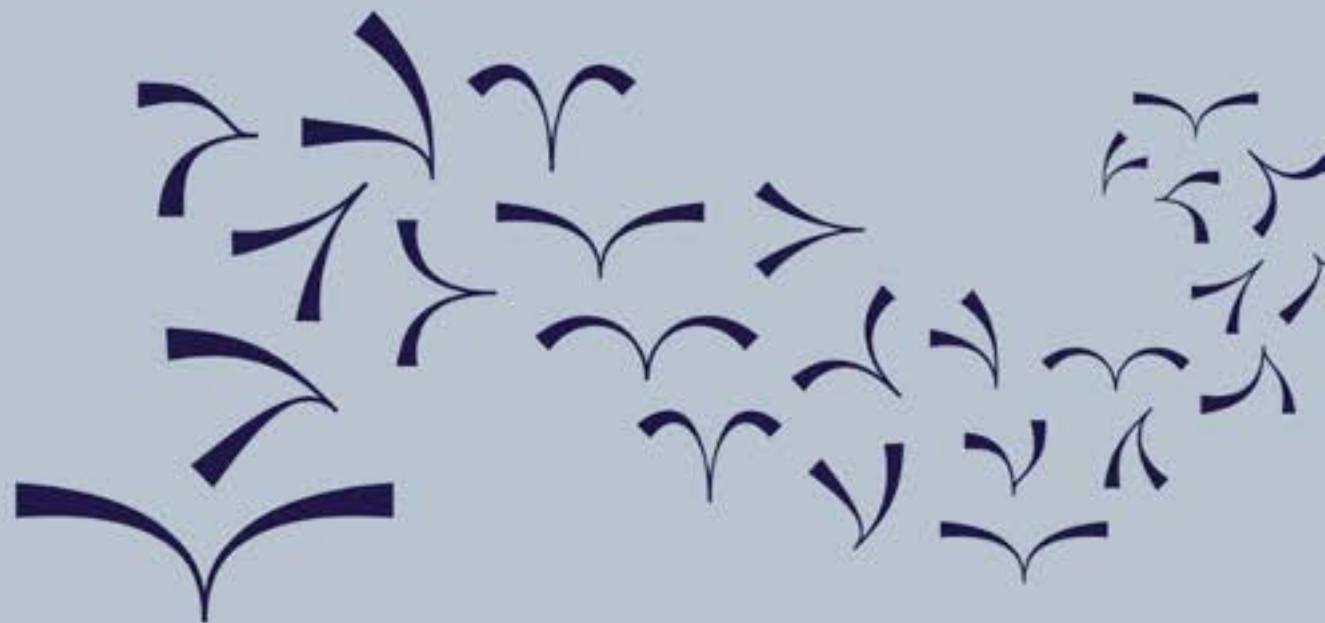


LAYA

BY SHANG PROPERTIES

PRODUCT PRESENTATION
May 2023





Leaders in Luxury

Shang Properties, Inc. has an extraordinary team of internationally acclaimed architects, designers and artisans that articulates the brand's vision of a thoughtful and well-crafted living space—from intimate entries and landscaped arrival courts, beautiful and tasteful building lobbies and amenities floor, individual private lobbies, well laid out rooms, great natural light and views with grand window openings, very usable balconies for outdoor living, and to open family kitchen spaces—given with utmost care to detail. Every aspect of our design is attentive to making something extraordinary.

Completed projects include The Enterprise Center, The Shang Grand Tower, Shang Salcedo Place, The Rise Makati, Assembly Grounds at The Rise, Shangri-La Plaza, The St. Francis Shangri-La Place, One Shangri-La Place in Ortigas Center, and Horizon Homes in Bonifacio Global City. SPI also currently holds a 60% stake in Shangri-La at the Fort.



Residential | Recent Developments

Haraya Residences
Bridgetowne, Pasig



Aurelia Residences
BGC



Shang Residences at Wack Wack
Mandaluyong



The Rise Makati
Makati



Joint venture projects with Robinsons Land Corporation

Residential

Shang Salcedo Place
Makati



One Shangri-La Place
Mandaluyong



The St. Francis Shangri-La Place
Mandaluyong



The Shang Grand Tower
Makati



Retail

Shangri-La Plaza
Mandaluyong



Assembly Grounds at The Rise
Makati



Office

The Enterprise Center
Makati

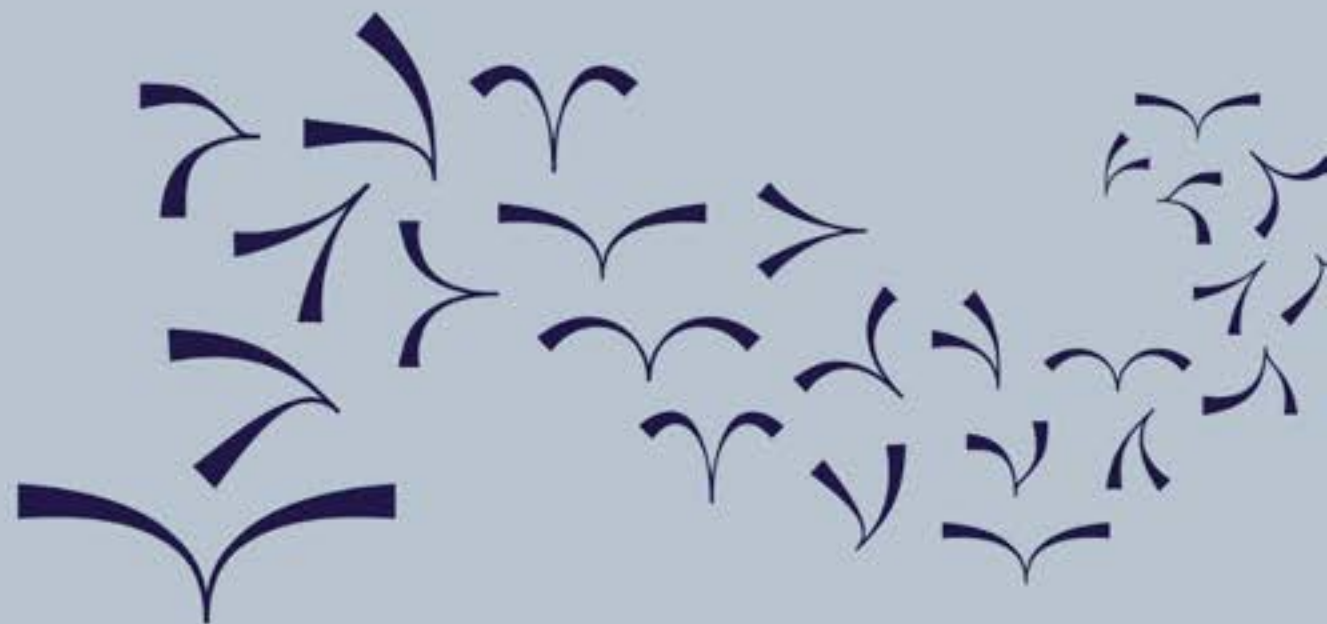


SHANG
PROPERTIES



LAVA

BY SHANG PROPERTIES





LAYA

layà

Noun

Meaning: freedom; liberty;
independence

Laya is a meaningful step toward freedom. A newfound sanctuary for its residents, Laya is an aspirational, convenient, and secure home designed with substance and longevity. The functional and technical design of the residential tower have been carefully considered to maximize space and comfort.





A place to call home

Laya is home to 1,283 studio, one-, two-, three-bedroom units.

Laya's modern spaces gives you the room to design your own home. With amenity spaces which cater to different needs and lifestyles, you'll have space to make the most of every moment.

Laya is a canvas for self-expression, a community for human connection, and a space for cultural enrichment.



**Artist's perspective for illustration purposes only.*



A connected community

Laya is conveniently located along Christian Route, Brgy. Oranbo Pasig City, It is near everything you need, giving you a seamless connection between work, play, and rest. A run in the morning, a quick bite of breakfast, then at your work desk by eight? At Laya by Shang Properties, you can make all that happen with ease.

Situated near Ortigas Center, Laya is near most major commercial centers and corporate headquarters to add convenience to any work commute.

The surrounding neighborhood is full of ideal weekend haunts: shopping malls, restaurants, and open spaces for families to enjoy. Laya is also surrounded by exclusive subdivisions such as Valle Verde and Greenmeadows.

Laya is also strategically located near top medical and academic institutions in the country. Making a home has never been this easy; at Laya, the whole neighborhood is just around the corner.

