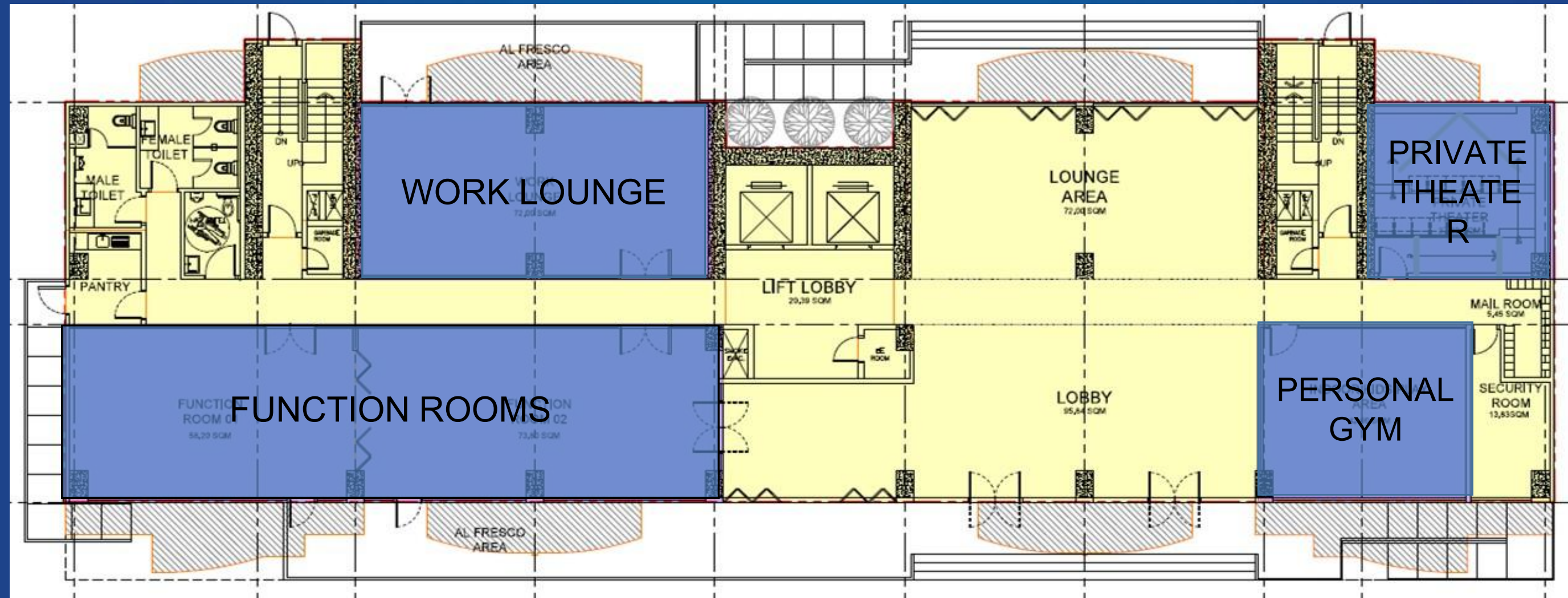


GROUND FLOOR PLAN



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BUILDING FEATURES

- Two (2) passenger elevators
- Entrance lobby with reception counter at the Ground Floor
- CCTV monitoring on selected common areas
- Annunciator panel and emergency speaker at all floors
- Water tank and underground cistern
- Standby power generator for common areas and selected outlets in the residential unit
- Individual mail boxes

BUILDING FEATURES

- Use of Fiber Optic Cables
- Wi-Fi in selected amenity areas
- Centralized garbage holding room per residential floor
- Security Room
- Common drying area at Roof Deck
- Transformer and Genset Room
- Two (2) fire exit stairs
- Automatic Smoke Detectors and fire alarm with sprinkler system

ADDITIONAL AMENITIES



EXISTING	ADDITIONAL
OUTDOOR	
Swimming Pool	Sky Lounge
Children's Playground	Grilling & Picnic Area
Multi-purpose Court	Jogging Path
INDOOR	
Clubhouse	Function Room
Gym	Private Gym
Game Room	Private Theatre
Videoke Room	Work Lounge

