

# THE SAPPHIRE BLOC

## EAST & SOUTH TOWERS

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# ORTIGAS BUSINESS DISTRICT





# THE WALKABLE LIFESTYLE



## ORTIGAS GREENWAYS, PEDESTRIAN AND BIKE LINKS

A collaboration project between Asian Development Bank and the Philippines' Department of Transportation will provide adequate, secure, comfortable, person with disability - friendly, weather-protected pedestrian links from the EDSA MRT to Guadix/Poveda/Robinsons/Ortigas Ave to the north and SM Megamall/ADB Avenue/Opal/F Ortigas Jr/Onyx/Meralco Avenue to the east. There will be a bike hub with racks, toilets and showers incorporated with the Greenways to encourage bike use. The greenways (even the elevated portions) will allow commuters to walk with their bikes across each section



# ACCESSIBILITY



- Opened 2021
- Connects BGC & Ortigas Center in 12 minutes

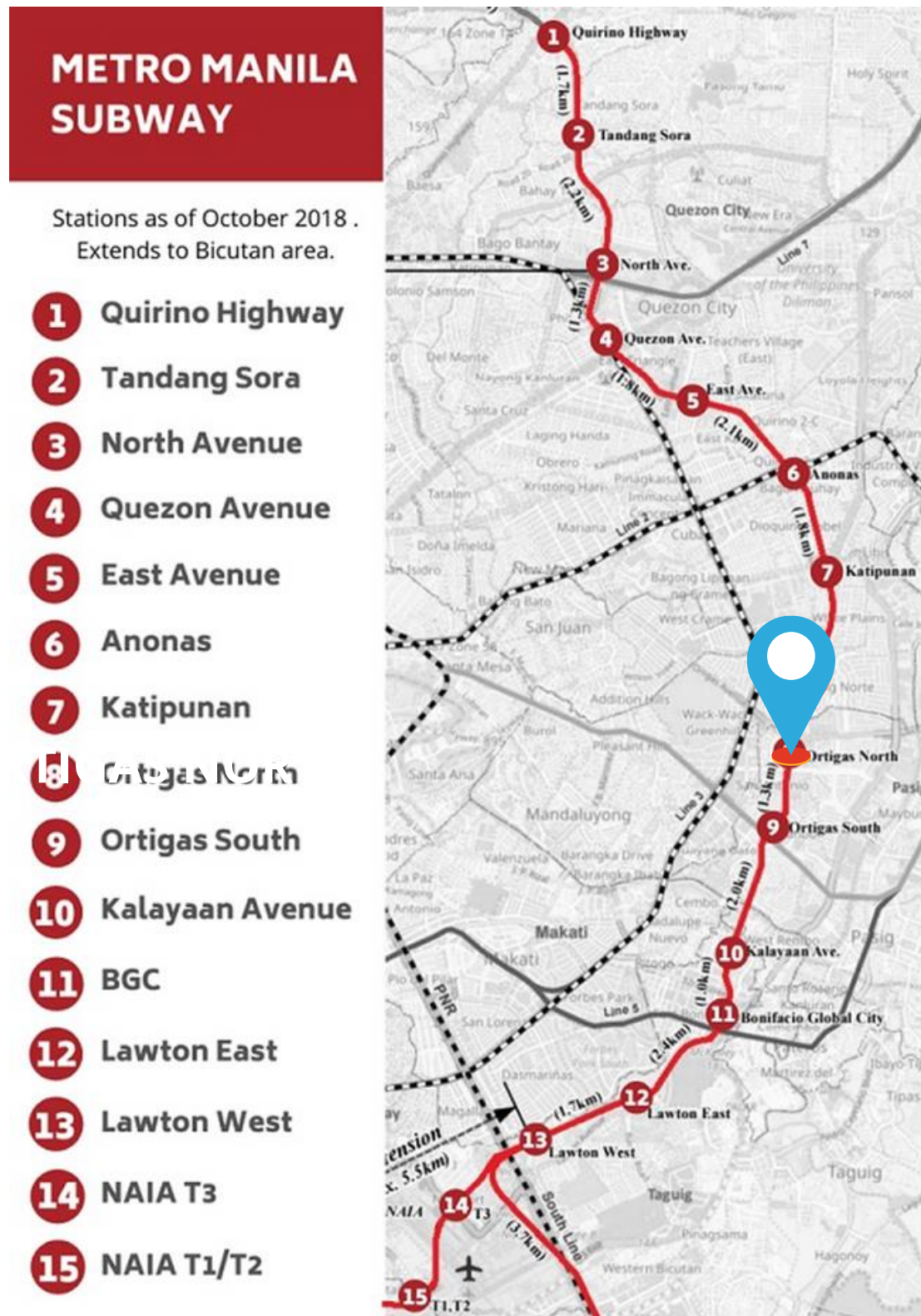
**THE SAPPHIRE BLOC**

 **3KM AWAY**

**ORTIGAS – BGC LINK / SANTA MONICA BRIDGE**



# ACCESSIBILITY



- **The Project of the Century**
- Rapid-transport line, 36 km (22 mi)
- 15 stations from Quirino Highway to NAIA T2
- Partially Operational: 2025
- Target Completion: 2028

