



Activa

CUBAO
BY FILINVEST



live the beat



top real estate developers



MEGAWORLD



futura

BY FILINVEST



TOWNSCAPES



RESIDENTIAL

Aspire

BY FILINVEST



OFFICES



PRESTIGE

BY FILINVEST



MALLS



Filinvest fulfills Filipino dreams across the nation, be it a first home for the family, a legacy for future generations, or a premium lifestyle befitting one's success.

- Over 50 years in the business and one of the country's leading real estate developers
- With a diverse property portfolio catering to all markets nationwide
- With assets valued at Php 536.42 billion and stockholders' equity of Php 115.05 billion*
- Developed over 2,500 hectares of land and more than 600,000 square meters of prime office, residential, and retail spaces
- Built on the Gotianun tradition of integrity, quality, and service

*As of June 30, 2018

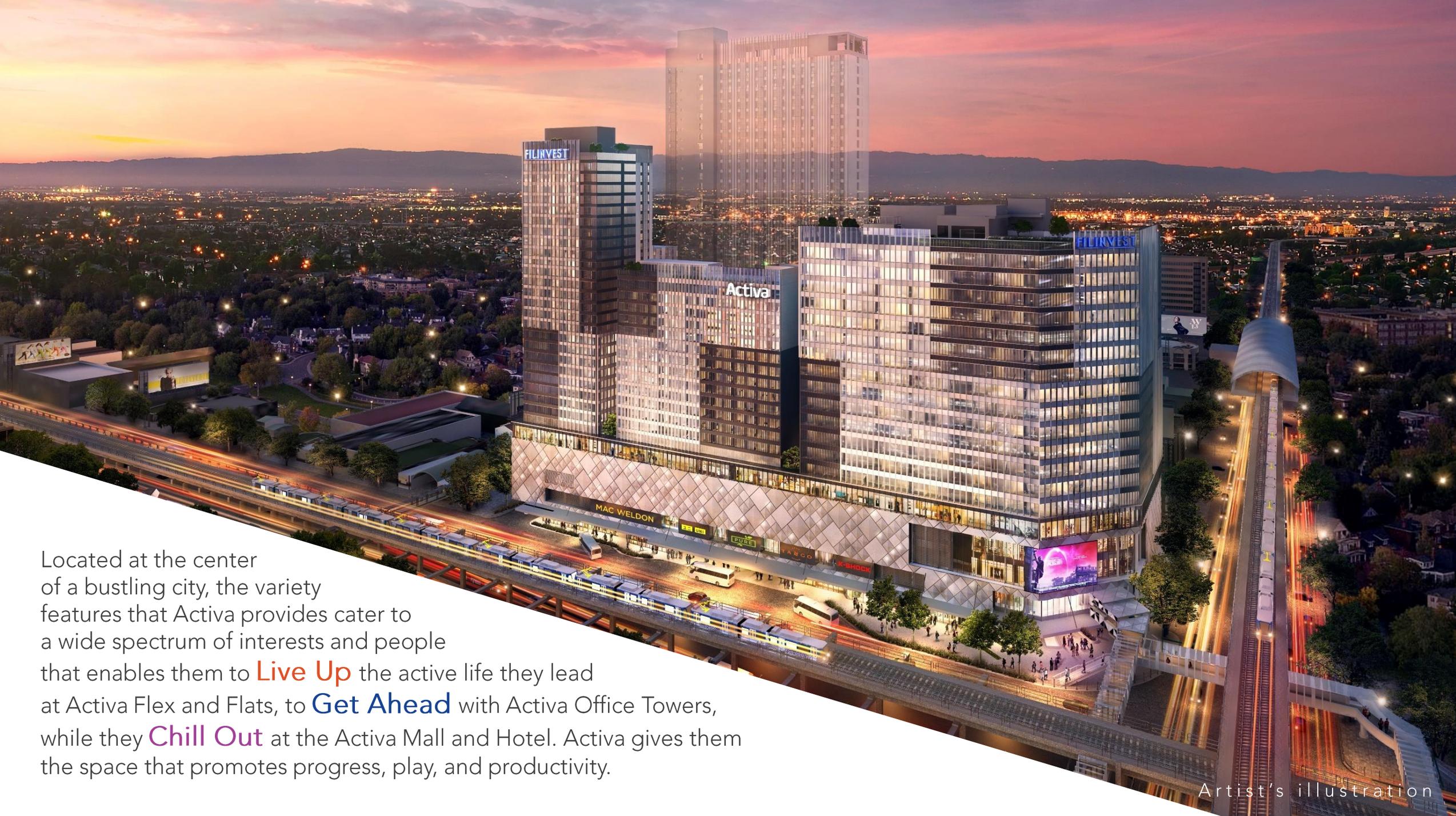
We build the Filipino dream.

FILINVEST



“active life”

Activa is a mixed-use development that perfectly combines live, work, and play in one holistic environment.

