



THE  
LATTICE  
Parklinks

The Lattice evokes interlacing patterns—urban and natural environments, indoor and outdoor, park and home. A contemporary vertical community where lifestyles converge and flourish into a refreshing living experience.

THE  
LATTICE  
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*The greenest urban estate of Eton Properties and Ayala Land refreshes city living with spaces for outdoor engagement, shaping diverse lifestyles in a sustainable masterplan.*

## Life Refreshes Every Day

Amidst an array of conveniences and verdant grounds, Alveo Land introduces its newest residential development in Parklinks—The Lattice. Indoors intertwine with invigorating views and cool open air as homes open up to parks and open spaces, creating a seamless atmosphere where connections flourish.

## A thriving partnership

*Two of the country's leading property developers, one vibrant destination. A shared vision forming a sustainable urban estate—Parklinks.*

### ETON PROPERTIES

Eton Properties is the real estate arm of the Lucio Tan Group of Companies and one of the leading full-range developers in the Philippines. It holds an extensive land bank in strategic locations all over the country, specializing in office, commercial, residential, and mixed-use township developments. Eton Properties is committed to efficiency and customer focus, driving quality projects across the nation.

### AYALA LAND

Spanning over 80 years of experience, Ayala Land continues a heritage of excellence in property development in the Philippines. Setting the standard with masterplanned communities from sustainable growth centers to multi-generational homes with a singular vision—enhancing land and enriching lives for more people.

### ALVEO LAND

Alveo Land carries out the Ayala Land legacy with the spirit of innovation through fresh lifestyle concepts and living solutions. Pushing boundaries, shaping contemporary neighborhoods, nurturing individuals and hard-earned investments—giving you a place for living well.





Lifestyle Image

## Pathways to green urban living

*Connected. Urban. Natural.* Parklinks is a 35-hectare sustainable development thoughtfully masterplanned by Eton Properties and Ayala Land where a vast park system synthesizes diverse environments for living, working, and leisure. Dedicating 50% to activated parks and open spaces, vibrant possibilities come alive in a refreshing landscape—the greenest urban estate in Metro Manila.



Lifestyle Image

# Flourishing from every direction

The biggest mixed-use estate along the thriving C5 corridor connects QC and Pasig in a dynamic center of growth. Highly accessible via C5, Amang Rodriguez Avenue, and Ortigas Avenue, the estate is strategically located as a convergence point for urban centers in Makati, BGC, Ortigas, and QC, as well as neighboring residential communities, educational institutions, and commercial establishments.

## Educational, Medical, and Religious Institutions

|                                |        |
|--------------------------------|--------|
| Ateneo de Manila University    | 5.0 km |
| Miriam College                 | 5.6 km |
| UP Diliman                     | 9.5 km |
| University of Asia & Pacific   | 4.8 km |
| Saint Pedro Poveda College     | 4.5 km |
| St. Paul College Pasig         | 4.0 km |
| Lourdes School of Mandaluyong  | 4.9 km |
| La Salle Green Hills           | 4.5 km |
| Immaculate Conception Academy  | 6.9 km |
| Xavier School                  | 6.7 km |
| St. Pio Chapel                 | 0.8 km |
| Christ the King Parish         | 1.1 km |
| The Medical City               | 2.6 km |
| Cardinal Santos Medical Center | 6.0 km |
| St. Luke's Medical Center BGC  | 8.0 km |

