

THE 安泰·駿景花園
PRINCEVIEW
PARKSUITES

Quintin Paredes St. Corner Sabino Padilla St.,
Binondo, Manila City

OUR BEGININGS

Just like any businesses, Anchor Land Holdings, Inc. started out small and was first registered in the Securities and Exchange Commission on July 29, 2004 with Lee Tower as its maiden residential condominium project in Manila Chinatown. It held its successful initial public offering on August 8, 2007, and since then has become one of the Philippine's most successful real estate developer.

Over the years, Anchor Land has been a fast-growing key player in the Philippine's real estate industry specializing in developing *sophisticated and luxurious residential condominium* for increasingly discriminating markets. Initially targeting the Filipino-Chinese segment with residential condominium projects it Manila Chinatown, Anchor Land intends on revitalizing the old Manila – that historic community of Ermita home to affluent families, and Binondo as the center of trade and commerce.

Eventually, after gaining brand equity by becoming a brand of choice among the discriminating Filipino-Chinese segment, Anchor Land started reaching out to the broader market in business districts of Manila, Pasay, Paranaque and recently San Juan.

Today, Anchor Land takes pride in its four successfully completed high-rise residential condominium projects and is committed in promptly delivering the other seven on-going projects.



OUR BUSINESS PHILOSOPHY

Anchor Land's business philosophy is anchored on what has become its: battle cry: **100% COMMITMENT**. Around this revolves the company's passion for excellence, relevant and unique project offerings, continuing improvement of systems and processes, constant increasing shareholder value and above all, unwavering focus on customer satisfaction.

Anchor Land is particularly proud of its culture of excellence and hands-on style. Its managers see to it that they are at the frontlines, ready to engage and always satisfy clients. This affords the company a very effective and real-time feedback mechanism that it channels towards upgrading and fine-tuning its processes.



OUR CORPORATE HEADQUARTER

Main Office: 11TH AND 15TH Floor LV Locsin Bldg., Ayala corner Makati Avenue, Makati City, Philippines

Trunk Line : 63-2- 888-66-88

Recognitions Received

Anchored by 100% Commitment



Awarded “Best Under a \$Billion” in Asia Pacific by Forbes Magazine

December 2008



Awarded as one of the top 10 developers in the Philippines by BCI Asia

May 2011



The Company’s hallmark project, the Anchor Skysuites, was awarded as the Best Condominium Project in the Philippines by Ensign Media, awards covering entire South East Asia. Also, the Company was named Top 3 developers in the Philippines

November 2011

Anchor Land Completed Projects

Anchored by 100% Commitment

AI Anchor Land Holdings Inc.



