



KASARA

Urban Resort Residences

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



WHY INVEST IN PASIG CITY



Philsports Complex (ULTRA)



Ortigas Central Business District



Rave of Pasig (Rainforest Park)



FAST FACTS ABOUT PASIG CITY

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



- A highly urbanized city in the Philippines;
- It has a \$12,032 per capita income (GDP);
- Ortigas Central Business District is the 2nd most important CBD in the country;
- As of 2010, it has a population of 669,773;
- As of 2012, the total city revenue is P7.22 billion;
- In 2014, Time Magazine declared the city as the “Selfiest City in the World”



SCHOOLS & UNIVERSITIES

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



- **University of Asia and the Pacific** (UA&P) is one of the most reputable and prestigious educational institutions in South East Asia;
- **St. Paul College Pasig** is one of the city's prominent institutions that offers special programs for its students;
- **Pamantasan ng Lungsod ng Pasig** is one of the top notch colleges in the city;



Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



COMMERCIAL & LEISURE COMPLEXES

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together





Tiendesitas



Meralco Christmas Village



Capitol Commons



Pasig Museum

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together

MULTINATIONAL COMPANIES

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together





Teleperformance (BPO company)



San Miguel Corporation



Meralco

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



HOW TO GET THERE:

PASIG CITY

Can be accessed by the following major roads:

- Ortigas Avenue
- E. Rodriguez Avenue, Jr. (C-5)
- Pasig Boulevard
- Julia Vargas Avenue
- Shaw Boulevard
- Meralco Avenue
- Pioneer Street
- Marcos Highway
- Amang Rodriguez Avenue





**MRT
(SHAW & ORTIGAS STATIONS)**



**LRT LINE 2
(SANTOLAN STATION)**



**BUSES: QUIAPO - TAYTAY
(VIA ROSARIO, PASIG)**



**UV EXPRESS
(PASIG - MEGAMALL)**



MEDICAL AND OTHER FACILITIES

- The Medical City – It is accredited by Joint Commission International, the world's most prestigious accrediting body for international health care organizations;
- Mission Hospital – One of the well known hospitals in the country;
- Philsports Complex (ULTRA) – A notable national sports complex in the Philippines.



LOCATION MAP

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



LOCATION MAP



Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



BUILDING FACADE

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



BUILDING FACADE



Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



PROJECT BRIEF

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



PROJECT BRIEF

PROJECT	KASARA
DEVELOPER	Empire East
TURNOVER DATE	Tower 1 - 2016 (With 6 Months to 1 year Grace Period) Tower 2 - 2017 (With 6 Months to 1 year Grace Period) Tower 3 - 2017 (With 6 Months to 1 year Grace Period)
LOCATION	Near C5 Road – Eulogio Rodriguez Jr. Avenue, in between P.E. Antonio and Eagle Street, Ugong, Pasig City
NO. OF TOWERS	6 Towers
PROJECT ORIENTATION	Tower 1, Units P-Y: facing amenities Tower 2, Units P-Y: facing amenities Tower 3, Units A-F: facing amenities Tower 1, Units A&Y and Tower 2, Units O&P: along P.E. Antonio Street Tower 5, Units A-H : facing amenities
NO. OF UNITS	Tower 1 : 588 units Tower 2 : 516 units Tower 3 : 460 units Total units: 1,564 units
NO. OF FLOORS	32 Floors
NO. OF UNITS PER FLOOR	Tower 1 : 4/F to 27/F – 24 units; 28/F – 12 units (penthouse) Tower 2 : 4/F to 25/F – 24 units; 26/F – 12 units (penthouse) Tower 3 : 4/F to 31/F – 16 units; 32/F – 12 units (penthouse)
UNIT TYPES OFFERED	Studio and Studio w/balcony 1-BR and 1-BR w/balcony 2-BR and 2-BR w/balcony Bi-level Penthouse
UNIT AREA (sq. m.)	<p>Studio</p> <ul style="list-style-type: none"> • Tower 1 & 2 : Unit B, E, F, J, K, S, T, U, V – 22.50 Unit G, H, I – 24.00; (4th floor) Unit w/patio E, F, J, K, N – 28.50 Unit w/patio G, H, I – 30.00; Unit w/patio E, F, J, K, N – 28.50 Unit w/patio G, H, I – 30.00 • Tower 3 : Unit I, J, M, N – 22.50 • Tower 5 : Unit J, M, N, Q, R, U – 22.50 <p>1BR</p> <ul style="list-style-type: none"> • Tower 1 & 2 : Unit C, D, L, M – 28.00 Unit Q, R, W, X – 31.36; Unit w/patio C, D, L, M – 35.00 Unit w/patio O – 38.00; • Tower 3 : Unit K, L – 36.00 Unit C, D – 44.80 • Tower 5 : Unit B, C, F, G – 31.36 ; Unit D, E – 44.80 ; Unit O, P – 36.00 Unit I, V – 30.00 ; Unit K, L, S, T – 28.00 <p>2BR</p> <ul style="list-style-type: none"> • Tower 1 & 2 Unit A, O – 30.00 Unit w/balcony P, Y- 58.68; • Tower 3 Unit G, P – 56.00; Unit H, O – 56.00; Unit A, F – 57.60; Unit B, E – 61.10
UNIT AREA (sq. m.)	<p>PENTHOUSE</p> <ul style="list-style-type: none"> • Tower 5 Unit A, H – 58.68 • Tower 1 & 2 Unit C, D – 93.28; Unit L, G – 117.06; Unit I, J – 114.65;



