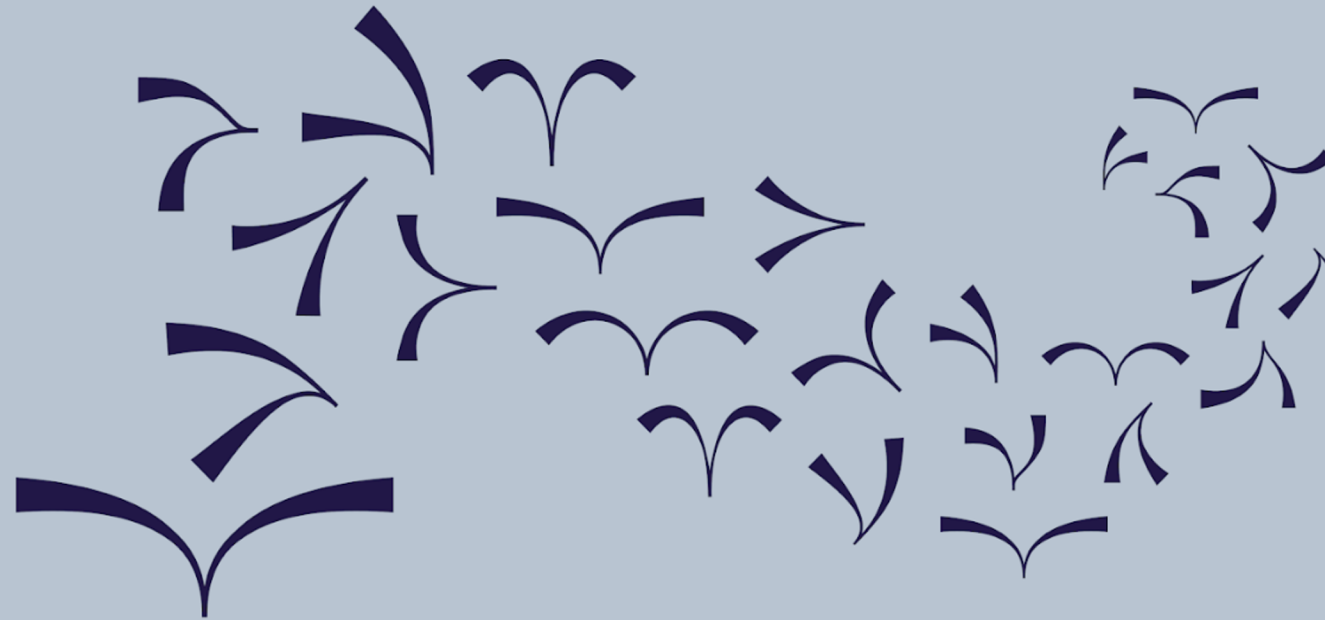


# LAYA

BY SHANG PROPERTIES

**PRODUCT PRESENTATION**  
May 2023





# SHANG

PROPERTIES

## Leaders in Luxury

Shang Properties, Inc. has an extraordinary team of internationally acclaimed architects, designers and artisans that articulates the brand's vision of a thoughtful and well-crafted living space—from intimate entries and landscaped arrival courts, beautiful and tasteful building lobbies and amenities floor, individual private lobbies, well laid out rooms, great natural light and views with grand window openings, very usable balconies for outdoor living, and to open family kitchen spaces—given with utmost care to detail. Every aspect of our design is attentive to making something extraordinary.

Completed projects include The Enterprise Center, The Shang Grand Tower, Shang Salcedo Place, The Rise Makati, Assembly Grounds at The Rise, Shangri-La Plaza, The St. Francis Shangri-La Place, One Shangri-La Place in Ortigas Center, and Horizon Homes in Bonifacio Global City. SPI also currently holds a 60% stake in Shangri-La at the Fort.



# Residential | Recent Developments

Haraya Residences  
Bridgetowne, Pasig



Aurelia Residences  
BGC



Shang Residences at Wack Wack  
Mandaluyong



The Rise Makati  
Makati



Joint venture projects with Robinsons Land Corporation

# Residential



SHANG  
PROPERTIES

Shang Salcedo Place  
Makati



One Shangri-La Place  
Mandaluyong



The St. Francis Shangri-La Place  
Mandaluyong



The Shang Grand Tower  
Makati



# Retail

Shangri-La Plaza  
Mandaluyong



Assembly Grounds at The Rise  
Makati



# Office

The Enterprise Center  
Makati



# Property Management

The Enterprise Center  
Makati



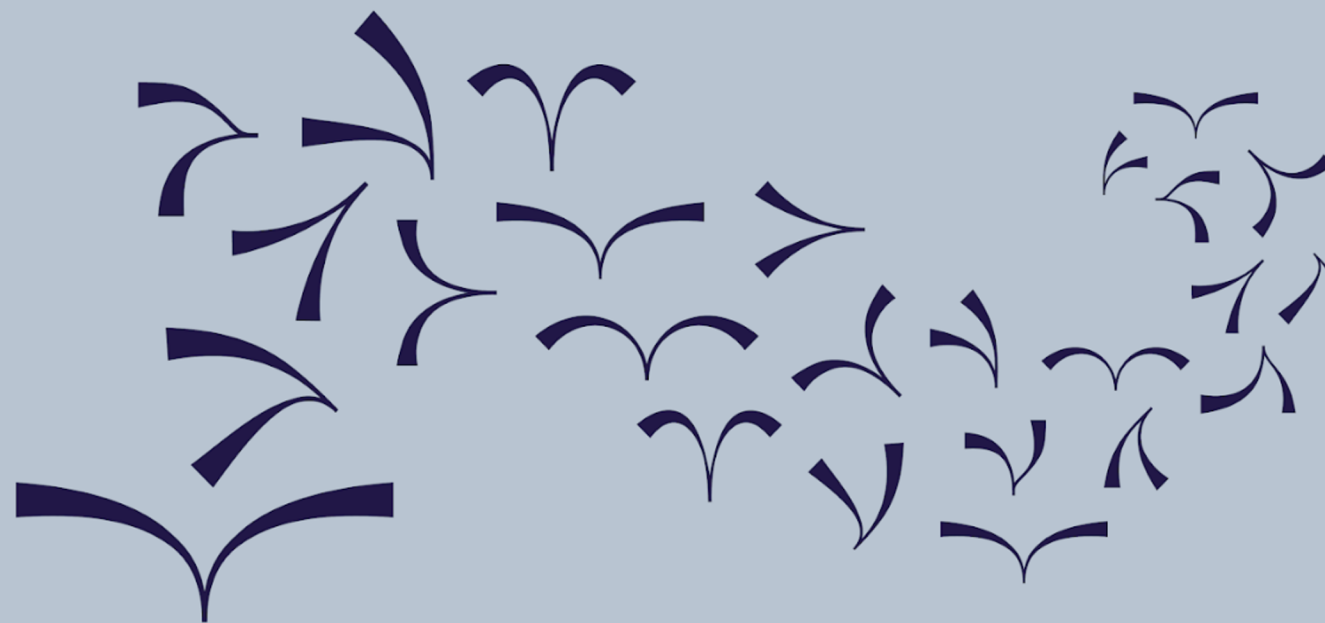
# Hospitality

Shangri-La at The Fort  
Bonifacio Global City



# LAVA

BY SHANG PROPERTIES





# LAYA

*layà*

Noun

Meaning: freedom; liberty;  
independence

Laya is a meaningful step toward freedom. A newfound sanctuary for its residents, Laya is an aspirational, convenient, and secure home designed with substance and longevity. The functional and technical design of the residential tower have been carefully considered to maximize space and comfort.





## A place to call home

Laya is home to 1,283 studio, one-, two-, three-bedroom units. Laya's modern spaces gives you the room to design your own home. With amenity spaces which cater to different needs and lifestyles, you'll have space to make the most of every moment.

Laya is a canvas for self-expression, a community for human connection, and a space for cultural enrichment.



