

# Orean Residences

VERTIS

OREAN RESIDENCES

# Prime Modern Living in Quezon City's City Center

## Development Summary

Project Name	Orean Residences
Address	Vertis North, North Triangle, Brgy. Bagong Pag-Asa, Agham Road, Vertis North, Quezon City
Project Developer/Owner	Ayala Land, Inc.
Project Manager & Marketing Agent	Alveo Land Corp
Development Type	A single residential condominium with a retail podium, built within an integrated mixed-use district.

**Alveo Land's latest residential development offers an elevated living experience at the heart of Quezon City**

- Strategically located at Ayala Land's Vertis North, a well-connected, thriving and vibrant estate
- Alveo’s premium QC development, boasting a single residential tower with a distinct facade
- Carefully curated and well-designed full floor of amenities
- Enhanced unit layouts with upgraded finishes and deliverables



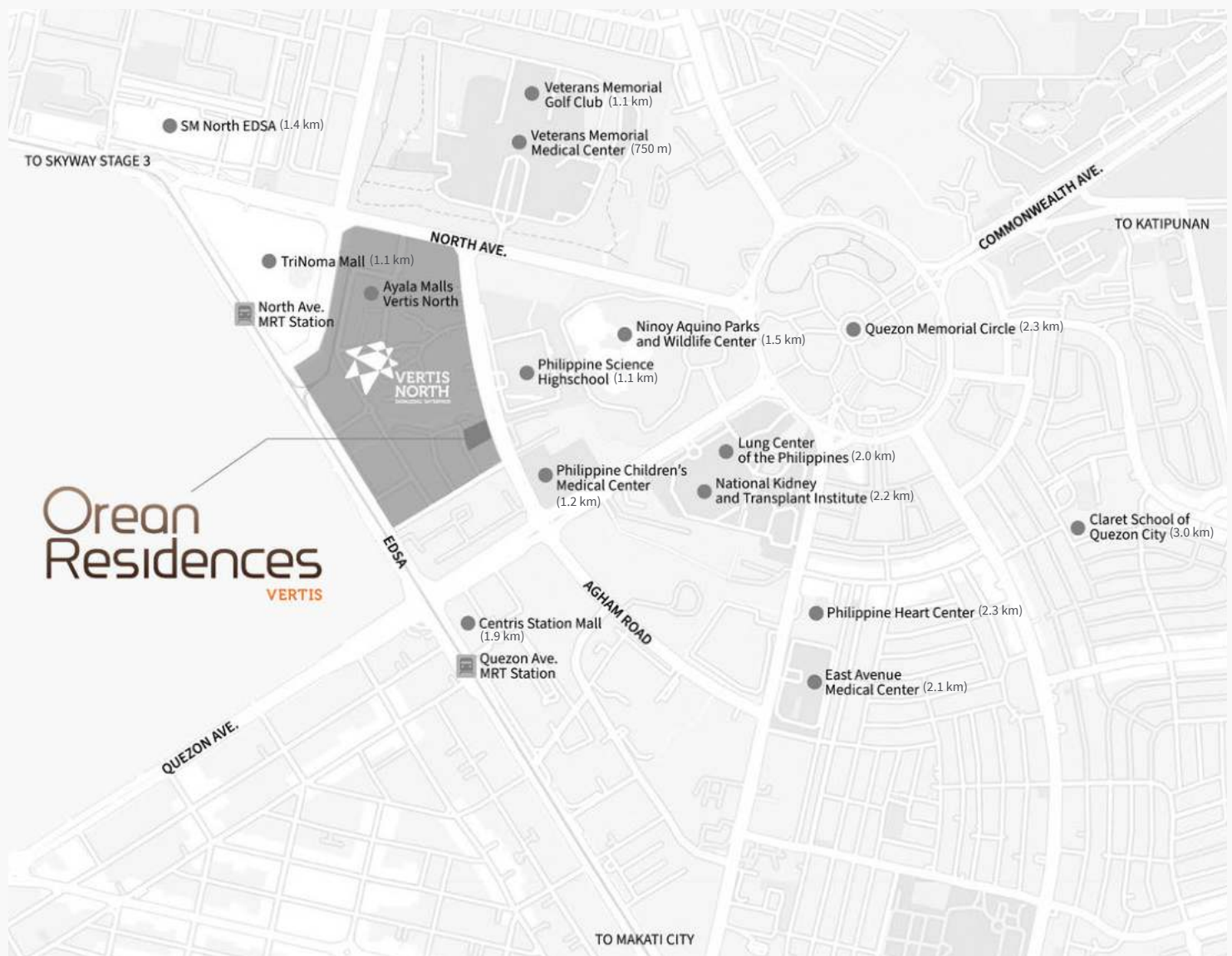
Artist's Perspective

## OREAN RESIDENCES Vicinity Map

**Vertis North creates connections to a wealth of opportunities for business, leisure, and living in Quezon City.**

Strategically positioned at the North Triangle, this thriving Ayala Land estate is bounded by major thoroughfares—EDSA, North Avenue, and Agham Road—and major transportation hubs—MRT, LRT, Metro Manila Subway, and Grand Central Station.

Orean Residences is at the heart of this dynamic environment, brimming with endless possibilities.



Location Map



## OREAN RESIDENCES

# Vertis North

**As Ayala Land's energized estate, Vertis North is unlike no other in Quezon City.**

An active estate without equal, this expansive 29-hectare mixed-use development offers the complete Ayala Land line-up—residential, commercial, business, and hospitality, as well as 2 hectares dedicated to lush open spaces.



Artist's Perspective

### Retail and Leisure Destinations

- A Ayala Malls Vertis North
- B Seda Vertis North
- C Solaire Resort North
- D Terra Drive Plaza

