

THE ESTATE

MAKATI



Project Background

In 2016, ST 6747 Resources Corp., a joint venture company between SMDC and FLI, was formed to undertake a luxury residential development along Makati's address of choice, Apartment Ridge.



SMDC-Federal Land venture. SM Development Corp. and Federal Land Inc. seal a partnership to develop the country's most prestigious residential project along Ayala Avenue, Makati City. Shown during the contract signing are (from left) GT Capital Holdings Inc. vice chairman Francisco Sebastian, Federal Land chairman Alfred Ty, SMDC chairman Henry Sy and SMDC executive vice president Jose Mari Banzon.



THE ESTATE
MAKATI

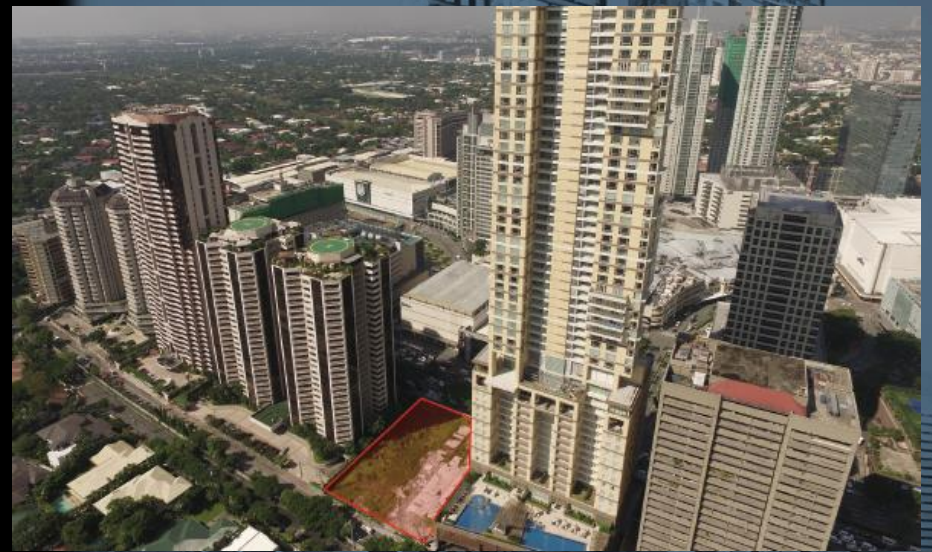
Project Background

- Location: Along Apartment Ridge, Barangay Urdaneta, Makati City
- Lot Area: 3,234 sqm.
- Landmark: Discovery Primea and Ritz



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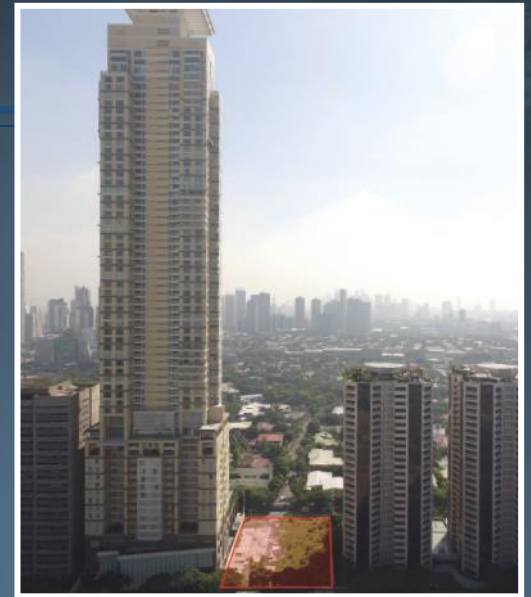
View towards Ayala Center (North)



Looking from Ayala Avenue to North-East

Project Background

- Location: Along Apartment Ridge, Barangay Urdaneta, Makati City
- Lot Area: 3,234 sqm.
- Landmark: Discovery Primea and Ritz



Looking from Apartment Ridge to South-West



THE ESTATE
MAKATI

The only high-end residential development that embodies distinction and rarity because it is for the discerning few.

Prime Location

- Strategically located across Ayala Center and established high-end residential subdivisions.
- Located along Apartment Ridge, the most prestigious residential address in Makati.
- Last parcel that remains undeveloped along Apartment Ridge.

Legacy

- To be undertaken by a rare partnership between the Sy and Ty families.
- The first project to be designed by Foster and Partners in the Philippines.

Thoughtful Planning

- Designed to serve the lifestyle ideals of the luxury market, the following are the key design features of the project:
 - *Exclusivity and Privacy*
 - *Attention to Detail*
 - *Flexibility and Adaptability*
 - *Sustainability*

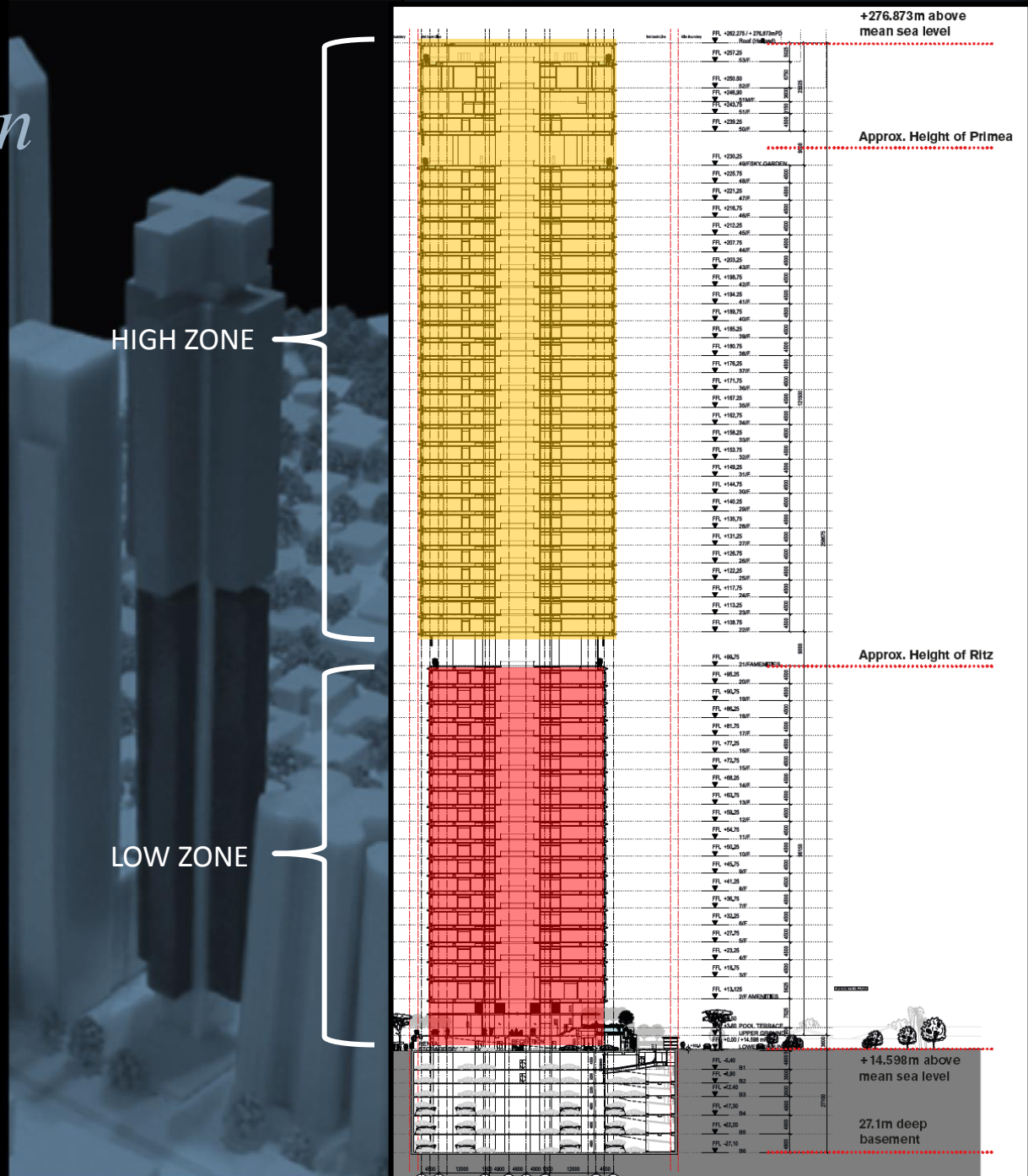
Experience

- Concierge services that offer convenience matching the lifestyle of its market

The Masterplan

The Estate Makati is designed to have:

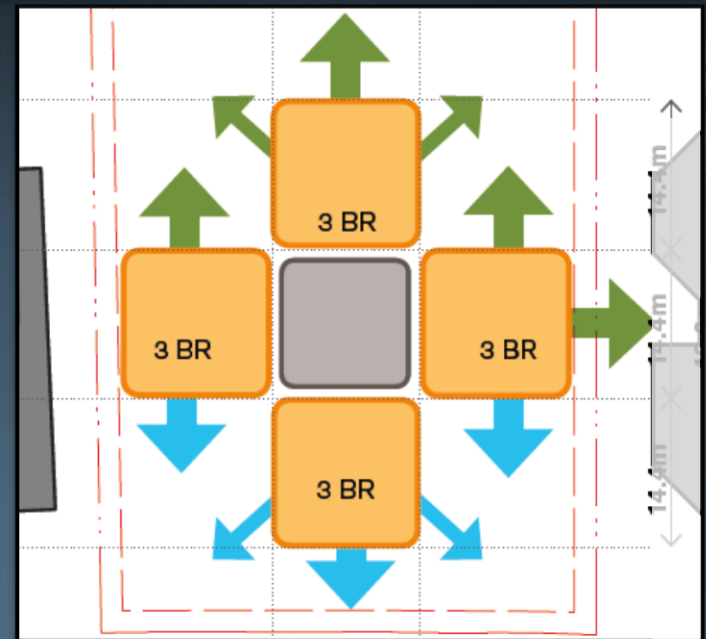
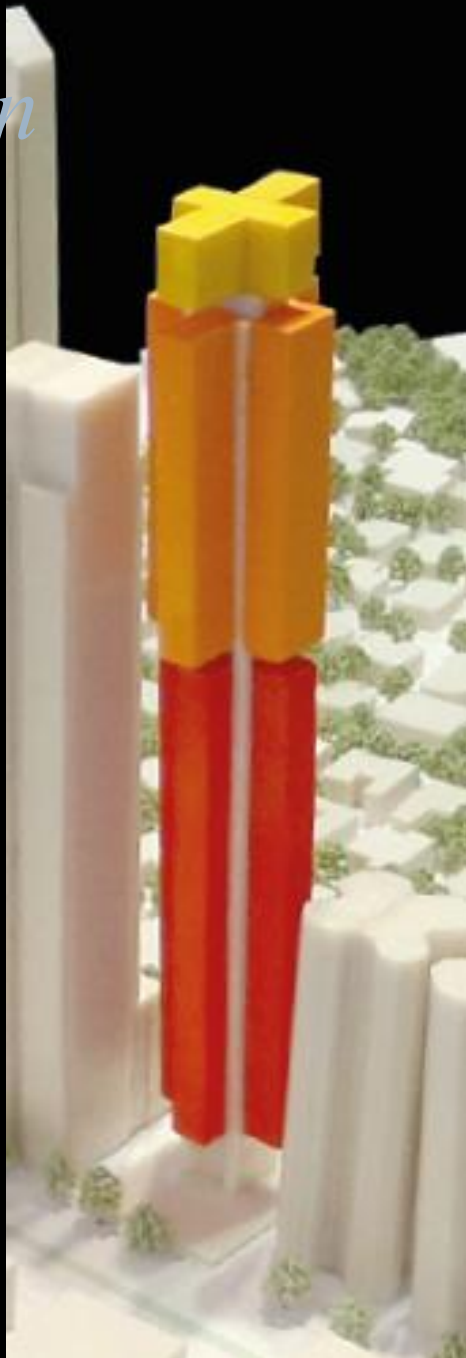
- 6 basement levels
- 53 residential floors



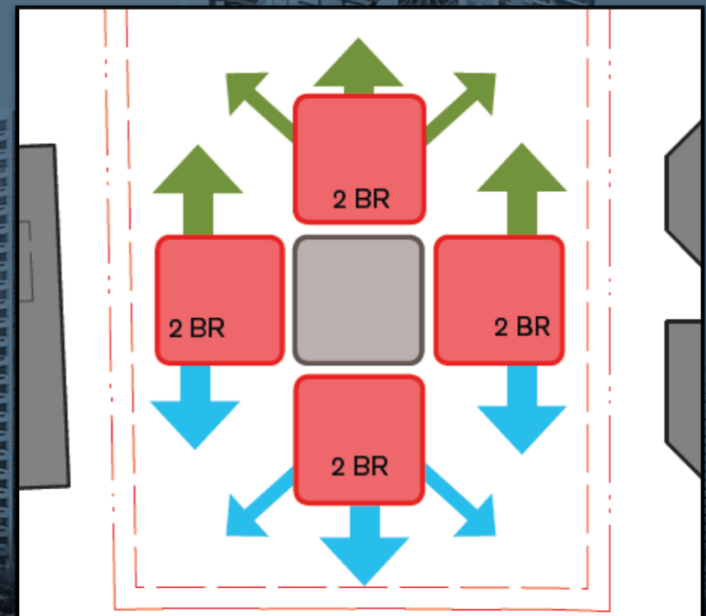
The Masterplan

The Estate Makati is designed to have:

- 6 basement levels
- 53 residential floors
- Cross-shaped plan with only 4 Units to a floor optimizing views of each floor and ensures that every Unit is a corner Unit with panoramic views of the city.



