



Orean  
Place  
TOWER 2

Orean  
Place

TOWER 2





Vertis North (view from Agham Road)  
ARTIST'S PERSPECTIVE

*Take it all in—a brighter perspective on contemporary lifestyles emerges at the heart of Quezon City.* Energizing spaces for home, work, and play, Vertis North ignites as Ayala Land's up-and-coming hub for progress and ingenuity.

## A *Sight* for the *Senses*

Glowing with the easy calm of every day, Alveo Land reveals a stunning residential community. Effortlessly connecting a dynamic core to the quiet comforts of home, Orea Place lights the way for laid-back city living.



# Beacons of Innovation

## AYALA LAND

For more than 80 years, Ayala Land has set the standard for property development in the Philippines. Putting focus on the nation's premier addresses, Ayala Land delivers a vibrant range of destinations—sustainably integrated growth centers to multi-generational homes—with the singular vision of enhancing land and enriching lives for more people.

## ALVEO LAND

Alveo Land carries out the spirit of innovation, highlighting a tradition of industry excellence marked by its distinct Ayala Land heritage. A commitment best realized through fresh lifestyle concepts and living solutions, Alveo Land sets its sights higher, pushing boundaries and illuminating worlds of possibilities for masterplanned communities and diverse neighborhoods across the country.







## An *Eye* for *Enterprise*

IN QUEZON CITY

LIFESTYLE IMAGE

*Look closer—the metro's vitality is more than what we see on its streets. It's an energy.* Buzzing with progress, Quezon City steadily comes into view as the Enterprise Capital of the North. Nurturing over 3 million people, the nation's former seat of power is home to at least 60,000 businesses and more than 700,000 households.

An emerging Asian Hub, it is the largest city in Metro Manila, cultivating cultural, lifestyle, and commercial zones across 16,000 hectares. Within this story of growth, Ayala Land helps write the next chapters—spurring vast resources and a fiercely entrepreneurial spirit toward building QC's bright center for living.



DEVELOPMENTS NEARBY

## In Your Range of Vision

A spectrum of opportunities awaits in Quezon City. As one of the country's highest earning and progressive urban centers, the metropolis offers among the top destinations for health, education, lifestyle, entertainment, and business.

### Educational, Medical, and Religious Institutions

Philippine Science High School  
Claret School of Quezon City  
University of the Philippines Diliman  
New Era University  
Miriam College  
Ateneo de Manila University  
Far Eastern University–FERN College  
Veterans Memorial Medical Center  
Philippine Children's Medical Center  
National Kidney and Transplant Institute  
Philippine Heart Center  
Lung Center of the Philippines  
East Avenue Medical Center  
St. Luke's Medical Center  
Philippine Orthopedic Center  
Our Lady of Hope Parish Church  
Sta. Rita de Cascia Parish  
Our Lady of Mt. Carmel Parish Church  
Parish of the Holy Sacrifice (UP Chapel)  
Sta. Maria della Strada Parish Church  
Our Lady of Pentecost Church  
St. Claire Monastery

### Retail Destinations

TriNoma  
Ayala Malls Vertis North  
SM North EDSA  
UP-Ayala Land TechnoHub  
Gateway Mall  
Robinsons Magnolia  
UP Town Center  
Eastwood Mall  
Fairview Terraces

### Cultural Landmarks and Open Spaces

Veterans Memorial Golf Club  
Ninoy Aquino Parks and Wildlife Center  
Quezon Memorial Circle  
Celebrity Sports Plaza  
Capitol Hills Golf and Country Club  
La Mesa Watershed and Ecopark



Quezon City Memorial  
ACTUAL PHOTOGRAPH



UP Town Center  
ACTUAL PHOTOGRAPH





Vertis North (view from Agham Road)  
ARTIST'S PERSPECTIVE

# Ingenuity Shines Through

AT VERTIS NORTH

*Focus on the bigger picture—  
Ayala Land's hub for Energized  
Enterprise is all fired up.* An urban  
core in sync with Quezon City's past  
and present, Vertis North beams  
with possibility. Masterplanned for centrality,  
connectivity, enterprise, and efficiency,  
46 hectares take shape into a remarkably  
progressive environment.

A fully-integrated and walkable  
business and lifestyle district—  
refreshed by the 2-hectare Vertis North  
Gardens—this dynamic engine  
for growth gleams with opportunities  
for balance and sustainability. Today,  
Alveo Land continues to complete  
this vision, setting innovation alight.



