

# PARK ONE

by



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金昇企業





# PARK ONE

## Project Details

<b>Location</b>	Daang Radyal & Casimiro Ave. Brgy. Zapote, Las Pinas City
<b>Total Lot Area</b>	24,318 sqm (Ph1: 4,468sqm)
<b>No. of Buildings</b>	7 towers (Ph1: 1 Tower)
<b>No. of Floors</b>	18 (Construction Floor); 21 (Mktg Floor)
<b>No. of Units / Floor</b>	46
<b>Units offered</b>	Studio (NON-VAT), 1BR, 2BR
<b>Unit Size Range</b>	19sqm – 37sqm
<b>Price Range</b>	2.5M – 5.5M
<b>Total No. of Units</b>	782 (Phase 1)
<b>Parking slots</b>	108 (Phase 1)
<b>Project Completion</b>	4Q 2027



# Your gateway to urban living, from **university** to **business**



**2,295,245**

Enrolled learners (all levels)  
for SY 2022-2023 in Metro Manila

**91.3%**

Employment rate in 2021

**5.77M**

Labor Force

Source: Rappler  
<https://www.rappler.com/Employees>  
and Business in Metro Manila March 2020





# An address with easy access to Metro Manila's **transportation and infrastructure**

- Parañaque Integrated Terminal Exchange
- Cavite Laguna Expressway (CALAX)
- CAVITEX
- NLEX – SLEX Connector Road
- NLEX-SLEX Connector Road 2 / Skyway Stage 3
- NAIAX
- CAVITEX C5 Southlink
  - Reduces travel time to 10 minutes
  - Connects major business districts of Makati-Taguig-Cavite-Parañaque-Las Piñas-Pasay



# An address with easy access to Metro Manila's **transportation and infrastructure**

- **LRT-1 Extension**
  - 10-minute walk from Park One
  - Expected to be finished by 2025, before turnover of Park One
  - Expected to cut travel time from Manila to Cavite to 25 minutes
  - Will expand current LRT-1 capacity to 800,000



*This is only an approximate location of the LRT. Details such as walkways and access to the roads from the Zapote Station have not been disclosed by the Light Rail Manila Corporation.*

# PARK ONE

## Near Major Roads

CAVITEX

1.5 km | 10 mins

Alabang-Zapote Road

230 m | 2 mins

C5 Southlink

1.2 km | 10 mins

NAIAx

10 km | 15 mins







Vista Mall	2.7 km   8 mins
SM Center Las Pinas	3 km   10 mins
SM City Sucat	3.9 km   12 mins
Robinsons Place	4.4 km   15 mins
All day Supermarket	2.2 km   6 mins
Las Pinas Wet Market	650 m   5 mins



