

The logo for Lush Residences is set against a dark green background with tropical foliage. A large, stylized white letter 'L' is the central element, with a small leaf icon integrated into its vertical stroke. To the right of the 'L', the tagline 'Life flourishes' is written in a white, elegant script font. Below the 'L', the words 'LUSH RESIDENCES' are written in a bold, white, sans-serif font. At the bottom, 'BAGTIKAN, MAKATI CITY' is written in a smaller, white, sans-serif font. The background of the logo features vibrant tropical plants, including a large red lily-like flower and a colorful bird of paradise flower.

Life flourishes

LUSH
RESIDENCES
BAGTIKAN, MAKATI CITY

Lush Residences is a condominium in Makati that seamlessly blends elements of nature throughout the property, offering a natural escape from the concrete jungle of the city just north of the Makati Central Business district.

Prime Location



Project Overview



Location	Bagtikan St. corner Kamagong St., Brgy. San Antonio, Makati City	
Lot Area	2,865 sq.m.	
No. of Towers	1	
No. of Floors (physical)	22	
No. of Units	674	
No. of Parking Slots	181	
Unit Types	Studio	32
	Studio with Balcony	17
	1 Bedroom	83
	1 Br with Balcony	485
	1 Br End Unit with Balcony	43
	1 Br Unit with Den	13
	2Br with Balcony	1
Launch Date	Dec 2018	
Turnover Date	Dec 2022	



Building Chart



SKY GARDEN	RD
RESIDENTIAL FLOORS	25F
	24F
	23F
	22F
	21F
	20F
	19F
	18F
	17F
	16F
	15F
	12F
	11F
	10F
	9F
	8F
RESIDENTIAL / AMENITY FLOOR	7F
RESIDENTIAL PARKING	6F
	5F
	3F
RESIDENTIAL LOBBY / COMMERCIAL	2F
	GF



Artist's Perspective



Project Details

- LOW DENSITY BUILDING
- UNIQUE DESIGN
- GREEN WALL FEATURE
- PUBLIC ART FACILITY



Artist's Perspective



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Hotel - like Lobbies
Resort – styled Amenities

