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Vicinity Map

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- Corner of Nicanor Garcia Street and Metropolitan Avenue, Brgy. Bel-Air, Makati City
- At the heart of the artistic **Reposo** community
- Near commercial, institutional and educational establishments such as SM Makati, AIM, DLSU and ADMU graduate schools, Makati Medical Center, Ayala Museum

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Site Development Plan



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Building Perspective



Tower A:
Violin
783 units
(4Q 2013)

Tower B:
Cello
1,758 units
(3Q 2015)

Tower C:
Piano
1,077 units
(2Q 2014)

Tower D:
Clarinet
1,749 units
(4Q 2014)

Fact Sheet



GENERAL FACTS

Architectural Theme	Modern Contemporary
Total Land Area	2.5 hectares
No. of Buildings (Towers)	Four (4)
No. of Floors/Building	40 floors
With Podium (Y/N)	Yes
Total no. of Units	5,367
Number of Units/Tower	Tower A (783 units) Tower B (1,749 units) Tower C (1,077 units) Tower D (1,758 units)
Total No. of Parking Slots	1,396 Parking Slots

PRODUCT MIX

Unit Type	Area (sqm)	No. of Units
Studio units	<u>±16.25</u> – <u>±24.86</u>	775 units
1-Bedroom units	<u>±23.47</u> – <u>±31.66</u>	4,269 units
2-Bedroom units	<small>Subject to change and not for reproduction and distribution without prior consent of developer.</small> <u>±31.75</u> – <u>±63.98</u>	323 units

Building Elevation and Features

46th Floor

8th to 45th
Floors

7th Floor

6th Floor

5th Floor

3rd Floor

2nd Floor

Ground Floor

Basement

Penthouse Floor
TYPICAL RESIDENTIAL FLOORS (35 Floors)
Residential Floor (Garden Units)

Amenities
Residential Parking
Residential Parking
BPO/Call Center, Parking
SM Supermarket, Retail/Commercial Shops, Surface Parking
Basement Parking (Residential)

UTILITIES & BUILDING FEATURES

4 elevators each for Towers A&C; 6 elevators each for Towers B&D

Automatic Fire Detection and Alarm System

Standby Genset for Common Areas

Back-up power system

Mailroom

Jazz Mall at the Ground Floor

24-hour security

CCTV System

Property Management Services

SMDC Leasing Services

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Amenities



Artist's Perspective Only



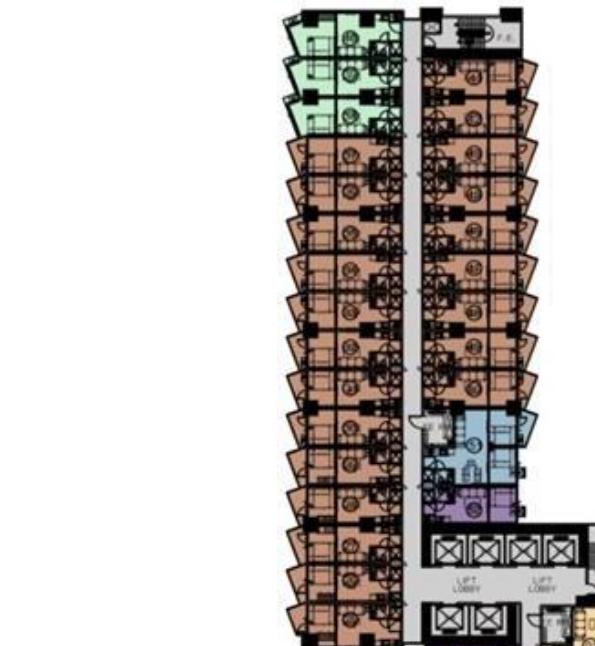
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AMENITIES

- Lounge and Main Lobbies
- Swimming Pool
- Clubhouse
- Landscaped Garden
- Function Rooms
- Fitness Area

Typical Floor Lay Out

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LEGEND:

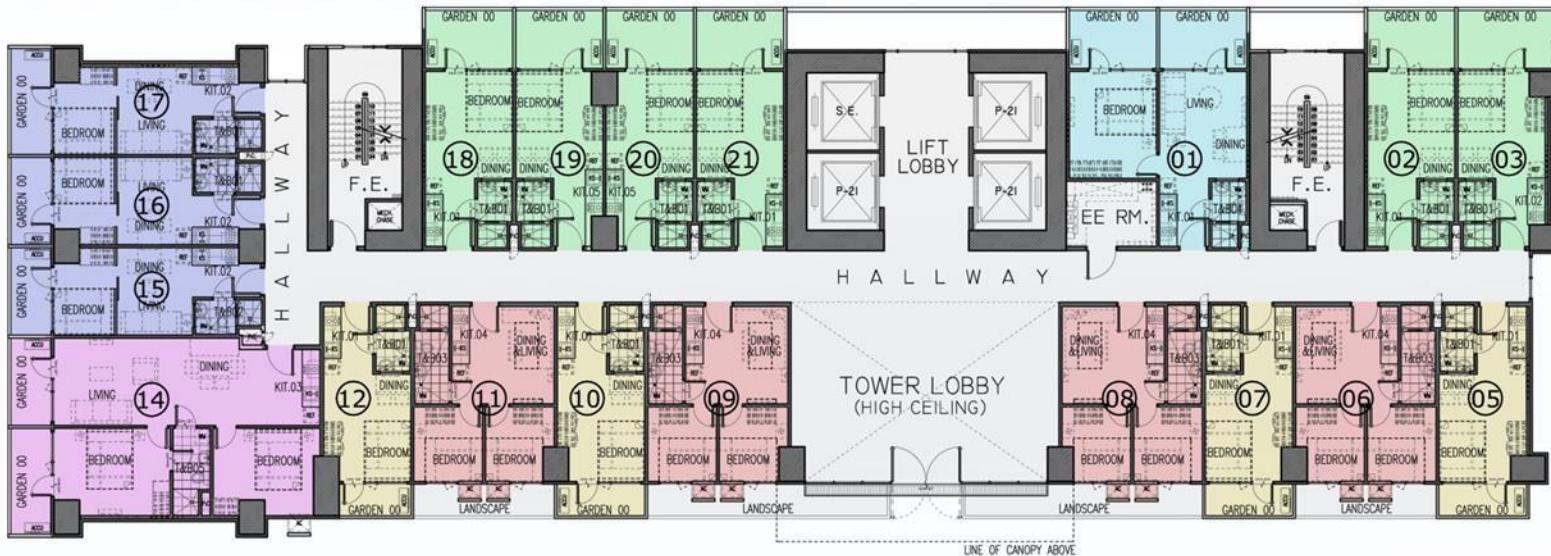
- 1 BEDROOM WITH BALCONY A
- 1 BEDROOM WITH BALCONY B
- 1 BEDROOM UNIT B
- 1 BEDROOM UNIT C
- 2 BEDROOM UNIT A
- 2 BEDROOM UNIT B

