



M I D P A R K  
T O W E R S

R e d e f i n e C i t y L i v i n g



## About MIDPARK TOWERS

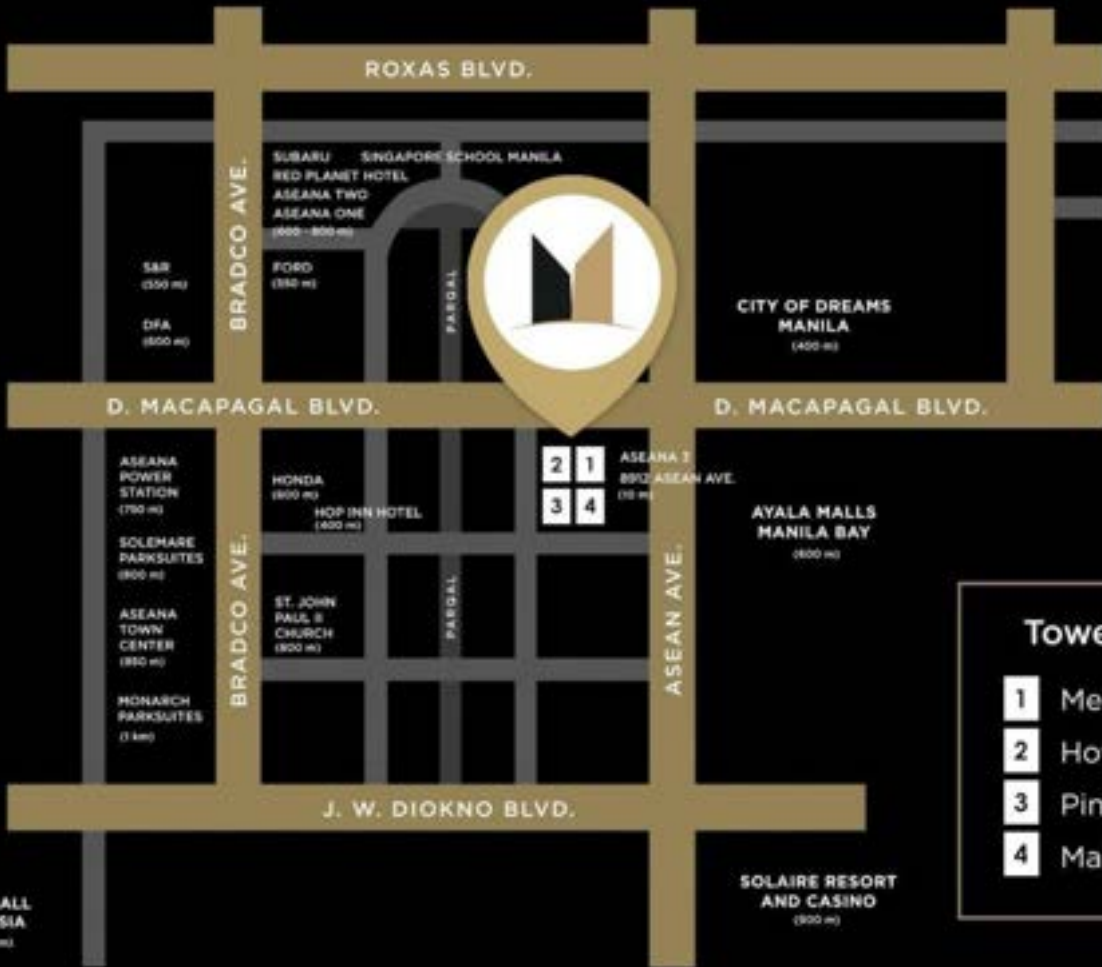
The second residential offering of **Aseana Residential Holdings Corp. (ARHC)**, the fully owned subsidiary of **D.M. Wenceslao and Associates, Inc.**, master developer of Aseana City. Remaining true to its work, live, and play concept, MidPark Towers is located just across Ayala Malls Manila Bay, the biggest Ayala Mall development to date and will be accessible via an elevated walkway. Additionally, the development is close to various office buildings and Aseana City's linear mixed-use and park development called Parqal.

Aside from its prime location, MidPark Towers also offers a modernized classic approach to its interior design. The simplicity and elegance of natural stone and wood elements will be integrated to the whole interior layout giving off an ambiance of warmth and sophistication. Customized furniture pieces playing along neutral color palettes can be found in the main lobby and amenity areas such as the library lounge and function room.

