

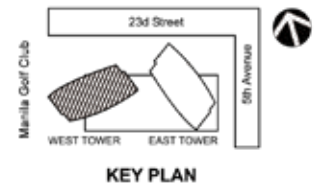


THE WEST TOWER

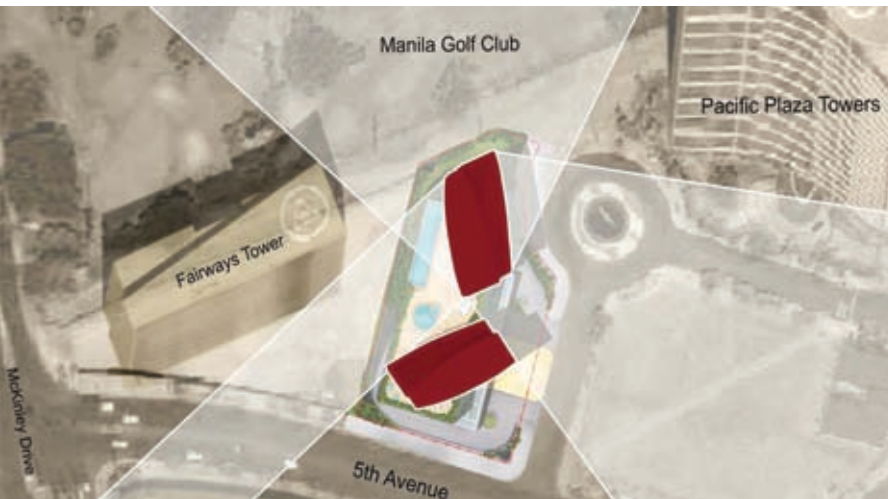
THE 
BEAUFORT
Overlooking Manila Golf Course at Bonifacio Global City



