



THE
LINEAR
M A K A T I

We've lined up everything that is important to you.



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The Linear is a master-planned residential and commercial hub in one highly coveted location.

- Two towers, each 24 storeys high, comprise this dynamic condo community that perfectly caters to the needs of young urban professionals.
- State-of-the-art building design, strategic location, and a full complement of lifestyle amenities make for a superior product at a competitive price.
- Door-height picture windows let you enjoy views of Manila Bay, the Makati and Manila skylines, Laguna de Bay, or the Central Park.



Because you want to be closer to everything . . .

Bounded by Mayapis, Malugay, and Yakal Streets in Makati, The Linear puts you minutes away from where you want to be.

■ Workplaces

– five minutes from the Makati Central Business District

■ Malls

– near Greenbelt, Glorietta, Landmark, SM Makati, Cash & Carry, SM Hypermarket, and SM Mall of Asia

■ Schools

– a short drive from Don Bosco College, Assumption College, Mapua Institute of Technology, Centro Escolar University, and Asian Institute of Management

■ Hospitals

– minutes away from Makati Medical Center and Ospital ng Makati

A commercial area at the ground floor brings everyday requirements within easy reach.

- Restaurants
- Coffee Shops
- Water-refilling stations
- Laundry shops
- Convenience stores



Because you lead a dynamic lifestyle . . .

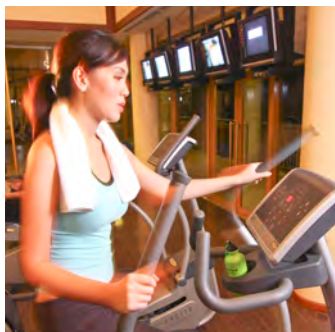
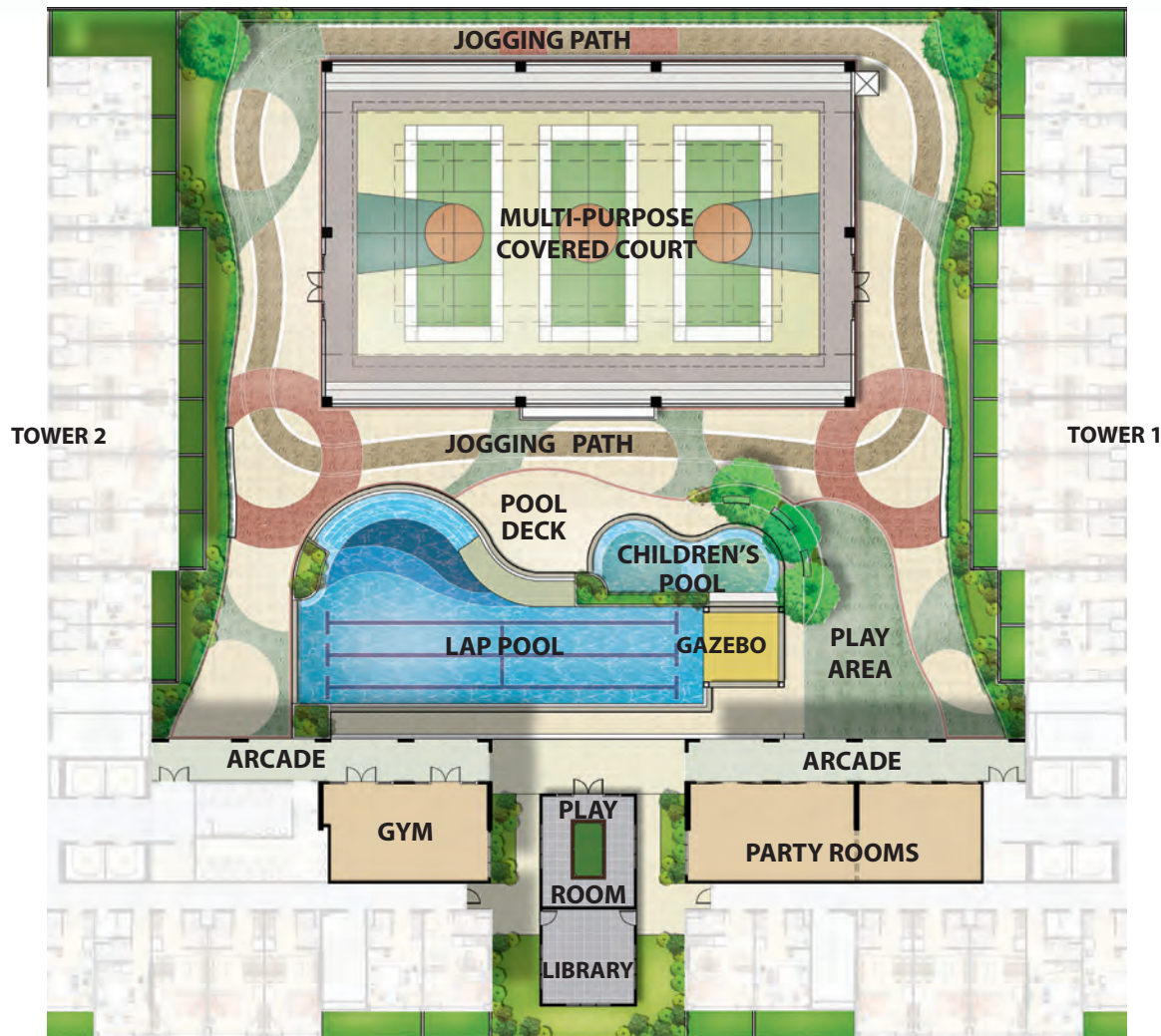
A full complement of amenities helps you achieve and maintain a balanced lifestyle.

