



METROTOWNE

A Community Designed for the Driven

BUILT FOR THE GAME CHANGERS.

Whatever game you play, business or leisure, your competitive spirit will feel right at home at METROTOWNE-- A mid-rise residential community that's built with the best of business and living amenities. Including an exclusive Transport Hub. Move in for a taste of the good life!



Picture a place built not just with steel and stone, but with an idea—a place where the driven feel right at home, where all comforts are made not just for living, but for thriving, connected not just to cities but opportunities.

Welcome to


METROTOWNE
A Community Designed for the Driven



DEVELOPING FOR THE FUTURE

PHINMA developments are future proof—safe and strategically situated on flood-free locations, built with cast-in-place concrete, and materials of the highest quality to withstand natural calamities and more importantly, the test of time.

At the heart of every development is an elegant, timeless piece of architecture that's lovingly developed to nurture the traditions, needs and passions of the Filipino family.

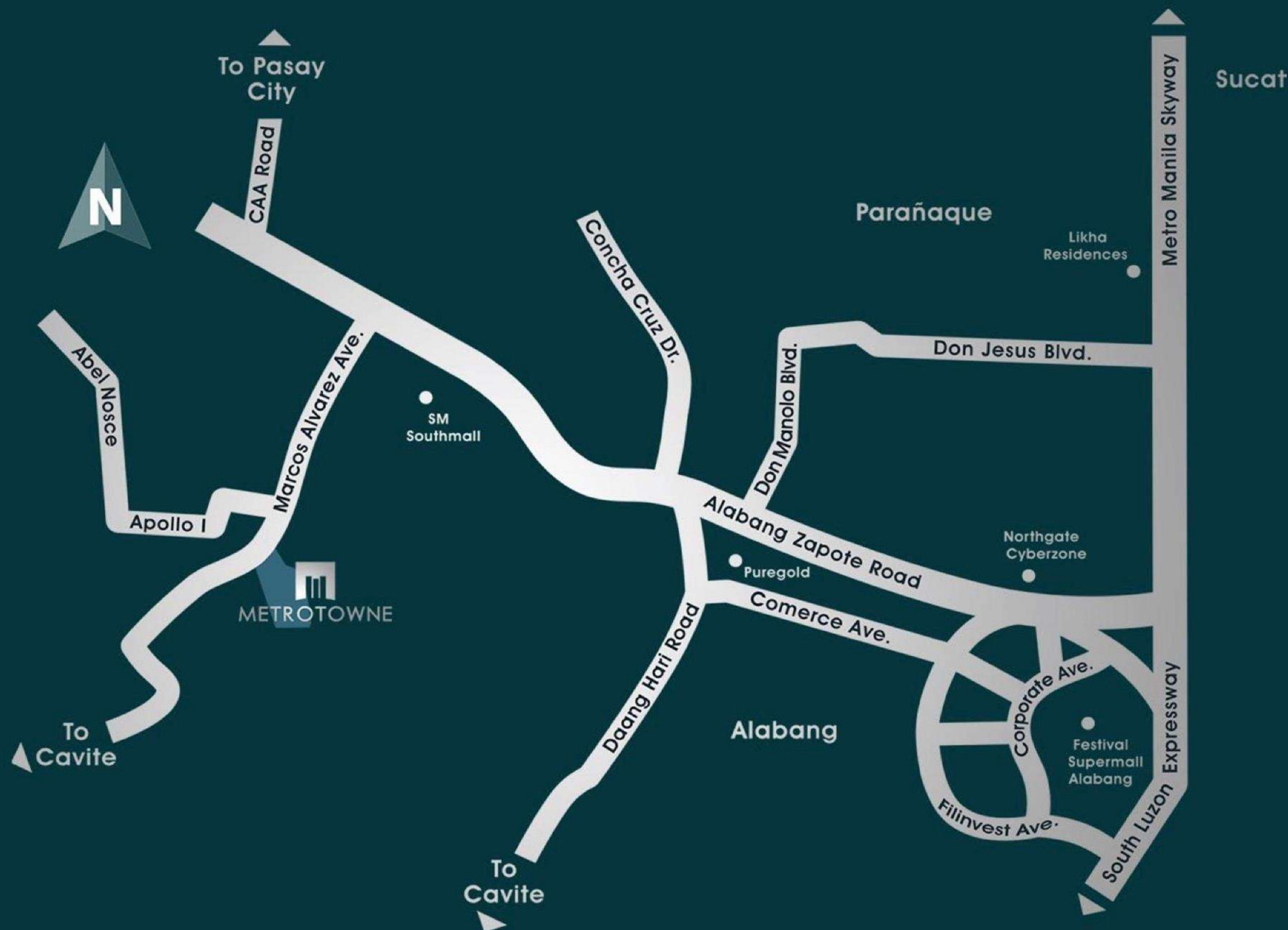
METROTOWNE is a proud product of this inspiration. It's a monument to the driven few who dreamed and dared to reach the top, a place they can call home for many years to come.



THE DRIVEN LIFE

IS A SHORT DRIVE AWAY FROM EVERYTHING

The distance to your best life will never be beyond reach.
Find your center and just about everything else in the heart of Las Piñas, a drive away from cities and opportunities.



- To Alabang and Parañaque-
via Alabang-Zapote Rd/Friendship Route
- To Pasay and Makati-
via Manila- Cavite Expressway
- To Muntinlupa and Cavite-
via Daang Haand Daang Reyna
- 2.2kms away from SM Southmall

Address: 2020 Marcos Alvarez, Ave., Talon V, Las Pinas City

KEY DISTANCES

- Schools
- Commercial Centers
- Hospitals
- Central Business Districts
- Transportation



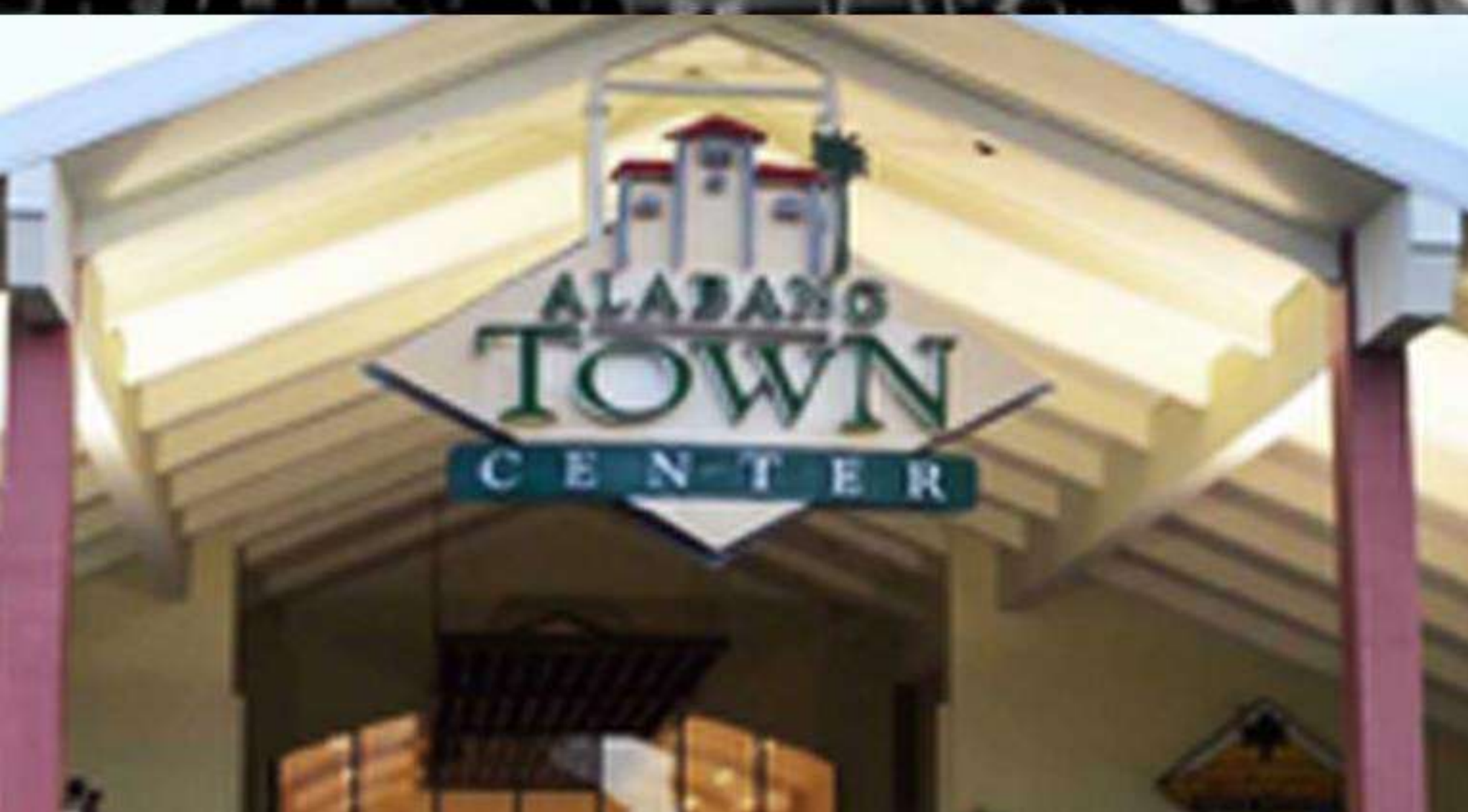
KEY DISTANCES - **SCHOOLS**

Mary Immaculate Parish Special School	450 m	2 min
AMA Computer University	2.2 km	7 min
APEC Schools Bacoor	2.4 km	7 min
Bloomfield Academy	2.4 km	9 min
St. Francis of Assisi College	2.6 km	10 min
Centro Escolar University	3.1 km	13 min
Southville International School	4.5 km	18 min
San Beda College Alabang	5 km	17 min
De La Salle Santiago Zobel	5.8 km	20 min



