



THE ESTATE  
MAKATI

THE TOP-TIER RESIDENTIAL  
HIGH-RISE PROJECT IN THE PHILIPPINES  
TOP REALTY x SMDC PRESENTATION



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# The Developer

# BUILT BY THE COUNTRY'S INDUSTRY CHAMPIONS

- ◇ Property giants, SMDC and Federal Land, Inc. come together to build a development envisioned to be the Philippines' most beautiful skyscraper.
- ◇ This stands as the legacy of their respective founders, Henry Sy, Sr. and George S.K. Ty.

**SMDC**

 **FEDERAL LAND**  
GT Capital Holdings



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# The Architect



*Hearst Tower, New York*



*The Gherkin, London*



*The Bund Finance Center, Shanghai*

# THE ICON OF MODERN ARCHITECTURE

- ◇ Baron Norman Foster is a British architect whose company, Foster + Partners, maintains an international design practice renowned for creating renowned architectural masterpieces.
- ◇ Each project transcends architecture while integrating design, functionality and sustainability.

*"As an architect,  
you design for the present,  
with an awareness of the past,  
for a future which is  
essentially unknown."*

Norman Foster, Founder of  
Foster+Partners



*Every Foster masterpiece represents the awareness of the past and carefully curated to be future-proof.*

*The Estate Makati is the legacy project of Norman Foster in the Philippines.*







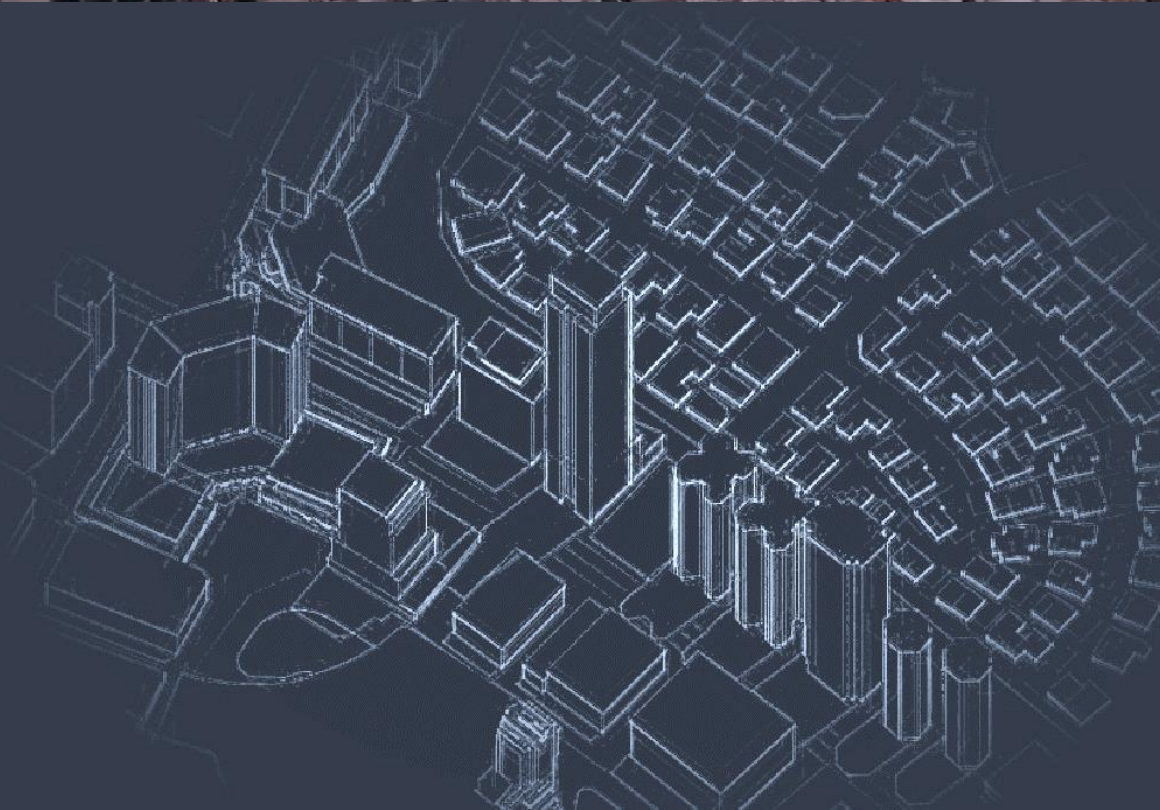
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# The Location



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Artist's Perspective



# A TIMELESS LANDMARK LOCATION

- ◇ The Estate Makati stands on the last parcel of land along the Apartment Ridge in Makati — the most prestigious high-rise residential address in the country.
- ◇ The location highlights a distinctive living experience surrounded by five-star hotels, Fortune 500 companies and the best that city-based leisure has to offer.

