

# WELCOME TO WESTIN

THE RESIDENCES AT

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**THE WESTIN**

MANILA  
SONATA PLACE

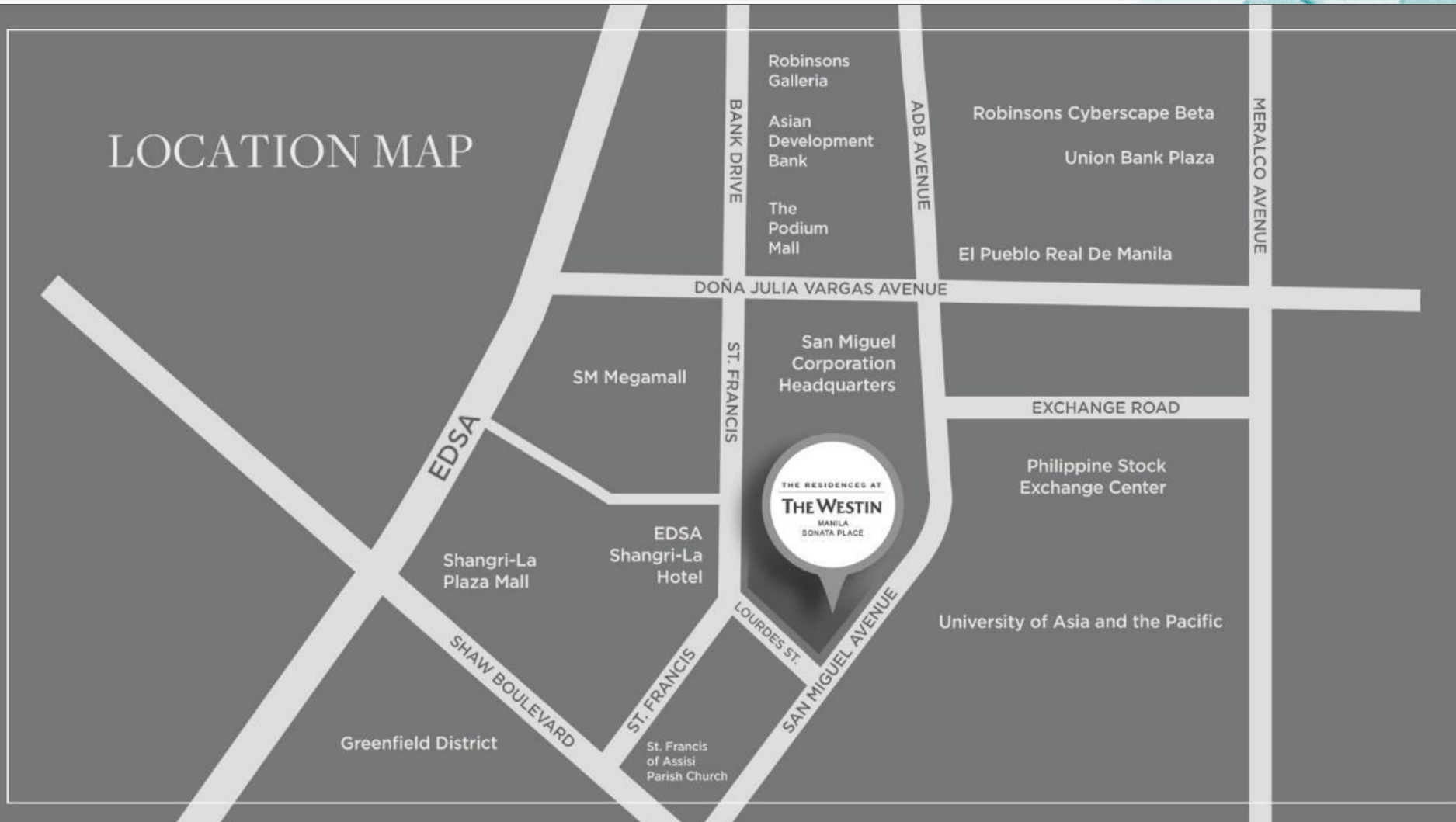


# The Location



Owned and developed by Robinsons Land Corporation. The Residences at The Westin Manila Sonata Place, with legal name Sonata Premier is not owned, developed or sold by Starwood Hotels & Resorts Worldwide, Inc., Starwood Asia Pacific Hotels & Resorts Pte. Ltd. or their affiliates. Robinsons Land Corporation uses the Westin® trademarks and trade names under a license from Starwood Asia Pacific Hotels & Resorts Pte. Ltd. If this license is terminated or expires without renewal, the project will no longer be associated with or have any right to use, the Westin® trade names or trademarks. All details appearing herein are subject to change without prior notice and do not constitute part of any contract or offer.

# San Miguel Ave. corner Lourdes Street, Mandaluyong City





# Ortigas Skyline



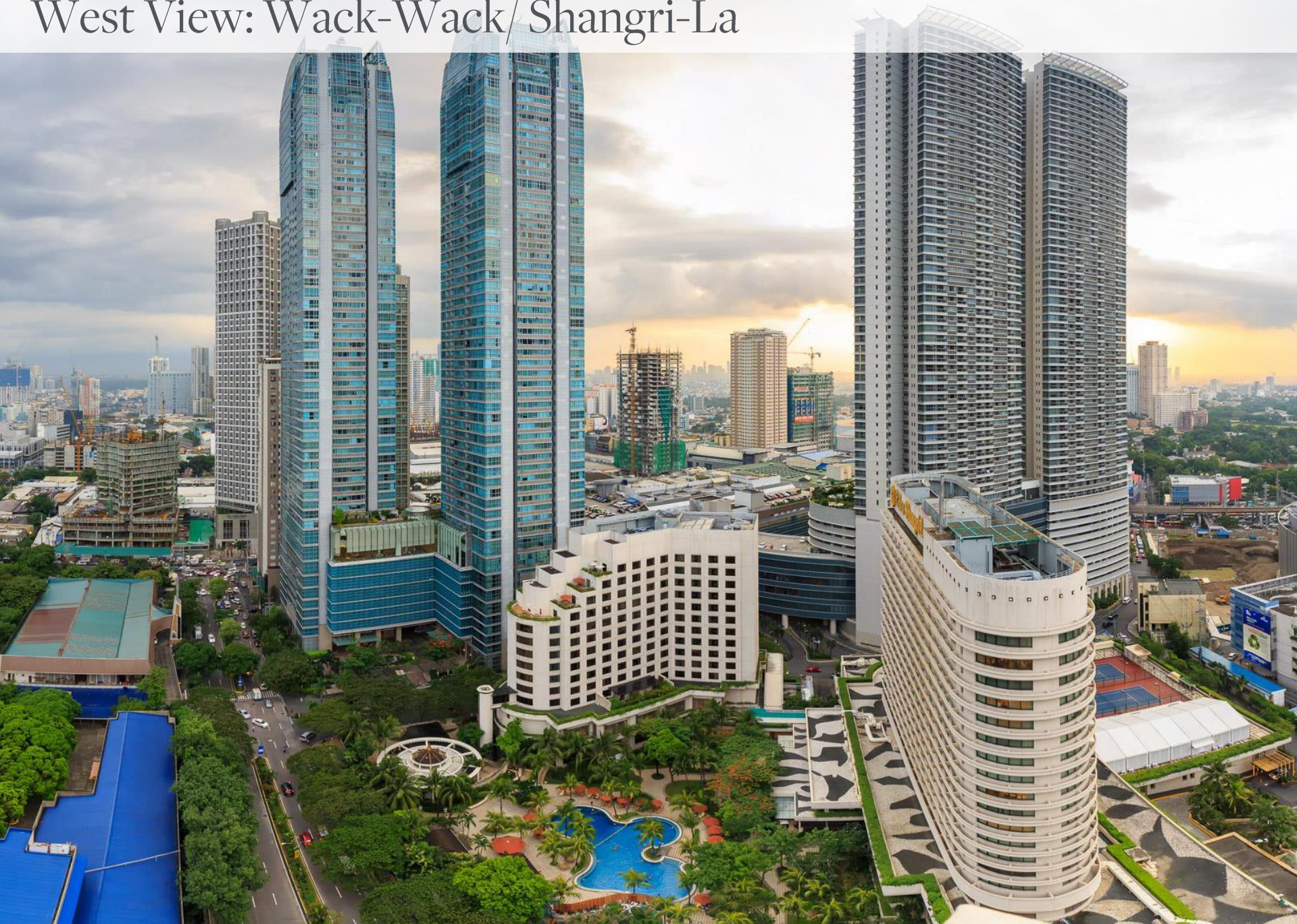


# North View: Wack-Wack/ SM Megamall





# West View: Wack-Wack/ Shangri-La





# South View: Ortigas Business District/ BGC Skyline





# East View: San Miguel Headquarters/ San Miguel Ave.





# Major Thoroughfares



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# Corporate Headquarters



**SAN MIGUEL  
CORPORATION**



**ROBINSONS LAND**  
RESIDENTIAL DIVISION

We Are Home.