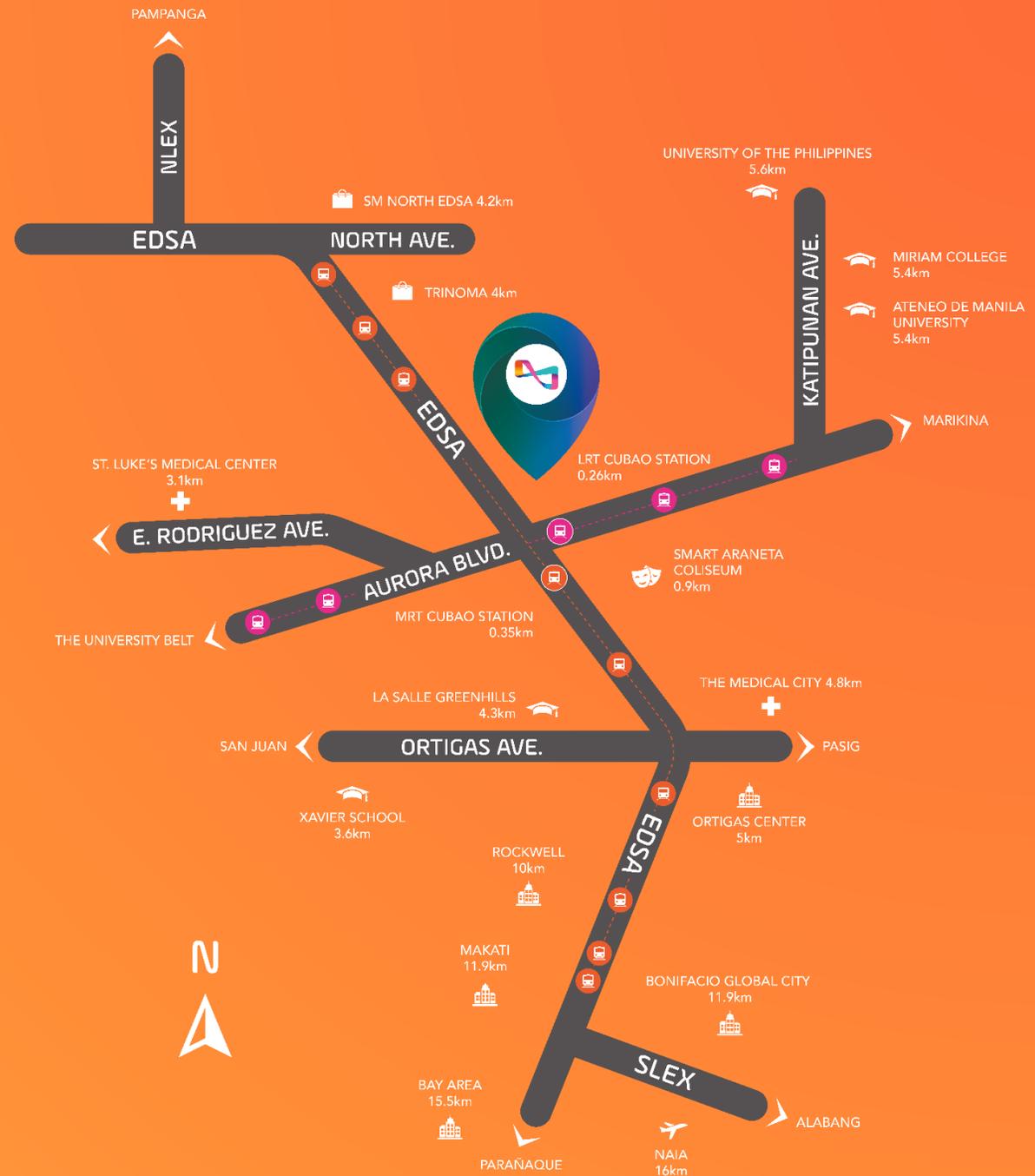


Located at the center of a bustling city, the variety features that Activa provides cater to a wide spectrum of interests and people that enables them to **Live Up** the active life they lead at Activa Flex and Flats, to **Get Ahead** with Activa Office Towers, while they **Chill Out** at the Activa Mall and Hotel. Activa gives them the space that promotes progress, play, and productivity.

be at the center of where life happens

Situated at the heart of the metro, Activa is at the intersection of two of the major roads in Metro Manila – EDSA and Aurora Boulevard – making it totally accessible via different transportation terminals whether you're coming from the north, south, east, or west.

Address: EDSA cor. Aurora Blvd., Cubao, Quezon City
Lot Area: 1.3 HA (13,764 SQM)



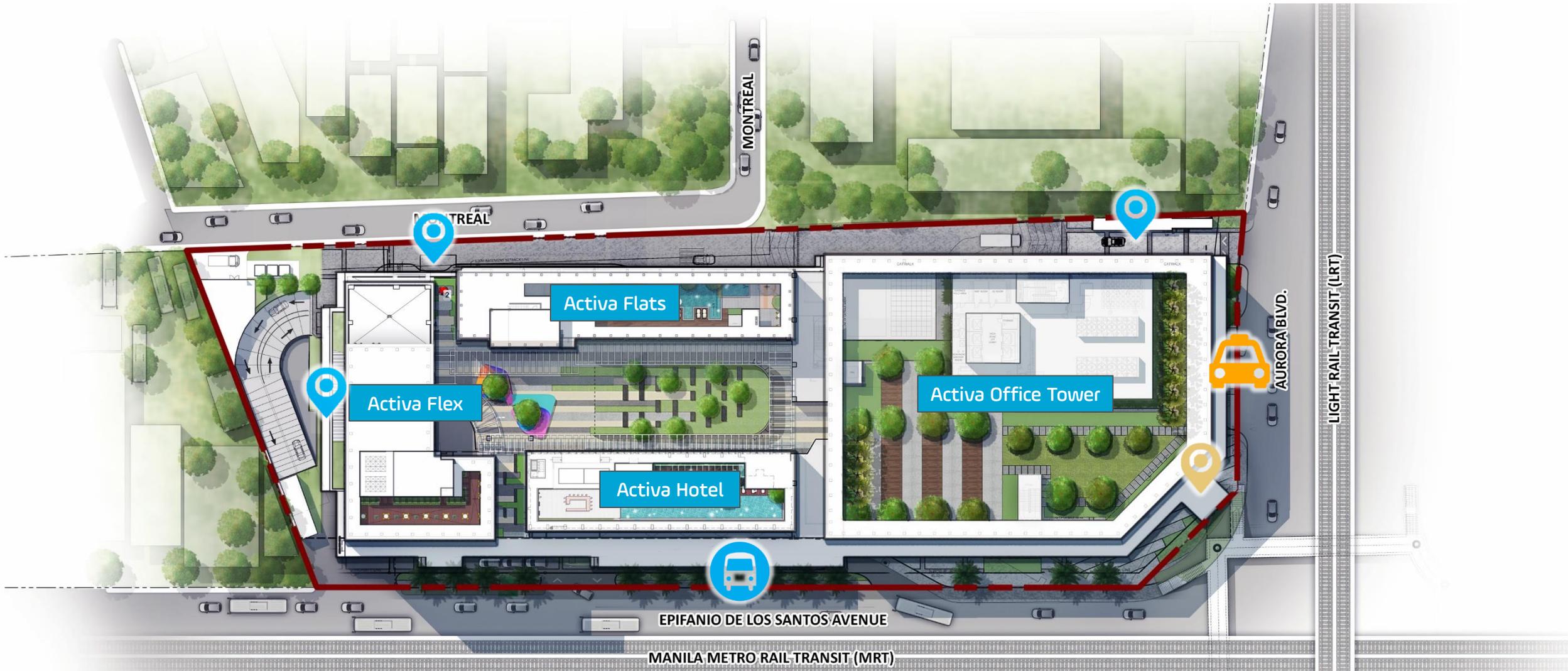
site development plan

bus lay-by 

taxi stands 

vehicle pick-up points 

pedestrian link to MRT & LRT 



POTENTIAL CONNECTIVITY TO MRT & LRT WALKWAY

Strategically positioning Activa for strong business growth and development

 Pedestrian link to MRT & LRT

 LRT Line 2 (Araneta Center-Cubao Station)

