

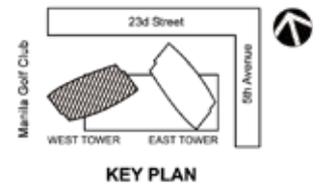


THE WEST TOWER

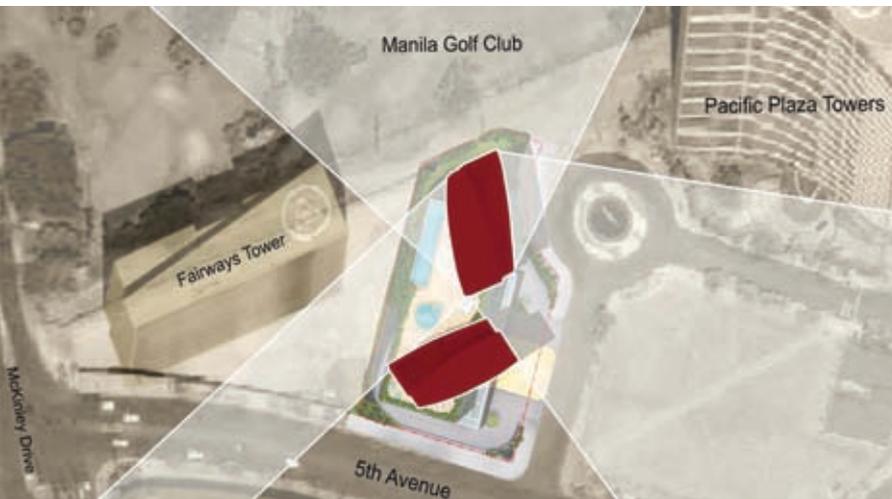
THE   
**BEAUFORT**  
Overlooking Manila Golf Course at Bonifacio Global City



## TYPICAL FLOOR PLAN - WEST TOWER



NOT TO SCALE



## UTMOST PRIVACY

The Beaufort is a luxury condominium that respects your need for space and security.

Its 4 units per floor standard in the West Tower ensures maximum privacy for you and your family.



