



PORTICO
URBAN COURTYARD LIVING

CLIENT BROCHURE



A RARE URBAN HAVEN

Alveo Land invigorates city living with a vibrant neighborhood enclave in Ortigas—Portico. A novel courtyard community opens lifestyles attuned to a more natural rhythm—easy, seamless, interconnected. A gathering of classic and contemporary elements, vertical and townhouse residences, one-of-a-kind artisanal shopping and dining experiences, and lush open spaces, form a refreshing retreat from the buzz of a thriving business district. A lifestyle haven allowing you to savor the pleasure of pause, of life unhurried.

DEVELOPERS

A Tradition of Excellence

Dubbed as Asia's rising tiger, the Philippines remains one of the most promising destinations among the region's developing markets. Keeping the momentum of progress, consistently stands as the second fastest growing economy in Asia for 2017* , capturing the attention of pundits the world over with competitive investment incentives and a booming consumer market. Abundant with a bright, young workforce and unique resources, the Philippines continues to open doors of opportunities with growing infrastructure projects and developments to address an ever-increasing demand for real estate.

At the forefront of this unprecedented growth, Ayala Land continues to raise masterplanned districts, shaped by more than 80 years of experience, setting the standard for unparalleled property development. Presenting the nation's most highly-regarded addresses ranging from an ensemble of sustainably integrated growth centers to multi-generational homes, Ayala Land continues to deliver versatile destinations, spotlighting a singular vision of enhancing land and enriching lives for more people.

Reinforcing the Ayala Land quality of distinction, Alveo Land pushes the envelope further with Portico, initiating a groundbreaking portfolio of innovative living solutions, remarkable neighborhoods, and masterplanned communities in the most strategic destinations across the country—ensuring sound investments and giving you a place for living well.

*Straits Times



Portico
Artist's Perspective



Ortigas
Actual Photograph

A DIVERSIFIED LOCALE

What was once a bare landscape now stands as a highly-urbanized destination, amplified by a strategic location at the core of four influential cities—Pasig, Mandaluyong, San Juan, and Quezon City.

Centrally located and interconnected with the country's leading business districts, Ortigas has transformed into one of the choice addresses for top local and international corporations. Urbanites looking to surround themselves with an atmosphere of vibrancy and ease are enveloped with vast opportunities for growth and investment, all close at hand.

Alveo Land taps into a destination rich with potential through Portico—a landmark mixed-use neighborhood creating a unique environment of calm in the midst of a dynamic CBD.

ORTIGAS

A Pioneer District

Ortigas began as idle land encompassing a 4,033-hectare estate of the Augustinian Order back in the 1920s. For years, it remained unused but almost a century later, after several changes in ownerships and partnerships, it has developed into a progressive urban complex with the vision of Ortigas & Company. The once featureless landscape dramatically evolved into what is now regarded as one of the country's foremost business districts, complemented by a gathering of the most diversified leisure, lifestyle, and commerce destinations, renowned educational institutions, and exclusive neighborhoods.

The promise of a bustling superhub made it the choice address of one of the world's most formidable regional banks, no less than the Asian Development Bank. Top local corporations and the Philippine Stock Exchange headquarters anchor Ortigas' prestigious legacy of diversity and vibrancy of opportunities flourishing at every corner, every day. Alveo Land cultivates the possibilities within this thriving growth center, further expanding potential for all.

Ortigas' heritage makes it a city in its own right, balancing the neighborly with a dynamic cosmopolitan atmosphere.

ORTIGAS CENTER

100 hectares land area

116,000 labor force

728,899 population

4 linking main cities—
Pasig, Mandaluyong,
San Juan, and Quezon City

Source: Pasig City



Lifestyle Image

VICINITY AND ACCESSIBILITY

Seamless Connections

Located along Capt. Henry P. Javier Street, Oranbo, Pasig City, Portico rests at a highly-networked location in Ortigas, bounded by the metro's main access points—EDSA, C5, Ortigas Avenue, and Shaw Boulevard, interlinking the district to major destinations and beyond, so you can find yourself wherever you need to be in a breeze.

APPROXIMATE DISTANCE TO PORTICO

0.8 km.	0.5 mi. E	Avenues and Connections	0.2 km.	0.1 mi. N
1.7 km.	1.0 mi. NW	Circumferential Road 5 (C5 Road)	0.4 km.	0.2 mi. N
1.7 km.	1.0 mi. NW	Epifanio de los Santos Avenue (EDSA)	2.5 km.	1.5 mi. W
10.2 km.	6.4 mi. S	MRT-3 Shaw Boulevard Station	4.0 km.	2.5 mi. NW
11.0 km.	6.8 mi. SW	Metro Manila Skyway (Arca South Ramp)	6.0 km.	3.7 mi. SW
		Ninoy Aquino International Airport (NAIA)		

		Shopping and Entertainment Destinations	1.6 km.	0.9 mi. NW
0.5 km.	0.3 mi. NW	Ayala Malls The 30 th	2.5 km.	1.5 mi. N
0.5 km.	0.3 mi. W	Estancia at Capitol Commons	4.3 km.	2.7 mi. NW
1.5 km.	0.9 mi. W	Shangri-La Plaza	5.2 km.	3.3 mi. SW
2.0 km.	1.2 mi. NW	SM Megamall/The Podium	7.7 km.	4.8 mi. SW
2.3 km.	1.4 mi. NE	Tiendesitas at Frontera Verde		
2.5 km.	1.5 mi. N	Robinsons Galleria		
4.2 km.	2.5 mi. NW	Greenhills Shopping Center		
4.9 km.	3.0 mi. SW	Power Plant Mall	0.7 km.	0.4 mi. N
5.0 km.	3.1 mi. S	Bonifacio High Street	1.2 km.	0.7 mi. W
7.0 km.	4.3 mi. SW	Ayala Center (Glorietta and Greenbelt)	1.4 km.	0.8 mi. NW
10.8 km.	6.7 mi. N	TriNoma	2.4 km.	1.5 mi. N

		Hotels and Serviced Apartments	2.5 km.	1.5 mi. NW
0.9 km.	0.6 mi. W	Astoria Plaza	2.9 km.	1.9 mi. NW
1.5 km.	0.9 mi. W	EDSA Shangri-La Manila	4.3 km.	2.7 mi. S
1.5 km.	0.9 mi. NW	Richmonde Hotel Ortigas	4.5 km.	2.8 mi. S
1.7 km.	1.0 mi. N	Marco Polo Ortigas Manila	5.1 km.	3.1 mi. NW
1.7 km.	1.0 mi. NW	The Linden Suites	5.2 km.	3.2 mi. NW
1.9 km.	1.2 mi. NW	Discovery Suites	8.0 km.	4.9 mi. N
2.1 km.	1.3 mi. NW	Oakwood Premier Joy~Nostalg Center Manila	8.3 km.	5.1 mi. N
2.5 km.	1.5 mi. NW	Crowne Plaza Manila Galleria	9.0 km.	5.5 mi. N

		Churches and Places of Worship	1.2 km.	0.7 mi. NW
1.2 km.	0.7 mi. W	St. Francis of Assisi Parish	4.0 km.	2.5 mi. S
1.5 km.	1.5 mi. E	Sta. Rosa De Lima Parish	5.1 km.	3.2 mi. SW
1.5 km.	1.5 mi. SW	Holy Family Parish	10.5 km.	6.5 mi. N
2.2 km.	1.3 mi. N	Greenhills Christian Fellowship (GCF)	11.5 km.	6.8 mi. W
2.7 km.	1.7 mi. NW	Mary, Queen of Peace (EDSA) Shrine		
2.8 km.	1.8 mi. NE	Christ's Commission Fellowship (CCF) Center		
3.0 km.	1.9 mi. E	Sta. Clara de Montefalco Church		
3.2 km.	2.0 mi. N	Santuario de San José Parish		
3.5 km.	2.1 mi. N	Christ the King Parish		

Recreation and Leisure Spots
Valle Verde Country Club
PhilSports Complex (formerly ULTRA)
Wack Wack Golf & Country Club
Camp Aguinaldo Golf Club
Manila Polo Club

Hospitals and Health Facilities
Medical Plaza Ortigas
The Medical City
Cardinal Santos Medical Center
St. Luke's Medical Center BGC
Makati Medical Center

Schools and Educational Institutions
St. Paul College Pasig
Lourdes School of Mandaluyong
University of Asia and the Pacific
Ateneo School of Medicine and Public Health
St. Pedro Poveda College
La Salle Greenhills
The British School Manila
International School Manila
Immaculate Conception Academy Greenhills
Xavier School
Ateneo de Manila University
Miriam College
University of the Philippines - Diliman

Business and Lifestyle Districts
Ortigas Center
Bonifacio Global City (BGC)
Makati CBD
Vertis North/Quezon City
Binondo Manila



Approximate distances only



Portico District Aerial
Artist's Perspective

A REFRESHING COURTYARD ENCLAVE

Portico reimagines city living through a unique interpretation of the urban sanctuary with courtyards—tying people and space together in a versatile mixed-use residential development that flourishes with the most happening destinations at every turn.

