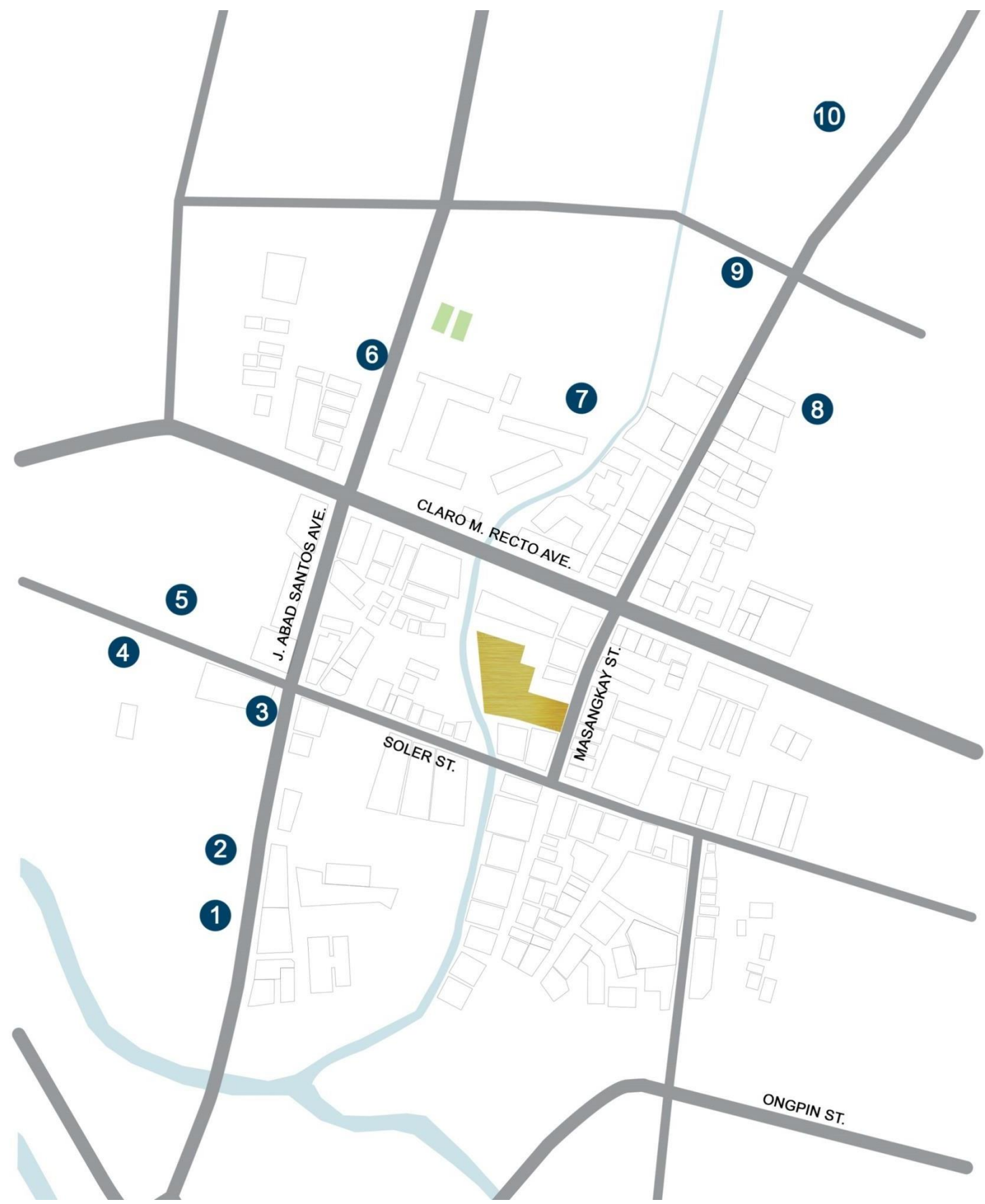


T-ONE
GARDEN RESIDENCES

Location and Vicinity



- 1 Lucky Chinatown Mall
- 2 11/88
- 3 One Soler
- 4 168 Mall
- 5 999 Mall
- 6 Philippine Cultural College
- 7 Chiang Kai Shek College
- 8 Hope Christian High School
- 9 St. Stephen's High School
- 10 Metropolitan Medical Center

LOR CALMA AND PARTNERS

Founded in 1975, Lor Calma & Partners is an architectural, space planning, interior designing, furniture and lighting manufacturing firm. LC&P is dedicated to the corporate mission of providing excellent products and services to its clients. Lor Calma has a wide experience in the design of corporate commercial office architecture, residential structures, furniture and lighting.

