



allegra garden

P L A C E



# AGENDA

- PROJECT DETAILS
- SORAYA BUILDING LAUNCH (UNITS AND PARKING)
- WHY CHOOSE ALLEGRA GARDEN PLACE
- THINGS TO REMEMBER



# PROJECT DETAILS

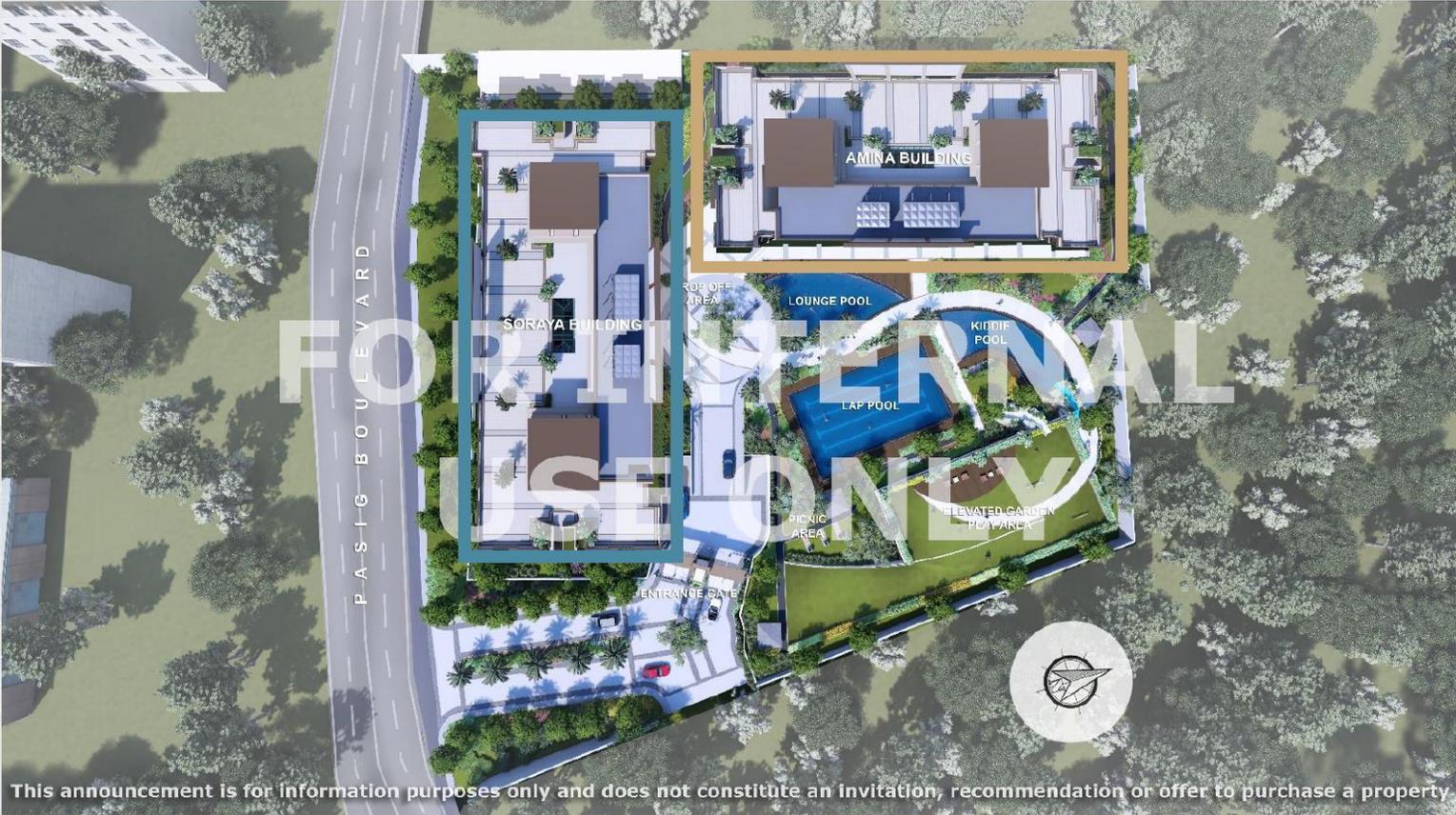