Through a seamless network of shared spaces, a novel community resonating classic, laid-back charm in a bustling contemporary urban community fosters neighborly connections among its residents, encouraging them to step out, linger, and imbibe in the relaxing environment.

DEVELOPMENT SUMMARY

PROJECT NAME	Portico
LOCATION	Capt. Henry P. Javier Street Oranbo, Pasig City
OWNER	Portico Land Corp.
DEVELOPMENT TYPE	High-Rise Residential Condominiums and Low-Rise Townhouse Clusters integrated to a Retail component
PROPERTY SIZE	3.6 hectares 8.9 acres
FLOOR AREA RATIO (FAR)	6

PORTICO PHASE ONE

PROPERTY SIZE	10,580 sq.m. 113,886 sq.ft. 3,200.6 坪
GROSS FLOOR AREA (GFA)	93,409 sq.m. 1,005,446 sq.ft. 28,256.2 坪
TOTAL UNITS	1,000 units

SITE DEVELOPMENT PLAN

An Intimate Community

A 3.6-hectare destination converges a vibrant mix of high-rise residences, limited edition townhouses, shared spaces, and retail shops rife with one-of-a-kind artisanal finds in a unique courtyard community. Intertwining breezy paths with 65% greenery refreshes the living experience and provides a sense of safety and security. Portico presents a neighborhood with rare open space and quiet respite in a bustling commercial district.

Equally charming, brownstone-inspired architecture, wrought-iron designs, and cobblestone pavements lend a classic touch to a contemporary haven, where buildings are thoughtfully spread out and permeable.

- A The Sandstone
- B The Clubhouse
- C The Brownstone Villas
- D The Travertine
- E The Shops at Portico



Portico Site Development Plan
Artist's Perspective

GENERAL INFORMATION

	THE SANDSTONE	THE TRAVERTINE
TURNOVER DATE	Q3 2019	Q1 2023
GROSS FLOOR AREA	43,040 sq.m. 463,274 sq.ft. 13,019.5 坪	48,000 sq.m. 517,983 sq.ft. 14,557.0 坪
TOTAL RESIDENTIAL UNITS	440 units	552 units
UNIT SIZE RANGE	56 sq.m. 602 sq.ft. 16.9 坪 to 256 sq.m. 2,755 sq.ft. 77.4 坪	30 sq.m. 321 sq.ft. 9.1 坪 to 240 sq.m. 2,588 sq.ft. 72.7 坪
AVERAGE UNIT SIZE	75 sq.m. 807 sq.ft. 22.8 坪	60 sq.m. 444 sq.ft. 18.1 坪
MODAL UNIT SIZE	56 sq.m. 602 sq.ft. 16.9 坪	30 sq.m. 323 sq.ft. 9.0 坪
TYPICAL FLOOR PLATE AREA	1,175 sq.m. 12,647 sq.ft. 355.4 坪	1,119 sq.m. 12,047 sq.ft. 338.6 坪
TOTAL UNITS PER FLOOR PLAN TYPE		
Courtyard Villas	Ground Floor: 3 units	Ground Floor: 4 units
Typical Residential Floors	2 nd to 41 st Floor: 11 Units	2 nd to 11 th Floor: 14 Units 12 th to 24 th Floor: 15 Units 25 th to 42 nd Floor: 12 Units
Penthouse Floors	42 nd Floor: 8 Units	43 rd to 45 th Floor: 6 Units
BUILDING HEIGHT	Approximately 128 m. 417 ft. (from the ground to the highest point of the building)	Approximately 133 m. 437 ft. (from the ground to the highest point of the building)
TOTAL STOREYS		
Courtyard Villas/Signature Lobby	1	1
Typical Residential Floors	39	40
Penthouse Floors	1	2
FLOOR NUMBERING	B4 to B1, G [Ground Level], 2/F to 42/F (excluding the 13 th Floor), RD [Roof Deck]	B4 to B1, G [Ground Level], 2/F to 45/F (excluding the 13 th and 44 th Floors), RD [Roof Deck]

	THE SANDSTONE	THE TRAVERTINE
TOTAL PARKING FLOORS		4 basement floors
Residential Parking		Basement 1 to Basement 4
Retail Parking		Basement 1 to Basement 2 (separate area from residential)
TOTAL RESIDENTIAL PARKING SLOTS		
		1,182 slots
Single (saleable)		1,086 slots
Tandem (saleable)		88 slots
PWD (non-saleable)		8 slots
ELEVATOR LOBBY WIDTH	3.0 m. 9.8 ft.	3.0 m. 9.8 ft.
TOTAL ELEVATORS		
Passenger	3 elevators	4 elevators
Service/Passenger	1 elevator	1 elevator
SPECIAL ELEVATOR	1 Guest Elevator exclusively servicing The Clubhouse from Basement 1	
TYPICAL RESIDENTIAL FLOOR HALLWAY WIDTH	1.5 m. 4.9 ft.	1.5 m. 4.9 ft.
TYPICAL FLOOR-TO-CEILING HEIGHT		
Signature Lobby	4.0 m. 13 ft.	4.0 m 13 ft.
Courtyard Villas	2.7 m. to 3.0 m. 8.8 ft. to 9.8 ft.	2.7 m. to 3.0 m. 8.8 ft. to 9.8 ft.
Typical Residential Floor	2.4 m. to 2.7 m. 7.8 ft. to 8.8 ft.	2.4 m. to 2.7 m. 7.8 ft. to 8.8 ft.
Typical Parking Floor Clear Height	2.4 m. 7.8 ft.	2.4 m. 7.8 ft.
PARKING ACCESS	An exclusive Portico Phase One parking ramp along Oranbo Drive located northwest of the property.	
	The retail parking ramps located along Oranbo Drive to the northwest and Capt. Henry P. Javier Street to the east of the property can be accessed by residents. Residential parking is integrated to the retail parking area at Basement 1 through an exclusive vehicular entryway.	

BUILDING ZONES

THE SANDSTONE

FLOOR	ELEVATORS	BUILDING ZONE
RD		Roof Deck
42		Penthouse Floor 8 Units
41	RESIDENTIAL ELEVATOR (3) SERVICE/PASSENGER ELEVATOR (1)	Typical Floor 11 Units per Floor
40		
39		
38		
37		
36		
35		
34		
33		
32		
31		
30		
29		
28		
27		
26		
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
G		Lobby Courtyard Villas 3 Units
B1		Basement Parking 4 Levels
B2		
B3		
B4		

THE CLUBHOUSE

FLOOR	ELEVATORS	BUILDING ZONE
RD		Roof Deck
2	SERVICE/ PASSENGER ELEVATOR	Function Rooms Gym
G		Lobby Lounge Pools
B1		Basement Parking 4 Levels
B2		
B3		
B4		

THE BROWNSTONE VILLAS

FLOOR	BUILDING ZONE	FLOOR	BUILDING ZONE
3	Three Storey Floors	4	Four Storey Floors
2			
1			
B1	Basement Parking 4 Levels	B1	Basement Parking 4 Levels
B2			
B3			
B4			

THE TRAVERTINE

FLOOR	ELEVATORS	BUILDING ZONE
RD		Roof Deck
45	RESIDENTIAL ELEVATOR (4) SERVICE/PASSENGER ELEVATOR (1)	Penthouse Floor 6 Units
43		
42		Typical Floor (High Zone) 12 Units per Floor
41		
40		
39		
38		
37		
36		
35		
34		
33		
32		
31		
24		Typical Floor (Mid Zone) 15 Units per Floor
23		
22		
21		
20		
19		
18		
17		
16		
11	Typical Floor (Low Zone) 14 Units per Floor	
10		
9		
8		
7		
6		
5		
4		
3		
2		
G		Lobby Courtyard Villas 4 Units
B1		Basement Parking 4 Levels
B2		
B3		
B4		

BUILDING FEATURES

Essential Living Dimensions

At Portico, inspired details and creature comforts capture all the fundamental features of living. Together with contemporary facilities, innovative features, programs, and management systems, everyday escapes let you flow with ease and calm—accessible, safe, and convenient.

