

ALL YOU NEED ALL IN REACH

in the newest residential tower
located at the heart of Metro Manila





Ortigas & Company



PRIME



Ayala Land, Inc.

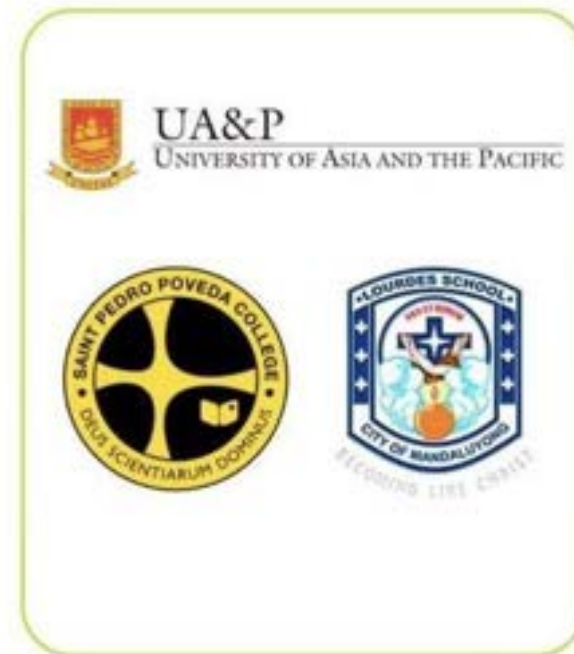
INSTITUTIONS IN Leave ORTIGAS CENTER



CORPORATE



COMMERCIAL/RETAIL



EDUCATIONAL

RESIDENTIAL MARKET OVERVIEW

6.8%
VACANCY

Ortigas Center has one of the lowest vacancy rates compared to Makati CBD (14.5%), Fort Bonifacio (20.4%), Bay Area (26.3%)

18%
SUPPLY

Ortigas Center is projected to be one of the leading contributors of residential unit supply alongside with Fort Bonifacio (23%) and Bay Area (22%) for 2023.

10.6%
RREPI GROWTH

There is an increase on the residential real estate price index (RREPI) growth for condominiums from Q2 2022 to Q3 2022 which makes it an ideal option for investment.



METRO MANILA SUBWAY



UNITED AND PROGRESSIVE PHILIPPINES

- QUIRINO HIGHWAY
- TANDANG SORA
- NORTH AVENUE
- QUEZON AVENUE
- EAST AVENUE
- ANONAS
- KATIPUNAN
- ORTIGAS NORTH
- ORTIGAS SOUTH
- KALAYAAN AVE
- BGC
- LAWTON EAST
- LAWTON WEST
- MIA TERMINAL 3
- FTI



📍 CAPITOL COMMONS



TBM ENTRANCE

METRO MANILA SUBWAY

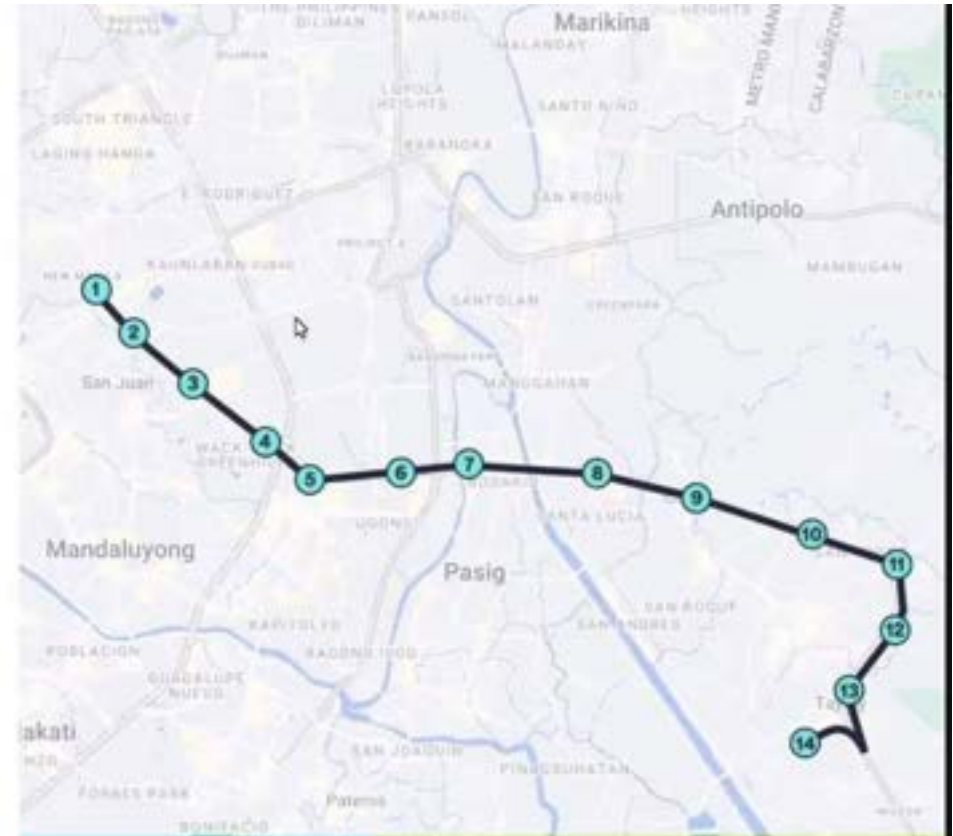
- 1 MINDANAO AVE
- 2 TANDANG SORA
- 3 NORTH AVE
- 4 QUEZON AVE
- 5 EAST AVENUE
- 6 ANONAS, QC
- 7 KATIPUNAN, QC
- 8 ORTIGAS NORTH
- 9 ORTIGAS SOUTH
- 10 KALAYAAN AVENUE
- 11 CENTRAL BGC
- 12 CAYETANO BLVD.
- 13 FTI TAGUIG
- 14 NAIA



MRT LINE 4

The train line project will have a station along Meralco Avenue which is adjacent to the Ortigas Center. This will provide transportation to the public who are travelling from the west and east side of the metro.

