

P A R K E A S T  
P L A C E

PARK EAST PLACE

# Prime Central Living in BGC's Main Avenue

## Development Summary

Project Name	Park East Place
Address	32nd Street cor. 9th Avenue, Bonifacio Global City, Taguig City
Project Developer	Fort Bonifacio Development Corporation (FBDC)
Project Manager & Marketing Agent	Alveo Land Corp.
Development Type	A stand-alone high-rise residential condominium built within BGC's city-center.

### Alveo's latest residential development offers a refined living experience within a prominent BGC address

- Strategically located in a revitalized sub-neighborhood, right at the prominent crossroads of 32nd Street's corporate row and 9th Avenue's lifestyle corridor
- Premium and elegant architecture that creates a distinct character
- An exclusive mix of thoughtfully-designed units with upgraded finishes
- Carefully curated amenities that complement an unmatched residential setting



Artist's Perspective



PARK EAST PLACE

# Bonifacio Global City

**Alveo's Park East Place is well-positioned as a new focal vantage in one of the fastest growing, highly urbanized cities in the region.**

As the Home of Passionate Minds, Bonifacio Global City (BGC) is a 240-hectare thoughtfully master planned, mixed-use estate located at the heart of Taguig City.

With its various parks and open spaces, top-notch shopping, entertainment, and dining areas, as well as key corporate and residential addresses, BGC provides endless opportunities, and multiple ways of living. A sustainable and progressive urban design pushes pedestrian infrastructure, activating a dynamic urban life.



Actual Photos

# PARK EAST PLACE Vicinity Map

Right at the center of a dynamic green urban community where choices are multiple, pathways intersect where natural and urban spaces meet.

Strategically located in a revitalized neighborhood, Park East Place offers superior access to the very best for work, lifestyle, leisure, corporate, education and cultural experiences.





GENERAL INFORMATION

# Park East Place

No. of Floors	59 Physical floors	
No. of Units	523 units	
No. of Units per Floor	Amenity Floor	3 units
	Typical Residential Floor	10 units
	Penthouse Floor	10 units
No. of Parking Floors	3 Basement Parking, 5 Podium Parking	
Number of Elevators	5 elevators	
Floor-to-ceiling Height (Residential Floors)	Approx. 2.7 m (2.3 m for toilets & kitchens)	
Hallway Width	Approx. 1.5 m	
Elevator Lobby Width	Approx. 3.0 m	

## Building Features

- Ground floor lobby
- Interior-designed lobbies and select common areas
- Mail room
- Allocated emergency load for residential units 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
- 24-hour building maintenance

## 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

## PARK EAST PLACE

# Design



Artist's Perspective

**Park East Place boasts of a distinct facade that will make its impressive mark on the Bonifacio Global City skyline.**

Its 9-meter glass crown is a design collaboration between Aidea, a leading Filipino architecture and design firm and foreign consultant Smith Group. The tower will also feature an impressive podium design with angled fins, stone columns, and decorative aluminum cladding.

An interior-designed residential lobby, coupled with an equally sophisticated designer residential lounge and outdoor waiting area, harmonize with the building aesthetic. It is then accompanied by a landscaped entry plaza along 32nd Street, giving direct access to the lobby and retail area.

Park East Place's carefully curated selection of offerings will cater to the needs of its residents and visitors alike. This offers a welcoming and convenient space for socializing, shopping, and accessing everyday necessities within easy reach.



# PARK EAST PLACE Amenities

Presenting amenities that complement evolving lifestyles and workstyles, Park East Place features shared spaces that culminate comfort, ease, and class amid a vitalizing city life.

## Indoor Amenities

- A Ground Floor Residential Lounge
- B 7th Floor Residential Lounge
- C Gym
- D Function Room
- E Indoor Play Area

## Outdoor Amenities

- A Residential Drop-off Lounge
- B 7th Floor Outdoor Lounge
- C 25m Lap Pool
- D Lounge Pool
- E Kiddie Pool
- F Pavilion
- G Outdoor Play Area



Artist's Perspective

## PARK EAST PLACE

# Units

Every layer of detail offers superior peace and privacy, ensuring an exclusive retreat when you want solace from the excitement of city living.