KEY DISTANCES

- Schools
- Commercial Centers
- Hospitals
- Central Business Districts
- Transportation



KEY DISTANCES - COMMERCIAL CENTERS

Robinsons Easymart	190 m	1 min
SM Southmall	2.2 km	7 mins
Robinsons Place Las Piñas	2.9 km	10 mins
Molito Lifestyle Center	4.6 km	17 mins
Alabang Town Center	5 km	19 mins
S&R Alabang	5.3 km	19 mins
Festival Mall Alabang	6.1 km	21 mins
Landmark Department Store	6.5 km	25 mins
Starmall Alabang	7 km	24 mins
Ayala Malls South Park	7.6 km	33 mins
SM Center Las Piñas	9.6 km	33 mins
Evia Lifestyle Center	10 km	22 mins

KEY DISTANCES

- Schools
- Commercial Centers
- Hospitals
- Central Business Districts
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KEY DISTANCES - HOSPITALS

Las Piñas City Medical Center	750 m	3 mins
Moonwalk Medical Clinic	1.3 km	5 mins
South Superhighway Medical Center	2.1 km	7 mins
Southeast Asian Medical Center	5.4 km	19 mins
Las Piñas City Doctors Hospital	5.6 km	21 mins
Molino Doctors Hospital Incorporated	5.8 km	20 mins
Asian Hospital Medical Center	7.2 km	26 mins

KEY DISTANCES

- Schools
- Commercial Centers
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- Transportation

KEY DISTANCES - **CENTRAL BUSINESS DISTRICTS**

Madrigal Business Park	4.4 km	20 mins
Northgate Cyberzone	5.9 km	22 mins
South Park Corporate Center	7.4 km	31 mins
Vista Hub, Evia Daang Hari	10 km	22 mins
Makati CBD via Skyway	23 km	39 mins
BGC via Skyway	24 km	45 mins

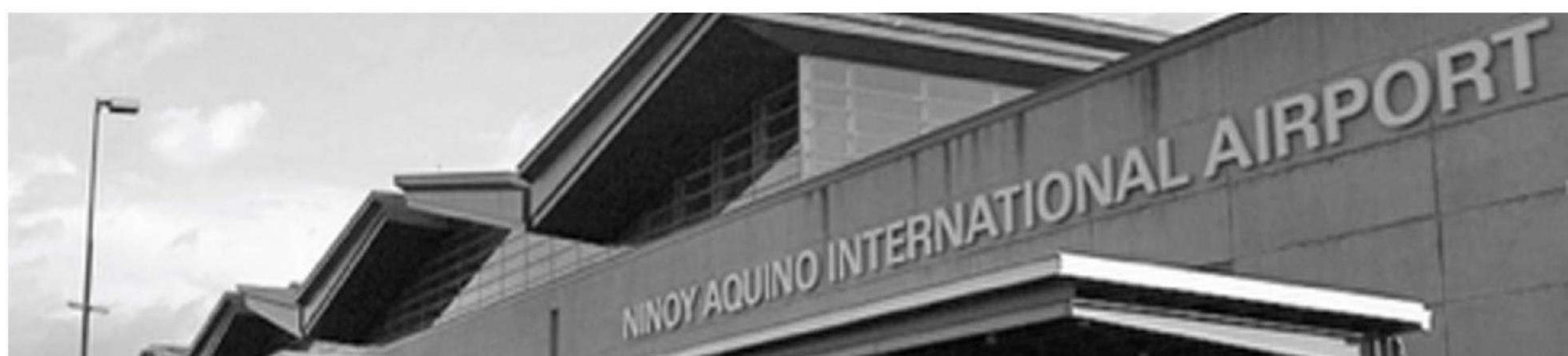


KEY DISTANCES

- Schools
- Commercial Centers
- Hospitals
- Central Business Districts
- Transportation

KEY DISTANCES - **TRANSPORTATION**

South Station Terminal	7.5 km	28 mins
Ninoy Aquino International Airport 1 via Parañaque-Sucab Rd	11.8 km	38 mins
Ninoy Aquino International Airport 2 via Parañaque-Sucab Rd	13.7 km	40 mins
Ninoy Aquino International Airport 3 via Alabang-Zapote Rd	18.4 km	42 mins
Ninoy Aquino International Airport 4 via Parañaque-Sucab Rd	13.8 km	43 mins
Metrotowne Transport Terminal	190m	1 min





METROTOWNE

VALUE PROPOSITION STATEMENT

A mixed-use development located at 2020 Marcos Alvarez, Ave.,
Talon V, Las Pinas City within close proximity to places of interest
that features thoughtfully-designed amenities and facilities,
office and commercial spaces and a transport hub.

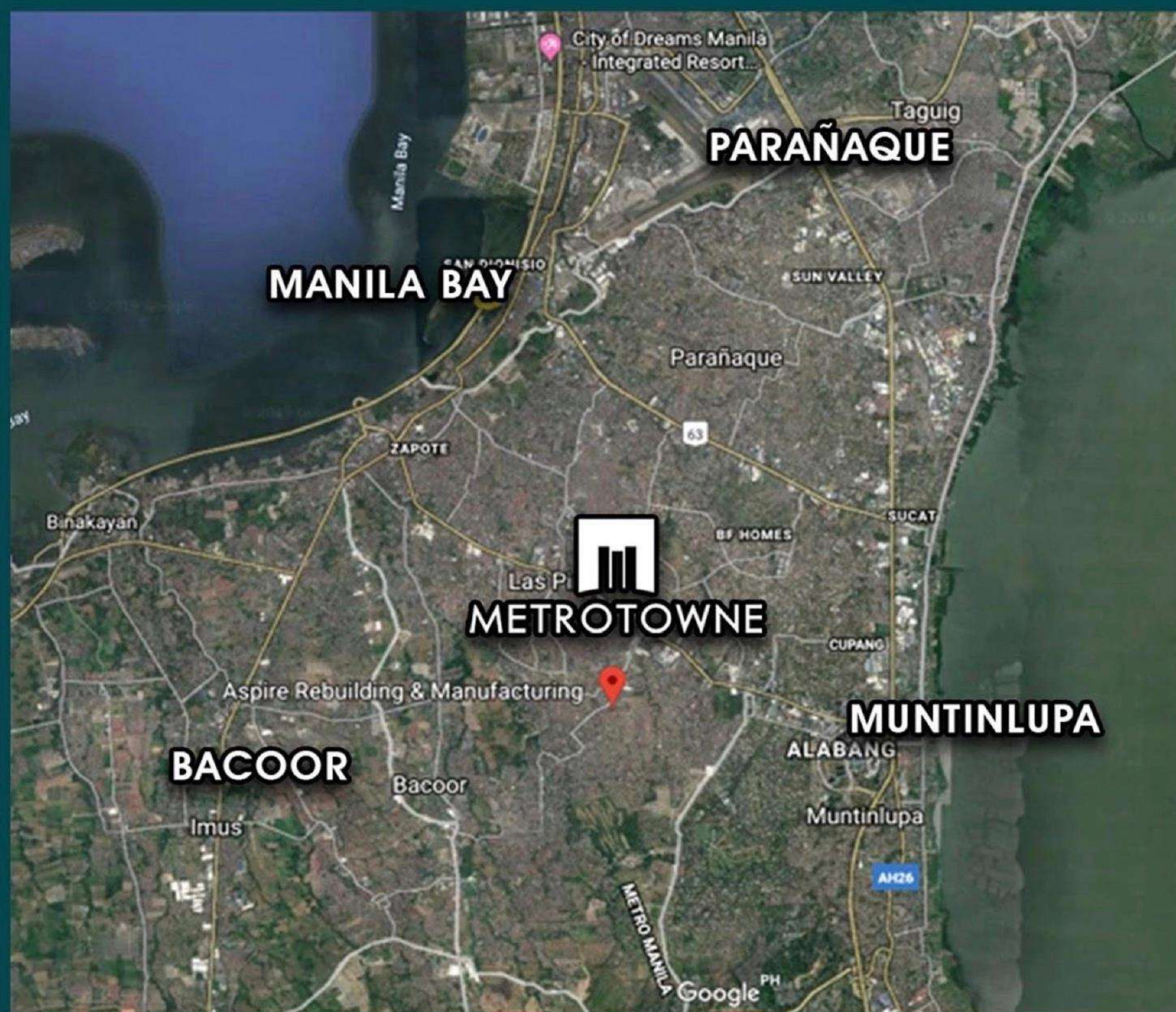
For the driven individuals and start-up families
aspiring to put down roots and raise a family in a secure community
with the suburban's laid back lifestyle and good environment
while enjoying the city's convenience in a time when choosing a place
to live becomes a compromise between
family and career.

