



## Vibrant Global Living in the Heart of Ortigas

Residential Units

Serviced Residences



## About Us



Incorporated in 1986 under the management of the chairman and CEO Ms. Elsie Chua.

Over the years, CDC Holdings, Inc. upholds its commitment by delivering almost 10,000 quality investments.

### **CDC Holdings Inc, Earliest Developments**

- Quadrillion Mansion – San Juan, Mandaluyong City
- Somerset Millennium Suites – Makati City
- Millennium Plaza Serviced Residences – Makati City
- Platinum 1000 and Platinum 2000 – Annapolis, Greenhills



## Mission

Our mission is to build reliable, world-class quality of homes to our clients. We help every Filipino family to have a home that they can call “their own”. We maintain the good relationship and goodwill to our valued customers by being quick, responsive and efficient.

## Vision

We aspire to provide the best quality of homes to every Filipino family. We will continue to inspire, build more dreams and promote a better living.

# The Good Side of Investing in Philippine Real Estate



- Your **investments** are in **good hands**
- **Low risk** vs Stocks, bonds, pre-needs
- When you move in, automatically, you **save rent fees**
- When you rent it out, **it is income generating**
- **Asset value is preserved** vs the volatile stock market or pre-need plans
- **Real estate** has been proven to **keep** their **value** over the long run- It is a hedge against inflation
- If you **buy at pre selling**, money is **saved**

# Why Citadines Millennium Ortigas



- CDC Millennium Ortigas is a framework of success.
- Not just an ordinary building. CDC Millennium Ortigas is a “branded” project managed by CDC Holdings Inc. and The Ascott.
- Assurance of stability and excellent customer service
- Professionally managed by international partners
- It ensures to optimize profitability and asset value
- CDC Holdings Inc. has a proven track record when it comes to timely delivery
- The ideal location right in the heart of Ortigas CBD is ideal for the young urban professional.
- Greening features of the building helps save energy and the environment.
- The best of life in the city. It offers the convenience of living where everything is within reach.
- Serviced apartments are managed by Ascott, a company known world-wide for its outstanding management of hotels and serviced apartments.
- World class amenities refresh and recharge your senses.

# Value Proposition



- What** A 32-storey development that combines residential units, commercial spaces and serviced apartment units in one spectacular building.
- Where** Ortigas Avenue corner Sapphire Road
- Who** **End-users:** For the modern urban dweller with discriminating tastes.
- Investors:** It will definitely offer a competitive advantage to investors in terms of stability and profitability.
- Why** CDC Millennium Ortigas promises a world of infinite possibilities for live, work and play. It's perfect strategic location gives you more time to do what you love to do and less time on the road.







Rising amidst the bustling Ortigas Center is a thoughtfully designed 32-storey building that combines commercial, residential units and serviced apartments.

Citadines will manage the serviced residences while CDC Holdings Inc. will operate the commercial and residential units of CDC Millennium Ortigas.

A distinct feeling of exclusivity, serenity and security will definitely be experienced. Step inside CDC Millennium Ortigas and indulge in the privacy of your own space.

Just like home- live, breathe and dream. A lifestyle designed for you, by you.

## World-class Amenities



Life is a constant buzz. CDC Millennium Ortigas believes in the quintessential levels of comfort that allows everyone to recharge, relax and enjoy the picturesque view of Ortigas. By setting a new standard, CDC Millennium Ortigas expressed a fresh new take of living in a good, comfortable, healthy and serene environment.

- Private entrance along Sapphire Road
- Mailroom and administration office
- Swimming pool at the roof deck
- Residence lounge
- Meeting rooms
- Option to use service apartment facilities (gym, day care center, meeting room, business center, launderette with fees)



## 3<sup>rd</sup> Floor: Amenities



## 32<sup>nd</sup> Floor: Amenities



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## Safety and Security



- Electronic Card system for all access of common for lifts and entrance
- CCTV in all levels, lifts, entrance, and amenities floor
- 24/7 hour security
- Fire protection system enabling units under emergency to be easily pinpointed
- Automatic sprinkler system supported
- Public Access system for easy communication with building administration





