

CÍRCULO VERDE

Recover what was lost in city living




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LTS No. 22800 | 24168 Visit our showroom at the Guest House of Circulo Verde.

CÍRCULO VERDE 
Calle Industria, Quezon City

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*The goal of life is to make your heartbeat match the beat
of the universe, to match your nature with Nature.*

Joseph Campbell



LIVING SPACE

When was the last time you actually had a good read while enjoying a cool breeze? Or when you laughed the afternoon away with a friend under the trees?

Recover what was lost in city living in Circulo Verde.

This enclave has devoted 70% of its area to open space – glorious, freeing space.

The master plan of this 10-hectare development allows structure to work with and around nature so you can have the ideal living space that is convenient, safe, and relaxing.



LIVE AND PLAY

In this symphony of grass, steel, wind, and water, stories of childhood games, afternoon picnics, and neighborhood camaraderie will continue to flourish. Every member of your family has his own space to live and play in Circulo Verde – even your pets.

- Active amenities:
 - Basketball courts
 - Volleyball courts
 - Swimming pools
 - Running & walking lanes
 - Biking path
 - Dog park
- Passive amenities:
 - Gardens
 - Picnic areas
 - Water feature
 - Main clubhouse
 - Acupressure park
- Each tower will have:
 - Sky Garden
 - Gym
 - Function room

LUXURY AND COMFORT

Circulo Verde offers its residents the coziness and tranquility of country living – right in the metro. Creating a blend of suburban and urban living, residents can also enjoy modern conveniences just a stone's throw away from home.

The lifestyle and commercial area will have restaurants and retail stores so you can shop and dine without leaving your neighborhood.

Circulo Verde Retail Community





BEYOND SPACE

Imagine waking up to the amazing view of the Sierra Madre or be fascinated by the city lights of the Ortigas Skyline at night – all in the comforts of your home.

In Circulo Verde, residential towers are set on an elevated podium, creating more breathing space and amazing views for the residents. Whatever your needs may be, we have the perfect space for you – choose from a studio, 1-bedroom, 2-bedroom, or 3-bedroom unit.

Circulo Verde Garden Homes is the low density offering of Circulo Verde. This townhouse community is ideal for starting families, ensuring space for you and your loved ones.

Enjoy exclusivity on a higher level.

SAFETY FEATURES

RIVER PROTECTION WALL

- More than 1km of retaining wall will be built around the property.
- Designed to prevent soil erosion.
- Prevents water from the river getting into the property.
- The highest point of the top of the Circulo Verde River Protection Wall is 13m above the normal water level of Marikina River and the lowest point of the top of the wall is 8m.

ELEVATED COMMUNITY

- Entire site is 8-13m above the normal water level of Marikina River.
- Residential towers are set on 3 levels of podium parking.

SMART DRAINAGE SYSTEM

- An interceptor canal will be constructed to divert flow from Calle Industria downstream to Pasig River and intercept possible flood overflow from the upstream Marikina River.
- Automated floodgates will be installed to prevent floodwater backflow into the property.
- Detention tanks are in place to store storm water from the local drainage system. Storm water will flow into appropriate outfalls when water levels have receded.