The integration of a modern classic visual and its unique functionalities are all possible with ARHC's collaboration with Asuncion Berenguer Inc., a local design firm known for its list of high-end residential clientele. MidPark Towers is composed of 669 units spread across four towers.

*Redefined Lifestyle*





- Towers**
- 1 Mercer
  - 2 Howell
  - 3 Pine
  - 4 Malden



**Indulge in Timeless Living**

*Amusement Centers and Malls*

A grand edifice rising between Ayala Malls Manila Bay, 8912 Asean Ave. office building, and Aseana City's most integrated urban street park development, Parqal, MidPark Towers is the place where you want to live diversely in your own comfortable space.

**Fly for Adventure and Discover Worlds**

*Access to Key Transport Hubs*

Near the grounds are the airport, bus terminal, and train station, for the comfort and convenience of traveling. Get connected to the rest of the world as Ninoy Aquino International Airport is less than 10 minutes away via NAIA Expressway.



**DEVELOPMENT HIGHLIGHTS**

**7,155**  
sqm Land Area

**4**  
Towers

**669**  
Units

*Redefined Lifestyle*



Nestled between Ayala's biggest mall & Aseana City's most modern, integrated mixed-use development, Parqal, MidPark Towers is the place where you want to live diversely in your own comfortable space.

Near the grounds are the airports, bus terminal & train station for the comfort & convenience of travelling. Get connected to the rest of the world as Ninoy Aquino International Airport (NAIA) is less than ten (10) minutes away via NAIA expressway



# Redefined Lifestyle

## HOWELL



- 11 floors
- 146 units
- Facing amenities / facing Parqal
- Units with convenient access to parking at 3<sup>rd</sup> floor
- 13 units / floor
- 3 lifts

UNIT TYPE	UNIT AREA	NO. OF UNITS
Studio	40 sqm ±	20 units
1 BR	52 sqm ±	24 units
2 BR	80 sqm ±	78 units
3 BR	120 sqm ±	24 units

## MERCER



- 10 floors
- 163 units
- Facing amenities / facing 8912 Asean Ave.
- 15 units / floor
- 3 lifts

UNIT TYPE	UNIT AREA	NO. OF UNITS
Studio	40 sqm ±	88 units
1 BR	52 sqm ±	42 units
2 BR	80 sqm ±	33 units

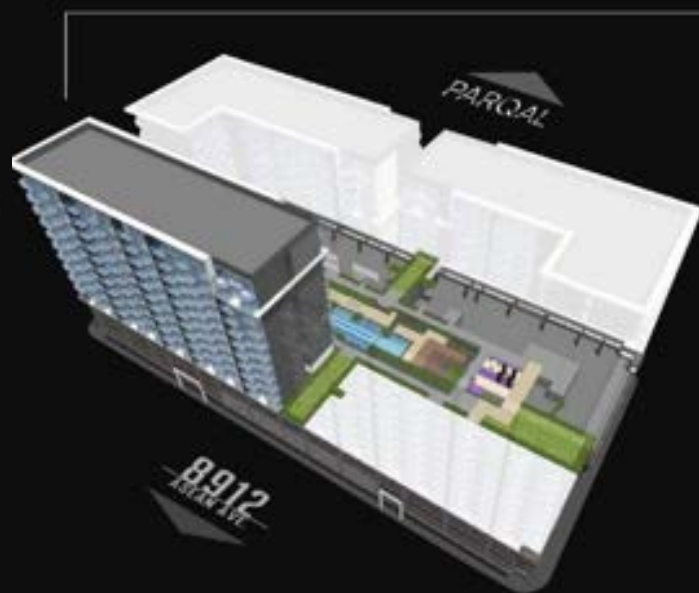
## PINE



- 11 floors
- 156 units
- Facing amenities / facing Parqal
- Units with convenient access to parking at 3<sup>rd</sup> floor
- 14 units / floor
- 3 lifts

UNIT TYPE	UNIT AREA	NO. OF UNITS
Studio	40 sqm ±	30 units
1 BR	52 sqm ±	34 units
2 BR	80 sqm ±	56 units
3 BR	120 sqm ±	36 units

## MALDEN



- 10 floors
- 204 units
- Facing amenities / facing 8912 Asean Ave.
- 19 units / floor
- 3 lifts

UNIT TYPE	UNIT AREA	NO. OF UNITS
Studio	40 sqm ±	108 units
1 BR	52 sqm ±	63 units
2 BR	80 sqm ±	22 units
3 BR	120 sqm ±	11 units





ILLUSTRATION ONLY

For internal/training purposes only







MAIN LOBBY



ARTIST'S PERSPECTIVE



## SWIMMING POOLS

For internal/training purposes only





GYM





KIDS' DAY CARE





PRIVATE LOUNGE







BUSINESS LOUNGE





# FUNCTION ROOM



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# INSIDE THE “NEXT GENERATION CITY”



LIVE.