# Green, Healthy and Luxurious Living

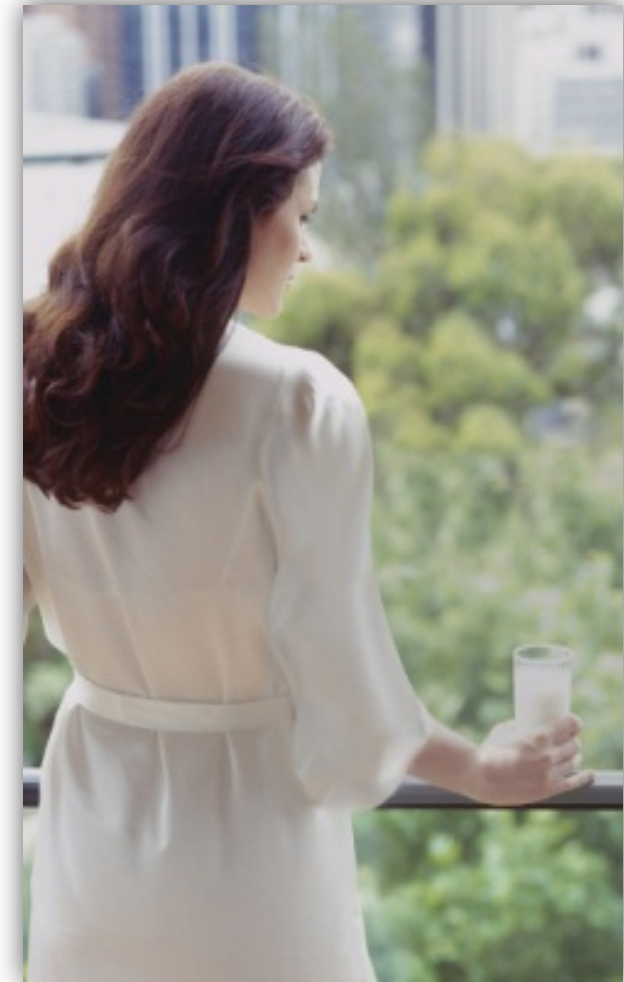


Live the rejuvenating power of the nature. CDC Millennium Ortigas offers an invigorating healthy environment.

From its greening features, dotted with plants and trees, wide spaces and a peaceful ambiance; CDC Millennium is a private haven for nature lovers.

Live green and enjoy the serenity while in the conveniences of the urban living.

- Floor to floor height: 3.5 m
- Floor to ceiling windows
- Motion controlled lights
- Dual flush toilets
- Waste segregation
- Pocket gardens
- Inverter type ACU



# Location Map



The ideal address for savvy and vibrant individuals on the go.

CDC Millenium Ortigas shall rise at the center of Ortigas, Pasig City.

Located along Ortigas Avenue Corner Sapphire Road, Citadines Millennium Ortigas promises a world of infinite possibilities for work and play.



The following destinations are accessible from  
Citadines Millennium Ortigas:



Eastwood City



Circuit Makati



Makati CBD



Greenhills



Rockwell



Ortigas CBD





# Schools



# Hospitals



# Serviced Residences



- Citadines serviced residences offers essential services.
- It also offers stable occupancy; with a combination of long and short stays.
- In addition, leasing terms is variable for one day to one year or longer.
- Citadines ensures that every interior detail has been carefully planned and designed





# Residential Units



- A suite of efficient business support services is available to assist the client, including 24-hour reception staff and secretarial services.
- Business centre or meeting rooms are available for your use.
- Refined, luxurious city living
- Clients may entertain a business guest in the privacy of their own living room