*\*Artist's perspective for illustration purposes only.*



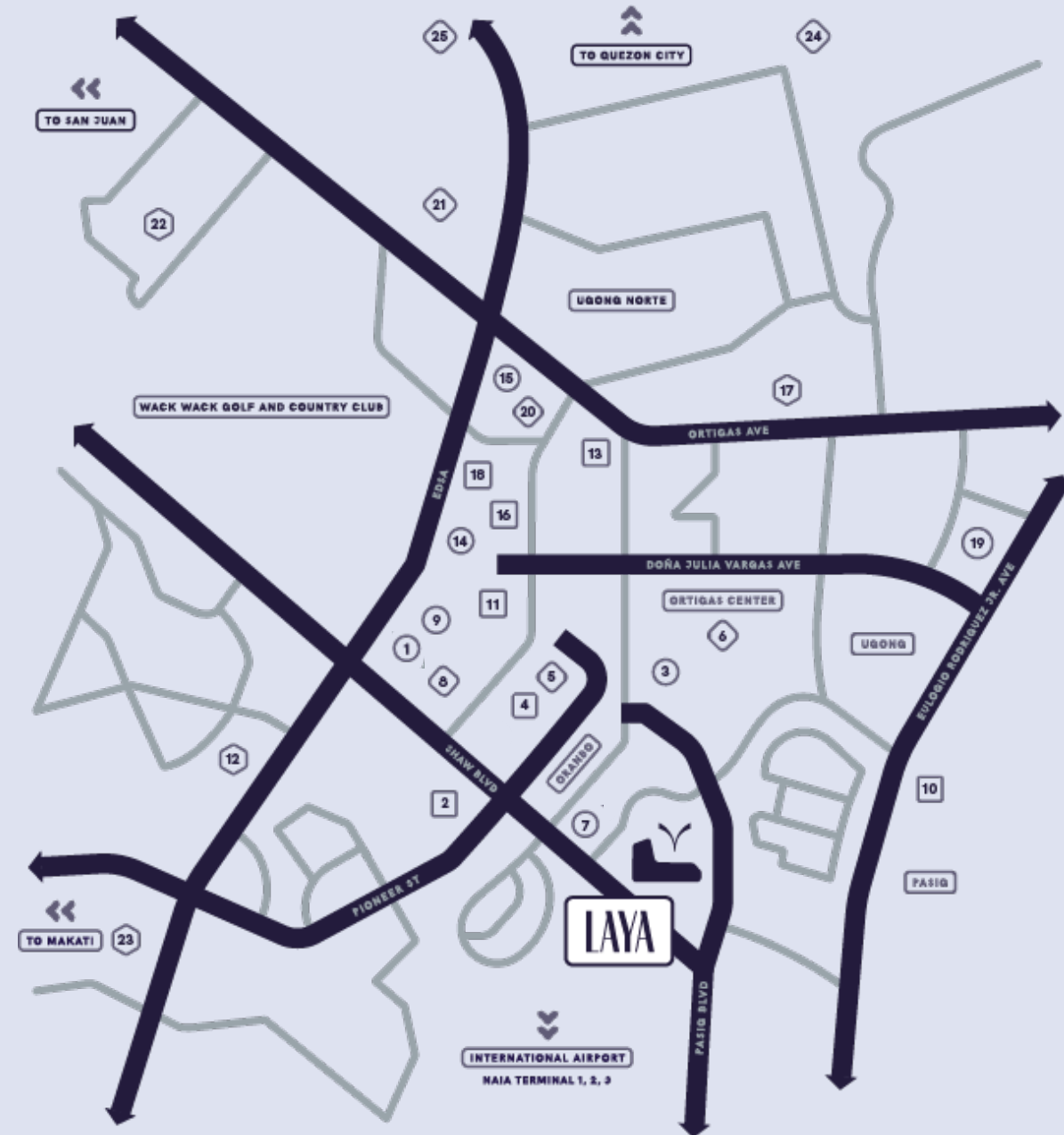
## A connected community

Laya is conveniently located along Christian Route, Brgy. Oranbo Pasig City, It is near everything you need, giving you a seamless connection between work, play, and rest. A run in the morning, a quick bite of breakfast, then at your work desk by eight? At Laya by Shang Properties, you can make all that happen with ease.

Situated near Ortigas Center, Laya is near most major commercial centers and corporate headquarters to add convenience to any work commute.

The surrounding neighborhood is full of ideal weekend haunts: shopping malls, restaurants, and open spaces for families to enjoy. Laya is also surrounded by exclusive subdivisions such as Valle Verde and Greenmeadows.

Laya is also strategically located near top medical and academic institutions in the country. Making a home has never been this easy; at Laya, the whole neighborhood is just around the corner.



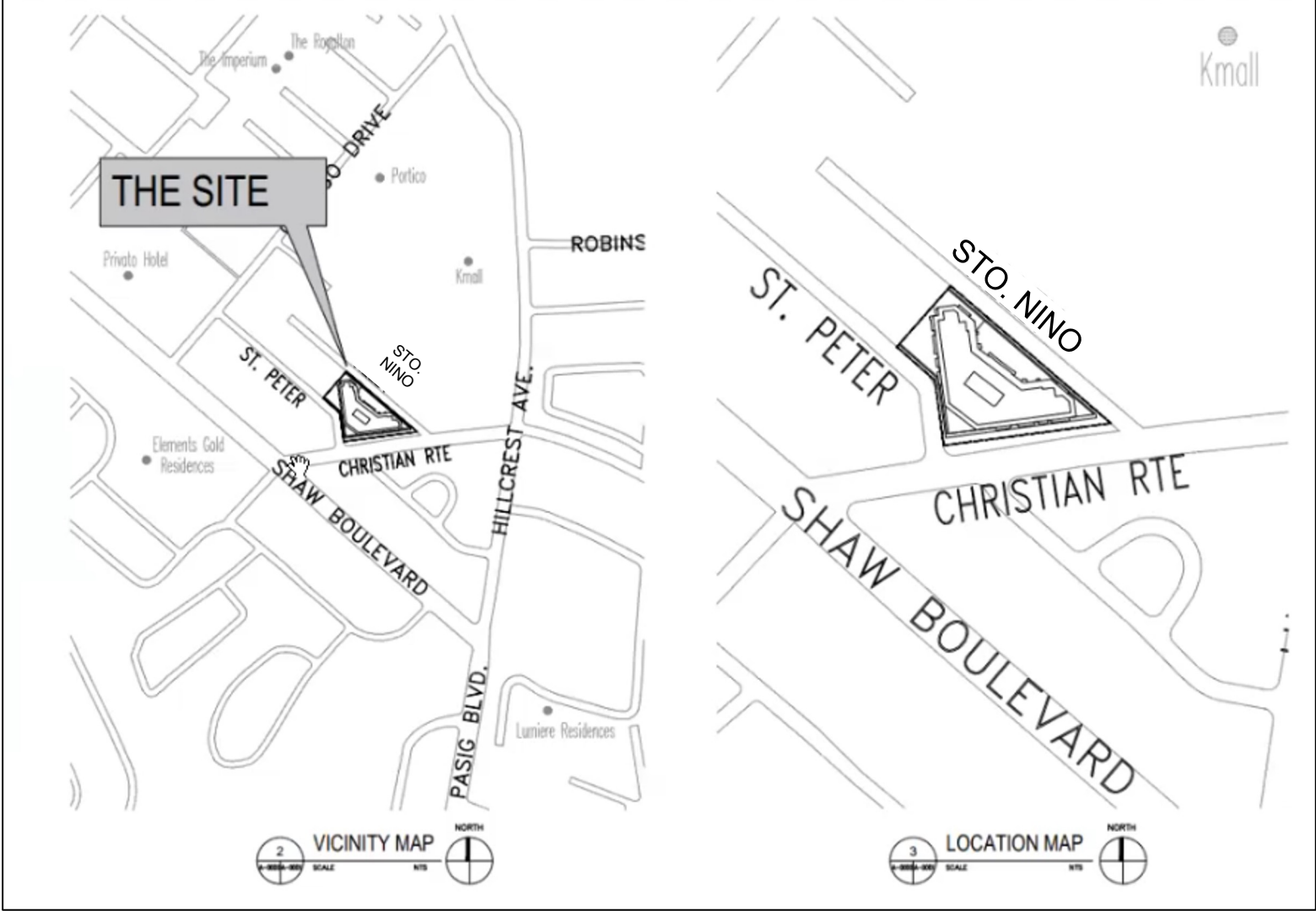


### LEGEND

- Hospitals
- Commercial Centers
- Corporate Headquarters
- Schools

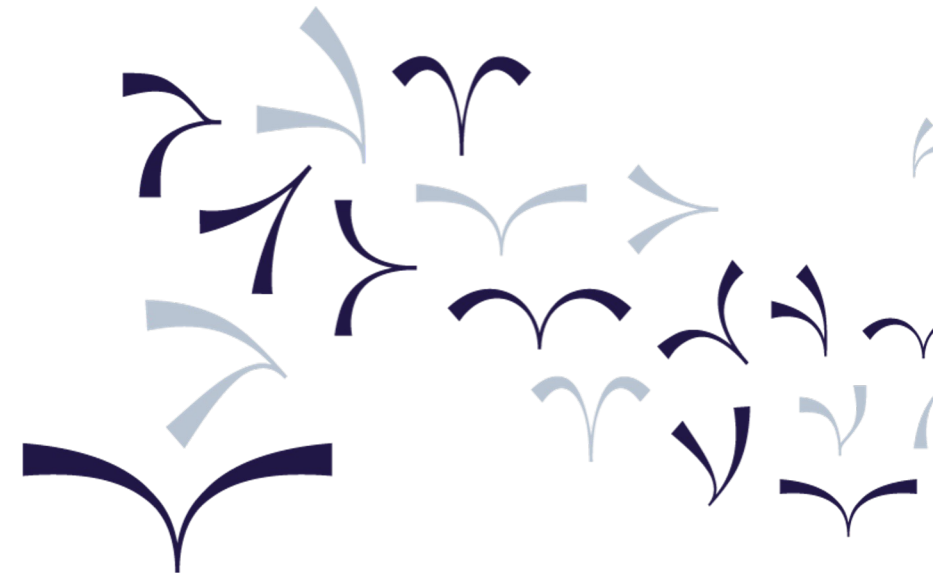
- |   |         |
|---|---------|
| 1. Shang Central                          | 1.8 km  |
| 2. Unilab                                 | 1.2 km  |
| 3. Ayala Malls the 30th                   | 1.3 km  |
| 4. Jollibee Corporation                   | 1.3 km  |
| 5. University of Asia and the Pacific     | 1.3 km  |
| 6. Saint Paul College Pasig               | 1.5 km  |
| 7. Estancia at Capitol Commons            | 800 m   |
| 8. Lourdes School of Mandaluyong          | 1.8 km  |
| 9. SM Megamall                            | 2.1 km  |
| 10. Petron Corporation                    | 2.1 km  |
| 11. San Miguel Corporation                | 2.3 km  |
| 12. VRP Medical Center                    | 2.4 km  |
| 13. Meralco                               | 2.6 km  |
| 14. The Podium                            | 2.6 km  |
| 15. Robinsons Galleria                    | 2.6 km  |
| 16. BDO Corporate Center                  | 2.6 km  |
| 17. The Medical City                      | 2.8 km  |
| 18. Asian Development Bank                | 2.8 km  |
| 19. Tiendesitas                           | 3 km    |
| 20. Saint Pedro Poveda College            | 3 km    |
| 21. La Salle Greenhills                   | 3.4 km  |
| 22. Cardinal Santos Medical Center        | 4.8 km  |
| 23. Makati Medical Center                 | 8.4 km  |
| 24. Ateneo De Manila University           | 10.2 km |
| 25. University of the Philippines Diliman | 11.9 km |

