



THE
VELARIS
RESIDENCES





ABOUT THE DEVELOPER



RHK LAND CORPORATION

*a joint venture of Hongkong Land
and Robinsons Land*

ABOUT THE DEVELOPER

RHK LAND CORPORATION

A powerhouse collaboration

The Velaris Residences emerges in Philippine real estate as the pilot project of RHK Land Corporation, a joint venture of international property development leader Hongkong Land and local real estate giant Robinsons Land.

A noteworthy collaboration, RHK Land bridges local expertise and international award-winning design to create a true masterpiece. The grandeur of The Velaris Residences is the first in a decidedly sustained showcase of the two companies' shared vision and experience.

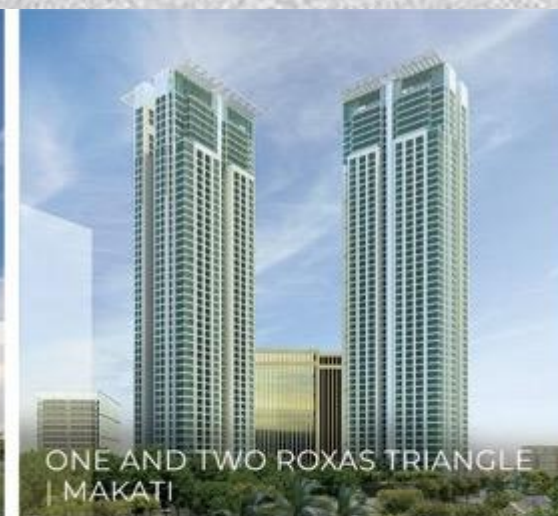


RHK LAND CORPORATION

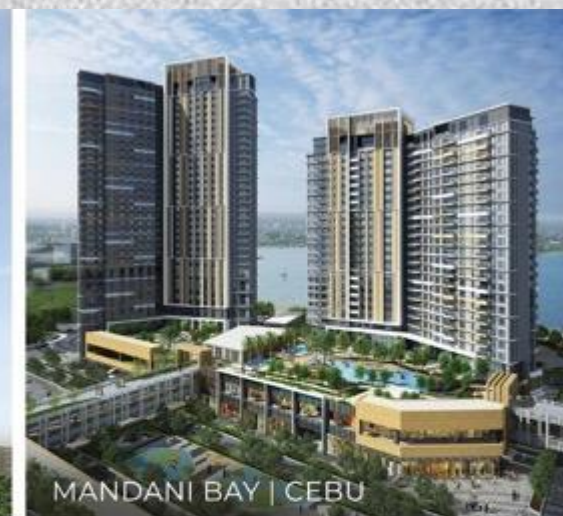
A POWERHOUSE PARTNERSHIP



MARINA BAY FINANCIAL CENTER
| SINGAPORE



ONE AND TWO ROXAS TRIANGLE
| MAKATI



MANDANI BAY | CEBU



THE SAPPHIRE BLOC | PASIG



THE RESIDENCES AT WESTIN MANILA
SONATA PLACE | MANDALUYONG



MARGARET VILLE
| SINGAPORE



CENTRAL PORTFOLIO | HONGKONG



THE ESSE SUKHUMVIT 36
| BANGKOK



SIGNA DESIGNER RESIDENCES | MAKATI



AMISA PRIVATE RESIDENCES | CEBU



PARKVILLE | SHANGHAI



ANANDAMAYA RESIDENCES
| JAKARTA



THE MARQ | HO CHI MINH



CIRRUS | PASIG



THE MAGNOLIA RESIDENCES
QUEZON CITY



THE GALLERIA RESIDENCES | CEBU



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ABOUT THE DEVELOPER

Hongkong Land

Hongkong Land is a listed leading property investment, management and development group. The Group owns and manages more than 850,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore and Beijing. The Group also has a number of high quality residential, commercial, and mixed-use projects under development in cities across Greater China and Southeast Asia. In Singapore, its subsidiary, MCL Land, is a well-established residential developer. Hongkong Land Holdings Limited is incorporated in Bermuda and has a standard listing on the London Stock Exchange, with secondary listings in Bermuda and Singapore. The Group's assets and investments are managed from Hong Kong by Hongkong Land Limited. Hongkong Land is a member of the Jardine Matheson Group.



THE SAPPHIRE BLOC | PASIG



THE RESIDENCES AT WESTIN MANILA
SONATA PLACE | MANDALUYONG

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SIGNA DESIGNER RESIDENCES | MAKATI



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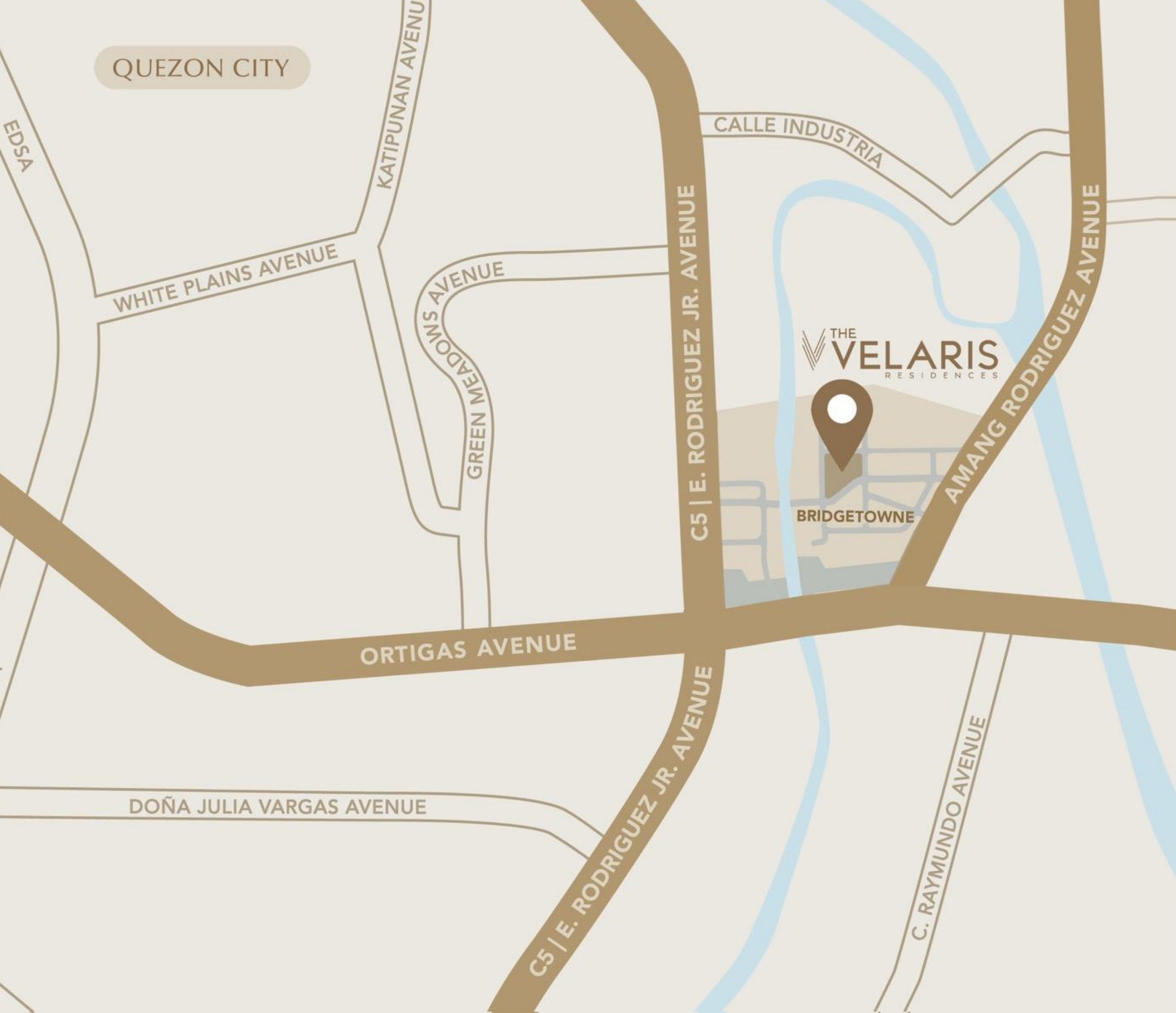
Robinsons Land Corporation

