

THE RESIDENCES AT

---

**THE WESTIN**

MANILA  
SONATA PLACE



Artist's perspective of the building facade



# The Location

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# Ortigas Center

San Miguel Avenue cor. Lourdes Street  
Brgy. Wack-Wack, Mandaluyong City

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# Ortigas Skyline

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# North View: Wack-Wack/SM Megamall

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# West View: Wack-Wack/Shangri-La

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# South View: Ortigas Business District/ BGC Skyline

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# East View: San Miguel Headquarters/ Ortigas Business District

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# Corporate Headquarters

San Miguel Corporation (.5km)

Philippine Stock Exchange (.5km)

BDO Corporate Center (.7km)

Asian Development Bank (1km)

Jollibee Food Corporation (1.2km)

Robinsons Land Corporation (1.3km)

Meralco (2km)

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# Commercial Centers

EDSA Shangri-La Mall (0.5km)

SM Megamall (0.7km)

The Podium (0.7km)

El Pueblo Real de Manila (0.7km)

Capitol Commons (0.7km)

Estancia Mall (1.2km)

Robinsons Galleria (1.3km)

Ayala Malls The 30<sup>th</sup> (1.4km)

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# Medical Facilities

Medical Plaza Ortigas (0.1km)

The Medical City (2.3km)

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# Academic Institutions

Lourdes School of Mandaluyong (0.2km)

University of Asia and the Pacific (0.3km)

St. Pedro Poveda College (1.3km)

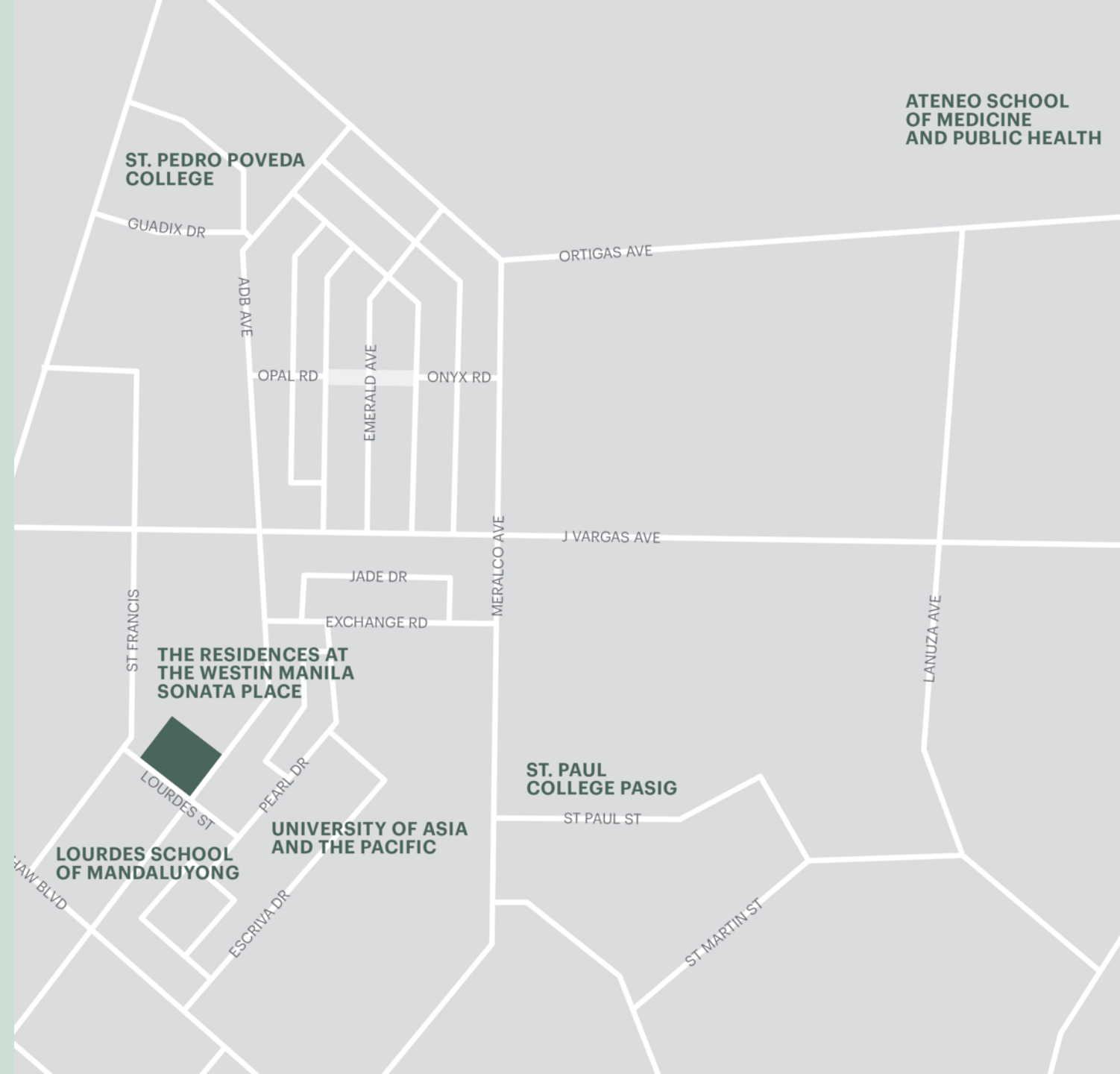
St. Paul College Pasig (1.7km)

Ateneo School of Medicine  
and Public Health (2.4km)

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# Hotels

## The Westin Manila Sonata Place

EDSA Shangri-La Hotel (0.3km)

Marco Polo Ortigas (1.5km)

Discovery Suites Ortigas (0.9km)

Joy~Nostalg (1.1km)

Holiday Inn Manila Galleria (1.2km)

Crowne Plaza Manila Galleria (1.3km)

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# High-End Villages

Valle Verde (1.3km+)

Wack-Wack (2.1km)

Corinthian Gardens (2.1km)

Greenmeadows (3.0km)