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UNIT MIX

Type	Number Of Units	Area Range (in sqm)
STUDIO	29	± 41.50 sqm.
1 BEDROOM	58	± 41.50 sqm.
CORNER 1 BEDROOM	30	± 42.50 sqm.
BIG 1 BEDROOM	29	± 50.50 sqm.
2 BEDROOM	30	± 74.50 sqm.
TOTAL	176	-

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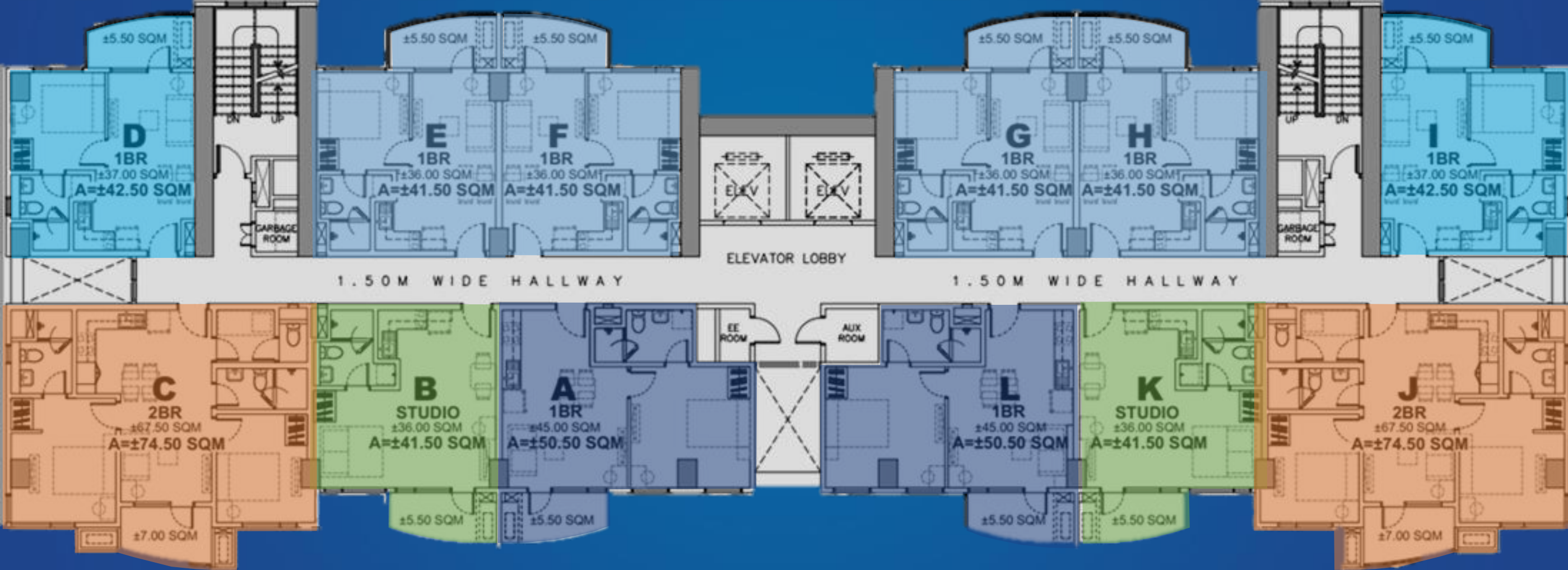
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TYPICAL FLOOR PLAN

AMENITY AREA / NORTHERN CEBU TOWN / MAGELLAN BAY

HILUTUNGAN CHANNEL / OLANGO ISLAND

NORTHERN CEBU TOWN / MAGELLAN BAY



CEBU SEA



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UNIT DENSITY

FLOOR	UNITS PER FLOOR			
	STUDIO	1BR	2BR	TOTAL
3 rd to PH	2	8	2	12
2 nd Floor	1	5	2	8

