



TECHNICAL BROCHURE

BEGIN

YOUR NEXT CHAPTER





*Artist's perspective for illustration purposes only.

BEAUTIFUL RESIDENCES

FOR CREATORS
AND
CONNECTORS

AT THE HEART OF
METRO MANILA

With 1,283 studio, one-, two-, and three-bedroom units in thoughtfully-designed layout configurations, Laya is both a home and a community for the creative and the connected.

Offering over 2,934 square meters of amenities and event spaces, Laya is more than a place to call home: it is a place to create, a place to entertain, a place to connect, build, and grow.

Welcome to Laya, a new concept by Shang Properties.



UNIT MIX

FACILITIES &
SERVICESA CANVAS FOR
SELF-EXPRESSION

A home that knows you is a home that understands your lifestyle. Laya by Shang Properties has curated an ecosystem of in-house amenities that suits a modern lifestyle. Our facilities are divided into indoor and outdoor settings — rain or shine, you're free to express yourself here.

Designed with busy professionals and growing families in mind, the amenities at Laya include fully-equipped fitness and yoga studios, an outdoor pool and a children's pool, a private screening room, an expansive children's playground, and a full suite of workspaces, function rooms, lounges, and meeting areas.

A session at the gym before or after (or even during!) office hours; an invitation to friends or clients to The Lounge to connect over coffee; movie night at the Screening Room; or simply relax by the poolside and find inspiration in a good book—Laya is, above all else, the freedom to choose what it means to be at home.

- 24-hour management services by Shang Properties
- Dedicated reception and concierge
- 24-hour security
- CCTV monitoring system at lobby, all lifts, and amenities floors
- Access cards for residences
- RFID for vehicles
- Service entrance via access card
- Centralized fire detection, alarm, and protection system

UNIT TYPE	SQM Approx.	SQFT Approx.
Studio	33 – 35	355 – 376
1 – BR	38 – 92	409 – 990
2 – BR	91 – 108	979 – 1162
3 – BR	145 – 149	1560 – 1603

FEATURES SUMMARY

NUMBER OF
FLOORS

66

NUMBER OF
RESIDENTIAL FLOORS

53

NUMBER OF
UNITS

1283

NUMBER OF
CARPARKS

762

PASSENGER LIFTS

8

SERVICE LIFT

1

INDOOR AMENITIES SPACE

1829 SQM

OUTDOOR AMENITIES SPACES

1105 SQM

AMENITIES

LEVEL 11

- The Drawing Room
- The Library
- The Corner Lounge
- Lift Lobby
- Pool Deck
- Co-working Space
- Pool Table Lounge
- The Viewing Room
- Outdoor Kids Play Area
- Indoor Kids Play Area
- Changing Rooms

LEVEL 12

- Gym Lift Lobby
- Cross Training
- Cardio Area
- Weights Area
- Yoga / Group Area
- Outdoor Terrace

11TH FLOOR

AMENITIES



- | | | | |
|----------------------|---------------------|----------------------|----------------------------|
| 1. The Drawing Room | 4. Lift Lobby | 7. Washrooms | 10. The Viewing Room |
| 2. The Library | 5. Pool Deck | 8. Pool Table Lounge | 11. Outdoor Kids Play Area |
| 3. The Corner Lounge | 6. Co-working Space | 9. Outdoor Deck | 12. Indoor Kids Play Area |
| | | | 13. Changing Rooms |

12TH FLOOR

AMENITIES



- 1. Gym Lift Lobby
- 2. Cross Training
- 3. Cardio Area
- 4. Weights Area
- 5. Yoga / Group Area
- 6. Outdoor Terrace

12TH FLOOR

TYPICAL FLOOR LAYOUT



NORTH
(Pasig)

- Two-Bedroom
- One-Bedroom
- Studio

WEST
(Mandaluyong)

EAST
(Pasig)



SOUTH
(Taguig)

14TH - 43RD FLOOR

LOW ZONE FLOOR LAYOUT

Except 42ND FLOOR



NORTH
(Pasig)

WEST
(Mandaluyong)

EAST
(Pasig)

- Two-Bedroom
- One-Bedroom
- Studio



SOUTH
(Taguig)

45TH - 65TH FLOOR

HIGH ZONE FLOOR LAYOUT



NORTH
(Pasig)

WEST
(Mandaluyong)

EAST
(Pasig)



SOUTH
(Taguig)

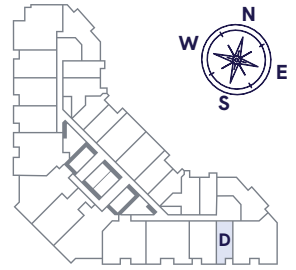
SPACE THRIVE TO

A CANVAS
TO CREATE

With 1,283 studio, one-, two-, and three-bedroom units in thoughtfully-designed layout configurations — discover a home tailor-made for you.

Welcome to Laya.

THE STUDIO



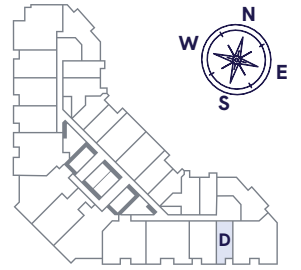
UNIT D L12 - L20, L31 - L40, L57 - L65
 34 SQM (approx)
 365 SQFT (approx)
 Incl. 1.89 SQM/ 20 SQFT ACCU Area



*Artist's perspective for illustration purposes only.

- | | | |
|----------------|------------|-------------|
| 1. Dining Room | 3. Kitchen | 5. Bedroom |
| 2. Living Room | 4. Bedroom | 6. Wardrobe |

THE STUDIO



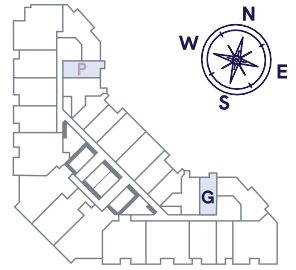
UNIT D L21- L30 , L41- L56
 34 SQM (approx)
 365 SQFT (approx)
 Incl. 1.89 SQM/ 20 SQFT ACCU Area



*Artist's perspective for illustration purposes only.

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|----------------|------------|-------------|
| 1. Dining Room | 3. Kitchen | 5. Bathroom |
| 2. Living Room | 4. Bedroom | 6. Wardrobe |

THE STUDIO



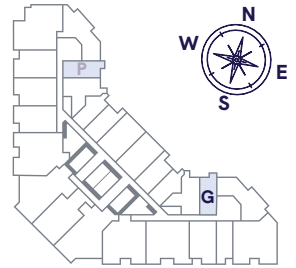
UNIT G L14 - L20, L31 - L40, L57 - L65
 33-34 SQM (approx)
 355-365 SQFT (approx)
Incl. 1.5 SQM/ 16 SQFT ACCU Area



*Artist's perspective for illustration purposes only.

