

V  
T O W E R  
I O N

Stand ready for the future.



Welcome to the Philippines' undisputed  
land of opportunity -- Makati.





## Welcome to the Makati Central Business District

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Being the country's premier business hub, Makati City undeniably reigns to be the quintessence of constant progress. At the heart of it is the Makati Central Business District which has the largest concentration of economic activities in the Philippines and is the country's primary link to international finance and the global economy. It is the city of opportunities for the dynamic, the creative, the trendsetters and the go-getters.

As the Philippines' No. 1 finance and lifestyle hub, Makati paves the way to accessibility, mobility, luxury, corporate growth, diverse lifestyle offerings, vibrant culture, cityscapes, and other organized systems that constantly aim for city improvements.





Photo: reddit / u/fhknvn

Actual Photo



# MAKATI CBD

Bel-Air

Mapua Institute of Technology

Centro Escolar University

Palanan

DLSU Manila

Softel Philippine Palaza Manila

Philippine International Convention Center

PBCOM Tower

Salcedo Village

BUENDIA AVE.

OCAMPO ST.

Cash & Carry

METRO MANILA SKYWAY

BUENDIA AVE.

Arellano University

Embassy of Japan

Midas Hotel

ROXAS BLVD.

San Isidro

A. ARNAIZ AVE.

CHINO ROCES AVE.

Legazpi Village

Makati Medical Center

Legazpi Active Park

Greenbelt

AYALA AVE.

PASEO DE ROXAS

The Peninsula Manila Hotel

KALAYAAN FLYOVER

St. Luke's Medical Center

32ND ST.

Don Bosco Technical Institute

San Lorenzo

A. ARNAIZ AVE.

METRO MANILA SKYWAY

WalterMart Makati

CW Home Depot

Alphaland Southgate Mall

Colegio San Agustin

Forbes Park

Mind Museum

BONIFACIO GLOBAL CITY

High Street

Manila Golf and Country Club

BGC Bus Terminal

Santuario De San Antonio Parish

Manila Polo Club

MCKINLEY PKWY RD.

Bangkal

Metropoint Mall

Dasmariñas

PASAY

Mall of Asia

Office of Consular Affairs

City of Dreams Manila

COASTAL RD.

Magallanes

Ronac Lifestyle Center

Paseo de Magallanes

NAIA

GlaxoSmith Kline

Saatchi House

BMW

CHINO ROCES AVE.

LAWTON AVE.

Gate 3 Plaza

McKinley Hill Cyberpark

McKinley Hill

Venice Grand Canal Mall

UPPER MCKINLEY RD

Enderun Colleges

- Metro Rail Transit (MRT) 3 Ext. Provision
- Metro Rail Transit (MRT) 3
- Light Rail Transit (LRT) 1
- Philippine National Railways (PNR)





