



NEW WORLDS OF DISCOVERY

1016

RESIDENCES

AT HOME



Craftsmanship and artistry. Contemporary design and style. In a city of beginnings that keeps you moving with the world, Ayala Land Premier is privileged to welcome you to a distinctive living experience of comfort, value and convenience.



1016 RESIDENCES

A distinctive address set privately apart in a vibrant urban center. 1016 Residences welcomes you into a select community of only 109 residences rising 24 floors above Cebu Business Park. Turning over in the third quarter of 2014, homes in complete harmony with your life, bringing you the best of Cebu.

AYALA LAND PREMIER

Our commitment: making sure that the most important place in your life is also the most exceptional. An outstanding location, expertly planned and thoughtfully designed. Generous living spaces, carefully considered layouts, finishes and fittings of premium quality. An investment that's worry-free and hassle-free, an ownership experience of ease and lasting value ensuring life and living at its finest.



FORM

DETAIL



RHYTHM

31

days to craft a guitar

A harmony of well-planned spaces and refreshing views

A home that's a perfect accompaniment to your life, an investment growing in value. In perfect consonance to your needs, a composition of space, planning and detail. Areas for privacy and for sharing in equal measure. Quality finishes and workmanship echoing the premium you place on time spent with those who matter most. Looking out from your balcony, Cebu Business Park unfolds the day-to-day of a major regional hub. With skyline, sea and mountain views glimpsed through the windows of your home, you've found your place in tune with the world.



UNIT AND BUILDING HIGHLIGHTS

109

well-crafted units

UNIT FINISHES, FIXTURES AND APPLIANCES

- Engineered wood plank flooring in all bedrooms*, foyers**, living/dining areas
- Homogenous tile flooring in kitchens, bathrooms* and powder rooms**
- Stone countertop in kitchens and bathrooms*
- Kohler® and Grohe® (or equivalent) bathroom fittings and fixtures*

UNIT FEATURES

- European-grade kitchens with pre-installed rangehoods
- Pre-installed inverter-type air conditioning units for bedrooms* and living/dining areas
- Provision for water heaters for bathrooms* and kitchens
- Individual metering for water and electricity
- Maximized natural ventilation
- Audio guest annunciator system
- CATV provision for all bedrooms* and living rooms
- Provision for 2 telephone lines per unit
- Telephone outlets in all bedrooms*, living/dining areas
- Emergency assistance button incorporated with the guest annunciator system

*except for maid's rooms/maid's T&Bs/utility areas
**limited to select units

BUILDING FEATURES

Efficiency Features

- Maximized natural ventilation for common areas
- 100% back-up power

Convenience and Services

- 3 elevators (2 dedicated passenger lifts, 1 service/passenger lift)
- Elegantly designed ground floor lobby
- Mail room
- Administrative office
- Centralized sanitary disposal system
- Landscaped access to City Sports Club Cebu

Safety and Security

- Fire detection and alarm system
- 24-hour security and building maintenance
- Basement proximity card access



UNIT FINISHES AND FIXTURES

- Engineered wood plank flooring in all bedrooms*, living/dining areas
- Homogenous tile flooring in kitchens and bathrooms**
- Stone countertops in kitchens and bathrooms**
- European-grade kitchen cabinetry
- Kohler® and Grohe® (or equivalent) T&B fixtures**

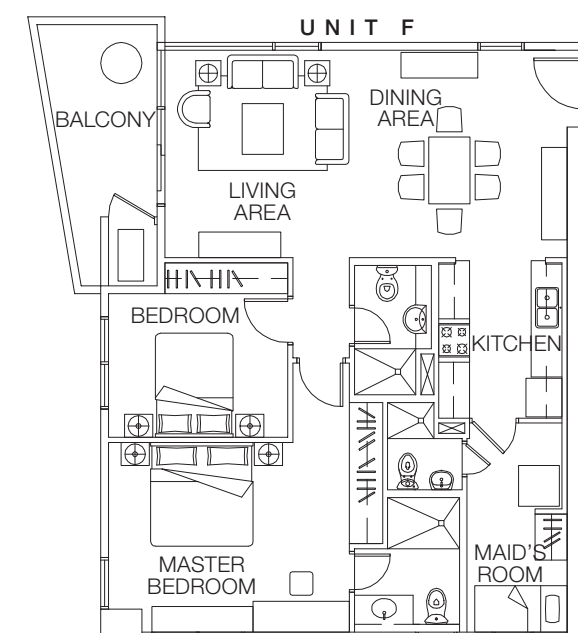
*except in maid's rooms
 **except in maid's bathrooms

66
 available units

TYPICAL TWO BEDROOM

Available units: **66**
 Unit area range: **approx. 98 sqm-101 sqm***
 Balcony area range: **approx. 5 sqm-9 sqm**
 Appurtenant parking slot: **1**

*Excluding balconies



OTHER LAYOUTS ARE AVAILABLE FOR THIS UNIT TYPE.