# VICINITY MAP

THE ESTATE MAKATI

## LOCATION

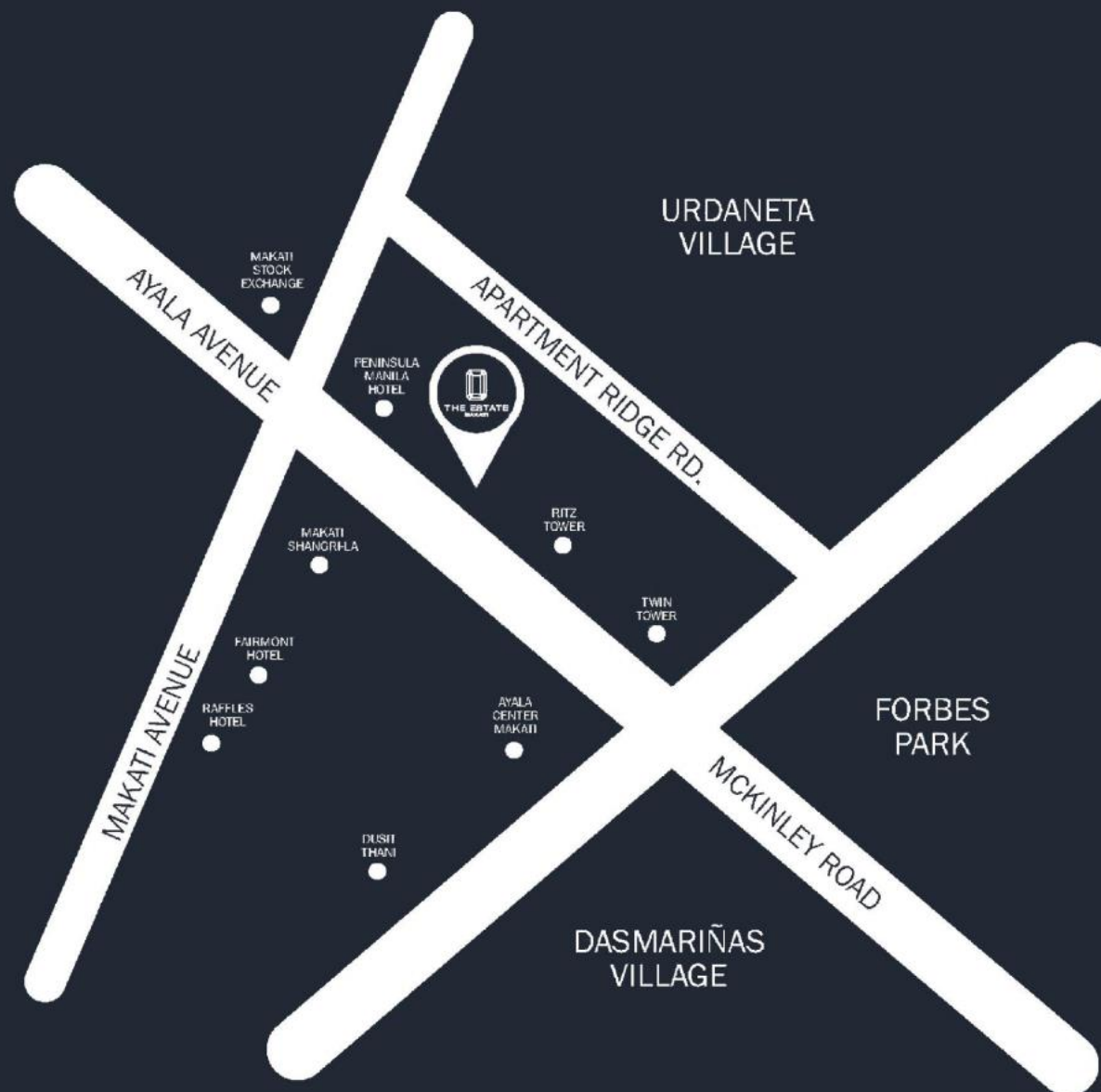
Along Apartment Ridge, Brgy.  
Urdaneta, Makati City

## LANDMARK

Discovery Primea and Ritz

## LOT AREA

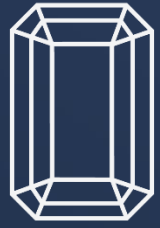
3,234 SQM



This information is proprietary to SM Development Corporation as of January 2023 and may be subject to change.