SMDC



Actual Photo



Actual Photo



Function Room

Ground Floor



Actual Photo



Actual Photo

SMDC

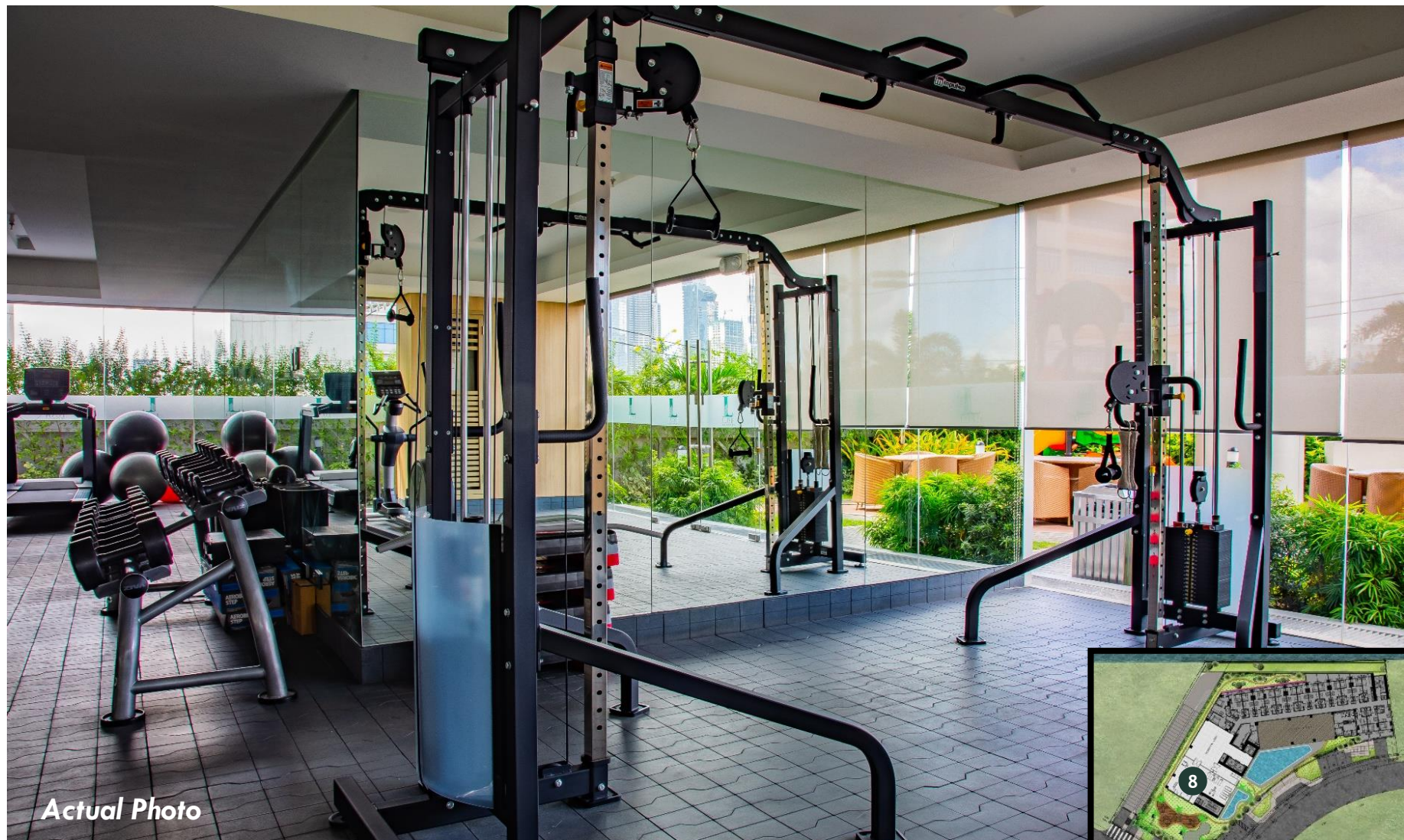
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Gym

