



# KASARA

*Urban Resort Residences*

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# WHY INVEST IN PASIG CITY



Philsports Complex (ULTRA)



Ortigas Central Business District



Rave of Pasig (Rainforest Park)



# FAST FACTS ABOUT PASIG CITY

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- A highly **urbanized city** in the Philippines;
- It has a **\$12,032 per capita income** (GDP);
- **Ortigas Central Business District** is **the 2<sup>nd</sup> most important CBD** in the country;
- As of 2010, it has a population of **669,773**;
- As of 2012, the total city revenue is **P7.22 billion**;
- In 2014, Time Magazine declared the city as the **“Selfiest City in the World”**



# SCHOOLS & UNIVERSITIES

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- **University of Asia and the Pacific** (UA&P) is one of the most reputable and prestigious educational institutions in South East Asia;
- **St. Paul College Pasig** is one of the city's prominent institutions that offers special programs for its students;
- **Pamantasan ng Lungsod ng Pasig** is one of the top notch colleges in the city;



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# COMMERCIAL & LEISURE COMPLEXES

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**Tiendesitas**



**Meralco Christmas Village**



**Capitol Commons**



**Pasig Museum**

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LUZON

INDANAG



# MULTINATIONAL COMPANIES

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**Teleperformance**

The **world's largest** contact center company

Philippines@teleperformance.com    www.teleperformance.ph  
 Teleperformance Philippines    8573222

ASC REF: 10171P0234T

## Teleperformance (BPO company)



**San Miguel Corporation**



**Meralco**

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MINDANAO

# HOW TO GET THERE:

## PASIG CITY

Can be accessed by the following major roads:

- Ortigas Avenue
- E. Rodriguez Avenue, Jr. (C-5)
- Pasig Boulevard
- Julia Vargas Avenue
- Shaw Boulevard
- Meralco Avenue
- Pioneer Street
- Marcos Highway
- Amang Rodriguez Avenue





**MRT  
(SHAW & ORTIGAS STATIONS)**



**LRT LINE 2  
(SANTOLAN STATION)**



**BUSES: QUIAPO - TAYTAY  
(VIA ROSARIO, PASIG)**



**UV EXPRESS  
(PASIG - MEGAMALL)**

# MEDICAL AND OTHER FACILITIES

- The Medical City – It is accredited by Joint Commission International, the world's most prestigious accrediting body for international health care organizations;
- Mission Hospital – One of the well known hospitals in the country;
- Philsports Complex (ULTRA) – A notable national sports complex in the Philippines.