ABOVE GROUND PARKING

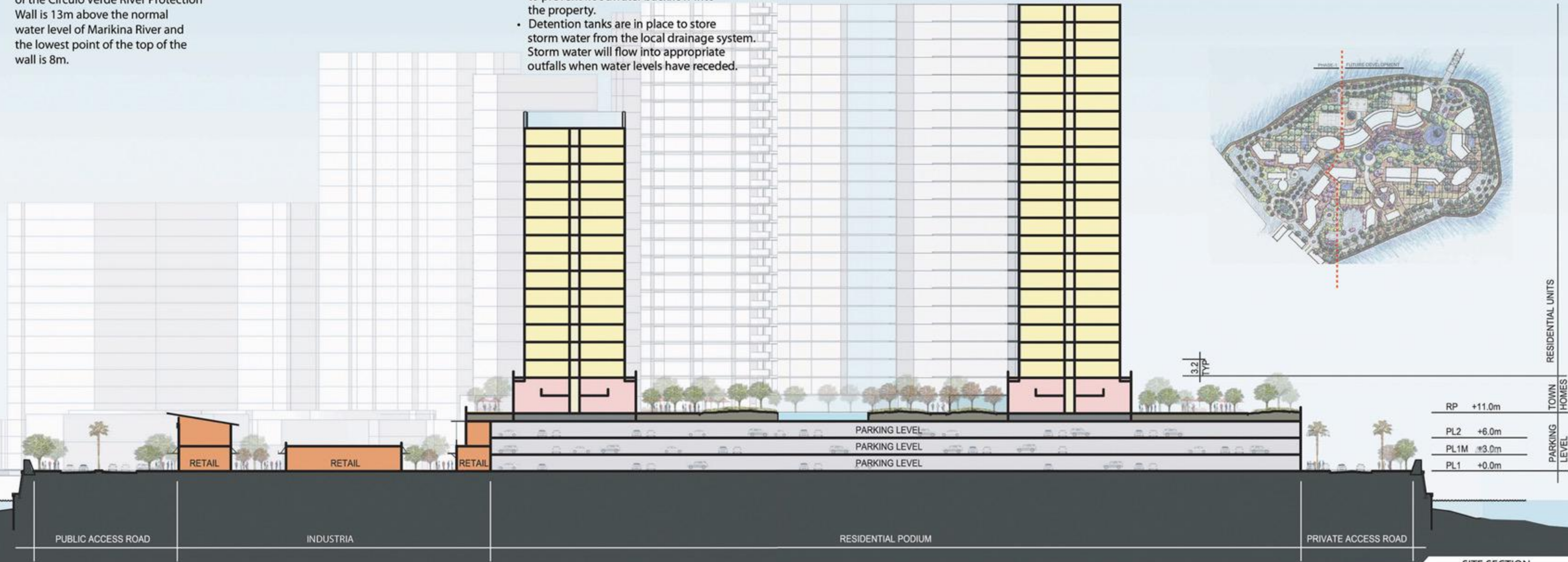
- To ensure vehicular safety and security, parking spaces are above ground only.

BACK-UP PUMP SYSTEM

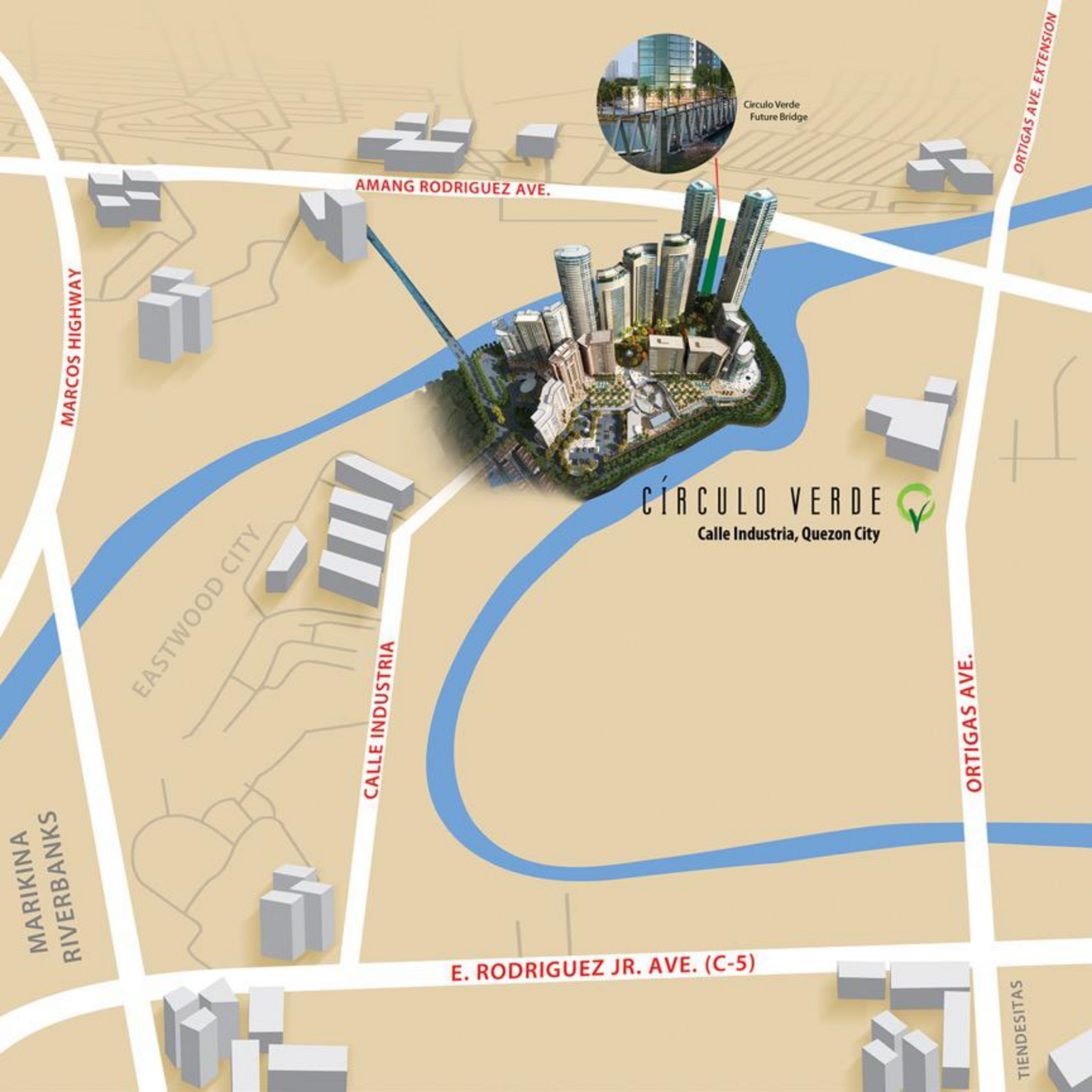
- The residential buildings are equipped with pumping systems as a secondary defense measure with one-way pipes to prevent backflow.