Robinsons Land Corporation (RLC) is one of the leading real estate companies in the Philippines and a member of one of the country's largest conglomerates—JG Summit Holdings, Inc. RLC has a widespread portfolio that includes office buildings, full-service shopping malls, and varied class hotels across the Philippines.

With close to three decades of experience in property development, RLC has grown into an industry leader that builds innovative and exceptional lifestyle spaces.



LOCATION AND ACCESSIBILITY



QUEZON CITY

LOCATION
AND ACCESSIBILITY

Vicinity Map

Sitting right at NCR's most progressive growth corridor, Bridgetowne is strategically located at the center of Metro Manila. It has three access points connecting it to three major thoroughfares – C5 Road, Ortigas Avenue and Amang Rodriguez Avenue. C5 Road gives easy access to the central business districts of Ortigas Center and Bonifacio Global City. It also enables a straightforward drive to Ninoy Aquino International Airport.

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Key Landmarks



9

Residential
Communities



12

Commercial
Centers



11

Schools



4

Hospitals



4

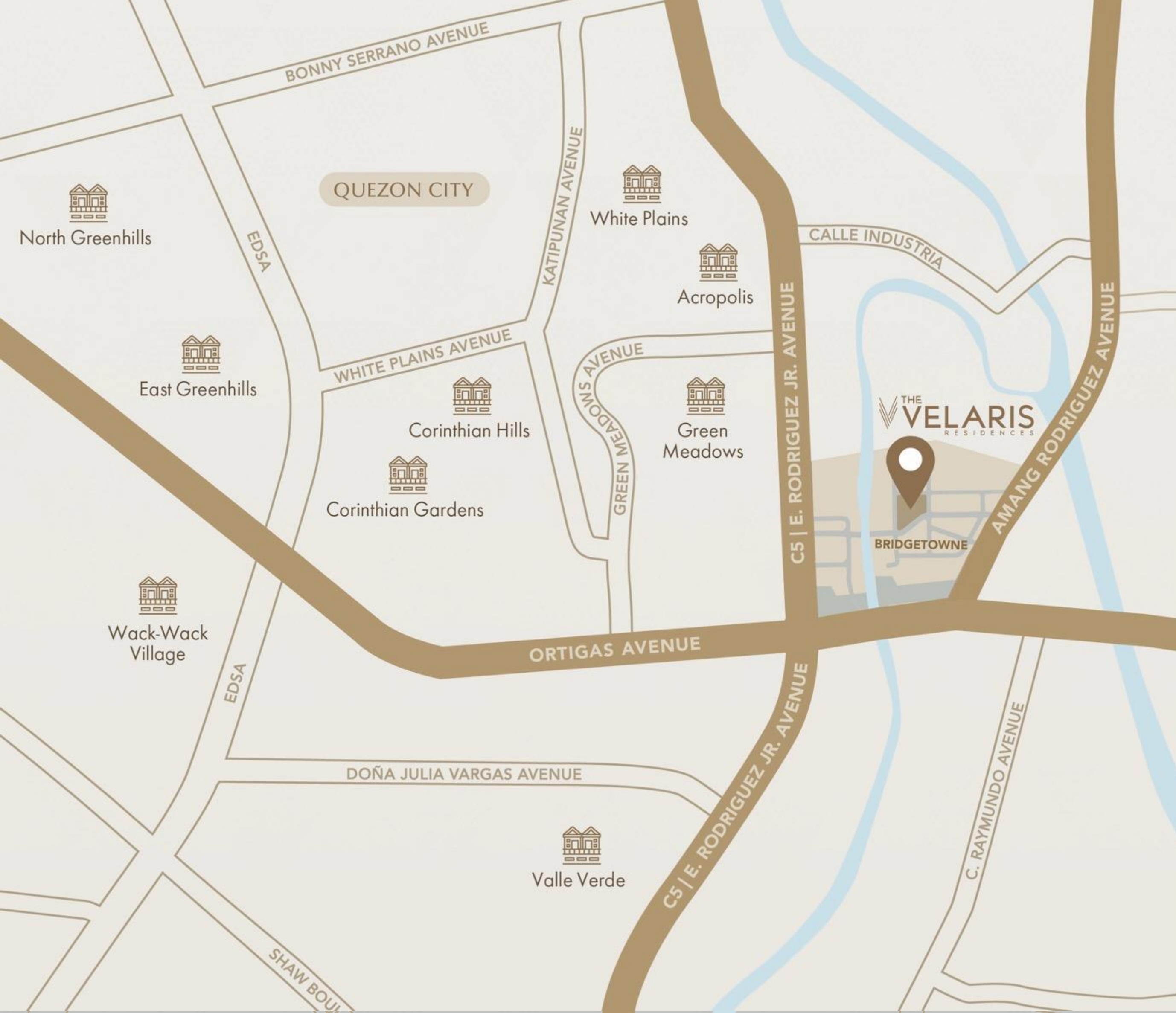
Places of Worship



4

Central
Business
Districts

LOCATION
AND ACCESSIBILITY



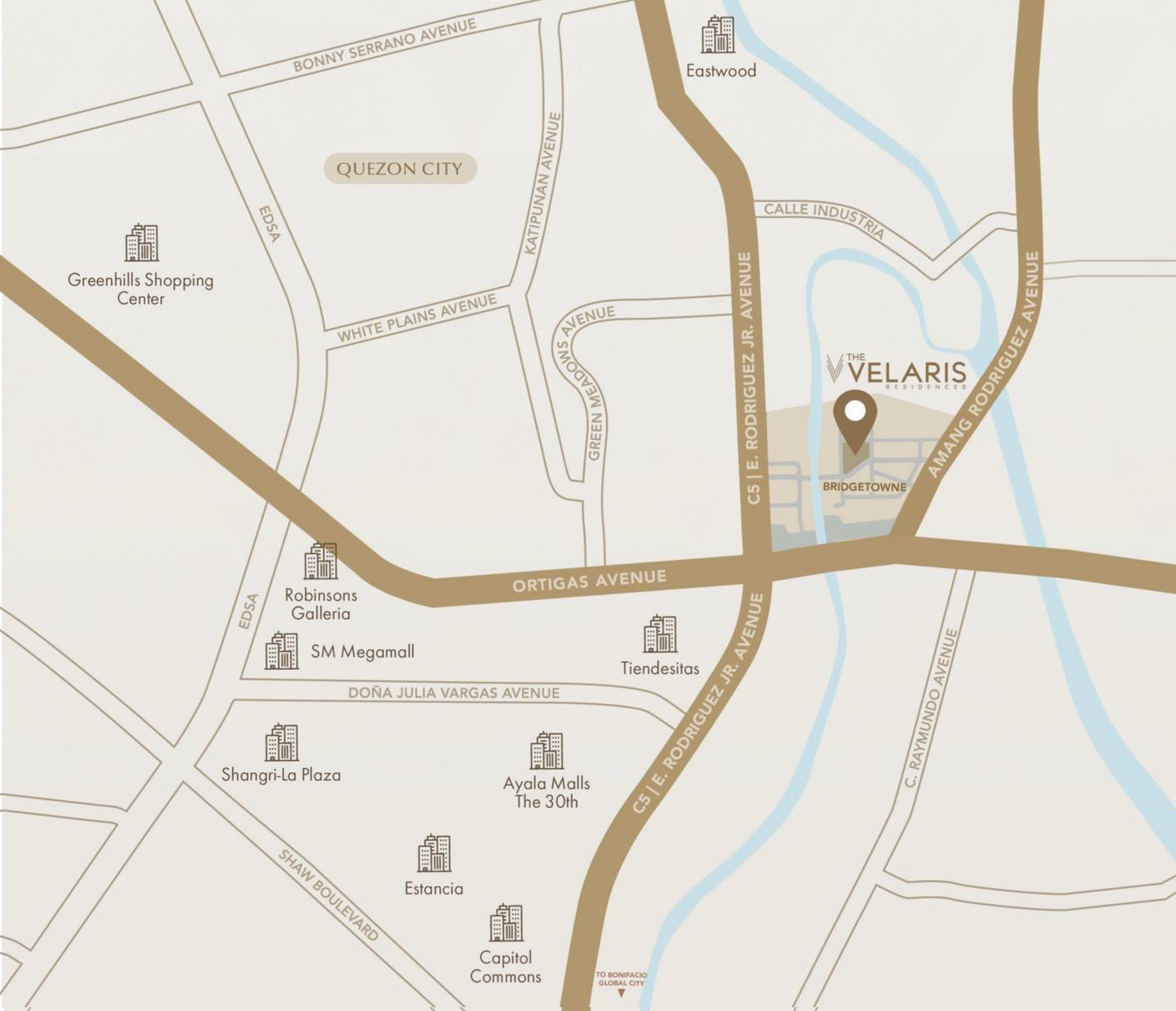
Nearby Landmarks

Residential Communities

- Green Meadows
- Valle Verde 1-6
- Corinthian Gardens
- Corinthian Hills
- Acropolis
- White Plains
- Wack-Wack Village
- North Greenhills
- East Greenhills