Architect Jose Eduardo Calma

Principal Architect of Lor Calma & Partners, he has a solid track record of award-winning projects. Having taken his Masters in Science in Advanced Architectural Design in Columbia University, he also worked with Ellerbe Becket, Peter Pran and Carlos Zapata in New York City. He has extensive experience in building iconic residential, commercial/retail, institutional buildings.



62 Storey first class residential apartment with two (2) floors of exclusive amenities

Tallest residence in Manila with vertical garden motif makes opulent living at the heart of central business district. T1 Residences seamlessly integrate busy urban environment and relaxing home sanctuary. Coming home is like arriving at a 5 star hotel with its hotel inspired lobby, motor court and retail establishments. Amenities include many industry firsts, such as – **NBA standard full indoor basketball court, cozy study lounge and library for students, unique gold design swimming pool, jogging paths, and gym.**

Spacious homes in 1br, 2 br, 3br, 4br and loft units

With a wide variety of unit cuts which comes in 1 bedroom, 2 bedrooms, 3 bedrooms, 4 bedrooms and loft type units. T1 Residence provides a 360 degree panoramic view of Manila with exhilarating skyline in every bedroom, living room and balcony!



10 story parking for vehicles and scooters

First in the industry 10-storey parking space to ensure adequate parking for vehicles and motorcycles;

100% power back-up

At T1 Residences, blackouts are a thing of the past with our full generator backup during power interruption;

Advanced, voice activated home automation system

All units come with optional Alexa controlled home appliances and features;