- 1. Dining Room 3. Kitchen 5. Bedroom
- 2. Living Room 4. Bedroom 6. Wardrobe

THE STUDIO



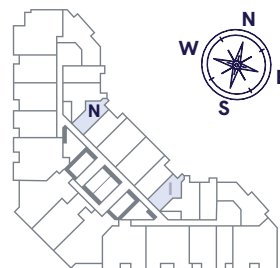
UNIT G L21 - L30, L41 - L56
 33-34 SQM (approx)
 355-365 SQFT (approx)
Incl. 1.5 SQM/ 16 SQFT ACCU Area



*Artist's perspective for illustration purposes only.

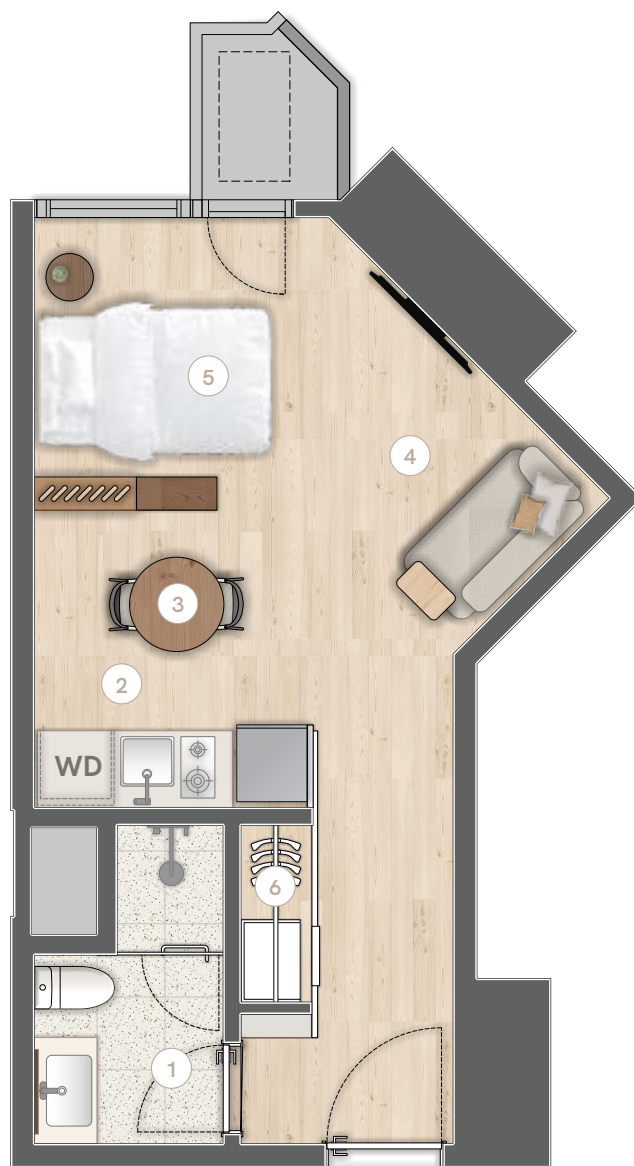
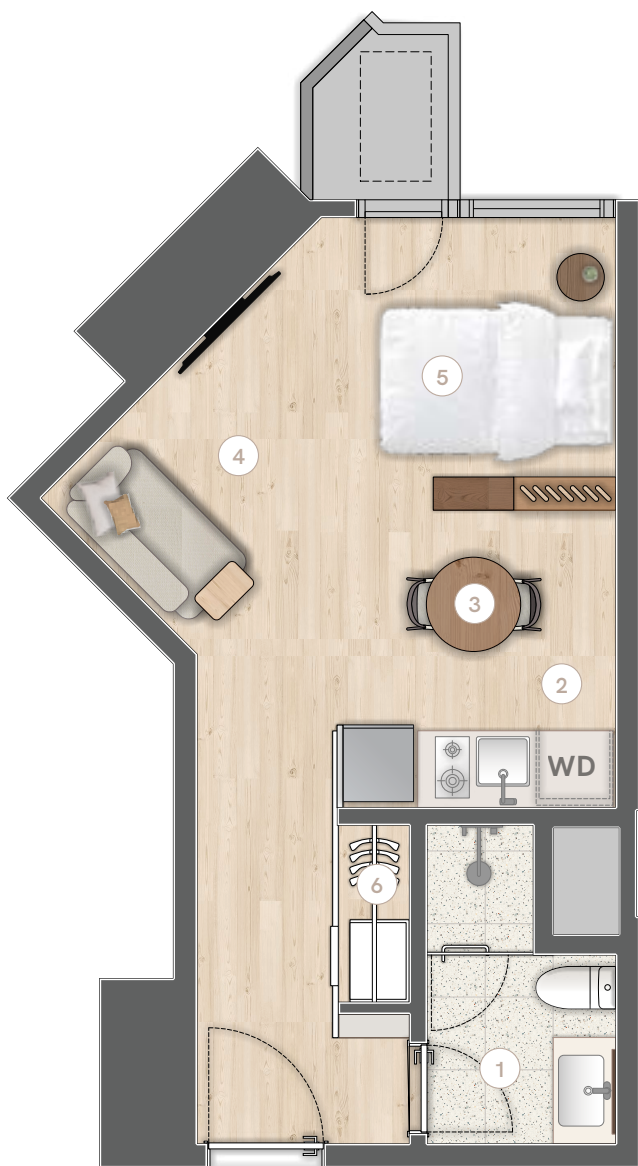
- 1. Dining Room 3. Kitchen 5. Bathroom
- 2. Living Room 4. Bedroom 6. Wardrobe

THE STUDIO



UNIT N L14 -L65
 34-35 SQM (approx)
 365-376 SQFT (approx)
 Incl. 1.82 SQM/ 19 SQFT ACCU Area

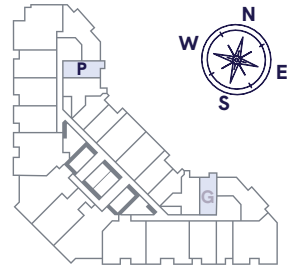
UNIT I L14 -L65
 34-35 SQM (approx)
 365-376 SQFT (approx)
 Incl. 1.82 SQM/ 19 SQFT ACCU Area



*Artist's perspective for illustration purposes only.

- 1. Bathroom 3. Dining Room 5. Bedroom
- 2. Kitchen 4. Living Room 6. Wardrobe

THE STUDIO



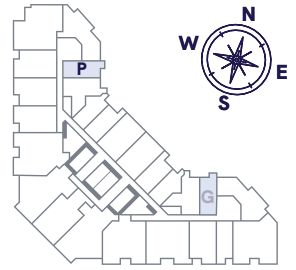
UNIT P L14 - L20, L31 - L40, L57 - L65
 33-34 SQM (approx)
 355-365 SQFT (approx)
Incl. 1.5 SQM/ 16 SQFT ACCU Area



*Artist's perspective for illustration purposes only.

