

MERGENT RESIDENCES

For your future investment, contact 📞:

Rochelle S. Suarez

📞 **+63 906 778 9955(Whatsapp/Viber/iMessage/Ph#)**

✉️ **suarez.rochelle@ayalaland-intl.com**

MAKATI AVENUE: A DESIRED MAKATI ADDRESS

FOR INTERNAL TRAINING AND INFORMATION PURPOSES ONLY



**PROJECT
GREENLIGHT**

**Makati
CBD**

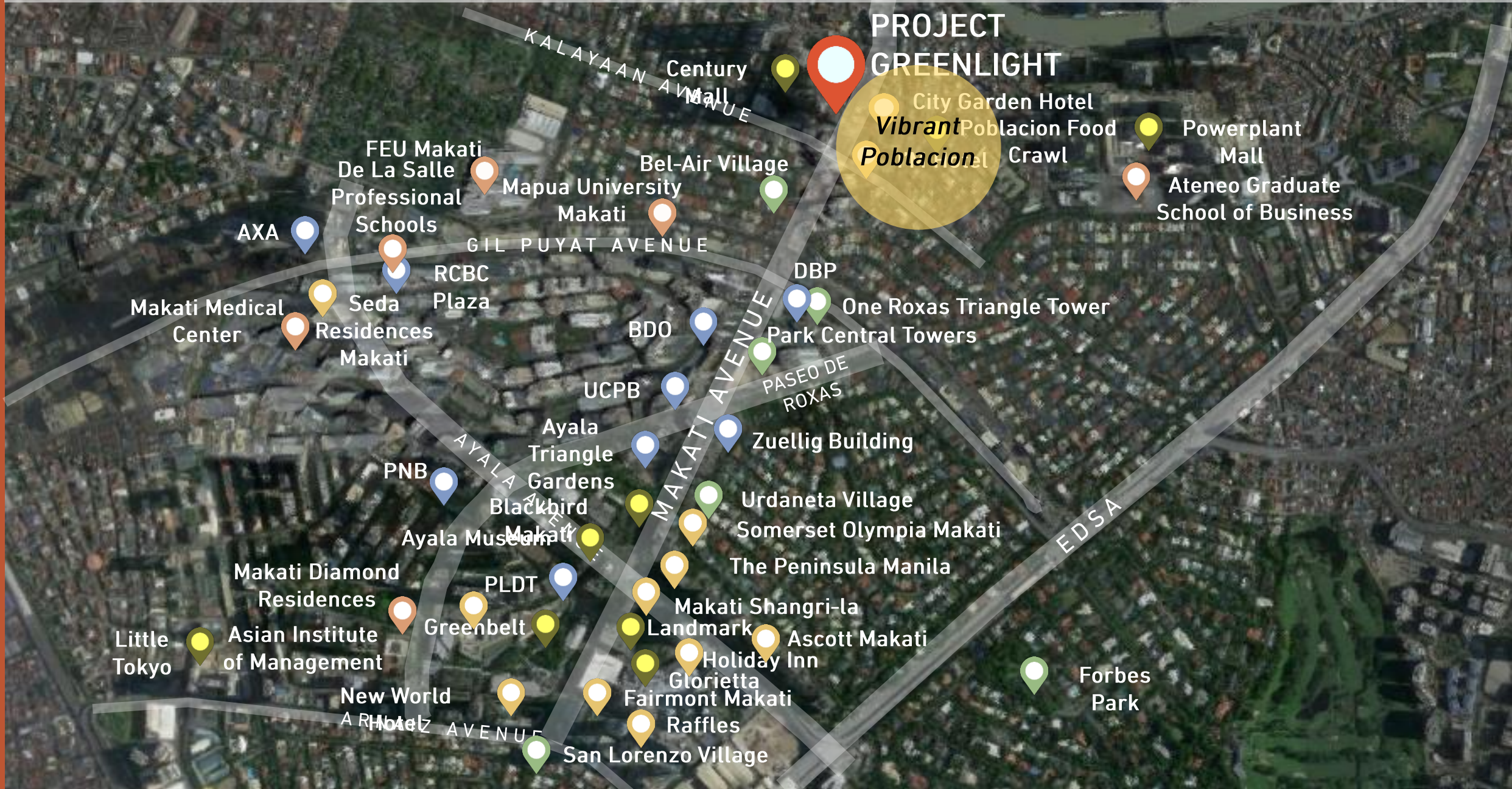
**PASEO DE
ROXAS
ATG**

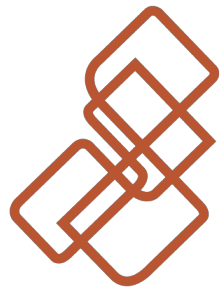
**Ayala
Center**

*1.7km from the
center of Makati*

MAKATI AVENUE: A DESIRED MAKATI ADDRESS

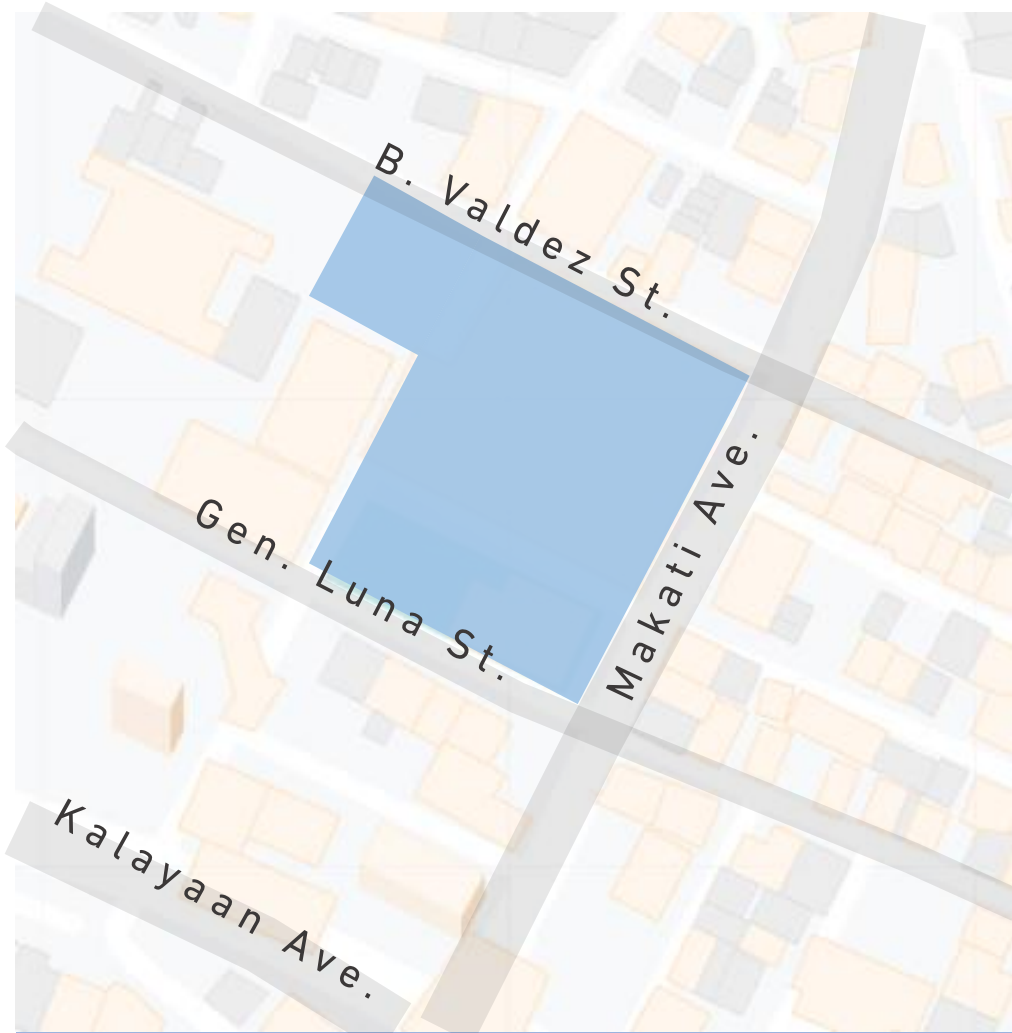
FOR INTERNAL TRAINING AND INFORMATION PURPOSES ONLY



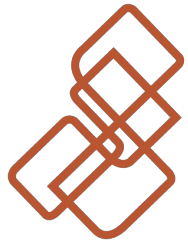


MERGENT

Location	Makati Ave., Poblacion, Makati City
Land Area	13,670 sqm
Type of Dev't	Mixed-Use Development