Photo: wallhere.com





## Fast Facts

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1

Strategic Location

4

Links to Central Business District

41

Residential Floors

57

Total Storeys

360°

Unobstructed View

2,600<sup>+</sup>sq.m

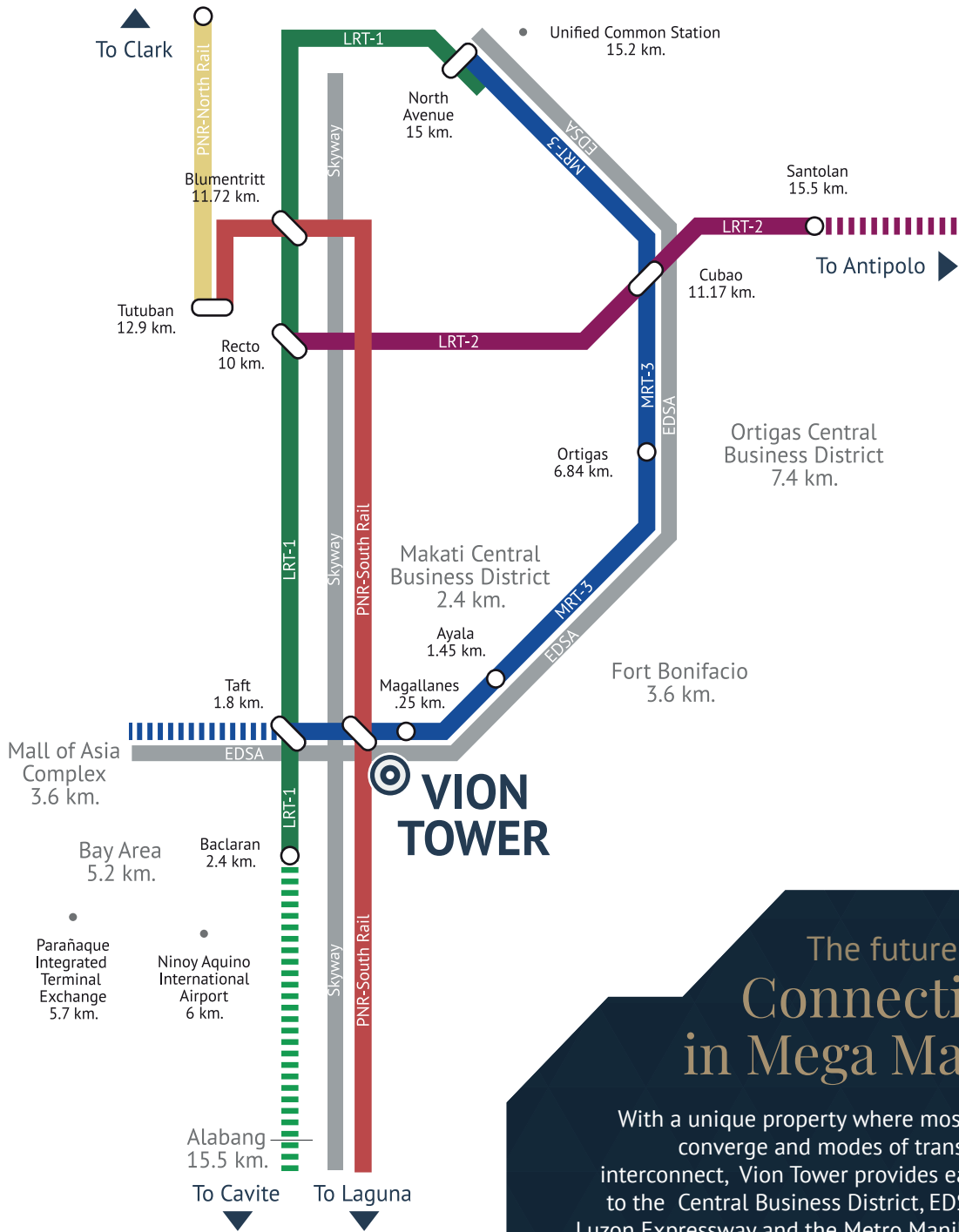
Total land area

Artist's Impression





Actual Photo



Architect's Illustration

The future of  
**Connectivity  
 in Mega Manila**

With a unique property where most railways converge and modes of transportation interconnect, Vion Tower provides easy access to the Central Business District, EDSA, South Luzon Expressway and the Metro Manila Skyway.