Lee
TOWER
利園



Mandarin
Square
豪園



Mayfair
TOWER



華頓花園
WHARTON
PARKSUITES



SaleMare
PARKSUITES



Two
SHOPPING CENTER



One
SHOPPING CENTER

Anchor Land On-Going Projects



Mandarin Square
豪園



THE PRINCEVIEW
安泰·骏景花園 PARKSUITES



海天濤



OXFORD
安泰·翰林花園 Parksuites



Sale Mare
PARKSUITES

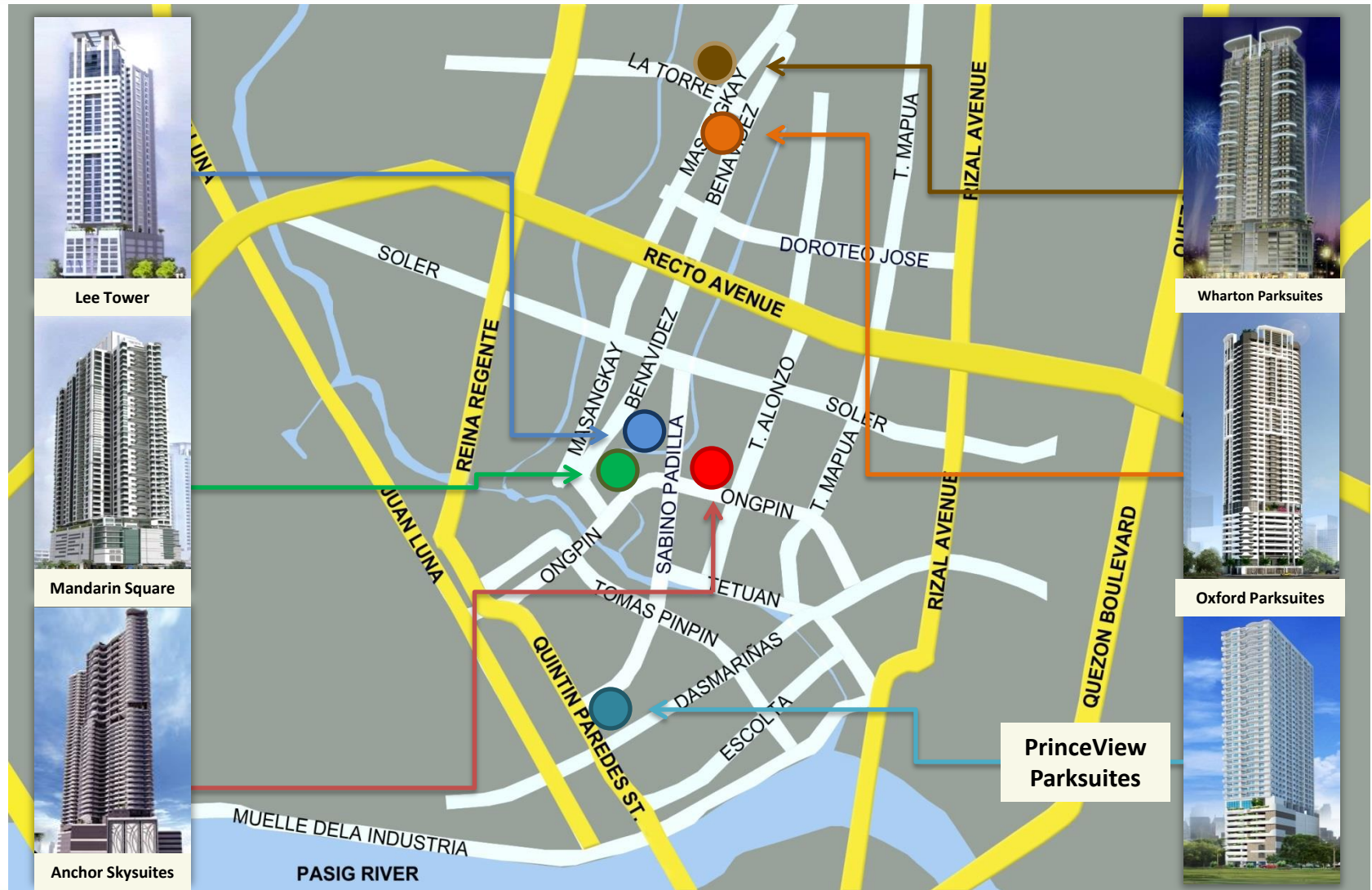


Clairemont Hills



MONARCH
PARKSUITES

Manila (China Town) Projects



Efficiency and Practicality



Prince View , a 39-storey development, is Anchor Land's new project in the heart of Manila's Chinatown offering residents the advantage of living near where their businesses are. The luxurious residential condominium is a short walk away from major establishments in the area such as hospitals, churches, shopping centers, police stations, and government offices.

With only limited number of residential units, PrinceView Parksuites provides exclusivity and ample living spaces that are rarities in other residential condominium developments in the area.

PrinceView Parksuites is luxurious and yet very affordable. Its is perfect for families who want a second home near where they work or do business or to give as a gift to their love ones.

The Location

Address:
 Quintin Paredes cor. Sabino Padilla Sts.,
 Binondo, Manila City



Accessible Going Everywhere

Anchored by 100% Commitment

AH Anchor Land Holdings Inc.



**Ninoy Aquino International Airport
(20-minute drive)**



**Manila South Harbor
(15-minute drive)**



**Light Railway Transits Line 1 and Metro Trail Transit
(5-minute drive)**



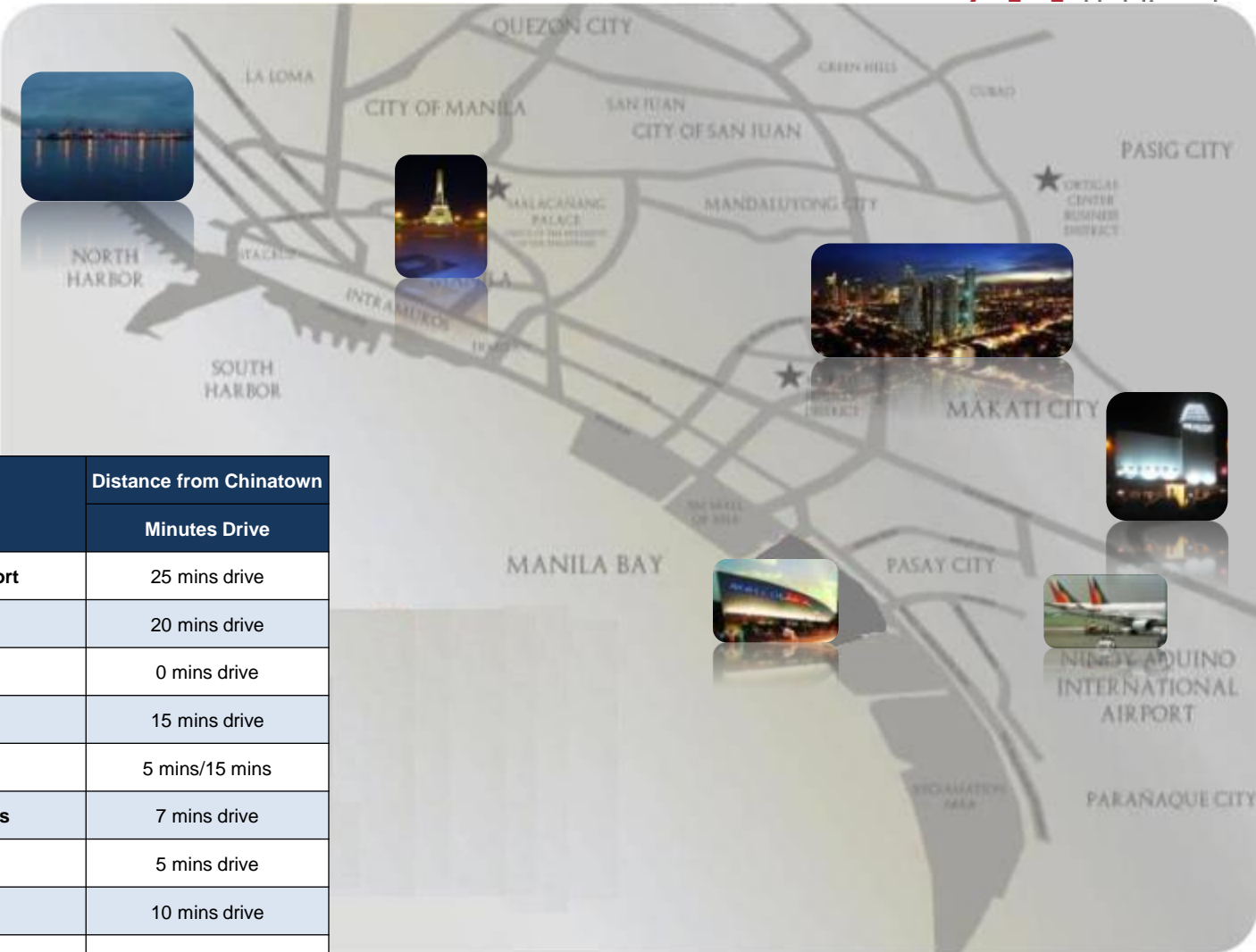
**CCP Ferry Terminal
(10-minute walk)**

MAJOR HIGHWAYS (with 8–10 lanes)