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|----------------|------------|-------------|
| 1. Dining Room | 3. Kitchen | 5. Bathroom |
| 2. Living Room | 4. Bedroom | 6. Wardrobe |

THE STUDIO S

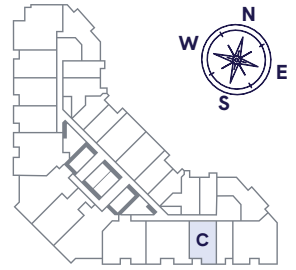


UNIT P L21 - L30, L41 - L56
 33-34 SQM (approx)
 355-365 SQFT (approx)
Incl. 1.5 SQM/ 16 SQFT ACCU Area



*Artist's perspective for illustration purposes only.

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|----------------|------------|-------------|
| 1. Dining Room | 3. Kitchen | 5. Bathroom |
| 2. Living Room | 4. Bedroom | 6. Wardrobe |



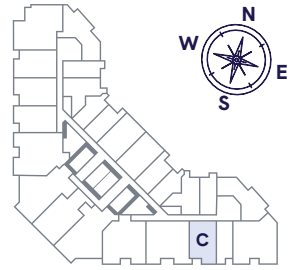
THE ONE-BEDROOM

UNIT C L12- L20, L31 - L40, L57 - L65
 57 SQM (approx) Incl. 5 SQM Balcony
 613 SQFT (approx) Incl. 53 SQFT Balcony



*Artist's perspective for illustration purposes only.

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|----------------|----------------------------------|-------------|-------------|
| 1. Kitchen | 3. Living Area | 5. Bedroom | 7. Bathroom |
| 2. Dining Area | 4. Balcony (including ACCU deck) | 6. Wardrobe | |



THE ONE-BEDROOM I

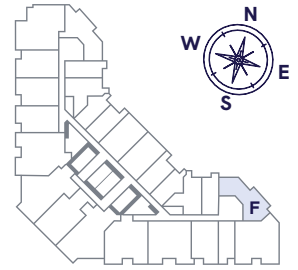
UNIT C L21 - L30, L41 - L56
 57 SQM (approx) Incl. 5 SQM Balcony
 613 SQFT (approx) Incl. 53 SQFT Balcony



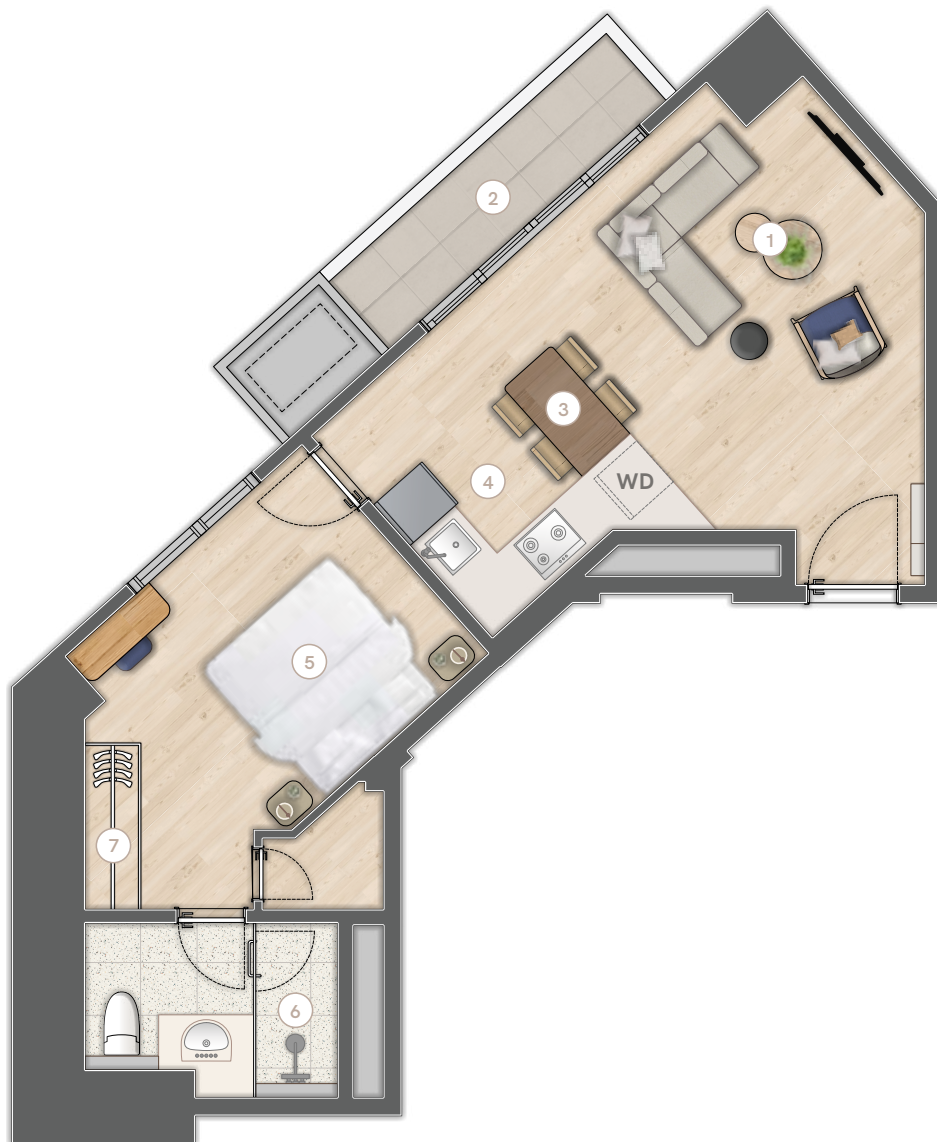
*Artist's perspective for illustration purposes only.

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|----------------|----------------------------------|-------------|-------------|
| 1. Kitchen | 3. Living Area | 5. Bedroom | 7. Bathroom |
| 2. Dining Area | 4. Balcony (including ACCU deck) | 6. Wardrobe | |

THE ONE-BEDROOM 1



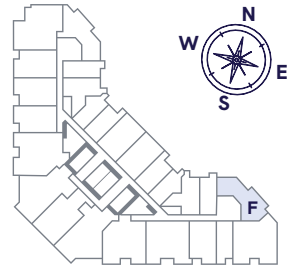
UNIT F L12 - L20, L31 - L40, L57 - L65
 61 SQM (approx) Incl. 6 SQM Balcony
 656 SQFT (approx) Incl. 64 SQFT Balcony



*Artist's perspective for illustration purposes only.

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|----------------|----------------|-------------|-------------|
| 1. Living Area | 3. Dining Area | 5. Bedroom | 7. Wardrobe |
| 2. Balcony | 4. Kitchen | 6. Bathroom | |

THE ONE-BEDROOM 1



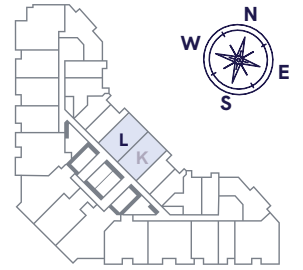
UNIT F L21 - L30, L41 - L56
 61 SQM (approx) Incl. 6 SQM Balcony
 656 SQFT (approx) Incl. 64 SQFT Balcony



*Artist's perspective for illustration purposes only.