PROJECT BRIEF

PRICE RANGE	Php 2.1M - 5.6M
PRICE PER SQ. M.	Php 97,312 per sqm
STUDIO, 1 BEDROOM 2 BEDROOM & PENTHOUSE	<ul style="list-style-type: none"> • Porcelain tiles for living, dining, kitchen & bath and balcony areas • Painted finished wall • Aluminum casement swing type window • Engineered wood for the main door • Flush doors for bedroom • Aluminum frame glass swing door for balconies • Provision for window type ACU • Granite countertop with stainless steel sink • Overhead and undercounter cabinet • Ventilation (owner supplied) for kitchen and bathroom • Vessel type wash basin on granite countertop (bathroom) • Tank type water closet • Telephone type shower • Soap and tissue holder
TYPICAL RESIDENTIAL FEATURES	<ul style="list-style-type: none"> • Individual electric and water meters • Provision for telephone/CATV
GROUND FLOOR	<ul style="list-style-type: none"> • Residential lobby with reception and lounge area for each tower • Centralized Mail room • Individual mail boxes with keys • 1 scenic type, high speed interior finished passenger elevator • 1 highspeed regular interior-finished passenger elevator per tower • 1 high speed interior-finished service/passenger elevator
RECREATIONAL AMENITIES / FACILITIES	<p>Ground Floor :</p> <ul style="list-style-type: none"> • Adult swimming pool • Wading pool (Kiddie pool) • Changing rooms • Multi-purpose Activity Area • Multi-purpose Court (Basketball, Tennis, Volleyball and Badminton) • Children's playground • Clubhouse Bar w/ Multi-purpose hall <p>Podium level:</p> <ul style="list-style-type: none"> • Jogging path • Meditation area • Exercise areas • Children's playground
BUILDING FACILITIES/ SERVICES	<ul style="list-style-type: none"> • Automatic fire sprinkler system for all units • Overhead water tank and underground cistern for ample water supply • Standby power generator for selected common areas • Building administration/security office
PARKING	<ul style="list-style-type: none"> • 3 Podium floors, • 6 split level parking for residents and visitors



