

 AyalaLand **P**REMIER

PARKLINKS
NORTH AND SOUTH TOWERS

FOR TRAINING PURPOSES ONLY

A JOINT VENTURE BETWEEN TWO OF THE
COUNTRY'S LEADING PROPERTY DEVELOPERS
TODAY, AYALA LAND INC. AND ETON
PROPERTIES.



METRO MANILA'S GREENEST URBAN ESTATE

ACCESSIBILITY

SURROUNDED BY MAJOR THOROUGHFARES



QUEZON
CITY

PARKLINKS

SAN JUAN

ORTIGAS

PASIG

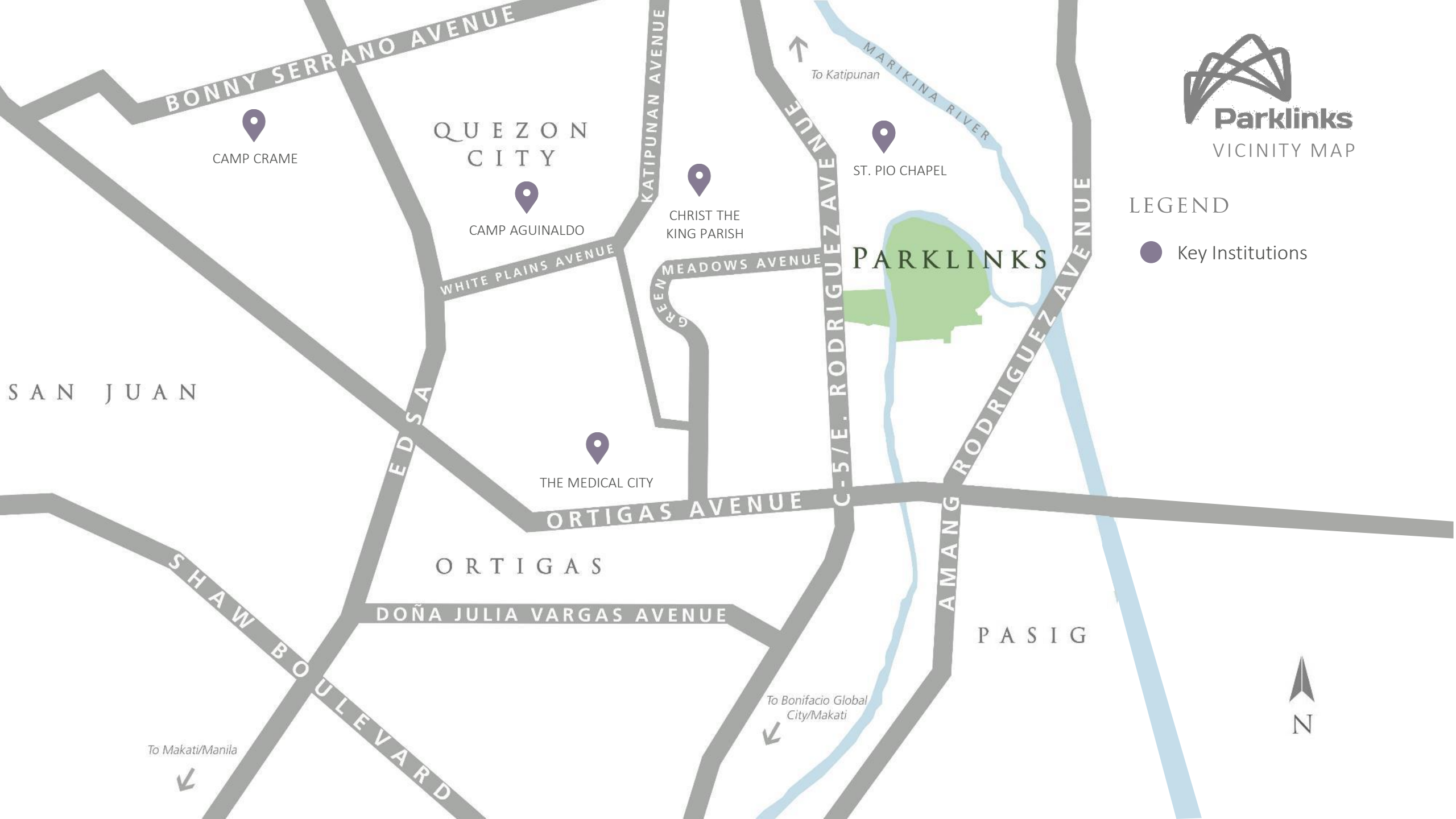


PROXIMITY

KEY INSTITUTIONS AND ESTABLISHMENTS WITHIN REACH

LEGEND

- Key Institutions



LEGEND

-  Key Institutions
-  Commercial Areas







LEGEND

-  Key Institutions
-  Commercial Areas
-  Major Schools & Universities

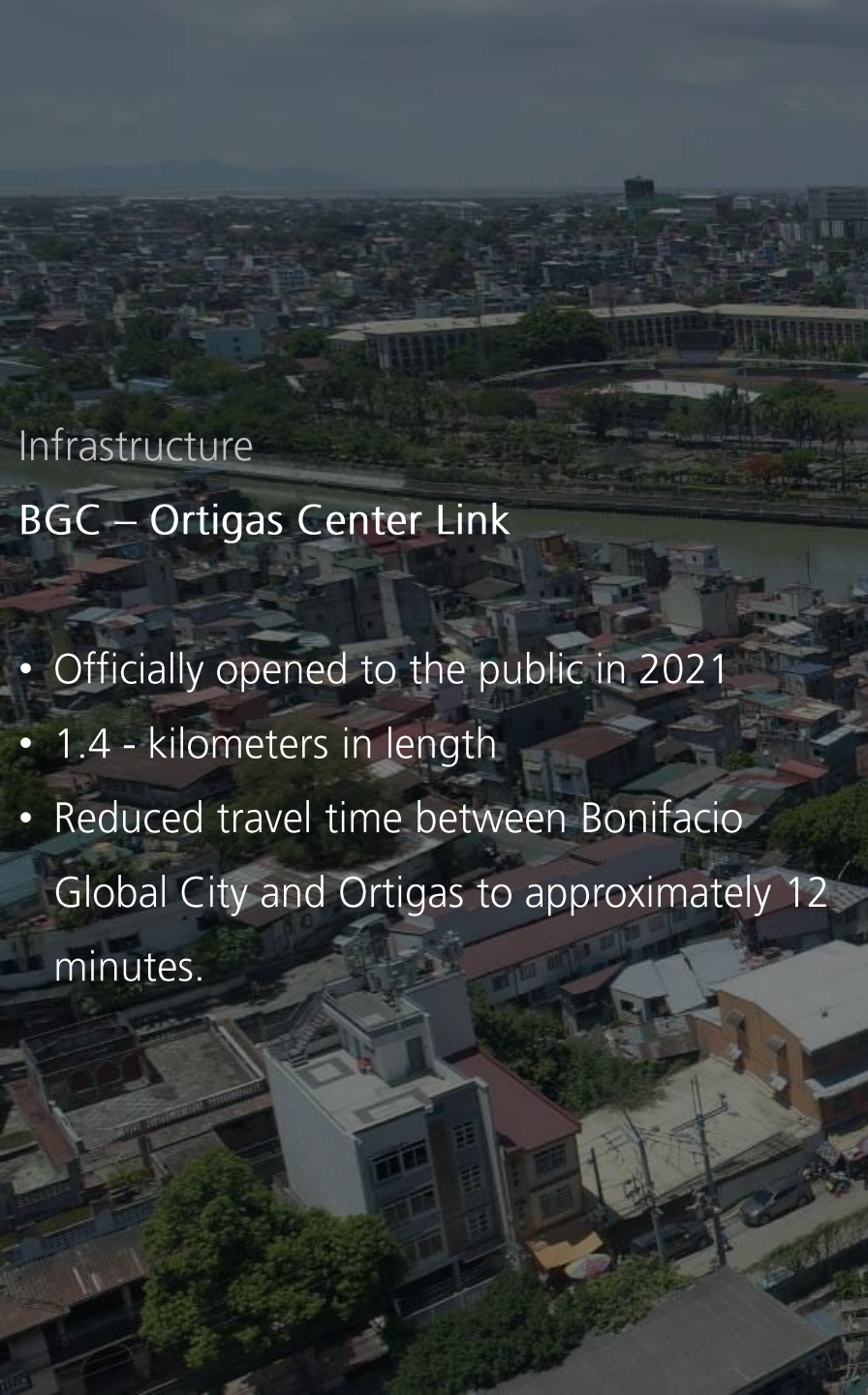


LEGEND

-  Key Institutions
-  Commercial Areas
-  Major Schools & Universities
-  Residential Villages & Buildings



INFRASTRUCTURE UPDATES



BGC – ORTIGAS CENTER LINK

Infrastructure

BGC – Ortigas Center Link

- Officially opened to the public in 2021
- 1.4 - kilometers in length
- Reduced travel time between Bonifacio Global City and Ortigas to approximately 12 minutes.

SKYWAY STAGE 3

Infrastructure

Skyway Stage 3

- Officially opened to the public in 2020
- 19 - kilometers in length
- Reduced travel times between the northern and southern parts of Metro Manila
- Helped decongest traffic along EDSA



Infrastructure
C5 Southlink

- Officially opened to the public in 2019
- 7.70 - kilometers in length
- Reduce travel times between CAVITEX, Makati and Taguig to just 30-45 minutes
- Help decongest traffic along EDSA (Makati to Pasay), MIA Road, and Roxas Boulevard

C5 SOUTHLINK



Infrastructure

NLEX – SLEX Connector

- POC: 92.89% (as of Dec 2023)
- 8-kilometer expressway that will cut travel time between NLEX and SLEX to just 20 minutes
- Connected to Skyway Stage 3 Project

NLEX – SLEX CONNECTOR



SOUTHEAST METRO MANILA EXPRESSWAY

Infrastructure

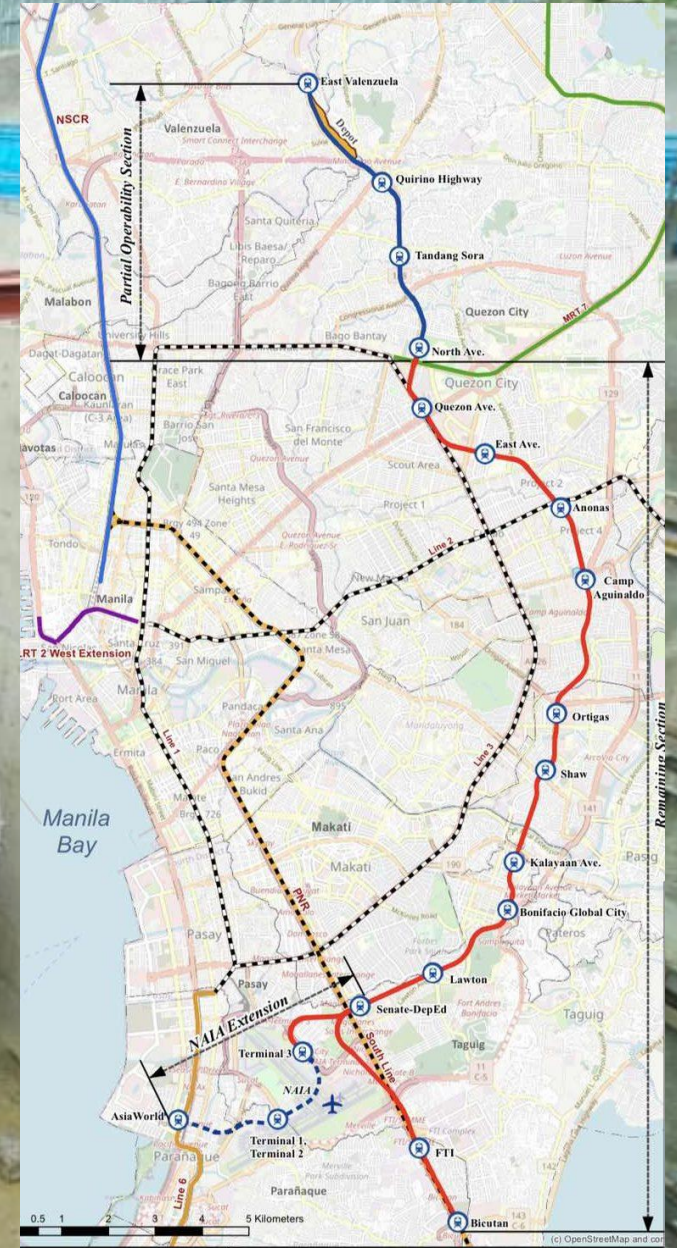
Southeast Metro Manila Expressway

- Segment 1: 2023
- Segment 2: (TBC)
- 34-kilometer expressway from the Skyway in FTI, Taguig up to the Batasang Pambansa Complex in Quezon City
- It will also connect to NLEX in Balagtas, Bulacan



Infrastructure Metro Manila Subway Project

- Target Completion by 2029
- 33-kilometer underground railway which will reduce travel time of commuters between Quezon City and NAIA to just 35 minutes
- 17 stations traversing from Mindanao Avenue in Quezon City all the way to NAIA



THE ESTATE

A PREMIER ADDRESS WITHIN A MASTER-PLANNED,
MIXED-USE, AND SUSTAINABLE ESTATE



QUEZON CITY PARCEL
5 HECTARES

PASIG CITY PARCEL
30 HECTARES

C-5 | E. RODRIGUEZ AVENUE

ESTATE ACCESS



Estate Access Parklinks Avenue

- 4 lane main access road which is connected to the iconic Parklinks Bridge and eventually leads you to the Pasig parcel.