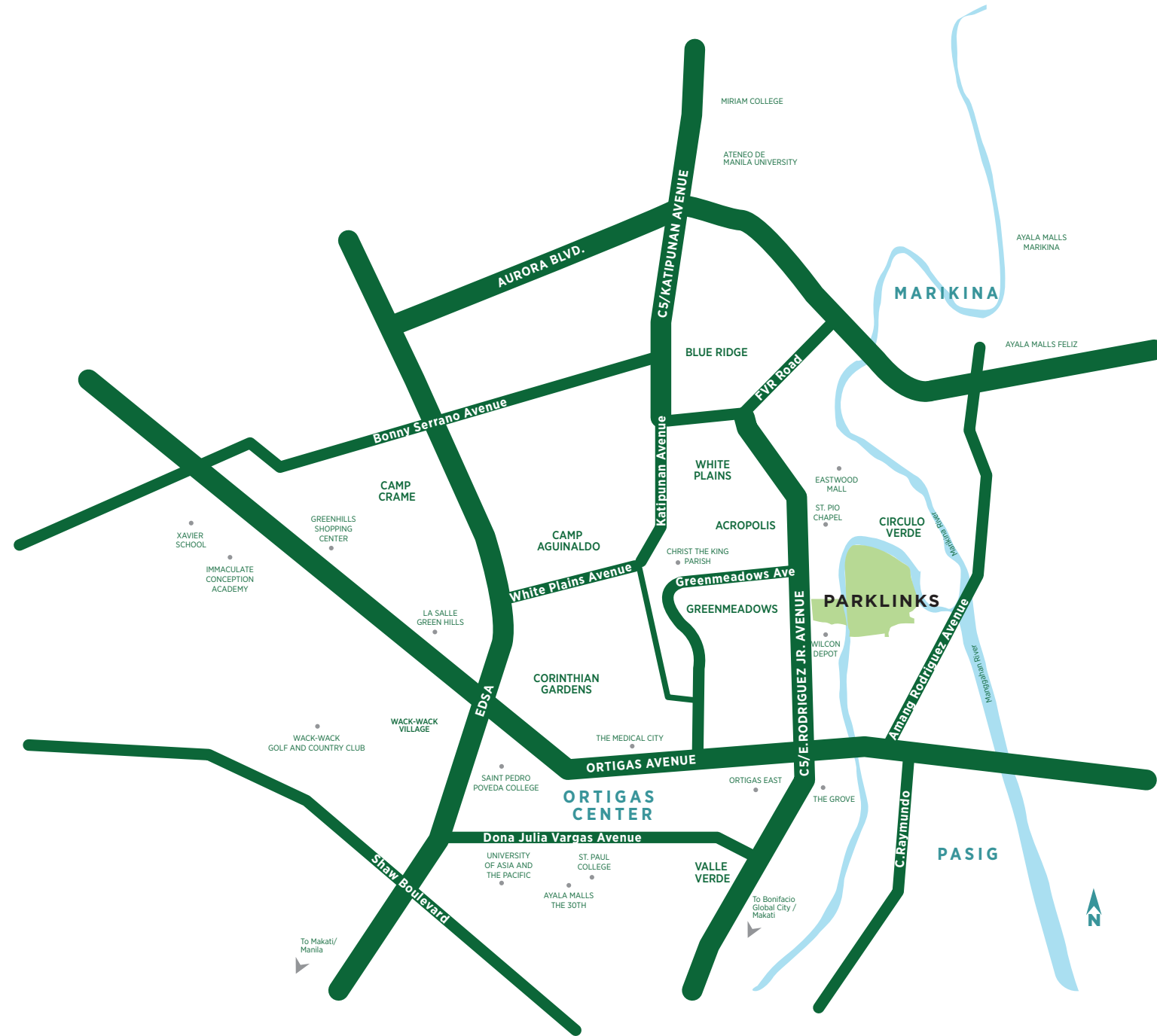
## Cultural Landmarks and Open Spaces

|                                 |        |
|---------------------------------|--------|
| Pasig Rain Forest Park          | 4.0 km |
| PhilSports Complex              | 4.2 km |
| Valle Verde Country Club        | 3.8 km |
| Camp Aguinaldo Golf Course      | 5.0 km |
| Wack Wack Golf and Country Club | 6.5 km |

## Retail Destinations

|                                  |        |
|----------------------------------|--------|
| Ortigas Center                   | 4.0 km |
| Ayala Malls The 30 <sup>th</sup> | 4.0 km |
| Ortigas East                     | 1.7 km |
| UP Town Center                   | 6.2 km |

Approximate distances only and may vary depending on routes taken



## Green and everything in between

A breath of fresh air in the city, Parklinks lays out the most extensive park system that connects urban conveniences with activated green open spaces for diverse lifestyles. From any point within the estate, parks are just a short walk away.



### INTEGRATED PARK SYSTEM

#### ECO CENTER

A 3-hectare central park surrounded by retail options at the core of the estate, ideal for social gathering and events.

#### ECO TERRACES

Running paths and bike lanes surrounding the estate complement active lifestyles with picturesque sightlines of the iconic Parklinks Bridge.

#### ECO PARK AND ECO FOREST

Preserving the natural landscape, vast gardens give way to refreshing riverside views.

#### ECO ESPLANADE

A vibrant riverside attraction for shopping, dining, and entertainment, with direct access to Parklinks Mall.

Parklinks spruces up city living  
by dedicating 50% of the estate  
to open spaces and pocket gardens  
**refreshing everyday experiences**  
where built and natural environments coexist.



## Framing a fresh point of view

The estate is brought together by a dynamic park and road network for people to flow with ease and mobility throughout. The iconic Parklinks Bridge amplifies circulation with bike lanes and walking paths, connecting the two parcels of the estate where vibrant retail experiences and shared spaces come together.



Parklinks Bridge  
Artist's Perspective

### ACCESSIBILITY & CONVENIENCE

#### PARKLINKS BRIDGE

Spanning 110 meters long and 25 meters wide, the icon of the estate, the Parklinks Bridge joins two cities across the Marikina River. Easing vehicular flow in the northeast and east of Metro Manila with dedicated lanes for bikers and pedestrians for eco-friendly mobility.

#### PARKLINKS MALL

Situated at the district's C5 frontage, a lifestyle mall anchors the estate with a unique fusion of fresh retail concepts, a sports complex, and contemporary office spaces.



Parklinks Mall  
Artist's Perspective

# Home linked to life

Going to the park is just like stepping out your front door. Invigorated by views of the 3-hectare central park, the biggest park of the estate, The Lattice weaves indoor and outdoor spaces in a seamless atmosphere. Nurturing homegrown connections with an abundance of green, a refreshing experience comes into play.