AUTOMATED FLOODGATES

- Automated mechanical floodgates will prevent water backflow into the community.



SITE SECTION



Circulo Verde
Future Bridge

CÍRCULO VERDE

Calle Industria, Quezon City



ACCESSIBILITY

Enjoy a laidback lifestyle and the luxury of modern conveniences that Circulo Verde offers. Located in Calle Industria, Quezon City, Circulo Verde is just a few minutes away from main thoroughfares, business districts, prestigious schools, hospitals, commercial centers and more.

A bridge connecting the community to Amang Rodriguez will be built to decongest traffic flow to and from the development that allows for more time to enjoy important things.



Perspective of future Circulo Verde Bridge

STABILITY AND QUALITY

Circulo Verde is a development of Ortigas & Company, the company that has refreshed the urban landscape with developments like Ortigas Center, Greenhills Subdivisions, Greenhills Shopping Center, Tiendesitas, Greenmeadows, and Valle Verde. As part of their gentrification, more masterpieces will be added to their roster – Viridian, Capitol Commons, and so much more.

With over 81 years in the industry, rest assured, you can expect the highest level of excellence in meeting your needs and wants when it comes to realty development.



CIRCULO VERDE DESIGN TEAM

- RTKL Associates Inc.
- PGAA
- Amcon & Company
- DCCD Engineering
- SMDI Consultants, Inc.
- Langdon & Seah Philippines, Inc.
- EB Cruz & Partners
- Mendoza Engineering
- G.E. Origenes and Associates
- Pimentel and Associates
- Thermal Solutions, Inc.
- Cenen Sy

- Project Design & Master Plan
- Landscape Design
- Project Management
- Civil Works & Flood Analysis
- Traffic Management
- Quantity Survey
- Electrical
- Sanitary and Fire Protection
- Structural
- Mechanical
- Geomancy