ARTIST'S PERSPECTIVE

UNIT FINISHES AND FIXTURES

- Engineered wood plank flooring in all bedrooms*, living/dining areas
- Homogenous tile flooring in kitchens and bathrooms**
- Stone countertops in kitchens and bathrooms**
- European-grade kitchen cabinetry
- Kohler® and Grohe® (or equivalent) T&B fixtures**

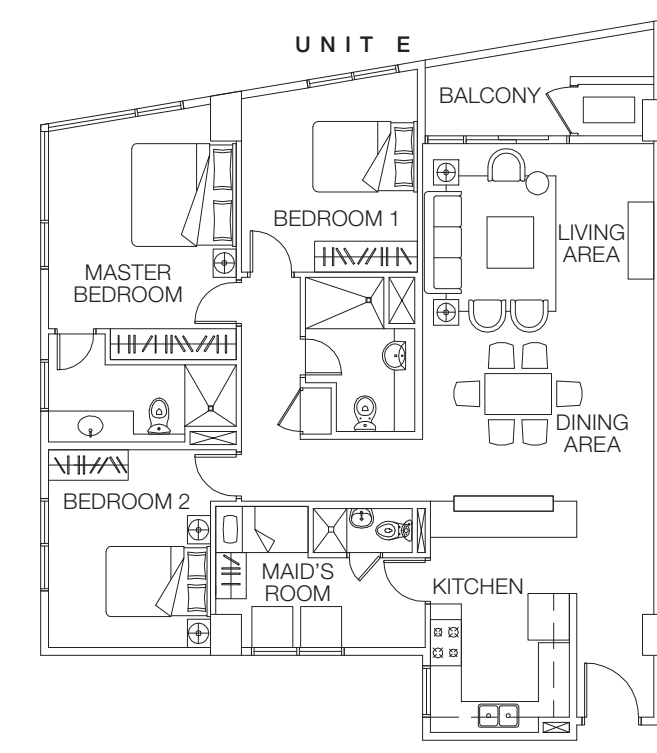
*except in maid's rooms
 **except in maid's bathrooms

32
 available units

TYPICAL THREE BEDROOM

Available units: **32**
 Unit area range: **approx. 131 sqm***
 Balcony area range: **approx. 8 sqm-12 sqm**
 Appurtenant parking slot: **2****

*excluding balconies
 **may be tandem or individual parking slots



OTHER LAYOUTS ARE AVAILABLE FOR THIS UNIT TYPE.



UNIT FEATURES

- Walk-in Closet for Master Bedroom
- Powder Room
- Maid's Room with T&B
- Enclosed Utility Area
- Private Garden

11

limited-edition
units

ARTIST'S PERSPECTIVE

PARK SUITES

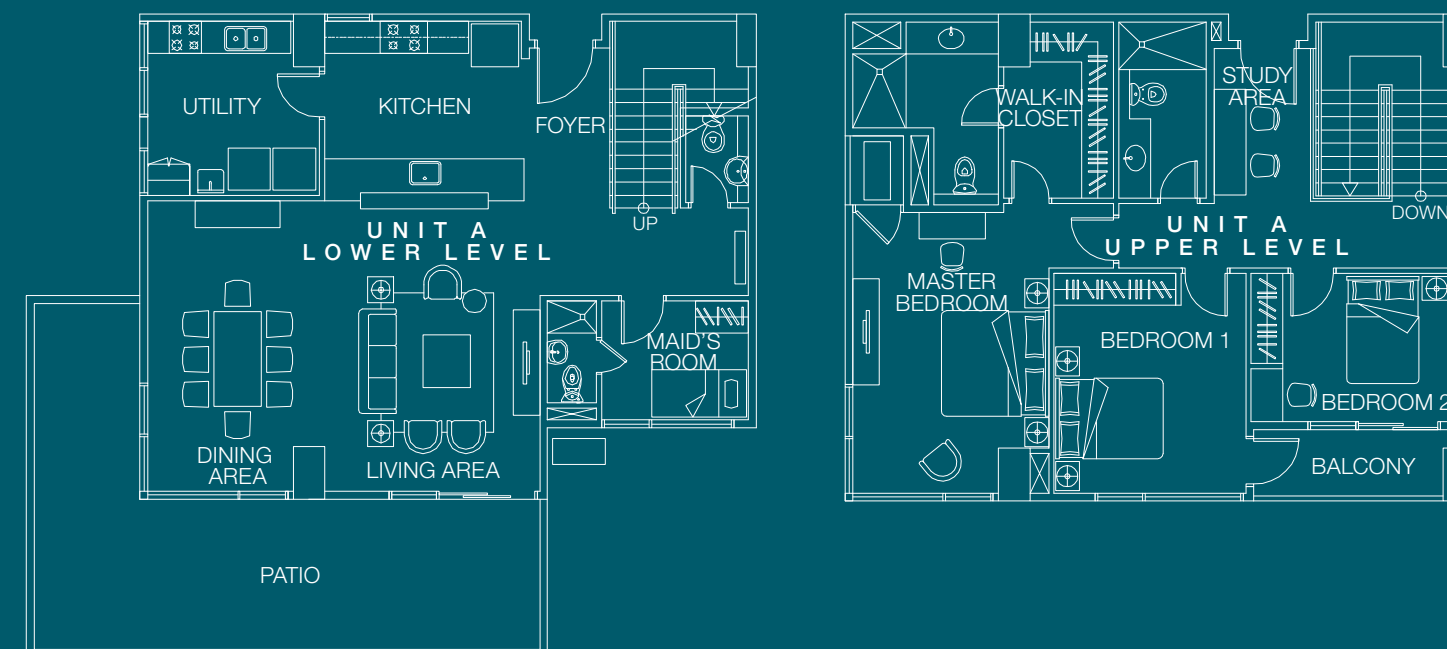
Distinctive two-level, three-bedroom units located at the ground floor featuring impressively spacious living areas. Its ground floor level opens out to an expansive private garden and patio. There are only two units of this type, Park Suite 1A and Park Suite 1B.