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# Commercial Centers



Robinsons Galleria

SM Megamall

Edsa Shangri-la Mall

Podium

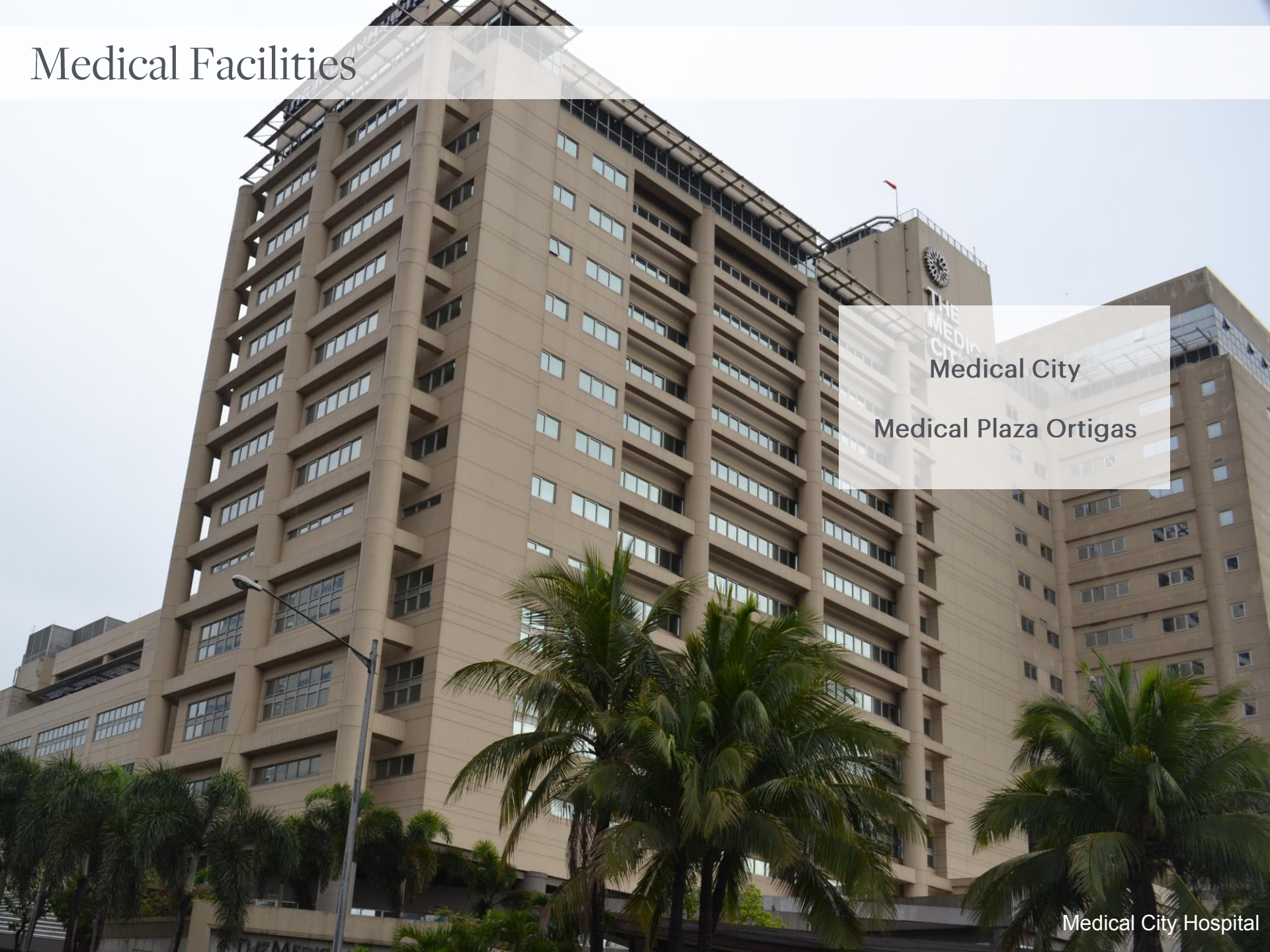
Estancia Mall

The 30<sup>th</sup>

Robinsons Galleria Mall



# Medical Facilities



Medical City

Medical Plaza Ortigas

Medical City Hospital



# Academic Institutions

University of Asia and the Pacific

Lourdes School of Mandaluyong

St. Paul College Pasig

St. Pedro Poveda

Ateneo Medical School



UNIVERSITY OF ASIA AND THE PACIFIC



# Hotels



# CROWNE PLAZA

Crowne Plaza Manila Galleria

Edsa Shangri-la Hotel

Marco Polo Ortigas

Discovery Suites Ortigas

Oakwood Joy Nostalg

Holiday Inn Manila Galleria

Crowne Plaza Manila Galleria



# High-end Villages



Valle Verde

Greenmeadows

Corinthian Gardens

Wack-Wack

White Plains

Greenhills



# Site Development Map







### Sonata Private Residences

- Two-tower residential development, fully built-up
- 30 floors

### **THE WESTIN**

MANILA  
SONATA PLACE

### The Westin Manila Sonata Place

- Single-tower hotel development with 303 rooms
- 30 floors

THE RESIDENCES AT

### **THE WESTIN**

MANILA  
SONATA PLACE

### The Residences at The Westin Manila Sonata Place

- Single-tower branded residences development with 344 units
- 50 floors



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Marriott International, Inc. is one of the most iconic and visionary name in hospitality

Leading global lodging company with more than 6,500 properties across 127 countries and territories

Founded by J. Willard and Alice Marriott and guided by family leadership for 90 years

Headquarters - Washington, D.C. in Bethesda, Maryland.

Marriott International portfolio includes 30 quintessential luxury and lifestyle hotel brands

Reported more than \$22 billion in revenues - fiscal year 2017



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BVLGARI  
HOTELS & RESORTS



COURTYARD®



EDITION



AUTOGRAPH  
COLLECTION®  
HOTELS

RENAISSANCE®  
HOTELS



Residence  
Inn®  
Marriott

SPRINGHILL SUITES®  
MARRIOTT

FAIRFIELD  
INN & SUITES®  
Marriott



starwood  
Hotels and  
Resorts

Le MERIDIEN



WESTIN®  
HOTELS & RESORTS

TRIBUTE  
PORTFOLIO

FOUR  
POINTS



aloft®  
HOTELS

THE  
LUXURY  
COLLECTION®



ADD LOCATION ▶

ROAD ▼



+ NORTH AMERICA (154)

+ AFRICA (5)

+ ASIA PACIFIC (73)

+ CENTRAL & SOUTH AMERICA (5)

+ EUROPE (19)

+ MIDDLE EAST (7)

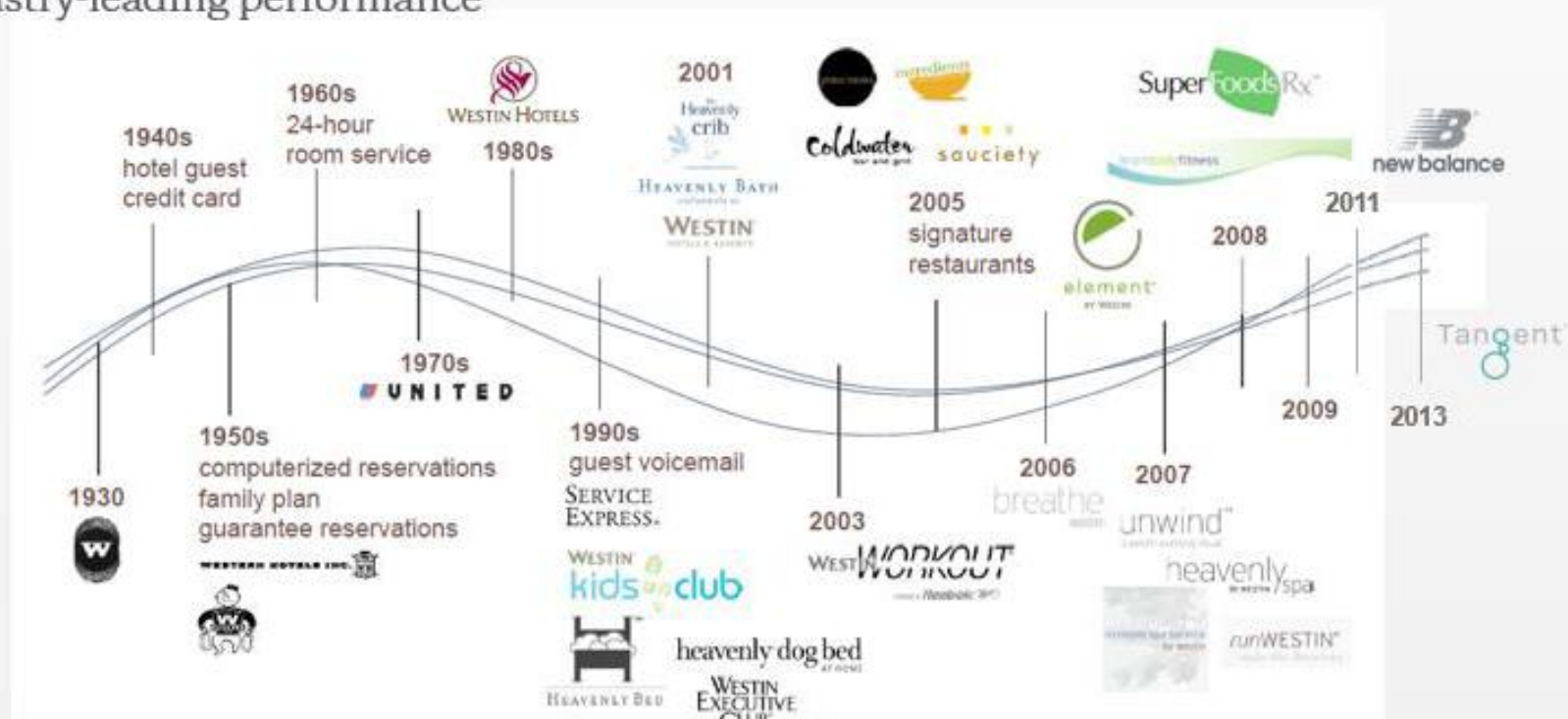
+ CARIBBEAN (4)