The project will be completed by 2028.



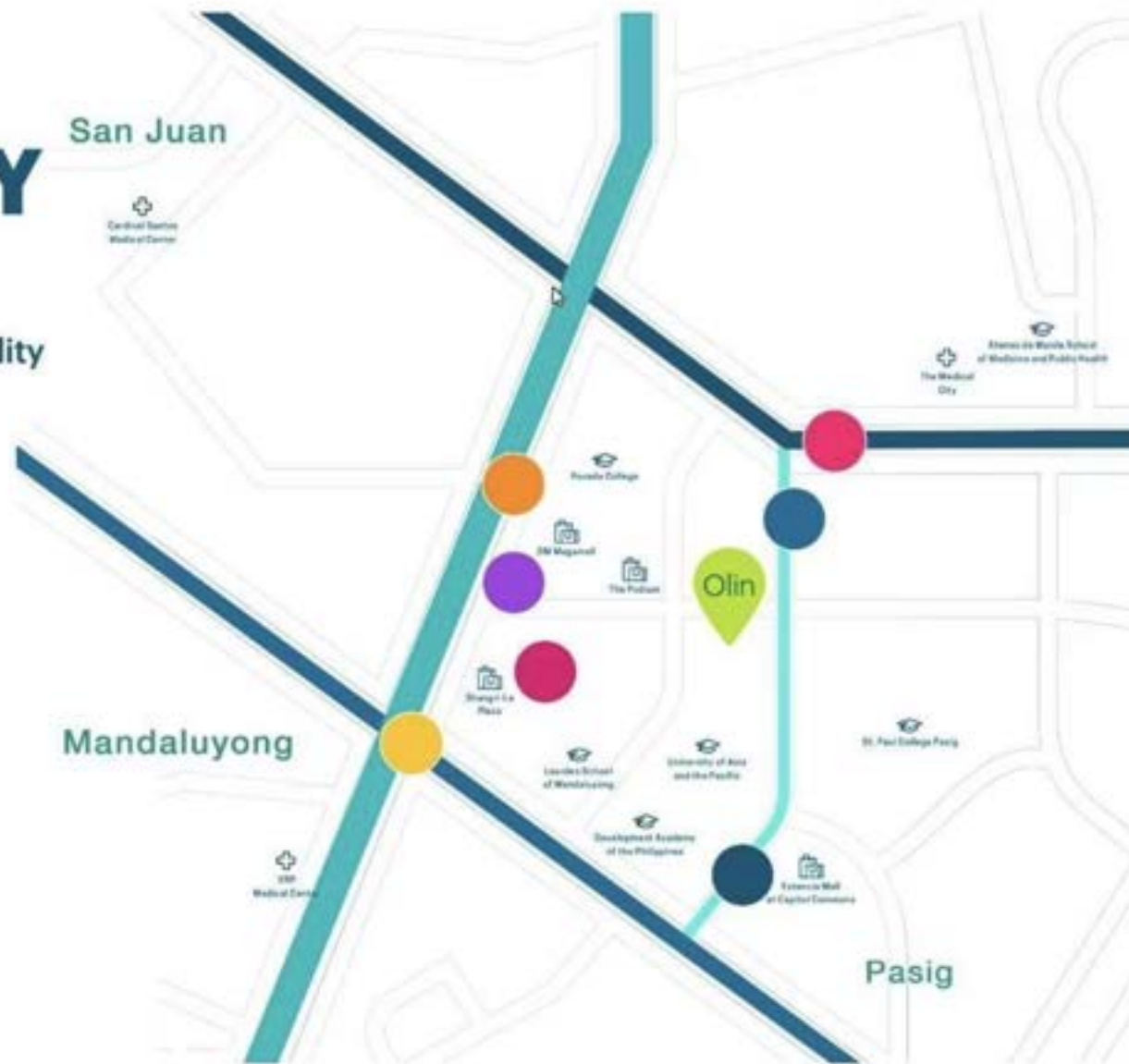
MRT-4 STATIONS

- | | |
|------------------|----------------------|
| 1. N. Domingo | 8. St. Joseph |
| 2. Bonny Serrano | 9. Cainta Junction |
| 3. Greenhills | 10. San Juan * |
| 4. EDSA | 11. Tikling Junction |
| 5. Meralco | 12. North Manila Rd. |
| 6. Tiendesitas * | 13. Taytay |
| 7. Rosario | |