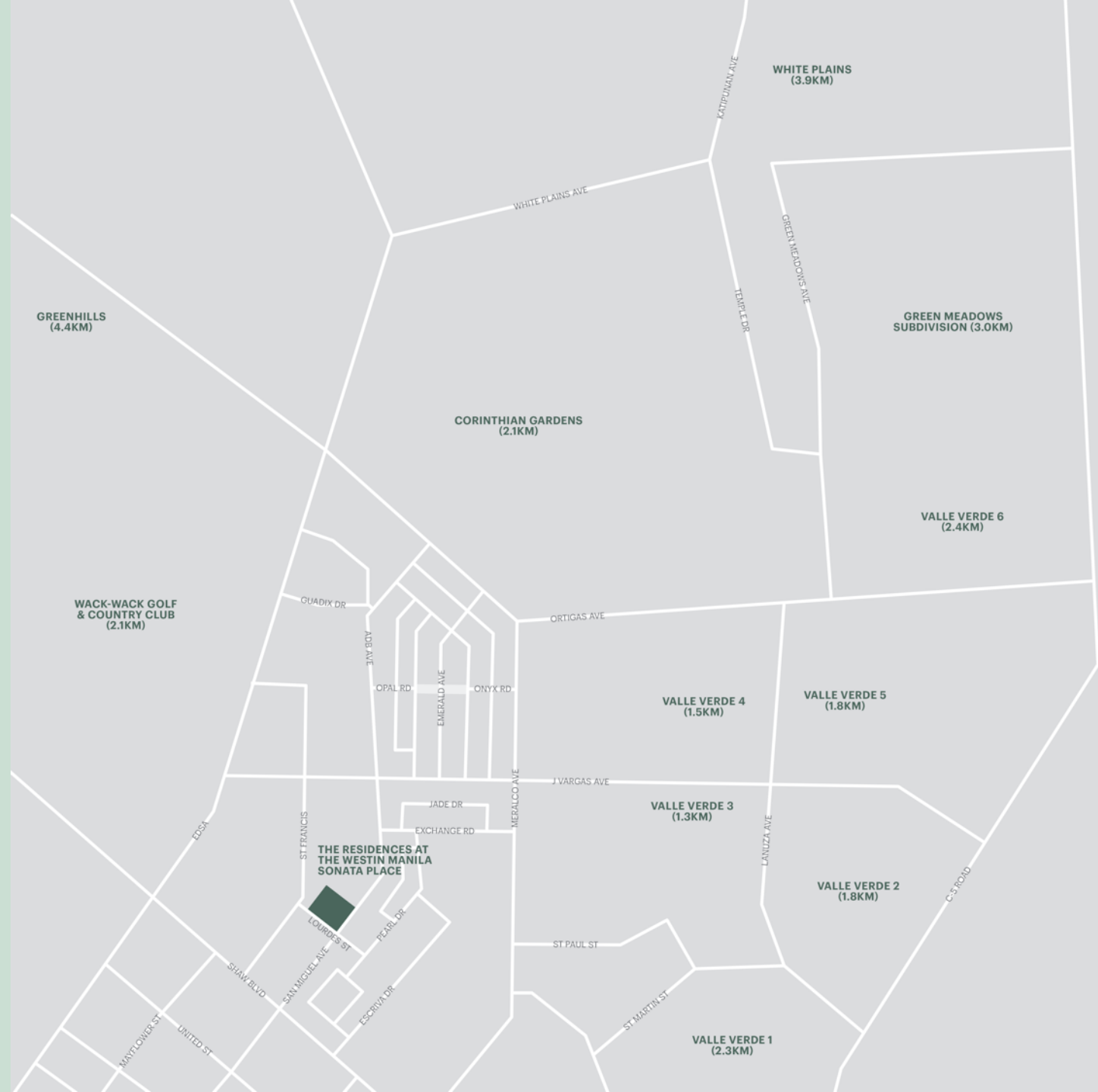
White Plains (3.9km)

Greenhills (4.4km)

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# Site Development Plan

## THE RESIDENCES AT THE WESTIN MANILA SONATA PLACE

- Single-tower branded residences with 344 living spaces

## THE WESTIN MANILA SONATA PLACE

- Single-tower hotel development with 303 rooms

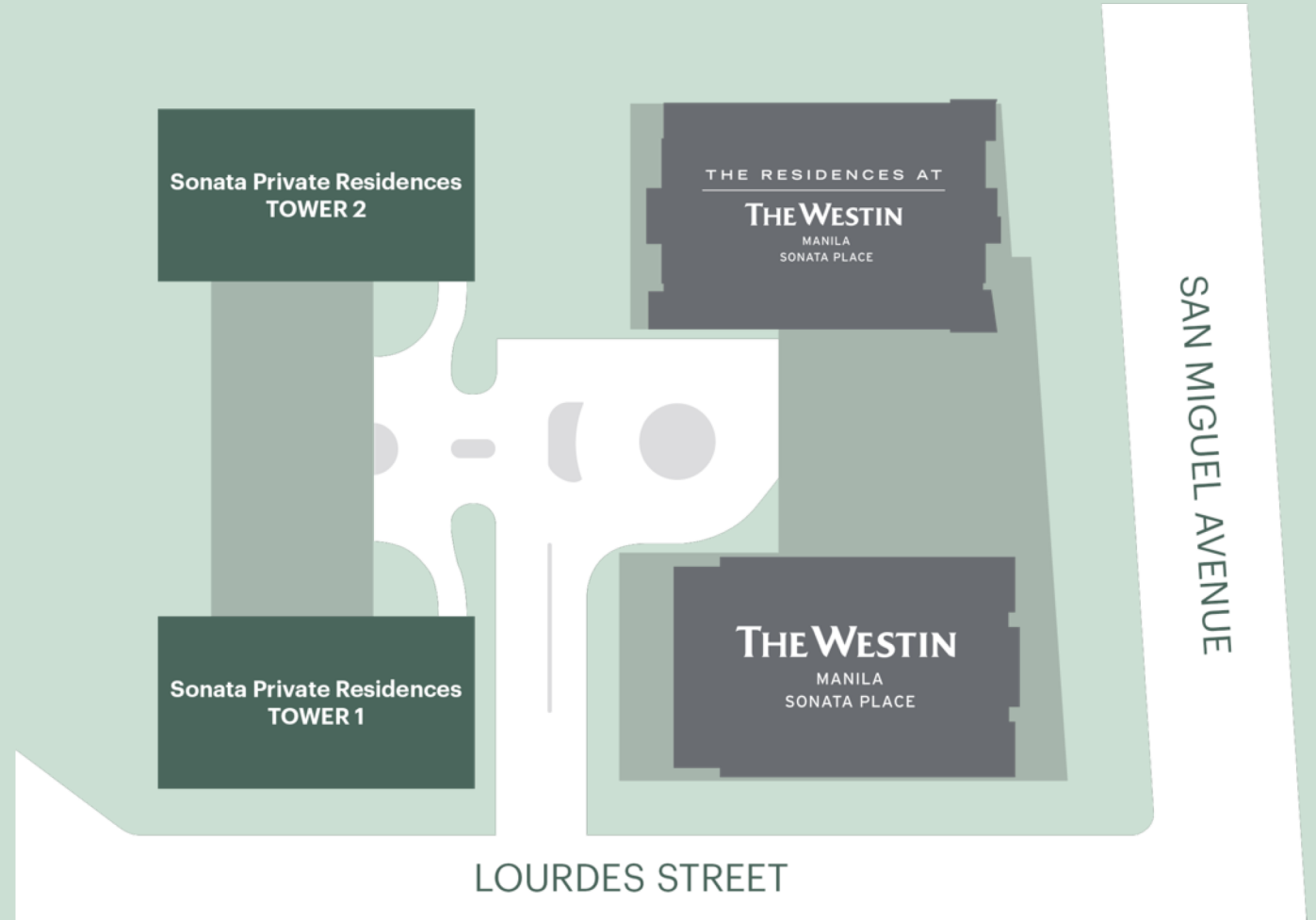
## SONATA PRIVATE RESIDENCES

- Two-tower residential development, fully built-up
- 30 floors

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# Partnership

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Marriott International is one of the largest hotel chains in the world.  
It encompasses a portfolio of more than **7,003 properties in 30**  
**leading hotel brands spanning 131 countries and territories.**