PARK SUITE (1A & 1B)

Unit area: **approx. 187 sqm**

Private garden area (excluding patio): **approx. 60 sqm**

Patio: **approx. 37 sqm**





UNIT FEATURES

- Walk-in Closet for Master Bedroom
- Master T&B with Double Lavatories
- Powder Room
- Maid's Room with T&B
- Private Terrace

ARTIST'S PERSPECTIVE

TERRACE SUITES

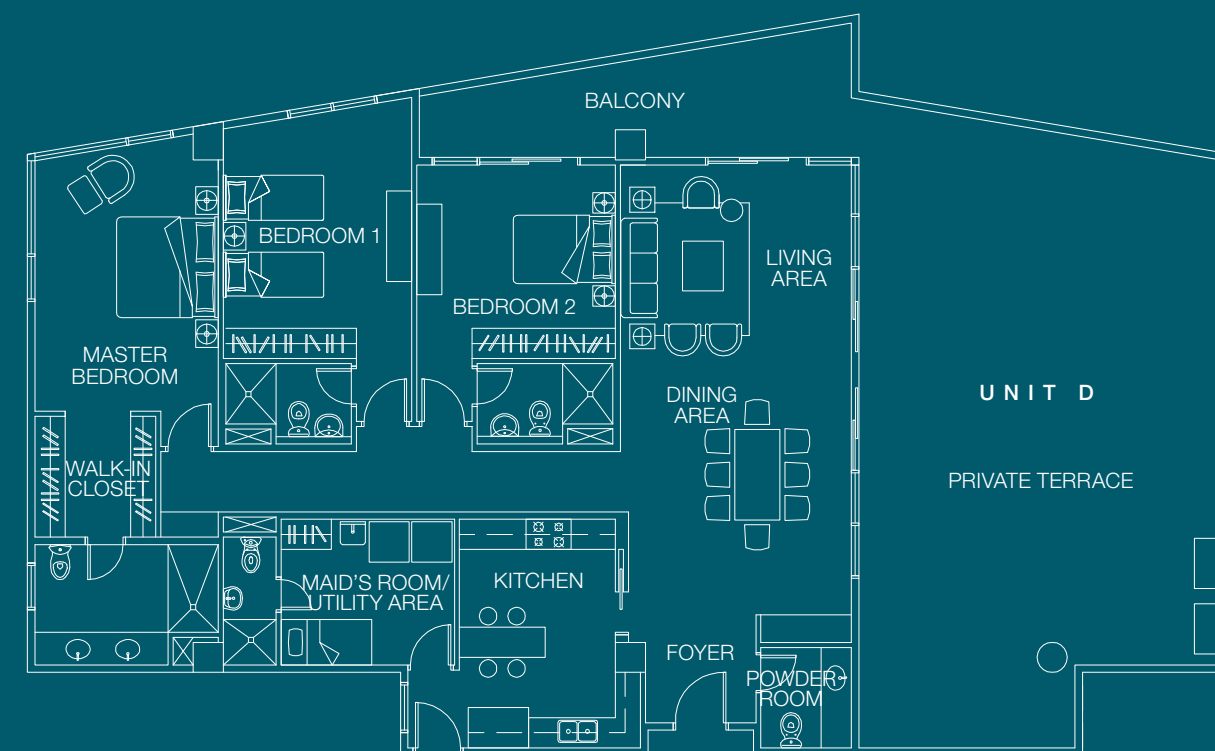
Three-bedroom units with spacious patios and distinctive private area features. There are only two units of this type, Terrace Suite 21D and Terrace Suite 22D.