7th Floor



Actual Photo



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Actual Photo

SMDC

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Adult and Kiddie Pool

7th Floor



Actual Photo

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Porch Area

7th Floor



Actual Photo



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Actual Photo



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Podium Garden

7th Floor



Actual Photo

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Garden Area

7th Floor



Actual Photo

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Artist's Perspective

Actual Photo

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Floor Plans & Unit Layouts

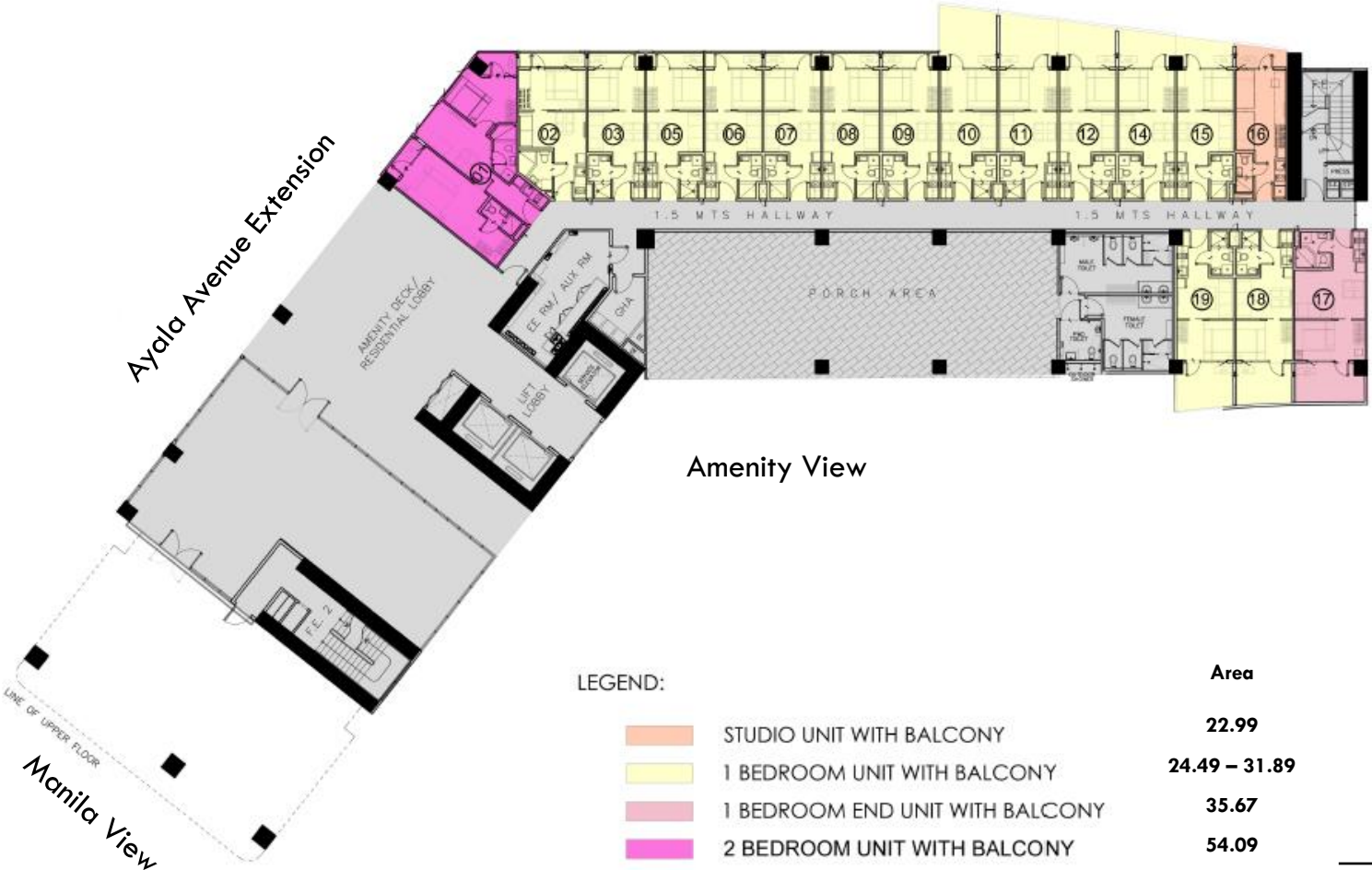
SMDC



Ayala Avenue

Ayala Avenue Extension

Amenity View



LEGEND:

- STUDIO UNIT WITH BALCONY
- 1 BEDROOM UNIT WITH BALCONY
- 1 BEDROOM END UNIT WITH BALCONY
- 2 BEDROOM UNIT WITH BALCONY

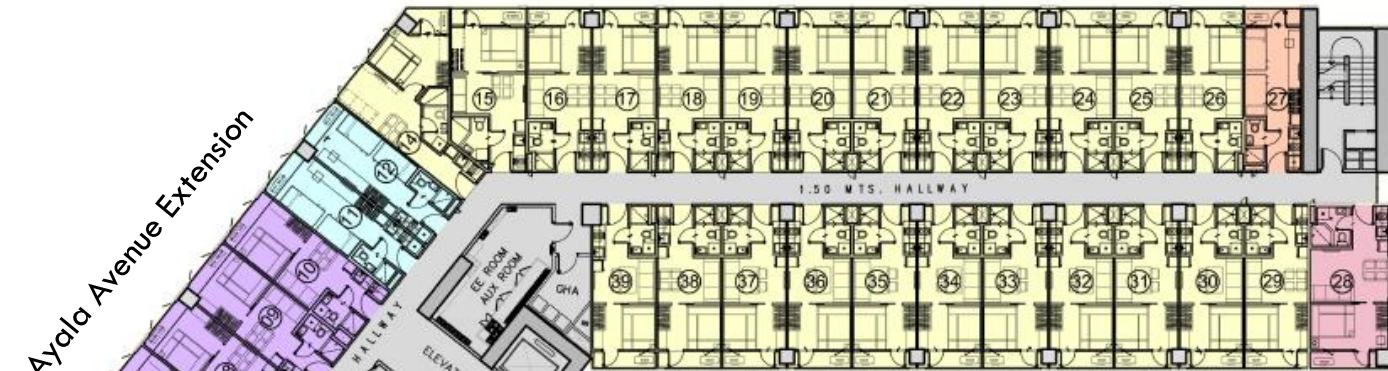
Area	Units per Floor
22.99	1
24.49 – 31.89	14
35.67	1
54.09	1
TOTAL	17