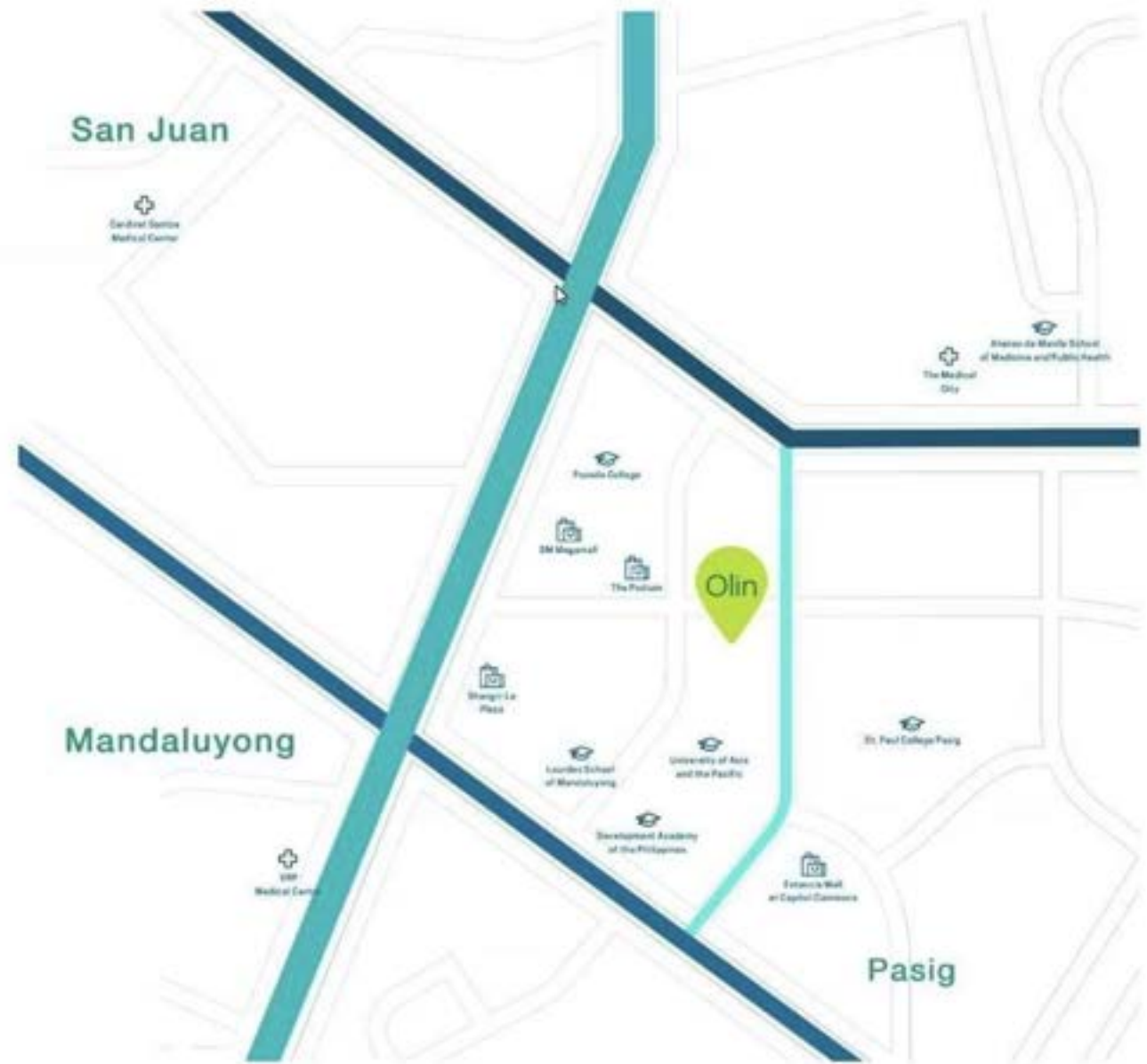
ACCESSIBILITY

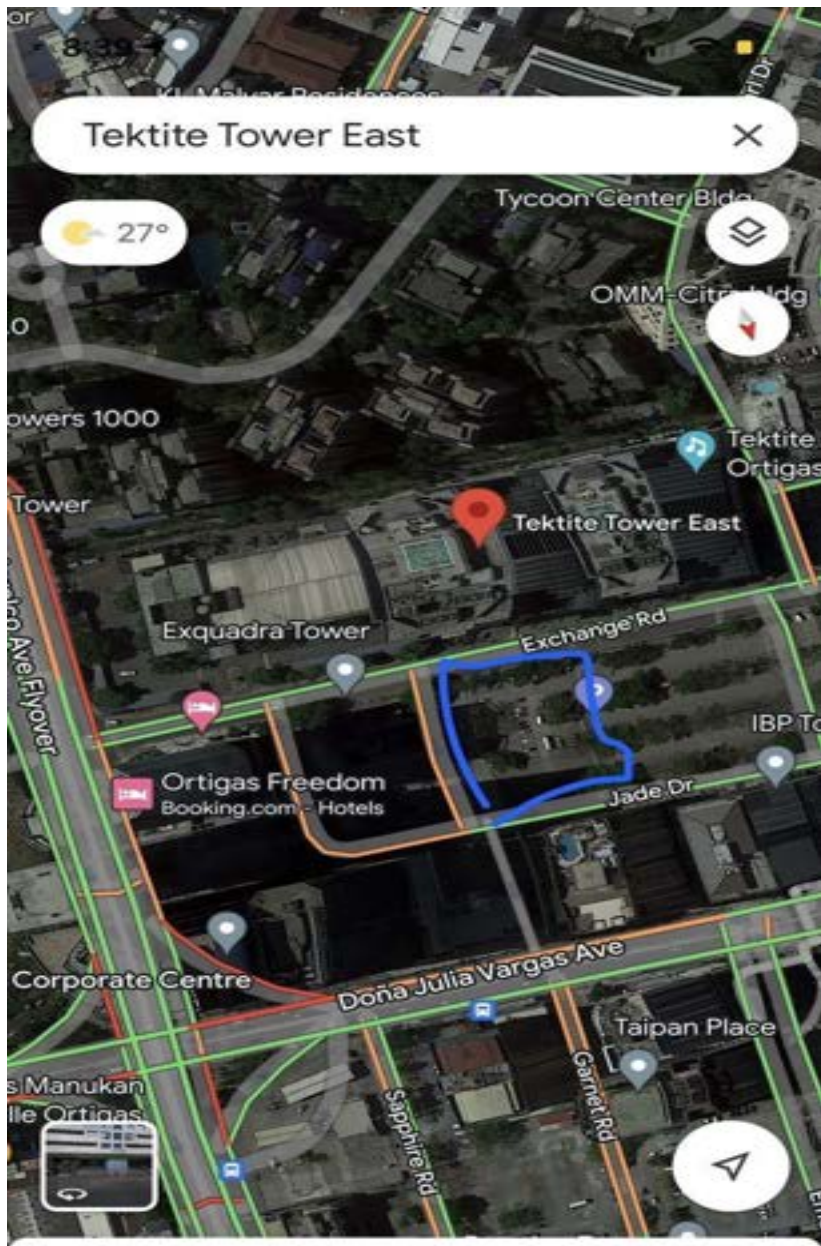
Destination	Distance	Walkability
 MRT-3 Ortigas Station	1.2KM	15 mins
 MRT-3 Shaw Blvd. Station	1.3KM	18 mins
 SM Megamall UV Express Terminal	900M	11 mins
 SM Megamall Bus Terminal	1.1KM	14 mins
 Future Ortigas North Subway Station	600M	8 mins
 Future Ortigas South Subway Station	1.1KM	15 mins
 Future MRT-4 Meralco Ave. Station	800M	11 mins