SITE DEVELOPMENT PLAN

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



SITE DEVELOPMENT PLAN

VIEW OF C-5 AND ORTIGAS



Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



SITE DEVELOPMENT PLAN



Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



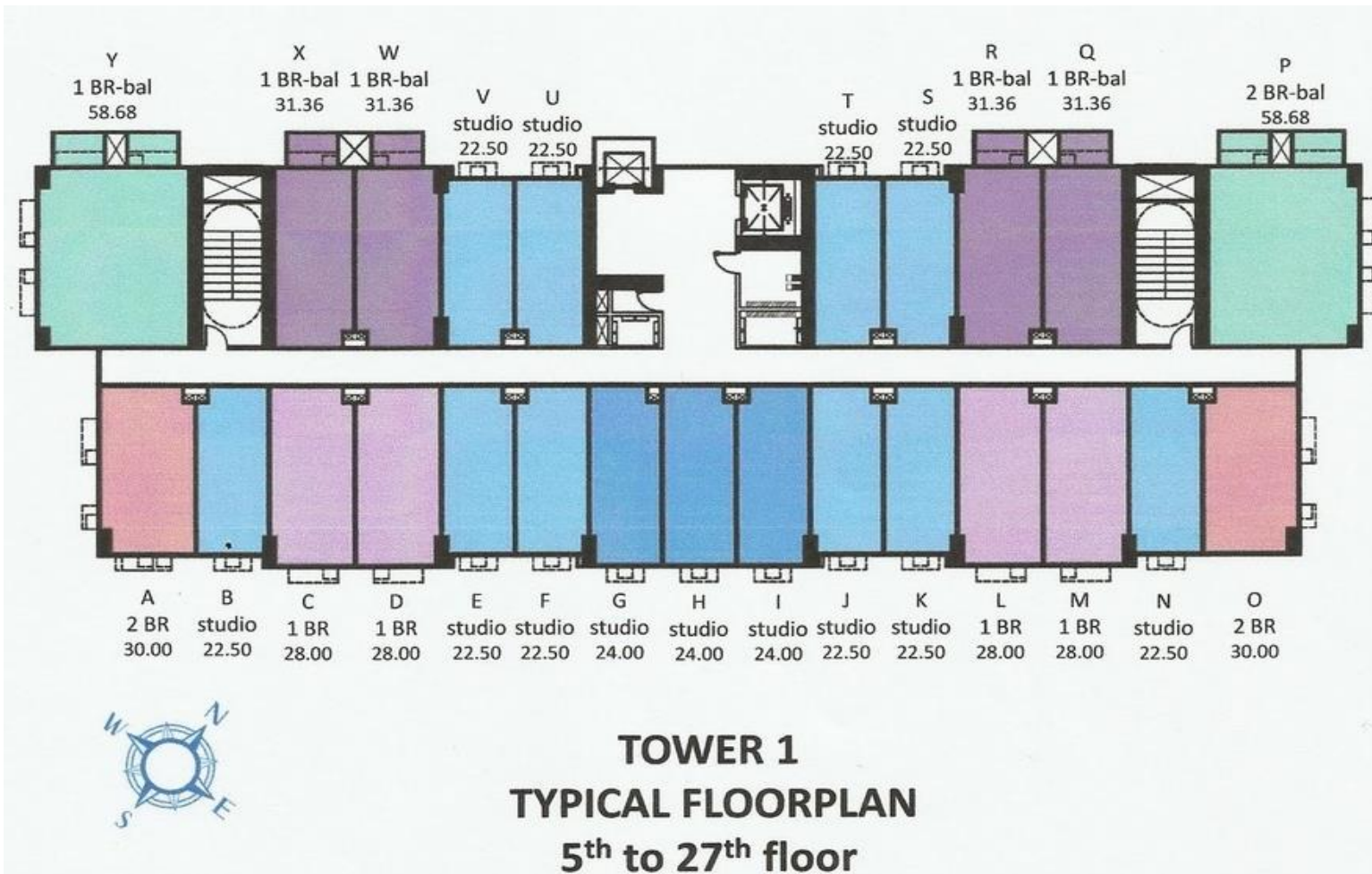
TYPICAL FLOOR PLAN