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# 80+ YEARS OF INNOVATION

A long history of innovative initiatives and programming, a differentiated positioning and unmatched service have led to industry-leading performance





# Westin Residences

ALL AVAILABLE COMING SOON

MAP GRID



AVAILABLE

## THE WESTIN TIANJIN

Rising above the lively historic and business districts of the city, The Residences at The Westin Tianjin are nestled among the city's famed concession precincts.



SOLD OUT

## THE WESTIN GRAND, VANCOUVER

The developer has sold all Residences at this property and no longer operates a sales office.



SOLD OUT

## THE WESTIN RESORT & SPA, WHISTLER

The developer has sold all Residences at this property and no longer operates a sales office.



SOLD OUT

## THE WESTIN RESORT & SPA, TREMBLANT

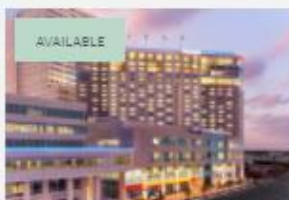
The developer has sold all Residences at this property and no longer operates a sales office.



SOLD OUT

## THE WESTIN TRILLIUM HOUSE, BLUE MOUNTAIN

The developer has sold all Residences at this property and no longer operates a sales office.



AVAILABLE

## THE WESTIN, HOUSTON MEMORIAL CITY

From its breathtaking location atop Houston's newest hotel, The Residences at The Westin Houston Memorial City offers five (5) well-appointed residential apartments for lease.



SOLD OUT

## THE WESTIN VIRGINIA BEACH TOWN CENTER

The developer has sold all Residences at this property and no longer operates a sales office.



AVAILABLE

## THE WESTIN EDINA GALLERIA

Located in the heart of Edina, Minnesota's premier shopping district, The Residences at The Westin Edina Galleria offers luxury living at its finest.



SOLD OUT

## THE RESIDENCES AT THE WESTIN RIVERFRONT, AVON

The developer has sold all Residences at this property and no longer operates a sales office.



SOLD OUT

## THE WESTIN MONACHE, MAMMOTH LAKES

The developer has sold all Residences at this property and no longer operates a sales office.



AVAILABLE

## THE WESTIN HUNTSVILLE

situated atop The Westin Huntsville Hotel are located in the heart of Bridge Street Town Centre, a unique blend of upscale retail shops, restaurants, services and amenities located in beautiful Huntsville, Alabama.



COMING SOON

## THE WESTIN LAKE MARY, ORLANDO NORTH

Coming Soon.



AVAILABLE

## THE WESTIN BOOK CADILLAC, DETROIT

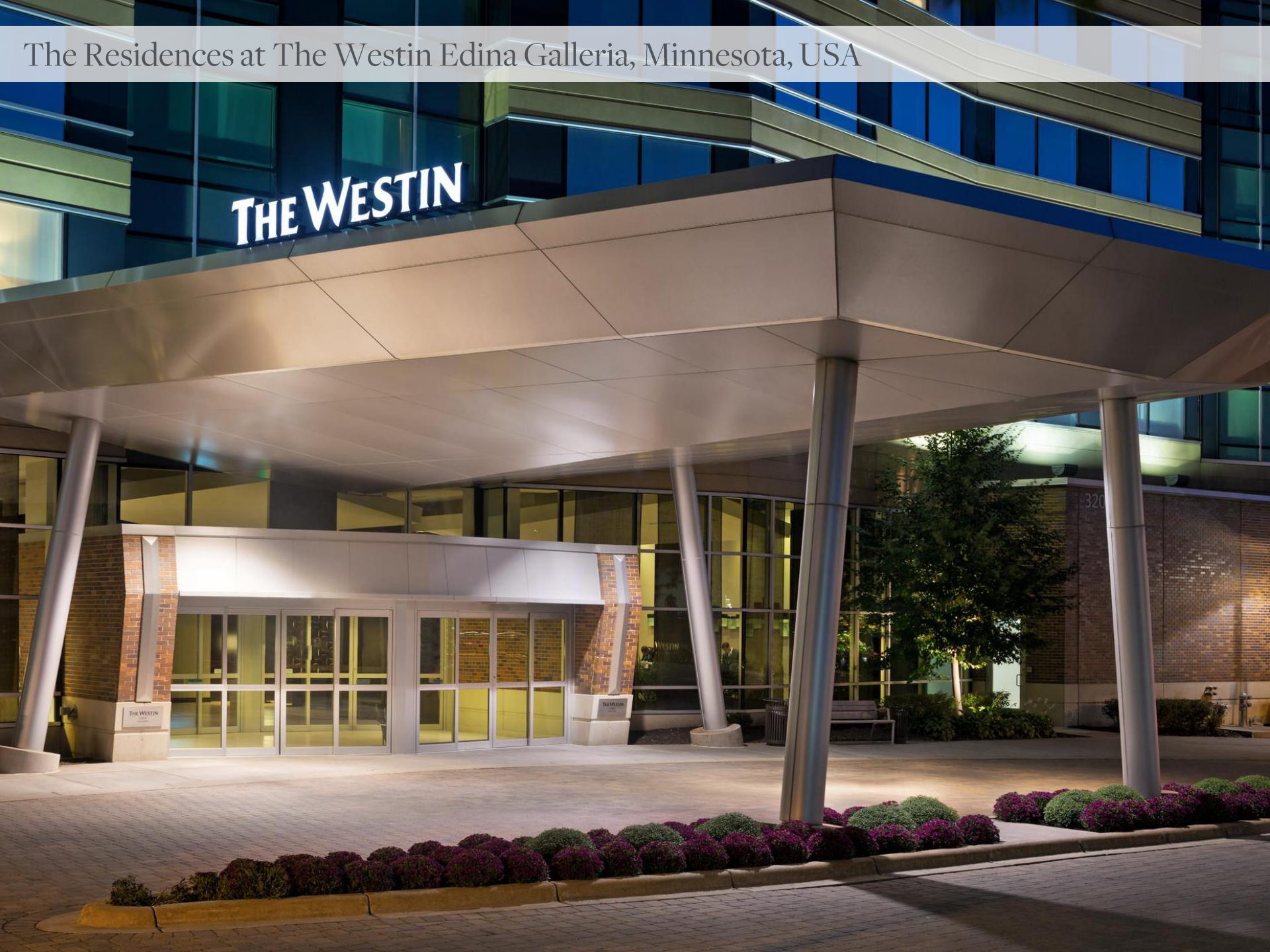
The historic 1924 Book Cadillac Detroit Hotel has been restored to its original splendor to reclaim its position as Detroit's premier luxury hotel and social gathering destination.



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The Residences at The Westin Edina Galleria, Minnesota, USA



## The Residences at Le Westin Resort & Spa, Tremblant, Canada





# The Residences at The Westin Tianjin, China





# The Residences at The Westin Virginia Beach Town Center, USA





# For A Better You



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# WESTIN PILLARS OF WELL-BEING

SLEEP WELL

EAT WELL

MOVE WELL

FEEL WELL

WORK WELL

PLAY WELL





# SLEEP WELL

*The Heavenly<sup>®</sup> Bed*

*Sleep Well Menu*

*Sleep Well Balm*

**WESTIN<sup>®</sup>**  
HOTELS & RESORTS

# EAT WELL

*SuperFoodsRx™ Menu*

*Westin Fresh by the Juicery*

*Kids Eat Well Menu*



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# MOVE WELL

*Westin*WORKOUT®

*Run*WESTIN™

*Run Concierge*



**WESTIN**  
HOTELS & RESORTS

# MOVE WELL

*Gear Lending with New Balance*



**WESTIN**  
HOTELS & RESORTS

***N***  
new balance



# FEEL WELL

*Sensory Welcome*

*Westin Design*

*Heavenly® Bath*



# FEEL WELL

*Heavenly Spa by Westin™*

Heavenly  
WESTIN / spa



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**WESTIN**  
HOTELS & RESORTS



# WORK WELL

*Clutter-free meetings  
Tangent Workspace*



# PLAY WELL

*The Westin Weekend  
Westin Family*



**WESTIN**  
HOTELS & RESORTS



Design Partners  
and Consultants



# HANDEL ARCHITECTS

## ARCHITECTURAL CONSULTANT

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An architecture, interior design, and planning firm that promotes density as an urban growth strategy and design to improve the quality of city life.

