



M PLACE @ South Triangle

M Place South Triangle is a high-rise four-tower mixed-use residential condominium featuring 28 floors, with unit sizes ranging from 16 to 40 sqm.

Being at the heart of South Triangle, M Place residents have the advantage of easy access to the most sought after dining places, bars & entertainment centers in Quezon City, as well as a host of health & wellness centers in the Metro.

Having the needs of its clients in mind, the ground floor of M Place also boasts of a commercial complex, which features various retail and service shops.

M Place is built to cater to the young market who wants a place of their own to complement their rising careers and start their path toward independent living.



LOCATION & ACCESSIBILITY



*Panay Avenue, Mother Ignacia,
Brgy South Triangle, Quezon City*

Commercial:

SM North EDSA (1.9km), Trinoma(1.4km), Crossings Dept. Store (Q.Ave.), Centris Comm'l Complex(.7km)

Educational:

St. Mary's College(.5km), Angelicum(2.8km), Trinity University of Asia(2km), St Joseph's College(2km), UP Diliman (3.8km), Ateneo(5km), UST(5.7km)

Financial:

BDO, PNB, Allied Bank, BPI, Chinabank, Metrobank

Places of Worship:

Church of Christ, Higher Rock Christian Church, UCCP, Mt. Carmel

Hospitals:

St. Luke's Med Ctr(1.2km), East Ave. Med. Ctr(1.5km), VMMC, Capitol Med Ctr(1.2km), Nat'l Children's Hospital ,Phil.Heart Center(1.5km)

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GENERAL FACTS



Architectural Theme	Modern
Total Land Area	9,749.70 sqm
No. of Buildings (Towers)	4
No. of Floors/Building	28 Levels
With Podium (Y/N)	Yes
Total no. of Units	3,437
Number of Units/Tower	Tower A: 827; Tower B: 912 Tower C: 778; Tower D: 920
Total No. of Parking Slots	(Podium): 630 units (Commercial): 110 units
License to Sell No.	26155
Project Launch Date	October 2010
Start of Construction	May 2010
Turn-over Date/s	Tower A & B: Q1 2014 (March) Tower C: Q3 2014 (Sept) Tower D: Q3 2015 (August)
With Commercial/Retail (Y/N)	M Place Mall (within 2014)

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SITE DEVELOPMENT PLAN

Tower A



Tower D



Tower B

Tower C

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UTILITIES & BUILDING FEATURES

Building Features:

- M Place Mall at the Ground Floor
- Lobby & reception area
- 24/7 Security & CCTV
- Automatic Fire Sprinkler System
- Mailroom per tower
- 4 High-speed elevators (3 passenger 1 utility)
- Property Management Services

Hallways Measurement:

- Hallway Width: 1.5m
- Hallway Floor to Ceiling Height: 2.4m

Utilities Features:

- WIFI zones (selected areas)
- Three (3) 14-passenger elevators and one (1) 21-passenger service
- Elevator per tower
- 100% Back-up for common areas
- Power back-up for residential units: (2 CO, 1 Lighting)

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AMENITIES



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Independent Residential Lobby per Tower

Chillscape Garden Lounge

Swimming Pools:

Tower A & B Area: 25m x 8m

(8 by 6 meter [kiddie pool])

Tower C & D Area: 25m x 6m

(6 by 6 meter [kiddie pool])

Jogging Path/ Gazebo

Children Playground

Fitness stations (ideal for Pilates & Yoga)

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TYPICAL FLOOR PLAN: TOWER A



LEGEND:

- STUDIO TYPE UNIT
- 1 BEDROOM UNIT
- L-TYPE BEDROOM UNIT
- 2 BEDROOM UNIT

INVENTORY PROFILE

Unit Type	No. of Units	Unit Size Range
Studio	684	20.00 – 20.48
Studio w/ Garden	29	24.73 – 30.30
1-Bedroom	44	28.04 & 28.35
1-Bedroom w/ Garden	1	43.23
2 – Bedroom	66	39.53 & 42.70
2 – Bedroom w/ Garden	3	50.01 – 62.69

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TYPICAL FLOOR PLAN: TOWER B



LEGEND:

- 1-BEDROOM UNIT
- STUDIO TYPE UNIT

INVENTORY PROFILE

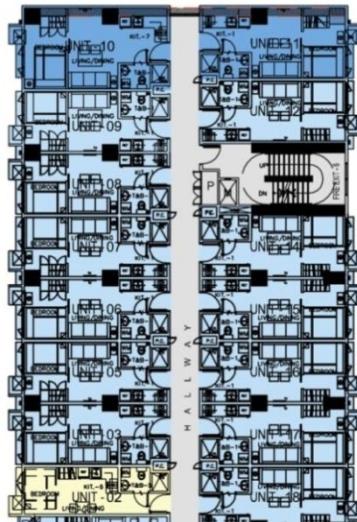
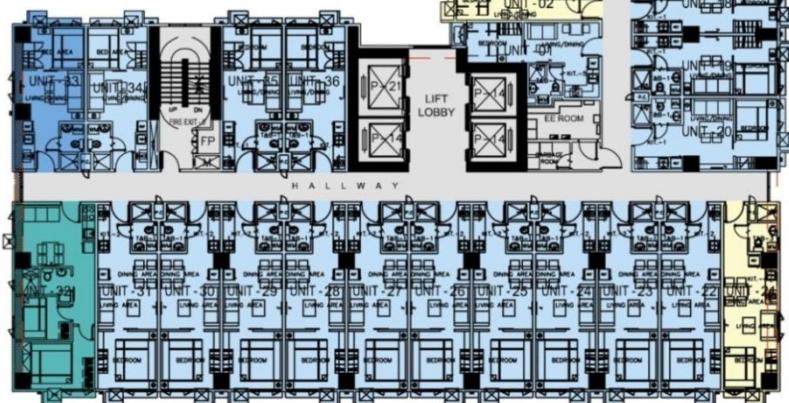
Unit Type	No. of Units	Unit Size Range
Studio	374	15.65 – 21.27
Studio w/ Garden	14	21.32 – 30.52
1-Bedroom	507	23.47 – 40.35
1-Bedroom w/ Garden	17	28.19 – 51.42

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TYPICAL FLOOR PLAN: TOWER C

LEGEND:

- MY STUDIO
- MY PAD
- MY PAD END UNIT
- MY FLAT END UNIT



INVENTORY PROFILE

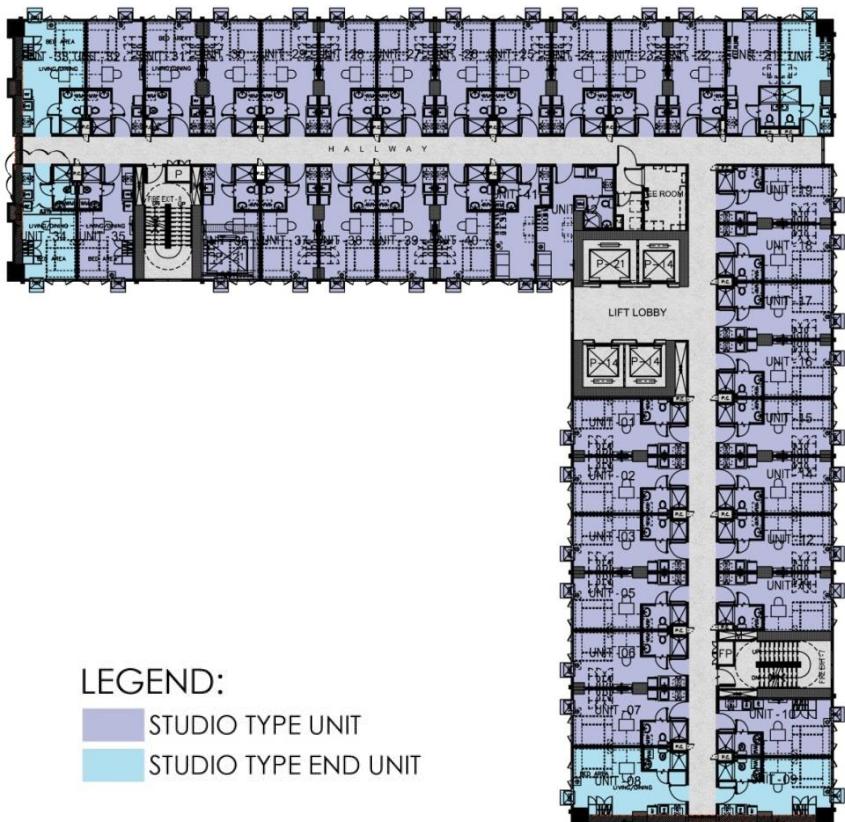
Unit Type	No. of Units	Unit Size Range
Studio (My Studio)	46	18.65 – 27.70
Studio w/ Garden (My Studio w/ Garden)	1	51.76
1-Bedroom (My Pad)	682	22.15 – 31.66
1-Bedroom w/ Garden (My Pad w/ Garden)	13	28.20 – 33.62
2-Bedroom (My Flat)	22	40.35
2-Bedroom w/ Garden (My Flat w/ Garden)	14	37.81 – 68.60