 MRT Line 3 (Araneta Center-Cubao Station)



Artist's Perspective



CLOSE PROXIMITY TO THE TWO MAIN TRAIN LINES OF THE COUNTRY:

300 meters (4 min walk) to the Cubao
MRT (Metro Rail Transit System) station
that connects north and south, and
250 meters (3 min walk) to the Cubao
LRT (Light Rail Transit System) station
that links the east and west





ACCESSIBLE TO VARIOUS
CITY & PROVINCIAL
BUS STATIONS
Right along EDSA

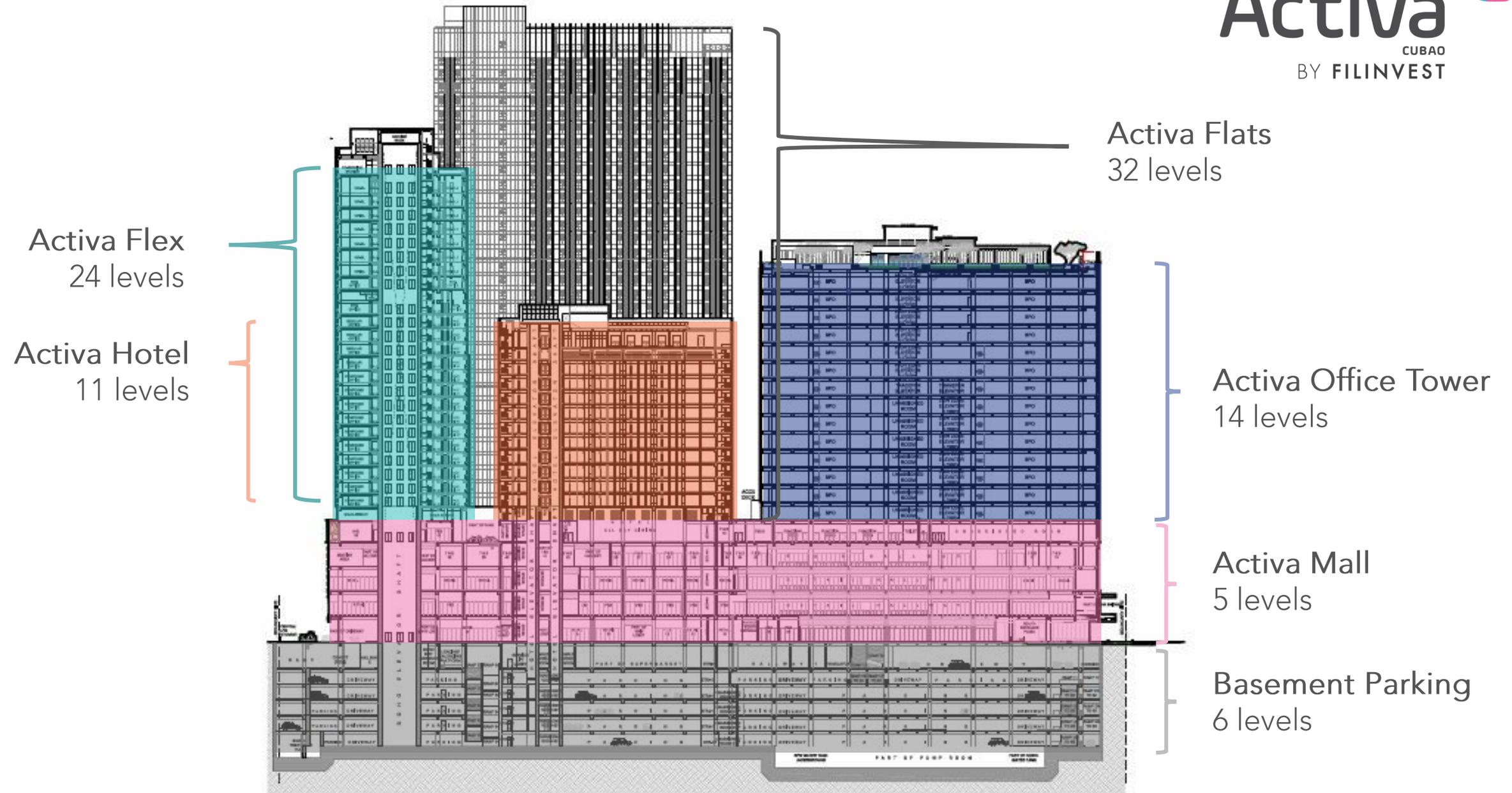
NEARBY AIRPORTS
16km to NAIA
82km to Clark Int'l Airport





Activa

CUBAO
BY FILINVEST



Activa Flex
24 levels

Activa Hotel
11 levels

Activa Flats
32 levels

Activa Office Tower
14 levels

Activa Mall
5 levels

Basement Parking
6 levels

components

- Activa Mall
- Activa Office Tower
- Activa Hotel
- Activa Flex
- Activa Flats



Artist's illustration

components

Activa Mall

Activa Office Tower

Activa Hotel

Activa Flex

Activa Flats



Artist's illustration



Activa Mall

5-Level Lifestyle Mall

AT THE 5TH FLOOR:
Retail Podium | Lush Alfresco Area

AT THE 4TH FLOOR:
Food Hall | Cinema | Casual Dining

Supermarket | Retail Shops
Specialty Retail Establishments | Wellness Hubs
Fashion Boutiques | Digital Establishments



4F food court



5F retail podium

Artist's illustration

components

Activa Mall

Activa Office Tower

Activa Hotel

Activa Flex

Activa Flats



Artist's illustration



Activa

OFFICE TOWERS BY **FILINVEST**

14 Typical Office Floors
Pre-Certified LEED Gold
10 High-speed Elevators
N+1 Emergency Back-up Power
High-density Telecoms Provision
Roof Garden



Artist's illustration

components

Activa Mall

Activa Office Tower

Activa Hotel

Activa Flex

Activa Flats





Artist's illustration



Activa Hotel

11 Prime Hotel Floors
± 240 well-appointed rooms

AT THE 5TH FLOOR:
All-day dining
Function rooms

AT THE ROOFTOP:
Infinity pool | Sunset bar
Fitness center | Themed cafe

components

- Activa Mall
- Activa Office Tower
- Activa Hotel
- Activa Flex
- Activa Flats



product details

NO. OF FLOORS	24 floors
NO. OF UNITS	320 units
NO. OF PARKING SLOTS	199 units
COMPLETION DATE	Dec 2022



where you can find space to cultivate your passion in your own small-office, home-office unit. Traditional office spaces designed for efficient daily operations are also available for medium to large scale businesses.