Security and Maintenance Features

Property Management by Ayala Property Management Corporation (APMC)
24-Hour Security Services and Building Maintenance
Proximity Card Access for Parking and Select Residential Units
Integrated CCTV Camera Security System in Select Common Areas and other specific areas only as recommended
Provision for Building Maintenance Unit [Davit System]

Fire Safety Features

Semi-Addressable Fire Alarm and Smoke/Heat Detector System
Automatic Wet-Type Fire Sprinkler System
Two (2) Fire Exit Stairways per Residential Floor at the High-Rise Towers

Convenience and Efficiency Features

Water Reservoir with Separate Fire Reserves
Automatic Stand-By Generator System Providing Back-Up Power for Select Common Areas
Allocated Emergency Load for Residential Units in Case of Power Outage
Centralized Sanitary Disposal System
Direct Pedestrian and Exclusive Vehicular Parking Access to The Shops at Portico

Lobbies and Amenities

Interior-Designed Lobbies and Select Common Areas
Dedicated Clubhouse Motor Court and Drop-Off at Basement 1
Concierge Desk and Mail Room located at the Ground Level of the Residential Towers
Indoor Amenities and Pools Located at The Clubhouse



Portico
Artist's Perspective

DESIGN PERFORMANCE

A Sound Respite

True to its promise of a sustainably designed and breathable urban sanctuary, Alveo Land assembled a team of local and international experts to assure that the district's leading edge designs are safe and structurally sound.

Sy² + Associates, Inc. from the Philippines carried out rigorous actualization tests and other performance-based design parameters in the creation of its building plans to see to it that Portico's structural blueprints and construction methodology are equipped to adjust to its unique site conditions.

To guarantee that the district and its developments' designs are intact, renowned global engineering consultancy firm Arup completed a 3-month review process, certifying that the final plans were comprehensively sufficient, and concluding that the structures are ready for the demands of the future.





The Brownstone Villas
Artist's Perspective

SUSTAINABILITY

A REFINED STANDARD

A consciousness towards efficiency and sustainability permeates Portico. 65% verdant open space, natural light and air ventilation, green practices, facilities, and management programs—a vibrant mixed-use community naturally evolving with the flow of time.

SUSTAINABLE BUILDING FEATURES

Masterplanned with 65% greens and open spaces

33% (The Sandstone) and 32% (The Travertine) glass ratio with maximized natural lighting

LED general lighting in select common areas

Ventilation notches that promote natural light and air in the above ground elevator lobbies and residential corridors

Light wells for natural light and air ventilation of the basement levels

Maximized cross-ventilation in residential corridors and units

Dual-flush toilets

Low-flow valves

Efficient waste-management system through recycling programs and segregated garbage and compost bins

Materials Recovery Facility (MRF)

THE SHOPS AT PORTICO

An Artisanal Renaissance

A distinct retail node, The Shops at Portico revives an artisanal culture offering more than just an alternative to the usual fare of restaurant chains and stores—chic bistros become hangouts for food connoisseurs, specialty shops transform into haunts for hobbyists and enthusiasts, pop-up kiosks and stands turn the streetscape into lively shared spaces vibrant with activity.

A captivating one-hectare commercial sanctuary, inspired by intimate alleyways and charming plazas, embraces with a refreshing atmosphere, fostering a genuine connection between consumers and makers.

OWNERSHIP	Alveo Land Corp.
LEASE MANAGER	Alveo Land Corp.
TOTAL RETAIL FLOORS	1-2 floors
TOTAL PARKING FLOORS	2 basement levels
PARKING ACCESS	Along Oranbo Drive and Capt. Henry P. Javier Street
OPENING DATE	2020



Lifestyle Image

AMENITIES

Clear Comforts

A vibrant courtyard community invites you to stay and stray a while with fresh sights of green and relaxing open areas for much needed pause. Shared spaces within the locale and in each residential development brighten up everyday pursuits with the warmth of a genuine neighborhood ambiance.

Indoor Amenities

The Clubhouse at Portico (Portico Phase One)
Function Room/Social Hall with adjacent Pantry
Indoor Fitness Gym with Shower and Locker Room
Indoor Lounges
Indoor Children's Play Area
Boardroom

Outdoor Amenities

Gardens and Courtyards
25-meter Lap Pool
Lounge/Recreational Pool
Kiddie/Wading Pool
Pool Deck
Outdoor Lounge
Outdoor Children's Play Area
Open Lawns
Foot Trails and Covered Walks

Back-of-House Facilities

Dedicated Property Management
and Residential Administration Office
Security and Fire Command Center Rooms
Maintenance and Janitorial Rooms
Garbage Chutes
Materials Recovery Facility (MRF)



The Clubhouse at Portico
Artist's Perspective

INVIGORATING LIVING SPACES

At Portico, fresh living options for individuals and families unfold in a distinct courtyard setting—from vertical communities to homely townhouses, residences entwine classic and contemporary elements, imbuing home with a light and airy ambiance.

Complementing The Sandstone's low-density, prime residences is Portico's second tower, The Travertine—elevating city living to exhilarating heights. A limited collection of quaint townhouses, The Brownstone Villas, presents a welcome alternative to high-rise living. All these within a charming neighborhood at the heart of the city—the best of both worlds. Here, there's room for every type.



Three-Bedroom Unit
The Travertine
Artist's Perspective

UNIT MIX/DETAILS

STANDARD UNIT AREAS AND DIMENSIONS*

HIGH-RISE TOWERS	THE SANDSTONE		THE TRAVERTINE	
	No. of Units	Mix (%)	No. of Units	Mix (%)
Studio	-	-	198	36%
One-Bedroom	195	44%	132	24%
Two-Bedroom	195	44%	86	16%
Two-Bedroom + Studio	-	-	80	14%
Three-Bedroom	14	3%	18	3%
Three-Bedroom Twin Flat	25	6%	22	4%
Courtyard Villa	3	1%	4	1%
Penthouse	8	2%	12	2%
TOTAL	440	100%	552	100%

HIGH-RISE TOWERS	THE SANDSTONE			THE TRAVERTINE		
	sq.m.	sq.ft.	坪	sq.m.	sq.ft.	坪
Studio	-	-	-	30	322	9.1
One-Bedroom	56	602	16.9	56	603	16.9
Two-Bedroom	80-87	861-936	24.2-26.3	84-90	904-969	25.4-27.2
Three-Bedroom	109-111	1,174-1,194	33.0-33.6	115-121	1,238-1,302	34.8-36.6
Three-Bedroom Twin Flat	109	1,714	33.0	115-120	1,238-1,292	34.8-36.3
Courtyard Villa	220-256	2,368-2,755	66.5-77.4	102-240	1,098-2,583	30.9-72.6
Penthouse	103-185	1,108,-1,991	31.2-56.0	90-234	969-2,519	27.2-70.8
FLOOR-TO-CEILING HEIGHT	m.	ft.		m.	ft.	
Typical Living, Dining, and Bedroom	2.7	8.9		2.7	8.9	
Typical Kitchen and Toilet	2.4	7.8		2.4	7.8	
Courtyard Villa Living, Dining, and Bedroom	3.0	9.8		3.0	9.8	
Courtyard Villa Kitchen and Toilet	2.7	8.9		2.7	8.9	