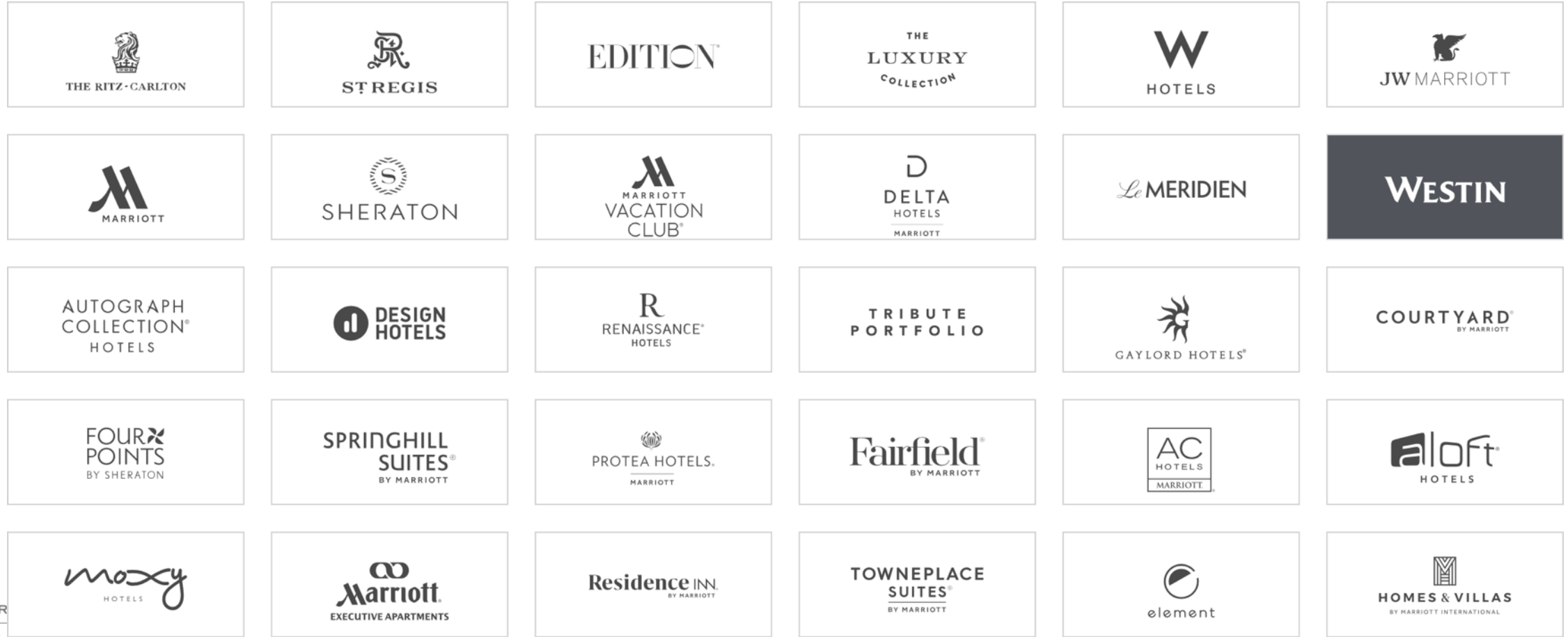
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# Unparalleled Collection of Brands

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# The Westin Brand

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Known for their intuitive service, thoughtful design and innovative offerings, the Westin brand has become one of the world's most renowned companies in the hospitality industry. With more than 230 hotels across the globe, Westin continues to drive new ideas and ground-breaking services. One of these is by offering a unique whole ownership opportunity, providing the full spectrum of branded services and amenities that are found in Westin hotels through the Residences.

THE RESIDENCES AT

---

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# Westin Destinations Worldwide

Maximize your wellness routine at 230 locations around the globe

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THE WESTIN SHIMEI BAY RESORT, CHINA

Africa (3)

Asia (55)

Australia and Pacific (5)

Central America and Caribbean (15)

Europe (17)

Middle East (5)

North America (139)

South America (1)



# The Residences at The Westin Edina Galleria

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Minnesota, USA

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# The Residences at Le Westin Resort & Spa

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Tremblant, Canada

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# The Residences at The Westin Tianjin

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Tianjin, China

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# The Residences at The Westin Virginia Beach Town Center

Virginia, USA

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# Westin's 6 Pillars of Well-Being

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Sleep Well



Eat Well



Move Well



Feel Well



Work Well



Play Well



# Sleep Well

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The Heavenly® Bed

Sleep Well Menu

Sleep Well Balm

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# Eat Well

SuperFoodsRx™ Menu

Westin Fresh by the Juicery

Kids Eat Well Menu

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# Move Well

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Sensory Welcome

Westin Design

Heavenly® Bath

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# Feel Well

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Sensory Welcome

Westin Design

Heavenly® Bath Shower Experience

Heavenly® Spa by Westin

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# Work Well

Clutter-free Meetings  
Tangent Workspace

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# Play Well

Westin Weekend

Westin Family

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# Exceptional Collaboration

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# Handel Architects

## ARCHITECTURAL CONSULTANT

An architecture, interior design, and planning firm that promotes density as an urban growth strategy and design to improve the quality of city life.

### Notable Projects:

- *Lincoln Square in New York, USA*
- *Millennium Place in Boston, USA*
- *The Ritz-Carlton Downtown, Washington DC, USA*

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Lincoln Square



The Ritz-Carlton Downtown



Millennium Place



# FBEye International

## INTERIOR DESIGN CONSULTANT

FBEye is an award-winning interior design consultancy, specializing in a personalized service to suit individual client and operator requirements.

### *Notable Projects:*

- *The Westin Singapore*
- *Sheraton Resort Sanya, China*

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The Westin Singapore



Sheraton Sanya Resort



# Magnusson Klemencic Associates

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## STRUCTURAL PEER REVIEW

This USA-based company offers traditional structural and civil engineering services and enhanced expertise in seismic, wind, vibration, and performance-based engineering systems.

