




Center Your Life Here.



Nothing beats a central Makati location. Living in the center of the urban action brings you unparalleled convenience, mobility, security, cultural variety, profitability and boundless opportunities.

**Heighten your life's possibilities in the city that's yours for the taking.**



60,000  
commercial and retail  
establishments



2,000  
corporations



472  
bank head  
offices



9  
premiere  
residential  
communities



7  
major  
IT companies



48  
shopping  
centers



87  
embassies  
and consulates



160  
schools



19  
international  
organizations



274  
business process  
outsourcing  
offices



7  
five-star  
hotels



50  
skyscrapers



14  
hospitals



29  
fitness  
centers



10  
places of worship

Sources:  
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[www.gov.ph/directory/united-nations-agencies-and-other-international-organizations](http://www.gov.ph/directory/united-nations-agencies-and-other-international-organizations)  
[www.philippinecountry.com/philippine\\_call\\_centers/makati.html](http://www.philippinecountry.com/philippine_call_centers/makati.html)  
[www.makati.gov.ph](http://www.makati.gov.ph)

## Makati in Numbers

# Legaspi

Foodie district | Fitness enthusiast scene | Creatives' domain | Trendsetters' enclave

This side of the Makati central business district is a creative neighborhood for all things hip, lively and up and coming.

Home to:

- Prominent high-end malls
- High-intensity fitness clubs
- Upscale fusion restaurants
- Specialty furnishing stores
- Third-wave coffee shops
- The metro's best nightlife hot spots

*At Legaspi, a vibe of laidback luxury and inspiration is ever-present. Striking a balance between art and greenery are the Dela Rosa murals along with the Washington SyCip Park and the Legaspi Active Park.*

# Salcedo

Theaterphile destination | Wine hobbyist haven | Artisans' community | Corporate go-getters' circle

On the other side of the Makati CBD is the corporate epicenter, where the everyday hustle and bustle is still infused with a sense of community.

Home to:

- Flagship stores
- Sought-after restaurants
- Specialty lifestyle shops
- Multifaceted auction house
- Modern grooming hubs
- Sports and art centers for the whole family

*Unbeatable proximity to in-demand corporate buildings and renowned places including event center Jaime C. Velasquez Park, gives denizens of Salcedo the privilege of seizing the day—and the night.*



The best of both worlds,  
**yours for the picking.**

Legaspi and Salcedo

# Makati Investment Facts

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As the city rises from its humble roots to the metropolis of possibilities that it is today, the Philippines' top real estate developer Megaworld Corporation remains atop with the waves of urban advancement.

PhP12.79 billion<sup>1</sup>  
city income for 2014

Richest city  
in the Philippines

Emerging BPO industry  
in the city

Best security and fire department  
units in the Philippines

Home to top 40% of local and  
multinational corporations  
in the country

Consistent increasing values  
in land, capital and rental

Rapidly growing expatriate population

Highest residential and office space demand  
in the country

Close proximity to all business and lifestyle needs

Constant city developments

4.7 million daytime population  
of people who go to Makati for business and leisure

*"We are very positive on the way things are going for the real estate market. In terms of location, the traditional Makati Central Business District remains highly attractive to global firms"*

- CB Richard Ellis, Philippines

Investment Facts  
About Makati

Sources:

<sup>1</sup> [www.mb.com.ph/makati-reports-record-p12-79-b-revenue-collection-in-2014](http://www.mb.com.ph/makati-reports-record-p12-79-b-revenue-collection-in-2014)

All other data are from: [www.makati.gov.ph](http://www.makati.gov.ph)



### From Three Central to:

- RCBC Plaza 0.19 km
- PBCOM Tower 0.29 km
- Makati Sports Club 0.40 km
- Jaime C. Velasquez Park 0.65 km
- Paseo Center 0.70 km
- Makati Medical Center 0.70 km
- Philippine Stock Exchange 0.70 km
- Toby's Estate Coffee Roasters 0.90 km
- Greenbelt Malls 1.10 km

### From Greenbelt Hamilton Tower 2 to:

- Yardstick Coffee 0.26 km
- Your Local Restaurant 0.27 km
- Parks (Legaspi and Washington SyCip) 0.28 km
- Solaris One Bldg. 0.35 km
- CrossFitMNL Makati 0.40 km
- Little Tokyo 0.55 km
- Greenbelt Malls 0.60 km
- Makati Medical Center 0.65 km
- The Enterprise Center 0.75 km

Reference: Google Maps



## Vicinity Map

# Three

CENTRAL



HLURB LTS No. 26917

Valero St., Salcedo Village, Bel-Air, Makati City  
Location

June 2016  
Completion Date

51  
Storeys

Franke, Grohe and Indesit (or equivalent)  
Appliances and Fixtures

Wilson Associates  
Lobby Design

Culinary stations | Lap pool | Kiddie pool |  
Outdoor spa | Gym | Pavilion | Function rooms |  
First lifestyle mall in Salcedo Village | Reading nook |  
Reflexology path | Meditation garden | Linear garden |  
Gazebo | Children's playground | Children's day care  
Amenities



# *True luxury in the heart of the Makati CBD*

Three Central ushers home the first and only Megaworld Lifestyle Mall in Salcedo Village. The iconic residential development hosts top-of-the-line amenities, including a unique culinary station—a hotel-inspired dining area with pasta, sushi, pastry and kebab chef stations.