*approximate sizes and measurements only

STANDARD UNIT FEATURES AND PROVISIONS

	Studio/Twin Unit	One-Bedroom	Two-Bedroom	Three-Bedroom
Smoke Detector	Sleeping/Living/ Dining Area	Master Bedroom, Living/Dining Room, Utility Area	All Bedrooms, Living/Dining Room, Utility Room	All Bedrooms, Living/Dining Room, Utility Room
Heat Detector	Kitchenette	Kitchen	Kitchen	Kitchen
Fire Sprinkler	Sleeping/Living/Dining Area, Kitchenette, T&B	Master Bedroom, T&B, Living/Dining Room, Kitchen, Utility Area	All Bedrooms, T&B, Living/Dining Room, Kitchen, Utility Room	All Bedrooms, T&B, Living/Dining Room, Kitchen, Utility Room
Audio Guest Annunciator	Yes	Yes	Yes	Yes
Telephone Line Provision	Sleeping/Living/ Dining Area	Master Bedroom, Living/Dining Room	Master Bedroom, Living/Dining Room	Master Bedroom, Living/Dining Room
CATV Provision	Sleeping/Living/ Dining Area	Master Bedroom, Living/Dining Room	All Bedrooms, Living/Dining Room	All Bedrooms, Living/Dining Room
Multi-point Water Heater Provision*	Common T&B	Common T&B	Common and Master T&B	Common and Master T&B

*Multi-Point Heater Provision can only serve T&B lavatory and shower. Kitchen sinks do not have a water heater provision.

	Studio/Twin Unit	One-Bedroom	Two-Bedroom	Three-Bedroom
Shower Enclosure	None	Master T&B	Master T&B	Master T&B
Exhaust Fan	Common T&B	Common T&B (for select units only)	Common and Master T&B, (for select units only)	Common and Master T&B, (for select units only)
Exhaust Provision	Kitchenette	Kitchen, Utility Area	Kitchen, Utility Room	Kitchen, Utility Room
Window-Type AC Provision	Sleeping/Living/ Dining Area	Master Bedroom (for The Travertine only)	Bedroom-1 (for The Travertine only)	Bedroom-1 (for The Travertine only)
Split-Type AC Provision	None	Living/Dining Room, Master Bedroom (for select units only)	Living/Dining Room, Master Bedroom (for select units only)	Living/Dining Room, Master Bedroom, Bedroom-1 and Bedroom-2 (for select units only)
Washer/Dryer Provision	Washer Provision only	Yes	Yes	Yes
Back-Up Power	Shunted Main Breaker with 1,500 watts allotted load (for Studio units only)	Shunted Main Breaker with 2,000 watts allotted load	Shunted Main Breaker with 2,500 watts allotted load	Shunted Main Breaker with 3,000 watts allotted load

STANDARD UNIT DELIVERABLES AND FINISHES

STANDARD UNIT DELIVERABLES

Bedrooms	Closet
Toilet and Bath	Lavatory with Faucet Water Closet Shower Set Shower Enclosure (except Studio/Twin Units and All Utility T&B) Mirror (except Utility T&B)
Kitchen*	Cabinets Countertop Kitchen Sink with Faucet Provision for Kitchen Exhaust* (as applicable for select units)
Telecommunication and Broadband Service	Provision for a choice between two (2) telephone line and data service providers [Globe Telecom and PLDT] per unit Fiber Optic Backbone
Individual Meeting	Secondary metering for electricity and water

STANDARD UNIT FINISHES

Bedrooms	
Flooring	Wood laminate [Sumatra Teak]
Closets	Modular wood laminate cabinet system [Light Acacia]
Living and Dining (including Studio Sleeping Area)	
Flooring	Wood laminate flooring [Sumatra Teak]
Toilet and Bath (except Utility T&B)	
Flooring	300 mm x 600 mm porcelain tiles
Bathroom Counter	Granite slab (Jet Black)
Fixtures/Lavatory	Premium-grade bathroom fixtures [American Standard® or equivalent]

Wall	300 mm x 600 mm porcelain tiles, full height
Laundry Cubicle Area (for The Travertine Studio and Twin Units only)	300 mm x 600 mm porcelain tiles, full height
Kitchen	
Flooring	600 mm x 600 mm porcelain tiles
Countertop	Granite slab (Jet Black)
Kitchen Cabinets	Modular wood laminate cabinet system [Light Acacia]
Fixtures	Premium-grade kitchen fixtures [American Standard® or equivalent]
Utility Room/Laundry Cubicle	
Flooring	300 mm x 300 mm ceramic tiles
Utility T&B	
Flooring	300 mm x 300 mm ceramic tiles
Fixtures/Lavatory	Premium-grade bathroom fixtures [American Standard® or equivalent]
Wall	300 mm x 300 mm ceramic tiles, one layer Painted concrete finish, above tiles to ceiling
Balcony (for select units only)	300 mm x 300 mm non-skid ceramic floor tiles
Typical Stairway	
Indoor Stairs (for The Brownstone Villas and The Sandstone Penthouse Loft only)	Wood laminate [Sumatra Teak]
Outdoor Stairs/Stoop (for The Brownstone Villas and Courtyard Villas only)	300 mm x 300 mm non-skid ceramic floor tiles
Typical Door and Door Frame	
Main Door	Solid wood panel
Interior Doors	Hollow core wood
Typical Wall	Painted concrete finish [White]
Typical Ceiling	Painted concrete/painted gypsum [White]

*Kitchen Exhaust

Some units will feature natural ventilation for the kitchen

THE SANDSTONE at Portico

The district's first tower cascades forty-three storeys of insightfully designed low-density prime residences with an elegant high-glass ratio facade. Unfolding a mere eleven units per floor, a collection of spacious homes make for effortless escapes from the din of the city, without straying too far from the comforts of urban conveniences. With tall windows and balconies, The Sandstone brings in abundant natural light and breezy views, invigorating contemporary lifestyles with timeless, classic allure.



Lifestyle Image

"GREAT ATMOSPHERE
WITH A PLEASANT
LOCAL FEEL. IT'S JUST
WHAT WE IMAGINED."



The Sandstone
Artist's Perspective

THE TRAVERTINE at Portico

Portico expands its residential community with The Travertine. An endearing address opens the ideal starting point for crafting your best version of home with a variety of living spaces for lifestyles at different stages. Studio units are airy and light, just right for the emerging professional. Two-Bedroom and Three-Bedroom units provide sensible living solutions for starting couples and families. Here, there's always something for everyone.



Lifestyle Image

“ THE VIBE MAKES
YOU SIT BACK, RELAX,
AND TAKE EVERYTHING IN—
AT YOUR OWN TIME. ”