High Zone



Low Zone

The Masterplan



15m facing garden side



15m facing city side



210m facing garden side



210m facing city side

The Masterplan



15m facing Primea



15m facing Ritz Tower



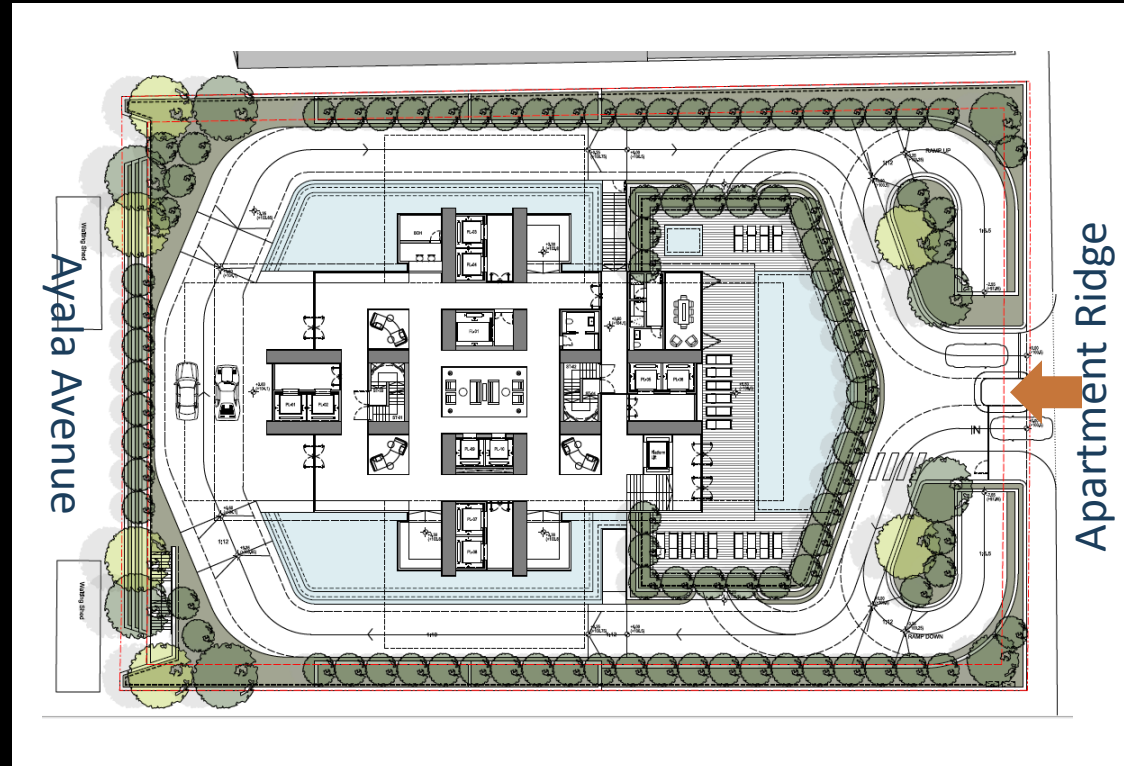
210m facing Primea



210m facing Ritz Tower

The Masterplan

- Access to the site is from Apartment Ridge.
- Drop off is along Ayala Avenue.



THE ESTATE
MAKATI

The Masterplan

Key design drivers are translated into the design....

1. Exclusivity and Privacy

- A tree-lined driveway welcomes residents into the development similar to exclusive high-end residential subdivisions.
- The driveway ramps up above street level enhancing privacy.

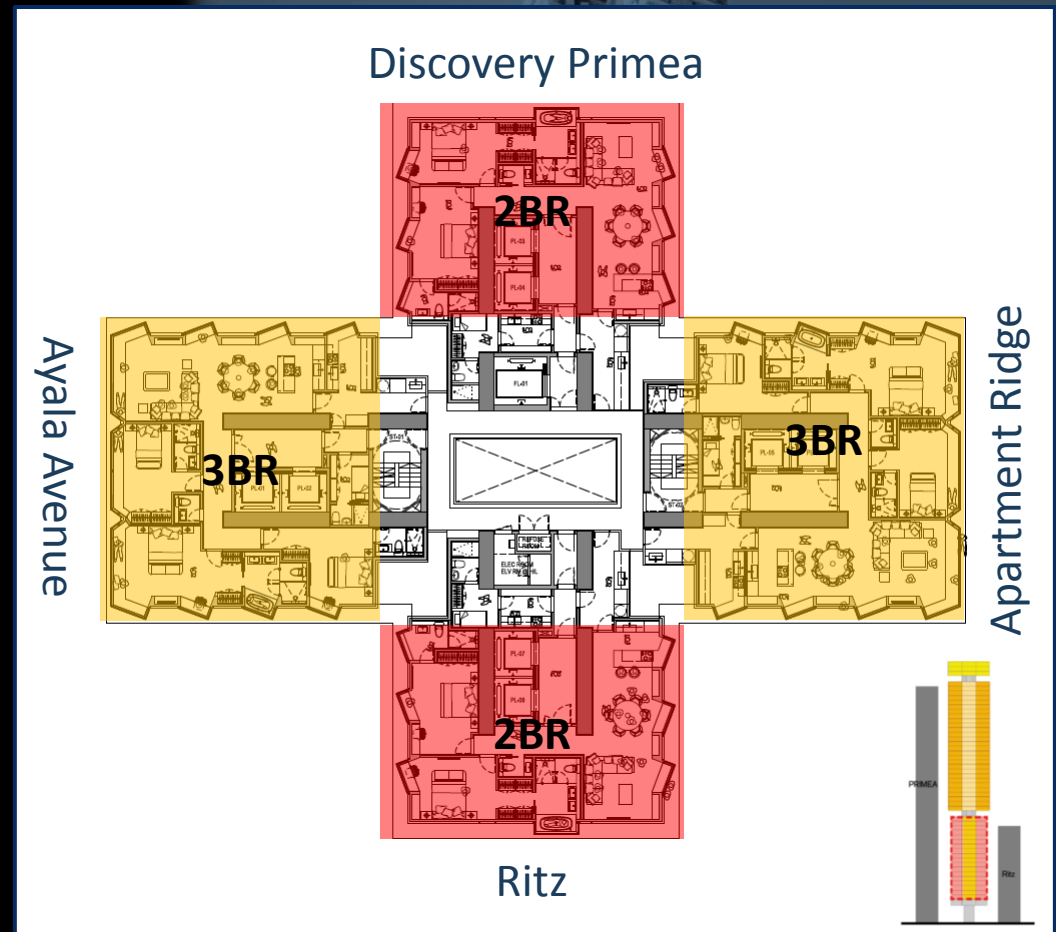


The Masterplan

Key design drivers are translated into the design....

1. Exclusivity and Privacy

- The project will only have a total of 188 Residential Units.
- There will only be 4 Units to a floor.



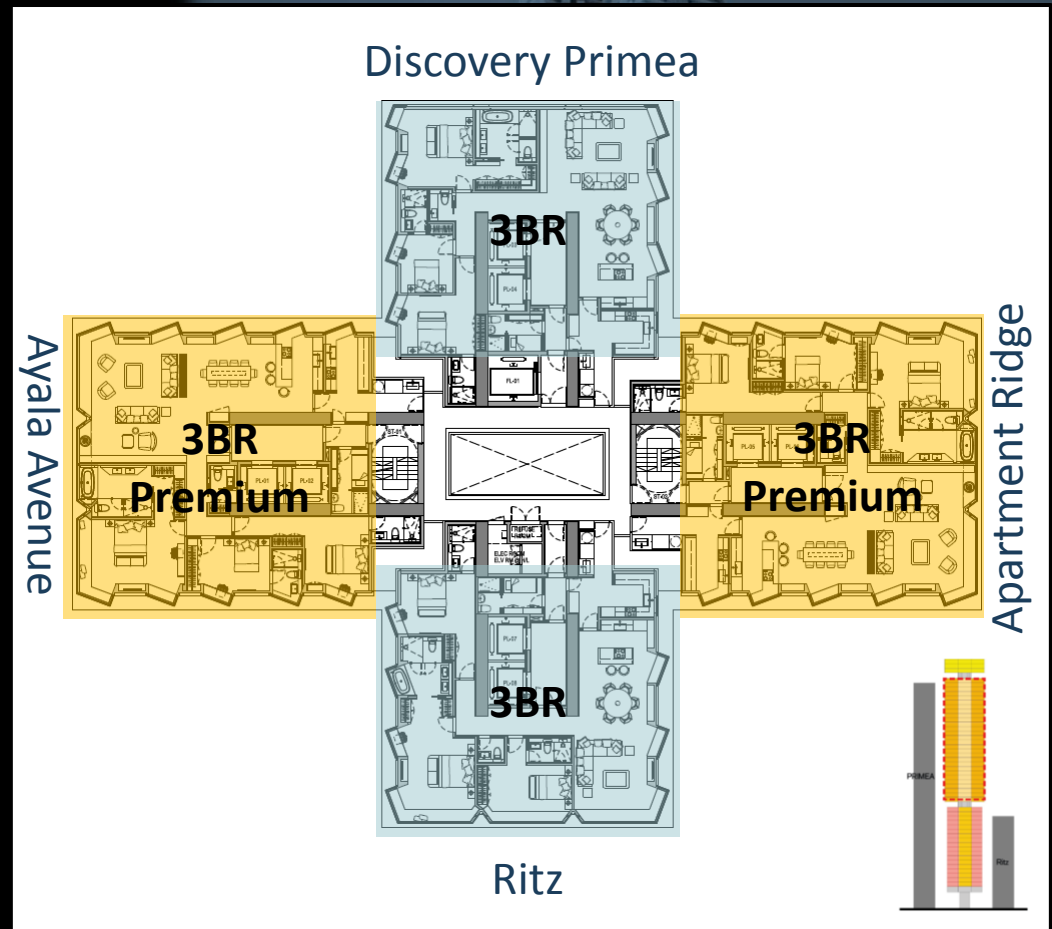
Typical Floor Layout Low Zone

The Masterplan

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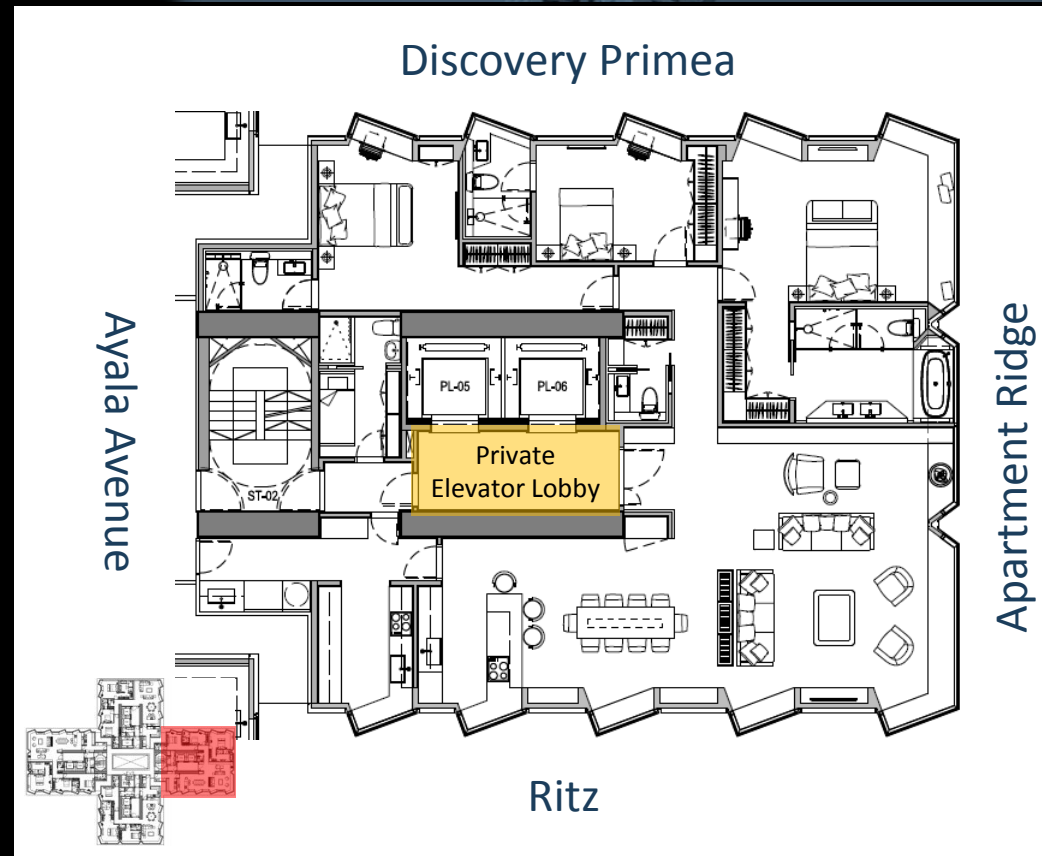
Typical Floor Layout High Zone

The Masterplan

Key design drivers are translated into the design....

1. Exclusivity and Privacy

- The project will only have a total of 188 Residential Units.
- There will only be 4 Units to a floor.
- Each Unit will have its own private elevator lobby.



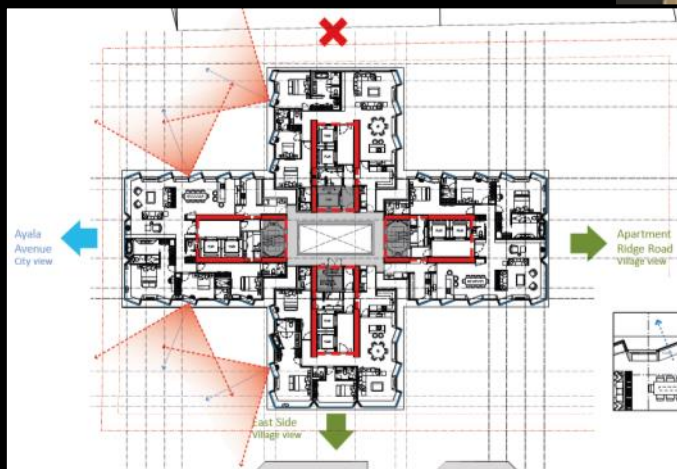
Typical Floor Layout High Zone

The Masterplan

Key design drivers are translated into the design....

