SOUTHKEY PLACE



SITE DEVELOPMENT PLAN

Indo-China Drive cor. Orient Lane, Northgate Cyberzone, Filinvest City, Alabang, Muntinlupa City



South Luzon Expressway (SLEX)





PLEE

LIVING SPACE REDEFINED





CORPORATE HEADQUARTERS

HSBC E-DATA PROCESSING INSULAR LIFE SUNLIFE FINANCIAL SHARP PHILIPPINES SHELL PHILS. EXPLORATION B.V.



SHOPPING CENTERS AND RESTAURANT

FESTIVAL SUPER MALL
ALABANG TOWN CENTER
S&R MEMBERSHIP SHOPPING
SOUTH SUPERMARKET
MAKATI SUPERMARKET
WESTGATE HUB



WELLNESS SITES, LEISURE PARKS

ASIAN HOSPITAL & MEDICAL CENTER
ALABANG MEDICAL CENTER
HOSPITAL NG MUNTINLUPA
TOKYO HEALTH LINK
HEALTHWAY CLINIC
BELO MEDICAL CLINIC



HOTEL AND EVENT VENUES

BELLEVUE HOTEL
CRIMSON HOTEL
ACACIA HOTEL MANILA
B HOTEL
VIVERE HOTEL



EDUCATIONAL INSTITUTION

DELA SALLE ZOBEL
PAREF WOODROSE SCHOOL
PAREF-SOUTHRIDGE SCHOOL
SAN BEDA COLLEGE ALABANG



PLACE TO WORSHIP

ST. JAMES THE GREAT PARISH
ST. JEROME EMILIANI PARISH
VICTORY CHRISTIAN FELLOWSHIP
ALABANG NEW LIFE CHRISTIAN CENTER
ST. BENEDICT CHAPEL

PROJECT DETAILS



TOTAL NO. OF FLOORS 17 floors

RESIDENTIAL UNITS 434 units

PARKING SLOTS 56 slots

TURNOVER DATE Third quarter of 2019





BUILDING ZONING



5TH – 18TH FLOOR Regular Residential Units

4TH FLOOR Amenities
Garden Residential Units

2ND TO 3RD FLOOR Podium Parking

GROUND FLOOR Lobby & Commercial Area

*no 13th floor





PROJECT CONSULTANTS



CONTRACTOR Metro Stonerich Corporation

ARCHITECTURAL DESIGN Aidea, Inc.

STRUCTURAL DESIGN Sy^2 + Associates Inc.

MECHANICAL DESIGN AO Pasia

ELECTRICAL DESIGN R.A Mojica and Partners Inc.

PLUMBING & SANITARY NBF Consulting Engineers

PROJECT MANAGER JER Consult Corp





FEATURES & AMENITIES

Commercial Spaces on the Ground Floor

100% Back-Up Power Supply

Laundromat

Swimming Pool

Fitness Center

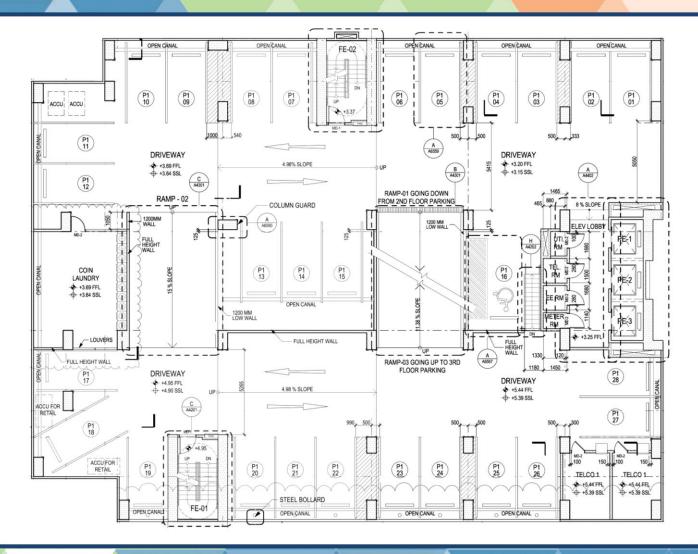
Function Rooms





PARKING LAYOUT

2ND FLOOR LAYOUT (PODIUM PARKING)