25-meter infinity pool  
overlooking Manila Golf Club

Kiddie pool

Fitness gym

Aerobics studio

Lockers & changing rooms

Jacuzzi

Juice bar

Barbeque area

Sundeck

Mini-theater

Children's indoor &  
outdoor play areas

Gourmet party room  
with Chef's Island

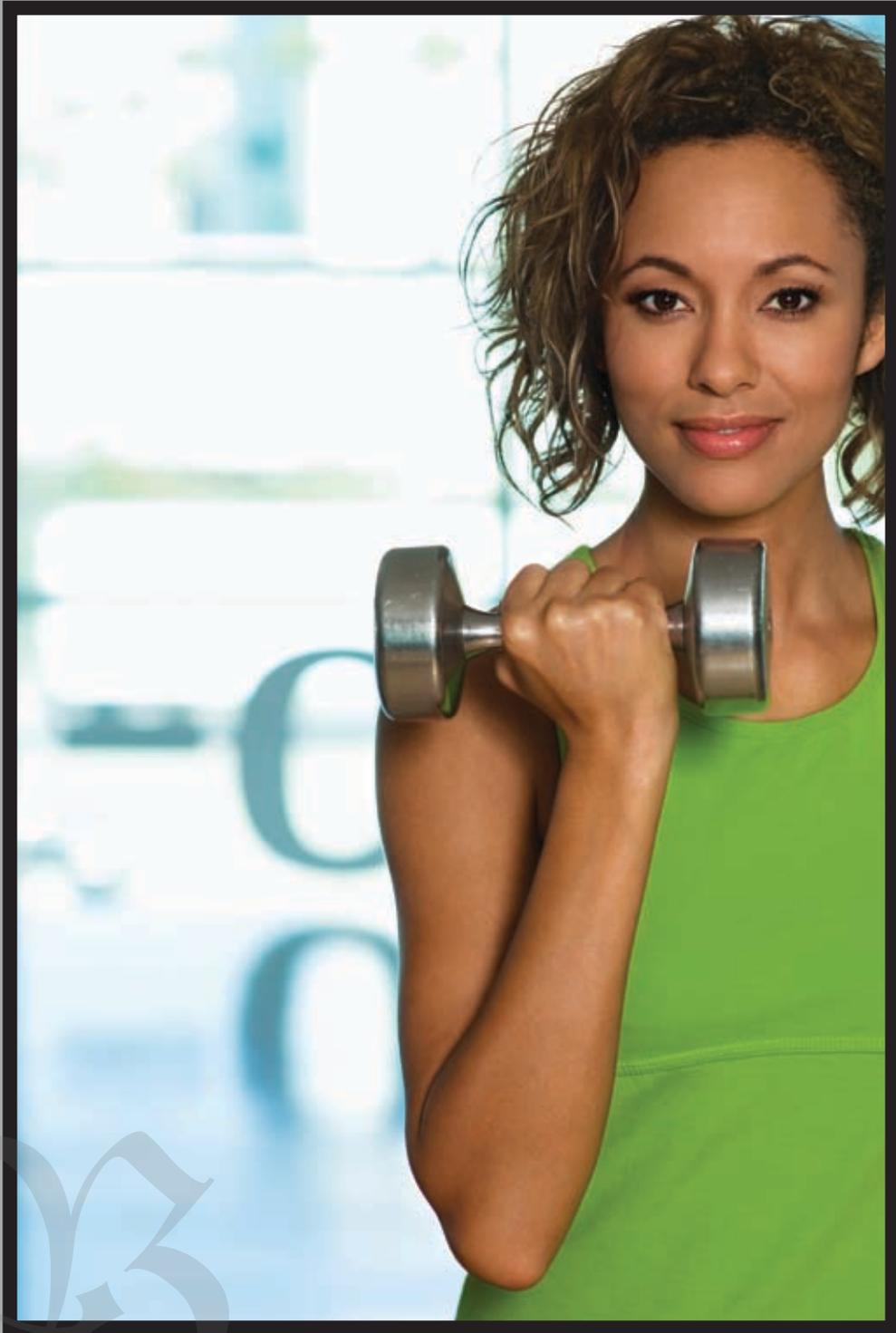
Function rooms

## PEAK OF LUXURY

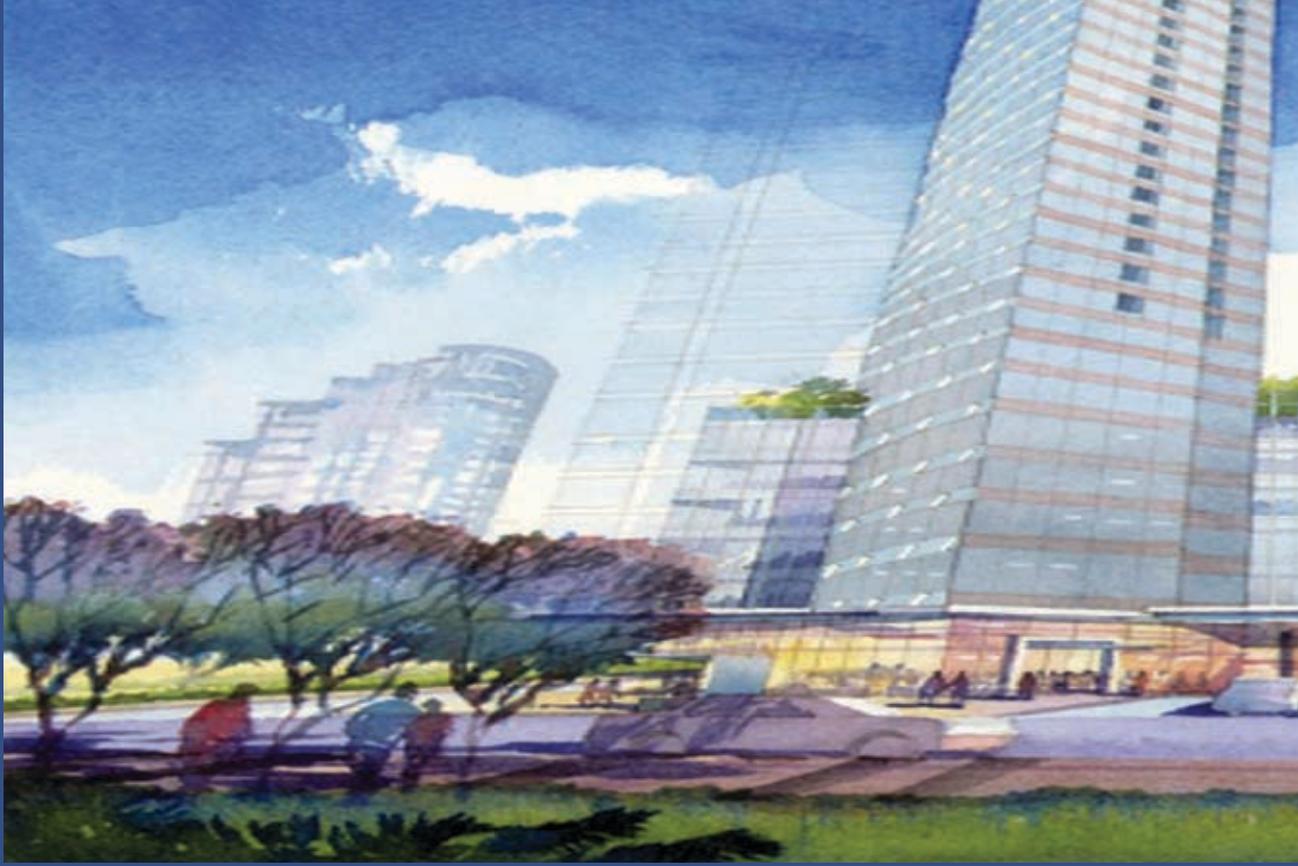
The Beaufort offers the good life with a range of amenities for relaxation and leisure.

