



Parkford Suites

LEGAZPI

*A PORTMANTEAU OF PARK AND FORD—
DEFINED AS A CROSSING PLACE OR THE ACT
OF TRAVERSING FROM ONE POINT
TO ANOTHER—THE NAME COMMUNICATES
THE VIBRANCY OF PARKSIDE LIVING,
HOW VARIED SPACES AND PURSUITS
ARE INEXTRICABLY LINKED TO PARKS,
ENABLING LIFESTYLES TO FLOURISH.*

Parkford Suites
LEGAZPI



Parkford Suites Legazpi
Artist's Perspective

Where Every Walk of Life Unfolds

A green urban space in the Makati CBD where *parkside* is more than a destination, it's a point of convergence, imbuing every day's comings and goings with exuberance. Washington SyCip Park and Legazpi Active Park become life's playground, intersecting active and calm, neighborhood retail and central lifestyle spots, and ultimately, people and place. At the heart, Alveo Land emerges with residences where paths come together and grow— Parkford Suites Legazpi.

Paving the Way for Growth

AYALA LAND
For more than 80 years, Ayala Land continues to set the standard for property development in the Philippines, cultivating the country's leading addresses and emerging growth centers. Ayala Land delivers a vibrant range of developments from sustainable mixed-use environments, to multi-generational homes, contemporary corporate spaces, and dynamic retail destinations—enhancing land and enriching lives for more people.

ALVEO LAND
Highlighting a tradition of industry excellence, Alveo Land carries out this legacy with the spirit of innovation. A commitment best realized through fresh lifestyle concepts and living solutions, pushing boundaries and illuminating worlds of possibilities for masterplanned communities and diverse neighborhoods across the nation. Harnessing potential, nurturing individuals and hard-earned investments with a singular vision—giving you a place for living and working well.



Makati Skyline
Actual Photograph

Intersecting Urban and Natural

An integration of green urban spaces and built environments—a common ground—trace the landscape of a contemporary metropolis, creating places for businesses and lifestyles to thrive.

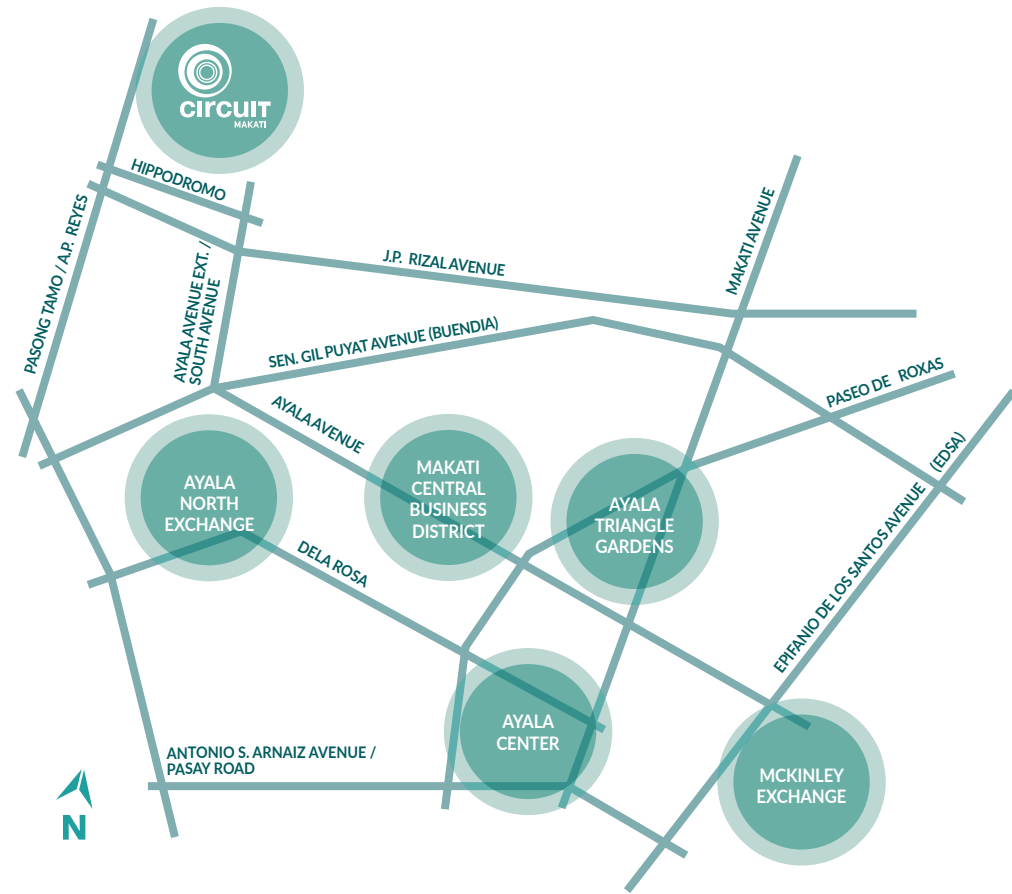
Ayala Land's pioneering seat of heritage, Makati City harmonizes these vital dimensions, making it the unrivaled financial capital of the Philippines. Here, elements flourish in parallel with each other—mobility through pedestrian infrastructure, pocket urban parks, vibrant commercial destinations, cultural spaces and institutions, and leading-edge corporate offices. Makati taps into the global future as a benchmark of urbanism.