2. Attention to Detail

- Careful planning to achieve privacy
 - Angle of windows



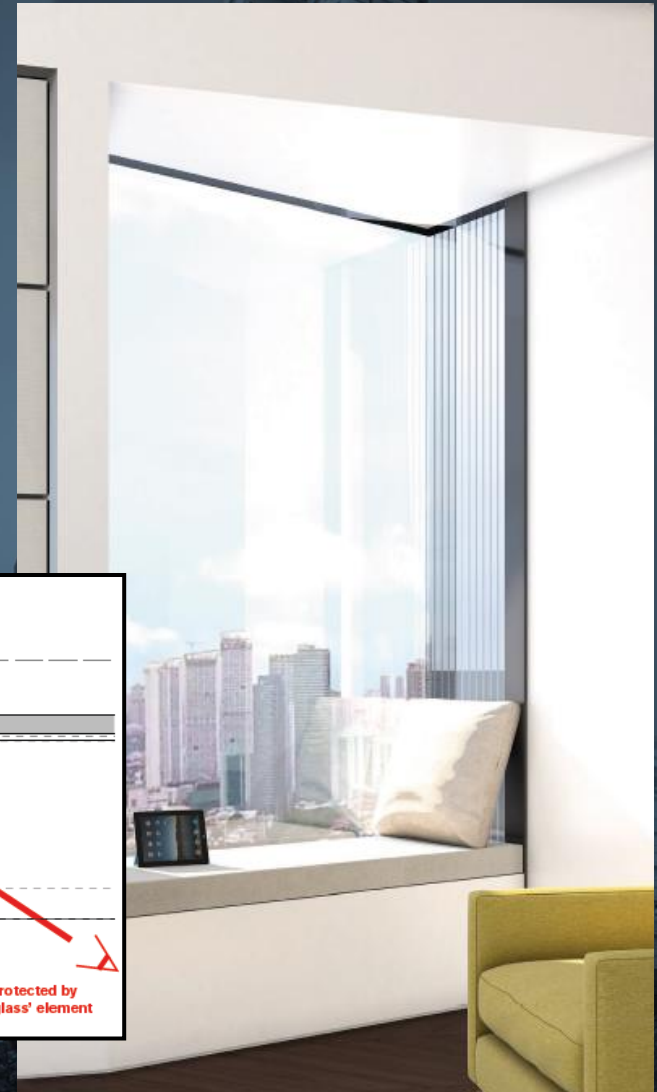
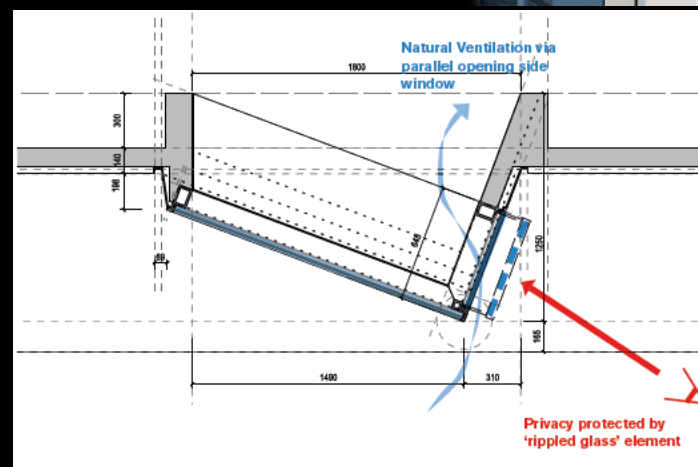
Specially designed angular bay windows that allow privacy yet permit natural light and channelled views.

The Masterplan

Key design drivers are translated into the design....

2. Attention to Detail

- Careful planning to achieve the privacy
 - Angle of windows
 - Treatment of windows

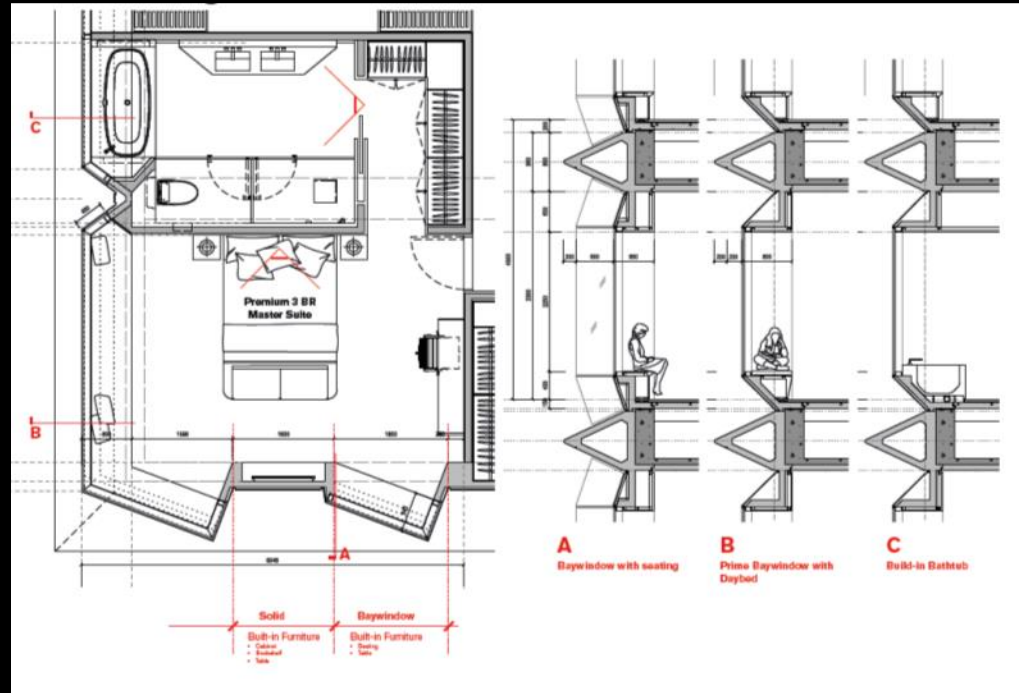


The Masterplan

Key design drivers are translated into the design....

2. Attention to Detail

- Careful planning to achieve the privacy
 - Angle of windows
 - Treatment of windows
- Inhabited angled windows to make sure spaces created are utilized.



The building incorporates the concept of an 'inhabited façade', where the building's skin is not treated as a mere two-dimensional plane for light and views, but as a three-dimensional space, which allows the residents to literally move into the outer skin of the building. Bath tubs, desk spaces or day beds have been integrated with the bay windows to blur the boundaries between the inside and the outside.

The Masterplan

Key design drivers are translated into the design....

2. Attention to Detail

- Careful planning to achieve the privacy
 - Angle of windows
 - Treatment of windows
- Inhabited angled windows to make sure spaces created are utilized.

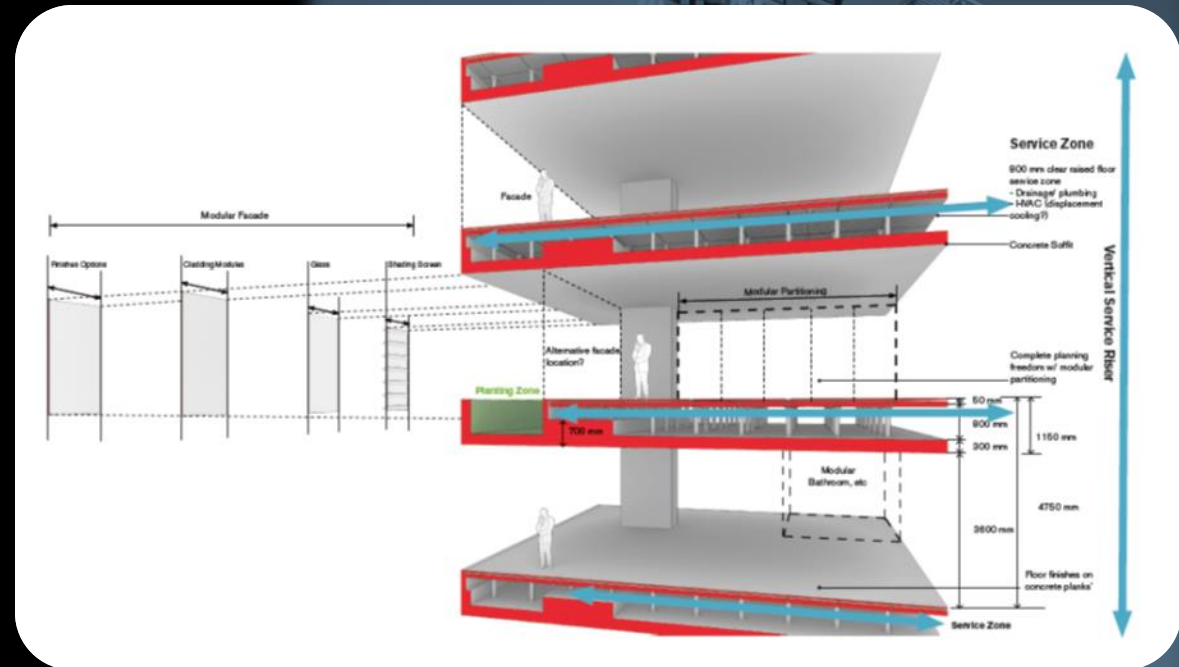


The Masterplan

Key design drivers are translated into the design....

2. Flexibility

- Units are designed to match the changing lifestyle of the residents through double slab system and column-free layouts – effectively creating “lots in the sky”.



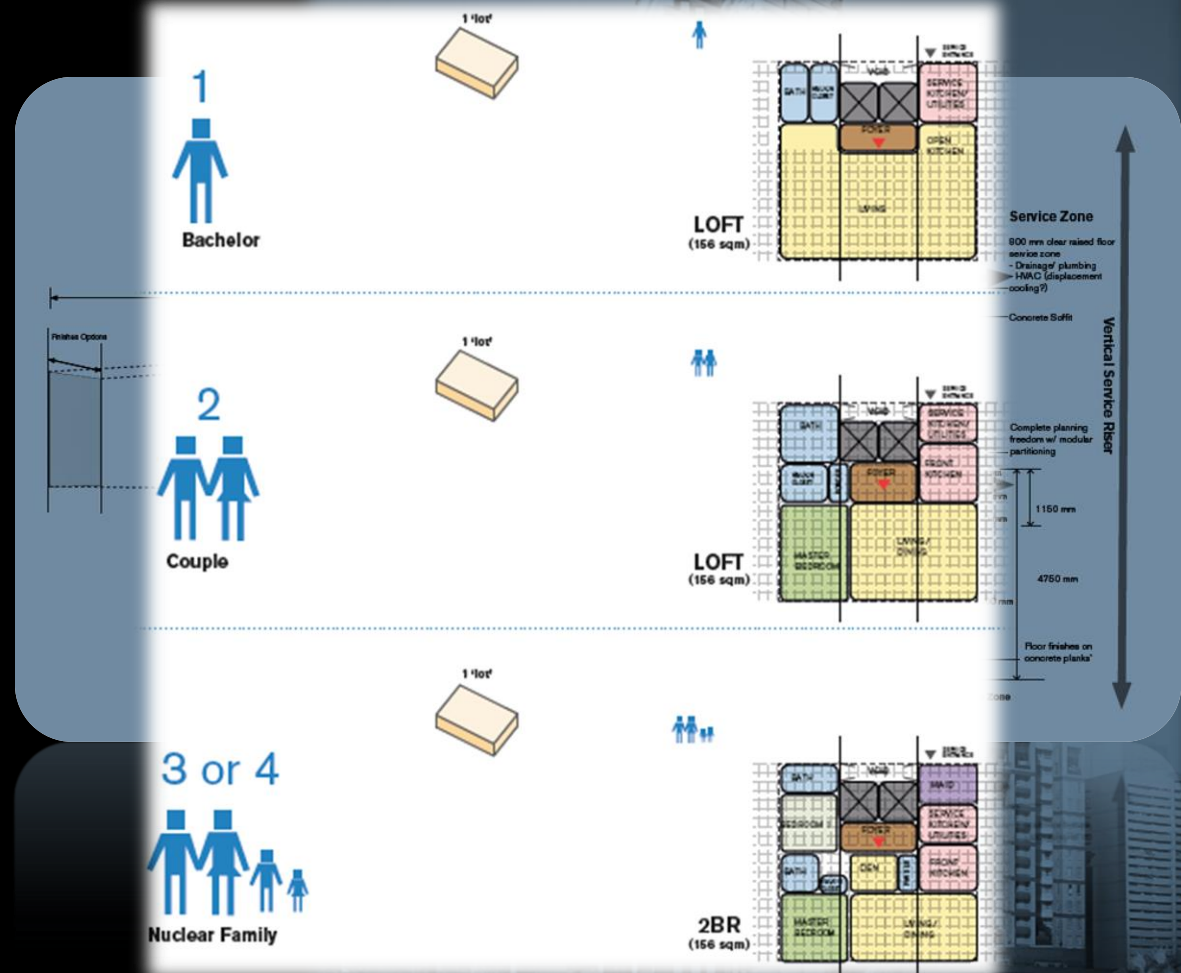
The building also features innovative double slabs that carry all the wiring and pipes in the void between the top and bottom surfaces. The wiring and pipes can be reconfigured easily to match any new layout of spaces in the future – each Unit is therefore completely customisable, akin to the New York loft-style living.

The Masterplan

Key design drivers are translated into the design...