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



TYPICAL FLOOR PLAN



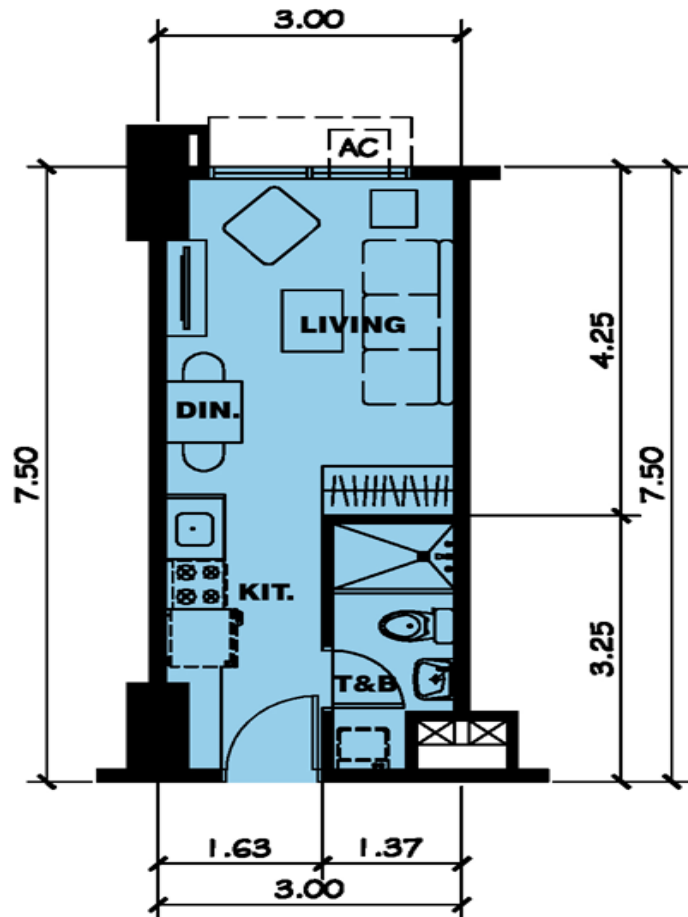
UNIT LAYOUT

Training & Business Development Group . . .

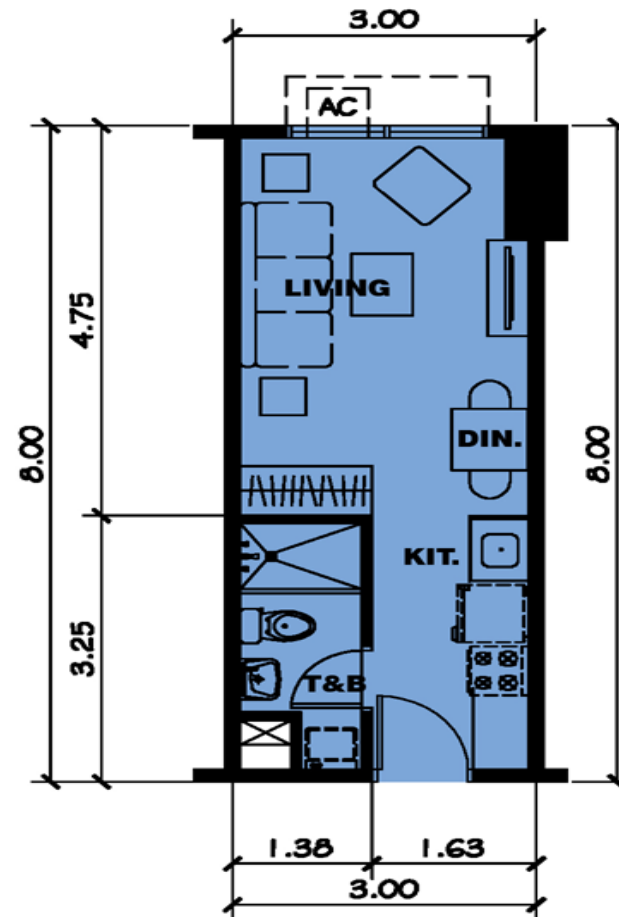
Where extraordinary individuals achieve extraordinary things together



UNIT LAY-OUT



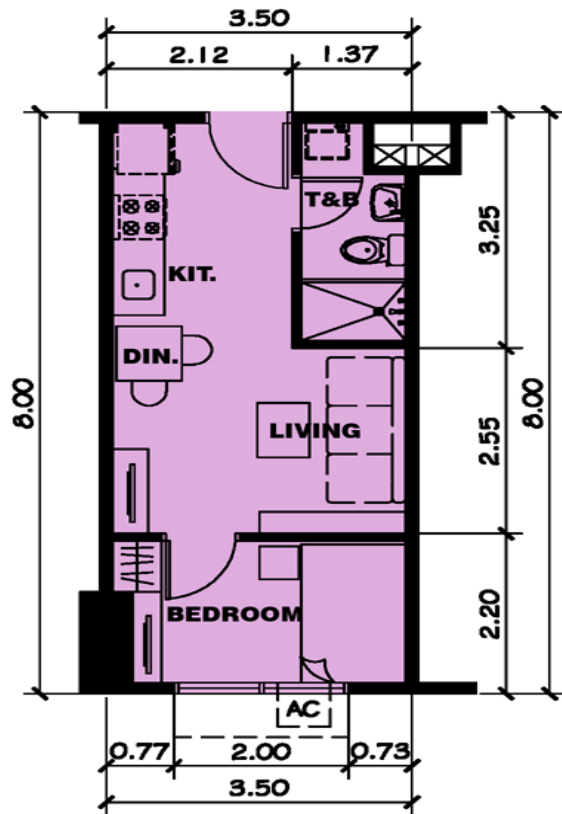
STUDIO UNIT
(22.50 M²)