Ayala Avenue

Ayala Avenue Extension



Amenity View

LINE OF UPPER FLOOR
Manila View

LEGEND:

- STUDIO UNIT
- STUDIO UNIT WITH BALCONY
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH BALCONY
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM END UNIT WITH BALCONY

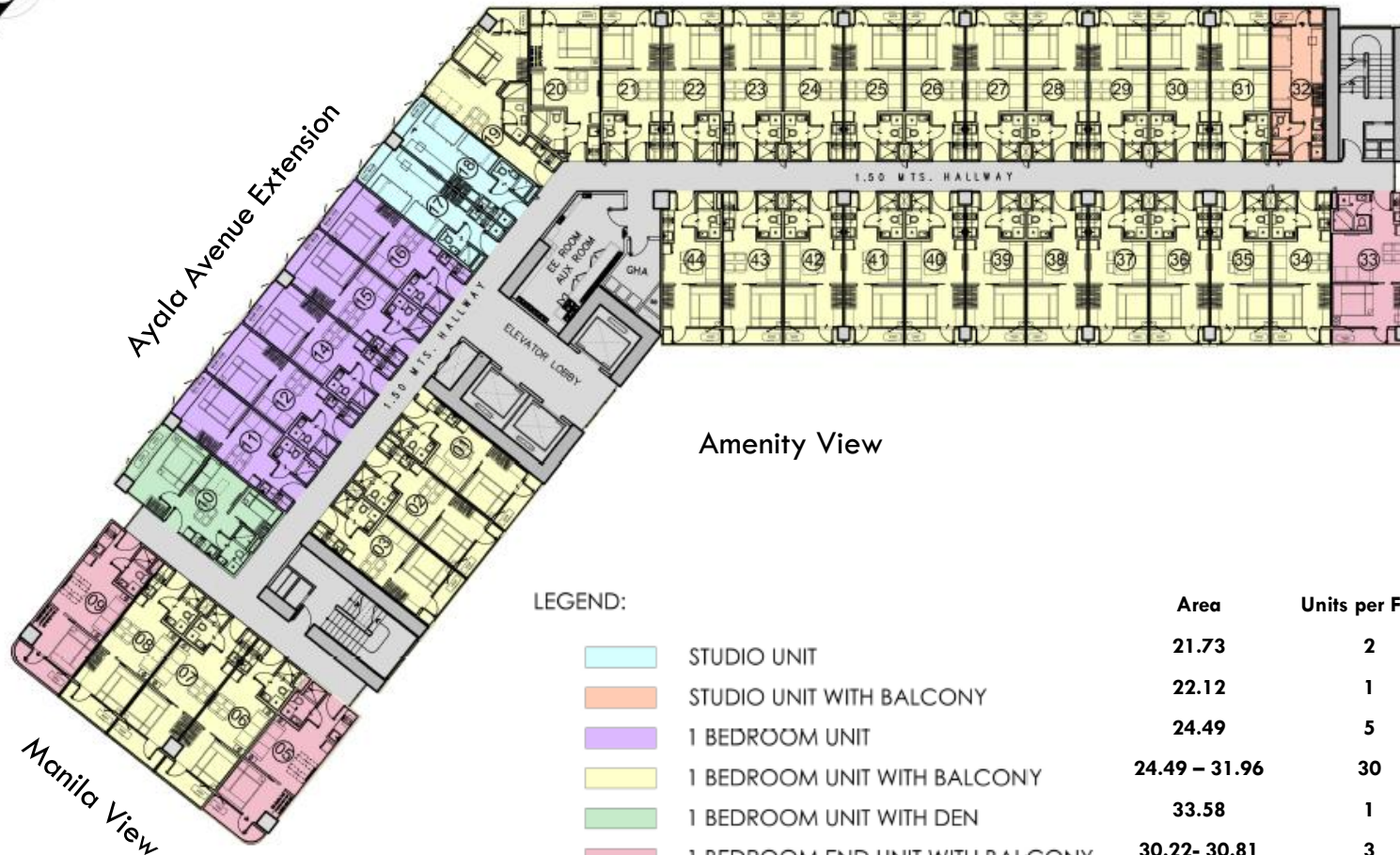
Area	Units per Floor
21.73	2
22.12	1
24.49 – 33.58	6
24.49 – 31.96	27
-	-
30.81	1
TOTAL	37