# Vicinity Map: Close-up view



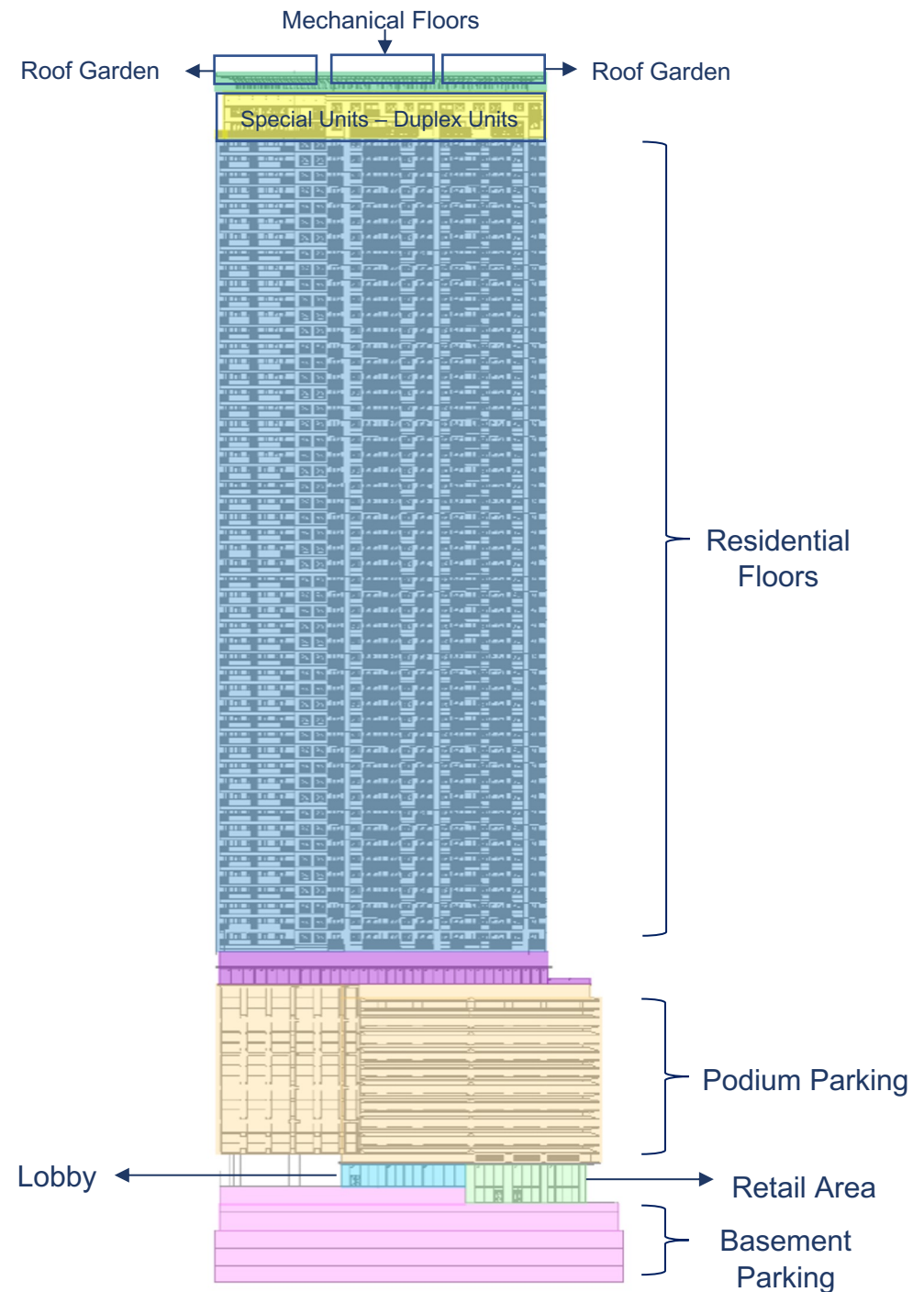
# Features Summary

<b>Total Land Area</b>	<b>3,390 sqm</b>
<b>Building Height</b>	<b>205 m</b>
<b>Number of Floors</b>	<b>66</b>
<b>Number of Residential Floors</b>	<b>53</b>
<b>Number of Units</b>	<b>1283</b>
<b>Number of Units to a floor:</b>	
<i>Level 12</i>	14
<i>Level 14 - 41</i>	25
<i>Level 42 - 43</i>	23
<i>Level 45 - 65</i>	24
<i>Level 66</i>	19
<b>Floor-to-Ceiling Height (<i>inside the unit; in meters</i>)</b>	
<i>Foyer</i>	2.15 - 2.30 m
<i>Toilet</i>	2.15 - 2.20 m
<i>Living/Dining</i>	2.60 - 2.625 m
<i>Kitchen</i>	2.15 - 2.20 m
<i>Bedroom</i>	2.60 - 2.675 m
<i>Utility</i>	2.05 - 2.17 m
<b>Number of Carpark Slots</b>	<b>708</b>
<b>Number of Carpark Levels (Total):</b>	<b>15</b>
<i>Basement Parking Levels</i>	5
<i>Podium Parking Levels</i>	10
<b>Number of Elevators (Total):</b>	<b>11</b>
<i>Passenger Lifts</i>	8
<i>Service Lifts</i>	1
<i>Carpark Lifts</i>	2
<b>Amenity Area size (Total):</b>	<b>2802 sqm</b>
<i>Indoor Amenities Spaces</i>	1697 sqm
<i>Outdoor Amenities Spaces</i>	1105 sqm



# Building Zone

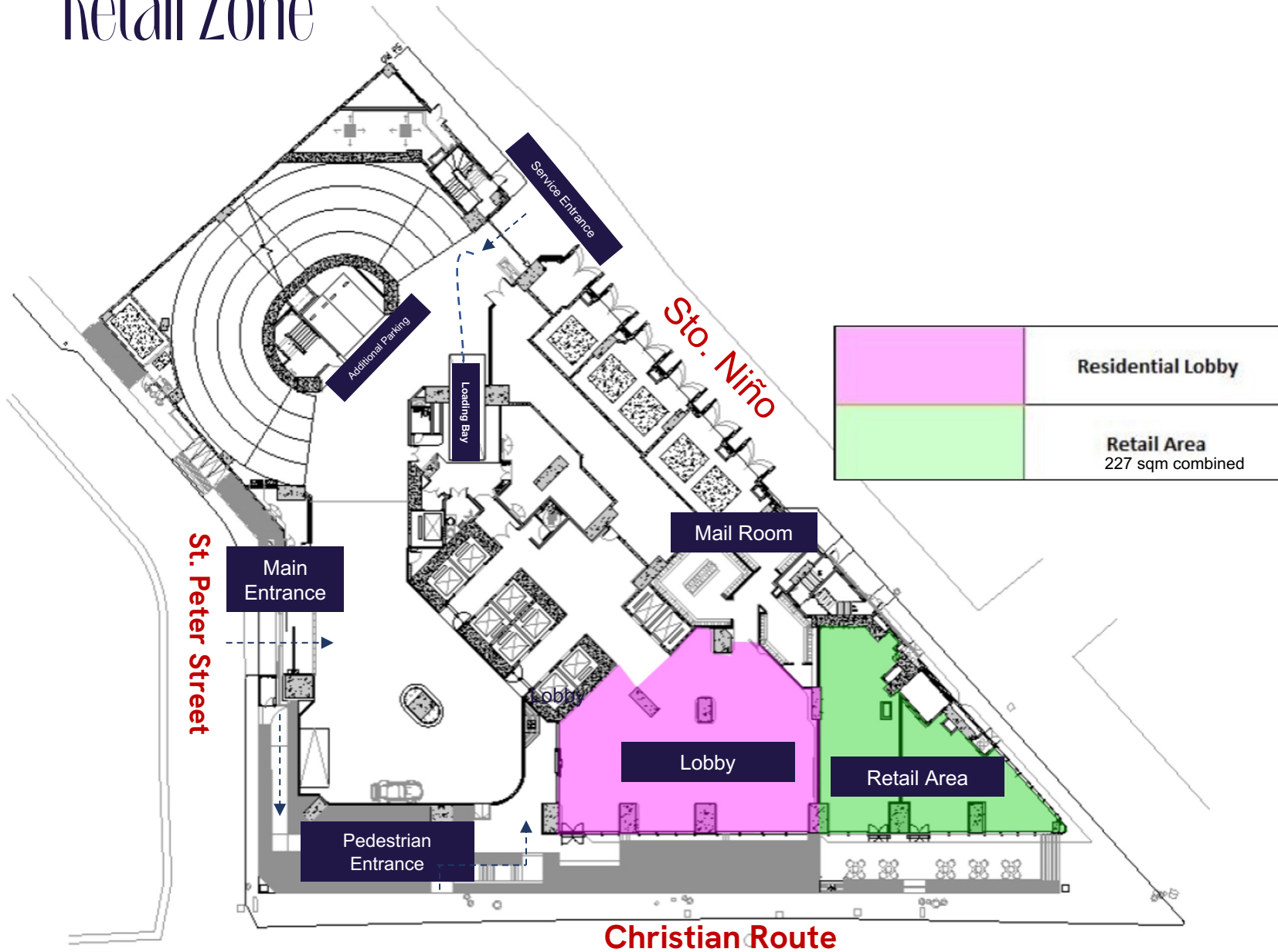
- Basement Parking (Basement 1 – Basement 5)
- Retail Area (Level 1/ Ground Floor)
- Residential Lobby (Level 1/ Ground Floor)
- Podium Parking (Mezzanine to Level 10 Floor)
- Amenity Floor (Level 11 and half of Level 12)
- Residential Floors (Levels 12 – 65)
- Special Units (Level 66)
- Mechanical Floors (Level 66)





**Retail Area**

# Retail Zone





## A canvas for self-expression

A home that knows you is a home that understands your lifestyle. Laya by Shang Properties has curated an ecosystem of in-house amenities that suits a modern lifestyle. Our facilities are divided into indoor and outdoor settings — rain or shine, you're free to express yourself here.

