

Century Properties Group Inc.

In partnership with
InvestorsAlly Realty

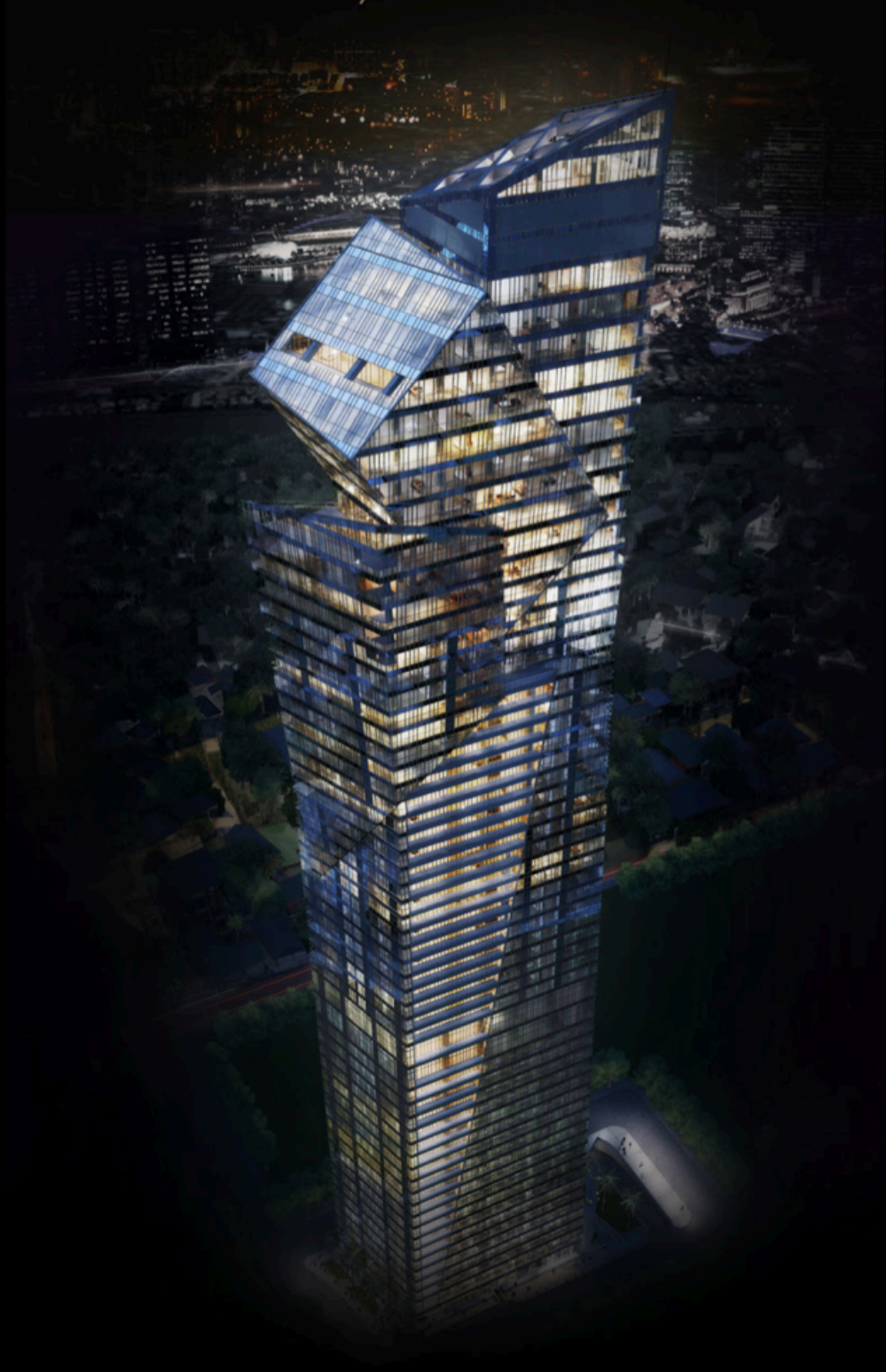
Introducing...

CENTURY
SPIRE

Architecture by Studio Daniel Libeskind
Interior Design by Armani/Casa
Developed by Century Properties

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The building's superlative architecture is designed by **Daniel Libeskind**, the visionary architect behind the rebuilding of New York's Ground Zero and many other international, iconic edifices.

Century Spire's amenities and common areas will be interior-designed by **Armani/Casa**, the celebrated Italian home fashion brand.

Century Spire is located within **Century City, Makati** –a world-class mixed-use community that is home to several other landmark buildings including Trump Tower, the Milano Residences interior design by Versace Home, and Century City Mall.