# LOCATION MAP

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# LOCATION MAP



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# BUILDING FACADE

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# BUILDING FACADE



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# PROJECT BRIEF

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# PROJECT BRIEF

PROJECT	KASARA
DEVELOPER	Empire East
TURNOVER DATE	Tower 1 - 2016 (With 6 Months to 1 year Grace Period) Tower 2 - 2017 (With 6 Months to 1 year Grace Period) Tower 3 - 2017 (With 6 Months to 1 year Grace Period)
LOCATION	Near C5 Road – Eulogio Rodriguez Jr. Avenue, in between P.E. Antonio and Eagle Street, Ugong, Pasig City
NO. OF TOWERS	6 Towers
PROJECT ORIENTATION	Tower 1, Units P-Y: facing amenities Tower 2, Units P-Y: facing amenities Tower 3, Units A-F: facing amenities Tower 1, Units A&Y and Tower 2, Units O&P: along P.E. Antonio Street Tower 5, Units A-H : facing amenities
NO. OF UNITS	Tower 1 : 588 units Tower 2 : 516 units Tower 3 : 460 units Total units: 1,564 units
NO. OF FLOORS	32 Floors
NO. OF UNITS PER FLOOR	Tower 1 : 4/F to 27/F – 24 units; 28/F – 12 units (penthouse) Tower 2 : 4/F to 25/F – 24 units; 26/F – 12 units (penthouse) Tower 3 : 4/F to 31/F – 16 units; 32/F – 12 units (penthouse)
UNIT TYPES OFFERED	Studio and Studio w/balcony 1-BR and 1-BR w/balcony 2-BR and 2-BR w/balcony Bi-level Penthouse
UNIT AREA (sq. m.)	<p>Studio</p> <ul style="list-style-type: none"> <li>• Tower 1 &amp; 2 : Unit B, E, F, J, K, S, T, U, V – 22.50 Unit G, H, I – 24.00; (4th floor) Unit w/patio E, F, J, K, N – 28.50 Unit w/patio G, H, I – 30.00; Unit w/patio E, F, J, K, N – 28.50 Unit w/patio G, H, I – 30.00</li> <li>• Tower 3 : Unit I, J, M, N – 22.50</li> <li>• Tower 5 : Unit J, M, N, Q, R, U – 22.50</li> </ul> <p>1BR</p> <ul style="list-style-type: none"> <li>• Tower 1 &amp; 2 : Unit C, D, L, M – 28.00 Unit Q, R, W, X – 31.36; Unit w/patio C, D, L, M – 35.00 Unit w/patio O – 38.00;</li> <li>• Tower 3 : Unit K, L – 36.00 Unit C, D – 44.80</li> <li>• Tower 5 : Unit B, C, F, G – 31.36 ; Unit D, E – 44.80 ; Unit O, P – 36.00 Unit I, V – 30.00 ; Unit K, L, S, T – 28.00</li> </ul> <p>2BR</p> <ul style="list-style-type: none"> <li>• Tower 1 &amp; 2 Unit A, O – 30.00 Unit w/balcony P, Y- 58.68;</li> <li>• Tower 3 Unit G, P – 56.00; Unit H, O – 56.00; Unit A, F – 57.60; Unit B, E – 61.10</li> </ul>
UNIT AREA (sq. m.)	<p>PENTHOUSE</p> <ul style="list-style-type: none"> <li>• Tower 5 Unit A, H – 58.68</li> <li>• Tower 1 &amp; 2 Unit C, D – 93.28; Unit L, G – 117.06; Unit I, J – 114.65;</li> </ul>



LUZON

MINANAG

# PROJECT BRIEF

PRICE RANGE	Php 2.1M - 5.6M
PRICE PER SQ. M.	Php 97,312 per sqm
STUDIO, 1 BEDROOM 2 BEDROOM & PENTHOUSE	<ul style="list-style-type: none"> <li>• Porcelain tiles for living, dining, kitchen &amp; bath and balcony areas</li> <li>• Painted finished wall</li> <li>• Aluminum casement swing type window</li> <li>• Engineered wood for the main door</li> <li>• Flush doors for bedroom</li> <li>• Aluminum frame glass swing door for balconies</li> <li>• Provision for window type ACU</li> <li>• Granite countertop with stainless steel sink</li> <li>• Overhead and undercounter cabinet</li> <li>• Ventilation (owner supplied) for kitchen and bathroom</li> <li>• Vessel type wash basin on granite countertop (bathroom)</li> <li>• Tank type water closet</li> <li>• Telephone type shower</li> <li>• Soap and tissue holder</li> </ul>
TYPICAL RESIDENTIAL FEATURES	<ul style="list-style-type: none"> <li>• Individual electric and water meters</li> <li>• Provision for telephone/CATV</li> </ul>
GROUND FLOOR	<ul style="list-style-type: none"> <li>• Residential lobby with reception and lounge area for each tower</li> <li>• Centralized Mail room</li> <li>• Individual mail boxes with keys</li> <li>• 1 scenic type, high speed interior finished passenger elevator and 1 highspeed regular interior-finished passenger elevator per tower</li> <li>• 1 high speed interior-finished service/passenger elevator</li> </ul>
RECREATIONAL AMENITIES / FACILITIES	<p>Ground Floor :</p> <ul style="list-style-type: none"> <li>• Adult swimming pool</li> <li>• Wading pool (Kiddie pool)</li> <li>• Changing rooms</li> <li>• Multi-purpose Activity Area</li> <li>• Multi-purpose Court (Basketball, Tennis, Volleyball and Badminton)</li> <li>• Children's playground</li> <li>• Clubhouse Bar w/ Multi-purpose hall</li> </ul> <p>Podium level:</p> <ul style="list-style-type: none"> <li>• Jogging path</li> <li>• Meditation area</li> <li>• Exercise areas</li> <li>• Children's playground</li> </ul>
BUILDING FACILITIES/ SERVICES	<ul style="list-style-type: none"> <li>• Automatic fire sprinkler system for all units</li> <li>• Overhead water tank and underground cistern for ample water supply</li> <li>• Standby power generator for selected common areas</li> <li>• Building administration/security office</li> </ul>
PARKING	<ul style="list-style-type: none"> <li>• 3 Podium floors,</li> <li>• 6 split level parking for residents and visitors</li> </ul>