TERRACE SUITE (21D)

Unit area: **approx. 184 sqm**
Private terrace: **approx. 87 sqm**

TERRACE SUITE (22D)

Unit area: **approx. 184 sqm**
Private terrace: **approx. 31 sqm**



ANOTHER LAYOUT IS AVAILABLE FOR THIS UNIT TYPE.



UNIT FEATURES

- Gourmet Kitchen
- Asian Kitchen
- Spacious Living/Dining Area
- Spacious Family Room
- Walk-in Closet for Master Bedroom
- Powder Room
- Enclosed Utility Area
- Service Entrance

ARTIST'S PERSPECTIVE

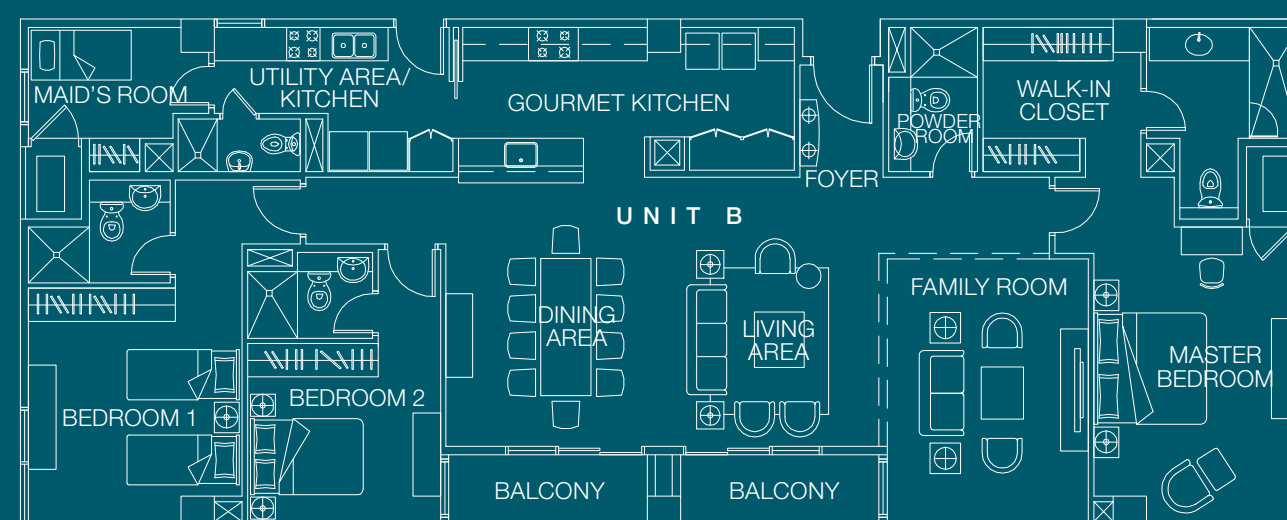
HORIZON SUITES

Expansive living, dining, and private spaces distinguish these three-bedroom residences perched high above the city. Ideal for entertaining, a gourmet kitchen seamlessly transitions to an Asian kitchen, and a secondary entrance delivers service discreetly. There are only three units of this type, Horizon Suite 21B, Horizon Suite 22B, and Horizon Suite 23B.

HORIZON SUITE (21B, 22B & 23B)

Unit area: **approx. 196 sqm**

Balcony area: **approx. 10 sqm**



OTHER LAYOUTS ARE AVAILABLE FOR THIS UNIT TYPE.



UNIT FEATURES

- Spacious Living/Dining Area
- Spacious Family Room
- Walk-in Closet for Master Bedroom
- Master T&B with Double Lavatories
- Powder Room
- Private Roof Deck (22C and 24F)

ARTIST'S PERSPECTIVE

CITYSCAPE SUITES

This two-level, three-bedroom unit is composed of expansive living and private spaces high above Cebu's cityscape. There are only three units of this type. Cityscape Suite 22C and Cityscape Suite 24F each feature a spacious roof deck, bringing residents outdoor living at the heart of the city.

CITYSCAPE SUITE (21F)

Unit area: **approx. 195 sqm**

CITYSCAPE SUITE (22C)