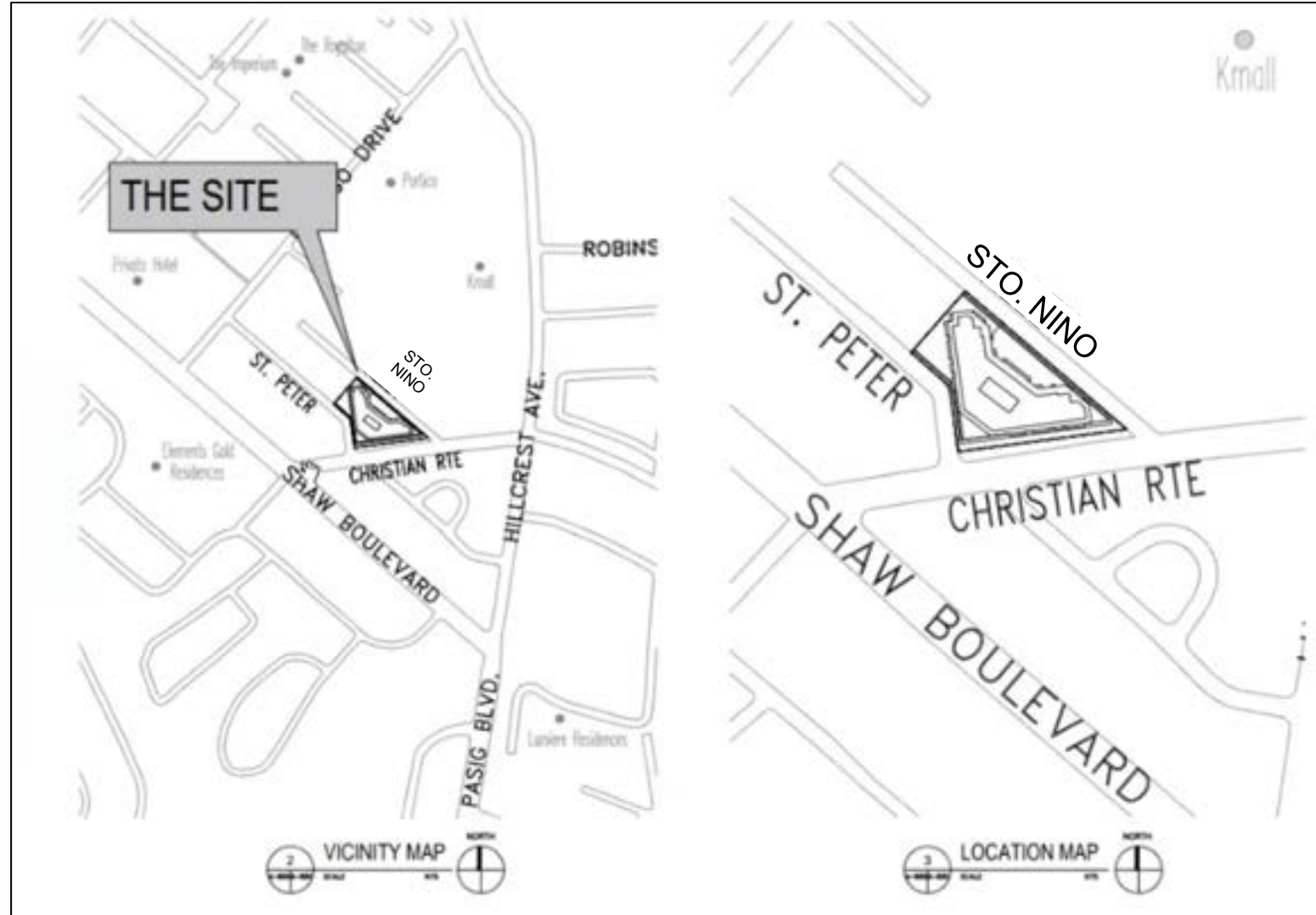


LEGEND

- Hospitals
- Commercial Centers
- Corporate Headquarters
- Schools

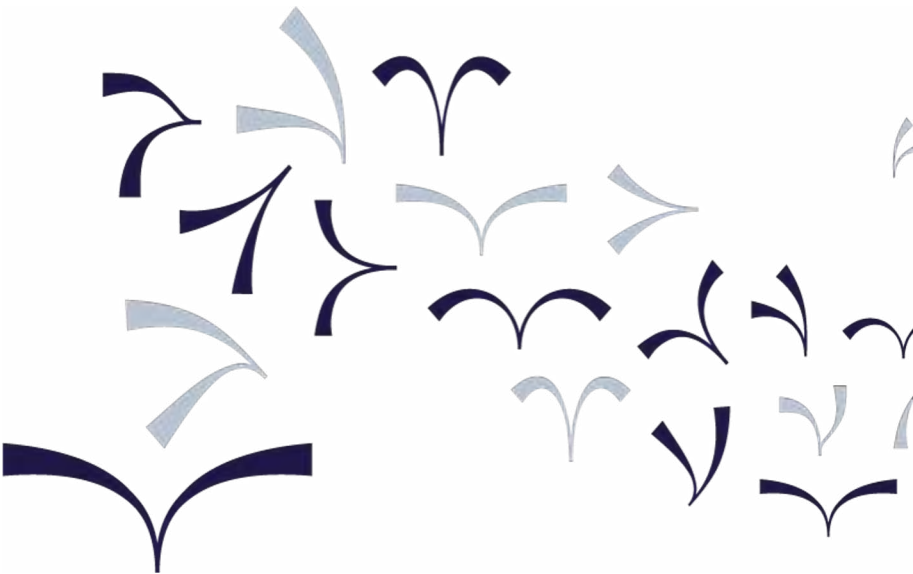
1. Shang Central	1.8 km
2. Unilab	1.2 km
3. Ayala Malls the 30th	1.3 km
4. Jollibee Corporation	1.3 km
5. University of Asia and the Pacific	1.3 km
6. Saint Paul College Pasig	1.5 km
7. Estancia at Capitol Commons	800 m
8. Lourdes School of Mandaluyong	1.8 km
9. SM Megamall	2.1 km
10. Petron Corporation	2.1 km
11. San Miguel Corporation	2.3 km
12. VRP Medical Center	2.4 km
13. Meralco	2.6 km
14. The Podium	2.6 km
15. Robinsons Galleria	2.6 km
16. BDO Corporate Center	2.6 km
17. The Medical City	2.8 km
18. Asian Development Bank	2.8 km
19. Tiendesitas	3 km
20. Saint Pedro Poveda College	3 km
21. La Salle Greenhills	3.4 km
22. Cardinal Santos Medical Center	4.8 km
23. Makati Medical Center	8.4 km
24. Ateneo De Manila University	10.2 km
25. University of the Philippines Diliman	11.9 km

Vicinity Map: Close-up view



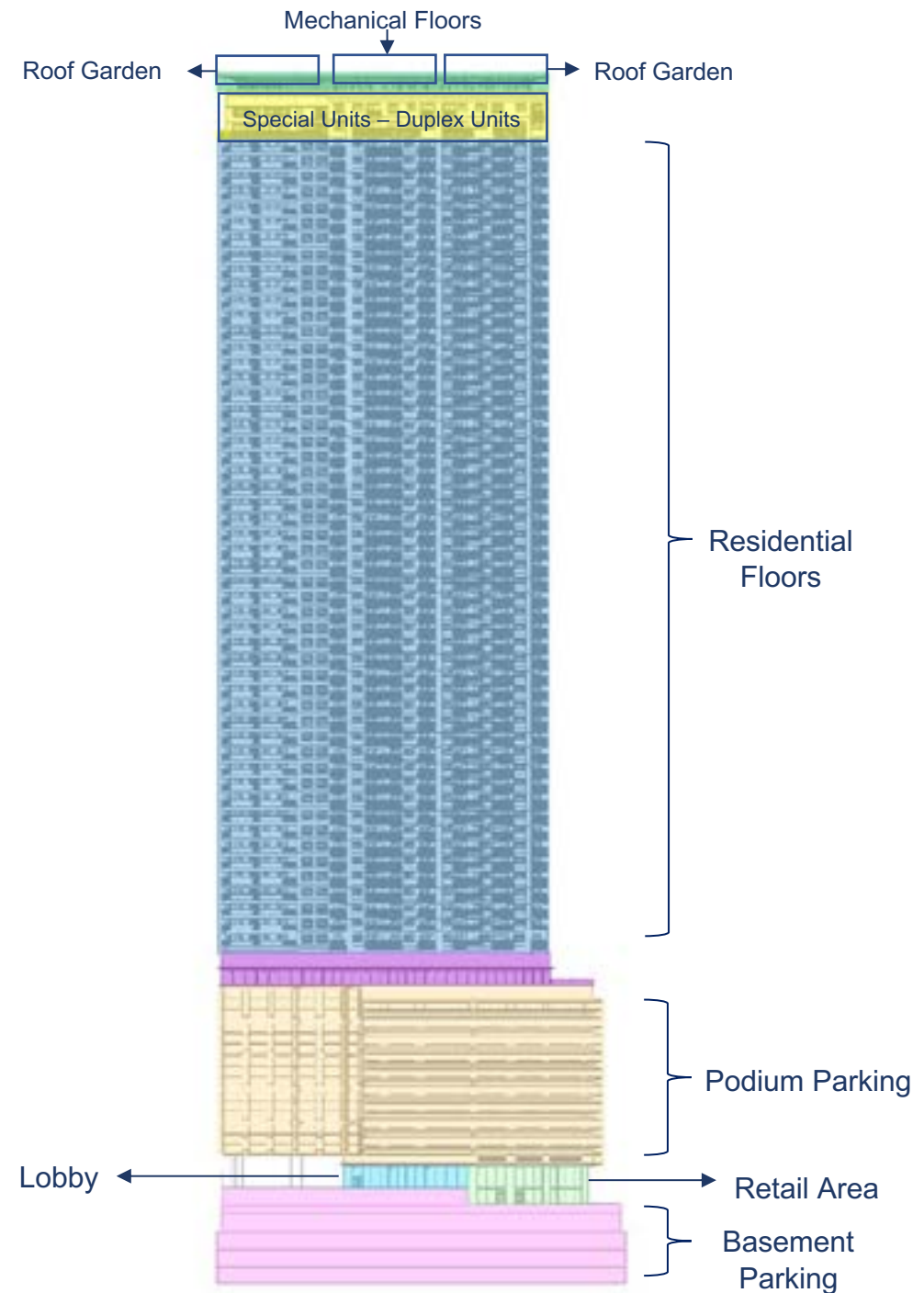
Features Summary

Total Land Area	3,390 sqm
Building Height	205 m
Number of Floors	67
Number of Residential Floors	53
Number of Units	1283
Number of Units to a floor:	
<i>Level 12</i>	14
<i>Level 14 - 41</i>	25
<i>Level 42 - 43</i>	23
<i>Level 45 - 65</i>	24
<i>Level 66</i>	19
Floor-to-Ceiling Height <i>(inside the unit; in meters)</i>	
<i>Foyer</i>	2.15 - 2.30 m
<i>Toilet</i>	2.15 - 2.20 m
<i>Living/Dining</i>	2.60 - 2.625 m
<i>Kitchen</i>	2.15 - 2.20 m
<i>Bedroom</i>	2.60 - 2.675 m
<i>Utility</i>	2.05 - 2.17 m
Number of Carpark Slots	710
Number of Carpark Levels (Total):	15
<i>Basement Parking Levels</i>	5
<i>Podium Parking Levels</i>	10
Number of Elevators (Total):	11
<i>Passenger Lifts</i>	8
<i>Service Lifts</i>	1
<i>Carpark Lifts</i>	2
Amenity Area size (Total):	2802 sqm
<i>Indoor Amenities Spaces</i>	1697 sqm
<i>Outdoor Amenities Spaces</i>	1105 sqm



Building Zone

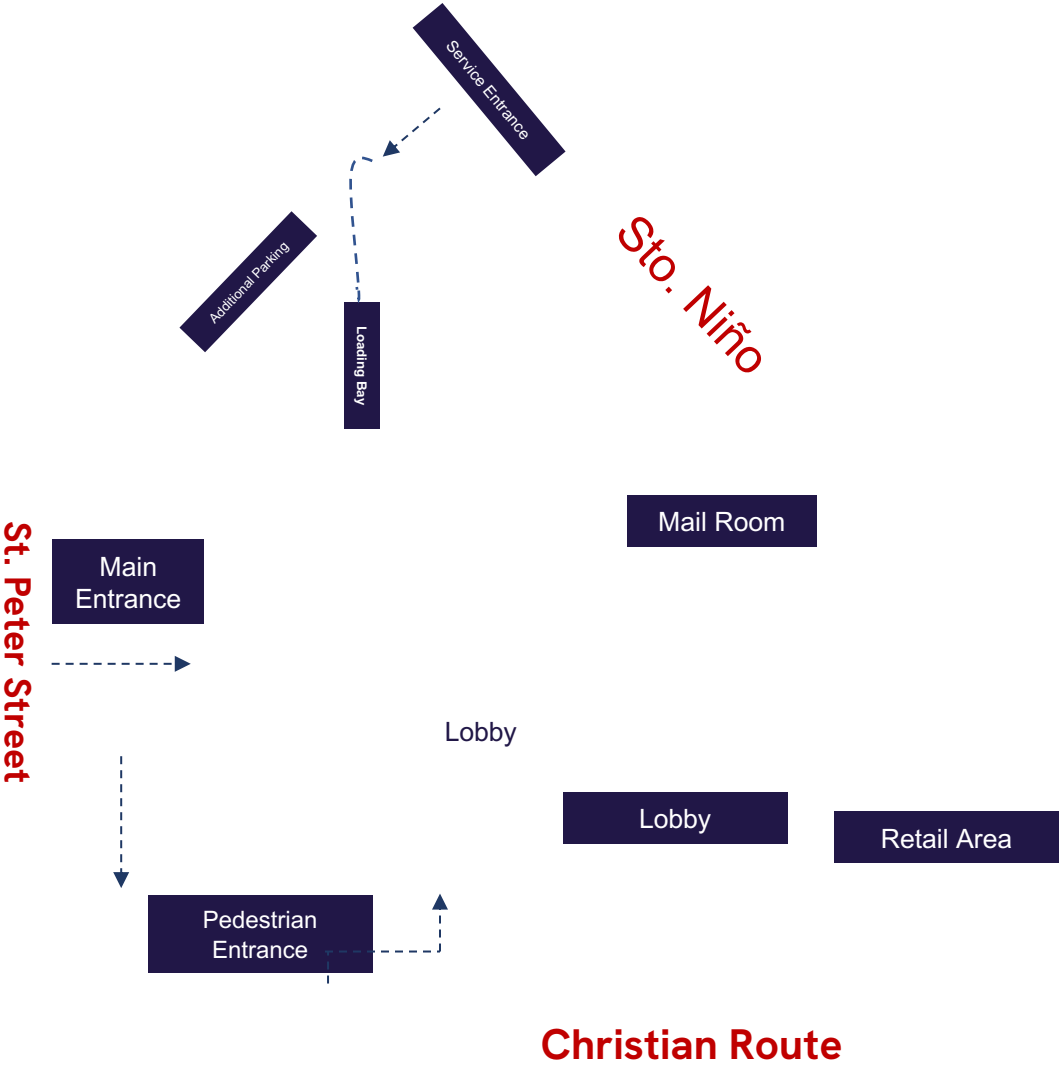
- Basement Parking (Basement 1 – Basement 5)
- Retail Area (Level 1/ Ground Floor)
- Residential Lobby (Level 1/ Ground Floor)
- Podium Parking (Mezzanine to Level 10 Floor)
- Amenity Floor (Level 11 and half of Level 12)
- Residential Floors (Levels 12 – 65)
- Special Units (Level 66)
- Mechanical Floors (Level 66)