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LOCATION AND ACCESSIBILITY

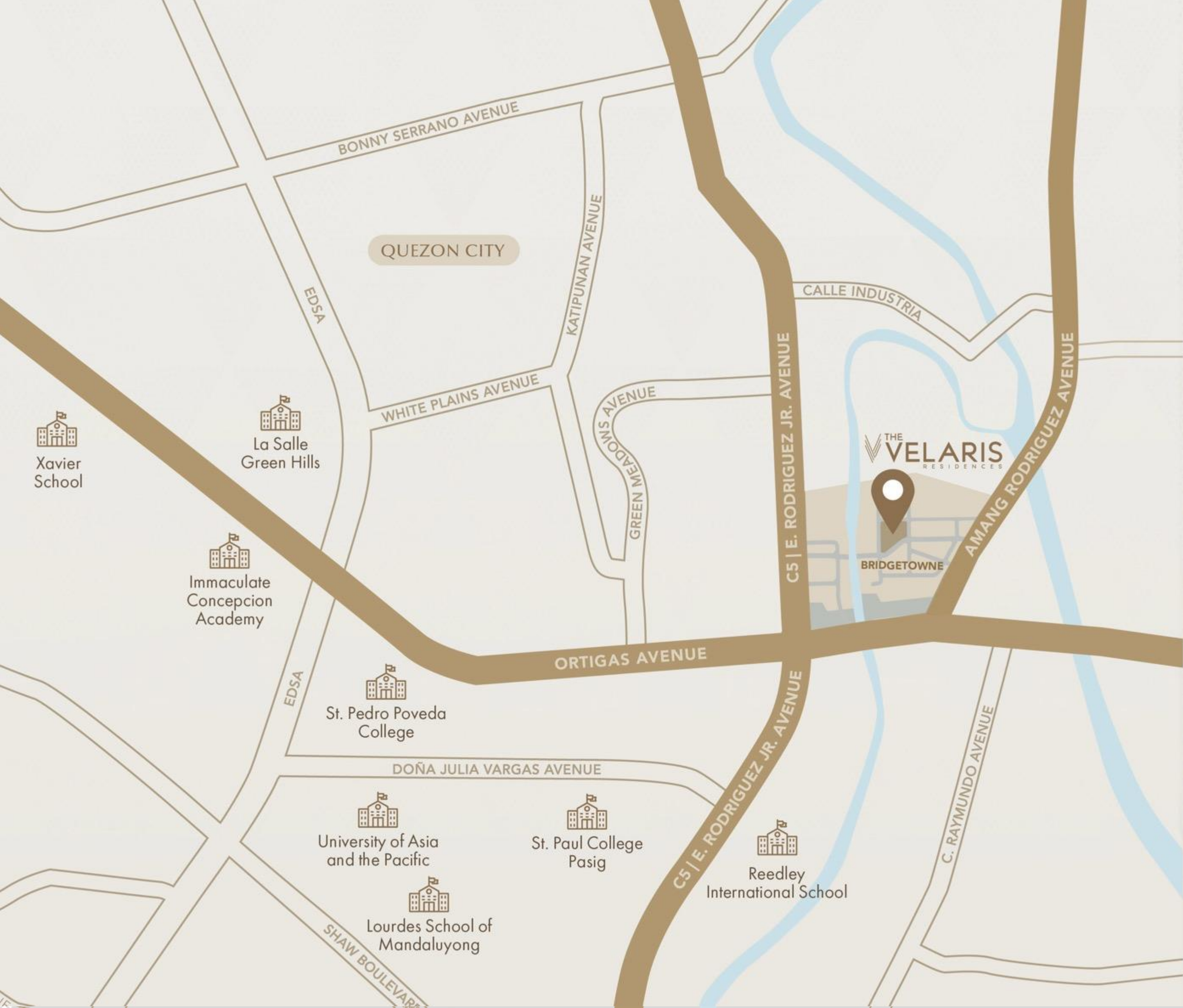
Nearby Landmarks

Commercial Centers

Parklinks	900 m
Tiendesitas	1.3 km
Eastwood City	1.9 km
Arcovia City	1.9 km
Robinsons Galleria	3.0 km
The Grove by Rockwell	3.2 km
Ayala Malls The 30 th	3.2 km
SM Megamall	4. km
Estancia	5. km
Capitol Commons	3.5 km
Shangri-La Plaza	4.4 km
Greenhills Shopping Center	4.8 km

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LOCATION
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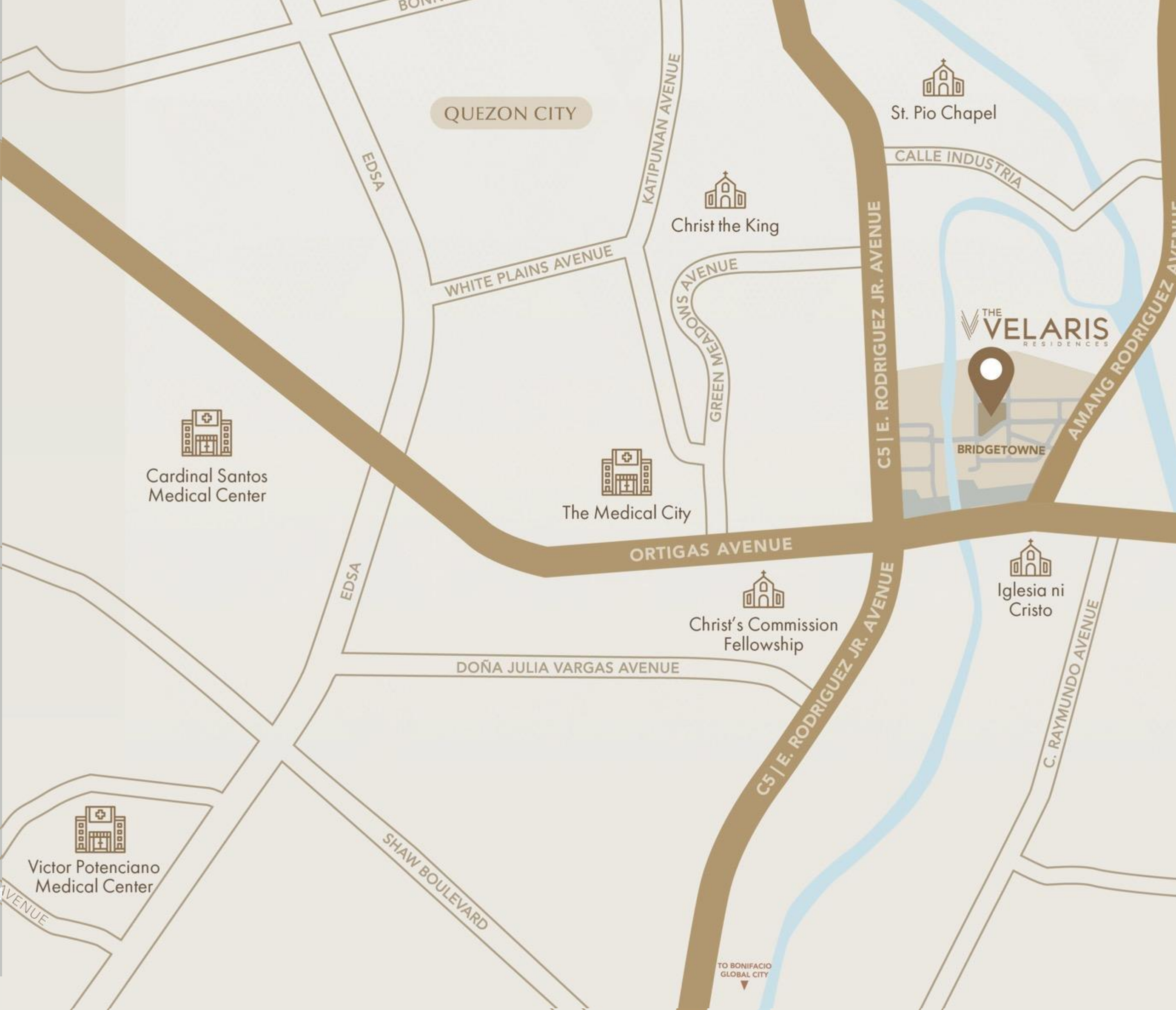
Nearby Landmarks

Schools

Ateneo De Manila University	6.0 km
Miriam College	6.6 km
University of the Philippines	11.0 km
University of Asia and the Pacific	3.7 km
La Salle Greenhills	4.4 km
St. Pedro Poveda College	3.4 km
Xavier School	6.6 km
Immaculate Concepcion Academy.	6.4 km
St. Paul College Pasig.	3.0 km
Lourdes School of Mandaluyong	3.8 km
Reedley International School	1.8 km

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LOCATION AND ACCESSIBILITY

Nearby Landmarks

Hospitals

Cardinal Santos Medical Center.	1.5 km
The Medical City	4.8 km
Victor Potenciano Medical Center.	5.1 km
St. Luke's Medical Center Global City	7.1 km

Places of Worship

St. Pio Chapel	1.8 km
Christ the King	2.0 km
Iglesia ni Cristo	250 m
Christ's Commission Fellowship	1.0 km