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# The Project



# DEVELOPMENT SUMMARY

## Lot Area

3,234 sqm.

## Number of Residential Floors

50 levels

## Unit Types

2BR, 3BR, Sub Penthouse and Super Penthouse

## Unit Sizes

151.10 to 758.76 sqm.

## Total Number of Units

188 units

## Density Per Floor

4 units

## Number of Parking Floors

6 basement levels



# DEVELOPMENT ZONING

**PENTHOUSE FLOORS**  
56<sup>TH</sup> to 60<sup>TH</sup> level

**HIGH ZONE**  
26<sup>TH</sup> to 55<sup>TH</sup> level

**LOW ZONE**  
3<sup>RD</sup> to 23<sup>RD</sup> level

**AMENITY FLOORS**  
25<sup>TH</sup>, 2<sup>ND</sup>, Upper and Lower Ground

**2<sup>ND</sup> LEVEL, UPPER &  
LOWER GROUND  
AMENITY FLOORS**



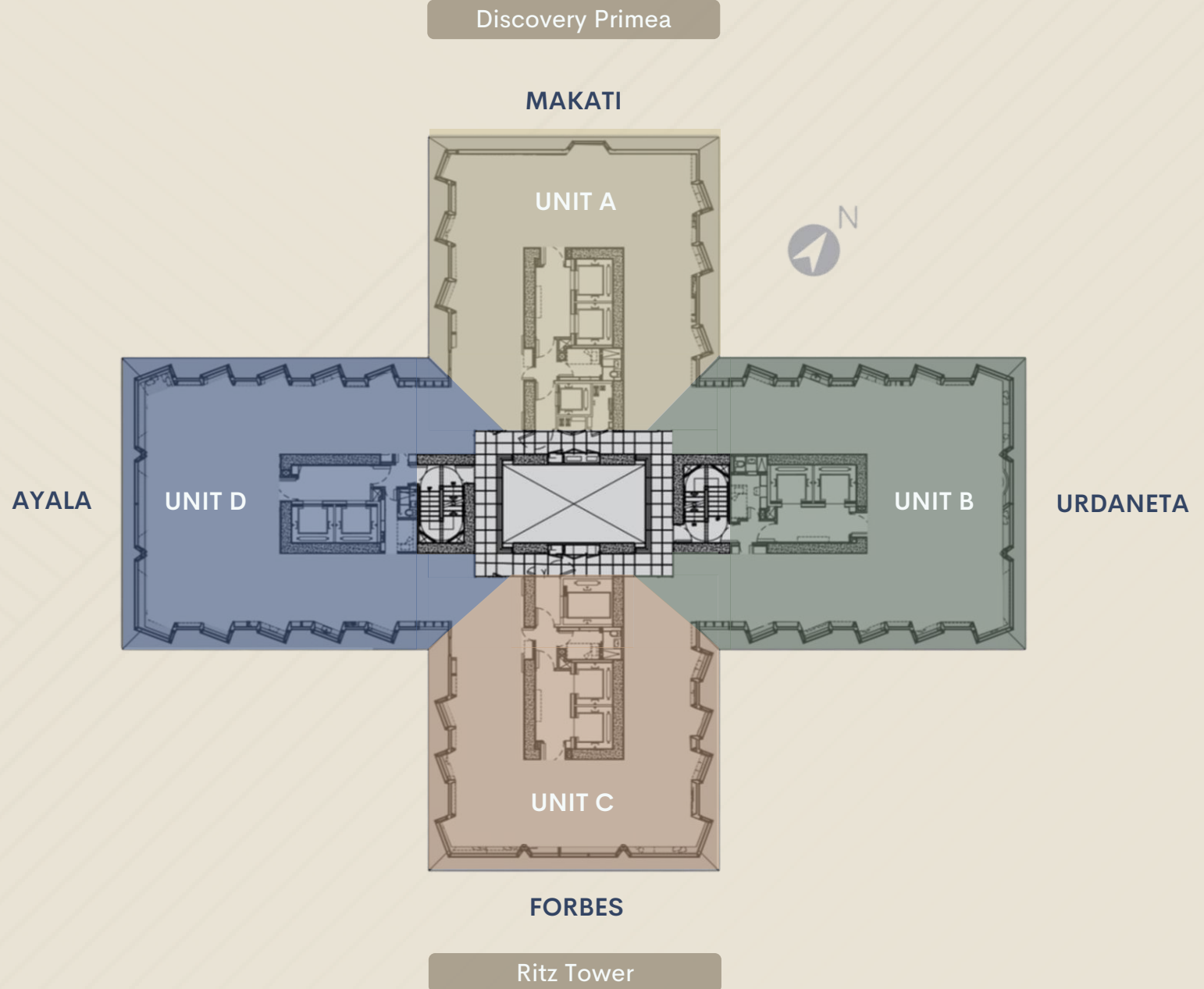
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# Building Features

