

# Park Terraces

A SPARKLING FINALE



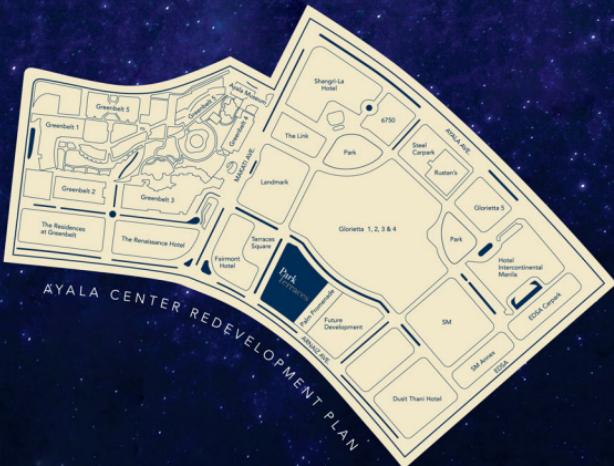
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# A Dynamic City with Limitless Possibilities



Amidst the country's most dynamic and cosmopolitan city rises the last tower of the Park Terraces residences. Nestled within Ayala Center, the final tower of Park Terraces stands on prestigious ground, surrounded by a reinvigorated Glorietta, within walking distance from the country's finest hotels, corporate headquarters, Ayala Museum, and urban outdoor rooms. Situated in the heart of the country's bustling financial capital, it is an urban refuge ensconced by lush parks and meticulously planned open spaces, such as Terraces Square and Palm Promenade. With the culmination of Park Terraces, it is Ayala Land Premier's privilege to offer you a private sanctuary within Makati, this city of limitless possibilities.





# See the Brightness of Makati

Makati—a city built upon dynamism, a fusion of the pursuits of business and leisure --- the country's financial heart is also its cultural soul. Spend your days leisurely browsing through premier establishments or discovering one-of-a-kind finds in local artisanal shops. Sate your palate at weekend markets brimming with fresh local fare or satisfy cravings for cuisines spanning the globe at the multitude of dining choices around every corner. Eclectic districts populate the city – with intimate clusters of furniture stores and art galleries lining streets, and award-winning museums punctuating street corners. And, at night, the city pulsates with a rhythm entirely of its own. Find the perfect confluence of achievement and living well in Makati where everything is entirely possible.

## THE CITY'S BEST BITES

From fine dining restaurants, to charming little foodie nooks, to secret private kitchens, there's always a place to please your palate.

**AYALA CENTER**  
Barcino  
Casa Armas  
Chateau 1771  
Circles  
Cyma  
Fely J's  
Hossein's Persian Kebab  
Kimpura  
Krazy Garlic  
M Cafe  
Nihonbashihei  
People's Palace  
Prince Albert Rotisserie  
Ristorante Pia y Damaso  
Sala  
Sugi  
Tapella by Gaudi  
Thai,Patio

**AYALA TRIANGLE GARDENS**  
Amici  
Banapple  
Bon Chon  
Kanin Club  
Pho 24  
Wee Nam Kee

**CHINO ROCES**  
Cantinetta  
Kikofuji  
Seryna  
Terry's Selection

**LEGAZPI VILLAGE**  
Canteen  
La Grotta  
Murphy's Irish Pub  
Swagat Indian Cuisine

## SOMETHING FOR EVERY MIND AND BODY

From yoga studios, to fitness centers, and lush parks, to health food stores, you'll always find something that suits your health and fitness regimen.

**SPORTS AND RECREATION**  
Armscor Shooting Range  
Bikram Yoga Manila  
Elorde Gym  
Escola Brasileira de Capoeira  
Fundacion Centro Flamenco  
Golds Gym  
Makati Football Club  
Makati Golf Club  
Planet Badminton  
Powerbikes  
Pulse Yoga  
Salsa nights at La Dolce Vita  
Scuba World  
STEPS Dance Studio

**HEALTH AND WELLNESS**  
Asian Eye Institute  
Makati Medical Center  
Sauna Fuji  
The Spa

**EDUCATION**  
Asian Institute of Management  
Assumption College  
Ateneo Graduate School of Business  
Colegio San Agustin  
Gymboree Play & Music  
Kindermusik by Pedreel's Music Studio  
School of Fashion and the Arts  
School of Intermedia Arts and Film Technology  
The Beacon School