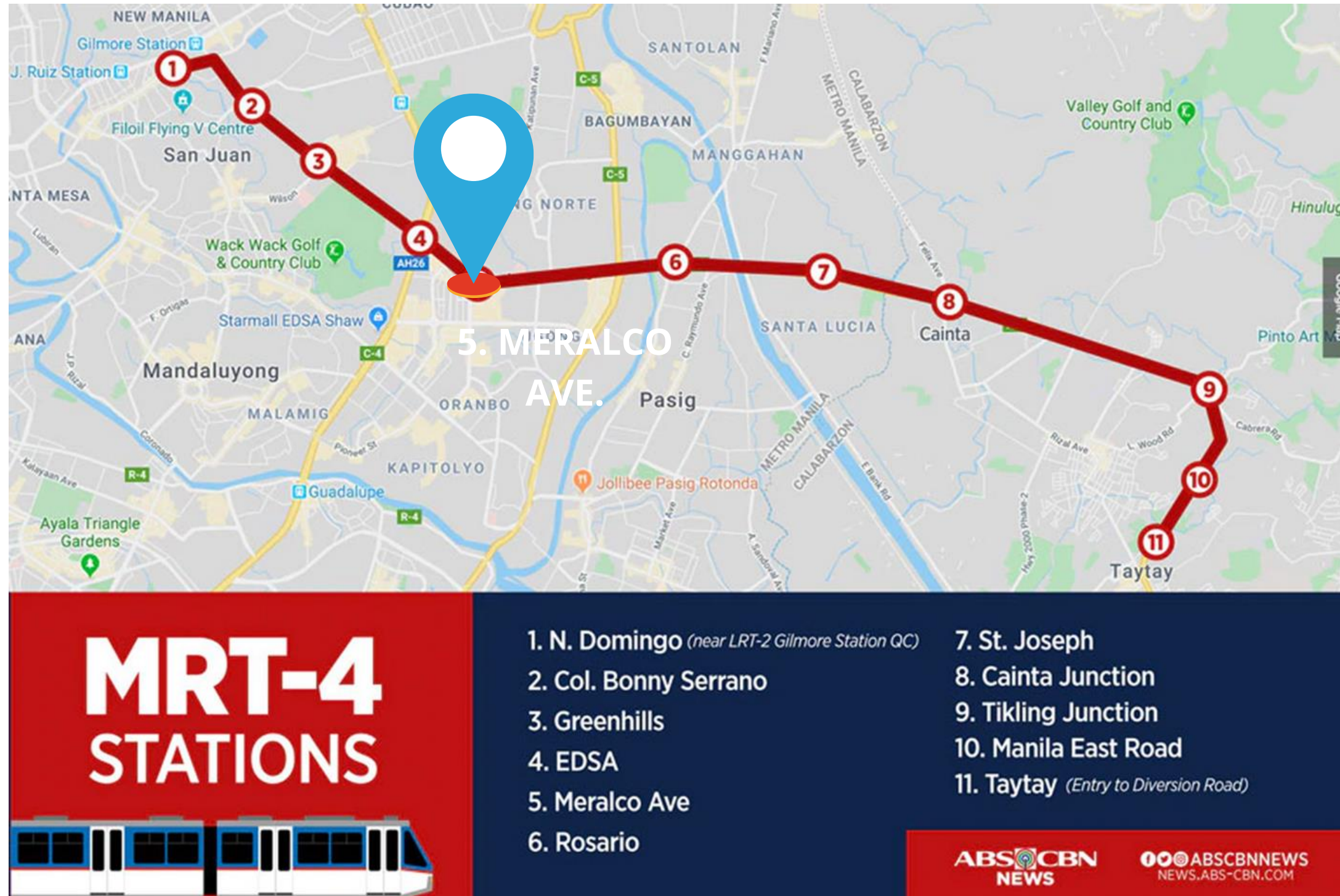


**THE SAPPHIRE BLOC**  
230 meters away from  
Ortigas North Station

**METRO MANILA SUBWAY**



# ACCESSIBILITY