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

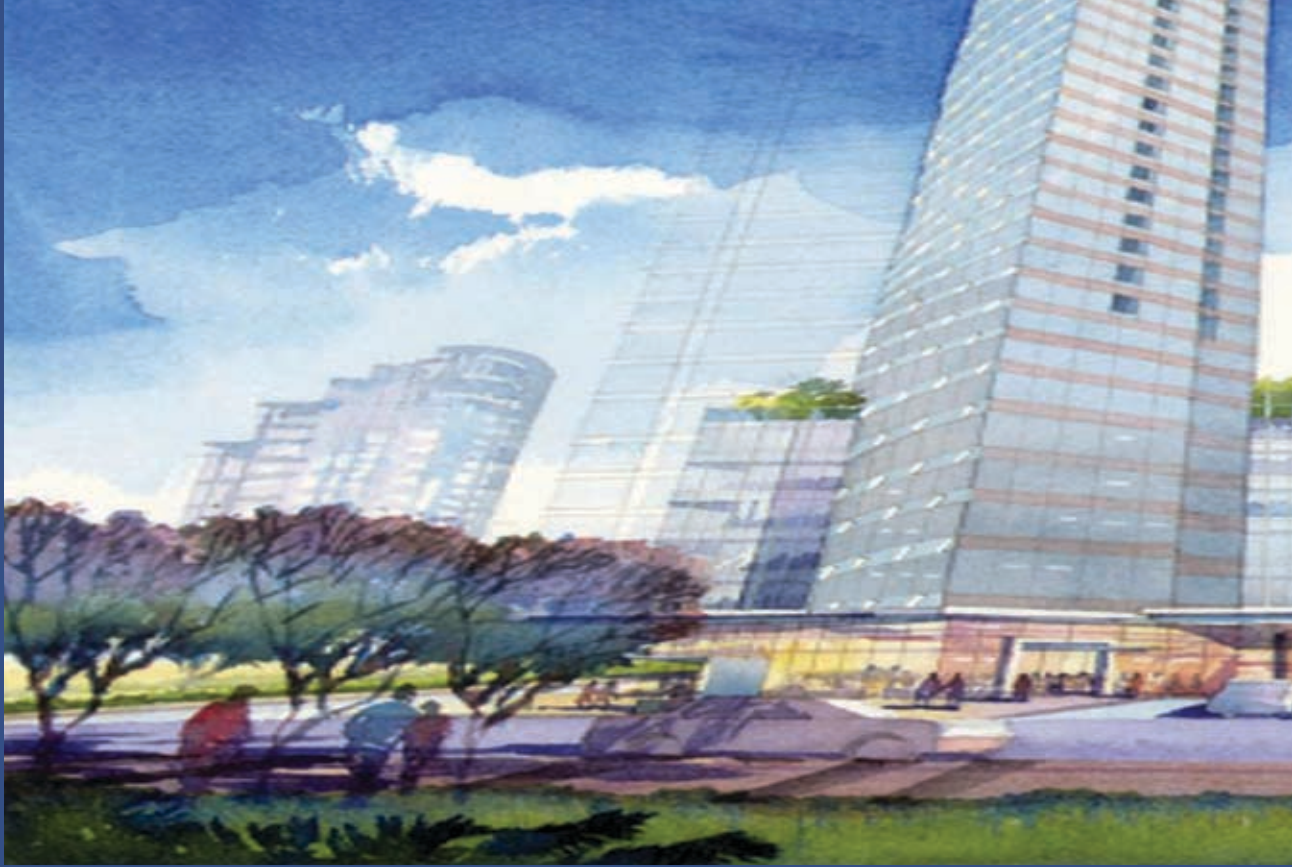
PEAK OF LUXURY

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.





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

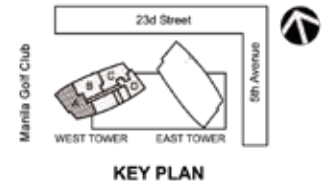
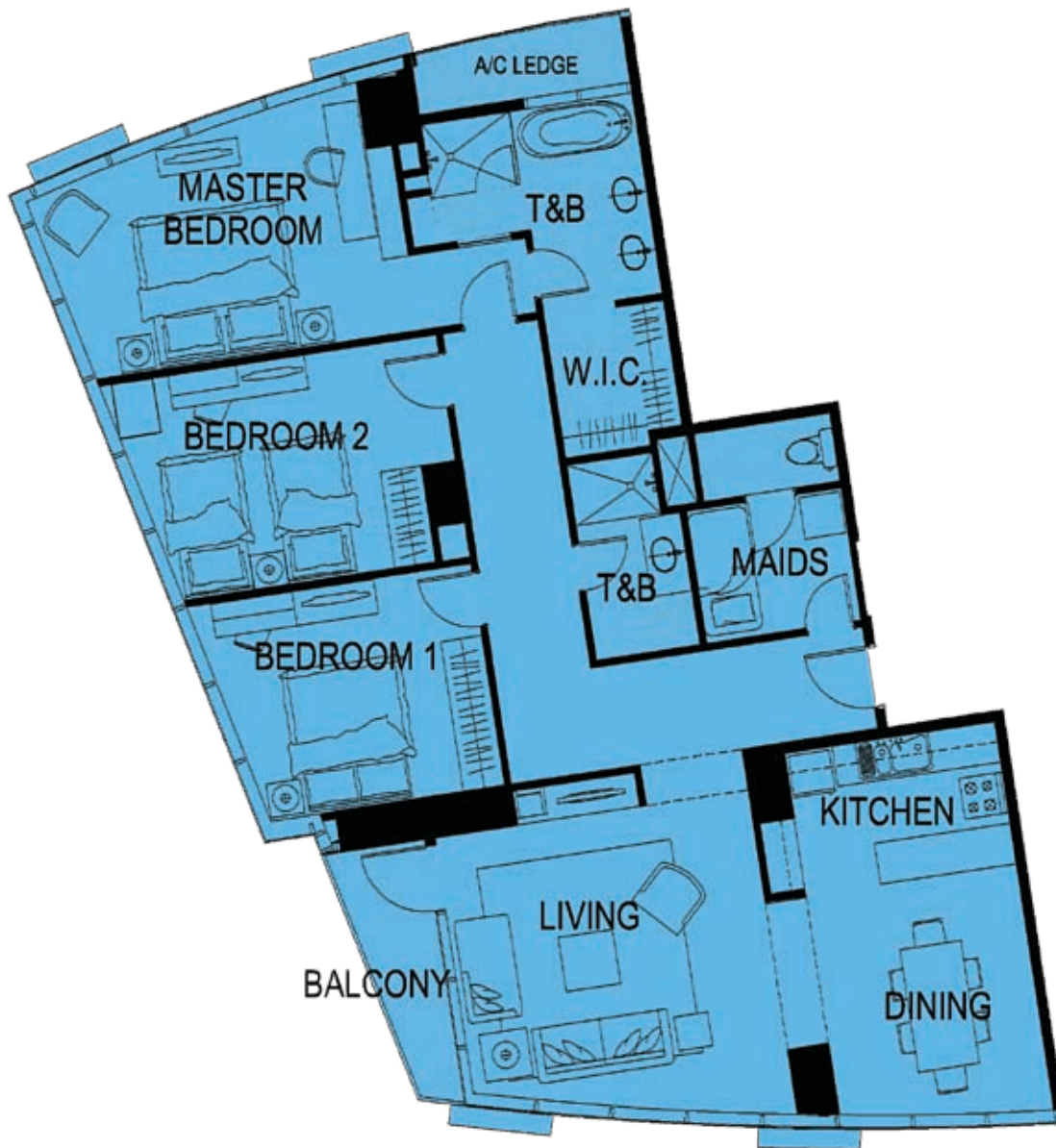
OTHERS