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TYPICAL FLOOR PLAN: TOWER D



INVENTORY PROFILE

Unit Type	No. of Units	Unit Size Range
Studio (<i>My Studio</i>)	772	16.48 – 20.48
Studio w/ Garden (<i>My Studio w/ Garden</i>)	38	24.61 – 50.79
1 – Bedroom (<i>My Pad</i>)	110	18.49 – 26.99

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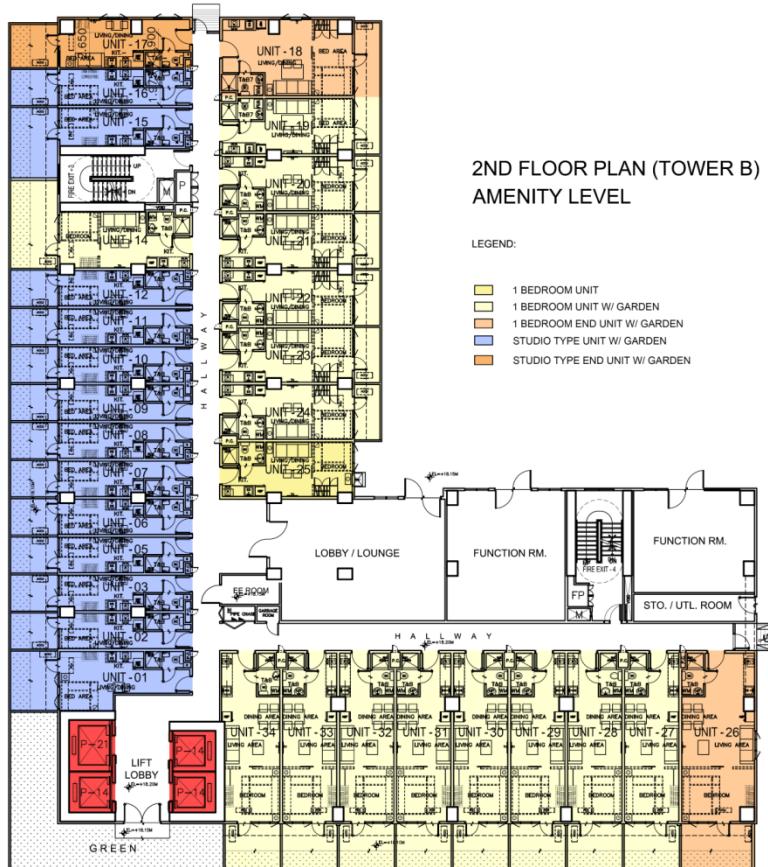
Tower A: Amenity & Typical Floor



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Tower B: Amenity & Typical Floor



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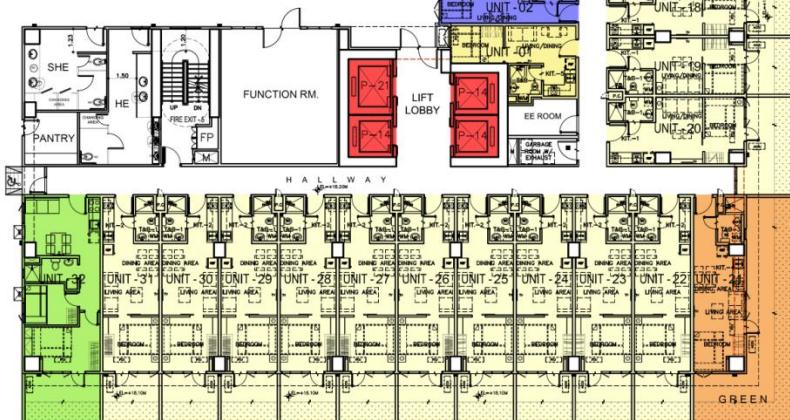