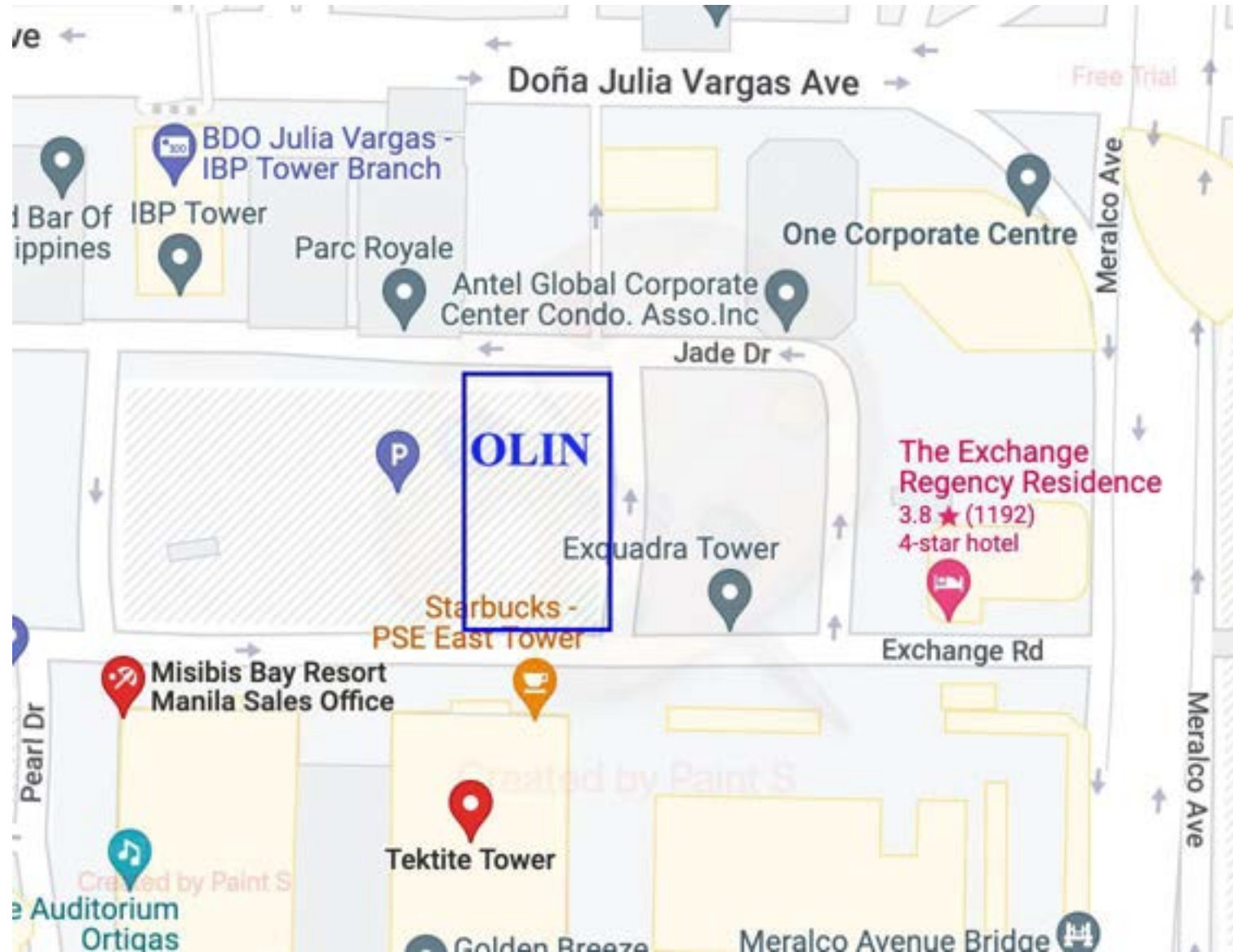
SITE LOCATION

Olin at Jade Drive is strategically located at the heart of Ortigas Center. It is surrounded by multiple mass transportation terminals in the vicinity. Moreover, it is conveniently accessible to neighboring commercial developments (SM Megamall, The Podium, and Shangri-La Plaza), corporate offices and educational institutions which makes it an ideal place of dwelling.