WORK.

PLAY.

SOLAIRE RESORT

ST LUKES : ASEANA CITY

LANDERS

CHURCH OF ST. JOHN PAUL

8912 ASEAN AVE.

AYALA MALL



PARQAL

NORD ANGLIA INTERNATIONAL SCHOOL

ASEANA SQUARE

ASEANA 3

ASEANA POWERSTATION

CITY OF DREAMS

PIXEL RESIDENCES

S&R

ASEANA 1 & 2

SINGAPORE SCHOOL MANILA

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PARQAL

 D.M. WENCESLAO  
AND ASSOCIATES, INCORPORATED

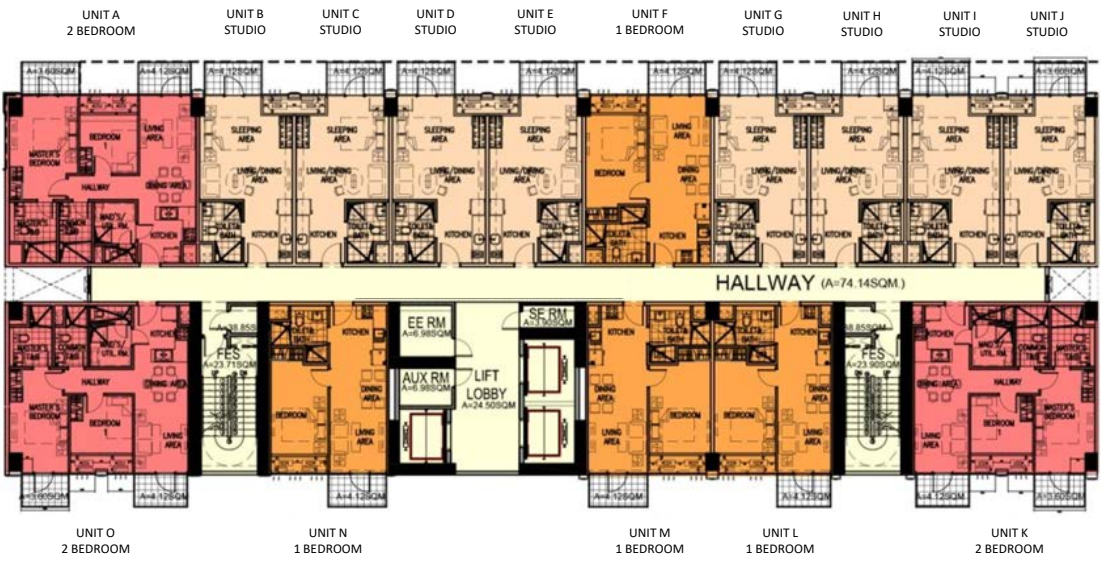


# MERCER

# 8912 ASEANA AVENUE

# MALDEN

D. MACAPAGAL