# SITE DEVELOPMENT PLAN

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## VIEW OF C-5 AND ORTIGAS



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# SITE DEVELOPMENT PLAN



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# TYPICAL FLOOR PLAN

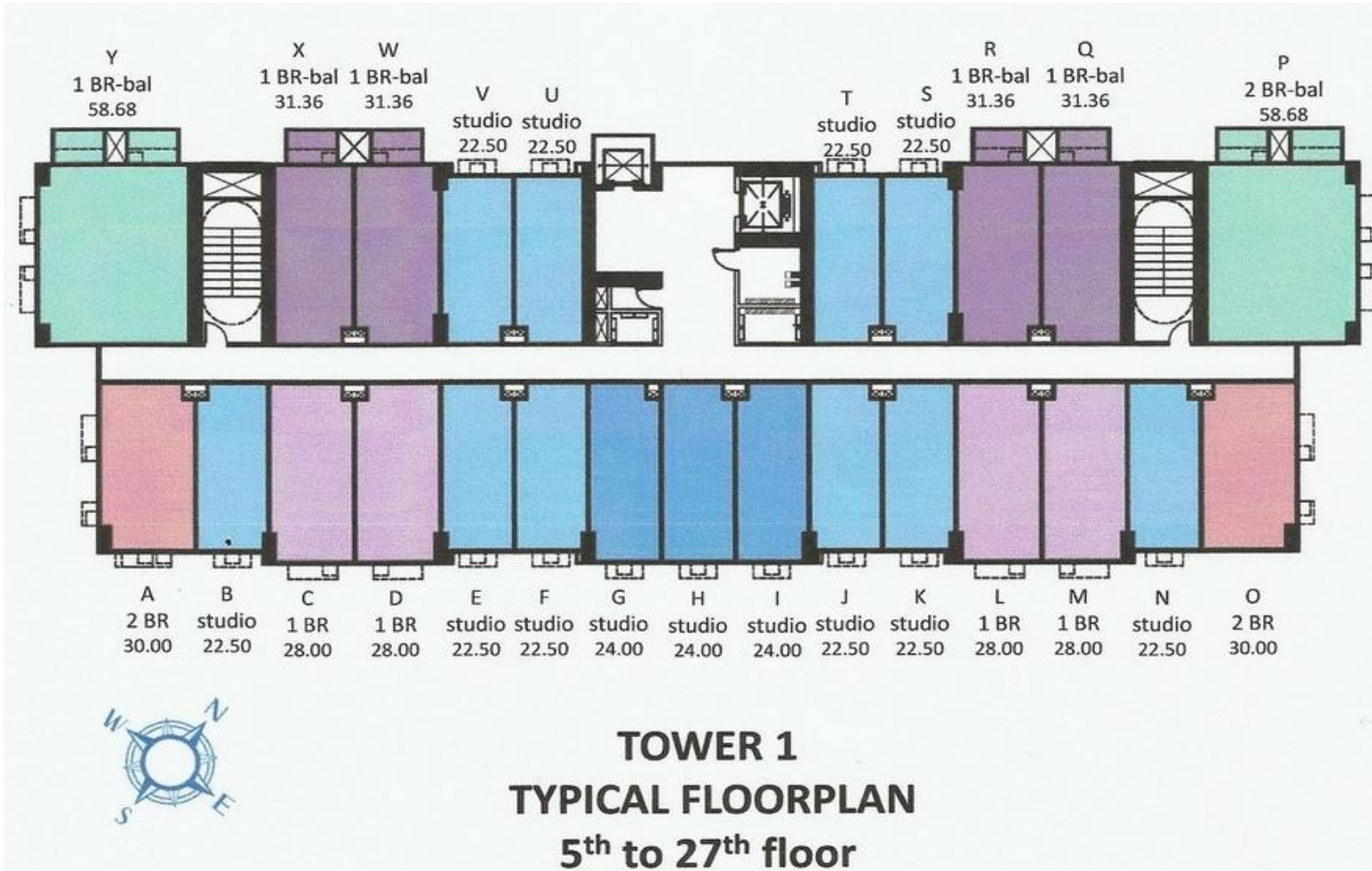
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# TYPICAL FLOOR PLAN