2. Flexibility

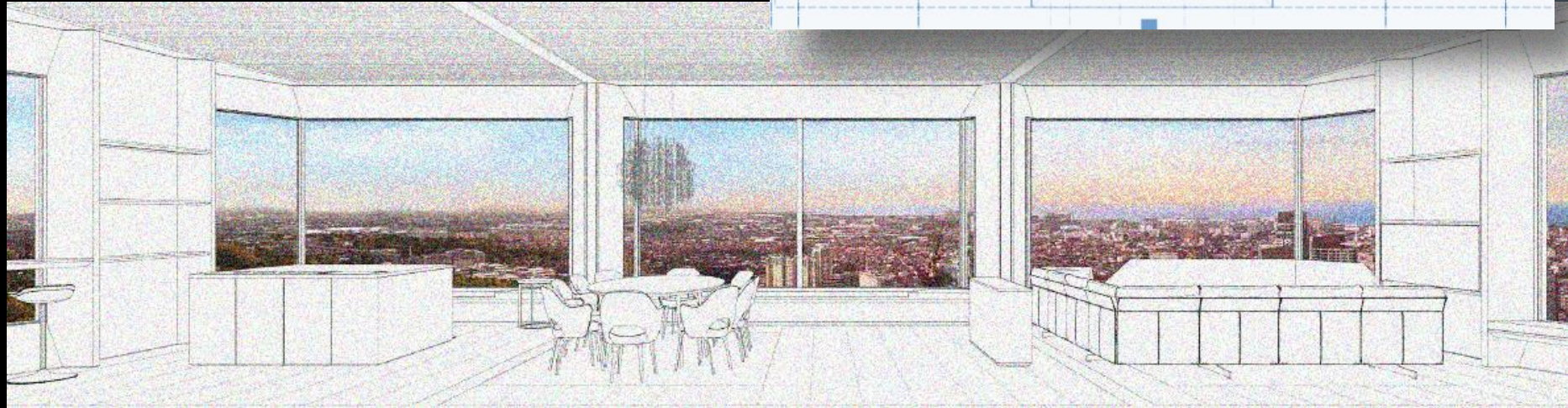
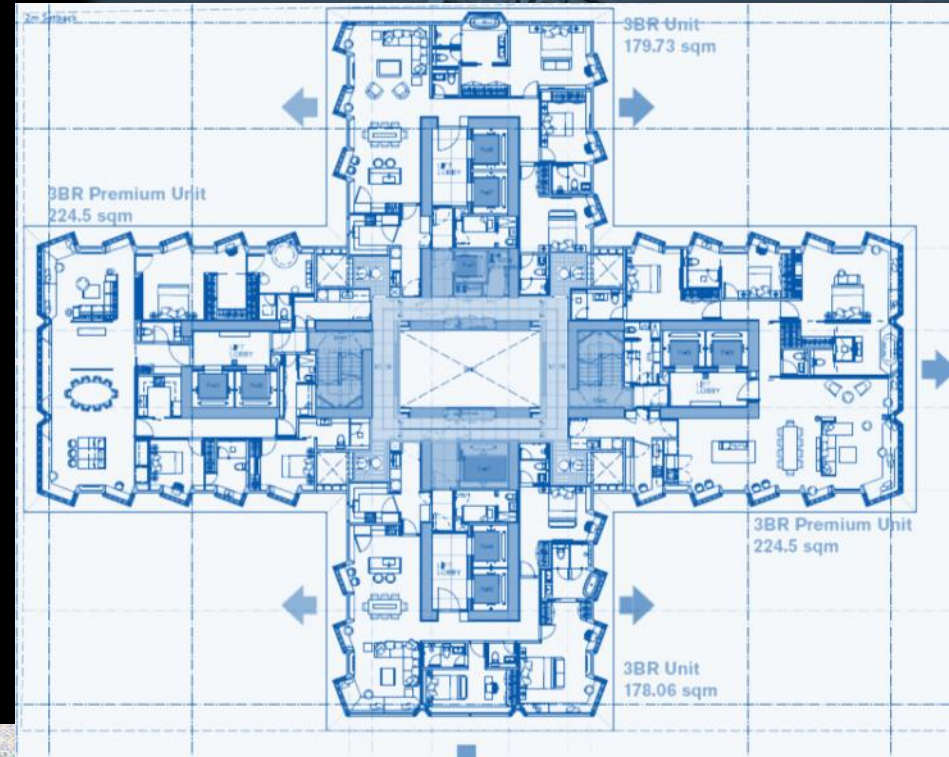
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The Masterplan

Residential Units

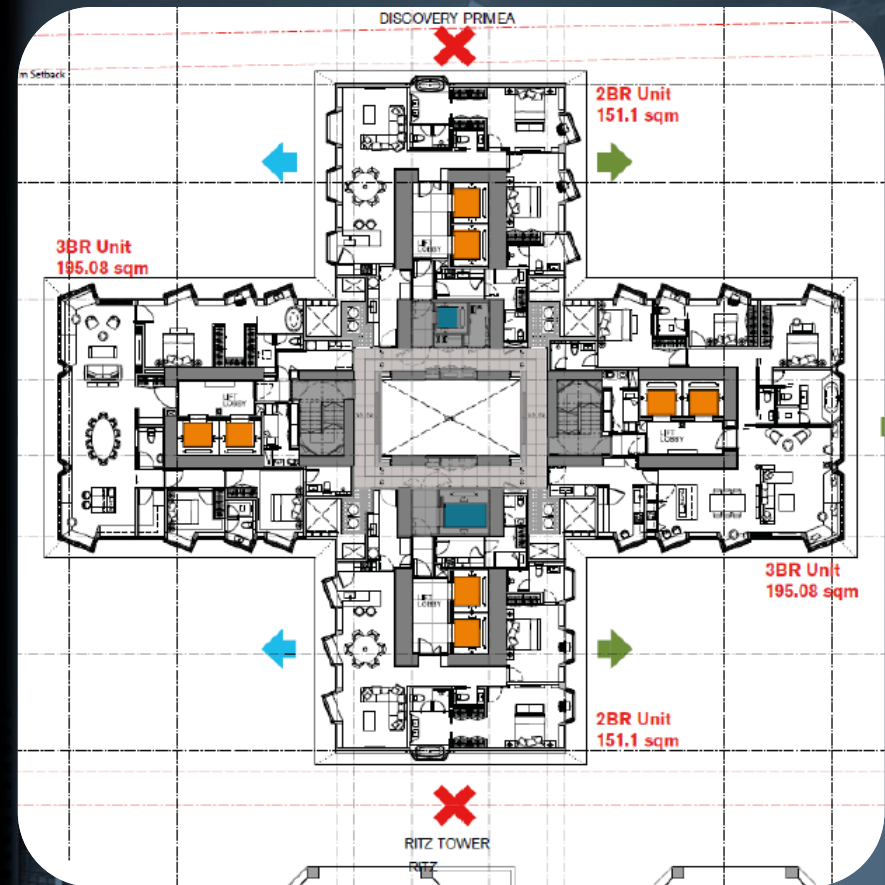
- Residential Units are designed to enjoy benefits of natural light and ventilation, (generously sized bathrooms, open space layouts, wide open views above the din of the city)
- There are only 188 Residential Units with appurtenant parking slots.



The Masterplan

Residential Units – Low Zone

- 3rd Floor to 23rd Floor (18 floors)
- Total of 72 Residential Units
- Parking Allocation
 - 2BR Units: 2 Parking Slots
 - 3BR Units: 3 Parking Slots

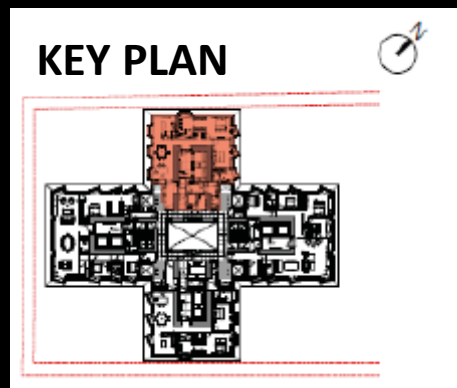


FLOOR LEVEL		A	B	C	D
		PRIMEA SIDE UNIT	APARTMENT RIDGE UNIT	RITZ SIDE UNIT	AYALA SIDE UNIT
LOW ZONE (18 FLOORS / 72 UNITS)	Unit Type	2 BR	3 BR	2 BR	3 BR
	No. Of Units	18	18	18	18
	W/O LIFT LOBBY (m2)	151.1	195.08	151.1	195.08

The Masterplan

Residential Units – Low Zone

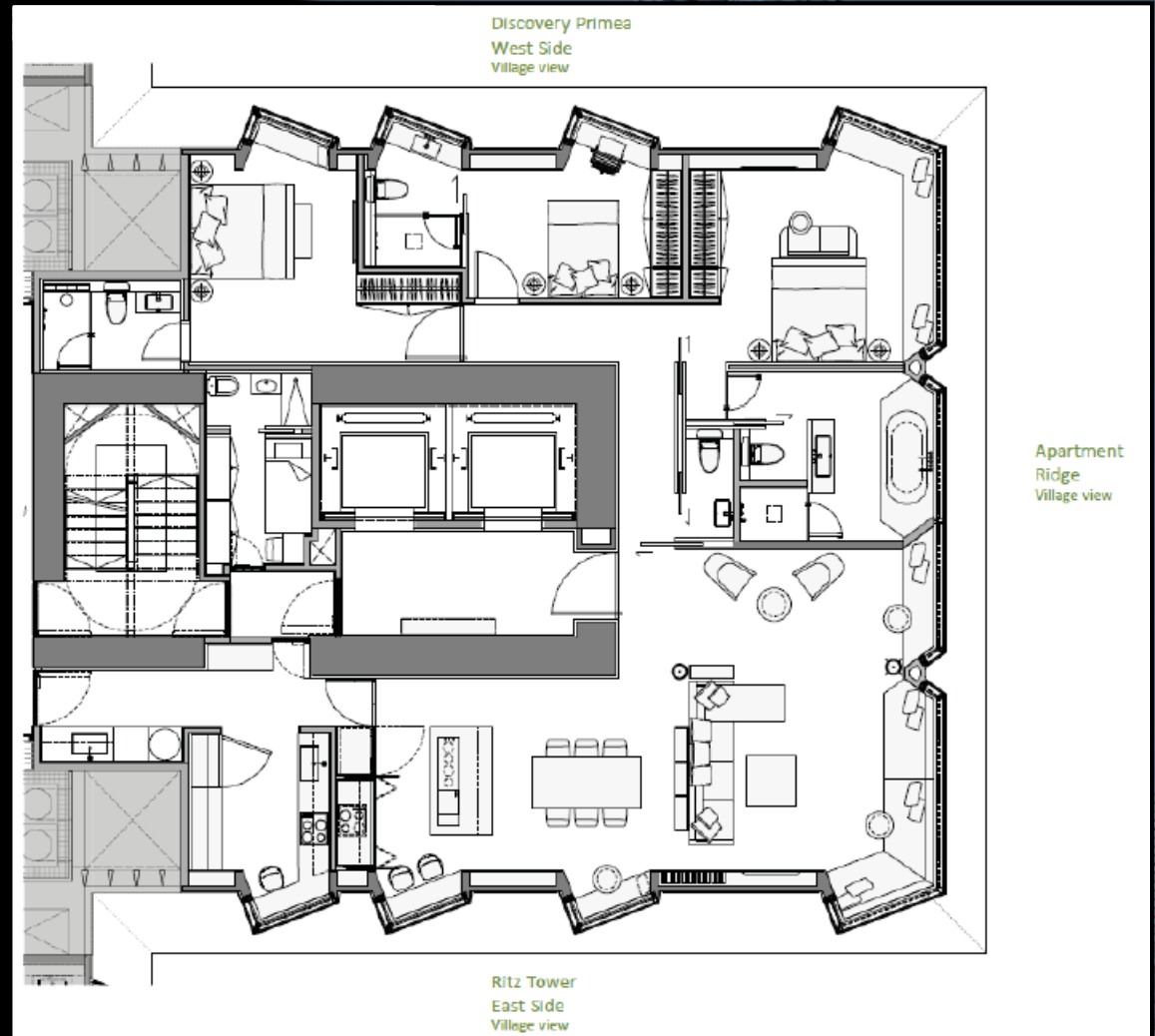
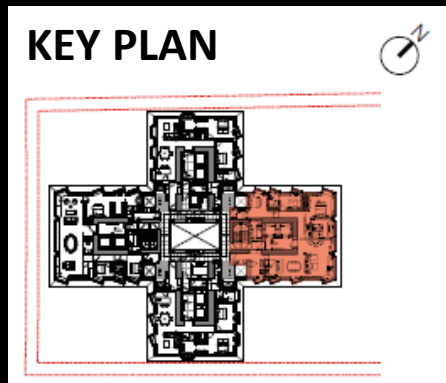
- 2BR Primea Side: approx. 151.10 sqm.



The Masterplan

Residential Units – Low Zone

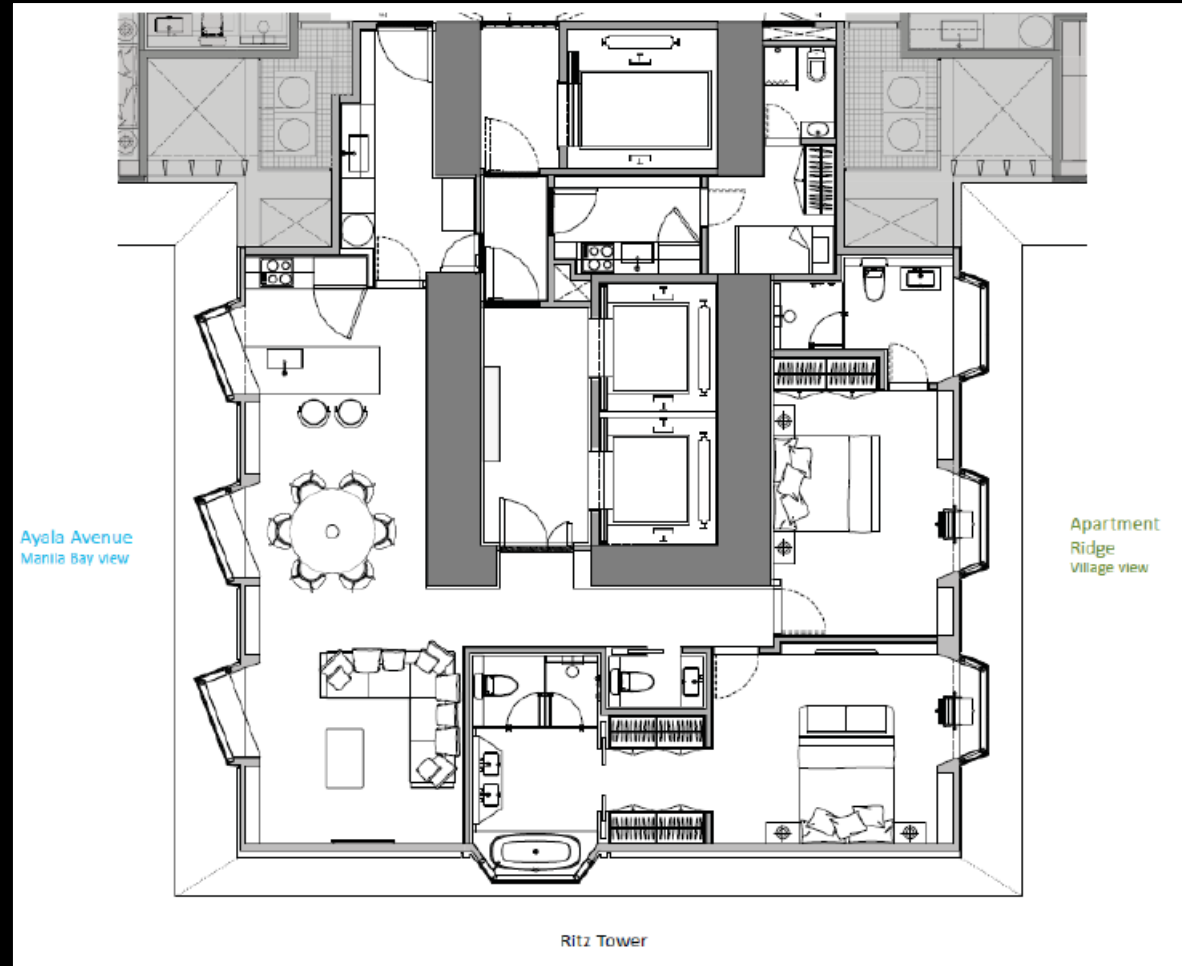
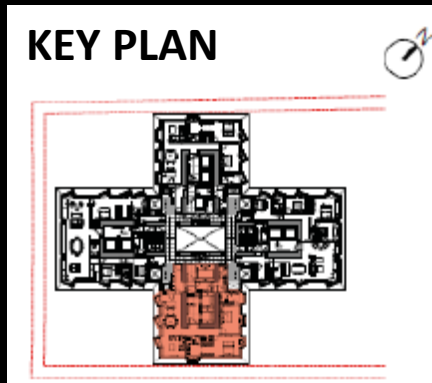
- 3BR Apartment Ridge
Side: approx. 195.08 sqm.