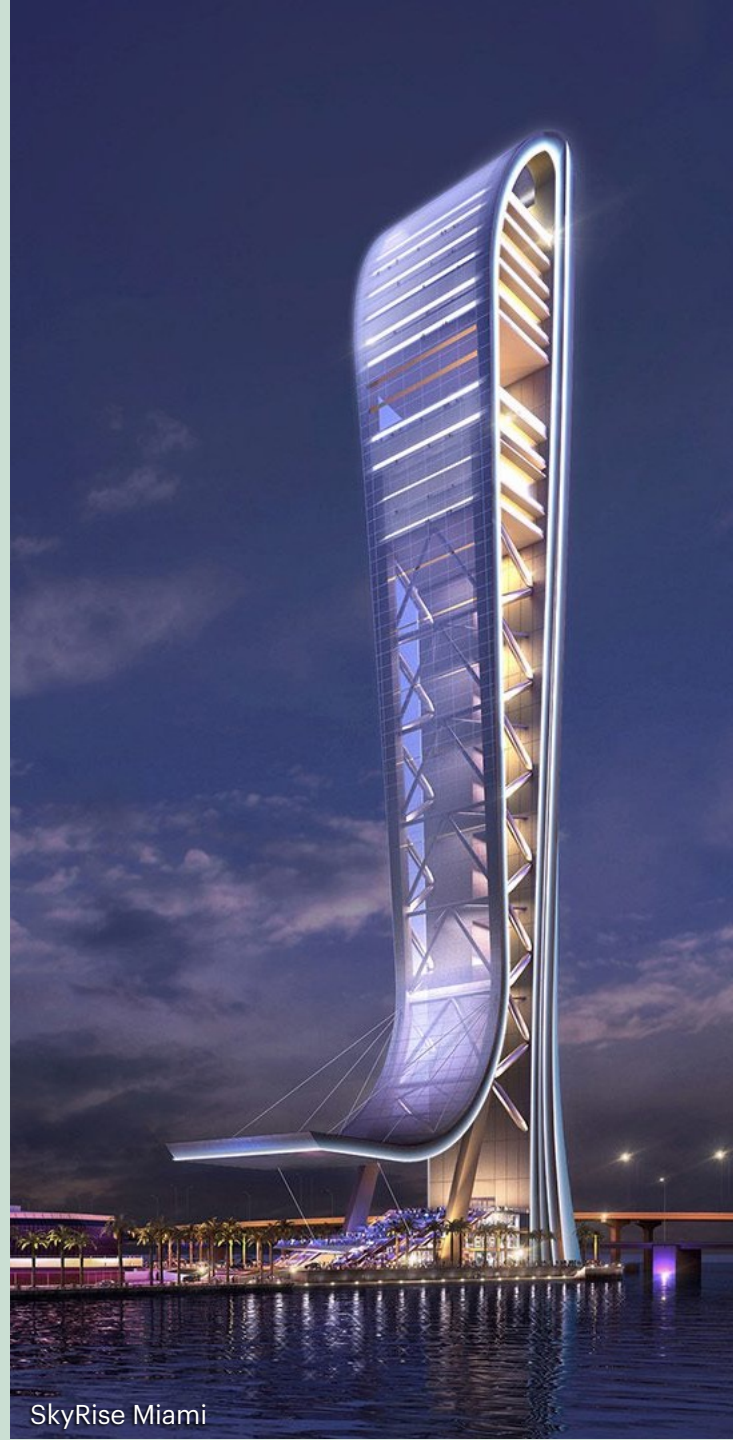
### *Notable Projects:*

- *SkyRise Miami, Florida, USA*
- *Oceanwide Center, California, USA*

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SkyRise Miami



Oceanwide Center



# RWDI Anemos, Ltd.

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## WIND TUNNEL CONSULTANT

The consulting expertise of RWDI's engineers and scientists is based on decades of invaluable experience working on many of the world's landmark structures, using physical modeling and computational techniques.

### *Notable Projects:*

- *Burj Khalifa, UAE*
- *Petronas Towers, Malaysia*

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Burj Khalifa



Petronas Towers



# W.V. Coscolluela & Associates

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## ARCHITECT

A full-service architectural, interior design & planning firm with expertise in mixed-use developments, residential and recreational properties.

### *Notable Projects:*

- *Robinsons Equitable Tower, Ortigas Center*
- *Zuellig Building, Makati*

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Robinsons Equitable Tower



Zuellig Building



# Sy<sup>2</sup> + Associates, Inc.

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## STRUCTURAL CONSULTANT

The number one structural engineer used by every developer of high-end developments in the country.

### *Notable Projects:*

- *GT International Tower, Makati*
- *Net One Center, Bonifacio Global City*

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GT International Tower



# Special Building Features

**Buckling Restrained Brace (BRB)** is a form of performance-based design approach. BRBs are structural steel frames that provide lateral resistance to buckling, particularly during seismic activity.

Internationally accepted with its design regulated in current standards as viable solution.

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Reference photo

# Step Into The Haven

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Living well starts at The Haven, with four floors of exquisite amenities that aim to energize your work, play, and leisure.



# Ground Floor

---

- Private Drop-Off Area
- Grand Lobby
- Concierge Desk
- Mail Room
- Retail Spaces

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Artist's perspective of the Private Drop-Off Area



Artist's perspective of the Grand Lobby



# Ground Floor – Retail Spaces

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# Ground Floor

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## 2<sup>nd</sup> Floor

- Reception Floor
- Pre-Function Areas
- Function Rooms
- Business Lounge
- Meeting Rooms
- Board Room

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Artist's perspective of the Function Room



Artist's perspective of the Board Room



# 2<sup>nd</sup> Floor – Business Lounge

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Artist's perspective



# 2<sup>nd</sup> Floor – Meeting Room

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Artist's perspective

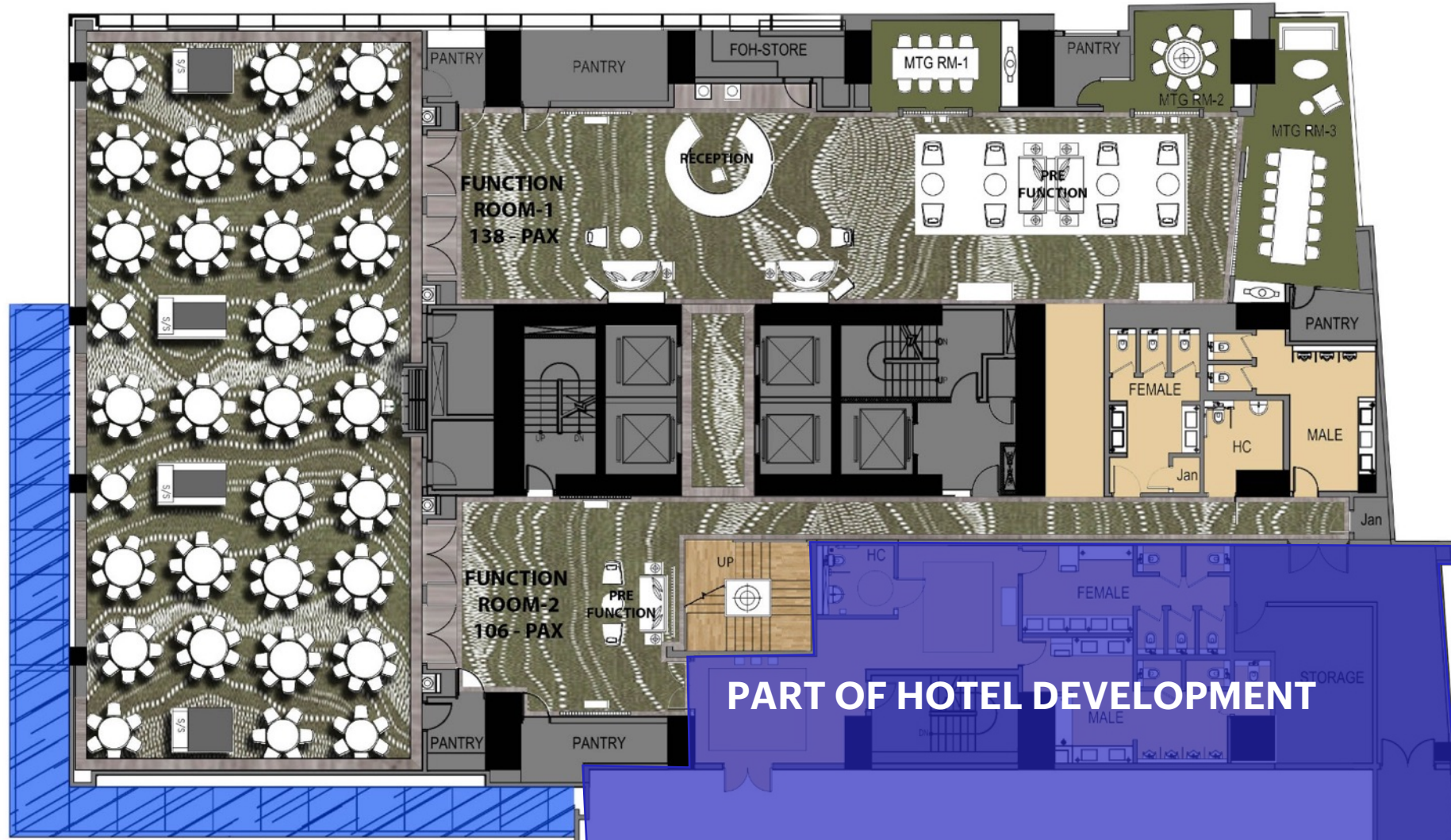


# 2<sup>nd</sup> Floor

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## 3<sup>rd</sup> Floor

- Wine Room
- Resident's Lounge
- Private Theater
- Audio-Visual Room
- Game Room
- The Studio
- Sound Stage
- Recital Studio
- The Playhouse
- Residential Administration Office
- Tee on Third