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Project Name                        | The Lattice                          |
| Address                             | Parklinks, Brgy. Rosario, Pasig City |
| Project Developer                   | ALI Eton Property Development Corp.  |
| Project Manager and Marketing Agent | Alveo Land Corp.                     |
| Development Type                    | High-Rise Residential Condominium    |





Lifestyle Image



Lifestyle Image

The Lattice links to **daily conveniences** with a retail experience enveloped by dynamic green urban spaces. Connected to the park, a **wide array of choices** in shopping, dining, and entertainment blooms in your neighborhood.



The Lattice is right across the **Eco Center**, a 3-hectare central park featuring an **open lawn** and an **expansive garden** area for events and social gatherings. Linking vibrant retail choices and amenities for daily recreation to a good dose of green open spaces, creating pathways to green urban living.



Lobby  
Artist's Perspective

#### GENERAL INFORMATION

|  |  |
|--|--|
| No. of Residential Units                     | 530  |
| No. of Floors                                | 43 (including Podium)  |
| No. of Residential Units per Floor           | 15   |
| No. of Parking Podium Floors                 | 7  |
| Number of Elevators                          | 4  |
| Floor-to-ceiling Height (Residential Floors) | Approx. 2.4 - 2.7 m (Approx. 2.4 m for toilets and kitchens) |
| Hallway Width                                | Approx. 1.5m   |
| Elevator Lobby Width                         | Approx. 3.0m   |
| Turnover Date                                | Q2 2026 (Tranche 1)  |

#### BUILDING FEATURES

- Ground floor lobby
- Amenity deck (located at the 8th floor)
- Interior-designed lobbies and select 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 in selected common areas
- 24-hour building maintenance

#### SUSTAINABLE FEATURES

- Philippine Green Building Code compliant
- Maximized natural lighting
- Low-energy consumption lighting fixtures in common areas
- Rainwater harvesting system
- Dual-flush toilets
- Low-flow valves

# Unwind in the open

Living parkside, every day is a welcome return to the outdoors. Bask and relax under the sun within the pocket gardens and the Great Lawn. A pool deck leads up to the viewing terrace, offering vibrant sightlines of the central park and the estate's expanse. Your green haven is just a few steps away.

**INDOOR AMENITIES**

Function Room

**OUTDOOR AMENITIES**

- Al Fresco Lounge
- Multi-Purpose Lawn
- Great Lawn
- Kid's Play Area
- Lap/Lounge/Kid's Pool
- Pool Deck
- Viewing Deck



- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM



Dive into poolside serenity and celebrate community, an array of amenities await residents seeking **calm leisure activities.**



An **expansive open space** at the amenity floor, the Great Lawn lays out a **multipurpose environment** for activity and leisure, a place to walk, play, and connect.

## Growing everyday connections

When nature permeates home, life opens up in abundance. The Lattice nurtures bonds with 530 units ranging from 30 to 295 sq.m., residential spaces giving access to urban comforts for family and community.



Lifestyle Image



Lifestyle Image

## AVERAGE UNIT SIZES

| Unit Type     | approx. sizes only |        |
|---------------|--------------------|--------|
|               | sq.m.              | sq.ft. |
| Studio        | 32                 | 344    |
| One-Bedroom   | 59                 | 635    |
| Two-Bedroom   | 94                 | 1,012  |
| Three-Bedroom | 128                | 1,378  |

