

DEVELOPER INVENTORY — OFW PORTFOLIO

# Luxury Project Catalog


Arthaland · Shang Properties · Vista Residences

Makati CBD · BGC · Ortigas · QC · Mandaluyong · Manila | June 2026

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 Developer inventory only — no resale. Prices, fees & availability are indicative as of June 2026 and subject to change without prior notice. Confirm current promos and payment terms with your accredited broker.

3

DEVELOPERS

10

PROJECTS

₱2.2M

STARTS FROM

₱310M+

ULTRA-LUXURY



# Arthaland


Sustainable Luxury · LEED-Certified · PH's Greenest Developer · JV with Mitsui Fudosan (Asia)



## Sondris

**₱21.1M – ₱104.7M**

A Makati masterpiece by Arthaland × Mitsui Fudosan (Asia) — 37 floors of boutique luxury with just 6–10 units per floor. Features Japan-inspired Sun Rooms, 25m heated saltwater pool, Potager Garden, and Sky Terrace. 252 ultra-private residences on prime Legazpi Village address.

 **37 Floors**

 **Turnover: April 2030**

Type	Size	Price Range
1 Bedroom	46 – 61 sqm	<b>₱21.1M – ₱30.3M</b>
2 Bedroom	91 – 114 sqm	<b>₱45.1M – ₱65.8M</b>
3 Bedroom	135 – 137 sqm	<b>₱76.4M – ₱83.2M</b>
Garden Suite	180 – 230 sqm	<b>₱92.1M – ₱104.7M</b>

TOTAL UNITS  
252 units · 6–10/floor

RESERVATION FEE  
Upon inquiry

SPECIAL FEATURE  
Sun Rooms (2BR+), Sky Terrace

PARKING  
Included / optional

◆ PH's first LEED Gold + WELL + EDGE + BERDE certified project (targets). Mitsui JV guarantees Japanese precision in construction and design.

LEED Gold Target

WELL Certified Target

EDGE Target

BERDE Target

Mitsui Fudosan JV



📍 Legazpi Village, Makati CBD

## Eluria

**₱158M – ₱310M+**

Arthaland's ultra-luxury crown jewel — 31 floors, only 37 units total, 1–2 residences per floor. Every home is a private sky estate. The 578 sqm penthouse (entire floor) is among the most exclusive addresses in the Philippines. Q4 2025 completed. Developer inventory limited.

 **31 Floors**

 **Completed Q4 2025**

Type	Size	Price Range
3 Bedroom	288 – 300 sqm	<b>₱158M – ₱200M+</b>
5BR Penthouse	578 sqm (full floor)	<b>₱310M+</b>

TOTAL UNITS

37 ultra-exclusive units

UNITS PER FLOOR

1–2 residences only

PRICE PER SQM

~₱496K – ₱540K/sqm

STATUS

50%+ reserved — act fast

◆ LEED Platinum target. Boutique building — fewer neighbors than most penthouses in BGC. OFW investment: strong rental yield potential in prime Makati.

LEED Platinum Target

Ultra-Boutique · 37 Units

1–2 Units/Floor



# Shang Properties

Leaders in Luxury Since 1987 · Premium Condominiums · BGC · Ortigas · Quezon City



## Aurelia Residences

**₱15M – ₱90M+**

By Shang Robinsons Properties — only 285 ultra-limited residences in the heart of BGC. Bespoke penthouse collection available. Pre-selling discounts still active in 2026. Last chance before October turnover lifts prices further.

 **BGC Prime**

 **Turnover: October 2026**

Type	Size	Price Range
1 Bedroom	55 – 70 sqm	<b>₱15M – ₱25M</b>
2 Bedroom	90 – 130 sqm	<b>₱28M – ₱50M</b>
3 Bedroom	150 – 200 sqm	<b>₱55M – ₱75M</b>
Penthouse	300+ sqm	<b>₱90M+</b>

TOTAL UNITS  
285 units (ultra-limited)

RESERVATION FEE  
₱200,000 – ₱500,000

PRICE PER SQM  
~₱280K – ₱350K/sqm

MONTHLY AMORT  
Bank-dependent / inquiry

◆ BGC's most coveted address. Shang brand commands 5–7% rental yield. Pre-selling discounts active — OFW buyers can close remotely.