The Masterplan

Residential Units – Low Zone

- 2BR Ritz Side: approx. 151.10 sqm.



The Masterplan

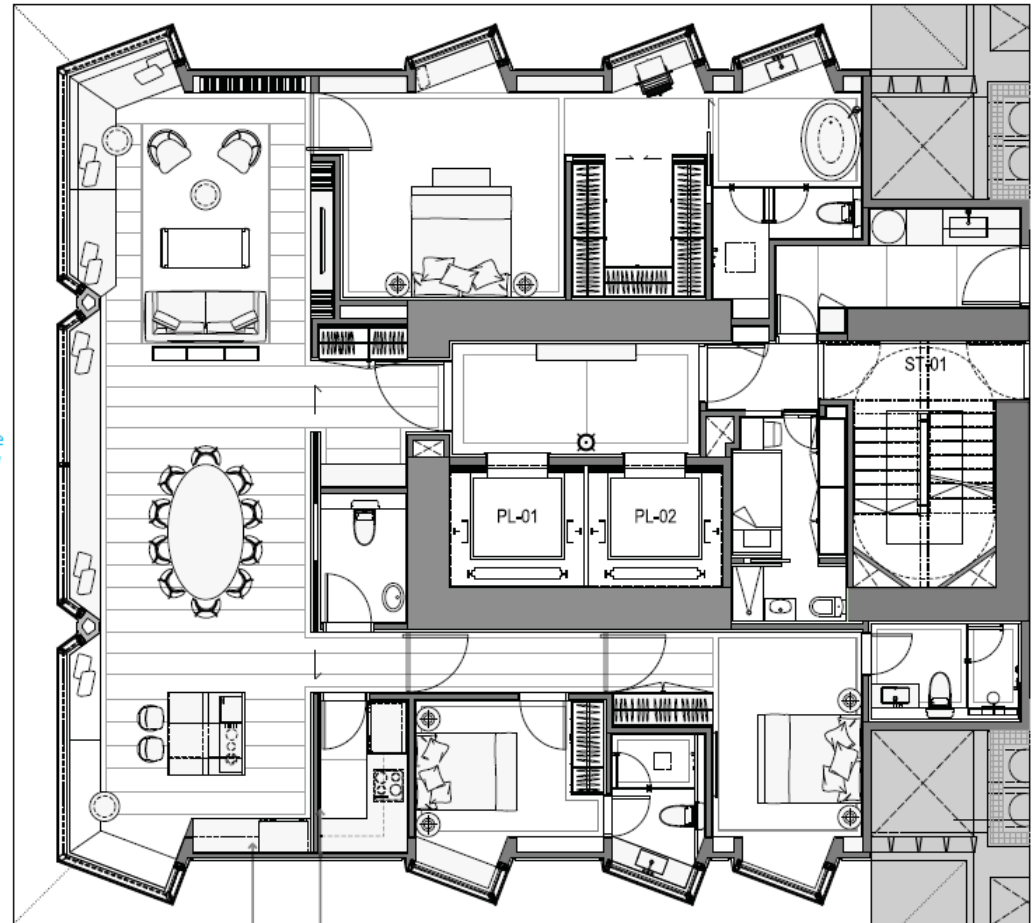
Residential Units – Low

- 3BR Ayala Avenue Side:
approx. 195.08 sqm.

“LIFESTYLE OPTION” - Low Zone 3-Bedroom Flat

Accommodating the wet kitchen within the 'wing' space
195.08 sqm (without lift lobby)

Discovery Primea
West Side
Manila Bay view

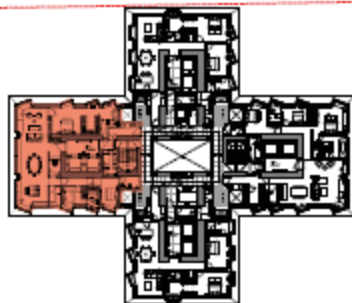


Ayala Avenue
Manila Bay view

Wet Kitchen
Fridge & Storage
Cabinet

Ritz Tower
East Side
Manila Bay view

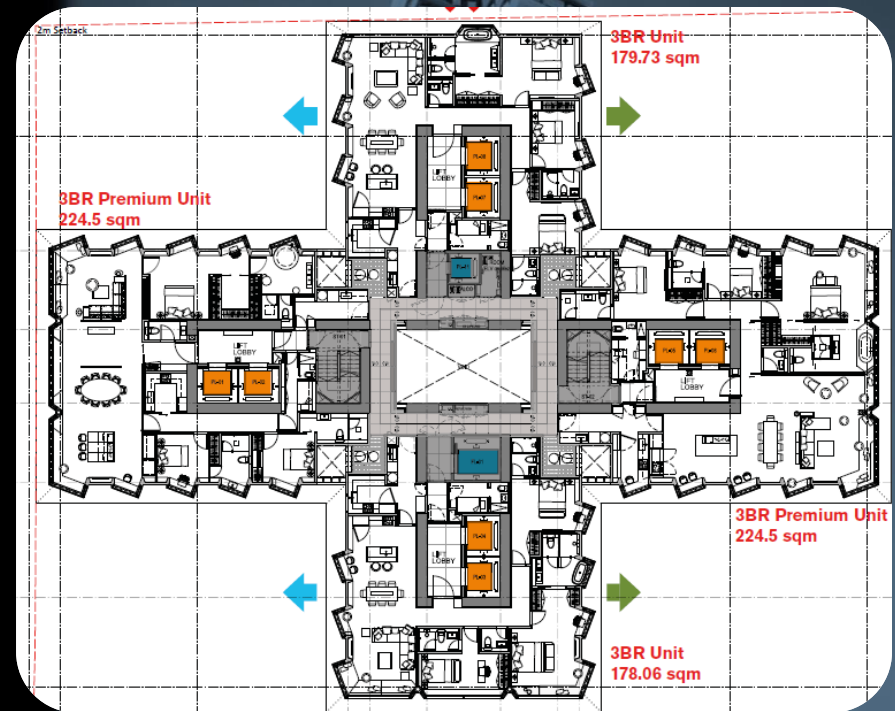
KEY PLAN



The Masterplan

Residential Units –High Zone

- 25th Floor to 55th Floor (27 floors)
- Total of 108 Residential Units
- Parking Allocation
 - 3BR Units: 3 Parking Slots
 - 3BR Premium Units: 4 Parking Slots

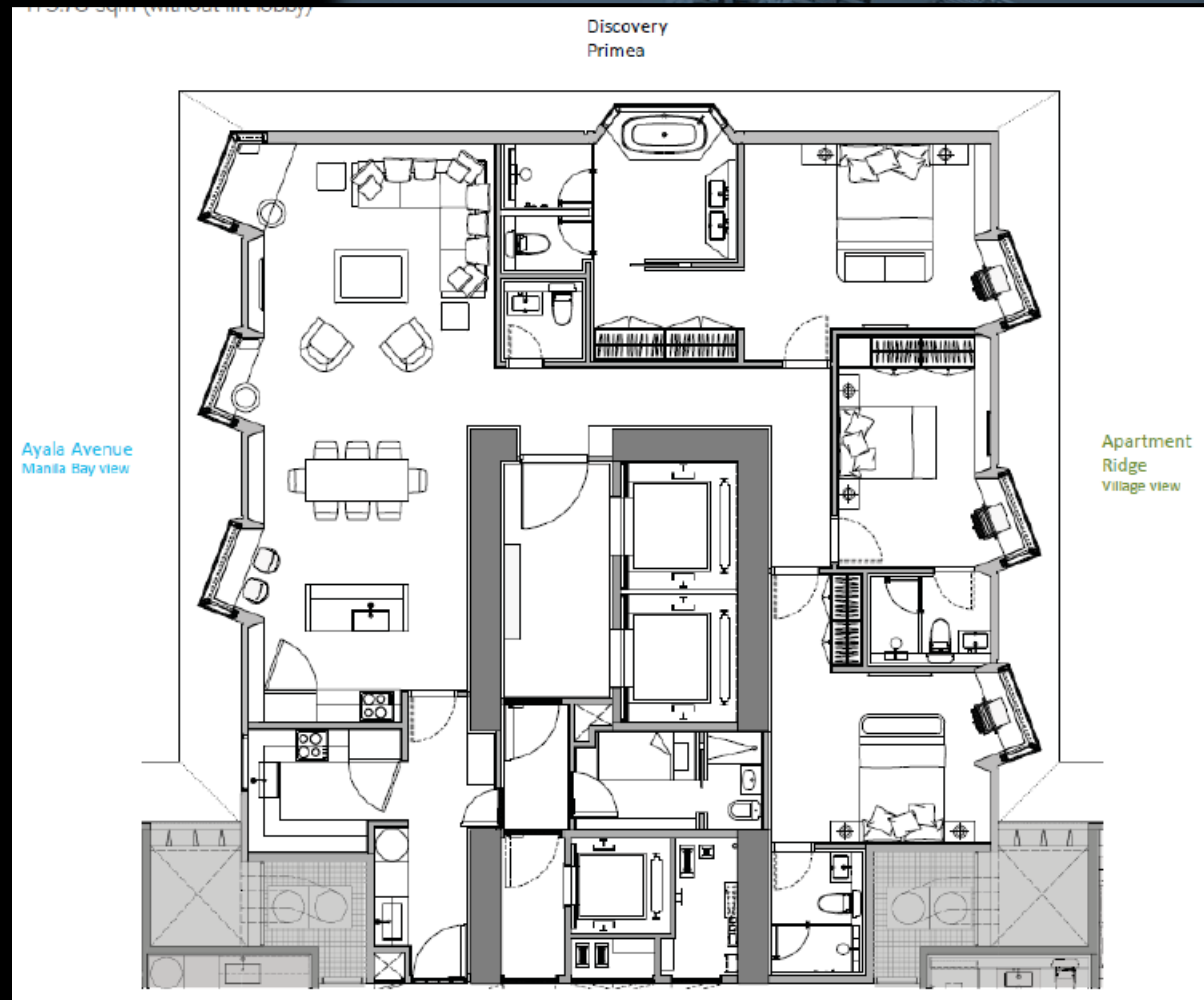
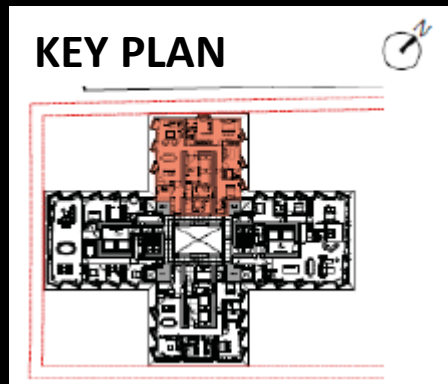


FLOOR LEVEL		A	B	C	D
		PRIMEA SIDE UNIT	APARTMENT RIDGE UNIT	RITZ SIDE UNIT	AYALA SIDE UNIT
HIGH ZONE (27 FLOORS / 108 UNITS)	Unit Type	3 BR	3 BR Premium	3 BR	3 BR Premium
	No. Of Units	27	27	27	27
	W/O LIFT LOBBY (m2)	179.73	224.5	178.06	224.5

The Masterplan

Residential Units – High Zone

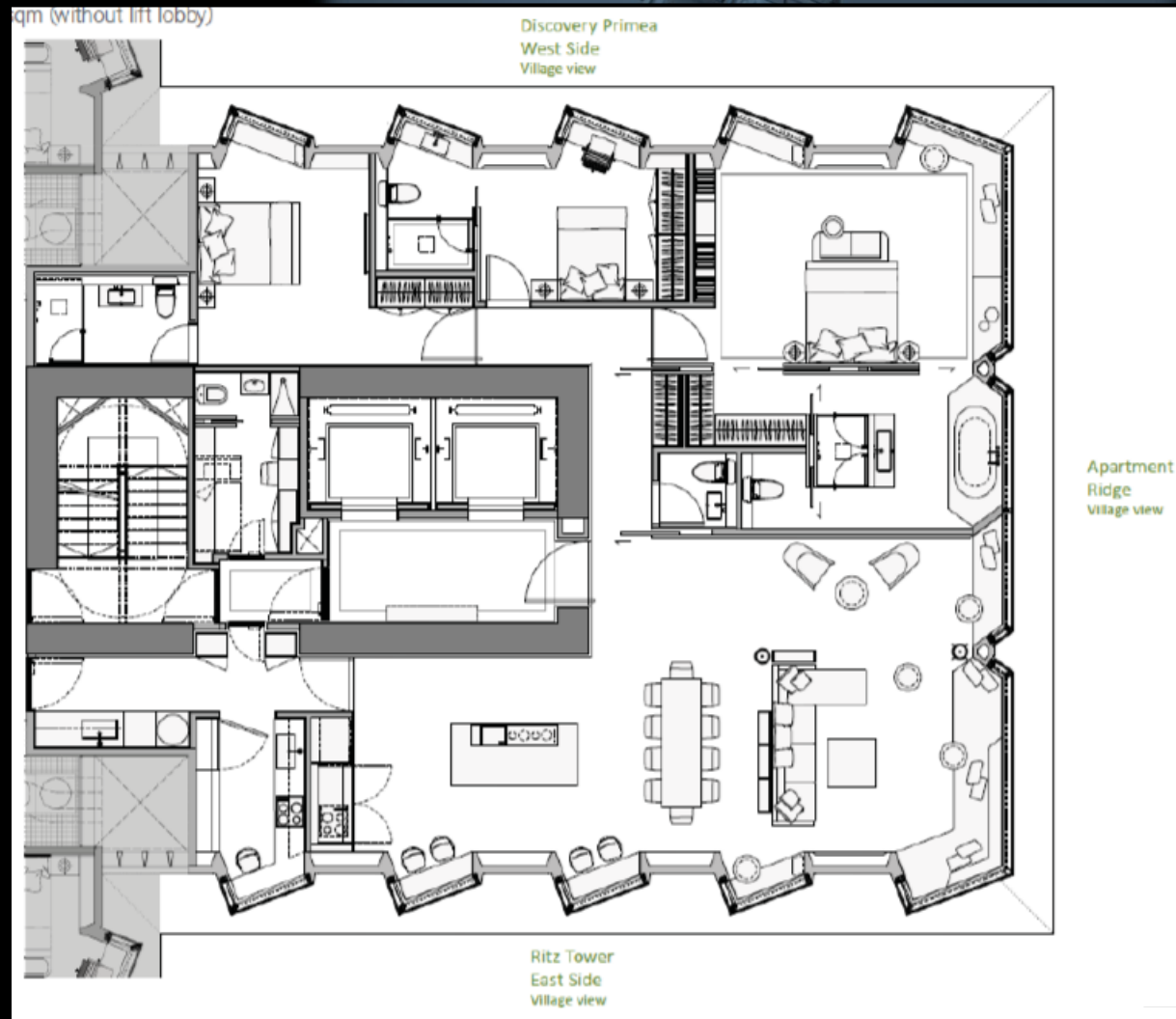
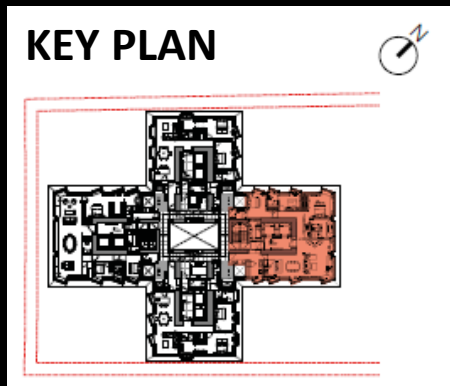
- 3BR Primea Side: approx. 179.73 sqm.