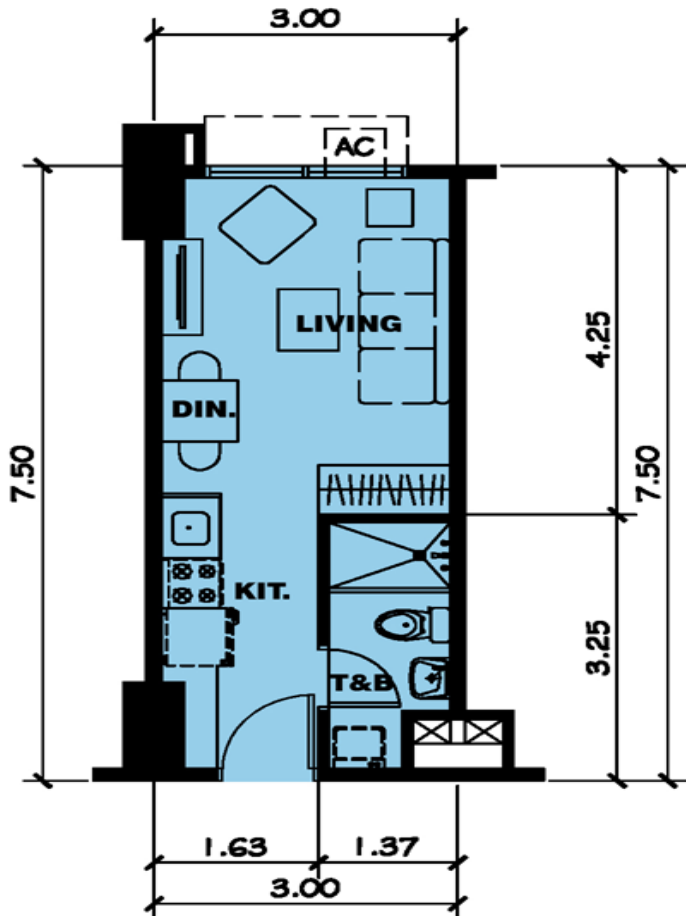
# UNIT LAYOUT

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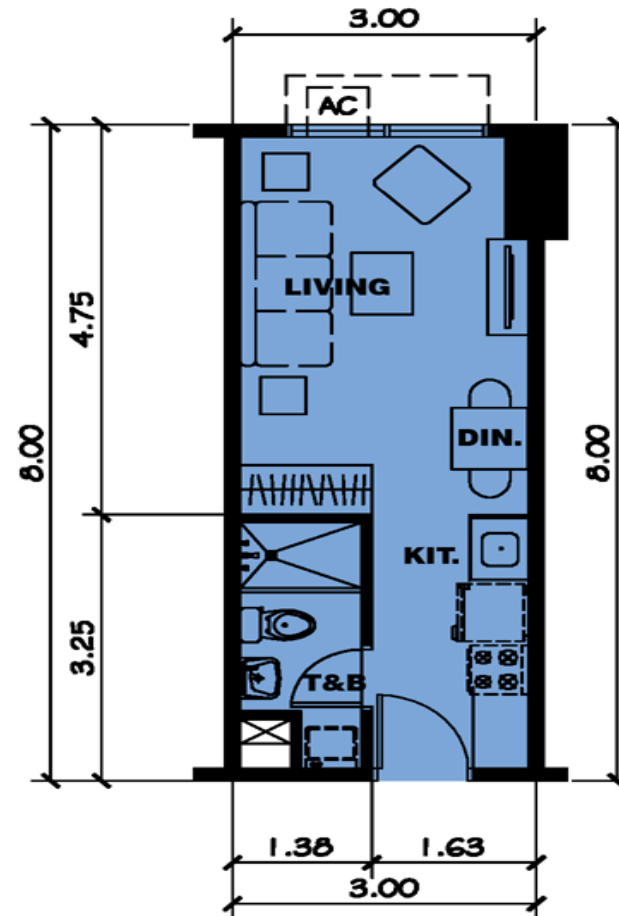
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# UNIT LAY-OUT