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



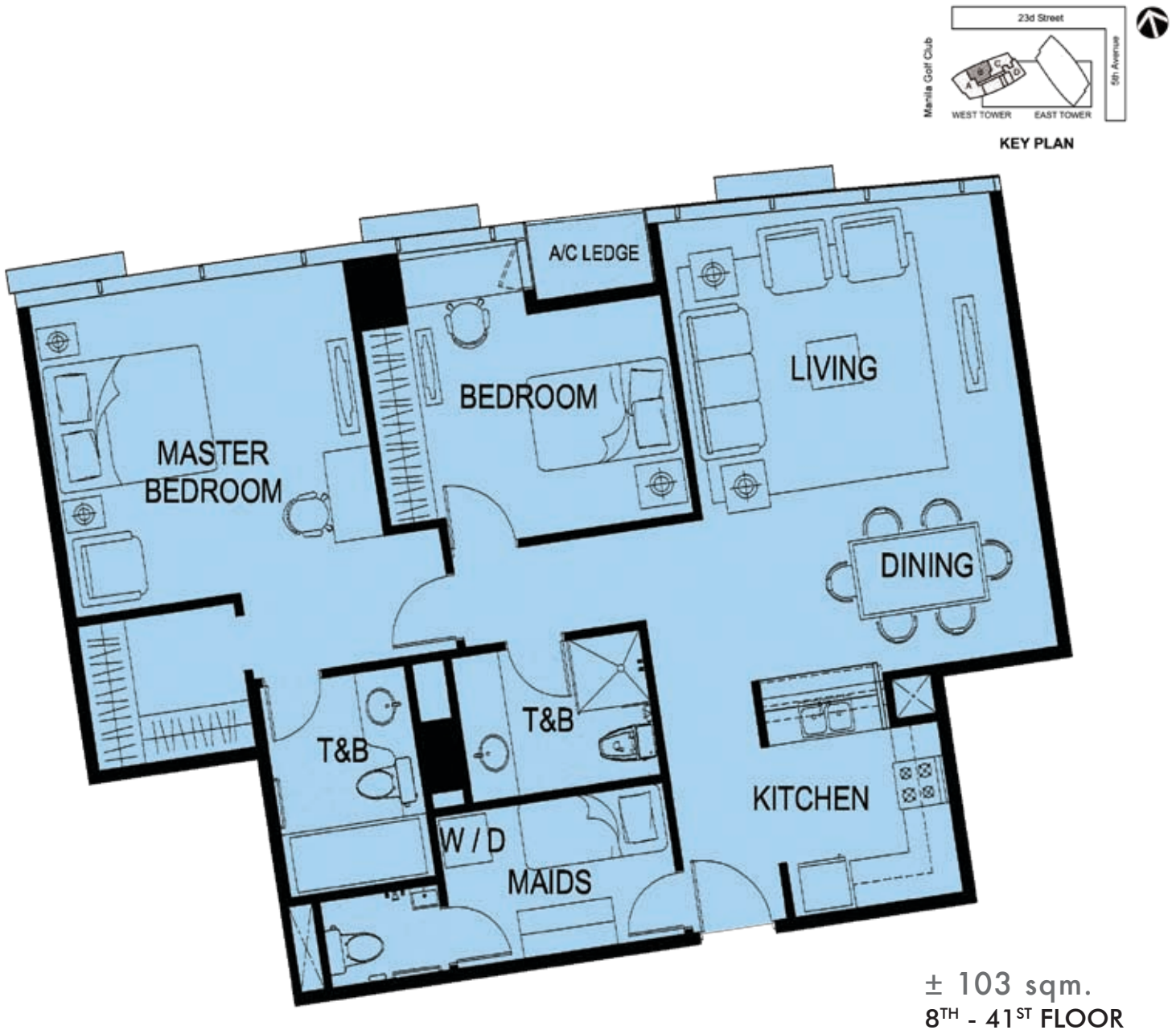
NOT TO SCALE

± 148 sqm
8TH - 41ST FLOOR