WHY CHOOSE METROTOWNE

- Strategic location: connected to the city and just about everything else
- A world of convenience where everything you need is right next door
- A safe haven: unwind with peace of mind
- Amenities that amaze you
- The metrotowne advantage: a wise investment



MORE ACCESS TO CITIES, MORE ACCESS TO SUCCESS



Las Piñas is bounded to the northeast by Parañaque; to the southeast by Muntinlupa; to the west and southwest by Bacoor and to the northwest by Manila Bay.

Less than an hour way from key cities and Central Business Districts.

Accessible via:

- Alabang-Zapote Road
- South Luzon Expressway and Manila-Cavite Expressway
- Daang Hari and Daang Reyna Roads

Whether you're going to work or driving out to the beach for the weekend, you'll find that METROTOWNE is conveniently close by.

CONNECTED TO THE CITY AND JUST ABOUT EVERYTHING ELSE



Discover a CONNECTIVITY CENTER,
thoughtfully designed, front and center
to bring you closer to businesses
and BPO offices.

Nearby transport hubs
and a dedicated bus terminal
in its future development
will help move you closer
to your success.

WHERE EVERYTHING YOU NEED IS RIGHT NEXT DOOR

Home is where the heart is.

At METROTOWNE, it's also at the heart of convenience,
whether you're looking to shop for needs, craving for something to eat,
or indulging the senses to a treat, say no more,
you'll find everything right next door.





A HAVEN FOR PEACE OF MIND

Coming home to METROTOWNE means coming home to serenity, coming home to security that never sleeps and never wavers —strategic CCTV placements, RFID security system in every residential building, 24-hour roving security, a dedicated team that watches over your safety, ready for any emergency.

After a long day, the only thing on your mind will be the ones that matter most.



AMENITIES THAT AMAZE YOU

METROTOWNE was built for more than just excellent living. It's designed to impress and built to amaze.

Amenities that look good on paper? In person, they should be even better —Function rooms that function perfectly, pools that are excellent for swimming and relaxing, sprawling spaces for playing, breathing, living, thriving.

THE METROTOWNE ADVANTAGE

A DRIVEN INVESTMENT

Why METROTOWNE? More than its excellent living potential, METROTOWNE proves to be a financially wise investment choice for the business driven.

- Its proximity to the Central Business Districts, neighboring schools and Universities, gives it promising appraisal potential
- 2H 2015 to 1H 2017: 8% increase in average prices of properties in Las Piñas (Lamudi Philippines)



SITE DEVELOPMENT PLAN



The developer reserves the right to change, alter and/or improve specifications and details appearing herein without prior notice. The information in this material is for identification and reference purposes only and does not authorize any person to render any representation or warranty regarding this project.

PROJECT FEATURES

Type of Development: Medium-rise Residential Development
 Size of Development: 2.1 has
 No. of Buildings: 5 Residential Buildings

No. of Units: 1,650 units
 Unit Type: Studio, Two (2) Bedroom
 Total No. of Parking Spaces: 417 slots
 Parking Ratio: 1:4
 Open Space: 40%

24-hr Roving Security
 Guardhouse (Main Gate)
 Commercial Units for Lease
 Sewage Treatment Plant (STP)
 Material Recovery Facility (MRF)
 Emergency Command Center

Parking Building Specifications: 284 Slots
 4-Storey with Open Roof Deck
 Parking Building Complex

Unit Type	Unit Size (SQM)	Total No. of Units
Studio	22.92 SQM	1,350
2-BR	47.30 to 47.90 SQM	300

Parking Type	Residential Slots
On-grade	133
Parking Buildings	264
Total Parking Slots	416



AMENITIES



Indoor Amenities

- Media Room
- Fitness Gym
- Kid's Play Room
- Game Room with Mini Bar
- Function Hall
- Co-working area (Study and meeting room)
- Pantry and Staging Area

Outdoor Amenities

- Adult's Swimming Pool
- Children's Swimming Pool
- Sprawling Garden Areas
- Playground
- Jogging Path
- Leisure Park
- Basketball Court



FLOOR LAYOUTS



CLUBHOUSE FLOOR PLAN TOWNE CLUB

GROUND FLOOR PLAN



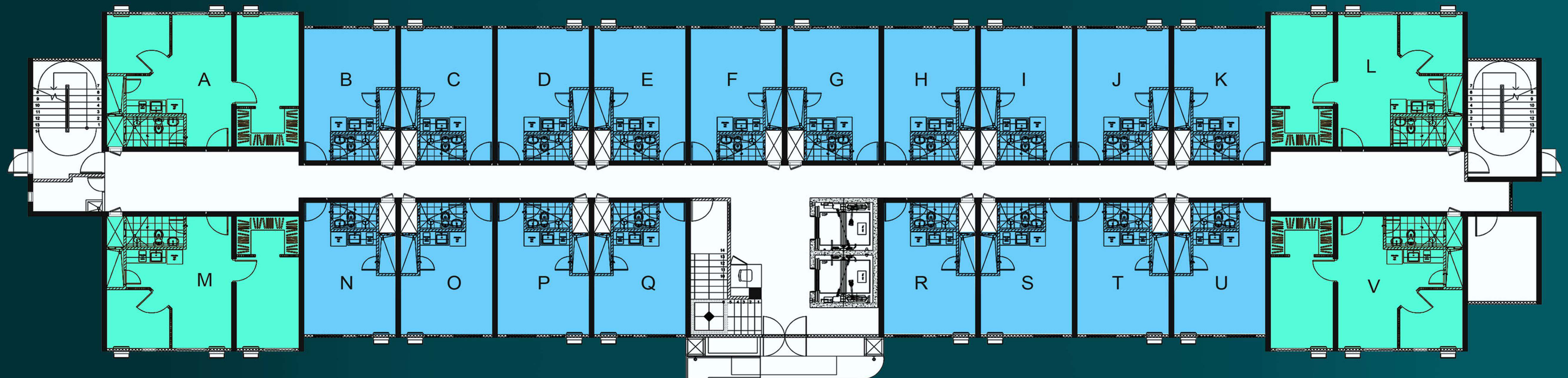
CLUBHOUSE FLOOR PLAN TOWNE CLUB

Architect's Perspective



SECOND FLOOR PLAN

TYPICAL GROUND FLOOR PLAN



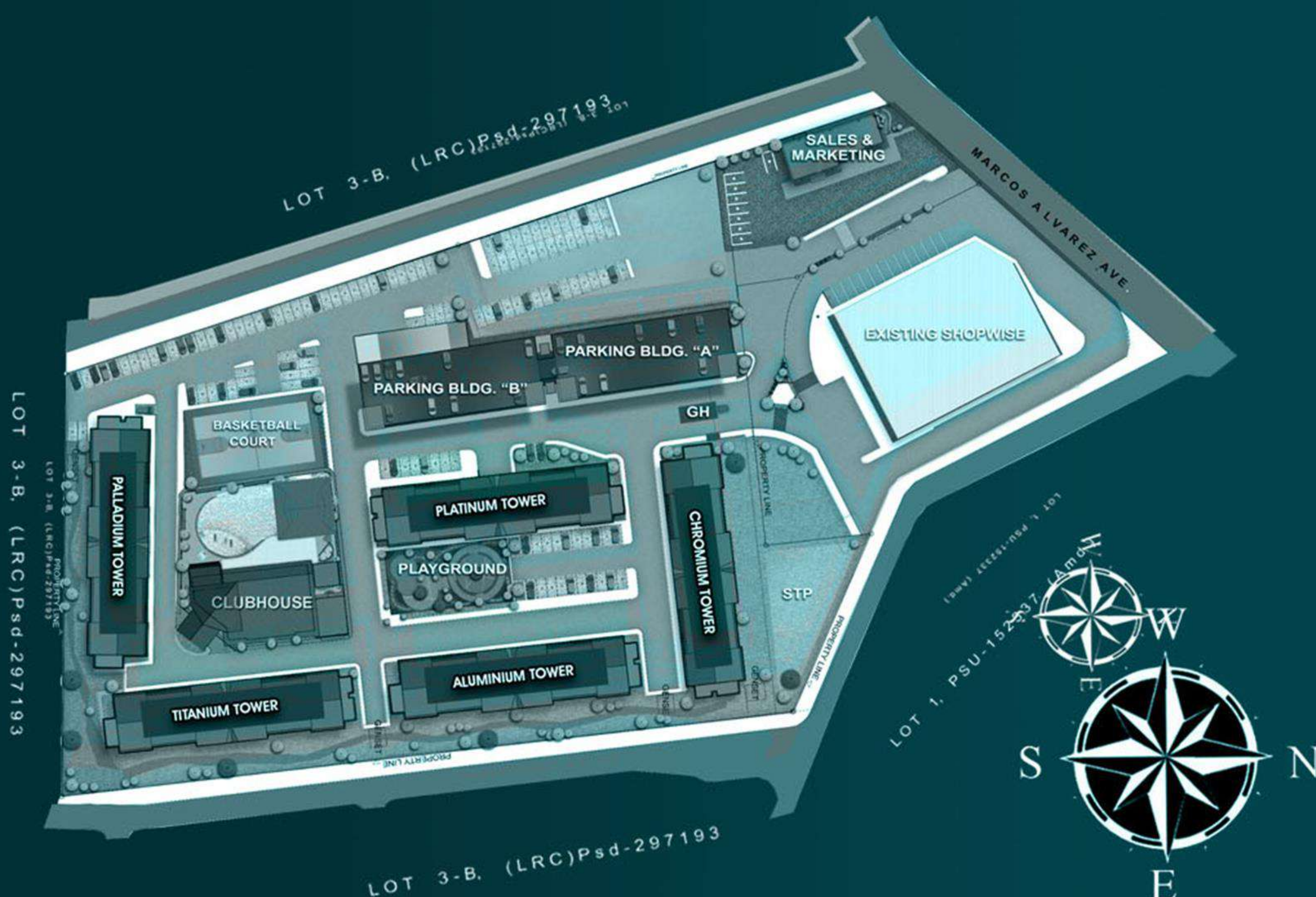
2 Bedroom (End Unit)