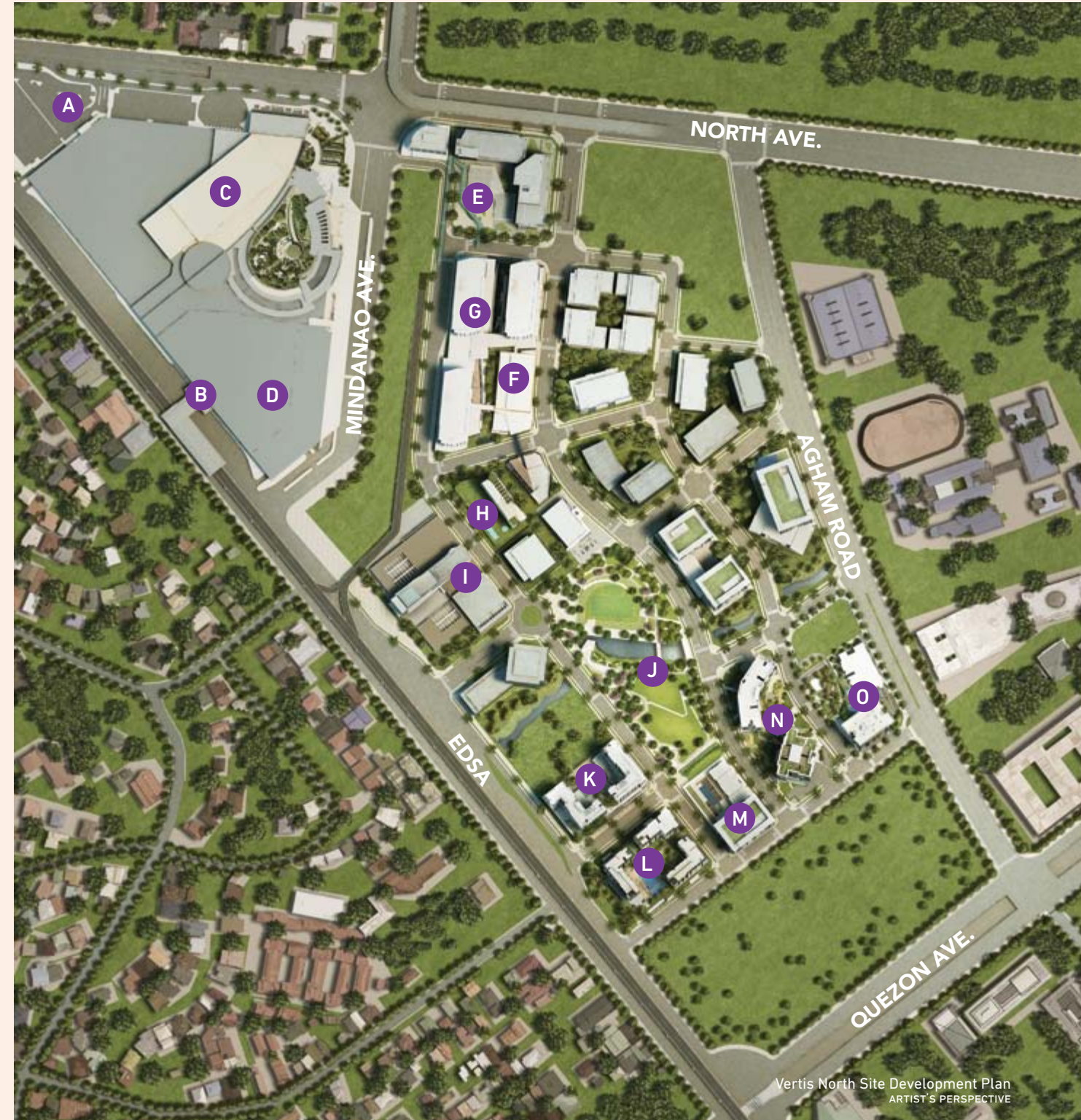
VICINITY MAP

# Illuminating Paths

Strategically positioned at the North Triangle, with access to key transport hubs, Vertis North lies between two major thoroughfares: EDSA and Agham Road. The starting point for stunning possibilities, this city center reveals a more vibrant way of living.



Mabuhay Rotonda	6.4 km	Quezon City Hall	2.4 km
St. Luke's Medical Center	5.1 km	Philippine Heart Center	2.3 km
Montgomery Place	5.4 km	UP-Ayala Land Technohub	2.8 km
World Scout Jamboree Memorial	3.3 km	University of the Philippines	4.6 km
ELJ Communications Center	2.6 km	Ferndale Villas	10.6 km
TriNoma	1.1 km	Ayala Heights	8.2 km
Lung Center of the Philippines	2.0 km	UP Town Center	7.5 km
Veterans Memorial Golf Club	2.3 km	Ateneo de Manila	6.9 km
Quezon Memorial Circle	2.3 km	Araneta Coliseum	4.7 km



A	Unified Grand Central Station	I	Solaire
B	LRT-1/MRT-3 North Avenue Station	J	Vertis North Gardens
C	TriNoma	K	Avida Towers Sola
D	Landmark	L	Avida Towers Vita
E	ABS-CBN Vertis Tent	M	One Vertis Plaza
F	Ayala Malls Vertis North	N	High Park Towers
G	Vertis Corporate Center	O	Orean Place Towers
H	Seda Vertis North		





LIFESTYLE IMAGE

# Every Day *Glows* with *Life*

AT OREAN PLACE

## Development Summary

<b>Project Name</b>	Orean Place
<b>Address</b>	North Triangle, Vertis North, Brgy. Bagong Pag-Asa, Quezon City
<b>Project Developer</b>	Ayala Land Inc.
<b>Project Manager &amp; Marketing Agent</b>	Alveo Land Corp.
<b>Development Type</b>	A two-tower high-rise residential condominium with a retail podium, built within an integrated mixed-use district.

*Soak up the warmth of innovation—Alveo Land reveals laid-back city living at the heart of QC.* Tucked away at the quiet corner of Vertis North, a two-tower residential development shines amid an exciting selection for work and play.

Sparkling lifestyles that fit your steady pace, homes open up to relaxing sky views, private retail access, and unparalleled links to an urban hub. Matched with insightful amenities and shared spaces, Orean Place pulls focus on the easy calm of the metro.