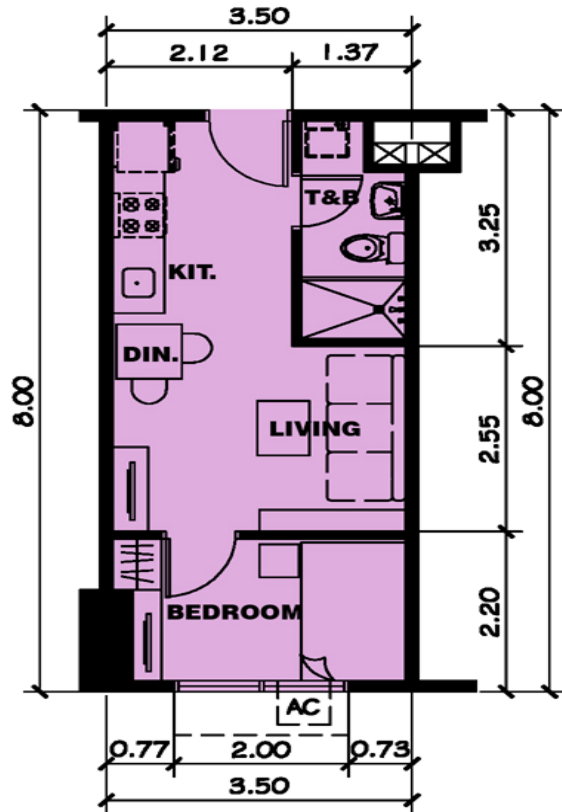
**STUDIO UNIT**  
(22.50 M<sup>2</sup>)



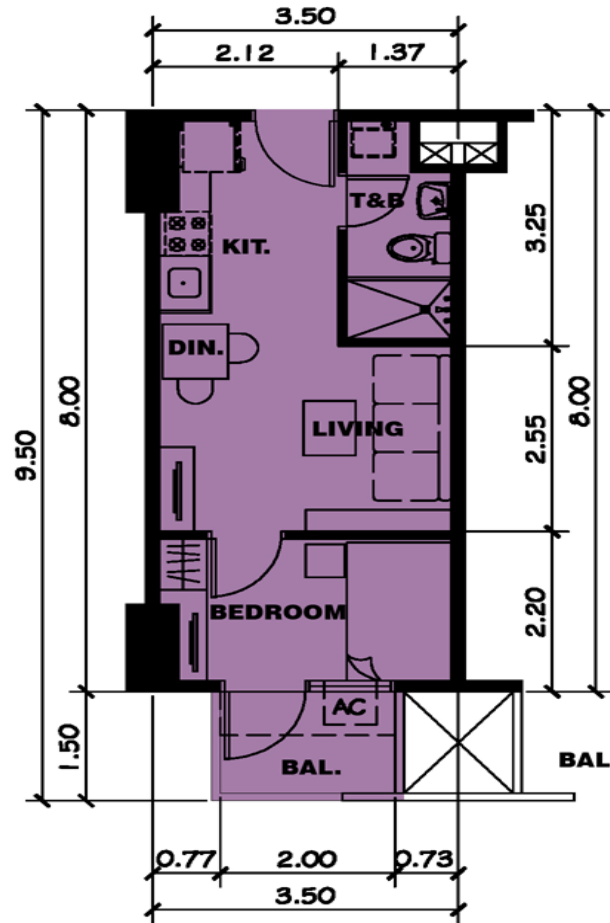
**STUDIO UNIT**  
(24.00 M<sup>2</sup>)



# UNIT LAY-OUT



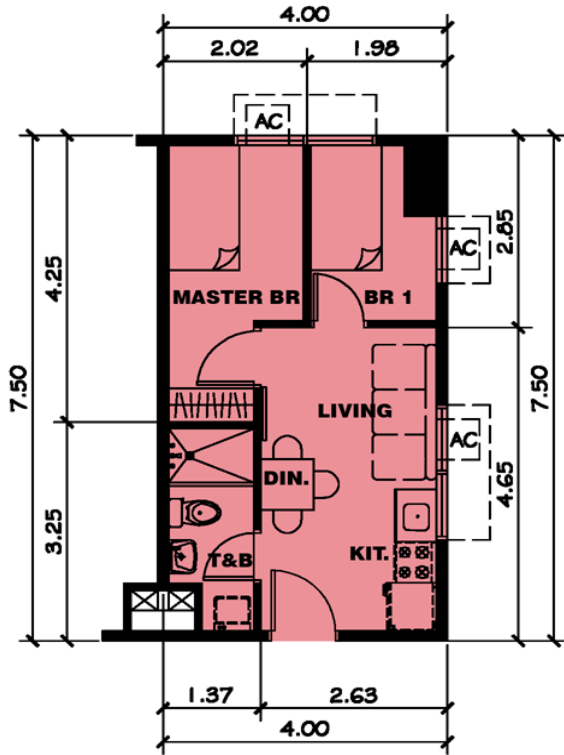
**1 BR UNIT**  
(28.00 M<sup>2</sup>)