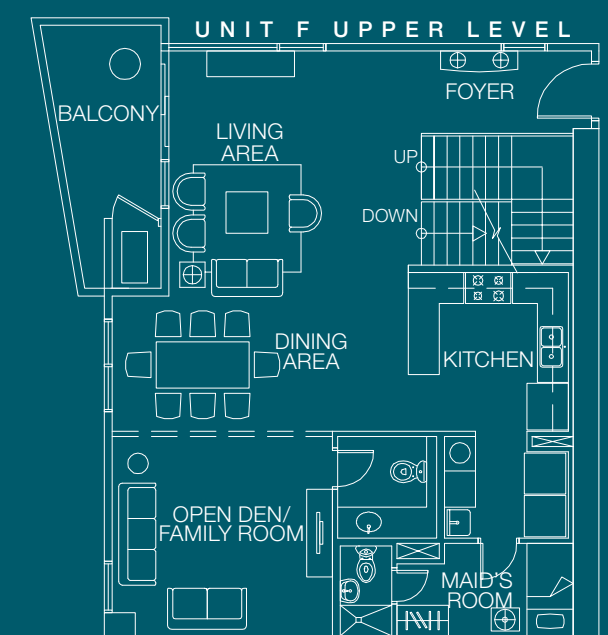
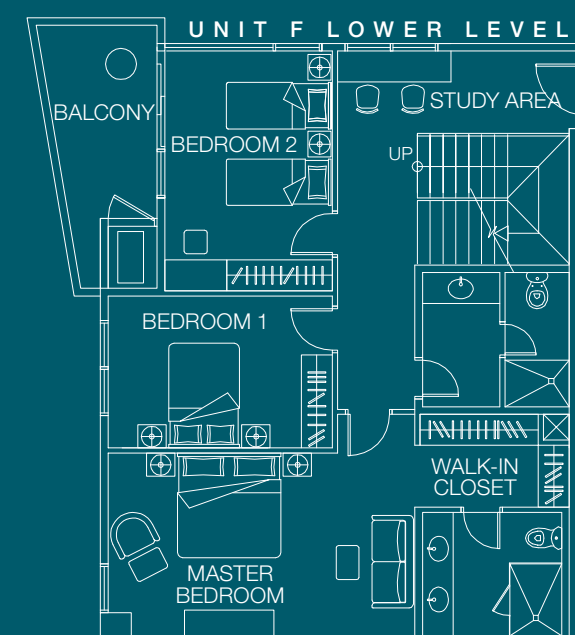
Unit area: **approx. 214 sqm**

Private roof deck (23rd Flr): **approx. 80 sqm**

CITYSCAPE SUITE (24F)

Unit area: **approx. 220 sqm**

Private roof deck (25th Flr): **approx. 72 sqm**



OTHER LAYOUTS ARE AVAILABLE FOR THIS UNIT TYPE.



UNIT FEATURES

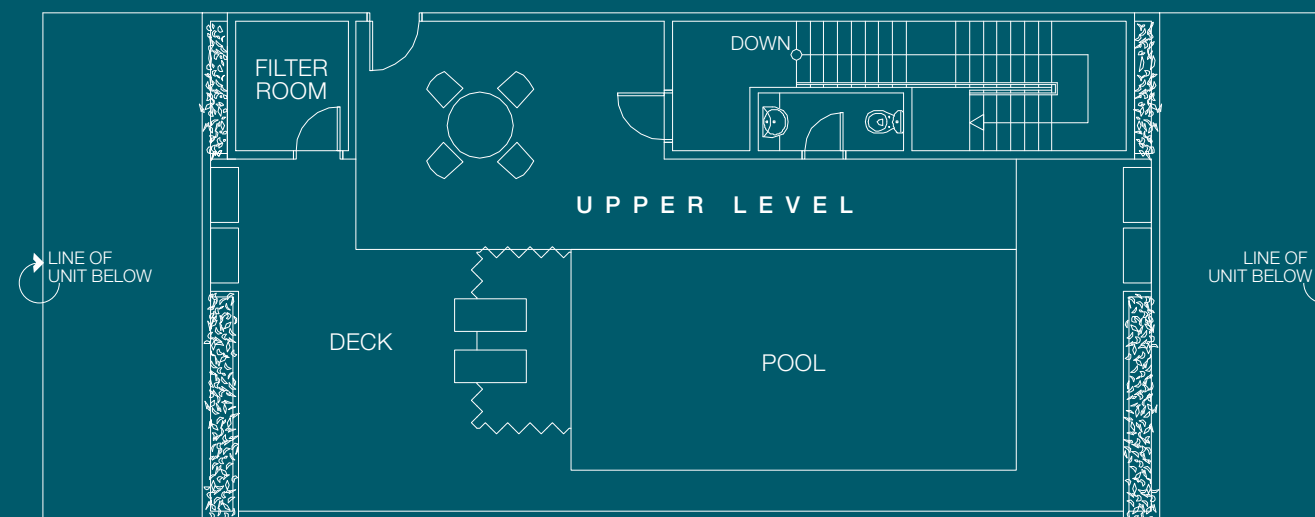
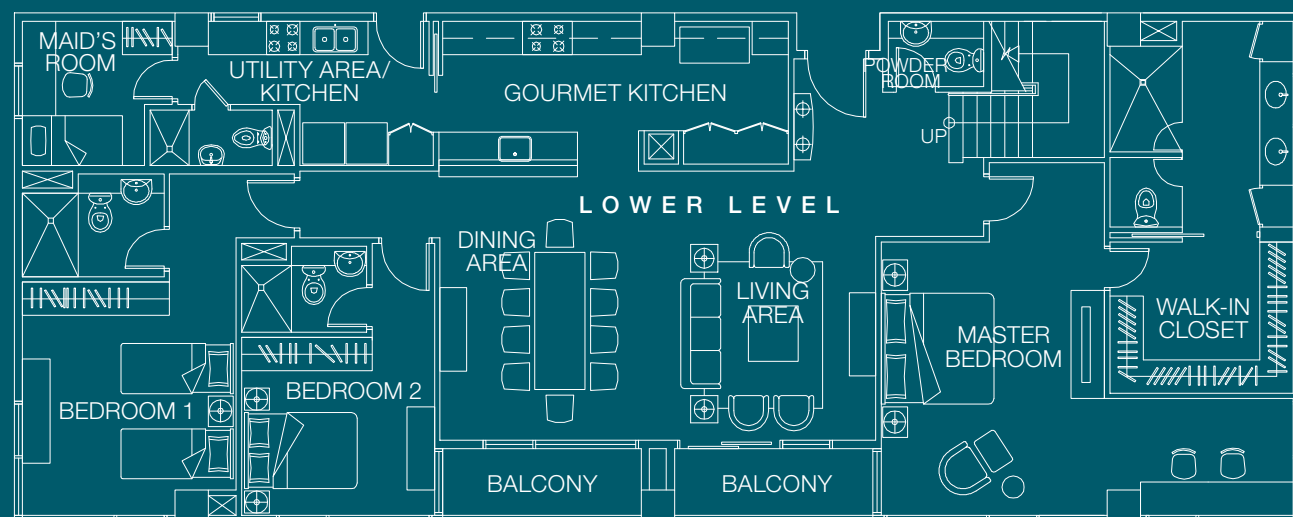
- Gourmet Kitchen
- Asian Kitchen
- Spacious Living/Dining Area
- Walk-in Closet for Master Bedroom
- Powder Room
- Enclosed Utility Area
- Service Entrance
- Private Roof Deck with Pool