# PARK ONE

## Near Business Centers

Starmall IT Hub

2.3 km | 13 mins

One Townsquare Place

7.6 km | 30 mins

SM South Tower

6.8 km | 25 mins

Alabang CBD

8 km | 30 mins







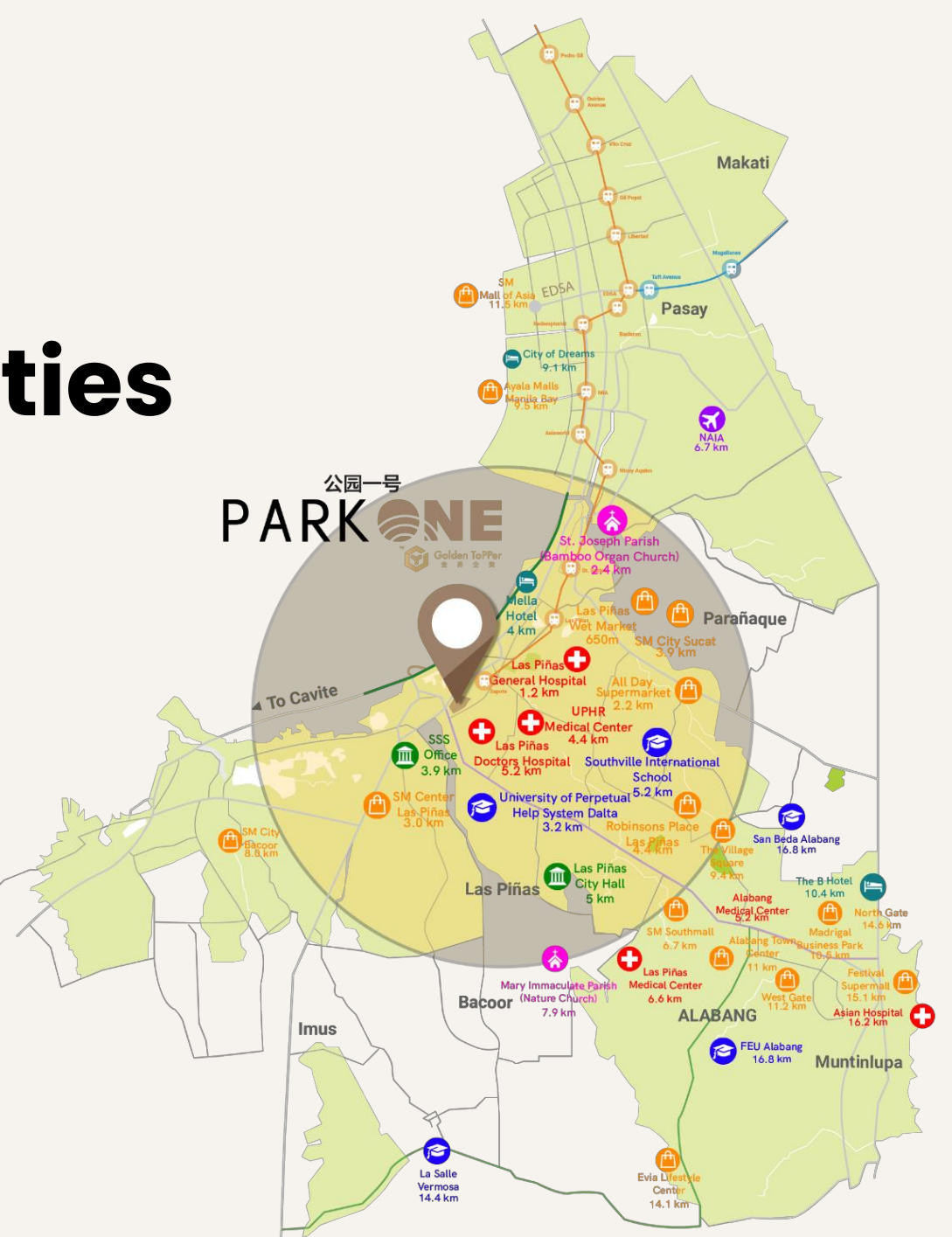
13 km | 30 mins

13 km | 30 mins

13 km | 30 mins

3.2 km | 10 mins

5.2 km | 20 mins



# PARK ONE

## Near Hospitals

Las Pinas General Hospital	1.2 km   8 mins
Perpetual Help Medical Center	3.1 km   15 mins
Southville International School	5.2 km   20 mins
Las Pinas Doctors Hospital	5.2 km   20 mins
UPHR Medical Center	4.4 km   15 mins