VIEW FROM MAKATI AVENUE



MERGENT

ZONING



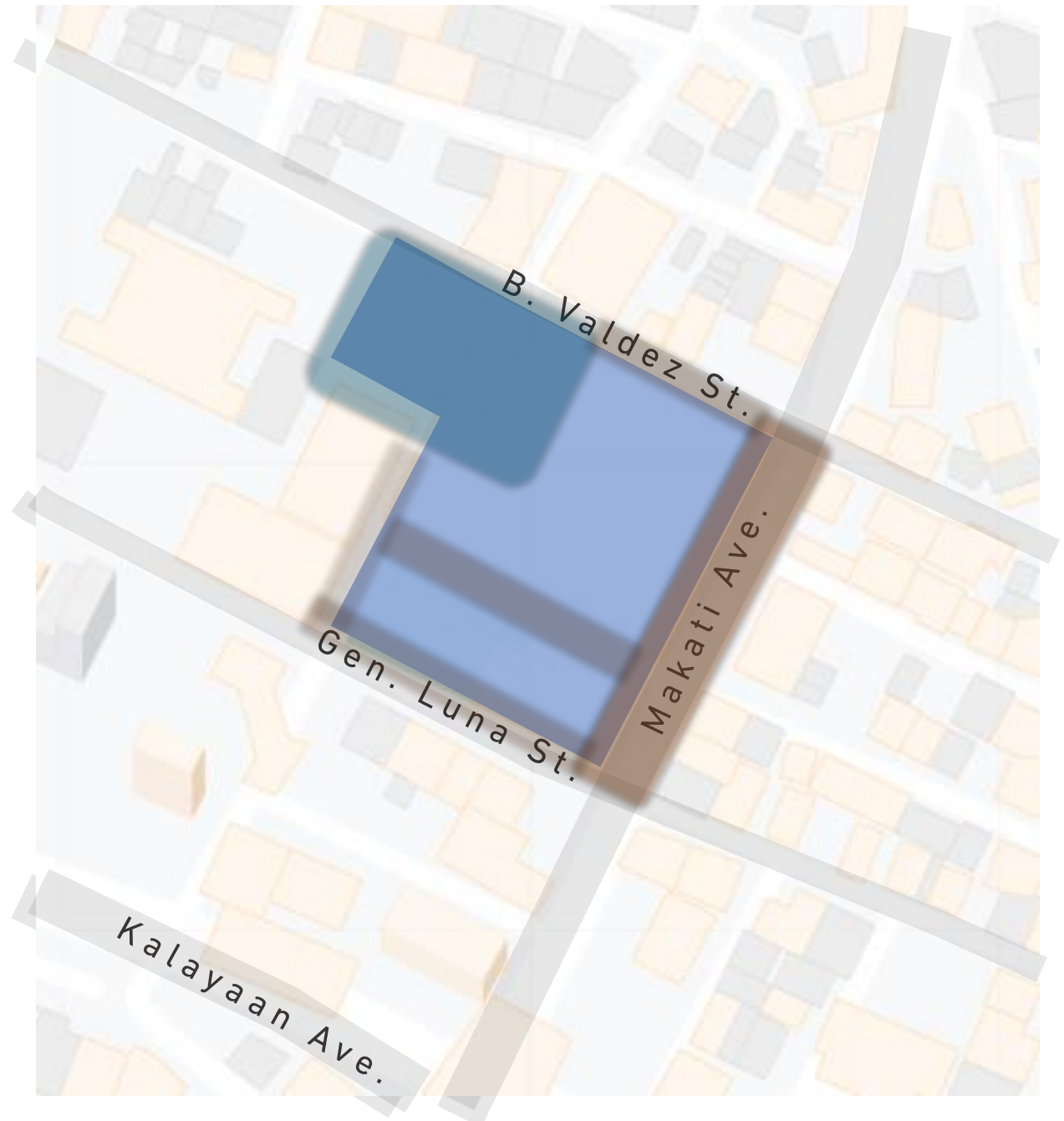
Public/Active Zone

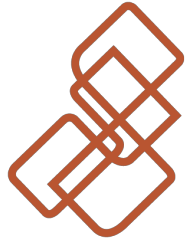
Perimeter/major thoroughfares, retail



Private Zone

Residential towers

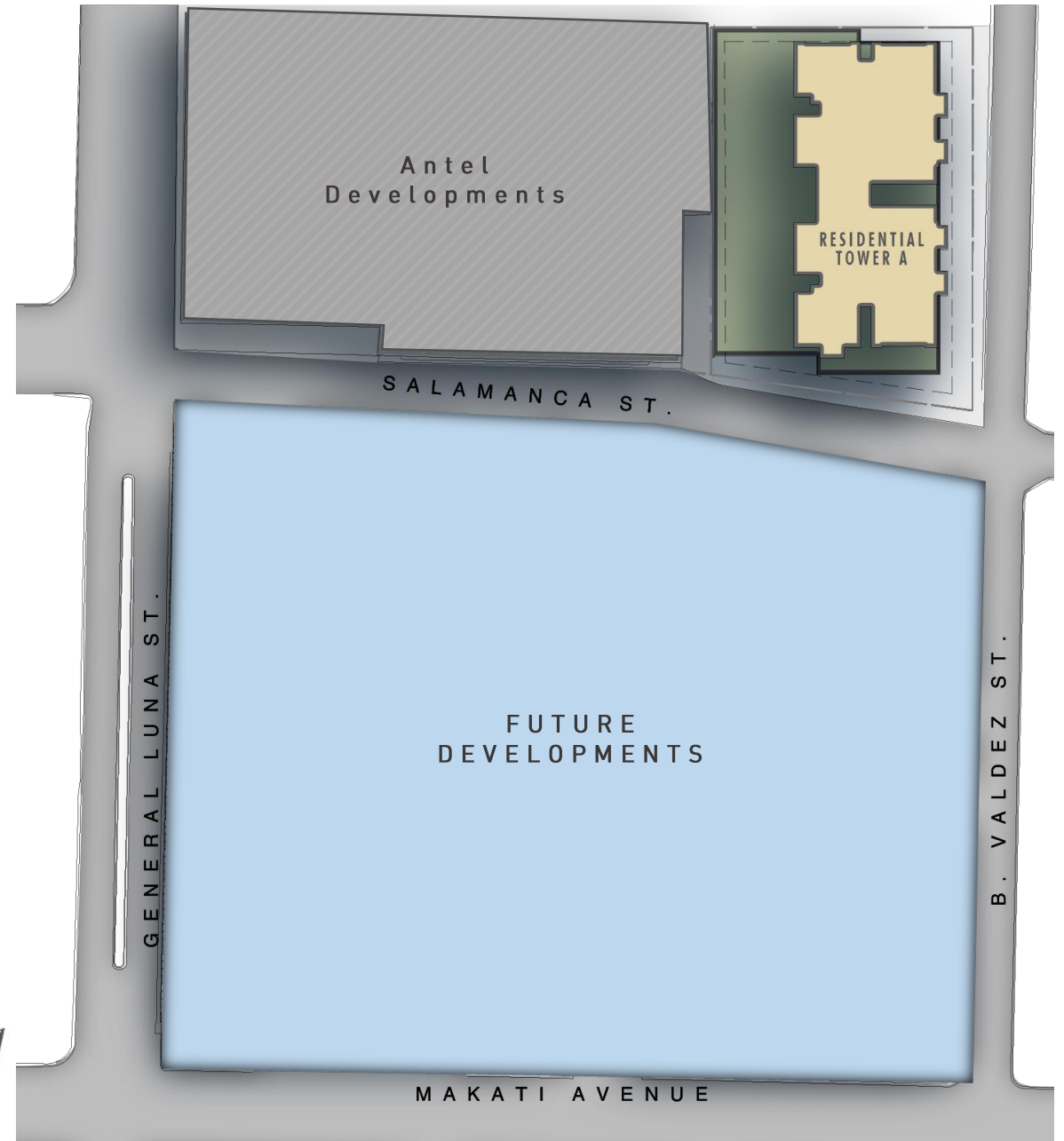




MERGENT

SITE DEVELOPMENT PLAN

Type of Dev't	Mixed-Use Development
Components	Residential, Office, and Retail

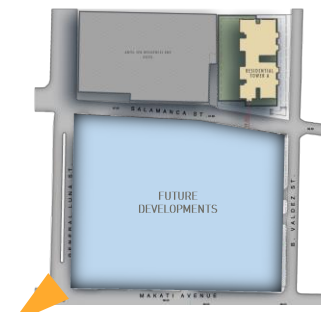