Retail Area

Retail Zone



227 sqm combined

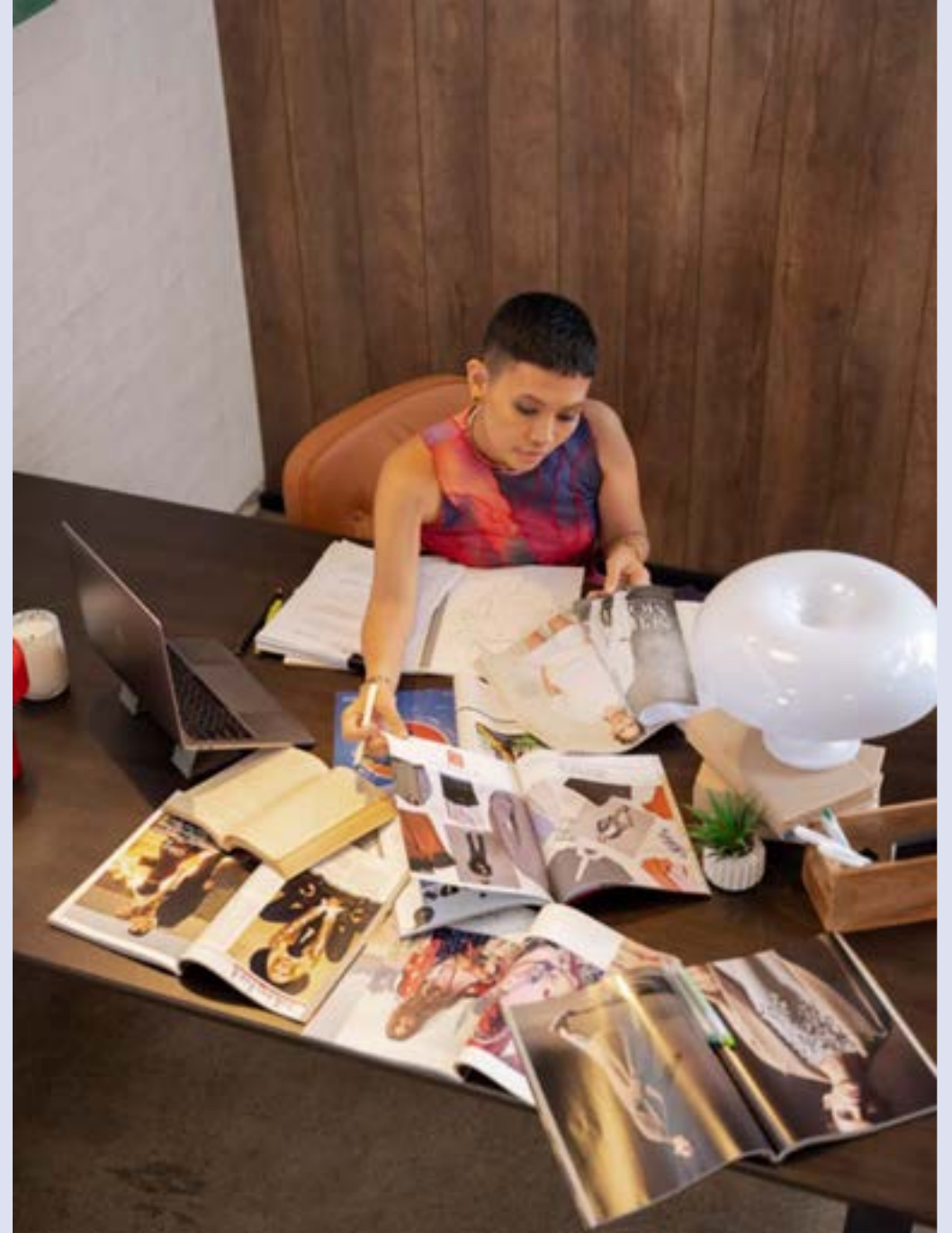


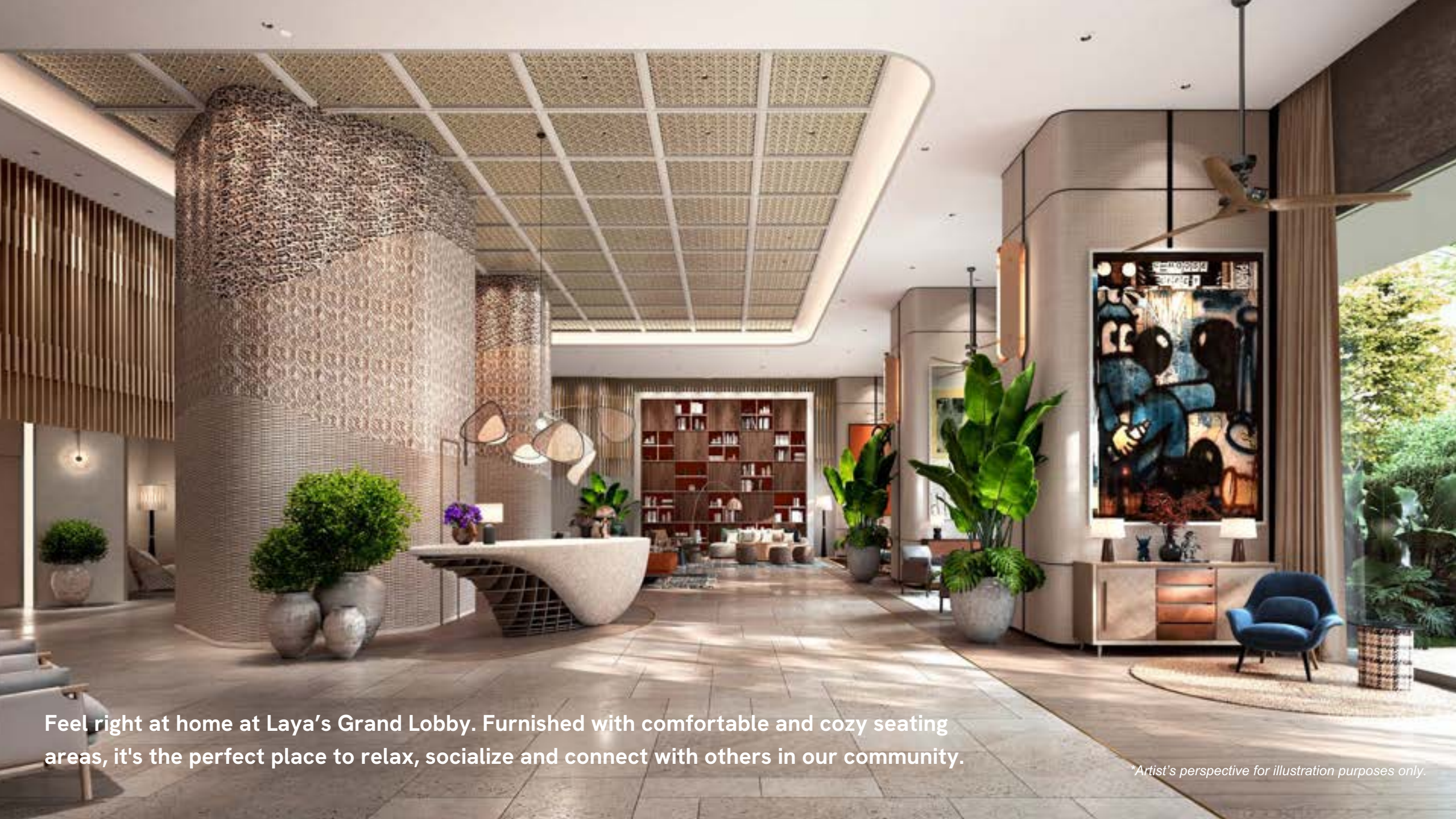
A canvas for self-expression

A home that knows you is a home that understands your lifestyle. Laya by Shang Properties has curated an ecosystem of in-house amenities that suits a modern lifestyle. Our facilities are divided into indoor and outdoor settings — rain or shine, you're free to express yourself here.

Indoor amenities include a function room perfect for intimate gatherings, a fully equipped fitness studio, a quiet library and workspace, a children's playroom, a game room, and a viewing room for movie nights. Right outside, we have a swimming pool for both kids and adults.

The landscape area connects to our bright, verdant gardens, while kids can enjoy themselves at the play area. With everything within reach, Laya is a home that lets you be you.





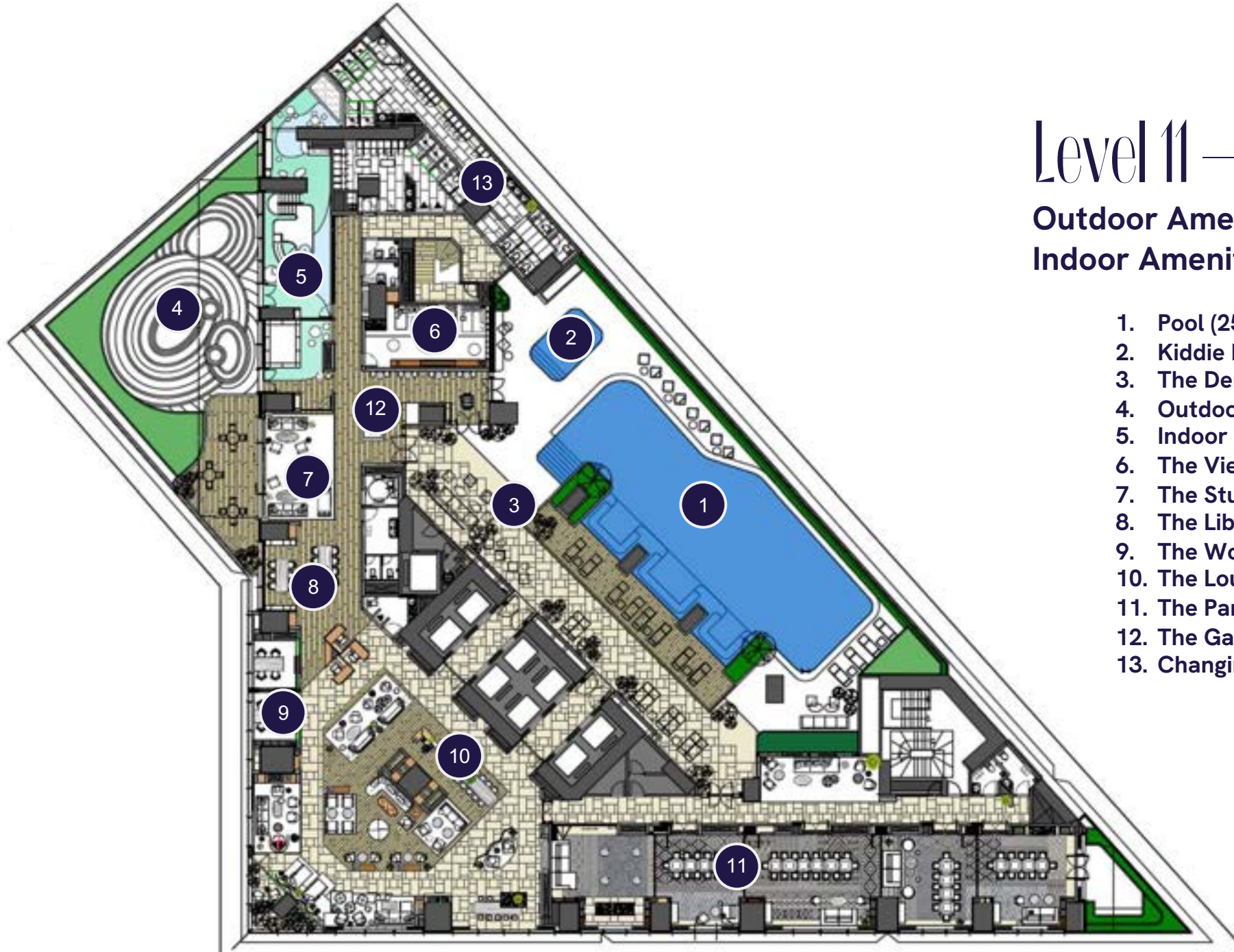
Feel right at home at Laya's Grand Lobby. Furnished with comfortable and cozy seating areas, it's the perfect place to relax, socialize and connect with others in our community.

**Artist's perspective for illustration purposes only.*

Level 11 – Amenities

Outdoor Amenities: 1105 sqm

Indoor Amenities: 1697 sqm



1. Pool (25m length, 1.2m depth)
2. Kiddie Pool
3. The Den
4. Outdoor Children's Play Area
5. Indoor Children's Play Area
6. The Viewing Room
7. The Studio
8. The Library
9. The Workspace
10. The Lounge
11. The Party Rooms
12. The Game Room
13. Changing Rooms