## General Information

### OREAN PLACE TOWER 1 & 2

	Tower 1		Tower 2	
No. of Floors	41 floors		36 floors	
No. of Units	611 units		528 units	
No. of Units per Floor	Amenity Floor	11 units	Amenity Floor	10 units
	Typical Residential Floor	16 units	Typical Residential Floor	16 units
	Penthouse Floor	8 units	Penthouse Floor	6 units
No. of Parking Floors	7 basement levels			
Number of Elevators	5 elevators per tower			
Floor-to-ceiling Height (Residential Floors)	Approx. 2.7 m   8.9 ft (2.4 m   7.9 ft for toilets & kitchens)			
Hallway Width	Approx. 1.5 m   4.9 ft			
Elevator Lobby Width	Approx. 3.0 m   9.8 ft			
Start of Turnover	Q4 2023		Q3 2024	

## Building Features

Ground floor lobby with direct access to the Retail Courtyard

Amenity Deck (located at the 2nd floor)

Interior-designed lobbies and select common areas

Mail room

Allocated emergency load for residential units in case of power outage

100% back-up power for common areas in case of power outage

Fire detection, alarm and sprinkler system

Two (2) Fire Exits per residential floor

24-hour building security

- CCTV cameras in selected areas

- RFID for parking and select common areas

Underground and overhead water reserves

## Sustainable Features

Green Building Code compliant

- Maximized natural lighting

- Low-energy consumption lighting fixtures in common areas

- Naturally ventilated elevator lobbies and hallways

- Rainwater harvesting system

- Dual-flush toilets

- Low-flow valves



Orian Place Tower 2  
ARTIST'S PERSPECTIVE



RETAIL COURTYARD

## An Image of Urban Convenience

Accessibility finds new meaning when your front door is just an elevator ride from unique shopping and dining hotspots. With a ground-floor commercial area, Orea Place is set to unveil a lively and fresh retail experience.



LIFESTYLE IMAGE



Retail Courtyard  
ARTIST'S PERSPECTIVE



AMENITIES

## A Spectacle of Choices

Everyday opportunities to unwind and play begin at your address. Spotighting a dynamic range of indoor and outdoor amenities—including a landscaped garden deck—home is your personal escape in the city.



LIFESTYLE IMAGE

### Amenity Floor Plan

- A Function Room (Tower 1)
- B Gym (Tower 1)
- C Co-working Space (Tower 2)
- D Board Room (Tower 2)
- E 25m Lap Pool & Lounge Pool
- F Kiddie Pool
- G Outdoor Lounges
- H Outdoor Play Area



Architect's Layout





Main Lobby  
ARTIST'S PERSPECTIVE



Board Room  
ARTIST'S PERSPECTIVE



Co-working Space  
ARTIST'S PERSPECTIVE





Amenity Deck  
ARTIST'S PERSPECTIVE





LIFESTYLE IMAGE

# A *Spot* in the *Light*

AT YOUR OWN UNIT

*A vision of ease—there really is no place like home.* Above a thriving growth center, yours is an address illuminated by the vibrant Quezon City skies. A residence apart from any other, it radiates a cool tranquility amid the metro's fast-paced lifestyles.

Carefully designed to offer modern comforts, Alveo Land's vibrant development embraces you within a stunning neighborhood. A space to make your own, reflecting your distinct personality—welcome to Orea Place.



UNITS

## Brilliant Spaces for Living

Thoughtfully planned, 611 residences in Tower 1 and 528 residences in Tower 2, complete the community of Olean Place. Primarily comprised of studio units, each home zooms in on spatial efficiency and functionality, complementing laid-back and independent lifestyles. Together with a collection of one-bedroom, two-bedroom, and three-bedroom units, the property puts into perspective just how soothing the city can be.

### Standard Unit Areas and Dimensions

Average Unit Areas (Including Balconies/Decks)	sq.m. (approx.)	sq.ft. (approx.)
Studio	34	366
One-Bedroom	58	624
Two-Bedroom	91	980
Three-Bedroom	118	1,270

### Unit Features & Deliverables

Complete kitchen system (countertop, cabinets and sink)  
 Complete toilet fixtures (bathroom sink, toilet bowl, shower set, plus facial mirror for master T&B only)  
 Shower enclosure (for master T&B of 1BR and up only)  
 Bedroom closet  
 Fire detection and alarm system  
 Audio guest annunciator

Stub-out for split-type air conditioning  
 Provision for telephone lines  
 Provision for CATV outlet  
 Provision for fiber-to-the-home  
 Provision for T&B multi-point water heater (except for maid's T&B)

### Unit Finishes

	Floor	Wall	Ceiling
Living/Dining/Kitchen	Porcelain tiles 600x600 mm	Painted	Painted
Bedroom	Wood laminates (1BR & up)	Painted	Painted
Toilet & Bath	Porcelain tiles 300x600 mm	Porcelain tiles 300x600 mm	Painted
Maid's Room/Utility	Ceramic tiles 300x300 mm	Painted	Painted
Balcony	Porcelain tiles 300x300 mm	-	Painted
Other Materials & Finishes	Granite kitchen countertops and master T&B counters Laminated wood kitchen cabinets and bedroom closets		