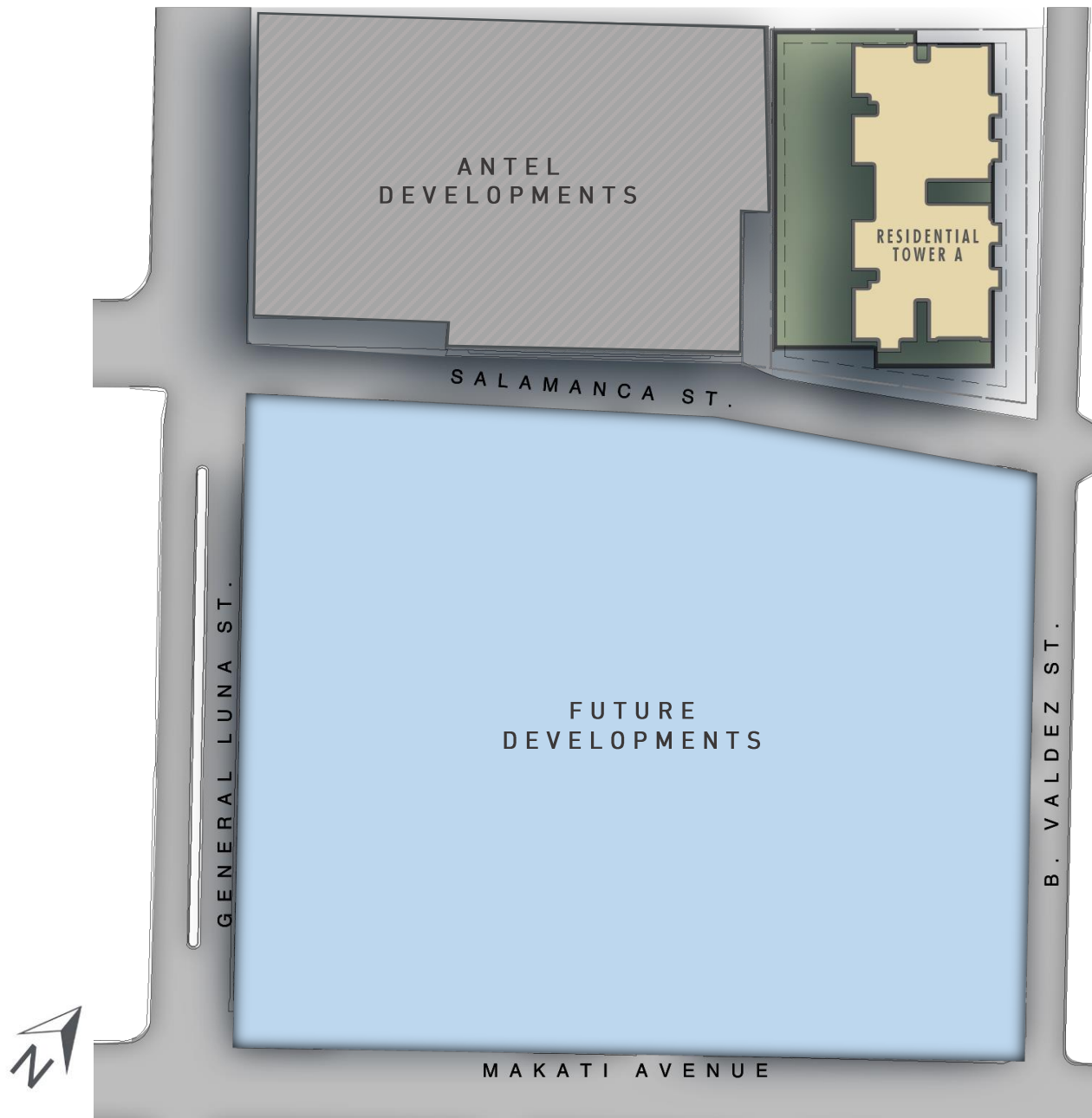
THE SHOPS AT MERGENT



Artist's Rendering

- Two (2) levels of retail located at the GF and 2F of developments along Makati Avenue
- Approx. 5,000 sqm gross leasable area
- Targeted merchants include restaurants serving until late, coffee shops, and a supermarket





MERGENT RESIDENCES

DEVELOPMENT DETAILS

Land Area	2,014 sqm