**BGC Prime Address**

**285 Units Only**

**Shang Robinsons**



South Triangle, Quezon City · Near MRT-3

## Shang Summit

**₱10M – ₱45M**

The tallest residential building in the Philippines — 80 floors rising over Quezon City's South Triangle. Two towers totalling ~1,920 units offer Shang's signature luxury amenities and skyline views. Steps from MRT-3 and the Timog lifestyle strip.

**80 Floors**

**Turnover: 2031**

Type	Size	Price Range
Studio	36 sqm	<b>₱10M – ₱12M</b>
1 Bedroom	48 – 68 sqm	<b>₱13M – ₱20M</b>
2 Bedroom	80 – 110 sqm	<b>₱22M – ₱32M</b>
3 Bedroom	130 – 159 sqm	<b>₱35M – ₱45M</b>

TOTAL UNITS  
~1,920 (T1+T2)

RESERVATION FEE  
₱100,000 – ₱200,000

PRICE PER SQM  
~₱264K – ₱280K/sqm

MONTHLY AMORT  
~₱35K – ₱150K/mo

◆ PH's tallest residential tower. Limited penthouse units at Tower 2. Dual-key and sky lounge units available. Long runway for pre-selling capital appreciation.

**Tallest Resi. Bldg. PH**

**80 Floors · 2 Towers**

**MRT-3 Adjacent**



## Laya by Shang Properties

**₱10.8M – ₱45M**

Shang's newest lifestyle tower in the Ortigas ecosystem — 67 floors, 1,283 thoughtfully-designed units for creators and connectors. Over 2,934 sqm of world-class amenities including tropical pool, co-working spaces, and drawing rooms. Excellent entry point into Shang's luxury brand.

**67 Floors**

**Turnover: 2028**

Type	Size	Price Range
Studio	Inquire	~₱7M – ₱10M (est.)
1 Bedroom	38 – 84 sqm	₱10.8M – ₱25.9M
2 Bedroom	94 – 108 sqm	₱27M – ₱32.8M
3 Bedroom	145 – 149 sqm	₱43M – ₱45M

TOTAL UNITS  
1,283 units

RESERVATION FEE  
Upon inquiry

AMENITIES AREA  
2,934+ sqm

MONTHLY AMORT  
~₱35K – ₱150K/mo

◆ Showroom at Shangri-La Plaza, EDSA. 2028 turnover = still time for OFWs to invest at pre-selling price before completion spike. Shang brand = strong resale value.

67 Floors · 1,283 Units

Near Ortigas Center

Shang Properties



# Vista Residences

Vista Land Group · Urban High-Rise · QC · Mandaluyong · Manila · Accessible Entry to Metro Living



Eugenio Lopez Drive, Diliman, Quezon City

## Wil Tower

**₱4M – ₱12M**

Two 42-floor towers with built-in Wil Tower Mall inside the podium — groceries, retail, and dining without leaving your building. Ideal for OFW families or investors seeking rental income. Located near ABS-CBN, Timog, and UP Diliman. RFO units available now.

**42 Floors · 2 Towers**

**Ready For Occupancy**

Type	Size	Price Range
Studio	24 sqm	<b>₱4M – ₱5.5M</b>
1 Bedroom	32 sqm	<b>₱5.5M – ₱8M</b>
2 Bedroom	54 sqm	<b>₱9M – ₱12M</b>

**SPECIAL FEATURE**  
Wil Tower Mall inside building

**PARKING**  
4 levels underground parking

**PRICE PER SQM**  
~₱165K – ₱208K/sqm

**AMENITIES**  
Pool, sauna, gym, playground

◆ RFO = immediate rental income for OFW investors. Near MRT-3 and MRT-7 (future). Strong student & professional rental demand in QC.

**RFO · Move-In Ready**

**Mall Inside Building**

**Near ABS-CBN · UP Diliman**

RFO · T1 & T2

Sgt. Esguerra Ave, South Triangle / Timog, QC

## The Symphony Towers

**₱3.2M – ₱4.6M**

Two towers — 26 and 28 floors — in the heart of Tomas Morato, QC's premier dining and lifestyle corridor. Steps from MRT-3 Kamuning and GMA Network. Both towers now RFO. Residential and commercial floors with full amenities. Best value RFO in QC for OFW rental investors.