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Artist's perspective of the Resident's Lounge



Artist's perspective of the Private Theater



# 3<sup>rd</sup> Floor – Wine Room

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Artist's perspective



# 3<sup>rd</sup> Floor – Game Room

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Artist's perspective



# 3<sup>rd</sup> Floor – The Playhouse

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Artist's perspective



# 3<sup>rd</sup> Floor

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## 4<sup>th</sup> Floor

- Indoor Lap Pool
- Kiddie Pool
- Pool Deck Lounge
- Fitness Center
- Outdoor Fitness Area
- Changing Room with Sauna and Hot Tub
- Move Studio

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Artist's perspective of the Indoor Lap Pool



Artist's perspective of the Move Studio



# 4<sup>th</sup> Floor – Fitness Center

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Artist's perspective



# 4<sup>th</sup> Floor – Changing Room with Sauna and Hot Tub

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Artist's perspective



# 4<sup>th</sup> Floor

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# Hotel a la Carte Services

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# The Westin Manila Sonata Place

Across the residences is a Westin hotel, which boasts its own amenities and facilities. Exclusive access for residents is available thru their Resident's Card.

In addition, a la carte services have been crafted which will be made available to all home owners; simulating the experience of being billeted in a hotel while remaining in the comfort of one's home.

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Artist's perspective of the Hotel Grand Lobby



# Hotel a la Carte Services

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- Housekeeping
- In-Residence Dining
- Transportation
- Business Center and Administrative Services
- Catering Services
- Grocery Shopping and Delivery
- In-Residence Spa Services
- Pet Services

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# Extended Hotel Services

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Westin Staff dedicated to provide basic services to residents:

- Director of Residential Services
- Manager/Supervisor
- 24-Hour Concierge
- 24-Hour Doormen
- Pool and gym attendants

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# Hotel F&B Concepts

- Seasonal Tastes (All-day dining)
- Grab-n-Go (Lobby lounge snack bar)
- Tapas Bar (Roof deck bar and dining)
- Specialty Dining

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Artist's perspective of Seasonal Tastes



# Hotel Convention Facilities

- Grand Ballroom
- Two Function Rooms (Approx. 120 pax each)
- Four Meeting Rooms (Approx. 50 pax each)
- Business Center

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Artist's perspective of the Grand Ballroom



# Other Hotel Amenities

- The Westin Heavenly® Spa
- Fitness Center
- Lap and Kiddie Pools
- Executive Club Lounge



Artist's perspective of the Heavenly® Spa



Artist's perspective of the Executive Club Lounge



# Westin Manila Residences

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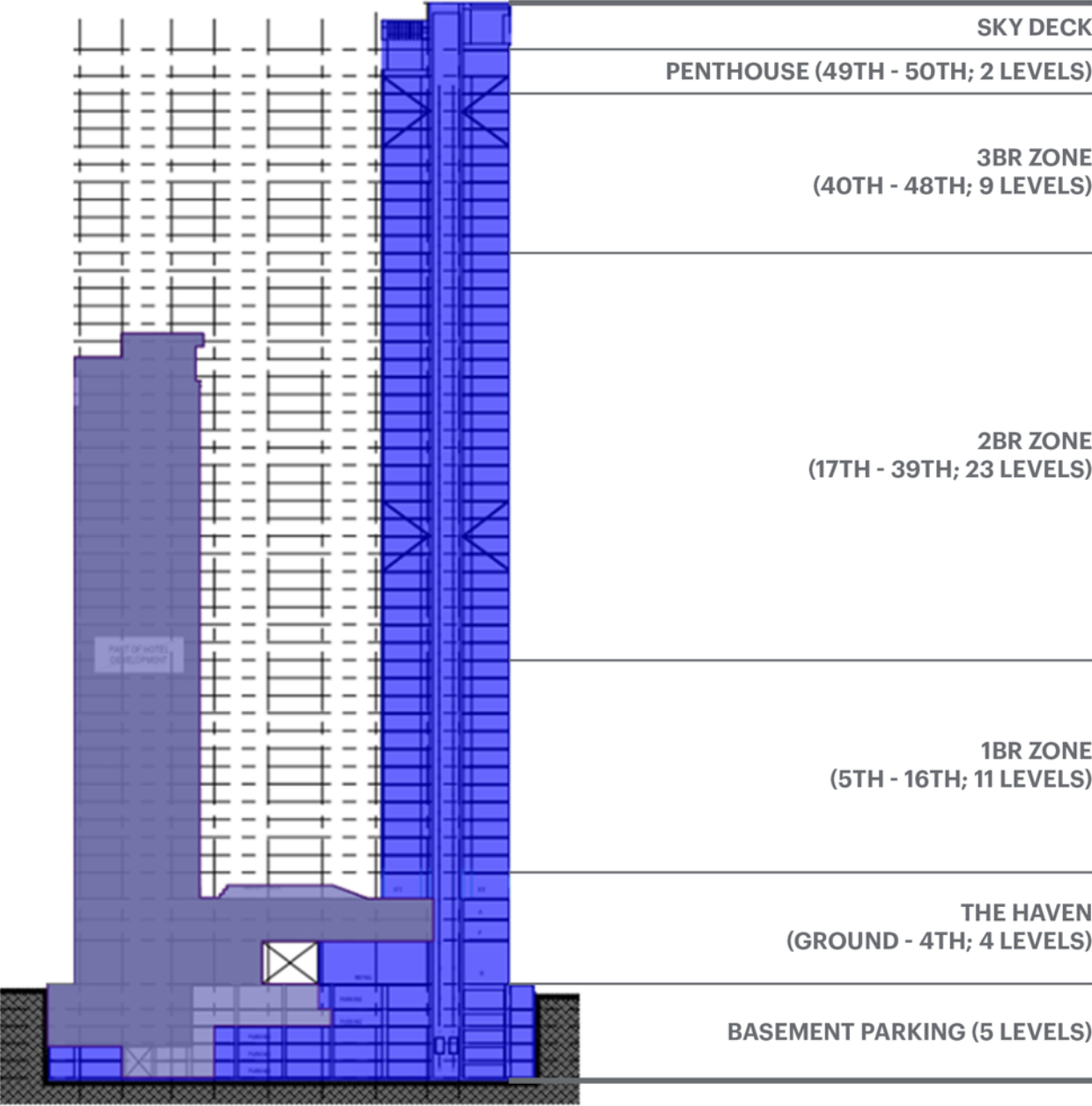


UNIT TYPE	SIZE RANGE (SQM)*	SIZE RANGE (SQ. FT.)*
1-Bedroom	47 - 82	509 - 890
2-Bedroom	96 - 160	1,038 - 1,724
3-Bedroom	173 - 254	1,870 - 2,742
Penthouse	234 - 249	2,541 - 2,682