### Notable Projects:

- Lincoln Square in New York, USA
- Millennium Place in Boston, USA



RITZ-CARLTON, WASHINGTON, DC



Millennium Place, Boston, USA



LINCOLN SQUARE



# MAGNUSSON KLEMENCIC

## STRUCTURAL PEER REVIEW

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This USA-based company offers traditional structural and civil engineering services and enhanced expertise in seismic, wind, vibration, and performance-based engineering systems.

### Notable Projects:

- SkyRise Miami in Florida
- Oceanwide Center in San Francisco, California



Oceanwide Center in San Francisco, California

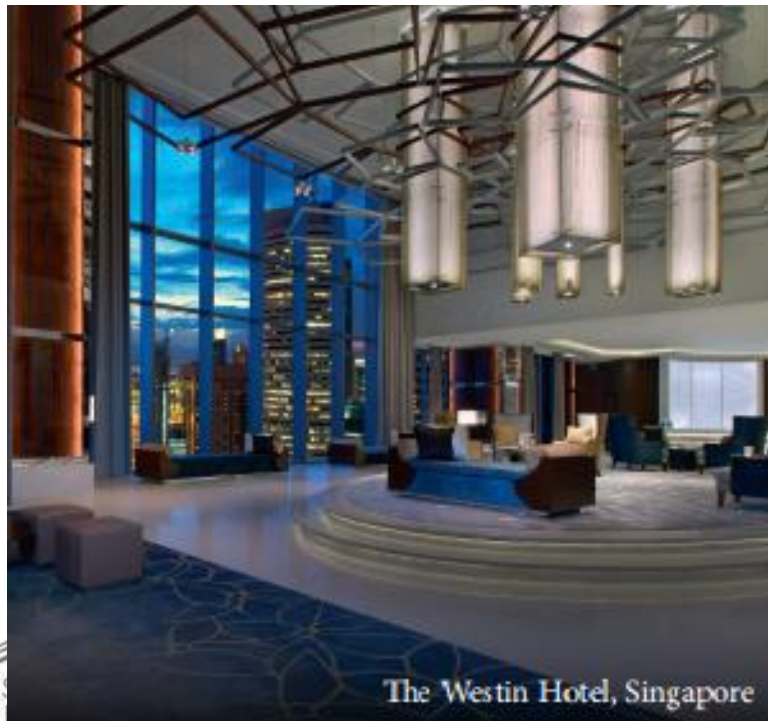
# FBEYE INTERNATIONAL INTERIOR DESIGN CONSULTANT

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FBEye is an award-winning interior design consultancy specializing in a personalized service to suit individual client and operator requirements.

## Notable Projects:

- The Westin Hotel in Singapore
- Sheraton Resort Sanya in China



Sheraton Resort Sanya, China



## RWDI ANEMOS, LTD.

### WIND TUNNEL CONSULTANT

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The consulting expertise of RWDI's engineers and scientists is based on decades of invaluable experience working on many of the world's landmark structures using physical modeling and computational techniques.

#### **Notable Projects:**

- Petronas Tower in Malaysia
- Burj Khalifa in Dubai, UAE



Burj Khalifa, Dubai, UAE



Petronas Tower | Kuala Lumpur, Malaysia

## **W.V. COSCOLLUELA & ASSOCIATES**

### **ARCHITECT OF RECORD**

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A full-service architectural, interior design & planning firm with expertise in mixed-used developments, residential and recreational properties.

#### **Notable Projects:**

- Zuellig Building in Makati
- Robinsons Equitable Tower in Ortigas Center





## **SY^2 & ASSOCIATES INC.**

### STRUCTURAL CONSULTANT

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The number one structural engineer used by every developer of high-end developments in the country.

#### **Notable Projects:**

- GT International Tower in Makati
- Net One Center in Bonifacio Global City



GT International Tower, Makati

# Exclusivity



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# Private Drop-off Area

## Building Features:

Exclusive Residential  
Access

24-hour security and bldg.  
maintenance

Fully addressable fire  
detection and alarm  
system

Access card for elevators  
and units

CCTV in common areas  
and elevators

100% back-up power

# The Haven



**RESIDENTIAL  
FLOORS**  
5<sup>th</sup> – 50<sup>th</sup> Floors

**AMENITY**  
***The Haven***  
1<sup>st</sup> – 4<sup>th</sup> Floors

**PARKING**  
Basement Levels 1 – 5



# Grand Lobby



## Other amenities at the Ground Floor:

Private Drop-off Area

Concierge Desk

Mail Room

Retail Spaces

Artist's render of  
The Residences at The Westin Manila Sonata Place



# Function Room



## Other amenities at the Second Floor:

Reception Center

Pre-function Areas

Business Lounge

Meeting Rooms

Board Room

Artist's render of  
The Residences at The Westin Manila Sonata Place



# Resident's Lounge



## Other amenities at the Third Floor:

Wine Room

Audio-Visual Room

Game Room

The Studio

Sound Stage

Artist's rendering of  
The Residences at The Westin Manila Sonata Place

# Tee on Third

## Other amenities at the Third Floor:

Recital Studio

The Playhouse

Residential  
Administration Office

Private Theater





# Indoor Lap Pool

## Other amenities at the Fourth Floor:

Kiddie Pool

Pool Deck and Lounge

Fitness Centre

Changing Rooms with  
Sauna and Hot Tub

Move Studio

Artist's render of  
The Residences at The Westin Manila Sonata Place



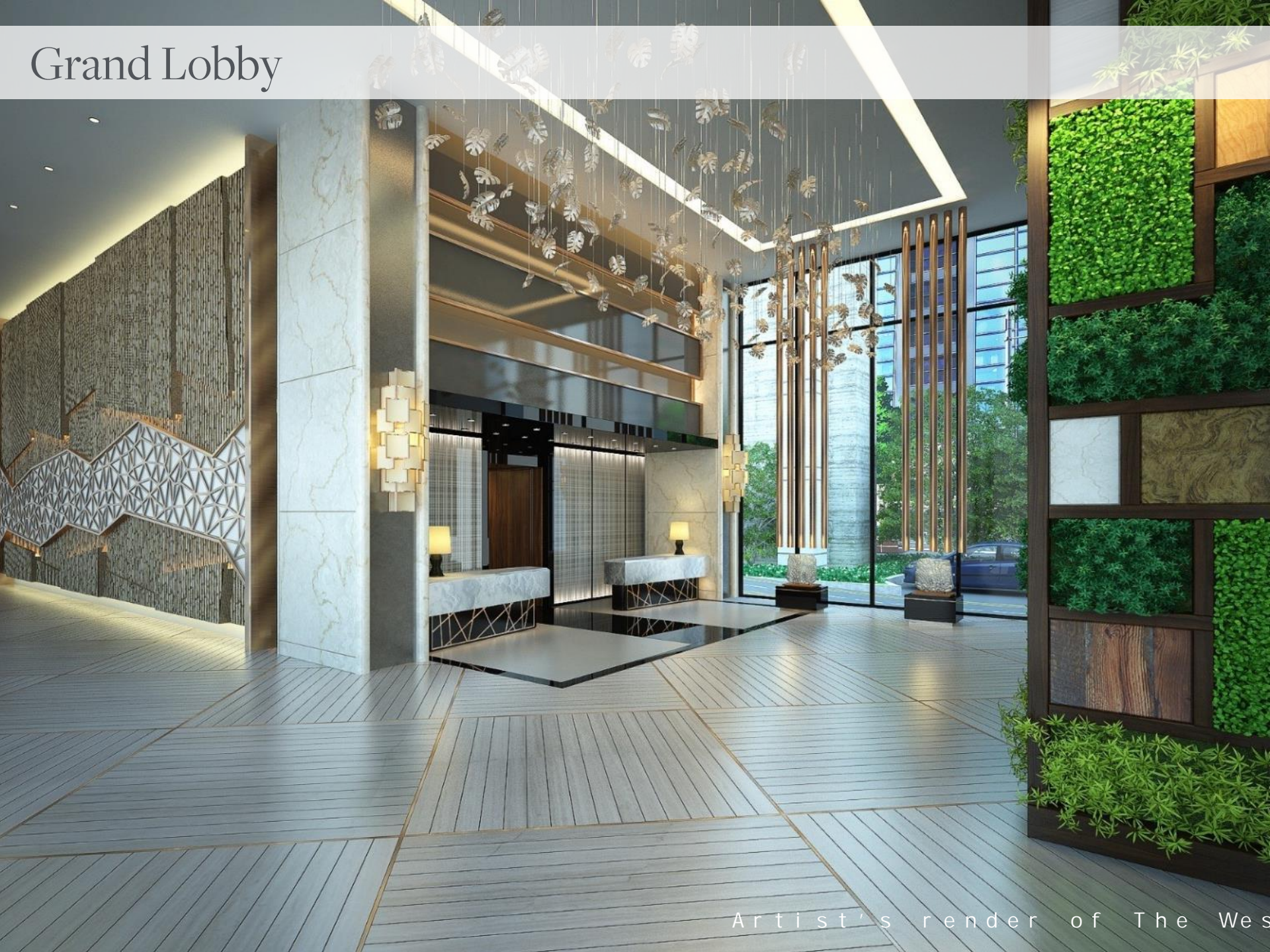
# THE WESTIN

MANILA  
SONATA PLACE





# Grand Lobby



Artist's render of The West



# Seasonal Tastes (All-day Dining)

## Other Hotel F&B Concepts:

Grab-n-Go  
(Lobby Lounge Snack Bar)