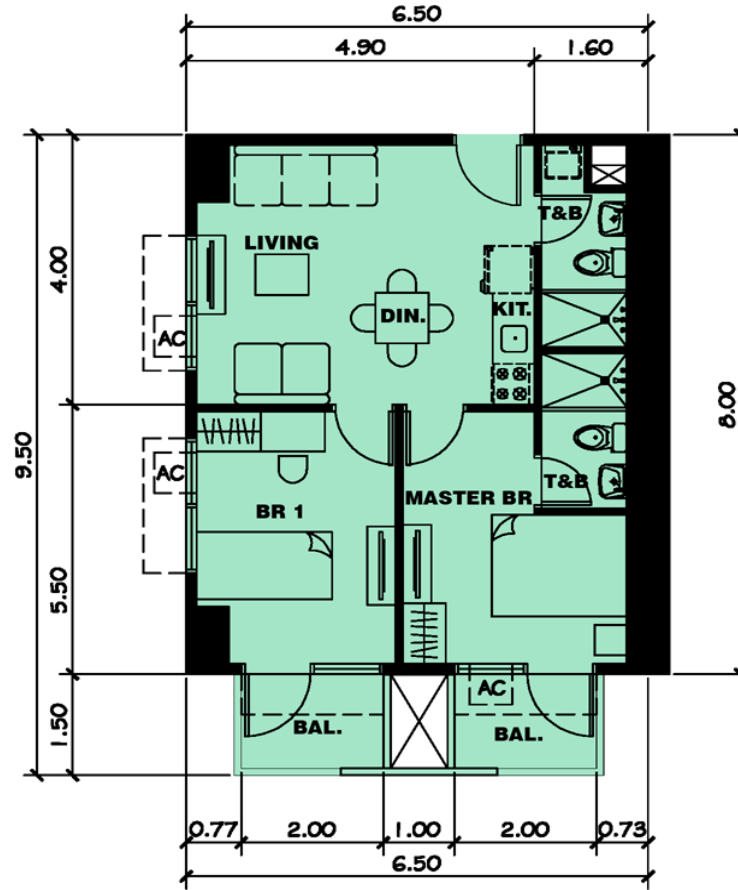
**1 BR UNIT**  
(31.36 M<sup>2</sup>)