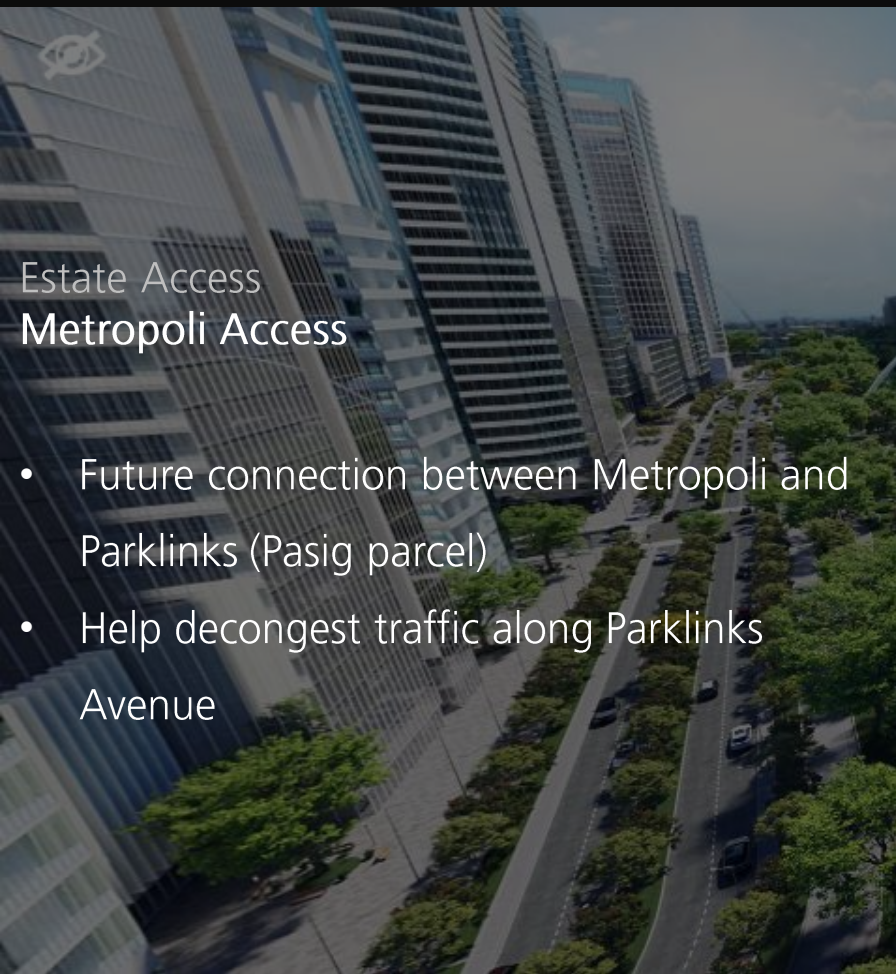
ICONIC PARKLINKS BRIDGE

Estate Access
Iconic Parklinks Bridge

- 110-meter iconic bridge which connects the Quezon City and Pasig City parcels. The bridge also features a 3-meter bike lane.







METROPOLI ACCESS



Estate Access Metropoli Access

- Future connection between Metropoli and Parklinks (Pasig parcel)
- Help decongest traffic along Parklinks Avenue



Estate Access Circulo Verde Access

- Access road linking Parklinks and Circulo Verde which allows greater connectivity amongst estates along the C-5 corridor.



CIRCULO VERDE ACCESS



ESTATE COMPONENTS



MARIKINA RIVER

ECO PARK

BRIDGE TO METROPOLI

NORTH ECO TERRACES

ECO FOREST

GREENMEADOWS AVENUE

ECO CENTER GARDEN

C-5 / E. RODRIGUEZ JR. AVENUE

PARKLINKS BRIDGE

BRIDGE TO CIRCULO VERDE

PARKLINKS AVENUE

ECO CENTER AVE.

PARKLINKS NORTH TOWER

SOUTH ECO TERRACES

ECO CENTER LAWN

AYALA MALLS

PARKLINKS ESPLANADE

PARKLINKS SOUTH TOWER

Estate Components Parklinks Mall

- Mixed-use retail and office building with a direct connection to Parklinks North and South Towers.
- Total area of 135,000 sqm.
- Target Resumption of Construction: 2023
- Target Construction Completion: 2026





Disclaimer: Renders shown are unofficial and may still change



Estate Components Eco Terraces

- Walk paths and bike lanes
- Lush greenery
- Views of the Parklinks bridge and Parklinks North and South Towers

ECO TERRACES (SOUTH)





