insect screen (except awning windows)					
FINISHING HARDWARE						
Main Door Lockset	Mortise type keyed lockset					
Bedroom Lockset	Flush type keyed lockset	Lever type keyed lockset				
Toilet Lockset	Lever type privacy lockset					
TOILET AND KITCHEN FIXTURES						
Water Closet	Top flush, one-piece type					
Lavatory	Wall-hung with semi-pedestal type			Semi-counter top basin		Under countertop basin and wall hung with semi-pedestal
Shower Head and Fittings	Exposed shower and mixer type					
Toilet Paper Holder	Recessed type					
Soap Holder	Niche at wall					
Kitchen Sink	Stainless steel, single bowl			Stainless steel, single bowl with one-side drainboard		
Kitchen Faucet	Gooseneck type			Rotary lever type		
Toilet Exhaust	Ceiling-mounted exhaust fan					
Kitchen Exhaust	Rangehood provision					
AIR CONDITION	Provision for Window-type Air Conditioning Unit			Provision for Window-type and Split-type Air Conditioning Unit		



Unit Mix

Building	Unit Type	# of Units	Unit Area	Gross Area
			(sqm, more or less)	(sqm, w/ balcony and service area, if applicable)
HACANA & LANA	1 BR A / B (Inner Unit)	116	24	27.5 – 28
	1 BR C / D (End Unit)	40	27.5	27.5 – 32.5
	1 BR F / G (End Unit)	40	32	39 – 40
	2 BR A / B (Inner Unit)	116	45	52.5 – 57.5
	2 BR C / D (Inner Unit)	225	48	55.5 – 60.5
	2 BR E / F (Inner Unit)	116	48	55.5 – 60.5
	3 BR A (End Unit)	76	66	78 – 82
TOTAL		729		
Single Parking		382	12.50 – 15.00	12.50 – 15.00
Tandem Parking			26.00 – 30.00	26.00 – 30.00



Selling Program & Implementing Guidelines

MINIMUM DOWNPAYMENT

30% All Units and
Parking Slots

Discount & factor rates, other discounts and payment terms, spot cash discount rates stated in memo released by Finance with reference #FIN-12-03-030 dated March 29, 2012.



SEP 26, 2018
Sales Acceptance
& Pricelist Effectivity



HACANA – FEB 2023
LANA – AUG 2023
RFO Dates

Spacious

Accessible

Tranquil



S A T O R I
R E S I D E N C E S

**Thank you and
Happy Selling!**