Tapas Bar  
(Roofdeck Bar and Dining)

Specialty Dining

Artist's render of Seasonal Tastes



# Grand Ballroom



## Other Hotel Convention Facilities:

Two (2) Function Rooms  
(approximately 120 pax each)

Four (4) Meeting Rooms  
(approximately 50 pax each)

Business Center





## Other Hotel Amenities:

Fitness Center

Lap and Kiddie Pools

Executive Club Lounge



# Typical Hotel Guest Room



Artist's render of The Westin Ma

# Extended hotel services



*Westin Staff dedicated to provide basic services to residents:*

- Director of Residential Services
- Manager/Supervisor
- 24-hour concierge
- 24-hour doormen
- Pool and gym attendants



# Hotel a la carte services

Housekeeping Services



Room Service



Transportation



Business Centre and Administrative Services



ROBINSONS  
LUXURIA

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# Hotel a la carte services

## Catering Services





# Hotel a la carte services



Grocery Shopping and Delivery



In-residence Spa Services



Pet Services

Starwood Preferred Guest®  
Gold Card





# Special Privilege Cards from the Hotel

## Starwood Preferred Guest® Gold Card:

- Gold Card status valid for five (5) years
- Can be used to earn and redeem Starpoints®
- Get perks like late checkouts and room upgrades
- Now you can link your Starwood Preferred Guest® account with Marriott Rewards or The Ritz-Carlton Rewards®

## Resident's Card:

- Can be used to avail of signing privileges and special discounts when using the hotel facilities at The Westin Manila Sonata Place

THE RESIDENCES AT

---

**THE WESTIN**

MANILA  
SONATA PLACE





Unit Type	Size Range* (in sq. m.)	Size Range* (in sq. ft.)
1-Bedroom	47.29 - 82.70	509.03 - 890.18
2-Bedroom	96.52 - 160.17	1038.93 - 1724.06
3-Bedroom	173.79 - 254.77	1870.66 - 2742.32
Penthouse	234.25 - 249.22	2541.45 - 2682.58
TOTAL: 344 units		

\*sizes include balconies, where applicable

# Residential Floors



**RESIDENTIAL  
FLOORS**  
5<sup>th</sup> – 50<sup>th</sup> Floors

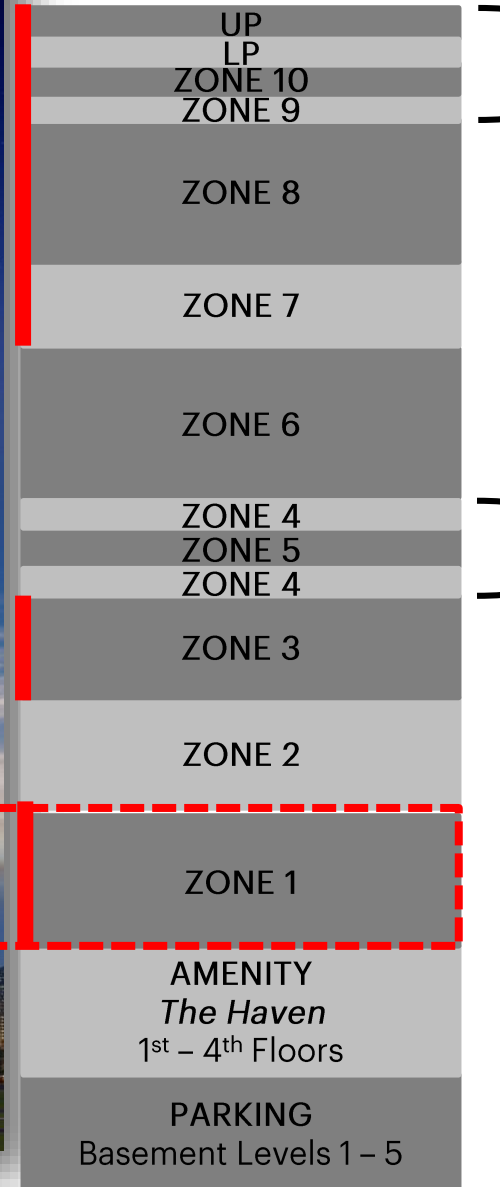
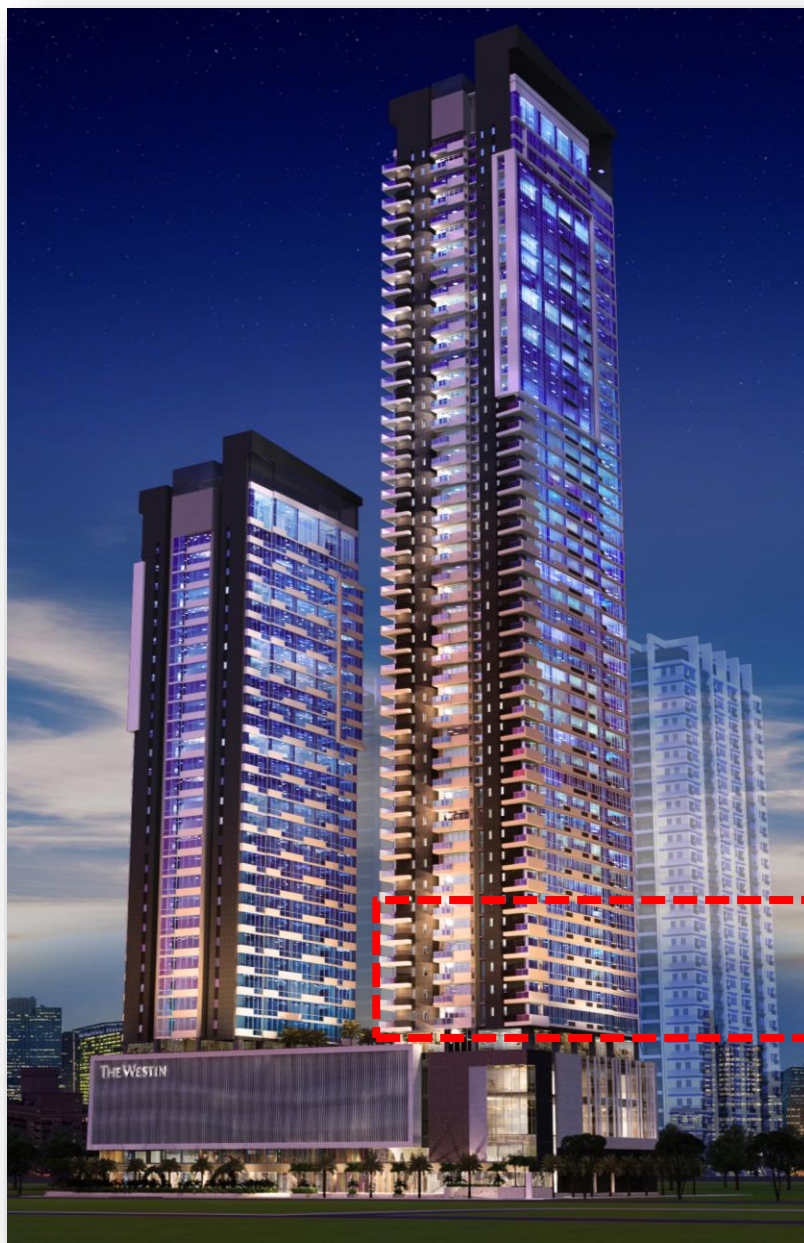
**AMENITY**  
***The Haven***  
1<sup>st</sup> – 4<sup>th</sup> Floors