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|----------------|----------------|-------------|-------------|
| 1. Living Area | 3. Dining Area | 5. Bedroom | 7. Wardrobe |
| 2. Balcony | 4. Kitchen | 6. Bathroom | |

THE ONE-BEDROOM 1



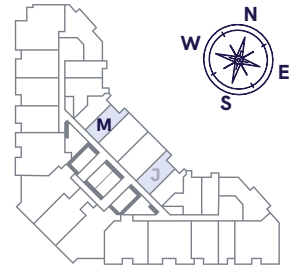
UNIT L L14 - L65
 59-60 SQM (approx) Incl. 8 SQM Balcony
 635-645 SQFT (approx) Incl. 86 SQFT Balcony



*Artist's perspective for illustration purposes only.

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|----------------|----------------|-------------|-------------|
| 1. Kitchen | 3. Living Area | 5. Bedroom | 7. Bathroom |
| 2. Dining Area | 4. Balcony | 6. Wardrobe | |

THE ONE-BEDROOM 1

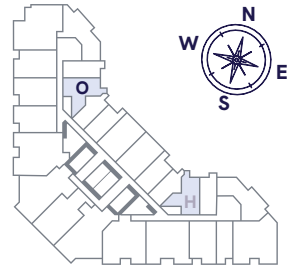


UNIT M L14 - L65
 38 SQM (approx) Incl. 2 SQM ACCU Area
 409 SQFT (approx) Incl. 21 SQFT ACCU Area



*Artist's perspective for illustration purposes only.

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|-------------|----------------|-------------|
| 1. Bathroom | 3. Dining Area | 5. Bedroom |
| 2. Kitchen | 4. Living Area | 6. Wardrobe |



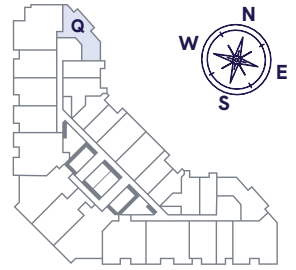
THE ONE-BEDROOM 1

UNITO L14 - L65
 48 SQM (approx) Incl. 1.95 SQM ACCU Area
 516 SQFT (approx) Incl. 20 SQFT ACCU Area



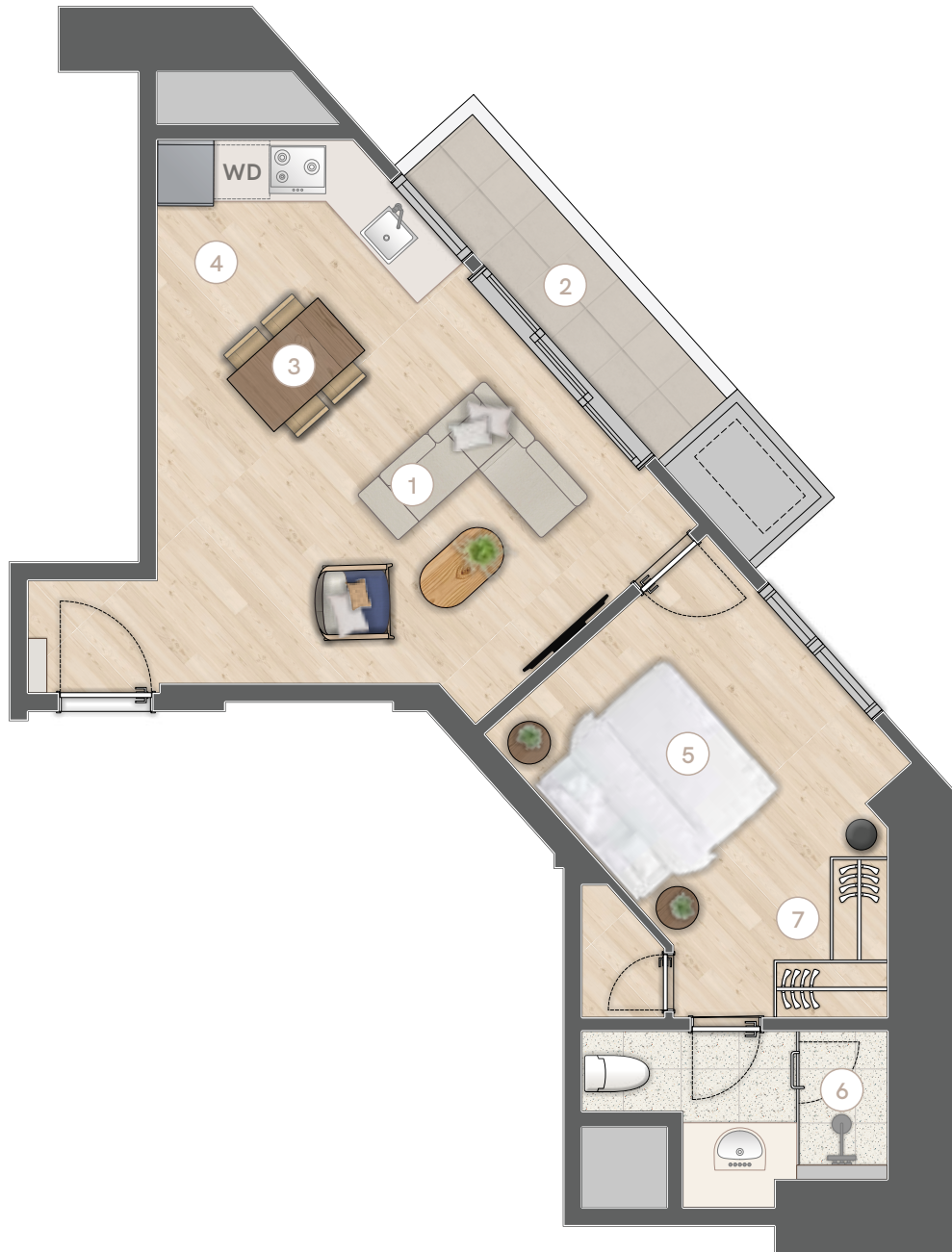
*Artist's perspective for illustration purposes only.

