

四季花园

FOUR SEASON RIVIERA

PEONY SALES BRIEFING



PROJECT CONCEPT & LOCATION



- Four Season Riviera is a 4-tower residential development located in Binondo along Muelle dela Industria Street
- It offers river-front homes with majestic views of Manila Bay and unobstructed views of the City
- Open space and amenities are prioritized in planning to cater to the Market's needs

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VICINITY



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VICINITY

COMMERCIAL & LEISURE CENTERS

- Tutuban Mall
- Lucky Chinatown Mall
- Sto. Cristo-Divisoria Commercial Center
- Manila Hotel
- Hyatt Hotel
- Diamond Hotel
- Plaza San Lorenzo Ruiz
- Fort Santiago
- Maestranza
- Intramuros Golf Course
- Luneta Park

SCHOOLS

- Uno High School
- Philippine Academy of Sakya
- Philippine Cultural School
- St. Stephen High School
- Chiang Kai Shek College
- Colegio de San Juan de Letran
- Lyceum of the Philippines
- Mapua Institute of Technology

BUSINESS & HEALTH CENTERS

- Federal Tower
- FFCCLII
- Escolta Twin Tower
- Metrobank Tytana Plaza
- Mother and Child Hospital
- Metropolitan Medical Center
- UST Hospital
- Pacific Commercial Building

CHURCHES & TEMPLES

- Sta. Cruz Church
- Binondo Church
- Kuan Yin Temple
- Seng Guan Temple

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TARGET MARKET

- Business Owners within the vicinity of the Project
- Local & Foreign Investors
- Foreigners looking for a home in the Philippines
- Start up families
- Retirees
- Families with Children studying in nearby schools
- Repeat Buyers



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PROJECT DETAILS



- FSR Development land area: 7,350sqms
- 4 Towers sharing 1 podium
- Peony:
 - 35 Marketing Floors (No 13th, 14th, 24th, and 34th floors)
 - 31 Physical Floors
 - 6 podium levels
 - 25 residential floors
- 168 Residential Units
- 203 Parking Slots

FSR PEONY UNIT MIX			
Unit Type	Unit Area (sqm)	Inventory	%Inventory
ONE BEDROOM	45.5, 46.5, 47	30	18%
TWO BEDROOM	67.5, 69, 89.5	40	24%
THREE BEDROOM	92, 139.5, 140, 140.5, 141, 141.5, 142,	82	49%
FOUR BEDROOM	182, 184	16	10%
TOTAL		168	100%

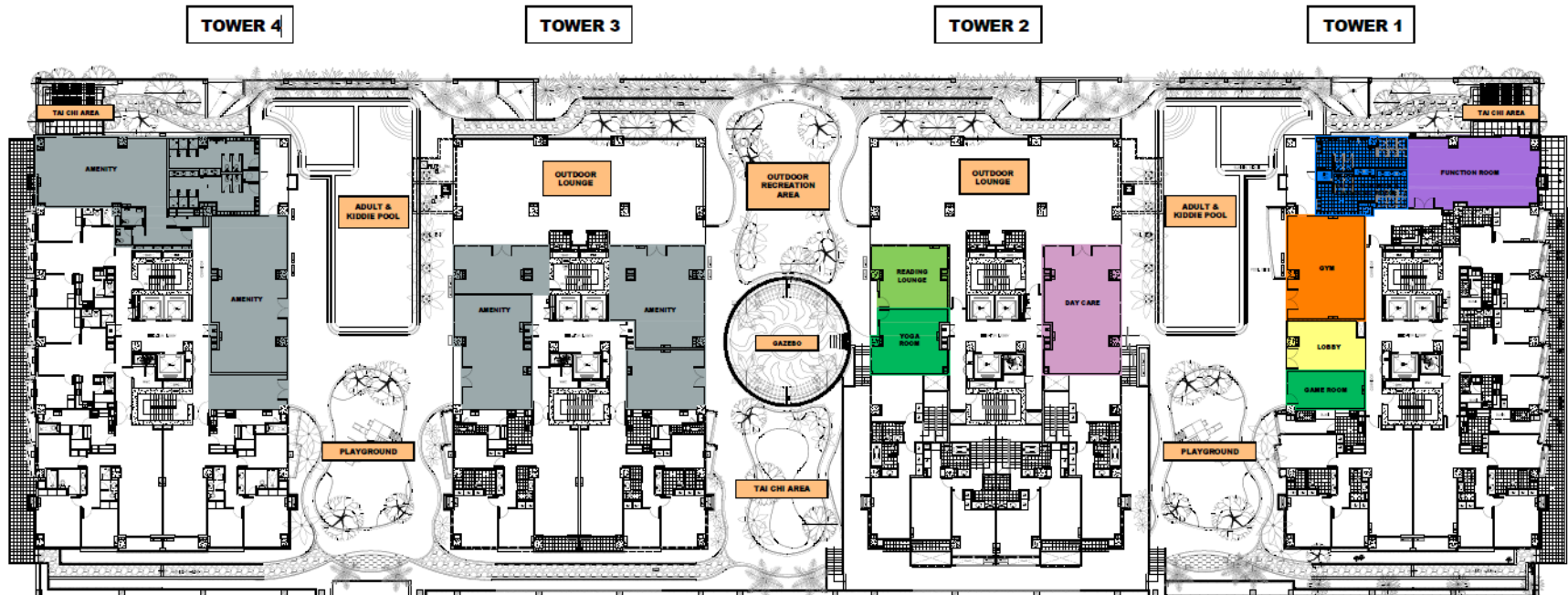
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SDP & AMENITIES