- Roxas Boulevard
- EDSA
- Gil Puyat Avenue
- Coastal Road/ CAVITEX
- NAIA Road

Accessible Going Everywhere

Anchored by 100% Commitment



Destination	Distance from Chinatown
	Minutes Drive
Ninoy Aquino International Airport	25 mins drive
Makati CBD	20 mins drive
Manila Chinatown CBD	0 mins drive
SM Mall of Asia Complex	15 mins drive
Manila (Malate) Tourist District	5 mins/15 mins
Cultural Center of the Philippines	7 mins drive
Manila Yacht Club	5 mins drive
Intramuros	10 mins drive
Luneta Park	6 mins drive
PAGCOR Entertainment City	17 mins drive

Accessibility & Convenience

SHOPPING CENTERS	HOSPITALS
Lucky China Town Mall	Metropolitan Medical Center
Tutuban Shopping Center	Chinese General Hospital
168 Shopping Center	UST Hospital
999 Shopping Center	Jose Abad Santos Memorial Medical Center
SM City Manila	Manila Doctors Hospital
Robinsons Manila	Manila Medical Center

THE LOCATION
At the Center of Manila China Town Central Business District
Within Manila Chinese Cultural District
Along Manila China Town Major Thoroughfare

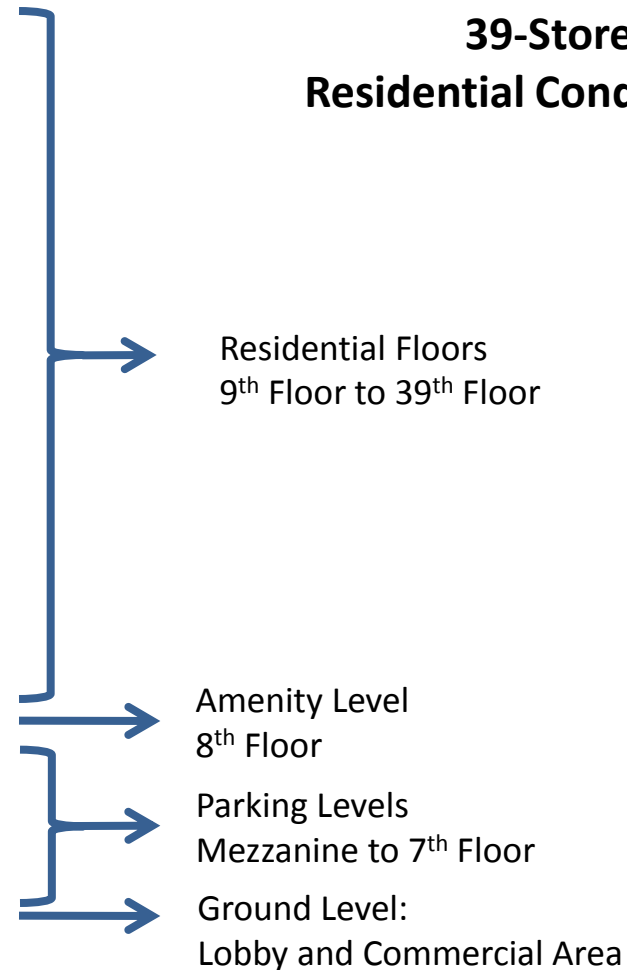
UNIVERSITIES	
Univ. of Santo Tomas	Centro Escolar University
Far Eastern University	Lyceum University
Colegio de San Juan De Letran	Mapua Insitute of Technology
San Beda College	San Sebastian College
University of the East	Univ. of the Philippines-Manila

DESTINATIONS	DISTANCE
Ninoy Aquino International Airport	25 - 40 mins.
Manila Port Area	15 - 30 mins.
Binondo Business District	0 - 10 mins.
Makati - CBD	20 - 40 mins.
SM Mall of Asia Complex	15- 25 mins.

Building Composition



39-Storey Residential Condominium



At A Glance

ADDRESS	Quintin Paredes St. corner Sabino Padilla St., Binondo, Manila City
TYPE OF DEVELOPMENT	High Rise Luxury Residential Condominium
TOTAL LOT AREA	1,000 square meters
TOTAL HEIGHT	141.20 meters with .40 meters elevation from the sidewalk
GROUND FLOOR	Residential Lobby, Commercial Units, Driveway to Podium Parking
PARKING LEVELS	8 Podium Parking Levels
AMENITY FLOOR	8 th Floor
RESIDENTIAL FLOORS	9 th to 39 th Floors
FLOOR TO FLOOR HEIGHT	3.25 meters (residential floors)
WIDTH OF HALLWAY	1.50 meters (residential floors)
WIDTH OF ELEVATOR LOBBY	2.75 meters (residential floors)
UNIT OFFERINGS	1- Bedroom , 2-Bedroom, 3-Bedroom and 4-Bedroom

Features

Health and Wellness



- Natural lighting
- Natural ventilation and good air flow in residential hallways
- Natural ventilation in lift elevator
- Panel shades for protection from direct sunlight
- Aspiro Air Quality System in all residential units

Security and Safety

- 24-hour security
- CCTV in all common areas
- 3 High Speed Elevators
- Card Access Security
- Semi-addressable Fire Detection and Alarm System
- Fire rated residential doors
- Automatic Fire Sprinkler System
- Two Fire Escape Locations at all Levels
- Security Intercom
- Mortise door lockset