*A PROGRESSIVE URBAN DESIGN
MAKES MAKATI CITY THE CHOICE HQ
OF LOCAL AND GLOBAL CORPORATIONS
FOR INVESTMENT; THE CHOICE ADDRESS
FOR DIVERSE RETAIL AND LEISURE
DESTINATIONS, AND FOR CONTEMPORARY
URBAN DENIZENS TO LIVE IN*



Retracing the City

Ayala Land bolsters Makati as the city that makes it all happen by investing in more than PhP 125 billion (USD 2.8 billion) in the *Make It Happen, Make It Makati* redevelopment campaign—a game-changing program spread across six unique nodes for work, lifestyle, leisure, transport, corporate creativity, and entertainment.



Lifestyle Image

Bringing Paths Together

Parkford Suites Legazpi is a highly connected residential community within walking distance of the Makati CBD, Ayala Center, cultural spaces and educational institutions, and leisure destinations, embraced by green urban environments Washington SyCip and Legazpi Active Park. It is easily accessible via major road networks in Makati and the metro.

Retail & Shopping Destinations

Greenbelt Malls	1.1 km
Glorietta	1.4 km
Ayala Triangle Gardens	1.4 km

World-class Accommodations

Raffles and Fairmont Makati	1.5 km
Holiday Inn & Suites Makati	1.0 km
Ascott Makati	1.8 km
Makati Shangri-La	1.8 km
Dusit Thani Hotel	2.0 km

Churches & Places of Worship

Greenbelt Church	1.2 km
St. Andrew the Apostle Parish	2.4 km
St. John Bosco Parish	3.8 km
Union Church of Manila	0.7 km

Recreation & Leisure Spots

Makati Sports Club	3.0 km
Manila Polo Club	3.4 km
Manila Golf Club and Country Club	3.3 km
RCBC Yuchengco Museum	1.3 km
Ayala Museum	1.8 km

Schools & Educational Institutions

Assumption College	1.6 km
Don Bosco Technical Institute	3.8 km
Far Eastern University	1.7 km
MAPUA Institute of Technology	2.1 km
DLSU Graduate School of Business	1.1 km
Ateneo Graduate School of Business	4.1 km
Asian Institute of Management	0.9 km

Alveo projects nearby

The Columns Ayala Avenue
The Columns Legazpi Village
The Lerato
Senta
Escala Salcedo
Alveo Financial Tower
The Gentry
Kroma Tower
Solstice Towers 1 and 2
Callisto Towers 1 and 2
The Stiles Enterprise Plaza

Parkford Suites
LEGAZPI



Lifestyle Image



Lifestyle Image

Parkside, Every Day

A stone's throw away from Washington SyCip Park and Legazpi Active Park, Parkford Suites Legazpi reveals residences with a dynamic view of parks and the city. Linking home and community, leisure and work, health and well-being, it's a contemporary address where natural and urban spaces meet.

Sustainably designed and strategically located, varied pursuits come together and unfold to nurture a prime parkside living experience.

RIGHT BY TWO OF MAKATI CBD'S ICONIC GREEN SPACES, PARKS LINK YOU TO WHERE YOU NEED TO BE, FROM RETAIL TO RECREATION, ENTERTAINMENT AND CULTURAL HOTSPOTS— A SANCTUM OF ACTIVE AND CALM.

Development Summary

Project Name	Parkford Suites Legazpi
Address	118 & 120 Gamboa St., Legazpi Village, Makati City
Project Developer	Alveo Land Corp.
Development Type	High-Rise Residential Condominium

Vital Elements

Parkford Suites Legazpi takes root in efficient features that make up a prime residential tower. Visible and invisible systems anticipate the needs of every individual to ensure a living experience grounded on safety, security, and convenience.

No. of Units	163
No. of Floors	35 (physical; including roof deck)
No. of Units per Floor	Max. 7 units
No. of Parking Floors	1 basement, 8 podium parking (excluding ground floor)
No. of Elevators	3
Floor-to-ceiling Height (Residential Floors)	2.7 m (maximum)
Average Hallway Width	1.8 m to 2.3 m
Elevator Lobby Width	2.7 m
Turnover Date	Q3 2026

Building Features

- 37% glass façade ratio
- Interior-designed main lobby (with concierge and mailroom)
- Covered drop-off area along Soria St.
- Retail spaces at the ground and second floors
- 12th floor amenity deck overlooking Legazpi Active Park and Washington SyCip Park
- 100% back-up power for residential units and common areas
- Fire detection, alarm, and sprinkler system
- Two (2) fire exits per residential floor
- 24-hour building security
 - CCTV cameras in selected areas
 - RFID access for elevator and parking
- 24-hour building maintenance



Parkford Suites Legazpi
Artist's Perspective

Eyes on the Future

Alveo Land maximizes resources for heightened efficiency, ensuring long-term value for residents, investors, and various stakeholders. Parkford Suites Legazpi integrates sustainable practices and systems, building communities that endure for generations.