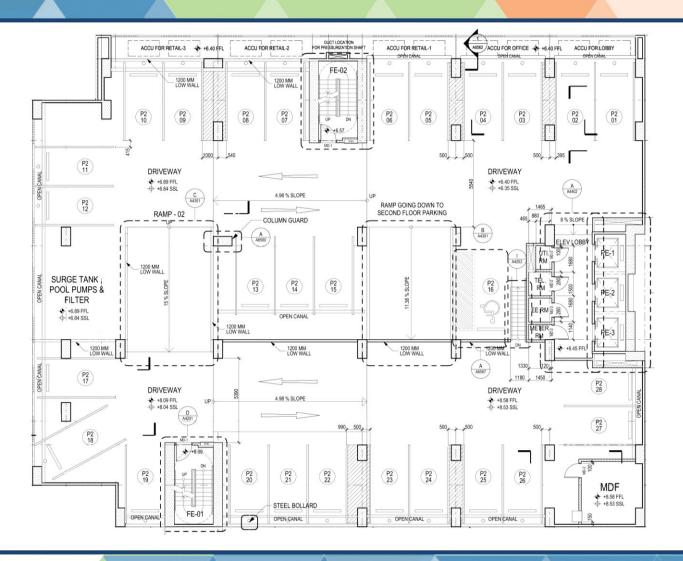






PARKING LAYOUT

3RD FLOOR LAYOUT (PODIUM PARKING)

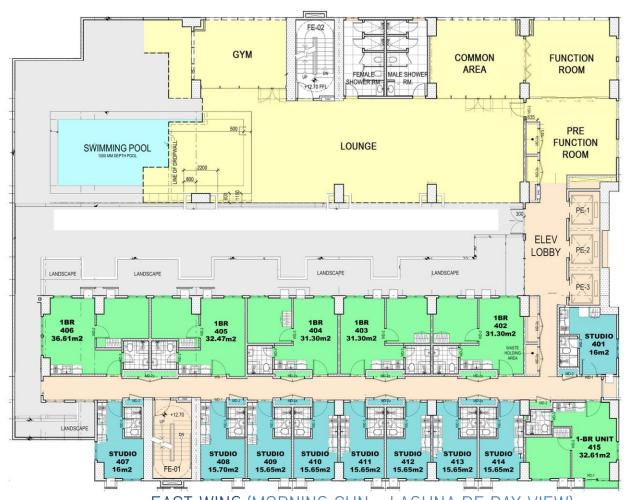






TYPICAL FLOOR LAYOUT

4TH FLOOR LAYOUT (GARDEN RESIDENTIAL UNITS)



EAST WING (MORNING SUN - LAGUNA DE BAY VIEW)





TYPICAL FLOOR LAYOUT

WEST WING (SUNSET – ALABANG SKYLINE VIEW)

5TH – 11TH FLOOR LAYOUT (REGULAR RESIDENTIAL UNITS)



EAST WING (MORNING SUN - LAGUNA DE BAY VIEW)





TYPICAL FLOOR LAYOUT

WEST WING (SUNSET – ALABANG SKYLINE VIEW)

12TH – 18TH FLOOR LAYOUT (REGULAR RESIDENTIAL UNITS)



EAST WING (MORNING SUN - LAGUNA DE BAY VIEW)