### Parks and Open Spaces

- E Vertis Rain Garden

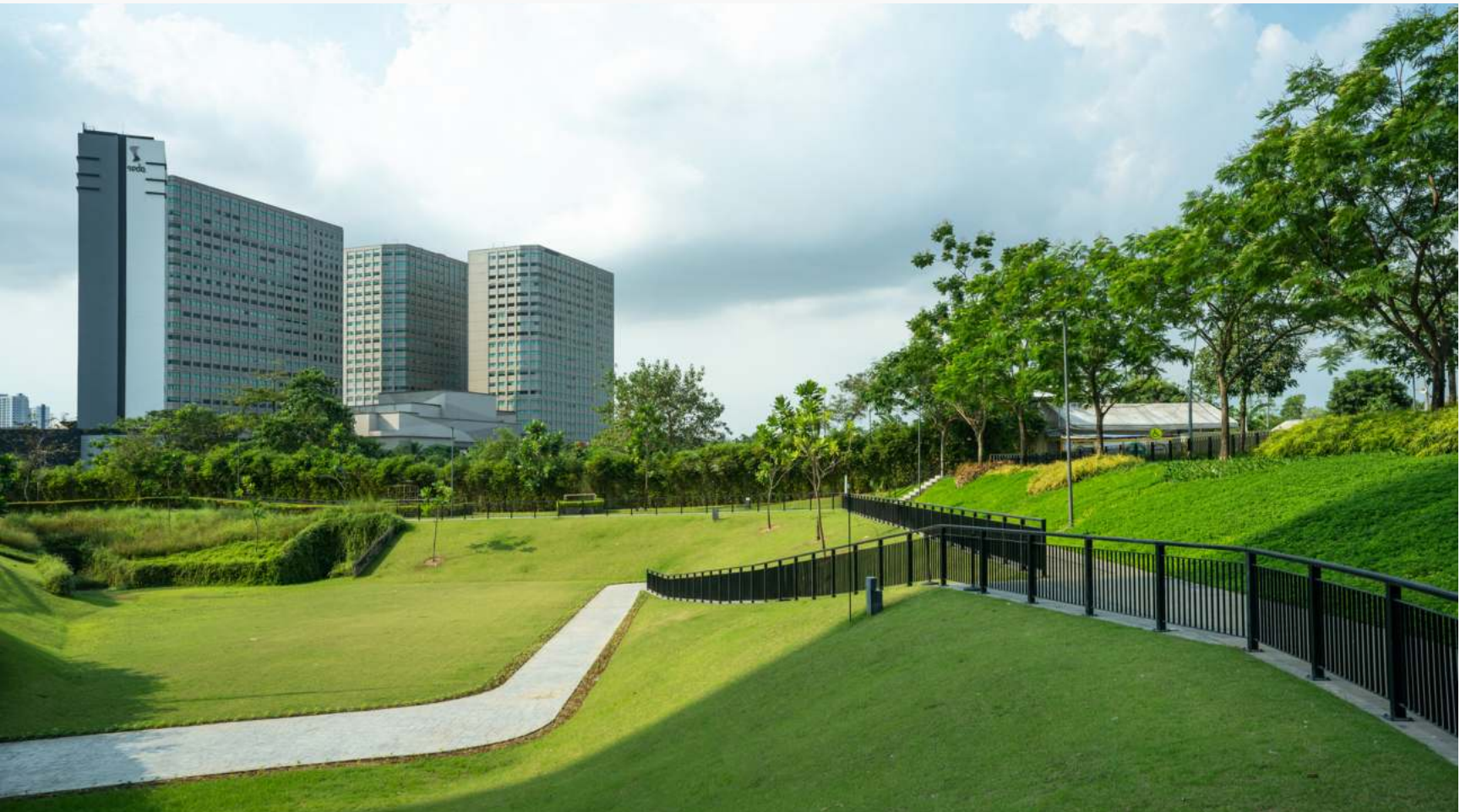
### Office Spaces

- F One Vertis Plaza
- G Vertis Corporate Center Towers

### Residential Towers

- H Orian Residences
- I High Park
- J Orian Place
- K Avida Sola
- L Avida Vita





Actual Photos





Actual Photos



Orean Residences

# Alveo Residential Block

Completing the story of a distinct neighborhood.

A stunning Vertis North community that began with High Park and Orean Place, Alveo Land is set to complete the block's final piece. Orean Residences is set to define the portrait of prime modern living.



**Alveo Residential Towers**

- A Orean Residences
- B High Park Tower 1
- C High Park Tower 2
- D Orean Place Tower 1
- E Orean Place Tower 2

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# Terra Drive Plaza

**Uncover everyday ease and convenience of contemporary living at your doorstep.**

Discover Vertis North’s newest retail destination at the heart of Alveo’s Residential Block, with more than 3,000 sq.m. dedicated to prime shopping and dining scenes and 4,000 sq.m. of open spaces. This exciting location seamlessly connects the Orean Towers with High Park Towers, creating an ideal spot to unwind at the center of a flourishing community.

Retail Floor	Ground Floor
Orean Residences	5 Units
Orean Place Towers	25 Units
High Park Towers	14 Units
Gross Leaseable Area	± 3,672 sq.m.   ± 39,525 sq.ft.
Parking Floor	1 Basement Level
Total Parking Slots	90 Slots (for Orean Towers)
Owner	Ayala Land, Inc.



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GENERAL INFORMATION

# Orean Residences

No. of Floors	42 Physical Floors	
No. of Units	558 Units	