TYPICAL FLOOR PLAN

Floor Plan – Tower A

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Manila Bay View



Amenities View

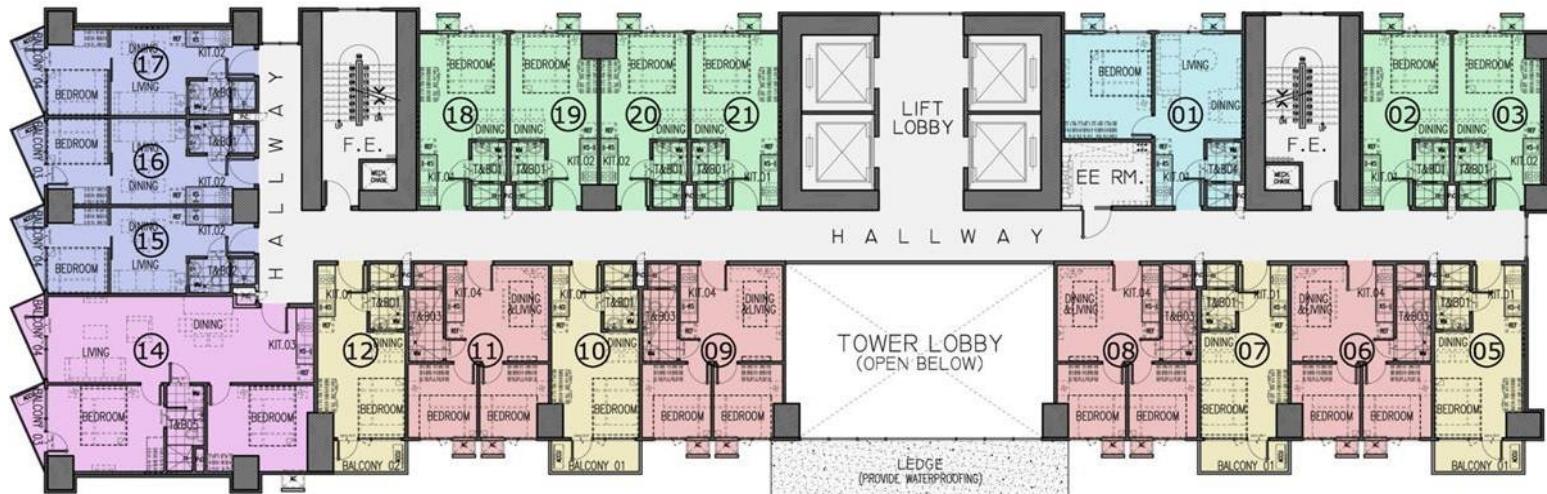
6th FLOOR PLAN

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Floor Plan – Tower A

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Manila Bay View



Amenities View

7th FLOOR PLAN

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Floor Plan – Tower A



Manila Bay View



Amenities View

8th – 45th FLOOR PLAN

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Floor Plan – Tower A

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Manila Bay View



Amenities View

PENTHOUSE

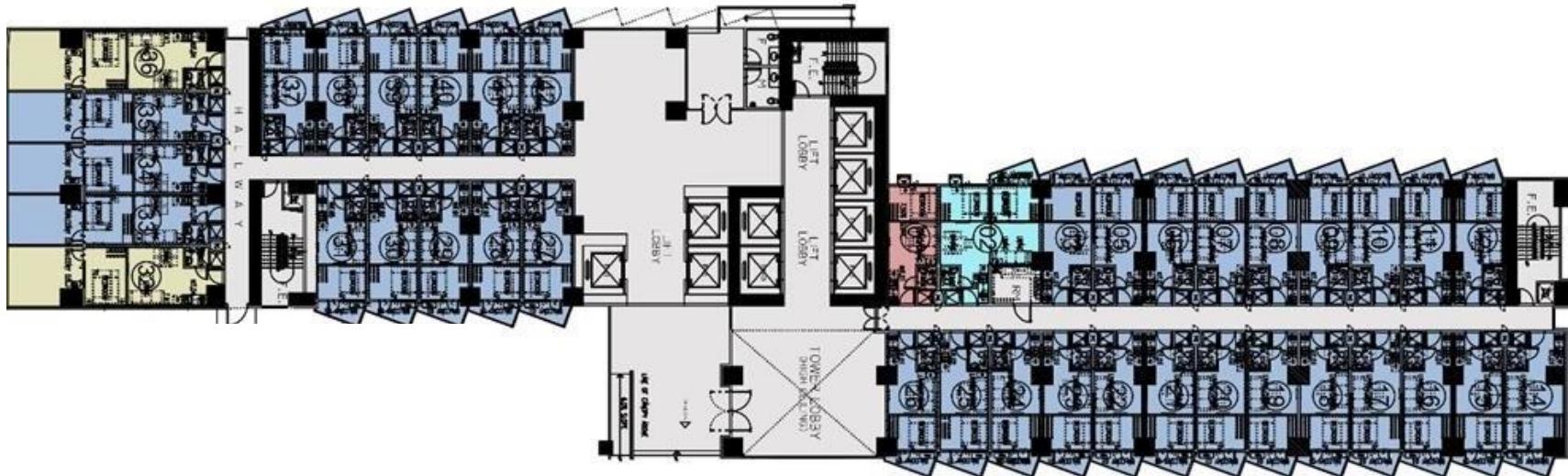
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Floor Plan – Tower B

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Amenities/Makati Skyline

Makati
Skyline



Amenities

LEGEND:

- 1 BEDROOM UNIT (Red)
- 1 BEDROOM UNIT W/ GARDEN (Light Blue)
- 1 BEDROOM END UNIT W/ GARDEN (Yellow)
- 2 BEDROOM UNIT W/ GARDEN (Light Blue)

6th FLOOR PLAN

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Floor Plan – Tower B



Makati
Skyline

Amenities/Makati Skyline



Amenities

LEGEND:

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT W/ BALCONY
- 1 BEDROOM UNIT W/ BALCONY
- 1 BEDROOM END UNIT
- 1 BEDROOM DELUXE END UNIT W/ BALCONY
- 1 BEDROOM DELUXE UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONIES

7th FLOOR PLAN

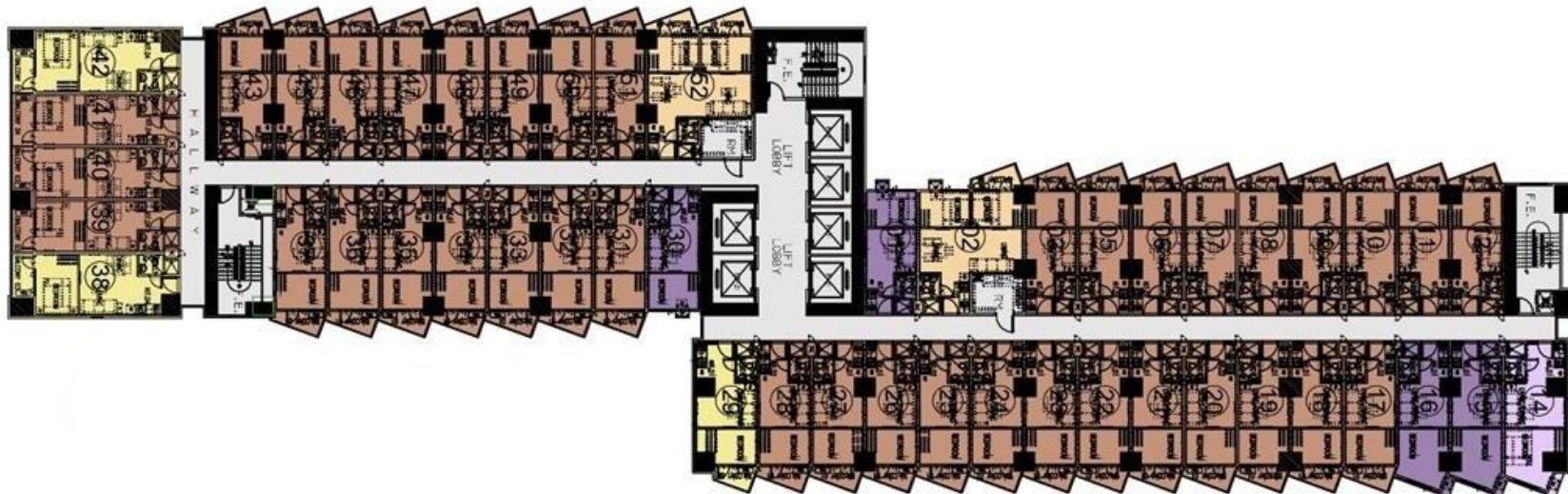
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Floor Plan – Tower B