# LOCATION



allegra garden  
PLACE

allegra garden  
PLACE

# AGP UNIT MIX



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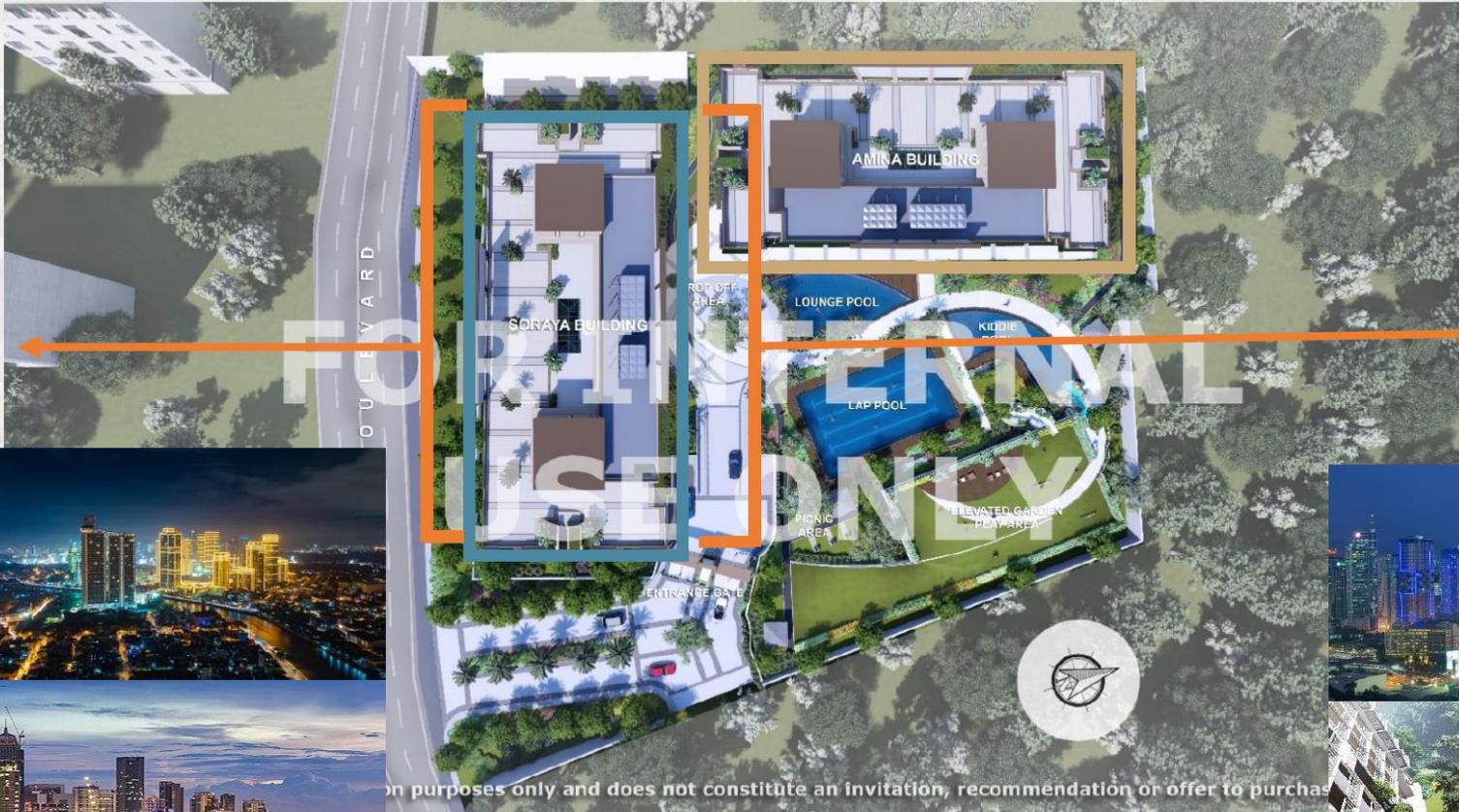
AMINA BUILDING	
UNIT TYPE	AREA RANGE (SQM)
1BR	30 – 41
2BR	54 – 60
3BR	83