# Residential Lobby



# Ground Floor: Lobby





## 2<sup>nd</sup> Floor: Gourmet Food Hub



# 19<sup>th</sup> - 24<sup>th</sup> Floor: Serviced Residences

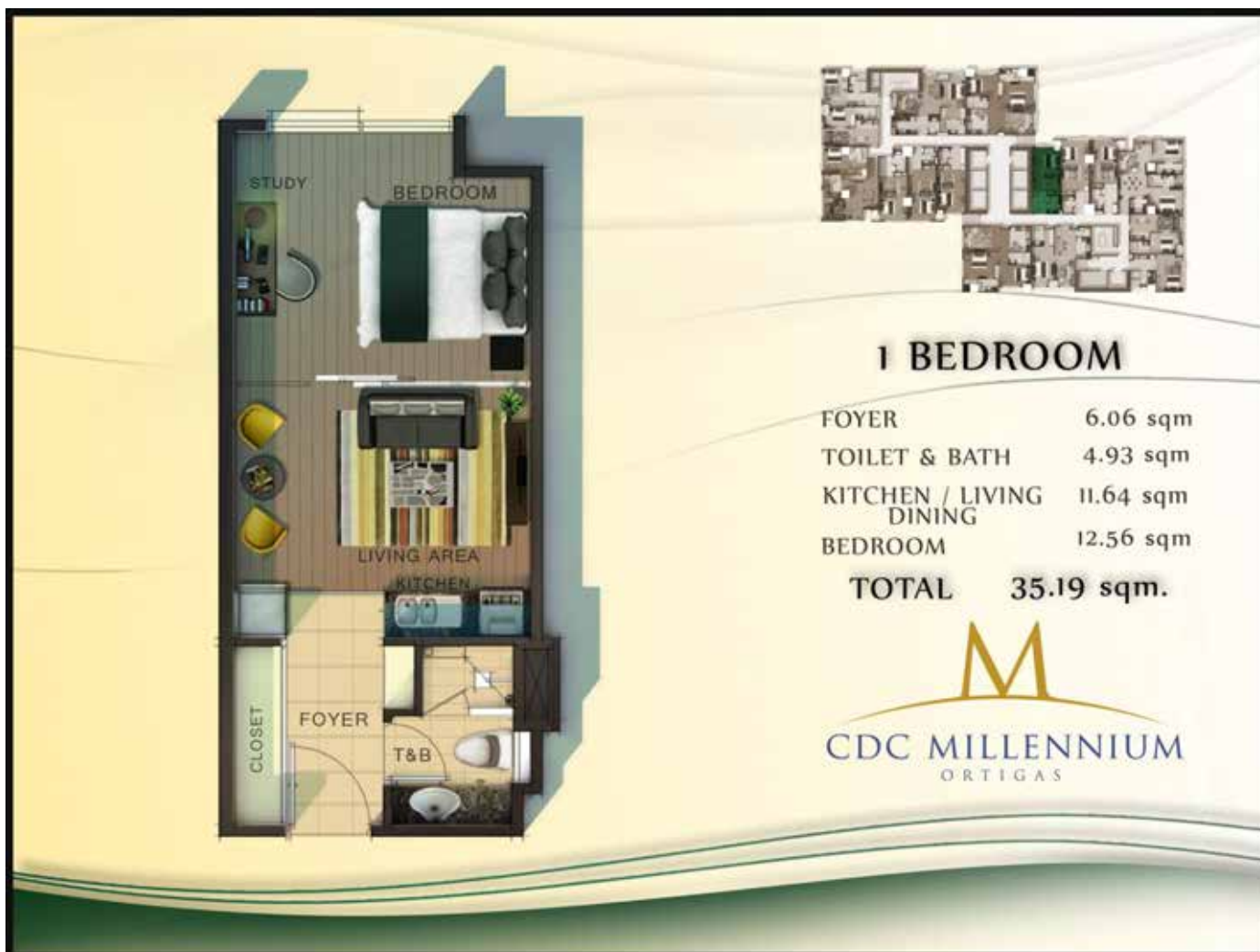


## 25<sup>th</sup> – 32<sup>nd</sup> Floor: Residential Apartments





# 1 BEDROOM 35.19 sqm.



# 1 BEDROOM 41.05 sqm.



# 1 BEDROOM 41.40 sqm.

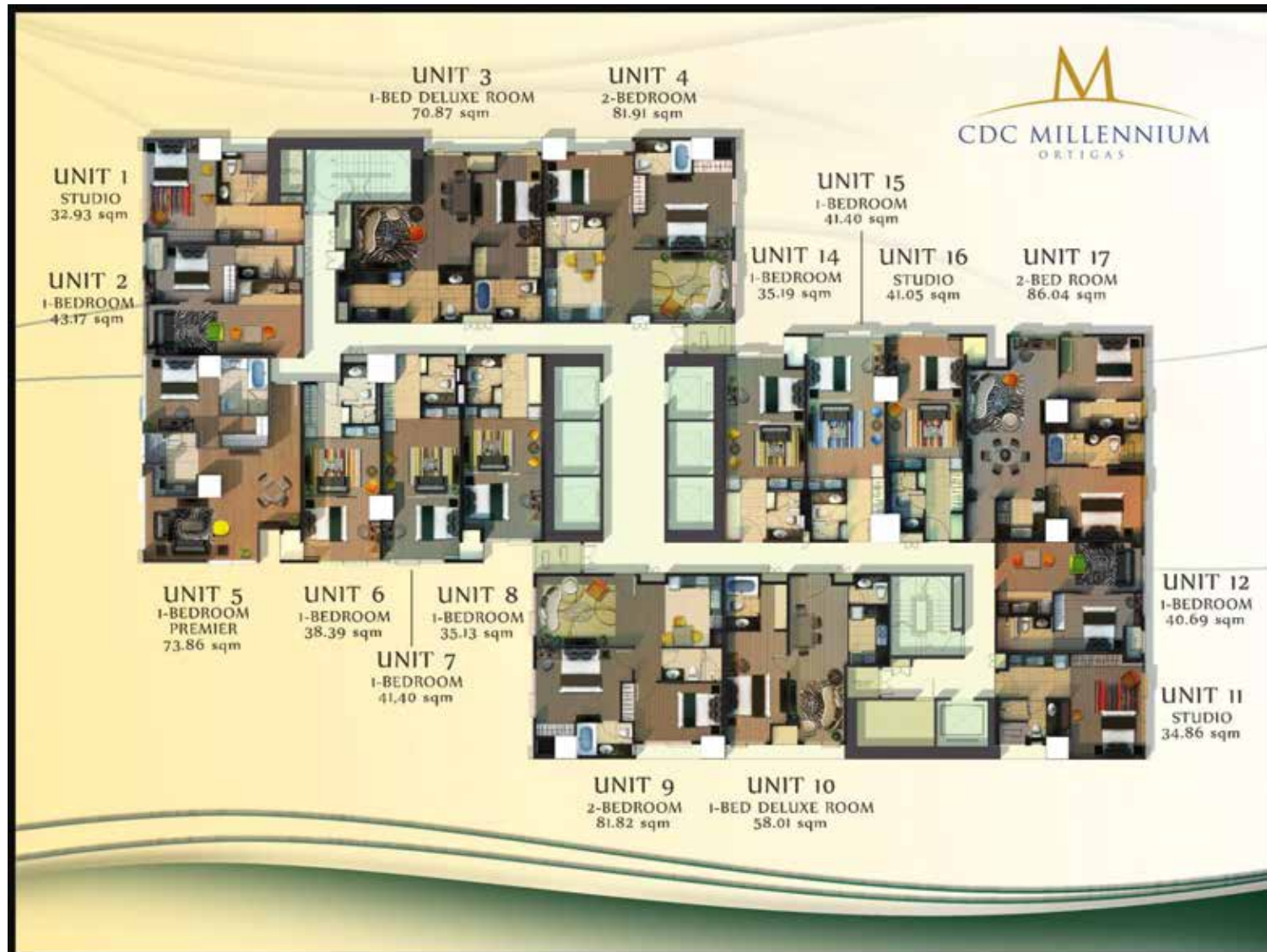