**ARTS AND CULTURE**  
Alliance Francaise  
Ayala Museum  
Finale Art Gallery  
MagNet Gallery  
Manila Contemporary  
The Collective  
The Drawing Room  
Yuchengco Museum

**ENTERTAINMENT THEATRE**  
Carlos P Romulo Theater, RCBC  
On Stage, Greenbelt Plaza

**CINEMAS**  
Glorietta 4  
Greenbelt 1  
Greenbelt 3  
Power Plant Mall

**NIGHTLIFE**  
B-Side Martinis  
Cafe Havana  
Capone's  
Fiamma  
Handle Bar  
Murphy's Irish Pub  
Penguin Cafe  
Red Box  
Saguijo  
Strumm's

## GETTING SETLED

From friendly neighborhoods to secure communities and luxury hotels, you'll truly find a home characterized by Filipino heritage.

**HOTELS**  
Ascott  
Dusit Hotel Nikko  
Holiday Inn (coming soon)  
Hotel Celeste  
InterContinental Manila  
Makati Shangri-La  
Mandarin Oriental  
New World Hotel  
Raffles Hotel (coming soon)  
The Peninsula Manila

**NORTH CENTRAL BUSINESS DISTRICT (BEL-AIR)**  
La Tienda  
Soms Noodle House  
STV's Hainanese Chicken  
by Micheal d' Orival

**NORTH CENTRAL BUSINESS DISTRICT (JUPITER)**  
Corner Tree Cafe  
L' Ambasciata d' Abruzzo  
Le Coude Rouge  
Purple Feet

**PASAY ROAD**  
El Cirkuto  
Isshin  
Kashmir  
Tsukiji

**SALCEDO VILLAGE**  
Apartment 1B  
Chocolate Fire  
Elbert's Steak Room  
IL Ponticello Cafe Ristorante  
La cuisine française by Micheal d' Orival  
Le Bistro Vert  
LOOP Creative Dining  
Masotto  
New Bombay Canteen  
Paris Delice No.1  
Relish

## HAVE BAG, WILL SHOP

From gourmet delis, to big chain supermarkets, to organic food markets, you'll never run out of places to shop till you drop.

**PARKS**  
Ayala Triangle Gardens  
Jaime Velasquez Park (Salcedo Park)  
Legazpi Active Park  
Washington-Sycip Park

**CHURCH**  
Greenbelt Chapel (Sto. Nino de Paz Church)  
Santuario De San Antonio  
St. Alphonsus Mary De Liguori Parish  
St. John Bosco Parish  
Union Church

**SHOPPING**  
Glorietta  
Greenbelt  
LRI Design Plaza  
Power Plant Mall

**SPECIALTY SHOPS**  
Animal House Veterinary Clinic  
Better Dog Canine Behavior Center  
Bio Research

**PETS**  
Budji Layug  
Joyce Makitalo, Jeweler

**MARKET**  
Ayala Malls Recyclable Fair (every 2nd Friday of the month, at Glorietta Parking Lot)  
Legazpi Market (Sundays)  
Salcedo Market (Saturdays)  
White Space Organic Market (First Sunday of each month)

**DELICATESSENS**  
Santi's, Forbes Park & Power Plant Mall  
Assad's Indian Grocery, Jupiter St. Bel Air  
Hatchin Japanese Grocery, San Antonio Village

**THE WRITTEN WORD**  
Fully Booked, Greenbelt 5 & Power Plant Mall  
A Different Bookstore, Glorietta

**MANILA'S MUST-TRY DESSERTS**  
Tres Leches, Upper East Restaurant  
Buchi Truffle and Ferrero Rocher by Three Sixty Cafe  
Chocolate Rum Cake by Joyce Aragon  
Nono's Chocolate Oblivion by Baba Ibazeta  
Cloud 9 frozen chocolate confection by Claudette Liao  
Polly's Chocolate Cake by Polly Garlao  
Chocolate Carrot Cake by Melissa Lim  
Mango Torte by Tony Cuerva  
Nelusko Cake by Costa Brava, Bel-Air  
Caramel Cake by Costa Brava, Bel-Air

