

STUDIO A

KATIPUNAN



Aspire BY FILINVEST

Start your Road to SUCCESS

Studio A is a vertical residential community that offers security, accessibility, and first-class design and quality. It is both a witness to you every milestone – be it personal or related to your family, career or academic life – and a reward for your lifetime's pursuit for success.



Start Your Road to Success



Excels in **CONVENIENCE** and **ACCESSIBILITY**



Situated **NEAR** Universities and Transportation Hubs



Two floors of **AMENITIES**



Great avenue for **INVESTORS**

Start Your Road to Success



Location

Address:

Studio A Xavierville Avenue corner
Esteban Abada Street
Loyola Heights, Quezon City



Ateneo de Manila University



University of the Philippines Diliman



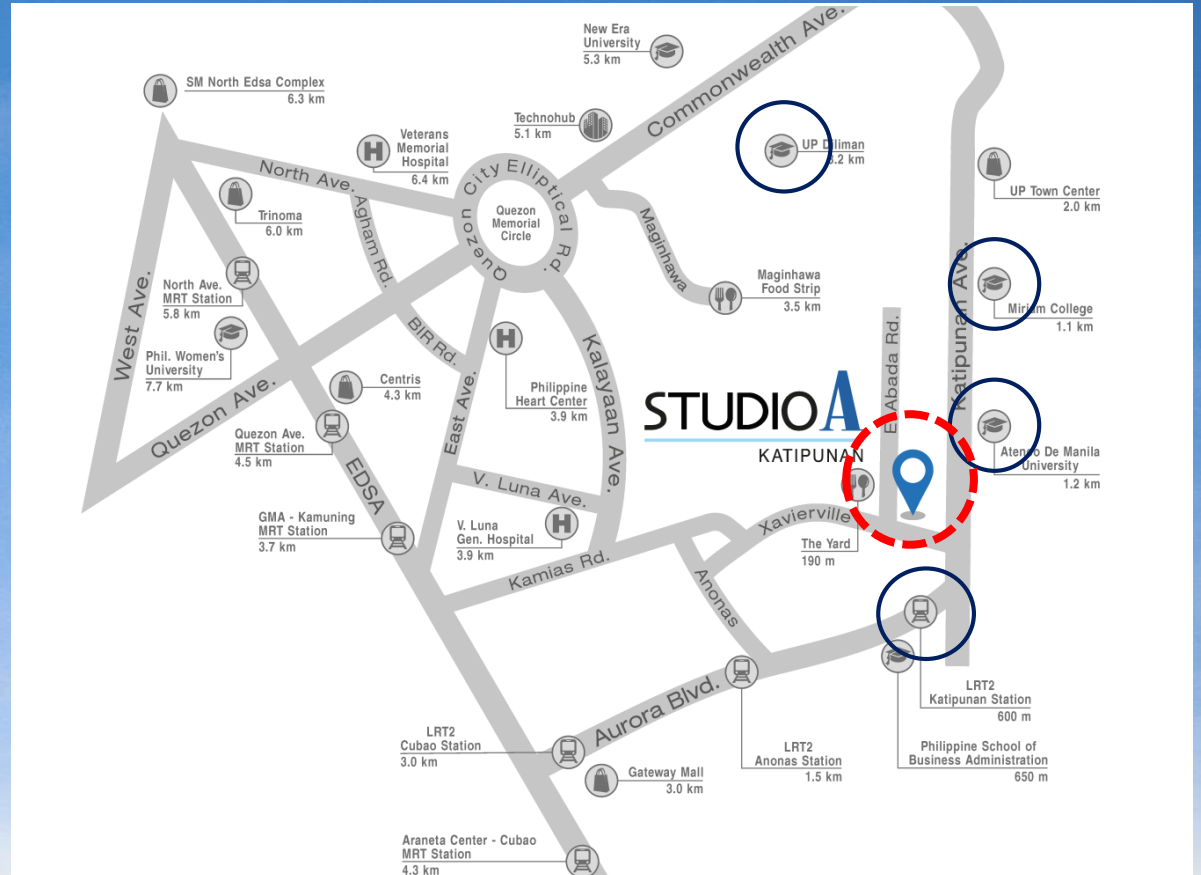
Miriam College



Katipunan Jeepney Terminal



LRT 2 - Katipunan



Start Your Road to Success

STUDIOA
KATIPUNAN



Amenities

Immerse in the relaxing
Ambiance and Experience a
top-class lifestyle of Studio A

Fitness Center and Dance/Yoga Studio
Swimming Pool
Indoor and Outdoor Study Hall
Multi-purpose Hall