Sustainable Features

Philippine Green Building Code compliant

Maximized natural lighting

LED lighting fixtures in common areas

Naturally ventilated elevator lobbies and hallways

Rainwater harvesting system

Dual-flush toilets

Low-flow valves



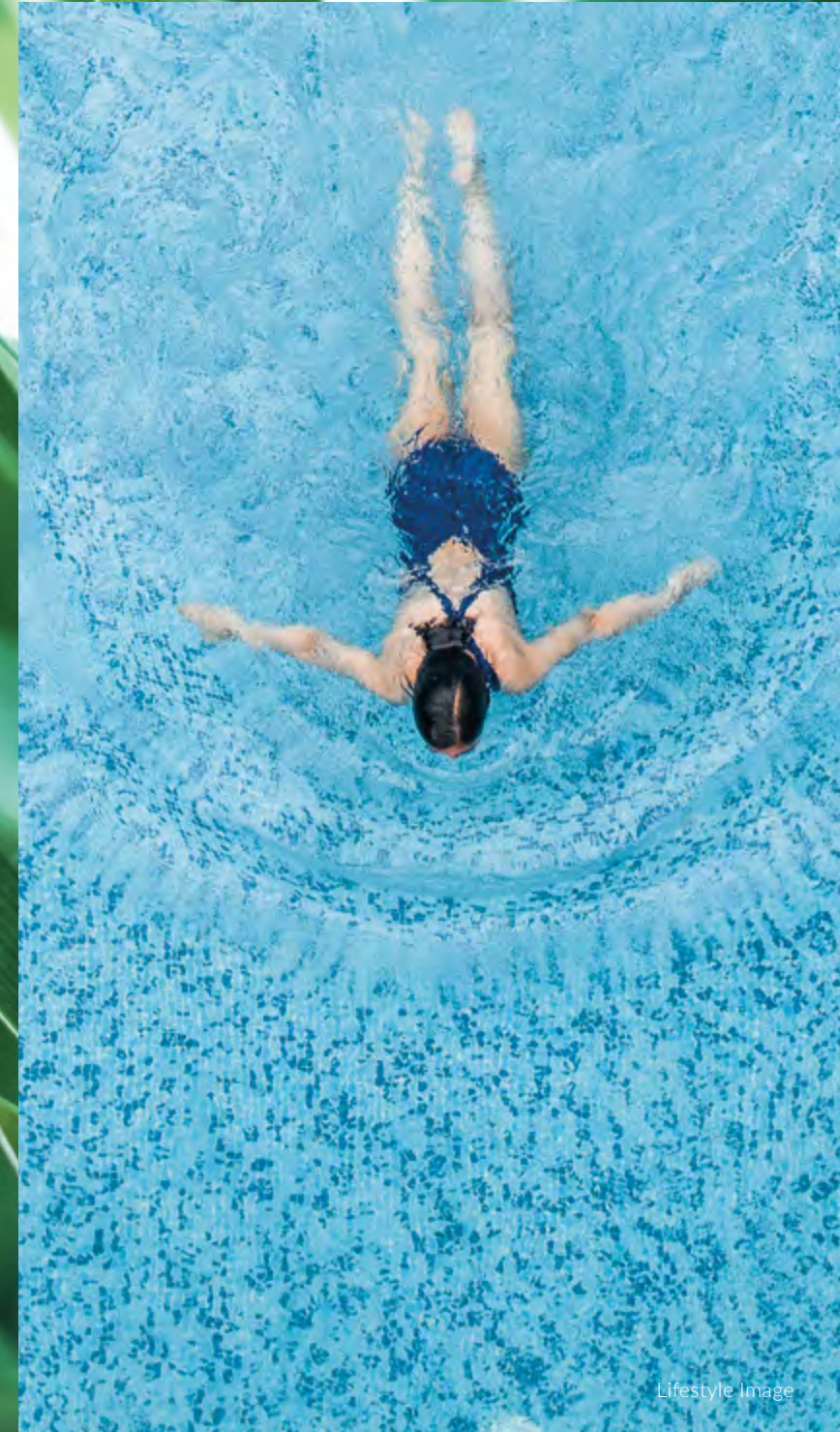
Lifestyle Image

Refreshing Daily Motions

The amenity deck presents shared spaces for mingling with friends and family, or for time alone. Complementing diverse lifestyles, facilities and provisions for health and well-being rise to the surface refreshing life in the city.

Amenities

- Lap Pool
- Kiddie Pool
- Kid's Play Area
- Shower Rooms
- Gym
- Function Rooms



Lifestyle Image



Main Lobby
Artist's Perspective



Gym
Artist's Perspective



Swimming Pool
Artist's Perspective



Taking Root at Home

From your neighborhood, every day culminates in living spaces in configurations of two- and three-bedroom units.

Parkford Suites Legazpi features sizeable residential units in low-density floors, creating a homey atmosphere of comfort, safety, and quiet in the midst of city life, keeping you connected with a view of its parks and skyline.

