



ELURIA



ARTIST'S PERSPECTIVE





PRECERTIFIED
GOLD



REGISTERED



REGISTERED



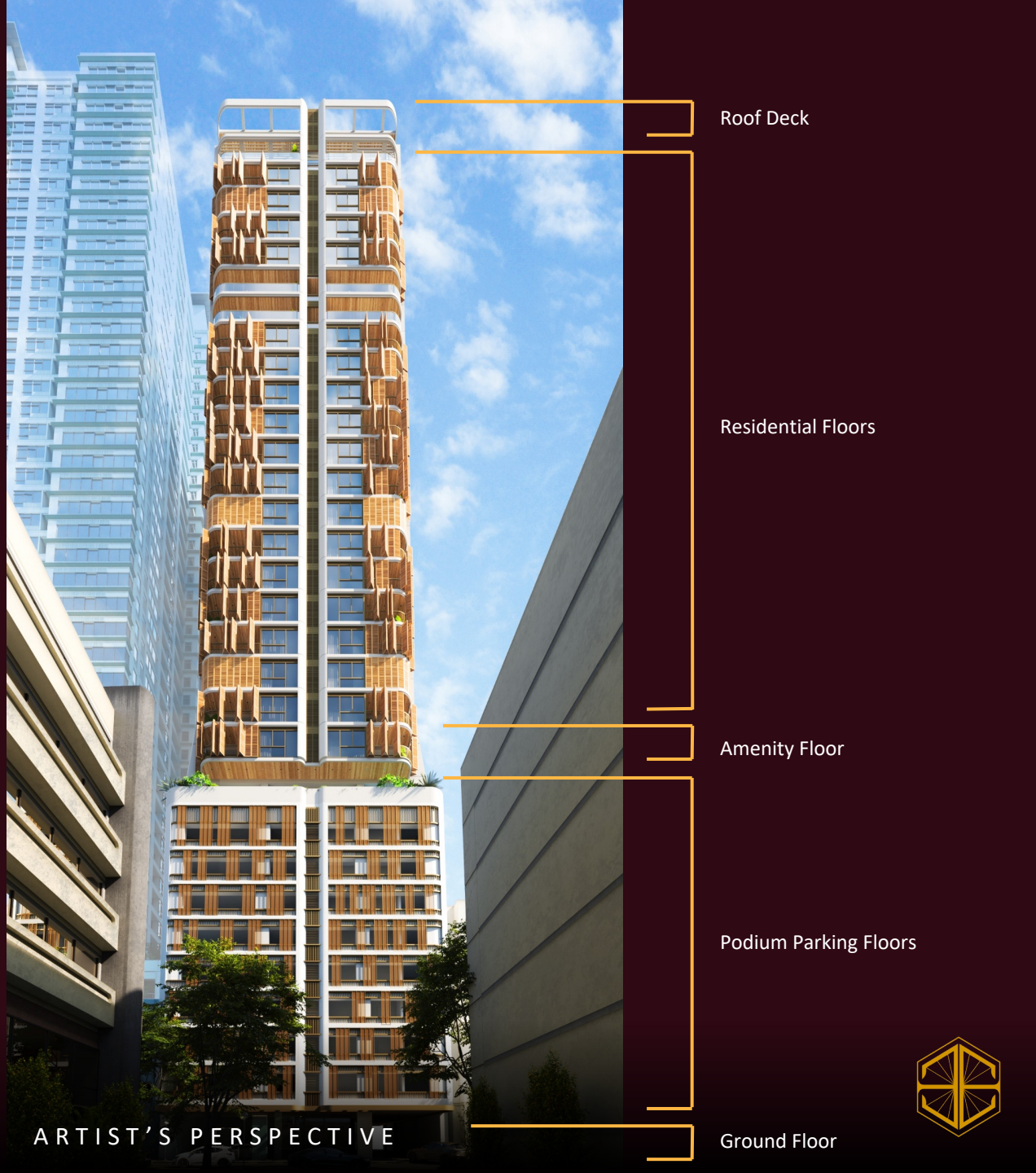
REGISTERED



NUMBER OF STOREYS

31 Physical Floors *[including Roof Deck]*

Roof Deck	1
Residential Floors	20
Amenity Floor	1
Podium Parking Floors	8
Ground Floor	1