MAIN LOBBY







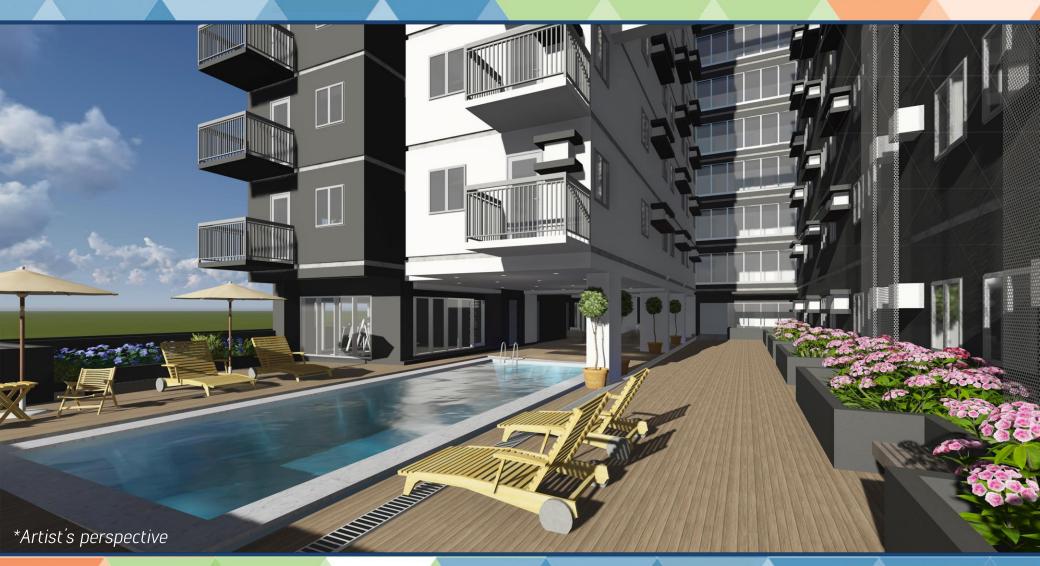
POOL AREA







POOL AREA







POOL AREA / AMENITY FLOOR







MORNING SUN - LAGUNA DE BAY VIEW







SUNSET - ALABANG SKYLINE VIEW







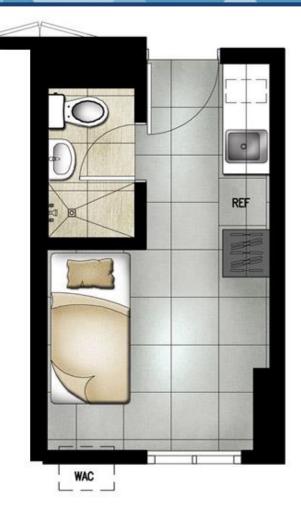
PRODUCT MIX

	PRODUCT MIX	# OF UNITS	MIN. AREA	MAX. AREA
STUDIO UNIT	84.33%	366 units	14 sq.m	27 sq.m
1-BEDROOM UNIT	15.67%	68 units	30 sq.m	45 sq.m

	Units per Floor (5 th – 11 th Floor)			Units per Floor (12 th – 18 th Floor)		
	East Wing	West Wing	TOTAL	East Wing	West Wing	TOTAL
STUDIO UNIT	19 units	14 units	33 units	15 units	6 units	21 units
1-BEDROOM UNIT	1 unit	1 unit	2 units	3 unit	5 unit	8 units







STUDIO UNIT

4th Floor 9 units Units 01, 07 – 14

5th – 11th Floor 29 units Units 01, 03 – 09, 11, 13-27, 29

12th – 18th Floor 21 units Units 01, 04, 05, 07 – 09, 13, 15 – 27

UNIT 09 AT 15.65 SQM

Bedroom Living/Dining 8.13 sqm

Kitchen 4.42 sqm

T&B 3.10 sqm

*Unit sizes may vary depending on the location and floor.







1-BEDROOM UNIT

4th Floor 6 units Units 02 – 06, 15

 $5^{th} - 11^{th}$ Floor 2 units Units 02, 08

12th – 18th Floor 8 units Units 02, 03, 06, 10 – 12, 14, 28

UNIT 28 AT 32.61 SQM

Living/Dining 13.55 sqm

Kitchen 4.56 sqm

Bedroom 9.42 sqm

T&B 3.97 sqm

Balcony 1.11 sqm

*Unit sizes may vary depending on the location and floor.