GREENHILLS



VALLE VERDE



ORTIGAS CENTER



CAPITOL COMMONS



LUNTALA



VIRIDIAN



ORTIGAS

JUL

MAJORCA RESIDENCES

GARDEN LEVEL 1



GARDEN LEVEL 2



GARDEN LOFTS & FLATS



IBIZA TOWER

GARDEN LEVEL 1



GARDEN LEVEL 2



UNIT AREA SUMMARY

UNIT A | 57 SQM
UNIT B | 61 SQM
UNIT C | 54 SQM
UNIT D | 54 SQM
UNIT E | 56 SQM
UNIT F | 56 SQM



1 BR BI-LEVEL

SEVILLE RESIDENCES

GARDEN LEVEL 1



GARDEN LEVEL 2



1 BEDROOM

2 BEDROOM

LLEIDA

GARDEN LEVEL

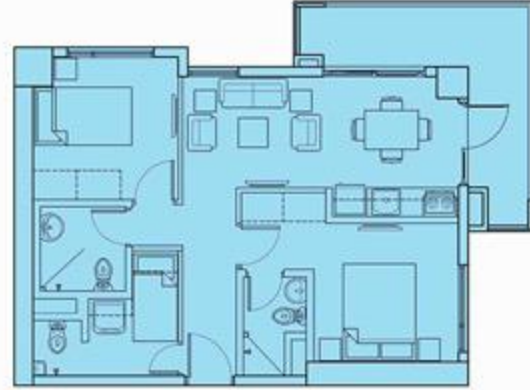


STUDIO

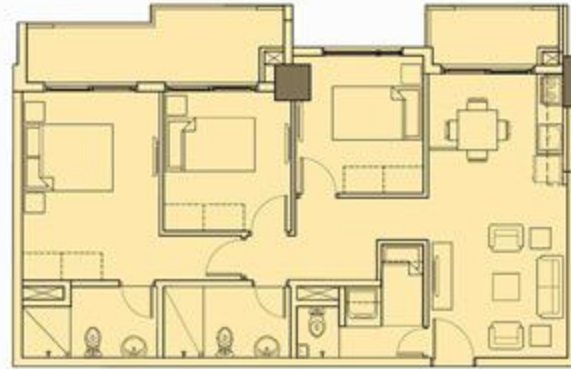
1 BEDROOM



1 BEDROOM TYPICAL UNIT • 46 SQM



2 BEDROOM TYPICAL UNIT • 69 SQM



3 BEDROOM TYPICAL UNIT • 96 SQM

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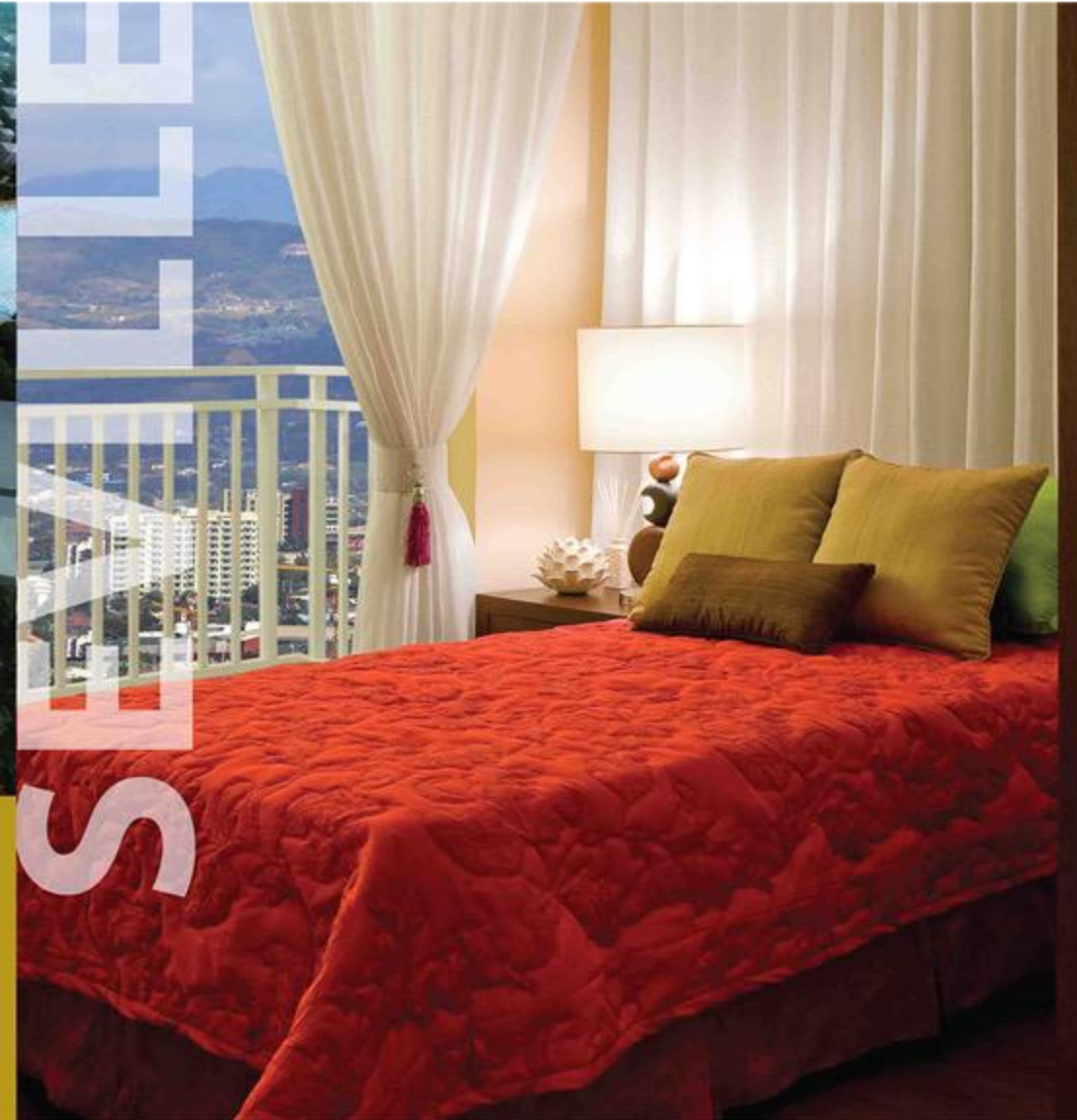
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Calle Industria, Quezon City