Sports and Recreation Facilities

- Multipurpose covered court with indoor jogging trail
- 25-meter lap pool with adjoining wading pool and kiddie pool
- Fully equipped fitness center with shower rooms
- Study hall with computer rooms
- 200-meter jogging and walking trail
- Outdoor children's playground

Entertainment Features

- Party rooms
- Game room with billiard tables and darts





Because you value wellness and well-being . . .

Well-designed eco-friendly amenities set this community apart from the rest.

- Eco-roof on top of the multipurpose covered court
- Central park at the podium with free WiFi
- Themed parks, picnic areas, and perfume gardens around the complex
- Garden and viewing deck at the rooftop with areas for:
 - Aerobics, yoga, meditation, and Tai-Chi exercises
 - Poet's and painter's nook for artists
 - Chess tables and telescope platforms



VIEWING DECK



FAST FACT

Eco-roof technology creates a better home for you and your family.

- Minimizes UV and temperature impact
- Cuts energy consumption
- Suppresses noise
- Reduces "heat island effect"
- Improves air quality by filtering pollutants
- Absorbs carbon dioxide and produces oxygen
- Uses high-quality recycled materials
- Lasts twice as long as regular roofs



STUDIO UNIT – 22 sqm

**Because you desire to live
in comfort and style ...**



KITCHEN



TOILET AND BATHROOM



LIVING AND DINING AREA



ONE-BEDROOM UNIT – 28 sqm

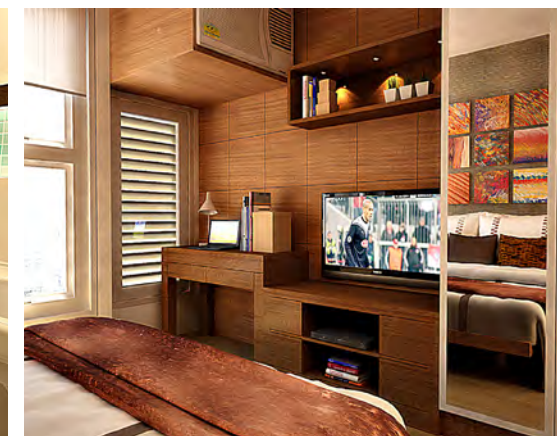
**Because you desire to live
in comfort and style . . .**



LIVING, DINING AND BEDROOM



TOILET AND BATHROOM



BEDROOM



TWO-BEDROOM UNIT – 49 sqm

**Because you desire to live
in comfort and style . . .**



LIVING AND DINING AREA



LOBBY LOUNGE

Because you expect the best in high-rise living . . .

State-of-the-art building design maximizes space, provides natural lighting, and allows free flow of air.

Building Features

- Commercial area at the ground floor
- Hotel-like lobby
- Four high-speed elevators per tower
- Telephone and cable provisions
- Intercom provision per unit
- Mail room per tower
- WiFi facilities at Central Park
- 24-hour security
- Fire detection and alarm system
- Standby generators
- CCTV system at common areas
- Garbage chute
- Water reservoirs and fire reserves
- Automatic fire sprinkler system
- Smoke-free pressurized stairs
- Sewage treatment facility