STUDIO UNIT







1-BEDROOM UNIT







1-BEDROOM UNIT







UNIT DELIVERABLES

Floor Finish	Homogenous tiles in all areas (60x60 floor tiles)
Wall Finish	Painted finish Homogenous tiles in shower area only
Ceiling Finish	Painted concrete underslab Gypsum board painted finish in kitchen and toilet area
Door	MDF laminated panel door for main door and bedroom door Plywood laminated flush door with bottom louver in T&B
Windows	Casement window in aluminum frame Powder coated finish





UNIT DELIVERABLES

Kitchen	Stainless kitchen sink with faucet Kitchen cabinet with granite countertop Grease trap Range hood Modular cabinets
T&B Fixtures	Water closet Lavatory with faucet Shower head and faucet Soap holder Tissue paper holder Provision for water heater Exhaust
Closet	Laminated finish
Others	Light receptacle per area (no bulb)





* POTENTIAL ANNUAL RETURNS

STUDIO UNIT

1-BEDROOM UNIT

Approx. Area	15.65 sqm	Approx. Area	32.56 sqm
Selling Price*	P 2,016,873	Selling Price*	P 4,691,382
Potential Monthly Rent	P 15,000	Potential Monthly Rent	P 30,000
Potential Annual Rent	P 180,000	Potential Annual Rent	P 360,000
Potential Gross Annual Return on Investment	8.92%	Potential Gross Annual Return on Investment	7.67%

*Selling price may vary depending on the actual unit chosen. VAT inclusive.







WHY NORTHGATE CYBERZONE?

STRATEGIC LOCATION

South of Manila within Filinvest Corporate City in Alabang.

20 kilometers from Makati CBD; 15 kilometers from the Inter-national Airport.

Located at the junction of 5 major roads: South Expressway, Alabang–Zapote Road, the National Highway, Metro Skyway and Circumferencial Road 6.

TRANSPORTATION ACCESSIBILITY

The site is a convenient destination for the commuting public. A total of 3,241 jeepneys and 1,492 buses terminate in Alabang, with the area ranking as the 2nd highest in trip making activities in Metro Manila 24 hours a day.

Northgate Cyberzone is located 500 meters from the South Station, a multi-modal transport station where the commuting publics can safely and conveniently transfer from one mode of transport to another.

ABUNDANT WORKFORCE

Based on data gathered from the National Statistics Office (2005), the labor force population base is 3.2 million within a 30-minute commute from Alabang.

Highly trainable, highly skilled, English-speaking workforce.

Abundant supply of IT-educated hi-tech talent due to the numerous computer schools and universities within the area.

Based on research conducted in 2016, there are around 30,000 employees in the 18.7 hectare Northgate Cyberzone.





WHY NORTHGATE CYBERZONE?

INTELLIGENT OFFICE BUILDINGS

- 6-12 storeys with basement parking
- Large floor plates at 1,750 sqm per floor
- High floor space efficiency up to 95%
- Full back-up generator system
- Individually controlled water-cooled airconditioning
- Cost-efficient system ideal for 24/7 operations
- Fiber optic risers
- High powered load provision designed for IT requirements
- Fire safety systems with automatic sprinklers and smoke extractions
- Lightning protection and grounding systems
- Passenger/Service lifts

ADVANCED TELECOMMUNICATIONS

Wide selection of telecomunication carriers: PLDT, Globe, Bayantel, Eastern Telecom, Philcom and Digitel via fiber optic.

Underground power and communication system.





CAPTURED MARKET WITH SOUTHKEY HUB







LEASING VENTURES



































KEYLAND PLAZA 228 Ortigas Ave., Greenhills, San Juan City (Commercial)



KEYLAND CENTRE

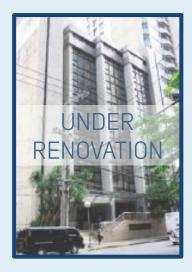
Dela Rosa cor. Adelantado St.,
Legaspi Village, Makati City

(Commercial)



KEYLAND AYALA 6797 Ayala Avenue cor. Rufino Street, Makati City (Commercial)





KEYLAND VALERO 114 Valero Street, Salcedo Village, Makati City (Commercial)



SOUTHKEY HUB Indo-China Dr., Northgate Cyberzone, Filinvest City, Alabang, Muntinlupa City (Commercial)



CASA DE SEQUOIA

Padre Diego Cera Ave. (formerly Quriño
Ave.) Brgy. Aldana, Las Piñas City
(Residential)



In partnership with Ascott Limited



110 BENAVIDEZ

110 Benavidez Street,
Legaspi Village, Makati City
(Residential / Serviced Apartments)

In partnership with Robinsons Luxuria



SIGNA DESIGNER RESIDENCES

Valero cor. Rufino Street, Makati City

(Residential)