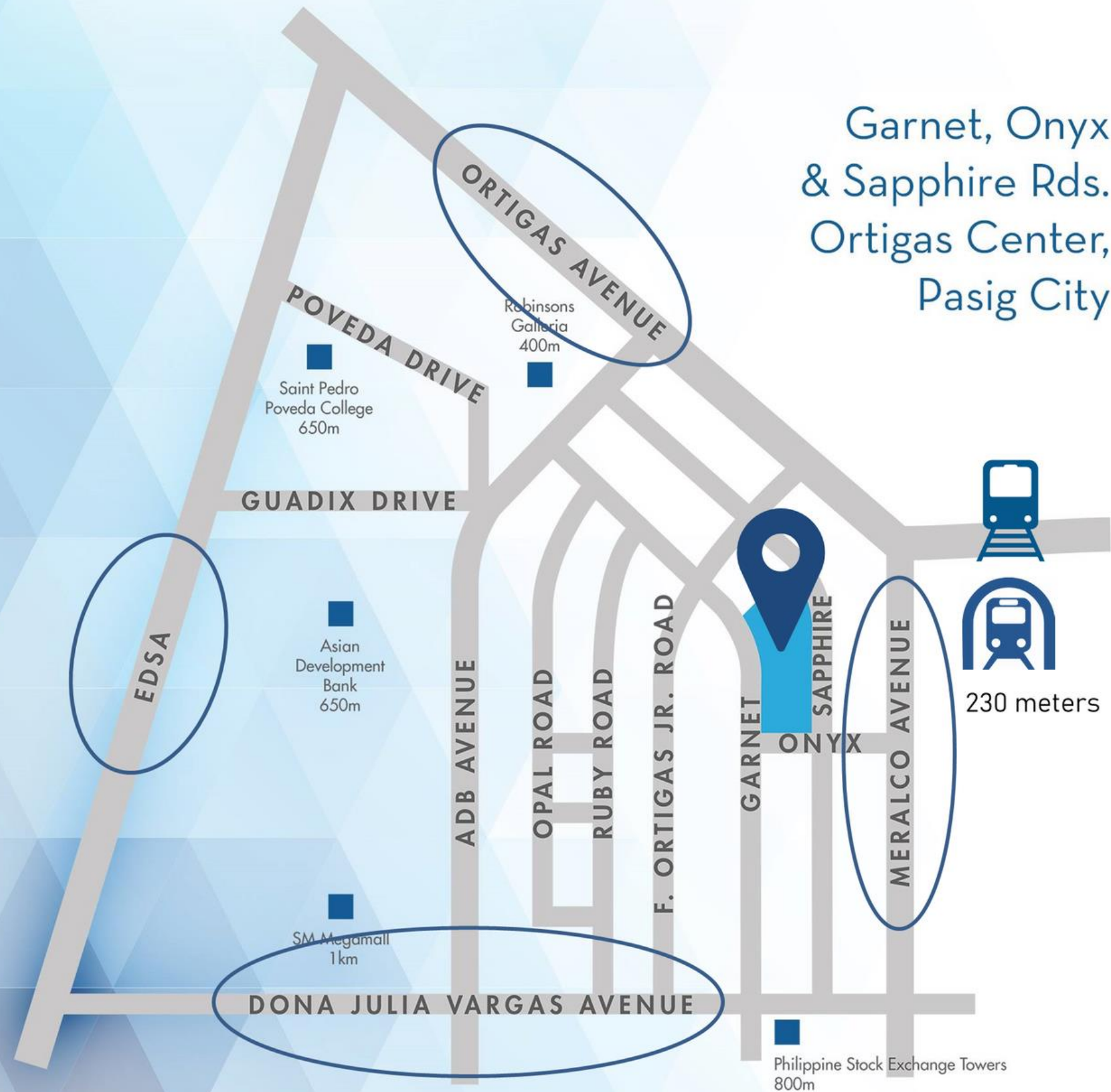
- Rapid-transport line, elevated railway, 12 km (8 mi)
- 11 stations from N Domingo to Taytay, Rizal
- Operational: 2027