**MARKET, MARKET**  
Salcedo Market★  
Saturdays in the Jaime Velasquez Park until 2pm featuring organic produce, fresh flowers and plants, a variety of international and regional Philippine cuisine

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**REFRESH, REJUVENATE**  
The Spa, Greenbelt 1 & Jupiter St.  
Bikram Yoga, 88 Corporate Center  
Emphasis, Power Plant Mall  
Henry Calayag, The Residences at Greenbelt Strip, Greenbelt 5

**CUT FROM ANOTHER CLOTH**  
Dennis Lustico, Rizal  
Jun Escario, Greenbelt 5★  
Bergamo, Intercontinental Makati & Greenbelt 5

# Makati's Best Kept Secrets



**NEW WORLD, OLD WORLD**  
The Wine Club, Aguirre St., Legazpi Village  
Barcino's, Greenbelt 5  
**Bacchus, 6750 Ayala Avenue**★  
Premium Wine Exchange  
Titania, New World Hotel  
Straits Wine Exchange, Pasong Tamo  
Terry's, Pasong Tamo, Salcedo Village

Salcedo Market



Best and broadest portfolio of California wines and select mainstream Bordeaux labels  
Specializes in Spanish Wines  
Selections from Australia, California, France, Chile and South Africa  
Houses a breadth of labels from Australia, California, France, Chile and South Africa  
Broad range from Australia, California, France, Chile and South Africa to suit every palette  
Specialty wine shop focusing on Burgundy labels  
Specializes in Spanish Wines



## ParkTerraces

### AYALA CENTER - Glorietta - Greenbelt



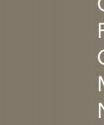
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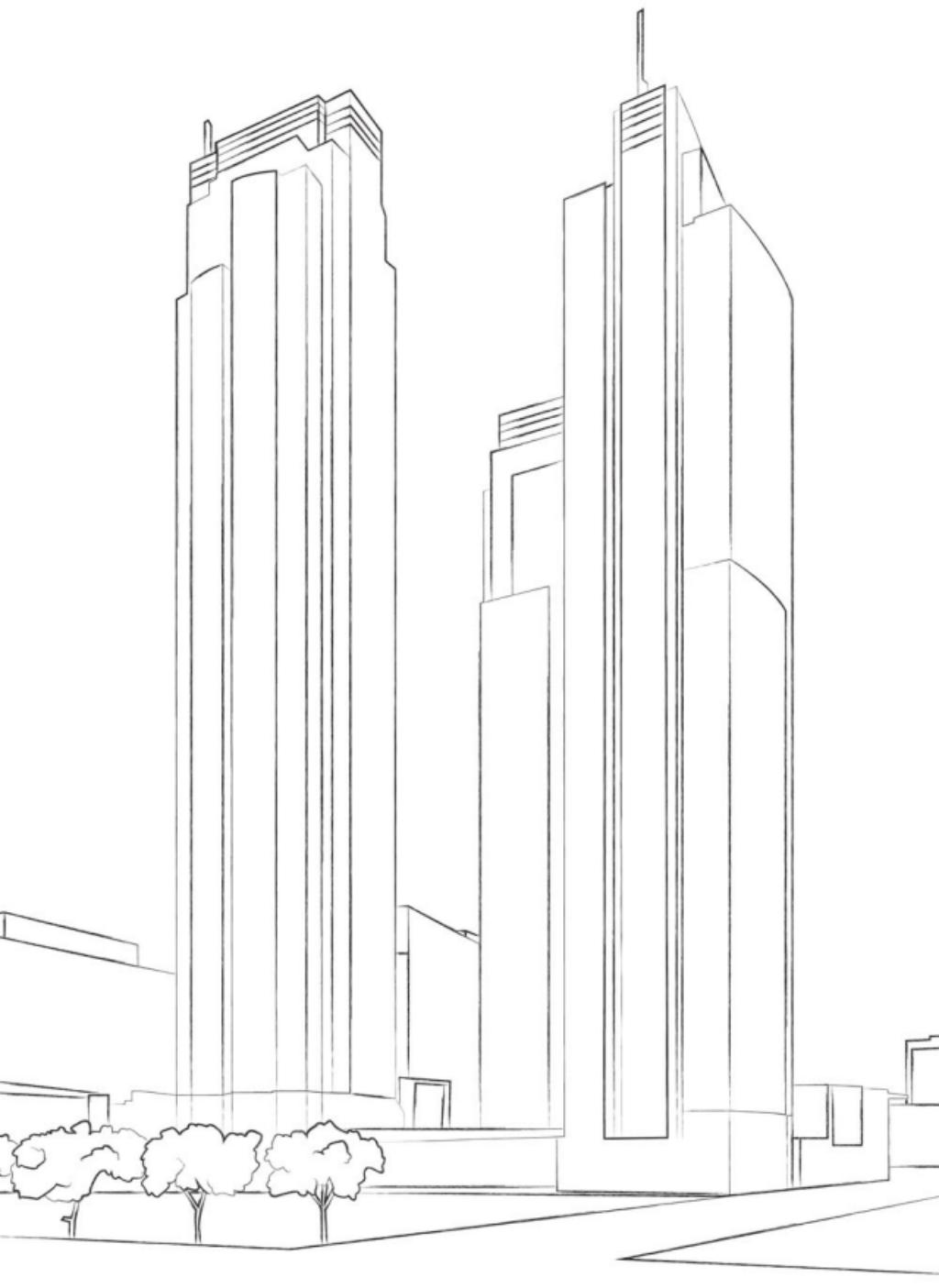
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## Site Development Plan





