

For Sale

Commercial Property Opportunity

LOT BESIDE PITX, PARAÑAQUE CITY

AREA: 7,263 SQM



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LOCATION

- Located in Parañaque City along the Bay Area, one of the fast-growing Business and Entertainment Districts of the Philippines.

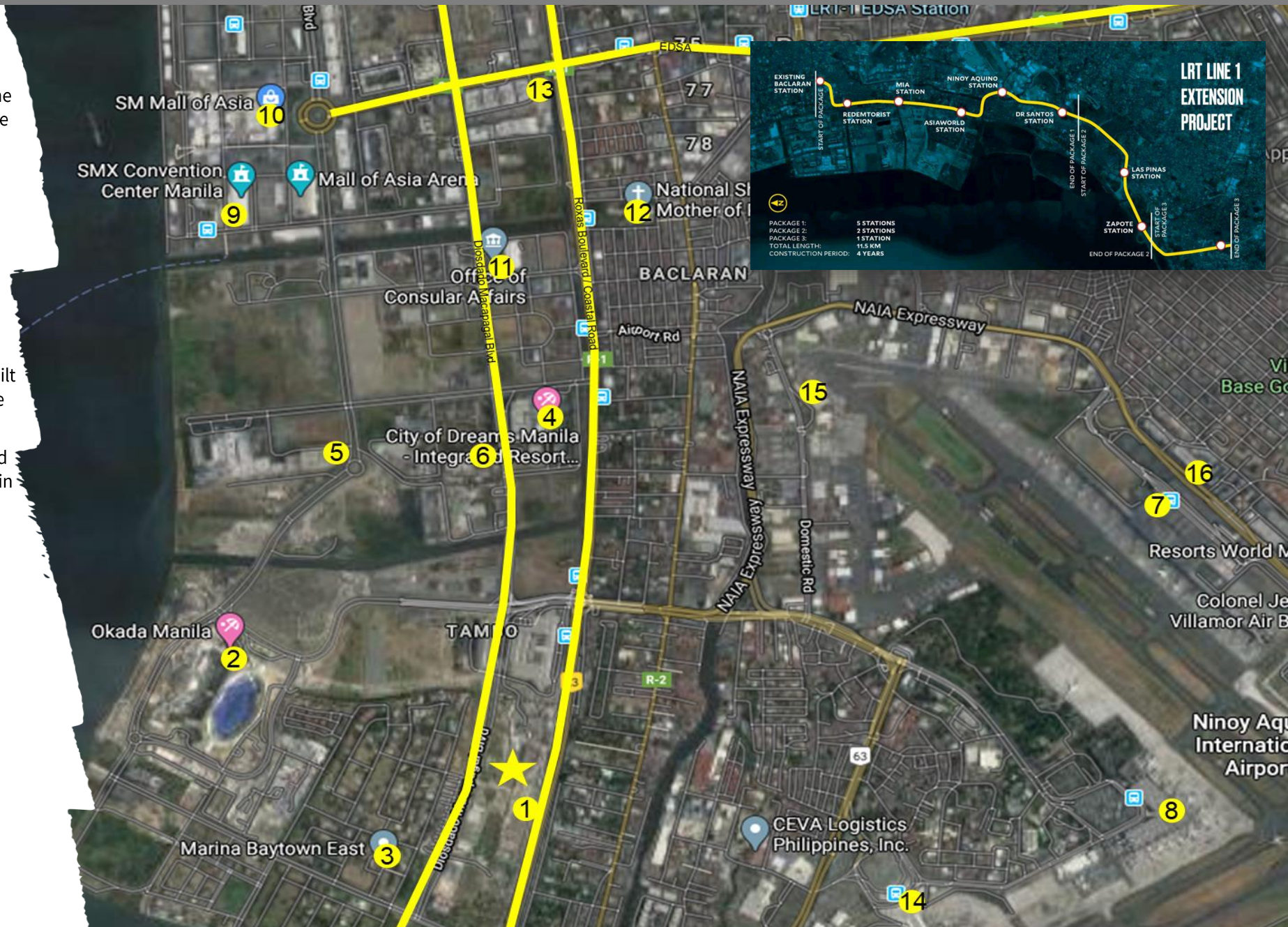
- Largely benefits from its access to key transportation hubs and infrastructure such as