Tektite Tower East
Exchange Rd, San Antonio, Pasig, Metro Manila

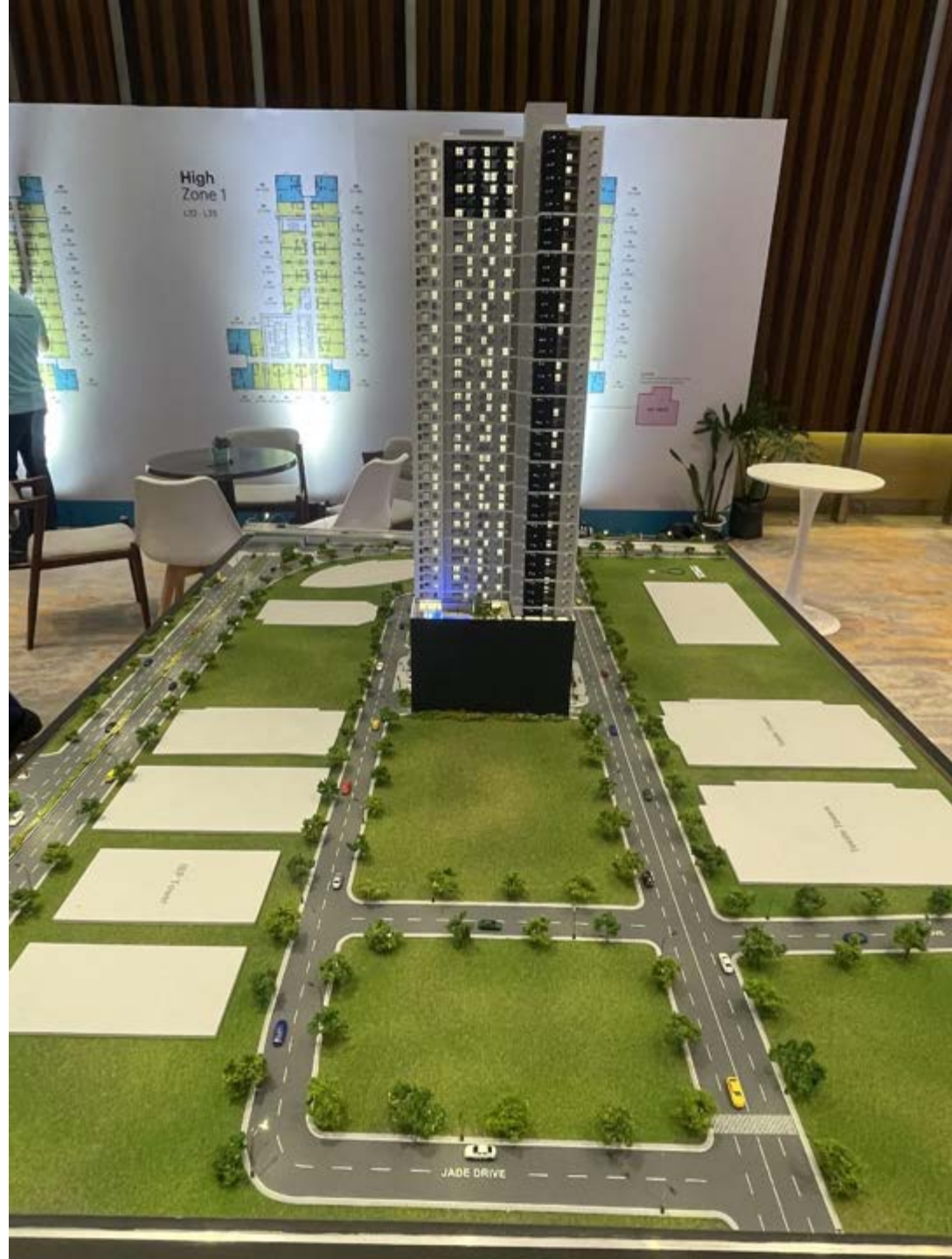




OLIN
AT JADE DRIVE



OLIN
AT JADE DRIVE









High
Zone 1

L32 - L36



OLIN AT JADE DRIVE

Olin at Jade Drive is a 52-storey residential tower that houses 1,245 units and 318 parking slots.

Set to rise at the heart of Ortigas Center which can be accessed through major thoroughfares and various mass transportation options.