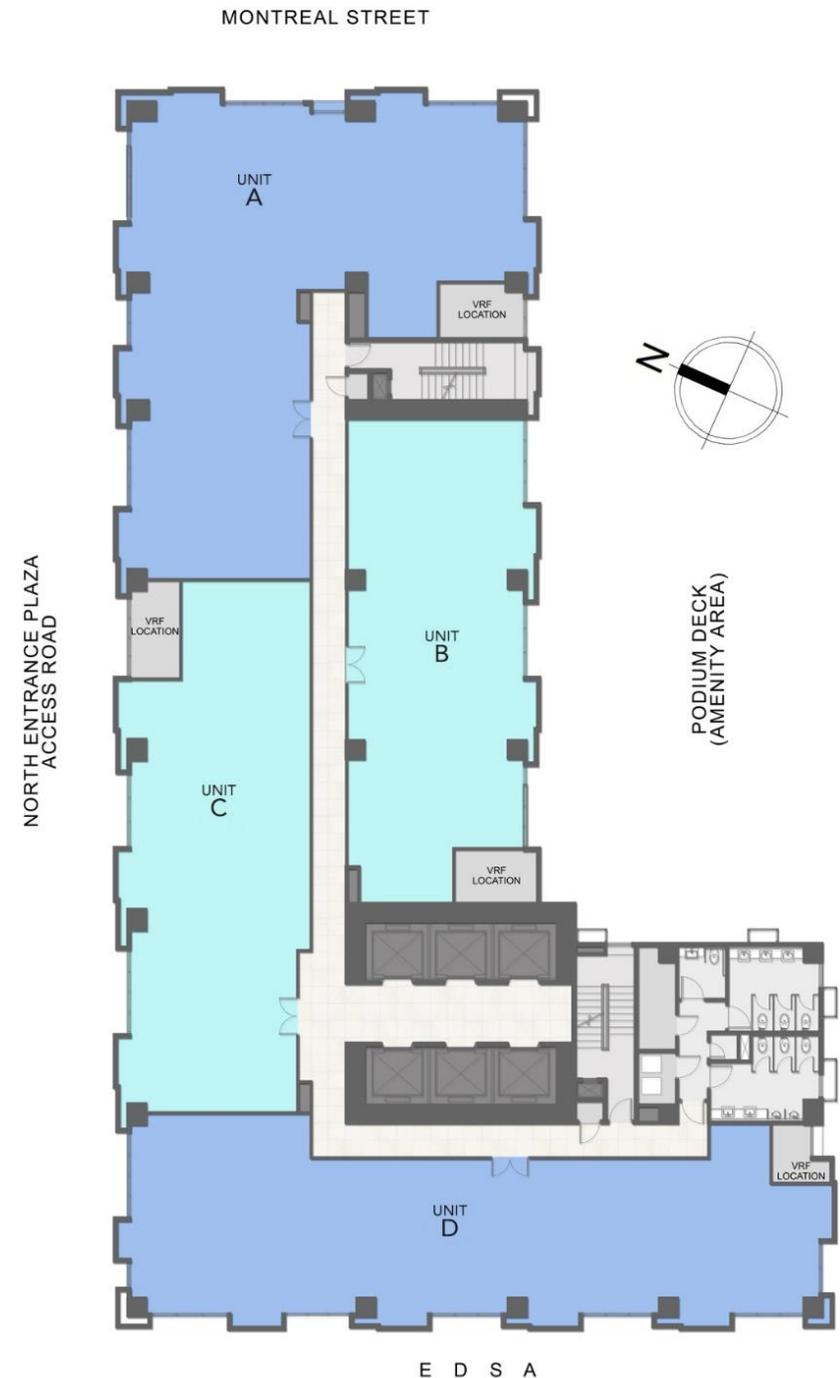
offices



compound office

6TH TO 17TH FLOOR PLAN

The Compound Office floors are unique, in that an end-user or tenant, utilizing an **entire floor**, has the privilege of the exclusive use of Compound Office Limited Common Areas (COLCA), thereby allowing more space for business endeavors.



compound office

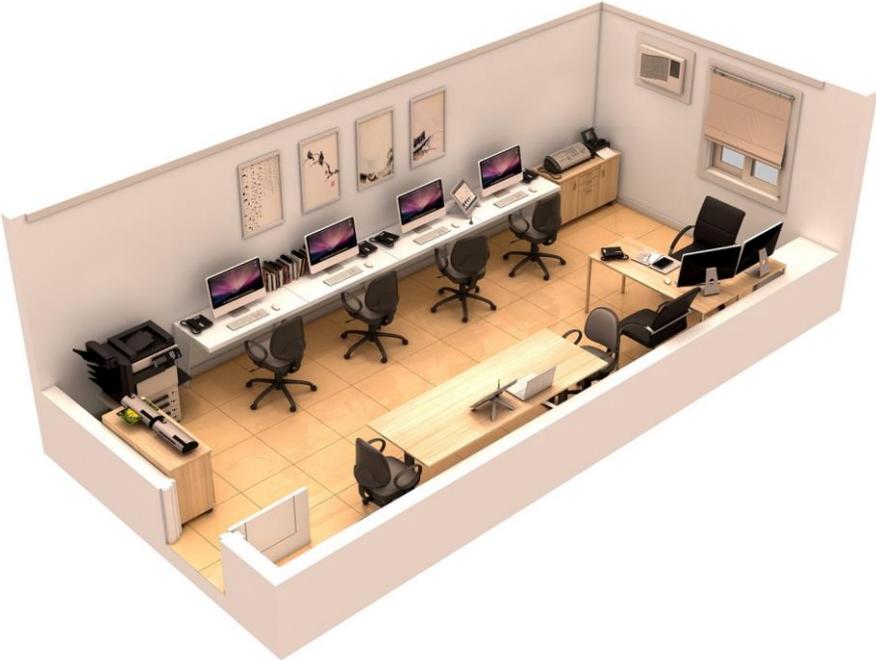


UNIT TURNOVER CONDITIONS

FLOOR	Bare Concrete
CEILING	Exposed Concrete Soffit
WALL (UNIT TO UNIT)	Light frame wall if purchased in individual units None as whole floor purchase
WALL (UNIT TO HALLWAY)	Light frame wall if purchased in individual units None as whole floor purchase
TOILET & STUB-OUT PROVISION	Access to common toilet facilities Each unit has a stub-out provision for executive toilet or pantry
SIGNAGE PROVISION	Signage shall be provided by the user/tenant subject to the Fit-Out Guidelines and House Rules & Regulations of the Building
AIR-CONDITIONING PROVISION	Each unit shall be provided with Variable Refrigerant Flow AC system Fan Coil Units (FCU) situated on a ledge forming part of the unit area, but duct work installation shall be borne by the user/tenant subject to regulation by the Property Management Office