**PARKING**  
Basement Levels 1 – 5



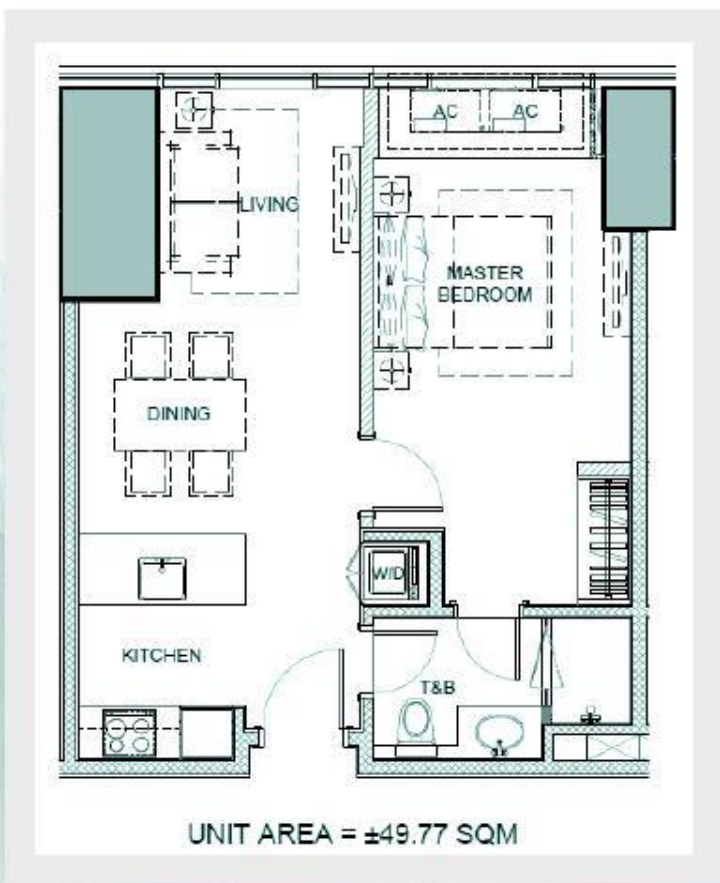
# Zoning

Zone	Zoning	Floors	Units per Floor				
			1BR	2BR	3BR	PH	TOTAL
1	1BR Zone	5 <sup>th</sup> – 11 <sup>th</sup>	12				12
2	1BR Zone	12 <sup>th</sup> – 16 <sup>th</sup>	12				12
3	1BR and 2BR Zone	17 <sup>th</sup> – 23 <sup>rd</sup>	8	2			10
4	1BR and 2BR Zone	24 <sup>th</sup> and 27 <sup>th</sup>	4	3			7
5	1BR and 2BR Zone	25 <sup>th</sup> and 26 <sup>th</sup>	4	3			7
6	2BR Zone	28 <sup>th</sup> – 35 <sup>th</sup>		6			6
7	1BR and 2BR Zone	36 <sup>th</sup> – 39 <sup>th</sup>	2	4			6
8	3BR Zone	40 <sup>th</sup> – 46 <sup>th</sup>			4		4
9	2BR and 3BR Zone	47 <sup>th</sup>		2	2		4
10	2BR and 3BR Zone	48 <sup>th</sup>		2	2		4
11	Lower Penthouse*	49 <sup>th</sup>				4	4
12	Upper Penthouse	50 <sup>th</sup>				2	2





# 1-Bedroom Unit Floor Plan



## UNITS B, D, H, J 1-Bedroom

- Island kitchen layout
- Dual-access T&B



# Living/Dining Area



Artist's Bedroom unit of



# Living/Dining Area



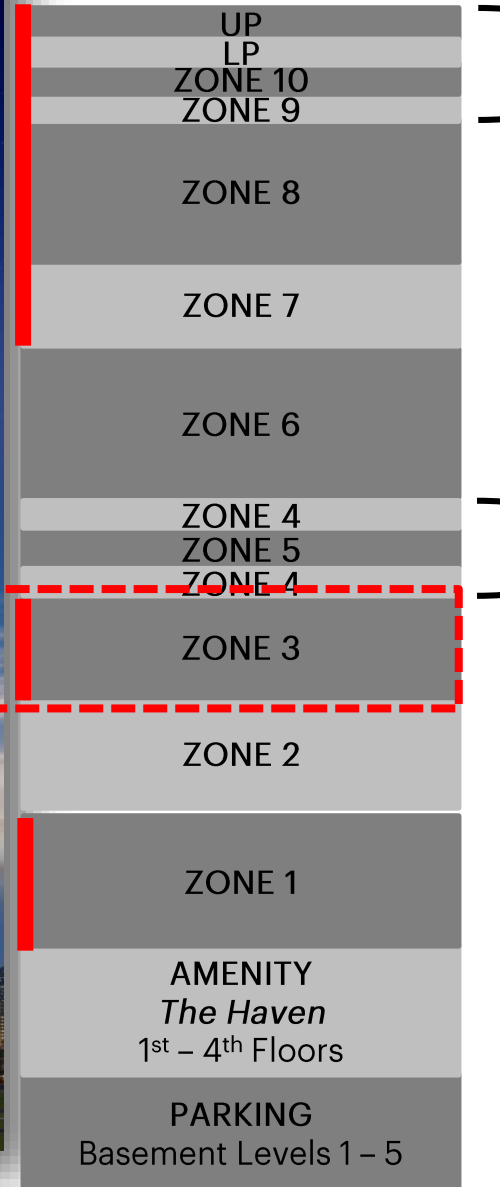
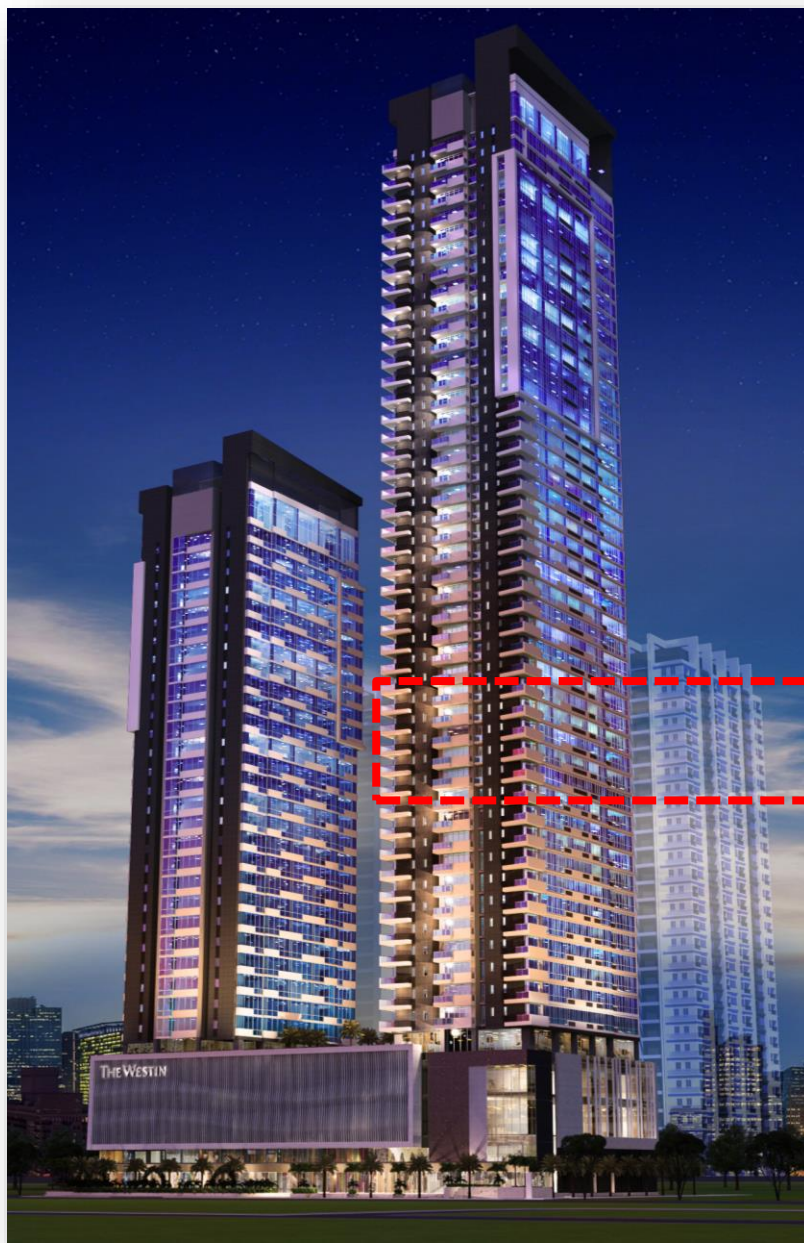
Artist's Bedroom unit of