52 Storey Tower

43 Residential
Floors

01 Amenity
Floor

07 Podium
Parking Levels

01 Ground
Floor Retail

02 Basement
Parking Levels



BUILDING SPECIFICATIONS

52 Levels

43 Residential floors

1 Ground floor with retail

1 Amenity floor

7 Podium parking levels

2 Basement parking levels

5 Elevators

1,245 Residential units

1,031 Studio units (19-25 sqm)

214 1 Bedroom units (32-36 sqm)

318 Parking units



PROJECT JADE

Location: Imhoff lot, Ortigas Center

No of units: 1,245

No. of Floors: 51 storeys; 45 residential floors, 6 podium, 1 basement

Units per floor: 29

Unit mix: 88% Studio (21-25sqm); 11% 1BR (34sqm)

Target launch: April 2023

Positioning: Mid income, no frills high rise residential condominium with target pricing of P5.5M to 8M

Target Market: Young professionals, start up families, investors

Current Status: Costing and permitting



AMENITY DECK FLOORPLAN

- 01 Lounge Pool
- 02 Kiddie Pool
- 03 Cabanas
- 04 Wet Deck
- 05 Poolside Deck
- 06 Wellness Studio
- 07 Outdoor Shower
- 08 Garden
- 09 Gym
- 10 Meeting Room
- 11 Co-working Space
- 12 Lounge
- 13 Function Hall



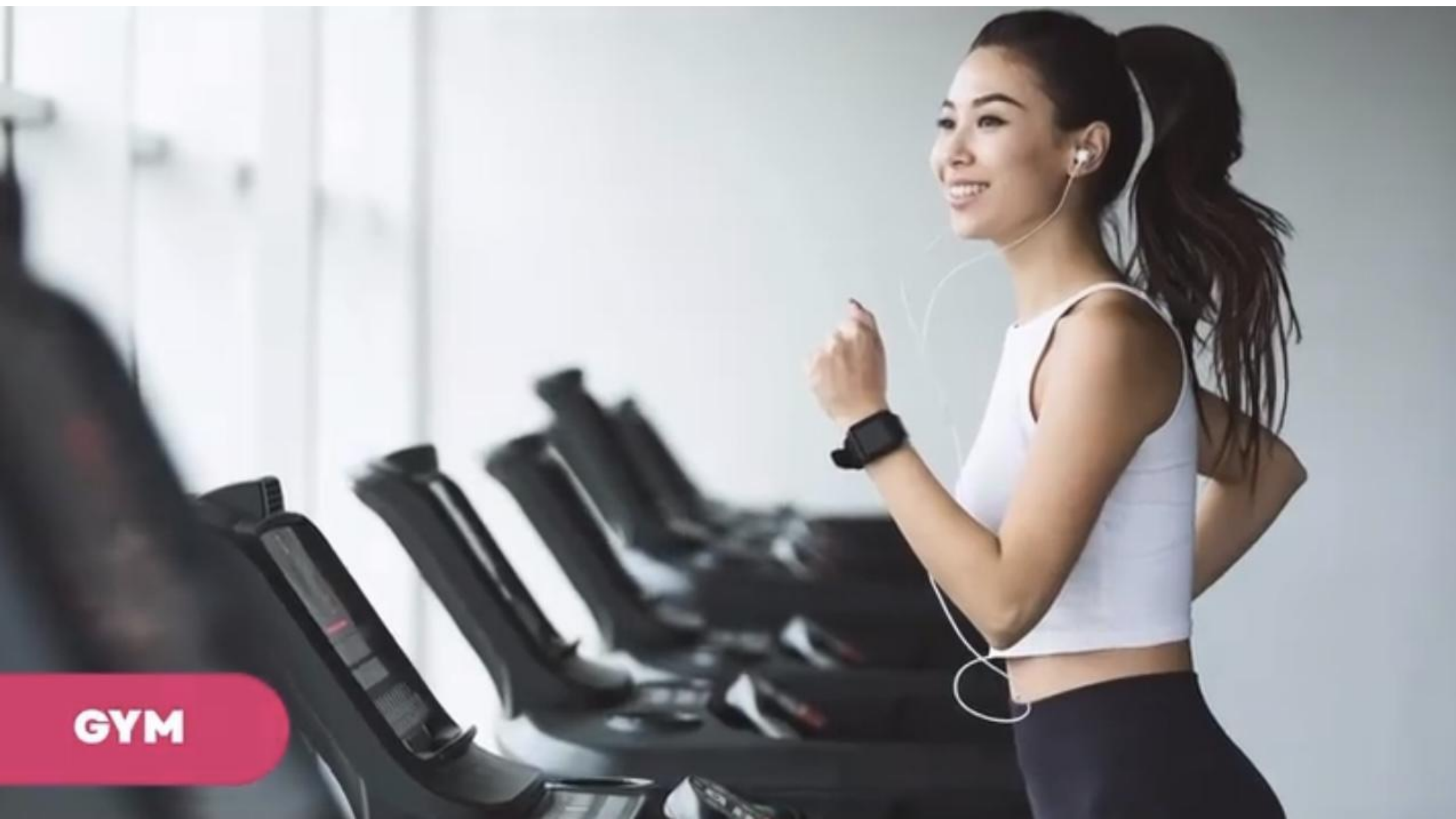


LEFT LOBBY >
ADMIN OFFICE >

LOBBY



CO-WORKING SPACE



GYM

A woman with long dark hair is relaxing in a swimming pool. She is leaning against a white ledge, with her eyes closed and a serene expression. Her arms are crossed over her chest. The water is a clear, deep blue. In the foreground, there are out-of-focus green palm fronds. The background shows the pool's edge and more palm trees, with their shadows cast onto the white ledge. The overall atmosphere is peaceful and tropical.