Zero DP, Zero interest, and 6 years to pay

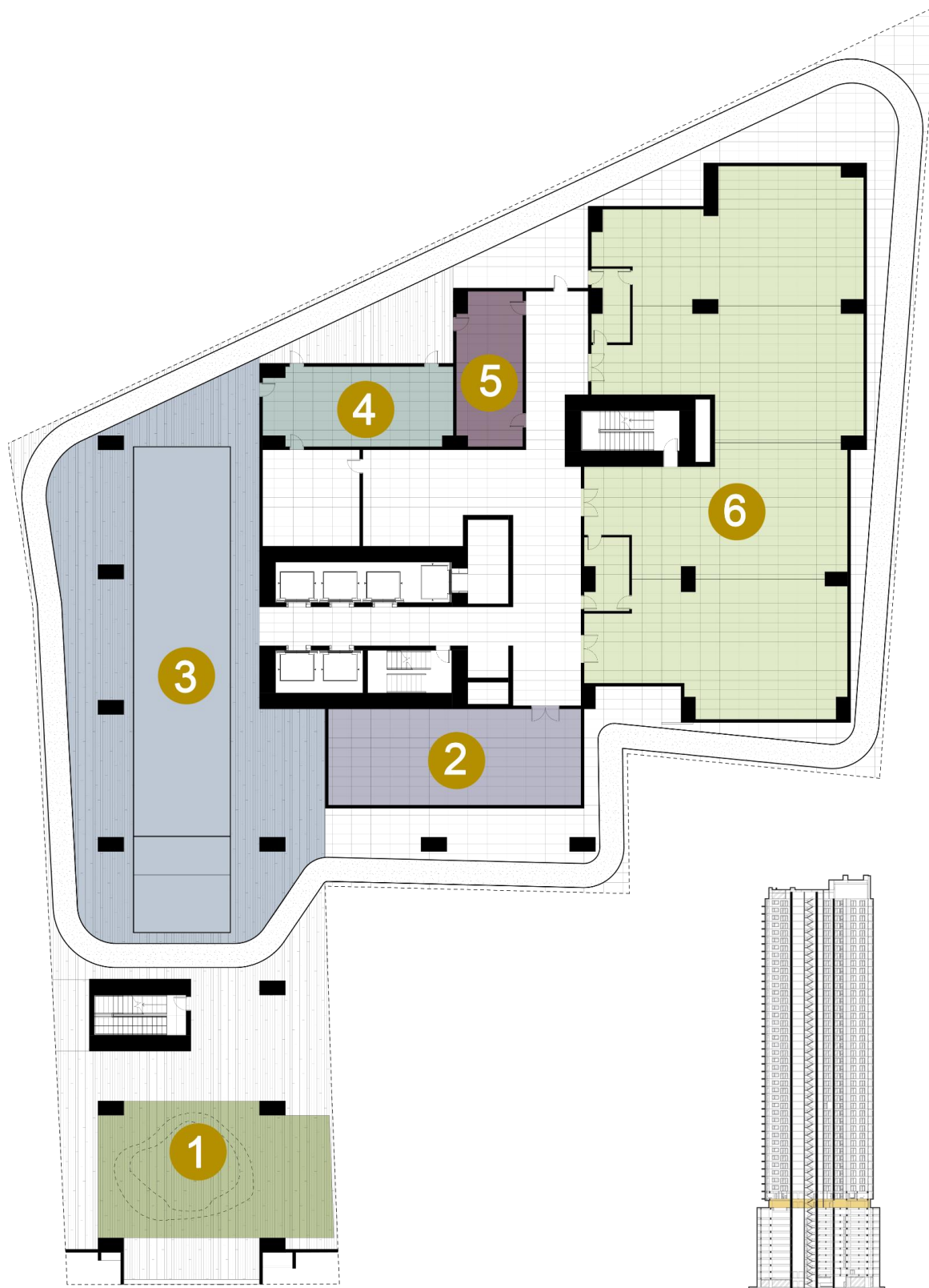
Our in-house flexible payment plans include 0% down payment 0% interest and 6 years to pay;