AMENITIES

- Plaza with water feature
- Separate drop-off zones & lobbies for residential & office
- Restaurants
- Library/Study
- Business center
- Indoor lap pool/whirlpool tub
- Sun deck
- Juice bar
- Locker room
- Fitness and health center (Gym)
- Aerobic/Yoga studio
- Sauna/steam
- Squash Court

SERVICE

- Concierge service
- Valet parking
- Dry cleaning/Laundry service
- Housekeeping service
- 24/7 Electricity & maintenance
- 24/7 Security
- Storage spaces
- Property & lease management
- Asset maintenance

FACILITIES FOR BACK OF HOUSE SUPPORT

- Front office
- Concierge station
- Leasing office
- Admin office
- Security office
- Staff lounge area/Pantry
- Engineering & maintenance office
- Storage for cleaning/ Housekeeping
- Storage facilities
- Trash chutes/Material recovery facility & dry garbage recycling room
- Locker rooms for employees
- Driver's sleeping quarter/ Lounge
- Laundry room



BUILDING FEATURES DESIGNED FOR CONVENIENCE

- 24-hour concierge, porter, valet service & on-site resident manager
- Concierge station
- Covered porte-cochere
- High-speed VIP/Passenger elevators
- Mail & package room
- Common laundry room
- Separate service elevator & service entrance
- High-speed internet (wireless) in selected common areas
- Surround sound/stereo at video room
- Multiple service providers
- Centralized air conditioning system for the common areas
- Parking for residents & guests
- Separate entrance for residential & office spaces

BUILDING FEATURES DESIGNED FOR SAFETY

- 24-hour doorman, security personnel & maintenance crew
- PABX with video, intercom
- Keycard entry for elevators
- Fire safety systems with full sprinkler, fully addressable fire alarm & emergency voice alarm communication
- Smoke detector, strobe and sounder for each residential unit
- Mechanical smoke evacuation system
- PA system
- Security & surveillance system
- Generator set (100% power back up system)
- Pressurized emergency exits

Authorized to Sell by HLURB: TLTS No. ENCRFO-13-08-039. Century Spire will have 454 residential units and 497 parking slots. Project completion date is December 2018.

The images and details shown herein are intended for illustration purposes only. While the information is based on present plans, which have been created with great care and effort, the developer reserves the right to change proposed project deliverables, features, amenities, prices and terms without prior notice. It is then recommended that the client confirm their accuracy and subsequent changes, if any. Further, the client holds the developer free from any legal and financial claims resulting from the information herein.



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BUILDING PASSION



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AMENITIES by ARMANI/CASA



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SAMPLE INTERIORS



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UNIT TYPE	SIZE (SQ. FT.)	PRICE RANGE in USD (Before discount)	PRICE RANGE in USD (After discount)
SUITE	322 – 560	247K – 430K	160K – 280K
1-BEDROOM	538 – 866	420K – 730K	273K – 474.5K
2-BEDROOM	1,388 – 1,414	1.067M – 1.081M	693.5K – 702.6K
3-BEDROOM	1,722 – 1,765	1.462M – 1.496M	950K – 972K
PENTHOUSE	2,370 – 4,553	2.569M – 4.192M	1.669M – 2.724M

PRICE PER SQ. FT. (Before discount)	PRICE PER SQ. FT. (After discount)
553 USD – 850 USD	359 USD – 552 USD

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Capital Appreciation Rate (Annual): 10% – 15%

Rental Yield (Annual): 8% - 14%

FOR THE ACCOUNT OF THE SELLER (To be paid by the seller)

- **Capital Gains Tax:** 6% of the Selling Price or Zonal Value or Fair Market Value, whichever is higher
- **Business Tax:** If applicable, rate depends on local government unit where property is located

FOR THE ACCOUNT OF THE BUYER (To be paid by the buyer)

- **Documentary Stamps Tax:** 1.5% of Selling Price or Zonal Value whichever is higher
- **Transfer Tax:** Rate depends on location of property (ranging from 0.25% to 0.75% of Selling Price or Zonal Value, whichever is higher)
- **Registration Fee:** 0.25% of the Selling Price or Zonal Value, whichever is higher
- **Realty Taxes:** For the remaining months of the year based on the date of full payment

**Same tax rates & fees apply to local and foreign investors*



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KLARISSA YAP

INTERNATIONAL MARKETING CONSULTANT
CENTURY PROPERTIES GROUP INC.

Direct (US): +1 951 847 1984
yapklarissa@gmail.com

RALPH LIU

PRESIDENT/CEO
INVESTORSALLY REALTY

Tel: 1 888 388 5432 x 888
Direct (US): 1 949 371 9139
ralph.liu@investorsally.com