SORAYA COUNT	
UNIT TYPE	AREA RANGE (SQM)
STU	30 – 34
1BR	36 – 41
2BR	55 – 69
3BR	83

# VIEWS

## FACING SOUTH VIEWS:

- BGC
- LAGUNA DE BAY
- MAKATI SKYLINE
- MANILA SKYLINE



## FACING NORTH VIEWS:

- AMENITY AREA
- QC SKYLINE
- ORTIGAS SKYLINE

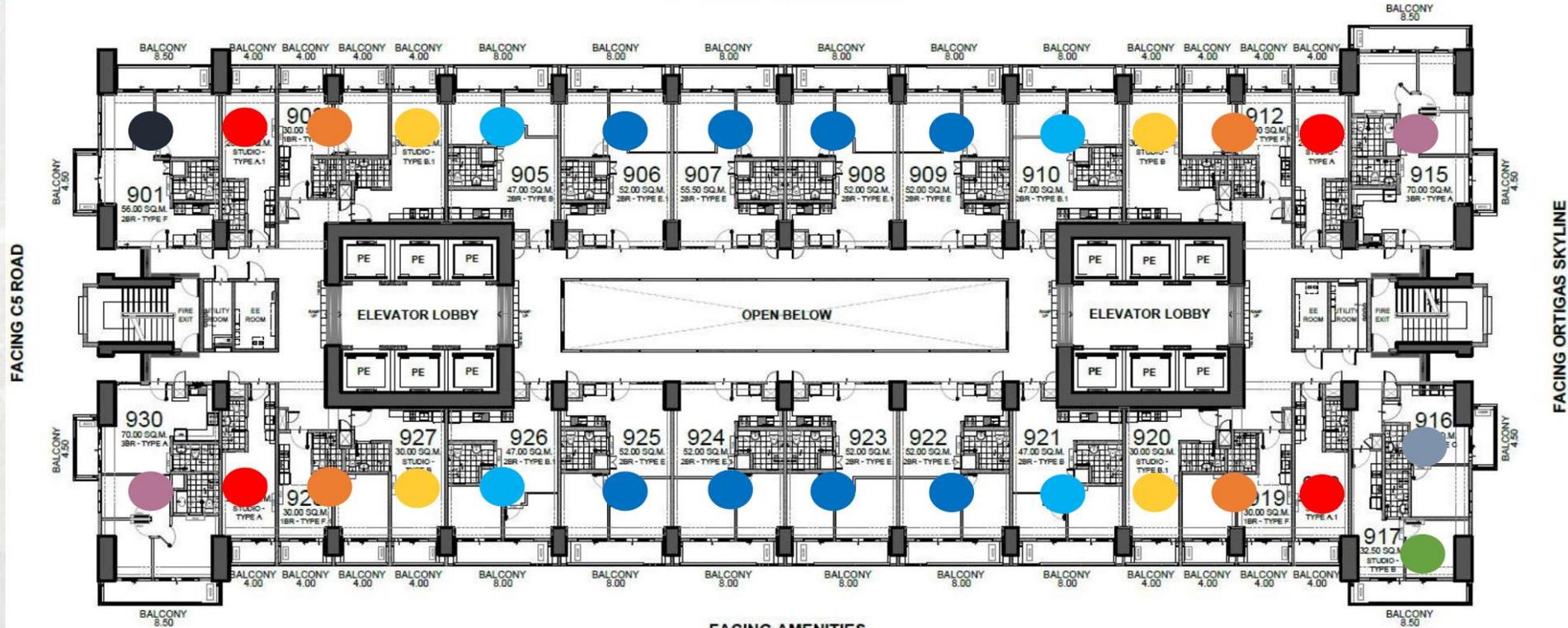


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AMINA	SORAYA
56 FLOORS (55 RESIDENTIAL)	55 FLOORS (ALL RESIDENTIAL)
UNIT OFFERINGS: 1BR, 2BR, 3BR	UNIT OFFERINGS: <b>STU</b> , 1BR, 2BR, 3BR
VIEWS: MAKATI, MANILA, ORTIGAS SKYLINE	VIEWS: BGC, MAKATI, MANILA, LAGUNA DE BAY, ORTIGAS, QC SKYLINE