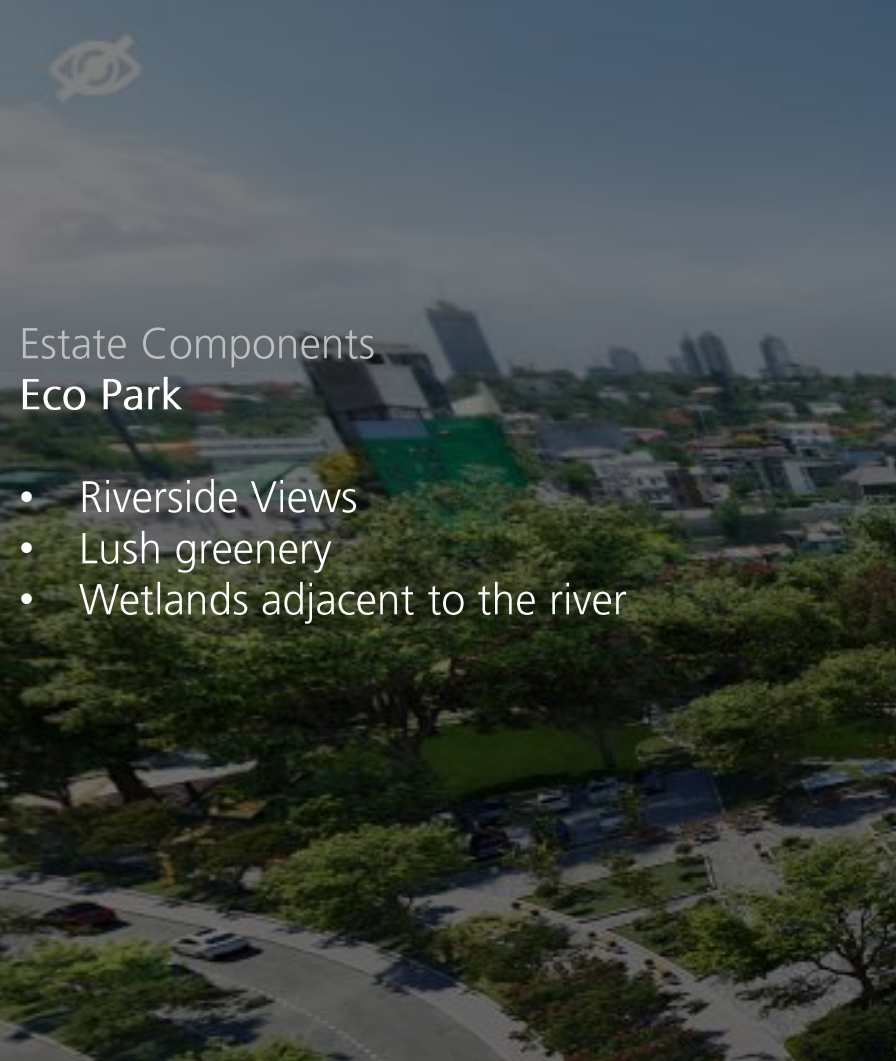


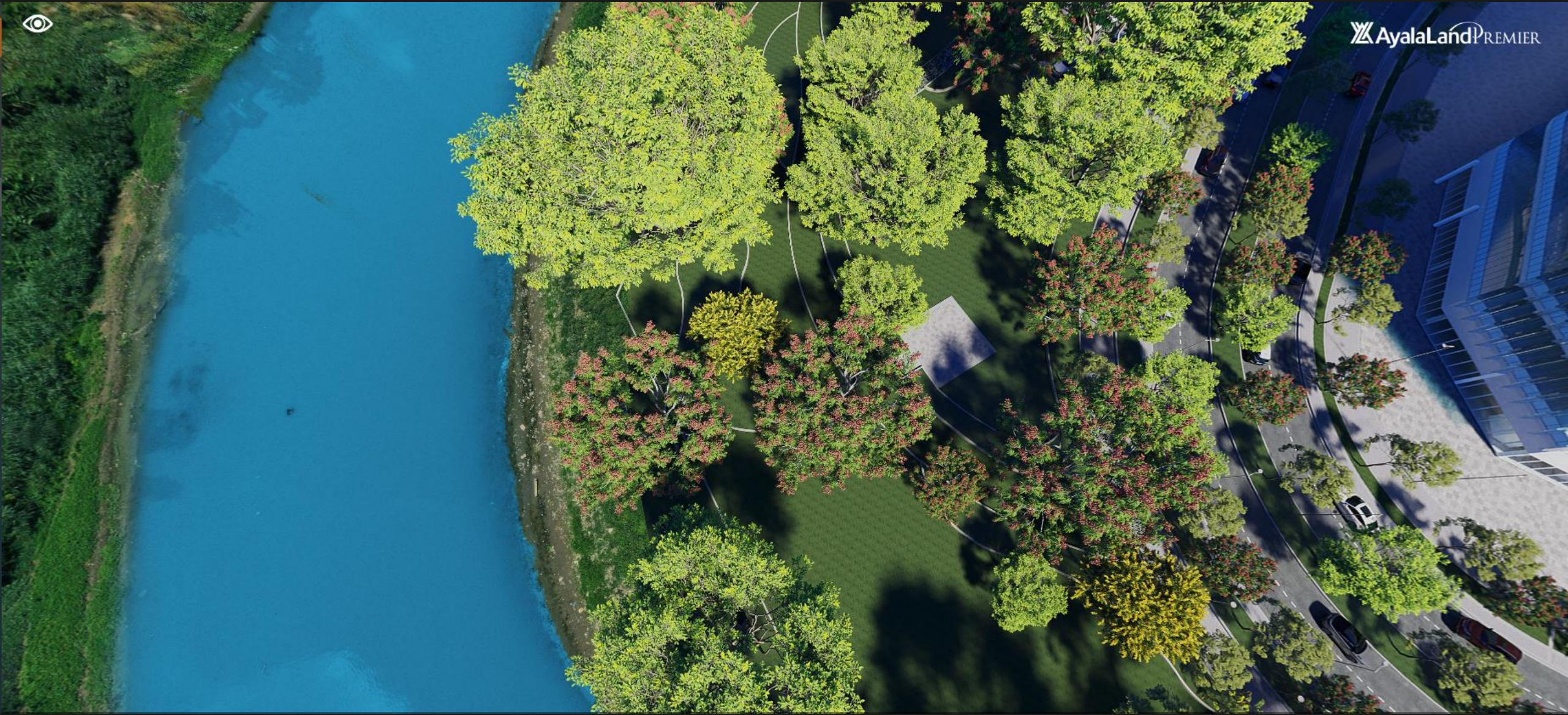


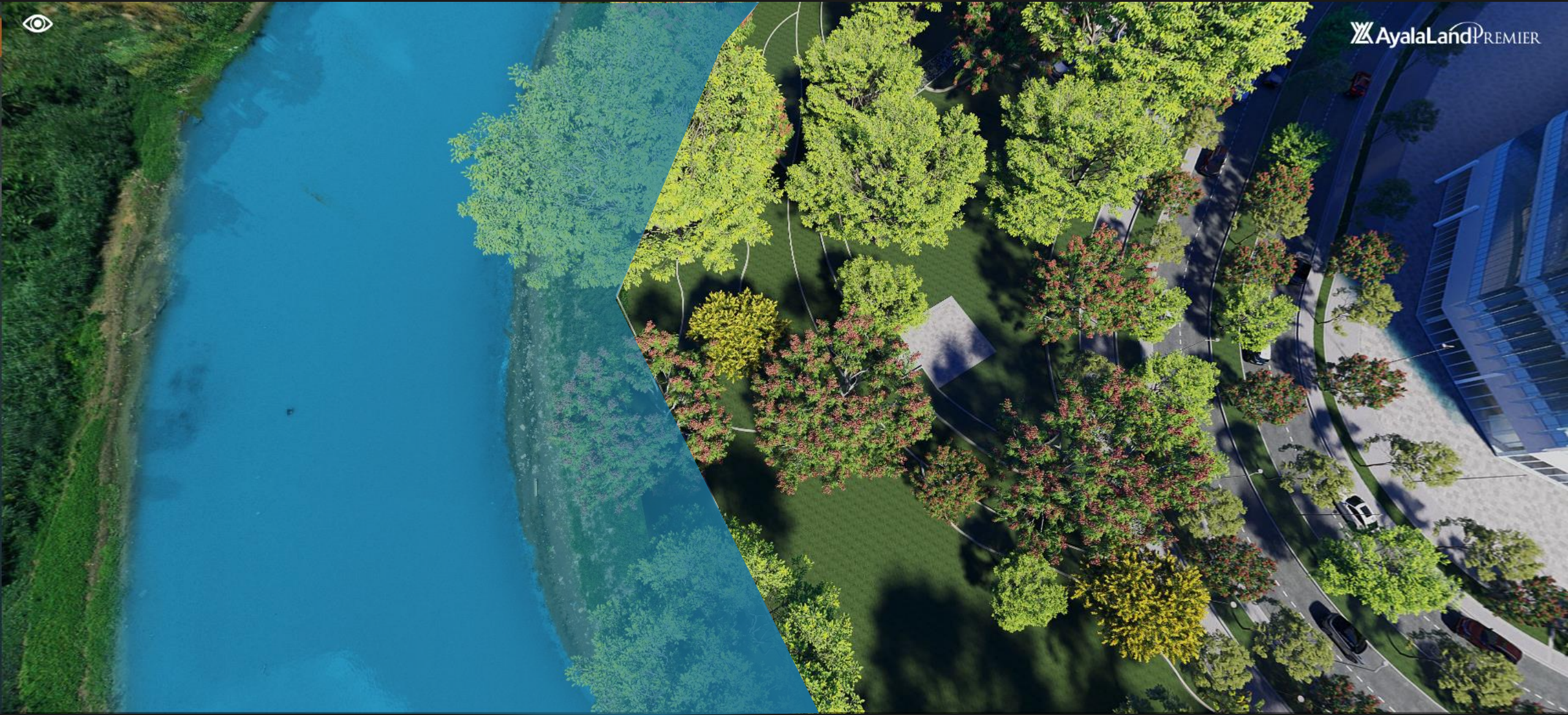


Estate Components Eco Park

- Riverside Views
- Lush greenery
- Wetlands adjacent to the river









ECO CENTER AVENUE





ECO CENTER LAWN

ECO CENTER

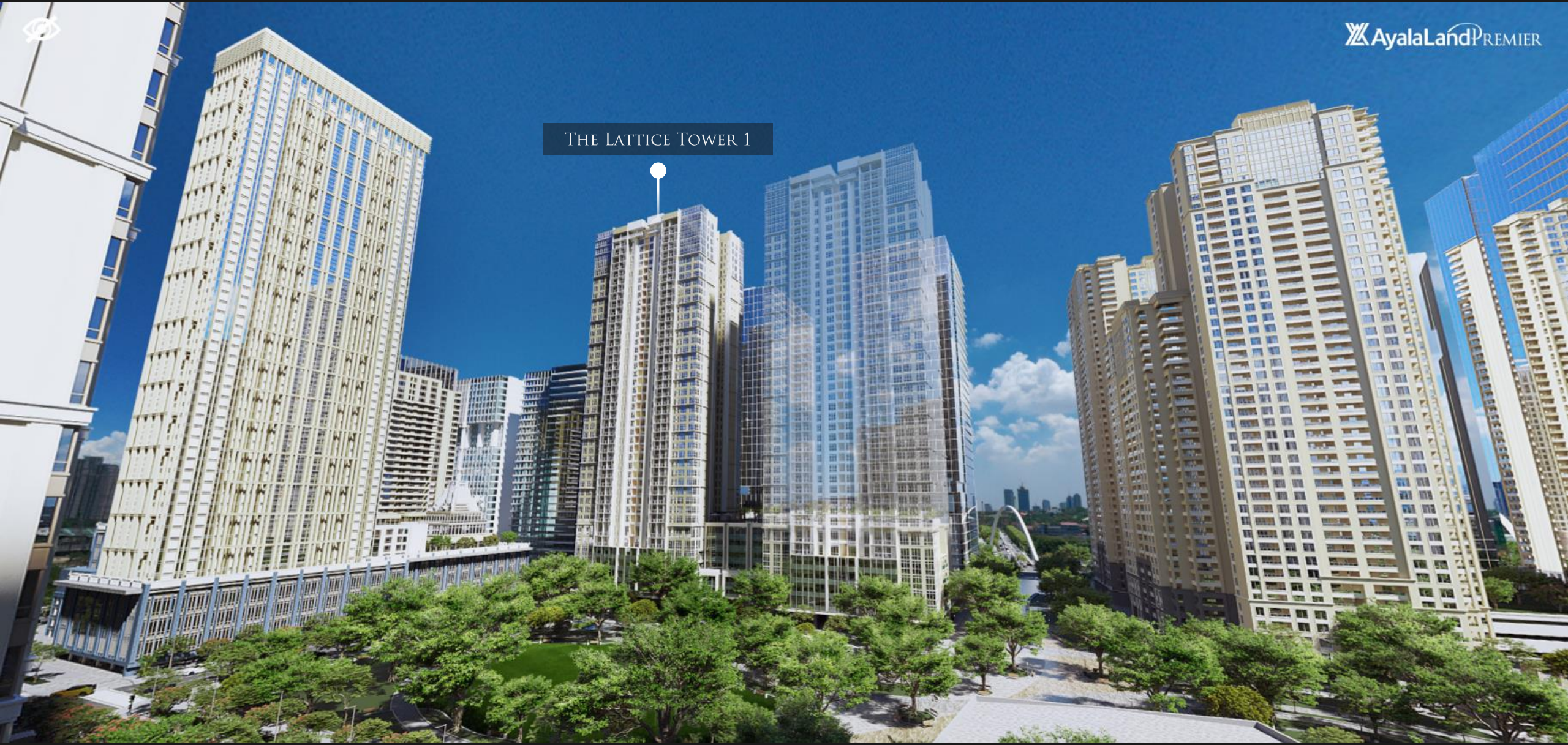
EVENT CENTER

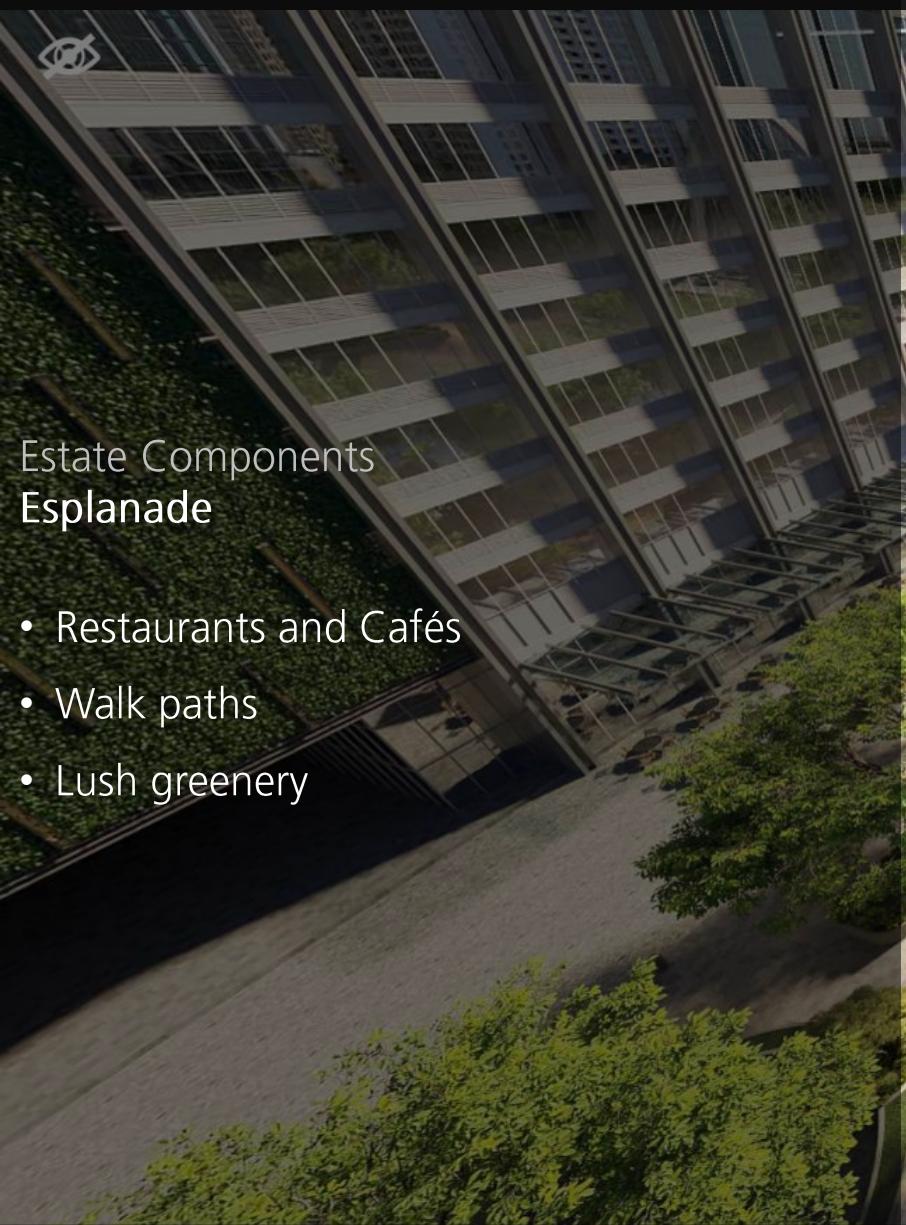
ECO CENTER GARDEN





THE LATTICE TOWER 1





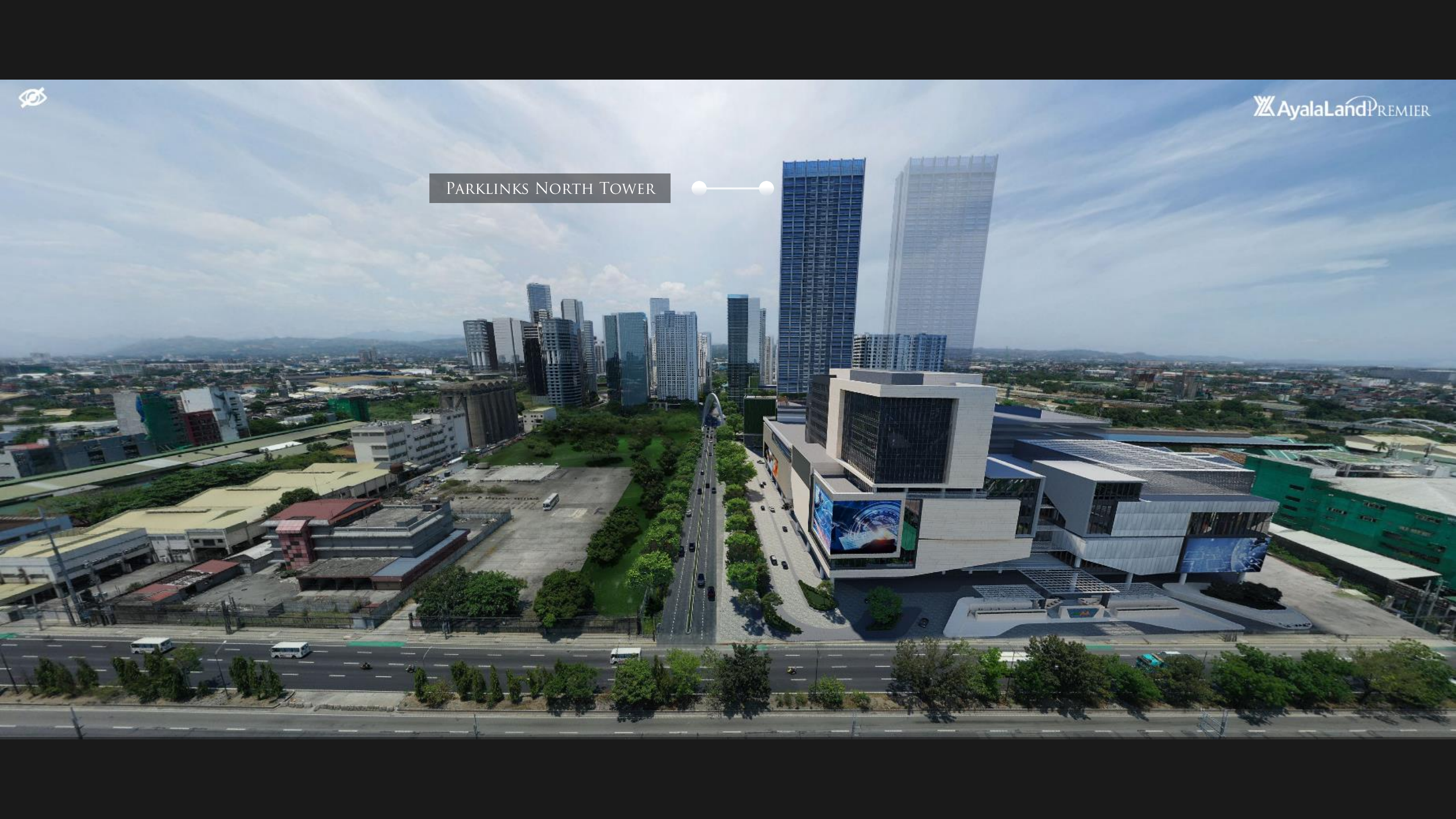
Estate Components Esplanade

- Restaurants and Cafés
- Walk paths
- Lush greenery





PARKLINKS NORTH TOWER



An architectural rendering of the Parklinks North Tower, a tall, modern skyscraper with a glass facade and a central section with a more textured, metallic finish. The building is set against a dramatic sky with soft clouds, suggesting a sunset or sunrise. In the foreground, there are trees and a curved architectural element on the right side. The overall scene is a high-quality digital illustration.

PARKLINKS NORTH TOWER

DEVELOPMENT SUMMARY

Land Area	4,145 SQM.
Total No. of Floors	55 floors
No. of Residential Units	280 units
Unit Types	1BR – 4BR
Unit Size Range	70 – 306 SQM.
Floor Density	4 – 8 units per floor

Unit Type	No. of Units	Percent Mix	Total Area*	Unit Area*	Balcony Area*	Storage Area*	Parking Slots
1BR Classic Residence	69	25%	70-72	60 -62	9	-	1
2BR Classic Residence	23	8%	141	122	19	-	1
2BR Corner Residence	46	16%	158-159	135	19	4 -5	1
2BR Horizon Suite	30	11%	143-160	123-133	18-19	4 -5	1
3BR Corner Residence	46	16%	198	168	24	5	2
3BR Horizon Suite	18	6%	196-209	167-180	24-29	4-5	2
3BR Grand Horizon Suite	6	2%	231	197	29	5	2
3BR Horizon Terrace Suite	4	1%	270	230	34	5	3
3BR Horizon Villa	2	1%	282	236	37	8	3
3BR East Sky Suite	9	3%	232	198	29	4	3
3BR West Sky Suite	18	6%	267-268	228	34	4-5	3
4BR Sky Villa	9	3%	306	262	39	5	3

P 298,000/SQM.

LAUNCH AVERAGE PRICE PER SQM. (VAT INC.)

P 376,000/SQM.

CURRENT AVERAGE PRICE PER SQM. (VAT INC.)