No. of Units per Floor	Typical Residential Floor	14 Units
	Penthouse Floor	12 Units
No. of Elevators	4 Elevators	
Floor-to-ceiling Height	Approx. 2.9 m.   9.5 ft.	
(Residential Floors)	(2.4 m.   7.9 ft. for toilets & kitchens)	
Hallway Width	Approx. 1.5 m   4.9 ft.	
Elevator Lobby Width	Approx. 3.0 m   9.8 ft.	

### Building Features

- Ground floor lobby and function room
- Amenity deck at the 2nd Floor
- Interior-designed lobby and common areas
- Mail room
- Allocated emergency load for residential units in case of power outage
- Fire detection, alarm and sprinkler system
- Two (2) Fire Exits per residential floor
- 24-hour building security
  - CCTV cameras in selected areas
  - RFID for parking and select common areas

### Sustainable Features

- Green Building Code compliant
  - Maximized natural lighting
  - Low-energy consumption lighting fixtures in common areas
  - Naturally ventilated elevator lobbies and hallways
  - Rainwater harvesting system
  - Dual-flush toilets
  - Low-flow valves

## OREAN RESIDENCES Design



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### **Orean Residences rises as Alveo's premium residential tower in Vertis North to date.**

The facade of Orean Residences seamlessly integrates leading edge design with timeless refinement.

Orean Residences highlights its distinction with unique offerings fit for the evolving needs of its dynamic residents and visitors. Its meticulously designed spaces and intuitively zoned amenity deck presents a wide selection for play, relaxation, and social connections.

From the buzz of a bustling city to the quiet comforts of your own place, Orean Residences carves out an ideal space for you in every day.