**THE SAPPHIRE BLOC**  
230 meters away from  
Meralco Ave. Station

**THE METRO RAIL TRANSIT – LINE 4**



# ONE OF THE MOST COVETED ADDRESSES IN THE METRO



## GETTING AROUND

 To EDSA  
12 minutes walk

 To St. Paul College Pasig  
15 minutes walk

 To MRT Ortigas  
18 minutes walk

 To University of Asia and the Pacific  
17 minutes walk

 To MRT Shaw  
12 minutes drive

 To Robinsons Galleria  
11 minutes walk

 To Ortigas Park  
7 minutes walk

 To The Podium  
13 minutes walk

 To Capitol Commons Park  
9 minutes drive

 To SM Megamall or St. Francis Square Mall  
16 minutes walk

 To The Medical City  
12 minutes walk

 To Shangri-La Plaza  
13 minutes drive

 To SUBWAY  
3 min walk

 To St. Pedro Poveda College  
10 minutes walk

 To MRT 4  
3 min walk



# SITE DEVELOPMENT PLAN



- 4 Residential towers with efficiently designed units
- Total Area: 8,400 sqm
- Phase 1: North & West Towers (2015 & 2018)
- Phase 2: East & South Towers (2024 & 2026)
- 5 Levels of Basement Parking



# GENERAL DETAILS



## THE SAPPHIRE BLOC EAST & SOUTH TOWER

FLOOR	ZONE	UNITS PER FLOOR
3rd - 44th Floor	Residential Floors	16 units
Mezzanine Level	Amenity/ Residential Units	9 units
Upper Parking Floor	Retail Parking	
Ground Floor	Residential Lobby Retail Spaces	
Basement 1 - 5	Residential Parking	





## A TASTING OF THE SAPPHIRE BLOC'S **CONCEPT DINING STORES**

### **WORLD CUISINE**

The world comes together at Ortigas Center's latest gastronomic haven. Foodies can now feast on the best international cuisine courtesy of the most creative local and international chefs and restaurateurs. Take a culinary journey from the world's megacities, all from the comfort of home.

### **BARS, LOUNGES & PUBS**

Let us take your city blues away with the newest and hippest hangout places in town. You can experience a great time with your friends and colleagues after a hard day's work at our diverse selection of concept bars and pubs. For a more laid back atmosphere, there are also chic coffee shops and club lounges that offer unique artisanal dishes.

### **MODERN CONVENIENCES**

Everything you need everyday are within your reach at The Sapphire Bloc's retail area. Discover a myriad of specialty and convenience shops that can help you find your basic necessities. You can also get your daily tasks done with the different service shops right at your doorstep.