## A Sparkling Finale



Elegant. Timeless. Distinctive. Park Terraces redefines the Makati skyline—a signature address in a singular location, nestled within the newest reincarnation of Ayala Center.

The third tower of Park Terraces completes Ayala Land Premier's signature enclave in Ayala Center. With its classic architectural lines, tasteful interiors, thoughtfully designed amenities, unsurpassed proximity to all that is important, truly it is a testament to living well. And in a time where urban green spaces have become rare, Park Terraces is alone in being embraced by two parks, Terraces Square and Palm Promenade. And as cafés line the ground floor of Park Terraces facing Palm Promenade, residents can truly appreciate the open space, energy and architecture of Ayala Center. Then, from a higher vantage point, one is presented with a variety of views ranging from city scapes to the water views of Manila Bay. In Park Terraces whether at ground level, or at the penthouse, each view is appreciable and special.



Artist's Rendition of Park Terraces

**Northwest View**



**Southeast View**



The parcels of land surrounding Park Terraces are owned and controlled by various other entities.  
Ayala Land, Inc. cannot make any projections or assurances on the condition of the surrounding areas or views.

Northeast View



Southwest View



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Ayala Land, Inc. cannot make any projections or assurances on the condition of the surrounding areas or views.



## Refined Living Spaces

Understated elegance is manifested in fine details: engineered wooden floors, European-grade kitchens fitted with appliances, 9 foot ceilings, larger windows that allow for natural sunlight and air to flow through the unit.

Refinement is evident in meticulous space planning which takes into account various needs: recreating hotel-suite like spaces in a studio, capacious master's baths in every unit, and considerate utility entrances for 3 bedroom units.

Each unit is designed to be enjoyed: a marriage of functionality and ease of movement.



### BUILDING FEATURES

#### CONVENIENCE AND SERVICES

- 40-meter wide motorcourt\* and arcade\*
- Four (4) Elevators
- Four (4) levels of basement parking\*
- Basement parking connected to Ayala Center's basement parking through Basement 1\*
- Elegantly-designed, air-conditioned ground floor lobby\*\*
- Mail Room
- Administrative Offices and Conference Rooms\*
- Centralized sanitary disposal system
- Provision for Laundromat\*
- (located at Phase 1 Tower 1 basement 1)
- Direct access to Palm Promenade from the ground floor\*

#### SAFETY AND SECURITY

- Fire detection and fire alarm system
- 24 hour security and building maintenance\*
- Proximity card access for security
- 100% back-up power



\* to be shared by residents of the three (3) Park Terraces towers

\*\* to be shared by residents of the twin towers

# Studio



Studio Model Unit

Approximate Unit Area:

37 - 44 sq.m.



#### UNIT FINISHES AND FIXTURES

- European-grade kitchens with built-in appliances (i.e. cooktops, rangehoods)
- Kohler® and Grohe® (or equivalent) bathroom fittings and fixtures
- Master switch cards for units which automatically switch off lights and appliances (except for refrigerator)
- Engineered wood plank flooring for bedspace, living and dining area
- Homogenous tile flooring for bathroom

#### ADDITIONAL UNIT FEATURES

- Full kitchen
- Bedspace can accommodate a queen-sized bed with two side tables

# One Bedroom



One-Bedroom Model Unit

Approximate Unit Area:

64 - 75 sq.m.