A VOLUMINOUS GLASS FAÇADE BRINGS IN NATURAL LIGHT AND VENTILATION, MAXIMIZING EFFICIENCY IN ALL UNITS. PRIME RESIDENCES ORIENT TOWARDS THE NORTH MINIMIZING SOLAR HEAT GAIN

Standard Unit Areas and Dimensions

Average Unit Areas	sq.m. (approx.)	sq.ft. (approx.)
Two-Bedroom	125 - 142	1,325 - 1,528
Three-Bedroom	180 - 181	1,938 - 1,948
Bi-level Three Bedroom	328	3,531

Unit Features & Deliverables

Complete kitchen system (countertop, cabinets and sink)

Complete toilet fixtures (bathroom sink and faucet, toilet bowl, hand spray, shower set and facial mirror)

Shower enclosure (except for maid's T&B)

Bedroom closet

Fire detection and alarm system

Audio guest annunciator

Provision for split-type air conditioning

Provision for telephone lines

Provision for CATV outlet

Provision for fiber-to-the-home

Provision for T&B multi-point water heater (except for maid's T&B)

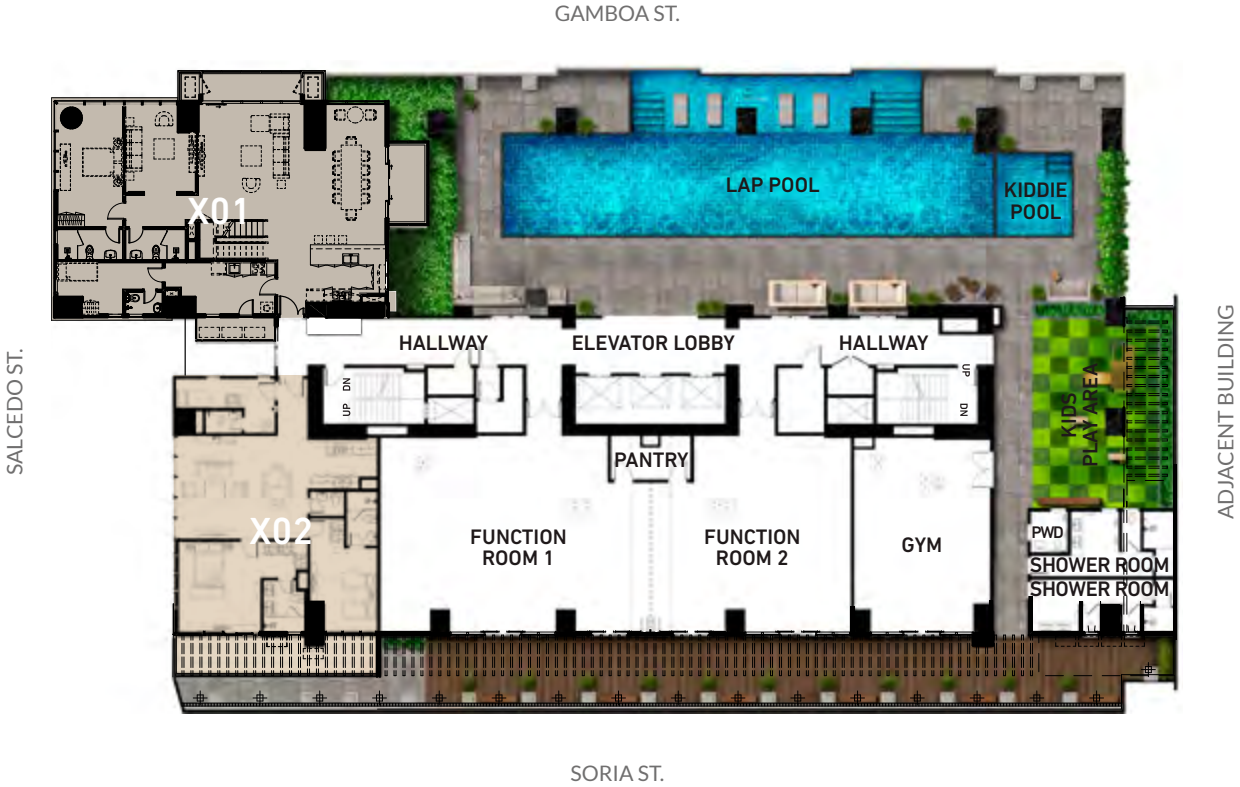
Unit Finishes

	Floor	Wall	Ceiling
Living/Dining/Kitchen	Porcelain tiles	Paint Finish	Paint Finish
Bedroom	Engineered Wood	Paint Finish	Paint Finish
Toilet & Bath	Porcelain tiles	Porcelain tiles	Paint Finish
Maid's/Utility	Ceramic tiles	Paint Finish	Paint Finish
Balcony	Porcelain tiles	Paint Finish	Paint Finish
Other Materials & Finishes	Solid surface kitchen countertops and master T&B counters Laminated wood kitchen cabinets and bedroom closets Glass railing at balcony		