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Project Overview



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Project Overview



Physical Make-up

34 Storeys

20₊ Residential Units
per floor

8 Commercial Units

107 Parking Slots

Roof Deck: Amenity Deck

8th to 35th F: Residential Floors

7th F: Amenities & Residential Units

2nd to 6th F: Podium Parking

GF: Commercial Units & Social Hub



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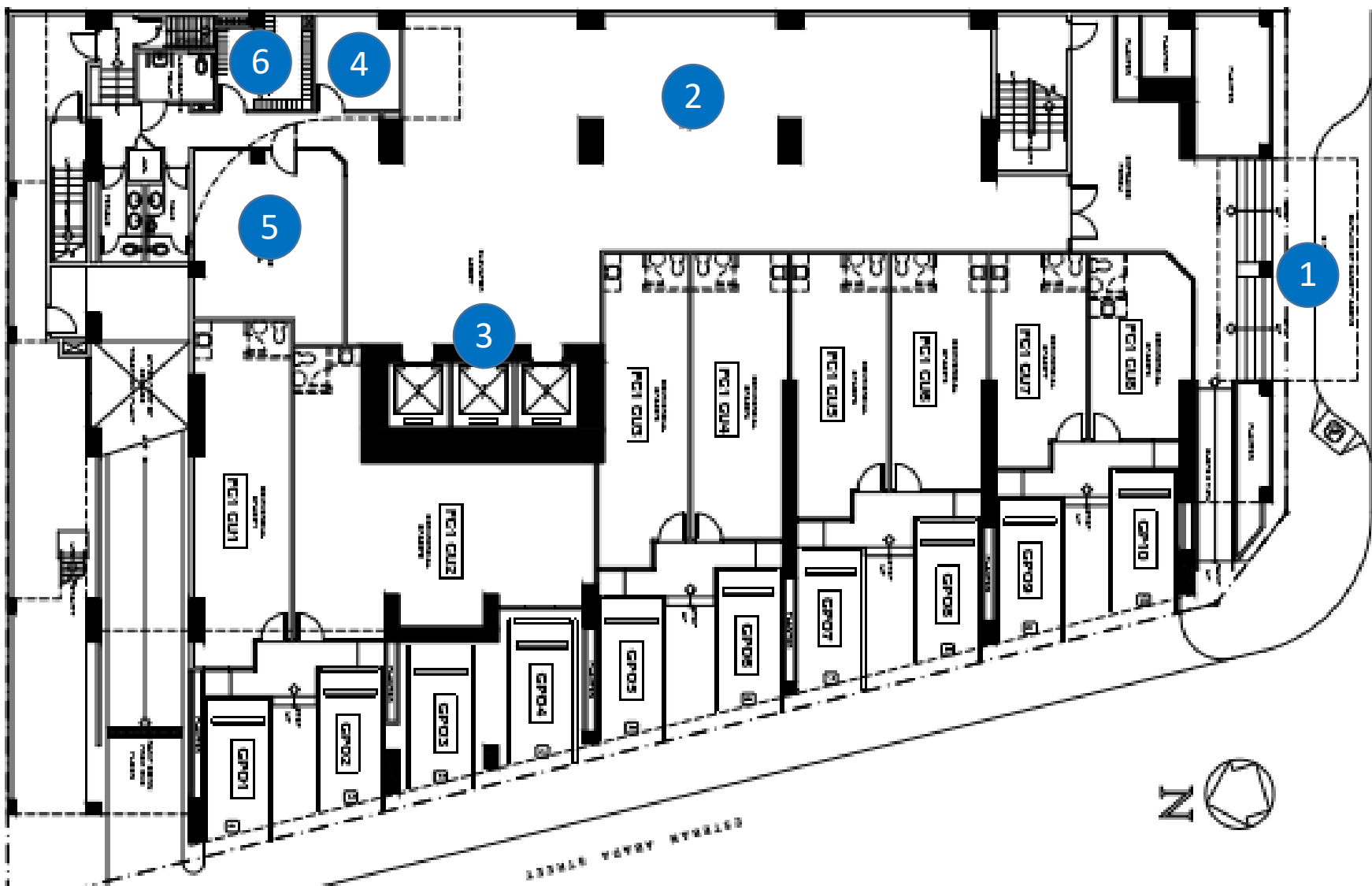


Commercial Strip

Artist's Illustration



Ground Floor Entrance



- 1 Main Entry
- 2 Social Hub
- 3 Elevator
- 4 Meeting Room
- 5 AVR
- 6 Mail Room