# CRUCIFORM DESIGN

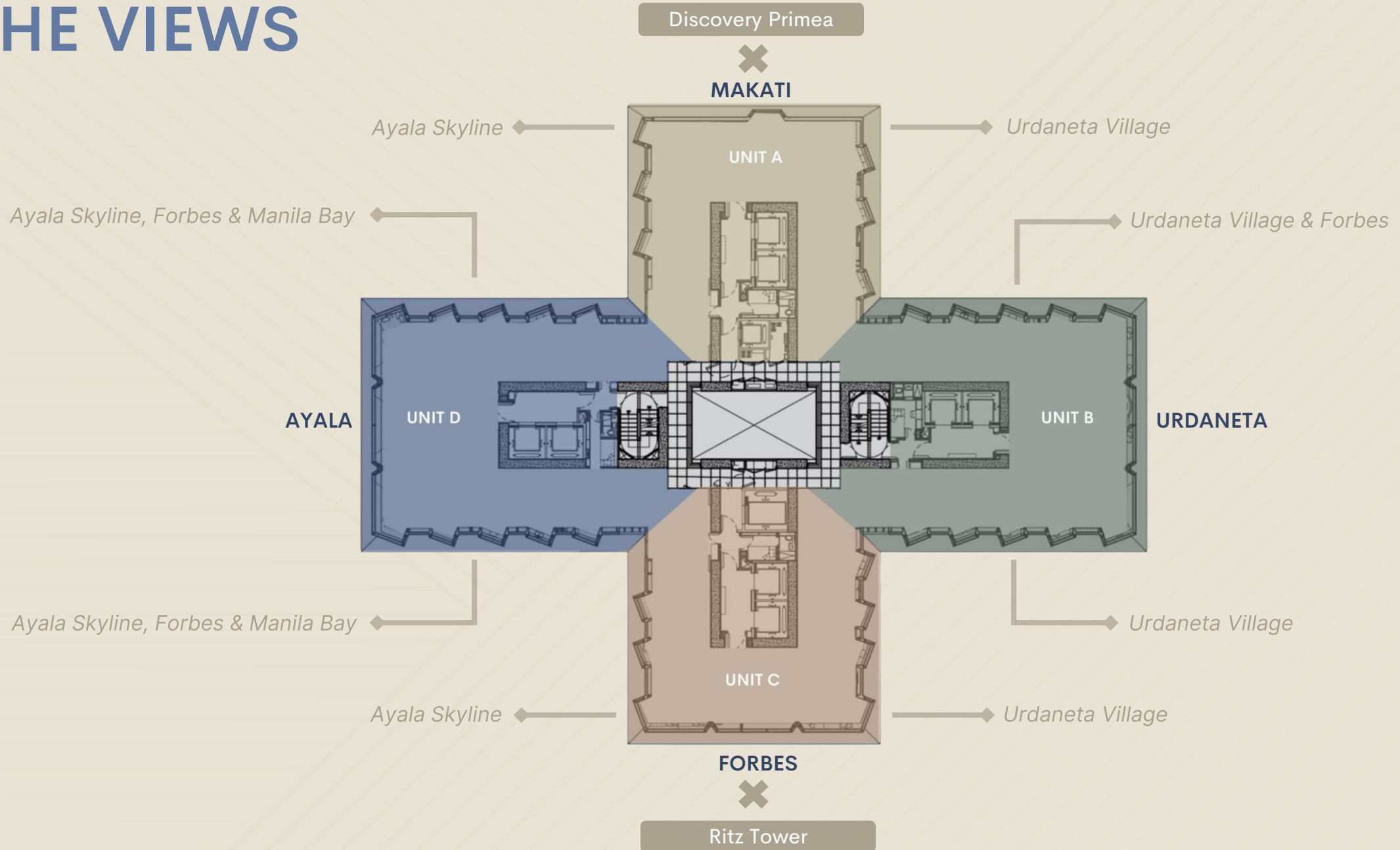
A cross-shaped plan with only 4 units to each floor

Each unit offers the full utilization of space and accessibility to the panoramic views of the city.