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|-------------|----------------|-------------|
| 1. Bathroom | 3. Dining Area | 5. Bedroom |
| 2. Kitchen | 4. Living Area | 6. Wardrobe |



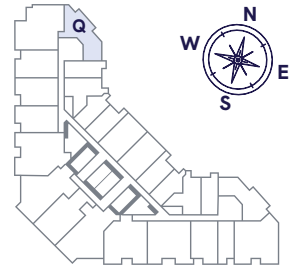
THE ONE-BEDROOM I

UNIT Q L14 - L20, L31 - L40, L57 - L65
 63 SQM (approx) Incl. 6 SQM Balcony
 678 SQFT (approx) Incl. 64 SQFT Balcony



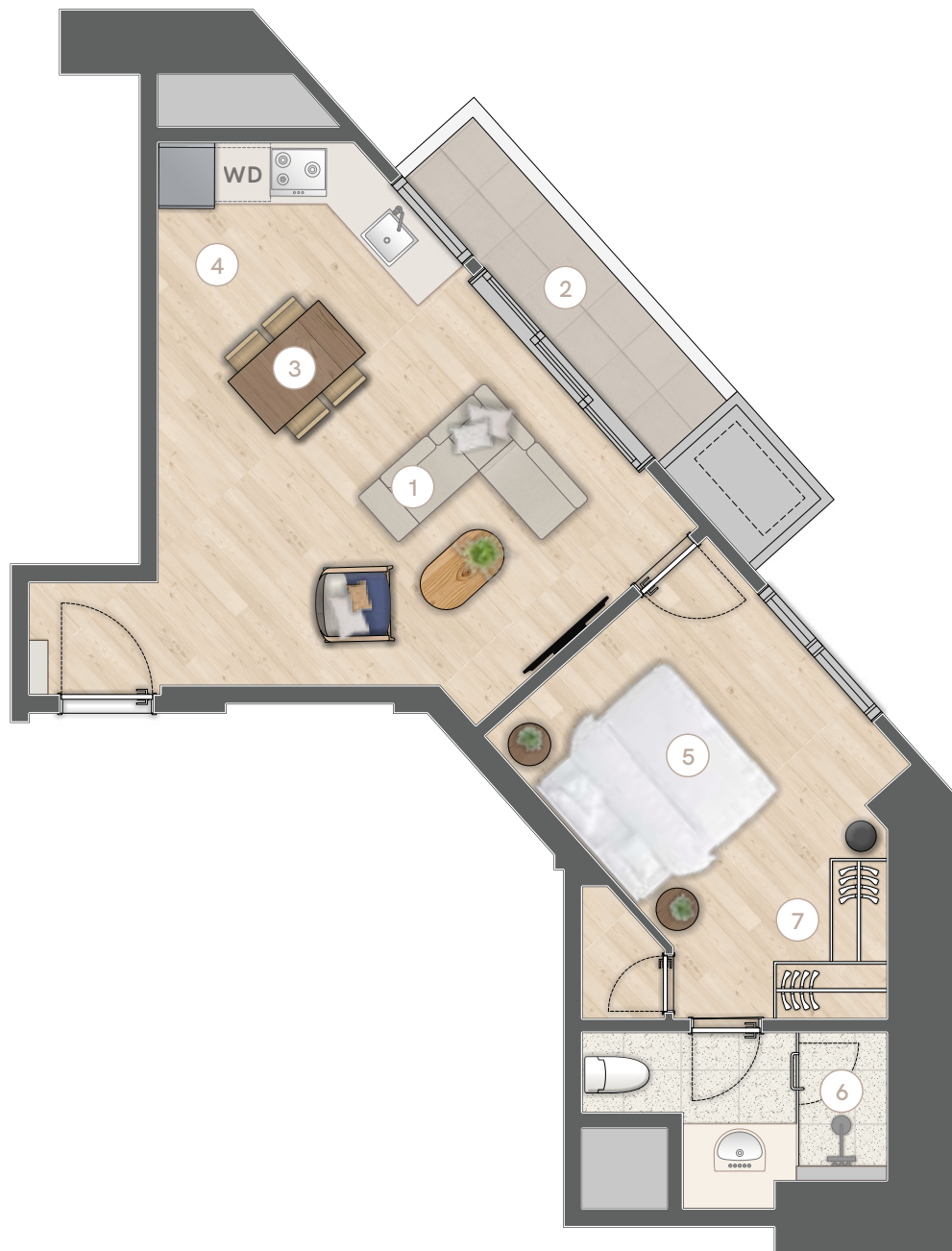
*Artist's perspective for illustration purposes only.

- 1. Living Area 3. Dining Area 5. Bedroom 7. Wardrobe
- 2. Balcony 4. Kitchen 6. Bathroom



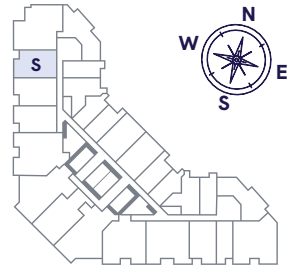
THE ONE-BEDROOM

UNIT Q L21 - L30, L41 - L56
 63 SQM (approx) Incl. 6 SQM Balcony
 678 SQFT (approx) Incl. 64 SQFT Balcony



*Artist's perspective for illustration purposes only.

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|----------------|----------------|-------------|-------------|
| 1. Living Area | 3. Dining Area | 5. Bedroom | 7. Wardrobe |
| 2. Balcony | 4. Kitchen | 6. Bathroom | |



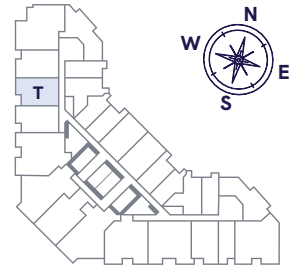
THE ONE-BEDROOM 1

UNITS L12- L65
 60 SQM (approx) Incl. 5 SQM Balcony
 645 SQFT (approx) Incl. 53 SQFT Balcony



*Artist's perspective for illustration purposes only.

- | | | | |
|----------------|----------------|-------------|-------------|
| 1. Kitchen | 3. Living Area | 5. Bedroom | 7. Bathroom |
| 2. Dining Area | 4. Balcony | 6. Wardrobe | |



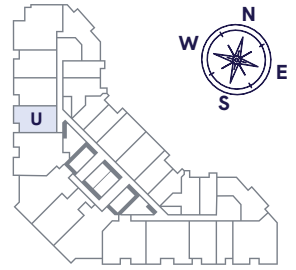
THE ONE-BEDROOM 1

UNITT L12- L65
 60 SQM (approx) Incl. 5 SQM Balcony
 645 SQFT (approx) Incl. 53 SQFT Balcony



*Artist's perspective for illustration purposes only.

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|----------------|----------------|-------------|-------------|
| 1. Kitchen | 3. Living Area | 5. Bedroom | 7. Bathroom |
| 2. Dining Area | 4. Balcony | 6. Wardrobe | |



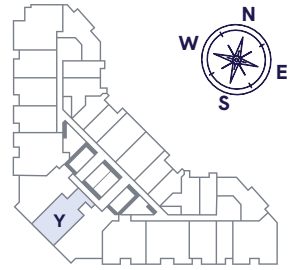
THE ONE-BEDROOM 1

UNIT U L12- L65
 54 SQM (approx) Incl. 5 SQM Balcony
 581 SQFT (approx) Incl. 53 SQFT Balcony



*Artist's perspective for illustration purposes only.