### Standard Unit Areas and Dimensions

Average Unit Areas (Including Balconies/Decks)	sq.m. (approx.)	sq.ft. (approx.)
One-Bedroom	61	647
One-Bedroom Suite	67	723
Two-Bedroom	94-98	1,015-1,055
Three-Bedroom	131	1,412

### Unit Features & Deliverables

Complete kitchen system (countertop, cabinets and sink)

Complete toilet fixtures (bathroom sink, toilet bowl, shower set, facial mirror for Common T&B and Master T&B)

Shower enclosure (for Master T&B of 1BR and up only)

Bedroom closets

Fire detection and alarm system

Audio guest annunciator

Provision for telephone lines

Provision for CATV outlet

Provision for fiber-to-the-home

### Unit Finishes

	Floor	Wall	Ceiling
Living/Dining/Kitchen	600x600 mm Porcelain Tiles	Paint Finish	Paint Finish
Bedroom	Engineered Wood	Paint Finish	Paint Finish
Toilet & Bath	300x600 mm Porcelain Tiles	300x600 mm Porcelain Tiles	Paint Finish
Maid's/Utility Room	300x300 mm Ceramic Tiles	Paint Finish	Paint Finish
Balcony	300x300 mm Porcelain Tiles	Paint Finish	Paint Finish

Other Materials & Finishes

- Solid Surface Kitchen Countertop (waterfall-type kitchen countertop for 3BR)
- Granite Primary T&B countertops
- Laminated Kitchen Cabinets and Bedroom Closets



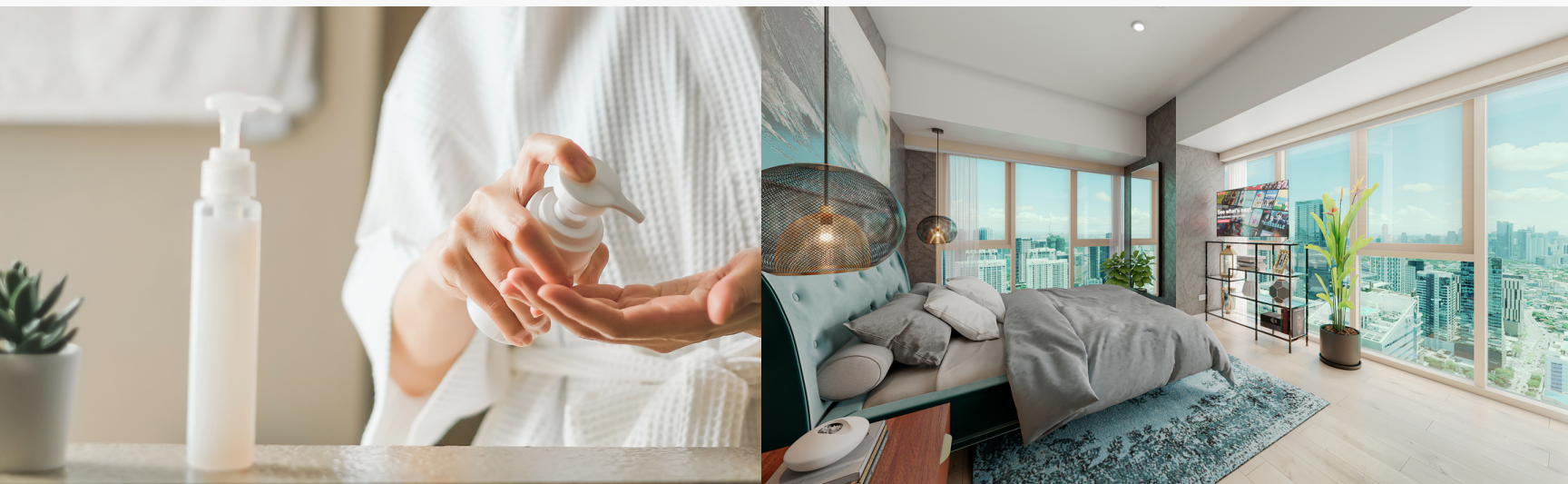
PARK EAST PLACE

# Special Inclusions

## A splendid home featuring fine finishes and outstanding design elements

Park East Place offers an unmatched setting with refined experiences and finishes. The special inclusion of features such as a range hood and split-type air conditioning complement the elevated living experience.