# THE VIEWS



# STAIN RESISTANT FAÇADE

The building is fully coated with a non-staining glass, fiber-reinforced concrete which is designed to resist marks, rendering cleaning and making repainting unnecessary.



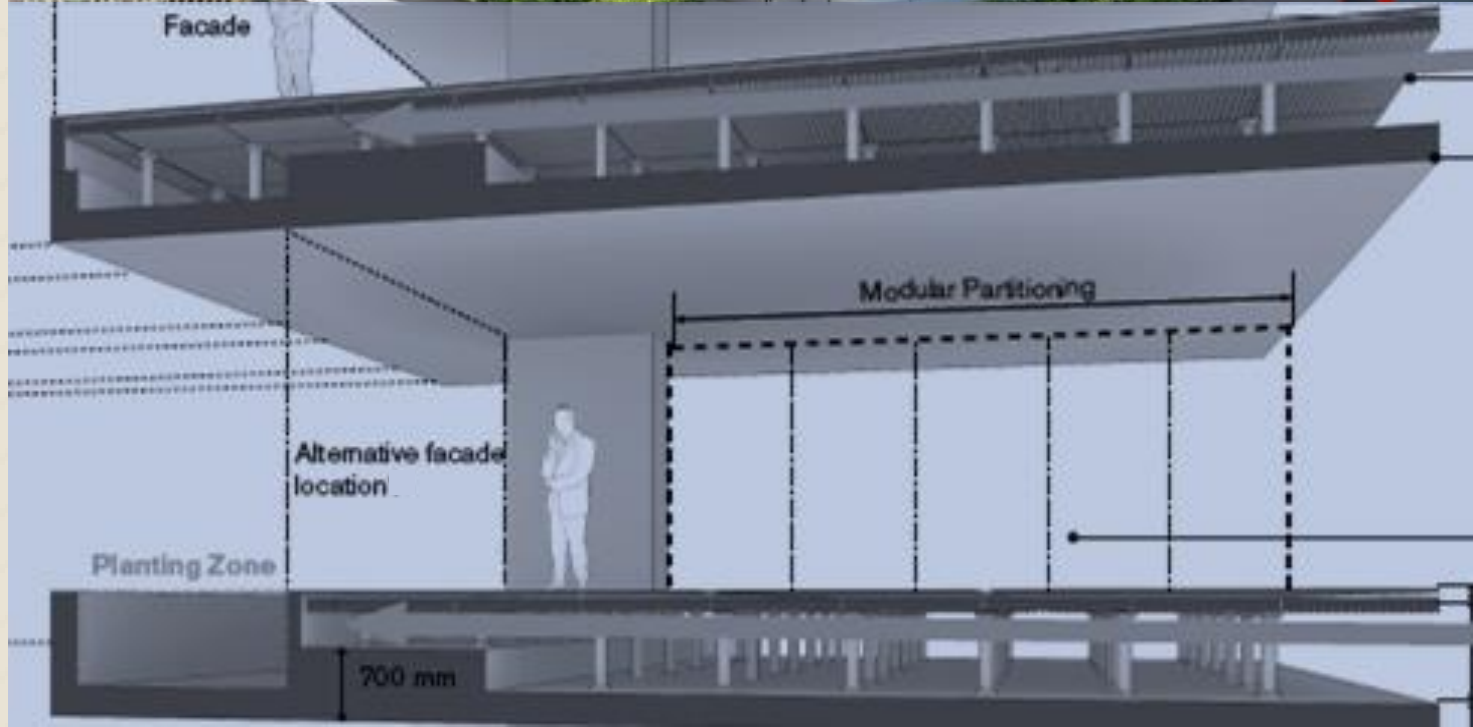
Artist's Perspective



# DOUBLE-SLAB TECHNOLOGY

The Estate Makati boasts of a double-slab technology, which keeps the wires and pipes hidden in-between the slabs.