CONSTRUCTION UPDATES

PARKLINKS NORTH AND SOUTH TOWERS





PARKLINKS SOUTH TOWER

DEVELOPMENT SUMMARY

Land Area	4,002 sqm
Total No. of Floors	55 floors
No. of Residential Units	313 units
Unit Types	1BR – 3BR
Unit Size Range	70 – 286 SQM.
Floor Density	4 – 9 units per floor



MARIKINA RIVER

ESPLANADE

RESIDENTIAL AREAS

GROUND FLOOR (GF)

PARKLINKS BRIDGE

PARKLINKS AVENUE

PARKLINKS MALL



MARIKINA RIVER

ESPLANADE

PARKLINKS BRIDGE

PARKLINKS AVENUE

PARKLINKS
NORTH TOWER

PARKLINKS
SOUTH TOWER

RESIDENTIAL
LOBBY

RESIDENTIAL
LOBBY

PARKLINKS MALL





MOTORCOURT



RESIDENTIAL LOBBY

MARIKINA RIVER

ESPLANADE

PARKLINKS BRIDGE

PARKLINKS AVENUE

PARKLINKS
NORTH TOWER

PARKLINKS
SOUTH TOWER

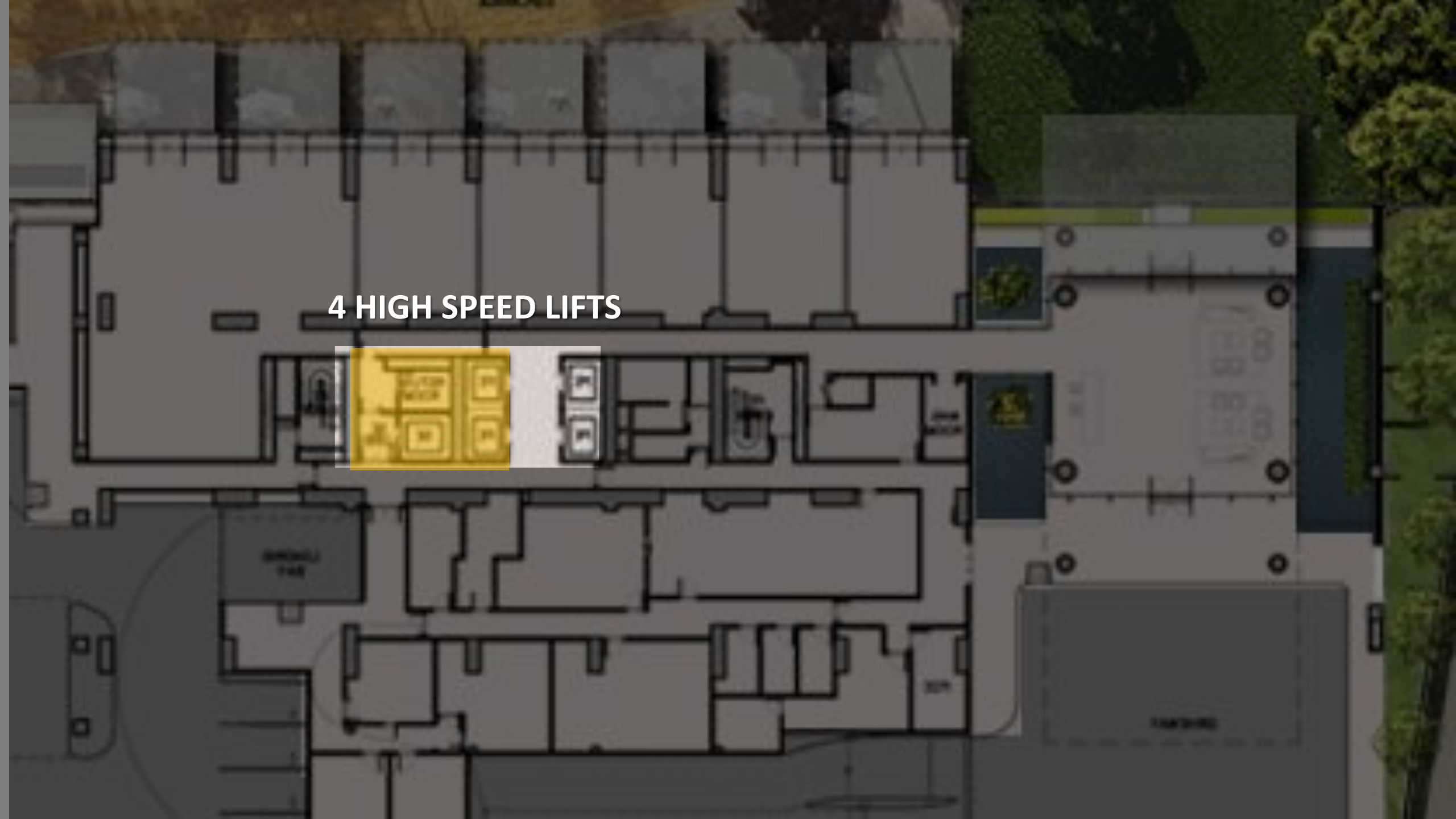
ELEVATOR LOBBY

ELEVATOR LOBBY

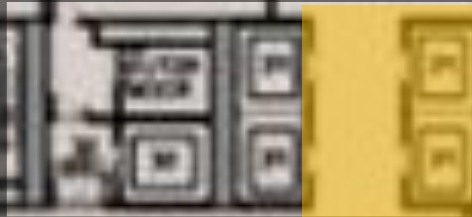
PARKLINKS MALL

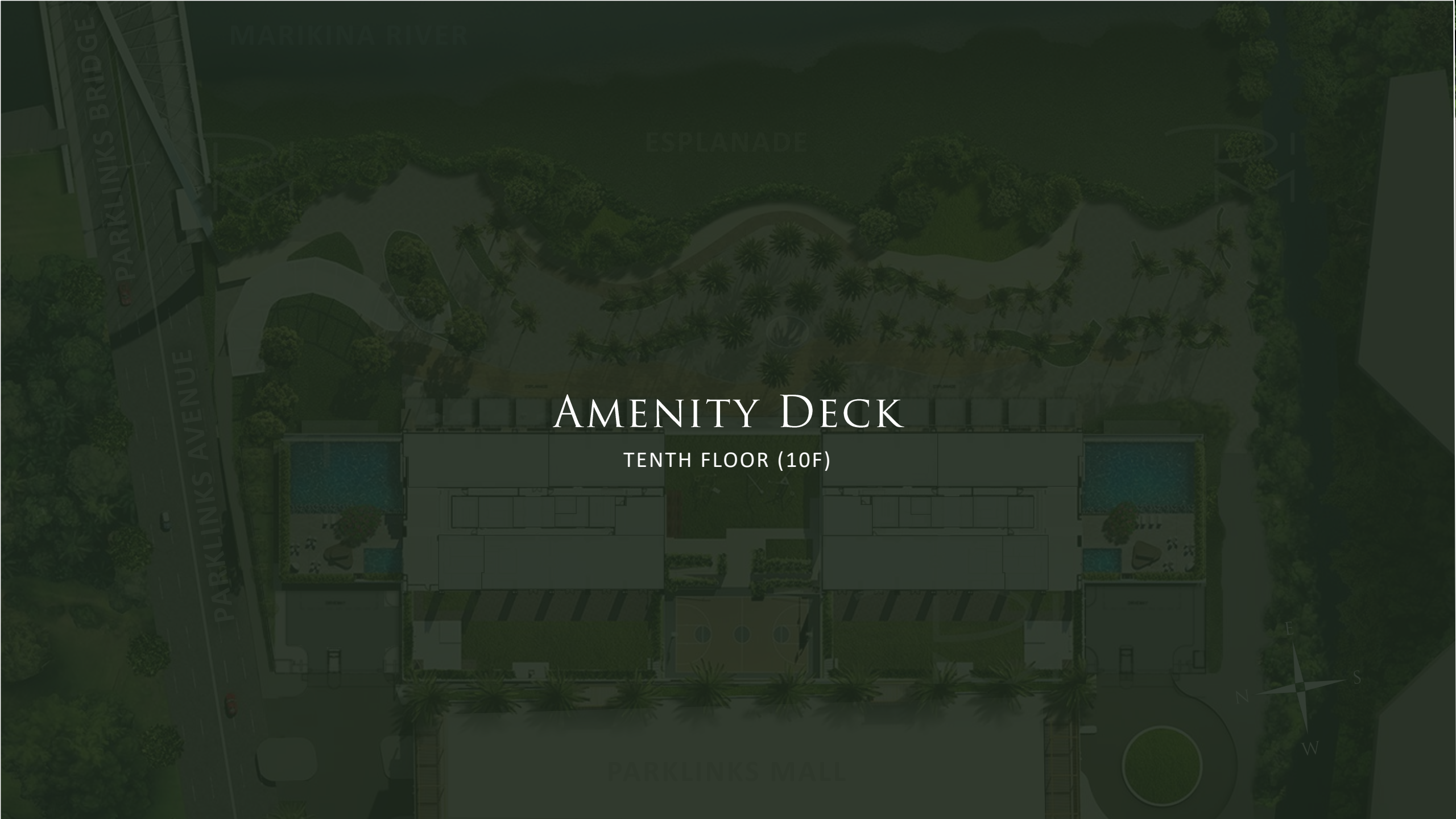


4 HIGH SPEED LIFTS



SERVICE LIFT





MARIKINA RIVER

ESPLANADE

PARKLINKS BRIDGE

PARKLINKS AVENUE

AMENITY DECK

TENTH FLOOR (10F)