No. of Physical Floors	41 floors
No. of Units	356
No. of Parking Slots	298
No. of Parking Levels	11
Basement	4
Podium	7

VIEW FROM MAKATI AVE.

FOR INTERNAL TRAINING AND INFORMATION PURPOSES ONLY



MERGENT RESIDENCES




UNIT MIX

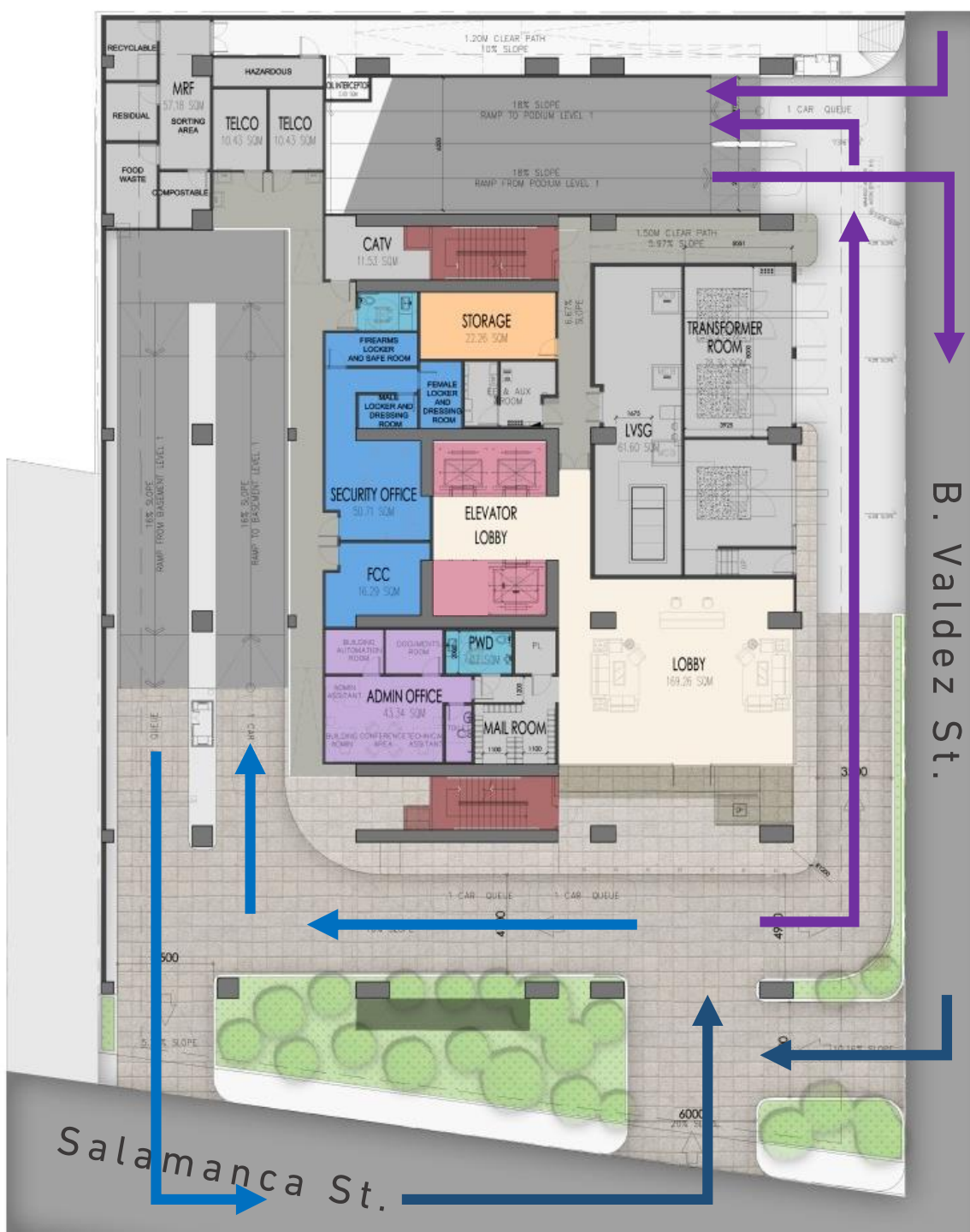
Type	Approx. Unit Area (sqm)	Total Units
Studio	31-35	128
Jr-1 Bedroom	45	64
1 Bedroom	60	64
Jr-2 Bedroom	75	32
2 Bedroom	106	68
Total		356