Indoor amenities include a function room perfect for intimate gatherings, a fully equipped fitness studio, a quiet library and workspace, a children's playroom, a game room, and a viewing room for movie nights. Right outside, we have a swimming pool for both kids and adults.

The landscape area connects to our bright, verdant gardens, while kids can enjoy themselves at the play area. With everything within reach, Laya is a home that lets you be you.





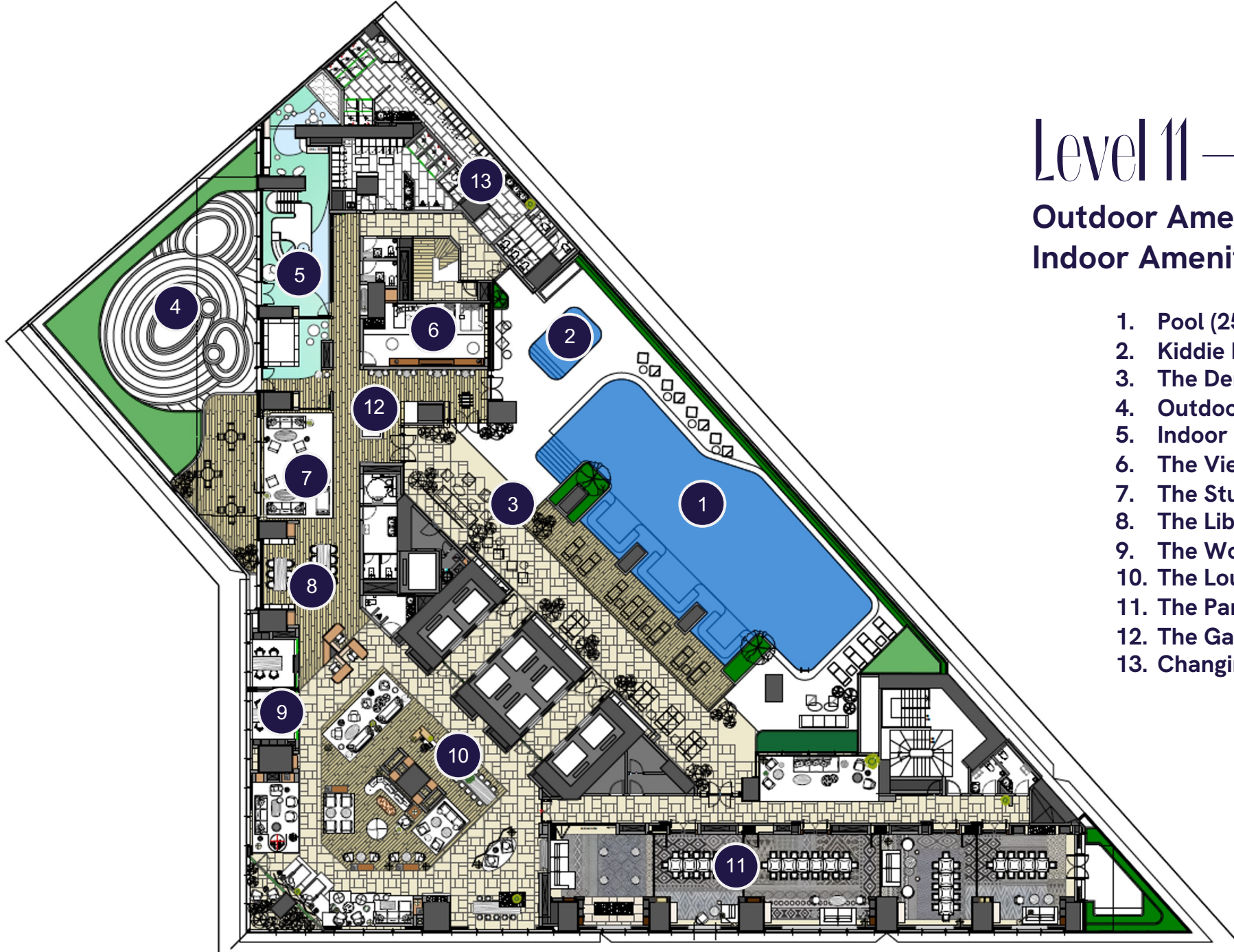
Feel right at home at Laya's Grand Lobby. Furnished with comfortable and cozy seating areas, it's the perfect place to relax, socialize and connect with others in our community.

*\*Artist's perspective for illustration purposes only.*

# Level 11 – Amenities

**Outdoor Amenities: 1105 sqm**

**Indoor Amenities: 1697 sqm**



1. Pool (25m length, 1.2m depth)
2. Kiddie Pool
3. The Den
4. Outdoor Children's Play Area
5. Indoor Children's Play Area
6. The Viewing Room
7. The Studio
8. The Library
9. The Workspace
10. The Lounge
11. The Party Rooms
12. The Game Room
13. Changing Rooms

*\*Artist's perspective for illustration purposes only.*



The Lounge



*\*Artist's perspective for illustration purposes only.*

## The Lounge



*\*Artist's perspective for illustration purposes only.*

## The Lounge



**The Party Rooms**

*\*Artist's perspective for illustration purposes only.*



*\*Artist's perspective for illustration purposes only.*

**The Viewing Room**



*\*Artist's perspective for illustration purposes only.*

## The Studio



Pool

*\*Artist's perspective for illustration purposes only.*



**Children's Play Area**

*\*Artist's perspective for illustration purposes only.*

## Indoor Children's Play Area

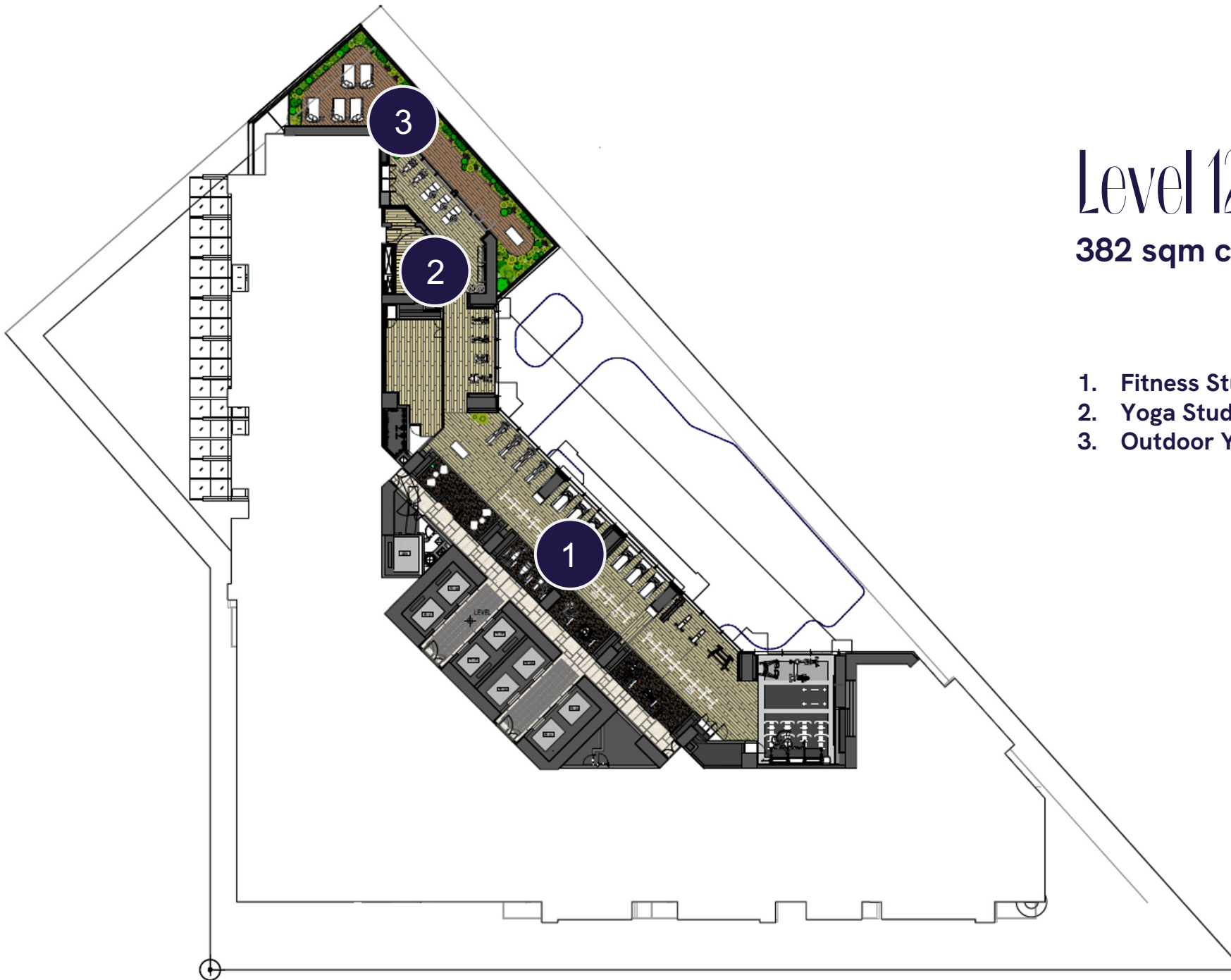


*\*Artist's perspective for illustration purposes only.*



*\*Artist's perspective for illustration purposes only.*

## The Workspace



# Level 12 – Amenities

382 sqm combined

1. Fitness Studio
2. Yoga Studio
3. Outdoor Yoga / Meditation Area

*\*Artist's perspective for illustration purposes only.*

# Yoga Studio



*\*Artist's perspective for illustration purposes only.*

# Fitness Studio



*\*Artist's perspective for illustration purposes only.*



## Fitness Studio



*\*Artist's perspective for illustration purposes only.*

# Unit Mix

Unit Type	Number of Units	Sqm Approx.	Sqft Approx
Studio	254	33-35	355-376
1-BR Units	646	38-84	409-904
2-BR Units	322	94-108	979-1162
3-BR Units	42	145-149	1560-1603