Step into the pleasure zone at the seventh level and allow the excesses of the city to melt away. Relax and soothe your senses within the calm waters of the infinity pool as you view the vast expanse of the golf course.

Shake off the rigors of the day with a spin at the fully equipped fitness center.



B



## BUILDING FACILITIES

- High-tech Business Center with teleconferencing facilities
  - High-ceilinged grand lobby and reception counter with spacious visitors' lounge
  - 100% back-up power in all units & common areas
  - 3 dedicated high-speed elevators for each residential tower
  - Separate driveway and parking entry for residents
  - 6 basement parking levels with Parking Management System
  - Centralized mailroom with individual mailboxes
  - 24-hour Administrative Office & Security Command Center
  - Drivers' lounge with paging system
  - Individual electric, water and LPG meters
  - Air-conditioned garbage room and centralized garbage chute
-



## SECURITY & SAFETY FEATURES

- Security card access for residential parking lift lobbies
- Audio-visual entry phone system for all units
- Closed circuit television (CCTV) at selected security areas
- Fully automatic fire alarm system with sprinklers and smoke detectors in residential units and common areas
- Fire hose cabinet and fire extinguishers on all floors
- Water reservoir and separate fire reserves
- Pressurized fire escape stairs



## UNIT FINISHES AND FEATURES

### LIVING & DINING AREA

Engineered wood flooring  
Painted wall finish  
Painted rubbed concrete ceiling finish

### BEDROOM

Engineered wood flooring  
Painted wall finish  
Painted rubbed concrete ceiling finish  
For walk-in closets – modular aluminum closet system  
For built-in (non walk-in) closets – modular laminated closet system

### KITCHEN

Homogenous tile flooring  
Painted wall finish  
Painted drop ceiling finish  
Granite surface countertop with splash board  
Modular overhead and base cabinets in Duco finish  
Stainless steel sink and faucet  
Grease trap  
Mechanical ventilation

### TOILET & BATH

Imported ceramic tile flooring  
Imported ceramic tiles for shower and bathtub walls  
Painted water-resistant board ceiling  
Bathtub for Master's toilet & bath (except for 2-bedroom junior unit)  
Complete with European-brand integrated exposed valve rain shower  
and mixer/fitting system  
Shower glass partition  
Solid surface lavatory countertops with sink and faucet  
Mechanical ventilation

### BALCONY (FOR 3-BEDROOM UNITS)

Ceramic tiles for the flooring  
Aluminum powder-coated framed glass door  
Glass and stainless steel railings