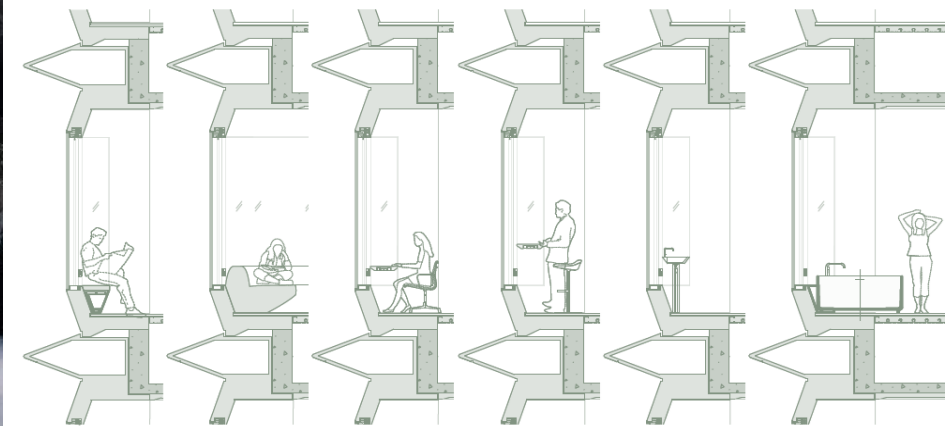
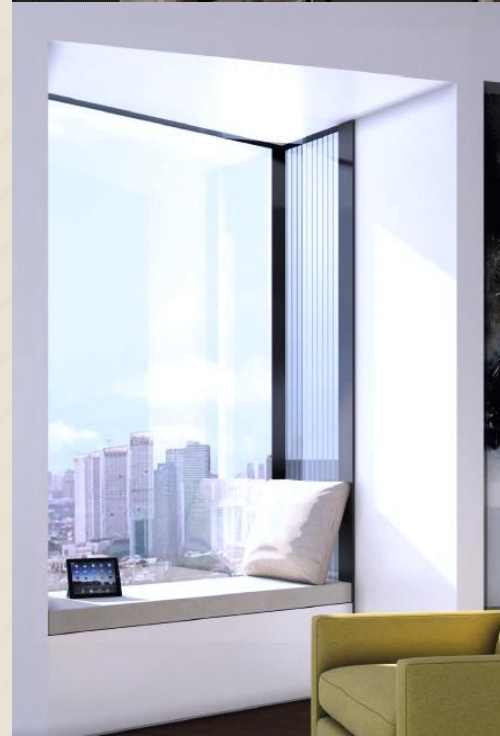
Each unit optimizes the flexibility of a reconfigurable and column-free space.



# ANGLED AND INHABITED WINDOWS

Each unit is intentionally-designed with double-glazed and highly operable angular bay windows optimizing exclusivity, unhindered views and natural light.

Every window also has a rippled glass exterior provides ultimate privacy to all unit owners.



**A** Bench seat    **A2** Daybed    **B** Work Desk    **C** Breakfast Table    **D** Basin    **E** Bathtub



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# The Amenities

# THE AMENITIES

## Lower and Upper Ground

Concierge  
Lobby  
Mail Room  
Atrium Lounge  
Party Room  
Swimming Pool  
Outdoor Children's Playground  
Business Center  
Private Dining Area  
Piano Lounge