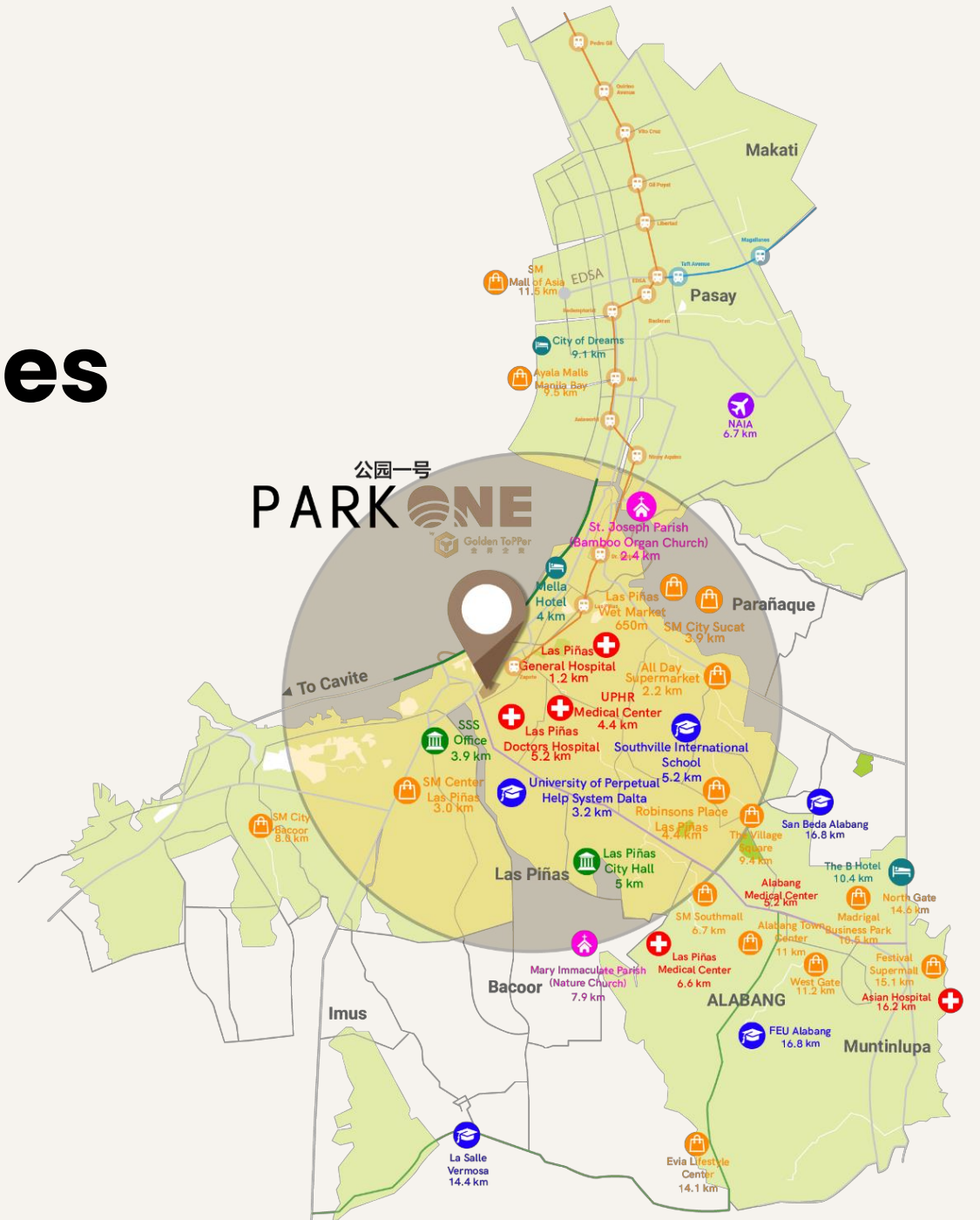




# PARK ONE

## Near Government Offices

Las Pinas City Hall	2.5 km   10 mins
SSS Office	3.9 km   15 mins
LTO Las Pinas	5.7 km   22 mins





# Master Plan

Total Land Area	24,318sqm
No. of Buildings	7
No. of Floor	18
No. of Units/Floor	46
Phase 1	Tower 1
Phase 2	Tower 2-5
Phase 3	Tower 6-7