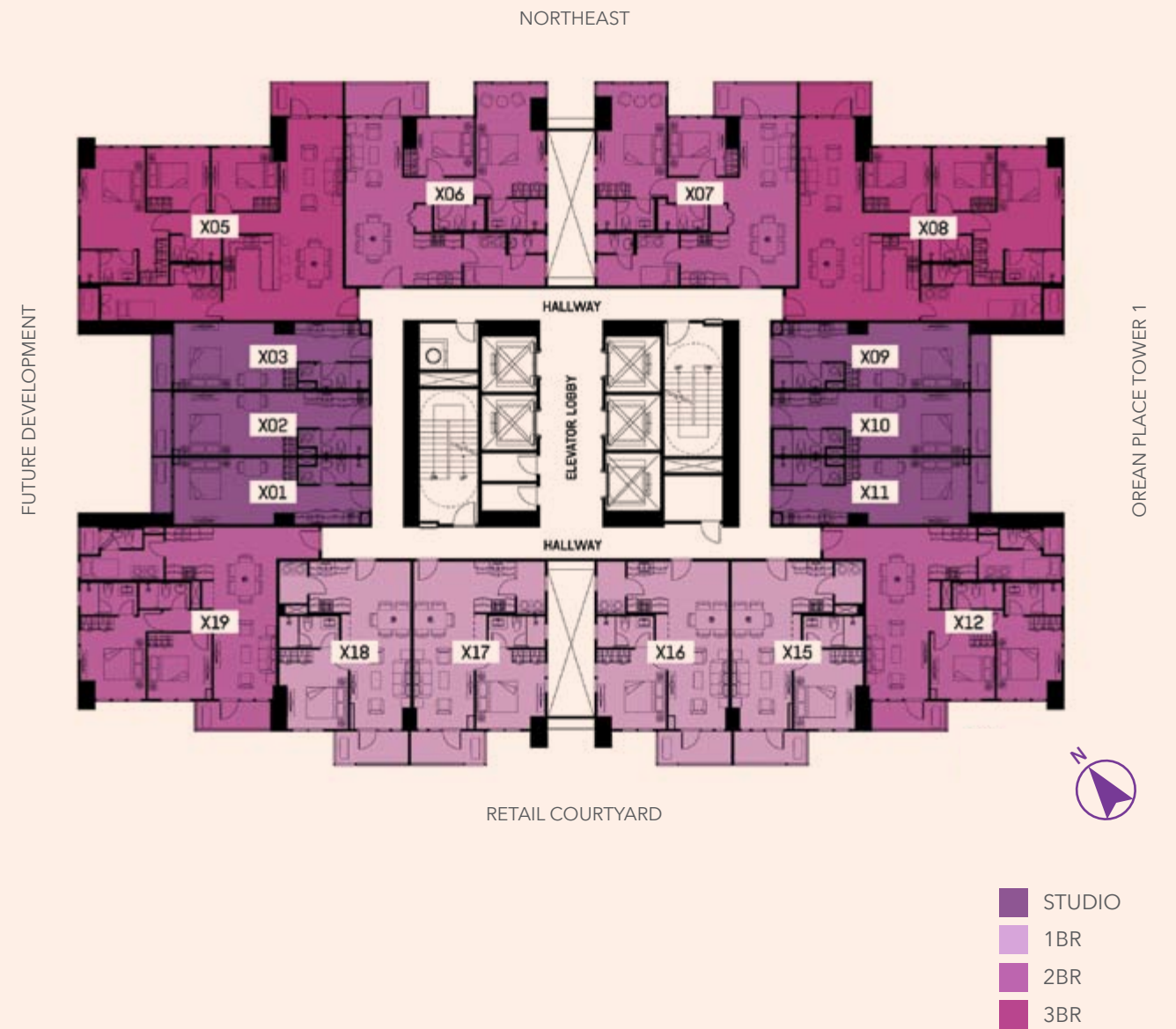




## 2<sup>ND</sup> Floor Amenity Level

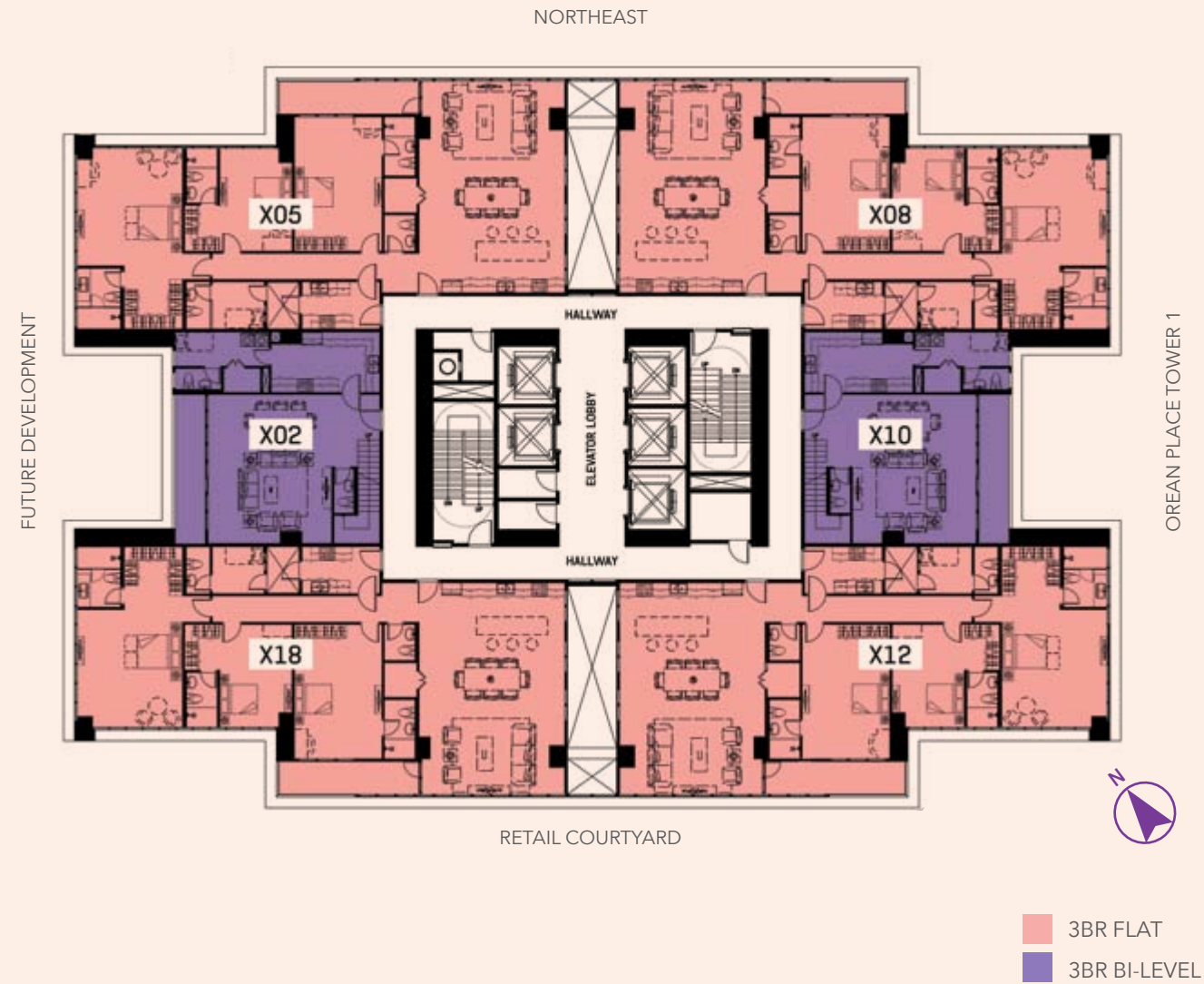


## 3<sup>RD</sup> - 39<sup>TH</sup> Floor Typical Floor

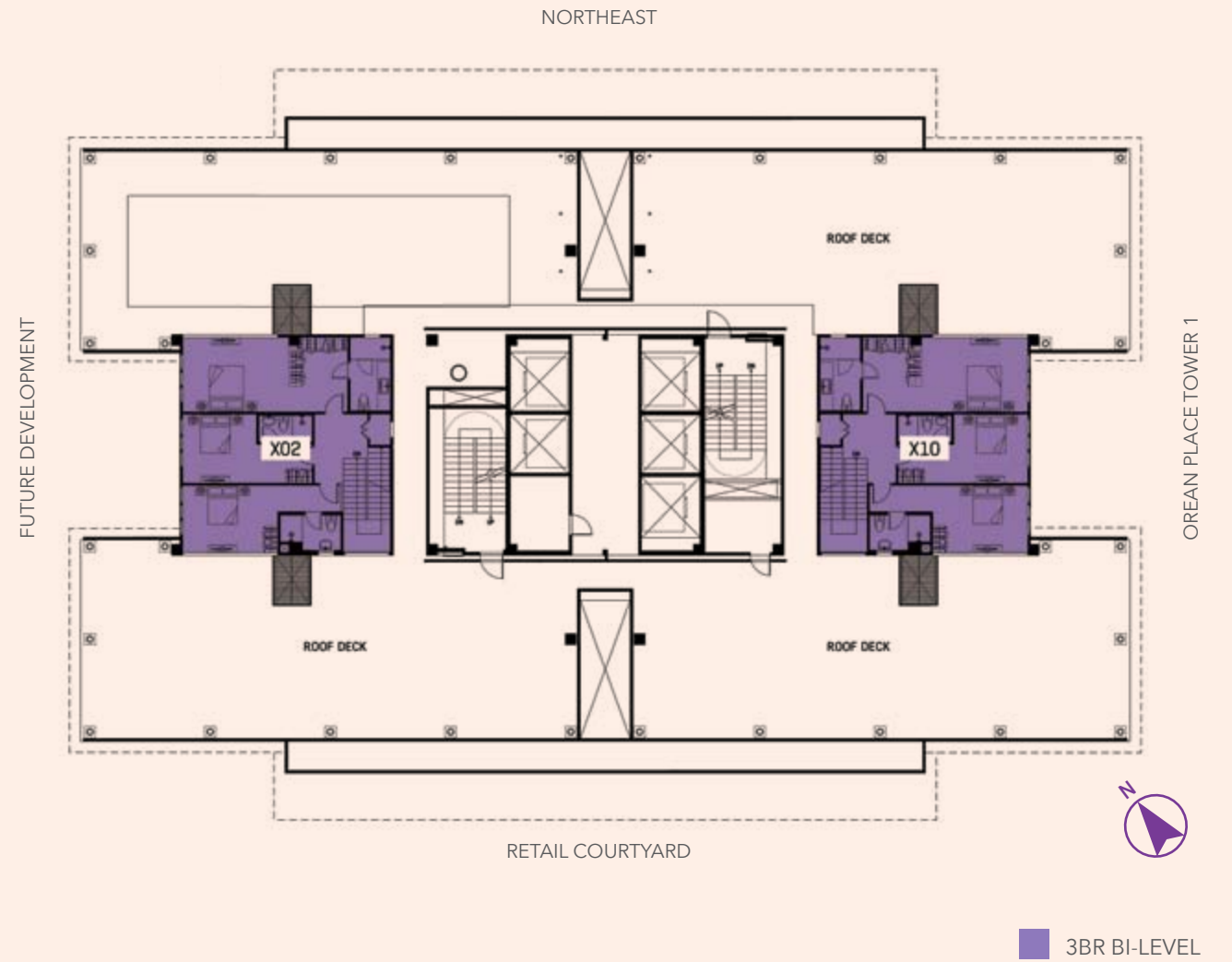




# 40<sup>TH</sup> Floor Lower Penthouse



# 40<sup>TH</sup> Floor Upper Penthouse







One Bedroom Unit: Living and Dining  
ARTIST'S PERSPECTIVE



### Studio Unit

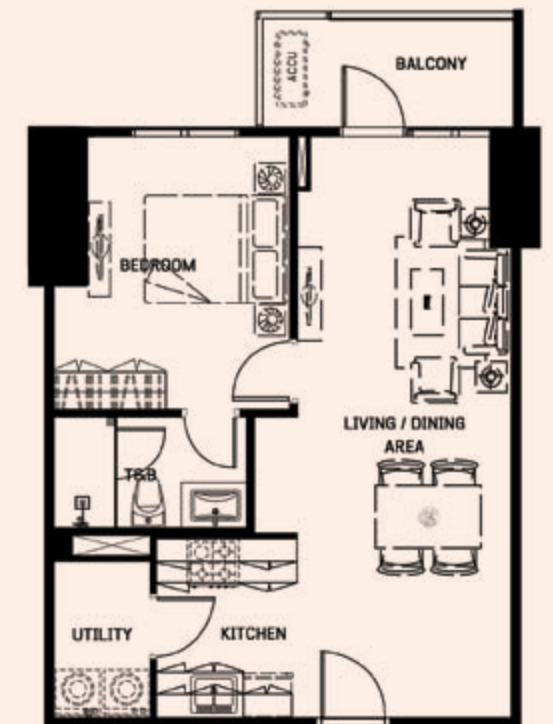
*Approximate sizes only	sq.m.	sq.ft.