## UNIT FEATURES AND DELIVERABLES

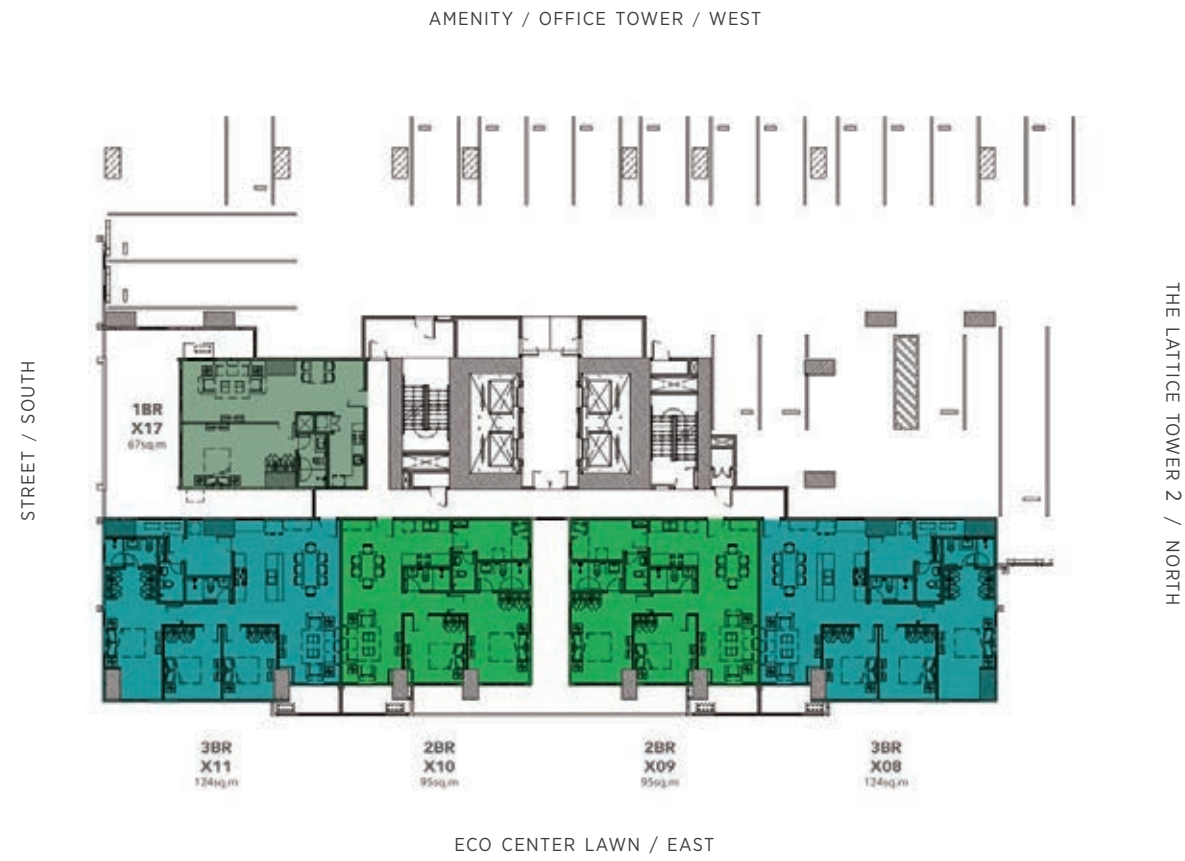
- Complete kitchen system (countertop, cabinets, and sink)
- Complete toilet fixtures (bathroom sink, toilet bowl, shower set, plus facial mirror for master T&B only)
- Shower enclosure (for master T&B of 1BR and up only)
- Bedroom closet
- Fire detection and alarm system
- Audio guest annunciator
- Provision for WAC and/or split-type air conditioning
- Provision for telephone line
- Provision for CATV outlet
- Provision for fiber-to-the-home
- Provision for T&B multi-point water heater (except for maid's T&B)

## UNIT FINISHES

|                              | FLOOR  | WALL                         | CEILING |
|------------------------------|--|------------------------------|---------|
| Living/Dining/Kitchen        | Porcelain tiles<br>600x600mm   | Painted                      | Painted |
| Bedroom                      | Laminated Wood<br>Flooring (1BR & up)  | Painted                      | Painted |
| Toilet & Bath                | Porcelain Tiles<br>300x600mm   | Porcelain Tiles<br>300x600mm | Painted |
| Maid's/Utility               | Ceramic Tiles<br>300x300mm   | Painted                      | Painted |
| Balcony                      | Porcelain Tiles<br>300x300mm   |                              | Painted |
| Other Materials and Finishes | Solid surface kitchen countertops and granite master T&B counters<br>Laminated wood kitchen cabinets and bedroom closets |                              |         |



6<sup>TH</sup> - 7<sup>TH</sup> FLOOR  
(PARK VILLAS)