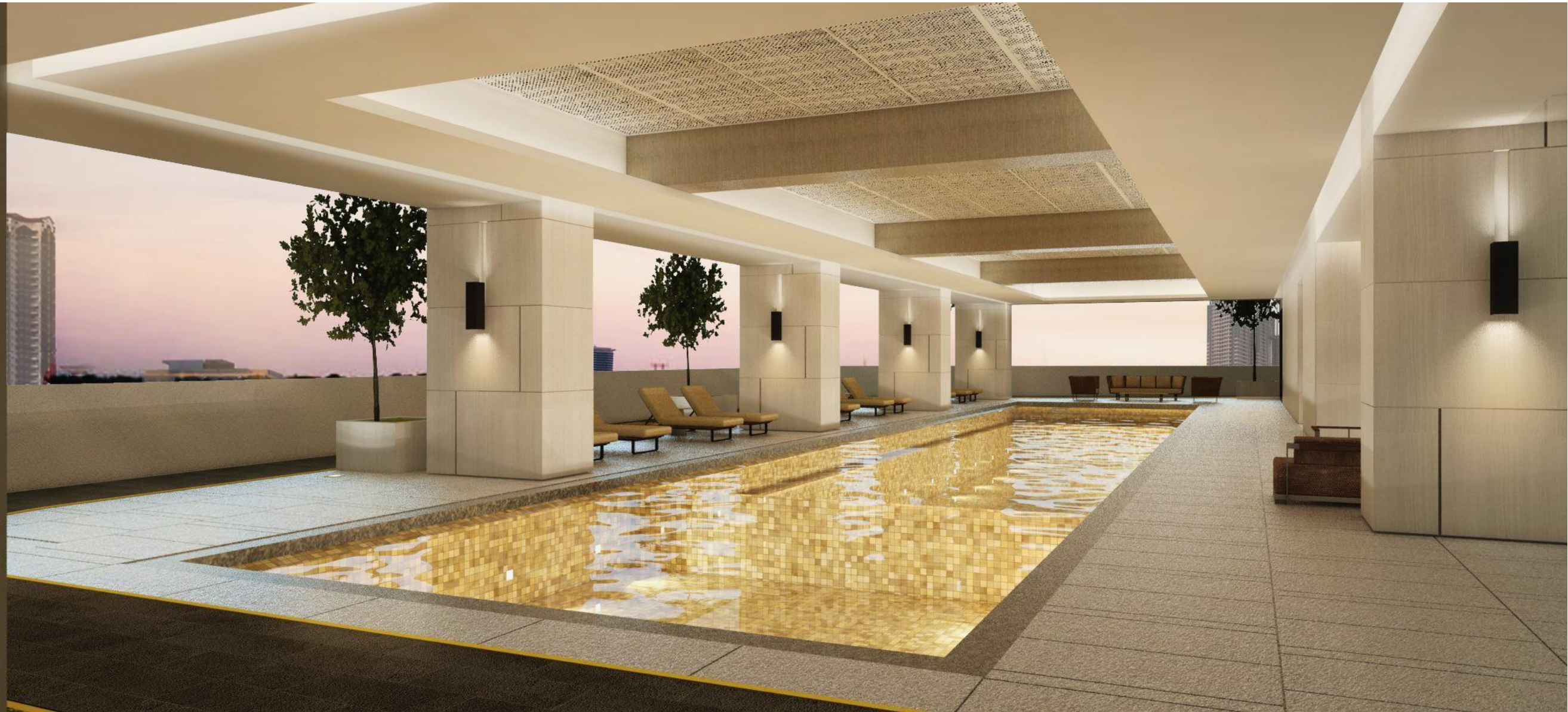




15TH LEVEL
AMENITIES



- 1 Children's Play Area
- 2 Entertainment Room
- 3 Lap Pool
- 4 Fitness Gym
- 5 Yoga and Dance Studio
- 6 Multi-purpose Function Rooms