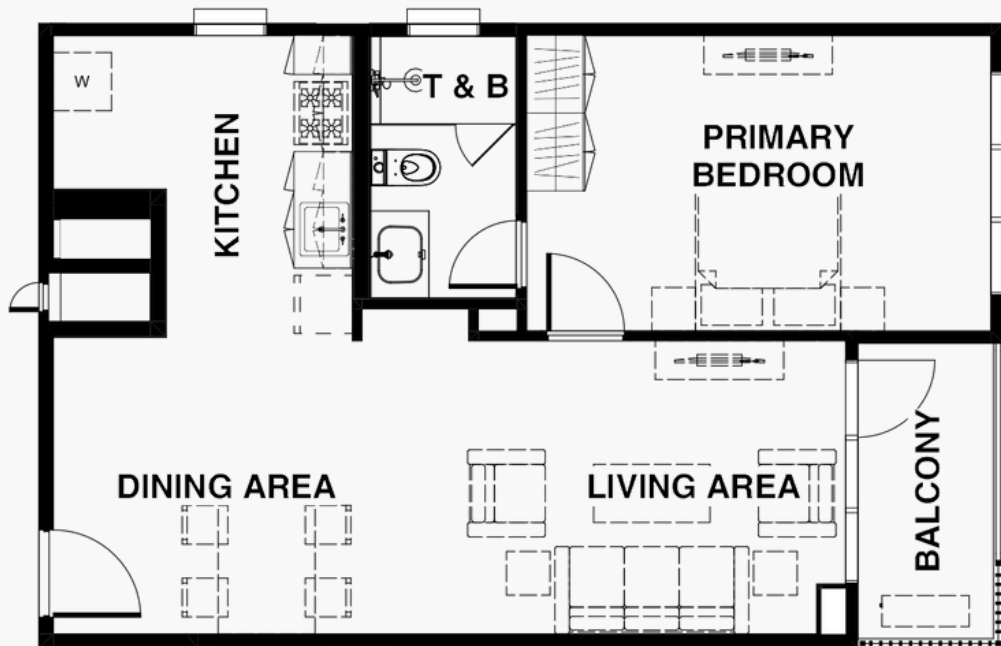
- Split-type air conditioning units (all bedrooms and living room)
- Range hood
- Multi-point water heater for all T&B (except Maid's/Utility)
- KOHLER toilet fixtures (bathroom sink, toilet bowl, shower set, facial mirror, towel rod, and robe hook)



Artist's Perspective

UNIT OFFERINGS

# Park East Place | One-Bedroom

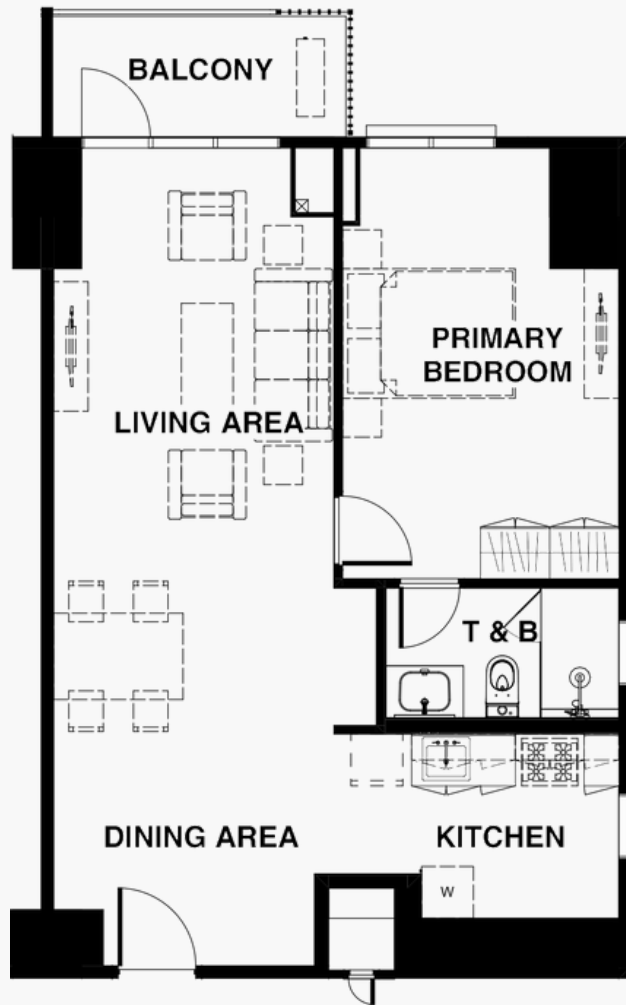


*Approximate sizes only	sq.m.	sq.ft.
Primary Bedroom	15	161
Primary T&B	5	51
Living/Dining Area	27	288
Kitchen	9	96
Balcony	5	51
<b>Total Area w/o BALC</b>	<b>56</b>	<b>596</b>
<b>Total Area w/ BALC</b>	<b>61</b>	<b>647</b>