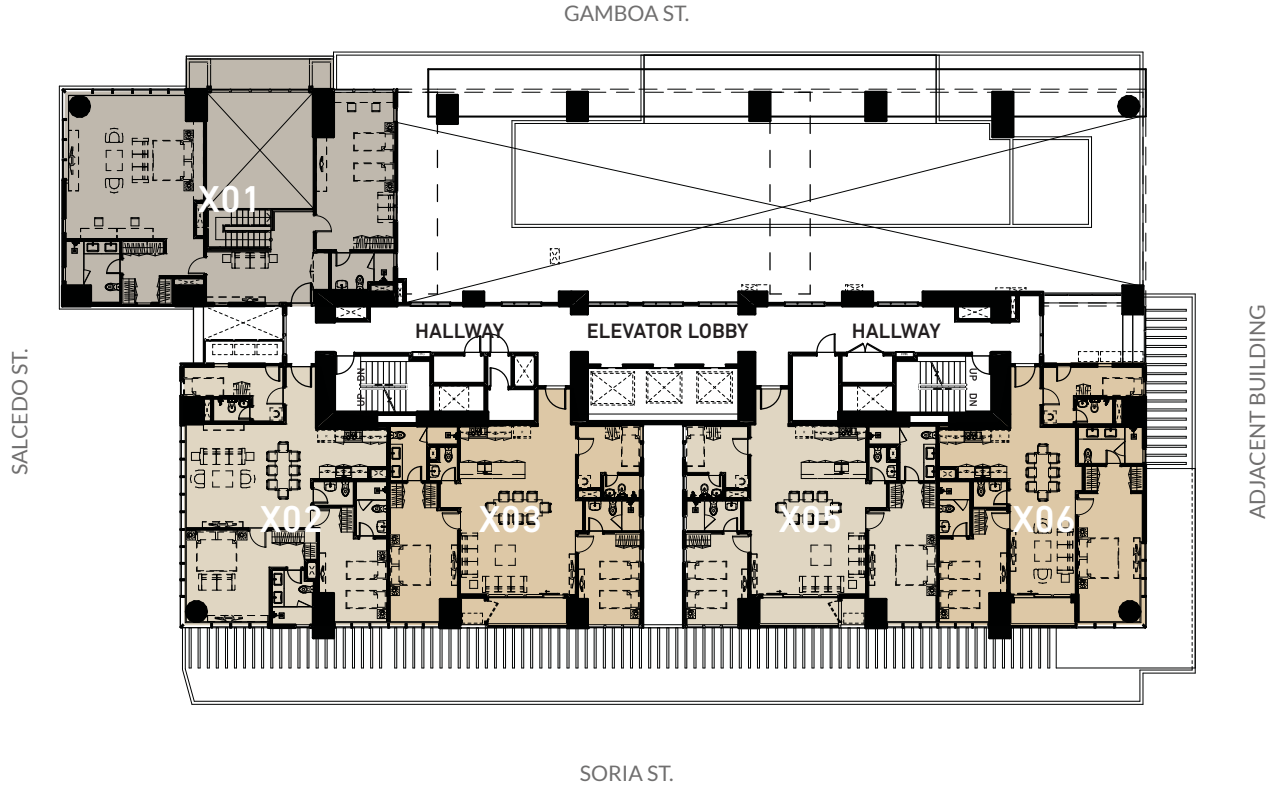
Lifestyle Image

12TH FLOOR
AMENITY LEVEL



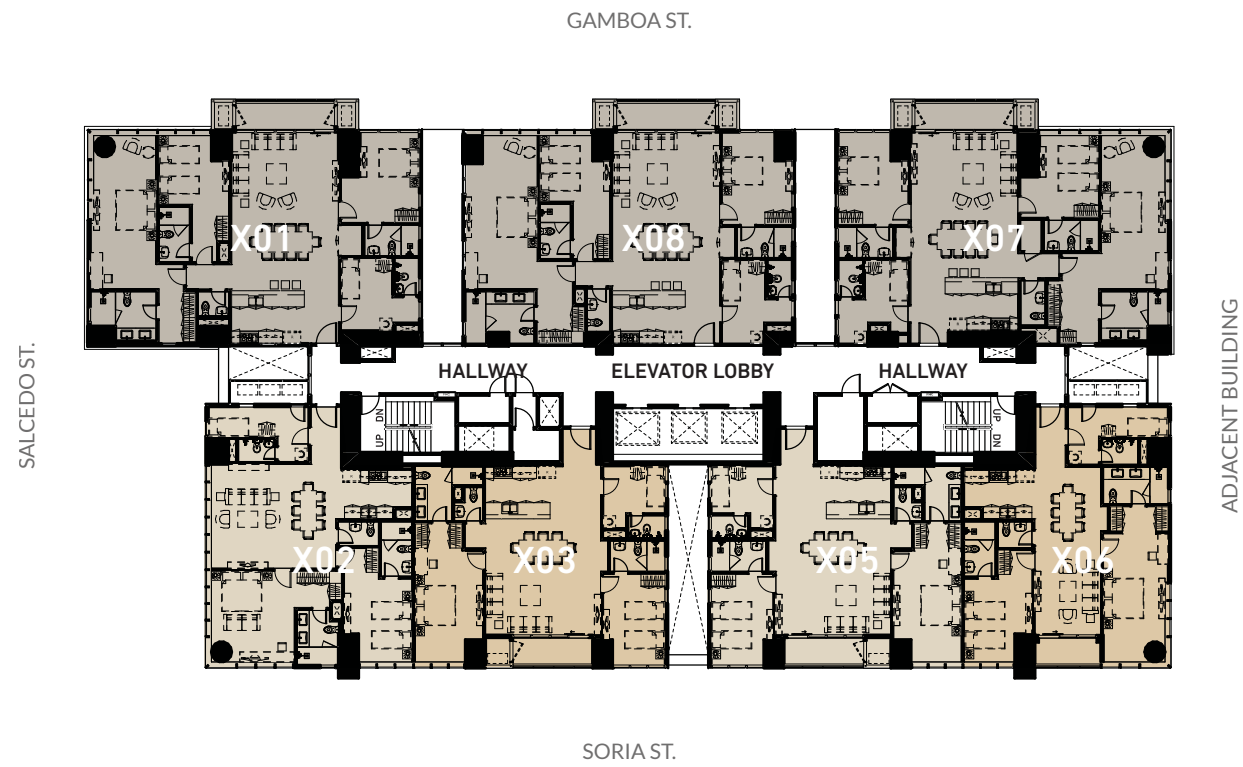
- 2BR
- 3BR

15TH FLOOR

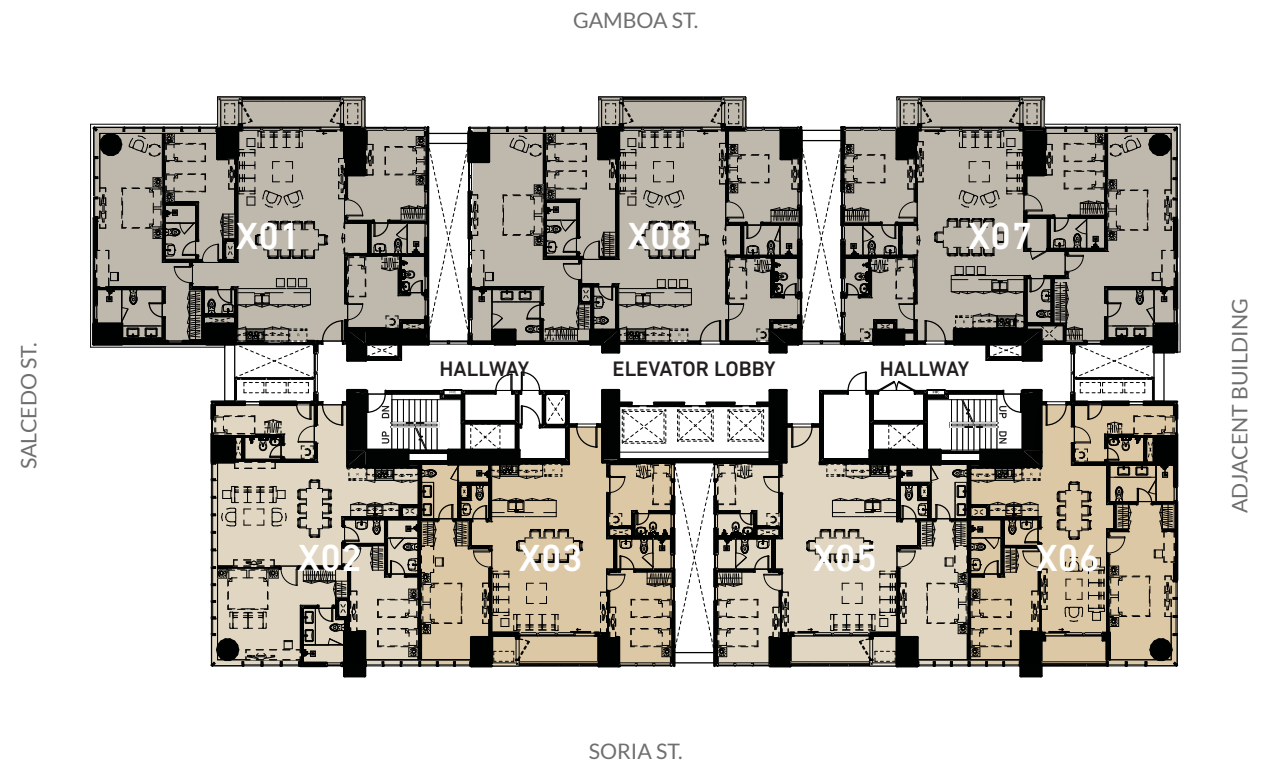


- 2BR
- 3BR

16TH FLOOR

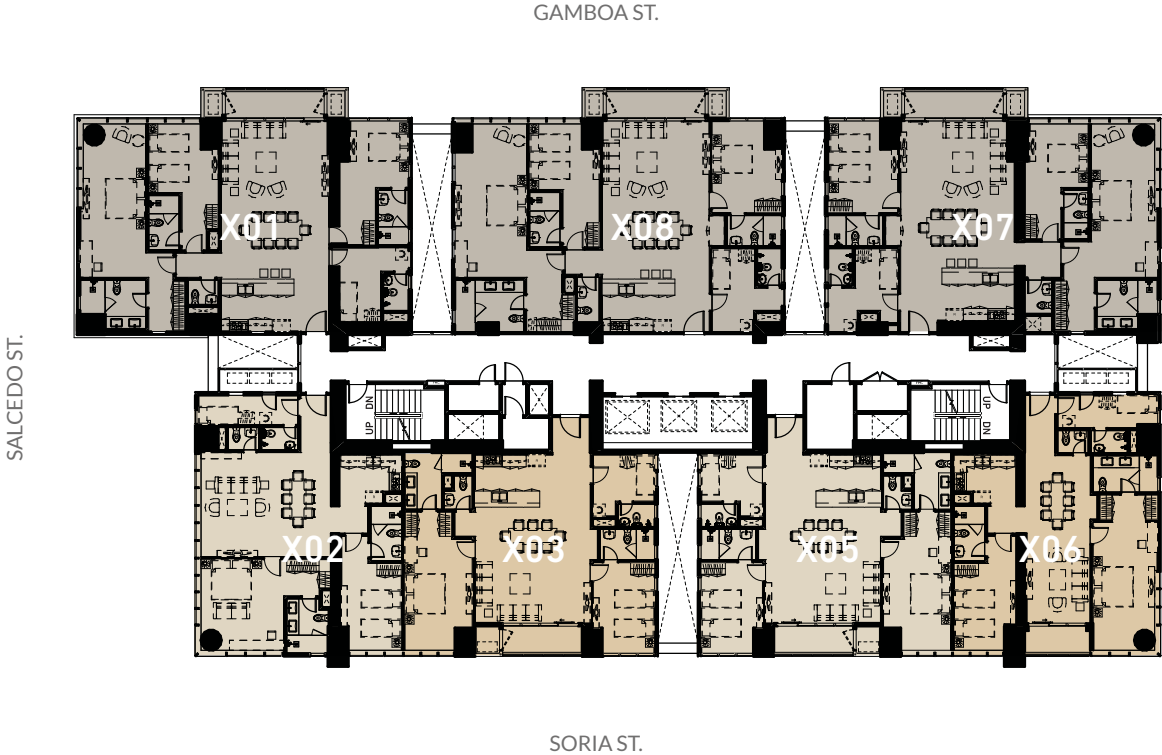


17TH-28TH FLOOR*



*Floor numbering excludes 24th and 34th floors

29TH-31ST FLOOR



- 2BR
- 3BR

32ND-39TH FLOOR*



- 2BR
- 3BR

*Floor numbering excludes 24th and 34th floors

40TH FLOOR
PENTHOUSE



TWO-BEDROOM UNIT

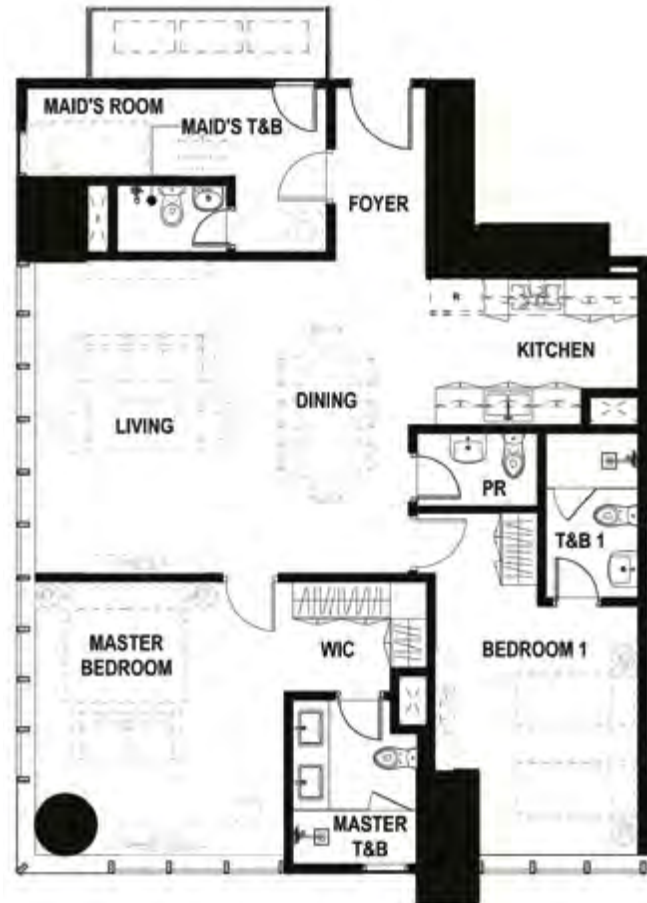
Contemporary living spaces with vast windows unfolding in various configurations to suit distinct lifestyles. A home invigorated by a verdant atmosphere to refresh everyday pursuits.