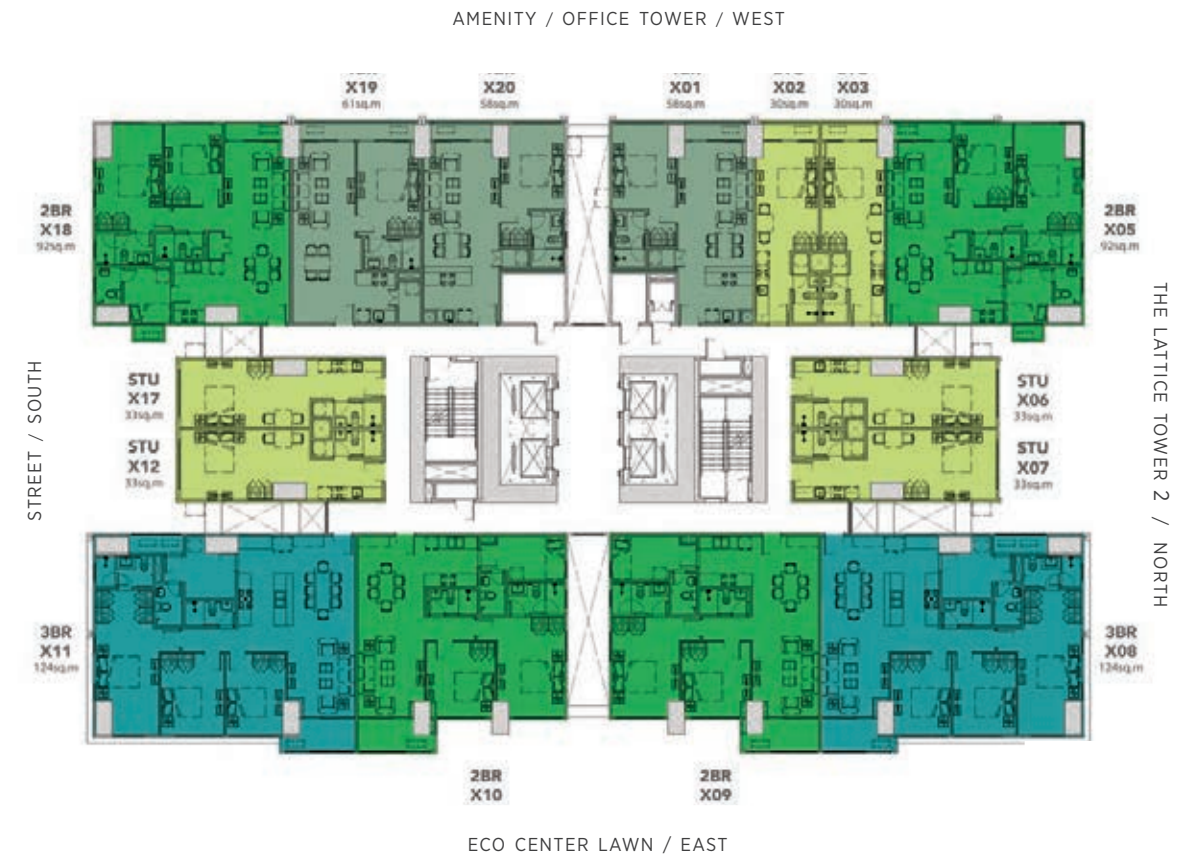


- ONE-BEDROOM
- TWO-BEDROOM
- THREE-BEDROOM

Architect's Layout  
The typical unit plan reflects the suggested furniture layout.

Approximate sizes only

9<sup>TH</sup> - 47<sup>TH</sup> FLOOR  
(TYPICAL FLOOR)

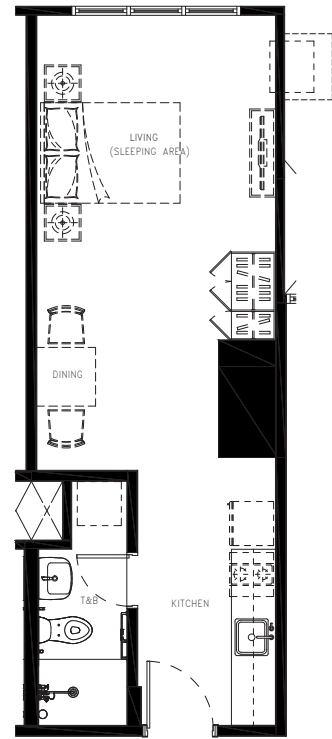


- STUDIO
- ONE-BEDROOM
- TWO-BEDROOM
- THREE-BEDROOM

Architect's Layout  
The typical unit plan reflects the suggested furniture layout.

Approximate sizes only

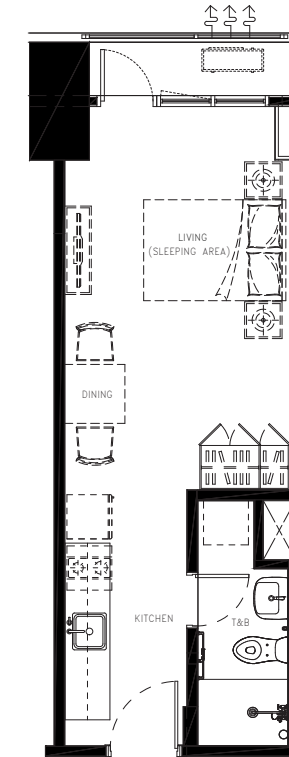
## STUDIO UNIT



| Areas                  | sq.m.*    | sq.ft.*    |
|------------------------|-----------|------------|
| Sleeping/Living/Dining | 21        | 226        |
| Kitchen                | 7         | 75         |
| T&B                    | 5         | 54         |
| <b>TOTAL</b>           | <b>33</b> | <b>355</b> |

Architect's Layout  
The typical unit plan reflects the suggested furniture layout.