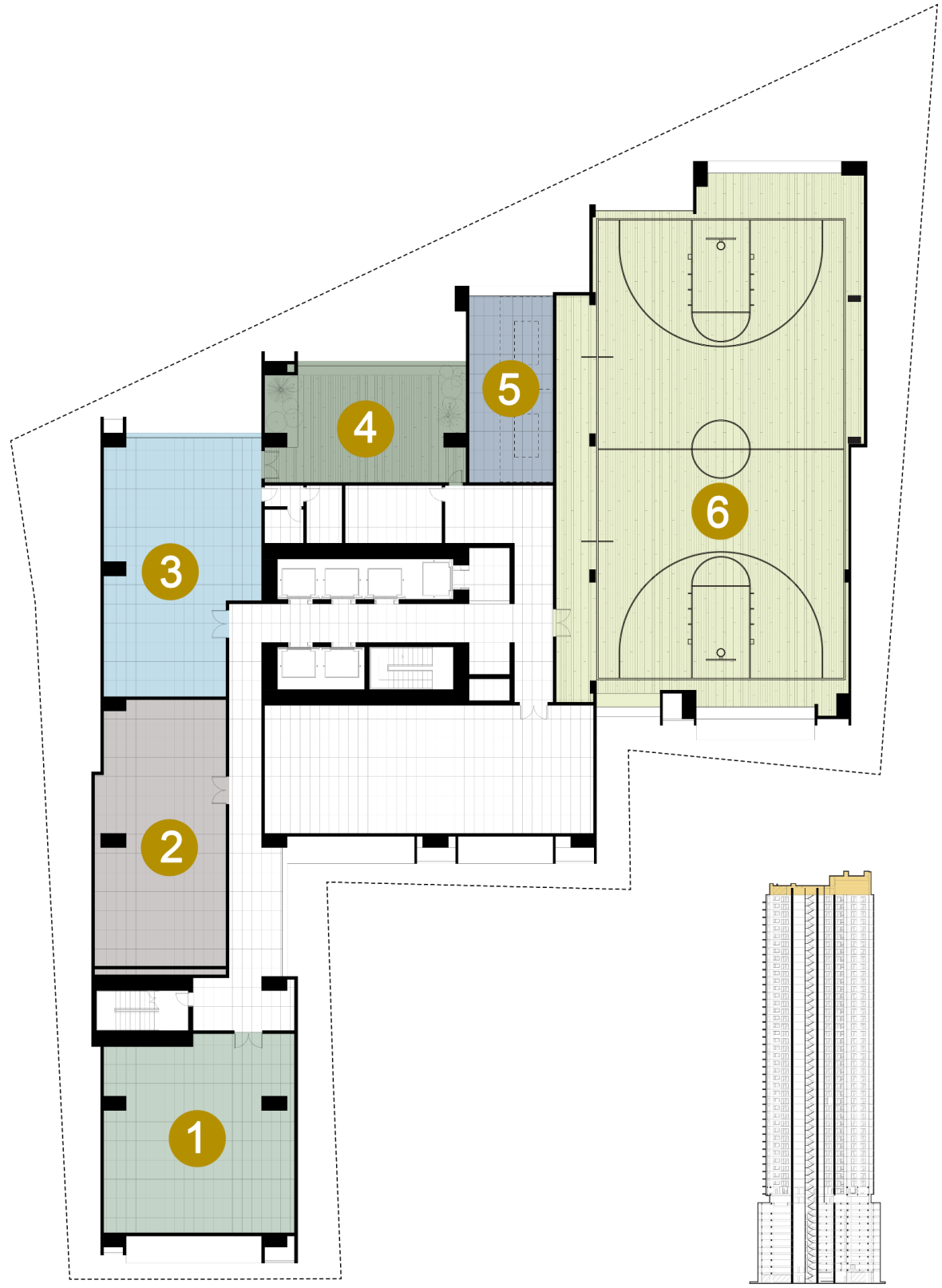








60TH LEVEL
AMENITIES



- 1 Children's Daycare
- 2 Library and Study Area
- 3 Sky Bar and Lounge
- 4 Sky Garden
- 5 Table Tennis Room
- 6 Basketball Court









16TH – 59TH LEVEL
RESIDENTIAL UNITS

17TH – 61TH LEVEL RESIDENTIAL UNITS

Unit Breakdown:

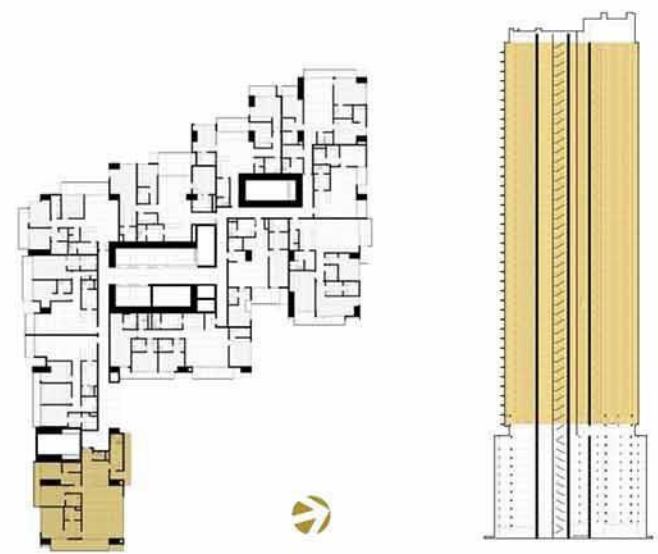
| | | |
|---------------|-------------|-------------------|
| UNIT A | 3 BR | 184.00 sqm |
| UNIT B | 3 BR | 137.00 sqm |
| UNIT C | 2 BR | 128.00 sqm |
| UNIT D | 3 BR | 127.00 sqm |
| UNIT E | 3 BR | 168.00 sqm |
| UNIT F | 3 BR | 130.00 sqm |
| UNIT G | 3 BR | 149.00 sqm |
| UNIT H | 2 BR | 85.00 sqm |
| UNIT I | 3 BR | 147.00 sqm |
| UNIT J | 3 BR | 134.00 sqm |
| UNIT K | 4 BR | 187.00 sqm |