(MIRROR IMAGE)

#### UNIT FINISHES AND FIXTURES

- European-grade kitchens with built-in appliances (i.e. cooktops, rangehoods)
- Kohler® and Grohe® (or equivalent) bathroom fittings and fixtures
- Master switch cards for units which automatically switch off lights and appliances (except for refrigerator)
- Engineered wood plank flooring for bedspace, living and dining area
- Homogenous tile flooring for kitchen and bathroom

#### ADDITIONAL UNIT FEATURES

- Master T&B with secondary door guest access

## Special One Bedroom



## Two Bedroom



Artist's Impression of a Special One Bedroom Unit

Artist's Impression of a Two Bedroom Unit

Approximate Unit Area:

82 - 88 sq.m.



### UNIT FINISHES AND FIXTURES

- European-grade kitchens with built-in appliances (i.e. cooktops, rangehoods)
- Kohler® and Grohe® (or equivalent) bathroom fittings and fixtures
- Master switch cards for units which automatically switch off lights and appliances (except for refrigerator)
- Engineered wood plank flooring for bedspace, living and dining area
- Homogenous tile flooring for kitchen and bathroom

### ADDITIONAL UNIT FEATURES

- Full kitchen with provision for washer and dryer
- Flex room for select units \*
- Master T&B with secondary door guest access

Approximate Unit Area:

101 - 110 sq.m.



### UNIT FINISHES AND FIXTURES

- European-grade kitchens with built-in appliances (i.e. cooktops, rangehoods)
- Kohler® and Grohe® (or equivalent) bathroom fittings and fixtures \*
- Master switch cards for units which automatically switch off lights and appliances (except for refrigerator)
- Engineered wood plank flooring for bedspace, living and dining area
- Homogenous tile flooring for kitchen and bathroom \*

### ADDITIONAL UNIT FEATURES

- Utility and maid's room with own T&B
- Dining area sized to accommodate a 6-seater dining table
- Master bedroom sized to accommodate a king-sized bed with two side tables

## Special Two Bedroom

## Three Bedroom



Special Two Bedroom Model Unit

Artist's Rendition of a Three Bedroom Unit

Approximate Unit Area

135 - 180 sq.m.



(MIRROR IMAGE)

### UNIT FINISHES AND FIXTURES

- European-grade kitchens with built-in appliances (i.e. cooktops, rangehoods)
- Kohler® and Grohe® (or equivalent) bathroom fittings and fixtures \*
- Master switch cards for units which automatically switch off lights and appliances (except for refrigerator)
- Engineered wood plank flooring for bedspace, living and dining area
- Homogenous tile flooring for kitchen and bathroom \*\*

### ADDITIONAL UNIT FEATURES

- Balcony access for the master and secondary bedroom for select units\*\*\*
- Utility and maid's room with own T&B
- Dining area sized to accommodate a 6-seater dining table
- Master bedroom sized to accommodate king-sized bed with 2 side tables
- Double lavatory in master T&B

\* Except for maid's T&B

\*\* Except for maid's T&B and utility areas

\*\*\* Except for Units 20C, 21C, B and E at the 31st to 39th floor

Please refer to plans for other special two bedroom unit layouts

Approximate Unit Area

166 - 188 sq.m.



Please refer to plans for other three-bedroom unit layouts

### UNIT FINISHES AND FIXTURES

- European-grade kitchens with built-in appliances (i.e. cooktops, rangehoods)
- Kohler® and Grohe® (or equivalent) bathroom fittings and fixtures \*\*
- Master switch cards for units which automatically switch off lights and appliances (except for refrigerator)
- Engineered wood plank flooring for bedspace, living and dining area
- Homogenous tile flooring for kitchen and bathroom \*\*

### ADDITIONAL UNIT FEATURES

- Separate utility and maid's room with own T&B
- Dining area sized to accommodate an 8-seater dining table
- Master bedroom sized to accommodate a king-sized bed with two side tables
- Double lavatory in master T&B
- Private balconies with sliding doors to maximize natural ventilation

\* In select 3BR units (with utility kitchens), appliances provided only in main kitchen

\*\* Except for maid's room/maid's T&B/utility area

## Penthouse



Artist's Rendition of a Penthouse Master Bedroom

Approximate Unit Area:

266 - 273 sq.m.