\*Approximate sizes only

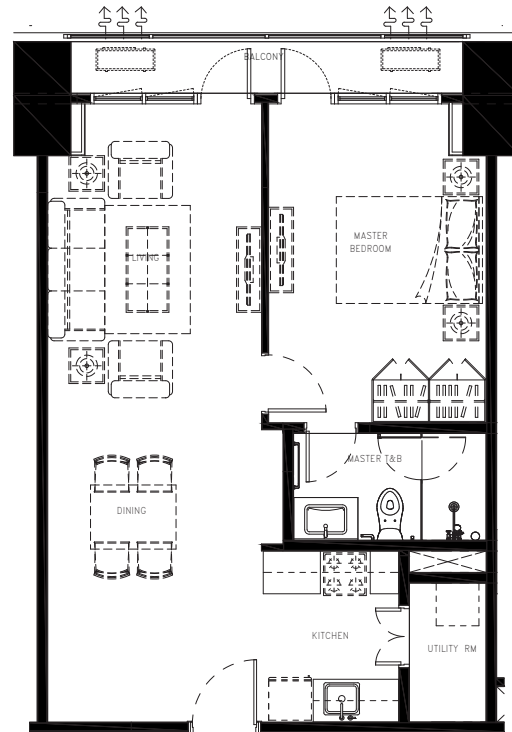


| Areas                  | sq.m.*    | sq.ft.*    |
|------------------------|-----------|------------|
| Sleeping/Living/Dining | 17        | 183        |
| Kitchen                | 6         | 65         |
| T&B                    | 4         | 43         |
| ACCU Ledge             | 3         | 32         |
| <b>TOTAL</b>           | <b>30</b> | <b>323</b> |

Architect's Layout  
The typical unit plan reflects the suggested furniture layout.

\*Approximate sizes only

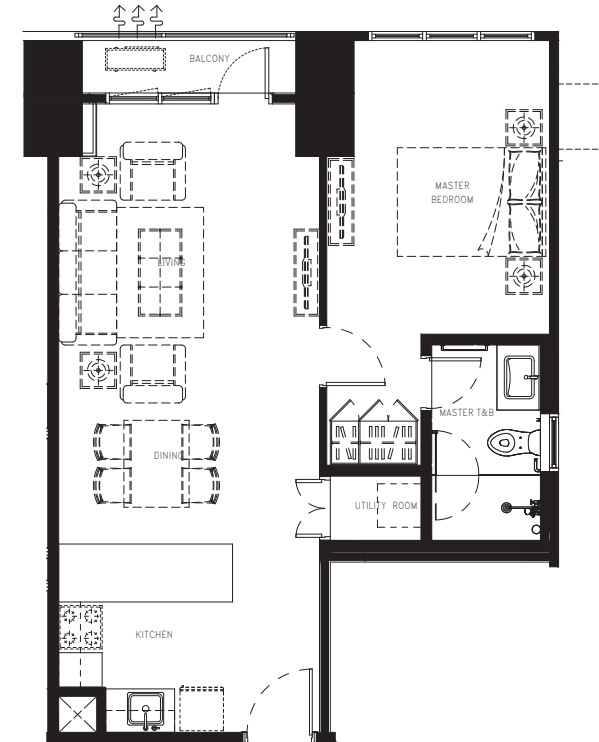
## ONE-BEDROOM



| Areas              | sq.m.*    | sq.ft.*    |
|--------------------|-----------|------------|
| Master Bedroom     | 15        | 161        |
| Master T&B         | 5         | 54         |
| Living/Dining Area | 28        | 301        |
| Kitchen            | 5         | 54         |
| Utility Area       | 3         | 32         |
| Balcony & ACCU     | 6         | 65         |
| <b>TOTAL</b>       | <b>61</b> | <b>667</b> |

Architect's Layout  
The typical unit plan reflects the suggested furniture layout.

\*Approximate sizes only

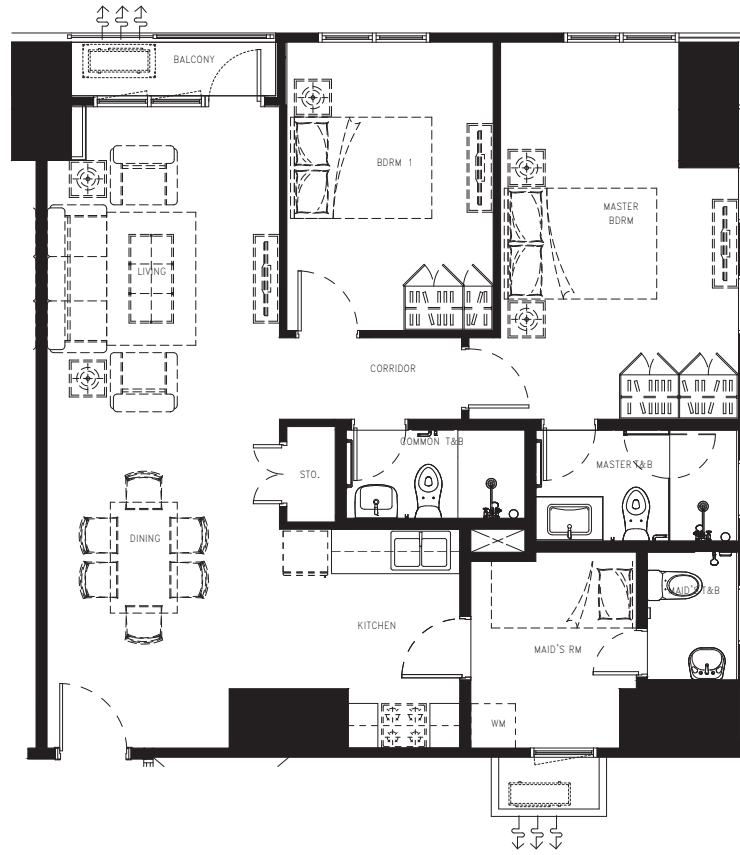


| Areas              | sq.m.*    | sq.ft.*    |
|--------------------|-----------|------------|
| Master Bedroom     | 16        | 172        |
| Master T&B         | 5         | 54         |
| Living/Dining Area | 23        | 248        |
| Kitchen            | 10        | 108        |
| Utility Area       | 1         | 11         |
| Balcony & ACCU     | 3         | 32         |
| <b>TOTAL</b>       | <b>58</b> | <b>625</b> |

Architect's Layout  
The typical unit plan reflects the suggested furniture layout.