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RESIDENCES

Amenities/Makati Skyline

Makati
Skyline



LEGEND:

- 1 BEDROOM UNIT
- 1 BEDROOM END UNIT
- 1 BEDROOM UNIT W/ BALCONY
- 1 BEDROOM END UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONY

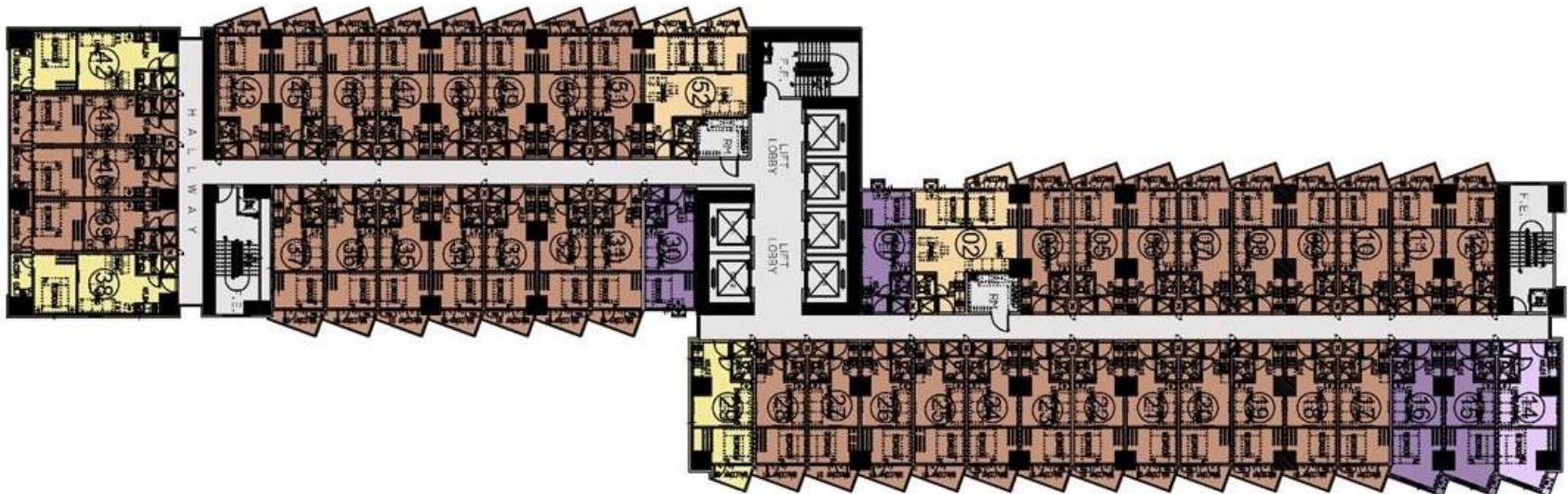
8th – 45th FLOOR PLAN
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Floor Plan – Tower B

JAZZ
RESIDENCES

Makati
Skyline

Amenities/Makati Skyline



LEGEND:

- 1 BEDROOM UNIT
- 1 BEDROOM END UNIT
- 1 BEDROOM UNIT W/ BALCONY
- 1 BEDROOM END UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONY

Amenities

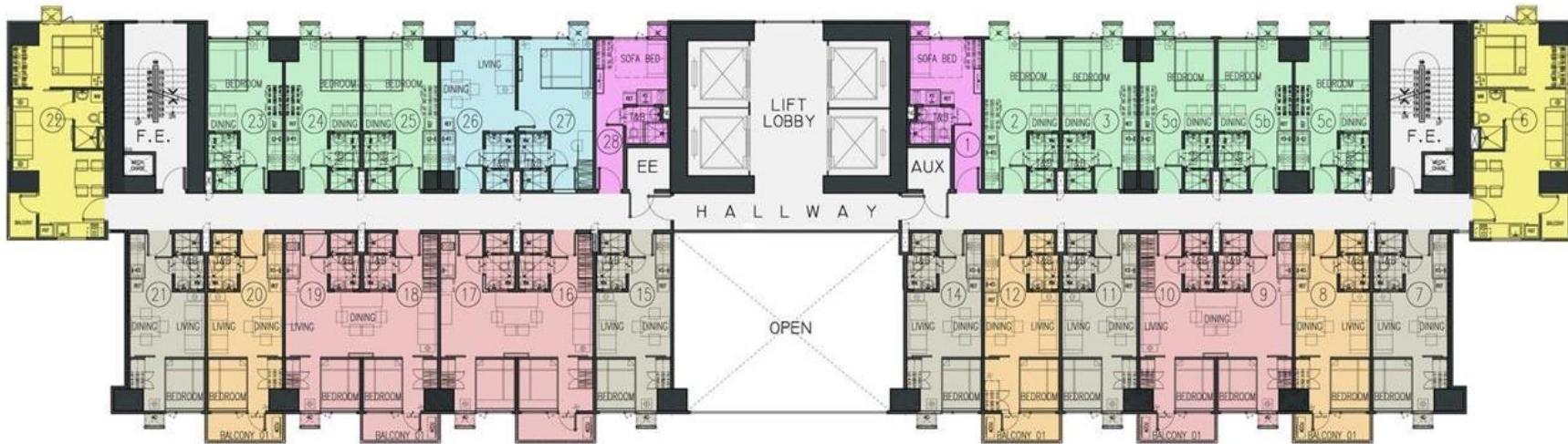
PENTHOUSE

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Floor Plan – Tower C

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RESIDENCES

Manila Bay View



Amenities View

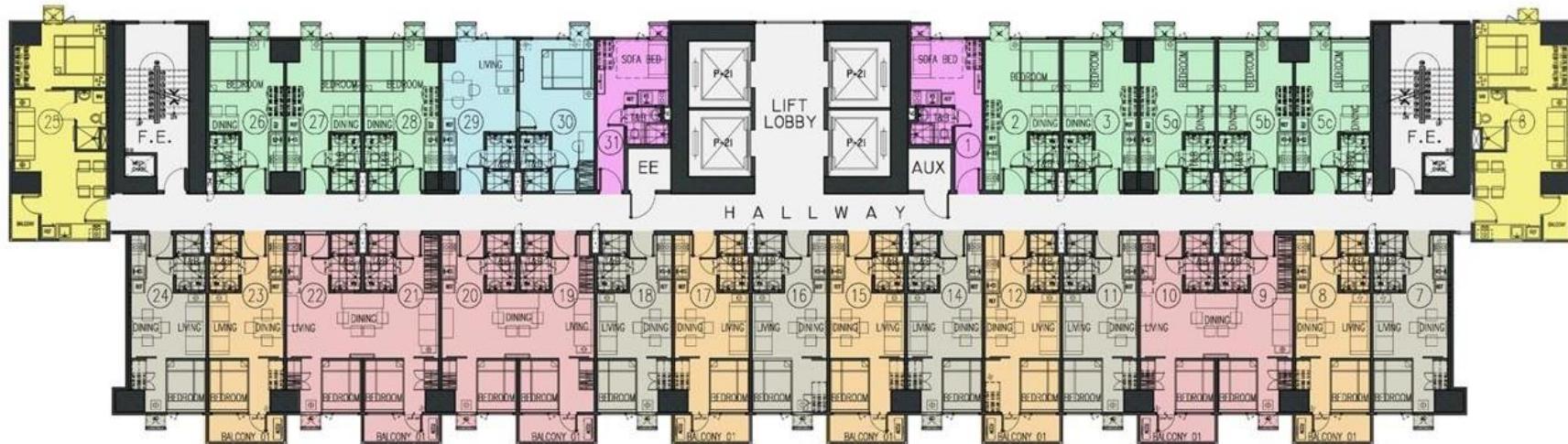
7th FLOOR PLAN

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Floor Plan – Tower C



Manila Bay View



Amenities View

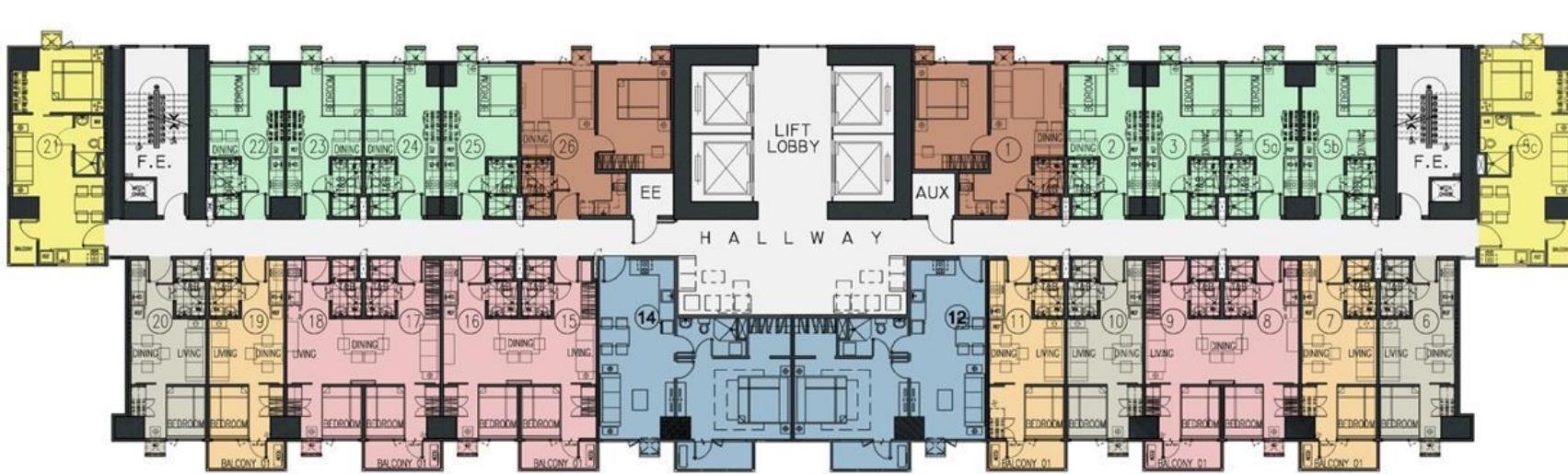
8th – 45th FLOOR PLAN

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Floor Plan – Tower C

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RESIDENCES