### UNIT FINISHES AND FIXTURES

- European-grade kitchens with built-in appliances (i.e. cooktops, rangehoods)\*
- Kohler® and Grohe® (or equivalent) bathroom fittings and fixtures \*\*
- Master switch cards for units which automatically switch off lights and appliances (except for refrigerator)
- Engineered wood plank flooring for bedspace, living and dining area
- Homogenous tile flooring for kitchen and bathroom \*\*

### ADDITIONAL UNIT FEATURES

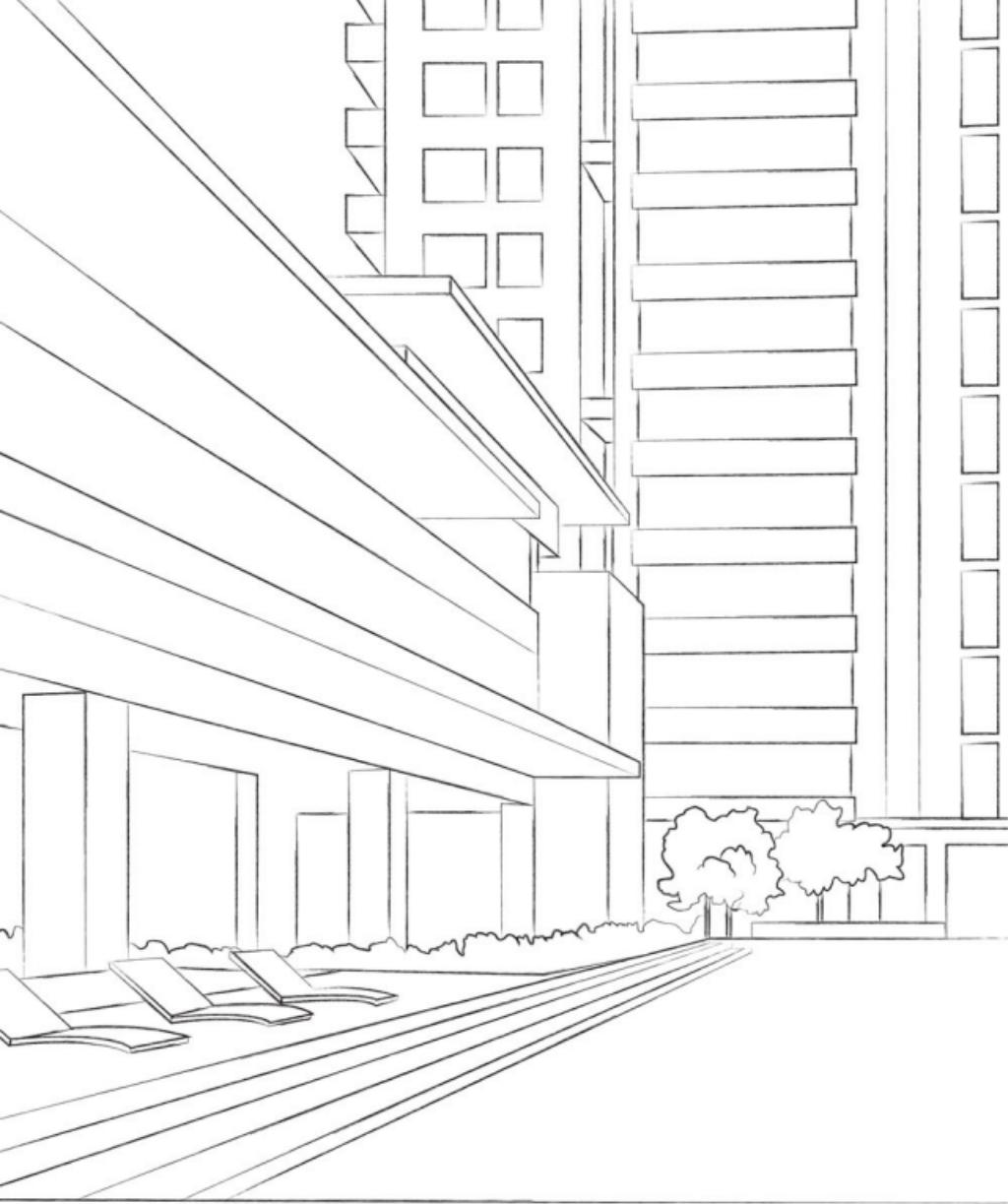
- Gourmet kitchen equipped with an island cooktop opening into the dining area
- Full utility kitchen
- Balcony with sliding doors at master bedroom, living and dining areas