Tower C: Typical Floor

2ND FLOOR PLAN (TOWER C)
AMENITY FLOOR

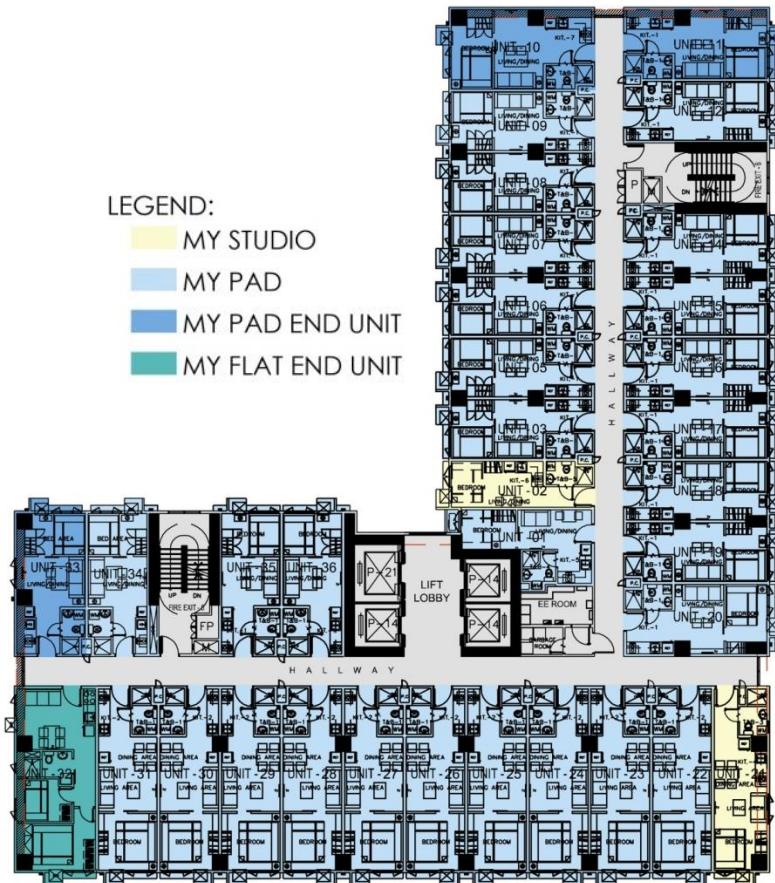
LEGEND:

- 2 BEDROOM UNIT W/ GARDEN
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT W/ GARDEN
- 1 BEDROOM END UNIT W/ GARDEN
- STUDIO TYPE UNIT
- STUDIO TYPE END UNIT W/ GARDEN



LEGEND:

- MY STUDIO
- MY PAD
- MY PAD END UNIT
- MY FLAT END UNIT



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Tower D: Amenity & Typical Floor



2ND FLOOR PLAN (TOWER D) AMENITY LEVEL

LEGEND:

-  STUDIO TYPE UNIT
-  STUDIO TYPE UNIT W/ GARDEN
-  STUDIO TYPE END UNIT W/ GARDEN



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READY TO ACCEPT FINISH(Tower A & B)

Wall Finishes

Rubbed Concrete - Smooth finish;
 Ready to receive wall finish for Living/
 Dining/ Sleeping Area

Floor Finishes

Ready to receive floor finish for T&B,
 Living, Dining and Sleeping Area

Ceiling Finishes

Rubbed Concrete under slab for T&B/
 Living/ Dining / Sleeping Area

Kitchen

Concrete slab with kitchen sink;
 Countertop

Toilet & Bath Fixtures

PVC Door and Frame for Toilet and
 Bath door;
 Ceramic Water closet with accessories;
 Ceramic Lavatory (if applicable);
 Shower Set

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BASIC FINISH (Tower C & D)

<i>Wall Finishes</i>	Painted Finish for Living/ Dining/ Sleeping Area; Ceramic Tiles for Shower at 1.2 meter high
<i>Floor Finishes</i>	Vinyl Tiles for Living/ Dining/ Sleeping Area; Ceramic Tiles for Toilet and Shower Area
<i>Ceiling Finishes</i>	Concrete slab in painted finish for Living/ Dining/ Sleeping Area; Painted Finish Ficem board for T&B Ceiling
<i>Kitchen</i>	Concrete slab with ceramic tile finish and kitchen sink; Countertop
<i>Toilet & Bath Fixtures</i>	PVC Door and Frame for T&B Door; Ceramic Water closet w/ accessories; Ceramic Lavatory; Shower Set

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