- (1) Paranaque Integrated Terminal Exchange (PITX)
- (7) NAIA Terminal 3 (5.0 km)
- (8) NAIA Terminal 2 (3.4 km)
- (14) NAIA Terminal 1 (3.2 km)
- (15) Manila Domestic Terminal (2.7 km)

- The Asiaworld Station of the LRT-1 Extension will be built parallel to the PITX with plans to eventually connect the Asiaworld station to the Metro Manila Subway Project.

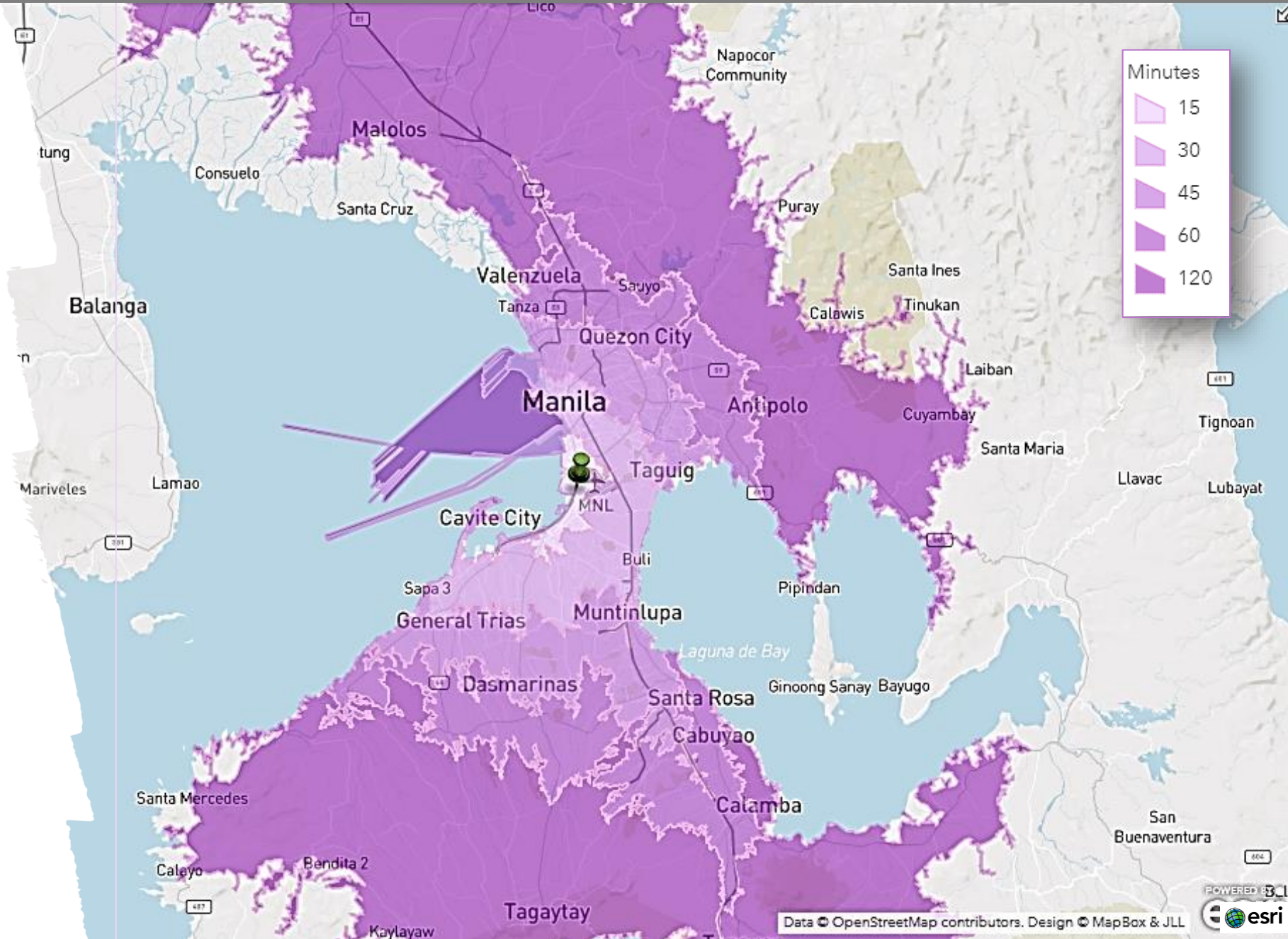
- The steady rise of the BPO and POGO sectors also paved the way for the Bay Area to be the fastest-growing CBD in Metro Manila in recent years. As such, malls, hotels, casinos, convention centers, arenas, offices, and residential condominiums have continued to spring up within the vicinity.