**Artist's perspective for illustration purposes only.*



The Lounge



**Artist's perspective for illustration purposes only.*

The Viewing Room



**Artist's perspective for illustration purposes only.*

The Studio



Pool

**Artist's perspective for illustration purposes only.*



Children's Play Area

**Artist's perspective for illustration purposes only.*

Indoor Children's Play Area

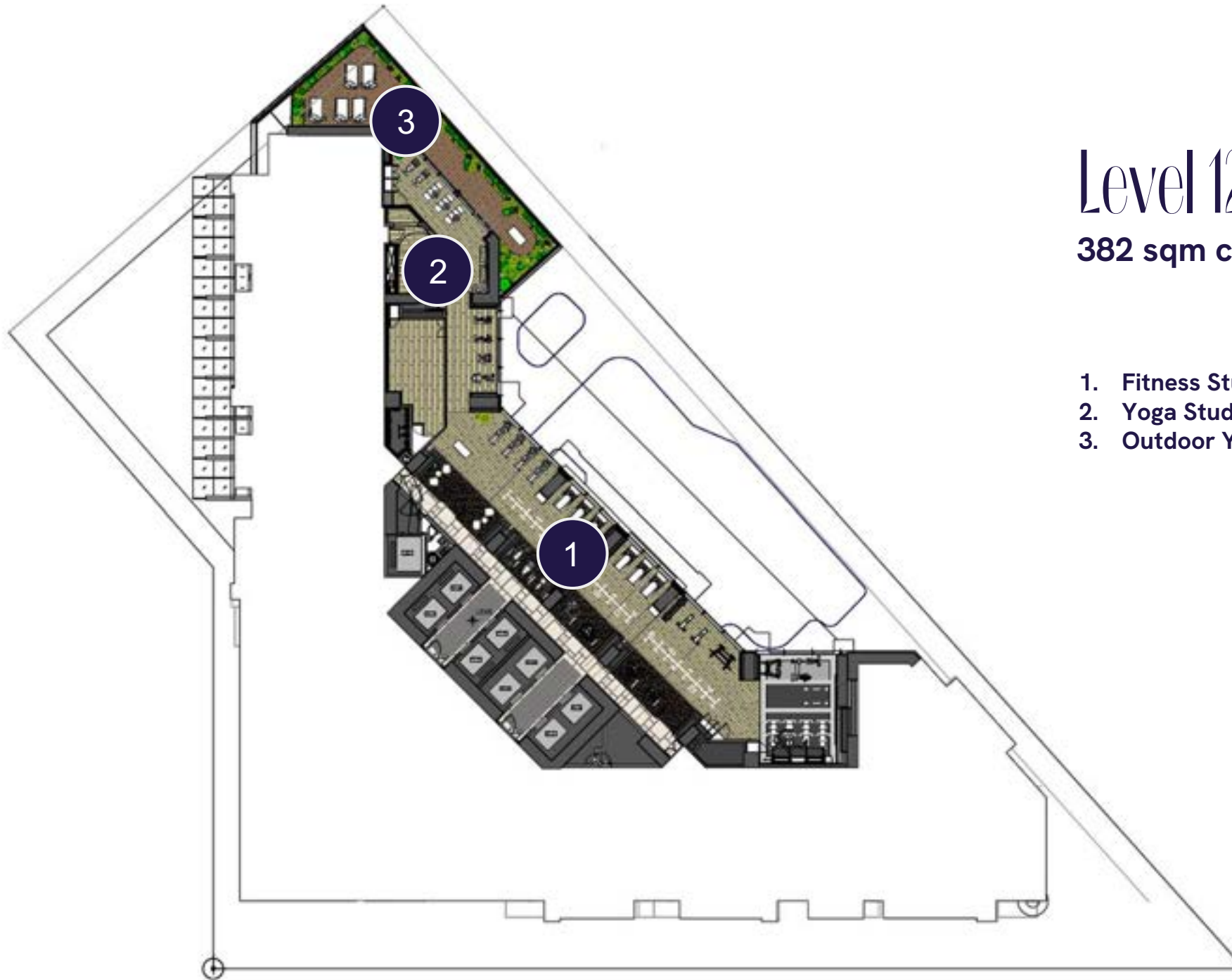


**Artist's perspective for illustration purposes only.*



**Artist's perspective for illustration purposes only.*

The Workspace



Level 12 – Amenities

382 sqm combined

1. Fitness Studio
2. Yoga Studio
3. Outdoor Yoga / Meditation Area

**Artist's perspective for illustration purposes only.*

Yoga Studio



**Artist's perspective for illustration purposes only.*

Fitness Studio



**Artist's perspective for illustration purposes only.*



Unit Mix

Unit Type	Number of Units	Sqm Approx.	Sqft Approx
Studio	254	33-35	355-376
1-BR Units	646	38-84	409-904
2-BR Units	322	94-108	979-1162
3-BR Units	42	145-149	1560-1603

1-BR Variants:

Variant	Sqm Approx.
1-BR Small	38
1-BR Medium	48
1-BR	54-60
1-BR Special	61-63
1-BR Large	84



Typical Building Floor Layout

Level 14 – 41
Low Zone

WEST
(MANDALUYONG)

ST. PETER STREET

NORTH
(PASIG)

EAST
(PASIG)

LEGEND

- Studio
- 1-Bedroom
- 2-Bedroom

CHRISTIAN ROUTE

SOUTH
(TAGUIG)

Typical Building Floor Layout

Level 42 – 43

WEST
(MANDALUYONG)

ST. PETER STREET

NORTH
(PASIG)

EAST
(PASIG)

LEGEND



Studio



1-Bedroom



2-Bedroom

CHRISTIAN ROUTE

SOUTH
(TAGUIG)

Typical Building Floor Layout

Level 45 – 65
High Zone

WEST
(MANDALUYONG)

ST. PETER STREET

NORTH
(PASIG)

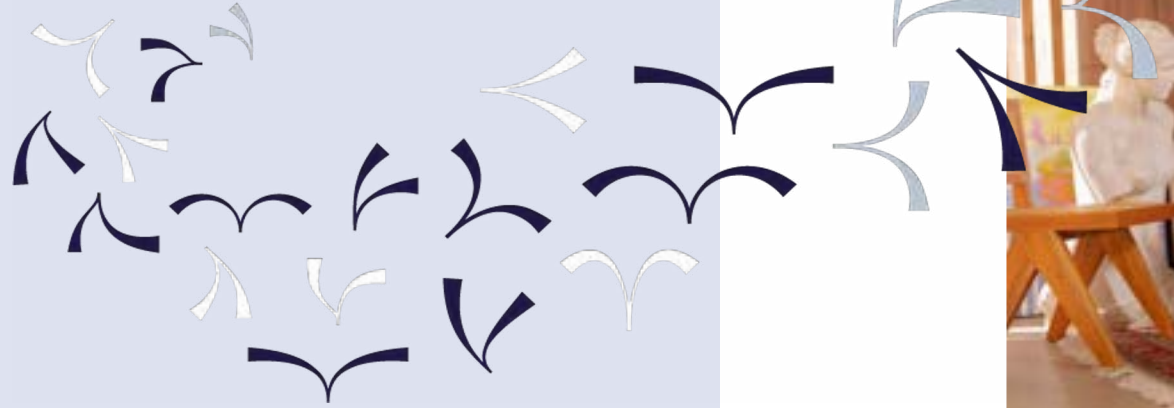
EAST
(PASIG)

LEGEND

- Studio
- 1-Bedroom
- 2-Bedroom
- 3-Bedroom

CHRISTIAN ROUTE

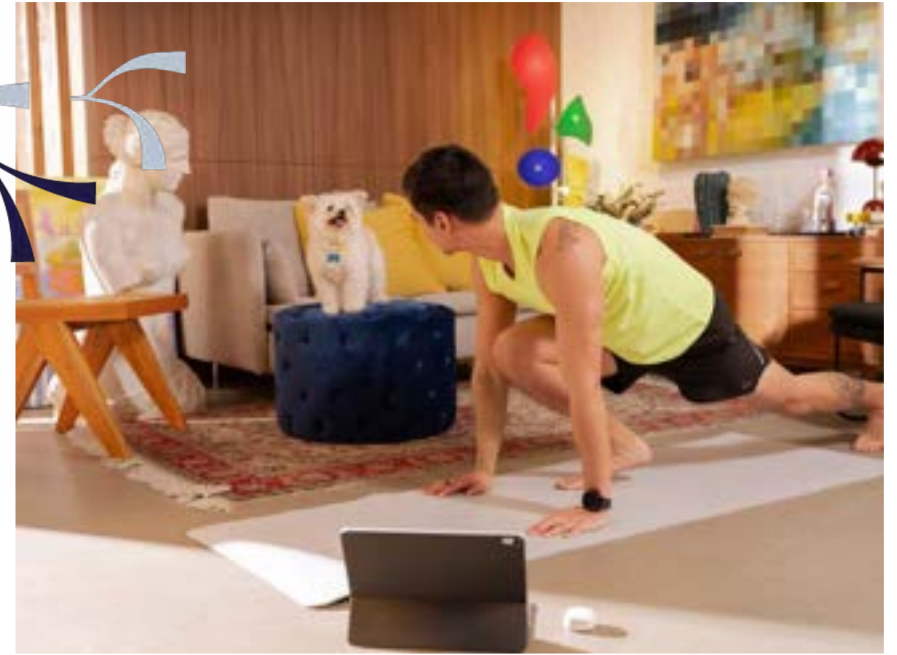
SOUTH
(TAGUIG)



A space just for you

Floor plans that fit every lifestyle.

Make the most out of your own living space.





Studio Units

Designed with you in mind. This stylish living space offers everything you need for comfortable and thriving city living.



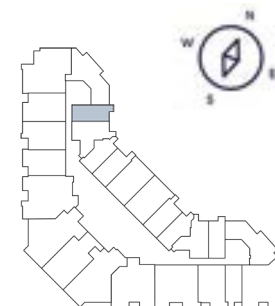
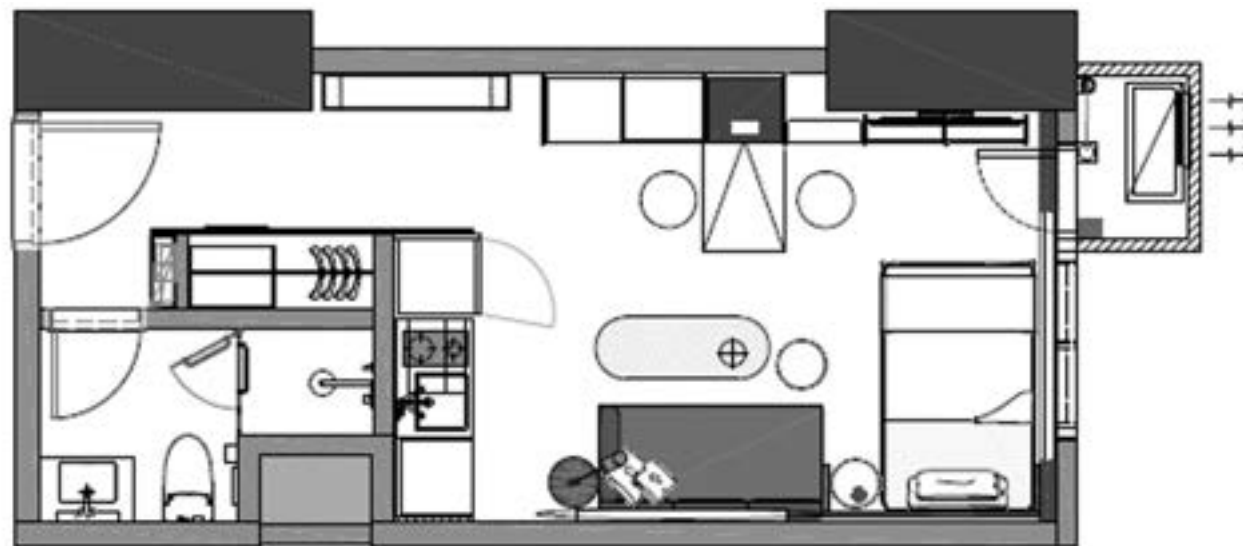


Studio Unit Unit P

(Mirror Unit G)
52 units

Unit Size
33 sqm – 34 sqm
355 sqft – 365 sqft

L14 to L20
L31 to L40
L57 to L65



**Artist's perspective for illustration purposes only.*

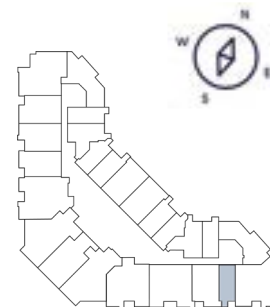


Studio Unit Unit D

27 units

Unit Size
34 sqm
365 sqft

L12 to L20
L31 to L40
L57 to L65



**Artist's perspective for illustration purposes only.*

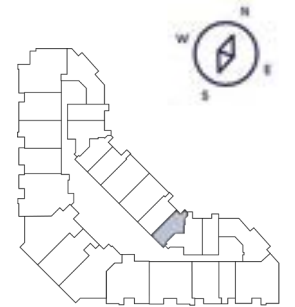
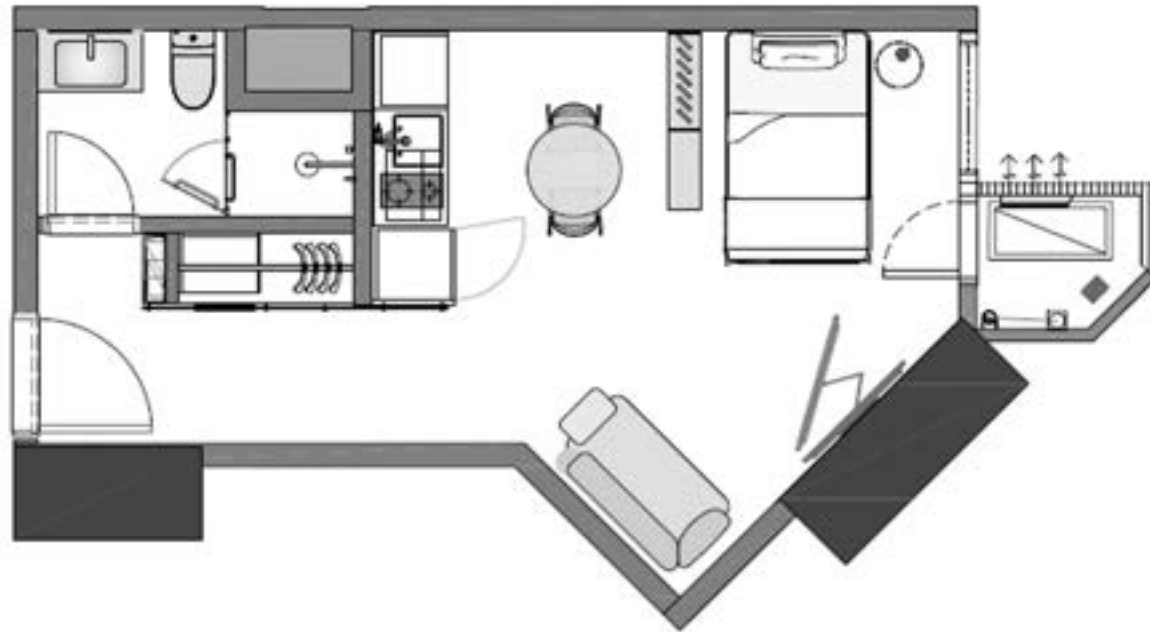


Studio Unit Unit I

(Mirror Unit N)
102 units

Unit Size
34 sqm – 35 sqm
365 sqft – 376 sqft

L14 to L65



**Artist's perspective for illustration purposes only.*



1-Bedroom Units

Designed to offer you the ultimate comfort and style. This sleek 1-bedroom living space has been meticulously crafted to cater to your every need, offering a truly exceptional living experience.