### RETAIL AREA FEATURES

- Pedestrian-friendly traffic flow and design
- Dedicated parking for commercial components
- Secure and exclusive access point

### THE RETAIL PROMENADE

- Cable Car
- Cazuela
- Kko Kko
- Moonshine P.U.B
- Shinsen
- Sobremesa
- Starbucks Reserve
- The Stockpile
- Sedona Spa
- Saltwater Floatation and Wellness Center
- CoCo Fresh Tea and Juice





Actual Photo

# RESIDENTIAL AMENITIES

## NORTH TOWER

- Function Rooms
- Private Theater
- Game Room
- Fitness Gym

## WEST TOWER

- Lounge
- Function Rooms
- Children's Play Area
- Massage/Sauna

## EAST TOWER

- Fitness Facilities
- Wi-Fi Lounge
- Indoor Play Area

## OUTDOOR AMENITIES

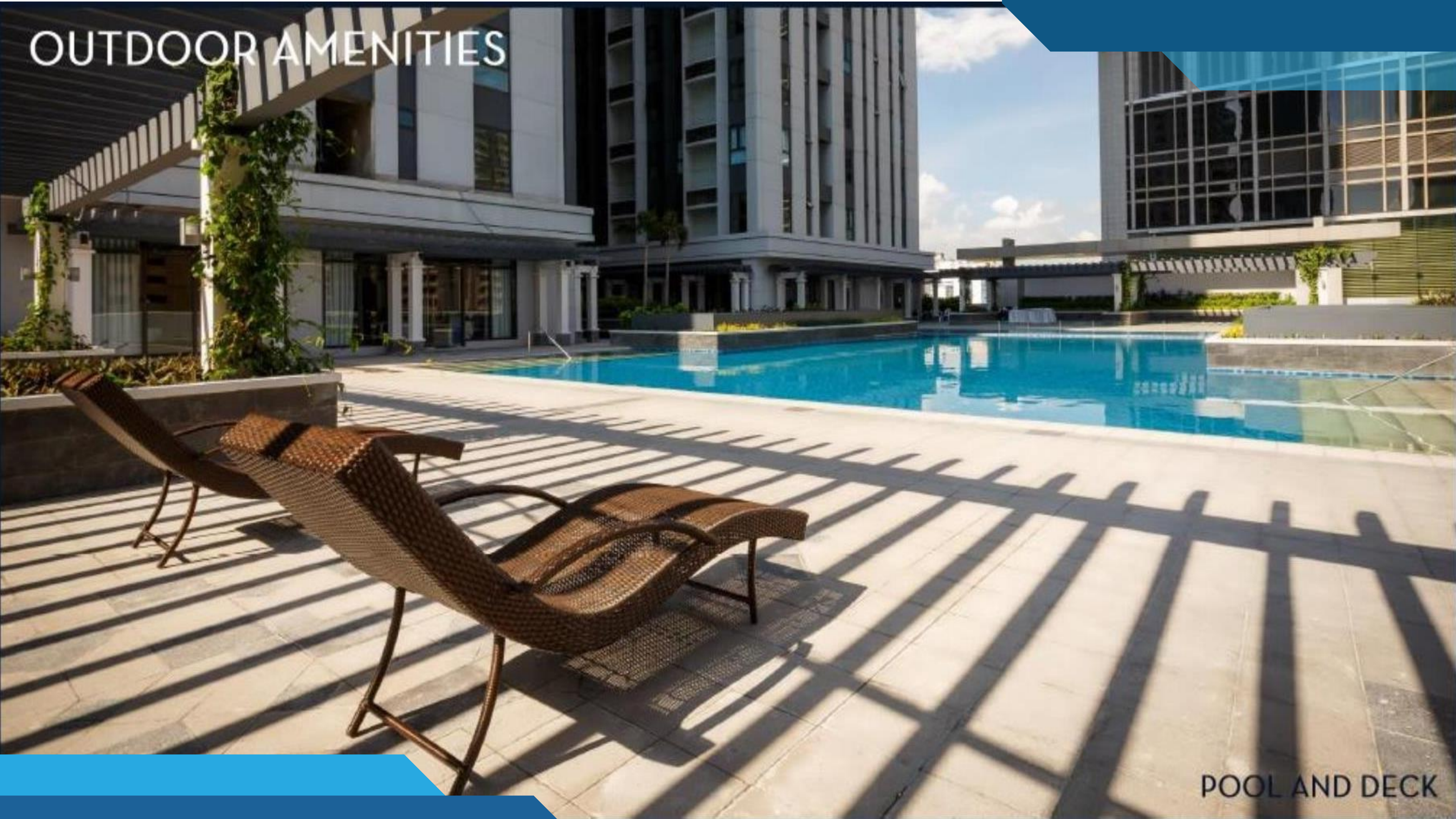
- Adult Swimming Pool
- Kiddie Pool
- Pool Deck
- Lawn
- Basketball Shooting Area
- Children's Playground
- Gazebo
- Viewing Deck
- Landscapped Areas