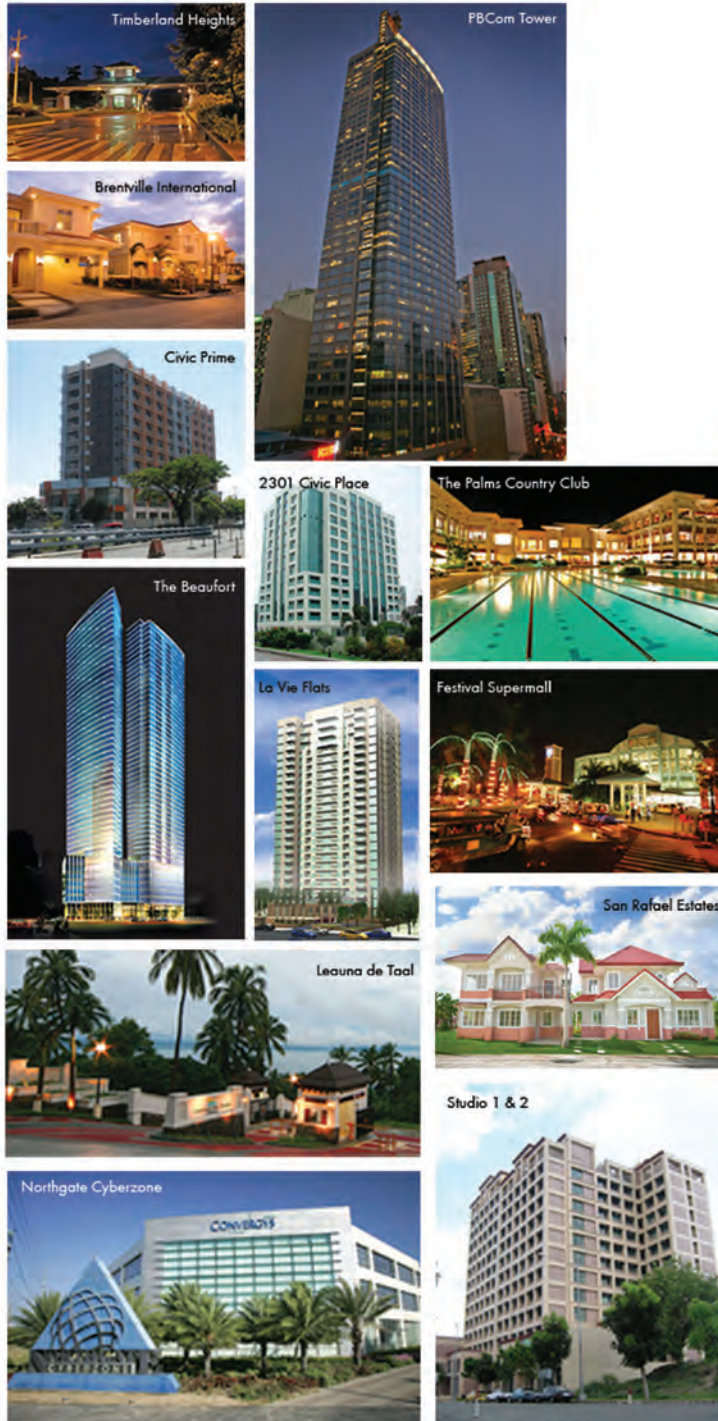
COMMERCIAL AREA



RECEPTION AREA

UNIT SPECIFICATIONS

AREA	SPECIFICATIONS
Floor finishes	Vinyl tiles at living/dining, kitchen, and bedroom areas, ceramic tiles at T&B
Wall finishes	Painted plain cement plaster at living/dining, kitchen, and bedroom areas
Ceiling finishes	Underslab fine textured paint finish at living/dining, kitchen, bedroom areas, and T&B
Kitchen countertop	Homogenous tiles
Aluminum windows	Tinted glass on powder-coated aluminum frame
Floor-to-ceiling height	
a. Residential (Typical)	2.85 m or 9.3 feet
b. Commercial	5.80 m or 19 feet
Plumbing fixtures provided	Kitchen sink, grease trap, water closet, shower head, lavatory, toilet paper holder, towel rod



The singular vision that guides Filinvest in all its development efforts is its commitment to building the Filipino dream. Whatever a Filipino family's dream may be, Filinvest can build it. From a first home, a lasting legacy, to a desired lifestyle, the company caters to the need of every Filipino, whoever he may be.

- 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 131.5 billion and stockholders' equity of Php 59.68 billion
- Built on the Gotianun tradition of integrity, quality, and service
- With a diverse property portfolio catering to all markets – from its core best-value homes to premier communities and townships, retail and commercial establishments, offices and business parks, condominiums and leisure developments

FILINVEST

We build the Filipino dream.

www.filinvest.com.ph

The Linear Project Site:

Mayapis Street, corner Malugay & Yakal Streets
San Antonio Village, Makati City

Sales Office/ Model Units:

Unit 101-A, Ground Floor Oppen Bldg.
349 Sen. Gil Puyat Avenue, Makati City

For inquiries, call:

856-7788 or 403-0571