41.10 - 46.70 sqm  
Studio and One-Bedroom Unit

73.20 - 80.50 sqm  
Two-Bedroom Unit



Culinary Stations

Artist's impression

Three Central

GREENBELT  
**HAMILTON**  
TOWER 2

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Legaspi and Sotto Sts., Legaspi Village, Makati City  
Location

December 2019  
Completion Date

32  
Storeys

Select Units with Garden Patios

Heated and cold jacuzzis | Lap pool | Pool lounge |  
Massage areas and Sauna rooms | Reflecting pond |  
Wading and children's pool | Pool deck | Gym |  
Children's day care | Children's playground |  
Retail shops at the ground floor | Function rooms  
Amenities

## *Define your CBD lifestyle*

Greenbelt Hamilton Tower 2 is the dominating tower that radiates success and the freedom that says “you can do what you want, when you want and however you want it done.” For the urban leaders, trendsetters, the high-spirited and independent people who value utmost convenience in life, Greenbelt Hamilton Tower 2 is the space that best suits the urban lifestyle.

41 - 64 sqm

Executive Studio

46 - 71 sqm

One-Bedroom Unit

62.5 - 87 sqm

Two-Bedroom Unit



Spa

Artist's Impression

Greenbelt Hamilton  
Tower 2

## 1 SOUTHEAST ASIA'S STRONG MAN

In 2014, **Bloomberg Business** declared the Philippines as the new “Strong Man of Southeast Asia,” exemplifying five dominant factors: GDP growth, manufacturing boom, exports surge, consumption swell and demographic dividend.<sup>1</sup>

## 2 TOP ECONOMIC RESILIENCE

US-based think tank **Center for Global Development (CGD)** recognized the Philippines as the No. 1 most resilient economy out of 21 countries studied in 2014. This indicates that the country has the strongest macroeconomic backing to withstand prospective global financial pressures.<sup>2</sup>

## 3 REMARKABLE GDP GROWTH

The Philippines had a remarkable GDP growth of 6.1% for the year 2014. During 2014 Q4, the Philippines has the highest GDP growth of 6.9%. The Gross Domestic Product (GDP) is one of the primary indicators used to measure a country's economic health.<sup>3</sup>

## 4 EASE OF DOING BUSINESS

The Philippines climbed 8 notches to 82nd place in the annual **Forbes** magazine list of “Best Countries for Business” worldwide in 2014. It also ranks as the world's 3rd largest English-speaking country, almost diminishing language barriers.<sup>4</sup>

## 5 ASEAN INTEGRATION

The Association of Southeast Asian Nations (ASEAN) Integration in 2015 will change the economic and real estate landscape of the whole region, bringing a stronger demand for space, freer flow of capital and pressure of foreign ownership to the country.<sup>5</sup>

## 6 4<sup>th</sup> REAL ESTATE INVESTMENT DESTINATION IN ASIA

According to **Urban Land Institute and Pricewaterhouse Coopers**, *The Emerging Trends in Real Estate Asia-Pacific 2014* report showcased the Philippines' hike of 8 places up, landing the 4th overall rank in terms of investment prospects for real estate in Asia.<sup>6</sup>

## 7 PROPERTY SWEET SPOT

*“The steady flow of OFW [Overseas Filipino Workers] remittances, booming IT-BPO [information technology -business-process outsourcing] industry, increasing domestic demand, and growth in tourist arrivals over the next few years drive growth in the property market. With the Philippines' fast-growing economy, it is suited to become a top real estate market in the coming years”*

– **KMC MAG Group Inc. in Business Mirror, 2015**<sup>7</sup>

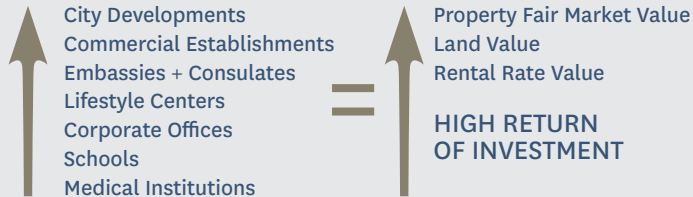
### Sources:

- 1 [www.bloomberg.com/news/articles/2015-01-30/move-over-thailand-the-philippines-is-southeast-asia-s-strong-man](http://www.bloomberg.com/news/articles/2015-01-30/move-over-thailand-the-philippines-is-southeast-asia-s-strong-man)
- 2 [www.philstar.com/business/2015/04/13/1443093/8000](http://www.philstar.com/business/2015/04/13/1443093/8000)
- 3 [www.gmanetwork.com/news/story/419524/economy/business/phl-economy-bounces-to-6-9-in-q4-2nd-fastest-growing-asian-economy-in-2014](http://www.gmanetwork.com/news/story/419524/economy/business/phl-economy-bounces-to-6-9-in-q4-2nd-fastest-growing-asian-economy-in-2014)
- 4 [www.rappler.com/business/economy-watch/79939-ph-forbes-best-countries-business-2014](http://www.rappler.com/business/economy-watch/79939-ph-forbes-best-countries-business-2014)
- 5 [www.philstar.com/business/2014/10/03/1376058/asean-integration-boost-real-estate-industry](http://www.philstar.com/business/2014/10/03/1376058/asean-integration-boost-real-estate-industry)
- 6 [www.abs-cbnnews.com/business/01/10/14/manila-now-top-real-estate-investment-market-asia-survey](http://www.abs-cbnnews.com/business/01/10/14/manila-now-top-real-estate-investment-market-asia-survey)
- 7 [www.businessmirror.com.ph/phl-property-sector-a-sweet-spot](http://www.businessmirror.com.ph/phl-property-sector-a-sweet-spot)

Why Invest in  
the Philippines?

# Location

Makati being the most developed city in the Philippines takes total advantage of the number one rule in investment: location.



# Profitability

Makati holds the country's No. 1 central business district, which includes 40% of the headquarters for top local and multinational corporations in the Philippines. It also holds the highest average rental rate and land value in the country.

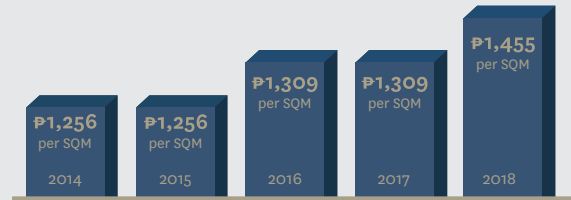
Land Value  
Ranging from  
₱366,425 - ₱439,710 per SQM<sup>1</sup>

Average Rental Rate  
Ranging from  
₱1,200 - ₱1,700 per SQM

# Growth

Makati remains to be the most viable and preferred choice for Philippine property investments.

*“Preference for condominium living brought about by the inclination of the working population to relocate proximate to their place of work for efficiency and so as to defer costs associated with transportation...”<sup>2</sup>*



Projection of Makati Central Business District rental rates in the next five (5) years

*“...It is also estimated that in the next 5 years, the rental levels of high-end condominium units will increase by 1%-4.5%... based from the trend, rental rates become stable for a year or two before increasing again.”<sup>3</sup>*

- CB Richard Ellis, Philippines

Sources:

- 1 [www.pinoyinvestor.com/smartinvestor/land-values-in-metro-manila-continue-rising-in-q2-14-oct-2014](http://www.pinoyinvestor.com/smartinvestor/land-values-in-metro-manila-continue-rising-in-q2-14-oct-2014)
- 2 [www.cbre.com.ph/wp-content/uploads/2013/08/2Q-Metro-Manila-Marketview.pdf](http://www.cbre.com.ph/wp-content/uploads/2013/08/2Q-Metro-Manila-Marketview.pdf)
- 3 Residential Condominium Market Study of CBRE Philippines exclusively for Megaworld Corporation, 2014

## Why Invest in Makati?



Actual photo



Actual photo



Actual photo



Actual photo

## Center Your Life Here

Makati City undeniably reigns to be the quintessence of constant progress. It is the city of opportunities for the dynamic, the creative, the trendsetters and the go-getters. As the Philippines' No. 1 finance and lifestyle hub, Makati paves the way to accessibility, mobility, luxury, corporate growth, diverse lifestyle offerings, vibrant culture, cityscapes, and other organized systems that constantly aim for city improvements.

A woman with long dark hair, wearing a white short-sleeved blouse, black shorts, and a black watch, is walking through a modern, brightly lit hallway. She is smiling and looking towards the camera, with her right hand raised to her forehead. She is carrying a black handbag in her left hand. The hallway has a high ceiling with recessed lights and large windows on the right side. The overall atmosphere is professional and modern.

Why Invest in Makati?

Developer:



MEGAWORLD

 [info@megaworldmakaticbd.com](mailto:info@megaworldmakaticbd.com)

 [www.facebook.com/MCBD.Megaworld](https://www.facebook.com/MCBD.Megaworld)

**Three Central**

HLURB LTS No. 26917  
Valero St., Salcedo Village, Bel-Air, Makati City  
Completion Date: June 2016  
Contact Number: +63 917 887 6223

**Greenbelt Hamilton Tower Two**

HLURB TLS No. ENCRFO-14-10-033  
Legaspi and Sotto St., Legaspi Village, Makati City  
Completion Date: December 2019  
Contact Number: +63 917 887 6223

HLURB ENCR AA-2015/06-521