regular office

18TH TO 20TH FLOOR PLAN



Artist's illustration

MONTREAL STREET



E D S A

regular office



UNIT TURNOVER CONDITIONS

FLOOR	Bare Concrete
CEILING	Exposed Concrete Soffit
WALL (UNIT TO UNIT)	Light Frame wall
WALL (UNIT TO HALLWAY)	Painted Light frame wall
TOILET & STUB-OUT PROVISION	Access to common toilet facilities Unit 01 & 17 have stub-out provisions for executive toilet or pantry
SIGNAGE PROVISION	Signage shall be provided by the user/tenant subject to the Fit-Out Guidelines and House Rules & Regulations of the Building
AIR-CONDITIONING PROVISION	Each unit shall be ready to accept Window-Type AC system, which shall be for the user/tenant's account

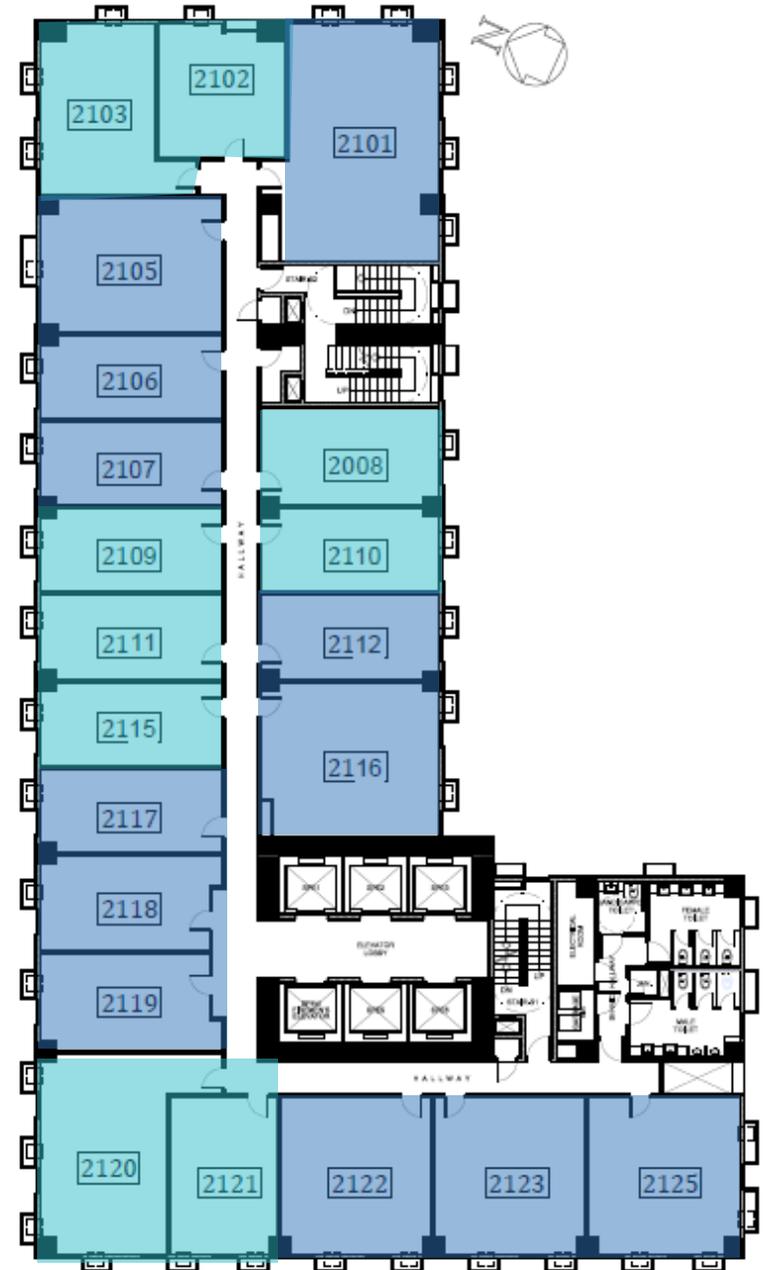
high ceiling regular office

21ST FLOOR PLAN

FLOOR TO CEILING HEIGHT ± 5.4 M



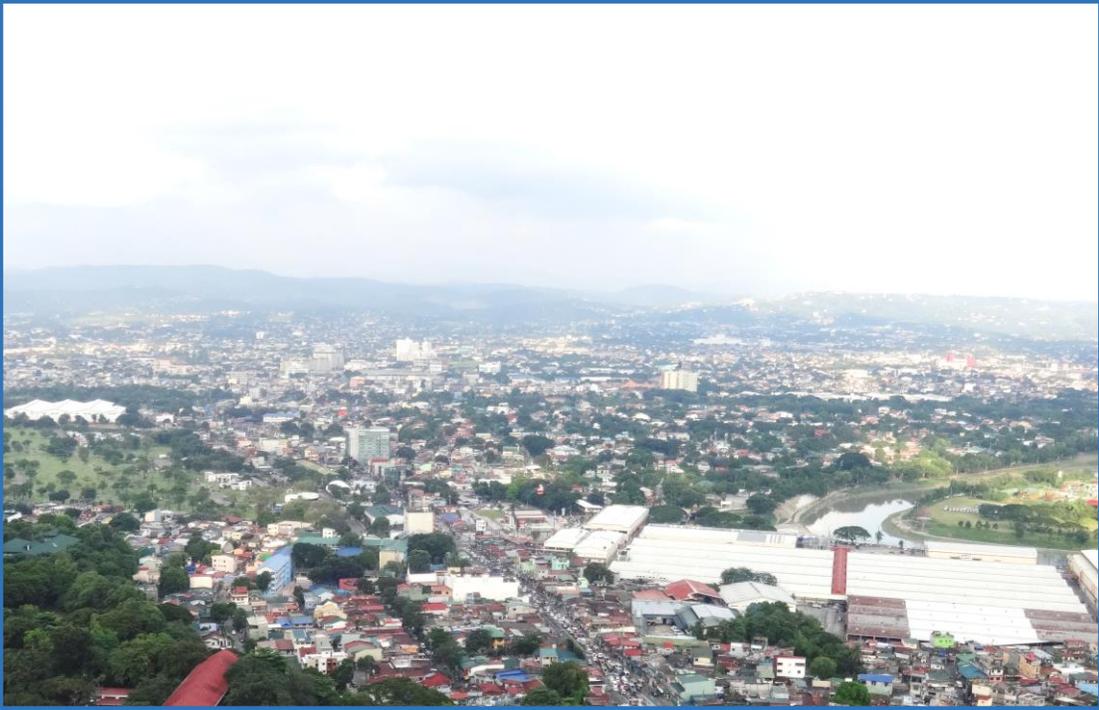
Artist's illustration



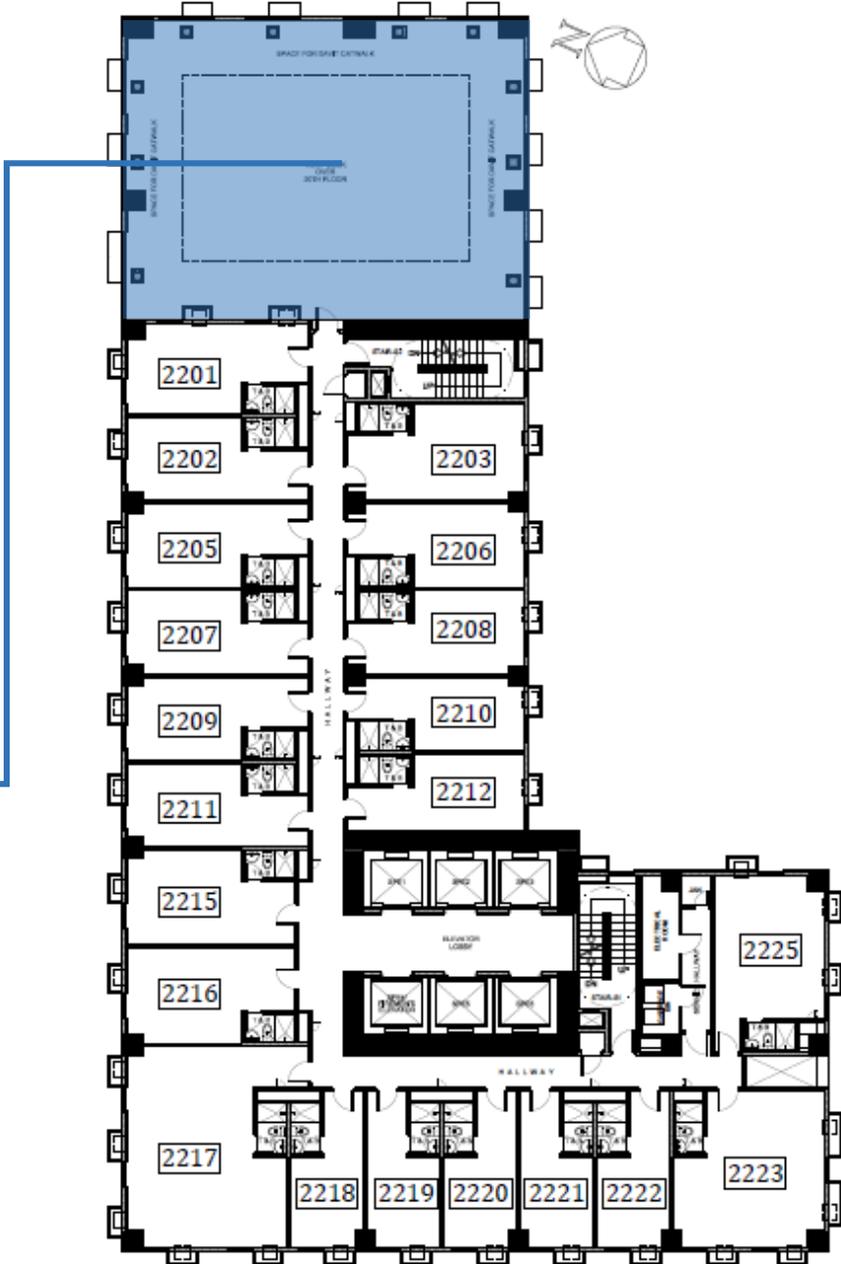
Units highlighted together shall be purchased as a set

executive regular office

22ND FLOOR PLAN



Views of the Eastern Highlands



small office/home office



small office/home office

23RD – 31ST FLOOR PLAN