BAYVIEW

# AMENITY



# HOWELL

# PARQAL

# PINE

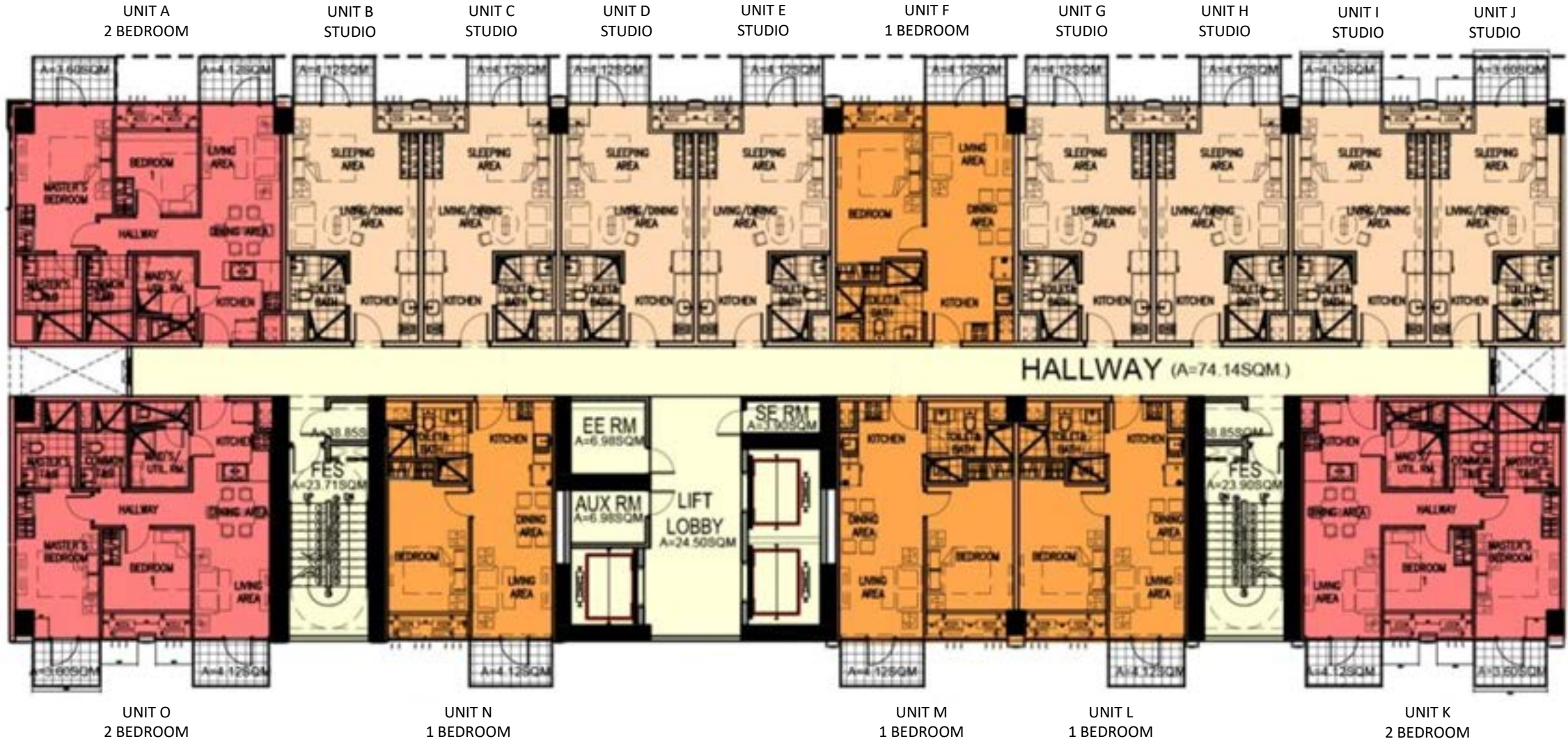


# MERCER TOWER TYPICAL FLOOR PLAN

8912 ASEANA AVENUE

D. MACAPAGAL BOULEVARD

MALDEN TOWER



AMENITY



# HOWELL TOWER TYPICAL FLOOR PLAN

D. MACAPAGAL BOULEVARD

PINE TOWER

## AMENITY

UNIT A  
1 BEDROOM

UNIT M  
2 BEDROOM

UNIT L  
STUDIO

UNIT K  
STUDIO

UNIT J  
2 BEDROOM

UNIT I  
2 BEDROOM

UNIT B  
1 BEDROOM

UNIT C  
2 BEDROOM

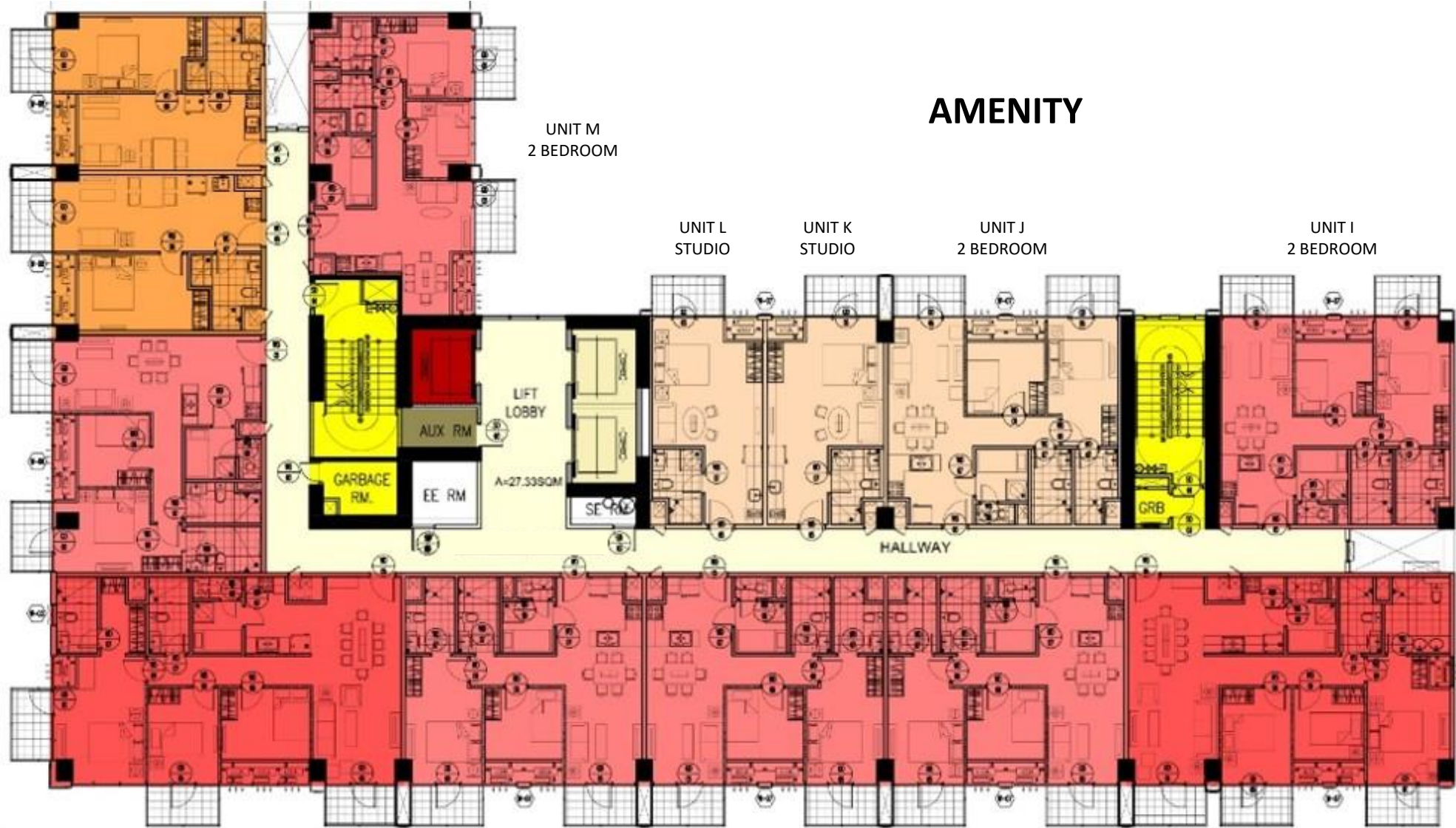