**TOTAL: 344 units**

\*Sizes include balconies, where applicable

# Zoning





# Zoning

ZONE	ZONING	FLOORS	UNITS PER FLOOR				TOTAL
			1BR	2BR	3BR	PH	
1	1BR Zone	5th-11th	12				12
2		12th-16th	12				12
3	1BR and 2BR Zone	17th-23rd	8	2			10
4		24th and 27th	4	3			7
5		25th and 26th	4	3			7
6	2BR Zone	28th-35th		6			6
7	1BR and 2BR Zone	36th-39th	2	4			6
8	3BR Zone	40th-46th			4		4
9	2BR and 3BR Zone	47th		2	2		4
10		48th		2	2		4
11	Lower Penthouse*	49th				4	4
12	Upper Penthouse	50th				2	2

\*with bi-level units

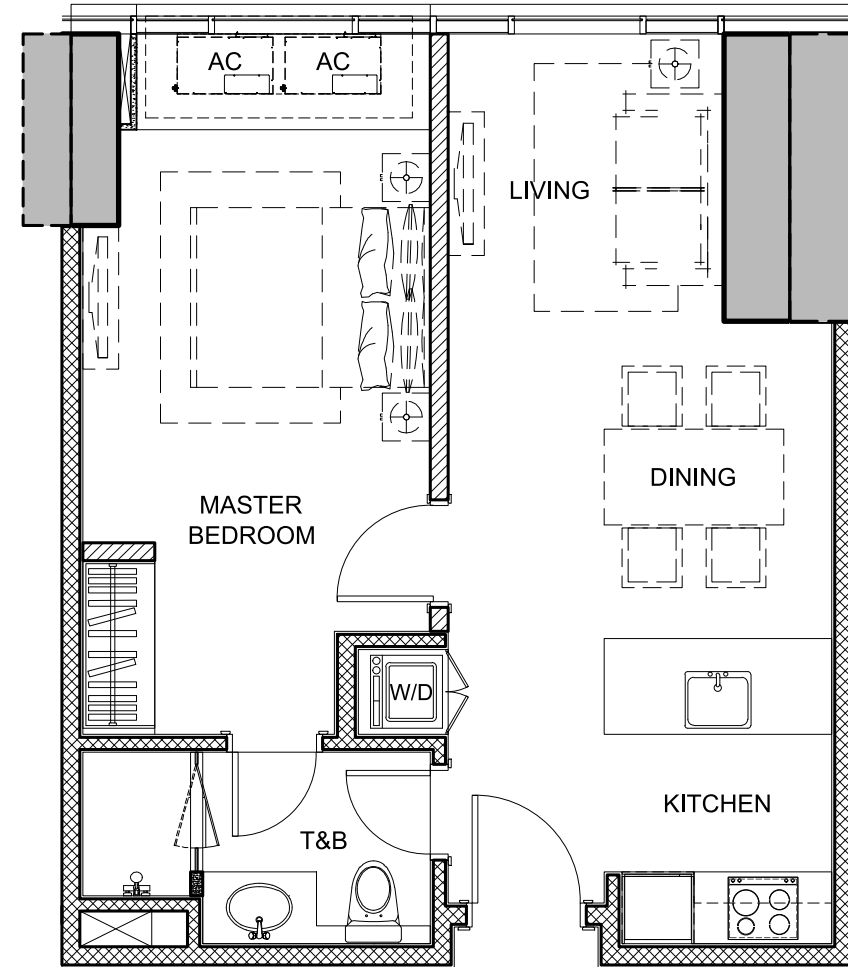
# 1-Bedroom Unit Floor Plan

## SAMPLE FLOOR PLAN UNIT D UNIT AREA DIMENSIONS

Size range of 1BR Units: 47.29 to 82.70 sqm\*

*\*Including balconies, where applicable*

Living/Dining	±19.58
Kitchen	±5.52
Master Bedroom	±18.01
Master T&B	±5.92
Laundry (W/D)	±0.73
<b>Total</b>	<b>±49.77</b>



UNIT AREA = ±49.77 SQM

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360° Views



# 1BR Unit Living/Dining Area

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Artist's perspective



# 1BR Unit Living/Dining Area

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Artist's perspective



# 1BR Unit Bedroom and T&B

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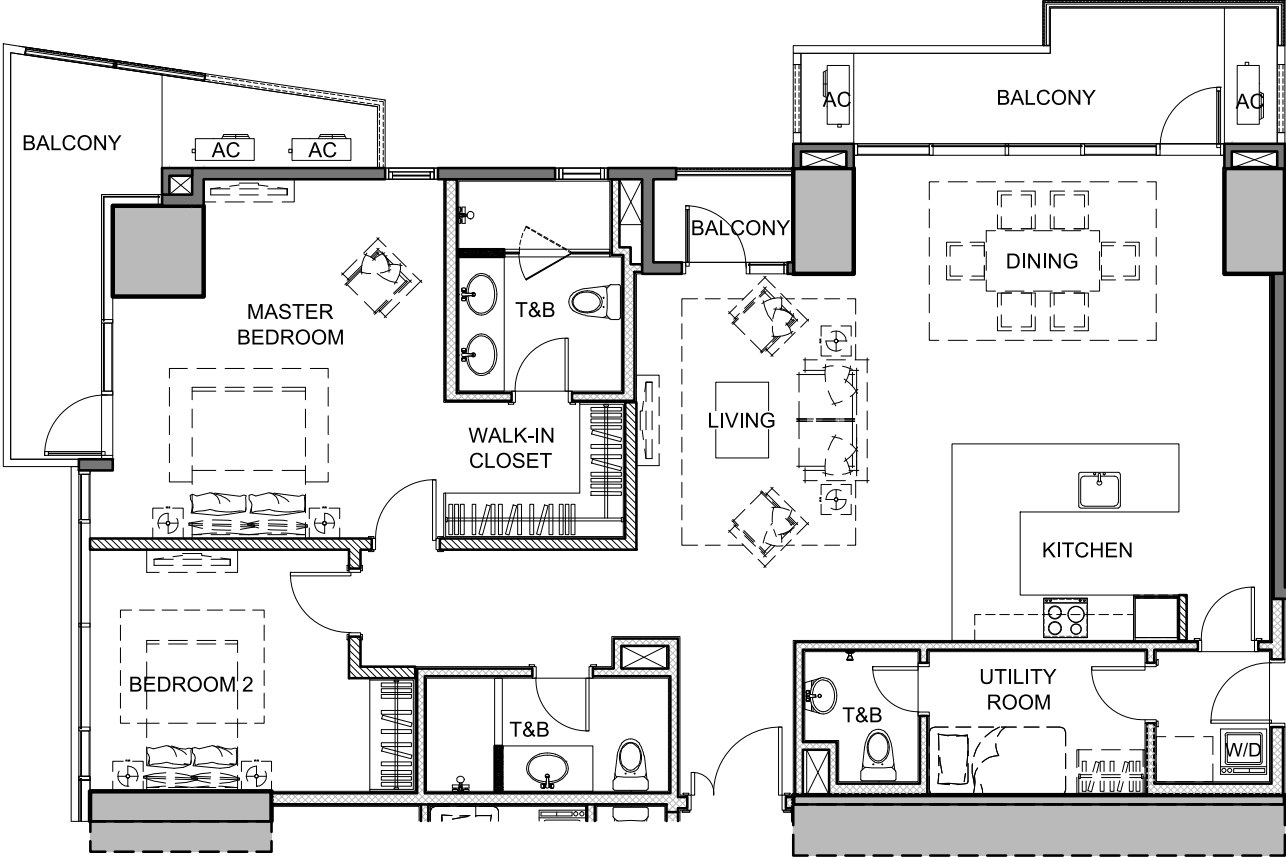
Artist's perspectives