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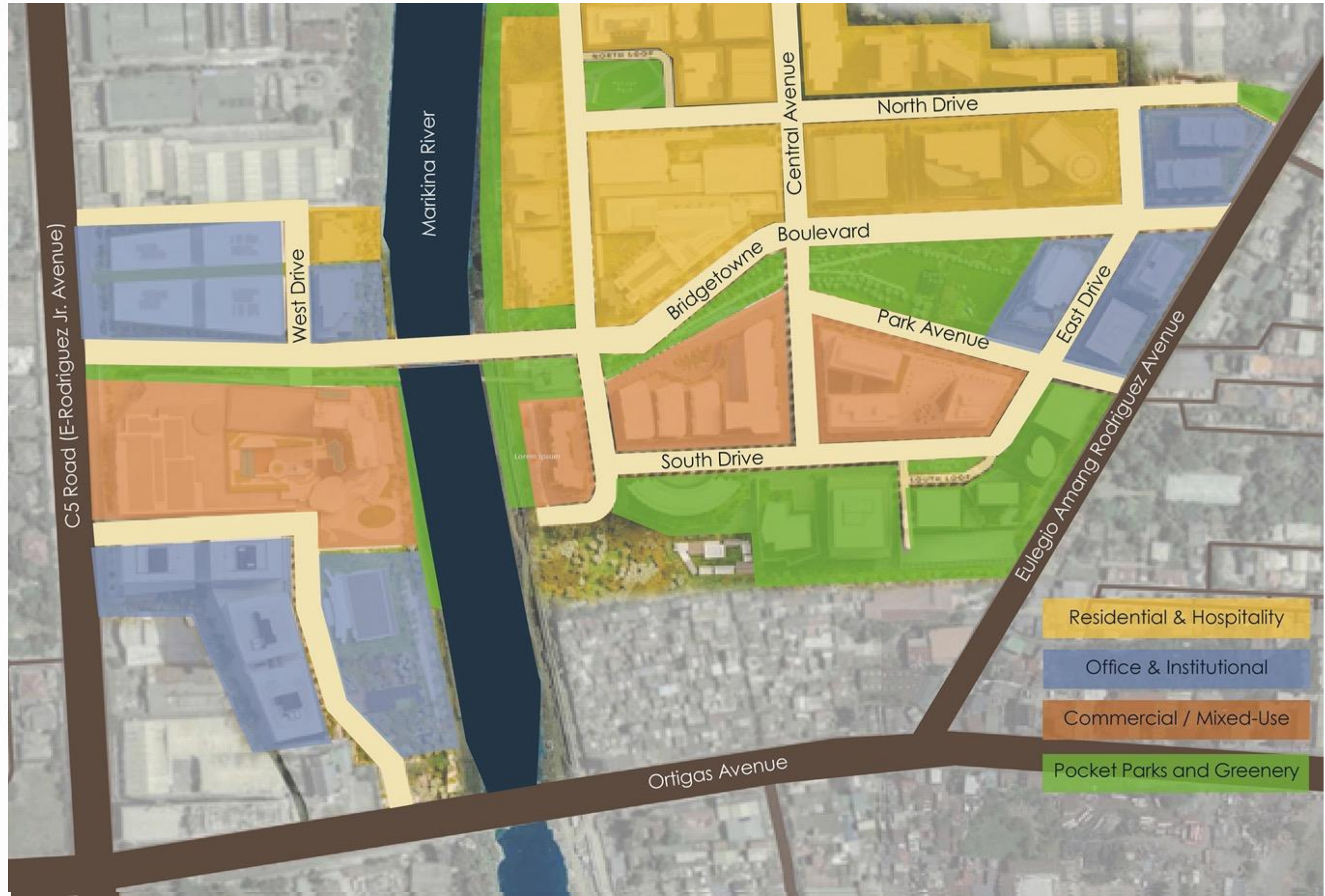


BRIDGETOWNE

AN EXPERTLY-PLANNED DESTINATION ESTATE

BRIDGETOWNE

Land Use and Zoning



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BRIDGETOWNE

The Velaris Residences is built on a prime spot in Bridgetowne, an emerging destination estate that straddles the progressive cities of Pasig City and Quezon City. Within Bridgetowne, one will find a constellation of office buildings, commercial centers, residential towers, hotels, schools, and medical institutions, making the district a win for mixed-use urban planning.

Bridgetowne is divided into two zones - Bridgetowne West covers approximately 9 hectares and it is where offices and commercial spaces will be located. Bridgetowne East, the residential zone where The Velaris Residences will rise, spans approximately 23 hectares.

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Opus Mall

- Gross Floor Area: 154,000 sq. m.
- Food Hall: 5,000 sq. m.
- Retail Floors: 5
- Parking Floors: 5

This is Robinsons Land Corporation's first-ever premier shopping center. A commercial masterpiece that combines local and international interior design, it is sure to stand out among other malls in the Philippines.

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BRIDGETOWNE



The Beautiful 200m Bridge

The ideal of bridging people to success is embodied in a literal bridge at Bridgetowne's core. Designed by Mañosa and Company, Inc., it combines state-of-the-art construction tech with indigenous ingenuity. The bridge is located at the heart of the estate, aloft the historic Marikina River.

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BRIDGETOWNE



The Victor Statue

Designed by Jefre Manuel-Figuera, a statue of a victor stands proud right next to the bridge – a 60-meter testament to victory.

To be completed in 2023

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BRIDGETOWNE



Ferry Terminal

The Pasig-Marikina Ferry Service serves to be the only water-based mode of transportation within Metro Manila, which aims to make city-to-city commute easier. The Ferry Service currently services the following cities – Pasig, Mandaluyong, Makati and Manila. The Marikina side of the service will stretch until Antipolo City, specifically Rizal and San Mateo.

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A Pedestrian and Bike-Friendly Estate

Bridgetowne aims to be both a pedestrian and bike-friendly estate through the provision of bike racks, e-vehicles, and charging stations around the estate.

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THE VELARIS RESIDENCES

MASTERFULLY-DESIGNED LUXURY RESIDENCES

THE VELARIS RESIDENCES

DEVELOPMENT SUMMARY (TOWER 1)

Number of Floors
45 levels

Number of Residential Floors
39 levels

Unit Types
1BR, 2BR, 3BR, 4BR & Penthouse

Unit Size Range
46 – 323.5 sq m

Density per Floor
4 to 14 units

Number of Parking Floors
4 podium, 1 basement





THE VELARIS RESIDENCES

BUILDING FEATURES

- Grand Lobby
- Arrival Plaza
- 24-hour in-house property management services, concierge, and security
- CCTV monitoring system at lobby, elevators, residential corridors, and amenity areas
- Private lift lobbies for 2BR, 3BR, 4BR and penthouse suites
- Seven elevators:
 - ◇ 3 elevators assigned for amenities and 1BR suites, and
 - ◇ 4 exclusive elevators for 2BR, 3BR, 4BR and penthouse units
- Access card for elevators and unit
- Seismic Monitoring System (accelerograph)
- Performance-based structural design, with seismic and wind tunnel studies
- Flat slab system for more efficient headroom
- Centralized fire protection and alarm system
- Two (2) fire exit stairs at each floor

“We don’t just design spaces. We design experiences. And in order to stage an experience that is memorable and unique for our residents, we always design with intention in mind.”

—Stanley Ng, Head of Design, South Asia Development Properties, Hongkong Land



OUR DESIGN PHILOSOPHY

At The Velaris Residences, we put our philosophy of Intentional Design into practice. Marked by meticulous and careful attention to detail, every inch of space in The Velaris Residences is carefully considered and designed with the experience of the resident as the end goal.



The Velaris Residences' architecture is inspired by the works of **Ludwig Mies Van der Rohe**, one of the pioneers of modernist architecture.