Living/Dining/Sleeping Area	22	237
Kitchen	5	54
T&B/Laundry	4	43
Balcony	3	32
<b>Total Area</b>	<b>34</b>	<b>366</b>



\*The typical unit plans reflect the suggested furniture layouts.  
Architect's Layout

### One-Bedroom Unit

*Approximate sizes only	sq.m.	sq.ft.
Living/Dining Area	25.5	274
Kitchen	5	54
Bedroom	13.5	145
T&B	5	54
Utility Room	3	32
Balcony & ACCU	6	65
<b>Total Area</b>	<b>58</b>	<b>624</b>

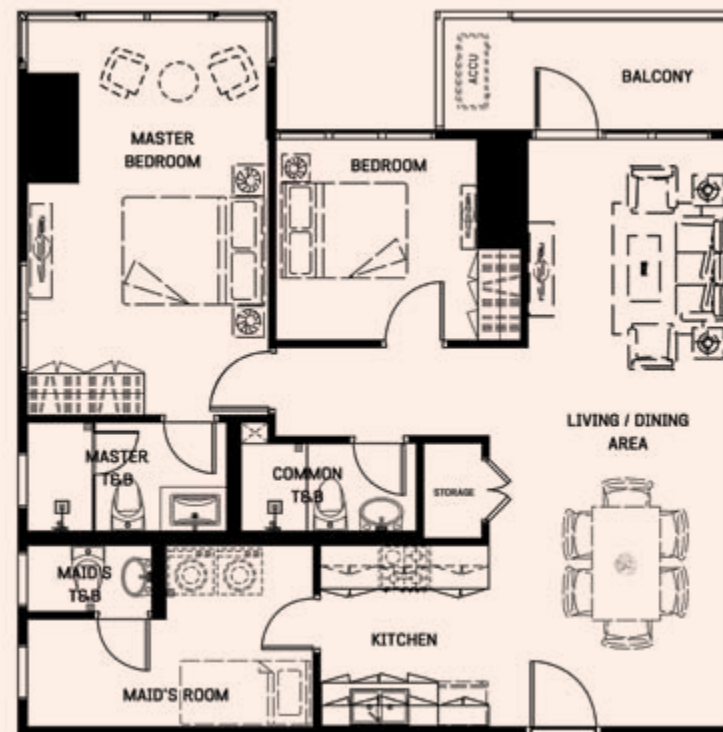


\*The typical unit plans reflect the suggested furniture layouts.  
Architect's Layout



### Two-Bedroom Unit

*Approximate sizes only	sq.m.	sq.ft.
Living/Dining Area	25	269
Kitchen	6	65
Master's Bedroom	19	205
Master's T&B	5	54
Bedroom 1	10	108
Common T&B	3.5	38
Utility/Maid's Room	8.5	91
Maid's T&B	2	22
Storage	1	11
Hallway	4.5	48
Balcony & ACCU	6.5	70
<b>Total Area</b>	<b>91</b>	<b>980</b>



\*The typical unit plans reflect the suggested furniture layouts.  
Architect's Layout