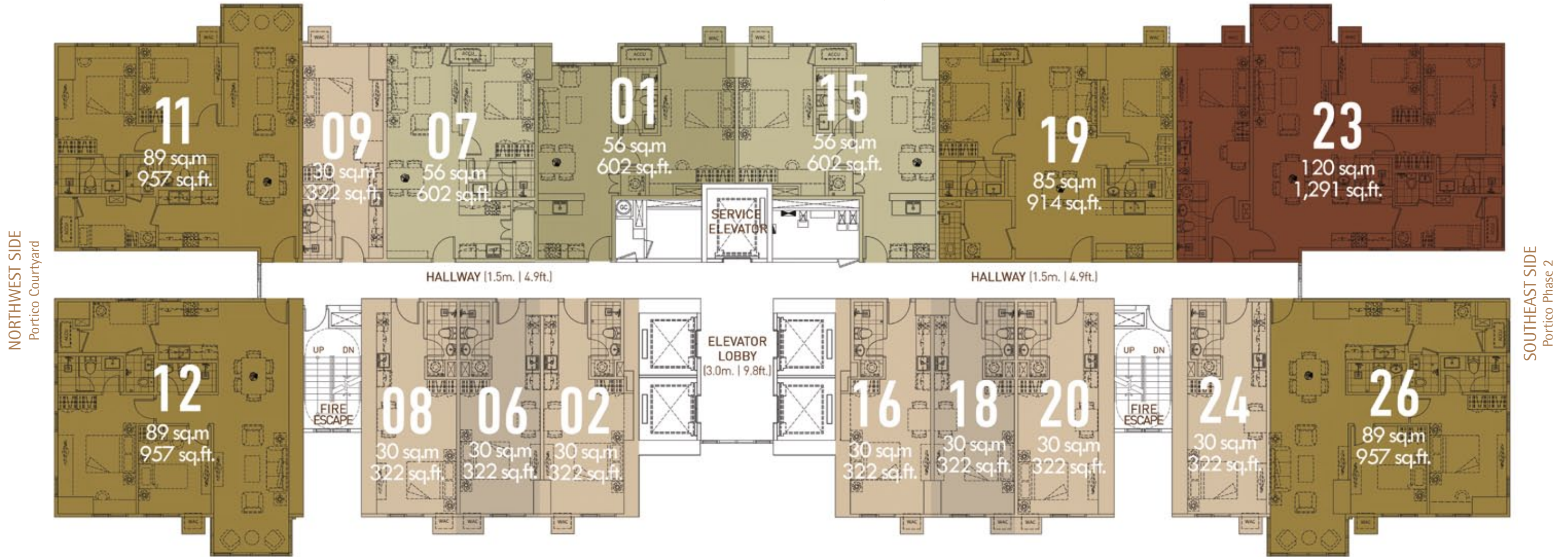


The Travertine
Artist's Perspective

4th to 11th Floors
Low zone with pop-out

- LEGEND
- STUDIO
 - ONE-BEDROOM
 - TWO-BEDROOM
 - THREE-BEDROOM
TWIN FLAT

NORTHEAST SIDE
The Sandstone | The Brownstone Villas
Courtyard and Amenities



NORTHWEST SIDE
Portico Courtyard

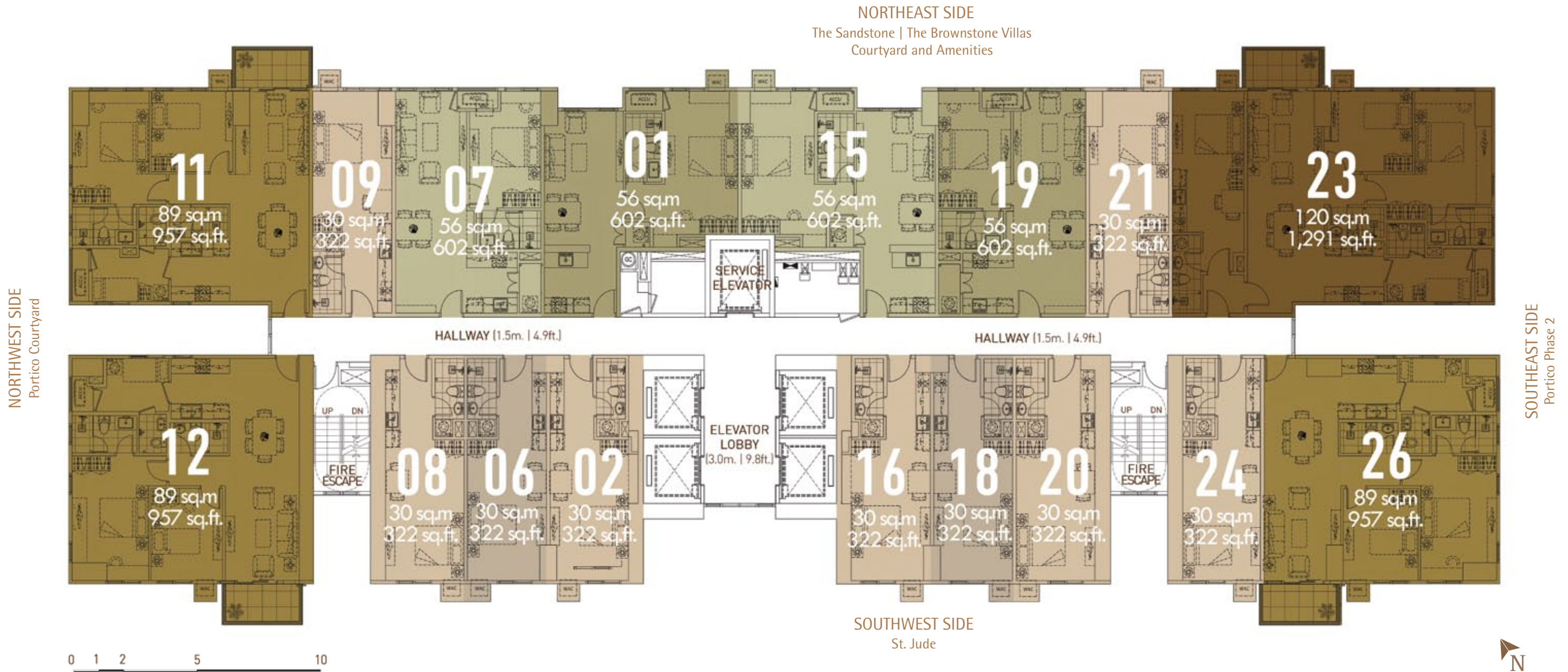
SOUTHEAST SIDE
Portico Phase 2

SOUTHWEST SIDE
St. Jude



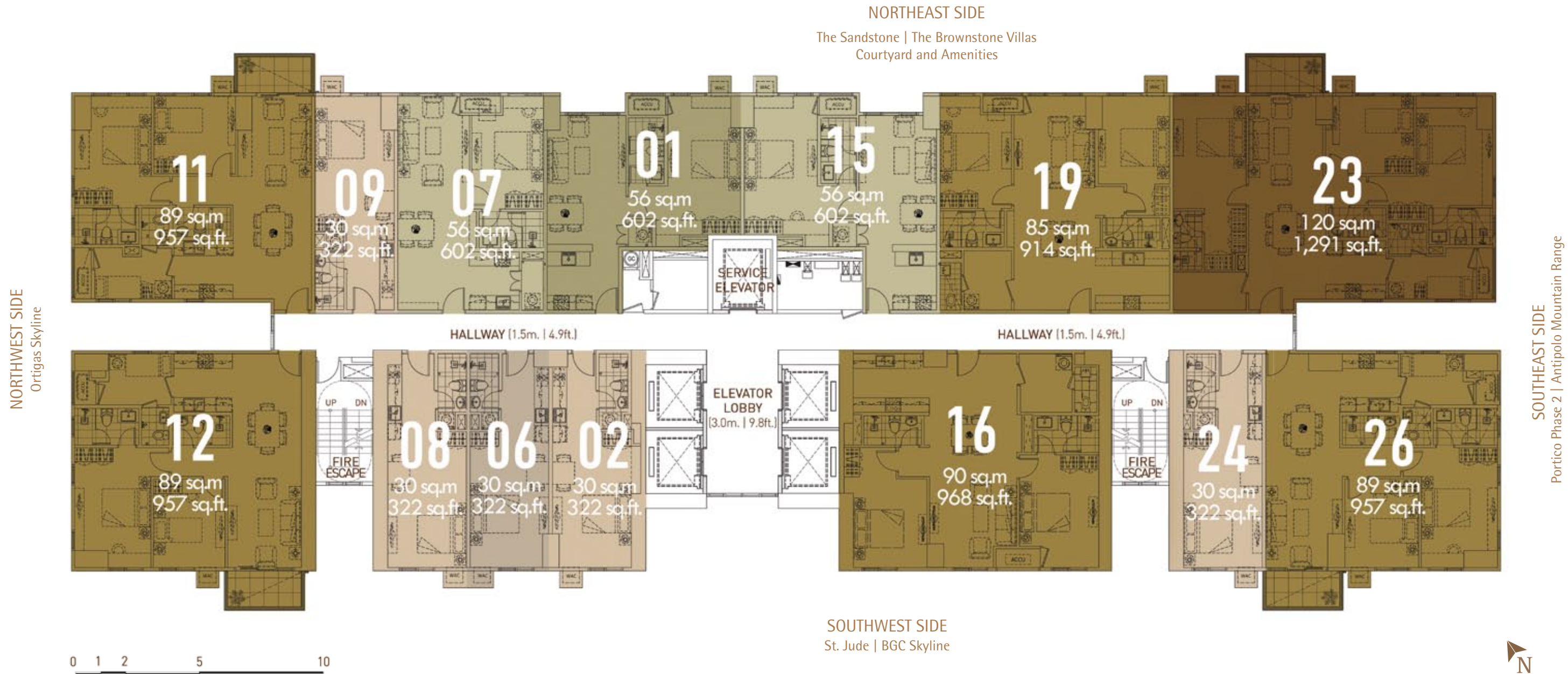
12th to 24th Floors
Mid zone with balcony