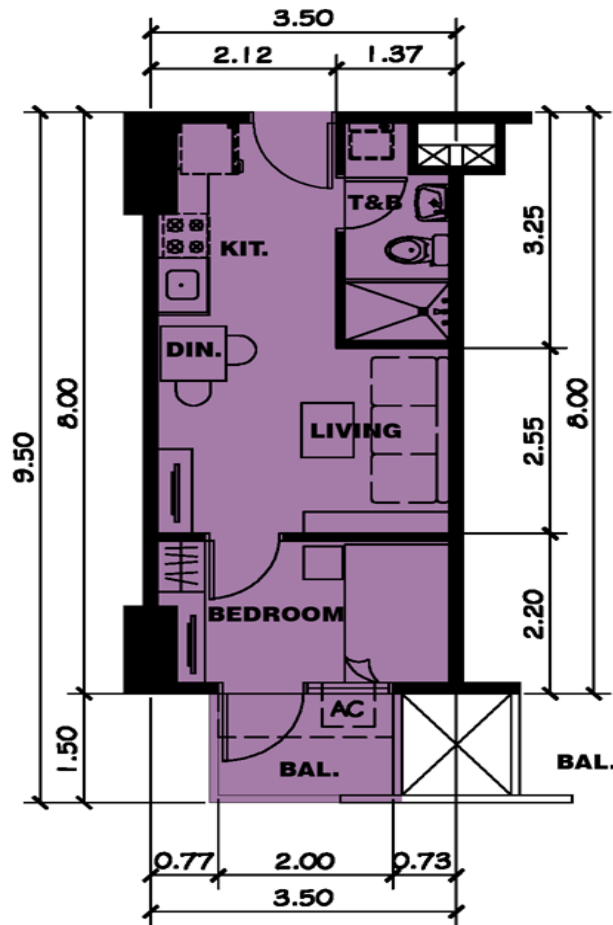
STUDIO UNIT
(24.00 M²)