Residential Unit Layout

Unit A

| UNIT ROOM | AREA |
|--------------------------------------|---------------|
| A LIVING / DINING / KITCHEN 客厅/饭厅/厨房 | 71.00 |
| BEDROOM 1 主人房 1 | 25.00 |
| BEDROOM 2 房间 2 | 15.00 |
| BEDROOM 3 房间 3 | 17.00 |
| T&B 1 主人房洗手间 1 | 6.00 |
| T&B 2 洗手间 2 | 4.00 |
| T&B 3 洗手间 3 | 4.00 |
| T&B 4 洗手间 | 4.00 |
| POWDER ROOM 洗手间 | 3.00 |
| MAID'S ROOM / LAUNDRY 佣人房 / 洗衣房 | 9.00 |
| BALCONY 1 凉台 1 | 16.00 |
| BALCONY 2 凉台 2 | 7.00 |
| UTILITY 电水房 | 3.00 |
| TOTAL | 184.00 |



UNIT A



**For Announcement Purposes Only*

Residential Unit Layout

Unit B

| UNIT ROOM | AREA |
|--------------------------------------|--------|
| B LIVING / DINING / KITCHEN 客厅/饭厅/厨房 | 55.00 |
| BEDROOM 1 主人房 1 | 18.00 |
| BEDROOM 2 房间 2 | 16.00 |
| BEDROOM 3 房间 3 | 15.00 |
| T&B 1 主人房洗手间 1 | 5.00 |
| T&B 2 洗手间 2 | 4.00 |
| T&B 3 洗手间 3 | 3.00 |
| POWDER ROOM 洗手间 | 3.00 |
| MAID'S ROOM / LAUNDRY 佣人房 / 洗衣房 | 4.00 |
| BALCONY 1 凉台1 | 9.00 |
| BALCONY 2 凉台2 | 5.00 |
| TOTAL | 137.00 |



UNIT B

0 1M 2M 5M

**For Announcement Purposes Only*

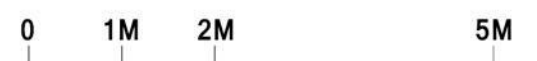
Residential Unit Layout

Unit C

| UNIT ROOM | AREA |
|--------------------------------------|--------|
| C LIVING / DINING / KITCHEN 客厅/饭厅/厨房 | 42.00 |
| BEDROOM 1 主人房 1 | 24.00 |
| BEDROOM 2 房间 2 | 21.00 |
| T&B 1 主人房洗手间 1 | 5.00 |
| T&B 2 洗手间 2 | 5.00 |
| T&B 3 洗手间 3 | 2.00 |
| POWDER ROOM 洗手间 | 3.00 |
| MAID'S ROOM / LAUNDRY 佣人房 / 洗衣房 | 7.00 |
| BALCONY 1 凉台 1 | 10.00 |
| OFFICE 书房 | 9.00 |
| TOTAL | 128.00 |



UNIT C



**For Announcement Purposes Only*

Residential Unit Layout

Unit D

| UNIT ROOM | AREA |
|--------------------------------------|--------|
| D LIVING / DINING / KITCHEN 客厅/饭厅/厨房 | 44.00 |
| BEDROOM 1 主人房 1 | 21.00 |
| BEDROOM 2 房间 2 | 16.00 |
| BEDROOM 3 房间 3 | 12.00 |
| T&B 1 主人房洗手间 1 | 3.00 |
| T&B 2 洗手间 2 | 5.00 |
| T&B 3 洗手间 3 | 2.00 |
| POWDER ROOM 洗手间 | 2.00 |
| MAID'S ROOM / LAUNDRY 佣人房 / 洗衣房 | 4.00 |
| BALCONY 1 凉台 1 | 11.00 |
| BALCONY 2 凉台 2 | 7.00 |
| TOTAL | 127.00 |