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

Meeting Rooms  
Function Room  
Gym with Private Treatment Rooms

## 25<sup>TH</sup> Floor

Sky Garden  
Wine Cellar and Tasting Room



Ayala Avenue

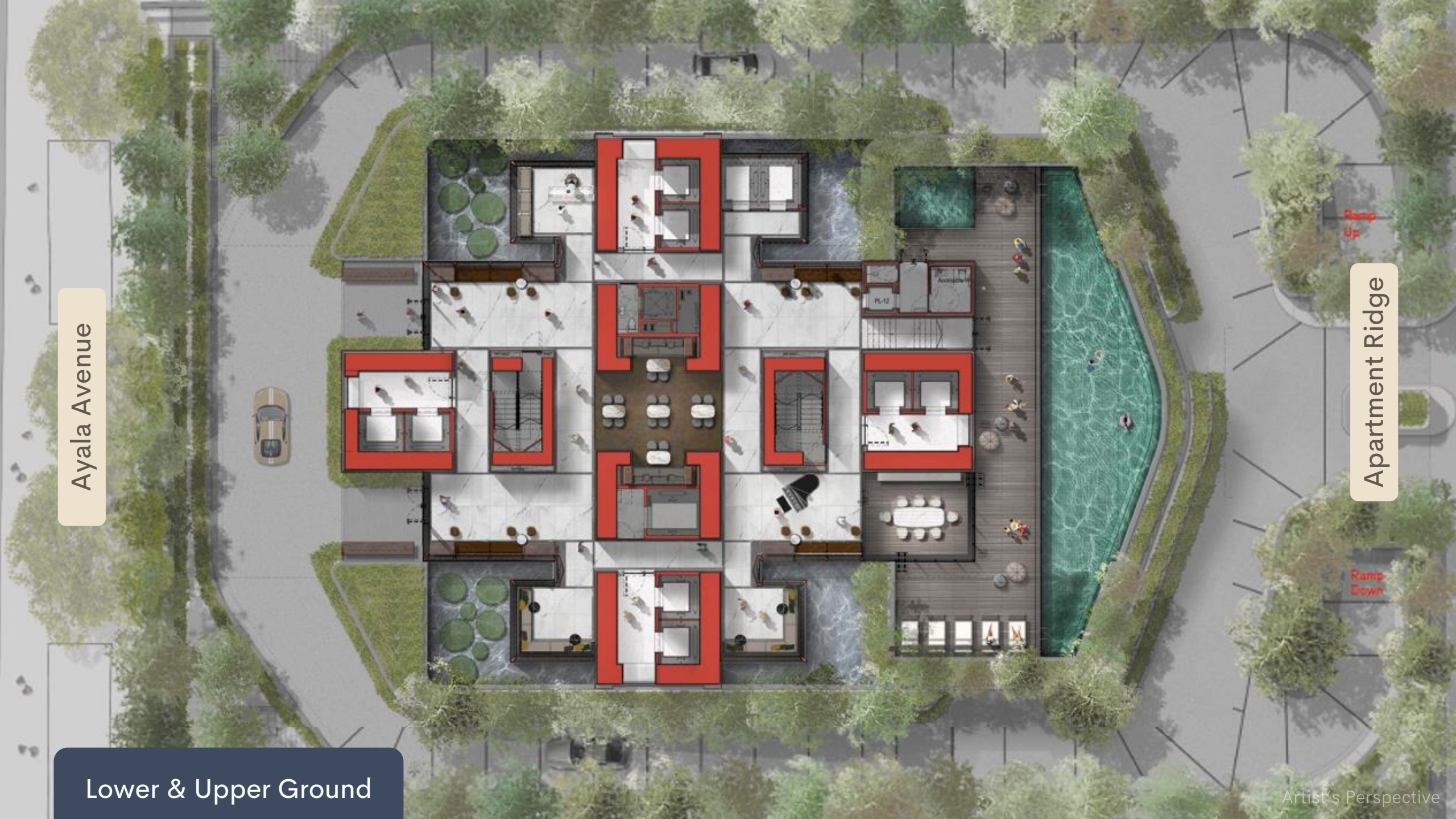
Lower & Upper Ground

Apartment Ridge

Ramp  
Down

Ramp  
Up

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Concierge

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Atrium Lounge

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Swimming Pool

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Piano Lounge



2<sup>ND</sup> FLOOR

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Function Room

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Gym with Private Treatment Areas

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25<sup>TH</sup> FLOOR

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Sky Garden

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Wine Cellar and Tasting Room

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# The Available Units

# Low Zone

3<sup>RD</sup> to 23<sup>RD</sup> Floor



Unit Details	Unit A Primea Side	Unit B Apartment Ridge	Unit C Ritz Side	Unit D Ayala
Unit Type	2BR	3BR	2BR	3BR
Unit Area (sqm)	151.1	195.08	151.1	195.08
Parking Allocation	2	3	2	3



*While this deck has been carefully curated, all plans and details are subject to change without prior notice. Please refer to formal sales documents for verification.*

# High Zone

26<sup>TH</sup> to 55<sup>TH</sup> Floor



Unit Details	Unit A Primea Side	Unit B Apartment Ridge	Unit C Ritz Side	Unit D Ayala
Unit Type	3BR	3BR Premium	3BR	3BR Premium
Unit Area (sqm)	179.73	224.5	178.06	224.5
Parking Allocation	3	4	3	4



Lifestyle Shot

While this deck has been carefully curated, all plans and details are subject to change without prior notice. Please refer to formal sales documents for verification.