AMENITY FLOOR (GF)	TYPICAL UNIT FLOOR W/ RECEPTION LOBBY (GF)
GYM AT THE ROOF DECK	SKYLounge (FUNCTION HALL AT THE ROOF DECK)
12 HIGH SPEED ELEVATORS (DUAL CORE)	
WIFI ON COMMON AREAS	
5 BASEMENT LEVELS	

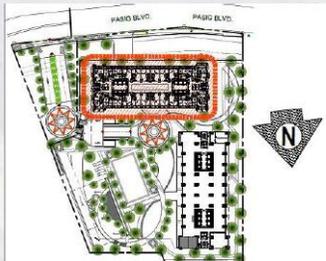
# TYPICAL

FACING PASIG BOULEVARD



FACING AMENITIES

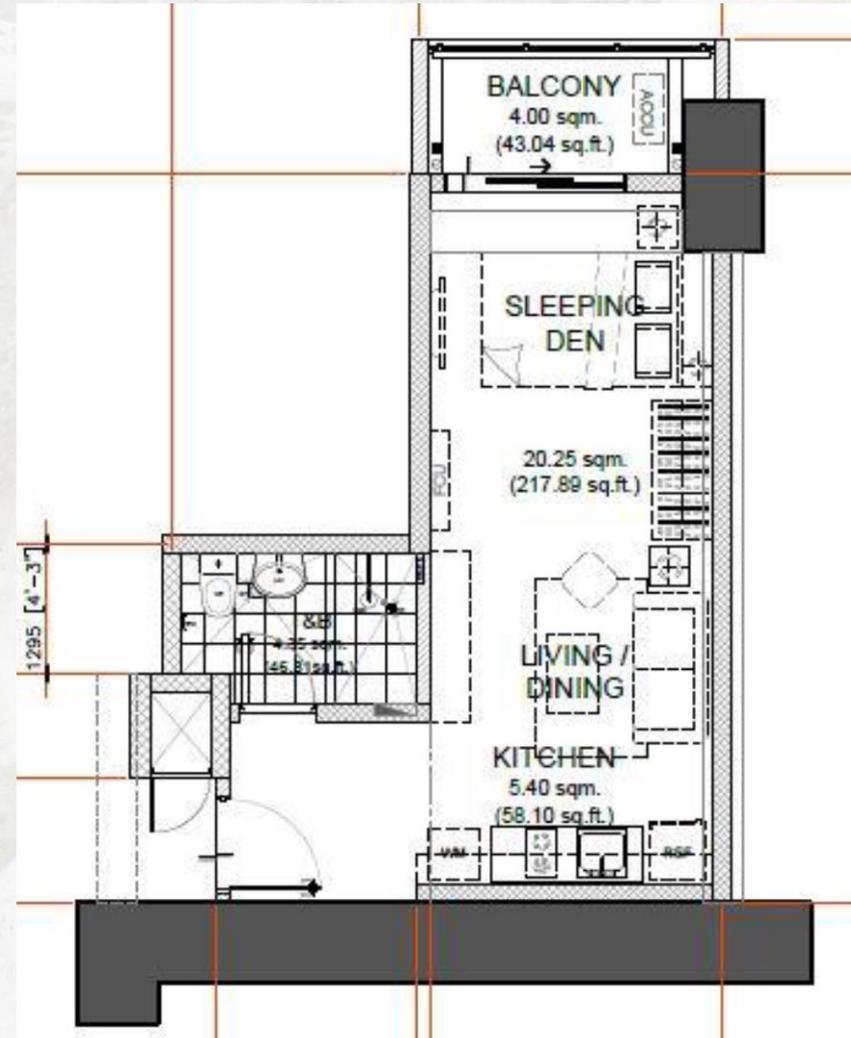
UNIT TYPE	AREA			TOTAL INVENTORY
	UNIT	BALC.	TOTAL	
STUA	26	4	30	220
STUB	30	4	34	220
1BRC	31.5	4.5	36	54
1BRD	32.5	8.5	41	54
1BRF	30	8	38	220
2BRB	47	8	55	154
2BRD	50.5	8	58.5	66
2BRE	52	8	60	276
2BRF	56	13	69	56
2BRG	52	8	60	32
2BRH	55.5	8	63.5	65
3BR	70	13	83	108