# Master Bedroom | Master T&B



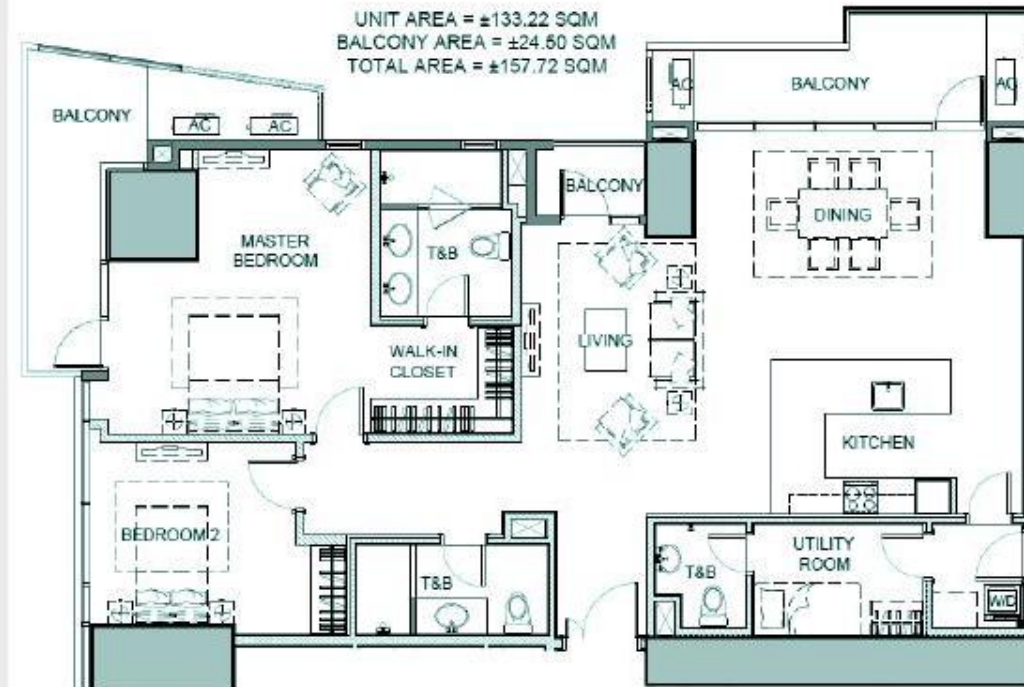




# 2-Bedroom Unit Floor Plan

## UNIT D 2-Bedroom

- U-type kitchen layout
- Breakfast nook
- Utility room
- 3 Balconies (1 corner balcony)
- Walk-in closet





# Living/Kitchen Area





# Dining Area





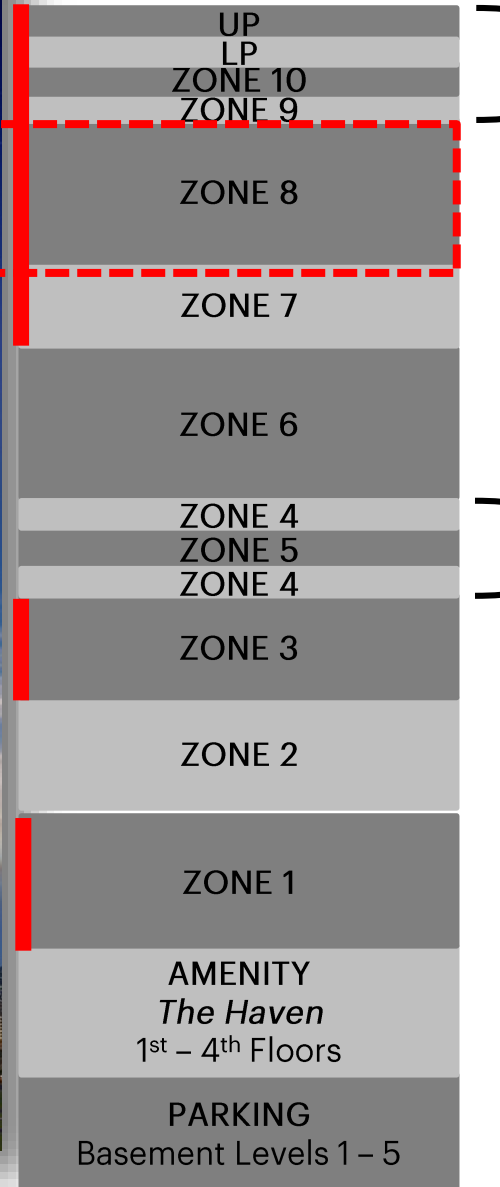
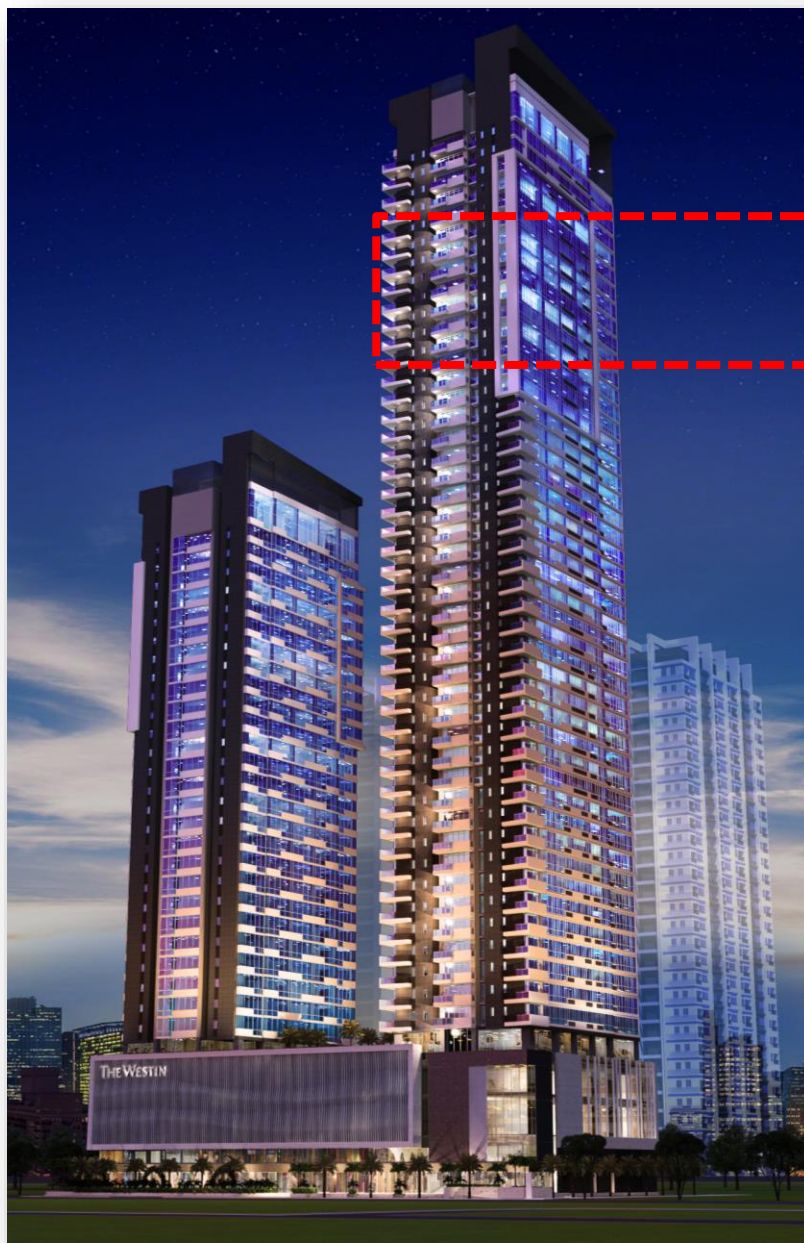
# Master Bedroom