# Amenities





Function Hall  
Artist's Impression



Actual Photo



Actual Photo



Amenity Lounge  
Artist's Impression





Library  
Artist's Impression



Outdoor Fitness Gym and Play Area

Artist's Impression  
For internal display purposes only

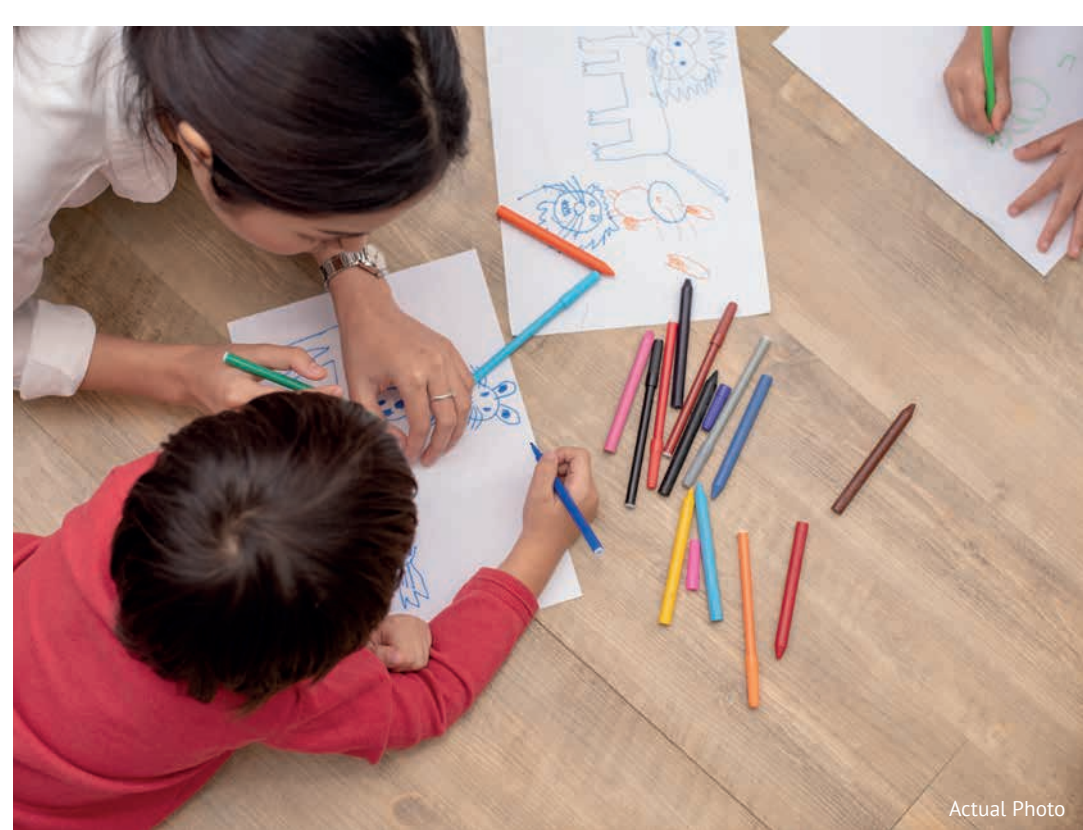


Actual Photo

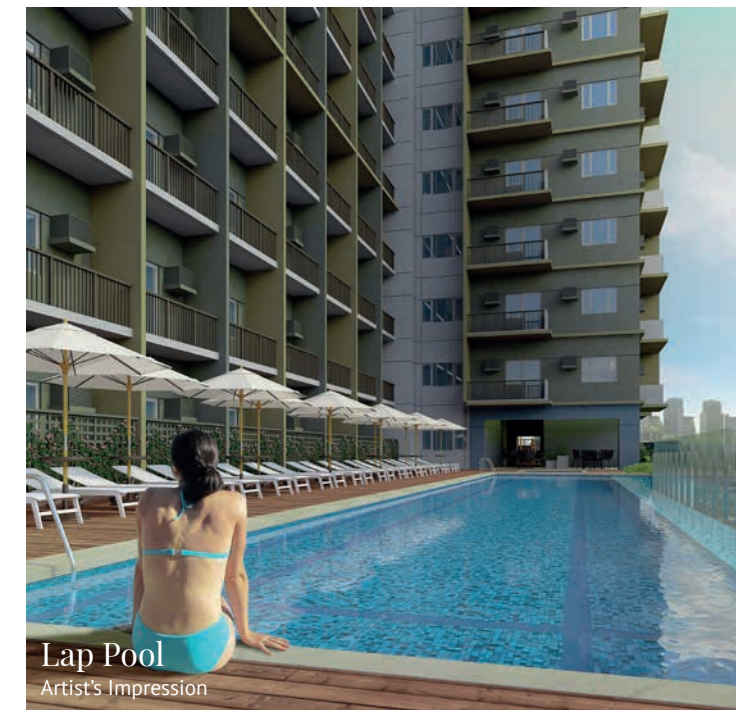




Fitness Center  
Artist's Impression



Actual Photo



Lap Pool  
Artist's Impression



Actual Photo



Daycare Center  
Artist's Impression



# Site Development Plan

CHINO ROCES AVENUE

SERVICE ROAD



MAGALLANES FLYOVER

EPIFANIO DE LOS SANTOS AVENUE

MRT LINE 3



# Floor Plans



- **Unit A**  
 2-Bedroom  
 A = 57.50 SQ.M.  
 +7.50 SQ.M. BAL
- **Unit B-I**  
 Studio  
 A = 27.00 SQ.M.  
 +3.50 SQ.M. BAL
- **Unit J**  
 1-Bedroom  
 A = 42.00 SQ.M.  
 +6.50 SQ.M. BAL
- **Unit K-M**  
 Studio  
 A = 27.00 SQ.M.  
 +3.50 SQ.M. BAL
- **Unit N**  
 1-Bedroom  
 A = 43.50 SQ.M.  
 +7.00 SQ.M. BAL
- **Unit O**  
 2-Bedroom  
 A = 57.50 SQ.M.  
 +7.50 SQ.M. BAL



## Amenity Deck 11<sup>th</sup> Floor Plan

| Type              | Total Area | Number of Units |
|-------------------|------------|-----------------|
| Studio w/ balcony | 30.50 sqm  | 11              |
| 1-BR w/ balcony   | 48.50 sqm  | 1               |
| 1-BR w/ balcony   | 50.5 sqm   | 1               |
| 2-BR w/ balcony   | 65 sqm     | 2               |