- LEGEND
- STUDIO
 - ONE-BEDROOM
 - TWO-BEDROOM
 - THREE-BEDROOM TWIN FLAT



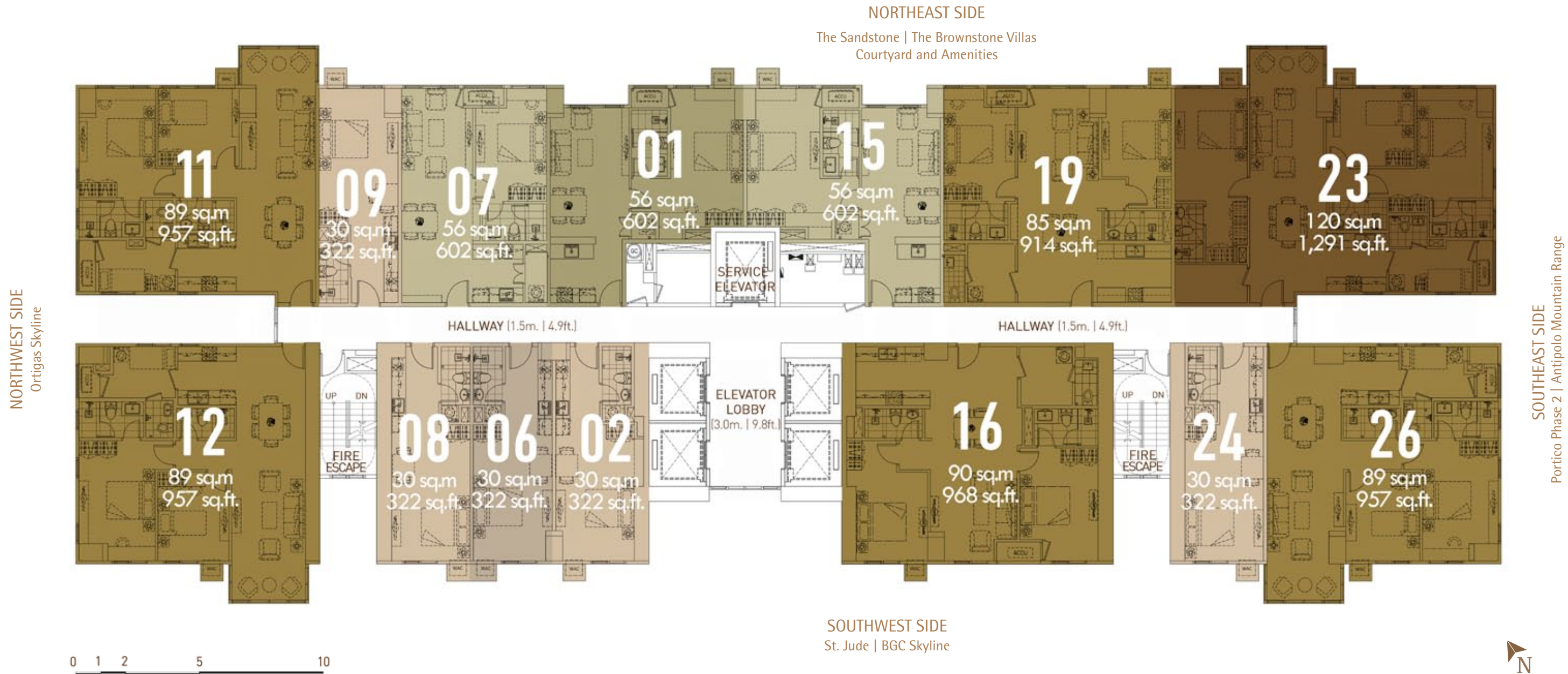
25th to 29th Floors
High zone with balcony

- LEGEND
- STUDIO
 - ONE-BEDROOM
 - TWO-BEDROOM
 - THREE-BEDROOM



30th to 42nd Floors
High zone with pop out

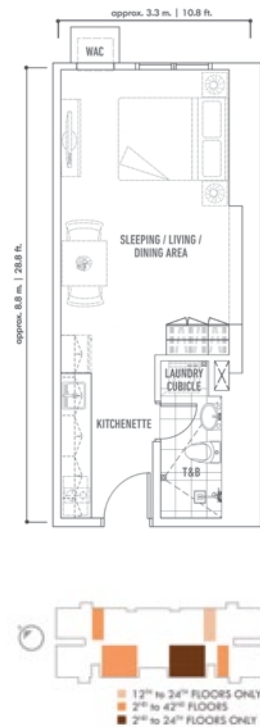
- LEGEND
- STUDIO
 - ONE-BEDROOM
 - TWO-BEDROOM
 - THREE-BEDROOM TWIN FLAT



Studio

Light and breathable residences complemented by captivating views of the city skyline and a vibrant lifestyle community around. Studio residences open an ample kitchenette space leading to a flexible living, dining, and sleeping area, just right for individuals investing in their first home.

UNIT AREA**	sq.m.	sq.ft.	坪
Sleeping/Living/Dining Area	18	194	5.4
Kitchenette	8	86	2.4
T&B/Laundry Cubicle	4	43	1.2
TOTAL AREA	30	323	9.1



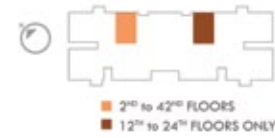
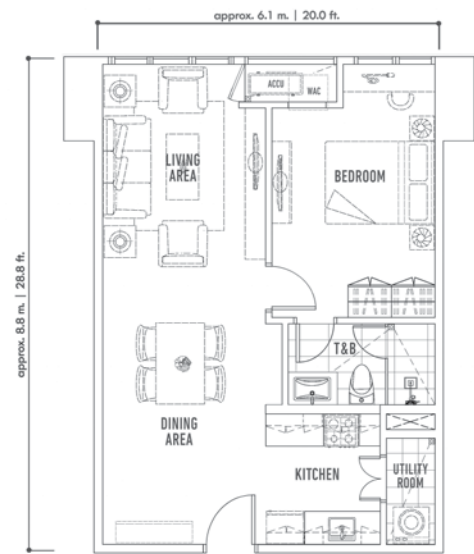
Studio
The Travertine
Artist's Perspective

* Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables
** Approximate sizes only

One-Bedroom Type A

Sound residences unfold a fresh living experience with thoughtfully-designed layouts and finishes, amplified by dynamic lifestyle concepts right outside.

UNIT AREA**	sq.m.	sq.ft.	坪
Master Bedroom	14	151	4.2
Master T&B	5	54	1.5
Living/Dining Area	28	301	8.5
Kitchen	6	65	1.8
Utility Area	2	22	0.6
ACCU Compartment	1	11	0.3
TOTAL AREA	56	603	16.9



* Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables
** Approximate sizes only

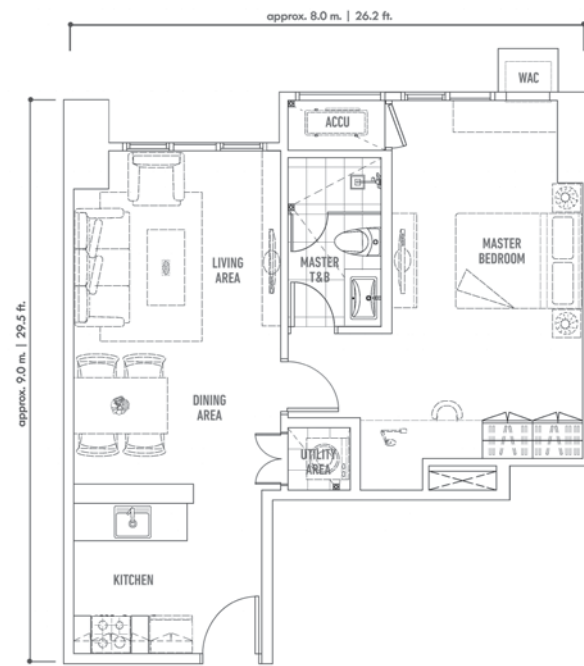


One-Bedroom Type A
The Travertine
Artist's Perspective

One-Bedroom Type B

This distinct One-Bedroom layout reflects the inordinate versatility of its linear counterpart. Furnished with unique bar kitchen layout and a voluminous master suite, home cascades the essentials of a contemporary residence within a diverse and laid-back locale.