UNIT D



**For Announcement Purposes Only*

Residential Unit Layout

Unit E

| UNIT ROOM | AREA |
|--------------------------------------|---------------|
| E LIVING / DINING / KITCHEN 客厅/饭厅/厨房 | 54.00 |
| BEDROOM 1 主人房 1 | 24.00 |
| BEDROOM 2 房间 2 | 17.00 |
| BEDROOM 3 房间 3 | 19.00 |
| T&B 1 主人房洗手间 1 | 6.00 |
| T&B 2 洗手间 2 | 4.00 |
| T&B 3 洗手间 3 | 6.00 |
| T&B 4 洗手间 4 | 4.00 |
| POWDER ROOM 洗手间 | 3.00 |
| MAID'S ROOM / LAUNDRY 佣人房 / 洗衣房 | 8.00 |
| OFFICE 書房 | 5.00 |
| BALCONY 1 凉台1 | 18.00 |
| TOTAL | 168.00 |



UNIT E



**For Announcement Purposes Only*

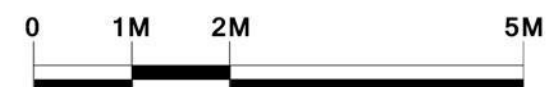
Residential Unit Layout

Unit F

| UNIT ROOM | AREA |
|--------------------------------------|--------|
| F LIVING / DINING / KITCHEN 客厅/饭厅/厨房 | 54.00 |
| BEDROOM 1 主人房 1 | 20.00 |
| BEDROOM 2 房间 2 | 16.00 |
| BEDROOM 3 房间 3 | 12.00 |
| T&B 1 主人房洗手间 1 | 5.00 |
| T&B 2 洗手间 2 | 6.00 |
| T&B 3 洗手间 3 | 3.00 |
| MAID'S ROOM / LAUNDRY 佣人房 / 洗衣房 | 5.00 |
| BALCONY 1 凉台 1 | 4.00 |
| BALCONY 2 凉台 2 | 5.00 |
| TOTAL | 130.00 |



UNIT F



**For Announcement Purposes Only*

Residential Unit Layout

Unit G

| UNIT ROOM | AREA |
|--------------------------------------|--------|
| G LIVING / DINING / KITCHEN 客厅/饭厅/厨房 | 50.00 |
| BEDROOM 1 主人房 1 | 25.00 |
| BEDROOM 2 房间 2 | 18.00 |
| BEDROOM 3 房间 3 | 19.00 |
| T&B 1 主人房洗手间 1 | 5.00 |
| T&B 2 洗手间 2 | 5.00 |
| T&B 3 洗手间 3 | 4.00 |
| T&B 4 洗手间 4 | 3.00 |
| POWDER ROOM 洗手间 | 3.00 |
| MAID'S ROOM / LAUNDRY 佣人房 / 洗衣房 | 6.00 |
| BALCONY 1 凉台1 | 9.00 |
| BALCONY 2 凉台2 | 2.00 |
| TOTAL | 149.00 |



UNIT G



**For Announcement Purposes Only*

Residential Unit Layout

Unit H

| UNIT ROOM | AREA |
|--------------------------------------|-------|
| H LIVING / DINING / KITCHEN 客厅/饭厅/厨房 | 29.00 |
| BEDROOM 1 主人房 1 | 19.00 |
| BEDROOM 2 房间 2 | 11.00 |
| T&B 1 主人房洗手间 1 | 5.00 |
| T&B 2 洗手间 2 | 4.00 |
| T&B 3 洗手间 3 | 2.00 |
| POWDER ROOM 洗手间 | 3.00 |
| MAID'S ROOM / LAUNDRY 佣人房 / 洗衣房 | 6.00 |
| BALCONY 1 凉台 1 | 6.00 |
| TOTAL | 85.00 |