## 2 BEDROOMS 86.04 sqm.

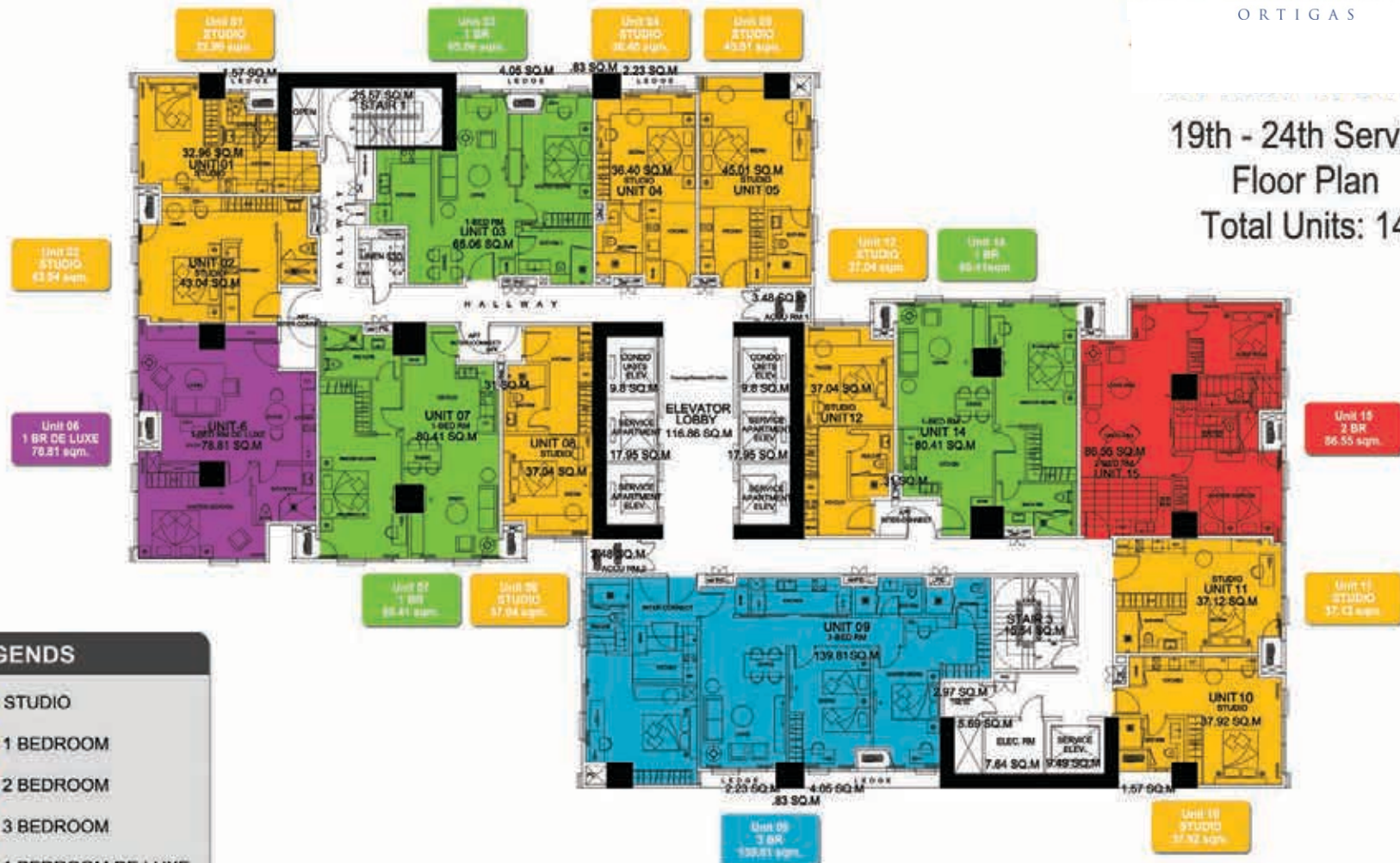


# Typical Floor Plan





# Typical Floor Plan



# Typical Floor Plan

## 25th - 26th Residential Floor Plan





# Typical Floor Plan

## 27th - 32nd Residential Floor Plan



# PROJECT INFORMATION




DEVELOPER	CDC Land Premiere, Inc. a subsidiary of CDC Holdings, Inc.
PROJECT NAME & LOCATION	CDC Millennium Ortigas Ortigas Avenue corner Sapphire Road
LAND AREA	1,749 square meters
TAGLINES	<ul style="list-style-type: none"><li>• VIBRANT GLOBAL LIVING in the HEART of ORTIGAS</li><li>• SPACE to LIVE, BREATHE and DREAM</li><li>• Functional style for the globetrotting individual</li><li>• A lifestyle designed for you, by you</li></ul>
Exclusive Sales & Marketing	Quadrillion Sales, Inc.