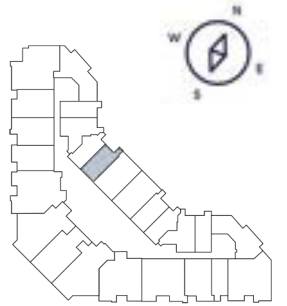
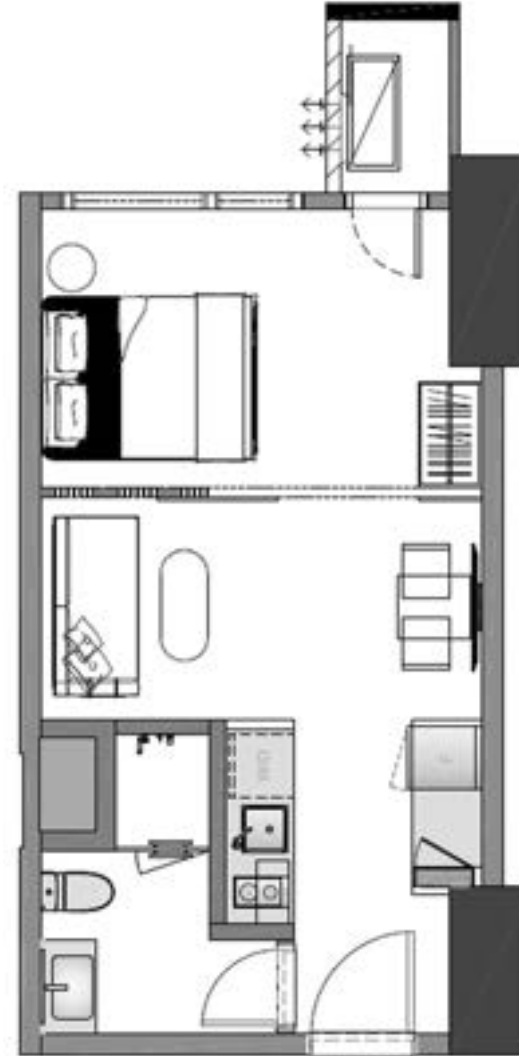
1-Bedroom (Small)

Unit M

(Mirror Unit J)
102 units

Unit Size
38 sqm
409 sqft

L14 to L65



**Artist's perspective for illustration purposes only.*

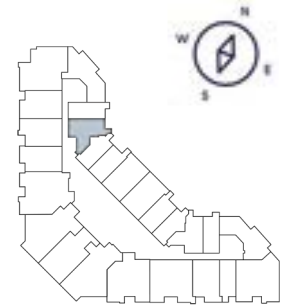
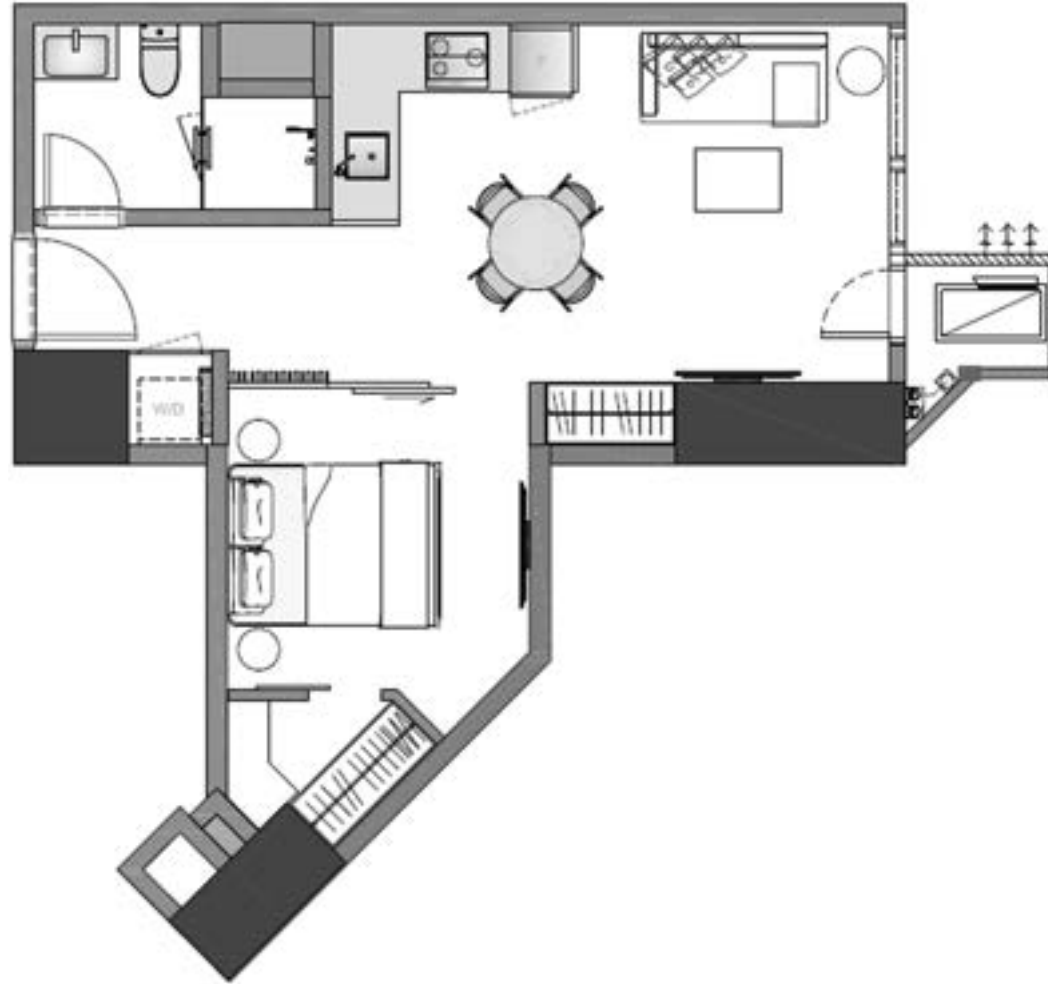


1-Bedroom (Medium) Unit O

(Mirror Unit H)
100 units

Unit Size
48 sqm
516 sqft

L12 to L65



**Artist's perspective for illustration purposes only.*



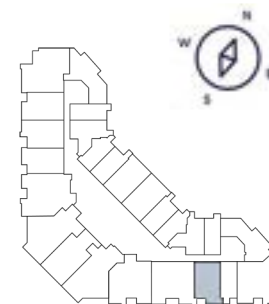
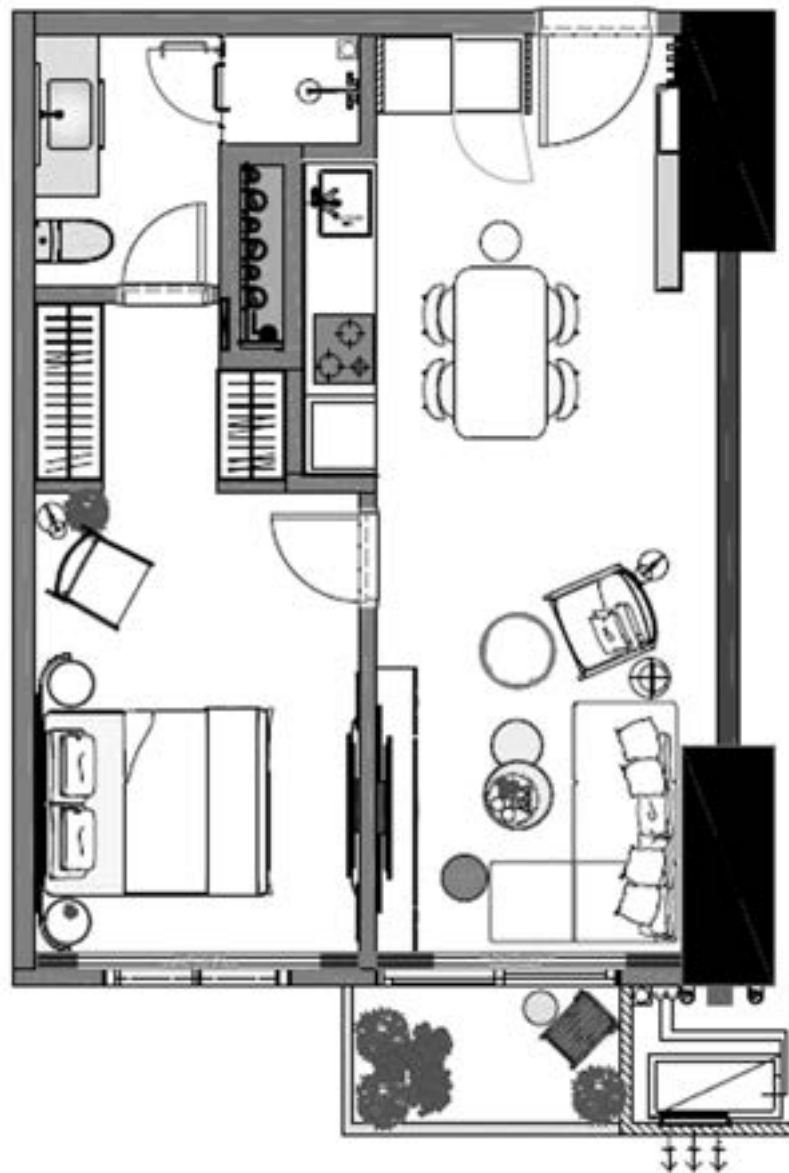
1-Bedroom Unit C

25 units

Unit Size
57 sqm
613 sqft

L21 to L30
L41 to L56

Unit size includes 5.20 sqm balcony



**Artist's perspective for illustration purposes only.*



1-Bedroom Unit K

(Mirror Unit L)

102 units

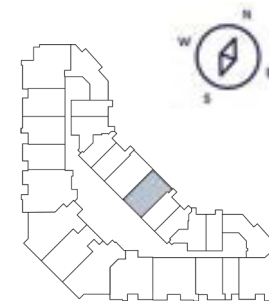
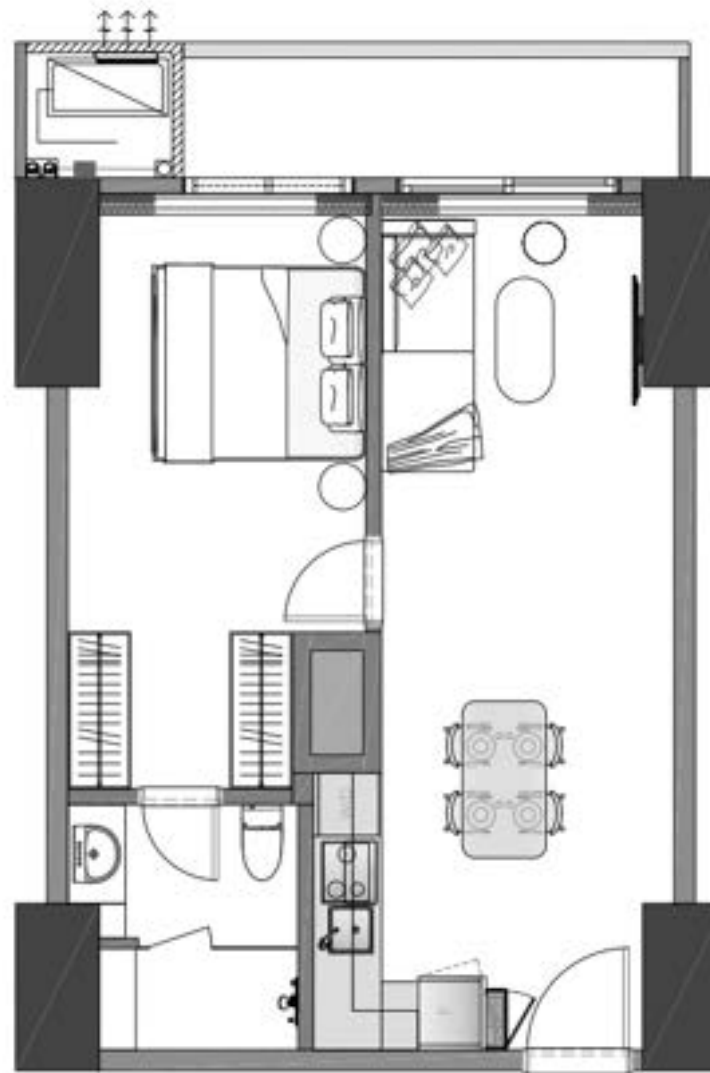
Unit Size