GROUND FLOOR PLAN

MERGENT RESIDENCES

CIRCULATION:

-  To entrance
-  To basement levels
-  To podium levels

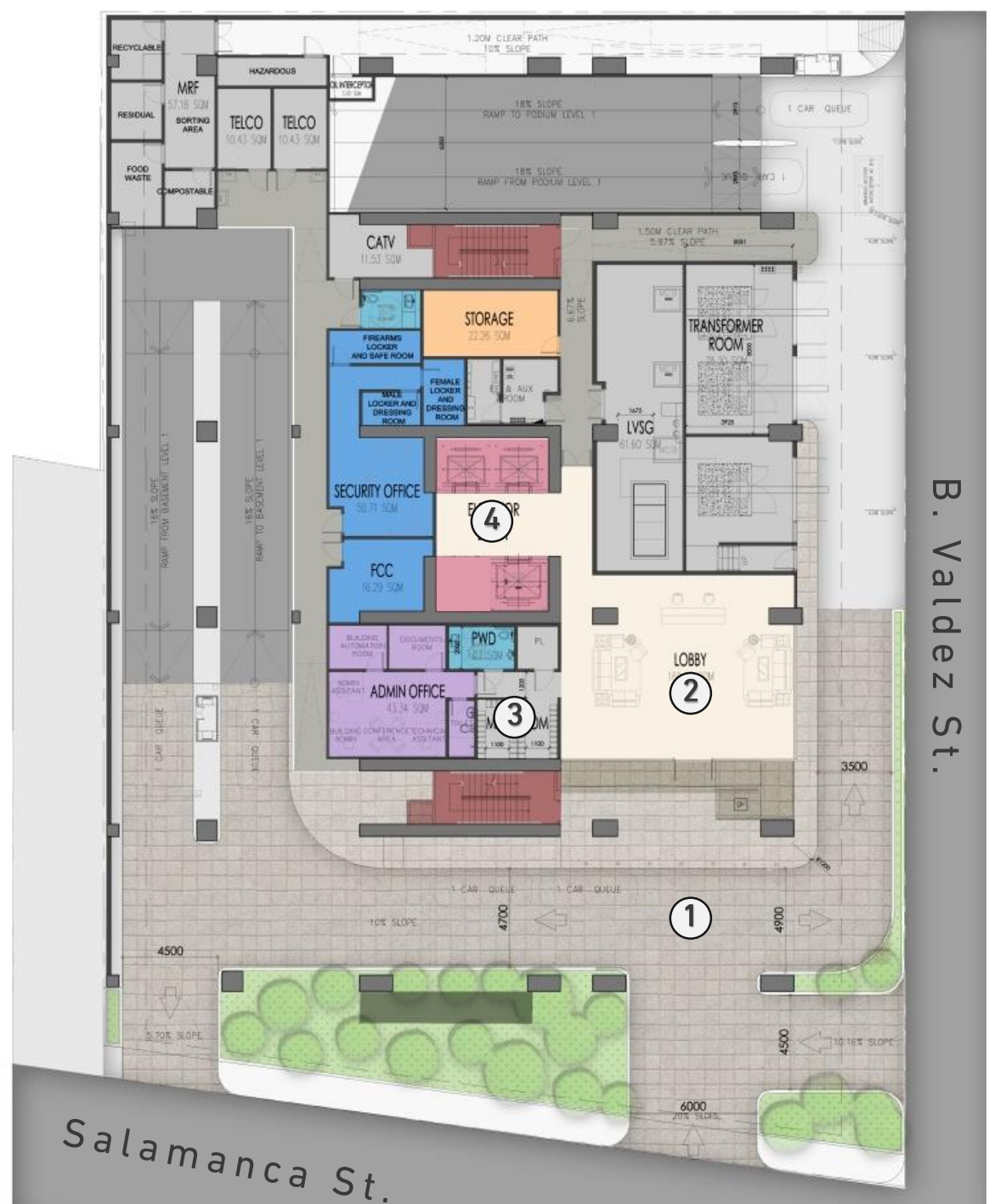


GROUND FLOOR PLAN

MERGENT RESIDENCES

FEATURES:

- ① Drop Off
- ② Main Lobby
- ③ Mail Room
- ④ Elevator Lobby



Salamanca St.

B. Valdez St.



MAIN LOBBY (Artist's Rendering)



MAIN LOBBY (Artist's Rendering)



MAIN LOBBY (Artist's Rendering)



ELEVATOR LOBBY (Artist's Rendering)

AMENITY FLOOR PLAN (10F)

MERGENT RESIDENCES

FEATURES:

- ① Adult Swimming Pool
- ② Kiddie Pool
- ③ Fitness Gym
- ④ Covered Lounge Area
- ⑤ Outdoor Deck
- ⑥ Function Room
- ⑦ M/F Shower Room





SWIMMING POOL (Artist's Rendering)





SWIMMING POOL (Artist's Rendering)





FITNESS GYM (Artist's Rendering)