Artist's illustration



E D S A

small office/home office



UNIT TURNOVER CONDITIONS

FLOOR	Ceramic Tiles
CEILING	Bedroom, Living & Dining: Painted Finish Bathroom: Painted Gypsum Board
WALL	Bedroom, Living & Dining: Painted Finish Bathroom: Ceramic Tiles with Top Portion Painted Finish
DOOR	Wooden main door
SIGNAGE PROVISION	Signage shall be provided by the user/tenant subject to the Fit-Out Guidelines and House Rules & Regulations of the Building
KITCHEN	Sink & Under-counter cabinet
TOILET & BATHROOM	Lavatory with closet, shower set, sink
AIR-CONDITIONING PROVISION	Each unit shall be ready to accept Window-Type AC system, which shall be for the user/tenant's account

product offerings

	NO. OF FLOORS	AREA RANGE	PRICE RANGE*	TOTAL NO. OF UNITS
PENTHOUSE REGULAR OFFICE 32 ND	1	26 M ² – 47 M ²	6.51Mn – 11.91Mn	4
SMALL OFFICE/HOME OFFICE 23 RD – 31 ST	8	20 M ² – 58 M ²	4.29Mn – 13.43Mn	168
EXECUTIVE REGULAR OFFICE 22 ND	1	20 M ² – 58 M ²	4.23Mn – 12.52Mn	21
REGULAR OFFICE 18 TH – 21 ST	4	26 M ² – 66 M ²	5.48Mn – 21.08Mn	87
COMPOUND OFFICE 6 TH – 17 TH	10	151 M ² – 242 M ²	36.65Mn – 63.45Mn	40
TOTAL	24			320