# 2-Bedroom Unit Floor Plan

## SAMPLE FLOOR PLAN UNIT C UNIT AREA DIMENSIONS

Size range of 2BR Units: 96.52 to 160.17 sqm\*  
*\*Including balconies, where applicable*

Living/Dining	±42.79 sqm
Kitchen	±14.39 sqm
Master Bedroom	±27.99 sqm
Master T&B	±7.58 sqm
Bedroom 2	±14.71 sqm
Common T&B	±6.35 sqm
Bedroom Hallway	±5.44 sqm
Utility Room	±10.17 sqm
Utility T&B	±3.80 sqm
Balcony (Master Bedroom)	±11.82 sqm
Balcony (Living Room)	±2.31 sqm
Balcony (Dining Area)	±10.37 sqm
<b>Total</b>	<b>±157.72 sqm</b>



UNIT AREA = ±133.22 SQM  
BALCONY AREA = ±24.50 SQM  
TOTAL AREA = ±157.72 SQM



360° Views



# 2BR Unit Living/Dining Area

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Actual photo of model unit



# 2BR Unit Living/Dining Area

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Actual photo of model unit



# 2BR Unit Master Bedroom

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Actual photo of model unit



# 2BR Unit Master T&B

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Actual photo of model unit



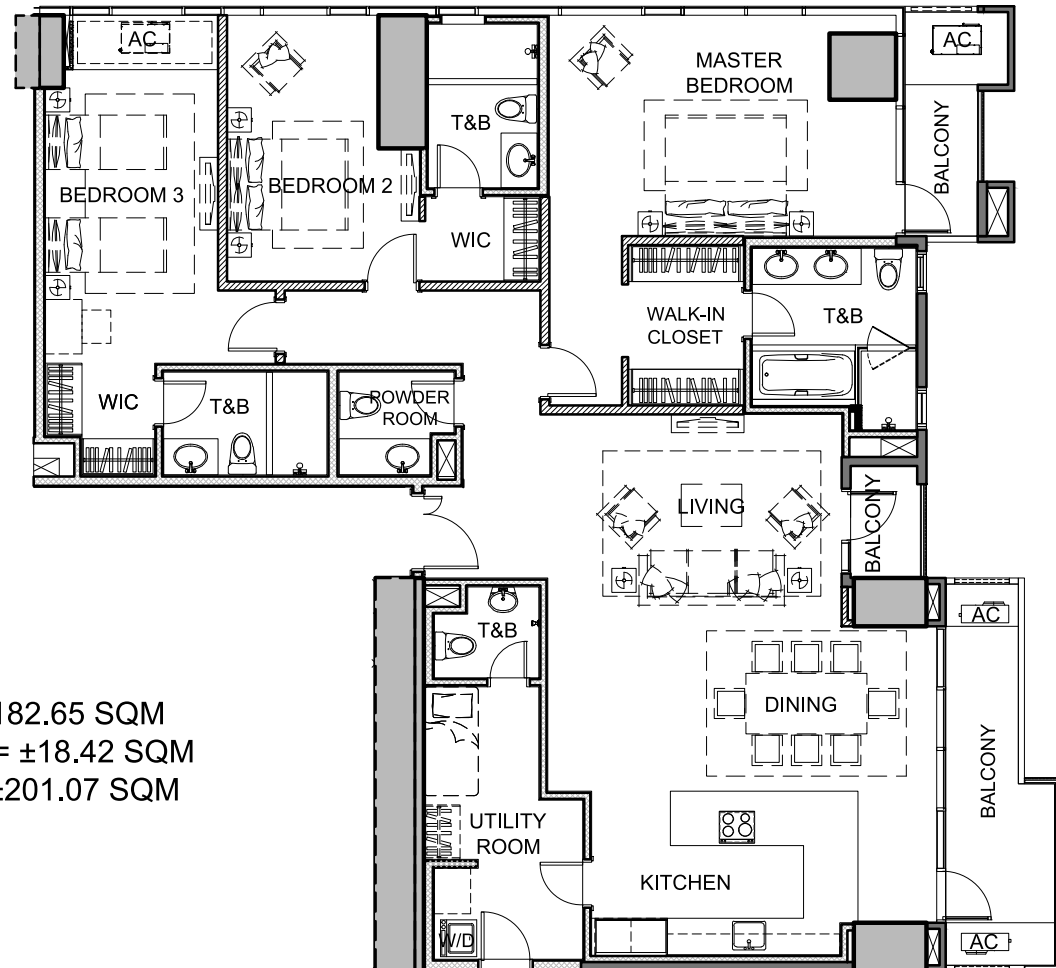
# 3-Bedroom Unit Floor Plan

## SAMPLE FLOOR PLAN UNIT B UNIT AREA DIMENSIONS

Size range of 3BR Units: 173.79 to 254.77 sqm\*

*\*Including balconies, where applicable*

Living/Dining	±40.45 sqm
Powder Room	±4.41 sqm
Kitchen	±17.40 sqm
Master Bedroom	±32.55 sqm
Master T&B	±9.72 sqm
Bedroom 2	±18.01 sqm
Bedroom 2 T&B	±6.86 sqm
Bedroom 3	±23.21 sqm
Bedroom Hallway	±7.69 sqm
Utility Room	±12.66 sqm
Utility T&B	±3.80 sqm
Balcony (Master Bedroom)	±5.74 sqm
Balcony (Living Room)	±2.31 sqm
Balcony (Dining Area)	±10.37 sqm
<b>Total</b>	<b>±201.07 sqm</b>



UNIT AREA = ±182.65 SQM  
BALCONY AREA = ±18.42 SQM  
TOTAL AREA = ±201.07 SQM



360° Views

# 3BR Unit Living/Dining

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SONATA PLACE



Actual photo of model unit



# 3BR Unit Living/Dining

THE RESIDENCES AT

**THE WESTIN**

MANILA  
SONATA PLACE



Actual photo of model unit



# 3BR Unit Master Bedroom

THE RESIDENCES AT

**THE WESTIN**

MANILA  
SONATA PLACE



Actual photo of model unit



# 3BR Unit Master T&B

THE RESIDENCES AT

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SONATA PLACE



Actual photo of model unit

# Westin Signature Features & Premium Deliverables

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# The Westin Heavenly® Bed

---

Experience a restful night's sleep every time Westin's trademark bed that lulls them to a peaceful slumber

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# The Westin Heavenly® Bath Shower Experience

---

Energize each day as large droplets cascade down your body, creating the effect of warm and gentle rain – redefining your shower experience

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# Gaggenau and Leicht

---

The kitchen appliances are from **Gaggenau**, an upscale brand also present in Aston Martin Residences and The Ritz-Carlton Residences. The kitchen cabinets are provided by **Leicht**, an internationally known brand who has received numerous awards for innovation and design.



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# Duravit and Hansgrohe T&B Fixtures and Finishes

---

The T&B fixture and finishes are equipped with **Duravit** and **Hansgrohe** brands that have worked with famous luxury designers such as Philippe Starck of Hotel Paramount New York and Antonio Citterio of Bulgari Hotels.