UNIT AREA**	sq.m.	sq.ft.	坪
Master Bedroom	21	226	6.4
Master T&B	5	54	1.5
Living/Dining Area	19	205	5.7
Kitchen	8	86	2.4
Utility Area	1	11	0.3
ACCU Compartment	2	22	0.6
TOTAL AREA	56	603	16.9



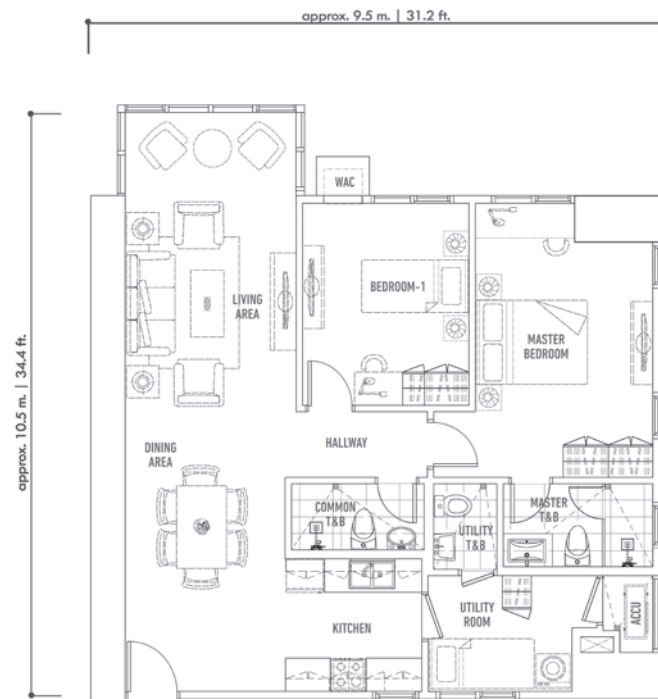
One-Bedroom Type B
The Travertine
Artist's Perspective

* Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables
** Approximate sizes only

Two-Bedroom Type A

Imbued with a mellow ambiance highlighting the vibrancy of everyday endeavors. Complete with a balcony or pop-out overlooking the city, this Two-Bedroom type opens up homes to a dynamic courtyard community.

UNIT AREA**	sq.m.	sq.ft.	坪
Master Bedroom	17	183	5.1
Master T&B	5	54	1.5
Bedroom-1	12	129	3.6
Common T&B	4	43	1.2
Living/Dining Area	27	291	8.2
Kitchen	6	65	1.8
Utility Room	7	75	2.1
Utility T&B	2	22	0.6
Hallway	3	32	0.9
Pop-Out	5	54	1.5
ACCU Ledge	1	11	0.3
TOTAL AREA	89	958	26.9



Two-Bedroom Type A
The Travertine
Artist's Perspective

* Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables
 ** Approximate sizes only

Two-Bedroom Type B

These Two-Bedroom unit layouts are intuitively designed to provide both personal and communal spaces—balancing a dynamic home with a cozy, intimate ambiance. A central living and dining area seamlessly connects to the master’s and second bedrooms, anchoring residences to places for intimate social encounters.

UNIT AREA**	sq.m.	sq.ft.	坪
Master Bedroom	14	151	4.2
Master T&B	5	54	1.5
Bedroom-1	14	151	4.2
Common T&B	3	32	0.9
Living/Dining Area	31	334	9.4
Kitchen	8	86	2.4
Utility Room	5	54	1.5
Utility T&B	2	22	0.6
Hallway	2	22	0.6
ACCU Ledge	1	11	0.3
TOTAL AREA	85	915	25.7



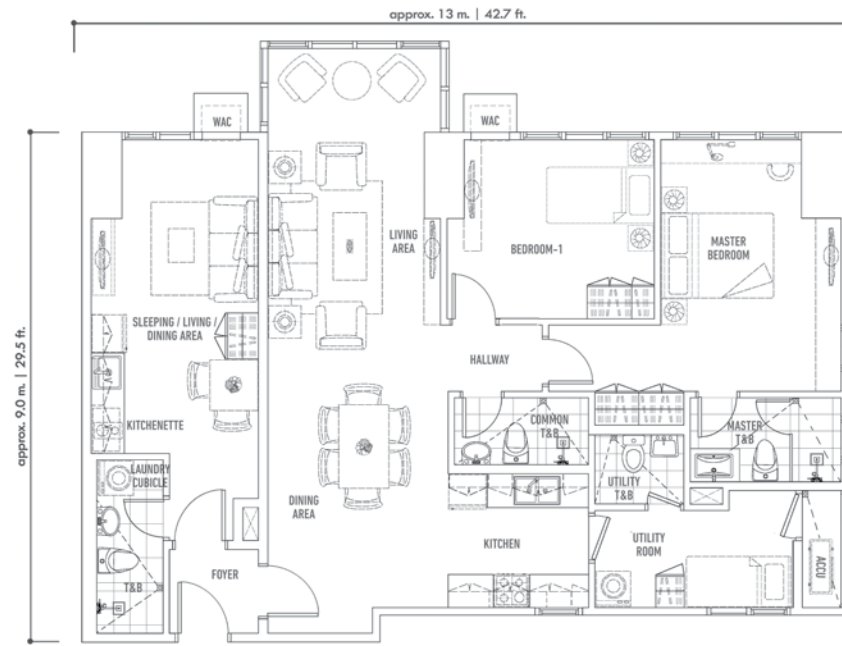
Two-Bedroom Type B
The Travertine
Artist's Perspective

* Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables
** Approximate sizes only

Three-Bedroom Twin Flat

Connected by a common foyer, spatially efficient residences integrate a twin room flat with the provisions of a studio unit. Flexible spaces that leave room for investment and leasing opportunities, as well as expanding your home. A living and dining area extends to a scenic pop-out space, a thoughtfully furnished kitchen, culminating in a master bedroom with its own en-suite T&B.

UNIT AREA**	sq.m.	sq.ft.	坪
Master Bedroom	18	194	5.4
Master T&B	5	54	1.5
Bedroom-1	12	129	3.6
Common T&B	4	43	1.2
Living/Dining Area	28	301	8.5
Kitchen	7	75	2.1
Utility Room	7	75	2.1
Utility T&B	2	22	0.6
Hallway	2	22	0.6
Foyer	3	32	0.9
Twin Sleeping/Living/ Dining Area	17	183	5.1
Twin Kitchenette	3	32	0.9
Twin T&B/Laundry Cubicle	4	43	1.2
Pop Out	6	65	1.8
ACCU Ledge	2	22	0.6
TOTAL AREA	120	1,292	36.3



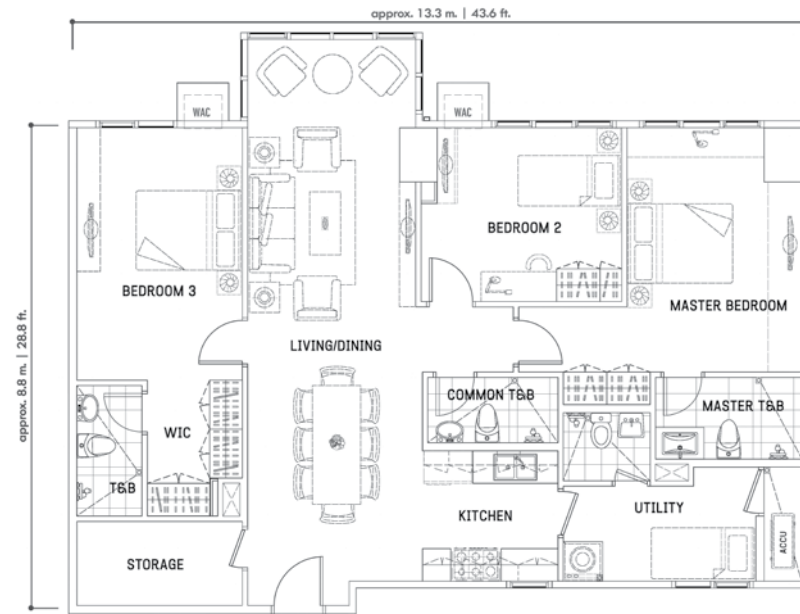
Three-Bedroom Twin Flat
The Travertine
Artist's Perspective

* Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables
** Approximate sizes only

Three-Bedroom

A limited selection of living spaces at approximately 121 sq.m. features a pop-out living area, allowing an intermingling of the outside with the relaxed atmosphere of an interior environment. An apportioned storage room area allows for effortless organization. Ample bedrooms accommodate a walk-in closet in the third bedroom.