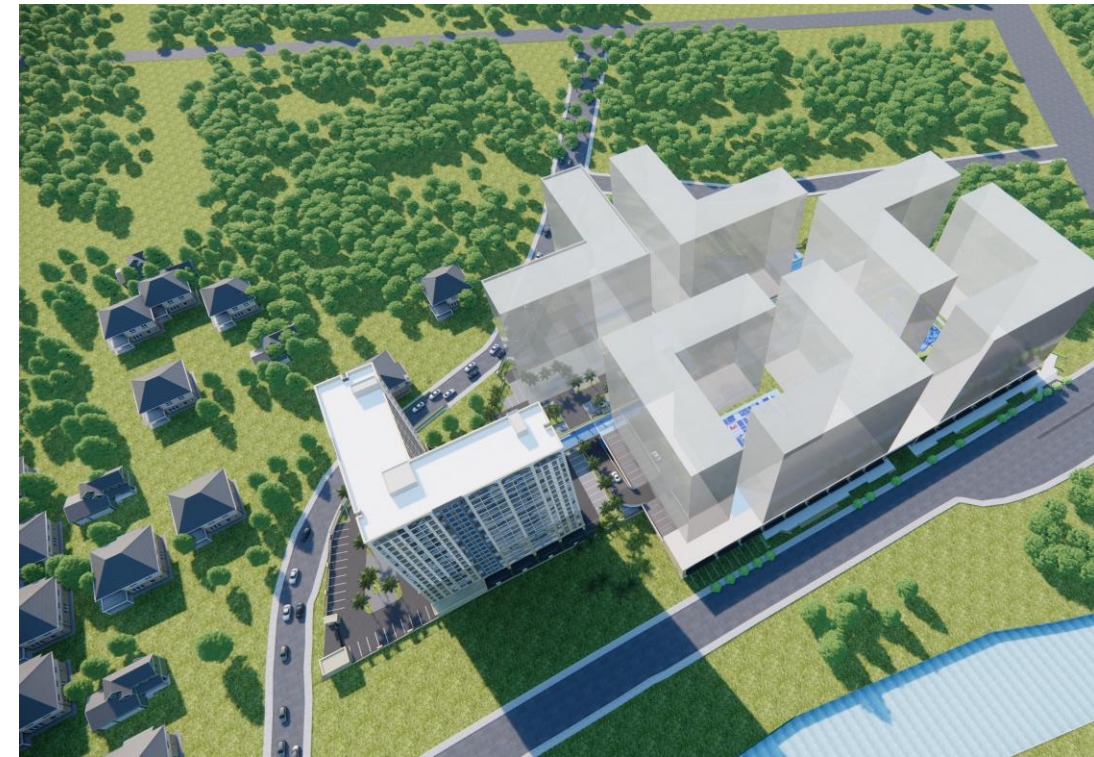


# Park One Tower 1

Phase 1	Tower 1 (4,467.75 sqm)
No. of Floor	18
No. of Units/Floor	46 units
Total No. of Units	782 units
Parking Slots	108
Hallway Width	1.50 meters
Hallway Height	2.9 meters
No. of Elevators	2
Utilities	EE rooms, AUX, ME, MRF