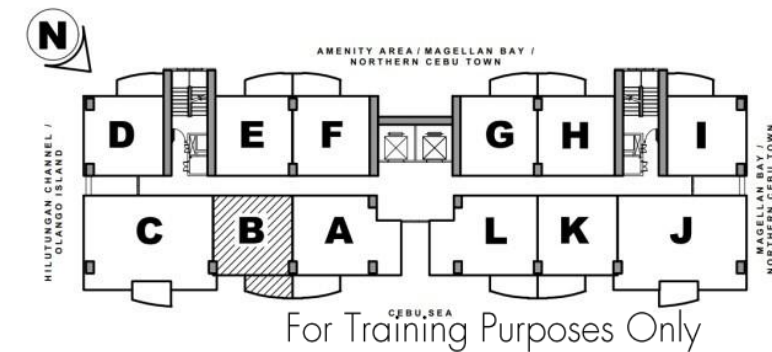
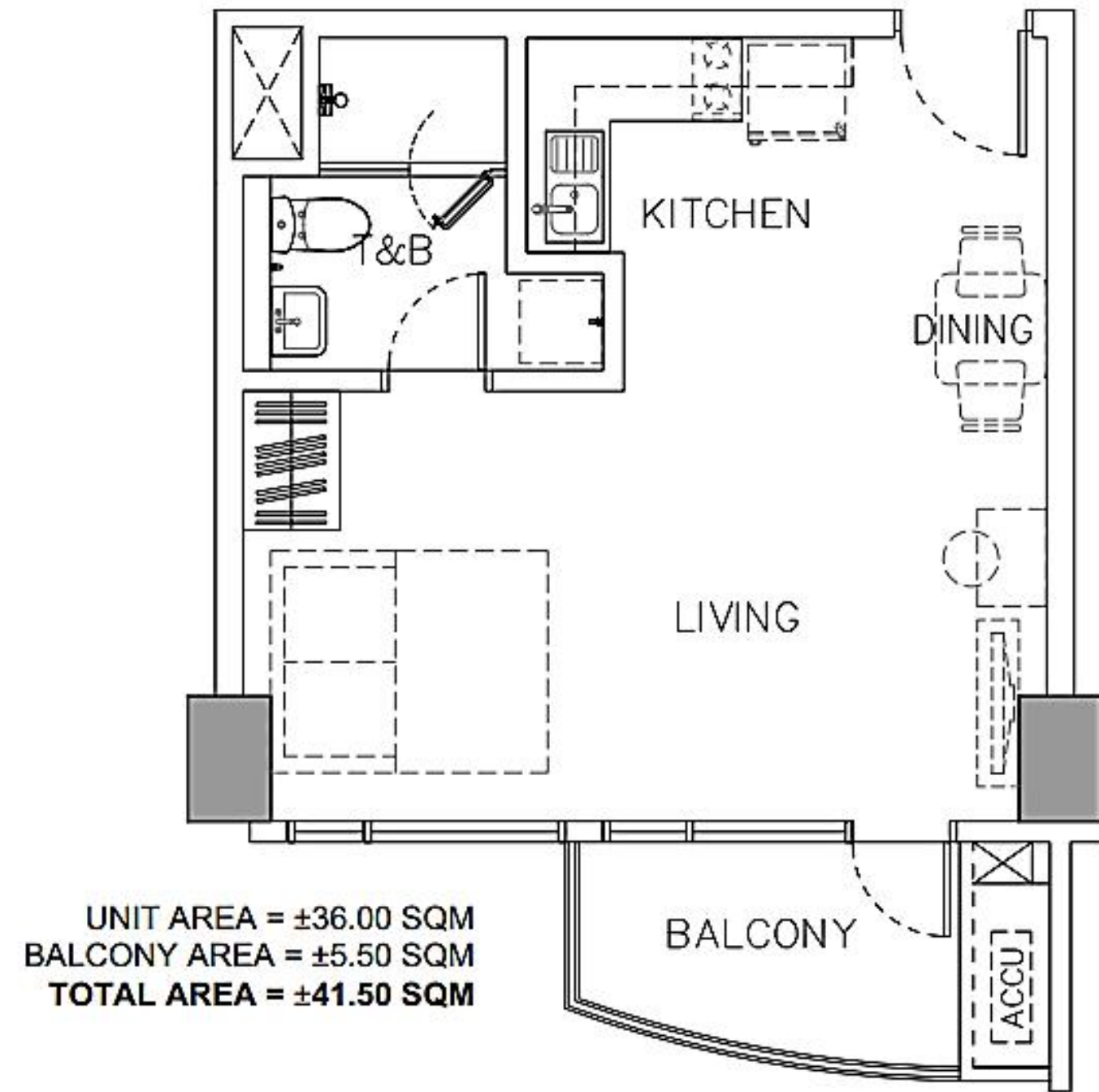
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