AMENITIES

45th Level – SkyClub

- Game Room
- Cards and Wine Room
- Bar and Lounge
- Casual and Gourmet Dining Area
- SkyDeck / SkyBar

5th Level

- Olympic-length Infinity Pool
- Lifestyle Gym
- Yoga Deck / Room
- Dance Studio
- Golf Simulator Studio
- Reading Lounge
- Private Theater

3rd Level Podium

- Japanese Lounge
- Japanese Onsen
- Wet and Dry Sauna
- Toilet and Changing Rooms
- Kids Playroom
- Outdoor Play Area
- Outdoor Fitness Station
- Office Pods & Personal Work Stations
- Events Pavilion
- Landscaped Garden

Ground Floor

- Arrival Plaza
- Grand Lobby and Private Lobby
- Smart Lockers
- Mail Room
- Retail Promenade

Basement

- Car Wash Bay

Car Park with Motorcycle Parking



THE VELARIS RESIDENCES

Ground Floor

- Arrival Plaza
- Grand Lobby and Private Lobby
- Smart Lockers
- Mail Room
- Retail Promenade

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THE
VELARIS
RESIDENCES



THE
VELARIS
RESIDENCES

ARRIVAL PLAZA





THE GRAND LOBBY



THE PRIVATE LOBBY



SMART LOCKERS



RESIDENT'S PORTAL APP

- Concierge**
Tap to contact support
- E-Billing**
Contactless payment
- News**
Announcements
- Amenities**
Facilities availability
- Delivery**
Check your mails
- Chat**
Contact us

Welcome to your Resident's Portal

Standing tall at 45 storeys, The Velaris Residences is a landmark without equal and a property that you would be proud to own. It is the pilot project of a powerhouse partnership between international property leader Hongkong Land and Philippine real estate giant, Robinsons Land. It offers premium condominium units for sale in a prime location in Pasig City.





CENTRAL LOBBY LIFTS

LIFT CAR

PRIVATE LIFT LOBBY RENDER FOR 2BR, 3BR, 4BR AND PENTHOUSE

TYPICAL FLOOR LIFT LOBBY





MAIL ROOM

THE VELARIS RESIDENCES

3RD Level Podium

Japanese Lounge

Japanese Onsen

Wet and Dry Sauna

Toilet and Changing Rooms

Kids Playroom

Outdoor Play Area

Outdoor Fitness Station

Office Pods & Personal Work Stations

Events Pavilion

Landscaped Garden



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JAPANESE LOUNGE



JAPANESE ONSEN

KIDS PLAYROOM





OUTDOOR FITNESS STATION



OFFICE PODS & PERSONAL WORK STATIONS

OFFICE PODS & PERSONAL WORK STATIONS



OFFICE PODS & PERSONAL WORK STATIONS



EVENTS PAVILION





LANDSCAPED GARDEN

THE VELARIS RESIDENCES



5TH Level

Olympic-length Infinity Pool

Lifestyle Gym

Yoga Deck / Room

Dance Studio

Golf Simulator Studio

Reading Lounge

Private Theater

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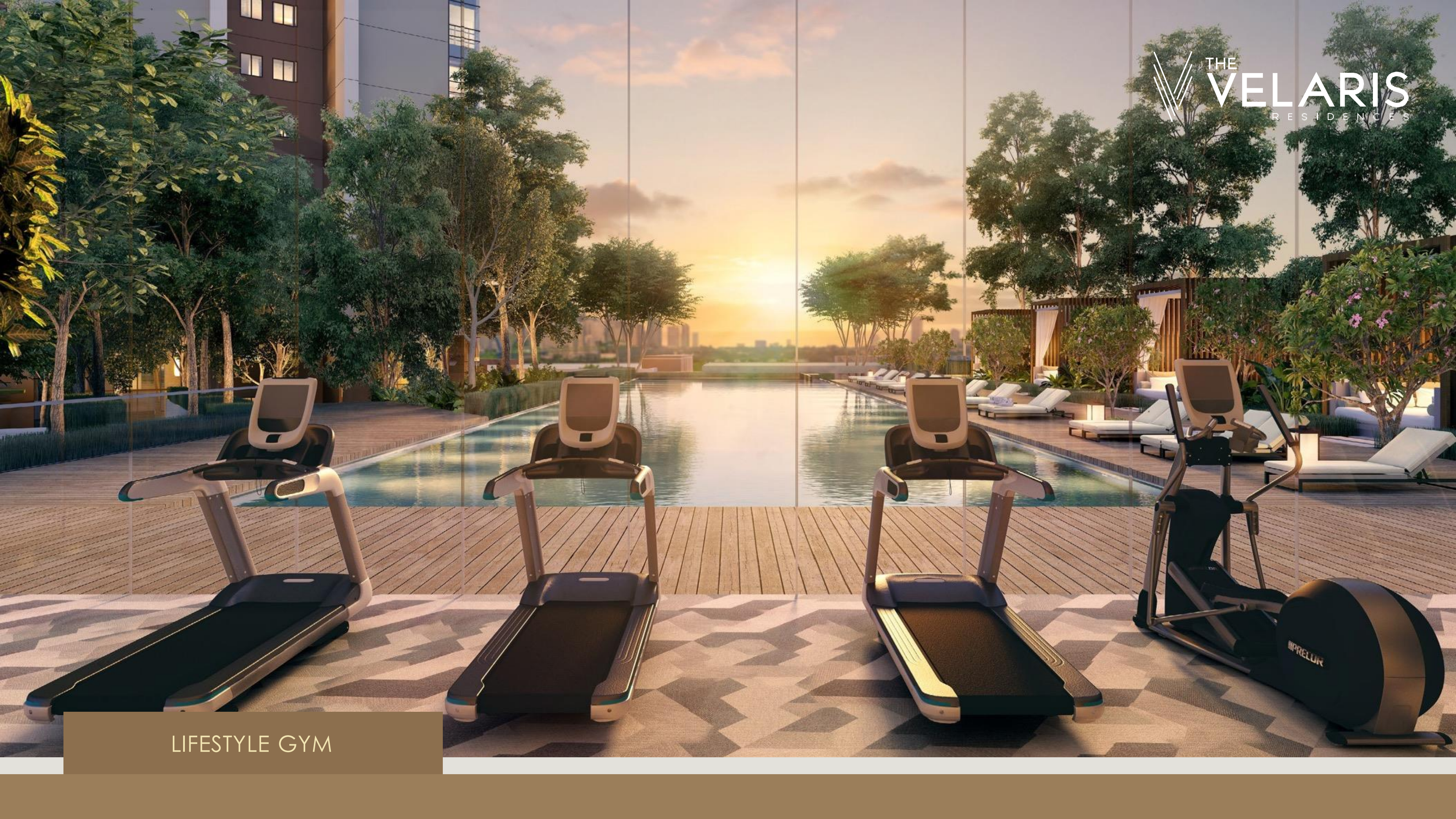