- **Unit A**  
 2-Bedroom  
 A = 57.50 SQM.  
 +7.50 SQM BAL
- **Unit B-J**  
 Studio  
 A = 27.00 SQM.  
 +3.50 SQM BAL
- **Unit K**  
 1-Bedroom  
 A = 43.50 SQM.  
 +6.00 SQM BAL
- **Unit L-N**  
 Studio  
 A = 27.00 SQM.
- **Unit O**  
 1-Bedroom  
 A = 43.00 SQM.  
 +4.00 SQM BAL
- **Unit P**  
 2-Bedroom  
 A = 62.00 SQM.  
 +9.00 SQM BAL
- **Unit Q**  
 1-Bedroom  
 A = 43.50 SQM.  
 +6.00 SQM BAL
- **Unit R-T**  
 1-Bedroom  
 A = 43.50 SQM.  
 +6.00 SQM BAL
- **Unit U**  
 1-Bedroom  
 A = 43.50 SQM.  
 +6.00 SQM BAL
- **Unit V**  
 1-Bedroom  
 A = 43.50 SQM.  
 +6.00 SQM BAL



## 12<sup>th</sup> Floor Plan

| Type              | Total Area | No. of Units |
|-------------------|------------|--------------|
| Studio w/ balcony | 30.50 sqm  | 12           |
| Studio            | 27 sqm     | 3            |
| 1-BR w/ balcony   | 48.50 sqm  | 1            |
| 1-BR w/ balcony   | 50.50 sqm  | 1            |

| Type                 | Total Area | No. of Units |
|----------------------|------------|--------------|
| Exec. 1-BR w/balcony | 47 sqm     | 1            |
| Exec. 1-BR w/balcony | 49.50 sqm  | 1            |
| 2-BR w/ balcony      | 65 sqm     | 2            |
| 2-BR w/ balcony      | 71 sqm     | 1            |



- **Unit A**  
 2-Bedroom  
 A = 57.50 SQM.  
 +7.50 SQM BAL
- **Unit B-J**  
 Studio  
 A = 27.00 SQM.  
 +3.50 SQM BAL
- **Unit K**  
 1-Bedroom  
 A = 43.50 SQM.  
 +6.00 SQM BAL
- **Unit L**  
 Studio  
 A = 29.50 SQM.
- **Unit M-R**  
 Studio  
 A = 27.00 SQM.
- **Unit S**  
 1-Bedroom  
 A = 43.00 SQM.  
 +4.00 SQM BAL
- **Unit T**  
 2-Bedroom  
 A = 62.00 SQM.  
 +9.00 SQM BAL
- **Unit U**  
 1-Bedroom  
 A = 42.00 SQM.  
 +6.50 SQM BAL
- **Unit V-X**  
 Studio  
 A = 27.00 SQM.  
 +3.50 SQM BAL
- **Unit Y**  
 1-Bedroom  
 A = 43.50 SQM.  
 +7.00 SQM BAL
- **Unit Z**  
 2-Bedroom  
 A = 57.50 SQM.  
 +7.50 SQM BAL



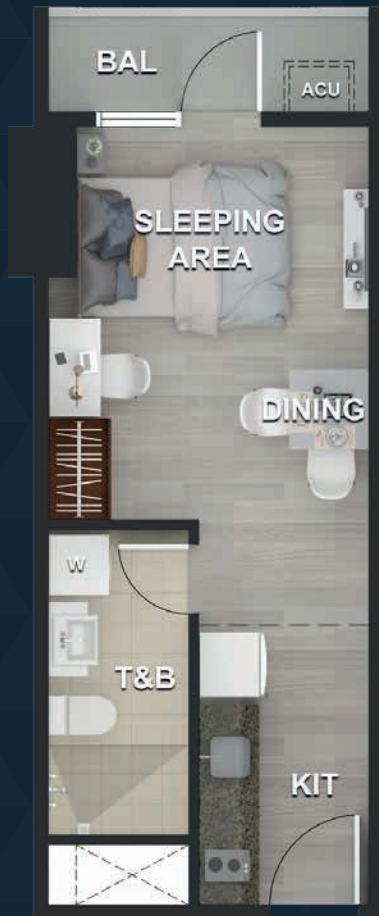
## 15<sup>th</sup>-57<sup>th</sup> Floor Plan

| Type              | Total Area | No. of Units |
|-------------------|------------|--------------|
| Studio w/ balcony | 30.50 sqm  | 12           |
| Studio            | 27 sqm     | 6            |
| Studio            | 29.5 sqm   | 1            |
| 1-BR w/ balcony   | 48.50 sqm  | 1            |
| 1-BR w/ balcony   | 50.50 sqm  | 1            |

| Type                 | Total Area | No. of Units |
|----------------------|------------|--------------|
| Exec. 1-BR w/balcony | 47 sqm     | 1            |
| Exec. 1-BR w/balcony | 49.50 sqm  | 1            |
| 2-BR w/ balcony      | 65 sqm     | 2            |
| 2-BR w/ balcony      | 71 sqm     | 1            |