UNIT D  
3 BEDROOM

UNIT E  
2 BEDROOM

UNIT F  
2 BEDROOM

UNIT G  
2 BEDROOM

UNIT H  
3 BEDROOM



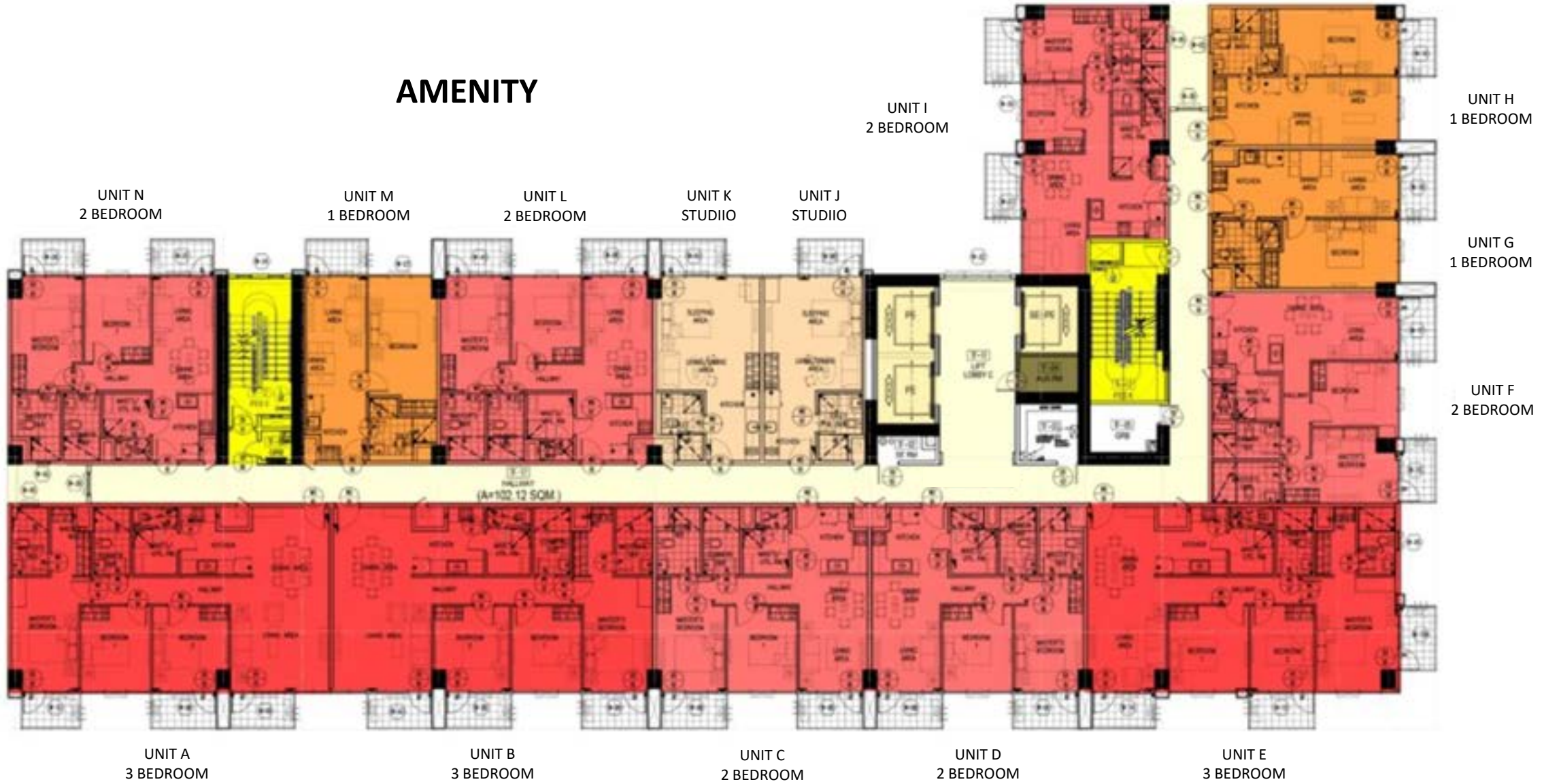
PARQAL



# PINE TOWER TYPICAL FLOOR PLAN

HOWELL TOWER

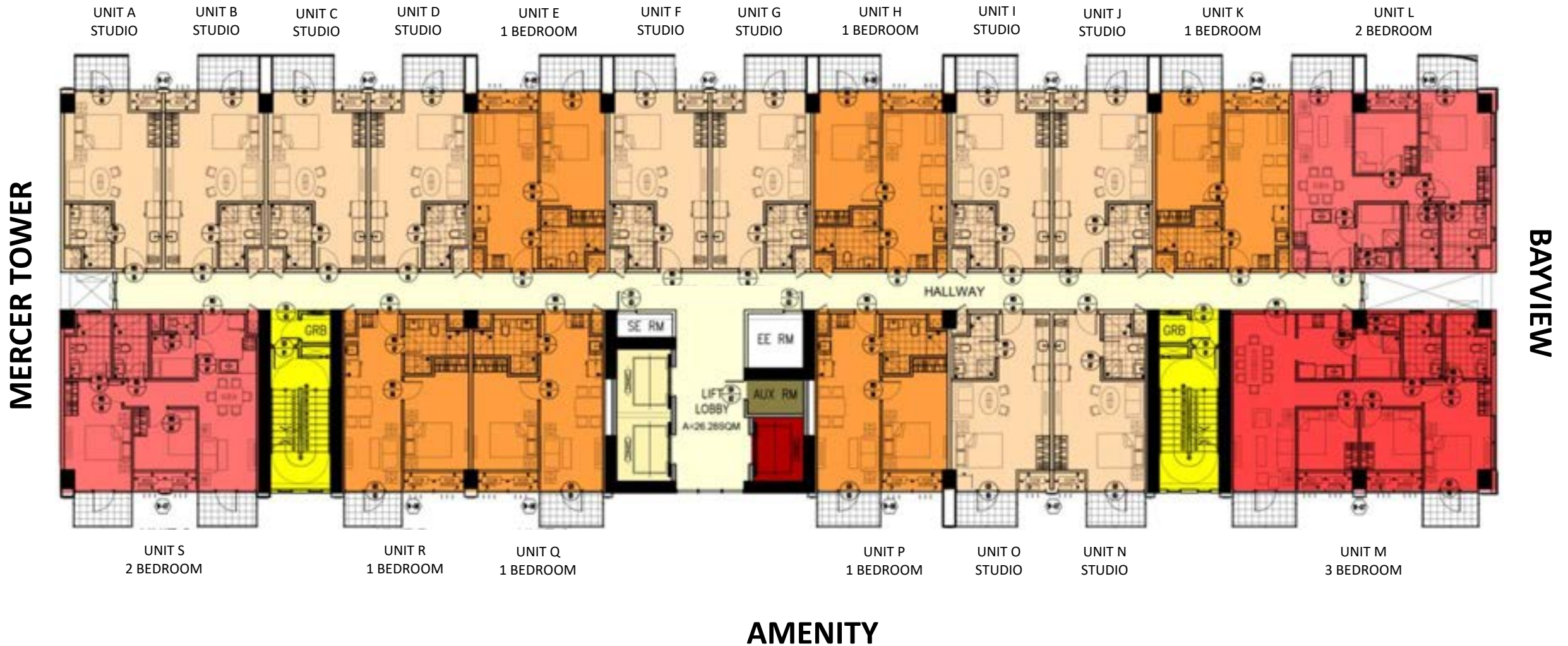
BAYVIEW



PARQAL

# MALDEN TOWER TYPICAL FLOOR PLAN

8912 ASEANA AVENUE





## MERCER / HOWELL / MALDEN PAYMENT TERM & DISCOUNTS

OPTION	PAYMENT TERM					DISCOUNT	
	DP	CATCH UP TERM (10MO)	EARLY MOVE IN TERM DP	MOVE IN TERM (18MO)	TO BALANCE	LOCAL	FOREIGNER