ARTIST'S PERSPECTIVE

SKYLINE SUITE

SKYLINE SUITE (24B)
 Unit area: **approx. 229 sqm**
 Private roof deck: **approx. 109 sqm**

Expansive interior spaces stretch outwards with an impressively spacious roof deck pool setting high above the city. Dramatic views surround private and shared areas in this three-bedroom residence, revealing new horizons on everyday living. There is only one unit of this type.





COMFORT

EASE



ESCAPE

14

*days to form one
contemporary furniture piece*

A well-crafted selection of business, leisure and wellness amenities

Redraw the dimensions of your everyday. Contemporary facilities reflect the fluid grace of contemporary living. Resort-inspired interiors, refreshing open spaces, glimpses of green from every floor. Topped by a roof deck providing you with a view of Cebu that's truly something to celebrate.

Linked to 1016 Residences via meandering garden paths is the new City Sports Club Cebu. With a multimillion-peso refurbishment plan under way, your residence comes with usage rights to a members-only sports and leisure club. Fitness and wellness facilities, flexible function spaces and exceptional dining. All weaving together a distinctive, complete urban lifestyle, one that you can easily access from your home at 1016 Residences.



ARTIST'S PERSPECTIVE



1016 RESIDENCES AMENITIES AND FACILITIES

- Landscaped Gardens
- Kiddie Play Area
- Lobby Lounge
- Roof Deck

USAGE RIGHTS TO CITY SPORTS CLUB CEBU AMENITIES AND FACILITIES

Leisure and Sports

- Swimming Pools
- Indoor Basketball Court
- Indoor Badminton Court
- Bowling Alley
- Billiard Room
- Table Tennis Area
- Dart Alley
- Jogging Path
- Landscaped Garden

Business and Socials

- Boardroom
- Sinulog Ballrooms
- Magallanes and Colon Function Rooms

Dining

- La Verandah
- Café City Sports
- Pool Bar (during summer)
- Hamabar Sports Bar
- Ma-yi Fine Dining Restaurant
- The Nook Meeting Room

DISCLAIMER
City Sports Club Cebu is owned by its members and operated by City Sports Club Cebu, Inc., a corporation separate and distinct from the developer. Its operations are subject to applicable government rules and regulations and other conditions that are not within full control of the developer. Accordingly, the developer does not make any guarantee or warranty in relation to the shares in, and the use and enjoyment by members of the facilities of, City Sports Club Cebu.

City Sports Club Cebu shall be undergoing a three-year renovation program, during which, the City Sports Club Cebu Management may decide to renovate, improve or replace the amenities and facilities detailed.