\*Wi-Fi in selected amenity areas

\*Amenities to be shared by all residents regardless of tower



# OUTDOOR AMENITIES



POOL AND DECK





ADULT  
LAP POOL



BASKETBALL  
SHOOTING  
AREA





# INDOOR AMENITIES



FUNCTION ROOM



FITNESS GYM



GAME ROOM



PRIVATE THEATER



# PHASE 2 FUNCTION ROOM









FITNESS  
GYM

FITNESS FACILITY





KIDS'  
PLAY AREA





READING  
NOOK





WI-FI  
LOUNGE





# PHASE 2 MAIN LOBBY

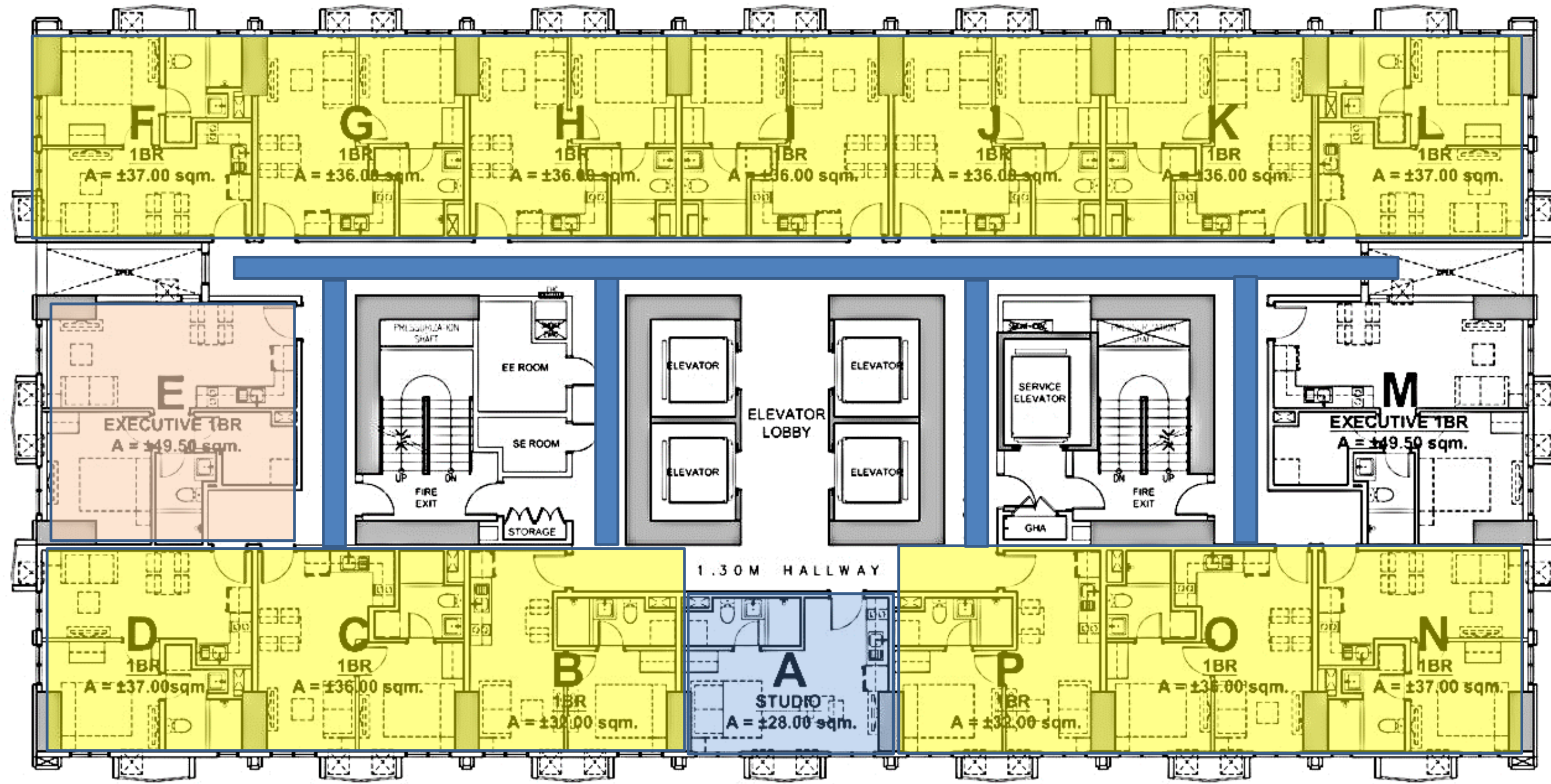