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FOUR SEASON RIVIERA SDP & AMENITIES



- Game Room
- Entertainment Room
- Gym/fitness area
- Multi purpose hall
- Changing Rooms
- Outdoor Lounge
- Adult and Kiddie Pool
- Children's Playground
- Gazebo
- Outdoor Recreation Area
- Tai Chi Area
- Day Care
- Yoga room
- Reading lounge
- Gym/fitness area
- Multi purpose hall
- Outdoor Lounge
- Adult and Kiddie Pool
- Changing Rooms
- Children's Playground

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FOUR SEASON RIVIERA AMENITIES



PH 1 DAY CARE

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FOUR SEASON RIVIERA

FOUR SEASON RIVIERA AMENITIES



PH 1 READING LOUNGE

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FOUR SEASON RIVIERA

FOUR SEASON RIVIERA AMENITIES



PH 1 YOGA ROOM

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FOUR SEASON RIVIERA AMENITIES



PH 1 GYM

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FOUR SEASON RIVIERA AMENITIES



PH 1 OUTDOOR LOUNGE

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FOUR SEASON RIVIERA AMENITIES



PH 1 PLAYGROUND & POOL

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PEONY RECEPTION & LIFT LOBBY

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FOUR SEASON RIVIERA AMENITIES



PEONY LOUNGE AREA

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PEONY AMENITY LOBBY

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STUDY ROOM

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FOUR SEASON RIVIERA AMENITIES



OUTDOOR LOUNGE

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FOUR SEASON RIVIERA AMENITIES



GYM

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FOUR SEASON RIVIERA AMENITIES



FUNCTION ROOM

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GAME ROOM

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FOUR SEASON RIVIERA AMENITIES



CHILDREN'S PLAY AREA

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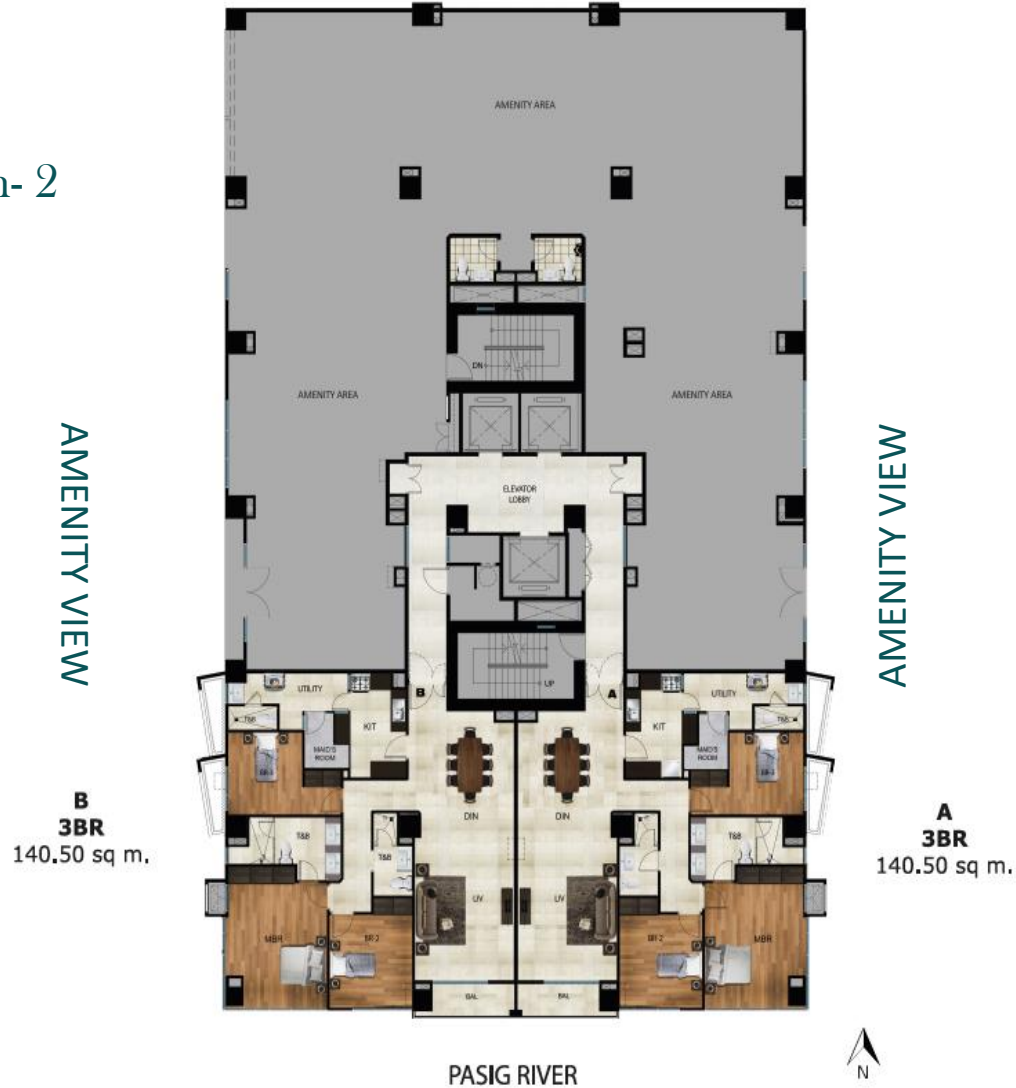
FLOOR PLANS, FINISHES, & BUILDING FEATURES