ACTUAL SHOWSUITE PHOTOS

TWO-BEDROOM UNIT – UNIT B

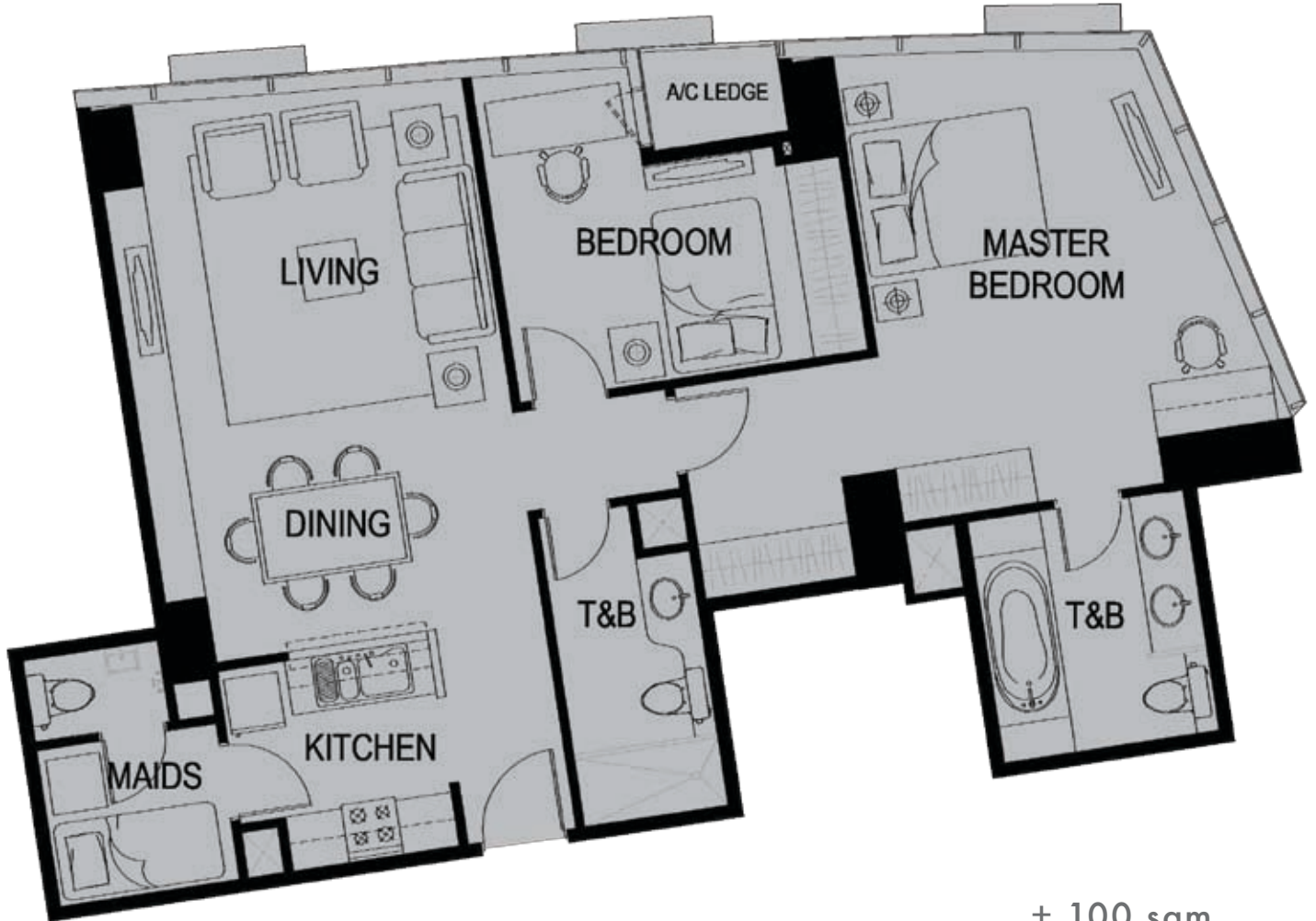
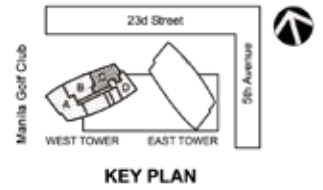