Manila Bay View

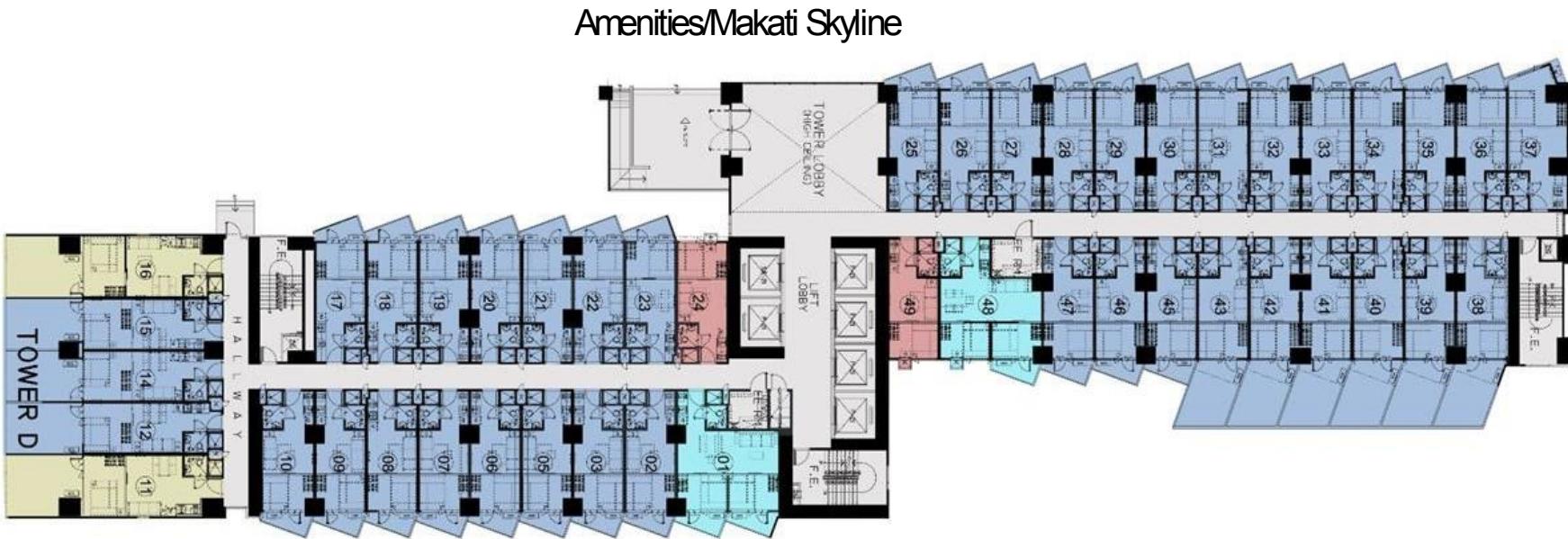


Amenities View

PENTHOUSE

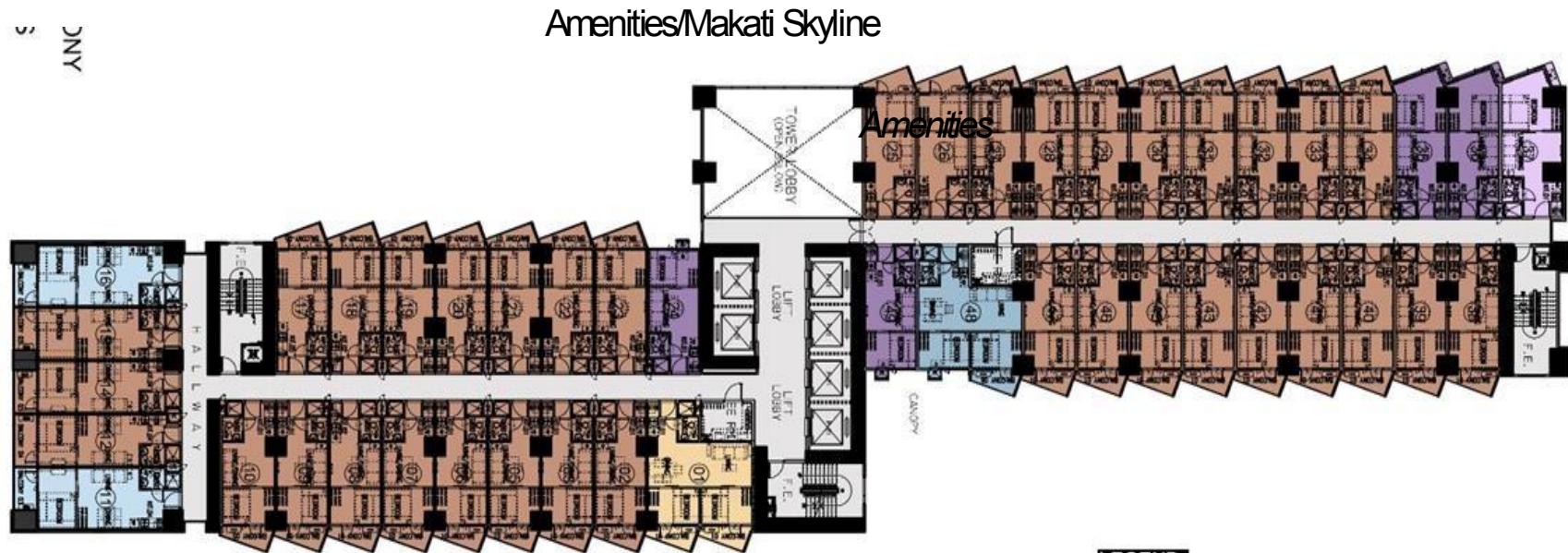
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Floor Plan – Tower C



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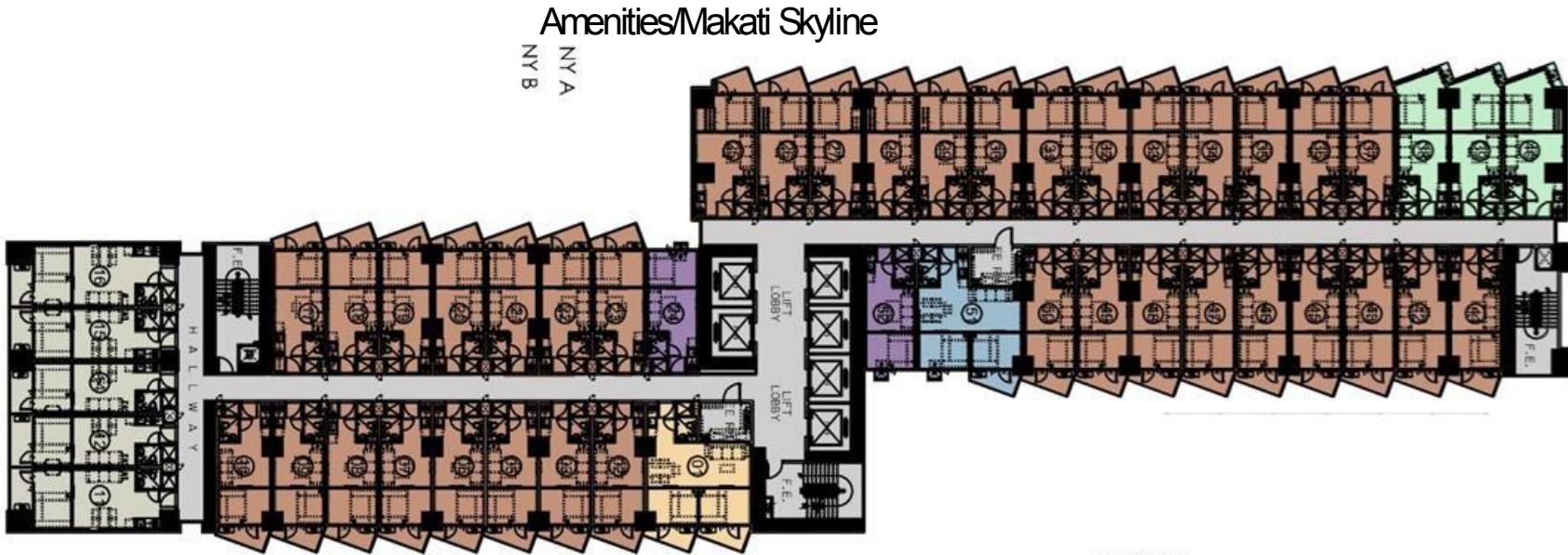
Floor Plan – Tower D



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7th FLOORPLAN

Floor Plan – Tower D



LEGEND:

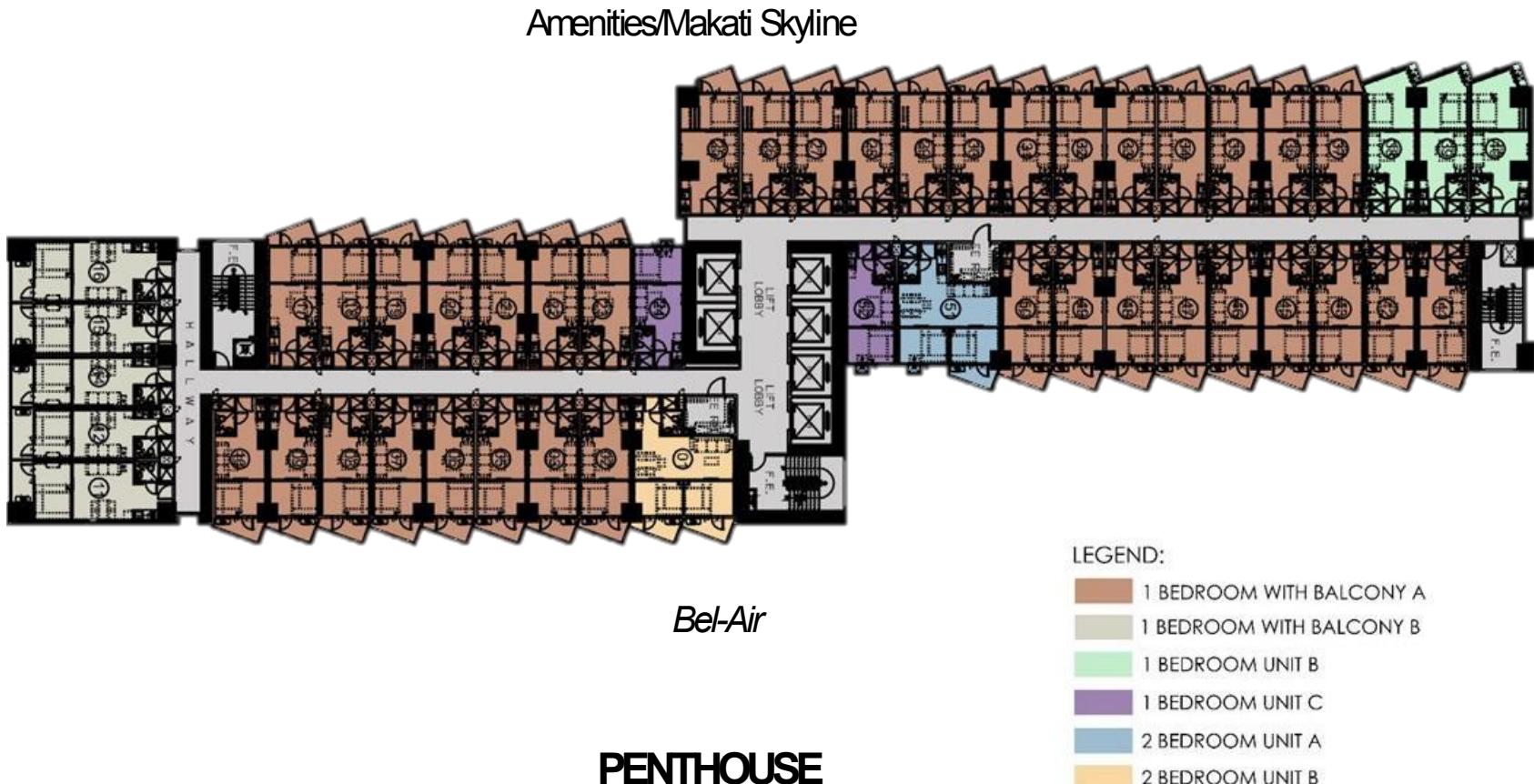
- 1 BEDROOM WITH BALCONY A
- 1 BEDROOM WITH BALCONY B
- 1 BEDROOM UNIT B
- 1 BEDROOM UNIT C
- 2 BEDROOM UNIT A
- 2 BEDROOM UNIT B