# UNIT LAYOUT



STU A

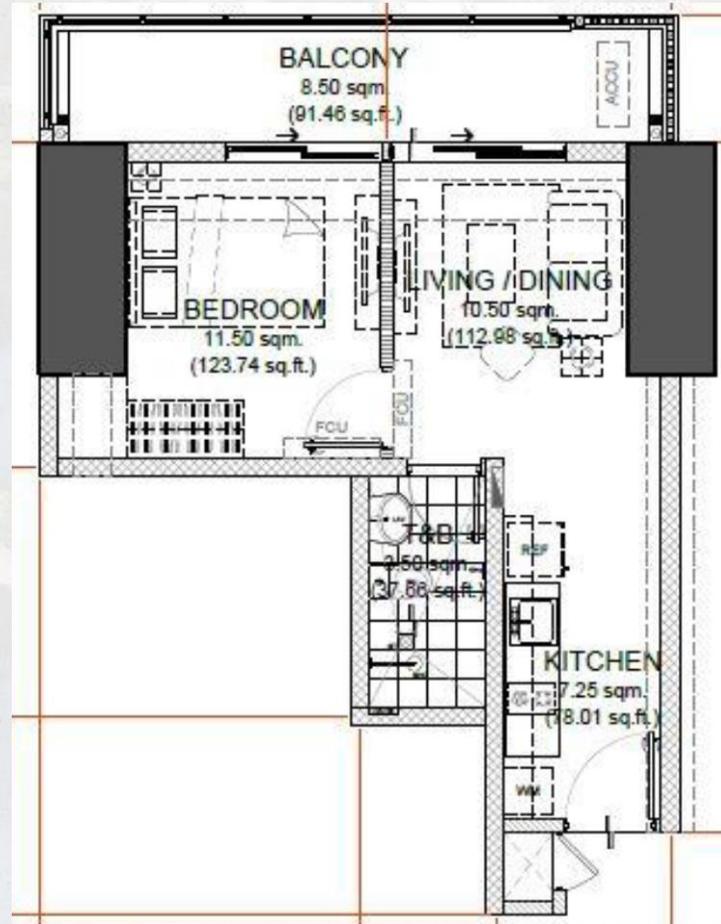


STU B

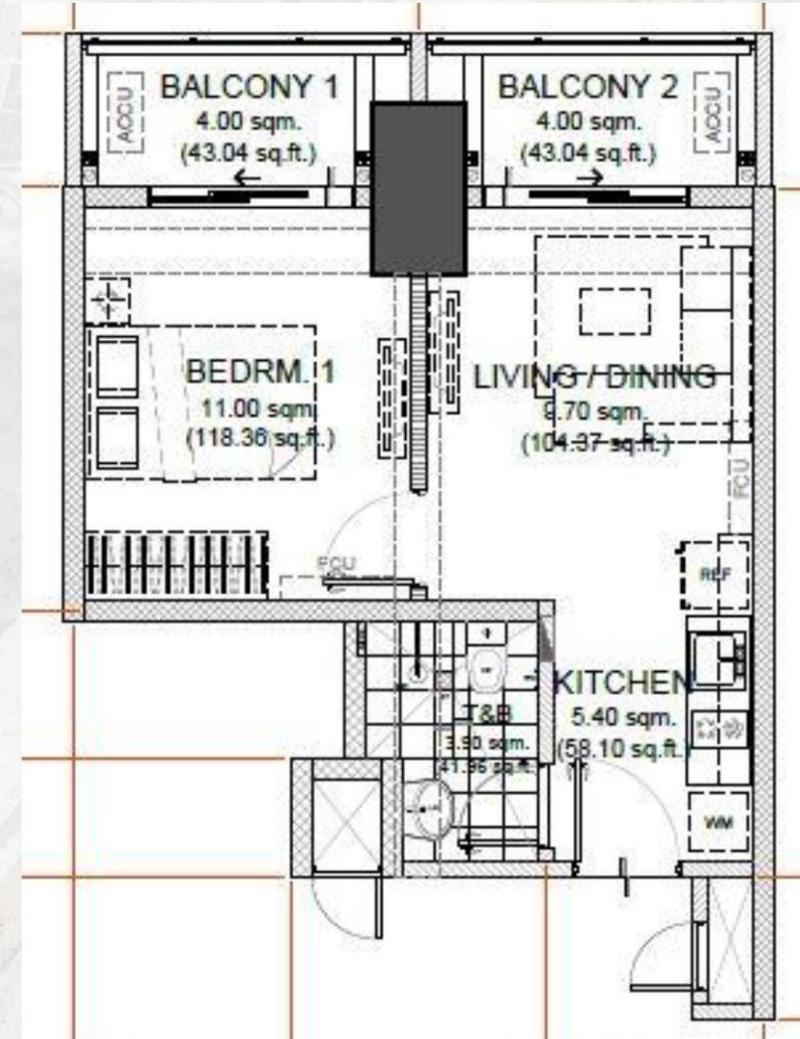
# UNIT LAYOUT



1BR C



1BR D



1BR F



# **SORAYA BUILDING LAUNCH**

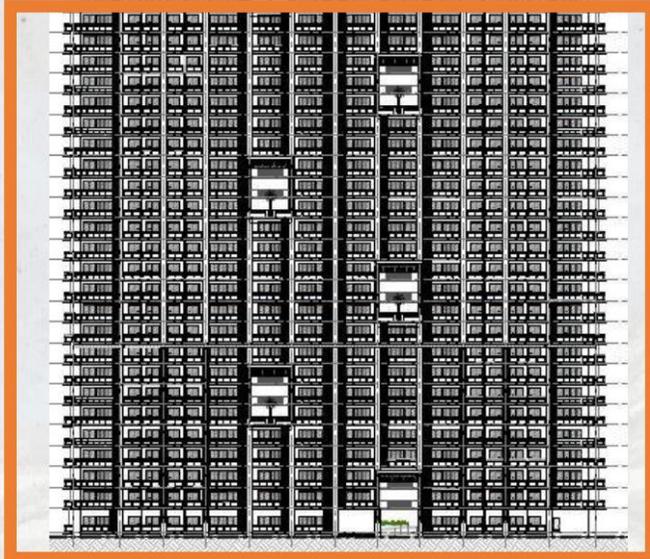
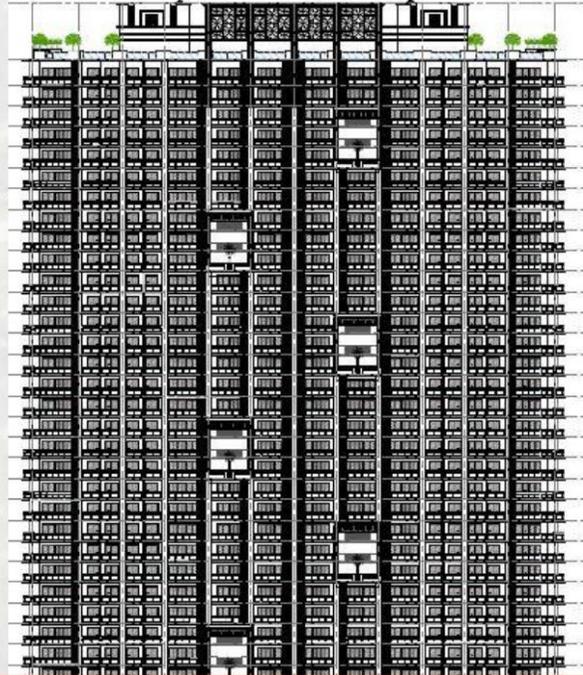


**SORAYA BUILDING  
LAUNCH**

RELEASE STUDIO AND 1BR UNITS IN THE FIRST 5 SECTIONS FROM GF – 26<sup>TH</sup>  
FLOOR  
(TOTAL OF 348 UNITS)  
AND  
PARKING SLOTS IN B1 – B3 (TOTAL OF 205 SLOTS)