Approx Gross Floor Area **47.30 to 47.90 SQM**



Studio (Inner Unit)

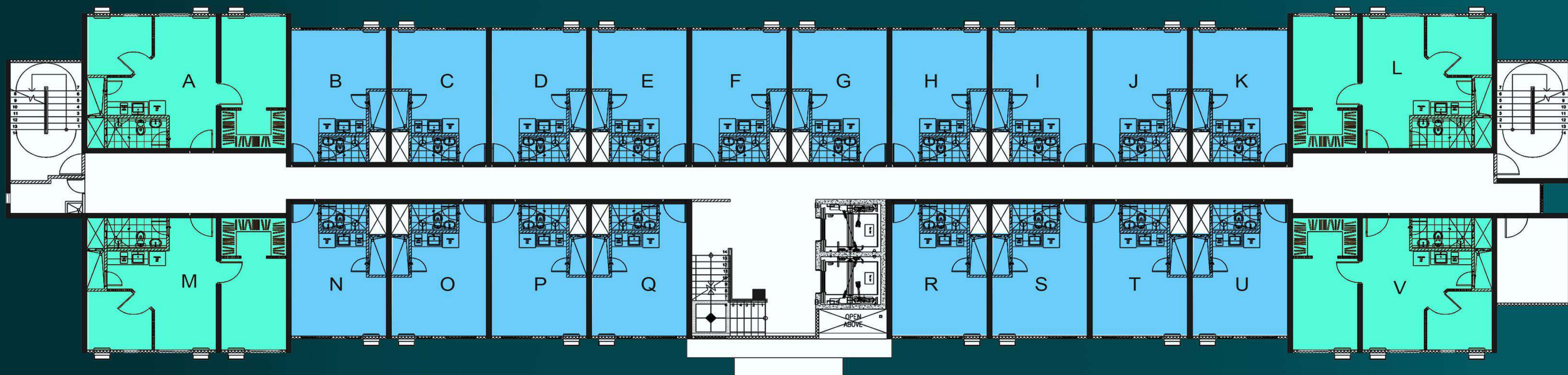
Approx Gross Floor Area 22.92 sqm



Ground Floor Level Plan

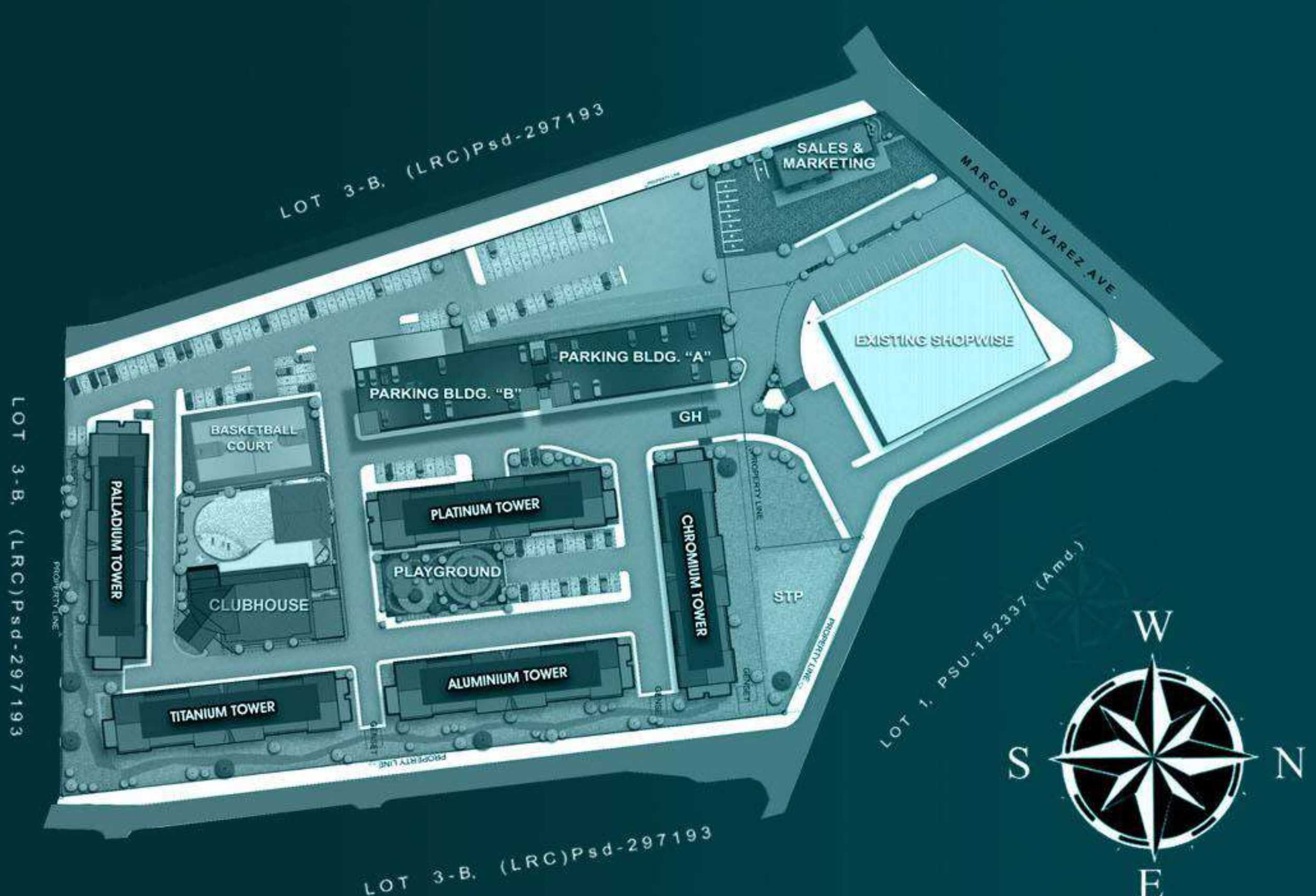
- Plan reflected as visuals are not to scale
- Actual configurations and features may vary per unit
- Please check the specifications of the particular unit you are interested on purchasing with your seller

TYPICAL 2nd to 15th Floor (Building 1 and 2)



2 Bedroom (End Unit)
Approx Gross Floor Area **47.30 to 47.90 SQM**

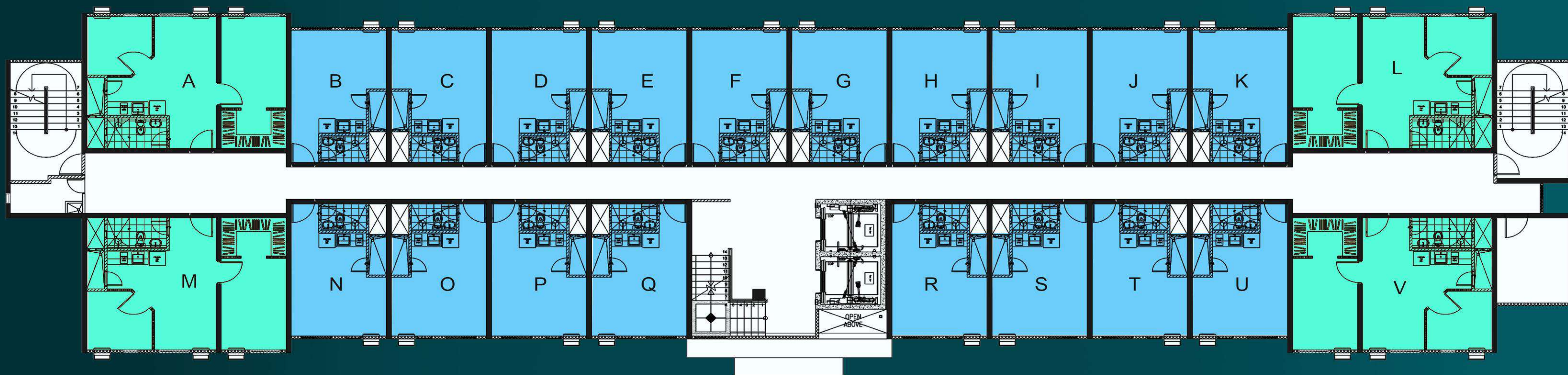
Studio (Inner Unit)
Approx Gross Floor Area **22.92 sqm**



2nd to 15th Floor Level Plan (Building 1 and 2)