Ground Floor



Social Hub

Actual Photo



Social Hub

Actual Photo



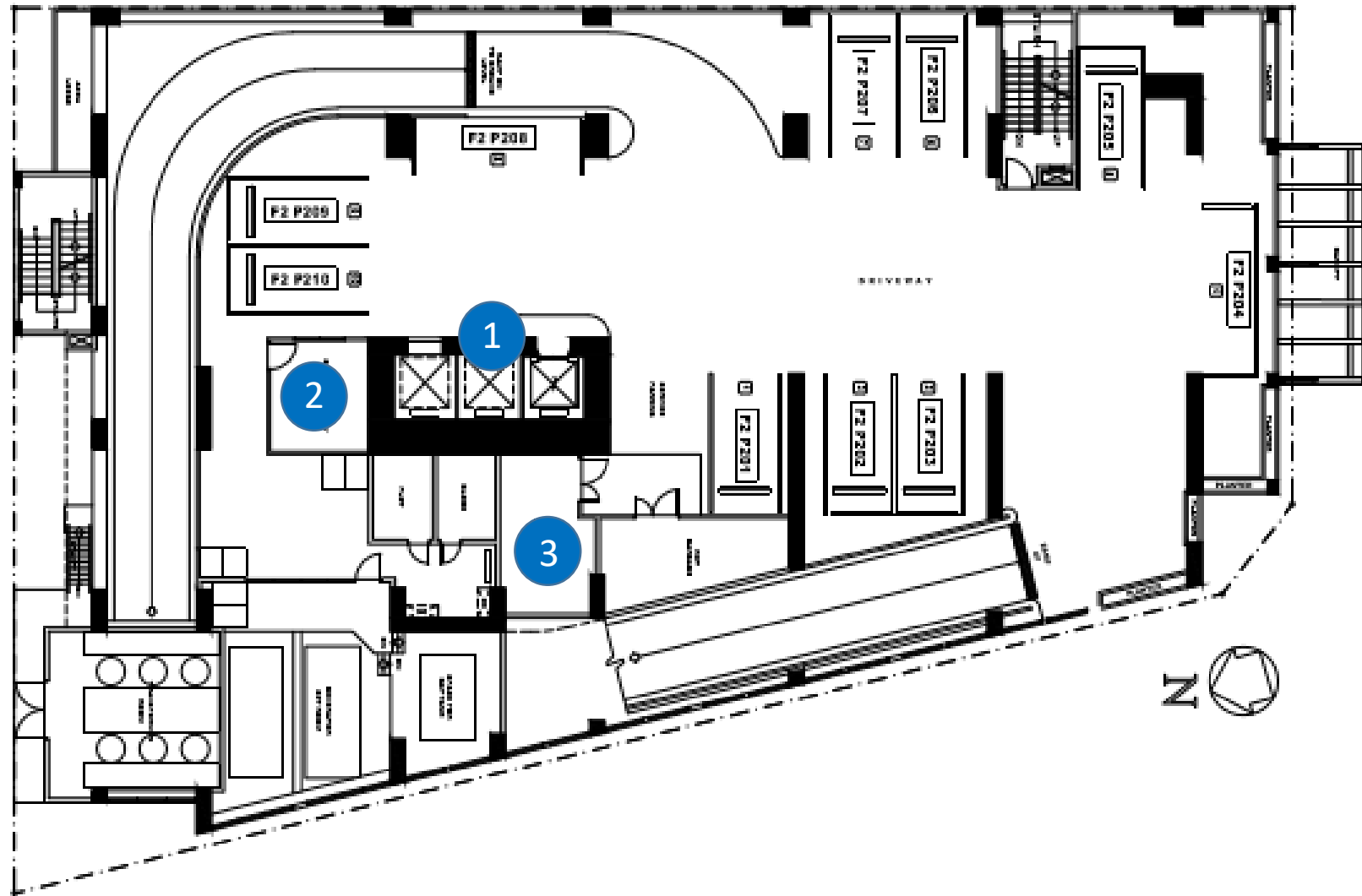
Social Hub (Reception)

Actual Photo



Social Hub (Elevator)

Actual Photo



- 1 Elevator
- 2 Security
- 3 Garbage Room

2nd to 6th Floor (Podium Parking)



- 1 Elevator
- 2 Fitness Center
- 3 Sundeck
- 4 Swimming Pool
- 5 Submerged Deck
- 6 Shower Rooms

7th Floor (Amenities and Residential)