\* In select 3BR units (with utility kitchen), appliances provided only in main kitchen

\*\* Except for maids room/maids T&B/utility area

Please refer to plans for other penthouse unit layouts





# An Urban Refuge



In a city that seemingly never sleeps, Park Terraces presents itself as a place of refuge and rejuvenation.

Lush courtyard gardens offer spaces for quiet contemplation. Shared by Towers 1 and 2 are an array of amenities to suit various ages: from an infinity lap pool overlooking the canopy of trees of Palm Promenade to a Clubhouse with a fitness center, lounge areas, and social halls, and indoor and outdoor play areas complemented by a kiddie pool.



Artist's Rendering of the Outdoor Infinity Pool

## Amenities



Artist's Rendition of the Outdoor Infinity Pool



Artist's Rendition of the Lobby

Artist's Rendition of the Clubhouse

Outdoor infinity lap pool

Plunge / lounge pool

Children's pool

Fully equipped fitness center

Social Hall

Function Rooms

Indoor and outdoor children's play area

Courtyard gardens at the Podium level



# The Choice to Live Responsibly

In these environmentally aware times, Park Terraces makes responsible living second nature. Design pays heed to both style and sustainability: large windows drench residences with natural light and ventilation. Master switch cards in each unit automatically switch off lights and appliances to eliminate energy waste. With your residence just a pleasurable stroll away from where business deals and glamorous events take place, minimizing your carbon footprint becomes a part of daily life.



## ENERGY EFFICIENCY

Designed for enhanced energy efficiency, Park Terraces has incorporated features like sliding doors to balconies in select units to maximize natural ventilation and master switch key cards to manage energy consumption within each residence. Motion controlled sensors in select common areas and natural breezeways also optimize building consumption.

- Sliding doors to balconies to maximize natural ventilation
- Master switch cards for units
- Motion sensors for light in select common areas
- Maximized natural ventilation for common areas
- Efficiency features for common area toilet fixtures
- In close proximity to a mass transit line & other public transport to lessen carbon footprint

## WATER EFFICIENCY

Dual flush bathroom fixtures were carefully chosen for each residence and the common areas to manage water consumption.

## PROXIMITY

Located in the heart of Makati's Central Business District, and in close proximity to a mass transit line and other public transport, Park Terraces encourages car-free major offices, retail establishments and schools. In addition, garden areas in the podium reduce the heat island effect.



P r e m i e r   P a r t n e r s   o f  
P a r k   T e r r a c e s

Makati Development Corporation

*Design Manager*

L. R. Punsalan & Associates

*Mechanical Design*

Ajdea Philippines, Inc.

*Architectural Design*

E. B. Cruz & Partners

*Electrical Design*

Manny Samson and Associates + Atelier Almario

*Interior Design*

NBF Consulting, Inc.

*Plumbing & Sanitary Design*

Sy^2 + Associates, Inc.

*Structural Design*

NBF Consulting, Inc.

*Fire Protection Design*

Asian Institute of Technology Consulting, Inc.

*Non-Linear Structural Analysis Consultant*

Meinhardt Philippines, Inc.

*Acoustic Design*

Magnusson Klemencic Associates

*Structural Design Peer Review*

Meinhardt Philippines, Inc.

*Elevator Design*

Fugro West, Inc.

*Ground Motion & Seismic Hazard Consultant*

Meinhardt Philippines, Inc.

*Security*

Salvador F. Reyes Ph. D

*Geotechnical*

Meinhardt Façade Technology

*Façade Design*

Windtech Consultants Pty

*Wind Tunnel Consultant*

Rider Levett Bucknall

*Quantity Surveyor*

Parsons Brinckerhoff

*Traffic Consultant*

Master Joseph Chao

*Geomancer (Feng Shui)*