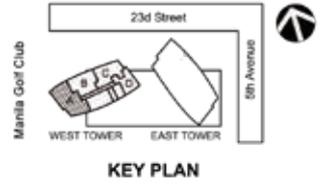
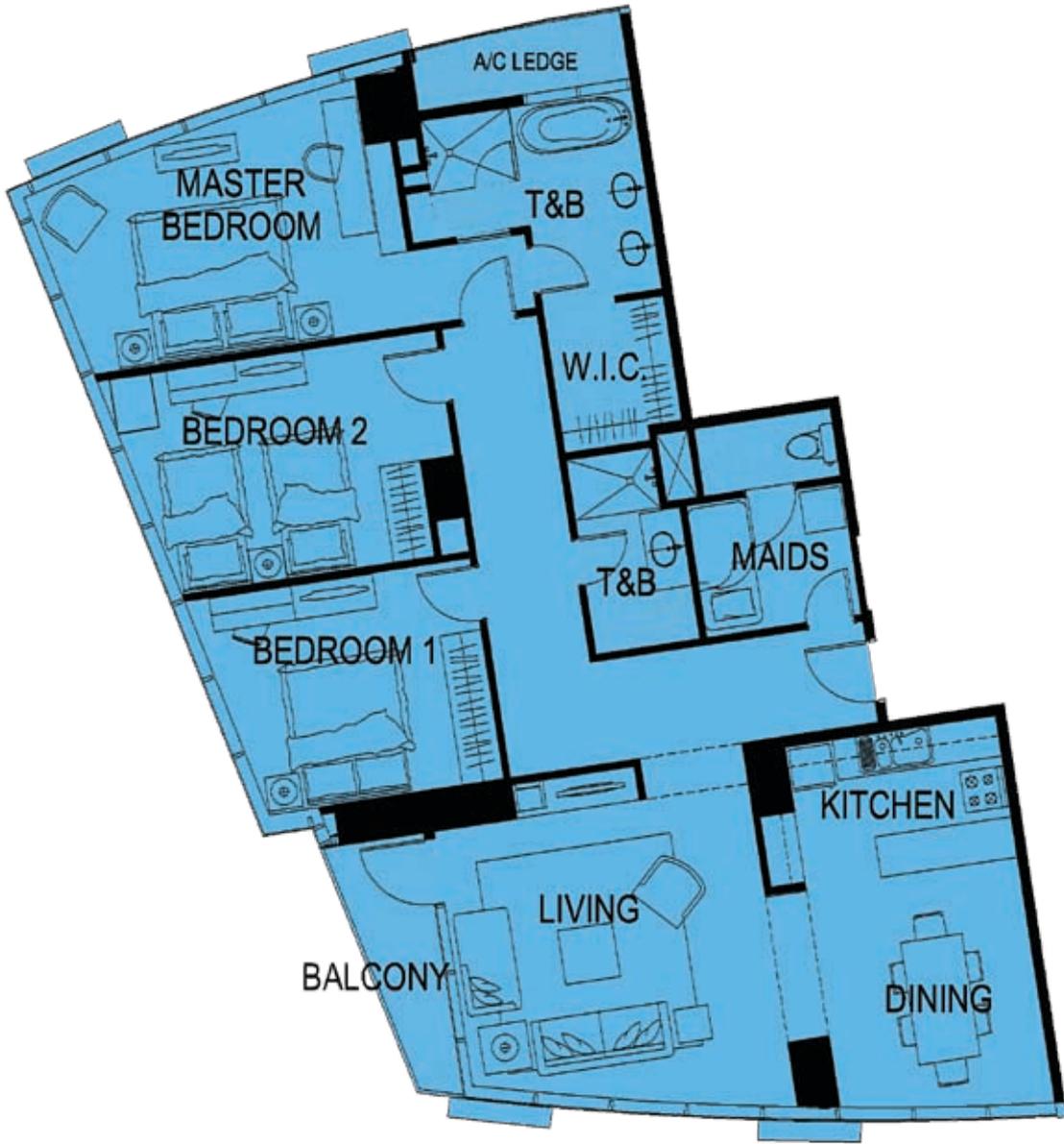
### OTHERS