59 sqm - 60 sqm

635 sqft – 645 sqft

L14 to L65

Unit size includes 8.28 sqm balcony



**Artist's perspective for illustration purposes only.*



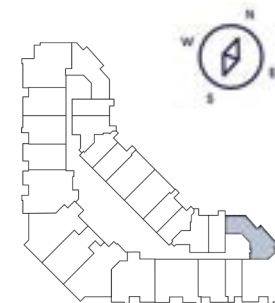
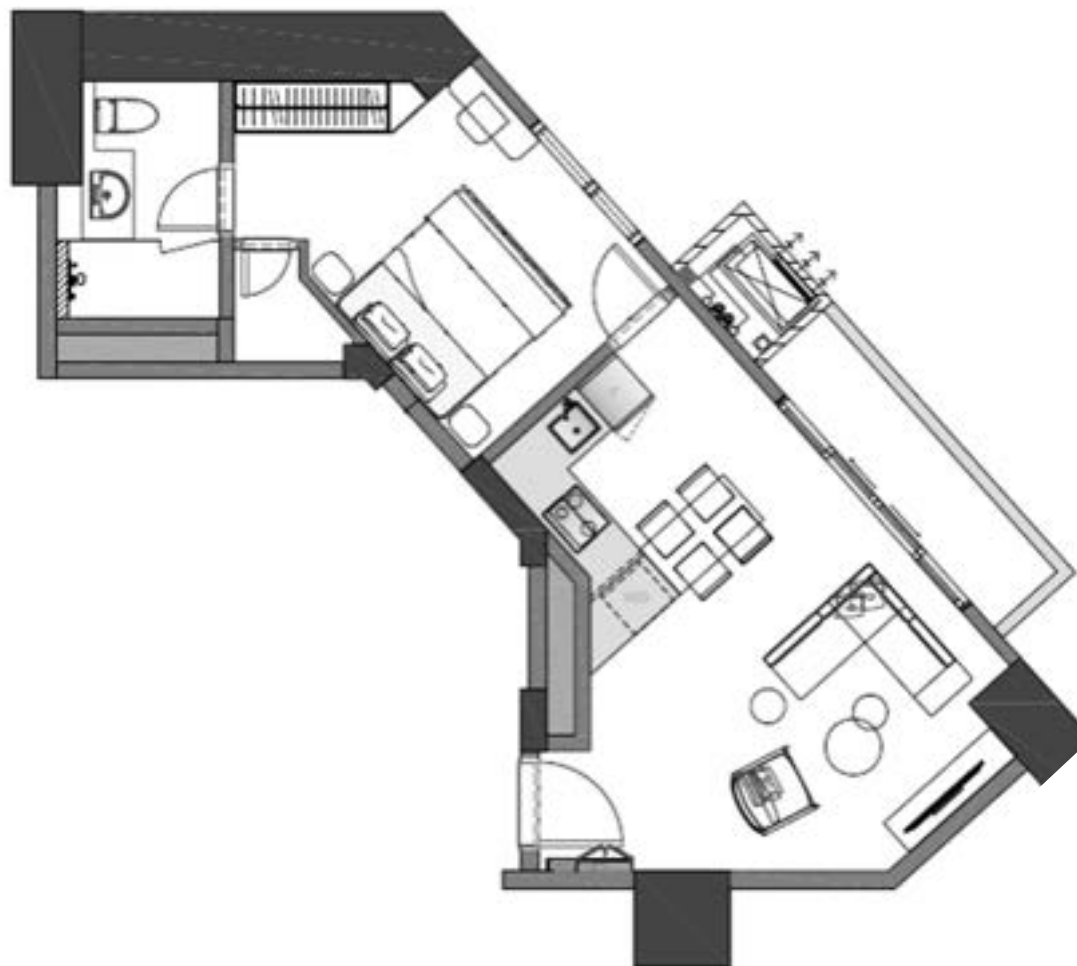
1-Bedroom (Special) Unit F

27 units

Unit Size
61 sqm
656 sqft

L12 to L20
L31 to L40
L57 to L65

Unit size includes 6.51 sqm balcony



**Artist's perspective for illustration purposes only.*



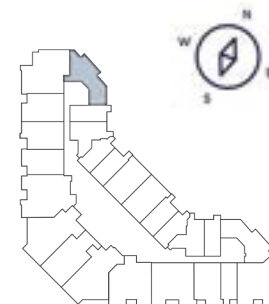
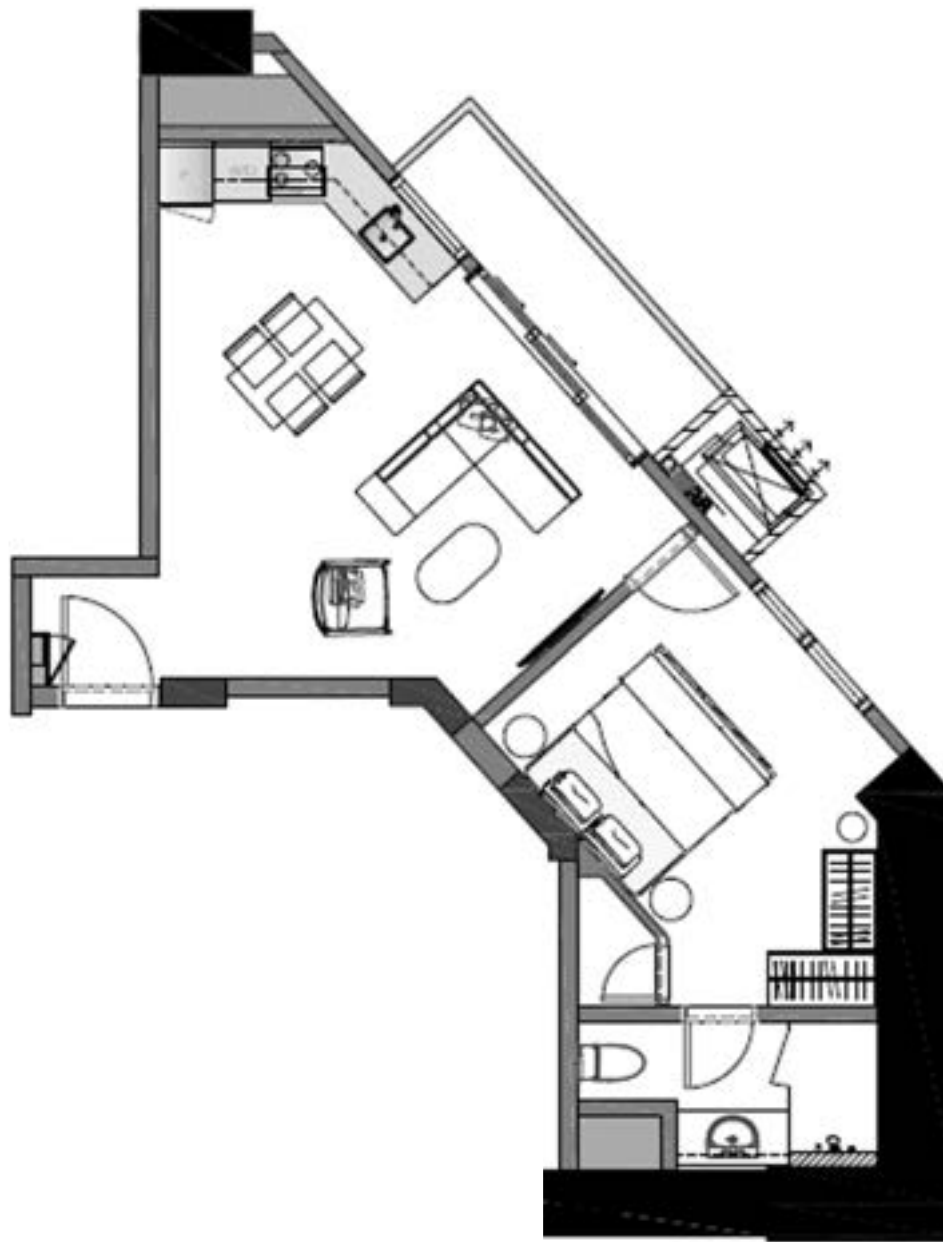
1-Bedroom (Special) Unit Q

25 units

Unit Size
63 sqm
678 sqft

L21 to L30
L41 to L56

Unit size includes 6.51 sqm balcony



**Artist's perspective for illustration purposes only.*



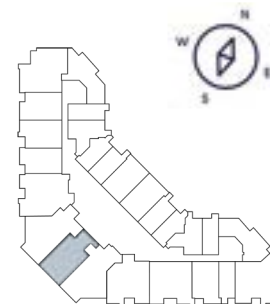
1-Bedroom (Large) Unit Y

31 units

Unit Size
84 sqm
904 sqft

L12 to L43

Unit size includes 10.42 sqm balcony

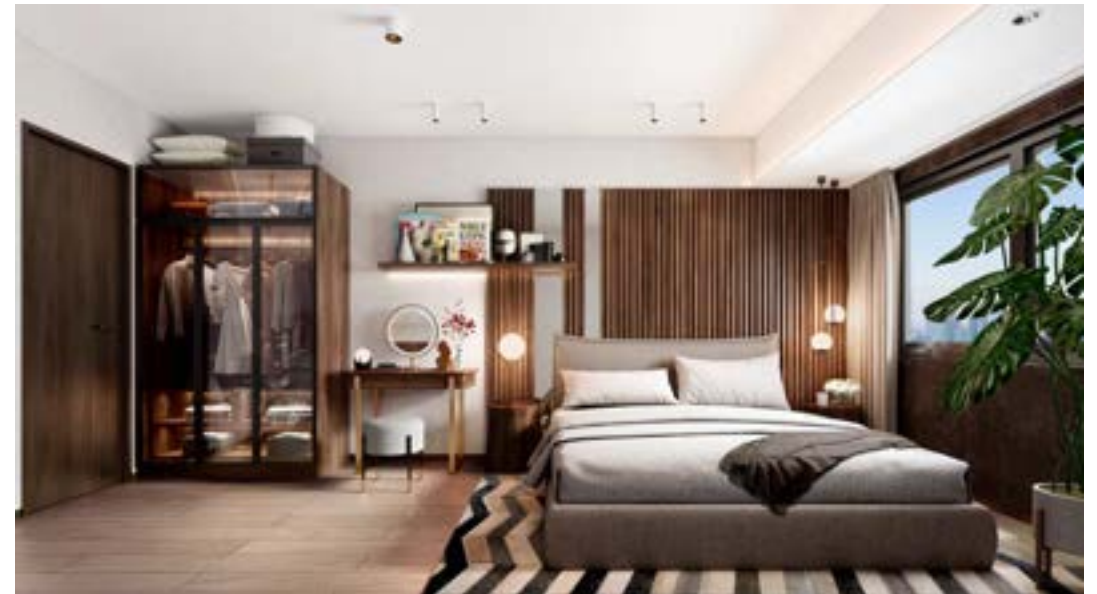


**Artist's perspective for illustration purposes only.*



2-Bedroom Units

Whether you're a young family just starting out or looking for a spacious and comfortable living space, Laya's 2-bedroom unit is the perfect choice. At Laya, you'll have everything you need to make lasting memories with your loved ones.