SEVILLE

Seville Residences is the ideal living space for starting families and those with young children. Units are designed so that residents will get to enjoy space - both inside and out. Wrap around balconies will provide couples and their children a fantastic view of the Sierra Madre mountain range and the bustling cityscape. On the 6th and 7th floor is a bi-level Sky Garden that can be a sanctuary where couples or family can wind down every day.

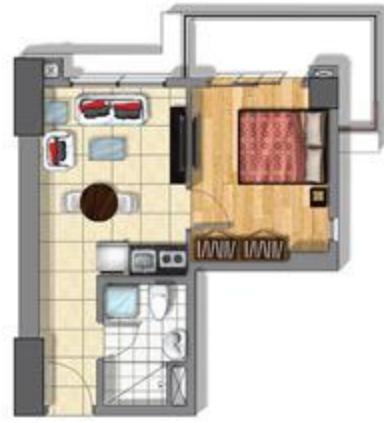
The pictures, details, and layout shown herein are intended to give a general idea of the project. While each particular and details are based upon current plans which have been prepared with utmost care and the placement of goods, fixtures, and furniture is subject to change without notice. The actual construction and completion of the project is subject to change without notice. The actual construction and completion of the project is subject to change without notice.







2 BEDROOM TYPICAL UNIT 67 sqm.



1 BEDROOM JR. TYPICAL UNIT 38 sqm.



1 BEDROOM TYPICAL UNIT 45 sqm.



TYPICAL STUDIO UNIT 22 sqm.

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Circulo Verde Master Plan

LLEIDA



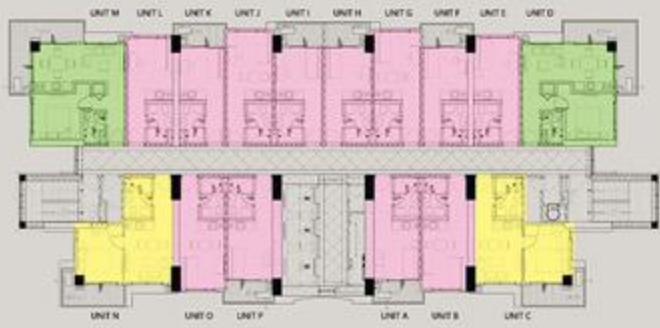
LLEIDA

The Lleida Tower is the perfect haven for young professionals, independent individuals and empty nesters. Its residents will get to wake up to the exciting city view or the amazing mountains in their own respective balconies. Lleida homeowners can also go to the 11th and 12th floors and unwind in the landscaped Sky Gardens.