# PROJECT TEAM



<i>Architect</i> <i>Interior Design</i> <i>Structural Engineer Design</i> <i>Engineering</i> <i>Mechanical Engineer</i> <i>Sanitary &amp; Fire Protection</i>	<b>RMDA Architects</b> <b>Architect Joseph Sy &amp; Associates</b> <b>SY 2 &amp; Associates</b> <b>EB Cruz &amp; Partners</b> <b>L.R. Punzalan &amp; Associates</b> <b>NBF Consulting, Inc.</b>
<b>Serviced Residences Operator</b>	<b>The Ascott</b> 
<b>Serviced Residences Brand</b>	<b>Citadines</b> 

# PROJECT DETAILS



<b>Building Details</b> 6 floors Ground floor 2 <sup>nd</sup> floor 3 <sup>rd</sup> floor 4 <sup>th</sup> to 24 <sup>th</sup> floors 25 <sup>th</sup> to 31 <sup>st</sup> floor Roof top	<b>32 storey composed of</b> Underground Parking area Lobby for service and residential & commercial Gourmet food court Exclusive amenity floor for Service Apartment guest 20 floors Service Apartments 7 floors Residential Units Exclusive amenity floor for Residential apartments
<b>Number of Elevator for</b> Residential Service Apartment	<b>8 Elevator units</b> 2 passenger unit & 1 service elevator 4 passenger unit & 1 service elevator
<b>Total number Units</b> Residential Units Service Apartment	<b>196 Units</b> 128 units 84 units

## PROJECT DETAILS



<b>Parking Slots</b>	<b>178 slots</b>
Residential Units	92 slots
Service Apartment	90 slots
Commercial units	38 slots
<b>Commercial Shops</b>	
Lower Ground	Grocery or Convenience Store
Upper Ground	Coffee Shop, banks, and retail shops
2 <sup>nd</sup> Floor	Gourmet Food Hub
3 <sup>rd</sup> Floor	SPA

# PROJECT DETAILS



## **Building Features: SMART & GREEN**

- Air-conditioning System – multi split inverter type in all units will reduce electricity consumption as much as
- Double glazed windows along Ortigas Avenue to prevent noise
- Units are laid out to allow most areas to receive natural light
- Generous windows to provide abundant natural light
- Motion sensor – lights to automatic switch on and off in the common areas
- Generator for emergency 100% back up for lifts and the service apartments
- Energy saving lights in all common areas
- Apartment will have each utility meter and water meter
- Overhead Water tank & Cistern system
- Cable and Telephone System
- Ample garden in the building
- Wall greening in the lobby
- Outdoor pocket garden in the 3<sup>rd</sup> floor
- Deck garden in the roof top
- With professional property management team



# PROJECT DETAILS



## **Building Features: SAFETY**

- Electronic Card system for all access of common for lifts and entrance
- CCTV in all levels, lifts, entrance, and amenities floor
- 24/7 hour security
- Fire protection system enabling units under emergency to be easily pinpointed
- Automatic sprinkler system supported
- Public Access system for easy communication with building administration

## **Residential Facilities & Amenities**

- Private entrance along Sapphire Road
- Mailroom and administration office
- Swimming pool at the roof deck
- Residence lounge
- Meeting rooms
- Option to use service apartment facilities
- (gym, day care center, meeting room, business center, launderette with fees)

# PROJECT DETAILS



<b>Service Apartment Facilities (exclusive for guest only)</b>	<ul style="list-style-type: none"> <li>• Lobby and check in with internet corner</li> <li>• Residence lounge (breakfast lounge)</li> <li>• Meeting room with business service</li> <li>• Common launderette</li> <li>• Gymnasium</li> <li>• Swimming pool &amp; changing area</li> </ul>
<b>Unit Types for Residential Units</b> <b>Studio</b> <b>1 Bedroom Premiere</b> <b>2 Bedrooms</b>	16 units per floor 30.99 – 41.74 sqm 58.17 – 84.56 sqm 85.25 – 88.53 sqm
<b>Unit Types for Service Apartment</b> <b>Studio</b> <b>1 Bedroom</b> <b>1 Bedroom Premiere</b> <b>2 Bedrooms</b>	15 units per floor 30.86 to 38.17 sqm 41.49 sqm 51.57 – 64.55 sqm 82.37 – 87.04 sqm

# Computation Details

## CMO PROJECT COMPUTATION

*\*Please click above*





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