**T1: 26F · T2: 28F**

**✓ Both Towers RFO**

Type	Size	Price Range
Studio	22 – 26 sqm	<b>₱3.2M – ₱3.8M</b>
1 Bedroom	32 – 38 sqm	<b>₱3.6M – ₱4.6M</b>

LOCATION  
Tomas Morato, QC

NEAR  
MRT-3 Kamuning Station

AMENITIES  
Pool, gym, game room, function hall

RENTAL YIELD  
Strong demand · Timog strip

◆ Timog strip = highest F&B and lifestyle foot traffic in QC. Rental returns strong for studio/1BR. Immediate rental income for OFW investors upon takeover.

RFO · Immediate Income

Tomas Morato Address

MRT-3 Accessible

RFO

515 Shaw Blvd cor. Laurel St., Mandaluyong City

## Vista Shaw

**₱2.2M – ₱14.87M**

38 floors on Shaw Boulevard — the crossroads of Mandaluyong, BGC, Makati, and Ortigas. Walking distance to SM Megamall, EDSA Shangri-La Plaza, and MRT Shaw Station. RFO developer units available. Historic Laurel Mansion grounds. Perfect OFW investment — rent it out while abroad.

 **38 Floors**

 **Ready For Occupancy**

Type	Size	Price Range
Studio	22 – 27 sqm	<b>₱2.2M – ₱4.5M</b>
1 Bedroom	30 – 38 sqm	<b>₱4.5M – ₱9.3M</b>
2 Bedroom	45 – 50 sqm	<b>₱9M – ₱14.87M</b>

MRT ACCESS

Shaw, Boni, Ortigas Stations

NEAR MALLS

Megamall, Podium, Shangri-La

AMENITIES

Pool, gym, function room, WiFi

CBD ACCESS

Makati CBD 10–15 mins

◆ Lowest entry price in this catalog — best for first-time OFW investors. Central Mandaluyong location = reliable rental demand. Developer inventory still available.

**RFO · Best Entry Price**

**Shaw Blvd Address**

**3 MRT Stations Nearby**

PRE-SELLING

2661 Taft Avenue, Malate, Manila · Near DLSU & CSB

## Kizuna Heights

₱2.7M – ₱7M

Japanese-inspired tower in Taft Avenue, Manila — a joint venture with Mitsubishi Estate Co. Ltd. 41 floors of studio and 1BR units built for students and young professionals in the University Belt. Topped off and near completion. OFW-friendly: 10% DP spread over 24 months. Strong student rental demand.

41 Floors

Turnover: 2027–2028

Type	Size	Price Range
Studio	21 – 30 sqm	₱2.7M – ₱4M
1 Bedroom	32 – 65 sqm	₱4.5M – ₱7M

JV PARTNER

Mitsubishi Estate Co. Ltd.

RESERVATION FEE

₱25,000 – ₱30,000

DP SCHEME

10% DP over 24 months

NEAR

DLSU, CSB, Arellano, LRT Vito Cruz

◆ Best Mixed-Use Development (Lamudi 2022). Mitsubishi JV = Japanese build quality. Lowest reservation fee in catalog. Ideal for OFW investors targeting student rental market near DLSU.

Mitsubishi Estate JV

Lamudi Award 2022

Near DLSU & CSB

LRT Accessible




## Silaya Residences

**₱4.3M – ₱6.2M**

Low-rise suburban community by Vista Land in Bulakan, Bulacan — strategically positioned near the New Manila International Airport (NMIA). When OFWs land, they're practically home. Nature-inspired design with lush greenery, master-planned layout, and resort-style amenities at an accessible price point.

 **Low-Rise Community**

 **Turnover: ~2028**

Type	Size	Price Range
Studio / 1BR	~30 sqm	<b>₱4.3M – ₱6.2M</b>

#### LOCATION

Bulakan, Bulacan (near NMIA)

#### DP SCHEME

~₱13,190/mo over 24 mos.

#### COMMUNITY TYPE

Master-planned low-rise

#### AMENITIES

Pool, gym, clubhouse, playpark

◆ OFW angle: New Manila Int'l Airport is minutes away — a rare property where landing means arriving home. Bulacan land values rising fast with NMIA development. Lowest DP in this catalog.

Near New Manila Airport

Low-Rise · Suburban

Vista Land

#### DATA SOURCES

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*All prices are indicative. Confirm current promos, spot discounts & payment schemes with your accredited broker. Developer inventory only — no resale included.*