POOLS

LEVEL 10 TO 31

LOW ZONE

STUDIO

1 BEDROOM



LEVEL 32 TO 35

HIGH ZONE 1

STUDIO

1 BEDROOM



LEVEL 36 TO 53

HIGH ZONE 2

4

STUDIO
1 BEDROOM



LEVEL 54

HIGH ZONE 2

STUDIO

1 BEDROOM

4



UNIT TYPES

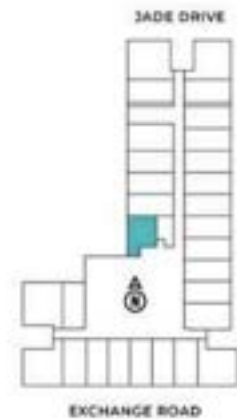
TYPICAL STUDIO UNIT

UNIT CUT SHEETS



Unit Area in SQM

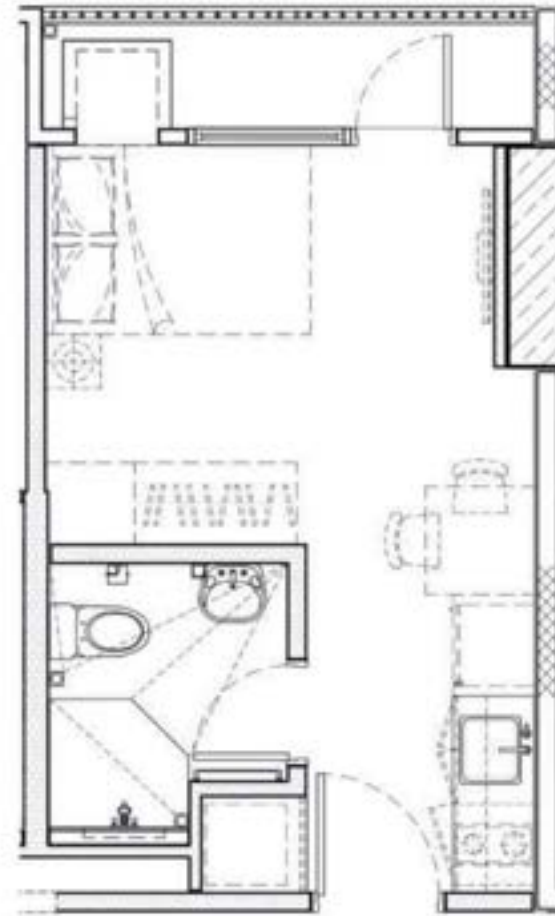
Bedroom/Living Area	±10.0
Kitchen	±5.7
Toilet & Bath	±4.3
TOTAL AREA	±20.0



UNIT TYPES

TYPICAL STUDIO UNIT

UNIT CUT SHEETS



Unit Area in SQM

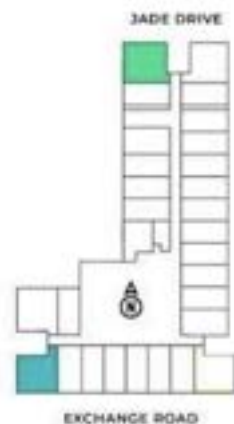
Bedroom/Living Area	±11.8
Kitchen	±5.5
Toilet & Bath	±3.8
TOTAL AREA	±25.0