PARKLINKS MALL



MARIKINA RIVER

ESPLANADE

PARKLINKS BRIDGE

PARKLINKS AVENUE

PARKLINKS
NORTH TOWER

PARKLINKS
SOUTH TOWER

PARKLINKS MALL



AMENITY FLOOR

10/F

MARIKINA RIVER

ESPLANADE

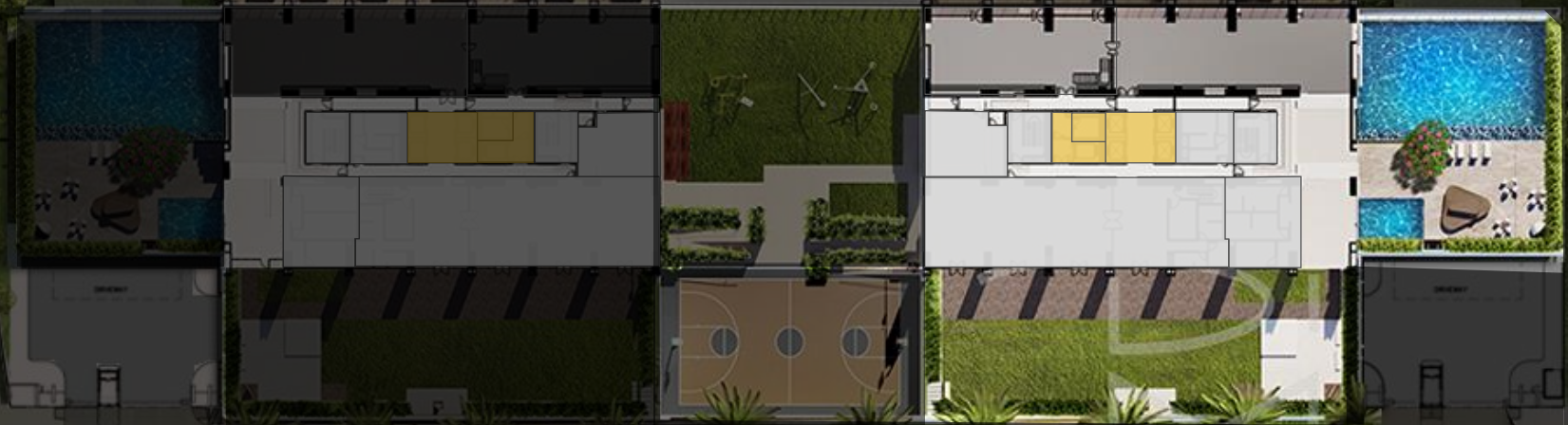
PARKLIN RIDGE
PARKLINKS

PARKLINKS AVENUE

PARKLINKS
NORTH TOWER

ELEVATOR LOBBIES

PARKLINKS
SOUTH TOWER



PARKLINKS MALL



AMENITY FLOOR

10/F

MARIKINA RIVER

ESPLANADE

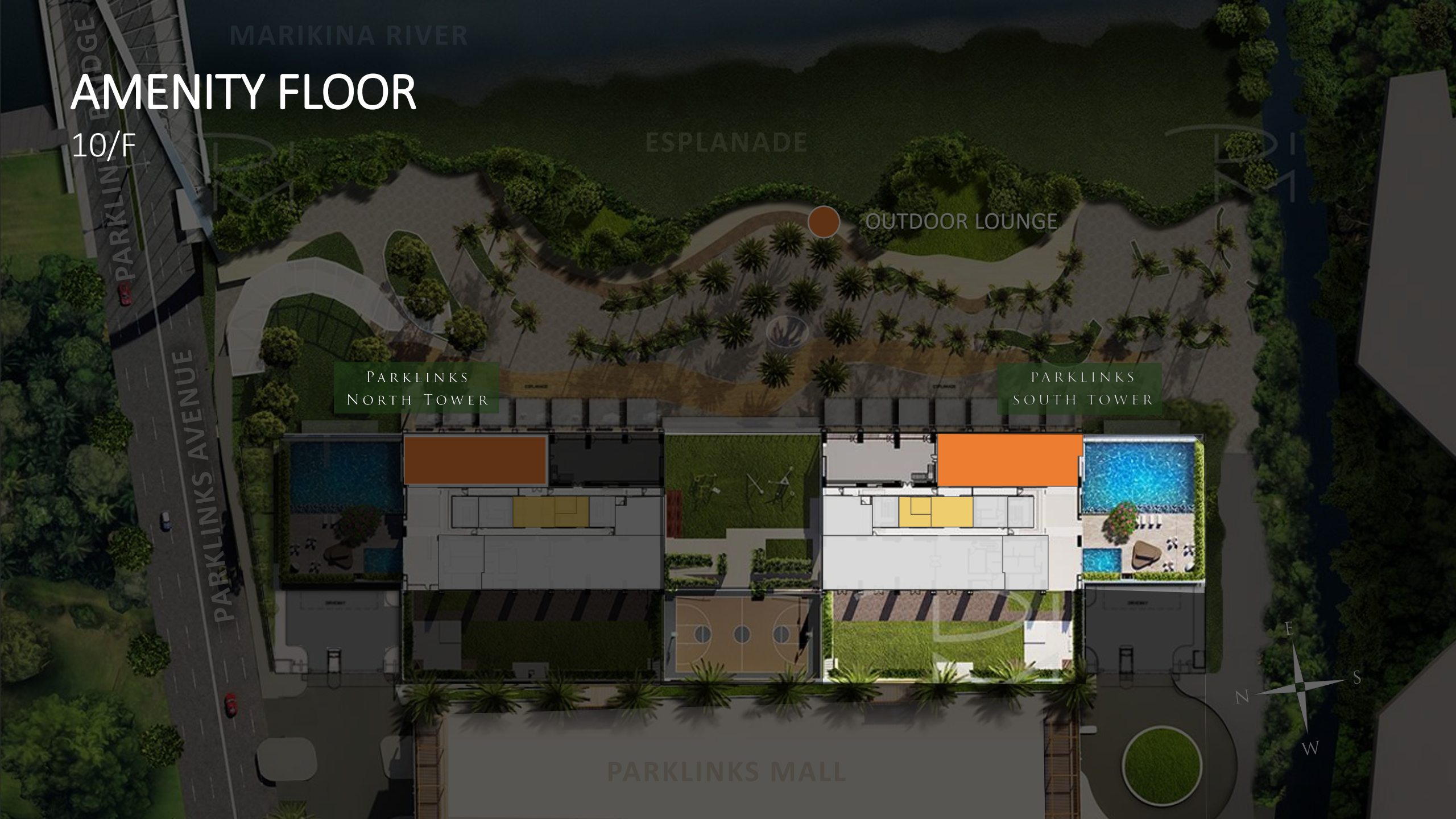
OUTDOOR LOUNGE

PARKLINKS
NORTH TOWER

PARKLINKS
SOUTH TOWER

PARKLINKS AVENUE

PARKLINKS MALL



AMENITY FLOOR

10/F

MARIKINA RIVER

ESPLANADE

OUTDOOR LOUNGE

POOL COMPLEX

PARKLINKS
NORTH TOWER

PARKLINKS
SOUTH TOWER

PARKLINKS AVENUE

PARKLINKS MALL





RI

OUTDOOR LOUNGE &
POOL COMPLEX

AMENITY FLOOR

10/F

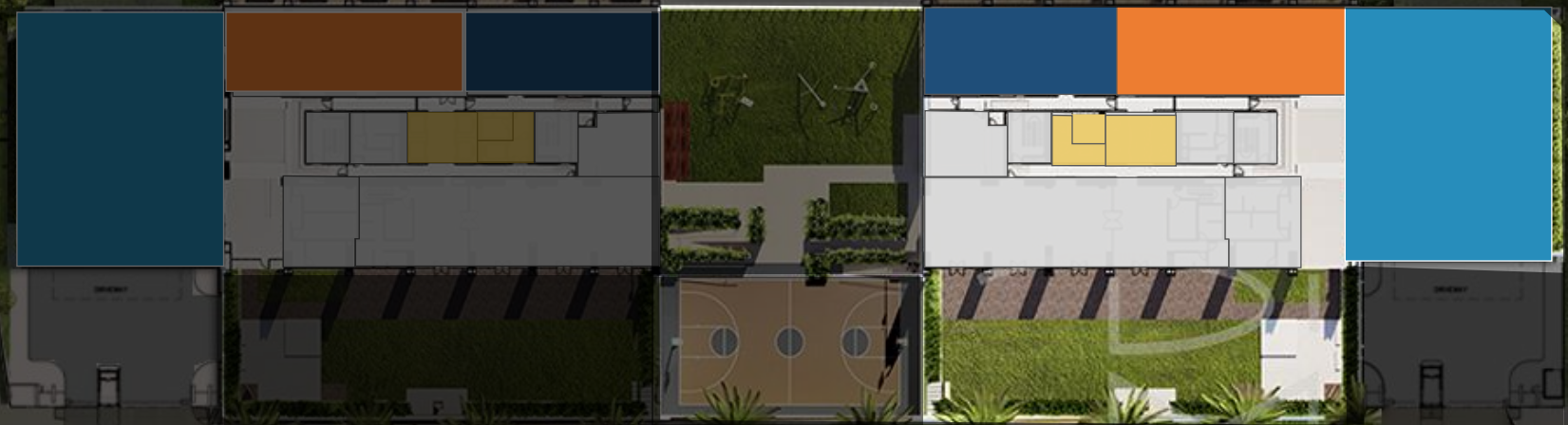
MARIKINA RIVER

ESPLANADE

- OUTDOOR LOUNGE
- POOL COMPLEX
- FITNESS CENTER

PARKLINKS NORTH TOWER

PARKLINKS SOUTH TOWER



PARKLINKS AVENUE

PARKLINKS MALL





FITNESS CENTER

AMENITY FLOOR

10/F

MARIKINA RIVER

ESPLANADE

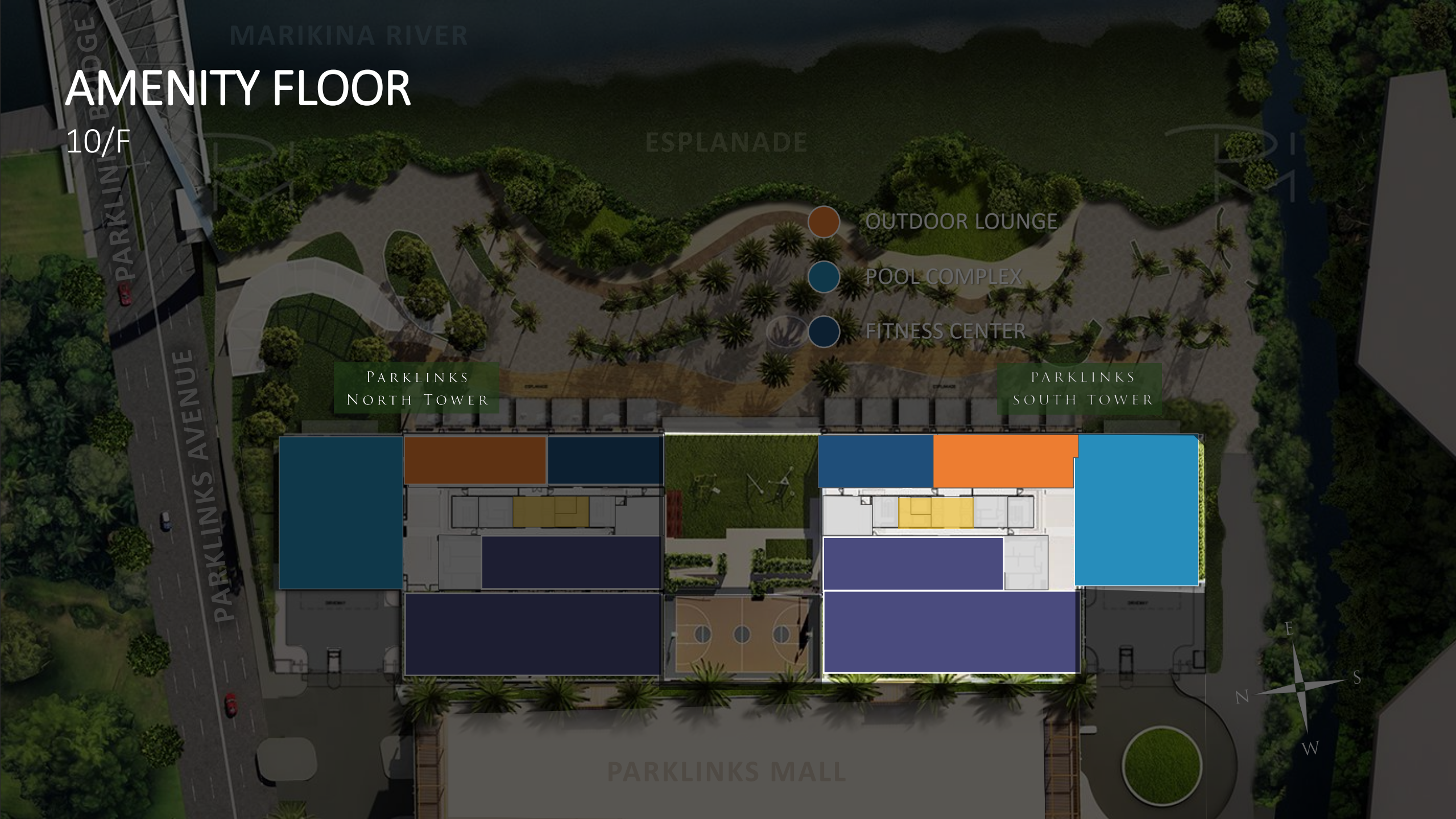
- OUTDOOR LOUNGE
- POOL COMPLEX
- FITNESS CENTER

PARKLINKS NORTH TOWER

PARKLINKS SOUTH TOWER

PARKLINKS AVENUE

PARKLINKS MALL





SOCIAL HALL

AMENITY FLOOR

10/F

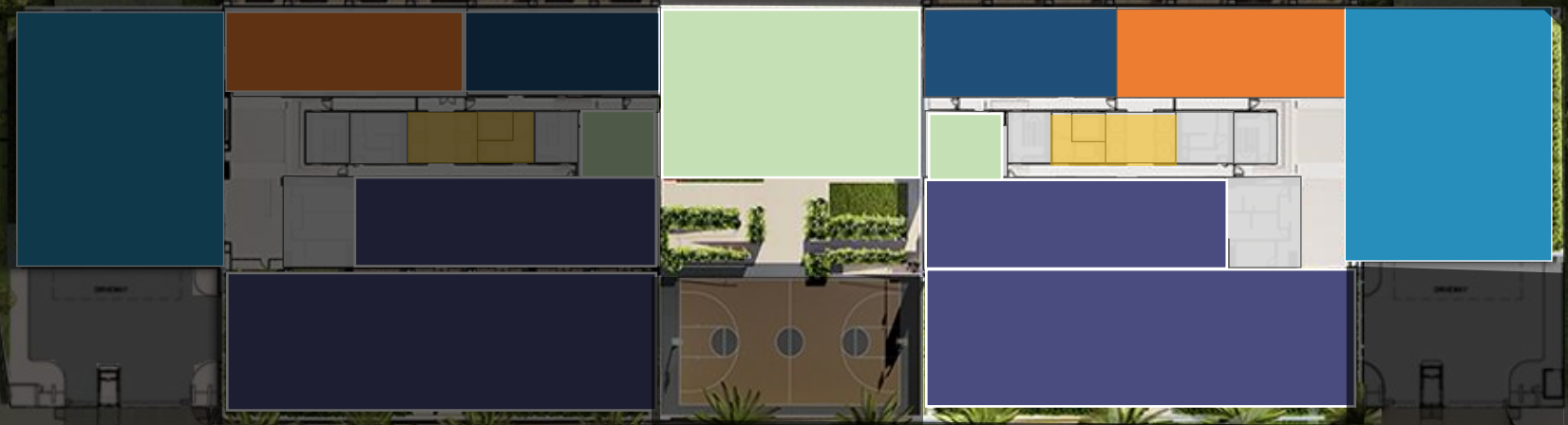
MARIKINA RIVER

ESPLANADE

- OUTDOOR LOUNGE
- POOL COMPLEX
- FITNESS CENTER
- SOCIAL HALL & LAWN
- CHILDREN'S PLAY AREAS

PARKLINKS NORTH TOWER

PARKLINKS SOUTH TOWER



PARKLINKS MALL



AMENITY FLOOR

10/F

MARIKINA RIVER

ESPLANADE

- OUTDOOR LOUNGE
- POOL COMPLEX
- FITNESS CENTER

PARKLINKS NORTH TOWER

PARKLINKS SOUTH TOWER



PARKLINKS MALL





OUTDOOR PLAY AREA



SPORTS COURT



MARINA RIVER

ESPLANADE

HORIZON TERRACE

FOURTY FIFTH FLOOR (45F)

PARKLINKS AVENUE

PARKLINKS BRIDGE

PARKLINKS MALL






ESPLANADE | PARKLINKS | ANTIPOLO MOUNTAIN RANGE



AYALA MALLS PARKLINKS | GREENMEADOWS | ORTIGAS SKYLINE



HORIZON TERRACE

An architectural rendering of a modern high-rise residential building, the Parklinks South Tower. The building features a distinctive facade with vertical green panels and a grid of windows. It is set against a dark, overcast sky. In the foreground, there are silhouettes of trees and a body of water. The overall mood is serene and modern.

PARKLINKS
SOUTH TOWER
RESIDENTIAL UNITS

07 August 2019

RESIDENTIAL OFFERINGS

UNIT TYPE	NO. OF UNITS	TOTAL AREA	BALCONY AREA
1BR Standard	92	70-71 sqm	9 sqm
2BR Standard	171	142-161 sqm	19 sqm
3BR Standard	28	208-217 sqm	29 sqm
3BR Horizon Villa	2	286 sqm	37 sqm
3BR Sky Villa	20	269 sqm	34 sqm

Note: Areas are approximate and are represented in square meters (sqm)

COMPETITOR RESIDENTIAL OFFERINGS

PARKLINKS SOUTH TOWER

- 1BR Standard – 70- 71 sqm
- 2BR Standard – 142 - 161 sqm
- 3BR Standard – 208-217 sqm
- 3BR Horizon Villa – 286 sqm
- 3BR Sky Villa – 269 sqm

- Density – 4 - 9 units per floor
- Total Units: 313



- 1BR Executive – 46 sqm
- 1BR Deluxe – 51.5 sqm
- 1BR Premium – 59.5 sqm
- 2BR Suite – 105.5 sqm
- 3BR Suite – 158 sqm

- Density – 4 - 14 units per floor
- Total Units: 502



- Studio – 30 - 33 sqm
- 1BR – 58 - 61 sqm
- 2BR – 92 - 95 sqm
- 3BR – 124 sqm

- Density – 5 - 15 units per floor
- Total Units: 530



- 1BR Typical – 81 - 85 sqm
- 2BR Typical – 142 - 173 sqm
- 3BR Typical – 231 – 281 sqm