EFFECTIVITY DATE: JANUARY 29, 2021

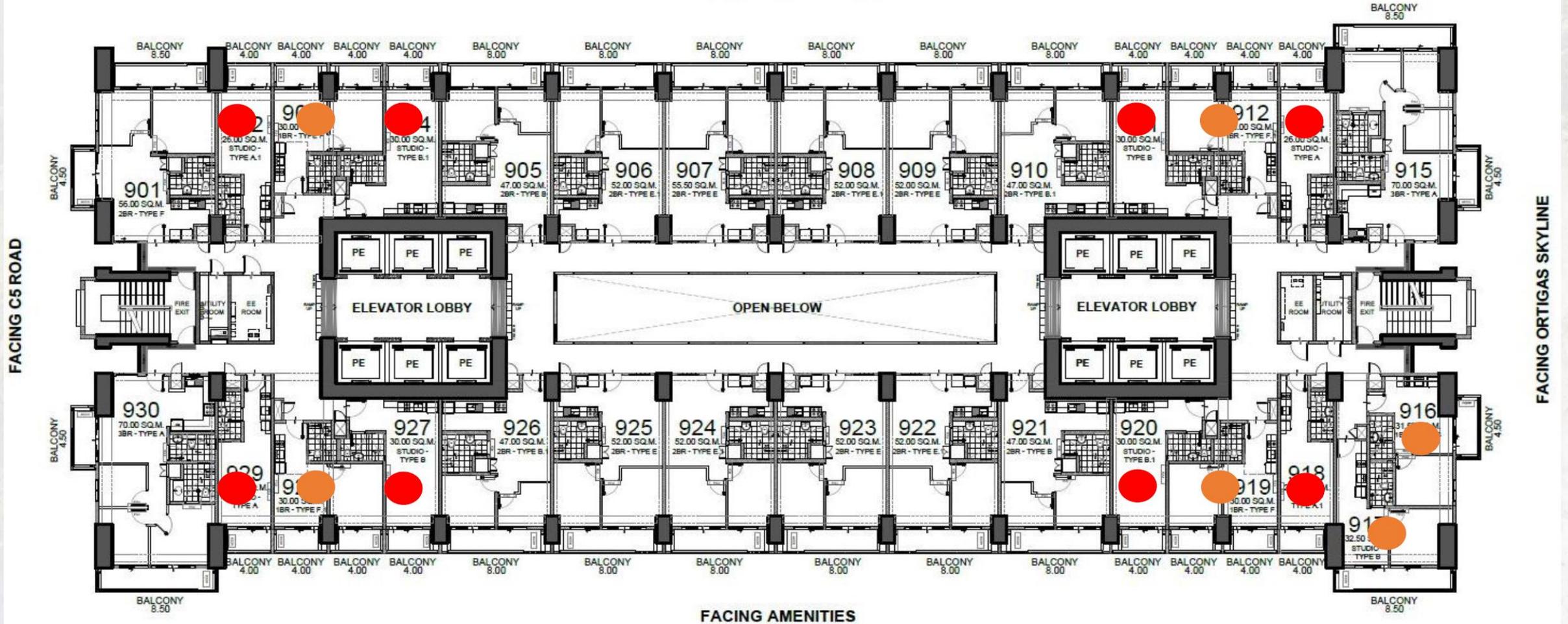
# FOR RELEASE UNIT COUNT AND PRICING



UNIT / PLOT TYPE	AREA			TOTAL INVENTORY FOR RELEASE	LIST PRICE	
	UNIT	BALC.	TOTAL		MIN	MAX
STUA	26	4	30	100	4.71 Mn	5.76 Mn
STUB	30	4	34	100	5.33 Mn	6.47 Mn
1BRC	31.5	4.5	36	24	5.92 Mn	6.70 Mn
1BRD	32.5	8.5	41	24	6.21 Mn	7.28 Mn
1BRF	30	8	38	100	5.99 Mn	7.24 Mn
				<b>348</b>		
SINGLE PARKING SLOT	12.75 - 13			<b>205</b>	950 K	970 K

# UNITS FOR RELEASE

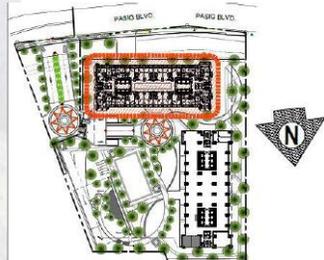
FACING PASIG BOULEVARD



FACING C5 ROAD

FACING ORTIGAS SKYLINE

FACING AMENITIES

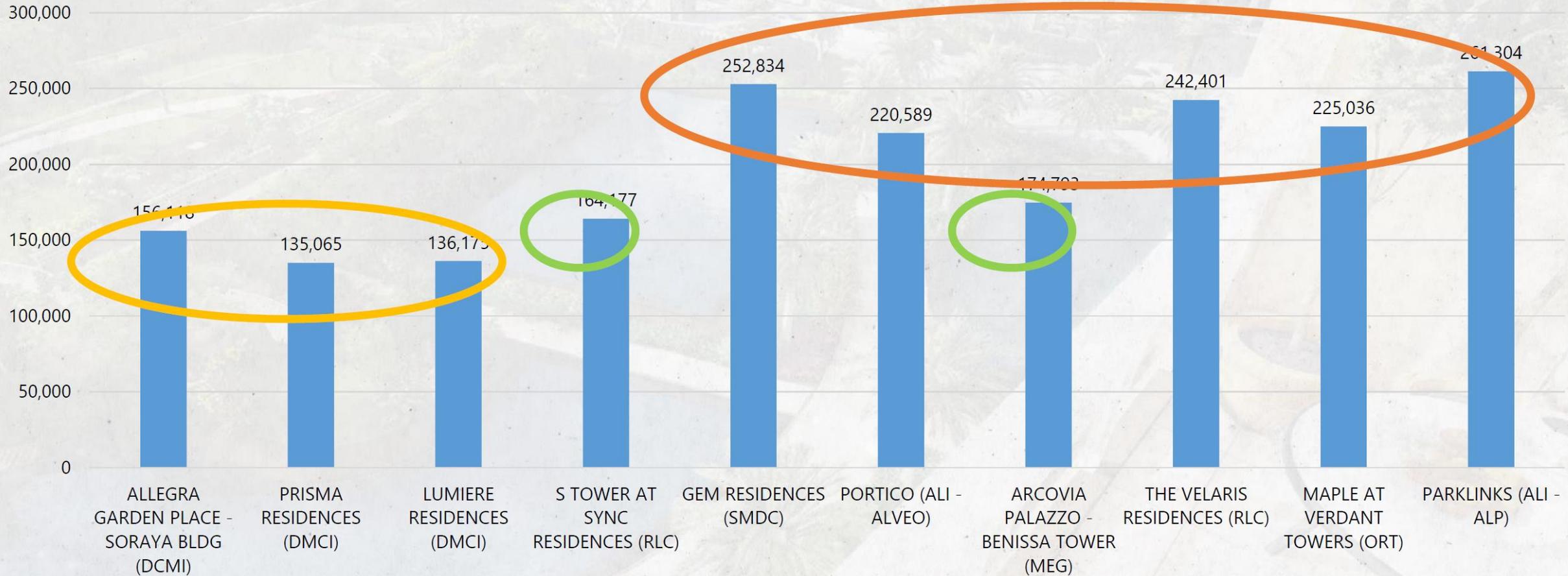


- STUDIO UNITS
- 1BR UNITS

TYPICAL

# COMPETITION COMPARISON ADDITIONAL DATA

LIST PRICE PER SQM



\*COMPETITION DATA AS OF NOV 2020  
SOURCE: COLLIERS MMA VERTICAL DATABASE AND MYSTERY SHOPPING  
PRICES FOR THE COMPETITION ARE EXCLUSIVE OF VAT AND CASH DISCOUNTS