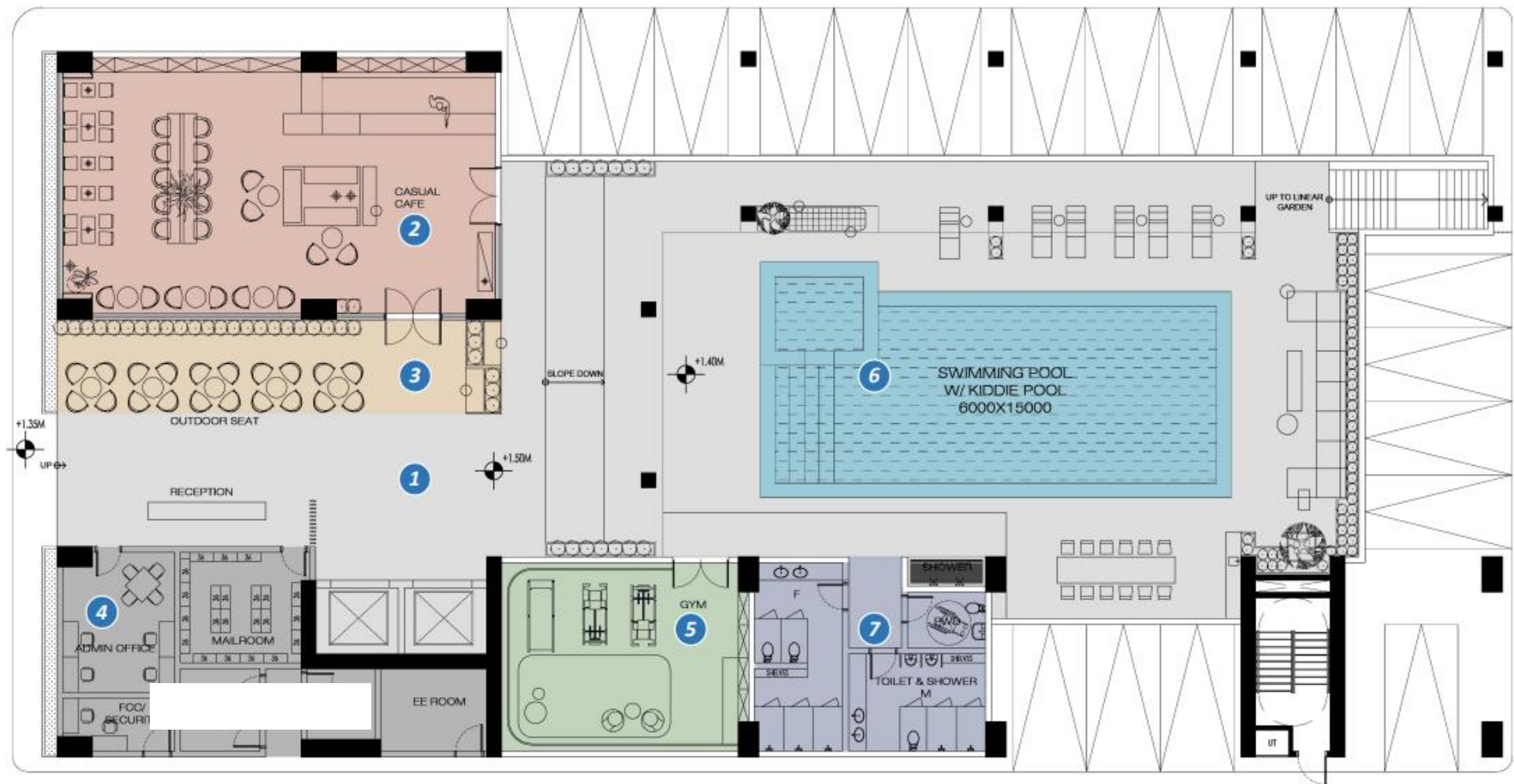


# Site Development Plan (Phase 1)





# PUBLIC AREA FLOOR PLAN



- 01 Lobby & hallway
- 02 Casual Café
- 03 Outdoor Seat
- 04 Office Area
- 05 Gym
- 06 Swimming Pool Area
- 07 Toilet

# Amenities



Lobby

Artist's perspective only. The developer sees fit without prior notice.



# Amenities



Reception Area

Artist's perspective only. The developer sees fit without prior notice.



# Amenities



Swimming Pool

Artist's perspective only. The developer sees fit without prior notice.



# Amenities



Gym

Artist's perspective only. The developer sees fit without prior notice.



# Amenities



Podium Deck

Artist's perspective only. The developer sees fit without prior notice.



# Amenities



Function Room

Artist's perspective only. The developer sees fit without prior notice.



# Amenities



Common Area

Artist's perspective only. The developer sees fit without prior notice.