8th – 45th FLOOR PLAN

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Floor Plan – Tower D

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Unit Layout - Studio

Price Range:

P3.50Mn – P8.05Mn

Unit Area:

16.25sqm – 29.66sqm



STUDIO UNIT LAYOUT

Approx 20.03 sqm



STUDIO UNIT LAYOUT

Approx 23.90 sqm

**Some units may differ in actual due to BRF*

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Unit Layout – 1 Bedroom

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Price Range:
P4.62Mn – P13.18Mn
Unit Area:
20sqm – 52.10sqm



1-BEDROOM UNIT (L TYPE)

Approx 33.03 sqm

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Unit Layout – 2 Bedroom

Price Range:
P7.37Mn – P18.96Mn
Unit Area:
31.75sqm – 69.84sqm



2-BEDROOM UNIT

Approx 64.67 sqm



2-BEDROOM UNIT

Approx 31.75 sqm

**Some units may differ in actual due to BRF*

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Other Unit Layout



STUDIO UNIT

Approx 16.25 sqm



1-BEDROOM UNIT

Approx 36.15 sqm



1-BEDROOM UNIT

Approx 27.36sqm

Other Unit Layout



1-BEDROOM UNIT

Approx 26.81 sqm



1-BEDROOM UNIT

Approx 26.81 sqm

Unit Features and Finishes



UNIT FEATURES

Cable TV ready

Telephone line provision

Back up power: 1 convenience outlet + 1 ref outlet + 1 light

Floor to ceiling height: 2.8 meters (clear headroom height)

TYPICAL UNIT FINISHES

Wall Finishes	Painted Finish
Floor Finishes	600 x 600 mm Homogenous Tiles
Doors	MDF Laminated Doors
Toilet & Bath	600 x 300 mm Wall tiles(1.80m height), 300 x 300mm floor tiles, painted drop ceiling
Kitchen	Under counter and overhead cabinets with granite countertop, painted drop ceiling
Others (windows & others)	Aluminum powder coated windows with tempered glass

Pillars / Keys to Success

PRIME LOCATION

INTEGRATION OF RESIDENTIAL CONDO TO SM MALL

HOTEL-LIKE LOBBIES

RESORT-STYLED AMENITIES

PROFESSIONAL PROPERTY MANAGEMENT

Actual Photos



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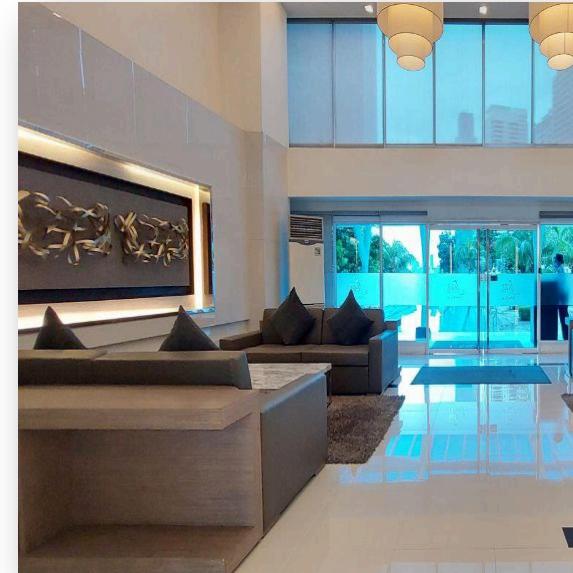
Actual Photos

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RESIDENCES



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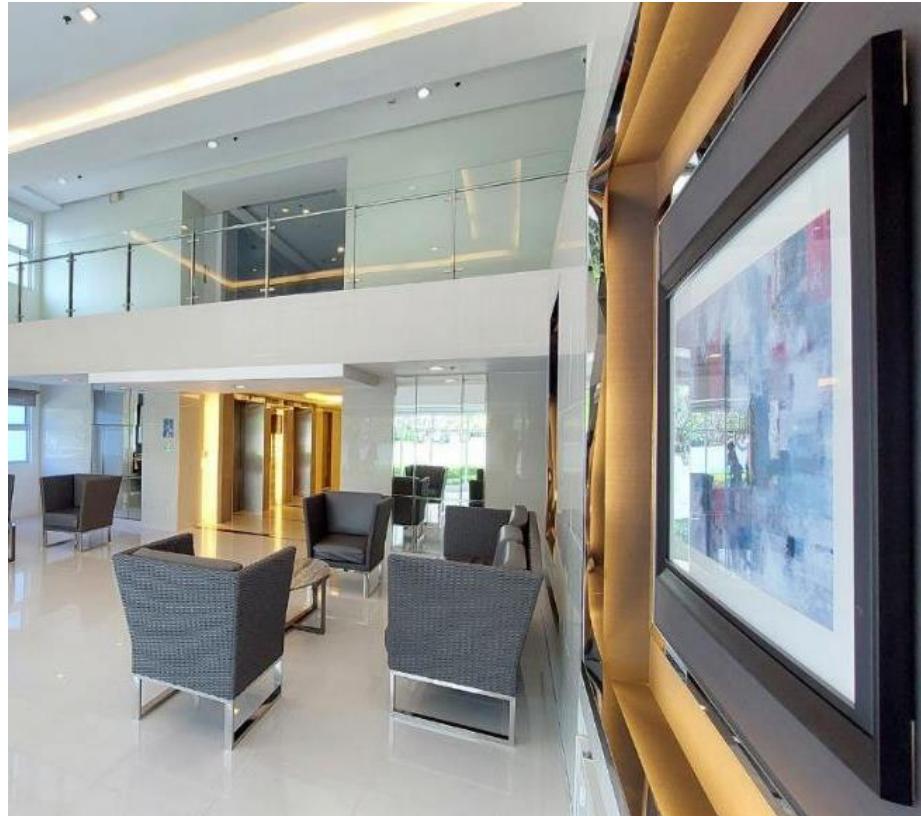
AMENITY LOBBY – 6TH FLOOR TOWER A