BUILDING ENVELOPE

Double glazed Low-E windows with shutters and painted concrete masonry wall finish [1:3 glass to concrete ratio]

NO. OF ELEVATOR LIFTS

Passenger	2 elevators
Service Elevator	1 elevator

NO. OF PARKING SLOTS

Residential	120 slots
PWD	6 slots
Car Wash	1 slot
EV Charging-ready Slots	16 slots
Unit-to-Parking Slot Ratio	1:3

PARKING ACCESS

Parking entrance along Rodriguez Street on the west facing side of the property



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INDOOR AND OUTDOOR AMENITIES

- Private driveway from Rada Street
- Main Lobby
- Function Room with adjacent pantry and al fresco spillover area
- Indoor Fitness Center
- 18-meter (59 feet) two-lane, heated saltwater Leisure and Lap Pool
- Poolside Lounge and Shower & Locker Room Facilities
- Children's Play Room powered by PLAYWORKS
- Landscaped Roof Deck Garden
- Potager Garden for growing fresh organic produce



	sq.m.	sq.ft.
THREE-BEDROOM SOUTH RESIDENCE Unit 01	294	3,162
THREE-BEDROOM NORTH RESIDENCE Unit 02	288	3,096
FIVE-BEDROOM GARDEN RESIDENCE	579	6,234
FIVE-BEDROOM PENTHOUSE SUITE	580	6,239