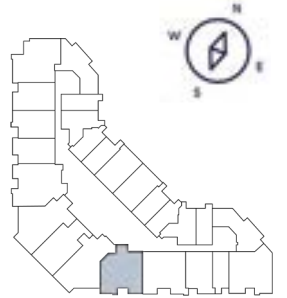
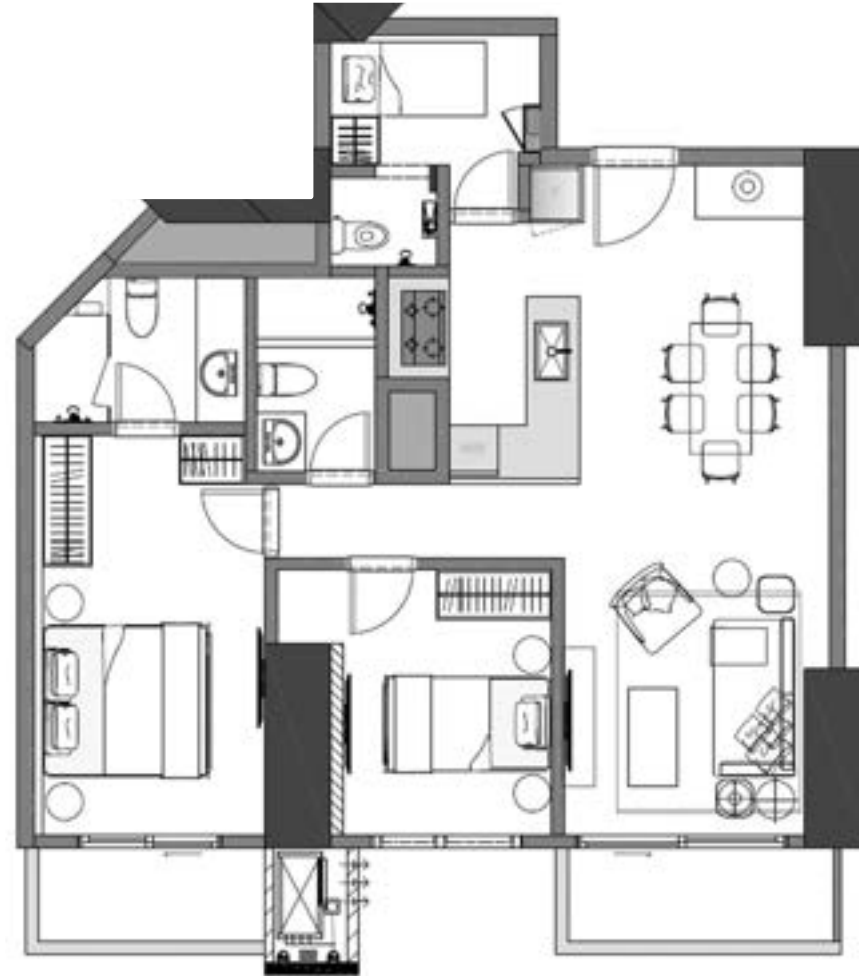
2-Bedroom Unit A

50 units

Unit Size
95 sqm
1022 sqft

L12 to L65 (except L42 & L43)

Unit size includes 10.07 sqm balcony



**Artist's perspective for illustration purposes only.*



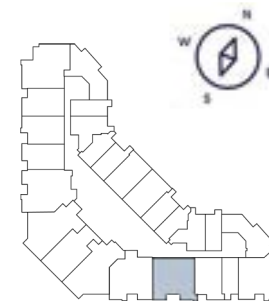
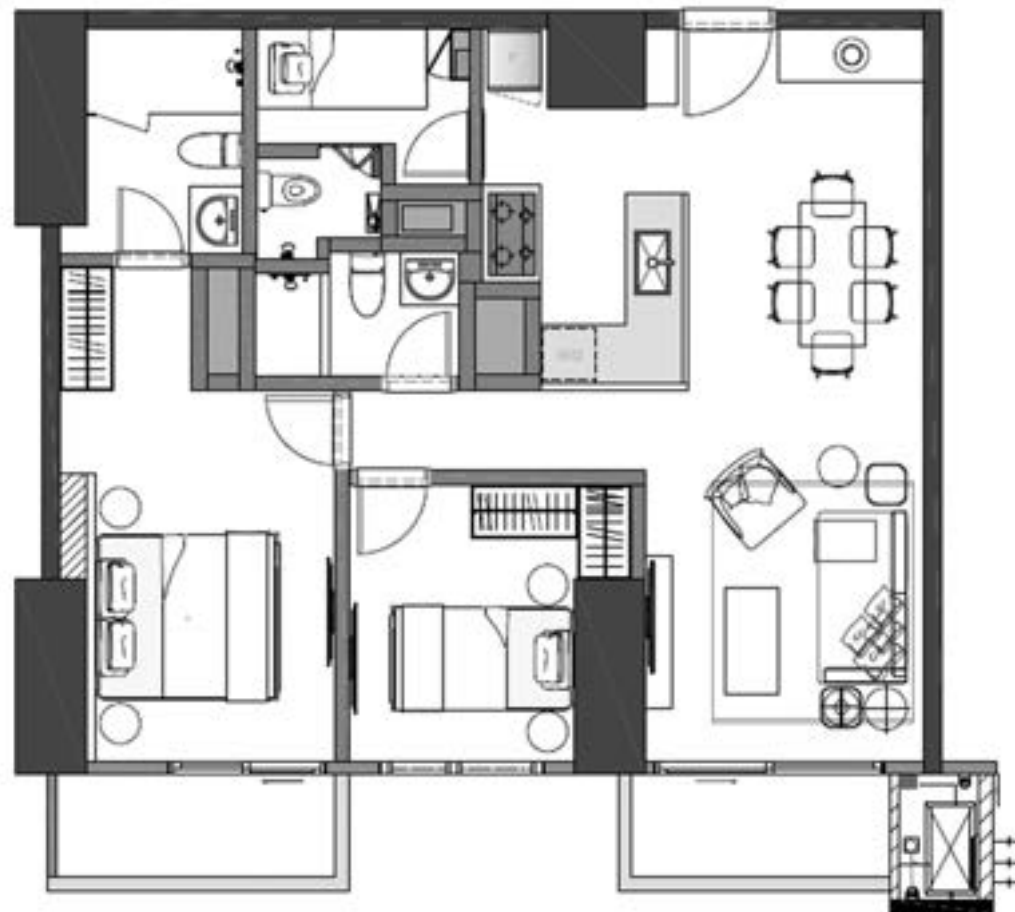
2-Bedroom Unit B

52 units

Unit Size
94 sqm
1011 sqft

L12 to L65

Unit size includes 10.06 sqm balcony



**Artist's perspective for illustration purposes only.*



2-Bedroom Unit E

52 units

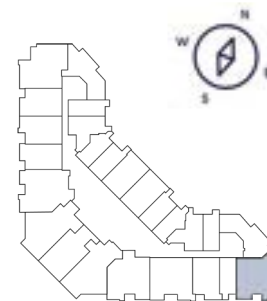
Unit Size

94 sqm – 95 sqm

1011 sqft – 1022 sqft

L12 to L65

Unit size includes 10.56 sqm balcony



**Artist's perspective for illustration purposes only.*



2-Bedroom Unit R

52 units

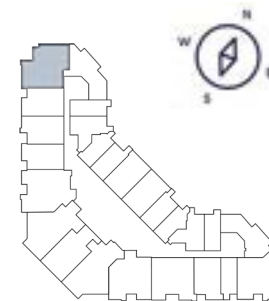
Unit Size

95 sqm – 96 sqm

1022 sqft – 1033 sqft

L12 to L65

Unit size includes 13.20 sqm balcony



**Artist's perspective for illustration purposes only.*



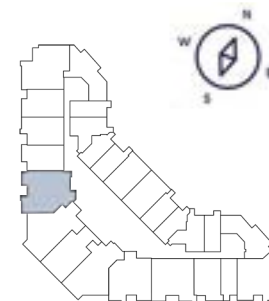
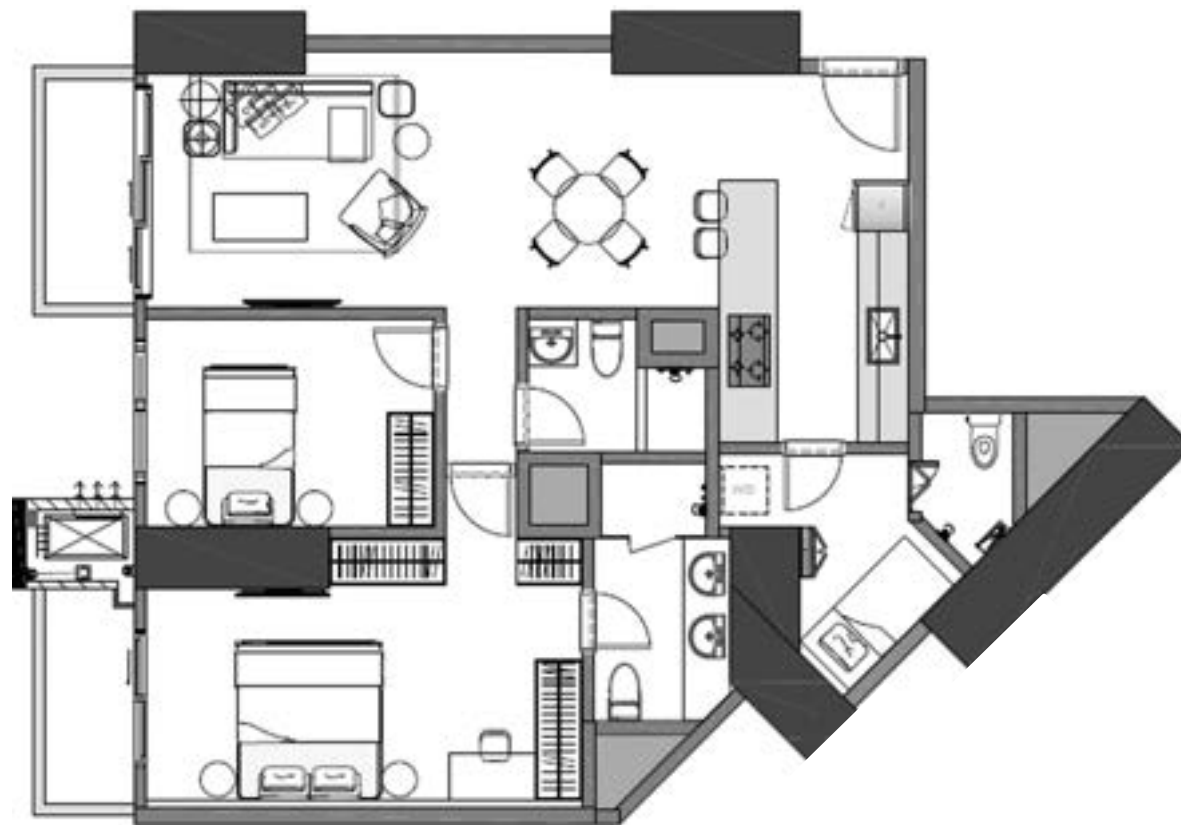
2-Bedroom Unit V