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# Amenities

Orean Residences features versatile and adaptive spaces that expand your vision of progressive living. Curated full floor of amenities intentionally zoned to cater to different uses.

## Indoor Amenities

**Ground Floor**

- Lobby
- Function Room

**2nd Floor**

- A Indoor Play Area
- B Gym
- C Dance/Yoga Studio
- D Residential Lounge
- E Social Spaces

## Outdoor Amenities

- F Veranda
- G Lounge Pool
- H Kiddie Pool
- I Outdoor Lounge
- J Outdoor Play Area



Second Floor Amenity Deck



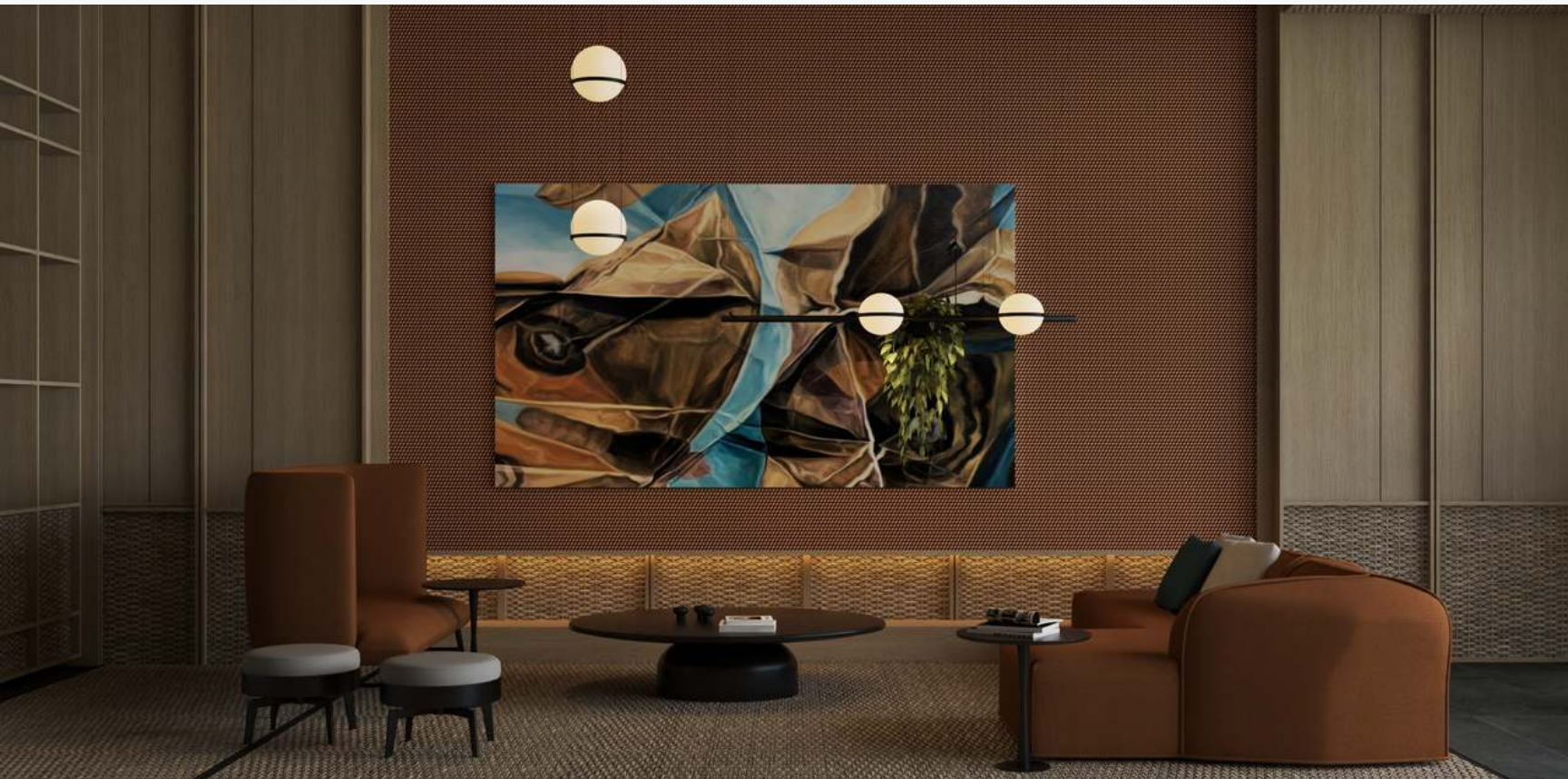
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OREAN RESIDENCES

# Units

Every layer of detail offers superior peace and privacy, ensuring an exclusive retreat when you want solace from the excitement of city living.