# 2nd Floor Plan





# Typical Floor Plan







\*Stand-in photo

A

City View



\*Stand-in photo

B

Garden View



\*Stand-in photo

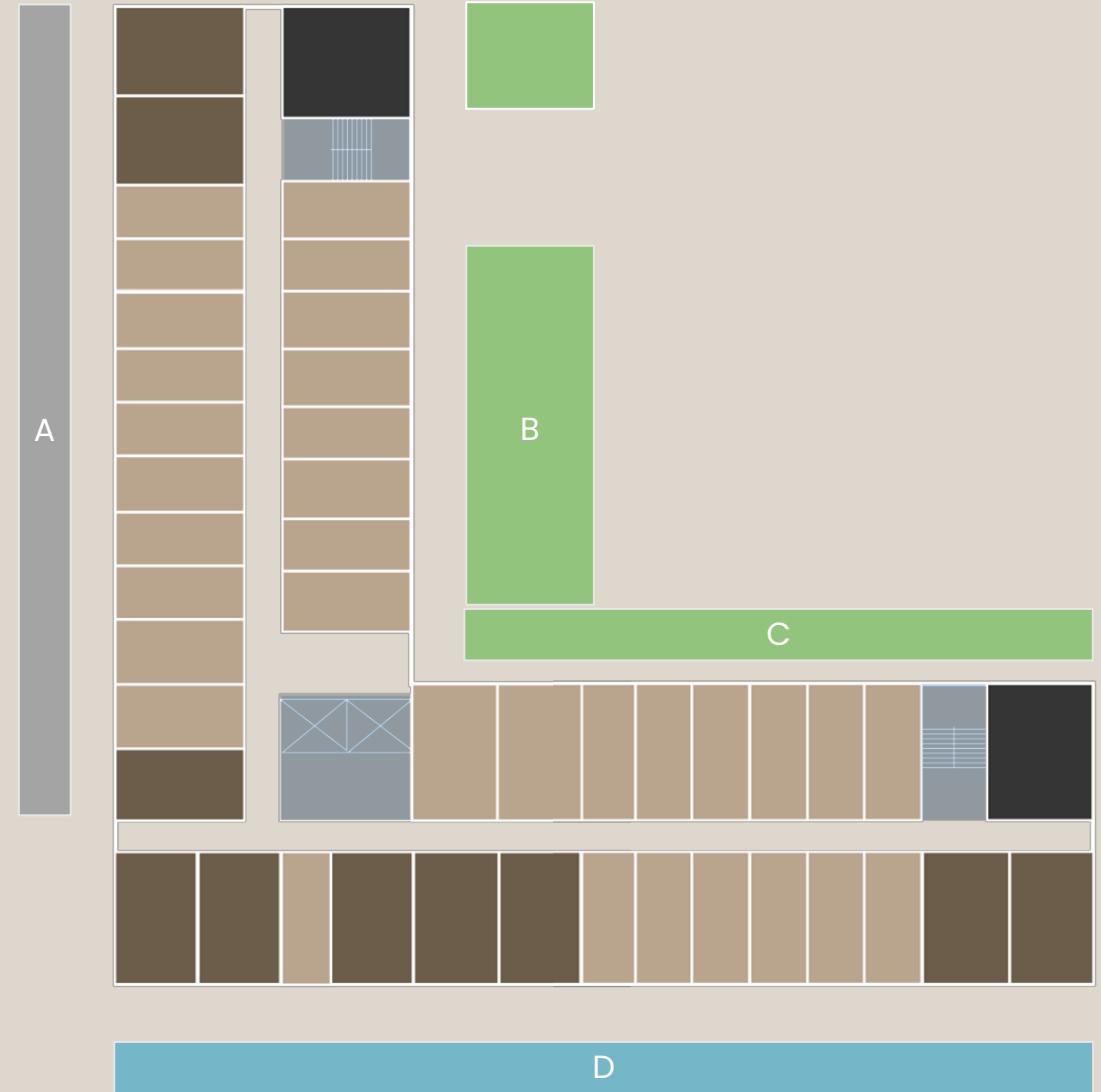
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Amenity View



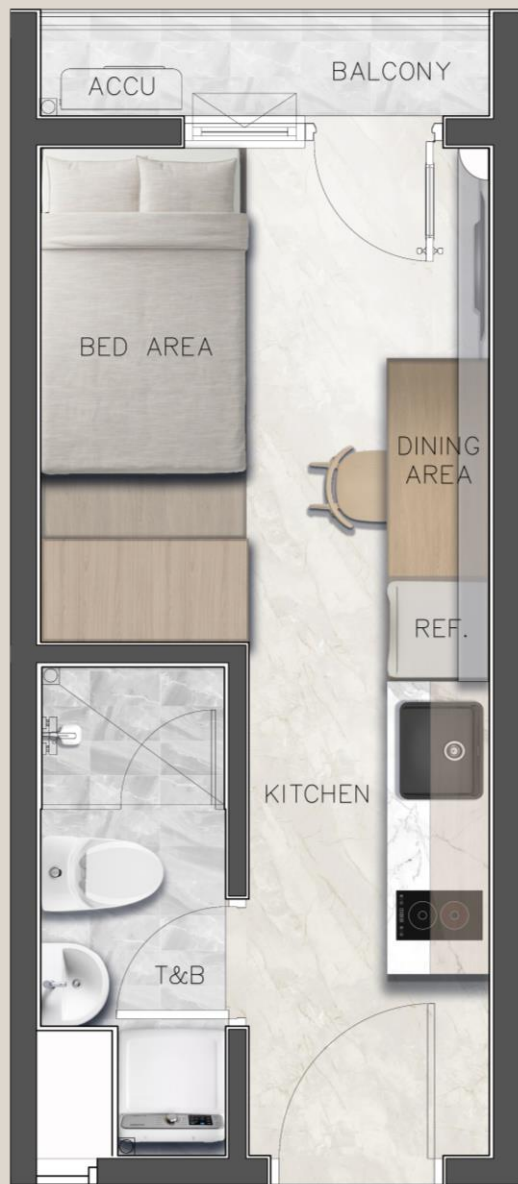
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Sea View



## Studio Unit

±18.9 to ±20.6 sqm



Artist's perspective only. The developer reserves the right to modify sees fit without prior notice.