**Price range is exclusive of VAT and Other Charges (as of January 2019)*

payment terms



	COMPOUND OFFICE	REGULAR OFFICE	SOHO
Reservation Fee	100,000	50,000	50,000
Spot Cash	Spot 100% <i>*With 8% discount on TLP upon reservation or 5% discount on TLP within 30 days</i>		
Spot DP	<i>With 3% discount on DP upon reservation or 2% discount on DP within 30 days</i>		
Deferred Cash	100% in 60 months Spot 60% DP / 40% deferred in 60 months		100% in 60 months
In-house	N/A	N/A	50% in 60 months / 50% Balance**
Bank Financing	40% in 60 months / 60% Balance**		

amenities



lobby

THE MICROBIOLOGICAL DIRECTORY	
104	Amical Hill LLC
104	PGI Systems
104	PK Systems
104	Permark Marketing
205	Oran System Controls
204	Ury Healthcare Service
207	N. West Construction
208	Alaska Maritime
301	Gene Health Services
304	Chil. Enterprises, Dallas, TX
307	CSI International
308	Oronville

top amenity floor

Exclusive for Activa Flex's unit owners, these trendy amenities provide more open spaces to kick-start collaboration and keep creative energy flowing.

BUSINESS LOUNGE

DEMO SUITES

SKY GARDEN

**With Premium Penthouse RO Units*



business lounge



demo suites



facilities



building specifications

5 Passenger Elevators and

1 Service Elevator

100% Back-up Power Supply Generators for Common Areas and Units

With Fiber Optic Backbone for Telecoms

Automatic Fire Sprinkler &

Fire Detection and Alarm Systems (FDAS)

components

- Activa Mall
- Activa Office Tower
- Activa Hotel
- Activa Flex
- Activa Flats



Artist's illustration



Activaflats

Aspire BY FILINVEST

soon to launch

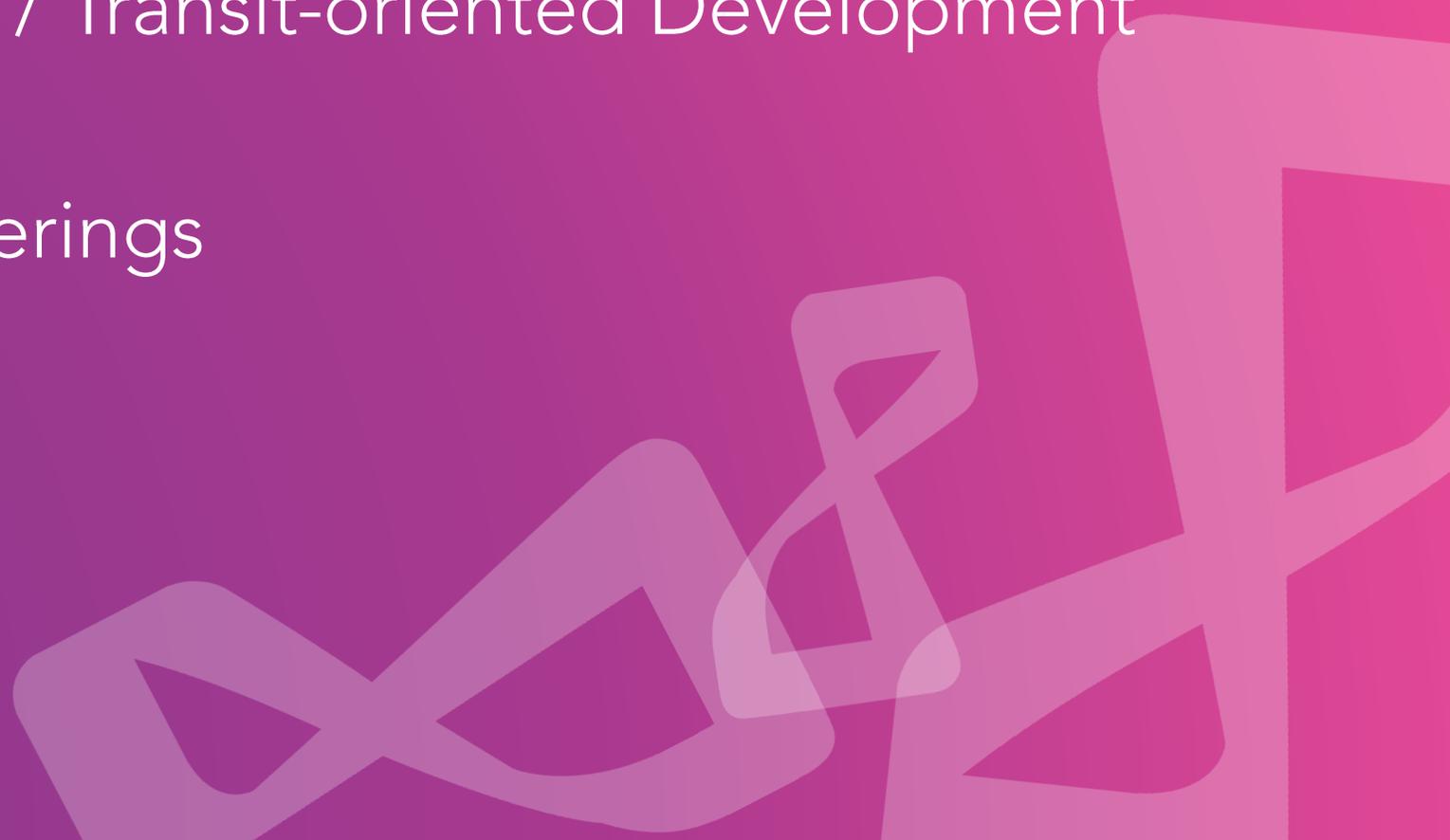
why invest in Activa?

Strategic Location

Premium Accessibility / Transit-oriented Development

Mixed-use Concept

Variety of Product Offerings



Thank you

For inquiries, please reach us through the contact:

Gilbert G. Bueno

PROJECT DEVELOPMENT OFFICER

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FAQs



The logo consists of the text 'FAQs' in a bold, dark grey sans-serif font. To the right of the text is a blue graphic element that starts as a thin line, curves upwards and then downwards, resembling a stylized 'D' or a partial circle.

FAQs

- **What are the restrictions for the Activa Flex office units?**

As described in the Master Deed and Declaration of Restrictions, the following are not allowed in any Activa Flex unit:

- No Activa Flex Unit shall be used as an employment bureau, recruitment agency, public stenography office, paying office, testing center or for other purposes which will materially increase the number of persons coming to Activa Flex, as determined by the DECLARANT or the Condominium Corporation;
- No Activa Flex Unit shall be used as an embassy, consular or similar office, or such other office, which, in the judgment of the DECLARANT or the Condominium Corporation, will compromise the security of the Complex or the Owners therein;

FAQs

- What are the restrictions for the Activa Flex office units?