\*Approximate sizes only

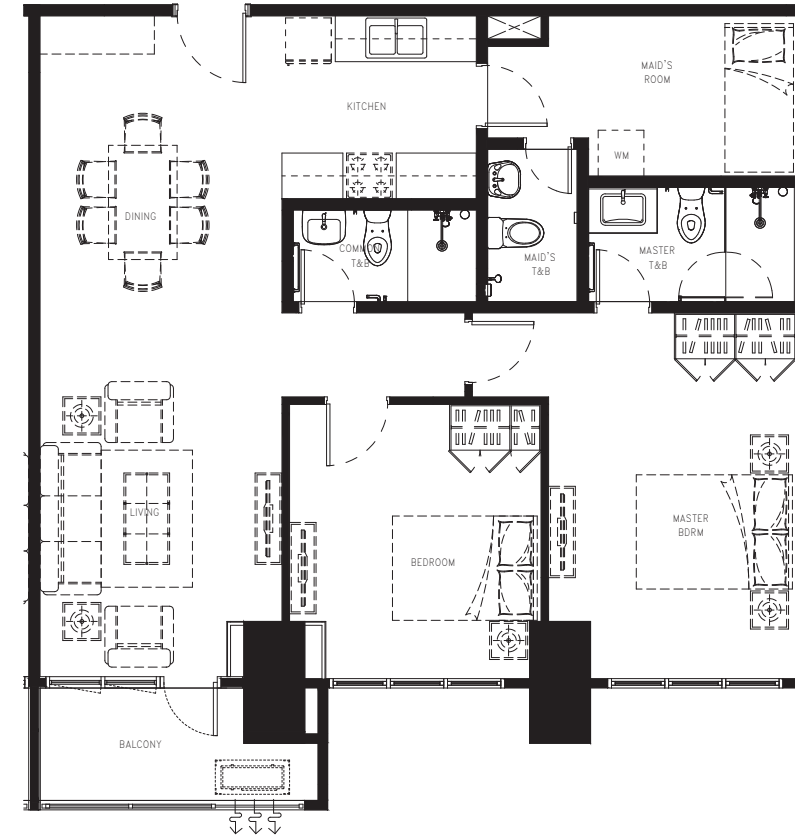
## TWO-BEDROOM



| Areas              | sq.m.*    | sq.ft.*      |
|--------------------|-----------|--------------|
| Master Bedroom     | 18        | 194          |
| Master T&B         | 5         | 54           |
| Bedroom 1          | 12        | 129          |
| Common T&B         | 3         | 32           |
| Living/Dining Area | 29        | 312          |
| Kitchen            | 8         | 86           |
| Utility Room       | 8         | 86           |
| Utility T&B        | 3         | 32           |
| Storage            | 1         | 11           |
| Hallway            | 3         | 32           |
| ACCU Room          | 1         | 11           |
| Balcony & ACCU     | 3         | 32           |
| <b>TOTAL</b>       | <b>92</b> | <b>1,012</b> |

Architect's Layout  
The typical unit plan reflects the suggested furniture layout.