2-Bedroom Unit Living-Dining Area
Artist's Perspective

TWO-BEDROOM UNIT 02
15TH-28TH FLOOR*

Approximate sizes only	sq.m.	sq.ft.
Foyer	5	54
Living/Dining	36	388
Kitchen	9	97
Powder Room	3	32
Master Bedroom	21	226
Master WIC	4	43
Master T&B	6	65
Bedroom 1	19	205
Bedroom 1 T&B	5	54
Maid's Room	11	118
Maid's T&B	2	22
ACCU	5	54
Total Area	126	1,356



TWO-BEDROOM UNIT 03
15TH-28TH FLOOR*

Approximate sizes only	sq.m.	sq.ft.
Foyer	3	32
Living/Dining	42	452
Kitchen	11	118
Powder Room	2	22
Master Bedroom	20	215
Master WIC	3	32
Master T&B	7	75
Bedroom 1	15	161
Bedroom 1 T&B	5	54
Maid's Room	9	97
Maid's T&B	3	32
Balcony	7	75
ACCU	2	22
Total Area	129	1,389



*Floor numbering excludes 24th and 34th floors

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TWO-BEDROOM UNIT 06
15TH-28TH FLOOR*

Approximate sizes only	sq.m.	sq.ft.
Foyer	5	54
Living/Dining	29	312
Kitchen	9	97
Powder Room	3	32
Master Bedroom	22	237
Master WIC	4	43
Master T&B	7	75
Bedroom 1	18	194
Bedroom 1 T&B	5	54
Maid's Room	11	118
Maid's T&B	3	32
Balcony	5	54
ACCU	5	54
Total Area	126	1,356



Master Bedroom
 Artist's Perspective

*Floor numbering excludes 24th and 34th floors

THREE-BEDROOM UNIT

Three-bedroom formats unfold various configurations including bi-level versions. Spacious units designed with expansive windows and a balcony facing parks create a living space enlivened by urban greenery. All bedrooms are furnished with en-suite T&B and a walk-in closet for the Master Bedroom.