### Three-Bedroom Unit

*Approximate sizes only	sq.m.	sq.ft.
Living/Dining Area	32	344
Kitchen	12	129
Master's Bedroom	20	215
Master's T&B	5	54
Bedroom 1	10	108
Bedroom 2	10	108
Common T&B	3	32
Utility/Maid's Room	10	108
Maid's T&B	2	22
Hallway	6	65
Balcony & ACCU	6	65
ACCU Ledge	2	22
<b>Total Area</b>	<b>118</b>	<b>1,270</b>

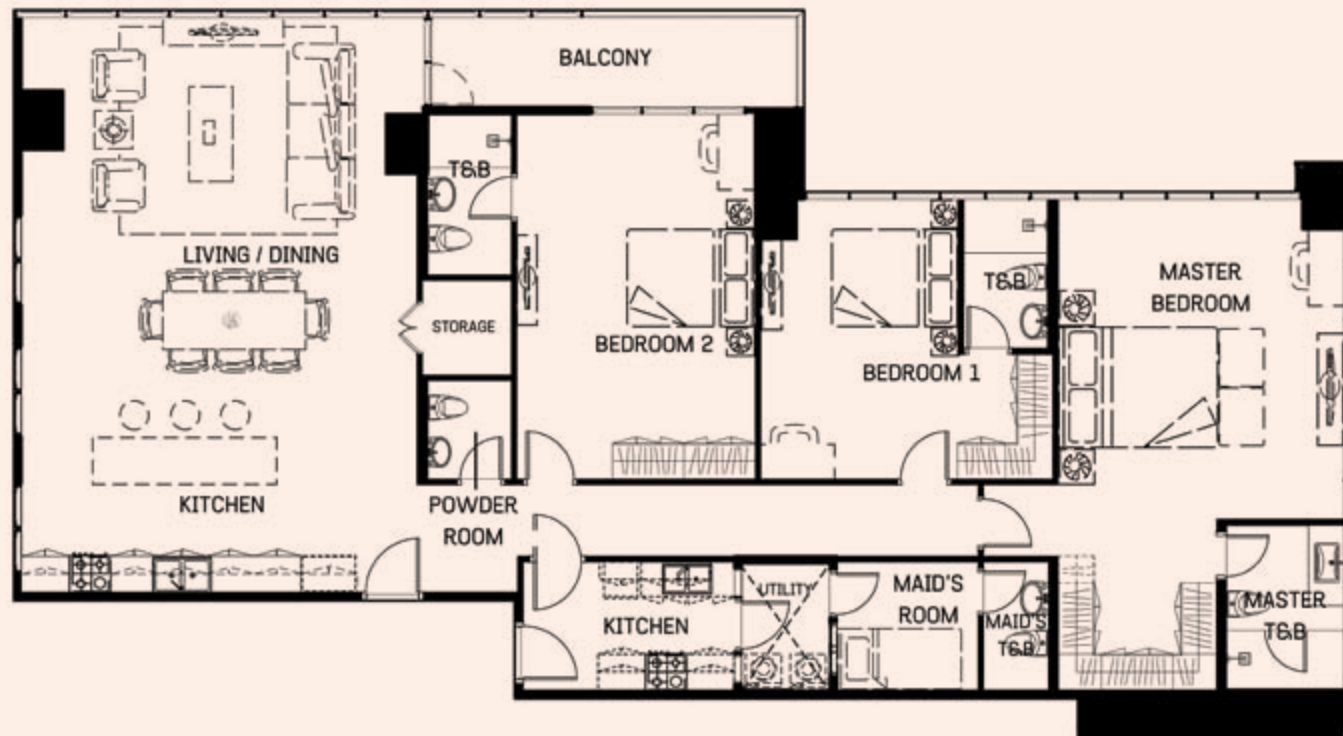


\*The typical unit plans reflect the suggested furniture layouts.  
Architect's Layout



### Penthouse Three-Bedroom Unit (Flat)

*Approximate sizes only	sq.m.	sq.ft.
Living/Dining Area	54	581
Gourmet Kitchen	13	140
Master's Bedroom	38	409
Master's T&B	7.5	81
Bedroom 1	26	280
Bedroom 2	20	215
Bedroom 1 T&B	4	43
Bedroom 2 T&B	4	43
Powder Room	3	32
Maid's Room	6	65
Maid's T&B	3	32
Storage	3	32
Hallway	13	140
Balcony	11	118
Service Kitchen	8	86
Utility	3.5	38
<b>Total Area</b>	<b>217</b>	<b>2,336</b>



\*The typical unit plans reflect the suggested furniture layouts.  
Architect's Layout