- Plan reflected as visuals are not to scale
- Actual configurations and features may vary per unit
- Please check the specifications of the particular unit you are interested on purchasing with your seller

TYPICAL 2nd to 12th , 14th to 16th Floor (Building 3)



2 Bedroom (End Unit)
Approx Gross Floor Area **47.30 to 47.90 SQM**

Studio (Inner Unit)
Approx Gross Floor Area 22.92 sqm

2nd to 15th , 14th to 16th Floor Level Plan (Building 3)

- Plan reflected as visuals are not to scale
- Actual configurations and features may vary per unit
- Please check the specifications of the particular unit you are interested on purchasing with your seller



BUILDING FEATURES

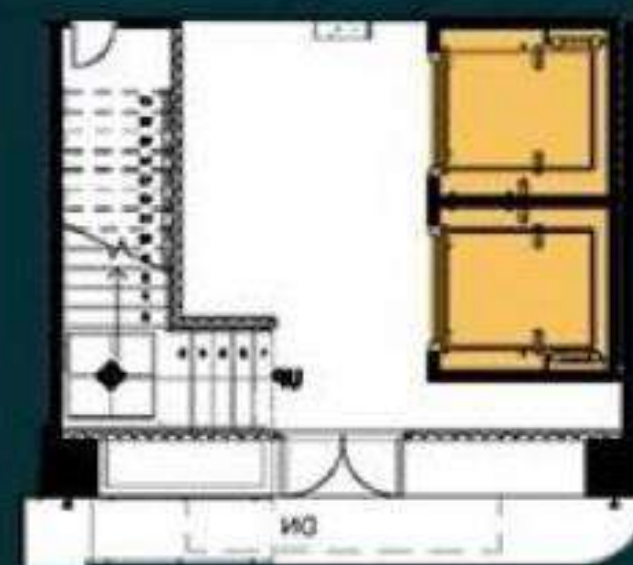
15 Residential floors
330 Units per building
22 Units per floor

Unit Type	Unit Size (SQM)	Total No. of Units
Studio	22.92 SQM	1,350
2-BR	47.30 to 47.90 SQM	300

- 2 Elevators
- RFID Security System
- Ramp for people with disabilities
- Emergency Lighting for common areas
- Fire Alarms and Sprinkler System
- Fire Hose Cabinet on every floor
- Fire Exits on every floor
- Landscaped Gardens and Atriums
- CCTV Provision
- Support Utilities: Electrical room, Mechanical room, and Staircase Pressurization System at the Fire Exit



PERMANENT ELEVATOR ZONING



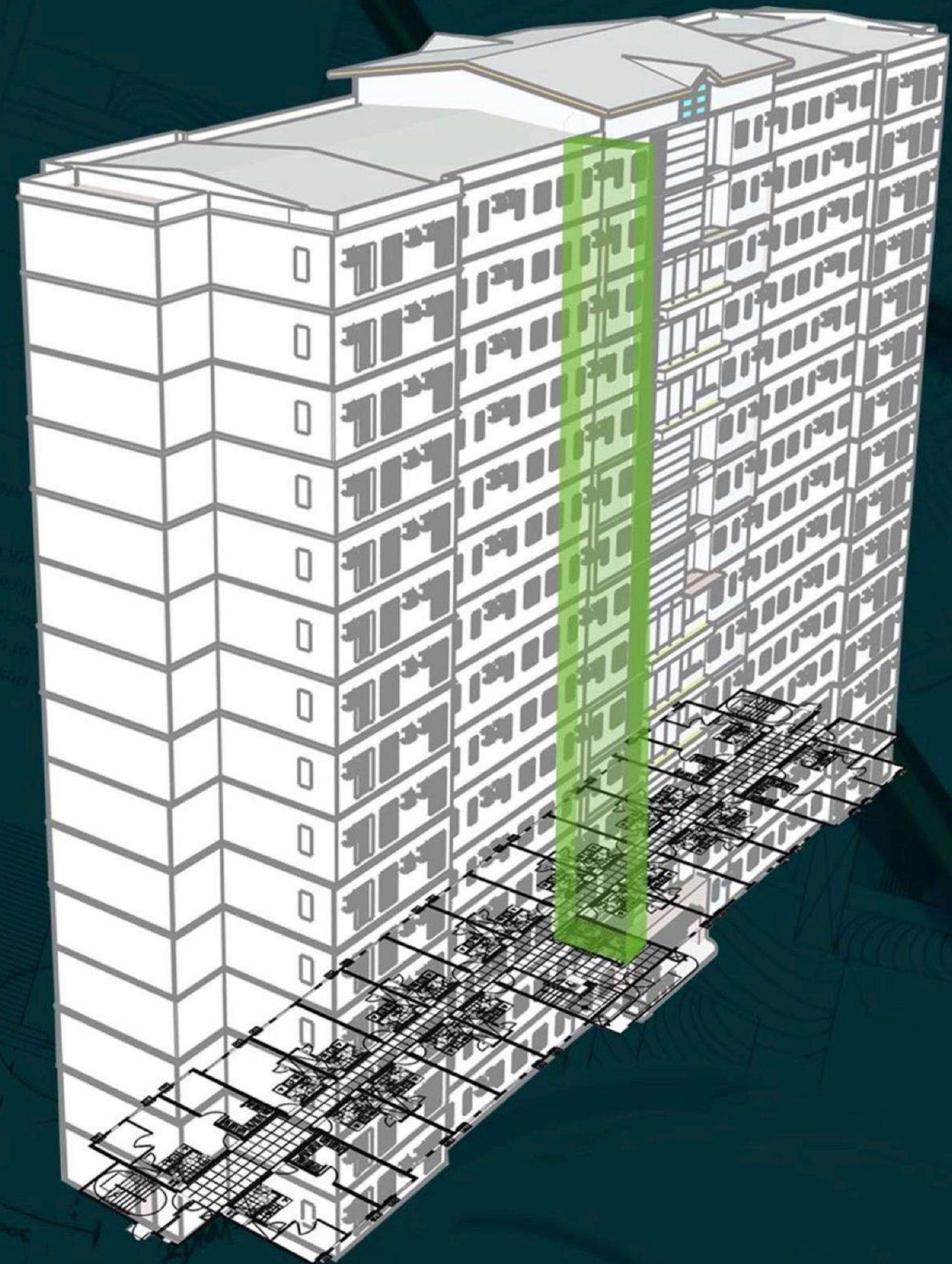
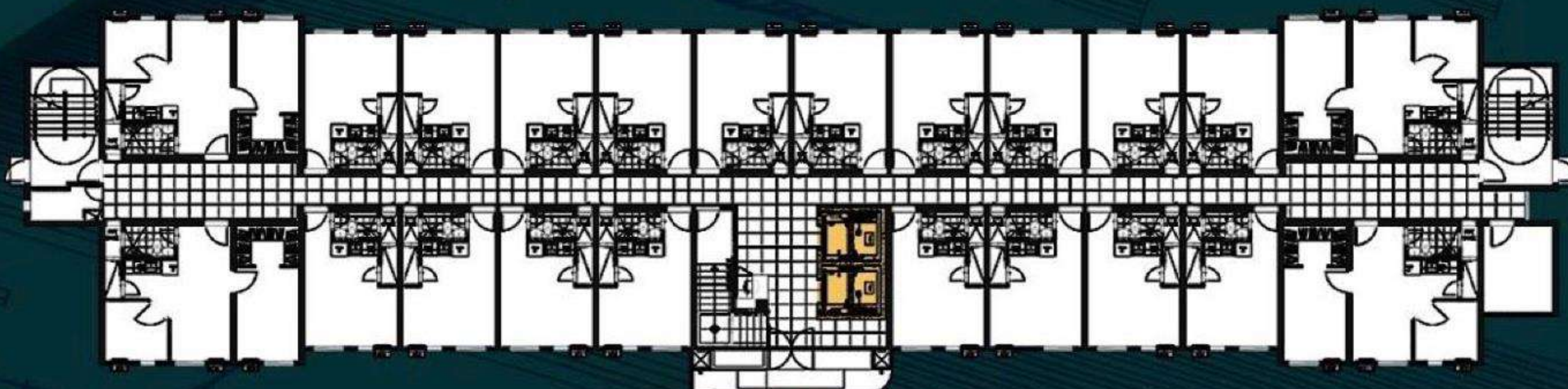
Serves:

- Ground Floor
- 2nd to 15th Floor

ELEVATOR CORE



TOTAL OF 2 ELEVATOR CARS

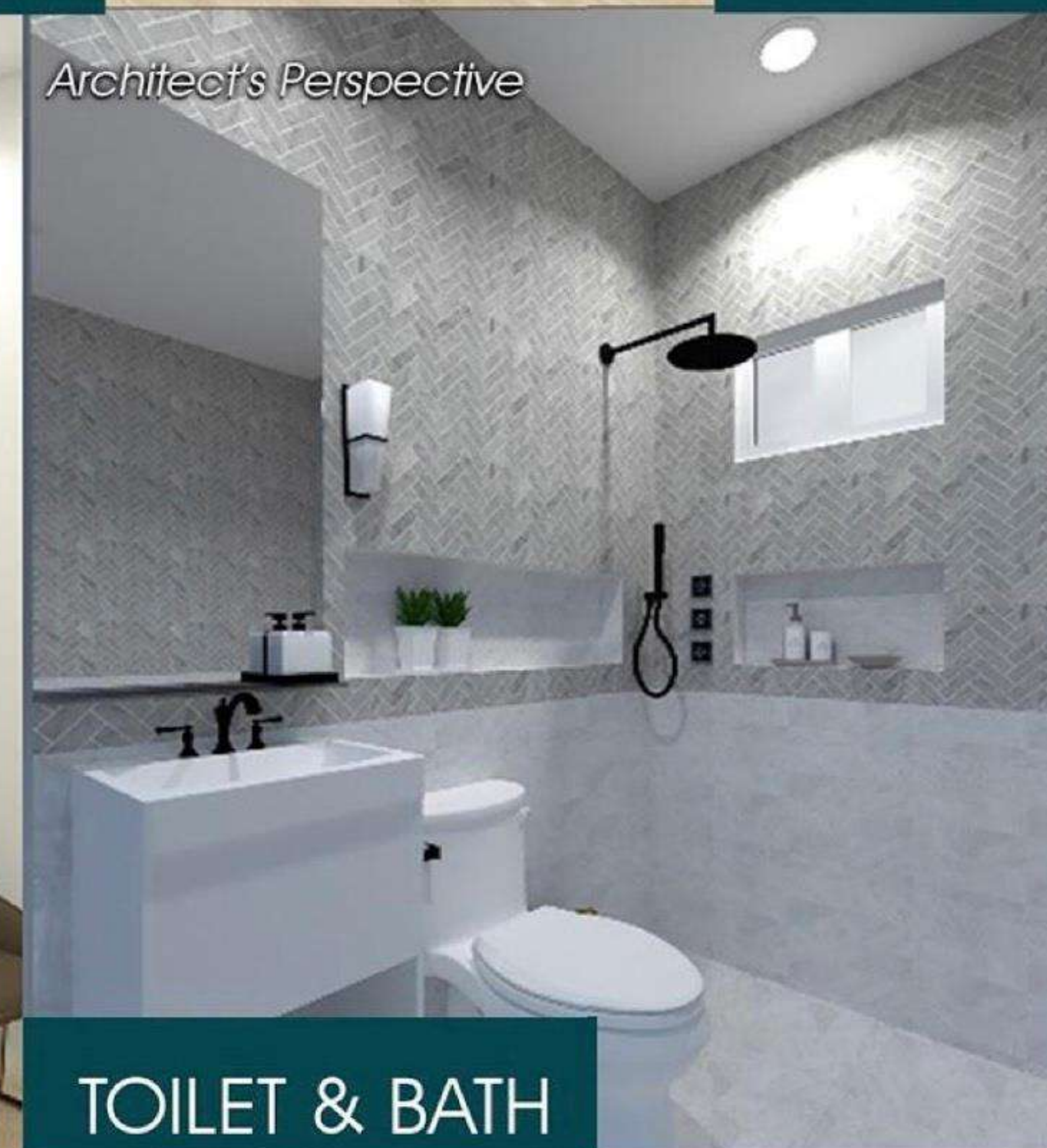


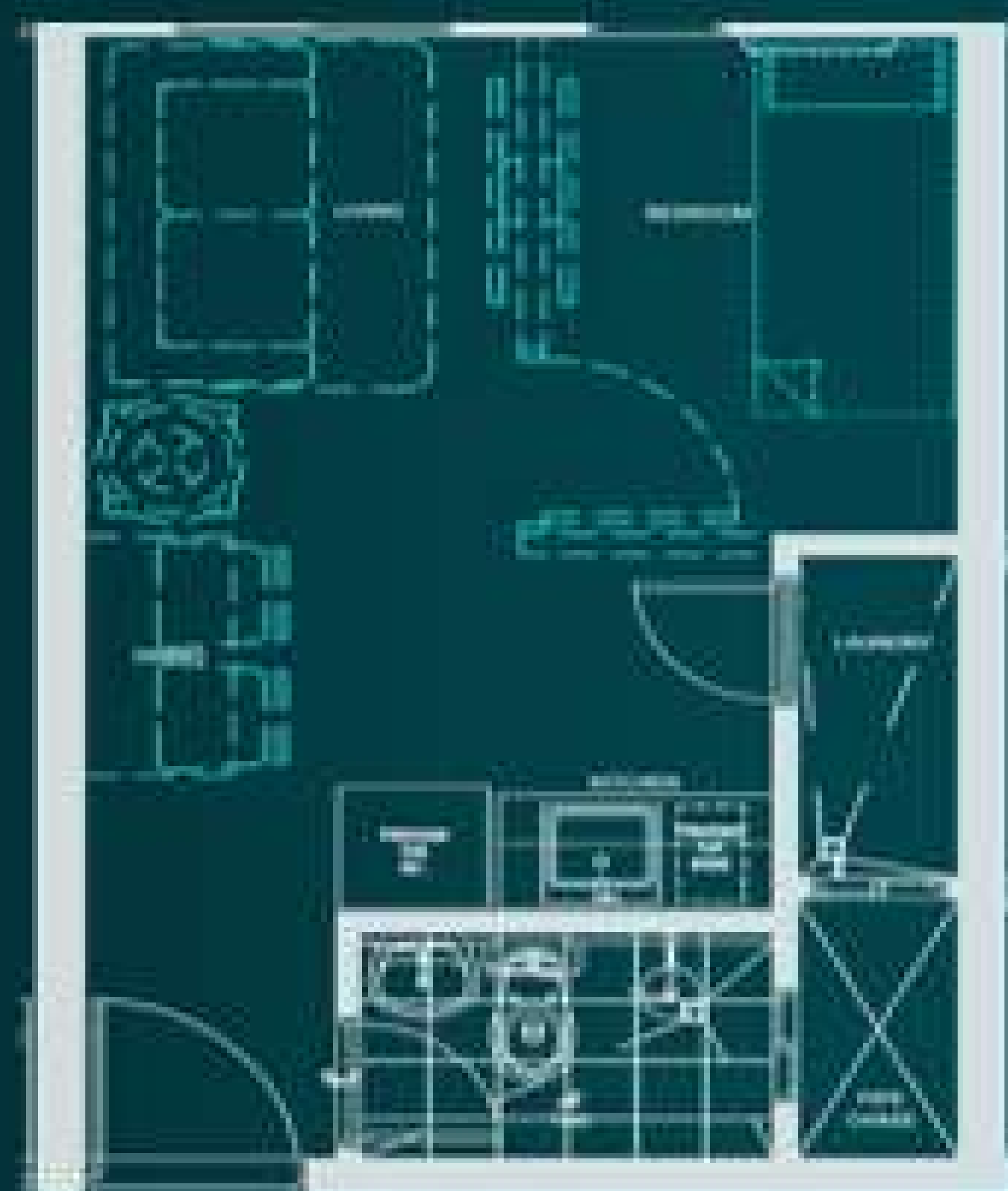
Architect's Perspective

UNIT LAYOUTS



DRESSED UP MODEL UNIT





FLOOR PLAN (SUGGESTED LAYOUT)