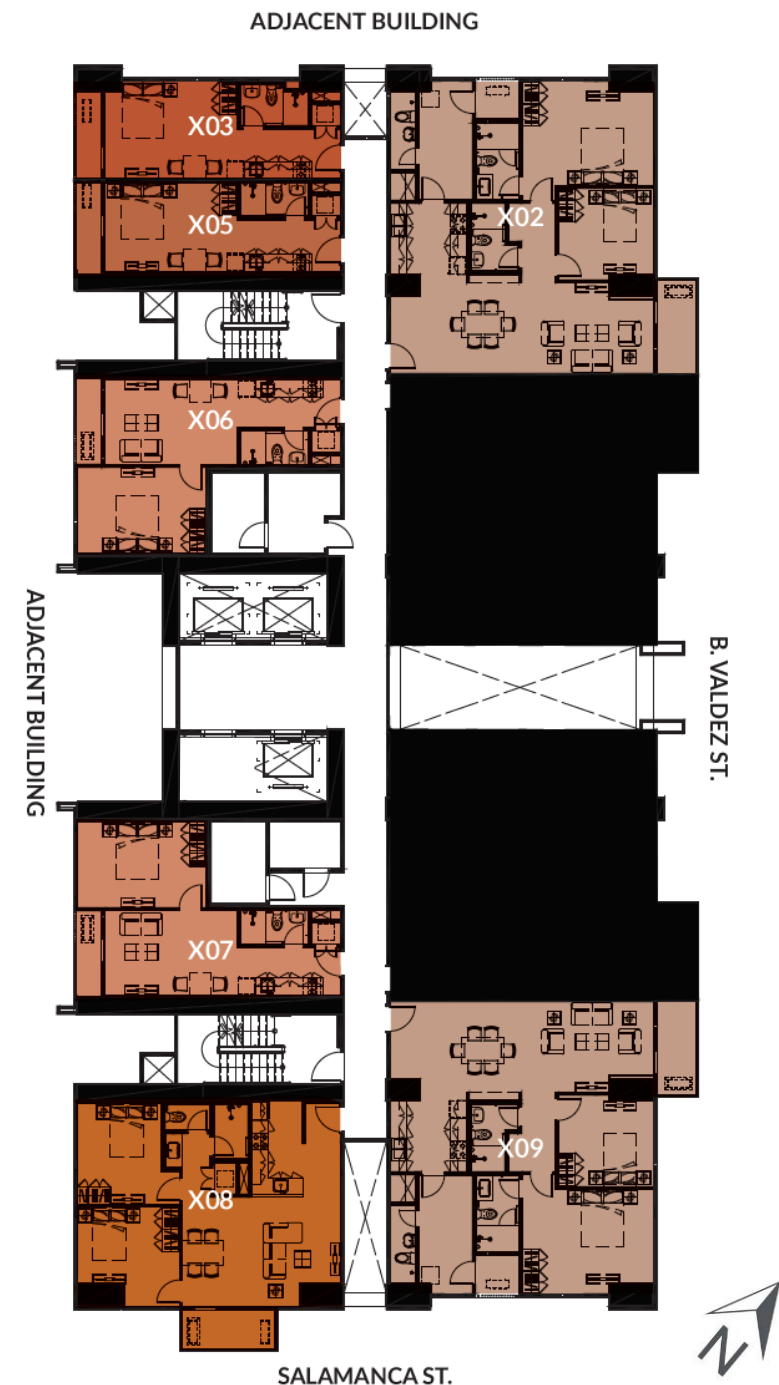
FUNCTION ROOM (Artist's Rendering)



TYPICAL FLOOR PLAN (11F – 45F)

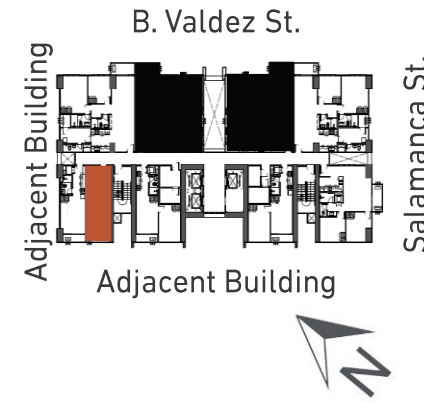
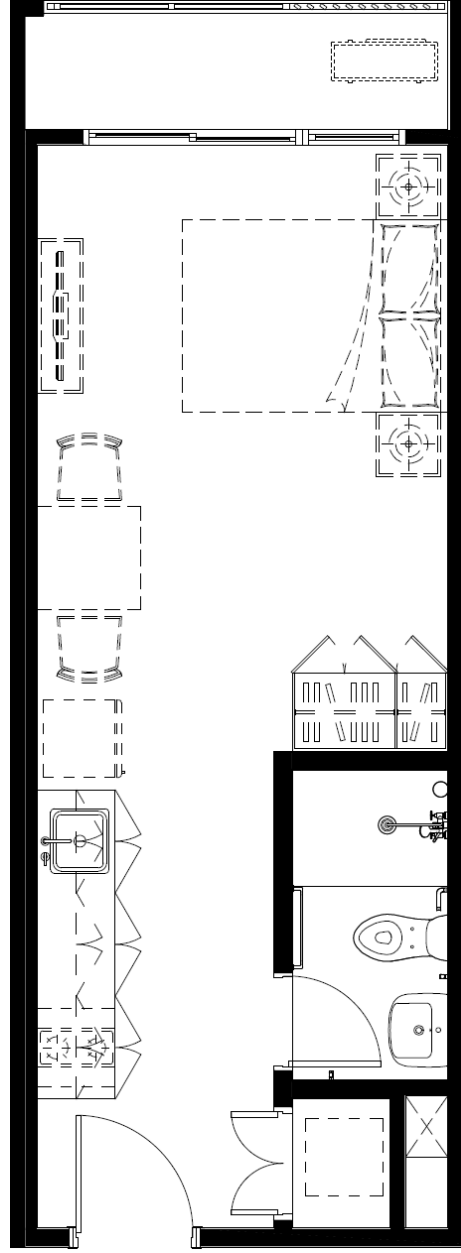
MERGENT RESIDENCES

Unit Type	Approx. Unit Area (sqm)	Units
Studio	31-35	4
Jr-1BR	45	2
1BR	60	2
Jr-2BR	75	1
2BR	106	2
Total		11