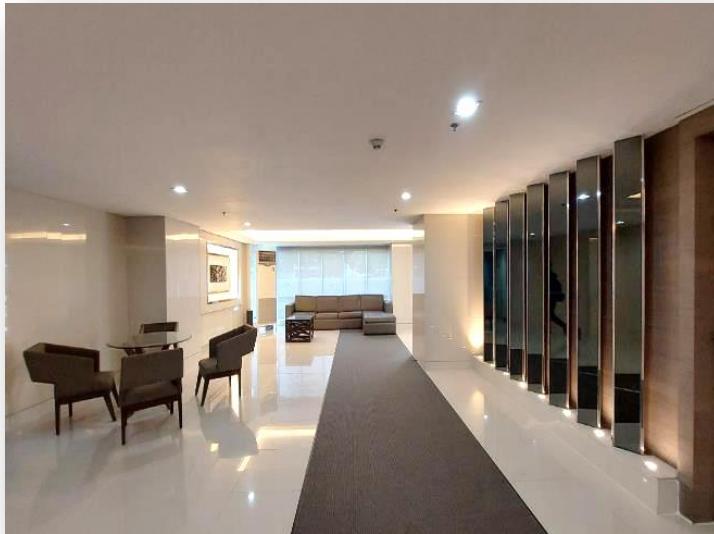
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AMENITY LOBBY – 6TH FLOOR

TOWER B



CONNECTING LOBBY – 6TH FLOOR **TOWER B**



AMENITY LOBBY – 6TH FLOOR TOWER C



VIDEOKE ROOM 1 & 2 – 6TH FLOOR TOWER C



FUNCTION ROOM – 6TH FLOOR TOWER C



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GYM – 6TH FLOOR TOWER C



GYM – 6TH FLOOR TOWER C



AMENITY LOBBY – 6TH FLOOR TOWER D



CLUBHOUSE – 6TH FLOOR



Actual Photos



Jazz Mall



Mall Entrance



Mall Hallway

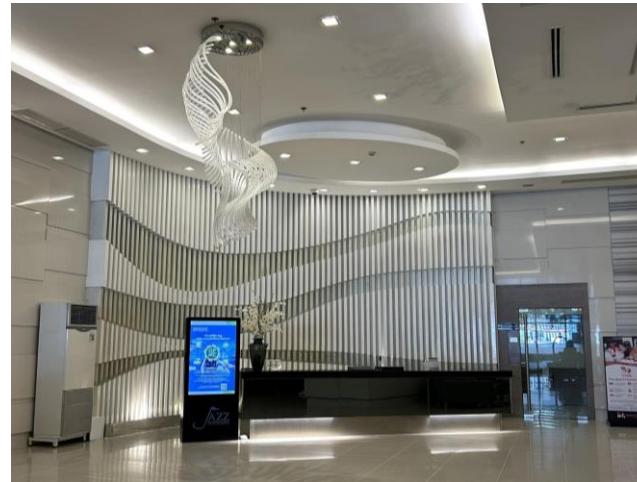
Actual Photos



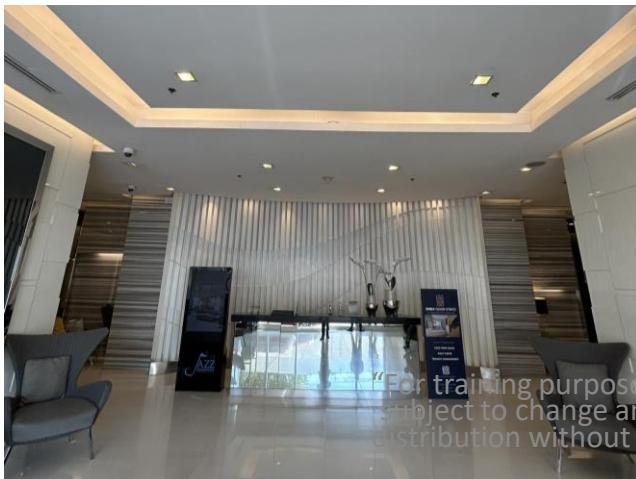
Residential Lobbies



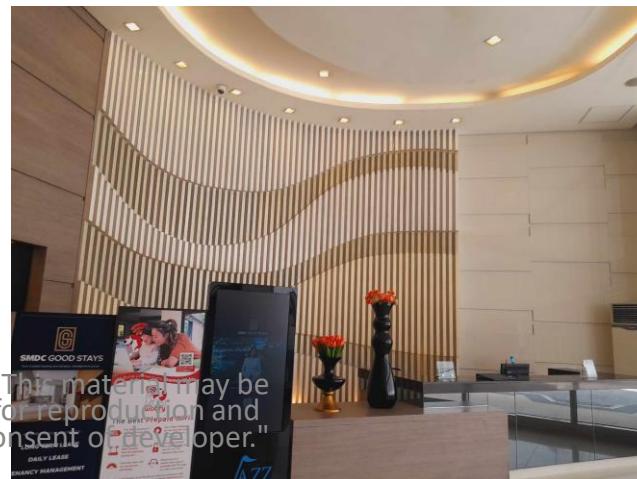
Tower A - Violin



Tower B – Cello



Tower C - Piano



Tower D - Clarinet

Actual Photos



Central Amenity – 6th Floor



Children's Playground



Outdoor Gym



Jog Path



Gazebo



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Outdoor tables & chairs

Actual Photos



Central Amenity – 6th Floor



Lap Pool (4ft – Depth)



Kiddie Pool (2ft - Depth)