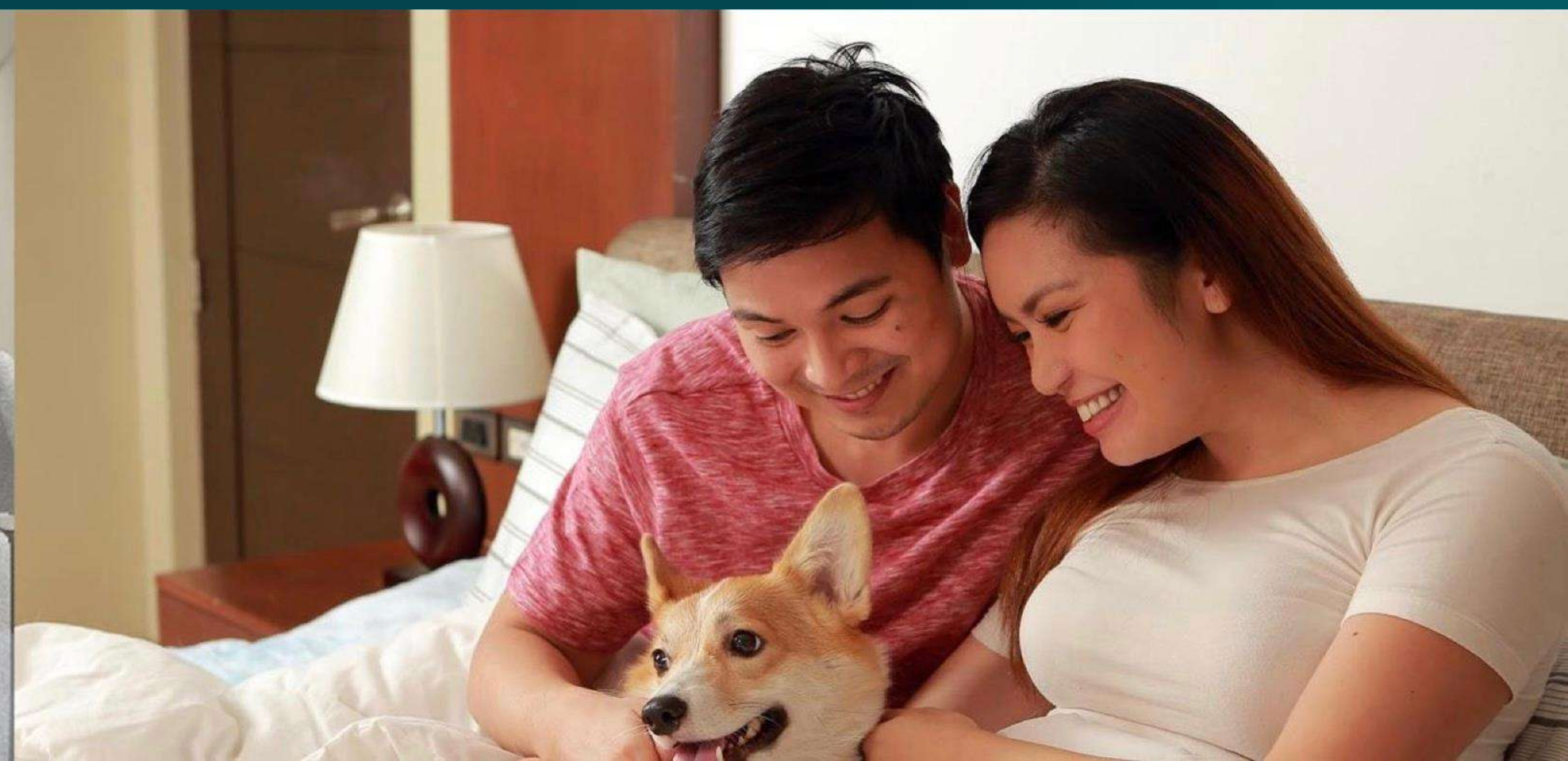
LOCATION PLAN

STUDIO UNIT AREA ALLOCATION

LIVING & DINING	8.82
KITCHEN	3.60
BEDROOM	5.95
TOILET & BATH	2.90
LAUNDRY	1.65

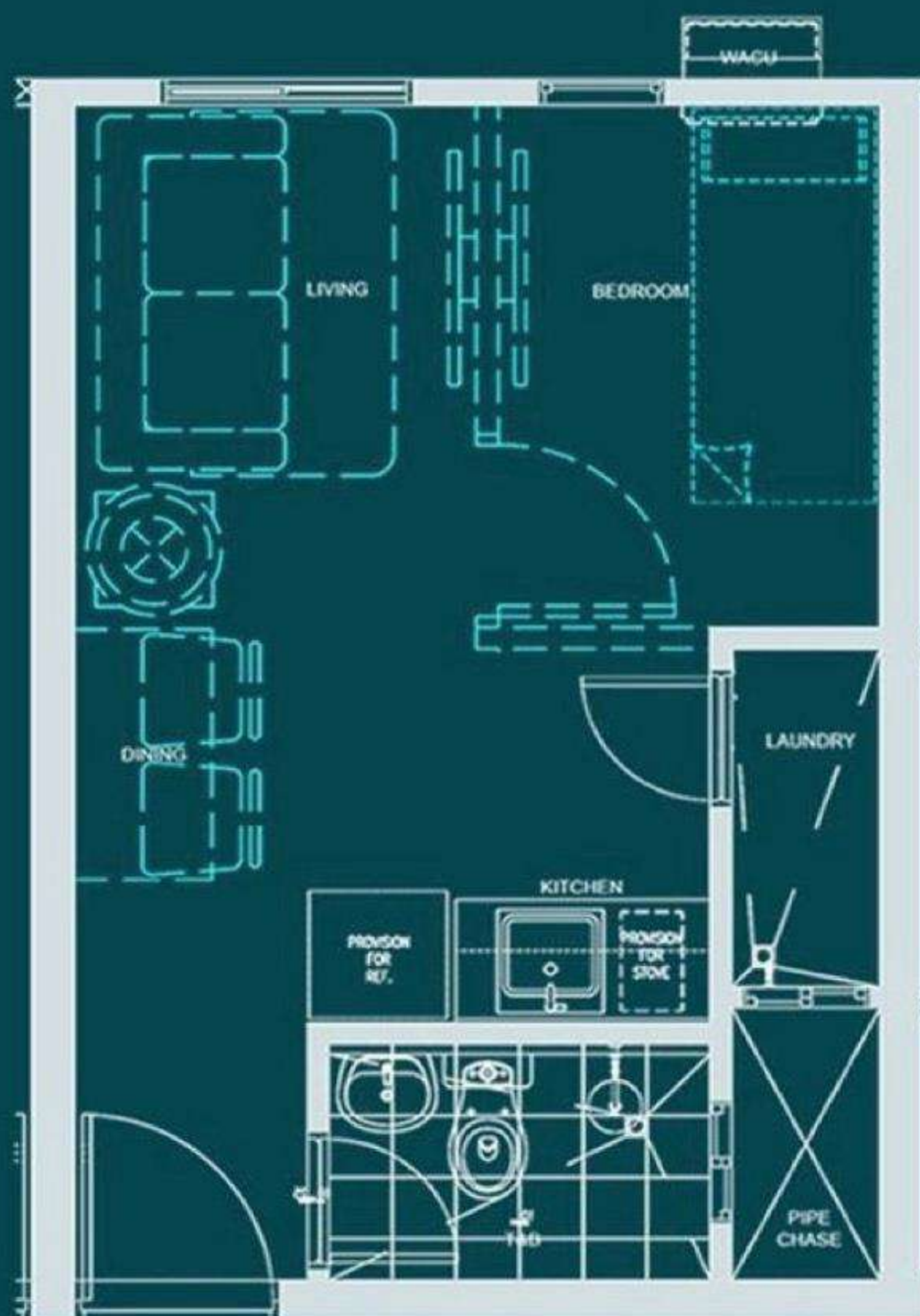
APPROX. GROSS FLOOR AREA: 22.92 SQM

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION
- FURNITURE AND APPLIANCES ARE NOT INCLUDED
- KEY PLANS BASED ON TYPICAL FLOOR



STUDIO UNIT

AREA ALLOCATION



FLOOR PLAN (SUGGESTED LAYOUT)

Architect's Perspective



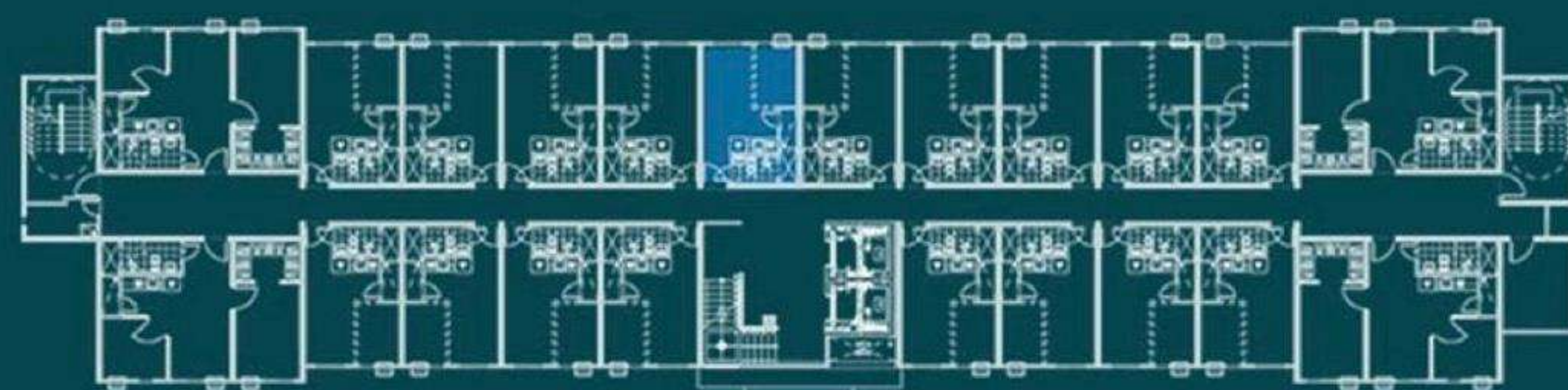
FLOOR PLAN (BARE UNIT)

Architect's Perspective



FLOOR PLAN (SUGGESTED LAYOUT)

Architect's Perspective



LOCATION PLAN

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION
- FURNITURE AND APPLIANCES ARE NOT INCLUDED
- KEY PLANS BASED ON TYPICAL FLOOR



FLOOR PLAN (SUGGESTED LAYOUT)



LOCATION PLAN

2 BEDROOM UNIT AREA ALLOCATION

LIVING & DINING	15.79	15.79
KITCHEN	4.46	3.86
M. BEDROOM & WIC	15.60	15.75
BEDROOM	7.50	7.45
TOILET & BATH	2.90	2.90
LAUNDRY	1.65	1.55

APPROX. GROSS FLOOR AREA: 47.90 SQM 47.30 SQM

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION
- FURNITURE AND APPLIANCES ARE NOT INCLUDED
- KEY PLANS BASED ON TYPICAL FLOOR



2 BEDROOM UNIT(48.53 SQM)

AREA ALLOCATION



FLOOR PLAN (SUGGESTED LAYOUT)