UNIT OFFERINGS

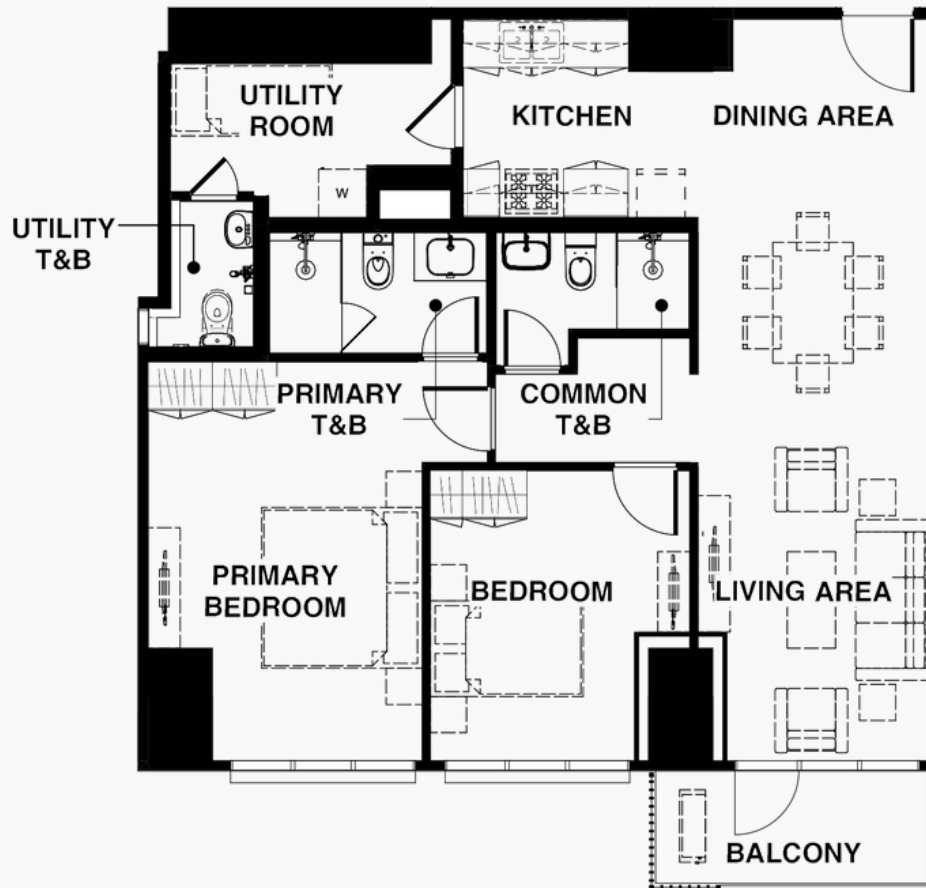
# Park East Place | One-Bedroom Suite



*Approximate sizes only	sq.m.	sq.ft.
Primary Bedroom	17	182
Primary T&B	5	50
Living/Dining Area	33	355
Kitchen	7	79
Balcony	5	57
<b>Total Area w/o BALC</b>	<b>62</b>	<b>666</b>
<b>Total Area w/ BALC</b>	<b>67</b>	<b>723</b>