# Unit Details





## Studio

A = 27.00 SQM.  
+3.50 SQM BAL



Artist's Impression



# 1-Bedroom

A = 43.00 SQM.  
+4.00 SQM BAL



Artist's Impression



Artist's Impression







## 2-Bedroom

A = 57.50 SQM.  
+7.50 SQM BAL



Artist's Impression



Artist's Impression





Actual Photo

## Room Finishes

|                                  | STUDIO         | 1BR           | EXEC 1BR | 2BR            |
|----------------------------------|----------------|---------------|----------|----------------|
| Living                           | Ceramic Planks | Ceramic Tiles |          |                |
| Dining                           | Ceramic Planks | Ceramic Tiles |          |                |
| Kitchen                          | Ceramic Planks | Ceramic Tiles |          |                |
| Master's Bedroom / Sleeping Area | Ceramic Planks |               |          |                |
| Secondary Bedroom                | N/A            |               |          | Ceramic Planks |

## Toilet & Bath Finishes

|        | STUDIO        | 1BR           | EXEC 1BR | 2BR |
|--------|---------------|---------------|----------|-----|
| Master | N/A           | Ceramic Tiles |          |     |
| Common | Ceramic Tiles |               |          |     |
| Maid's | N/A           | Ceramic Tiles |          |     |



Actual Photo

## Typical Residence Features

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- ▲ Entrance panel door with viewer
- ▲ Video phone and annunciator panel
- ▲ Individual electric and water meter
- ▲ Provision for Fiber-To-The-Home triple play technology
- ▲ Provision for other provider's internet, telephone and CATV lines
- ▲ Provision for hot and cold water lines (except Maid's T&B)
- ▲ Provision for window-type ACU
- ▲ Partial shower glass enclosure
- ▲ Kitchen with modular under-counter and overhead cabinets
- ▲ Modular closet at sleeping den/bedrooms
- ▲ Individual mail boxes with keys
- ▲ Individual Condominium of Title (CCT)

## Ground Floor Features

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- ▲ Main lobby with reception counter and lounge area
- ▲ Five (5) passenger elevators
- ▲ One (1) service elevators
- ▲ Security command center for 24-hour monitoring
- ▲ Centralized mail room
- ▲ Closed-circuit TV (CCTV) monitoring for selected areas
- ▲ Retail Spaces
- ▲ Smart Parcel Delivery System



## Building Facilities/Services

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- ▲ Automatic heat/smoke detection and fire sprinkler system
- ▲ 24-hour security service with controlled entry points
- ▲ Overhead tank with underground cistern for ample water supply
- ▲ Annunciator panel with emergency speaker at parking floors
- ▲ Standby power generator for selected common areas
- ▲ Building administrator / security office

## Parking Levels

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- ▲ Multi-level podium parking
- ▲ Driver's lounge
- ▲ Controlled access and 24-hr security
- ▲ Driver's paging system



The logo for VION TOWER features the word "VION" in a large, white, sans-serif font. A thin, vertical gold line is positioned between the "V" and the "I". Below "VION", the word "TOWER" is written in a smaller, white, sans-serif font, with each letter centered under its corresponding letter in "VION".

VION  
TOWER

[www.megaworldmakaticbd.com](http://www.megaworldmakaticbd.com)  
EDSA cor. Chino Roces Ext., Makati City





Since its establishment in 1989, Megaworld has become recognized as a pioneering developer of townships, residential condominiums and business process outsourcing offices. It has an impressive track record of completing a diversity of residential buildings, office towers, commercial centers and world-class hotels. Through large-scale live-work-play-learn township developments in the most preferred locations in the country, Megaworld continues to make a complete lifestyle more accessible to people. Its projects also serve as major employment hubs, providing jobs for an ever-growing workforce. With its reputation as a professionally managed corporation as well as an innovator and first mover in the real estate industry, Megaworld has received numerous awards from prestigious organizations.