Artist's Perspective



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# The Unit Features

# Unit Finishes

Living, Dining, Main Kitchen & Hallways to Bedrooms	Master Bedroom, Bedroom 1 & 2	Walk-in Closets	Bedroom 1 & 2
<ul style="list-style-type: none"> <li>◇ Natural Stone Flooring</li> <li>◇ Painted Wall &amp; Ceiling</li> </ul>	<ul style="list-style-type: none"> <li>◇ Engineered Wood Flooring</li> <li>◇ Painted Wall &amp; Ceiling</li> <li>◇ Bedroom Closets</li> </ul>	<ul style="list-style-type: none"> <li>◇ Engineered Wood Flooring</li> <li>◇ Painted Wall &amp; Ceiling</li> <li>◇ Bedroom Closets</li> </ul>	<ul style="list-style-type: none"> <li>◇ Engineered Wood Flooring</li> <li>◇ Painted Wall &amp; Ceiling</li> <li>◇ Bedroom Closets</li> <li>◇ En-suite T&amp;B with Lavatory, Water Closet &amp; Shower</li> </ul>

Master T&B	Powder Room	Service Kitchen	Laundry Room	Lift Lobby
<ul style="list-style-type: none"> <li>◇ Natural Stone Flooring</li> <li>◇ Reconstituted Stone Wall Finish</li> <li>◇ Painted Ceiling</li> <li>◇ Lavatory</li> <li>◇ Water Closet</li> <li>◇ Bathtub and Shower</li> </ul>	<ul style="list-style-type: none"> <li>◇ Natural Stone Flooring</li> <li>◇ Reconstituted Stone Wall Finish</li> <li>◇ Painted Ceiling</li> <li>◇ Lavatory</li> <li>◇ Water Closet</li> </ul>	<ul style="list-style-type: none"> <li>◇ Ceramic Floor Tiles</li> <li>◇ Painted Wall &amp; Ceiling</li> </ul>	<ul style="list-style-type: none"> <li>◇ Ceramic Floor Tiles</li> <li>◇ Painted Wall &amp; Ceiling</li> </ul>	<ul style="list-style-type: none"> <li>◇ Terrazzo Flooring</li> <li>◇ Reconstituted Stone Wall Finish</li> <li>◇ Painted Ceiling</li> </ul>



## Unit Features

### Main Kitchen

- ◇ Island counter with kitchen sink & 4 burner induction cooker with downdraft exhaust system
- ◇ Concealed counter with overhead cabinets and refrigerator

### Service Kitchen

- ◇ Kitchen counter with kitchen sink, overhead cabinet & 4 burner cooktop

### Laundry Area

- ◇ Water heater tank type
- ◇ Provision for washing machine & dryer

### Other Utilities

- ◇ Provision for 2 telephone lines, intercom system & CATV system
- ◇ Individual metering for water & electricity
- ◇ Panic Button

## Building Features

- ◇ World-class Property Management
- ◇ 8 large-capacity private lifts, 2 lifts to basement levels, 1 service lift and 1 fireman's lift
- ◇ 100% Back-up Power
- ◇ Fully automatic sprinkler and smoke detector system
- ◇ Water Reservoir and separate fire reserves
- ◇ Centralized sanitary disposal system
- ◇ Garbage Room for each floor
- ◇ Helipad for emergencies





# The Estate Makati

THE TOP-TIER RESIDENTIAL HIGH-RISE  
PROJECT IN THE PHILIPPINES

## **A Foster's First: A Legacy Project in the Philippines**

The Estate is designed by Norman Foster, one of world-renowned and award-winning architects of modern architecture.

## **A Timeless Landmark Location**

The Estate will stand on the city's most prestigious and country's most coveted address – Ayala Avenue, Makati.

## **Built by the Philippines' Industry Champions**

Two local real estate giants are in pursuit to build an iconic future-proof property to change the local real estate landscape.

## **A Distinct Lifestyle beyond Comparison**

Intentionally curated with the most premium unit offerings for an elegant and exclusive living experience.





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THANK YOU

**TOP REALTY CORPORATION**

22<sup>nd</sup> Floor High Street South Corporate Plaza Tower 1,  
Fort Bonifacio, Taguig 1634