UNIT OFFERINGS

# Park East Place | Two-Bedroom

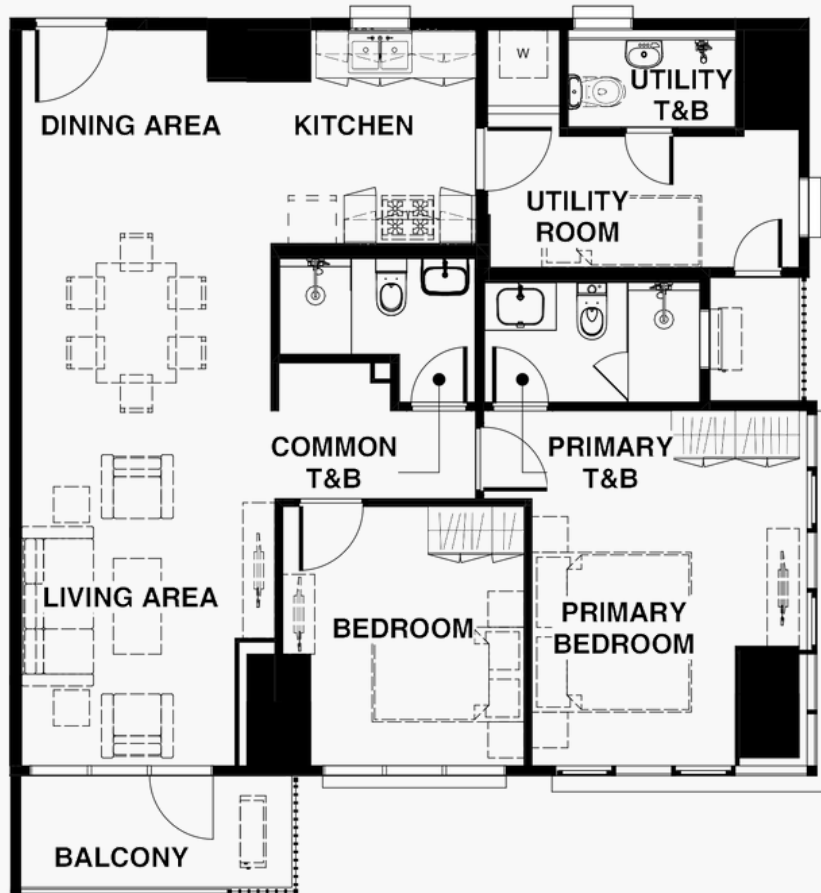


*Approximate sizes only	sq.m.	sq.ft.
Primary Bedroom	19	204
Primary T&B	5	51
Bedroom 1	12	133
Common T&B	4	42
Living/Dining Area	28	301
Kitchen	8	84
Utility Room	7	77
Utility T&B	2	26
Hallway	4	40
Balcony	5	57
<b>Total Area w/o BALC</b>	<b>89</b>	<b>958</b>
<b>Total Area w/ BALC</b>	<b>94</b>	<b>1,015</b>