- | | | | |
|----------------|----------------|-------------|-------------|
| 1. Kitchen | 3. Living Area | 5. Bedroom | 7. Bathroom |
| 2. Dining Area | 4. Balcony | 6. Wardrobe | |



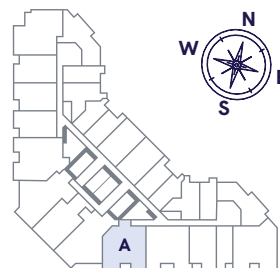
THE ONE-BEDROOM

UNITY L14- L43 (except L42)
 84 SQM (approx) Incl. 10 SQM Balcony
 904 SQFT (approx) Incl. 107 SQFT Balcony



*Artist's perspective for illustration purposes only.

- | | | | | |
|------------|----------------|---------------|-------------|--------------|
| 1. Storage | 3. Dining Area | 5. Study Room | 7. Bathroom | 9. Balcony |
| 2. Kitchen | 4. Living Area | 6. Balcony | 8. Bedroom | 10. Wardrobe |



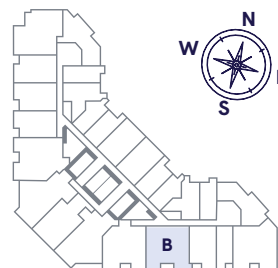
THE TWO-BEDROOM ²

UNIT A L12- L65 (except L42)
 95 SQM (approx) Incl. 10 SQM Balcony
 1022 SQF (approx) Incl. 107 SQFT Balcony



*Artist's perspective for illustration purposes only.

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|----------------|-----------------------|--------------------|---------------------|
| 1. Dining Area | 4. Kitchen | 7. Maid's Room | 10. Wardrobe |
| 2. Living Area | 5. Secondary Bathroom | 8. Maid's Bathroom | 11. Master Bathroom |
| 3. Balcony | 6. Secondary Bedroom | 9. Master Bedroom | 12. Balcony |



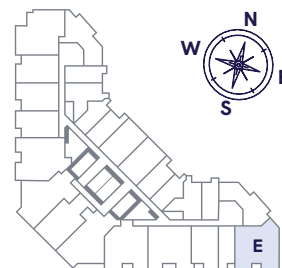
THE TWO-BEDROOM ²

UNIT B L12- L65
 94 SQM (approx) Incl. 10 SQM Balcony
 1011 SQF (approx) Incl. 107 SQFT Balcony



*Artist's perspective for illustration purposes only.

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|----------------|-----------------------|--------------------|---------------------|
| 1. Dining Area | 4. Kitchen | 7. Maid's Room | 10. Wardrobe |
| 2. Living Area | 5. Secondary Bathroom | 8. Maid's Bathroom | 11. Master Bathroom |
| 3. Balcony | 6. Secondary Bedroom | 9. Master Bedroom | 12. Balcony |



THE TWO-BEDROOM ²

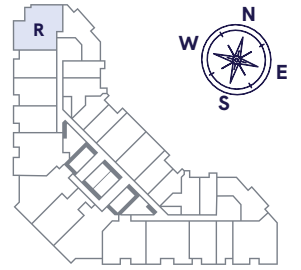
UNIT E L12- L65

94 - 95 SQM (approx) Incl. 10 SQM Balcony
1011 - 1022 SQF (approx) Incl. 107 SQFT Balcony



*Artist's perspective for illustration purposes only.

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|----------------|-----------------------|---------------------|---------------------|
| 1. Dining Area | 4. Kitchen | 7. Utility Room | 10. Wardrobe |
| 2. Living Area | 5. Secondary Bathroom | 8. Utility Bathroom | 11. Master Bathroom |
| 3. Balcony | 6. Secondary Bedroom | 9. Master Bedroom | 12. Balcony |



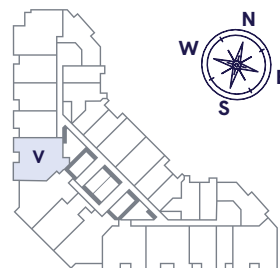
THE TWO-BEDROOM ²

UNIT R L14- L65
 95 - 104 SQM (approx) Incl. 13 SQM Balcony
 1022- 1119 SQF (approx) Incl. 139 SQFT Balcony



*Artist's perspective for illustration purposes only.

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|----------------|-----------------------|--------------------|--------------------|
| 1. Kitchen | 4. Balcony | 7. Maid's Room | 10. Wardrobe |
| 2. Dining Area | 5. Secondary Bedroom | 8. Maid's Bathroom | 11. Master Bedroom |
| 3. Living Area | 6. Secondary Bathroom | 9. Master Bathroom | 12. Balcony |



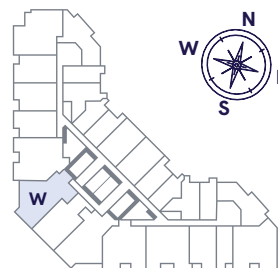
THE TWO-BEDROOM ²

UNIT V L12- L65
 108 SQM (approx) Incl. 9 SQM Balcony
 1162 SQF (approx) Incl. 96 SQFT Balcony



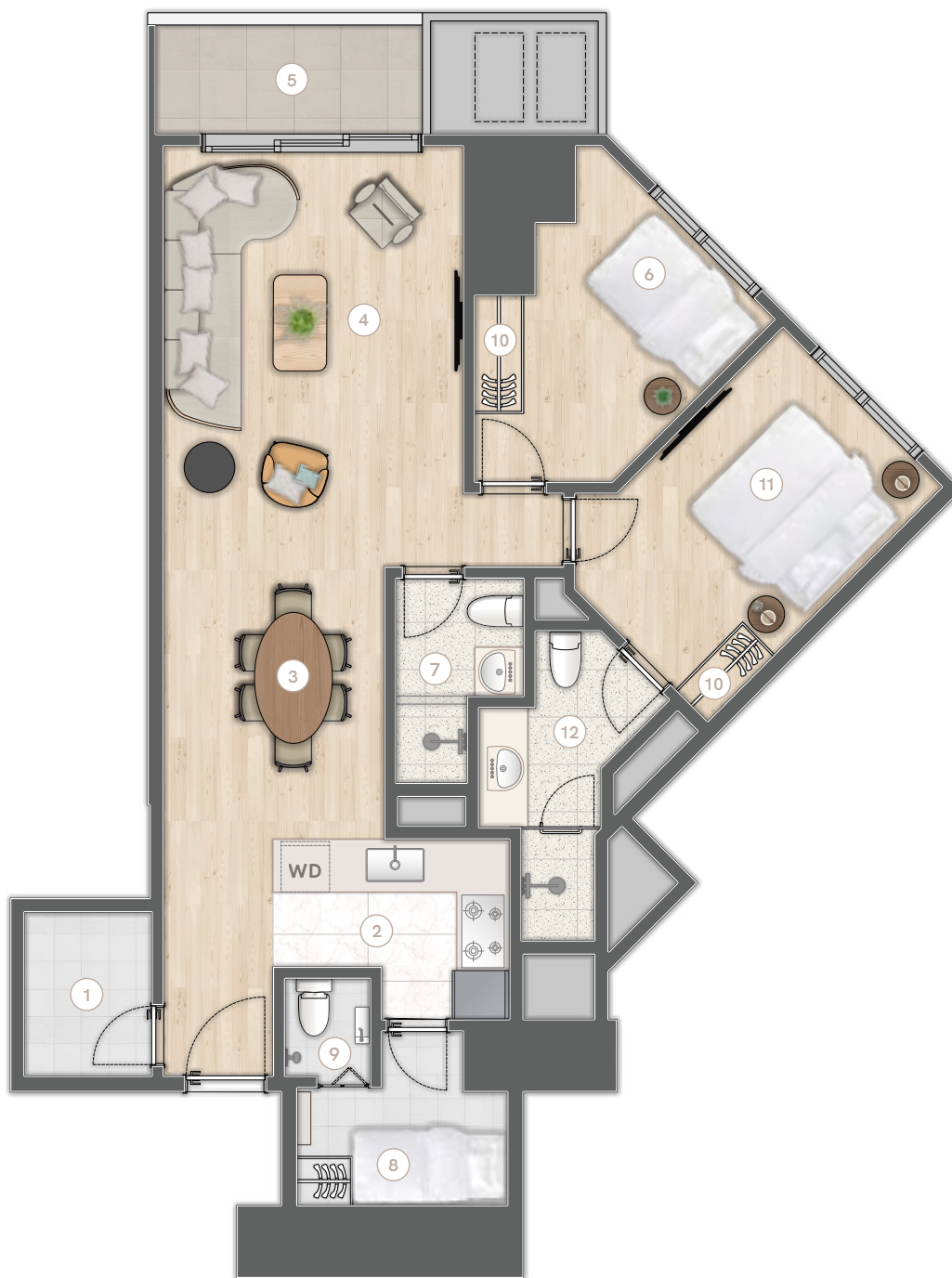
*Artist's perspective for illustration purposes only.