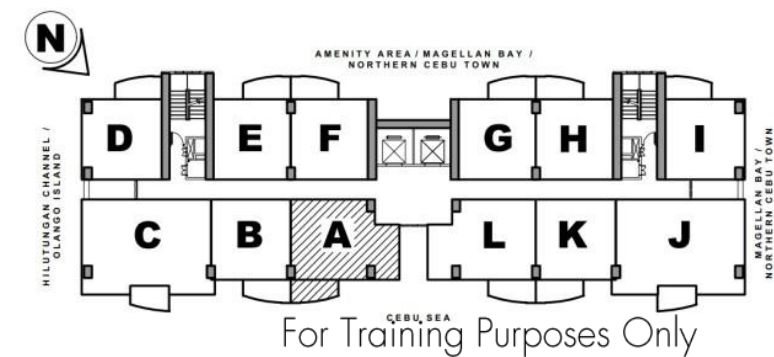
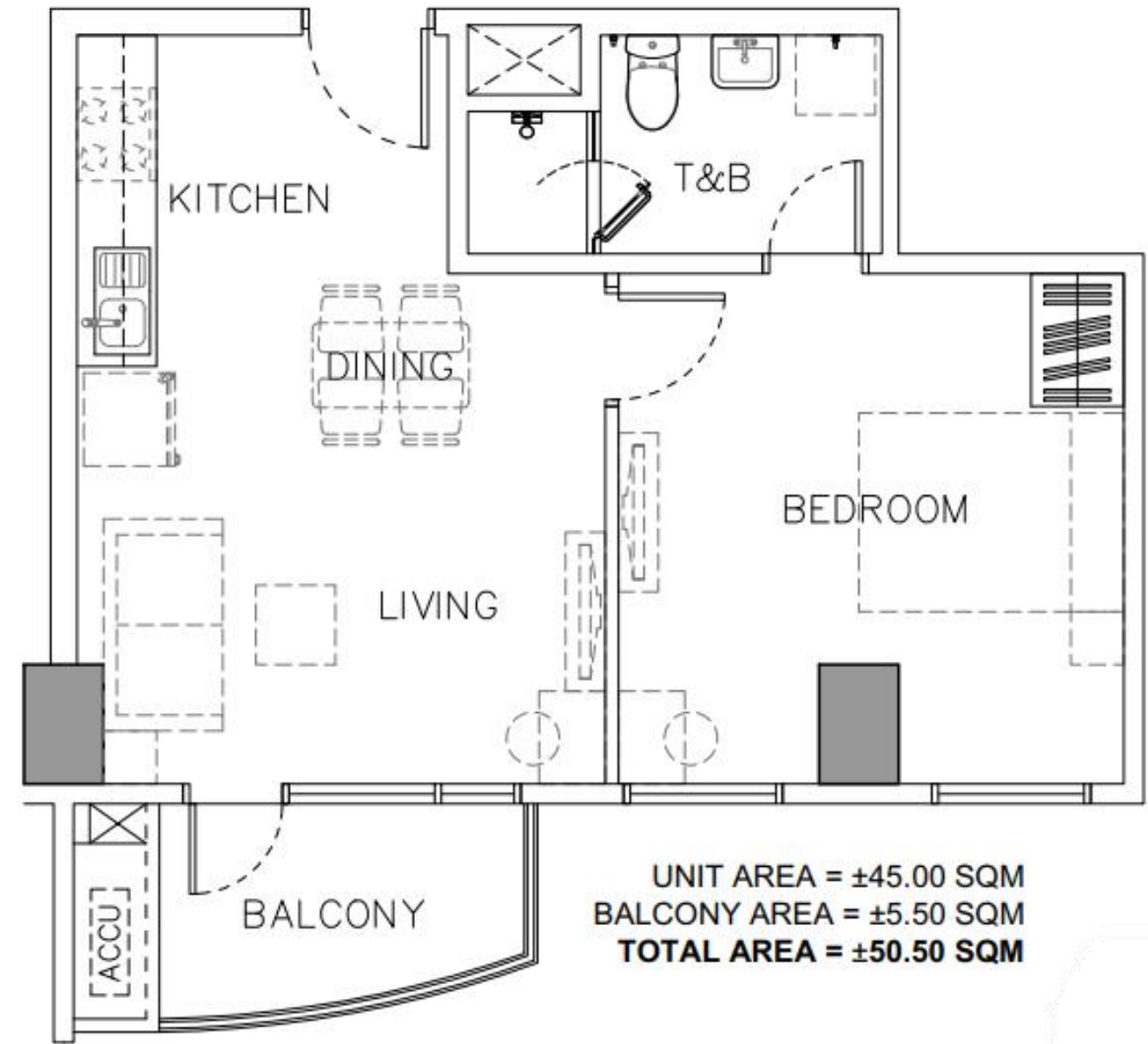
STUDIO UNIT B