# 1BR Unit

±27.2 to ±29.6 sqm



Artist's perspective only. The developer reserves the right to modify or see fit without prior notice.



## 2BR Unit

±37.1 sqm



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# Standard Deliverable



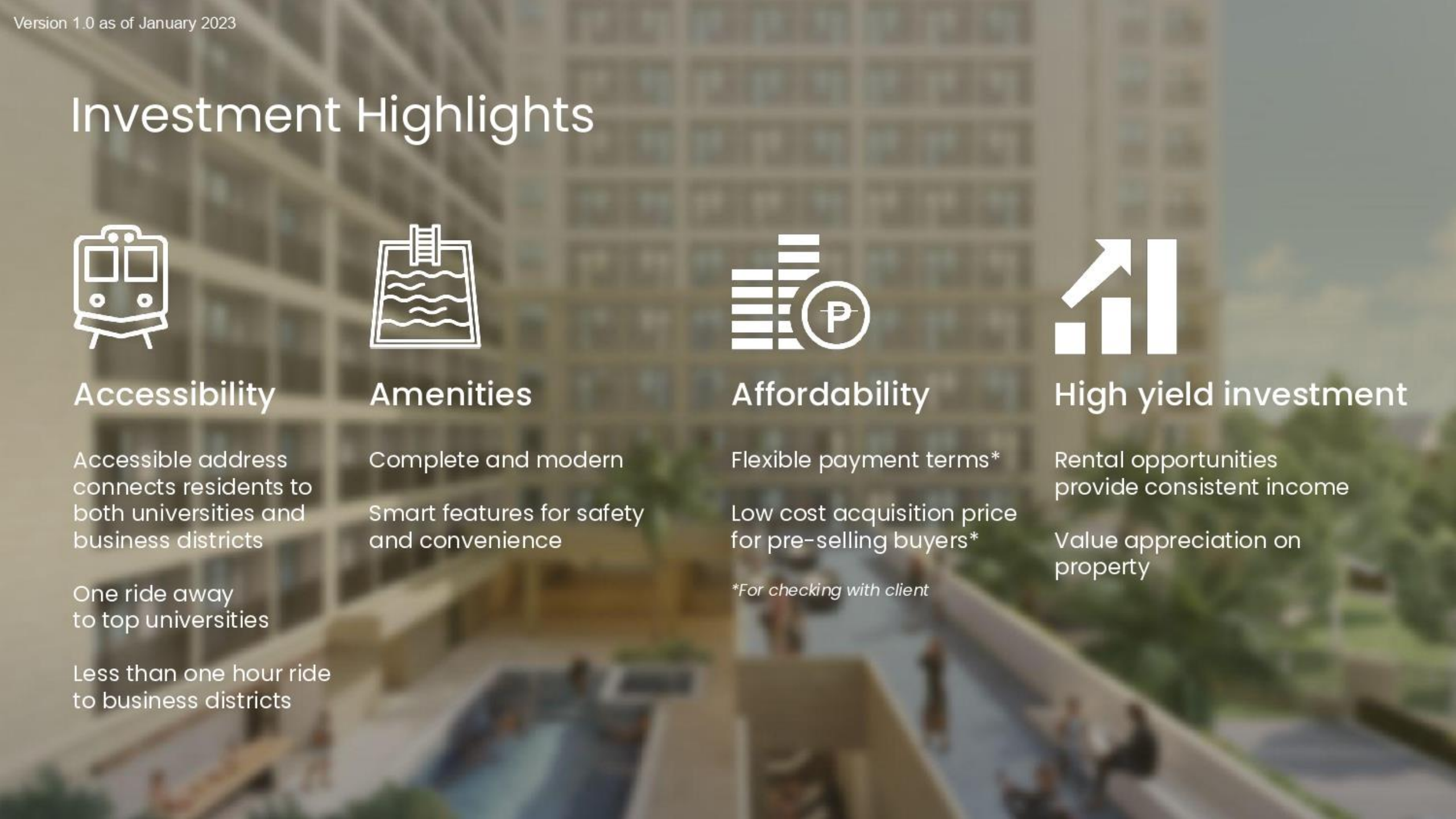
	Kitchen and Dining Area	Bedroom	Toilet and bath
Wall	Painted finish	Painted finish	Dry Area: Painted Finish Wet Area: Tiles
Floor	Ceramic tiles	Ceramic Tiles	Tiles
Ceiling	Gypsum board in paint finish	Open Ceiling – Concrete slab in paint finish	Aluminum panel ceiling
Cabinets	Base and overhead cabinet in laminated wood finish	Not included	Laminated wood base cabinet
Others	Cooktop & Rangehood Engineered stone countertop Sink with Faucet  Provision for Split Type AC (1BR/2BR)	Not included  Provision for Window Type (Studio); Provision for Split Type (1BR/2BR)	Lavatory with faucet, Shower set, water closet with handspray, tissue holder, towel bar