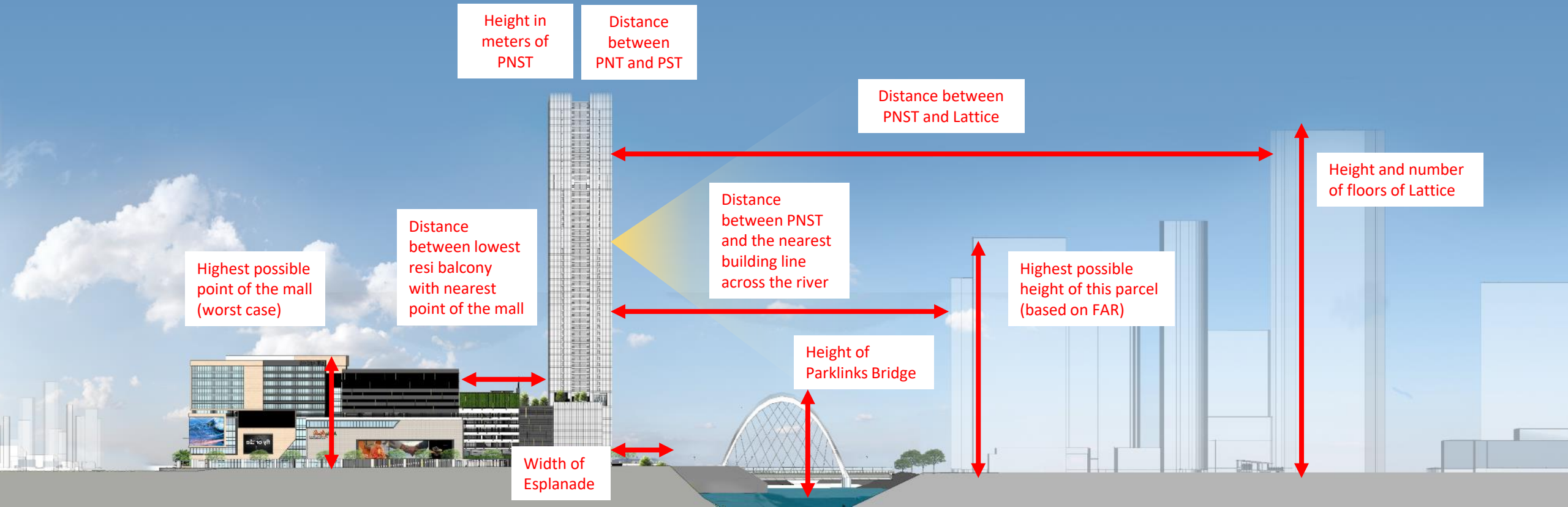
- Density – 6 - 10 units per floor
- Total Units: 404

EAST VIEWS

Parklinks Estate

Marikina River

Antipolo Mountain Range

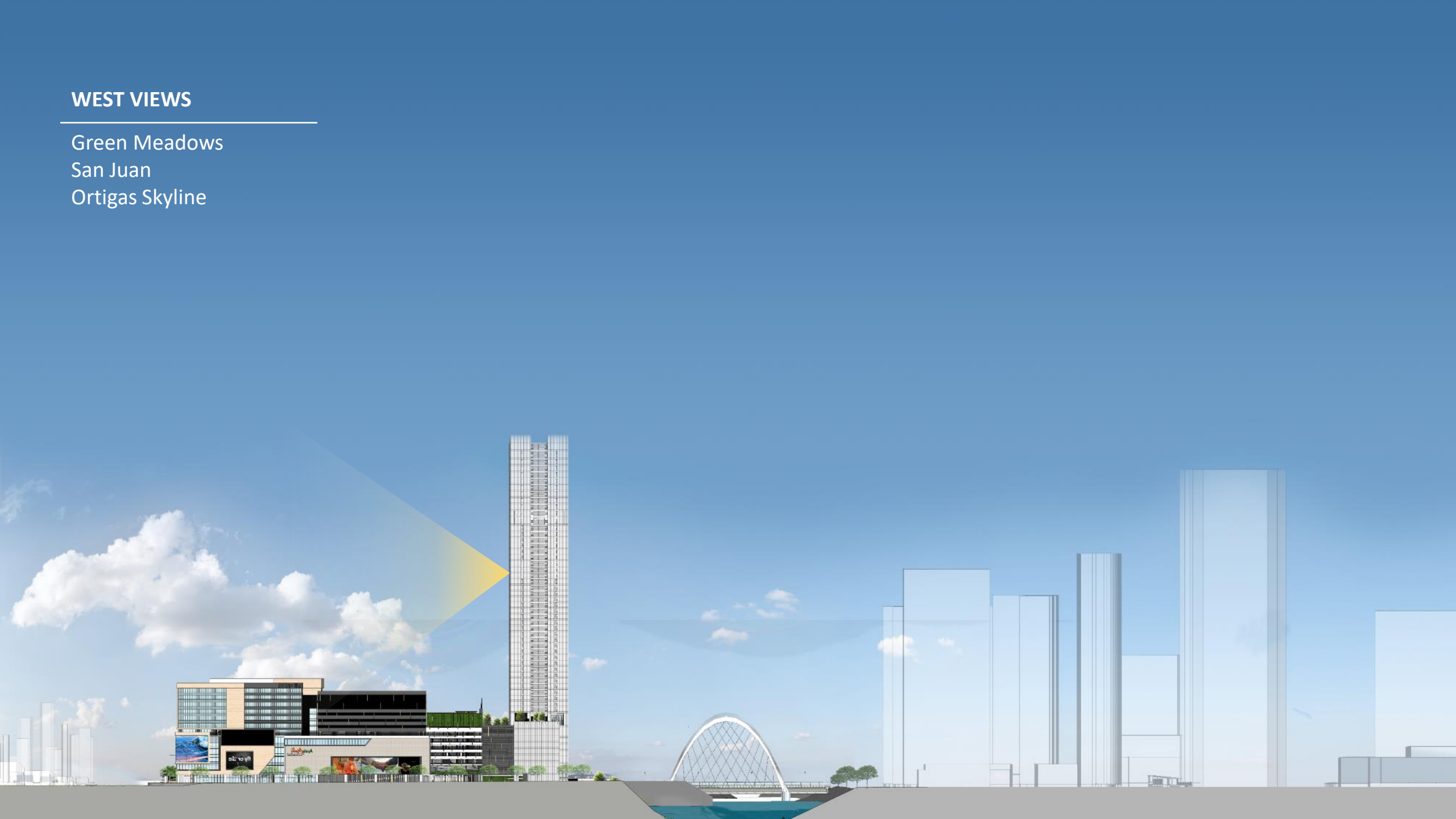




EAST VIEW FROM THE 55TH FLOOR

WEST VIEWS

- Green Meadows
- San Juan
- Ortigas Skyline



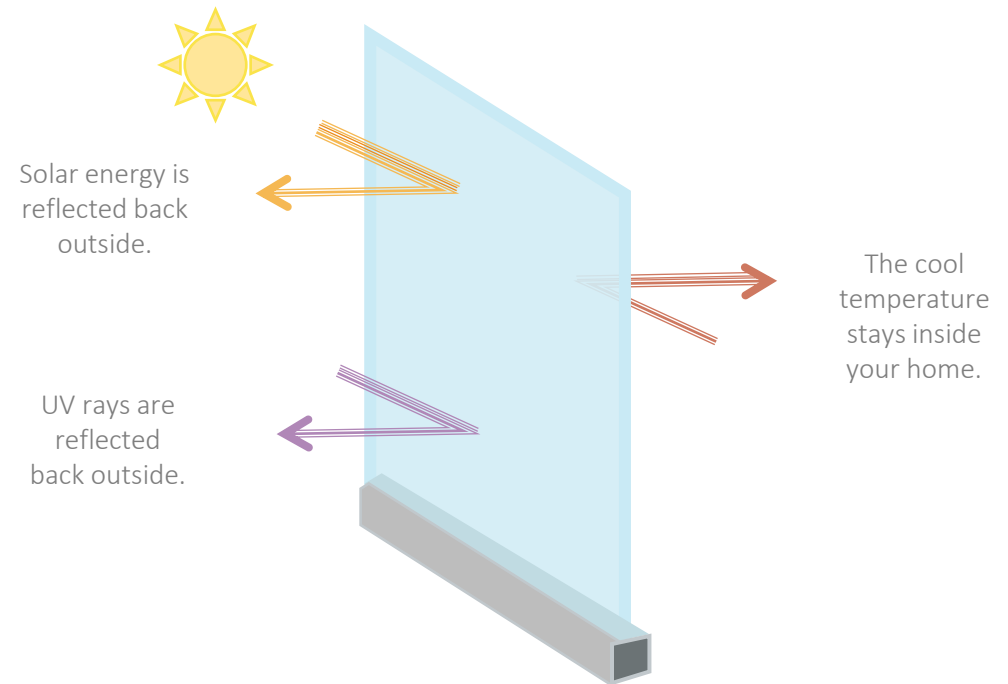


WEST VIEW FROM THE 55TH FLOOR

LOW-EMISSIVITY GLASS

Low-emissivity or low-e glass is used to minimize the amount of heat that travels through the glass without sacrificing the amount of light that enters.

- keeps your home cool all-year round
- protects your furniture and furnishings from heat damage



EAST-FACING UNITS

WEST-FACING UNITS

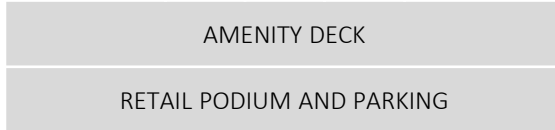
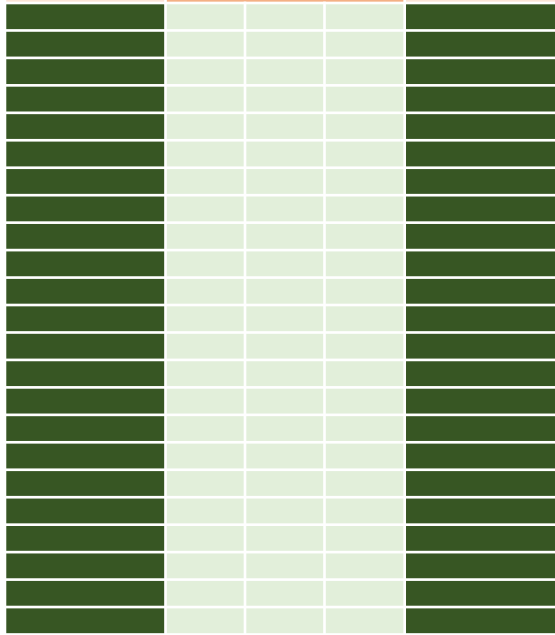
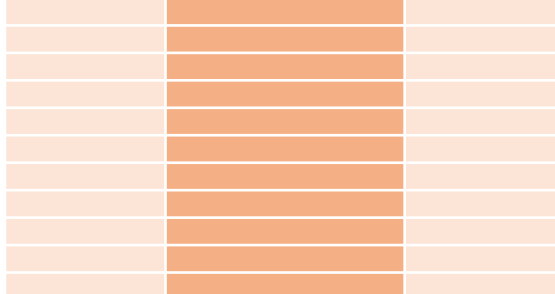
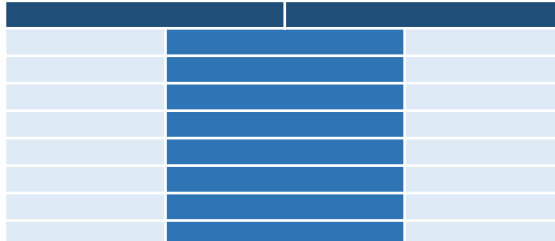
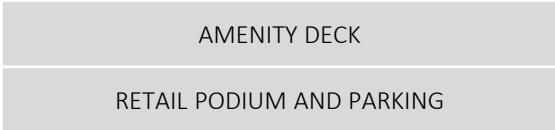
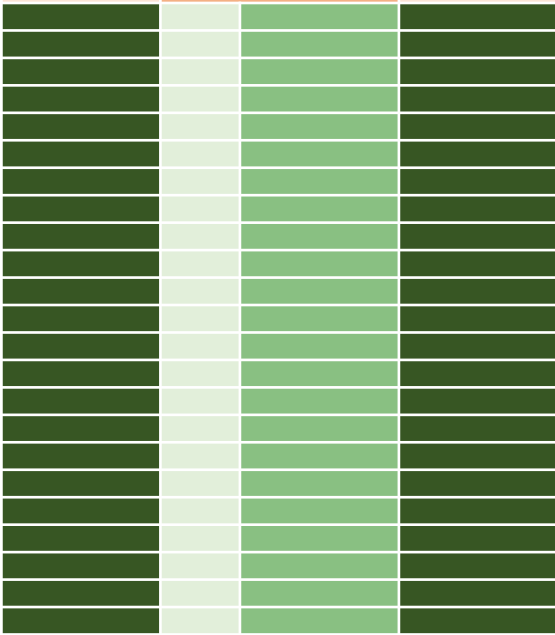
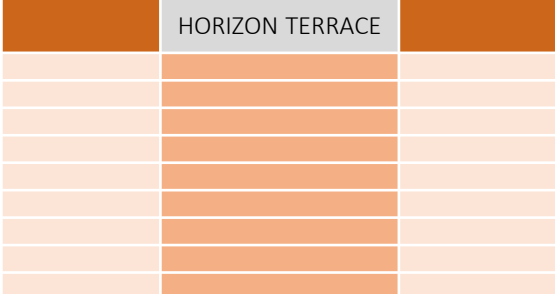
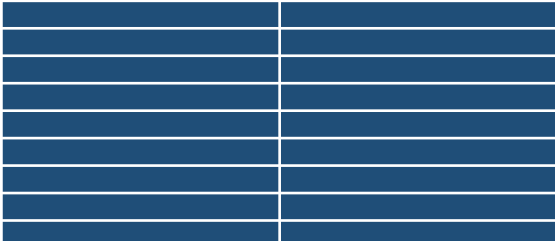
SKY FLOORS
47F TO 55F

HORIZON FLOORS
35F TO 46F

CLASSIC FLOORS
11F TO 34F

10F

GF TO 9F



- 3BR SKY VILLA
- 3BR SKY SUITE
- 2BR SKY SUITE
- 3BR HORIZON VILLA
- 3BR HORIZON SUITE
- 2BR HORIZON SUITE
- 2BR CORNER RESIDENCE
- 2BR CLASSIC RESIDENCE
- 1BR CLASSIC RESIDENCE