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN/ SLEEPING AREA	± 30.20
COMMON TOILET & BATH	± 5.80
BALCONY	± 5.50
TOTAL	± 41.50



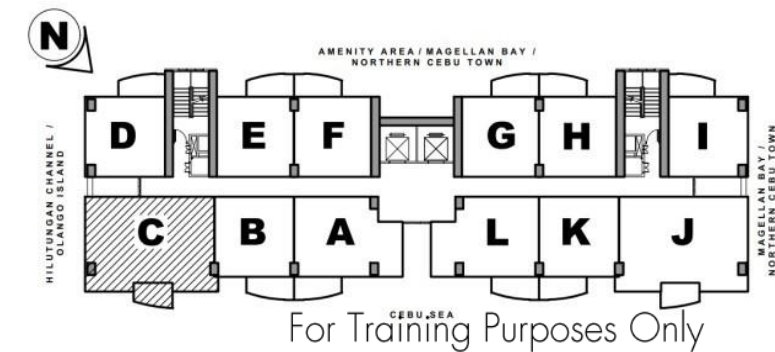
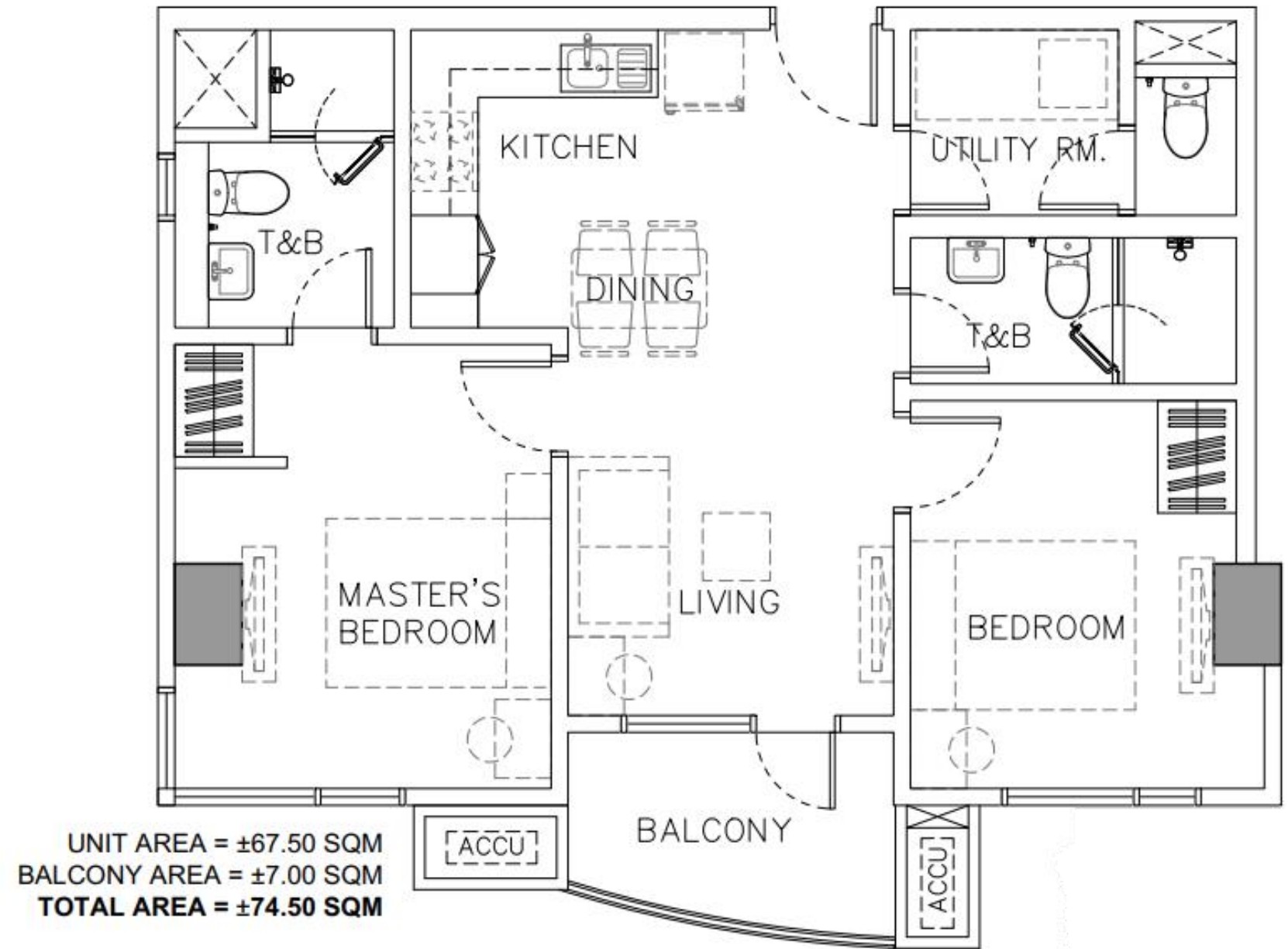
1 BEDROOM UNIT A