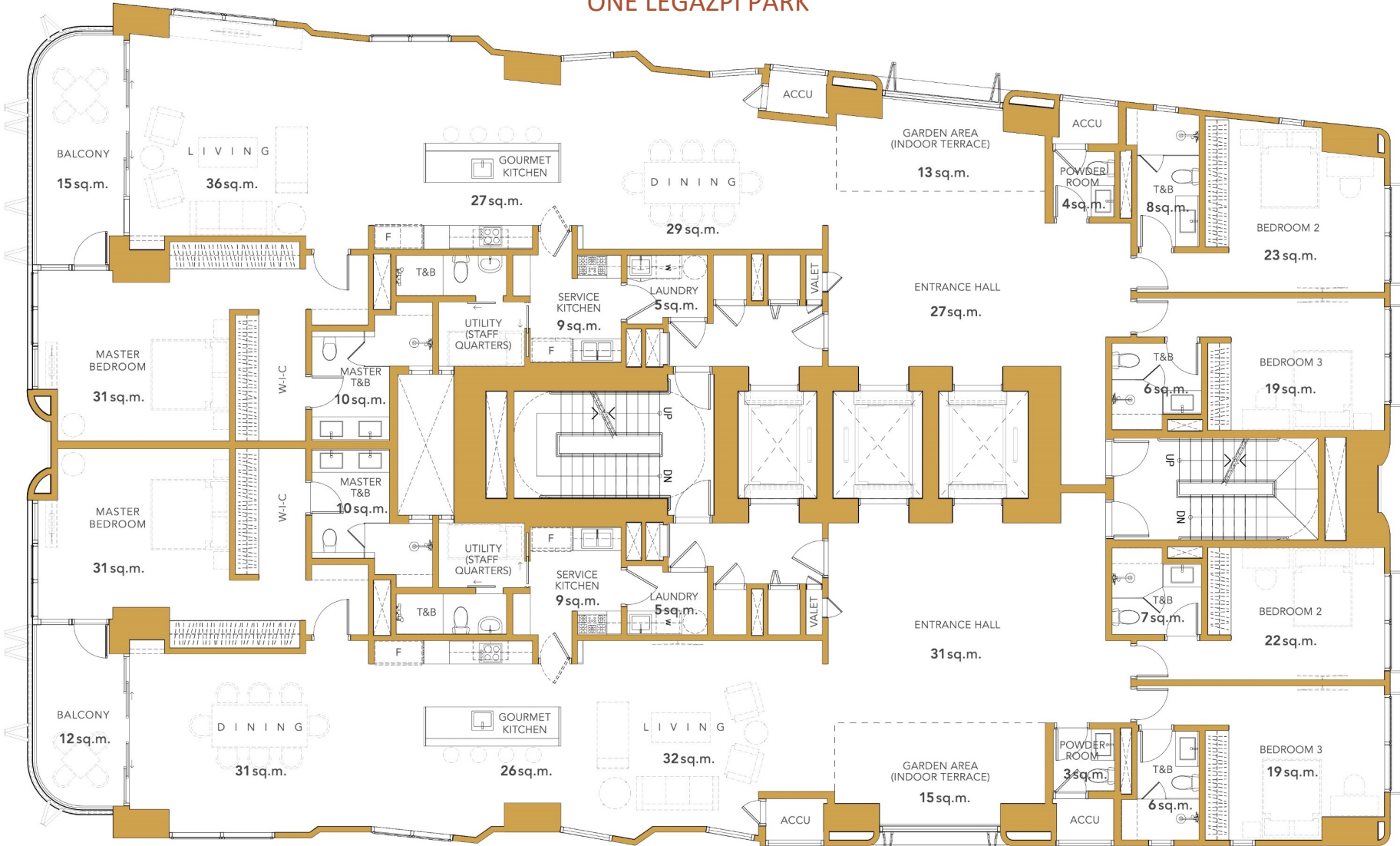


TYPICAL FLOOR



ONE LEGAZPI PARK

RADA STREET



RODRIGUEZ STREET

PRINCE BUILDING



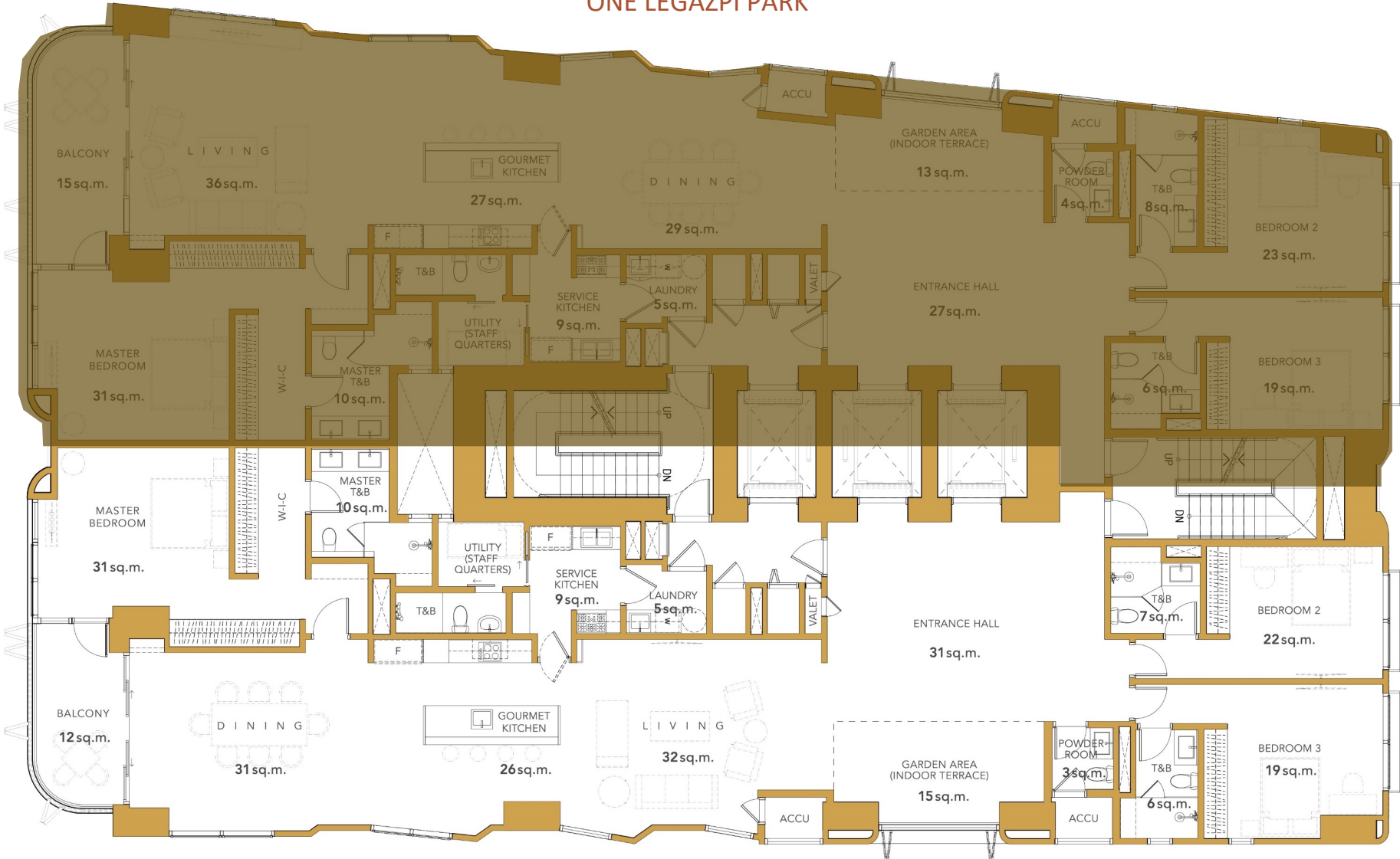
THREE-BEDROOM NORTH RESIDENCE

288 SQ.M. (+ 10 SQ.M. LIMITED COMMON AREA)



ONE LEGAZPI PARK

RADA STREET



RODRIGUEZ STREET

PRINCE BUILDING





NORTH RESIDENCE
Entrance Hall

ARTIST'S PERSPECTIVE





NORTH RESIDENCE
Living Area

ARTIST'S PERSPECTIVE





NORTH RESIDENCE
Gourmet Kitchen

ARTIST'S PERSPECTIVE





NORTH RESIDENCE
Master Bedroom

ARTIST'S PERSPECTIVE



THREE-BEDROOM SOUTH RESIDENCE

294 SQ.M. (+ 10 SQ.M. LIMITED COMMON AREA)



ONE LEGAZPI PARK

RADA STREET

RODRIGUEZ STREET



PRINCE BUILDING





SOUTH RESIDENCE
Private Lift Lobby

ARTIST'S PERSPECTIVE





SOUTH RESIDENCE
Indoor Terrace Garden

ARTIST'S PERSPECTIVE





SOUTH RESIDENCE
Gourmet Kitchen

ARTIST'S PERSPECTIVE





SOUTH RESIDENCE
Living Area

ARTIST'S PERSPECTIVE





SOUTH RESIDENCE
Master Bedroom

ARTIST'S PERSPECTIVE





SOUTH RESIDENCE
Master T&B

ARTIST'S PERSPECTIVE





SOUTH RESIDENCE
Bedroom 2

ARTIST'S PERSPECTIVE





SOUTH RESIDENCE
Bedroom 2 En-suite T&B

ARTIST'S PERSPECTIVE





SOUTH RESIDENCE
Bedroom 3

ARTIST'S PERSPECTIVE





SOUTH RESIDENCE
Bedroom 3 En-suite T&B