## 1-BR Variants:

<i>Variant</i>	<i>Sqm Approx.</i>
<i>1-BR Small</i>	<i>38</i>
<i>1-BR Medium</i>	<i>48</i>
<i>1-BR</i>	<i>54-60</i>
<i>1-BR Special</i>	<i>61-63</i>
<i>1-BR Large</i>	<i>84</i>



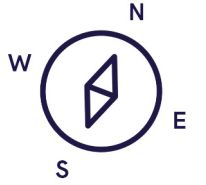
# Typical Building Floor Layout

Level 14 – 41  
Low Zone

WEST  
(MANDALUYONG)

## LEGEND

- Studio
- 1-Bedroom
- 2-Bedroom



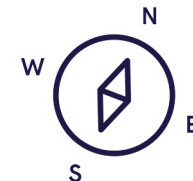
# Typical Building Floor Layout

Level 42 – 43

WEST  
(MANDALUYONG)

## LEGEND

- Studio
- 1-Bedroom
- 2-Bedroom



# Typical Building Floor Layout

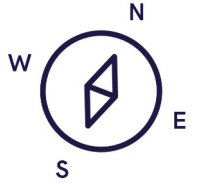
Level 45 – 65  
High Zone

WEST  
(MANDALUYONG)

## LEGEND

- Studio
- 1-Bedroom
- 2-Bedroom
- 3-Bedroom

NORTH  
(PASIG)



EAST  
(PASIG)

SOUTH  
(TAGUIG)



# A space just for you

**Floor plans that fit every lifestyle.  
Make the most out of your own living space.**





# Studio Units

**Designed with you in mind. This stylish living space offers everything you need for comfortable and thriving city living.**



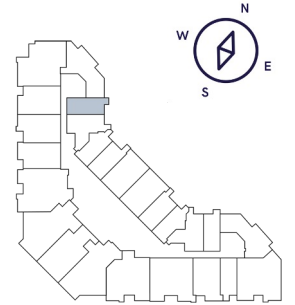
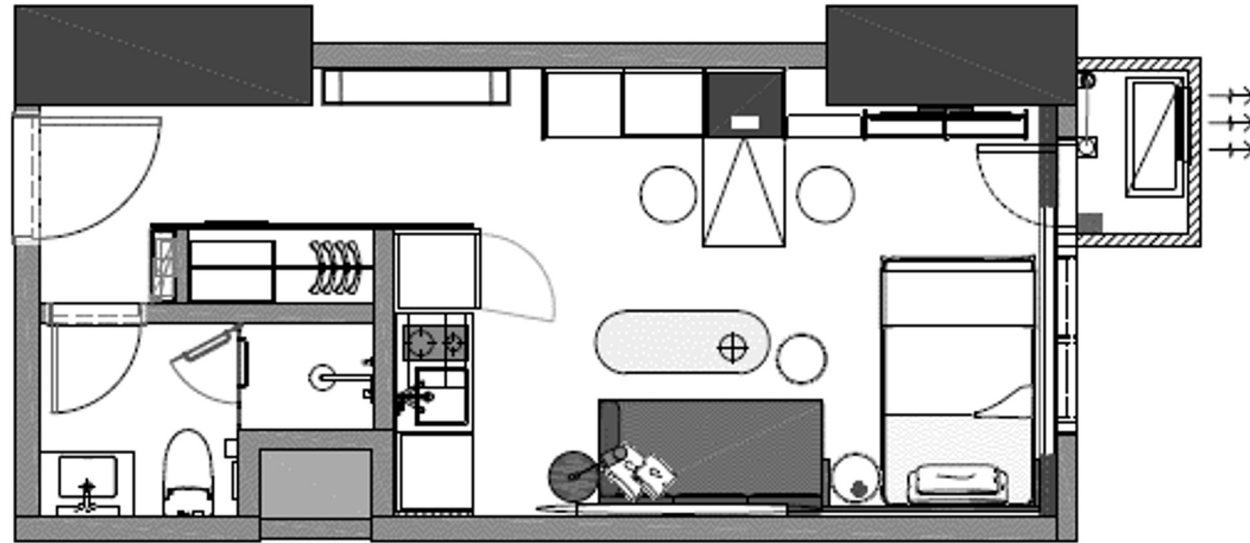


# Studio Unit Unit P

(Mirror Unit G)  
52 units

Unit Size  
33 sqm – 34 sqm  
355 sqft – 365 sqft

L14 to L20  
L31 to L40  
L57 to L65



*\*Artist's perspective for illustration purposes only.*

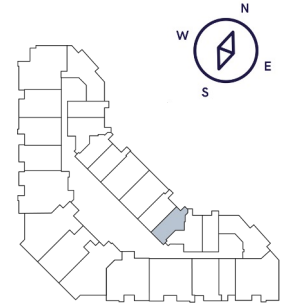
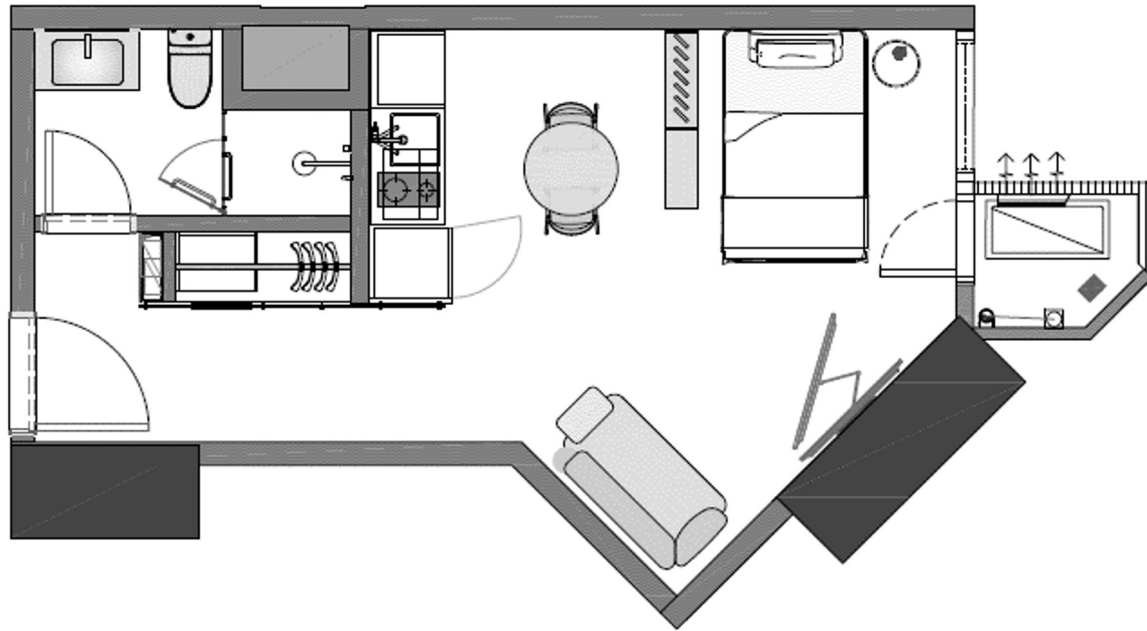


# Studio Unit Unit I

(Mirror Unit N)  
102 units

Unit Size  
34 sqm – 35 sqm  
365 sqft – 376 sqft

L14 to L65



*\*Artist's perspective for illustration purposes only.*



# 1-Bedroom Units

Designed to offer you the ultimate comfort and style. This sleek 1-bedroom living space has been meticulously crafted to cater to your every need, offering a truly exceptional living experience.