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|----------------|-----------------------|--------------------|--------------------|
| 1. Kitchen | 4. Balcony | 7. Maid's Room | 10. Wardrobe |
| 2. Dining Area | 5. Secondary Bedroom | 8. Maid's Bathroom | 11. Master Bedroom |
| 3. Living Area | 6. Secondary Bathroom | 9. Master Bathroom | 12. Balcony |



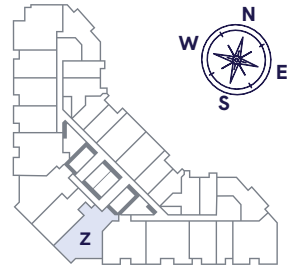
THE TWO-BEDROOM ²

UNIT W L14- L43
 102 - 103 SQM (approx) Incl. 8 SQM Balcony
 1097 - 1108 SQF (approx) Incl. 86 SQFT Balcony



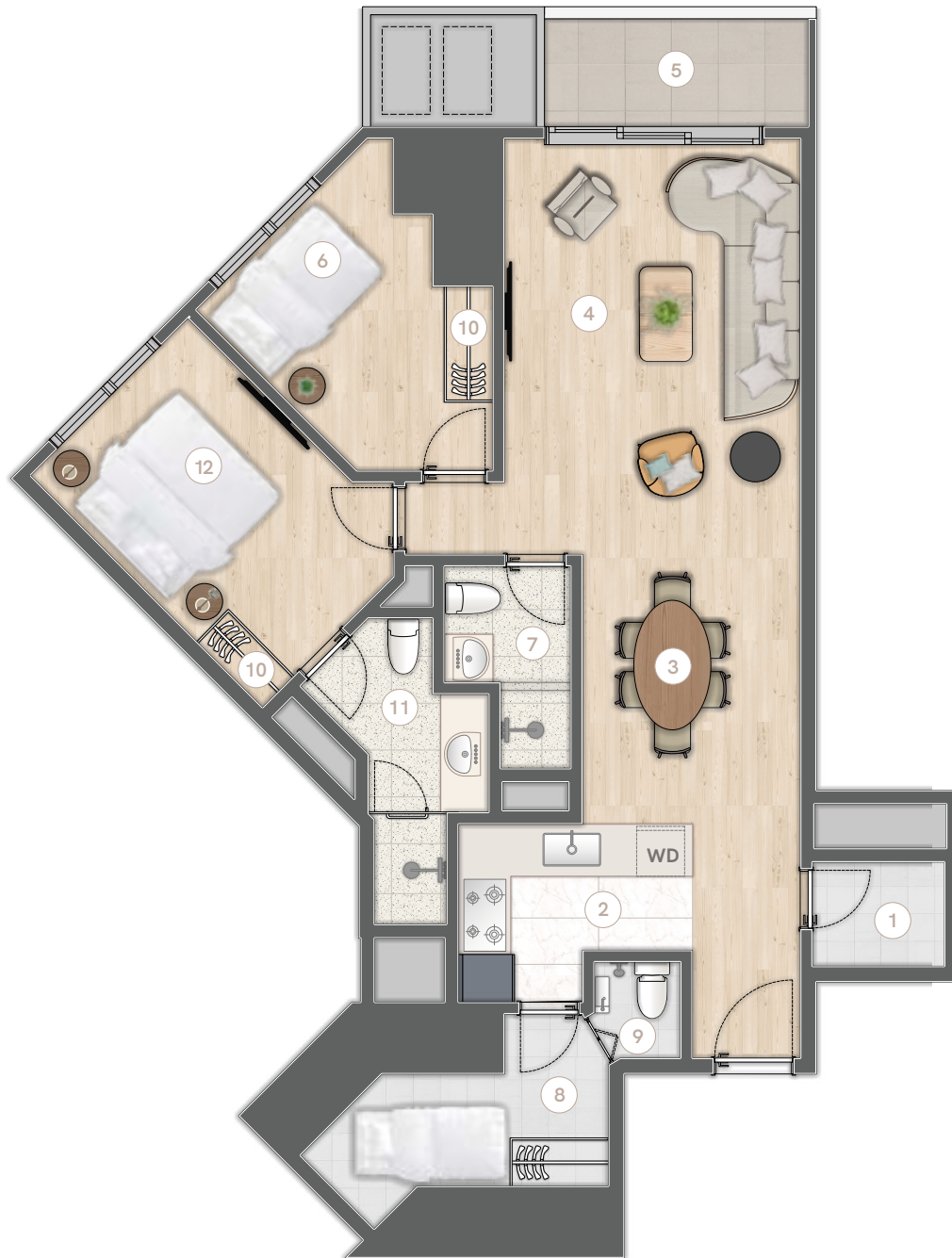
*Artist's perspective for illustration purposes only.