THE 安泰·駿景
PRINCEVIEW
PARKSUITES

置身百米高空天際泳池，唯有《安泰·駿景》尊榮住戶享受。



Roof Deck Infinity Pool



現代健身中心 Fitness Gym



遊戲室 Game Room



Function Room



Playground



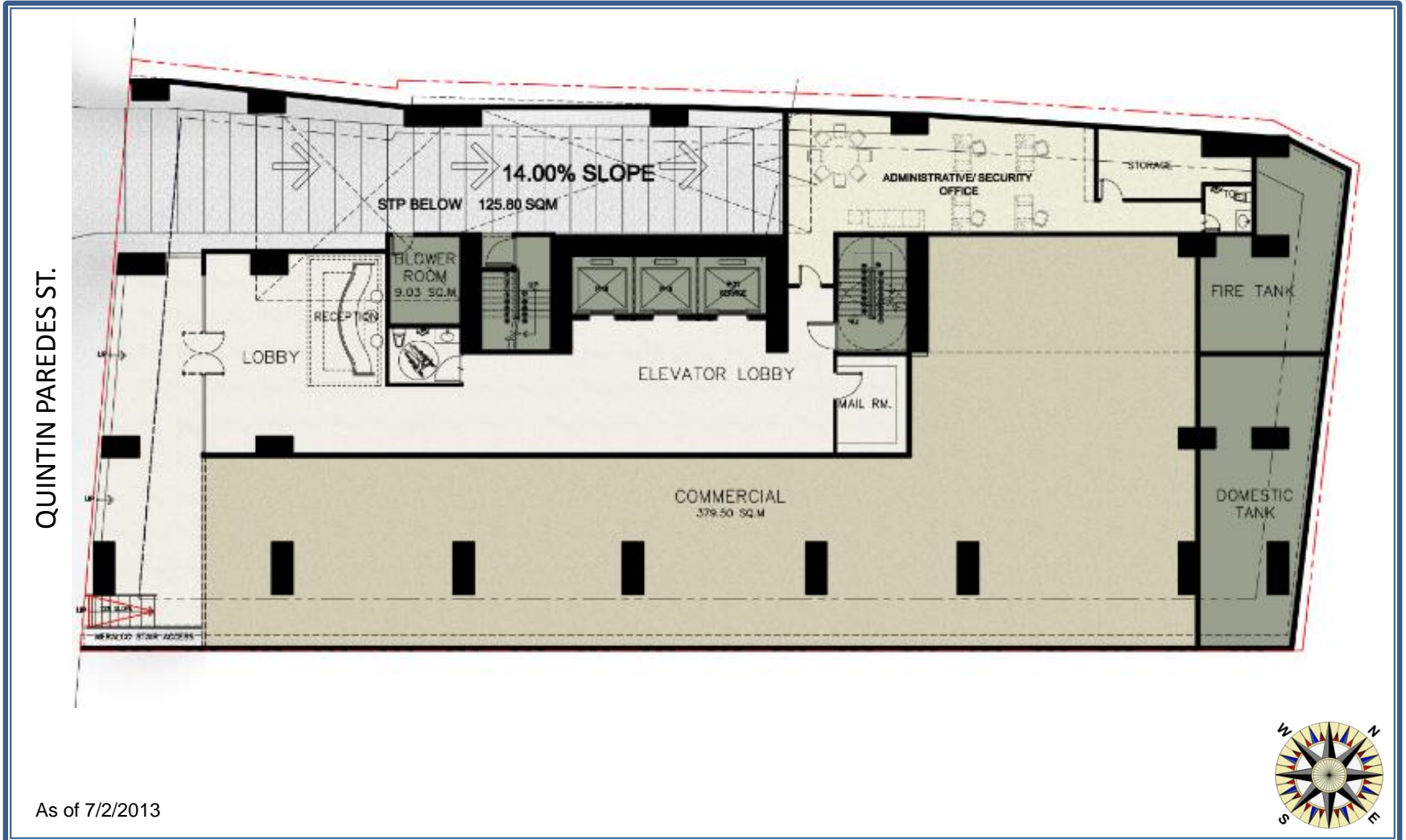
Open Lounge



KTV Room

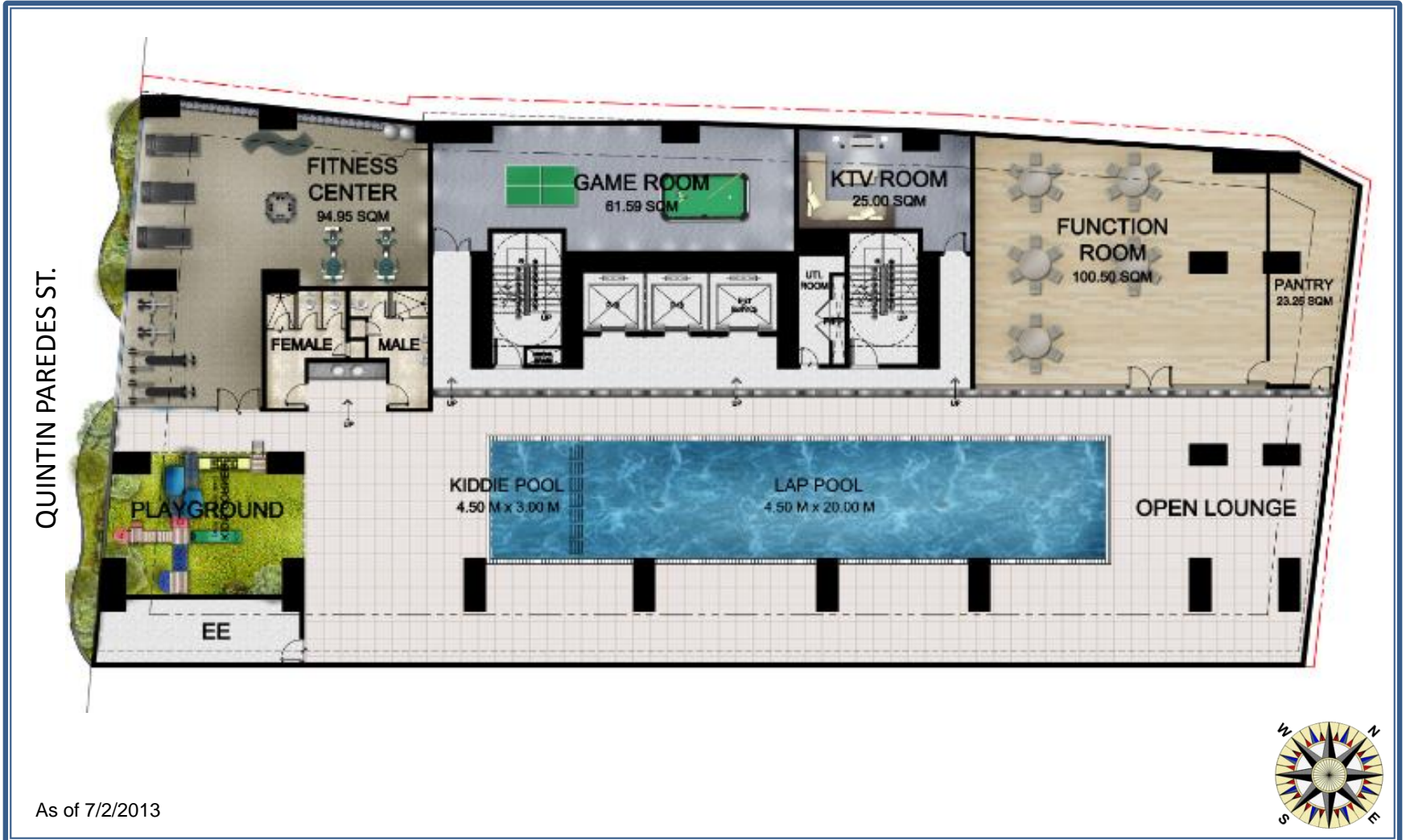
Typical Floor Plans

Ground Floor Plan



As of 7/2/2013

8th Floor Plan: Amenity Level