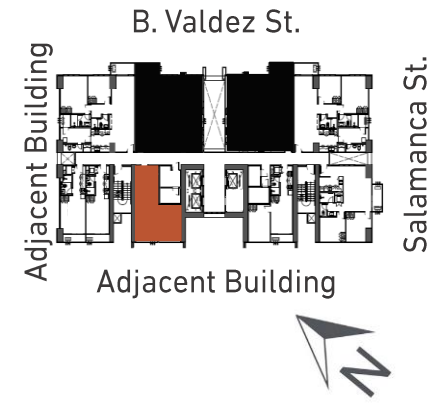
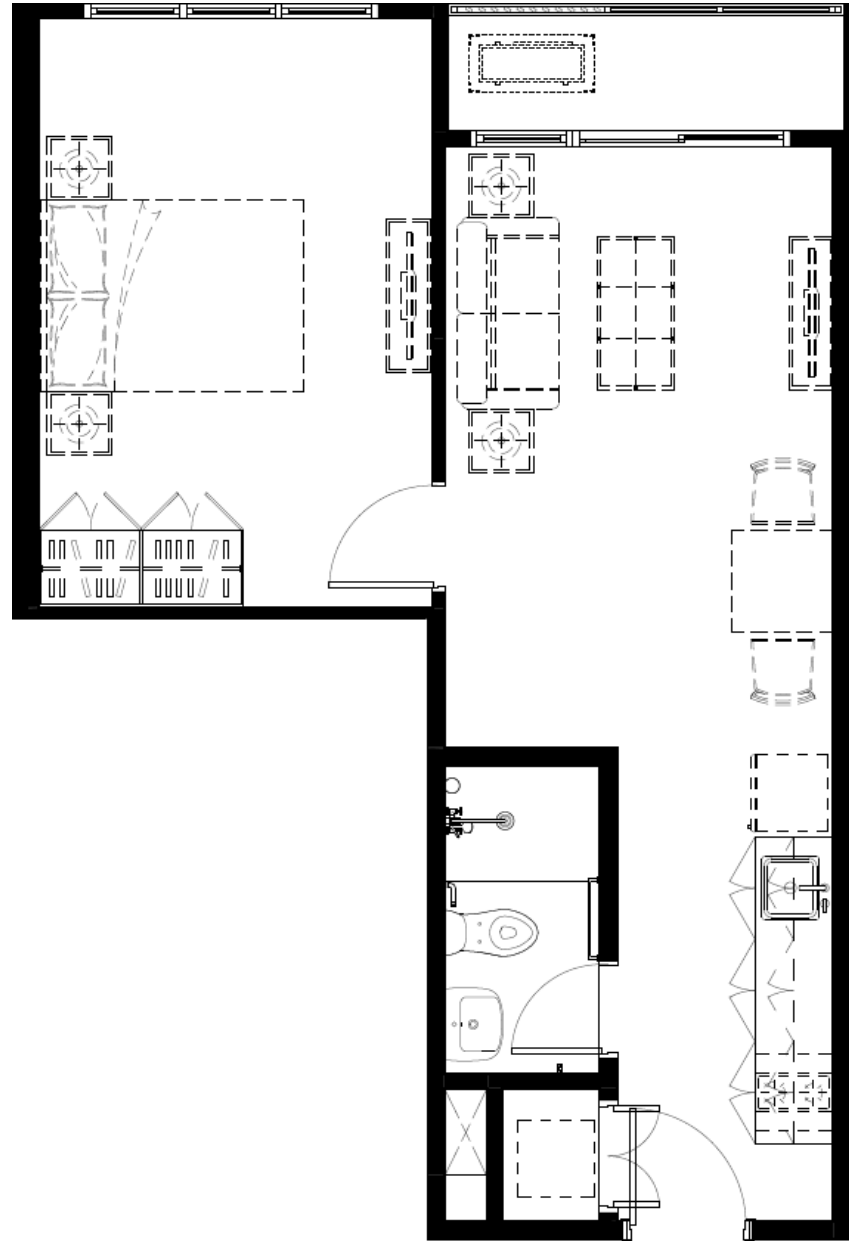
STUDIO UNIT (x05)

FOR INTERNAL TRAINING AND INFORMATION PURPOSES ONLY



Approx. Total Area:
±31 sqm

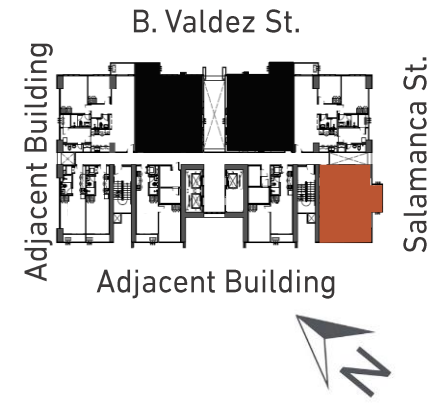
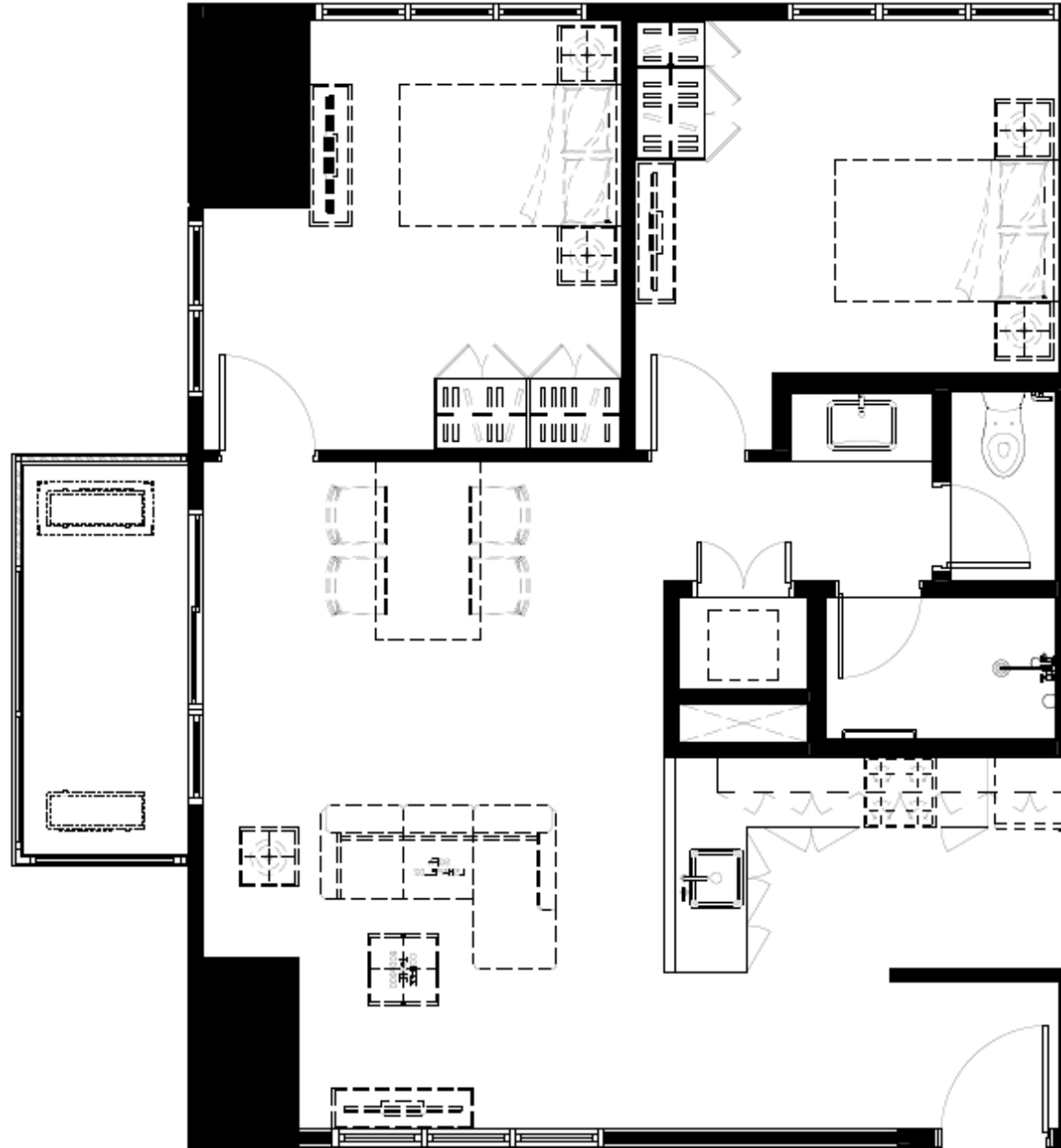
JR 1-BEDROOM UNIT (x06)