Tinted wall-to-wall panoramic glass with awning windows; aluminum powder-coated finish  
Main entrance door – solid wood with peephole and doorbell  
Energy-efficient multi-split air conditioning unit (for 2 and 3-bedroom units)  
Packaged terminal aircon unit (PTAC) for studio and 1-bedroom units  
Audio-visual entry phone unit connected to reception area  
Cable TV port in all bedrooms and living room  
Provision for multi-point water heater system for toilet & bath  
Telephone lines with broadband capability  
Centralized LPG line  
Utility/Maid's room (for 2 and 3-bedroom units)



**THE BEAUFORT FLOOR PLANS  
WEST TOWER**

# THREE-BEDROOM UNIT – UNIT A



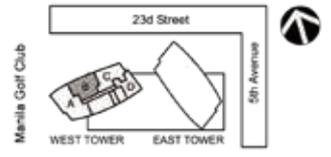
NOT TO SCALE

± 148 sqm  
8<sup>TH</sup> - 41<sup>ST</sup> FLOOR

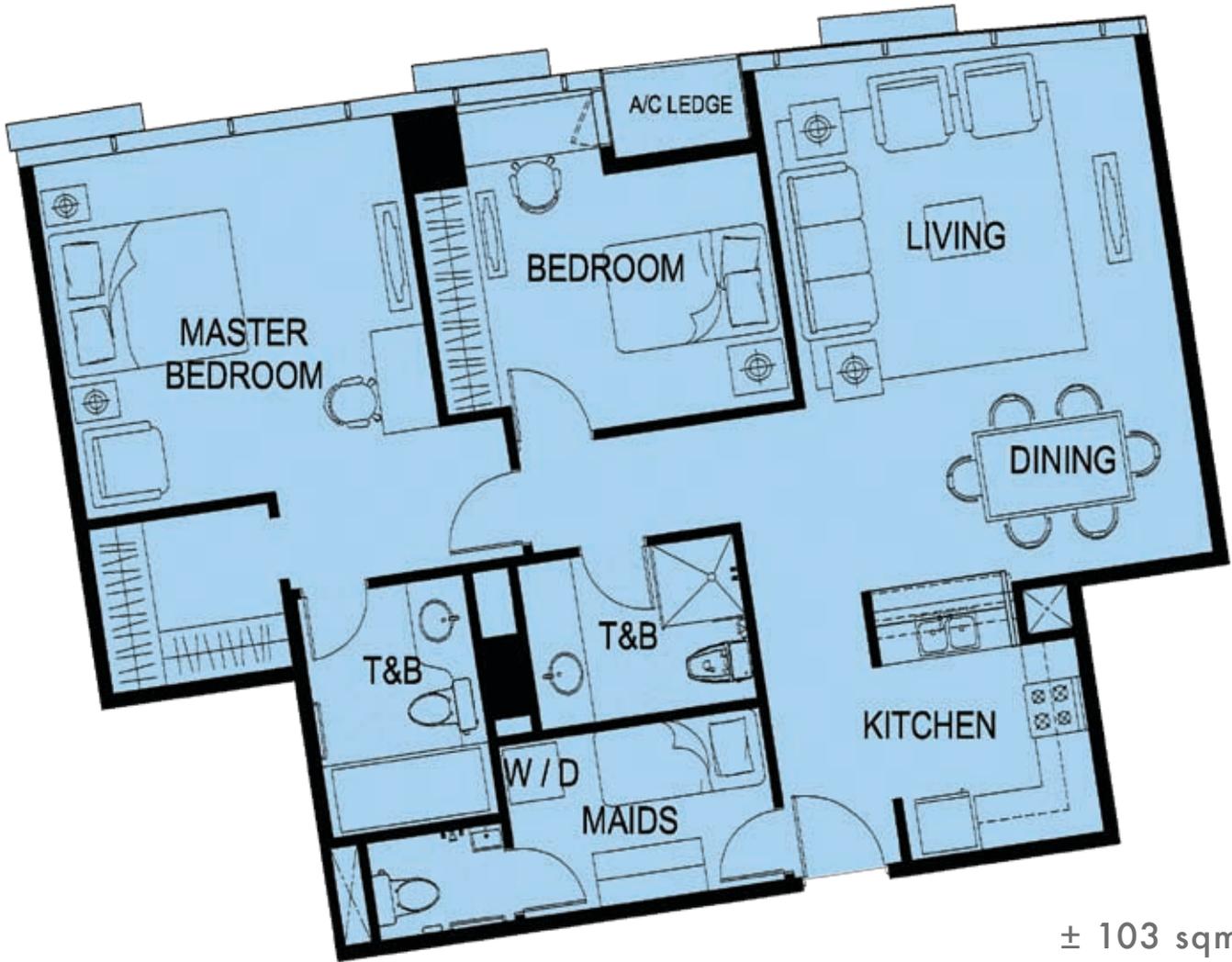


ACTUAL SHOWSUITE PHOTOS

# TWO-BEDROOM UNIT – UNIT B



KEY PLAN



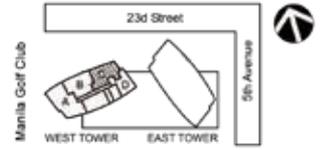
± 103 sqm.  
8<sup>TH</sup> - 41<sup>ST</sup> FLOOR