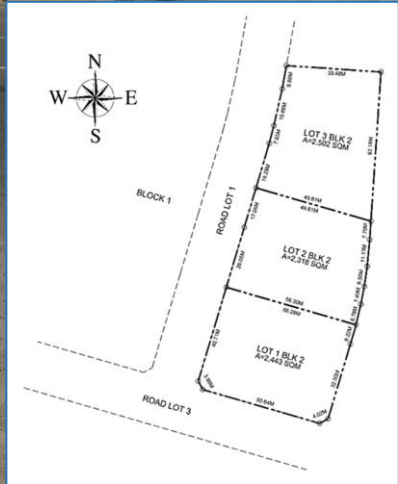
- (2) Okada Manila (2.2 km)
- (3) Marina Baytown East (800 m)
- (4) City of Dreams Manila (1.4 km)
- (5) Solaire Resort & Casino (2.8 km)
- (6) Ayala Malls Aseana (1.2 km)
- (9) SMX Conventio Center (3.5 km)
- (10) SM Mall of Asia (3.8 km)
- (11) DFA Office of Consular Affairs (2.1 km)
- (12) Baclaran Church
- (16) Resorts World Manila (2.9 km)



DRIVE TIME ANALYSIS

- Within 15 minutes the Ninoy Aquino International Airport is easily reached.
- From the property, most of Metro Manila is accessible within 45 minutes.
- From the property, most of Metro Manila, parts of Rizal (including Cainta, Taytay and Antipolo) and the northern strip of Cavite and Laguna can be reached within an hour's worth of drive time. (Times consider usual traffic for Mondays at 8:00am)
- An additional hour of driving enables one to reach most of Bulacan, the rural parts of Rizal, and the industrial zones of Cavite, Batangas and Laguna.





PROPERTY INFORMATION

Address:	Barangay Tambo, Parañaque City, Metro Manila								
Lot Area:	<table border="0"> <tr> <td>Lot 1</td> <td>2,443 sqm</td> </tr> <tr> <td>Lot 2</td> <td>2,318 sqm</td> </tr> <tr> <td>Lot 3</td> <td>2,502 sqm</td> </tr> <tr> <td>Total</td> <td>7,263 sqm</td> </tr> </table>	Lot 1	2,443 sqm	Lot 2	2,318 sqm	Lot 3	2,502 sqm	Total	7,263 sqm
Lot 1	2,443 sqm								
Lot 2	2,318 sqm								
Lot 3	2,502 sqm								
Total	7,263 sqm								
Classification	The property is in a commercial-residential area and its zone is classified as commercial.								
Right of Way	No Encumbrances								
FAR ; Height Restriction	Seven (7); 50 meters								
Terrain	Flat Terrain								
Tenure	Freehold								
Data Room:	Access on request								
Notes:	Ideal for Residential, Commercial, Office, or mixed-use development								

PITX VACANT COMMERCIAL LOT FOR SALE

FOR FURTHER INFORMATION

Should you require further information on the subject property or wish to view the property, please contact:

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