UNIT TYPES

TYPICAL 1 BEDROOM UNIT

FLOORPLAN



32 sqm



36 sqm



UNIT TYPES

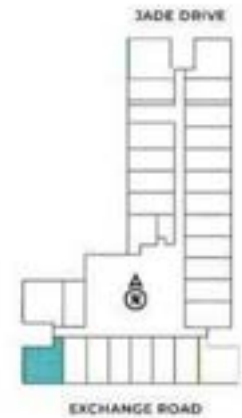
TYPICAL 1 BEDROOM UNIT

UNIT CUT SHEETS



Unit Area in SQM

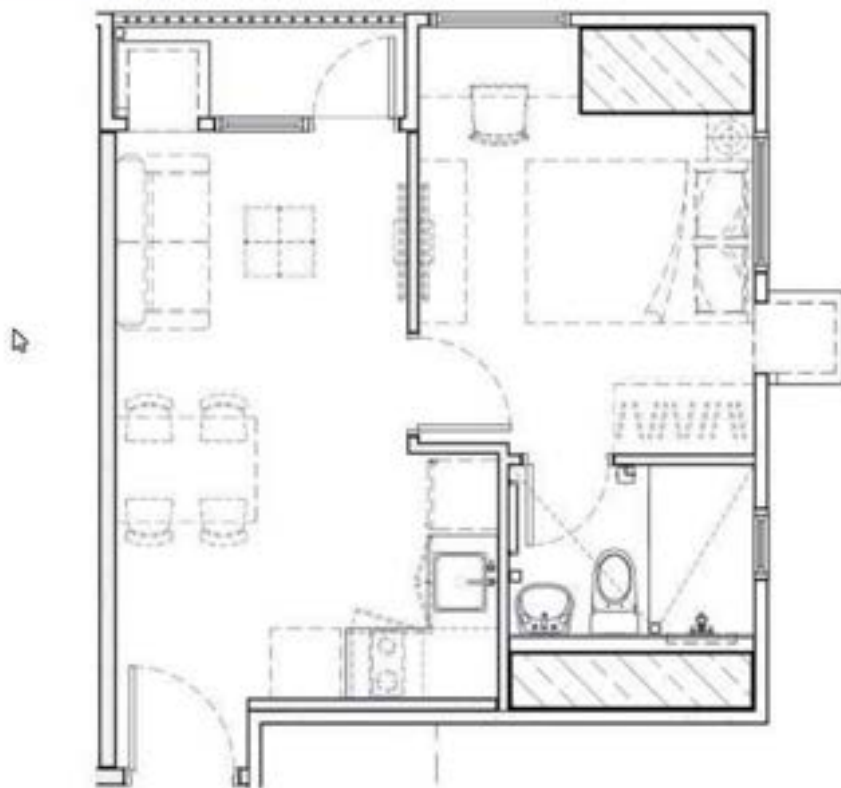
Bedroom	±11.1
Kitchen/Dining	±9.5
Living Area	±7.7
Toilet & Bath	±3.7
TOTAL AREA	±32.0



UNIT TYPES

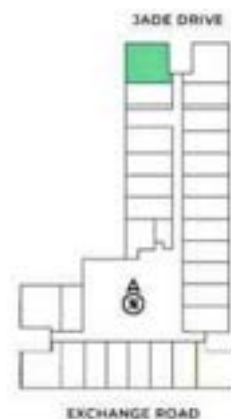
TYPICAL 1 BEDROOM UNIT

UNIT CUT SHEETS



Unit Area in SQM

Bedroom	±11.6
Kitchen/Dining	±8.5
Balcony	±2.8
Living Area	±7.6
Toilet & Bath	±3.6
TOTAL AREA	±36.0



RESIDENTIAL UNIT SPECIFICATIONS

Floor finish

Laminated wood for all bedrooms
Homogeneous tiles for the rest of the unit
Smooth concrete for the balcony

Wall

Paint finish and ficem baseboard

Ceiling

Painted slab soffit for living & dining area, bedroom, balcony
Painted gypsum board for the kitchen
Painted moisture resistant gypsum board for the toilet and bath

Door

Solid core wood door
Hollow core/laminated wood door with wood finish for the bedroom and toilet & bath
Aluminum framed glass swing door for the balcony

Air Cooled Condensing Unit

Power and drain provisions for window type air conditioning unit for units w/o balcony; split-type for units w/ balcony

RESIDENTIAL UNIT SPECIFICATIONS

Kitchen Counters and Cabinets

Solid surface countertop

Base cabinet w/ MDF doors, finger pull-type handle

Kitchen Sink and Faucet

Single bowl sink with gooseneck faucet

Range and Range Hood

Area provision for a 2 burner cooktop and range hood

Refrigerator

Area provision for single door refrigerator

Bathroom Fixtures

Floor mounted water closet

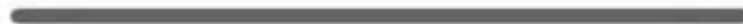
Half-pedestal single lavatory (wall-hung)

Lever-type faucet

Water Heater and Exhaust

Blank outlet with provision for single point water heater

Ductless exhaust



RESIDENTIAL BUILDING SPECIFICATIONS

Shower Fixtures and Accessories

Fixed shower head

Towel bar

Toilet paper holder

Soap holder



Balcony

1.25m- high painted steel railing and handrail

DESIGN & CONSTRUCTION TEAM

Developer	Ortigas Land
Concept Architect	Visionarch
Structural Design Consultant	Magnusson Klemencic Associates (MKA)
Structural Design Peer Reviewer	AIT Solutions, Asian Institute of Technology
Mechanical Consultant	Flowforth Ventures, Inc.
Electrical Consultant	EB&Cruz & Partners
Plumbing & Sanitary Consultant	NBF Consulting, Inc.
Fire Protection Consultant	NBF Consulting, Inc.
Interior Designer	Visionarch Interior Design
Landscape Architect	Woods and Greens Landscape Dev't Inc.
Wind Engineering Consultant	RWDI Anemos Limited
Geotechnical Consultant	Brian B. Tan, M.SC.
Seismic Analysis Consultant	Langan International
Traffic Consultant	SMDI Inc.
Quantity Surveyor	Rider Levett Bucknall (RLB)
Construction Manager	Design Coordinates, Inc.

WHY CHOOSE OLIN AT JADE DRIVE?

Capitalize on a Prime Location

- Enjoy proximity to reputable educational, commercial, corporate, and hospitality institutions.
- Access multiple mass transportation options for your travels
- Right at the heart of the most accessible Business District in Metro Manila.

Proven Brand Name

- Ortigas Land has a proven track record of developing state of the art projects providing excellent customer service
- With over 90 years of experience, Ortigas Land has mastered the art of creating a “great place for life”.

Flexibility of Use

- Have the option of either using your unit as an income generating investment or for personal use.
- With its strategic location, Olin at Jade Drive gives you the opportunity to utilize your unit in various ways.

Financial Flexibility/ Affordability

- With the multiple payment schemes we offer, you can choose what’s best for you!
- For as low as 11k per month, you can now have your own home in the heart of the metro.