Standard Unit Areas and Dimensions

Average Unit Areas (Including Balconies/Decks)	sq.m. (approx.)	sq.ft. (approx.)
Studio	34	366
One-Bedroom	55-68	592-732
Two-Bedroom	96-102	1,033-1,098
Three-Bedroom	141	1,518

Unit Features & Deliverables

Complete kitchen system (countertop, cabinets, and sink)	Fire detection and alarm system
Range hood	Audio guest annunciator
Toilet fixtures (bathroom sink, toilet bowl, shower set, facial mirror for Master T&B)	Provision for telephone lines
Shower enclosure (for Master T&B of 1BR and up only)	Split-type air conditioning units for all rooms (except Utility)
Water heater for all T&B (except Utility)	
Bedroom closets	

Unit Finishes

	Floor	Wall	Ceiling
Kitchen	600x600 mm Porcelain Tiles	Paint Finish	Paint Finish
Living/Dining/Bedroom	Engineered Wood	Paint Finish	Paint Finish
Toilet & Bath	300x600 mm Porcelain Tiles	300x600 mm Porcelain Tiles	Paint Finish
Balcony	300x300 mm Ceramic Tiles	Paint Finish	Paint Finish
Utility Room	300x300 mm Ceramic Tiles		Paint Finish

Other Materials & Finishes	<ul style="list-style-type: none"><li>• Solid surface kitchen countertop and master T&amp;B countertops</li><li>• Laminated wood kitchen cabinets and bedroom closets</li></ul>
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FLOOR PLAN - TYPICAL  
3rd Floor to 47th Floor



NORTH

- Studio Unit
- One-Bedroom Unit
- Two-Bedroom Unit
- Three-Bedroom Unit





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UNIT OFFERINGS

Orean Residences I Studio Unit



*Approximate sizes only	sq.m.	sq.ft.
Living/Dining/Sleeping Area	18	194
Kitchen	8	86
T&B	4	43
Balcony/ACCU	4	43
Total Area	34	366