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ACTUAL SHOWSUITE PHOTOS

TWO-BEDROOM UNIT – UNIT C



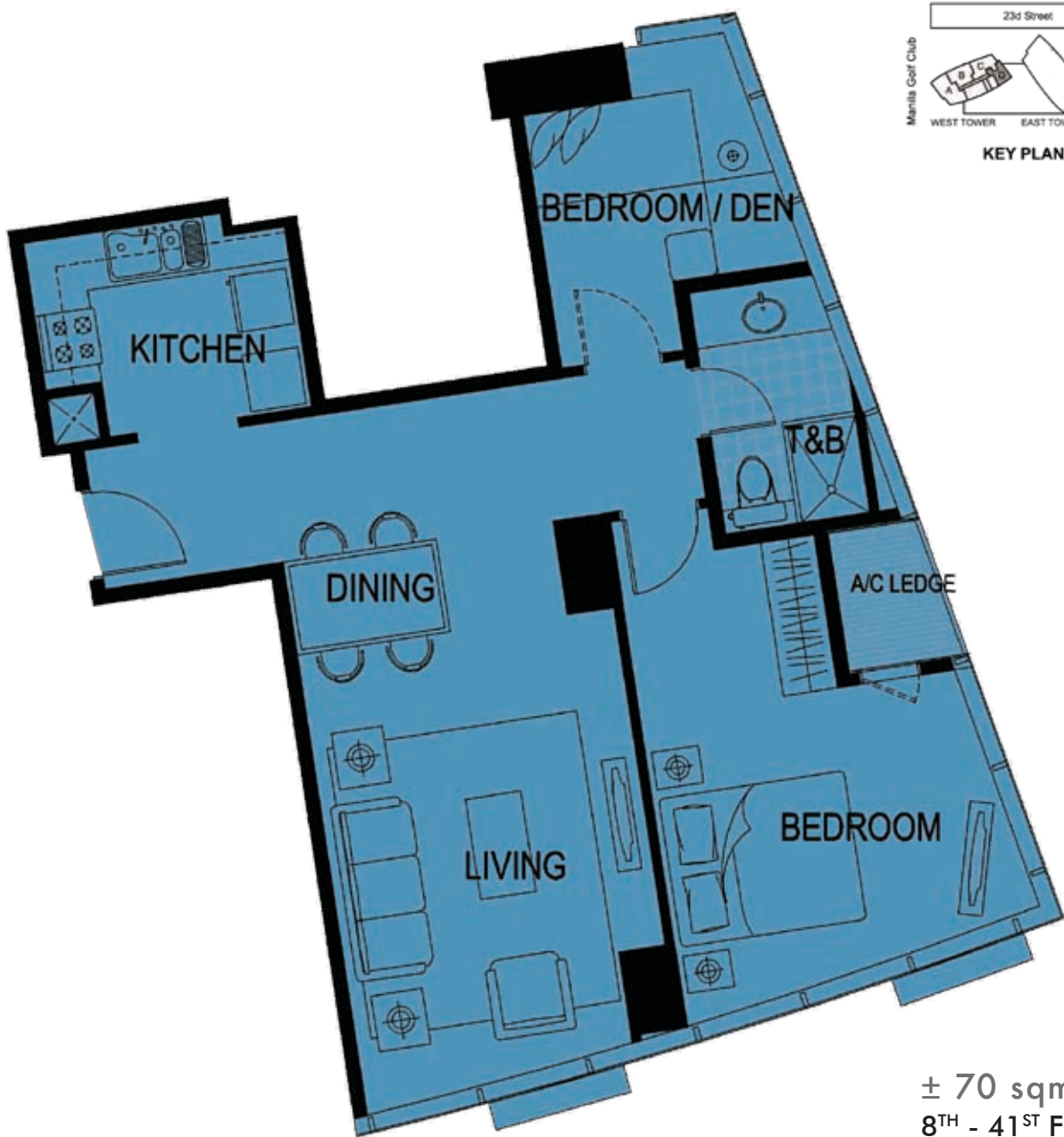
NOT TO SCALE

± 100 sqm
8TH - 41ST 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: | www.thebeaufort.com.ph |

THE BEAUFORT

EXCELLENCE BEFITTING YOU

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.