ARTIST'S PERSPECTIVE



AMENITIES AND FACILITIES

7,371

square meters of fitness, wellness and social facilities



T E X T U R E

F L O W



L O O K

4

months to finish a gown by hand

Exclusive access to destinations within the city and beyond

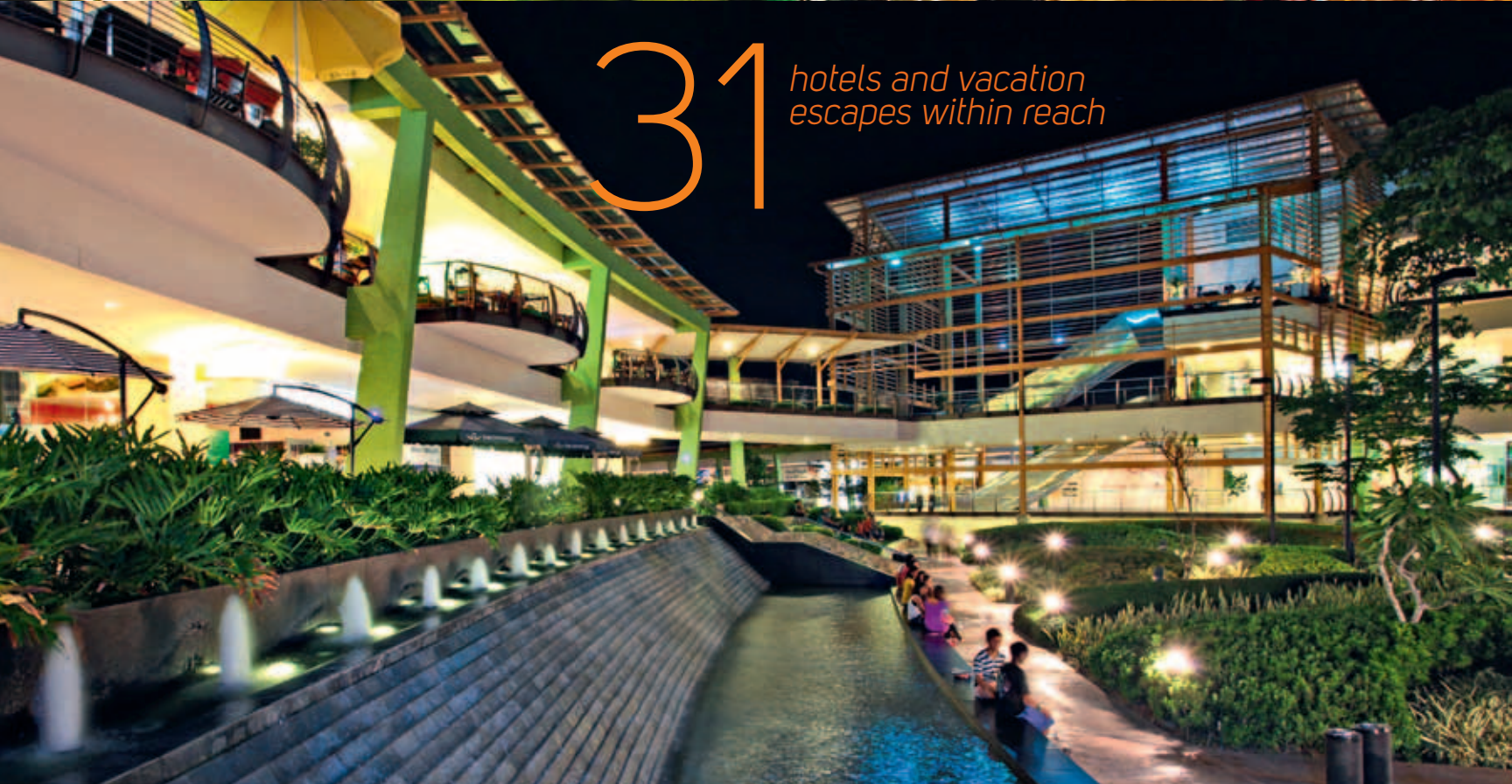
From a place of prominence in Cebu Business Park, see more of your city than ever before. An unmatched central location setting new trends in living within an emerging style capital. A leisurely stroll away is the best in retail and dining at Ayala Center Cebu. A short road trip leads to a wealth of escapes—the beach or the mountains within view of your home. And with Mactan-Cebu International Airport close at hand, there's more to living in a place that's your home in the world.



The unmatched central location of 1016 Residences in Cebu City combines strategic locational advantages into an integrated lifestyle. A progressive regional hub, Cebu is nonetheless replete with cultural and tourism destinations celebrating its heritage as the country's first and oldest city.

Spanning 50 hectares at the heart of Cebu City, Cebu Business Park is the Southern Philippines' premier business district. Master planned for business in a natural setting, Cebu Business Park is anchored on Ayala Center Cebu, the region's destination of choice for shopping, dining and entertainment.

Just 15 kilometers away is Mactan-Cebu International Airport, bringing everywhere within reach. Serving 850 commercial flights weekly, 13,049 passengers are transported daily to select destinations within the country and around the world.



