

YOUR MINDFUL ADDRESS IN THE HEART OF MAKATI



Rising along Arnaiz Avenue in Makati, Sondris is a premium, multi-certified green residence defined by thoughtful design and intentional living. Crafted through the partnership of ARTHALAND and Mitsui Fudosan, one of Japan's leading real estate developers, Sondris offers a refined balance of sustainability, comfort, and seamless connectivity to the metro via EDSA and the Skyway.

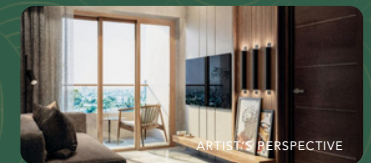


LTS No.: 0001214
AdApprovalNo.DHSUD NCR AA-2026/02-5081
Address:Arnaiz Avenue,LegazpiVillage, BarangaySan Lorenzo, Makati City
ProjectOwner: ZileyaLandDevelopment Corporation | Completion Date: April 2030

SONDRIS

LETTING LIFE IN

A life shaped by balance, wellness, and intentional design — set between Makati's vibrant south and the Central Business District.



TARGET CERTIFICATIONS



A PREMIUM GREEN DEVELOPMENT BY



PROJECT NAME: Sondris Makati

DEVELOPER: Arthaland – Foremost Green Developer in the Philippines

PROJECT TYPE: Luxury Sustainable Residential Development

LOCATION: Arnaiz Avenue, Makati City 300 meters away from Greenbelt

PROJECT HIGHLIGHTS

- Luxury residential development in a prime Makati address
- Designed with Arthaland's sustainability and green building standards
- Limited collection of residences for exclusivity and privacy
- Ideal for end users, expatriates, and investors

UNIT LAYOUTS

ONE BEDROOM



46 - 61 sqm

TWO BEDROOM



91 - 114 sqm

THREE BEDROOM



135 - 137 sqm

GARDEN UNIT



180 - 230 sqm

AVERAGE PRICE/SQM:

- Php 550,000.00

UNIT TYPES, SIZES & INDICATIVE PRICING

(Prices are indicative and subject to change)

- 1-Bedroom / 46-61 sqm Price Range Php 22.5M to Php 32 M
- 2-Bedroom / 91 to 114 sqm. Price Range Php 47.5M to Php 70M
- 3 Bedroom / 135 to 137 sqm. Price Range Php 80.5M to Php 84M
- Garden Units / 180 to 205 sqm. Price Range Php 100M to Php 110M
 - Premium finishes
 - Spacious layouts
 - Select units with private garden spaces

TURNOVER SCHEDULE:

- November 2030

SAMPLE COMPUTATION ONLY – for presentation purposes

***VALID ONLY FOR THE MONTH OF SEPTEMBER 2026**

	ONE (1) BEDROOM	TWO (2) BEDROOM	THREE (3) BEDROOM
UNIT NUMBER	15-G	23-D	39-A
TOTAL AREA IN SQM	45.78 sqms	117.26 sqms	135.35 sqms
PAYMENT SCHEME/TERM	10.10.80	10.10.80	10.10.80
UNIT LIST PRICE	P 20,071,428.57	P 59,650,892.86	P 74,973,214.29
VAT 12%	P 2,408,571.43	P 7,158,107.14	P 8,996,785.71
TOTAL CONTRACT PRICE (W/VAT)	P 22,480,000.00	P 66,809,000.00	P 83,970,000.00
TITLING-RELATED EXPENSES & OTHERS	P 1,003,571.43	P 2,982,544.64	P 3,748,660.71
TOTAL AMOUNT DUE	P 23,483,571.43	P 69,791,544.65	P 87,718,660.72
RESERVATION FEE	P 100,000.00	P 100,000.00	P 100,000.00
DOWN PAYMENT	P 2,248,357.14	P 6,879,154.47	P 8,671,866.08
MONTHLY AMORTIZATION (49)	P 47,925.65	P 142,431.63	P 179,017.68
FINAL PAYMENT	P 18,786,857.14	P 55,833,235.70	P 70,174,928.56