As described in the Master Deed and Declaration of Restrictions, the following are not allowed in any Activa Flex unit:

- No Activa Flex Unit shall be used in a manner which is improper, offensive or annoying to the other Owners or third parties or which interferes with their peaceful possession, or which will otherwise constitute a nuisance. Neither shall a Activa Flex Unit be used for any illegal or immoral purpose or for purposes which will destroy the essential character of the Project, as determined by the DECLARANT;
- No Activa Flex Unit shall be used as a machine shop or industrial establishment performing manufacturing or similar industrial activities, or used primarily for the storage of industrial merchandise;

FAQs

- What are the restrictions for the Activa Flex office units?

As described in the Master Deed and Declaration of Restrictions, the following are not allowed in any Activa Flex unit:

- No Activa Flex Unit shall be used as a retail store or outlet offering goods or merchandise for sale. However, the Unit may be used as a temporary storage of retail merchandises and back office of retail stores

FAQs

- How many basement levels are there? How are basement parking slots allocated to each component?

LEVEL	SHARED BY
BASEMENT 1	Activa Mall
BASEMENT 2	Activa Mall
BASEMENT 3	Activa Mall & Activa Office Tower
BASEMENT 4	Activa Office Tower
BASEMENT 5	Activa Flex & Office Tower
BASEMENT 6	Activa Flex & Activa Flats
BASEMENT 7	Utility Floor



Aspire BY FILINVEST

BASEMENT 5

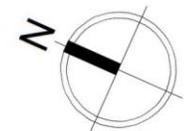
MONTREAL STREET

NORTH ENTRANCE PLAZA
ACCESS ROAD



A U R O R A B L V D

E D S A





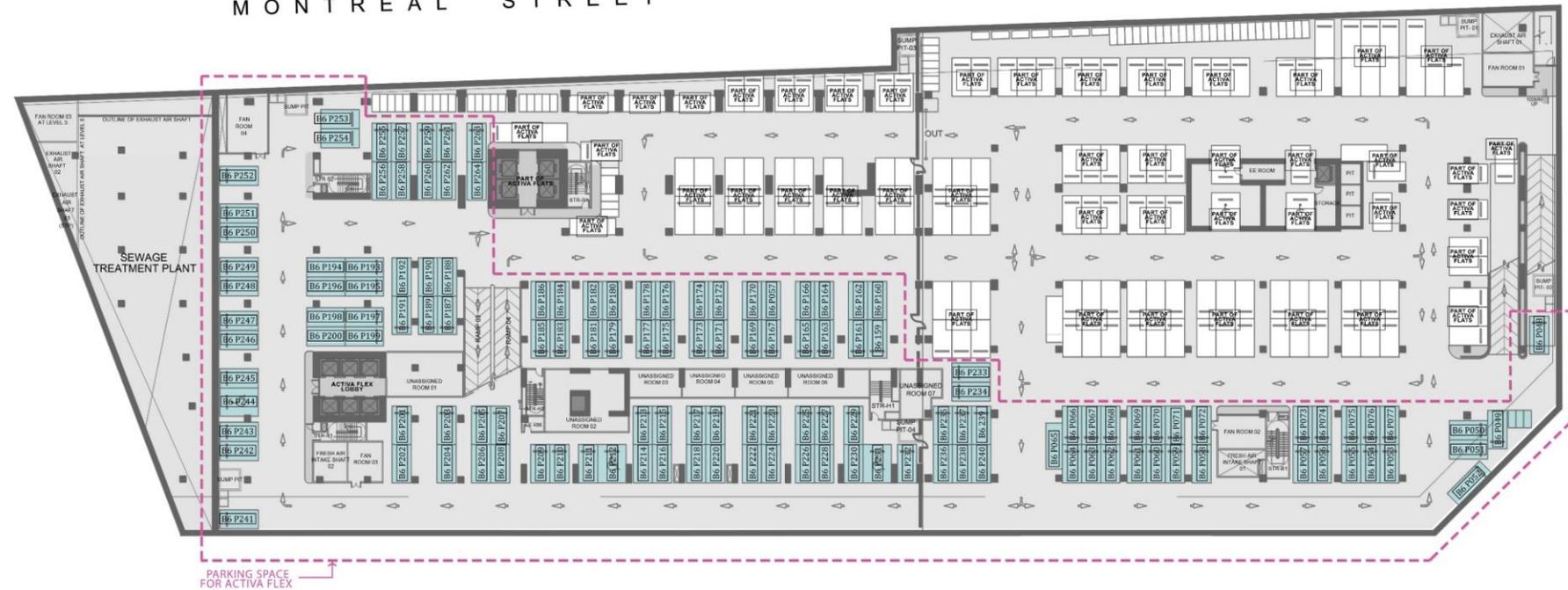
Aspire BY FILINVEST

BASEMENT 6

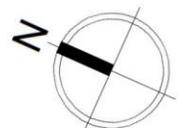
NORTH ENTRANCE PLAZA
ACCESS ROAD

MONTREAL STREET

AURORA BLVD



E D S A



FAQs

- Are parking slots required to be purchased with Activa Flex units?

PRODUCT TYPE	PROPOSED POLICY
COMPOUND OFFICE (CO)	12 tandem parkings required per whole floor sale
REGULAR OFFICE (RO) UNITS 01 & 17	1 slot required per unit
21F HIGH CEILING RO	1 slot required per at least 70 sqm unit
22F EXEC RO	1 slot required per unit
32F PENTHOUSE RO	1 slot required per unit
2BR SOHO	1 slot required per unit
TYPICAL SOHO AND RO	No required parking slot purchase but may avail of one (1) slot only



- Who are the technical consultants of Activa?

TEAM OF CONSULTANTS	
Masterplan	Broadway Malyan
Architectural (Foreign)	Broadway Malyan
Architectural (Local)	R. Villarosa Architects
General Contractor	Archipelago Builders
Construction Manager	Design Coordinates, Inc.
Structural	Ove Arup & Partners
Mechanical, Plumbing and Fire Protection	I.M. Martinez Consulting Engineers
Electrical	Mar Alix and Partners
Environmental Graphics Design	Broadway Malyan
Traffic	Sunmaru Traffic Systems and Technologies
Landscape	Broadway Malyan (Concept) Crearis Corp (Detailed Design)