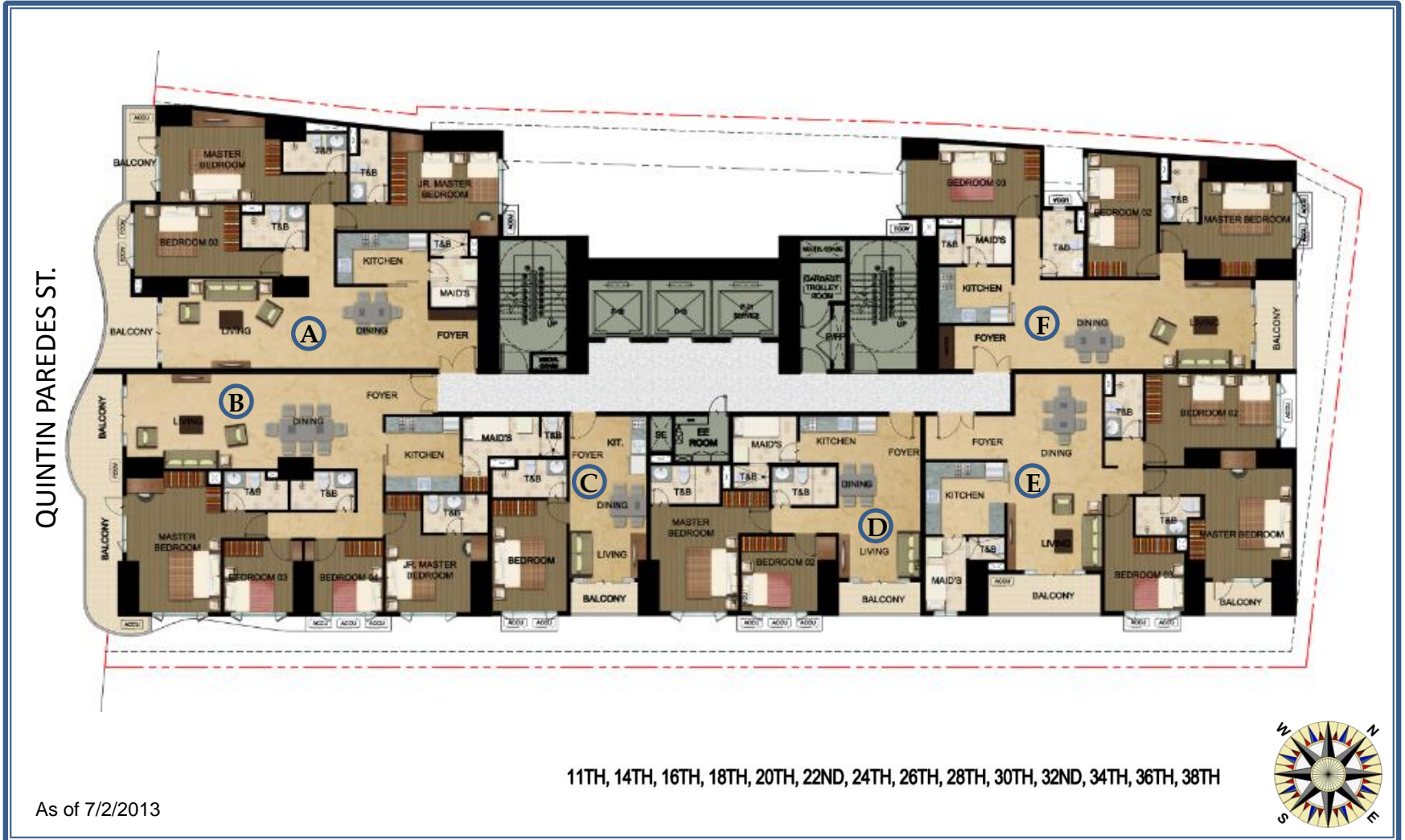


9th Floor Plan

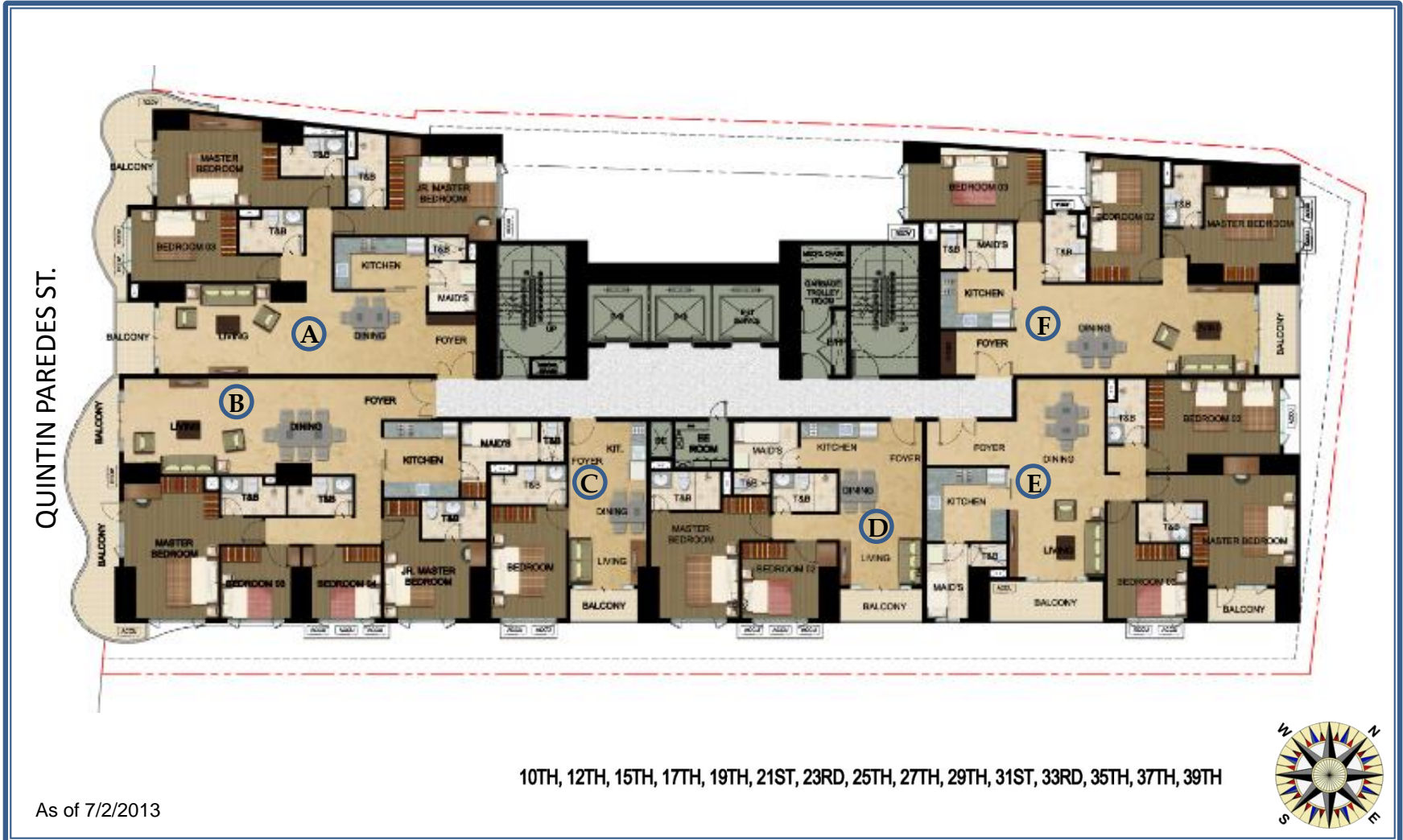


As of 7/2/2013

Typical Residential Floor 1



Typical Residential Floor 2

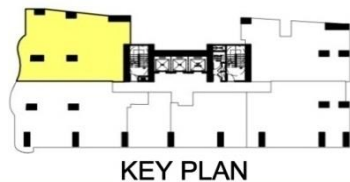
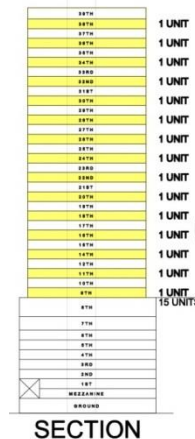


Unit Floor Plans

Unit Floor Plan



DESCRIPTION	AREA (SQM)
FOYER/LIVING/DINING	46.70
KITCHEN	7.70
MASTER'S BEDROOM	21.20
MASTER'S T&B	5.30
JR. MASTER'S BEDROOM	20.00
JR. MASTER'S T&B	4.90
BEDROOM 03	15.30
COMMON T&B	4.70
MAID'S / UTILITY ROOM	4.10
MAID'S T&B	1.90
BALCONY @ LIVING	10.50
BALCONY @ MASTER'S BEDROOM	4.80
TOTAL AREA	147.10



UNIT A
THREE BEDROOM UNIT
 Living Area = 131.80 SQM
 Balcony Area = 15.30 SQM
 Saleable Area = 147.10 SQM