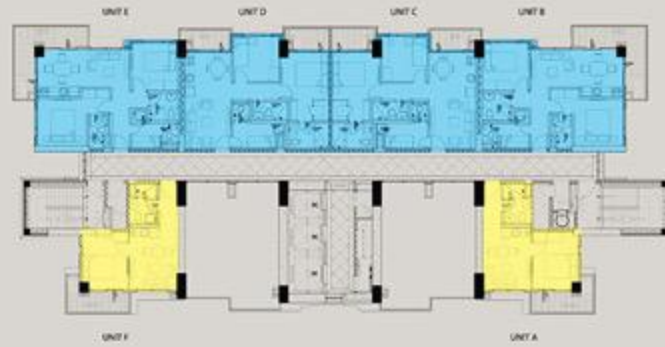
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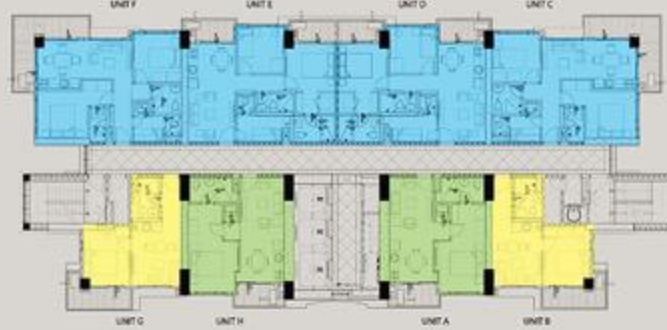
LEVEL 1-3 & 5-10



LEVEL 11-12 (SKY GARDEN)



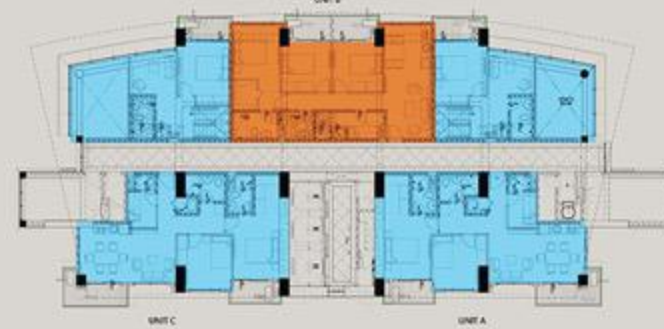
LEVEL 14-21



LEVEL 22 (LOWER PENTHOUSE)



LEVEL 23 (UPPER PENTHOUSE)



LEGEND

- STUDIO
- 1 BEDROOM
- 1 BEDROOM (JUNIOR)
- 2 BEDROOMS
- 3 BEDROOMS

CIRCULO VERDE SITE DEVELOPMENT PLAN





STUDIO (25 sqm.) AND 1 BEDROOM (36 sqm.) COMBO TYPICAL UNIT



2 BEDROOM REGULAR TYPICAL UNIT 46 sqm.



2 BEDROOM IRREGULAR TYPICAL UNIT 47 sqm.

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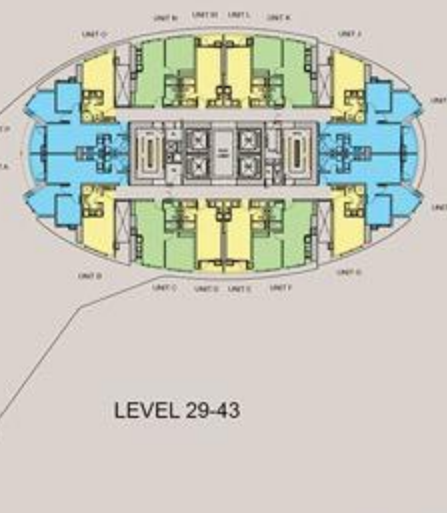


AVILA

The ideal living space for young professionals, first time homeowners and start-up families, Avila offers studio, 1 bedroom and 2 bedroom residential units. Layout of the units are compact and designed to ensure that space is efficiently utilized while featuring the breathtaking panoramic views of the Ortigas skyline and Sierra Madre mountain range. Avila redefines city living with its unique architectural design formed by the North and South towers being linked together and lush sky garden that is sure to be enjoyed by its residents.

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LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOMS

*No Levels 4 and 13



SITE DEVELOPMENT PLAN

Circulo Verde Garden Homes is an intimate neighborhood made up of 61 town homes where your family can enjoy space both indoors and outdoors. With a scenic and peaceful river view, gardens, and courtyards, you can wake up to the beauty of Mother Nature every single day.