ARTIST'S PERSPECTIVE



FIVE-BEDROOM GARDEN RESIDENCE

579 SQ.M. (+ 21 SQ.M. LIMITED COMMON AREA)



ONE LEGAZPI PARK

RADA STREET



RODRIGUEZ STREET

PRINCE BUILDING



PRESTIGE WHITE-GLOVE SERVICE

Comfort, satisfaction, and convenience brought by
The International Butler Academy-trained
Hospitality Directors

PREMIER RECEPTION SERVICES

Concierge Services

24/7 Door-staff Services at the Main Lobby Entrance

Bell and Porter Services

Visitor Management Service

Business Center Services

Exclusive Chauffeur Shuttle Services

to select nearby destinations



The background features a pattern of thin, dark lines radiating from the center towards the edges, creating a sense of depth and perspective. The lines are more densely packed in the center and become more widely spaced towards the corners, forming a subtle frame around the central text.

PRICING AND PAYMENT TERMS

UPDATED AS OF MARCH 2023

PHP 520,000/SQM (VAT inclusive)

Parking not included in price.

10 - 10 - 80

10% spot - 10% (29 Months) - 80% Balance Before Turnover

10 - 20 - 70

10% spot - 20% (29 Months) - 70% Balance Before Turnover

10 - 30 - 60

10% spot - 30% (29 Months) - 60% Balance Before Turnover

CASH

95% in 30 days - 5% Balance Before Turnover