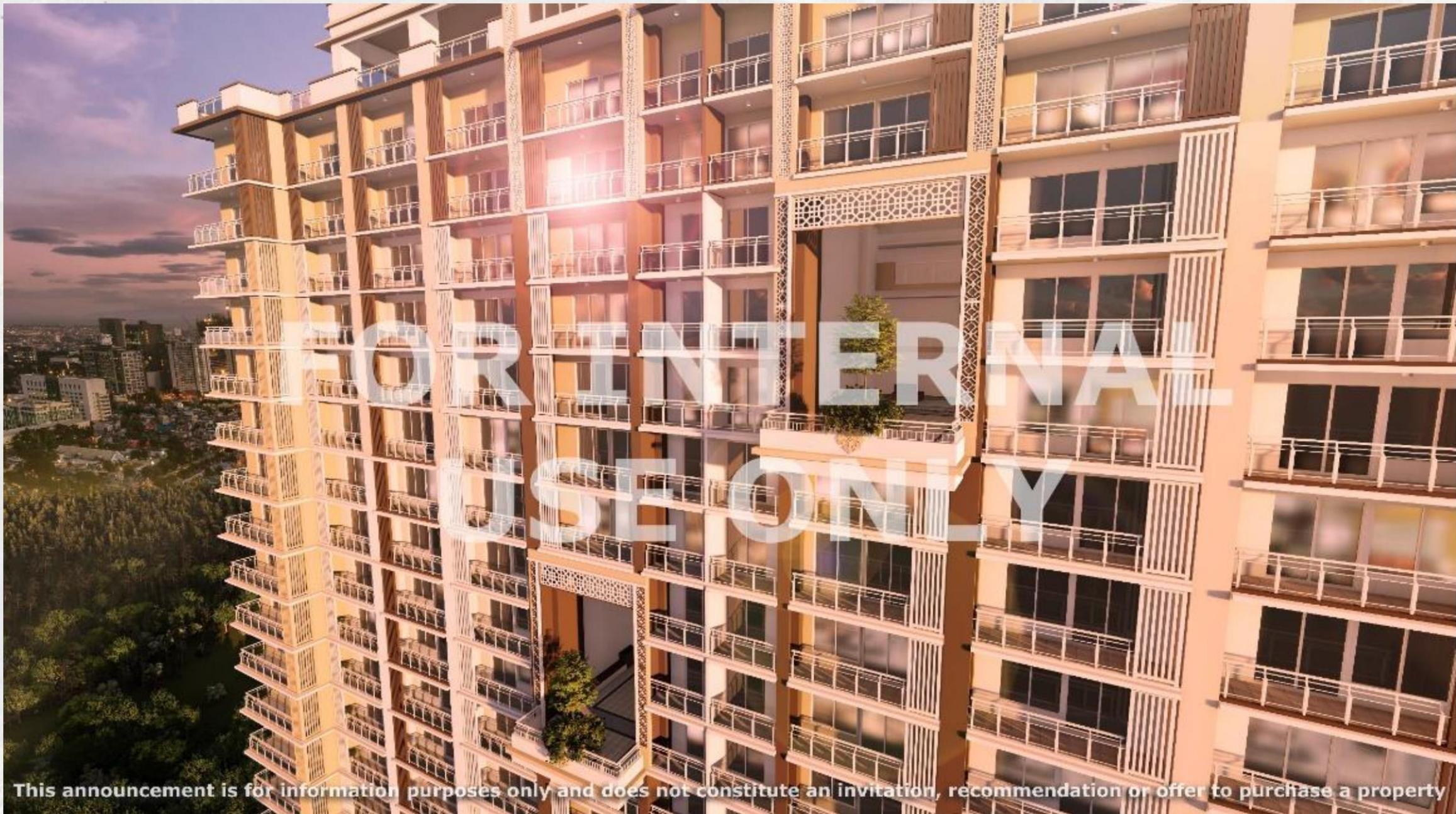


**WHY CHOOSE  
ALLEGRA GARDEN  
PLACE?**





# DESIGN INNOVATION



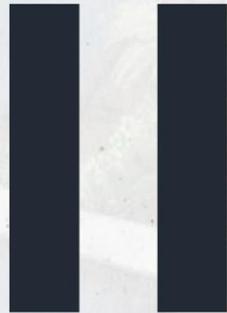
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EXCLUSIVE  
INTERNAL  
OFFER ONLY