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FOUR SEASON RIVIERA

AMENITY LEVEL

- 2 units
 - 3 bedroom- 2



8TH-19TH FLOORS

• 9 units/floor

- 1 Bedroom - 3
- 2 Bedroom - 4
- 3 Bedroom - 2

J
2BR
89.50 sq m.

I
1BR
46.50 sq m.

H
1BR
45.50 sq m.

G
1BR
47 sq m.

F
3BR
140.50 sq m.

A
2BR
89.50 sq m.

B
2BR
69 sq m.

D
2BR
67.50 sq m.

E
3BR
140.50 sq m.

AMENITY VIEW

AMENITY VIEW



PASIG RIVER



20TH - 25TH FLOORS

- 6 units/floor
 - 3 Bedroom - 6 **G** 3BR 142 sq m.

AMENITY VIEW

F
3BR
92 sq m.

E
3BR
140.50 sq m.



A
3BR
142 sq m.

B
3BR
92 sq m.

D
3BR
140.50 sq m.

AMENITY VIEW

PASIG RIVER



26TH - 30TH FLOORS

- 6 units/floor
 - 3 Bedroom - 6^G 3BR 141.50 sq m.

AMENITY VIEW

F
3BR
92 sq m.

E
3BR
140 sq m.



A
3BR
141 sq m.

B
3BR
92 sq m.

D
3BR
139.50 sq m.

AMENITY VIEW

PASIG RIVER



31ST FLOOR

- 4 units/floor
 - 4 Bedroom - 4

F
4BR
182 sq m.

AMENITY VIEW

D
4BR
184 sq m.



A
4BR
182 sq m.

AMENITY VIEW

B
4BR
184 sq m.

PASIG RIVER



32ND- 35TH FLOORS

- 4 units/floor
 - 4 Bedroom - 4

F
4BR
182 sq m.

AMENITY VIEW

D
4R
184 sq m.



A
4BR
182 sq m.

AMENITY VIEW

B
4BR
184 sq m.

PASIG RIVER



FSR Peony Unit Layouts- 7th Floor (Amenity)

3 BEDROOM UNIT (CORNER)



3BR Amenity Corner Units:

- 7th Floor (Amenity)
- Units A & B - 140.5sqms



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FOUR SEASON RIVIERA

FSR Peony Unit Layouts- 8th- 30th Floors

3 BEDROOM UNIT (CORNER)



3 BR Corner Units

- 8th -19th Floors
 - Units E & F - 140.5sqms
- 20th -25th Floors
 - Units A & G - 142 sqms
 - Units D & E - 140.5sqms
- 26th -30th Floors
 - Unit A- 141 sqms
 - Unit D - 139.5 sqms
 - Unit E - 140 sqms
 - Unit G - 141.5 sqms