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# Gaggenau Package

Appliance	1 Bedroom	2 Bedroom	3 Bedroom	Penthouse
Air Conditioning Unit	Split-Type			
Cooktop	Electric 4-Burner Induction Cooktop			
Range Hood	Cabinet-Type	Cabinet-Type	Island-Type	Island-Type
Refrigerator	Single-Door	Single-Door	Double-Door	Double-Door
Oven	Not Included	Not Included	Included	Included
Microwave Oven	Not Included	Not Included	Not Included	Included
Washer and Dryer	Included			

# Unit Finishes and Deliverables

	LIVING/DINING	BEDROOM	KITCHEN	MASTER T&B	COMMON T&B	POWDER ROOM
<b>FLOOR</b>	Engineered Wood		Homogenous Tiles	Natural Stone	Homogenous Tiles	Natural Stone
<b>WALL</b>	Painted Finish with Painted Wood Baseboard		Painted Finish w/ Homogenous Tile Skirting	Full Height Natural Stone for Shower Area; Painted Finish with Natural Stone Skirting for Other Areas	Full Height Homogenous Tiles for Shower Area; Painted Finish with Homogenous Tile Skirting for Other Areas	Painted Finish with Natural Stone Skirting
<b>CEILING</b>	Painted Slab Soffit with Bulkhead			Moisture-Resistant Gypsum Painted Finish		
<b>OTHER DELIVERABLES</b>	N/A	The Westin Heavenly® Bed (For Master Bedroom Only)	Solid Surface Countertop and Splashboard	Built-In Base Cabinets with Natural Stone Countertop		
				Glass Shower Enclosure		N/A
			Built-In Overhead and Base Cabinets	The Westin Heavenly Bath® Shower Experience, Mixer, Hand Spray, Lavatory and Water Closet	Rain Shower, Mixer, Hand Spray, Lavatory and Water Closet	Lavatory and Water Closet
		Bedroom Closet	Provision for Single-Point Water Heater (Water Heater Excluded)	Multi-Point Water Heater (For Master T&B Only)	Provision for Multi-Point Water Heater (Water Heater Excluded)	Provision for Single-Point Water Heater (Water Heater Excluded)



# Basement Parking

UNIT TYPE	AREA (SQM)	APPURTENANT PARKING SLOT/S	ASSIGNED PARKING LEVEL
1-Bedroom	47.29 - 82.70	One (1) Regular Slot	Levels 4-5
2-Bedroom	127.65 and Below	One (1) Tandem Slot	Levels 1-5
	Above 127.65	Two (2) Regular Slots	Levels 2-5
3-Bedroom	173.79 - 254.77	Two (2) Regular Slots	Levels 1-2
Penthouse	234.25 - 249.22	Three (3) Regular Slots	Level 1

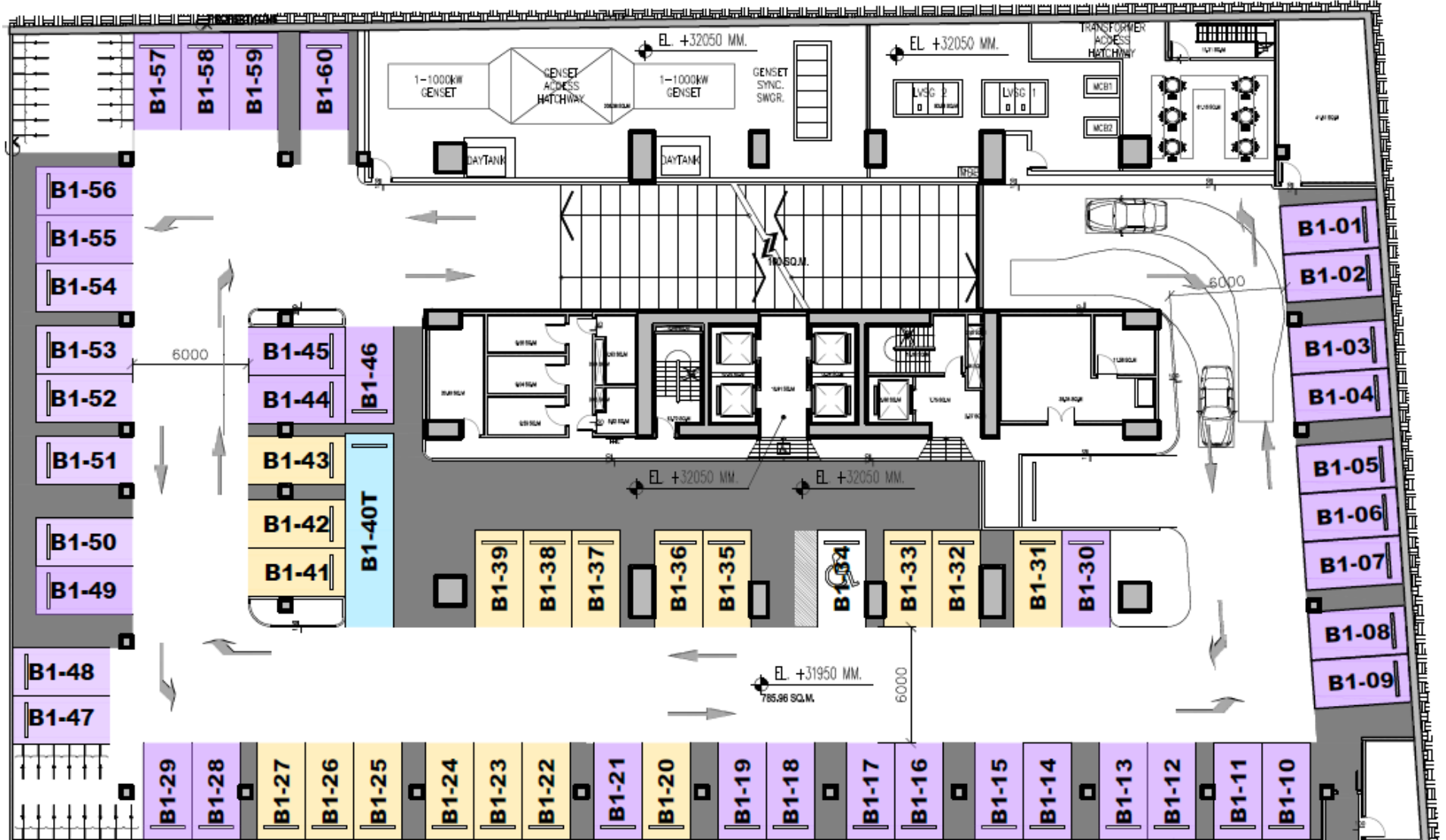
- Parking slot rights must be purchased with the unit
- Appurtenant parking slot/s **cannot be waived or reassigned**
- Additional parking requests will be priced at a premium of +10% and is still subject for approval of management

# Basement Parking

## PARKING LEGEND:

- 1BR
- 2BR
- 3BR
- Penthouse

*\*assignments are for illustrative purposes only*





# Pricing

UNIT TYPE	SIZE RANGE (SQM)	SIZE RANGE (SQ. FT.)	GROSS PRICE RANGE (PHP)
1-Bedroom	47 - 82	509 - 890	11.4M - 21.7M
2-Bedroom	96 - 160	1,038 - 1,724	22.2M - 38.4M
3-Bedroom	173 - 254	1,870 - 2,742	37.7 - 56.7M
Penthouse	234 - 249	2,541 - 2,682	53.7 - 58.2M

*\*as of February 2020*

# Come Home to a Westin

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