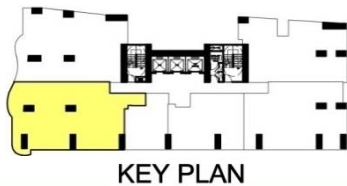
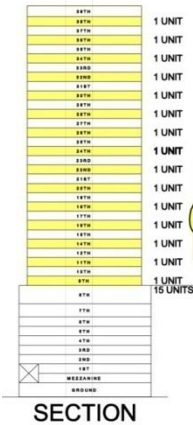
9TH, 11TH, 14TH, 16TH, 18TH, 20TH, 22ND,
 24TH, 26TH, 28TH, 30TH, 32ND, 34TH, 36TH, 38TH

Unit Floor Plan



As of 7/2/2013

DESCRIPTION	AREA (SQM)
FOYER/LIVING/DINING	49.30
KITCHEN	9.20
MASTER'S BEDROOM	24.40
MASTER'S T&B	4.20
JR. MASTER'S BEDROOM	15.50
JR. MASTER'S T&B	4.20
BEDROOM 03	9.40
BEDROOM 04	9.40
COMMON T&B	4.20
MAID'S / UTILITY ROOM	7.10
MAID'S T&B	1.80
BALCONY @ LIVING & MASTER'S BEDROOM	17.70
TOTAL AREA	156.40



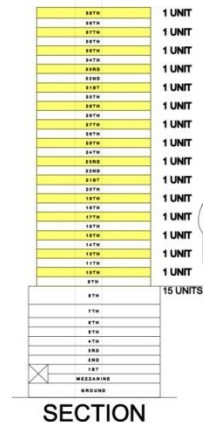
UNIT B
FOUR BEDROOM UNIT
 Living Area = 138.70 SQM
 Balcony Area = 17.70 SQM
 Saleable Area = 156.40 SQM

9TH, 11TH, 14TH, 16TH, 18TH, 20TH, 22ND,
 24TH, 26TH, 28TH, 30TH, 32ND, 34TH, 36TH, 38TH

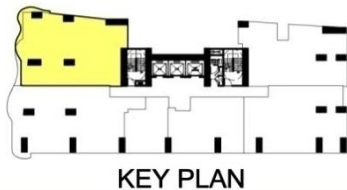
Unit Floor Plan



DESCRIPTION	AREA (SQM)
FOYER/LIVING/DINING	46.60
KITCHEN	7.70
MASTER'S BEDROOM	21.20
MASTER'S T&B	5.30
JR. MASTER'S BEDROOM	20.00
JR. MASTER'S T&B	4.90
BEDROOM 03	15.30
COMMON T&B	4.70
MAID'S / UTILITY ROOM	4.10
MAID'S T&B	1.90
BALCONY @ LIVING	4.50
BALCONY @ MASTER'S BEDROOM	12.70
TOTAL AREA	148.90



UNIT A
THREE BEDROOM UNIT
 Living Area = 131.70 SQM
 Balcony Area = 17.20 SQM
 Saleable Area = 148.90 SQM



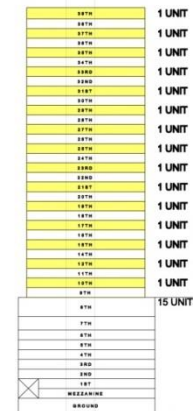
KEY PLAN

Unit Floor Plan



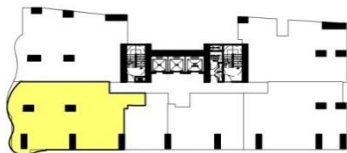
As of 7/2/2013

DESCRIPTION	AREA (SQM)
FOYER/LIVING/DINING	49.30
KITCHEN	9.20
MASTER'S BEDROOM	24.40
MASTER'S T&B	4.20
JR. MASTER'S BEDROOM	15.50
JR. MASTER'S T&B	4.20
BEDROOM 03	9.40
BEDROOM 04	9.40
COMMON T&B	4.20
MAID'S / UTILITY ROOM	7.10
MAID'S T&B	1.80
BALCONY @ LIVING & MASTER'S BEDROOM	16.80
TOTAL AREA	155.50



SECTION

10TH, 12TH, 15TH, 17TH, 19TH, 21ST, 23RD,
 25TH, 27TH, 29TH, 31ST, 33RD, 35TH, 37TH, 39TH



KEY PLAN

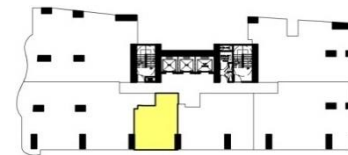
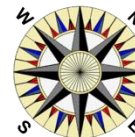
UNIT B
FOUR BEDROOM UNIT
 Living Area = 138.70 SQM
 Balcony Area = 16.80 SQM
 Saleable Area = 155.50 SQM

Unit Floor Plan

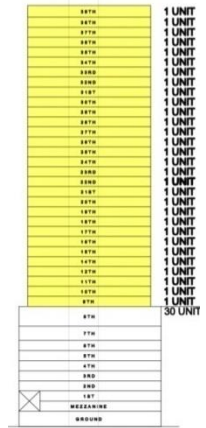


DESCRIPTION	AREA (SQM)
FOYER/LIVING/DINING/KITCHEN	21.40
BEDROOM	13.90
T&B	4.70
BALCONY @ LIVING	3.40
TOTAL AREA	43.40

UNIT C
ONE BEDROOM UNIT
 Living Area = 40.00 SQM
 Balcony Area = 3.40 SQM
 Saleable Area = 43.40 SQM