OLYMPIC-LENGTH INFINITY POOL



OLYMPIC-LENGTH INFINITY POOL

LIFESTYLE GYM

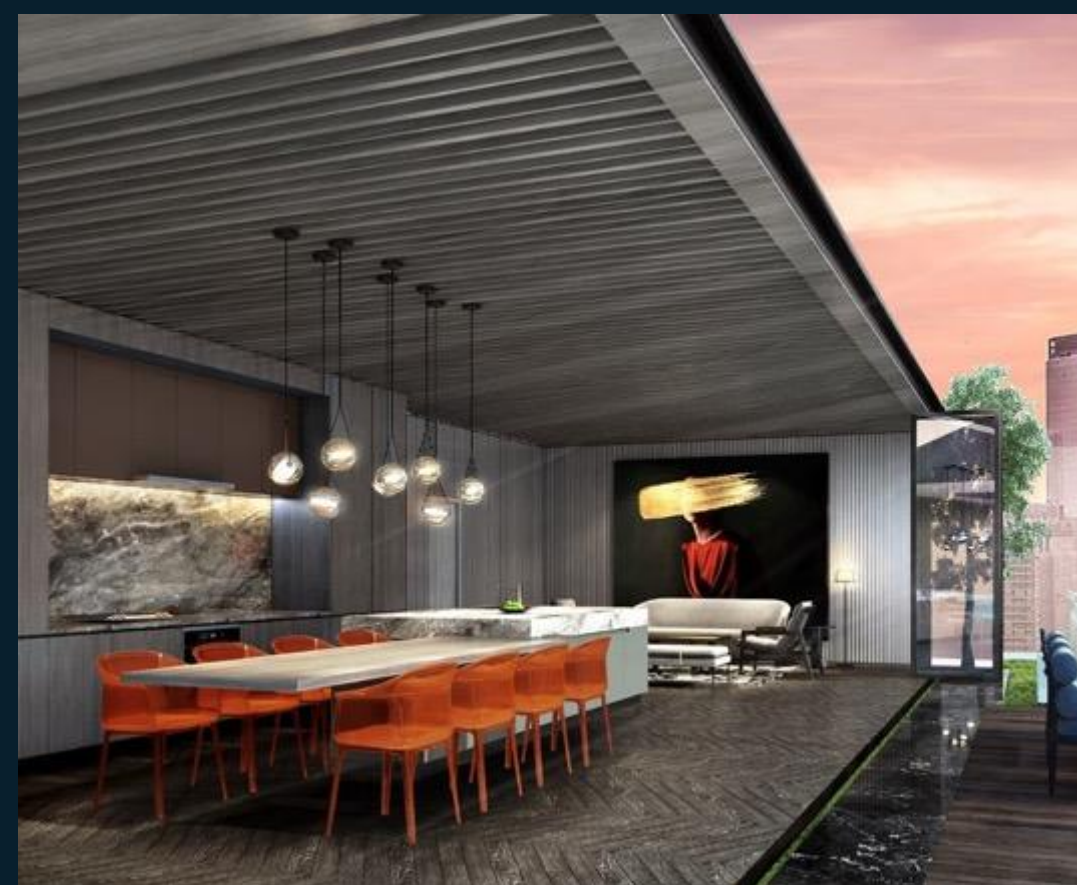
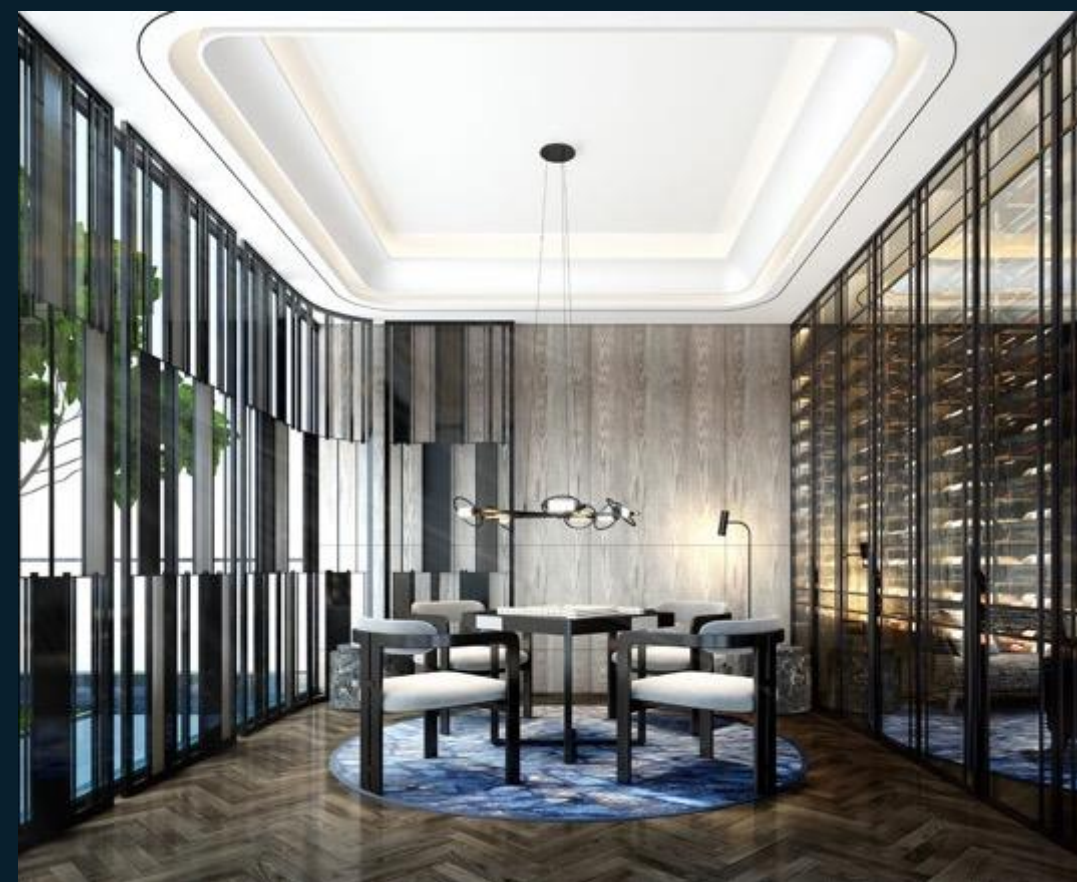




LIFESTYLE GYM



GOLF SIMULATOR STUDIO



45TH Floor – The SkyClub

Game Room
Cards and Wine Room
Bar and Lounge
Casual and Gourmet Dining Area
SkyDeck / SkyBar

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SKYCLUB



GAME ROOM



CARDS AND WINE ROOM



BAR AND LOUNGE



GOURMET AND EXCLUSIVE DINING AREAS



THE VELARIS RESIDENCES

MASTERFULLY-DESIGNED UNITS



THE VELARIS RESIDENCES

ONE-BEDROOM PREMIUM SUITE

Total Area	60.0 sqm
Unit Area	55.5 sqm
Balcony Area	4.5 sqm



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Note: The ceiling height is at 3.1m for the living/dining room and master bedroom.