52 units

Unit Size
108 sqm 1162 sqft

L12 to L65

*Unit size includes 9.74
sqm balcony*



**Artist's perspective for illustration purposes only.*



2-Bedroom Unit W

31 units

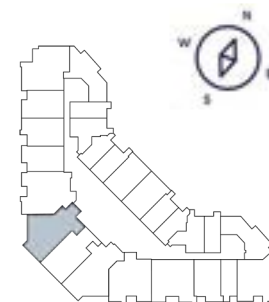
Unit Size

102 sqm -103 sqm

1097 sqft -1108 sqft

L12 to L43

Unit Size includes 8.40 sqm balcony



**Artist's perspective for illustration purposes only.*



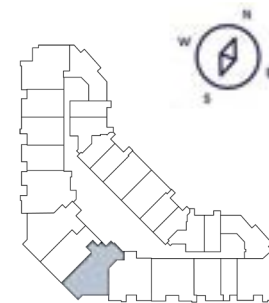
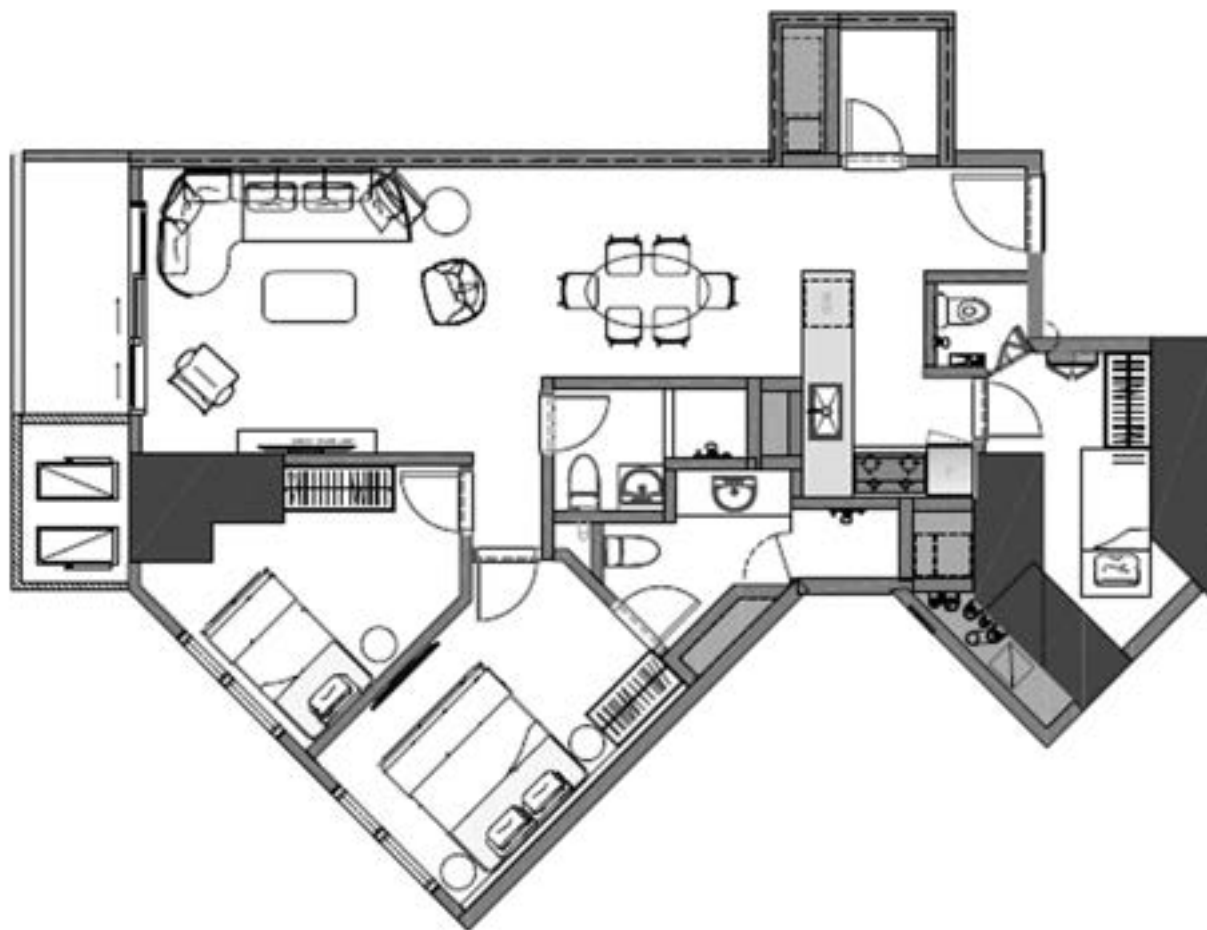
2-Bedroom Unit Z

29 units

Unit Size
104 sqm
1119 sqft

L12 to L41

*Unit size includes 8.39
sqm balcony*



**Artist's perspective for illustration purposes only.*



3-Bedroom Units

Step inside Laya's expansive three-bedroom unit, perfect for entertaining and spending time with your loved ones.

Laya's three-bedroom units offer ample space for your family to rest, relax, and recharge.





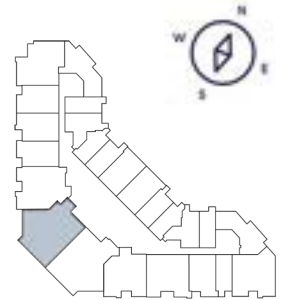
3-Bedroom Unit W

21 units

Unit Size
145 sqm
1560 sqft

L45 to L65

*Unit size includes 13.60
sqm balcony*



**Artist's perspective for illustration purposes only.*



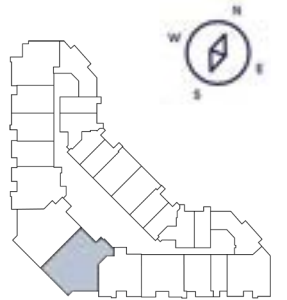
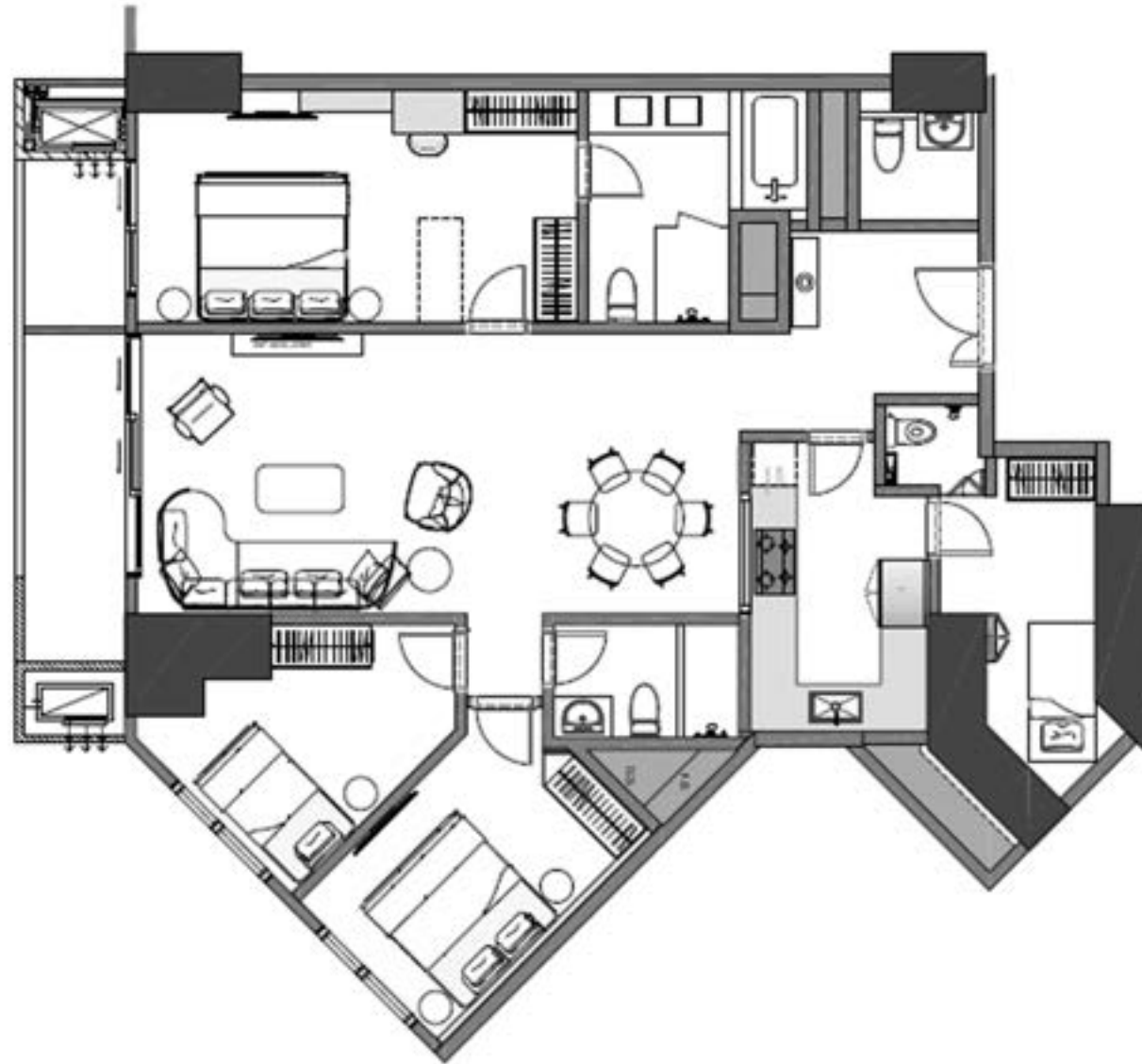
3-Bedroom Unit Z

21 units

Unit Size
149 sqm
1603 sqft

L45 to L65

*Unit size includes 13.61
sqm balcony*



**Artist's perspective for illustration purposes only.*

Handover Provisions

FOYER

- Laminated wood flooring
- Painted walls and ceiling

LIVING AND DINING AREA

- Laminated wood flooring
- Painted walls and ceiling

MASTER BEDROOM & SECONDARY BEDROOM

- Laminated wood flooring
- Painted walls and ceiling
- Wardrobe (1-BR, 2-BR, 3-BR)

MASTER BATHROOM

- Porcelain/Homogenous tile flooring
- Porcelain/Homogenous wall tiles
- Recon quartz stone vanity countertop with mirror cabinet
- Painted ceiling
- Glass Shower enclosure
- Water heater
- Fixtures and fittings

SECONDARY BATHROOM

- Porcelain/Homogenous tile flooring
- Porcelain/Homogenous wall tiles
- Recon quartz stone vanity countertop with mirror cabinet
- Painted ceiling
- Water heater
- Fixtures and fittings

KITCHEN

- Porcelain/Homogenous tile flooring
- Painted walls and ceiling
- Tiles for backsplash between base and overhead cabinet
- Recon quartz stone countertop
- Kitchen cabinet system
- Stainless sink with faucet
- Water heater
- Recirculating range hood

MAIDS ROOM

- Porcelain/Homogenous tile flooring
- Painted walls and ceiling

MAID'S BATHROOM

- Porcelain/Homogenous tile flooring
- Ceramic tile wall up to 1.80m height
- Bathroom sink, shower, and water closet
- Water heater

BALCONY

- Porcelain/Homogenous tile flooring

Facilities & Services

- 24-hour management services by Shang Properties
- Dedicated reception and concierge
- 24-hour security
- CCTV monitoring system at main lobby, all lifts and amenities floor
- Access cards for residences
- RFID for vehicles
- Service entrance via access card
- Centralized fire detection, alarm, and sprinkler system
- Wi-Fi at Ground Floor Lobby & Level level 11 (P11) and Level 12 Amenity
- Guest Intercom System
- Mobile signal booster
- Public address & background music at amenity area

Building Features

- Fireman's lift
- Carpark lift
- 60% back up power for residential units
- 100% back up power for common areas
- Dedicated parking slots
- Dedicated mail room
- Dedicated utility meters for water, and electricity
- Provisions for telephone and data points
- Provisions for cable television
- Fiber optic backbone
- Fiber To The Home (FTTH) up to Residential Units

Consultants

Conceptual Architect:

Architect of Record:

Lighting Consultant:

Structural Engineering Consultant:

Electrical Engineering Consultant:

Mechanical, Plumbing Engineering Consultant:

Elevator Consultant:

Façade Consultant:

Conceptual Interior Designer:

Conceptual Landscape Designer:

W&T International

Casas + Architects, Inc.

Worktecht Corporation (HK) Limited

Sy^2+ Associates, Inc.

A. Licerio, Evangelista, Conception, Siva, Solis Contractors Inc. (ALECS)

Isagani M. Martinez Consulting Engineer (IMMCE)

Roy Barry & Associates

ALT Cladding , Inc.

Bond Studio, Inc.

P Landscape Co., Ltd.



Why Laya?

Trusted Real Estate Developer and Manager of Prime Real Estate

Shang Properties, inc. brings expertise, experience, and resources to its developments. The skills in project planning, execution, risk management, and property development of Shang Properties, Inc. are invaluable in maximizing returns and minimizing risks. As a reputable and skilled developer, Shang Properties, inc. can significantly increase the chances of a successful and profitable real estate investment.

Prime Location

Conveniently situated near Ortigas Center, Laya is near most major commercial centers and corporate headquarters. It is surrounded by exclusive subdivisions such as Valle Verde, Greenmeadows, and the like, shopping malls, restaurants, and open spaces for families to enjoy. It is also strategically located near top medical and academic institutions in the metro, making Laya a sought-after address.

A Solid Prime Investment Opportunity

Real estate has historically shown the potential for long-term appreciation in value. While short-term market fluctuations can occur, over time, real estate values have tended to increase. By investing in properties located in areas with strong economic growth and increasing demand, investors can benefit from capital appreciation.

About the Developer

Shang Properties, Inc. (SPI) has been a leader in property investment and development since 1987. Listed on the Philippine Stock Exchange since the early '90s, the organization is guided by a strong vision to lead the prime property development and management space in the Philippines. At the core of SPI's business are office and retail leasing and residential development.

The company is behind the ownership and operation of the upscale Shangri-La Plaza mall — one of the country's premiere lifestyle destinations. It has a 70% stake in KSA Realty Corporation, which owns The Enterprise Center, one of the most prestigious office buildings in the Makati Business District. Its entry into the residential condominium market in 2002 allowed SPI to expand its residential portfolio, with a focus on high rise condominium projects in prime locations.

With its key locations all over Metro, SPI's philosophy is anchored on an uncompromising design vision throughout the entire project. A Shang Property project distinguishes itself with a consistent thread through everything, from the first architectural sketches to the execution of their overarching vision.



Thank you!



Shang Properties
Broker's Portal



SPI Broker
Viber Community



Discover Laya

Telephone: (+632) 8370 2600
Website: www.layabyshang.com
Email: hello@layabyshang.com

Project Location: Saint Peter Street corner Christian Route, Brgy. Oranbo, Pasig City
DHSUD LS No. 0000048 Date Issued: 05/ 24/ 2023
Project Completion: 07/ 31/ 2028
Developer: SPI Property Holdings Inc.