SPACIOUS BALCONY



SPACIOUS BALCONY



SPACIOUS BALCONY



EAST-FACING UNITS

WEST-FACING UNITS

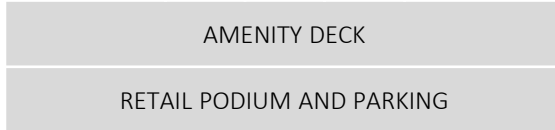
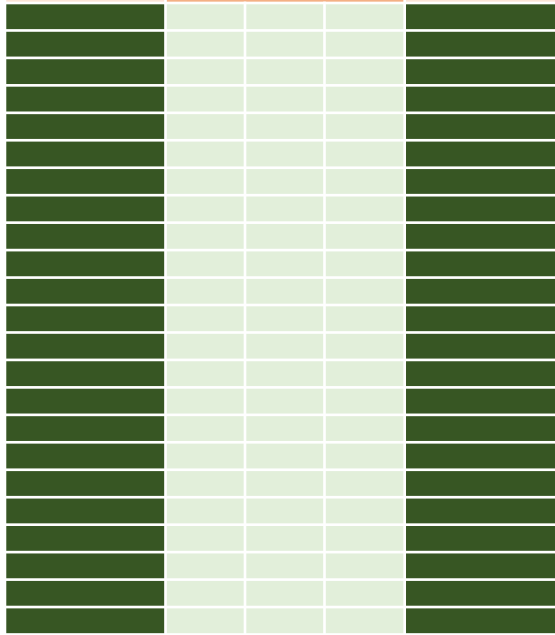
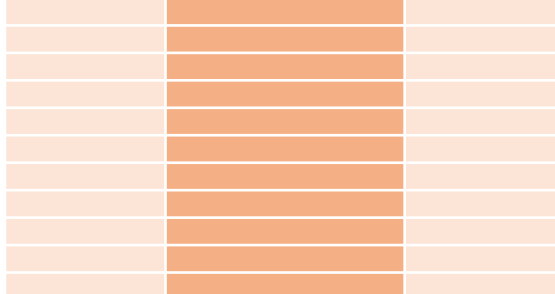
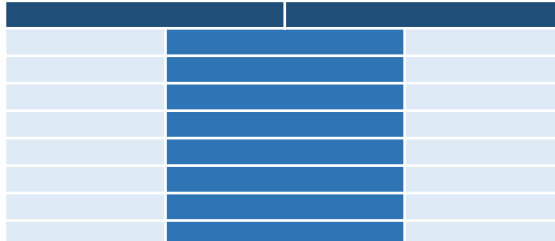
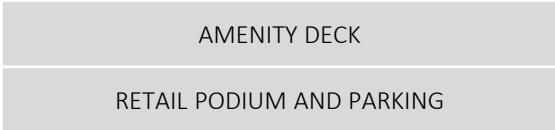
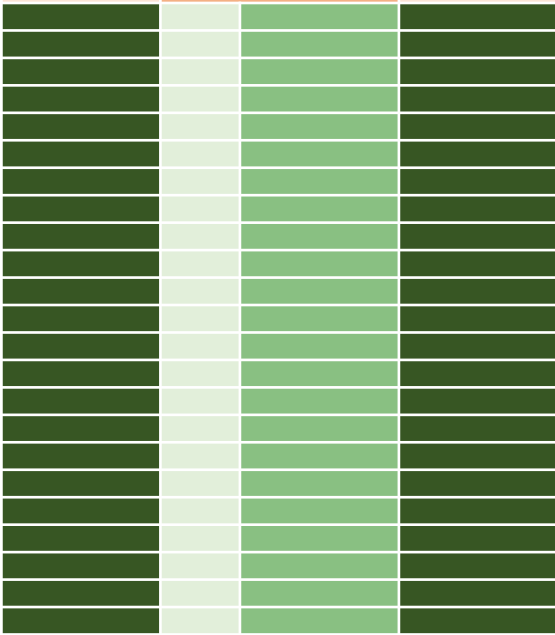
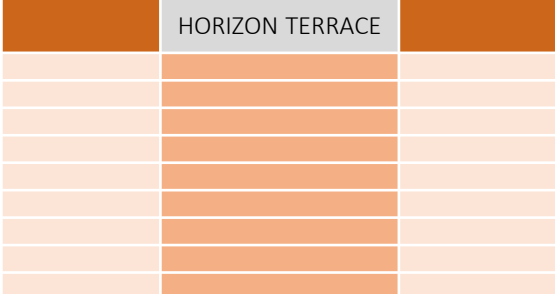
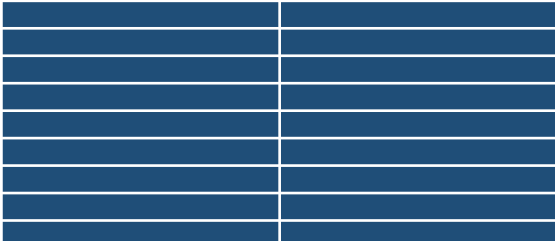
SKY FLOORS
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CLASSIC FLOORS
11F TO 34F

10F

GF TO 9F



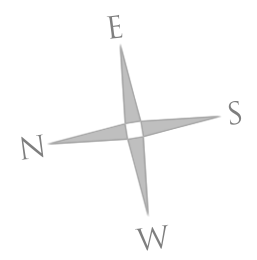
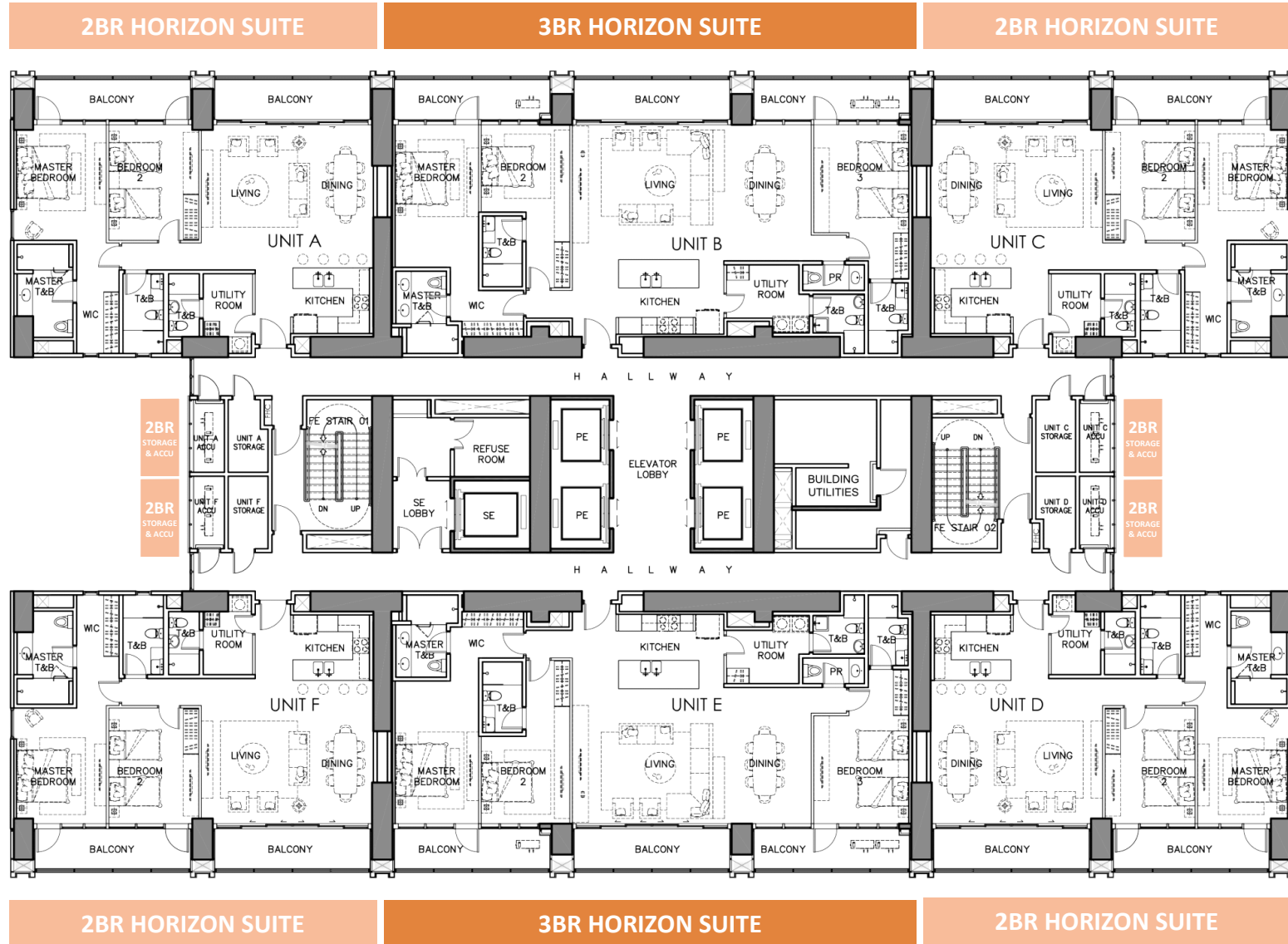
- 3BR SKY VILLA
- 3BR SKY SUITE
- 2BR SKY SUITE
- 3BR HORIZON VILLA
- 3BR HORIZON SUITE
- 2BR HORIZON SUITE
- 2BR CORNER RESIDENCE
- 2BR CLASSIC RESIDENCE
- 1BR CLASSIC RESIDENCE