## PRICING SAMPLE

Unit type	Unit Area (SQM)	List Price	Reservation Fee	DP %	DP Amount	Months to Pay	Monthly	Balance %	Balance
Studio	19.19	2,752,536	25,000	20%	525,507	60	8,758	80%	2,202,029
1 Bedroom	28.55	3,943,741	25,000	20%	763,748	60	12,729	80%	3,154,992
2 Bedroom	37.06	5,411,764	25,000	20%	1,057,352	60	17,622	80%	4,329,411

Availability:  
5<sup>th</sup>–6<sup>th</sup> floors  
9<sup>th</sup>–11<sup>th</sup> floors  
17<sup>th</sup>–19<sup>th</sup> floors



# Investment Highlights



## Accessibility

Accessible address connects residents to both universities and business districts

One ride away to top universities

Less than one hour ride to business districts



## Amenities

Complete and modern

Smart features for safety and convenience



## Affordability

Flexible payment terms\*

Low cost acquisition price for pre-selling buyers\*

*\*For checking with client*



## High yield investment

Rental opportunities provide consistent income

Value appreciation on property



# Park One investment potential

An affordable investment with **better value**, thanks to a **strategic location** on the edge of Coastal Road.

Project	Twin Residences*	Park One	Sonora Residences*
Developer	SMDC	Golden Topper	DMCI
Location	Alabang Zapote Rd	Alabang Zapote Rd	Alabang Zapote Rd
Studio	3.5M (20sqm)	2.7M (19sqm)	N/A
1BR	5.2M (26sqm)	4.1M (28.6 sqm)	3.7M (28sqm)
2BR	7M (39 sqm)	5.7M (38.1sqm)	7.3 (56sqm)
Price/sqm	162-200k	130-149k	102-165k

\*As of 2022







# Timeline and Milestones

Groundbreaking

**2023**

**4th Quarter**

Turnover (Tower 1)

**2028**

**1st Quarter**



Artist's perspective only. The developer sees fit without prior notice.

## Additional Specifics

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- Turnover fees are included in the 6.5% other charges
- Unit deliverable does not include an aircon unit, only a provision for Window Type (Studio) / Split-type model (1BR & 2BR) will be provided.
- Property is designed to mitigate flooding through elevated ground floors and proper drainage systems.
- Flooding on the street is determined by the drainage improvements of the LGU (Local Gov't Unit).



## FAQs

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- Is the area prone to flooding?  
Actual site is not in a flood risk area. Flooding on the surrounding areas is determined by the drainage improvements of the LGU (Local Government Unit)
- Is the area located near an active fault?  
The nearest active fault is 9km away from the site.
- Are units combinable?  
Yes
- Can I purchase multiple parking slots?  
Available tandem parking may be purchased
- How many elevators for Tower 1?  
2 elevators of  $\pm 21$  passengers per elevator
- What is the speed of the elevators for Tower 1?  
2.5m/s. The travel time from the main floor to top floor is only 21.8 seconds
- How many units per floors?  
46 units
- How many parking slots?  
108 parking slots
- Amenity design  
Southern comfort lifestyle
- What is the floor to floor height of residential units?  
2.9 meters
- What is the hallway width?  
1.5 meters

PARK  ONE

Your gateway to urban living.