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Circulo Verde Master Plan



GARDEN HOMES

Garden Homes is a community of thru-design townhomes with three to four levels of living space – perfect for growing families. The Garden Homes amenities include a pool, playground, and gardens that are private and safe, with access to Circulo Verde's 70% open space.

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4 level typical unit • 191 sqm



3 level typical unit • 138 sqm

UNIT TYPE A

UNIT TYPE C

CIRCULO VERDE GARDEN HOMES HOME FEATURES

AREA	FLOOR	WALL	CEILING	DOOR	ADDITIONAL ITEMS
Living	Homogeneous Tiles	Painted Plain Cement Finish/ Solid Wood Baseboard	Gypsum Board, Painted Finish	Solid Wood Panel Door for Main Door	
Dining	Homogeneous Tiles	Painted Plain Cement Finish/ Solid Wood Baseboard	Gypsum Board, Painted Finish	n/a	
Kitchen	Homogeneous Tiles	Painted Plain Cement Finish/ Solid Wood Baseboard	Gypsum Board, Painted Finish	n/a	Full Modular Kitchen Cabinets, Stone Countertop, Stainless Steel Sink
Family Hall	Laminated Wood Flooring	Painted Plain Cement Finish/ Solid Wood Baseboard	Gypsum Board, Painted Finish	n/a	
Ante	Homogeneous Tiles	Painted Plain Cement Finish/ Solid Wood Baseboard	Gypsum Board, Painted Finish	n/a	
Master Bedroom	Laminated Wood Flooring	Painted Plain Cement Finish/ Solid Wood Baseboard	Gypsum Board, Painted Finish	Solid Wood Panel	Modular Closet
Bedrooms	Laminated Wood Flooring	Painted Plain Cement Finish/ Solid Wood Baseboard	Gypsum Board, Painted Finish	Solid Wood Panel	Modular Closet
Master Bath & Toilet	Homogeneous Tiles	Homogeneous Tiles (Full Tile at Shower Area, Full Tile at Toilet Area)	Gypsum Board, Painted Finish	Solid Wood Panel	Modular Cabinet, Stone Countertop, HCG Fixtures and Multi-point Water Heater
Powder Room	Homogeneous Tiles	Homogeneous Tiles (Full Tile at Toilet Area)	Gypsum Board, Painted Finish	Solid Wood Panel	
Toilet & Bath	Homogeneous Tiles	Homogeneous Tiles (Full Tile at Shower Area, Full Tile at Toilet Area)	Gypsum Board, Painted Finish	Solid Wood Panel	Shower Enclosure, HCG Fixtures and Provision for Drainage pipes Water Heater
Balcony	Homogeneous Tiles	Painted Plain Cement Finish	PVC Ceiling	Tempered Glass Sliding Door on Aluminum Frame/Condition	10mm Thick Tempered Clear Glass Sliding Door
Garage	Concrete with Grooves	Painted Plain Cement Finish	Exposed Concrete Slab, painted finish	n/a	
Maid's Room	Ceramic Tiles	Painted Plain Cement Finish/ Solid Wood Baseboard	Gypsum Board, Painted Finish	Flush Hollow Core Panel Door	
Maid's TB	Ceramic Tiles	Ceramic Tiles	Gypsum Board, Painted Finish	Flush Hollow Core Panel Door	HCG Fixtures
Utility Area	Ceramic Tiles	Painted Plain Cement Finish	Gypsum Board, Painted Finish	Solid Wood Panel	

COMMUNITY FEATURES

- Exclusive gated community with 24 - hour security
- Central Green Pathway
- Six (6) meters road with sidewalks
- Swimming pool and playgrounds for residents
- Three (3) meters high perimeter fence (tentative)
- 2 meters high party wall at Type C garden area
- Underground utilities

ITEM	SPECIFICATION
Roof	Min. 100mm pre-cast G.C. Roof
Window	Aluminum Powder Coated Casement Fixed Window
Telephone	Provision for two Telephone Lines with Broadband Capability, Intercom Provision
Cable	Provision for Cable TV Port on all Bedrooms and Living Area
Air Condition	Provision for Split type AC for Living and Dining Areas, Window Type AC for all Bedrooms