The Masterplan

Residential Units – High Zone

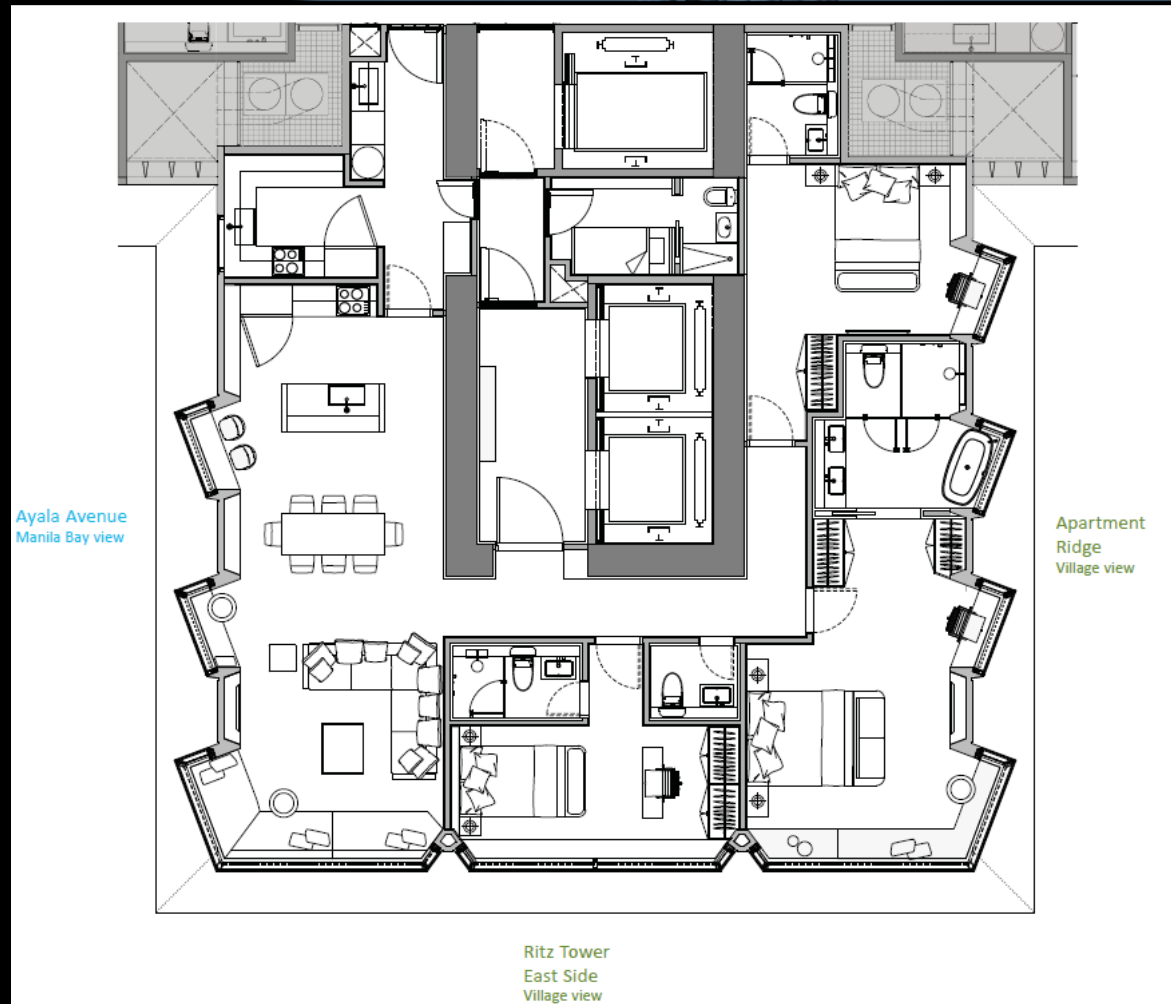
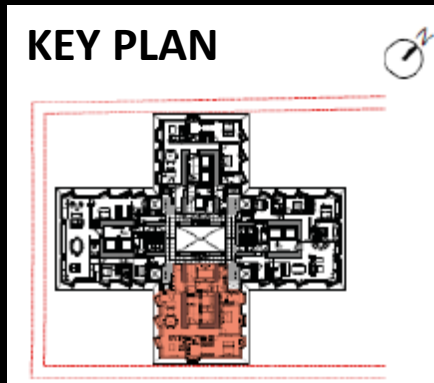
- 3BR Premium Apartment
Ridge Side: approx.
224.50 sqm.



The Masterplan

Residential Units – High Zone

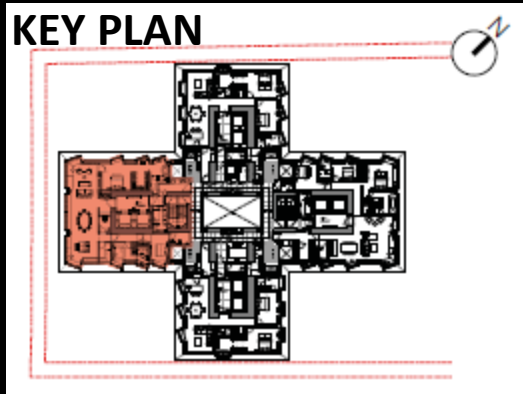
- 3BR Ritz Side: approx. 178.06 sqm.



The Masterplan

Residential Units – High Zone

- 3BR Premium Ayala Avenue Side: approx. 224.50 sqm.

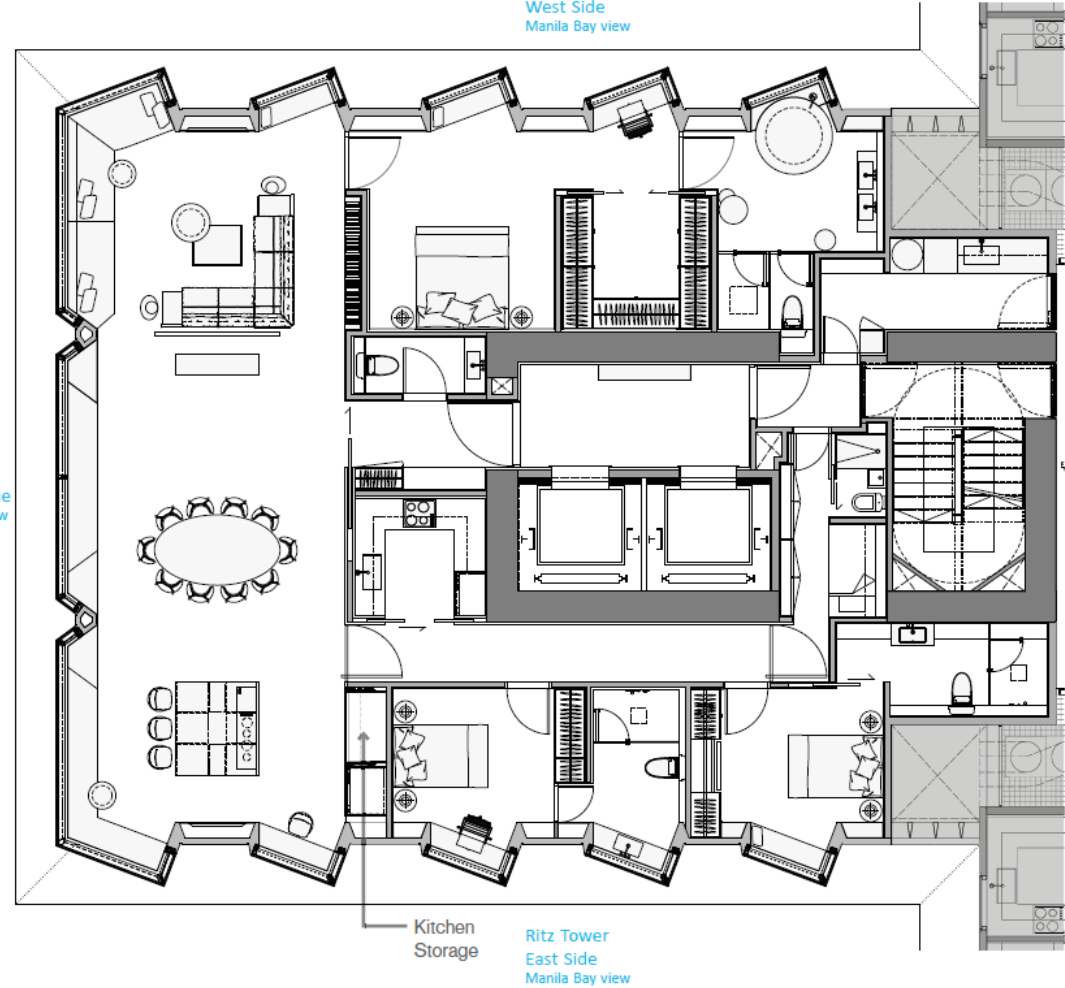


AYALA SIDE - High Zone Premium 3-Bedroom Flat - "LIFESTYLE OPTION"

224.5 sqm (without lift lobby)

Discovery Primea
West Side
Manila Bay view

Ayala Avenue
Manila Bay view



The Masterplan

Residential Units – Penthouse Zone

- 56th Floor to 60th Floor (5 floors)
- Total of 8 Residential Units
- Parking Allocation
 - Sub Penthouse Units: 4 Parking Slots
 - Super Penthouse Units: 6 Parking Slots

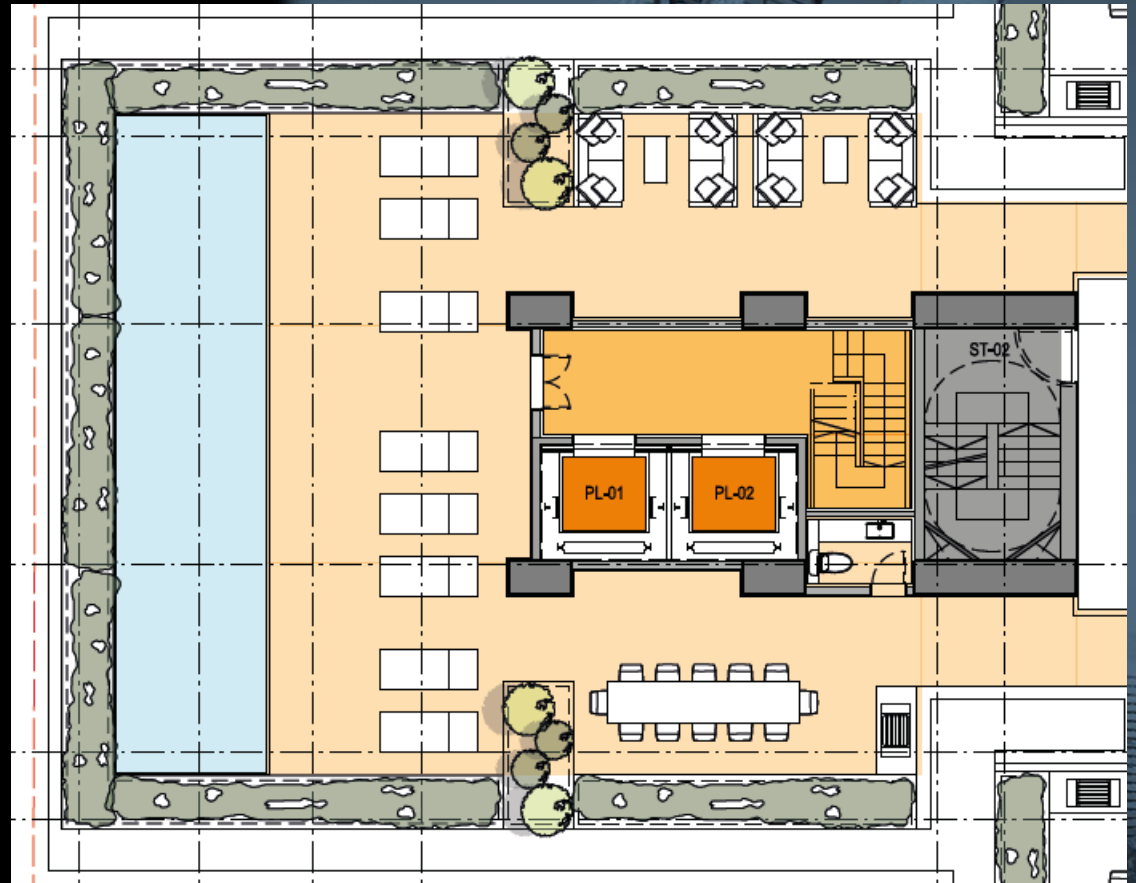


FLOOR LEVEL		A	B	C	D
		PRIMEA SIDE UNIT	URDANETA SIDE UNIT	RITZ SIDE UNIT	AYALA SIDE UNIT
SUB PENTHOUSE	W/O LIFT LOBBY (m2)	381.17	465.21	375.12	465.21
SUPER PENTHOUSE	W/O LIFT LOBBY (m2)	610.81	758.37	624.69	758.76