UNIT OFFERINGS

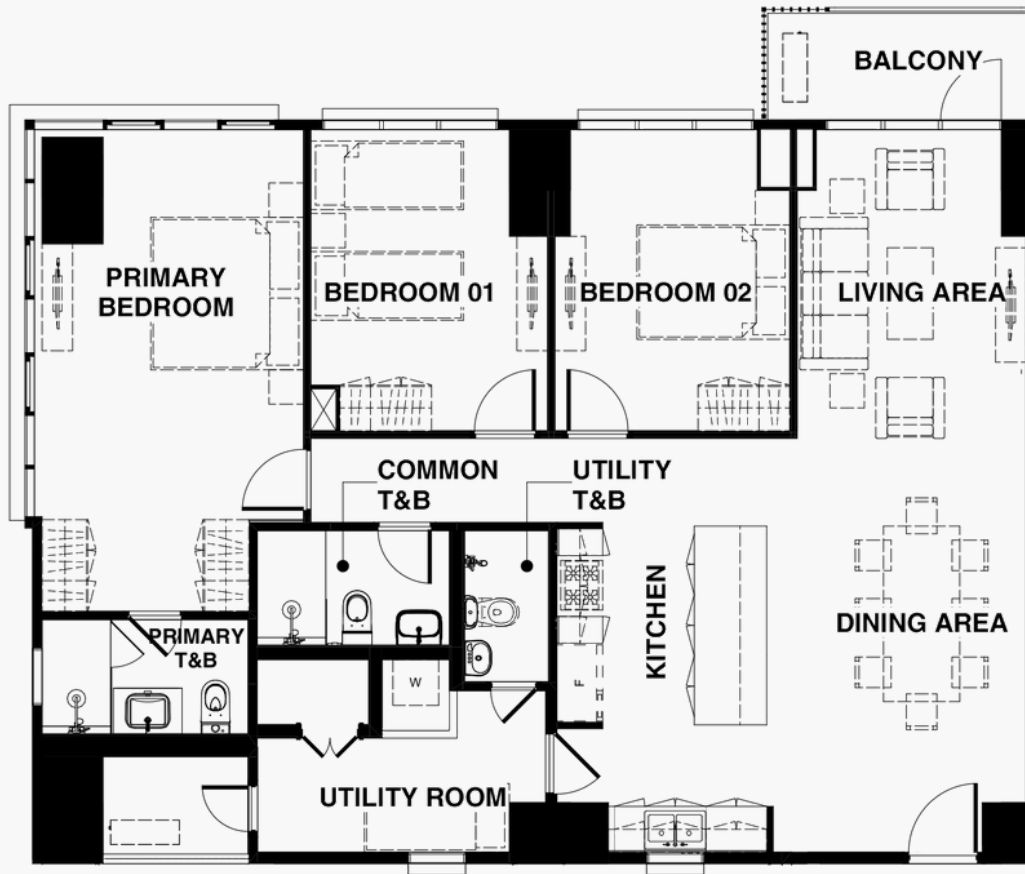
# Park East Place | Two-Bedroom



*Approximate sizes only	sq.m.	sq.ft.
Primary Bedroom	17	188
Primary T&B	5	51
Bedroom 1	11	113
Common T&B	4	44
Living/Dining Area	31	329
Kitchen	7	79
Utility Room	8	91
Utility T&B	4	39
Hallway	4	42
ACCU Room	2	22
Balcony	5	57
<b>Total Area w/o BALC</b>	<b>93</b>	<b>998</b>
<b>Total Area w/ BALC</b>	<b>98</b>	<b>1,055</b>

UNIT OFFERINGS

# Park East Place | Three-Bedroom



*Approximate sizes only	sq.m.	sq.ft.
Primary Bedroom	22	241
Primary T&B	5	52
Bedroom 1	13	140
Bedroom 2	13	139
Common T&B	4	48
Living/Dining Area	32	340
Kitchen	12	132
Utility Room	10	107
Utility T&B	3	29
Hallway	8	82
ACCU Room	4	45
Balcony	5	57
<b>Total Area w/o BALC</b>	<b>126</b>	<b>1,355</b>
<b>Total Area w/ BALC</b>	<b>131</b>	<b>1,412</b>