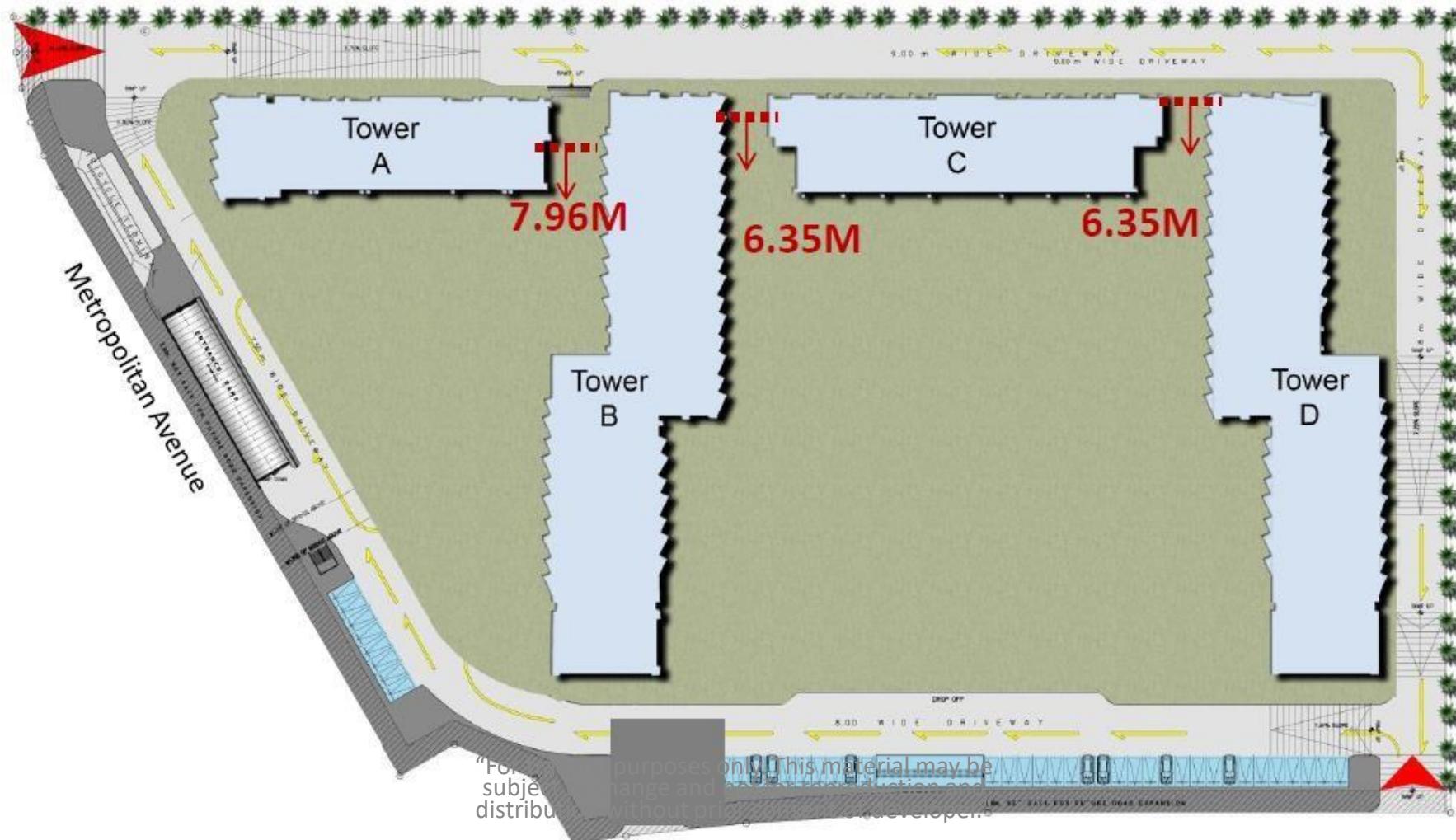
Lap Pool (4ft – Depth)

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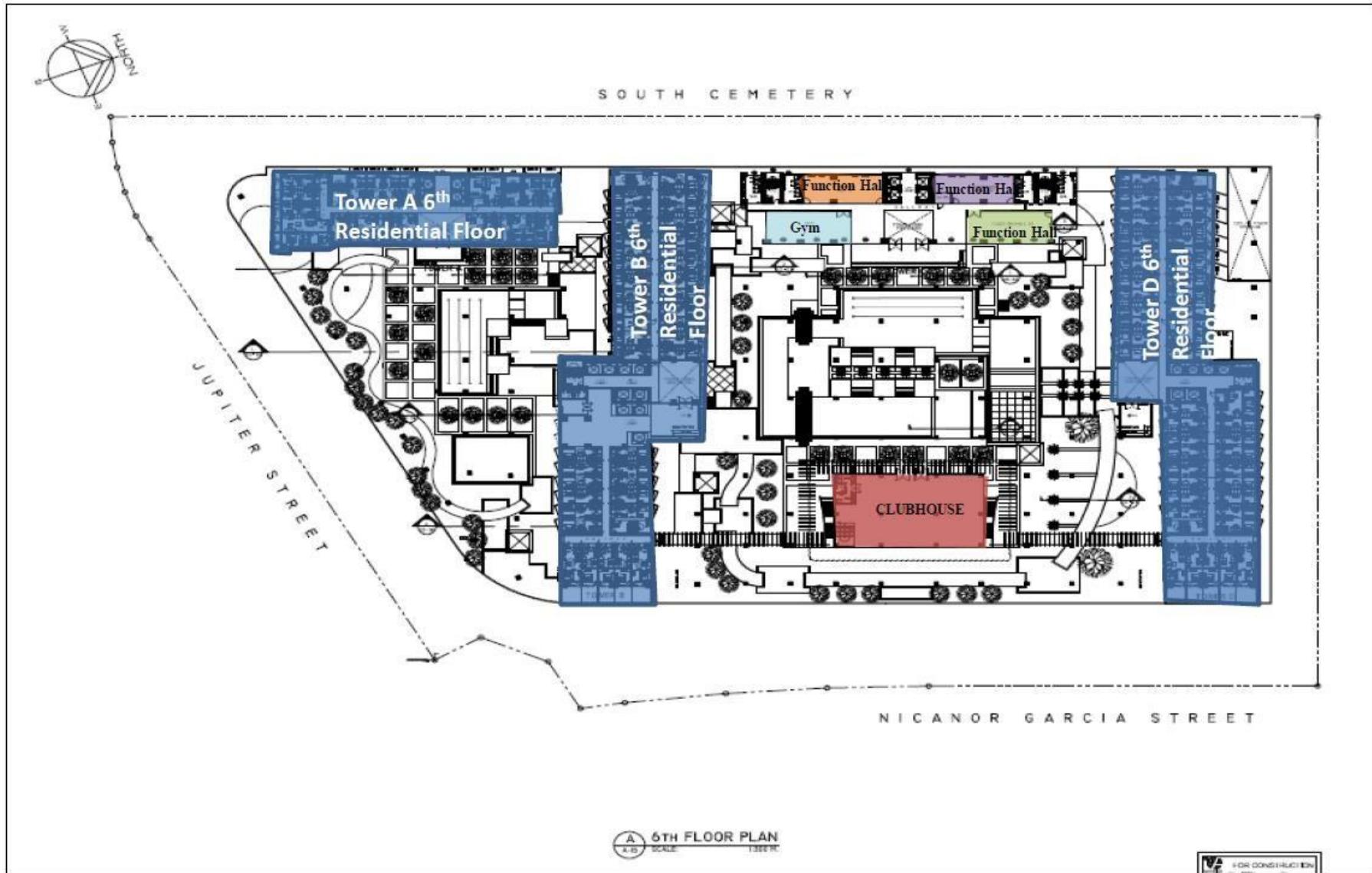
- **What is the floor to floor and floor to ceiling heights of residential units?**
 - Floor to floor: 3.1 meters
 - Clear Headroom Height : 2.8 meters; areas with beam and T&B - 2.4 meters
- **How many elevators do we have?**
 - Four (4) for each Towers A&C; Six (6) for Towers B and D
- **What air-conditioning unit is allowed?**
 - Depending on the unit location, some units require to have a window type while others, can have split type. Refer to the floor plans.
- **How can Jazz Residences provide safety measure for flooding?**
 - The area is generally not prone to flood, but we elevated the property by 1 meter from the street level
- **How deep are the swimming pools?**
 - Lap Pool & adult pool: 4 feet
 - Kiddie and wading: 2 feet
- **What will be ventilation on the typical residential floors?**
 - Common Area/Hallway: Natural Ventilation
 - Residential Units: Mechanical Ventilation (AC units)

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- What are the distances between buildings?



- What is the layout of the amenity floor?



- **What is the allowed aircon capacity?**
 - 1.5 HP per unit
- **What is back-up power?**
 - For Common Area: 100% back-up power
 - For Residential Units: 1 convenience outlet + 1 ref outlet + 1 light
- **Utility providers**
 - Power: MECO
 - Water: MWSS
 - Telephone: Globe and PLDT
 - CATV: Sky Cable, Cablelink
- **Provisions for telco and catv**
 - Provision of outlet at t&b lavatory (for shaving or blower)

	CATV	telco
studio	1	1
1 br	1	2
1 br big	2	2
2 br	1	3
2 br big	2	3

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