The Masterplan

Residential Units – Penthouse Zone

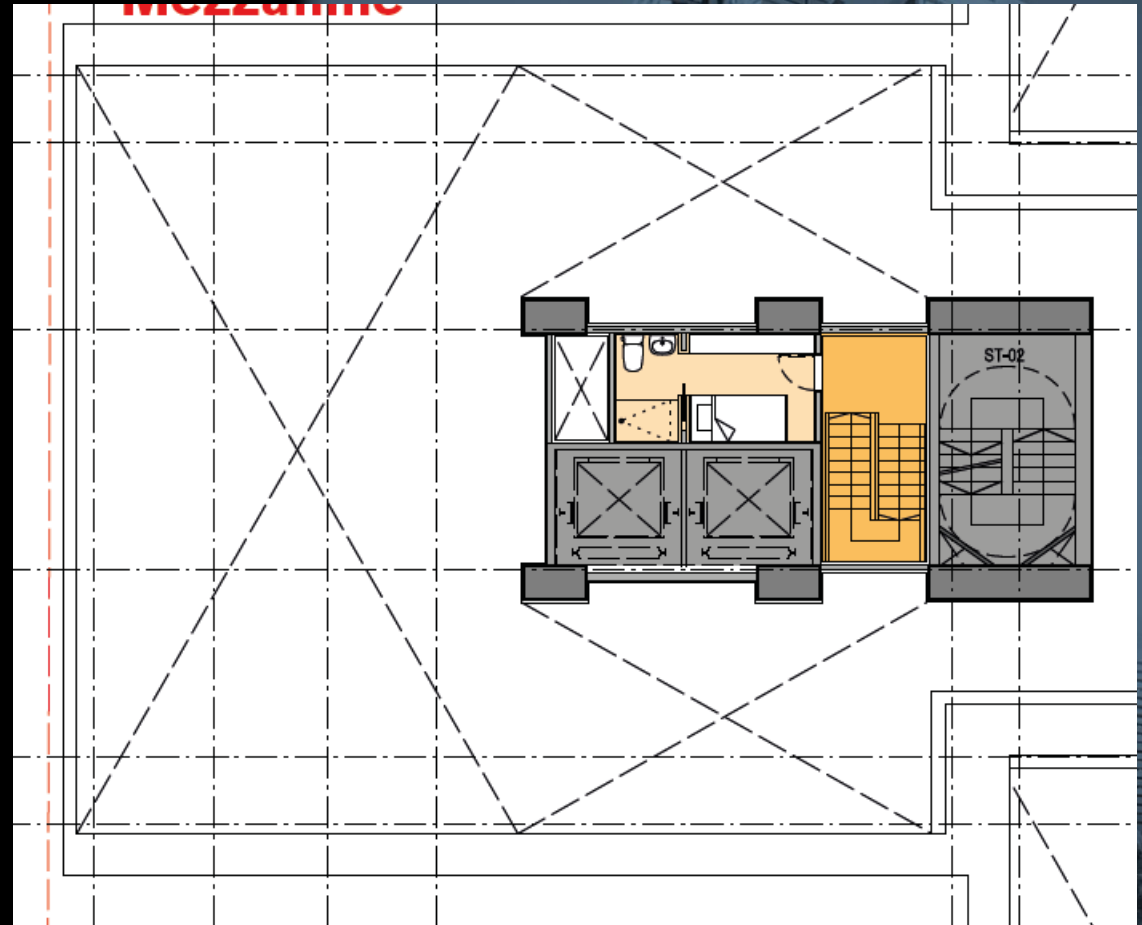
- Sub-Penthouse Units (56th Floor Garden Level)



The Masterplan

Residential Units – Penthouse Zone

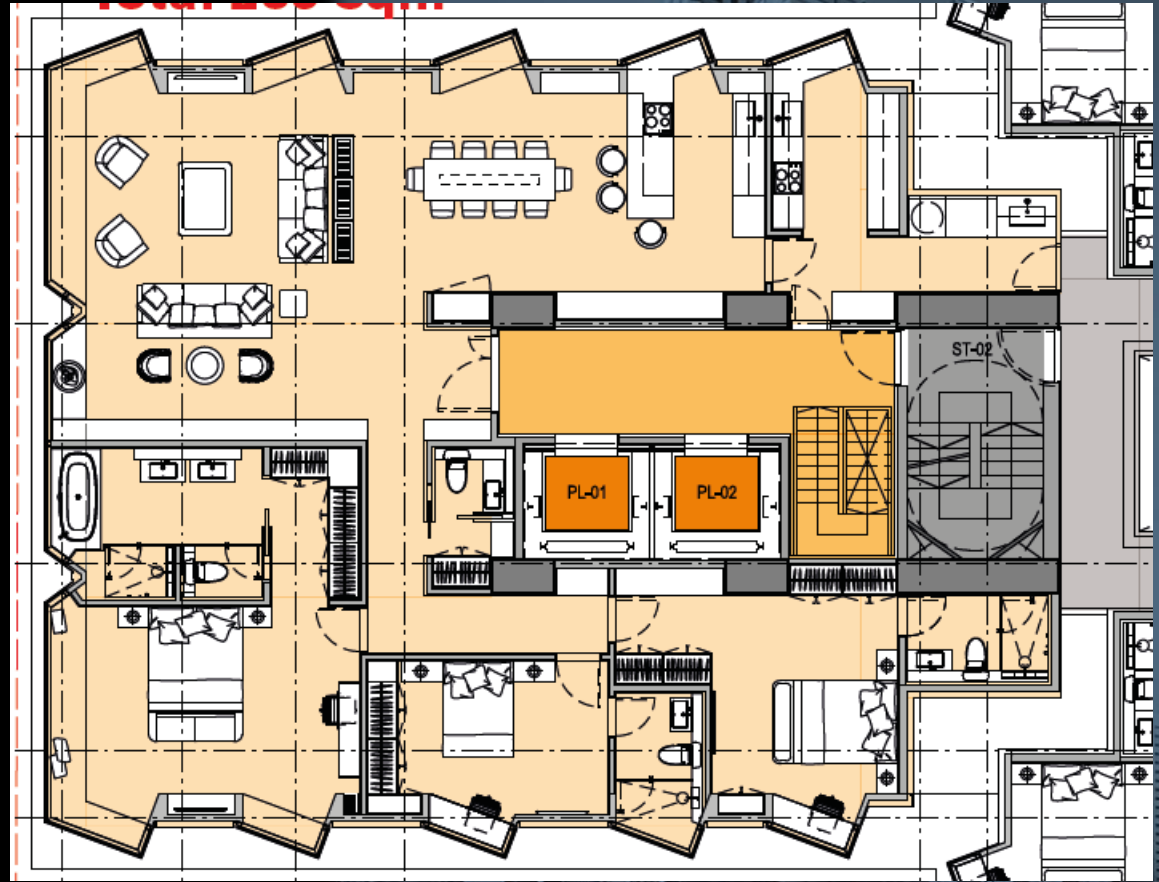
- Sub-Penthouse Units
(Mezzanine Level)



The Masterplan

Residential Units – Penthouse Zone

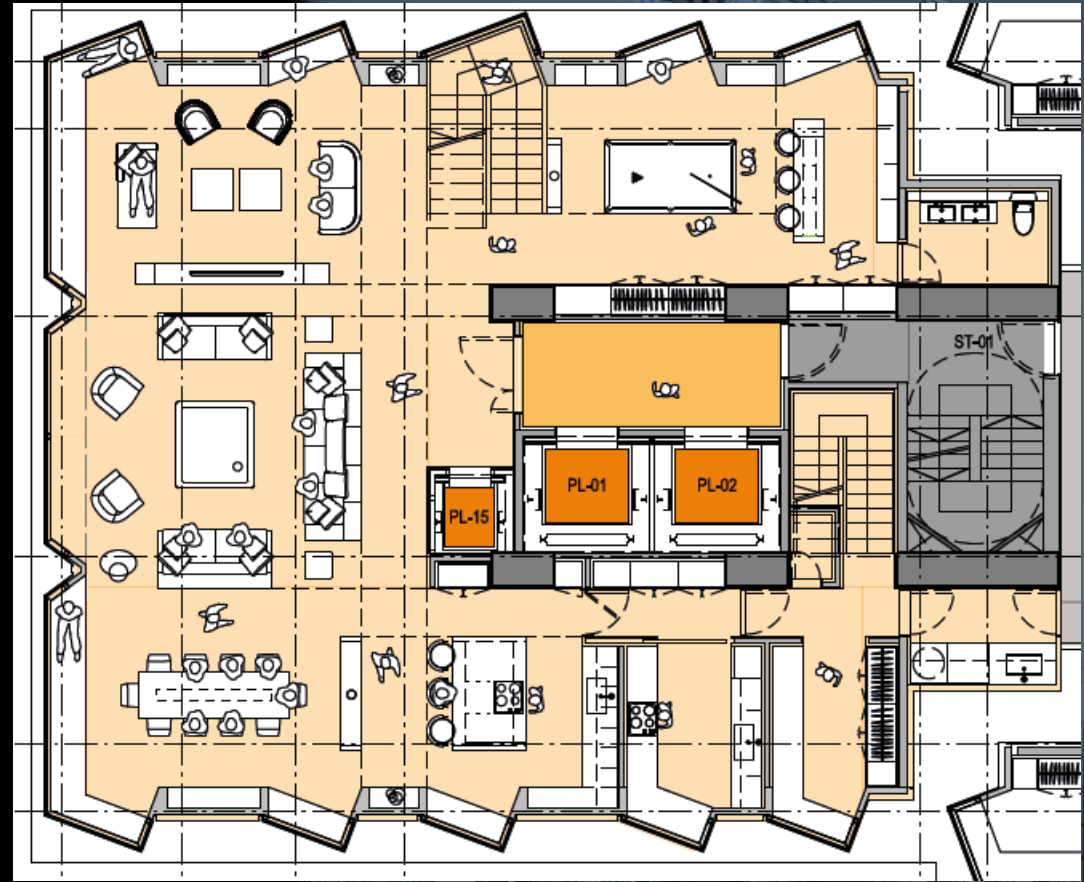
- Sub-Penthouse Units
(57th Floor Main Level)



The Masterplan

Residential Units – Penthouse Zone

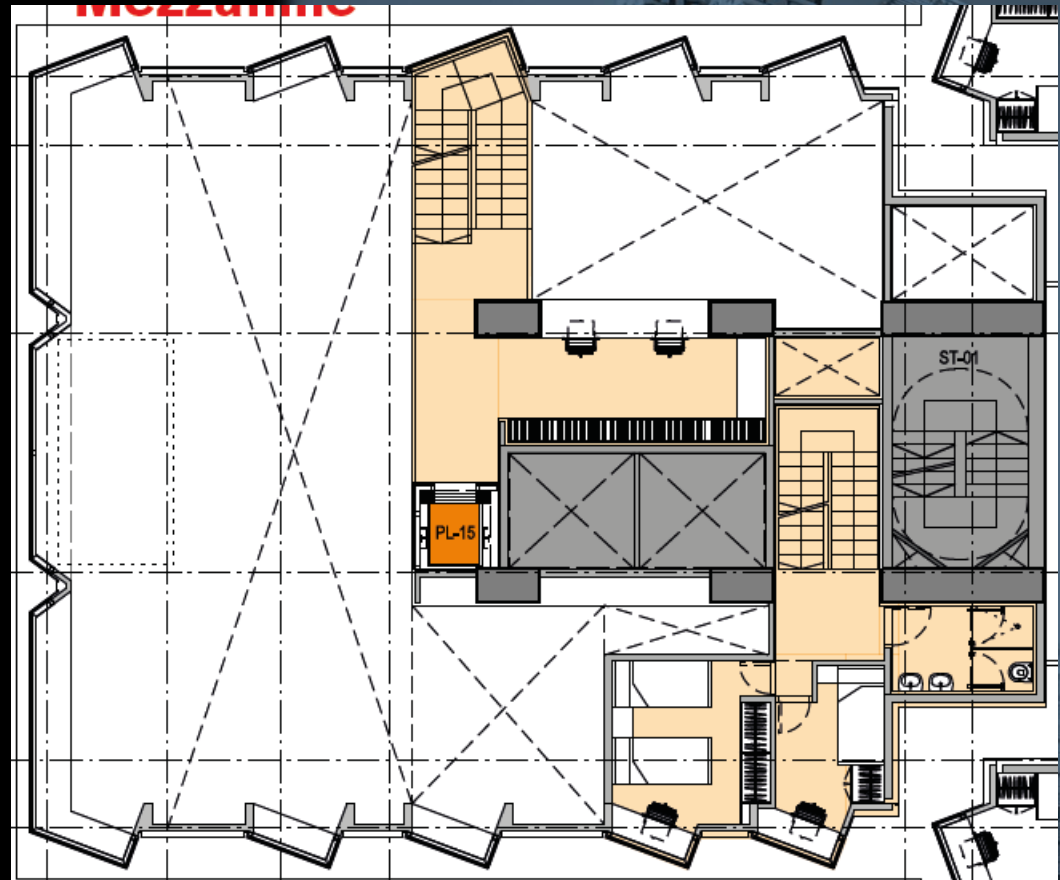
- Super Penthouse Units
(58th Floor Lower Level)