TOWER'S EAST  
AND SOUTH  
MAIN LOBBY





# FLOOR LAYOUT

## 16 UNITS PER FLOOR



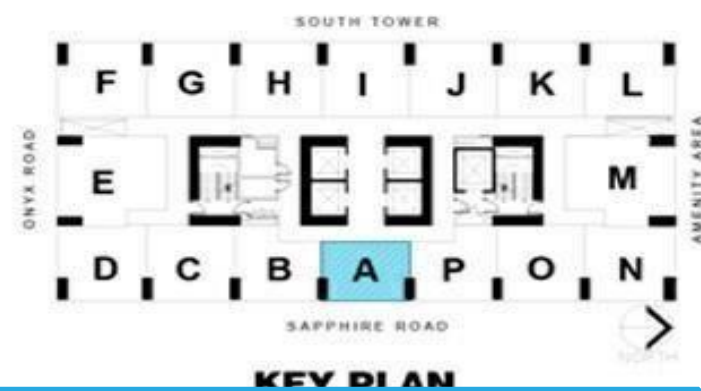




## STUDIO UNIT A AREA DIMENSIONS

ROOM	AREA (IN SQ. M.)*
Living / Dining	± 18.81
Kitchen	± 3.70
Toilet & Bath	± 5.49
Total Area	± 28.00

\*Approximate areas only







## ONE BEDROOM UNIT UNIT I AREA DIMENSIONS

ROOM	AREA (IN SQ. M.)*
Living / Dining	± 15.60
Kitchen	± 4.22
Bedroom	± 10.15
Toilet & Bath	± 6.03
Total Area	± 36.00