Typical Floors



Ayala Avenue



LEGEND:

	STUDIO UNIT
	STUDIO UNIT WITH BALCONY
	1 BEDROOM UNIT
	1 BEDROOM UNIT WITH BALCONY
	1 BEDROOM UNIT WITH DEN
	1 BEDROOM END UNIT WITH BALCONY

Area	Units per Floor
21.73	2
22.12	1
24.49	5
24.49 – 31.96	30
33.58	1
30.22- 30.81	3
TOTAL	42

Unit Layout



Unit Type	Studio	Studio with Balcony
Unit Area	21.73 sq.m.	22.12 – 22.99 sq.m.
TLP	5,757,000 – 6,588,000	5,954,000 – 6,988,000



Unit Layout



Unit Type	1 Bedroom	1BR with Balcony
Unit Area	24.49 – 33.58 sq.m.	24.49 – 31.96 sq.m.
TLP	6,489,000 – 10,100,000	6,558,000 – 9,689,000

Unit Layout



Unit Type	1BR End Unit with Balcony	1BR Unit with Den
Unit Area	30.22 – 35.67 sq.m.	33.58 sq.m.
TLP	8,068,000 – 10,760,000	8,935,000 – 10,181,000

Unit Layout

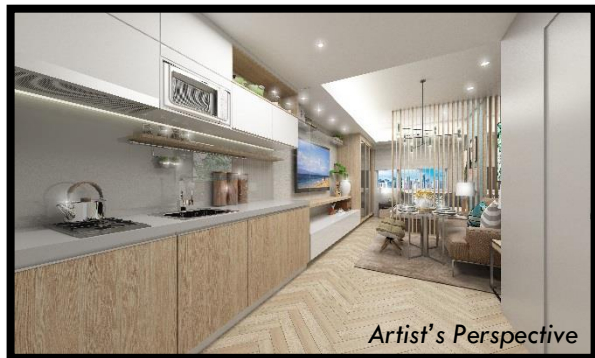


Unit Type	2Br with Balcony
Unit Area	54.09 sq.m.
TLP	15,728,000

Standard Unit Deliverables



- Floor tiles in all areas of the unit;
- Living room, dining room and bedroom/s with painted plain cement finish on interior walls and painted off-form finish on ceiling;
- Aluminum-framed windows;
- Wiring devices (breaker, switch, outlets);
- Kitchen with painted plain cement finish on interior walls and painted drop ceiling;
- Kitchen countertop with overhead and base cabinets;
- Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor and painted drop ceiling;
- Water closet, lavatory, soap holder, tissue holder, shower head and faucet in the toilet and bath;
- Provision of tapping point for water heater in the shower area only.
- Rangehood and Cooktop.





Pricing Profile

Inventory Update as of January 02, 2025

Sold	519 (77%)
Unsold	155 (23%)

Available Unit Type	Unit Count	Unit Area (sqm)	TLP (Mn)	TAP (Mn)
1 Bedroom	24	21.49	7.3 -7.4	8.7 - 8.8
1BR with Balcony	66	24.49 – 31.96	6.7 – 9.7	7.9 – 11.5
1BR Unit with Den	4	33.58	10.1 – 10.2	12.0 – 12.1
1BR End Unit with Balcony	12	30.22-35.67	8.1 – 10.8	9.6 – 12.8
Studio	14	21.73	5.9 – 6.6	7.0 – 7.8
Total	120			



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Thank you!

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