# 1-Bedroom (Small)

## Unit M

(Mirror Unit J)

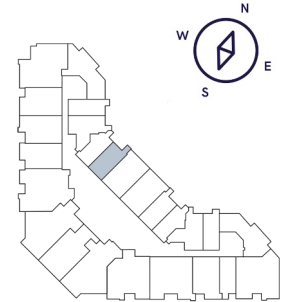
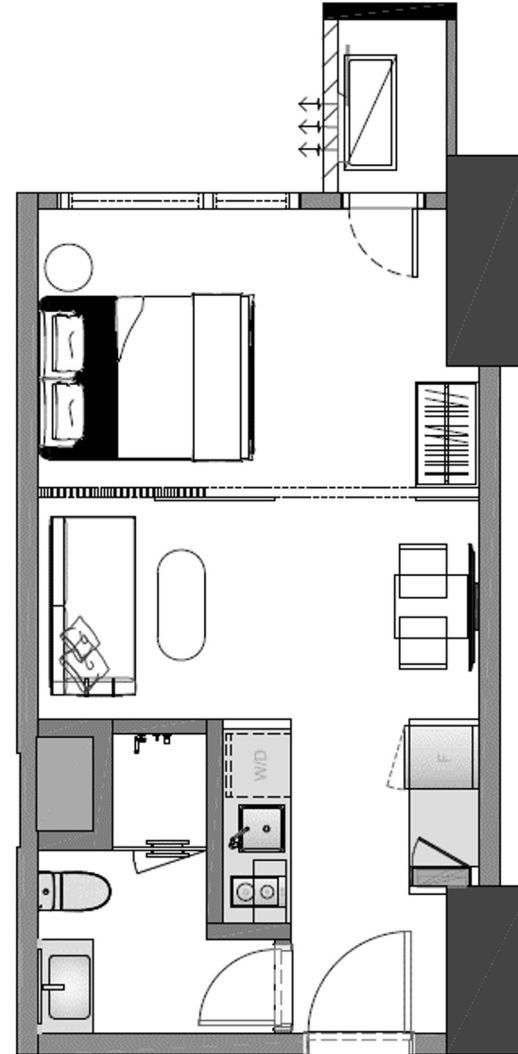
102 units

Unit Size

38 sqm

409 sqft

L14 to L65



*\*Artist's perspective for illustration purposes only.*

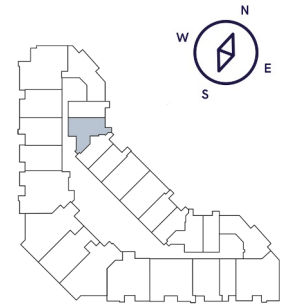
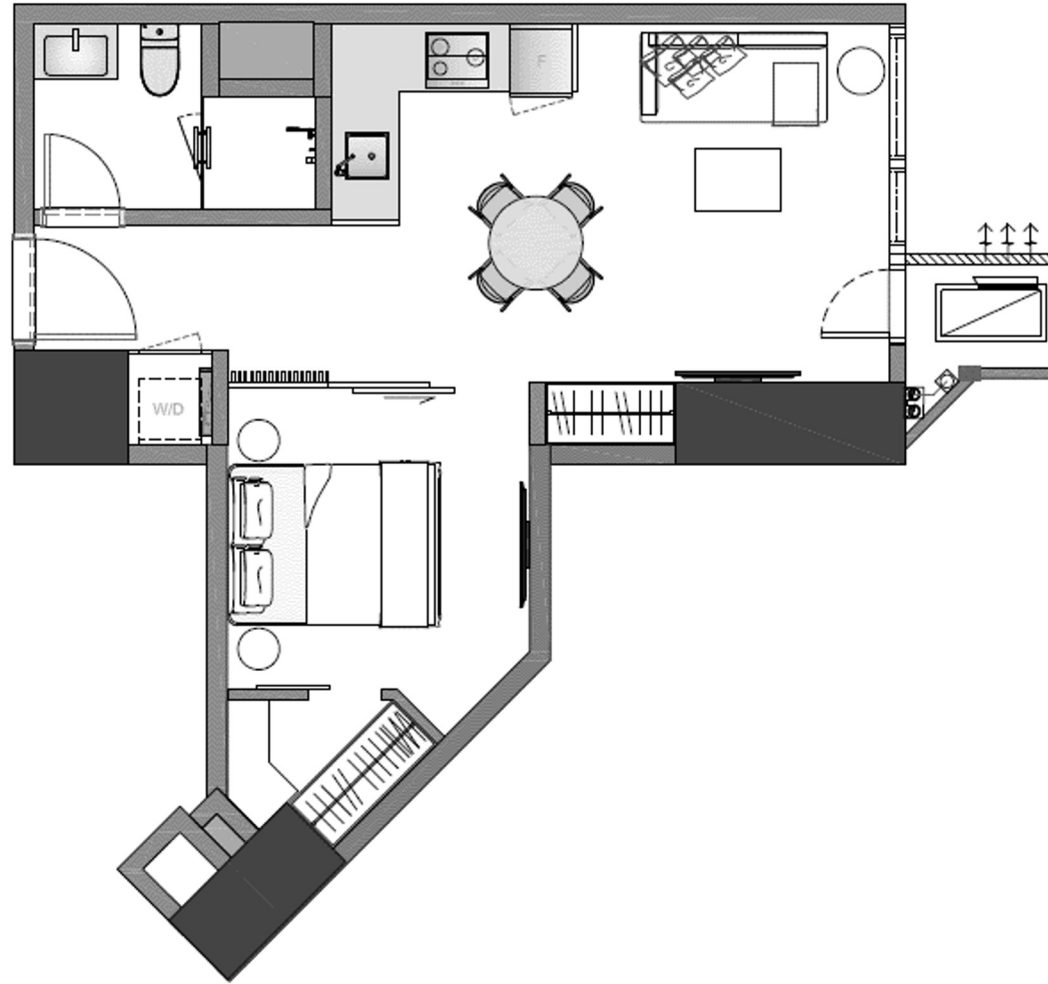


# 1-Bedroom (Medium) Unit O

(Mirror Unit H)  
100 units

Unit Size  
48 sqm  
516 sqft

L12 to L65



*\*Artist's perspective for illustration purposes only.*



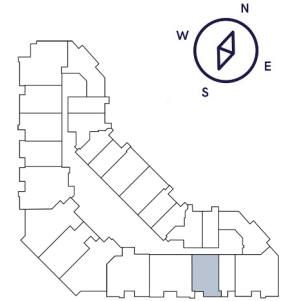
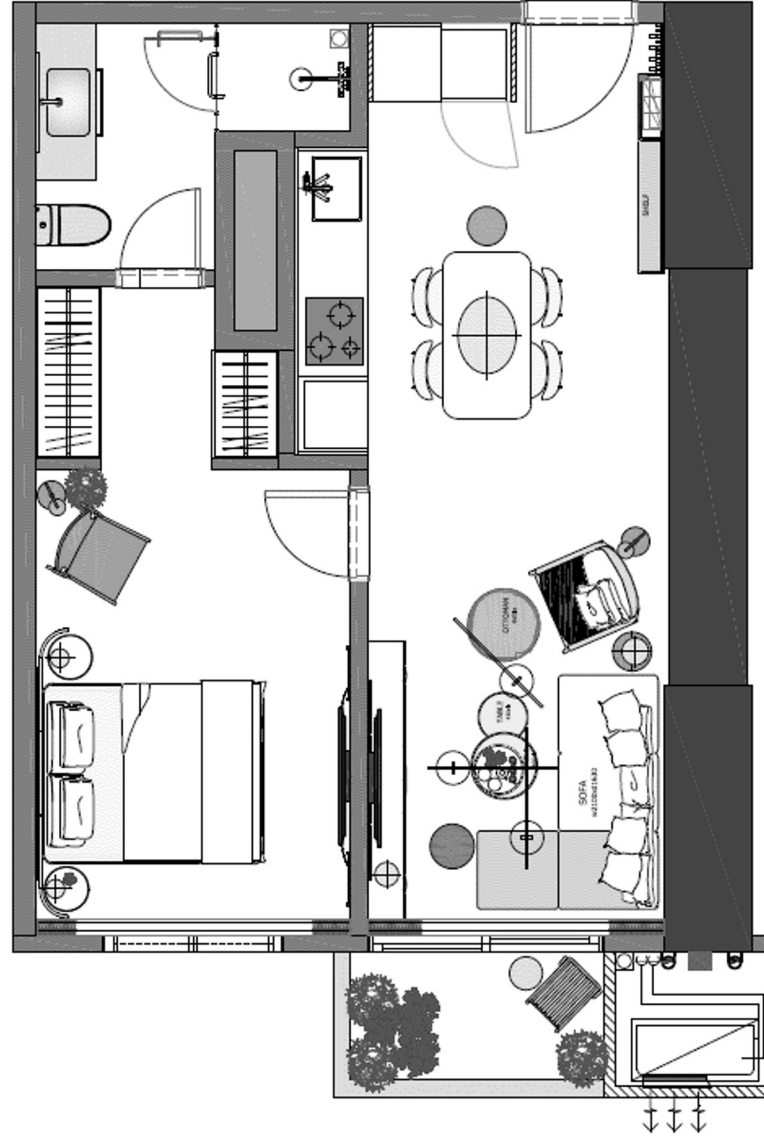
# 1-Bedroom Unit C