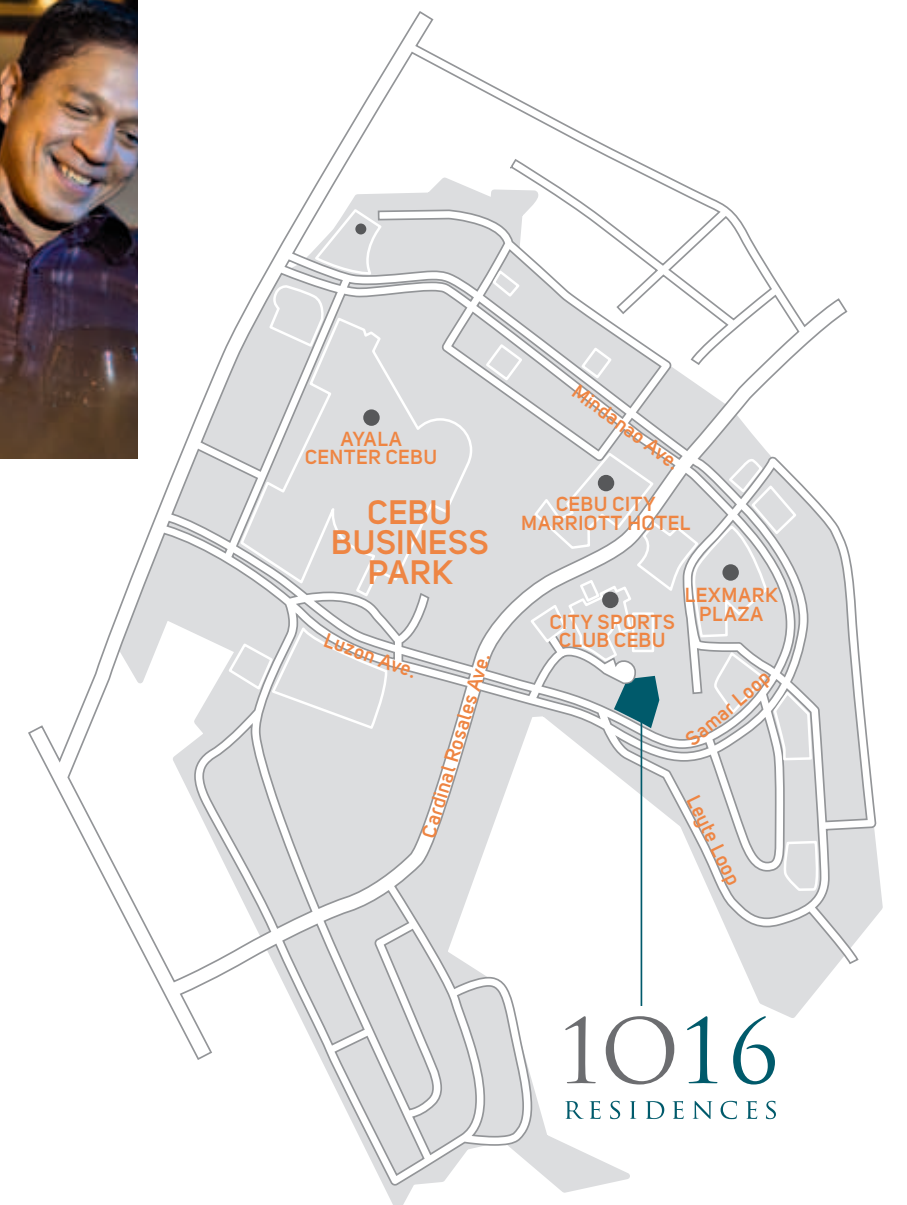
31 hotels and vacation escapes within reach



LOCATION AND VICINITY

5

-minute walk to Ayala Center Cebu



1016 RESIDENCES

PREMIER PARTNERS

GF & Partners, Architects, Co.
ARCHITECTURAL DESIGN

Makati Development Corporation
GENERAL CONTRACTOR

Sy² + Associates, Inc.
STRUCTURAL ENGINEERING DESIGN

Meinhardt Philippines, Inc.
MECHANICAL ENGINEERING DESIGN

Meinhardt Philippines, Inc.
FIRE PROTECTION DESIGN

Meinhardt Philippines, Inc.
SANITARY & PLUMBING
ENGINEERING DESIGN

RA Mojica & Partners
ELECTRICAL CONSULTANT

ALT Cladding, Inc.
WINDOW CONSULTANT

AIT Consulting
STRUCTURAL DESIGN PEER
REVIEW CONSULTANT

Asuncion-Berenguer, Inc.
COMMON AREA INTERIOR DESIGN

Christine Sicangco Lighting Design, Inc.
LIGHTING DESIGN CONSULTANT

Windtech
WIND TUNNEL TESTING CONSULTANT

Makati Development Corporation
PROJECT MANAGEMENT

Rider Levett Bucknall Philippines, Inc.
QUANTITY SURVEYOR

Ayala Property Management Corporation
PROPERTY MANAGEMENT



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