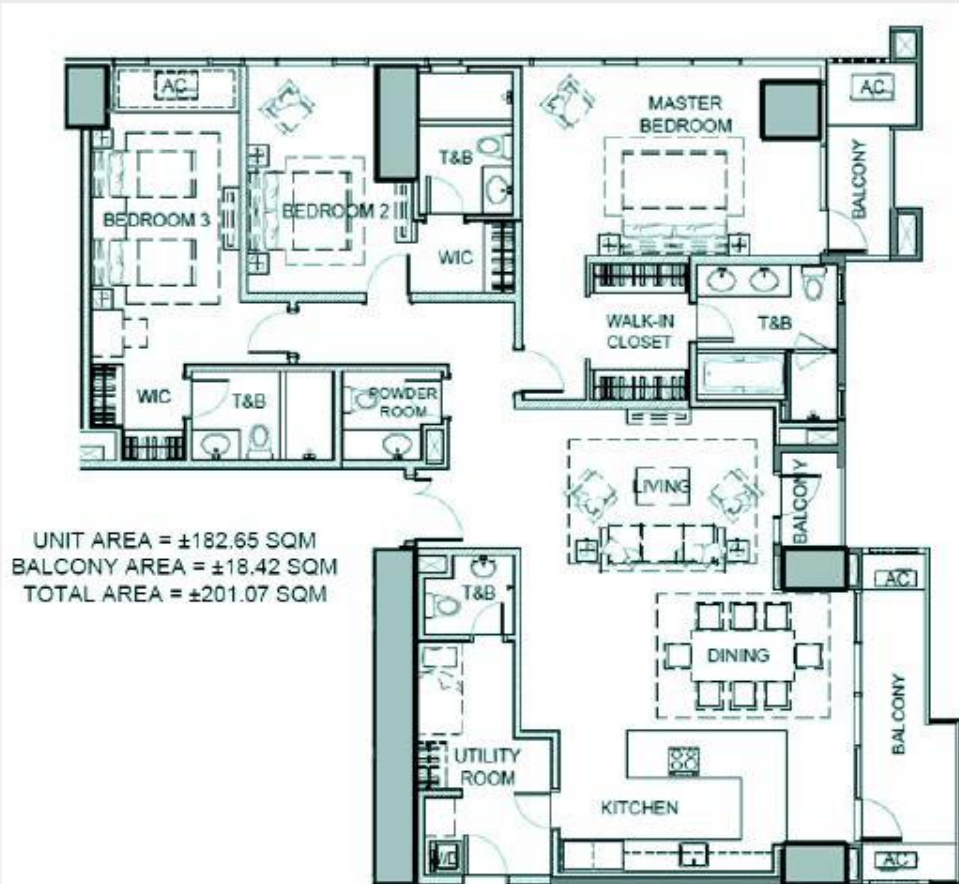
# Master T&B





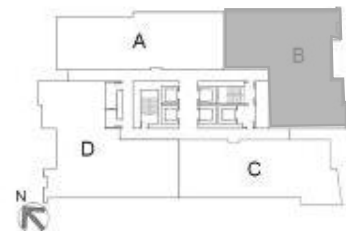


# 3-Bedroom Unit Floor Plan



## UNIT B 3-Bedroom

- Corner unit
- Powder room
- U-shaped kitchen layout
- Utility room
- Utility access
- 3 Balconies  
(1 corner balcony)
- Walk-in closet





# Living/Dining Area





# Living/Dining Area





# Master Bedroom



# Master T&B





# Westin Signature Features & Luxury Brands



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# Westin Heavenly® Bed





# Westin Heavenly® Bath Shower Experience





Hotel TownHouse Duomo in Italy



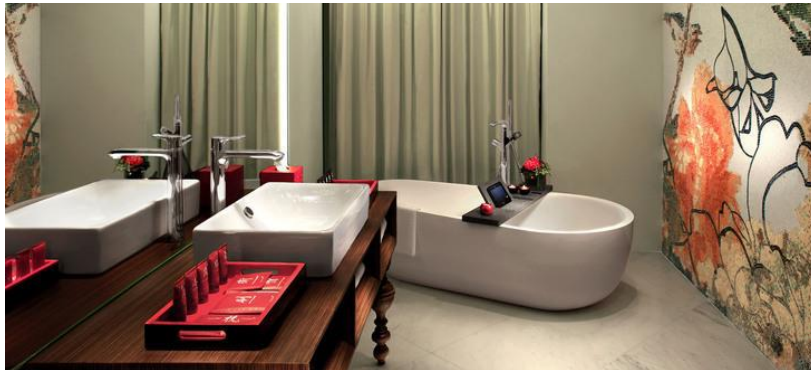
Tour Odéon in Monaco



# hansgrohe



Campbells Pocket in Australia



Hotel Mira Moon, China



Quantum of the Seas,  
Royal Caribbean International

# LEICHT®



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# LEICHT<sup>®</sup>



ONE CENTRAL, HONG KONG



VEYLA RESIDENCES, THAILAND



LONSDALE ROAD LONDON,  
UNITED KINGDOM

# GAGGENAU





# GAGGENAU



Ritz Carlton Residences in Bangkok



Lotte Super Tower in South Korea

# Appliance Package

Appliance	1BR	2BR	3BR	Penthouse
4-Burner Cooktop*	•	•	•	•
Cabinet Rangehood*	•	•		
Island Rangehood*			•	•
Oven*			•	•
Microwave*				•
Single-door Ref*	•	•		
Double-door Ref*			•	•
Washer and Dryer	•	•	•	•
Split-type AC Unit	•	•	•	•
Water Heater**	•	•	•	•

\*Gaggenau brand

\*\* Master T&B only

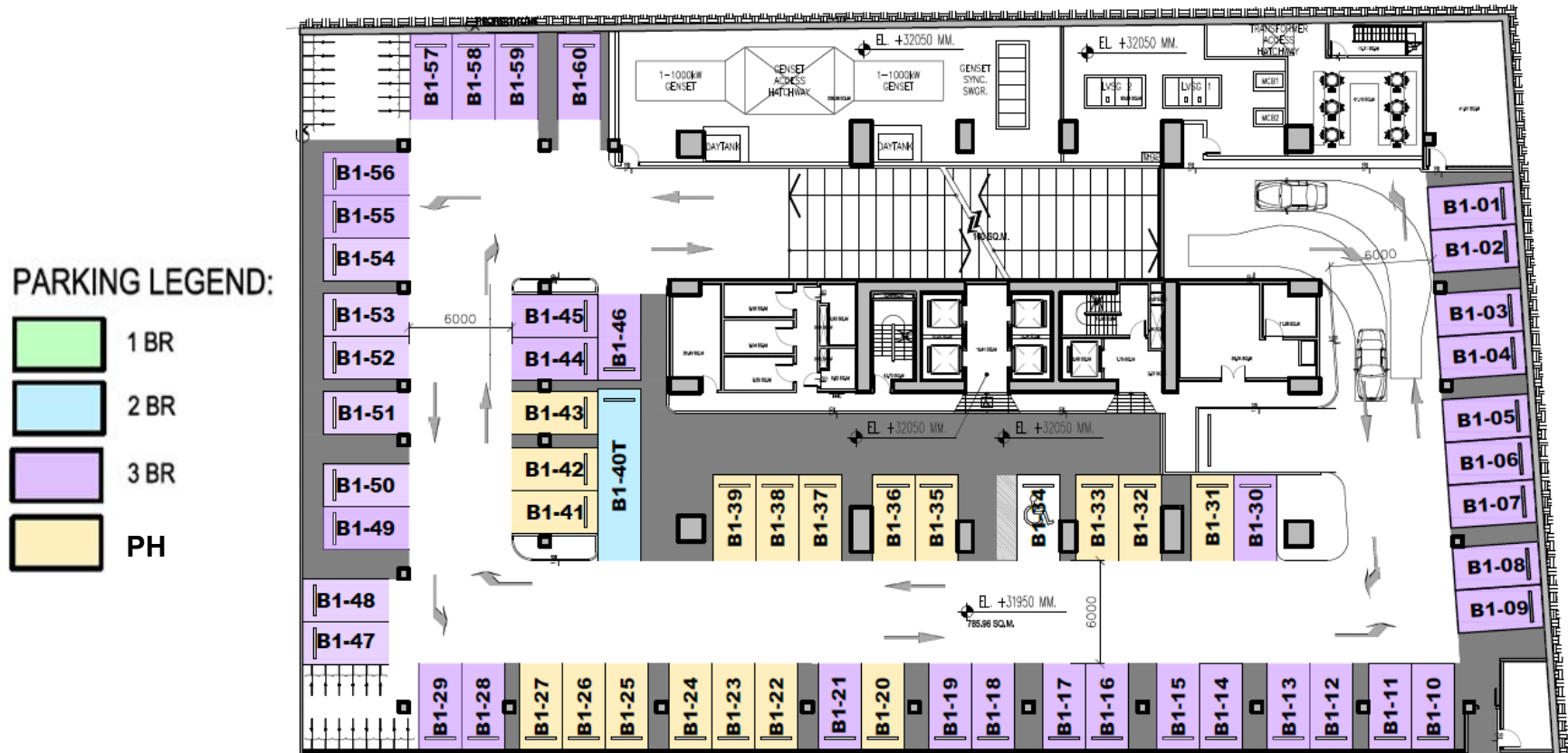


# Basement Parking

Unit Type	Area (in sqm)	Appurtenant Parking Slot/s	Assigned Parking Level
1-Bedroom	47.29 – 82.70	One (1) regular slot	Levels 4 – 5
2-Bedroom	127.65 and below	One (1) tandem slot	Levels 1 – 5
	Above 127.65	Two (2) regular slots	Levels 2 – 4
3-Bedroom	173.79 – 254.77	Two (2) regular slots	Levels 1 – 2
Penthouse	234.25 – 249.22	Three (3) regular slots	Level 1

- Parking slot rights must be purchased with the unit
- Appurtenant parking slot/s cannot be waived or reassigned
- Additional parking requests will be priced at a premium of +10% and is still subject for approval of management

# Basement Parking



\*assignment above are for illustrative purposes only



# Pricing

Unit Type	Size Range (in sq. m.)	Size Range (in sq. ft.)	Gross Price Range* (in PHP)
1-Bedroom	47.29 - 82.70	509.03 - 890.18	10.1 - 16.4 Mn
2-Bedroom	96.52 - 160.17	1038.93 - 1724.06	19.8 - 31.4 Mn
3-Bedroom	173.79 - 254.77	1870.66 - 2742.32	35.3 - 52.8 Mn
Penthouse	234.25 - 249.22	2541.45 - 2682.58	51.7 - 54.6 Mn

\*Inclusive of VAT and appurtenant Parking Slot, exclusive of other charges.

Prices and size range listed for available open units as of June 1, 2018.



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