27 units

Unit Size  
57 sqm  
613 sqft

L12 to L20  
L31 to L40  
L57 to L65

*Unit size includes 5.20 sqm balcony*



*\*Artist's perspective for illustration purposes only.*



# 1-Bedroom (Special)

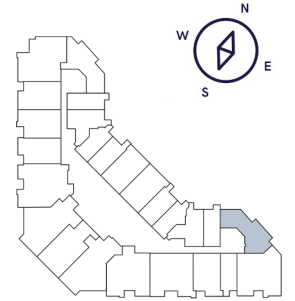
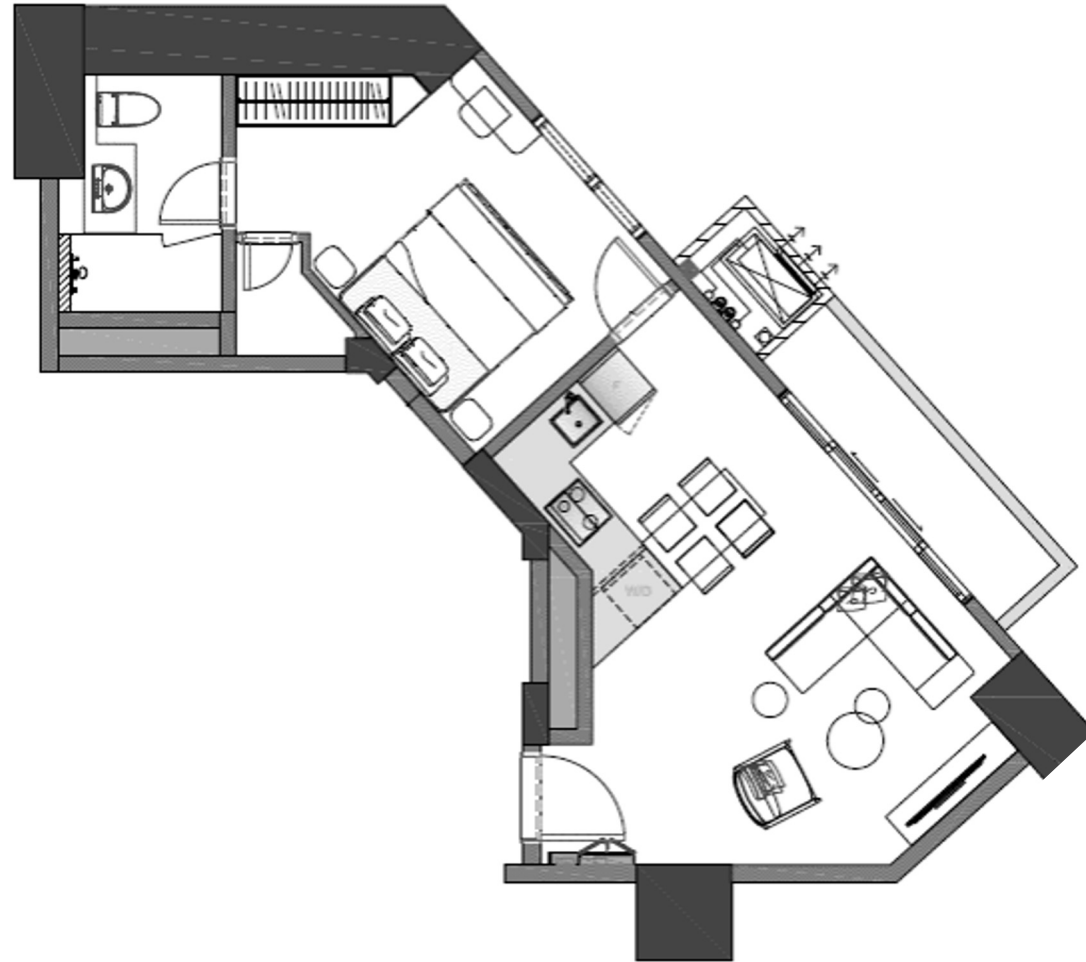
## Unit F

27 units

Unit Size  
61 sqm  
656 sqft

L12 to L20  
L31 to L40  
L57 to L65

*Unit size includes 6.51 sqm balcony*



*\*Artist's perspective for illustration purposes only.*



# 1-Bedroom (Large)

## Unit Y

31 units

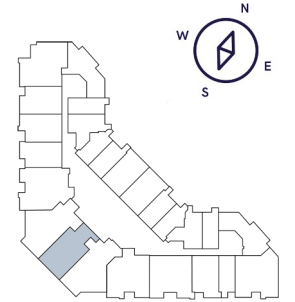
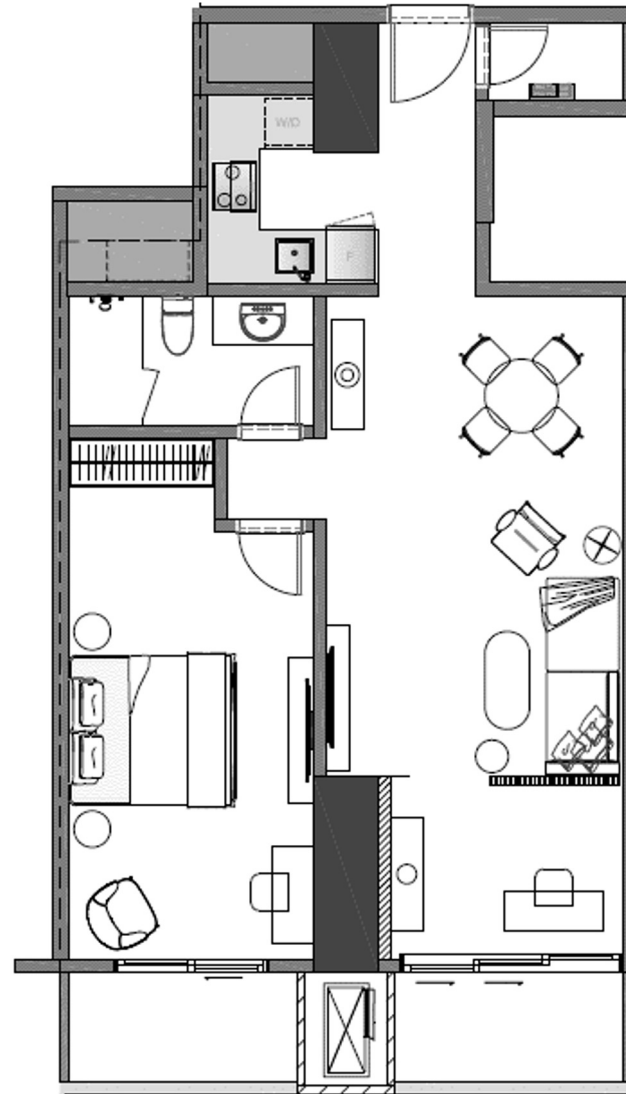
Unit Size

84 sqm

904 sqft

L12 to L43

*Unit size includes 10.42 sqm balcony*



*\*Artist's perspective for illustration purposes only.*



## 2-Bedroom Units

Whether you're a young family just starting out or looking for a spacious and comfortable living space, Laya's 2-bedroom unit is the perfect choice. At Laya, you'll have everything you need to make lasting memories with your loved ones.





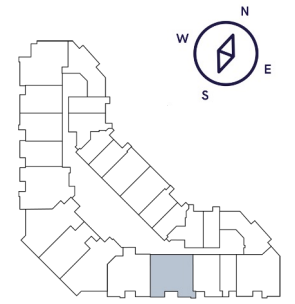
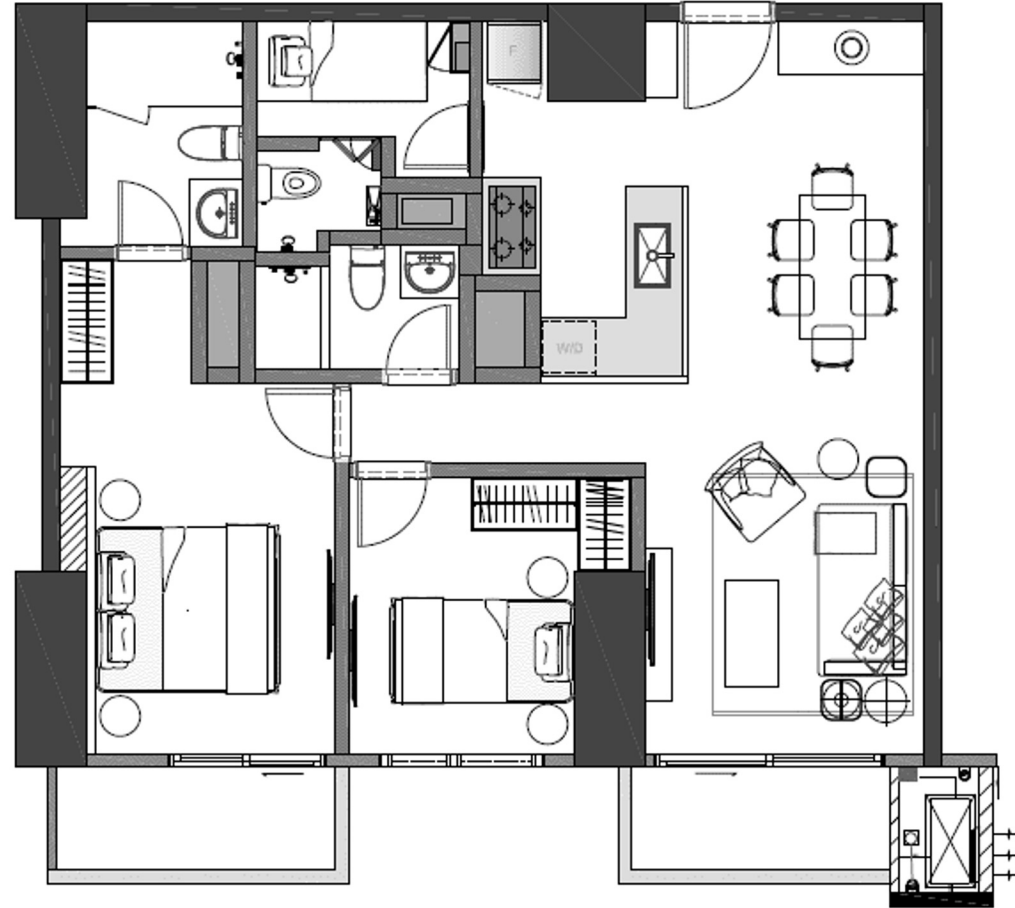
# 2-Bedroom Unit B

52 units

Unit Size  
94 sqm  
1011 sqft

L12 to L65

*Unit size includes 10.06 sqm balcony*



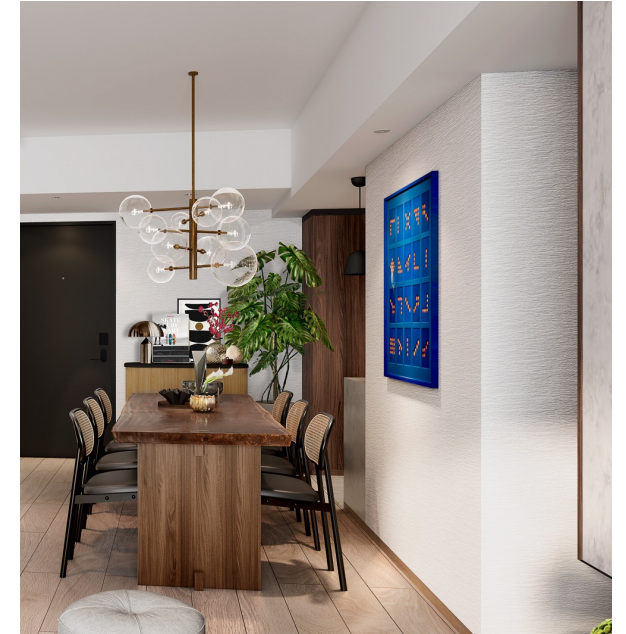
*\*Artist's perspective for illustration purposes only.*