Master Bedroom
Artist's Perspective

THREE-BEDROOM UNIT 01
16TH-28TH FLOOR*

Approximate sizes only	sq.m.	sq.ft.
Living/Dining	47	506
Kitchen	11	118
Hallway	3	32
Powder Room	2	22
Master Bedroom	29	312
Master WIC	6	65
Master T&B	9	97
Bedroom 1	18	194
Bedroom 1 T&B	5	54
Bedroom 2	18	194
Bedroom 2 T&B	5	54
Storage	2	22
Maid's Room	12	129
Maid's T&B	3	32
Balcony	8	86
ACCU	3	32
Total Area	181	1,948



Bedroom
 Artist's Perspective

*Floor numbering excludes 24th and 34th floors

**THREE-BEDROOM BI-LEVEL UNIT
12TH FLOOR**

Approximate sizes only	sq.m.	sq.ft.
Living/Dining	69	743
Kitchen	11	118
Service Kitchen	15	161
Hallway	6	65
Bedroom 1	22	237
Bedroom 1 T&B	6	65
Family Room	17	183
Common T&B	5	54
Maid's Room	12	129
Maid's T&B	2	22
Balcony	8	86
ACCU	8	86
Veranda	8	86
Stairs	7	75
Total Lower Level Area	196	2,110



LOWER LEVEL

Approximate sizes only	sq.m.	sq.ft.
Master Bedroom	55	592
Master WIC	8	86
Master T&B	9	97
Bedroom 2	32	344
Bedroom 2 T&B	6	65
Family Room	20	215
Storage	2	22
Total Upper Level Area	132	1,421
Total Area	328	3,531



UPPER LEVEL



3-Bedroom Unit Living-Dining Area
Artist's Perspective

Sharing a Vision

ARCHITECTURAL DESIGN

Aidea Philippines, Inc.

Aidea is one of the leading design companies in the Philippines. It has consistently been in the top 100 architectural practices according to Building Design (BD) WA100—ranking 86th in 2012. Notable projects include Two Serendra, Park Terraces, Solstice Towers and The Stiles Enterprise Plaza.

STRUCTURAL DESIGN

Sy^2 + Associates, Inc.

Since its inception in 1983, SY^2 has established itself to be one of the most experienced structural consultants in the industry, with a portfolio that includes the Ayala Corporation's landmark Tower One and Exchange Plaza.

COMMON AREA INTERIOR DESIGN

Design HQ (Hirayama + Quesada)

Design HQ is a prominent interior design firm based in the Philippines with work encompassing a dynamic range of design styles. Their signature and eclectic designs have been highlighted within various local and international publications and television programs.

MECHANICAL DESIGN

DCCD Engineering Corporation

Since its foundation in 1957, DCCD has become the first engineering consulting firm in the country that has been awarded an ISO 9001 Certification, ISO 14001:2004, and OHSAS 18001:2007 for its exceptional quality system.

ELECTRICAL DESIGN

EB Cruz & Partners

With a reliable experience of 35 years, Engr. Efren B. Cruz started a partnership and became the electrical consultant of various known owners, architects and interior designers and has been awarded MOST OUTSTANDING ELECTRICAL ENGINEER in the Field of Consultancy in 2014.

FIRE PROTECTION, SANITARY & PLUMBING DESIGN

NBF Consulting Engineers

N.B. F. Consulting Engineers is an engineering consultancy that specializes in sanitary/plumbing engineering, environmental/sewage systems, water resources, supply and distribution system, storm drainage systems, civil works engineering, fire protection engineering, automatic fire sprinkler systems and special extinguishing systems.

LIFT CONSULTANT

International Elevator & Equipment, Inc. (IEEI)

An affiliate of Mitsubishi Electric Corp., Mitsubishi Corp., and Mitsubishi Electric Building Techno-Service Co., Ltd. of Japan, IEEI offers high quality elevators, escalators, and related vertical conveyance services, such as design, installation, and maintenance.

PROJECT MANAGEMENT & GENERAL CONTRACTOR

Makati Development Corp. (MDC)

Ayala Land's own construction arm with a history of 42 years. MDC is a premier Filipino EPC/CM company credited for transforming Makati City into a world-class financial and commercial district. Today, MDC still continues to reshape the Philippine landscape to be at par with the world's best.

PROPERTY MANAGEMENT

Ayala Property Management Corp. (APMC)

A wholly-owned subsidiary of Ayala Land and the largest property management company in the Philippines with over 30 years of experience in integrated property management services, including building administration and maintenance, commercial center and residential subdivision maintenance, lease administration activities, and special technical services.



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Artist's Perspective

Prime Parkside Living

Every Alveo Land development—vibrant neighborhoods, groundbreaking living solutions, 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 Parkford Suites Legazpi's promise of prime 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.

ALVEO
an AyalaLand company