Fitness Center

Actual Photo



Swimming Pool

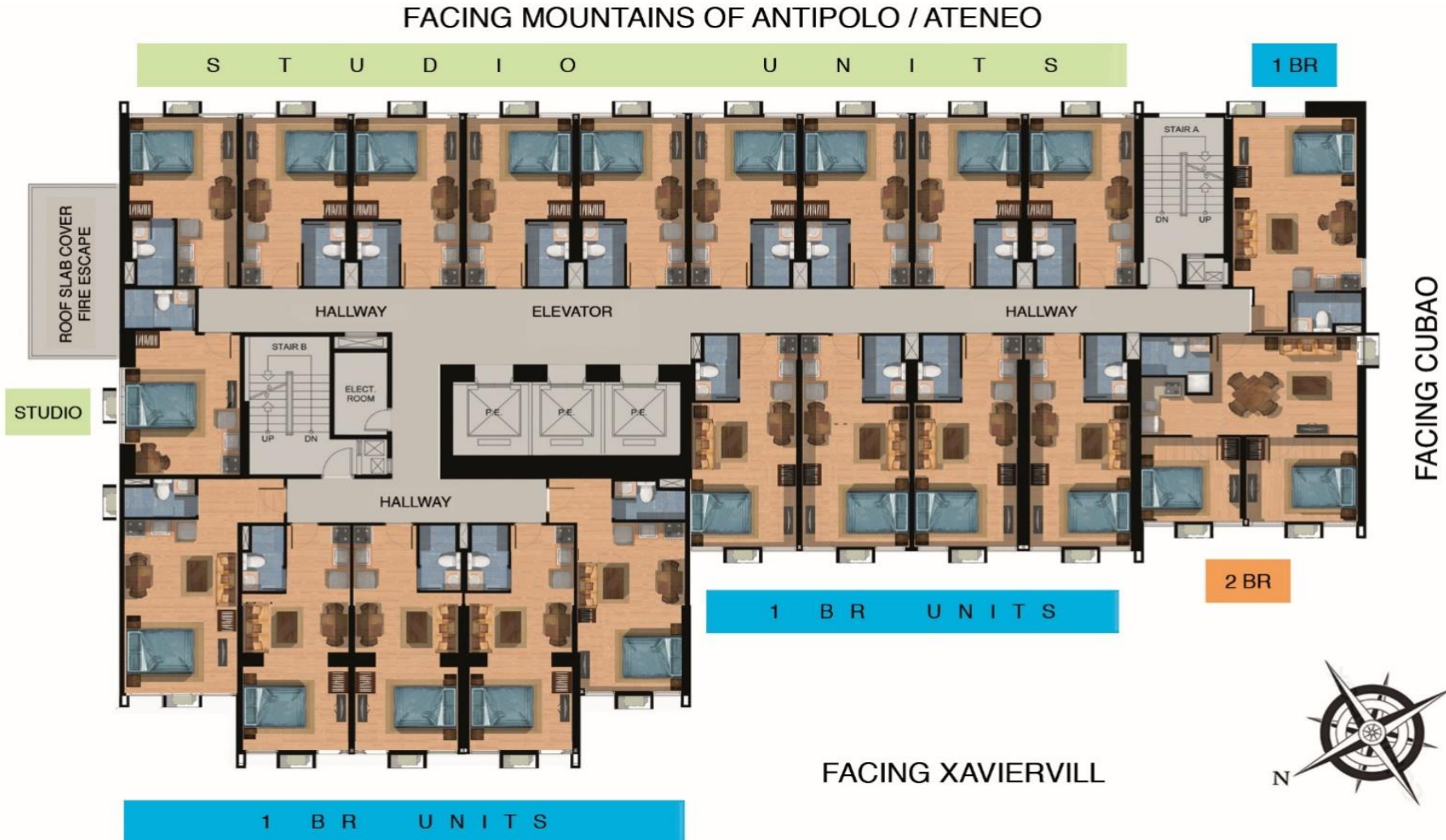
Actual Photo



Swimming Pool

Actual Photo

FACING LOYOLA HEIGHTS



8th to 35th Floor (Typical Layout)



This model unit has been stylized to serve as your inspiration in designing our very own

Studio Model Unit

Artist's Illustration



This model unit has been stylized to serve as your inspiration in designing our very own

1BR Model Unit

Artist's Illustration

FACING MOUNTAINS OF ANTIPOLO / ATENEO

FACING LOYOLA HEIGHTS



FACING XAVIERVILLE



FACING CUBAO

- 1 Elevator
- 2 Indoor Study Lounge
- 3 Outdoor Study Lounge
- 4 Multipurpose Hall
- 5 Rest Rooms

Roof Deck



Indoor Study Lounge

Actual Photo



Multi-purpose Room

Actual Photo



Outdoor Study Lounge

Actual Photo

Units



Typical Unit Layout



Studio Unit
21 sqm. ±



1-BR Unit
26 sqm. ±



2-BR Unit
46 sqm. ±

Units Summary

UNIT TYPE	SIZE	TCP (Average)
Studio	± 21 sq. m.	± Php 3.20 M
1 Bedroom	± 26 sq. m.	± Php 4.40 M
2 Bedroom	± 46 sq. m.	± Php 7.02 M
Parking	± 12.50 sq. m.	± Php 949 K

Payment Terms

PAYMENT TERM	DISCOUNT	DETAILS
Spot Cash	8% TLP discount	100% upon reservation
Cash w/in 30 days	5% TLP discount	100% 30 calendar days after reservation
Deferred Cash	None	100% Payable in 12 months
Bank	None	10% Payable in 12 months 90% Balance Bank financing

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