UNIT LAY-OUT



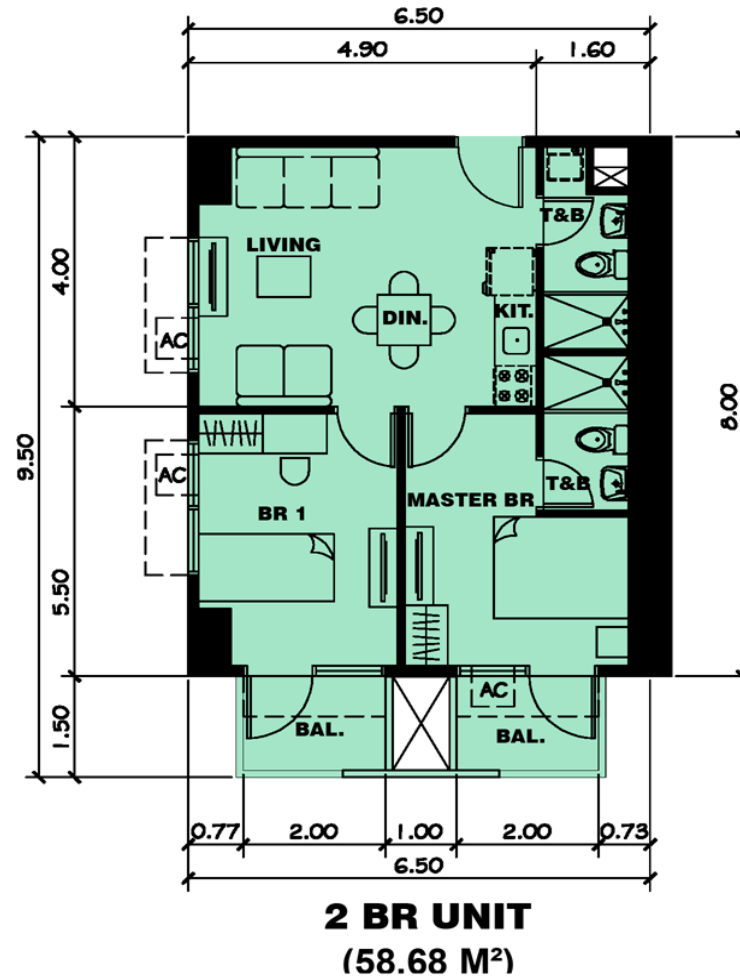
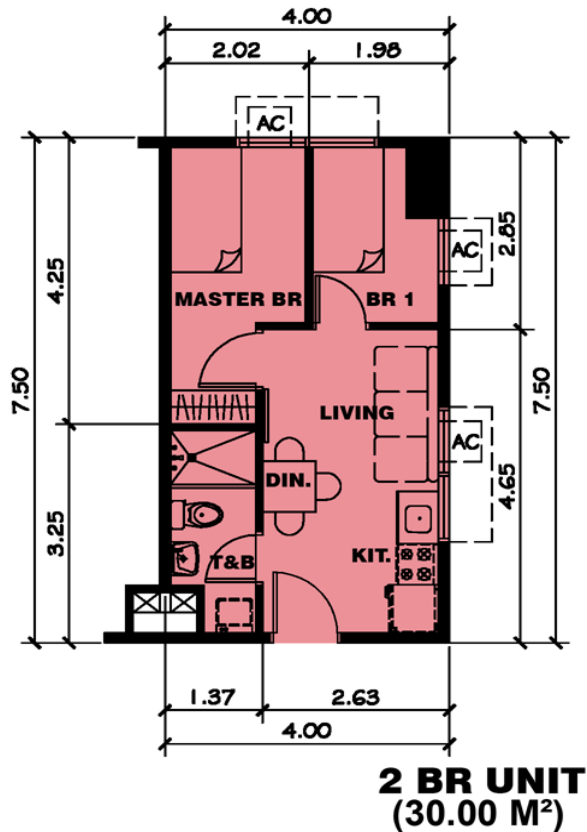
1 BR UNIT
(28.00 M²)