The Masterplan

Residential Units – Penthouse Zone

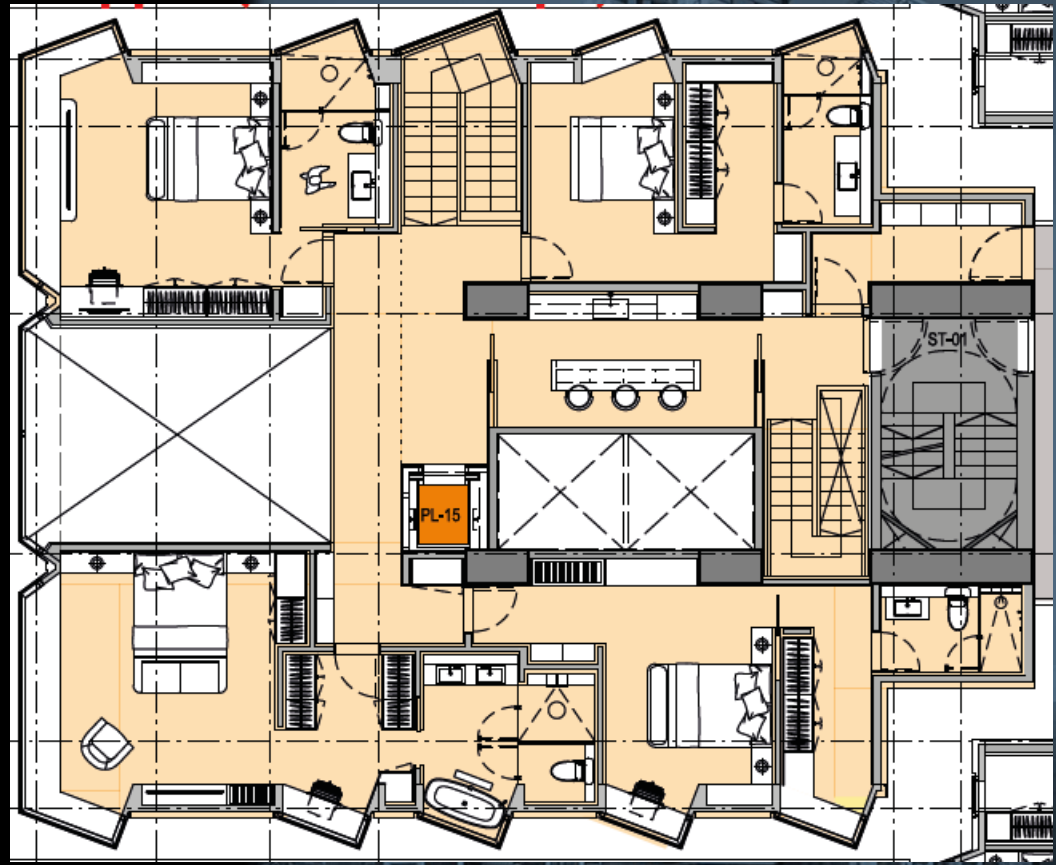
- Super Penthouse Units
(Mezzanine Level)



The Masterplan

Residential Units – Penthouse Zone

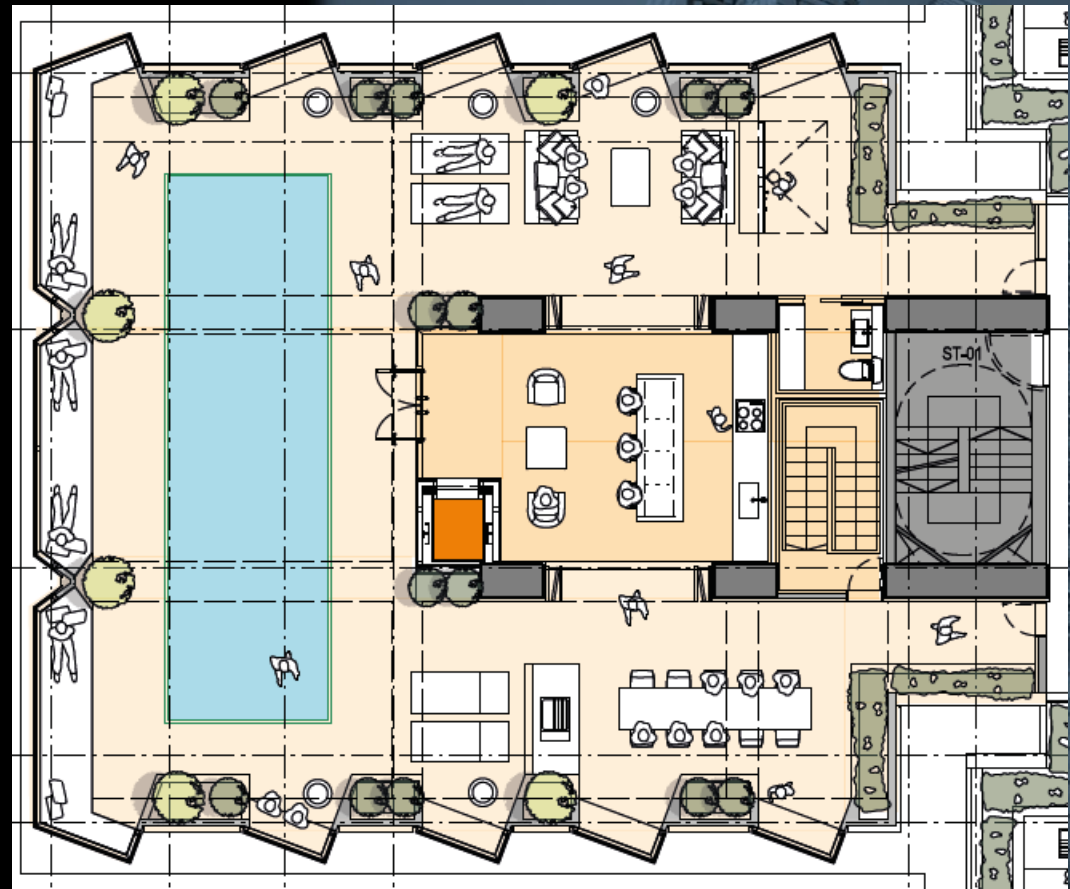
- Super Penthouse Units
(59th Floor Upper Level)



The Masterplan

Residential Units – Penthouse Zone

- Super Penthouse Units
(60th Floor Garden Level)



The Masterplan

Amenities

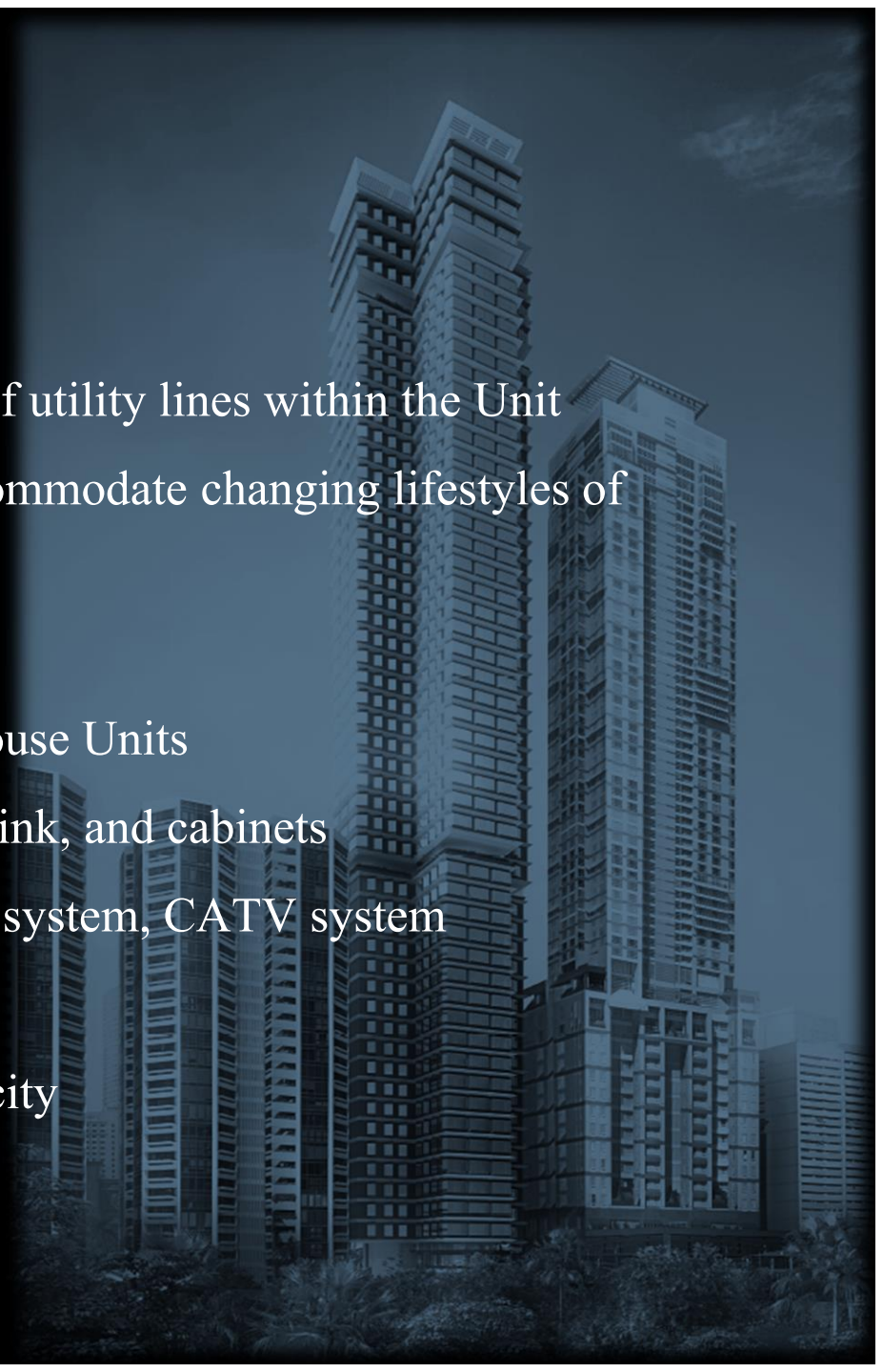
- Gym with private treatment rooms
- Business Center
- Sky Garden
- Outdoor children's playground
- Wine cellar and tasting room
- Swimming Pool



The Masterplan

Basic Unit Features

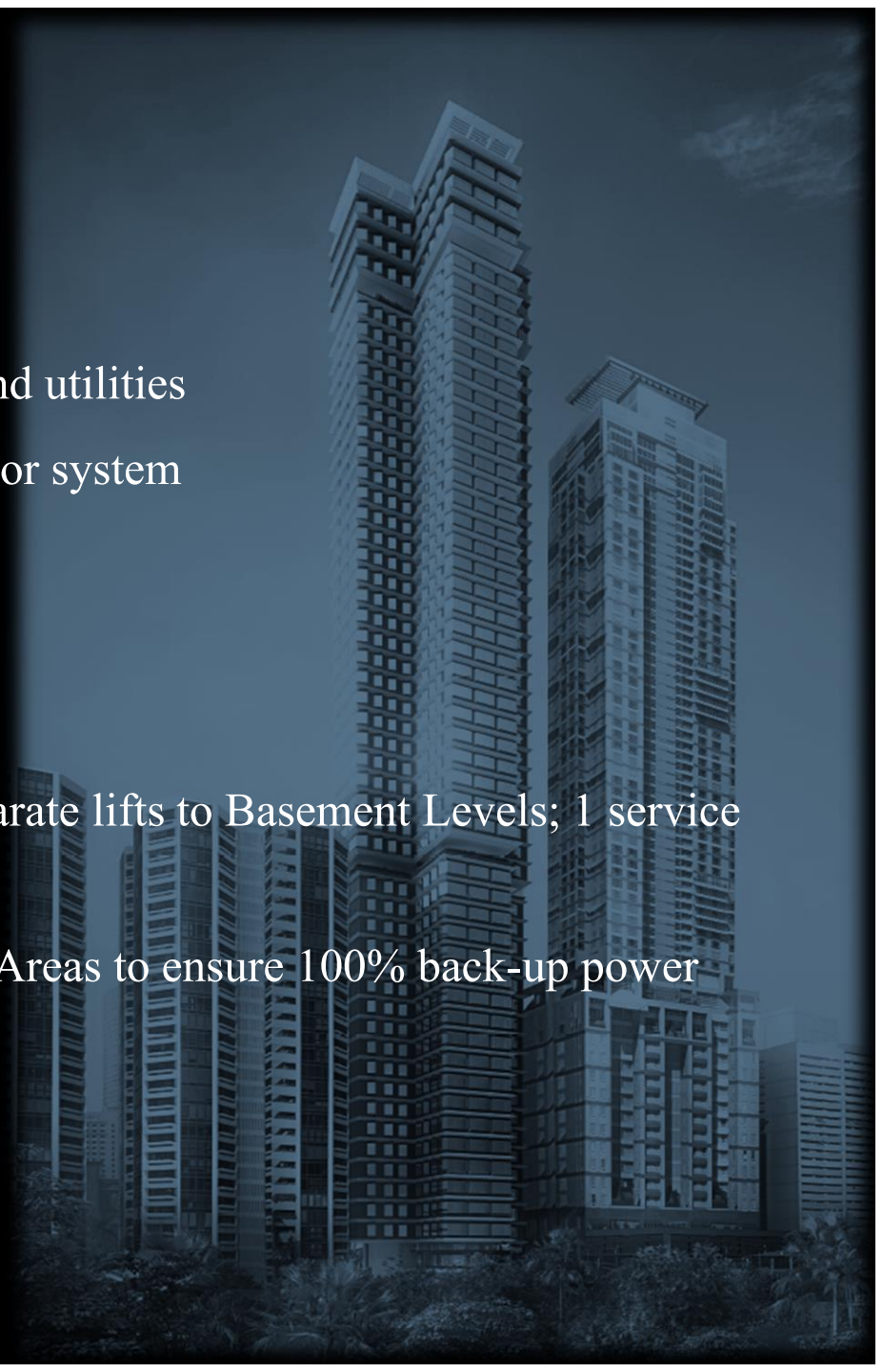
- Double slab that allows reconfiguration of utility lines within the Unit
- Column-free spaces for flexibility to accommodate changing lifestyles of Owners
- Inhabited angled bay windows
- Private roof deck amenities for all Penthouse Units
- Kitchen system inclusive of rangehood, sink, and cabinets
- Provision for 2 telephone lines, Intercom system, CATV system
- Air-conditioning units
- Individual metering for water and electricity
- Panic Button



The Masterplan

Building Features

- Six basement levels for parking, storage, and utilities
- Fully automatic sprinkler and smoke detector system
- Water reservoir and separate fire reserves
- Administration office and mail room
- Centralized sanitary disposal system
- 8 large-capacity, high speed lifts and 2 separate lifts to Basement Levels; 1 service lift; 1 fireman's lift
- Standby-generator for Units and Common Areas to ensure 100% back-up power
- Garbage room on each floor
- Helipad for emergencies
- Low maintenance exterior finishes



The Masterplan

Sustainability Features

- Deep horizontal fins that allow natural ventilation and shade
- Water-saving as it uses recycled greywater from rainfall for 100% of landscape irrigation
- Highly-efficient toilet fixtures reduces potable water use by at least 40%
- Highly-integrated design that resulted to an optimal energy performance with at least 20% energy savings using highly-efficient AC system, high-performance glass for a well-insulated building envelope, and energy-efficient lighting
- Green spaces for at least 30% of the site area despite the location restrictions to help restore biodiversity
- Healthy indoor environment with an abundant supply of fresh air and accessibility of air-conditioning and lighting control