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|-----------------|----------------------|-----------------------|---------------------|
| 1. Utility Room | 4. Living Area | 7. Secondary Bathroom | 10. Wardrobe |
| 2. Kitchen | 5. Balcony | 8. Maid's Room | 11. Master Bedroom |
| 3. Dining Area | 6. Secondary Bedroom | 9. Maid's Bathroom | 12. Master Bathroom |



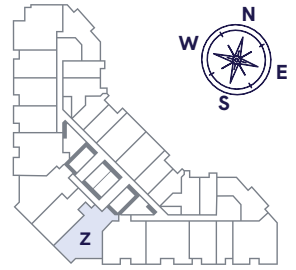
THE TWO-BEDROOM ²

UNIT Z L14- L43 (except L42)
 104 SQM (approx) Incl. 8 SQM Balcony
 1119 SQF (approx) Incl. 86 SQFT Balcony



*Artist's perspective for illustration purposes only.

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|-----------------|----------------------|-----------------------|---------------------|
| 1. Utility Room | 4. Living Room | 7. Secondary Bathroom | 10. Wardrobe |
| 2. Kitchen | 5. Balcony | 8. Maid's Room | 11. Master Bathroom |
| 3. Dining Area | 6. Secondary Bedroom | 9. Maid's Bathroom | 12. Master Bedroom |



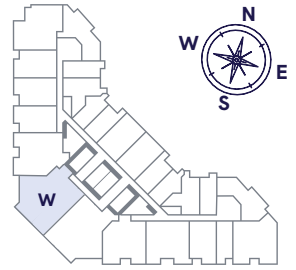
THE TWO-BEDROOM ²

UNIT Z L42
 99 SQM (approx) Incl. 8 SQM Balcony
 1065 SQF (approx) Incl. 86 SQFT Balcony



*Artist's perspective for illustration purposes only.

- | | | | |
|----------------|-----------------------|--------------------|--------------------|
| 1. Kitchen | 4. Balcony | 7. Master Bathroom | 10. Wardrobe |
| 2. Dining Area | 5. Secondary Bedroom | 8. Maid's Room | 11. Master Bedroom |
| 3. Living Area | 6. Secondary Bathroom | 9. Maid's Bathroom | |



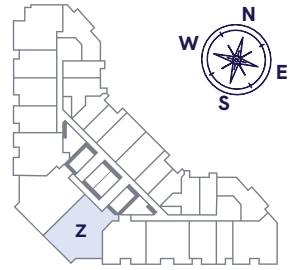
THE THREE-BEDROOM ³

UNIT W L45- L65
 145 SQM (approx) Incl. 13 SQM Balcony
 1560 SQF (approx) Incl. 139 SQFT Balcony



*Artist's perspective for illustration purposes only.

- | | | | | |
|--------------------|-------------------|----------------|------------------------|---------------------|
| 1. Foyer | 4. Master Bedroom | 7. Dining Area | 10. Secondary Bedroom | 13. Maid's Room |
| 2. Powder Room | 5. Balcony | 8. Living Area | 11. Secondary Bathroom | 14. Maid's Bathroom |
| 3. Master Bathroom | 6. Kitchen | 9. Balcony | 12. Wardrobe | |



THE THREE-BEDROOM ³

UNIT Z L45- L65
 149 SQM (approx) Incl. 13 SQM Balcony
 1603 SQF (approx) Incl. 139 SQFT Balcony



*Artist's perspective for illustration purposes only.

- | | | | | |
|--------------------|-------------------|----------------|------------------------|---------------------|
| 1. Foyer | 4. Master Bedroom | 7. Dining Area | 10. Secondary Bedroom | 13. Maid's Room |
| 2. Powder Room | 5. Balcony | 8. Living Area | 11. Secondary Bathroom | 14. Maid's Bathroom |
| 3. Master Bathroom | 6. Kitchen | 9. Balcony | 12. Wardrobe | |

HANDOVER PROVISIONS

FOYER

- Laminated wood flooring
- Painted walls and ceiling

LIVING AND DINING AREA

- Laminated wood flooring
- Painted walls and ceiling
- Split type airconditioning unit at living area

MASTER BEDROOM & SECONDARY BEDROOM

- Laminated wood flooring
- Painted walls and ceiling
- Wardrobe (1-BR, 2-BR, 3-BR)
- Split type airconditioning unit

MASTER BATHROOM

- Porcelain / Homogeneous tile flooring
- Porcelain / Homogeneous wall tiles
- Recon quartz stone vanity countertop with mirror cabinet
- Painted ceiling
- Glass shower enclosure
- Water heater
- Fixtures and fittings

SECONDARY BATHROOM

- Porcelain / Homogeneous tile flooring
- Porcelain / Homogeneous wall tiles
- Recon quartz stone vanity countertop with mirror cabinet
- Painted ceiling
- Water heater
- Fixtures and fittings

KITCHEN

- Porcelain / Homogeneous tile flooring
- Painted walls and ceiling
- Cooktop with recirculating rangehood
- Tiles for backsplash between base and overhead cabinet
- Recon quartz stone countertop
- Kitchen cabinet system
- Stainless sink with faucet
- Water heater

MAID'S ROOM / UTILITY ROOM

- Porcelain / Homogeneous tile flooring
- Painted walls and ceiling

MAID'S BATHROOM / UTILITY BATHROOM

- Porcelain / Homogeneous tile flooring
- Ceramic tile wall
- Bathroom sink, shower, and water closet
- Water heater

BALCONY

- Porcelain / Homogeneous tile flooring

BUILDING'S FEATURES

- Fireman's lift
- Carpark lift (Ground Floor to B5)
- 60% back up power for residential units
- 100% back up power for common areas
- Dedicated parking slots
- Dedicated mail room
- Dedicated utility meters for water, and electricity
- Provisions for telephone and data points
- Provisions for cable television
- Fiber optic backbone
- Fiber To The Home (FTTH) up to residential units

CONSULTANTS

Conceptual Architect:

W&T International

Architect of Record:

Casas + Architects, Inc.

Lighting Consultant:

Worktecht Corporation (HK) Limited

Structural Engineering Consultant:

Sy^2+ Associates, Inc.

Electrical Engineering Consultant:

A. Licerio, Evangelista, Conception, Siva, Solis Contractors Inc. (ALECS)

Mechanical, Plumbing Engineering Consultant:

Isagani M. Martinez Consulting Engineer (IMMCE)

Elevator Consultant:

Roy Barry & Associates

Facade Consultant:

ALT Cladding, Inc.

Conceptual Interior Designer:

Bond Design Studio, Inc.

Conceptual Landscape Designer:

P Landscape Co., Ltd.



DISCOVER LAYA

Sales Gallery: Mid-Level 2/3, East Wing, Shangri-La Plaza,
EDSA corner Shaw Boulevard, Mandaluyong City,
Metro Manila, Philippines

Website: www.layabyshang.com
Email: hello@layabyshang.com
Telephone number: +632 8370 2600



SHANG
PROPERTIES

Developer: SPI Property Holdings Inc.
Project Location: Christian Route corner Saint Peter Street,
Brgy. Oranbo, Pasig City, Metro Manila, Philippines
DHSUD License to Sell No.: 0000048
Issued: 05 / 24 / 2023
Project Completion: 07 / 31 / 2028
DHSUD NCR AA-2024 / 03-4568