Approx. Total Area:
±45 sqm

JR 2-BEDROOM UNIT (x08)

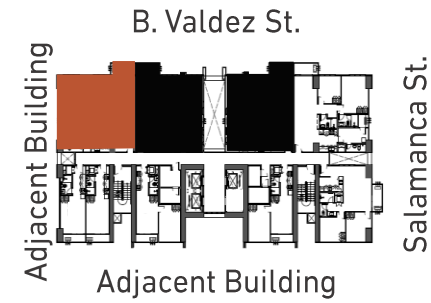
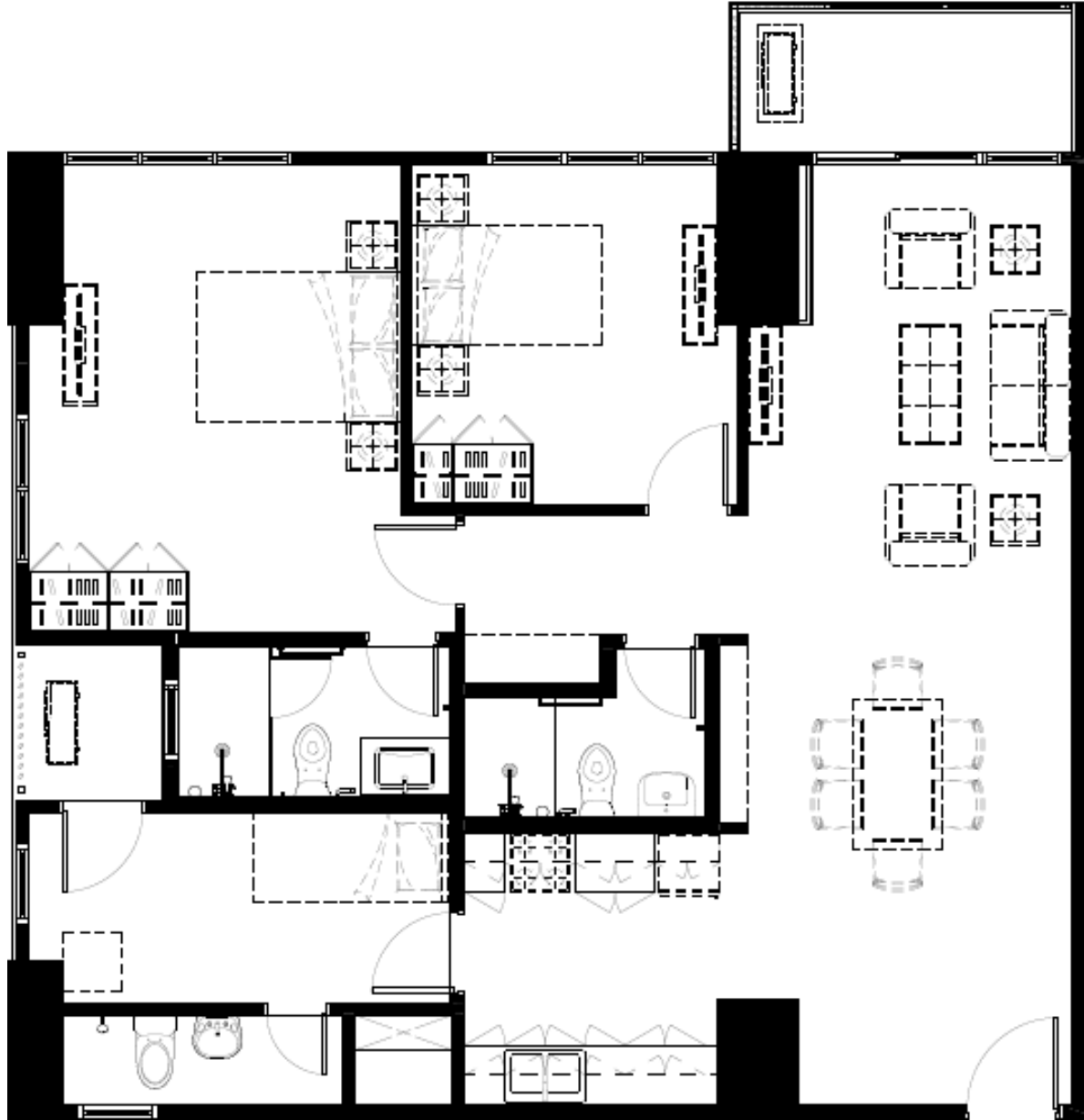
FOR INTERNAL TRAINING AND INFORMATION PURPOSES ONLY



Approx. Total Area:
±75 sqm

2-BEDROOM UNIT (x02)

FOR INTERNAL TRAINING AND INFORMATION PURPOSES ONLY



Approx. Total Area:
±106 sqm

RENTAL INCOME THROUGH LONG & SHORT TERM LEASE





- **LOCATION**

- ✓ Prominent Makati Address
- ✓ Less than 2km from the heart of Makati CBD
- ✓ Emerging vibrant Poblacion district

- **MIXED-USE DISTRICT PLAN**

- ✓ Residential, Office and Retail

- **STRONG INVESTMENT POTENTIAL**

- ✓ First Mover Advantage
- ✓ 1st Alveo Residential Condo allowing short-term lease (i.e. Airbnb)
- ✓ Alveo Brand