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FOUR SEASON RIVIERA

FSR Peony Unit Layouts- 20th- 30th Floors

3 BEDROOM UNIT



3 BR UNITS

- 20th-30th Floors
- Units B & F - 92 sqms



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FOUR SEASON RIVIERA

FSR Peony Unit Layouts- 8th- 19th Floors

1 BEDROOM UNIT



1BR Units

- 8th-19th Floors
- Units G - 47 sqms
- Unit H - 45.5 sqms
- Unit I - 46.5 sqma



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FOUR SEASON RIVIERA

FSR Peony Unit Layouts- 8th- 19th Floors

2 BEDROOM CORNER UNIT



2BR Corner Units

- 8th-19th Floors
- Units A & J - 89.5 sqms



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FOUR SEASON RIVIERA

FSR Peony Unit Layouts- 8th- 19th Floors

2 BEDROOM UNIT



2BR Units

- 8th-19th Floors
- Unit B - 69 sqms
- Unit D - 67.5sqms



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FOUR SEASON RIVIERA

FSR Peony Unit Layouts- 31ST- 35th Floors

4 BEDROOM CORNER UNIT



4BR CORNER Units

- 31ST-35TH Floors
- Unit A & E - 182 sqms
- Unit B & D - 184 sqms



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STANDARD UNIT FINISHES

	Floor	Wall	Ceiling	Others
Living & Dining	Homogenous Tiles	Painted cement plaster/Painted drywall partition semi-gloss	Painted gypsum board/ painted slab soffit	
Bedroom	Laminated wood flooring	Painted cement plaster/Painted drywall partition semi-gloss	Painted gypsum board/ painted slab soffit	Laminated MDF Closet Baseboard Painted Wood
Kitchen	Homogenous Tiles	Painted cement plaster, semi-gloss	Painted moisture-resistant gypsum board	Laminated MDF Overhead and Base Cabinet Imported Granite countertop Pull-out Rangehood for 1BR & 2BR Units Chimney Rangehood 3BR & 4BR Units
Toilet & Bath (except Utility T&B)	Non-slip Ceramic tiles	Painted cement plaster/Glazed Ceramic tiles	Painted moisture-resistant gypsum board	Shower Enclosure Pedestal-type Lavatory (Common T&B) Counter-type lavatory on granite countertop (Master T&B) Multi-point water heater (Master or Common T&B) Mechanical vent Bathtub for 4BRs 31 st -35th Master T&B
Utility T&B	Non-slip Ceramic tiles	Ceramic Tiles / Painted cement plaster, semi-gloss	Painted moisture-resistant gypsum board	
Utility area	Epoxy Painted	Painted cement plaster	Painted rubbed concrete	

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BUILDING FEATURES

SAFETY AND SECURITY

- Fire Detection and Alarm System (FDAS)
- Automatic Fire Suppression System (AFSS)
- Stand-by Power Generator
- CCTV System at Lobby, Amenity, and Elevator Cars
- 24-Hour Security and Maintenance
- Building Administration and Security Office

CONVENIENCE AND SERVICES

- Private and Secure Drop-Off Per Phase
- Lobby per tower
- Three Elevators (2 Passengers and 1 Service Elevator) per tower
- Podium Parking (MF1-6Th Floors)
- Mail Room
- Provision for Telephone and Cable TV
- Commercial Units at the Ground Floor

EFFICIENCY FEATURES

- Maximized Views for Residential Units
- Maximized Natural Ventilation for Common Areas
- Low Density Building
 - 9 units/floor Low Zone
 - 6 units/floor Mid Zone
 - 4 units/floor High Zone
- Balconies – MBR or Living Area

PRICING & PAYMENT TERMS

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PRICE RANGE

Unit Type	UNITS	MINIMUM	MAXIMUM
One Bedroom	30	7,310,000.00	7,730,000.00
Two Bedroom	40	10,460,000.00	14,830,000.00
Three Bedroom	82	15,120,000.00	25,950,000.00
Four Bedroom	16	30,630,000.00	35,420,000.00

VAT INC AVE PR./SQM: 171,146/sqm

Parking Slot Price	
Single Slot	1,600,000
Tandem Slots	2,720,000

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Payment Terms

Reservation Deposit

Unit Only - Php 100,000

Unit & Parking - Php 90,000 (Unit) + Php 10,000 (Parking)

CASH PAYMENT TERMS

C2

C1

B3

DEFERRED PAYMENT TERMS

A1

A2

50%
A3

A4

PAYMENT SPREAD 60 MONTHS

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Timeline

TOWER 3 & Podium Construction Schedule

Start of Construction: October 2018

Start of Turnover: September 2023

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FOUR SEASON RIVIERA

The background features a repeating pattern of stylized flowers and leaves in a light grey color. A dark red border with decorative corner ornaments frames the entire page. A horizontal line is positioned near the top of the page.

Thank you & Happy Selling!

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