KEY PLAN

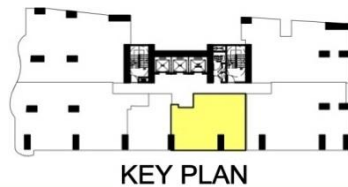


SECTION

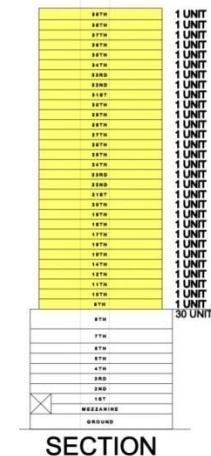
Unit Floor Plan



DESCRIPTION	AREA (SQM)
FOYER/LIVING/DINING/KITCHEN	28.10
MASTER'S BEDROOM	17.80
MASTER'S T&B	5.20
BEDROOM 02	12.00
COMMON T&B	4.20
MAID'S / UTILITY ROOM	5.50
MAID'S T&B	2.00
BALCONY @ LIVING	4.20
TOTAL AREA	79.00



UNIT D
TWO BEDROOM UNIT
 Living Area = 74.80 SQM
 Balcony Area = 4.20 SQM
 Saleable Area = 79.00 SQM

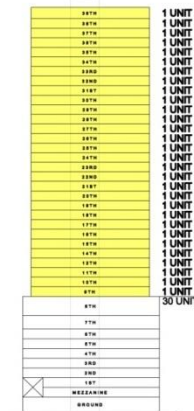


Unit Floor Plan

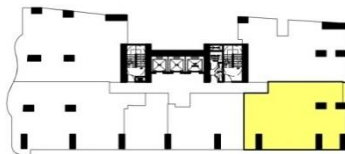


As of 7/2/2013

DESCRIPTION	AREA (SQM)
FOYER/LIVING/DINING	39.60
KITCHEN	9.40
MASTER'S BEDROOM	24.00
MASTER'S T&B	3.80
BEDROOM 02	17.60
BEDROOM 03	13.00
COMMON T&B	4.20
MAID'S / UTILITY ROOM	6.60
MAID'S T&B	2.20
BALCONY @ LIVING	7.00
BALCONY @ MASTER'S BEDROOM	3.40
TOTAL AREA	130.80



SECTION



KEY PLAN

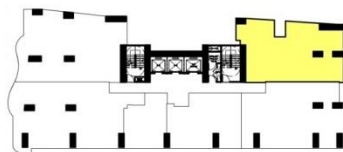
UNIT E
THREE BEDROOM UNIT
 Living Area = 120.40 SQM
 Balcony Area = 10.40 SQM
 Saleable Area = 130.80 SQM

Unit Floor Plan



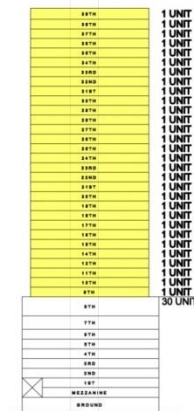
As of 7/2/2013

DESCRIPTION	AREA (SQM)
FOYER/LIVING/DINING	43.90
KITCHEN	7.00
MASTER'S BEDROOM	19.50
MASTER'S T&B	4.70
BEDROOM 02	14.30
BEDROOM 03	16.90
COMMON T&B	4.80
MAID'S / UTILITY ROOM	3.70
MAID'S T&B	2.00
BALCONY @ LIVING	5.60
TOTAL AREA	122.40



KEY PLAN

UNIT F
THREE BEDROOM UNIT
 Living Area = 116.80 SQM
 Balcony Area = 5.60 SQM
 Saleable Area = 122.40 SQM



SECTION

Unit Offerings

UNIT TYPE	ADDITIONAL UNIT FEATURES	NO. OF UNITS	APPROXIMATE UNIT FLOOR AREA IN SQM	APPROXIMATE UNIT FLOOR AREA IN SQF
1 – Bedroom	Balcony	30	43.40	467
2 – Bedroom Flat	Balcony	30	79.00	850
3 – Bedroom Flat	Balcony	90	122.40 - 148.90	1,318 - 1,603
4 – Bedroom Flat	Balcony	30	155.50 - 156.40	1,674 - 1,683
	Total	180		

Aspiro Air Therapy System purifies, kills germs, and releases more oxygen thereby revitalizes and increases quality of indoor air.

Highly secured main door – fire rated with complete Mortise lockset, door stopper , door viewer, door guard and door closer. Wider doors for large units.

Functional balcony accommodating a minimum of 2-seater coffee table (for 1-Bedroom Unit). Larger and spacious balconies for bigger units.

High-grade kitchen with complete fixture, countertop, built-in cabinets, and grease trapper.

Complete toilet and bath fixture, vanity cabinet, shower enclosure and provision for water heater.

Maids room and utility area for laundry and storage (except for Unit C - 1 Bedroom).

Telephone and cable TV ready. Intercom with access to lobby reception.

Provision for split-type air-conditioning units.

Lightings and outlets with emergency power .

Automatic smoke detector and fire sprinkler.

Individual metering for water and electricity.

Why Invest in Pinceview Parksuites?

- **Strategic location** being at the center of Manila China Town – Chinese Business District offering myriad opportunities for doing business.
- **Highly convenient lifestyle** , close proximity to various commercial establishments, hospitals, schools, cultural heritage sites, and government offices. offering.
- **Best value-for-money investment** with well thought of units suitable for rentals for Chinese immigrants and provincial families and businessmen.
- **Secured investment** with 5% guaranteed annual return.

Business Opportunities in Leasing Out Princeview Parksuites Residential Units

- There is an existing growing demand for residential rental brought about by very vibrant business activities and influx of businessmen and their families from mainland China and the provinces.
- There is big opportunity for high rental income due to high income bracket of businessmen in the area.
- Anchor Land Leasing and Asset Management offers unit owners/investors full service – from looking for lessee to managing leasing transactions to rental collection and payment