UNIT H



**For Announcement Purposes Only*

Residential Unit Layout

Unit I

UNIT ROOM

| | | |
|-----------------------------|-----------|--------|
| I LIVING / DINING / KITCHEN | 客厅/饭厅/厨房 | 45.00 |
| BEDROOM 1 | 主人房 1 | 24.00 |
| BEDROOM 2 | 房间 2 | 19.00 |
| BEDROOM 3 | 房间 3 | 15.00 |
| T&B 1 | 主人房洗手间 1 | 6.00 |
| T&B 2 | 洗手间 2 | 7.00 |
| T&B 3 | 洗手间 3 | 3.00 |
| POWDER ROOM | 洗手间 | 4.00 |
| MAID'S ROOM / LAUNDRY | 佣人房 / 洗衣房 | 8.00 |
| BALCONY 1 | 凉台 1 | 7.00 |
| BALCONY 2 | 凉台 2 | 9.00 |
| TOTAL | | 147.00 |

AREA

| |
|--------|
| 45.00 |
| 24.00 |
| 19.00 |
| 15.00 |
| 6.00 |
| 7.00 |
| 3.00 |
| 4.00 |
| 8.00 |
| 7.00 |
| 9.00 |
| 147.00 |



UNIT I

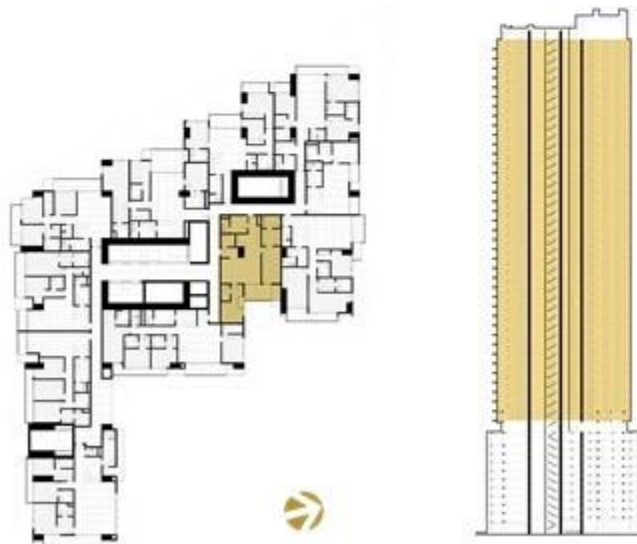


**For Announcement Purposes Only*

Unit J

| ROOM | AREA (SQM) |
|-------------------------|---------------|
| LIVING DINING & KITCHEN | 52.00 |
| BEDROOM 1 | 22.00 |
| BEDROOM 2 | 14.00 |
| BEDROOM 3 | 13.00 |
| T&B 1 | 8.00 |
| T&B 2 | 5.00 |
| T&B 3 | 3.00 |
| POWDER ROOM | 2.00 |
| STORAGE ROOM | 1.00 |
| MAID'S ROOM / LAUNDRY | 7.00 |
| BALCONY | 7.00 |
| TOTAL | 134.00 |

| | |
|---------------|---------------|
| INTERIOR AREA | 127.00 |
| BALCONY | 7.00 |
| TOTAL | 134.00 |



UNIT J



Residential Unit Layout

Unit K

| UNIT ROOM | AREA |
|--------------------------------------|--------|
| K LIVING / DINING / KITCHEN 客厅/饭厅/厨房 | 52.00 |
| BEDROOM 1 主人房 1 | 28.00 |
| BEDROOM 2 房间 2 | 20.00 |
| BEDROOM 3 房间 3 | 20.00 |
| BEDROOM 4 房间 4 | 17.00 |
| T&B 1 主人房洗手间 1 | 7.00 |
| T&B 2 洗手间 2 | 6.00 |
| T&B 3 洗手间 3 | 7.00 |
| T&B 4 洗手间 4 | 3.00 |
| POWDER ROOM 洗手间 | 3.00 |
| MAID'S ROOM / LAUNDRY 佣人房 / 洗衣房 | 6.00 |
| BALCONY 1 凉台1 | 9.00 |
| BALCONY 2 凉台2 | 9.00 |
| TOTAL | 187.00 |



UNIT K



**For Announcement Purposes Only*

UNIT INTERIORS







T-ONE
GARDEN RESIDENCES
AT NIGHT



View along Masangkay Street

**For Announcement Purposes Only*



View along Soler Street

**For Announcement Purposes Only*

T-ONE
GARDEN RESIDENCES