ONE-BEDROOM LIVING/DINING

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ONE-BEDROOM LIVING/DINING

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ONE-BEDROOM MASTER BEDROOM

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THE VELARIS RESIDENCES

TWO-BEDROOM SUITE

Total Area	105.0 sqm
Unit Area	100.5 sqm
Balcony Area	4.5 sqm



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TWO-BEDROOM LIVING & DINING

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THE
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RESIDENCES



TWO-BEDROOM MASTER BEDROOM

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TWO-BEDROOM BEDROOM 1

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TWO-BEDROOM MASTER T&B

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THE VELARIS RESIDENCES

THREE-BEDROOM SUITE

Total Area	156.0 sqm
Unit Area	147.5 sqm
Balcony Area	8.5 sqm



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THREE-BEDROOM LIVING & DINING

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THREE-BEDROOM MASTER BEDROOM

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THREE-BEDROOM BEDROOM 1

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THREE-BEDROOM BEDROOM 2

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THREE-BEDROOM T&B

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UNIT FEATURES

- Entrance panel door with viewer
- Cabinet shelves
- Entrance niche
- Intercom
- Automatic smoke detectors and fire alarm with sprinkler system in all units
- Genset to supply 100% back-up power
- Fiber to the Home – ready provision (cable, telephone, internet subscriptions c/o unit owner)
- Hot water supply line for kitchen and toilet (excluding water heater)
- Space provision for washer / dryer for all units
- Air-conditioning for all units
- Induction cooktop
- Rangehood
- Oven for 3BR, 4BR and penthouse suites
- Toilet features and accessories
- Shower enclosure
- Bathtub for 3BR Premium, 4BR and penthouse suites
- Smart Home Features (digital main door lock, lights control, and aircon control; smart mirror for 2BR, 3BR, 4BR and penthouse suites)

APPLIANCES AND FIXTURES

	1BR	2BR	3BR	4BR	Penthouse
Induction Cooktop	✓	✓	✓	✓	✓
Rangehood	✓	✓	✓	✓	✓
Oven	—	✓	✓	✓	✓
Grease Trap (Kitchen)	✓	✓	✓	✓	✓
A/C Living and Dining	✓	✓	✓	✓	✓
A/C Master Bedroom	✓	✓	✓	✓	✓
A/C 2nd Bedroom	—	✓	✓	✓	✓
A/C 3rd Bedroom	—	—	✓	✓	✓
A/C 4th Bedroom	—	—	—	✓	✓
Toilet Fixtures	✓	✓	✓	✓	✓
Water Heater (Kitchen, Toilet & Bath)	Provision	Provision	Provision	Provision	Provision
Shower Enclosure	✓	✓	✓	✓	✓
Bathtub	—	—	*3BR Premium Only	✓	✓

SMART HOME FEATURES

	1BR	2BR	3BR	Penthouse
Smart Airconditioning	✓	✓	✓	✓
Smart Digital Lock	✓	✓	✓	✓
Smart Lights	✓	✓	✓	✓
Smart Mirror	—	✓	✓	✓



WE WORK WITH THE BEST TO GIVE YOU THE BEST

- **Architect**
- **Interior Designer**
- **Landscape Architect**
- **Structural Engineering**
- **Lighting Designer**
- **Mechanical Engineer**
- **Electrical Engineer**
- **Plumbing, Sanitary and Fire Pro Engineer**
- **Façade and BMU Consultant**
- **Signage Designer**

W.V. Coscolluela and Associates

Ptang Studio Limited

Ecoplan Asia Pte Ltd.

SY^2 + Associates, Inc.

Ascendant Global (Lightbox)

L.R. Punsalan & Associates

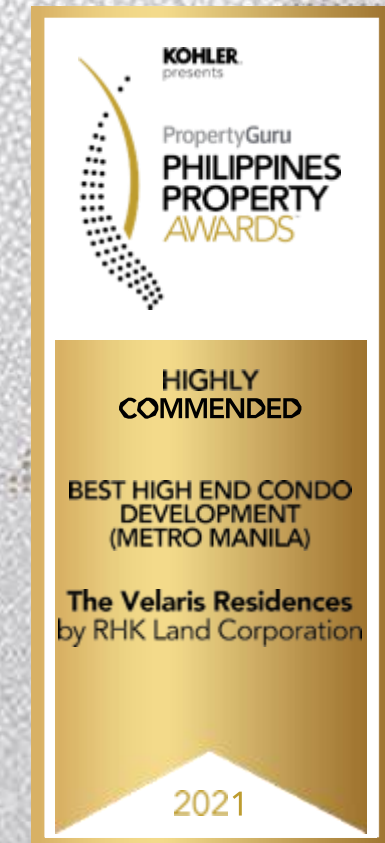
M.A. Alix & Partners

NBF Consulting Inc.

ALT Cladding, Inc.

Indigo Design & Development





Awards of Excellence Received

Gold Winner – Muse Awards, Interior Design Category 2020

Gold Winner – Novum Design Award, Interior Design Category 2020

Best Office Interior – Philippines – The Asia Pacific Property Awards 2020 – 2021

Best Mixed-use Interior – Philippines – The Asia Pacific Property Awards 2020 – 2021

Winner, High-Rise Residential Category - Philippines, Asia Pacific - The Asia Pacific Property Awards 2021 - 2022

Winner, Best Condo Interior Design - PropertyGuru Philippines Property Awards 2021

Highly Commended, Best High End Condo Development (Metro Manila) - PropertyGuru Philippines Property Awards 2021

Winner, High-Rise Residential Category - Philippines, Asia Pacific - The Asia Pacific Property Awards 2022 - 2023

Visit us at

The Velaris Residences Show Gallery
West Drive Bridgetowne, Quezon City, Philippines

WHY INVEST IN THE VELARIS RESIDENCES



A landmark project of two strong developers
Hongkong Land and Robinsons Land



Has an outstanding location in Bridgetowne, a
destination estate along the C5 corridor



Masterfully-designed units with smart home features



Gorgeous club-like facilities that offer a contactless
lifestyle experience



World-class property management



A GOLDEN OPPORTUNITY TO INVEST IN REAL ESTATE

- ✓ Greater potential for high capital growth
- ✓ Lucrative pricing & payment plans
- ✓ Outstanding location in growth center
- ✓ Landmark project of Hongkong Land and RLC
- ✓ Philippine real estate is resilient
- ✓ World-class property management





THE VELARIS RESIDENCES SHOW GALLERY

West Drive, Bridgetowne, Brgy. Ugong,
Quezon City, Philippines 1110

PROJECT LOCATION

Bridgetowne Boulevard, Brgy. Rosario,
Pasig City 1605

WEBSITE

thevelarisresidences.com