\*Approximate sizes only

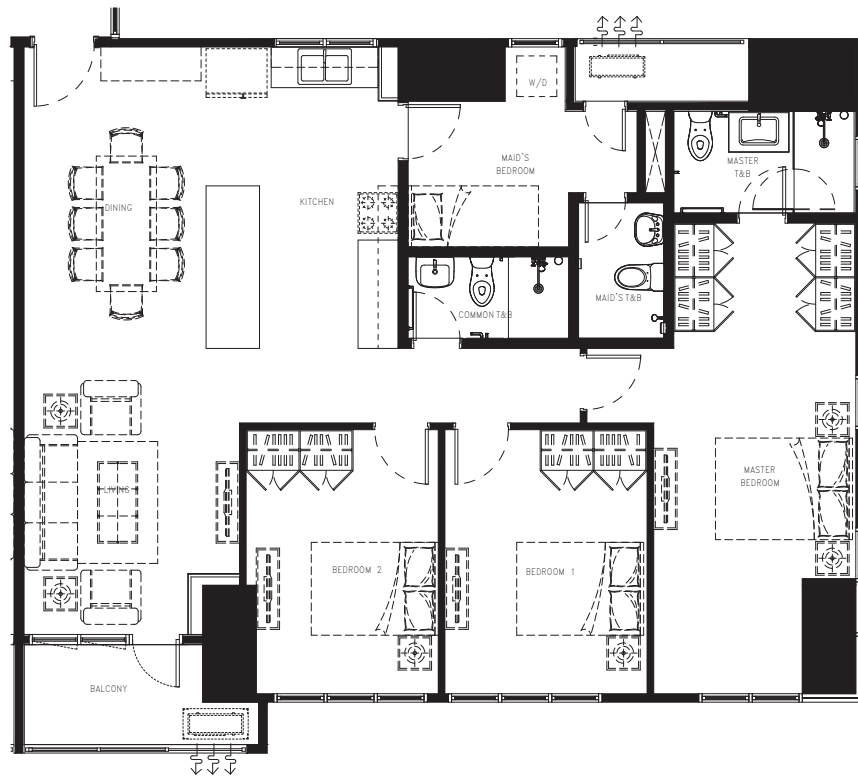


| Areas              | sq.m.*    | sq.ft.*      |
|--------------------|-----------|--------------|
| Master Bedroom     | 18        | 194          |
| Master T&B         | 5         | 54           |
| Bedroom 1          | 13        | 140          |
| Common T&B         | 3         | 32           |
| Living/Dining Area | 29        | 312          |
| Kitchen            | 7         | 75           |
| Utility Room       | 8         | 86           |
| Utility T&B        | 3         | 32           |
| Hallway            | 3         | 32           |
| ACCU Room          | 1         | 11           |
| Balcony & ACCU     | 5         | 54           |
| <b>TOTAL</b>       | <b>95</b> | <b>1,022</b> |

Architect's Layout  
The typical unit plan reflects the suggested furniture layout.

\*Approximate sizes only

## THREE-BEDROOM



| Areas              | sq.m.*     | sq.ft.*      |
|--------------------|------------|--------------|
| Master Bedroom     | 23         | 247          |
| Master T&B         | 6          | 67           |
| Bedroom 1          | 13         | 135          |
| Bedroom 2          | 12         | 133          |
| Common T&B         | 3          | 37           |
| Living/Dining Area | 28         | 305          |
| Kitchen            | 12         | 128          |
| Utility Room       | 9          | 99           |
| Utility T&B        | 3          | 33           |
| Hallway            | 6          | 67           |
| ACCU Room          | 3          | 28           |
| Balcony & ACCU     | 5          | 56           |
| <b>TOTAL</b>       | <b>124</b> | <b>1,335</b> |

Architect's Layout  
The typical unit plan reflects the suggested furniture layout.

\*Approximate sizes only



One-Bedroom Living and Dining Area  
Artist's Perspective

## CONSULTANTS

### ARCHITECTURAL DESIGN

#### VISIONARY ARCHITECTURE INC.

Visionarch Inc, came to life from a journey of 45 years of service and experience with a commitment to insightfully-designed and excellently-built project developments as our way of life. This is with a testament of thousand projects and counting with notable development companies and recognized as one of the country's Top Architects for 10 consecutive years.

### STRUCTURAL DESIGN

#### SY^2 ASSOCIATES

Firmly grounded in a proud tradition of structural engineering, it maintained a continuous practice of consulting engineering since its inception in 1983.

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

#### MEINHARDT PHILIPPINES INC.

One of the largest Independent Multi-Disciplinary Engineering Firms in the country. Meinhardt has provided services on a variety of developments over a broad range of Clients and locations throughout the Philippines and has established presence on all sectors of the business to operate as a genuinely multi-disciplinary practice within the Meinhardt Group

### LANDSCAPE DESIGN

#### INSPIRA DESIGN CORE INC.

Inspira Design Core is a consulting firm dedicated to provide planning and design services specific to landscape architecture and environmental design. It was established in 2006 and is a name connected to numerous Ayala Land projects ranging from Aveia in Laguna to the main active park of BGC.

### COMMON AREA INTERIOR DESIGN

#### UO2 ARCHITECTS

Uo2 Architects is a Manila-based one-stop design studio that focuses on optimizing the property's long-term performance, a property that creates significance in aspects that matter the most

### 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 building projects that have transformed over 8,000 hectares of land and have shaped the lives of millions of people.

### PROPERTY MANAGEMENT

#### AYALA PROPERTY MANAGEMENT CORPORATION

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.

## Parkside city living

Every Alveo Land development—vibrant neighborhoods, groundbreaking living solutions, and masterplanned communities—nurtures individuals and hard-earned investments with a singular vision: giving you a space for living well.

Ayala Property Management Corporation (APMC) will deliver The Lattice's promise of leisurely parkside living through expert property maintenance and services. By keeping the strictest home and building guidelines, APMC asserts a firm commitment to a healthy community that will flourish for generations.

[www.alveoland.com.ph](http://www.alveoland.com.ph)

**The Lattice Parklinks | LS No. 035173**

Parklinks, Brgy. Rosario, Pasig City

Completion Date: 28 Feb 2027 | HLURB DHSUD NCR AA-2020/01-2680

Project Owner/Developer: ALI Eton Property Development Corporation

Project Manager: Alveo Land Corporation



**ALVEO**  
an AyalaLand company