UNIT OFFERINGS

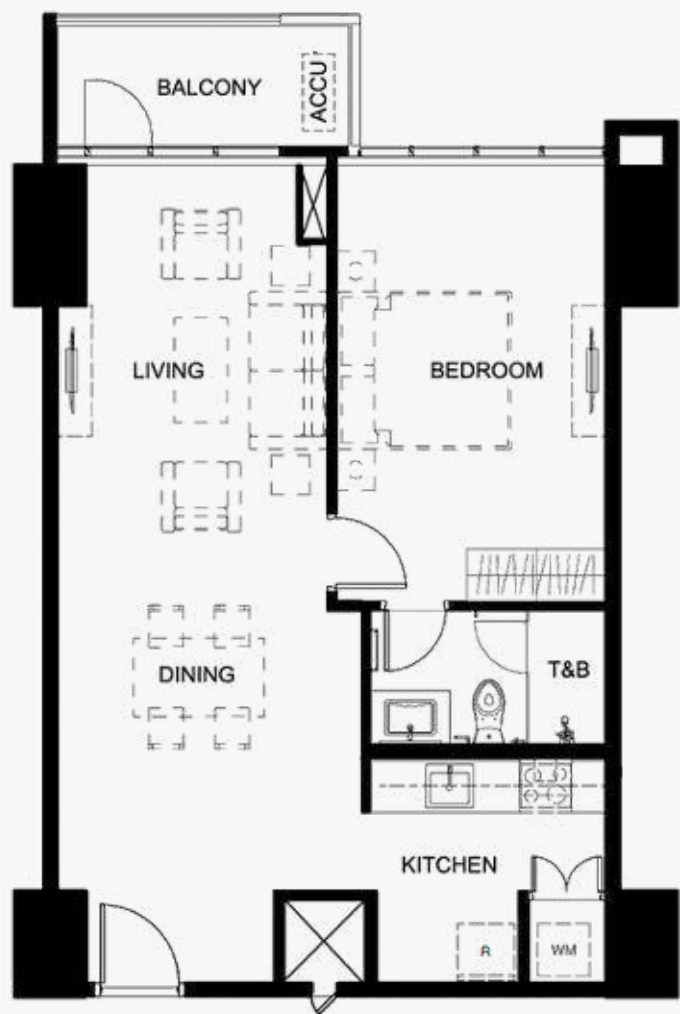
# Orean Residences I One-Bedroom Unit



*Approximate sizes only	sq.m.	sq.ft.
Living/Dining	18	194
Kitchen	11	118
Bedroom	13	140
T&B	5	54
Balcony/ACCU	8	86
<b>Total Area</b>	<b>55</b>	<b>592</b>

UNIT OFFERINGS

# Orean Residences I One-Bedroom Unit



*Approximate sizes only	sq.m.	sq.ft.
Living/Dining	33	355
Kitchen	9	97
Bedroom	15	161
T&B	5	54
Balcony/ACCU	6	65
<b>Total Area</b>	<b>68</b>	<b>732</b>



UNIT OFFERINGS

Orean Residences I Two-Bedroom Unit



*Approximate sizes only	sq.m.	sq.ft.
Living/Dining	34	366
Kitchen	9	97
Primary Bedroom	17	183
Primary T&B	4	43
Bedroom 1	12	129
Common T&B	3	32
Utility Room	6	65
Utility T&B	5	54
Storage	1	11
Balcony/ACCU	5	54
Total Area	96	1,033