1	CASH TERM					17%	10%
2	0%	30%	10%	60%	0%	13%	6%
3	10%	5%	10%	10%	65%	12%	5%
4	10%	3%	10%	7%	70%	11%	3%
5	10%	3%	5%	7%	75%	10%	3%
6	7.5%	2.5%	5%	5%	80%	9%	2%

## PINE PAYMENT TERM & DISCOUNTS

OPTION	PAYMENT TERM			DISCOUNT	
	DP	CATCH UP (28MO)	TO BALANCE	LOCAL	FOREIGNER
1	CASH TERM			17%	10%
2	0%	100% (Deferred)	0%	13%	6%
3	30%	20% (28)	50%	12%	5%
4	20%	10% (28)	70%	11%	4%
5	10%	30% (28)	60%	10%	3%
6	10%	20% (28)	70%	9%	3%
7	10%	10% (28)	80%	9%	3%



## INVESTMENT UNIT PROMO

TOWER	UNIT TYPE	UNIT SERIES	INCLUSION
MERCER	ST	B to J	<ul style="list-style-type: none"> <li>- DINING SET</li> <li>- LIVING ROOM &amp; BEDROOM FURNITURE SET</li> <li>- SPLIT TYPE AC UNITS (1 STUDIO, 2 1BR)</li> <li>- KITCHEN APPLIANCES (REF, MICROWAVE, INDUCTION COOKTOP)</li> <li>- KITCHEN BACKSPLASH</li> <li>- WASHING MACHINE</li> <li>- WATER HEATER</li> </ul>
	1BR	F	
MALDEN	ST	A to D, F, G, I, J	
	1BR	E, H, K	

THANK YOU!