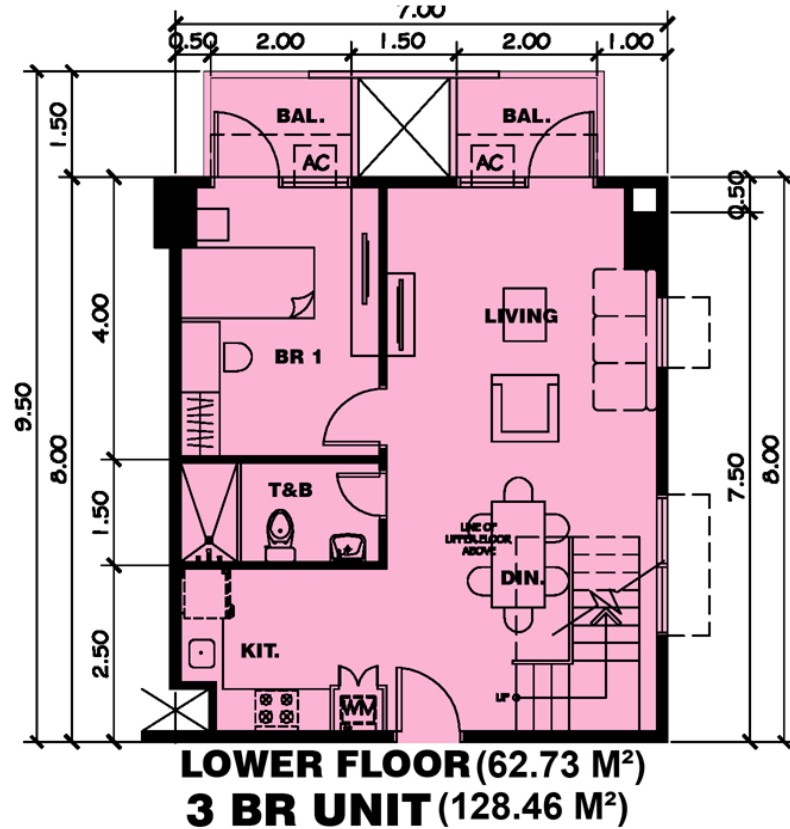
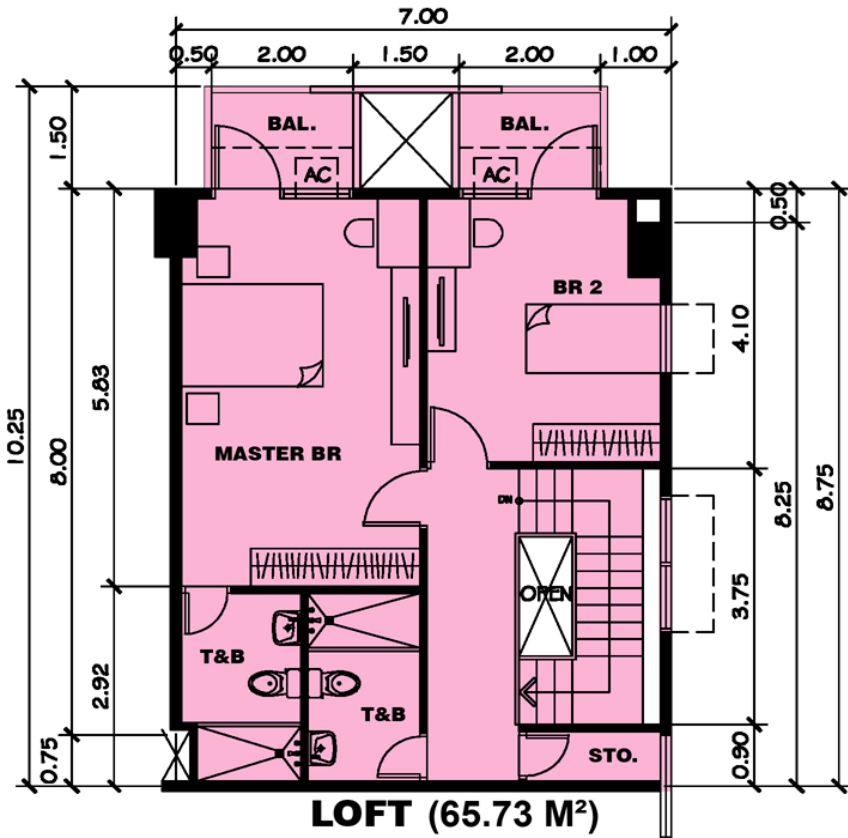
1 BR UNIT
(31.36 M²)



UNIT LAY-OUT



UNIT LAY-OUT (PENTHOUSE LOFT TYPE)



UNIT INTERIOR DELIVERABLES

Flooring - Porcelain tiles for living, dining, kitchen, balcony areas and toilet & bath.

Walls - Painted finished.

Ceiling - Suspended fiber cement board.

Doors - Engineered wood for the main doors, flush doors for bedrooms, aluminum frame glass swing door for balconies.

Kitchen - Granite countertop with stainless steel sink, overhead and undercounter cabinet, ventilation (owner supplied).

Toilet and bath – Vessel type wash basin on granite countertop, tank type water closet, telephone type shower, ventilation (owner supplied), with soap holder and paper holder.



ADDITIONAL RENDERINGS AND FEATURES

Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



ADDITIONAL RENDERING AND FEATURES



Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



ADDITIONAL RENDERING AND FEATURES



Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



ADDITIONAL RENDERING AND FEATURES



Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



Contact us :

TRAINING & BUSINESS DEVELOPMENT

E-mail:

Intl-training@megaworldcorp.com

Viber Number :

+639 177 264 999

Manila Number :

+ 632 88 99 11 4

Check us on:



Training & Business Development Group . . .

Where extraordinary individuals achieve extraordinary things together



SOURCES:

<https://en.wikipedia.org/wiki/Pasig>

<http://www.govisitphilippines.com/quick-facts.php?province=Pasig#>

<https://condoforsalemanila.wordpress.com/2013/06/29/4-reasons-to-invest-on-a-pasig-condo/>

<http://www.rappler.com/newsbreak/iq/98120-fast-facts-pasig-city>