UNIT AREA**	sq.m.	sq.ft.	坪
Master Bedroom	18	194	5.4
Master T&B	5	54	1.5
Bedroom-1	12	129	3.6
Bedroom-2	19	205	5.7
Common T&B	3	32	0.9
Living/Dining Area	34	366	10.3
Kitchen	7	75	2.1
Utility Room	7	75	2.1
Utility T&B	2	22	0.6
Hallway	2	22	0.6
Pop-out Living Area	5	54	1.5
Storage Room	5	54	1.5
ACCU Ledge	2	22	0.6
TOTAL AREA	121	1,302	36.6



* Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables
** Approximate sizes only

Urban Courtyard Living

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

Ayala Property Management Corporation (APMC) assures Portico's promise of Urban Courtyard 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.



Portico Courtyard
Artist's Perspective

A Dynamic Collaboration

Portico rounds up a formidable team of specialists to realize the unique vision of a courtyard community, delivering a singular living experience that is effortless, secure, and complete.

Masterplanning and Conceptual Design	General Contractor, Project Management, Design Management, and Building Information Modeling
--------------------------------------	--

CARLOS ARNAIZ ARCHITECTS (CAZA)

CAZA is a New York-based design firm, workshop, and think tank with satellite offices in the Philippines and in Colombia. An innovative architectural practice through and through, their transformative works have been globally recognized and their prestigious portfolio has been featured in several industry publications worldwide. Among their most notable masterplans are Alveo Land's modern mixed-use district of High Street South in Bonifacio Global City and Ayala Land's breathtaking 325-hectare beachfront tourism estate of Lio in El Nido, Palawan. Their upcoming international projects include a 90-hectare emerging metropolitan district in China, as well as, a large-scale civic development in Bogotá.

Architectural and Façade Design

PIMENTEL RODRIGUEZ SIMBULAN AND PARTNERS (PRSP) PRSP ARCHITECTS

Established in 1988, PRSP is one of the most recognized design firms in the Philippines with wide-ranging and high profile projects across several esteemed clientele. Their experience extends to a comprehensive portfolio of residential, office, institutional, and industrial mixed-use buildings found both locally and internationally. Among their more prestigious projects are the premier Roxas Triangle Towers in Makati City, the Fairmont and Raffles Makati hotels, and the Central Administration Building at the Dubai Maritime City.

Landscape Design

INSPIRA DESIGN CORE, INC.

Inspira Design Core is a consulting firm dedicated to provide planning and design services specific to landscape architecture and environmental design. It was established in 2006 and is a name connected to numerous Ayala Land projects ranging from Aveia in Cavite to Bonifacio Global City's main active parks.

MAKATI DEVELOPMENT CORP. (MDC)

Ayala Land's own construction arm with a proud and distinguished history of over 42 years. MDC is a premier Filipino EPC/CM company with a history of excellence and is credited for transforming Makati City into a world-class financial and commercial district. With a multitude of highly-recognized developments under its belt, MDC continues to contribute significantly to the evolution of real estate in the country and has reshaped the Philippine landscape at par with the world's best.

Structural Design

SY² + ASSOCIATES, INC.

Firmly grounded in a proud tradition of structural engineering, Sy² has maintained a continuous practice of consulting engineering since its inception in 1983. One of the most experienced structural consultants in the industry, their portfolio includes the Ayala Corporation's landmark Tower One and Exchange Plaza and several of the tallest buildings in the Philippines.

Structural Peer Review

ARUP

Arup is a highly respected and celebrated global firm of technical industry experts and specialists offering a broad range of professional services. A few of their more recognizable achievements include projects like, the iconic Sydney Opera House, the atypical China Central Television (CCTV) headquarters, and the captivating Beijing National Aquatics Center or Water Cube showcased during the 2008 Olympics. An international consulting firm of unparalleled scope, it was established in 1946 and has gained presence in over 92 locations all across the globe. With more than 20 years of experience in the Philippines, Arup has established itself as an industry leader in seismic engineering in the country.

Mechanical Design, Electrical Design,
Plumbing and Sanitary Design,
and Fire Protection/Fire Detection,
and Alarm Systems Design

ECOSOLUTIONS, INC.

A proudly Filipino, multi-disciplinary, and truly-integrated engineering consultancy and commissioning firm specializing in a variety of fields, ecoSolutions provides various leading-edge and holistic engineering solutions and advocates sustainability at the core of their practice. Among the fastest growing Philippine engineering firms, it has vast experience in multi-level residential and commercial building developments and land infrastructure engineering projects, including several signature developments in Ayala Land's ambitious entertainment district—Circuit Makati.

Lift and Vertical Conveyance System Design
--

INTERNATIONAL ELEVATOR & EQUIPMENT, INC. (IEEI)

An affiliate of Mitsubishi Electric Corp., Mitsubishi Corp., and Mitsubishi Electric Building Techno-Service Co., Ltd. of Japan, IEEI offers high quality elevators, escalators, and related vertical conveyance services, such as design, installation, and maintenance.

Quantity Surveying

RIDER LEVETT BUCKNALL PHILIPPINES, INC. (RLB)

RLB is an independent, global property, and construction consultancy practice with over 3,500 people in more than 120 offices across the world, offering construction cost management, development management, and quantity surveying advisory services.

Common Area Interior Design

DESIGN HQ (HIRAYAMA + QUESADA)

for The Sandstone only

Design HQ is a prominent interior design firm based in the Philippines and was established in 2000 by Hisako Hirayama and Frenjick Quesada. They have worked on an interesting mix of projects executing a dynamic range of design styles for over a hundred different residential and commercial interiors, including homes, restaurants, and store designs for a variety of brands. Their signature and eclectic designs have been highlighted within various local and international publications and television programs.

Property Management

AYALA PROPERTY MANAGEMENT CORP. (APMC)

A wholly-owned subsidiary of Ayala Land and the largest property management company in the Philippines engaged in over 30 years of experience in prestigious and world-class integrated property management services, including building administration and maintenance, commercial center and residential subdivision maintenance, lease administration activities, and special technical services.

PORTICO LAND CORP.

Partners In Innovation

Alveo Land collaborates with Mitsubishi Corporation to transform prime land in Ortigas into an integrated mixed-use district. Expanding its portfolio with the first residential project of Mitsubishi Corporation in the Philippines, Alveo Land reinforces the established union behind Portico Land Corp. with the realization of the vision for Portico—gathering diverse residential developments and novel retail and leisure concepts.

Mitsubishi Corporation's influence in worldwide business encompasses seven core areas which include finance, banking, energy, machinery, chemicals, and food. Converging Alveo Land's progressive urban development ideals, Portico Land Corp. pursues a shared vision of improving the quality of life.



The Sandstone LS No. 029934
The Travertine (Tower 2) LS No. 032488
The Brownstone Villas LS No. 032490

Oranbo Drive and Capt. Javier St., Brgy. Oranbo, Pasig City
Completion Dates: The Sandstone: 30 June 2018,
The Travertine: 30 September 2022, The Brownstone Villas: 31 March 2022
Project Developer: Portico Land Corp. | Project Manager: Alveo Land Corp.
Project Owners: Portico Land Corp. and Alveo Land Corp.
HLURB ENCR AA-2017/07-1836