VIEWS: RIVER ESPLANADE | PARKLINKS | ANTIPOLO MOUNTAIN RANGE



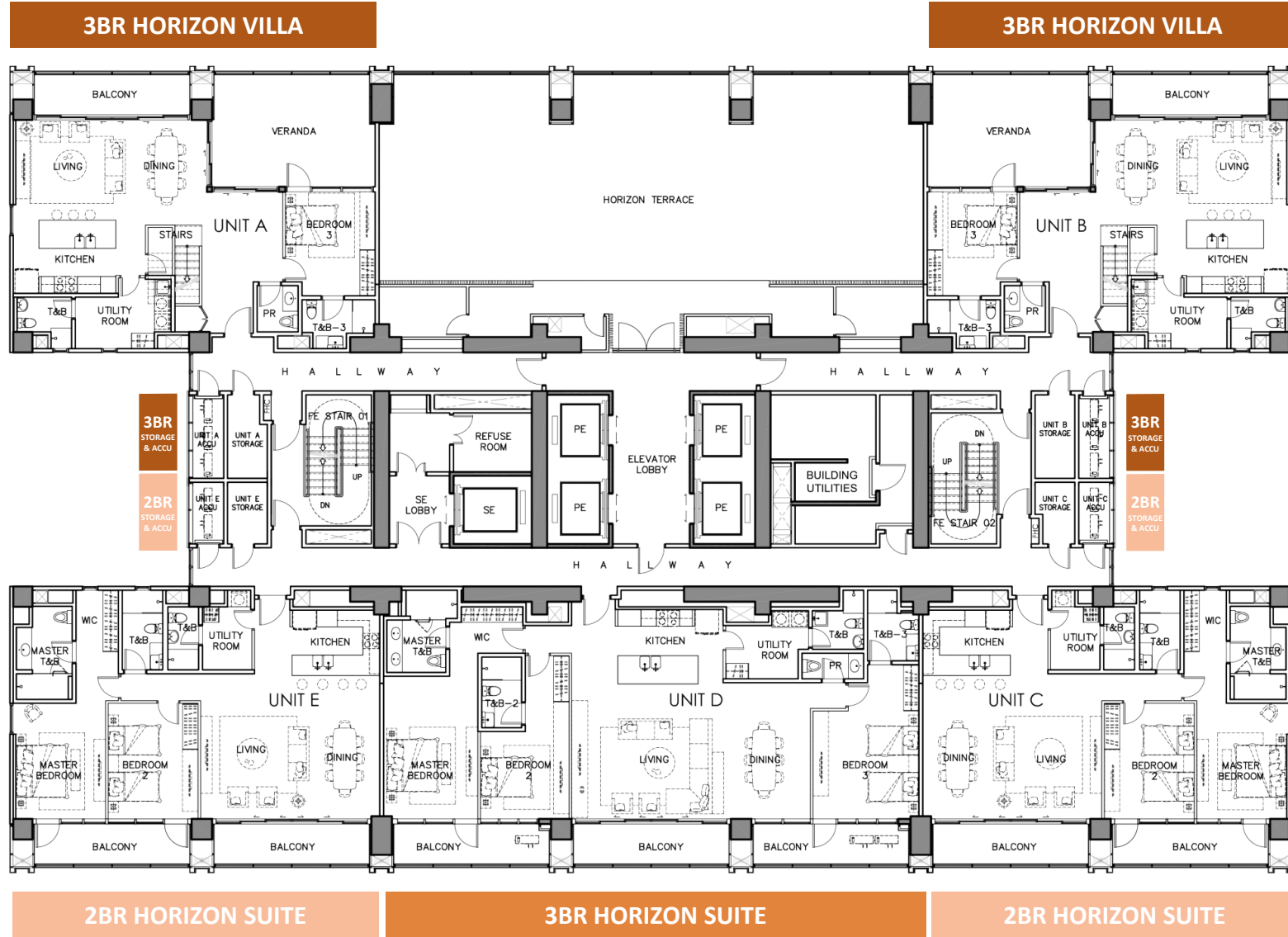
VIEWS: PARKLINKS MALL | GREENMEADOWS | ORTIGAS SKYLINE

VIEWS: RIVER ESPLANADE | PARKLINKS | ANTIPOLO MOUNTAIN RANGE



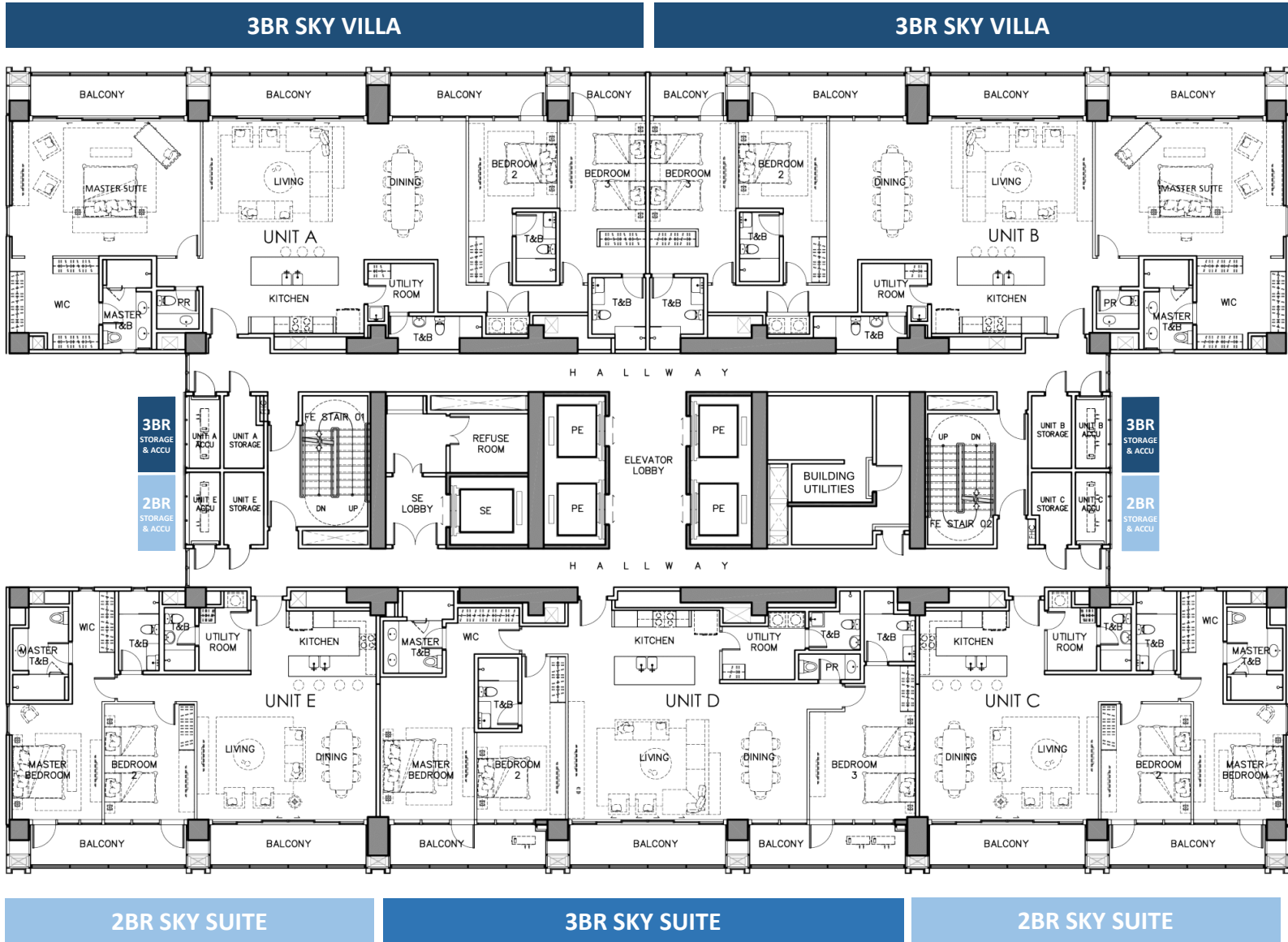
VIEWS: PARKLINKS MALL | GREENMEADOWS | ORTIGAS SKYLINE

VIEWS: RIVER ESPLANADE | PARKLINKS | ANTIPOLO MOUNTAIN RANGE



VIEWS: PARKLINKS MALL | GREENMEADOWS | ORTIGAS SKYLINE

VIEWS: RIVER ESPLANADE | PARKLINKS | ANTIPOLO MOUNTAIN RANGE



VIEWS: PARKLINKS MALL | GREENMEADOWS | ORTIGAS SKYLINE

FEATURED UNIT LAYOUT

PARKLINKS NORTH TOWER
3BR WEST SKY SUITE

PARKLINKS SOUTH TOWER
3BR SKY VILLA

Approximate areas in square meters:

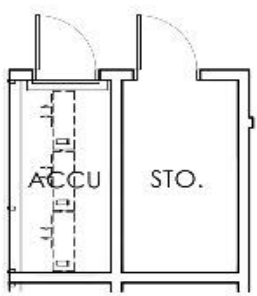
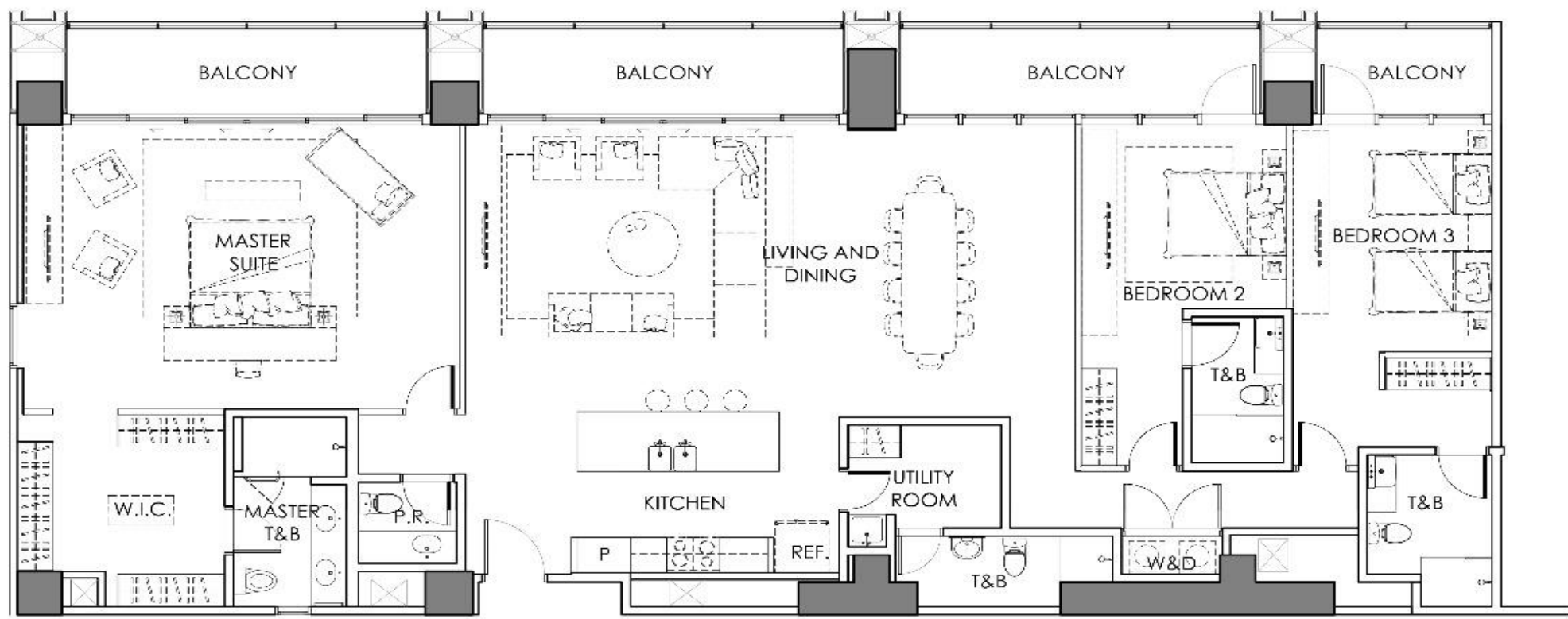
Total Unit Area	268
Interior Area	225
Balcony Area	34

Units are turned over with a standard set of finishes, fixtures, and inclusions. All architectural and design elements that are not part of the set deliverables are excluded from the actual unit.



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3 BEDROOM — B
SCALE 1:100M

STANDARD UNIT FINISHES AND FIXTURES

ROOM AREA	FLOOR	WALL	CEILING	APPLIANCES
Foyer	Porcelain Tile	Painted	Painted Gypsum	
Living/Dining Area	Porcelain Tile	Painted	Painted Gypsum	Air-conditioning Unit
Powder Room*	Porcelain Tile	Painted	Painted, Moisture-resistant Gypsum	
Balcony	Porcelain Tile	Painted	Painted	
Master Bedroom	Engineered Wood	Painted	Painted Gypsum	Air-conditioning Unit
Master T&B	Porcelain Tile	Porcelain Tile	Painted, Moisture-resistant Gypsum	Water Heater
Secondary Bedrooms	Engineered Wood	Painted	Painted Gypsum	Air-conditioning Unit
Secondary/ Common T&B	Porcelain Tile	Porcelain Tile In Shower Area / Painted In Other Areas	Painted, Moisture-resistant Gypsum	Water Heater
Kitchen	Porcelain Tile	Painted	Painted Gypsum	Range Hood, Free-standing Range, Water Heater
Utility Room*	Porcelain Tile	Painted	Painted Gypsum	
Utility T&B*	Porcelain Tile	Porcelain Tile In Shower Area / Painted In Other Areas	Painted, Moisture-resistant Gypsum	

BRAND PARTNERS

BRAND	AREA	COMPONENT	BRAND WEBSITE
	Kitchen	Kitchen Cabinets	www.siematic.com
	Bathroom	Bathroom Fittings	www.hansgrohe.com
	Bathroom	Lavatory and Water Closet	www.duravit.com
	Kitchen	Range Hood and Free-standing Range	www.smeg.com







FLEXIBLE LIVING SPACES





FEATURED UNIT LAYOUT

PARKLINKS SOUTH TOWER

Unit Type: **2BR Corner Residence**

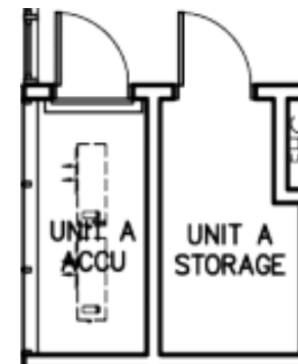
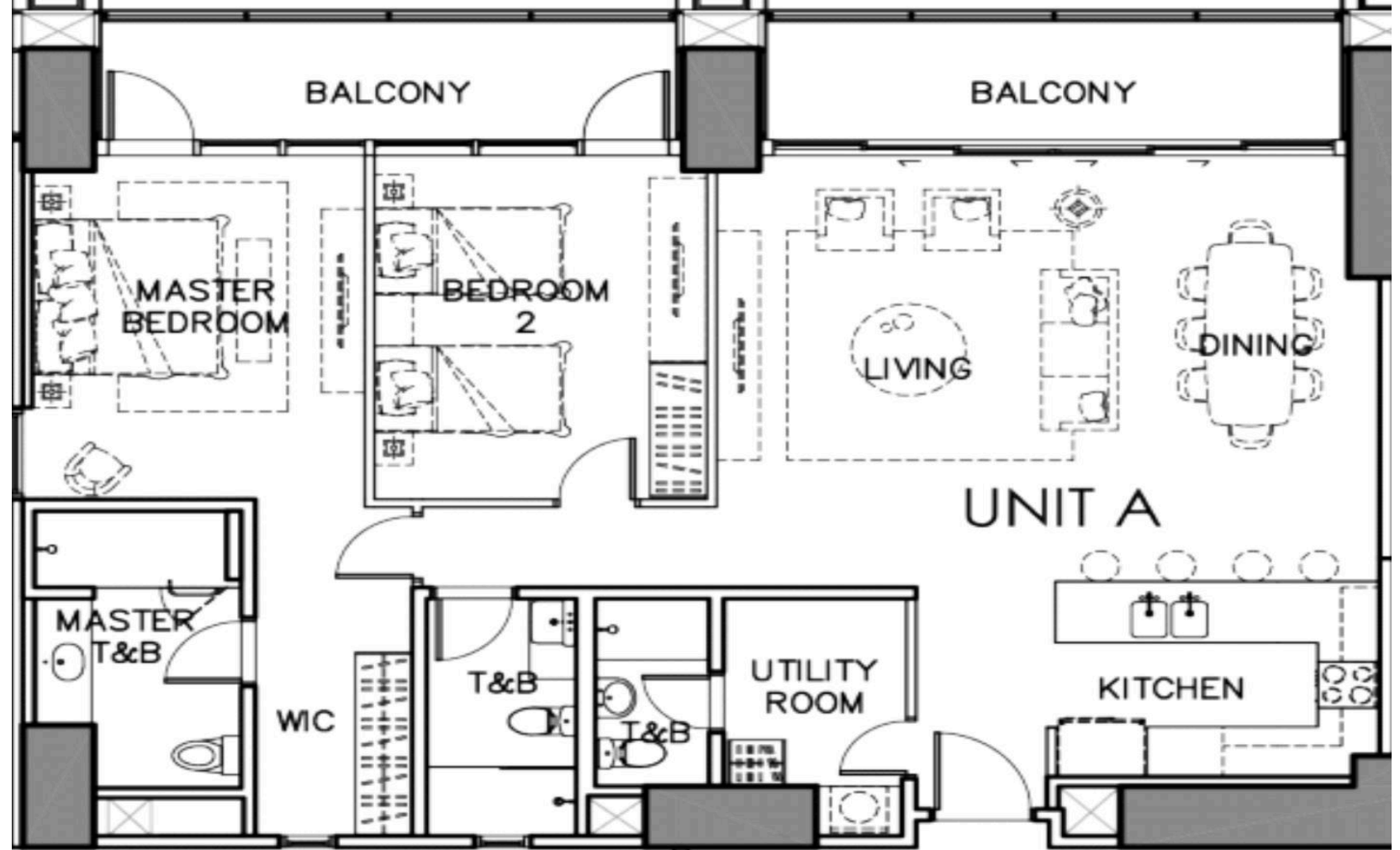
Unit Area: 160 sqm

Orientation: East Facing

Parking Slots: 1 slot (single)

Unit Highlights

- Birds-eye view of the River Esplanade and the South Eco Terraces
- Features a separate 9 sqm space outside your unit specifically for your ACCU and additional storage room
- This unit has two balconies that's situated in the living/dining room and another connecting the two bedrooms which opens the unit to more natural light



TURNOVER

Q2 2029

FREQUENTLY ASKED QUESTIONS

FAQ'S

Question: What is the distance from Parklinks South Tower to the nearest fault line?

Answer: Parklinks South Tower is approximately 800 meters or more than half a kilometer away from the nearest fault line.

FAQ'S

Question: What safety measures do we have in place for the building in the event of an earthquake?

Answer: Parklinks South Tower will be using viscoelastic coupling dampers (VCD). With VCDs, wind-induced and earthquake-induced vibrations in the building are reduced. Park Central Towers will also be using VCDs. VCDs function as shock absorbers.

FAQ'S

Question: What other precautions are being done to ensure the building's stability in the case of an earthquake?

Answer: Parklinks South Tower is designed through performance-based design (PBD). Versus a code-based design approach, performance-based designed buildings are built for earthquake loads to achieve a targeted performance objective. PBD requires a structure to meet certain measurable requirements that considers actual site conditions and site specific ground motion.

FAQ'S

Question: Will the building be safe in the event of a flood?

Answer: Based on the studies conducted, Ondoy's highest flood level in the area was at 7.45 meters above mean sea level (amsl). Parklinks South Tower's elevation is approximately 9.25 amsl.

SHOWROOM

ONE BONIFACIO HIGH STREET (OBHS) SHOWROOM



 AyalaLand ^PREMIER