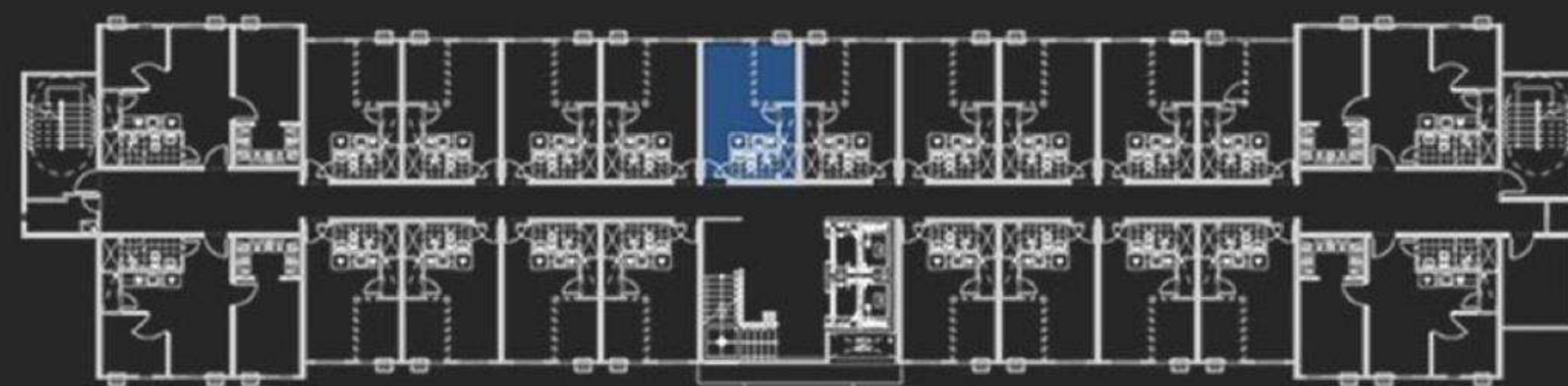
Architect's Perspective



FLOOR PLAN (BARE UNIT)



FLOOR PLAN (SUGGESTED LAYOUT)



LOCATION PLAN

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION
- FURNITURE AND APPLIANCES ARE NOT INCLUDED
- KEY PLANS BASED ON TYPICAL FLOOR

TURNOVER SPECIFICATIONS

	Studio Units	2-Bedroom Units
FLOOR FINISHES		
Living Dining & Kitchen	Vinyl Planks	
Bedroom		
Toilet & Bath	Ceramic Tiles	
Laundry	Smooth Cement Plaster Finish	
CEILING		
Living Dining & Kitchen	Smooth Cement Plaster Painted Finish	
Bedroom		
Toilet & Bath	Smooth Cement Plaster Finish	
DOORS		
Main Door	Steel Door	
Bedroom	Molded Door	
Toilet & Bath	PVC Door	
SPECIALTIES		
Kitchen	Overhead Cabinet: (1495L x 725H x 350D in Marine Plywood with High Pressure Laminate Base Cabinet: (1495L x 850H x 600D) in Marine Plywood with High Pressure Laminate Counter top: Granite Slab with back splash	
WINDOWS	Powder-coated sliding aluminum windows	

TURNOVER SPECIFICATIONS

	Studio Units	2-Bedroom Units
PARTITION		
Bedroom		Gypsum Board Drywall
WALL FINISHES		
Main Unit	Skimcoat: 2 coats of ZEM coat (superfine) ABC Products Painting : 1 – coat latex paint, (Boysen) Baseboard: Chocolate kiss (Boysen) – 100 mm height	
T&B		
Laundry	1200 mm height ceramic tile with 1 layer boarder	
	Smooth Cement Plaster Painted Finish	
TOILET & KITCHEN FIXTURES		
Water Closet	Wall discharged Type Water Closet, Basic Close –couple round front with flush tank and seat cover. Color: white, includes flexible supply pipes (Stainless Pure Flexco) and angle valves (1/2” x ¼”) or approved equivalent	
Lavatory	Wall hung type Lavatory color white with complete drain strainer P-trap. Includes flexible water supply pipes (Plastic Pipes) & angle valves (1/2” x ¼”) or approved equivalent	
Shower Head, Valve, and Handles	200mm x 200mm Rain Shower Head Shower Valve WF-0321	
Kitchen Sink	Stainless Kitchen Sink (50cm x50cm)	
Kitchen Faucet	Type: Brass based chrome finish	

TURNOVER SPECIFICATIONS

	Studio Units	2-Bedroom Units
FINISHING HARDWARE		
Switches, Outlets & Microwave Outlet	Residential Unit: 1 Gang Switch w/ PVC cover plate 2 Gang Switch w/ PVC cover plate	
Hinges/ Handles	Stainless steel hinges and aluminum channel handles	
Locks/ Doorknobs	lockset, cylindrical lockset satin stainless steel	
CEILING HEIGHT	2400 mm	
AIR-CONDITION	Provision for Window type Air Conditioning Unit	

RESERVATION PROCESS



1. CHOOSE A LOCATION

Arrange a visit with our Property Specialist to the preferred project site for presentation.



2. CHECK AVAILABILITY & PRICE

Get to know the applicable price and the promo options.



3. SELECT YOUR UNIT

Check the project's inventory board for available units.



4. LOCK IN YOUR CHOSEN UNIT

Submit initial documentary requirements and pay the reservation fee

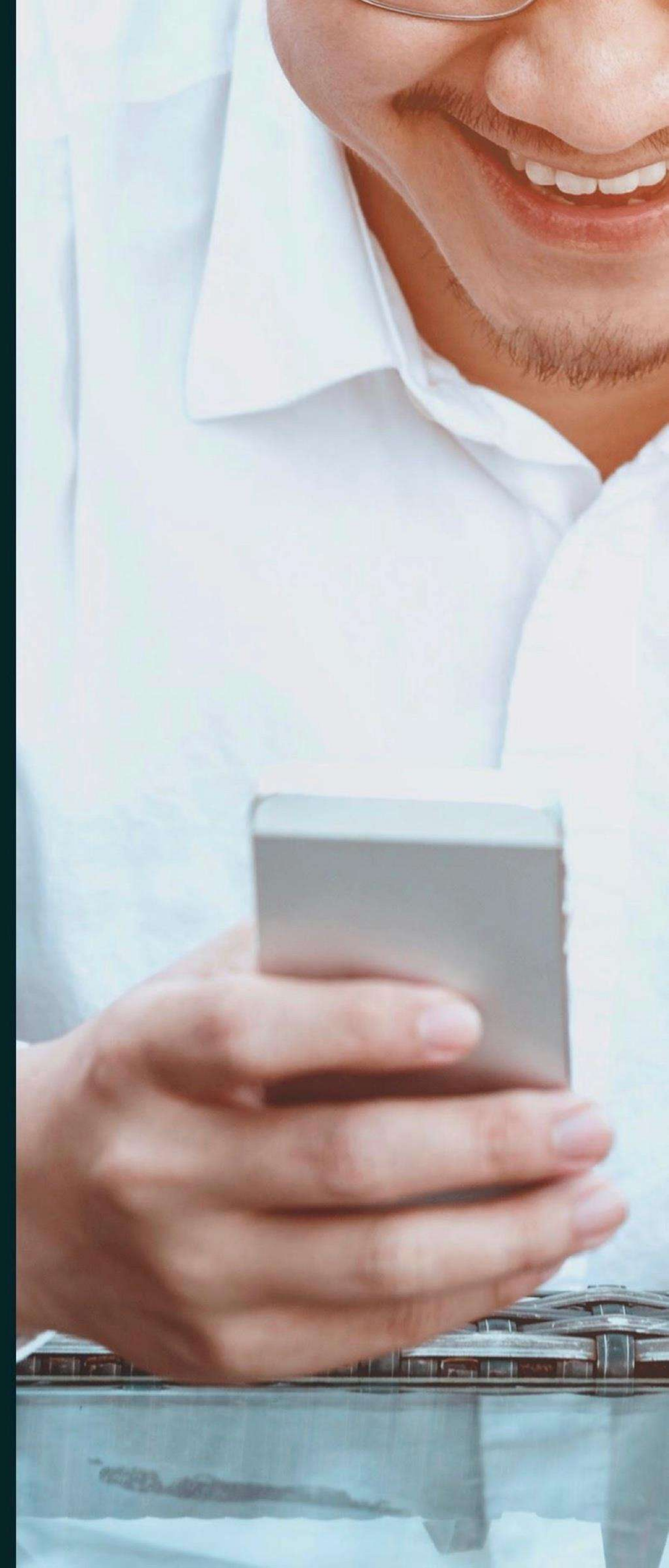
- Full assistance in site visits
- For contactless transactions, go to Online Payment & Reservation tab.



5. PICK THE PAYMENT OPTION THAT FITS YOU

HDMF, Cash, Bank, or In-house Financing

- Unmatched support in loan applications



ONE OF THE BEST DECISIONS YOU WILL EVER MAKE

Choosing a home is one of the most difficult
decisions you will ever make.
As you can see, METROTOWNE was built
to make that decision an easier one.

You can be sure that every corner, every detail
of your new home will remind you
that the choice you've made
is an excellent one.

METROTOWNE is a wise investment
and a thoughtful acquisition.
It's a place that will grow on you and with you,
a step in the right direction
and a stepping-stone to your success.

Now all that's left to do is step inside.