\*Approximate areas only



**KEY PLAN**



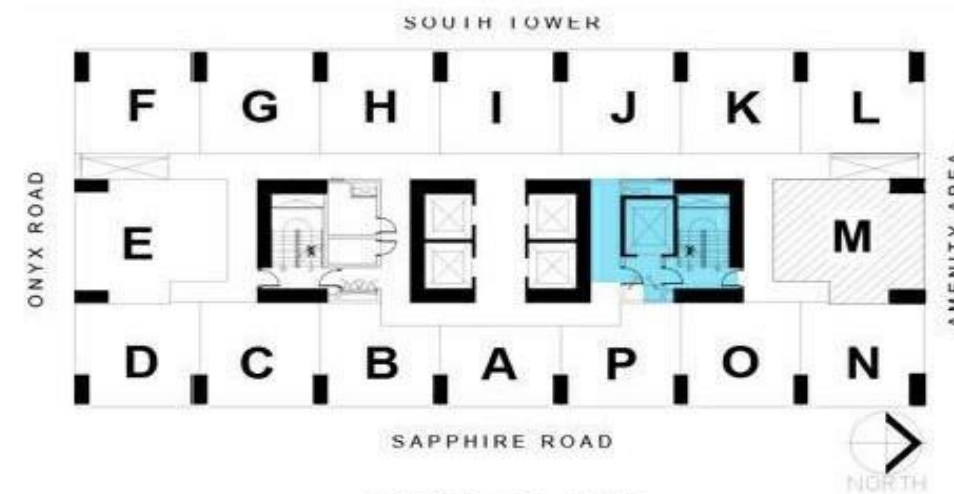
# EXECUTIVE ONE BEDROOM UNIT UNIT M AREA DIMENSIONS

## ROOM

## AREA (IN SQ. M.)\*

Living / Dining	± 21.72
Kitchen	± 3.97
Bedroom	± 12.84
Utility Room	± 6.30
Toilet & Bath	± 4.67
Total Area	± 49.50

\*Approximate areas only



**KEY PLAN**





Actual photo of model unit

## UNIT FINISHES

AREA	LIVING / DINING	BEDROOM	KITCHEN	TOILET AND BATH
FLOOR	Homogenous tiles	Laminated wood	Homogenous tiles	Homogenous tiles
WALL	Painted plastered wall	Painted plastered wall	Painted plastered wall	Combination of painted plastered wall and homogenous tiles
CEILING	Painted slab soffit (no ceiling)	Painted slab soffit (no ceiling)	Painted gypsum board	Painted gypsum board
OTHER DELIVERABLES	N/A	Bedroom closet	Single-point water heater provision (water heater excluded)	Multi-point water heater (water heater excluded)
			Granite countertop and splashboard	Lavatory with granite countertop
Appliance Gift Certificate worth PHP 100,000.00 (to be given to unit owners upon full payment and turnover)				





Actual photo of model unit

## UNIT FEATURES

- Entrance panel door with viewer
- Intercom per unit connected to the reception counter
- Automatic smoke detectors & fire alarm with sprinkler system in all units
- Provision for:
  - Individual electric and water meter
  - Telephone at living area and master's bedroom
  - Cable TV line at living area and master's bedrooms
  - Ventilation for kitchen and toilet
  - Window-type air conditioner for all units
  - Space provision for washer/dryer for all units
  - Hot water supply line (excluding water heater) for kitchen and toilet
- Utility room with toilet for Executive 1-Bedroom units
- Stand by power at selected outlets in residential units as follows:
  - One (1) ceiling light for living and bedroom areas
  - One (1) convenience outlet for living, dining and bedroom areas
  - One (1) convenience outlet for refrigerator



# TIMELINE

## EAST TOWER

**PRE-SELLING**  
**2019**



**TURN-OVER**  
**IN TRANCHES (Q4 2024)**

## SOUTH TOWER

**PRE-SELLING**  
**JANUARY 2020**



**TURN-OVER**  
**IN TRANCHES (Q1 2026)**



# VALUE PROPOSITIONS

## TOP REASONS TO INVEST ON THE SAPPHIRE BLOC



### THE WALKABLE LIFE

The Sapphire Bloc is the ultimate take-off point to a perfect city life that is Ortigas CBD.



### A HOME FOR THE DRIVEN CITYZEN

Generously and comfortably-sized 1 BR units with unbeatable value.



### ONE-OF-A-KIND LIFESTLYE FINDS

From unique gourmet finds and crowd-favorite hole-in-the-wall restaurants to services that offers a holistic approach to wellness and concept retail stores with curated offerings.