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# UPGRADED AMENITIES



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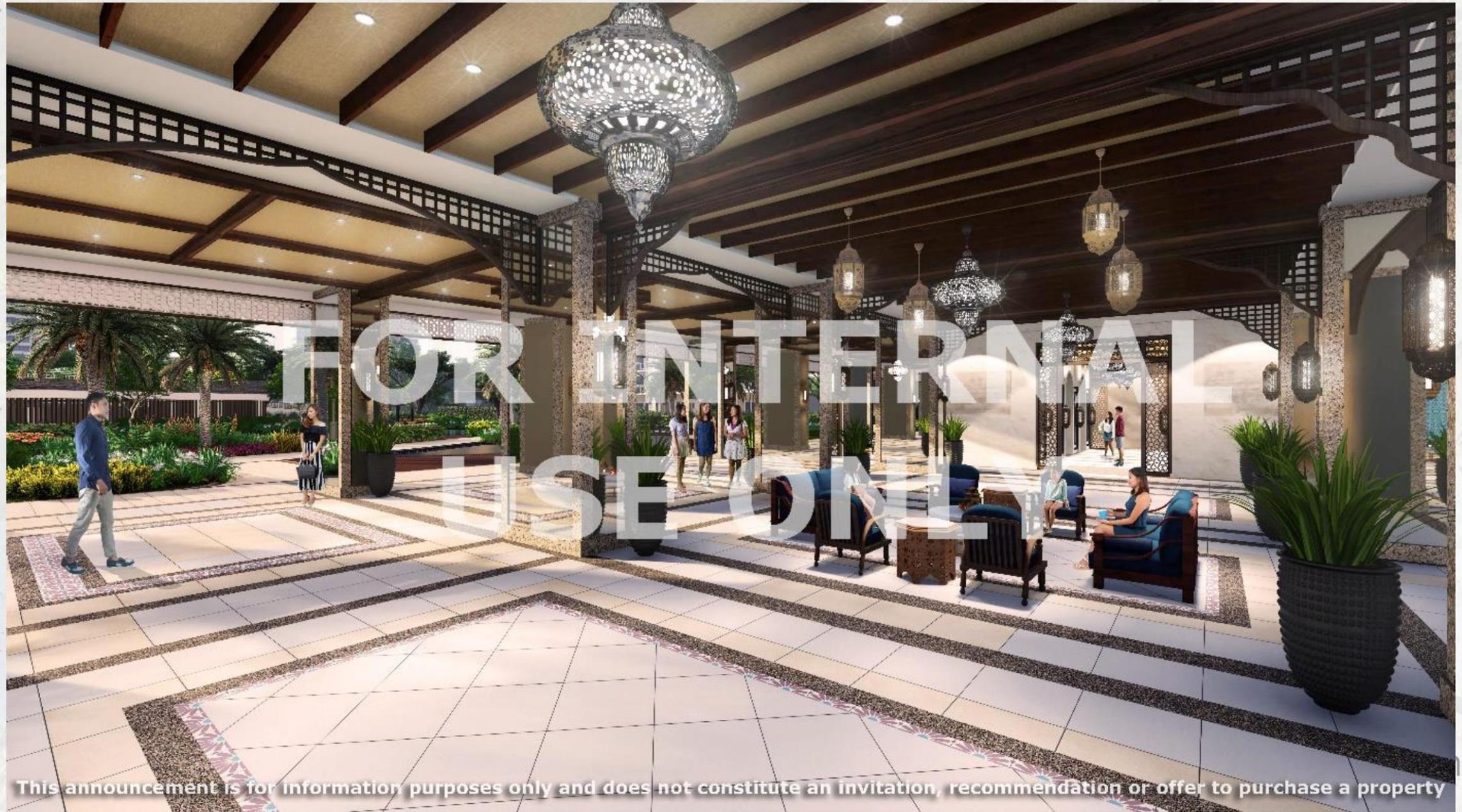




# **DISTINCTIVE THEME**



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**IV**



**HASSLE FREE LIVING**



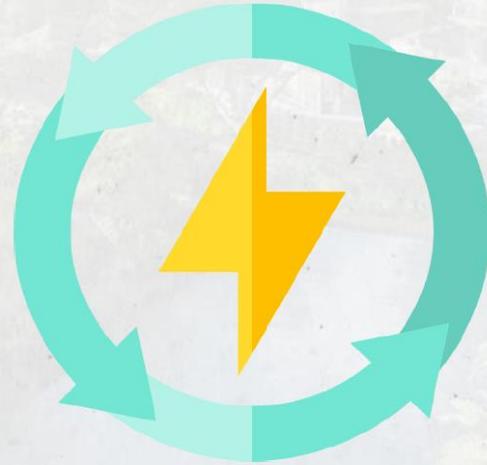
**CARD OPERATED LAUNDRY**



**CONVENIENCE STORE**



**WATER STATION**



**100% BACK UP POWER**



**WIFI ON COMMON AREAS**



**DUAL CORE ELEVATORS  
12 IN TOTAL**

# VALUE APPRECIATION OPPORTUNITIES

## FUTURE INFRASTRUCTURE

ITEMS	ESTIMATED COMPLETION
MEGA MANILA SUBWAY	2024
ORTIGAS-BGC LINK	2021



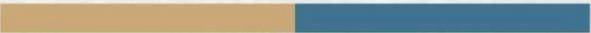


# THINGS TO REMEMBER



# **JULY 2025**

**RFO DATE**



# **30% DP**

**STANDARD DP TERM FOR UNITS AND  
PARKING**



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