### Penthouse Three-Bedroom Unit (Bi-Level)

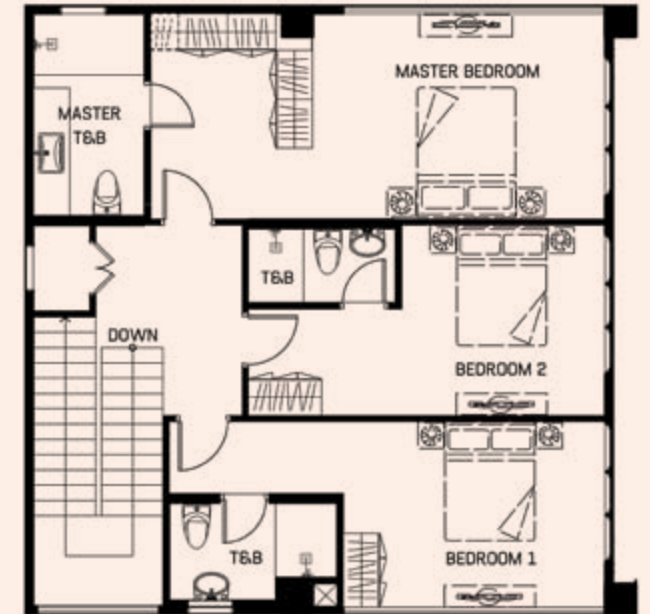
#### Upper Level

*Approximate sizes only	sq.m.	sq.ft.
Master's Bedroom	26	280
Master's T&B	7	75
Bedroom 1	17.5	188
Bedroom 2	16	172
Bedroom 1 T&B	5	54
Bedroom 2 T&B	3	32
Stairs & Hallway	6	65
Storage	2	22
<b>Total Area</b>	<b>82.5</b>	<b>888</b>

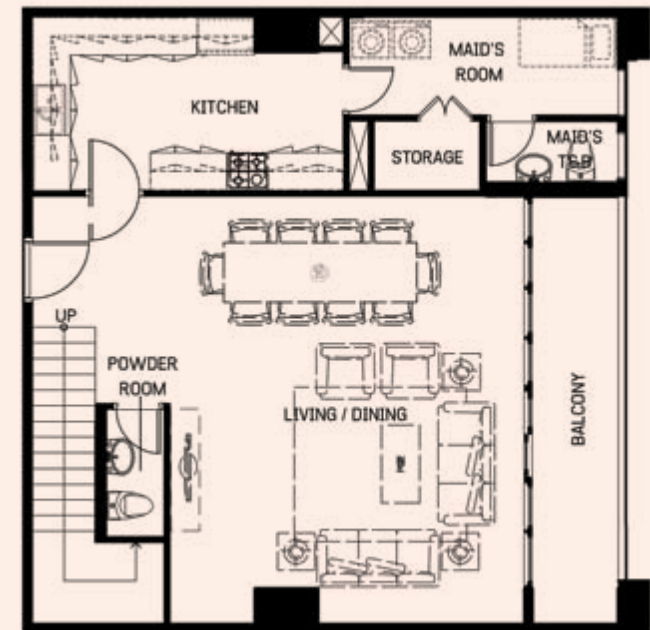
#### Lower Level

Living/Dining Area	53	570
Kitchen	15	161
Utility/Maid's Room	7	75
Maid's T&B	3	32
Storage (inside Maid's Room)	2	22
Powder Room	2	22
Balcony	10.5	113
<b>Total Area</b>	<b>92.5</b>	<b>996</b>

**Total Area**                      **175**                      **1,884**



Upper Level



Lower Level

\*The typical unit plans reflect the suggested furniture layouts.  
Architect's Layout



## CONSULTANTS

# A Dynamic Collaboration

### ARCHITECTURAL DESIGN

#### **Aidea Philippines, Inc.**

One of the country's largest design practices as recognized by BCI Asia in 2008 and ranked No. 86 in the Building Design (BD) World Architecture 2010 Top 100 Architects.

### LANDSCAPE DESIGN

#### **Inspira Design Core Inc.**

Inspira Design Core is a consulting firm established in 2006 dedicated to provide planning and design services specific to landscape architecture and environmental design.

### STRUCTURAL DESIGN

#### **Sy^2 + Associates**

Firmly grounded in a proud tradition of structural engineering, it maintained a continuous practice of consulting engineering since its inception in 1983.

### COMMON AREA INTERIOR DESIGN

#### **Design HQ (Hirayama + Quesada)**

An interior design firm with over 15 years of experience in creative design, Design HQ focuses on hotels, restaurants, lobbies and amenities, model units, and bespoke homes.

### MECHANICAL, ELECTRICAL, FIRE PROTECTION, SANITARY, AND PLUMBING DESIGN

#### **Eco Solutions Inc.**

A proudly Filipino multi-disciplinary and engineering design consultancy and commissioning firm specializing in a variety of fields that advocates sustainability at the core of their practice.

### LIFT CONSULTANT

#### **International Elevator & Equipment, Inc.**

A time-honored company and recognized affiliate of Mitsubishi Electric Corporation, IEE has established itself as a leader of design, sales, installation, and maintenance of elevators and escalators in the country.

### PROJECT MANAGEMENT & GENERAL CONTRACTOR

#### **Makati Development Corp.**

Ayala Land's own construction arm is the largest and one of the most advanced EPC/CM companies in the Philippines, spanning more than 40 years of experience building projects that have transformed over 8,000 hectares of land and have shaped the lives of millions of people.

### PROJECT MANAGEMENT

#### **Ayala Property Management Corp.**

A wholly owned subsidiary of Ayala Land engaged in integrated property management services including building administration and maintenance, lease administration activities, commercial center and subdivision maintenance, and special technical services.



Orean Place Towers  
ARTIST'S PERSPECTIVE



APMC PROMISE

## Laid-back City Living in Vertis North

Every Alveo Land development—vibrant neighborhoods, groundbreaking living solutions, masterplanned communities—nurtures individuals and hard-earned investments with a singular vision: giving you a space for living well.

Ayala Property Management Corporation (APMC) will deliver Olean Place's promise of laid-back city living through expert property maintenance and services. By keeping the strictest home and building guidelines, APMC asserts a firm commitment to a healthy community that will flourish for generations.