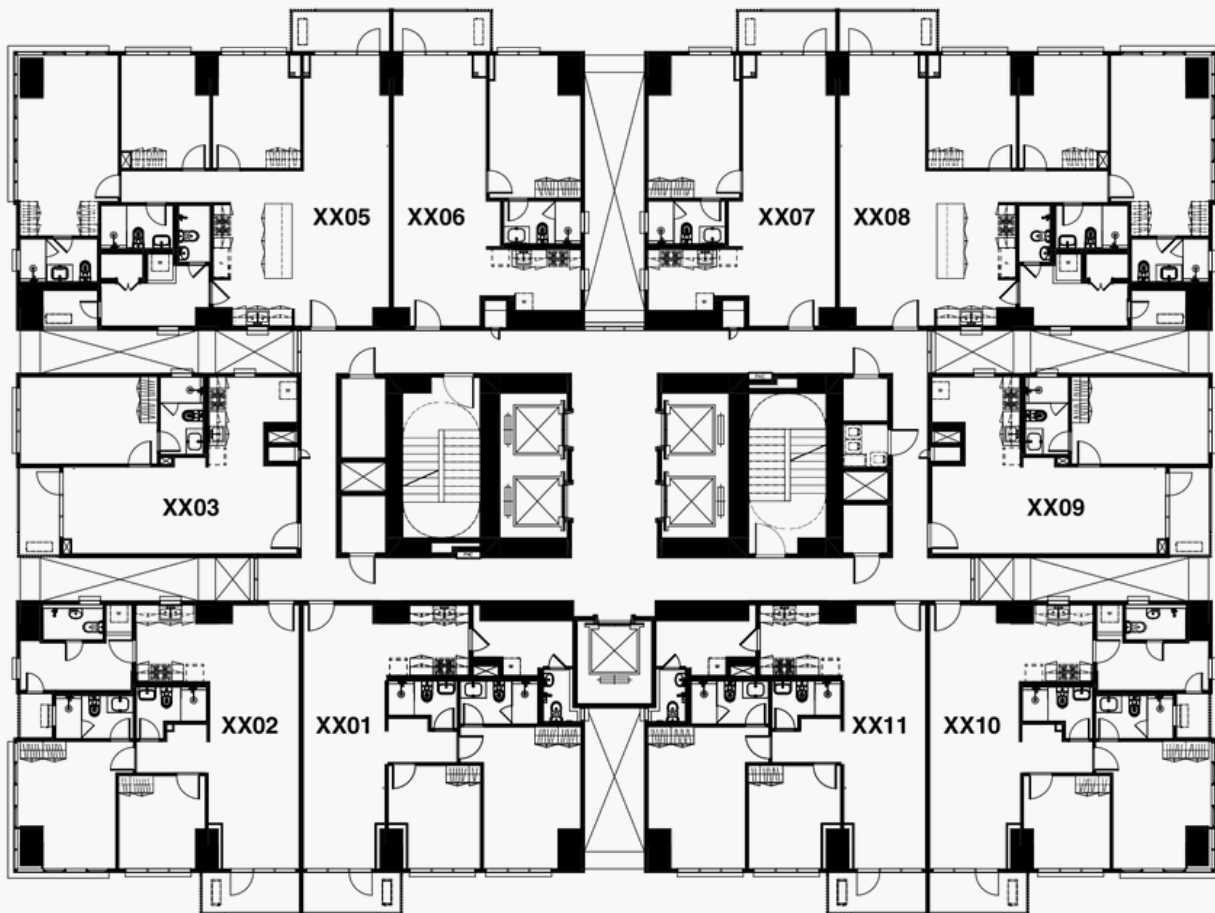
FLOOR PLAN - TYPICAL

# 8th Floor to Penthouse

## LANE R | THE TURF

PASIG RIVER – ORTIGAS SKYLINE VIEW

SIDEWALK | CROSSROADS BGC  
MAKATI CBD SKYLINE VIEW



9TH AVENUE | ECOPRIME TOWER  
LAGUNA DE BAY | BGC SKYLINE VIEW

## 32ND STREET | ECOTOWER

BGC SKYLINE VIEW





## PARK EAST PLACE

# Consultants

Park East Place is set to provide its residents with a prime living experience, executed by renowned designers and management firms.

### MASTERPLAN SmithGroup

SmithGroup is an international architectural, engineering and planning firm. Established in 1853 by architect Sheldon Smith, SmithGroup is the longest continually operating architecture and engineering firm in the United States that is not a wholly owned subsidiary.

### ARCHITECTURAL DESIGN Aidea Philippines, Inc.

A global integrated design and technology firm recognized as the top architectural firm in the Philippines by BCI Asia, also ranking 44th by the Building Design 2021 World Architecture 100.

### 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

The leading structural engineering design company based in the Philippines that specializes in global high-rise structures

### 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

#### LIFT CONSULTANT

### Meinhardt Philippines, Inc.

Meinhardt Group has had a presence in the Philippines since the 1980s, providing clients with the full spectrum of engineering consultancy services.

#### LIGHTING CONSULTANT Light Plan Inc.

A full service lighting design consultancy company in the Philippines established in 2010

#### PROJECT MANAGEMENT Design Coordinates Inc.

A founding member of the Construction Project Management Association of the Philippines (CPMAP), DCI is the leading domestic company in Construction 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.

#### PROPERTY 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.

PARK EAST PLACE

# At the heart of contemporary urban living

**A rare investment opportunity to own a prestigious BGC address**

Step into the exceptional. Bonifacio Global City, already rich in culture and brimming with life, is primed to embrace an elegant architectural structure that establishes a new standard for sophisticated urban living.

On the corner of 32nd Street and 9th Avenue, Alveo Land emerges with residences that are part of a thoughtfully planned nexus of retail, restaurant, cultural and work spaces shaping the vibrant diversity of the city. Park East Place invites you to enjoy a completely integrated urban lifestyle experience with its unrivalled connectivity and convenience.



Artist's Perspective

ALVEO

# ALVEO

an AyalaLand company

[WWW.ALVEOLAND.COM.PH](http://WWW.ALVEOLAND.COM.PH)

DHSUD TEMPORARY LS NO. NCR-105  
32ND STREET COR. 9TH AVENUE, BONIFACIO GLOBAL CITY, TAGUIG CITY | COMPLETION DATE: 31 DECEMBER 2032  
DHSUD NCR AA-2023/07-4403 | PROJECT DEVELOPER: FORT BONIFACIO DEVELOPMENT CORPORATION | PROJECT MANAGER: ALVEO LAND CORP.