NOT TO SCALE



ACTUAL SHOWSUITE PHOTOS

# TWO-BEDROOM UNIT – UNIT C



KEY PLAN



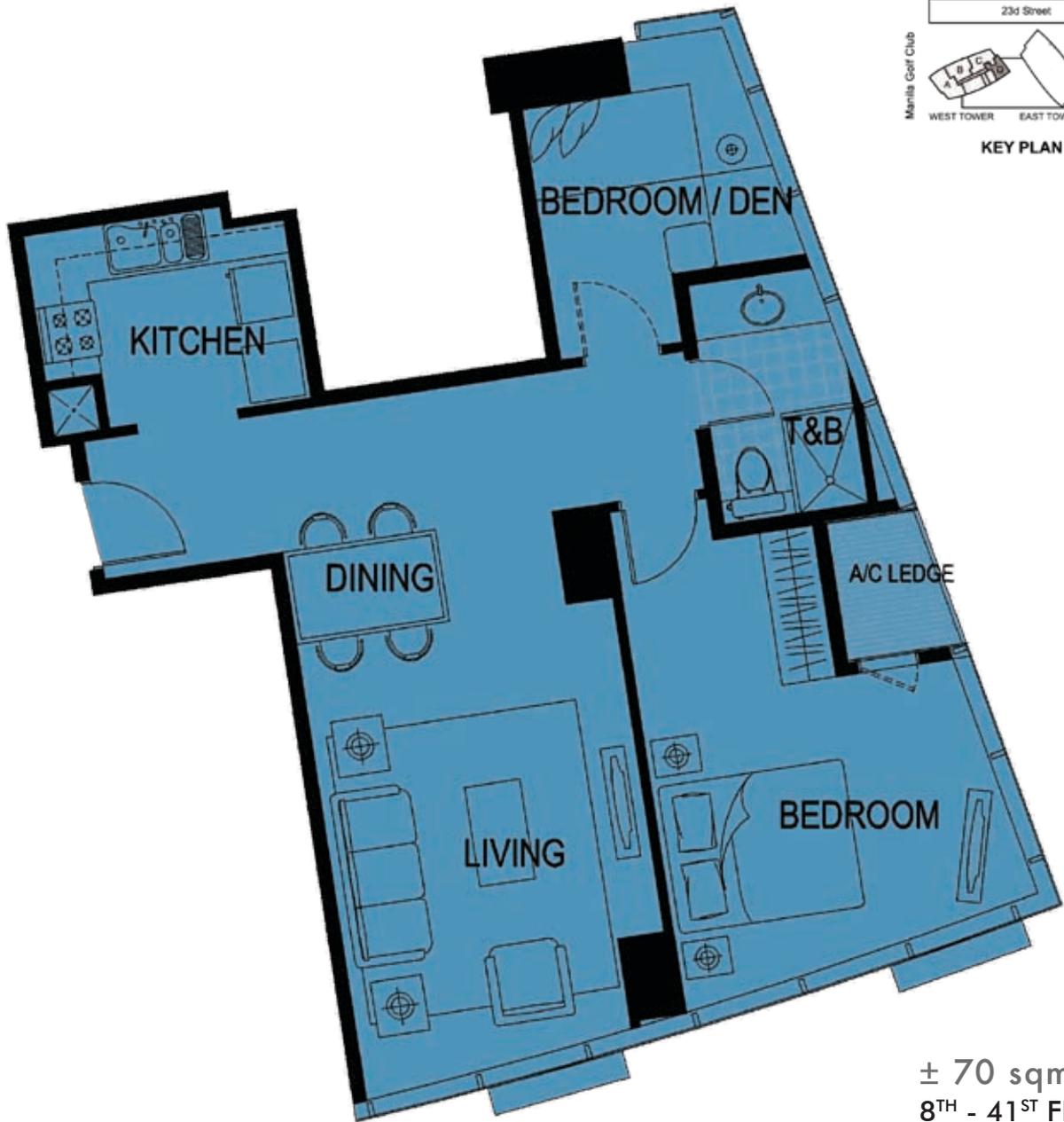
NOT TO SCALE

± 100 sqm  
8<sup>TH</sup> - 41<sup>ST</sup> FLOOR



ACTUAL SHOWSUITE PHOTOS

# TWO-BEDROOM JUNIOR UNIT – UNIT D



NOT TO SCALE



ACTUAL SHOWSUITE PHOTOS

## PROJECT DESCRIPTION

The Beaufort is a 2-tower world-class condominium development rising atop a 6-level banking podium. The Beaufort embodies your desire for a living environment befitting your stature. With only 4 to 6 units to a floor, it fulfills an individual's need for space, symmetry, harmony and balance. It has designed first-class amenities and facilities as perfect venues for recreation, rejuvenation and relaxation. It boasts of world-class building design and structure, with a breathtaking view of the Makati skyline and the Manila Golf Course among others. It is close to your essential daily destinations - from prime business and shopping venues, to premier medical and learning institutions.

### LOCATION

5th Avenue corner 23rd Street  
Bonifacio Global City, Taguig City, Metro Manila

### TYPE OF DEVELOPMENT

2-tower office/residential condominium  
West Tower - 43 levels  
East Tower - 42 levels  
Inclusive of 6-level banking podium with separate drop-off, lobby, entrance and elevators

### DEVELOPER

#### FILINVEST

50 years in the business and one of the country's leading real estate developers.  
Developed over 2,000 hectares of land and more than 600,000 square meters of prime office, residential and retail spaces.  
With assets valued at Php 114.5 billion and stockholders' equity of Php 58.4 billion.  
Built on the Gotianun tradition of integrity, quality and service.

### PROJECT TEAM

Architectural:	Arquitectonica, Miami, USA R. Villarosa Architects
Interior Design:	Texeira Design Inc., USA
Landscaping:	DQA Environmental Design
Lighting:	Integrated Lighting Design, California, USA

### PROJECT TIMETABLE

Start of Construction:	April 2008
Project Completion:	2012

### UNIT DESCRIPTION

Number of Units:	West Tower - 145
Unit Mix:	Studio (36 - 37 sq. m.) 1-Bedroom (50 - 54 sq. m.) 2-Bedroom (70 - 103 sq. m.) 3-Bedroom (148 sq. m.) Loft units (112 - 151 sq. m.)

### CONTACT DETAILS

Hotlines:	856-7788 and 885-7387
Sales/Showsuites:	856-7321 to 27
Website:	<a href="http://www.thebeaufort.com.ph">www.thebeaufort.com.ph</a>



THE   
**BEAUFORT**

EXCELLENCE BEFITTING YOU

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

THE BEAUFORT

5th Avenue corner 23rd Street, Bonifacio Global City,  
Taguig City, Metro Manila

THE BEAUFORT SHOWSUITES

Rizal Drive corner 29th Street, Bonifacio Global City,  
Taguig City, Metro Manila

DISCLAIMER: In pursuit of its development objectives, the Developer reserves the right to incorporate changes in the actual implementation plan and in the detailed design of private and public facilities and improvements without the need of notice and republication.