## 3-Bedroom Units

**Step inside Laya's expansive three-bedroom unit, perfect for entertaining and spending time with your loved ones.**

**Laya's three-bedroom units offer ample space for your family to rest, relax, and recharge.**





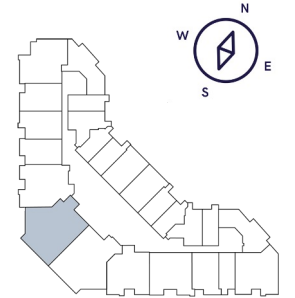
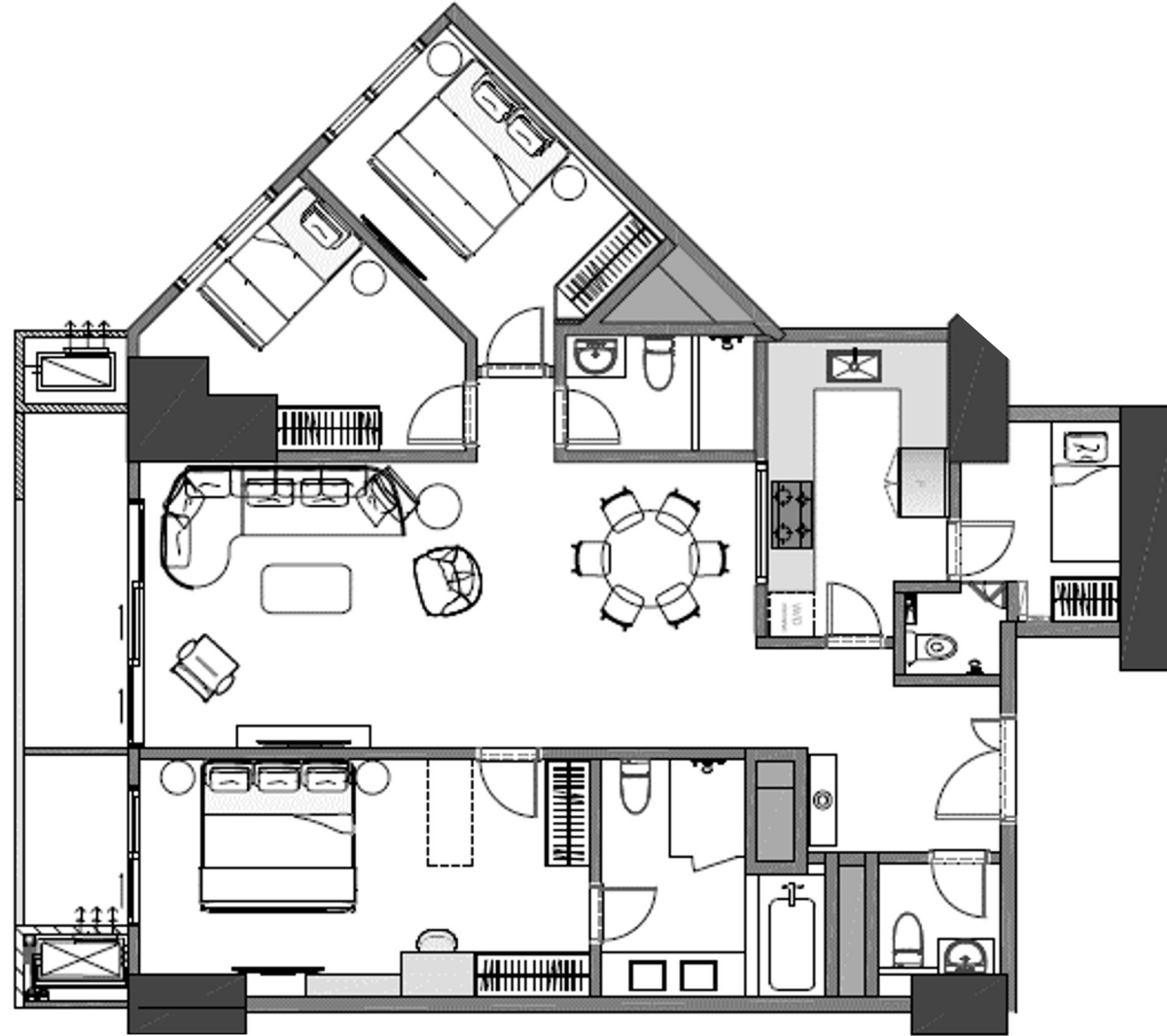
# 3-Bedroom Unit W

21 units

Unit Size  
145 sqm  
1560 sqft

L45 to L65

*Unit size includes 13.60  
sqm balcony*



*\*Artist's perspective for illustration purposes only.*

# Handover Provisions

## FOYER

- Laminated wood flooring
- Painted walls and ceiling

## LIVING AND DINING AREA

- Laminated wood flooring
- Painted walls and ceiling
- Split type airconditioning unit at living area

## MASTER BEDROOM & SECONDARY BEDROOM

- Laminated wood flooring
- Painted walls and ceiling
- Wardrobe (1-BR, 2-BR, 3-BR)
- Split type airconditioning unit

## MASTER BATHROOM

- Porcelain/Homogenous tile flooring
- Porcelain/Homogenous wall tiles
- Recon quartz stone vanity countertop with mirror cabinet
- Painted ceiling
- Glass Shower enclosure
- Water heater
- Fixtures and fittings

## SECONDARY BATHROOM

- Porcelain/Homogenous tile flooring
- Porcelain/Homogenous wall tiles
- Recon quartz stone vanity countertop with mirror cabinet
- Painted ceiling
- Water heater
- Fixtures and fittings

## KITCHEN

- Porcelain/Homogenous tile flooring
- Painted walls and ceiling
- Tiles for backsplash between base and overhead cabinet
- Recon quartz stone countertop
- Kitchen cabinet system
- Stainless sink with faucet
- Water heater
- Cooktop with recirculating range hood

## MAIDS ROOM

- Porcelain/Homogenous tile flooring
- Painted walls and ceiling

## MAID'S BATHROOM

- Porcelain/Homogenous tile flooring
- Ceramic tile wall
- Bathroom sink, shower, and water closet
- Water heater

## BALCONY

- Porcelain/Homogenous tile flooring

# Facilities & Services

- 24-hour management services by Shang Properties
- Dedicated reception and concierge
- 24-hour security
- CCTV monitoring system at main lobby, all lifts and amenities floor
- Access cards for residences
- RFID for vehicles
- Service entrance via access card
- Centralized fire detection, alarm, and sprinkler system
- Wi-Fi at Ground Floor Lobby & Level level 11 (P11) and Level 12 Amenity
- Guest Intercom System
- Mobile signal booster
- Public address & background music at amenity area

# Building Features

- Fireman's lift
- Carpark lift
- 60% back up power for residential units
- 100% back up power for common areas
- Dedicated parking slots
- Dedicated mail room
- Dedicated utility meters for water, and electricity
- Provisions for telephone and data points
- Provisions for cable television
- Fiber optic backbone
- Fiber To The Home (FTTH) up to Residential Units

# Consultants

**Conceptual Architect:**

**W&T International**

**Architect of Record:**

**Casas + Architects, Inc.**

**Lighting Consultant:**

**Worktecht Corporation (HK) Limited**

**Structural Engineering Consultant:**

**Sy^2+ Associates, Inc.**

**Electrical Engineering Consultant:**

**A. Licerio, Evangelista, Conception, Siva, Solis Contractors Inc. (ALECS)**

**Mechanical, Plumbing Engineering Consultant:**

**Isagani M. Martinez Consulting Engineer (IMMCE)**

**Elevator Consultant:**

**Roy Barry & Associates**

**Façade Consultant:**

**ALT Cladding , Inc.**

**Conceptual Interior Designer:**

**Bond Studio, Inc.**

**Conceptual Landscape Designer:**

**P Landscape Co., Ltd.**



# Why Laya?

## **Trusted Real Estate Developer and Manager of Prime Real Estate**

Shang Properties, inc. brings expertise, experience, and resources to its developments. The skills in project planning, execution, risk management, and property development of Shang Properties, Inc. are invaluable in maximizing returns and minimizing risks. As a reputable and skilled developer, Shang Properties, inc. can significantly increase the chances of a successful and profitable real estate investment.

## **Prime Location**

Conveniently situated near Ortigas Center, Laya is near most major commercial centers and corporate headquarters. It is surrounded by exclusive subdivisions such as Valle Verde, Greenmeadows, and the like, shopping malls, restaurants, and open spaces for families to enjoy. It is also strategically located near top medical and academic institutions in the metro, making Laya a sought-after address.

## **A Solid Prime Investment Opportunity**

Real estate has historically shown the potential for long-term appreciation in value. While short-term market fluctuations can occur, over time, real estate values have tended to increase. By investing in properties located in areas with strong economic growth and increasing demand, investors can benefit from capital appreciation.



# Discover Laya

Website: [www.layabyshang.com](http://www.layabyshang.com)

Project Location: Saint Peter Street corner Christian Route, Brgy. Oranbo, Pasig City

DHSUD LS No. 0000048 Date Issued: 05/ 24/ 2023

Project Completion: 07/ 31/ 2028

Developer: SPI Property Holdings Inc.