UNIT OFFERINGS

Orean Residences I Two-Bedroom Unit

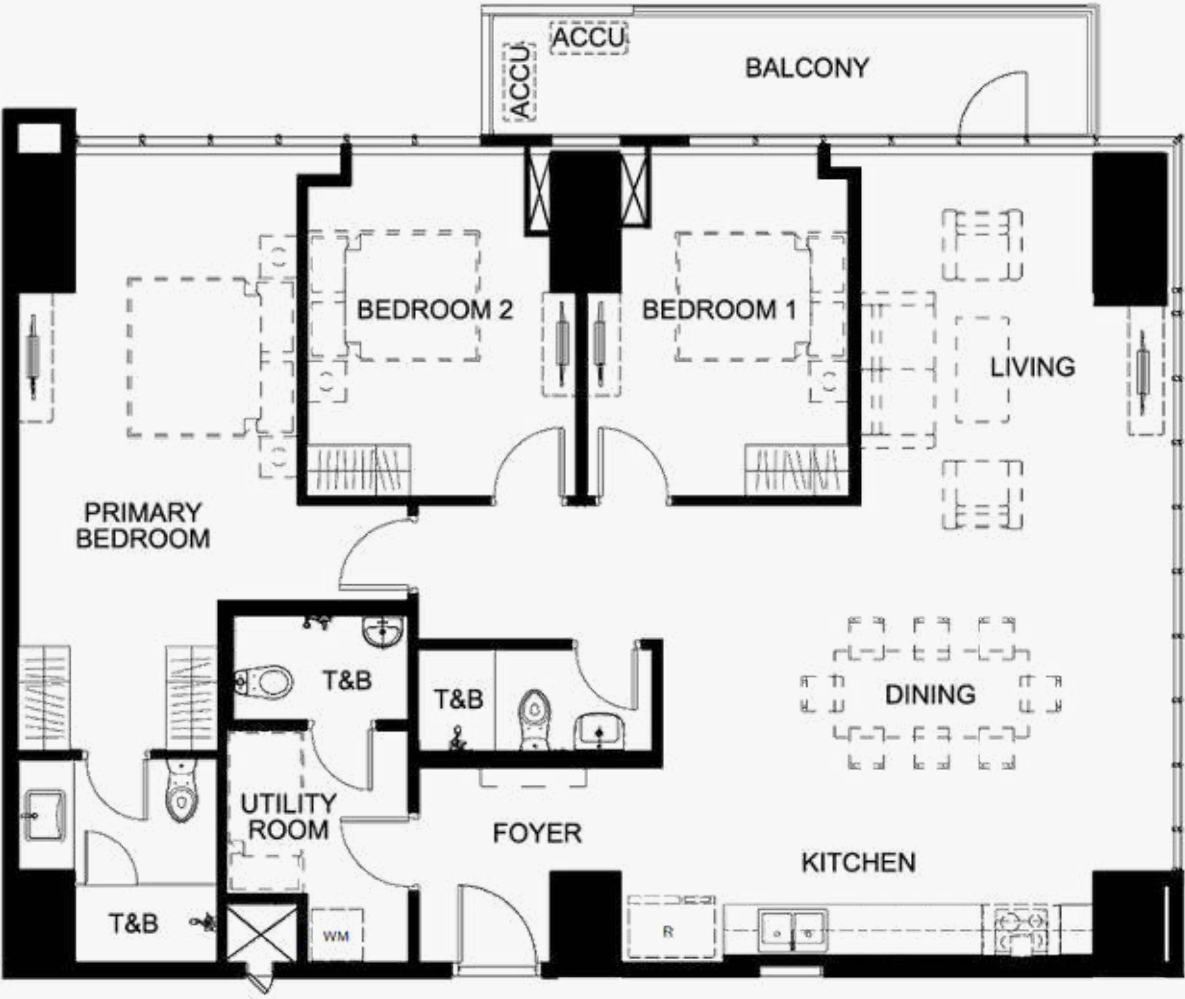


*Approximate sizes only	sq.m.	sq.ft.
Living/Dining/Kitchen	51	549
Primary Bedroom	15	161
Primary T&B	5	54
Bedroom 1	11	118
Common T&B	4	43
Utility Room	8	86
Utility T&B	2	22
Balcony/ACCU	6	65
<b>Total Area</b>	<b>102</b>	<b>1,098</b>



UNIT OFFERINGS

Orean Residences I Three-Bedroom Unit



*Approximate sizes only	sq.m.	sq.ft.
Living/Dining/Kitchen	59	635
Primary Bedroom	24	258
Primary T&B	6	65
Bedroom 1	13	140
Bedroom 2	14	151
Common T&B	4	43
Utility Room	7	75
Utility T&B	3	32
Balcony/ACCU	11	119
<b>Total Area</b>	<b>141</b>	<b>1,518</b>



Artist's Perspectives

ALVEO



## OREAN RESIDENCES

# Consultants

Orean Residences is set to provide its residents with a prime living experience, executed by renowned designers and management firms.

### ARCHITECTURAL DESIGN

#### Aidea Philippines, Inc.

A global integrated design and technology firm recognized as the top architectural firm in the Philippines by BCI Asia, also ranking 44th by the Building Design 2021 World Architecture 100.

### LANDSCAPE DESIGN

#### Inspira Design Core Inc.

Inspira Design Core is a consulting firm established in 2006, dedicated to provide planning and design services specific to landscape architecture and environmental design.

### STRUCTURAL DESIGN

#### Sy<sup>2</sup> + Associates

The leading structural engineering design company based in the Philippines that specializes in global high-rise structures.

### COMMON AREA INTERIOR DESIGN

#### PXP Design Workshop Co.

A Manila-based team of designers inspired to redefine the local design landscape and provide a better way of living through everyday spaces.

### MECHANICAL, ELECTRICAL, FIRE PROTECTION, SANITARY, PLUMBING DESIGN & LIFT CONSULTANT

#### Meinhardt Philippines, Inc.

Meinhardt Group has had a presence in the Philippines since the 1980s recognizing the growing potential of constructability within the Philippines. This provides clients with the full spectrum of engineering consultancy services.

### PROJECT MANAGEMENT & GENERAL CONTRACTOR

#### Makati Development Corp.

Ayala Land's own construction arm is the largest and one of the most advanced EPC/CM companies in the Philippines, spanning more than 40 years of experience.

### PROPERTY MANAGEMENT

#### Ayala Property Management Corp.

A wholly owned subsidiary of Ayala Land engaged in integrated property management services including building administration and maintenance, lease administration activities, commercial center and subdivision maintenance, and special technical services.



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DHSUD LS NO. NCR-0001067  
VERTIS NORTH, NORTH TRIANGLE, BRGY. BAGONG PAG-ASA, VERTIS NORTH, QUEZON CITY | COMPLETION DATE: SEPTEMBER 2032  
DHSUD NCR AA-2024/08-4674 | PROJECT DEVELOPER: AYALA LAND INC. | PROJECT MANAGER: ALVEO LAND CORP.