# UNIT LAY-OUT



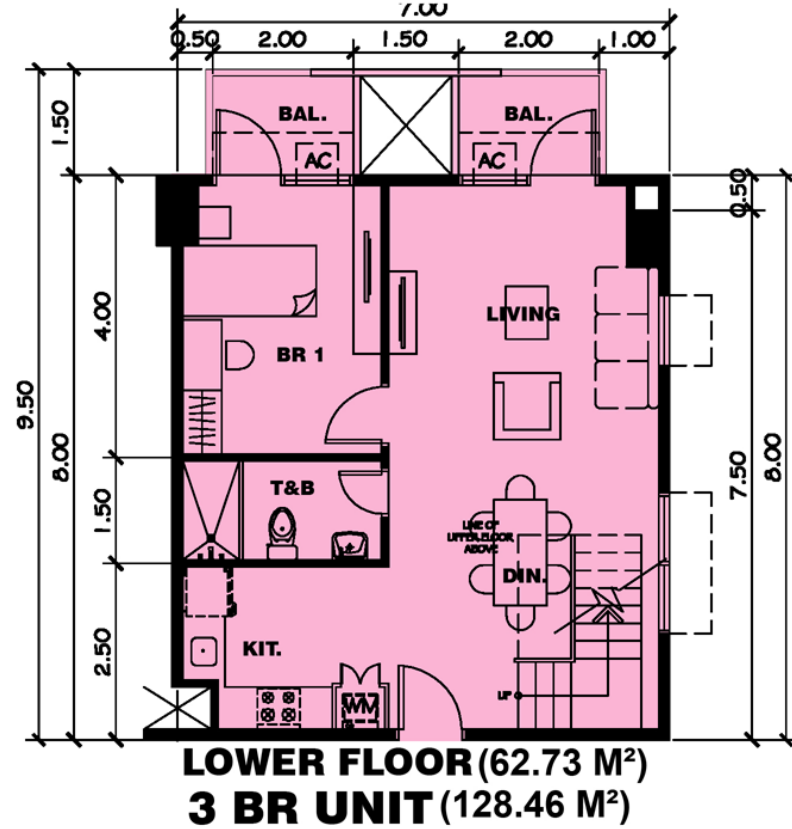
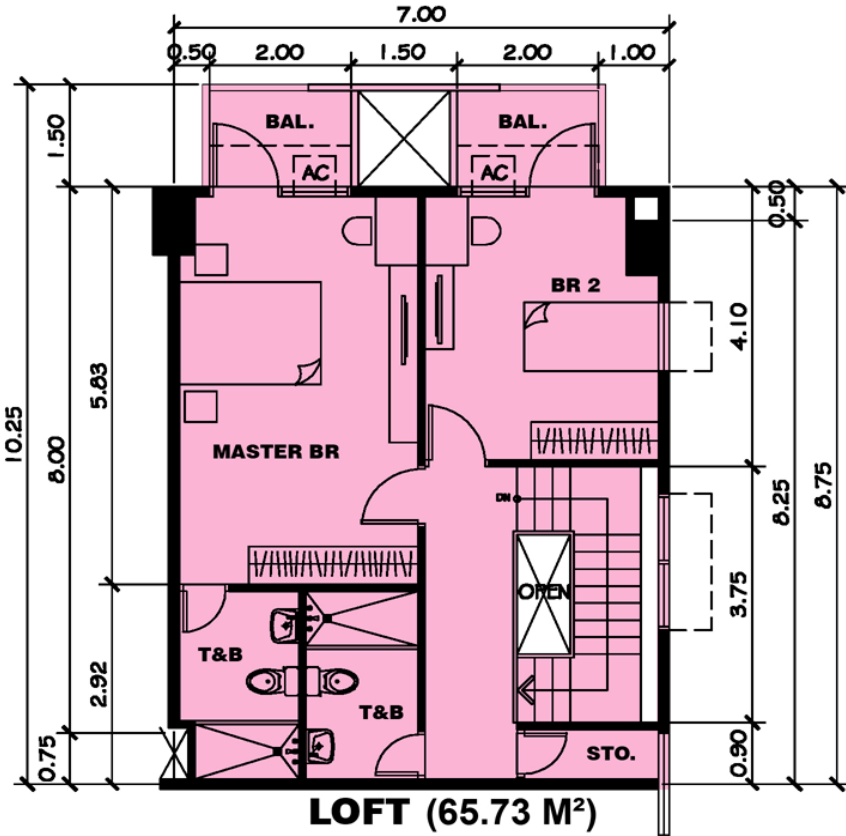
**2 BR UNIT**  
(30.00 M<sup>2</sup>)



**2 BR UNIT**  
(58.68 M<sup>2</sup>)



# UNIT LAY-OUT (PENTHOUSE LOFT TYPE)



# UNIT INTERIOR DELIVERABLES

**Flooring** - Porcelain tiles for living, dining, kitchen, balcony areas and toilet & bath.

**Walls** - Painted finished.

**Ceiling** - Suspended fiber cement board.

**Doors** - Engineered wood for the main doors, flush doors for bedrooms, aluminum frame glass swing door for balconies.

**Kitchen** - Granite countertop with stainless steel sink, overhead and undercounter cabinet, ventilation (owner supplied).

**Toilet and bath** – Vessel type wash basin on granite countertop, tank type water closet, telephone type shower, ventilation (owner supplied), with soap holder and paper holder.



# ADDITIONAL RENDERINGS AND FEATURES

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# ADDITIONAL RENDERING AND FEATURES



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# SOURCES:

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