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN	± 22.10
BEDROOM	± 16.50
TOILET & BATH	± 6.40
BALCONY	± 5.50
TOTAL	± 50.50



2 BEDROOM UNIT C

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN	± 22.30
MASTER'S BEDROOM	± 15.95
BEDROOM 2	± 11.95
EN-SUITE TOILET & BATH	± 6.50
COMMON TOILET & BATH	± 4.65
UTILITY ROOM	± 6.15
BALCONY	± 7.00
TOTAL	± 74.50



UNIT UPGRADES

1 Smart Home Devices

Smart Home Devices

Smart Lockset
Audio/Video Intercom
Lights
Power Outlet
Control Panel



2 Glass Balcony Railings

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Artist's Perspective

SMART HOME

Smart Home Devices

Smart Lockset
Audio/Video Intercom
Lights
Power Outlet
Control Panel



**actual deliverable will depend on the availability of the devices prior to the unit turnover*

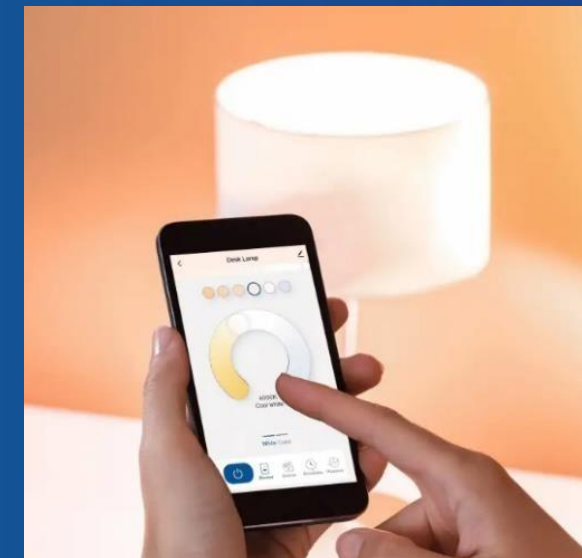
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SMART HOME

SMART LIGHT

Use the wireless communication mode by wireless gateway to control target.

Lights may be turned off/on remotely using phone app or through the normal switch

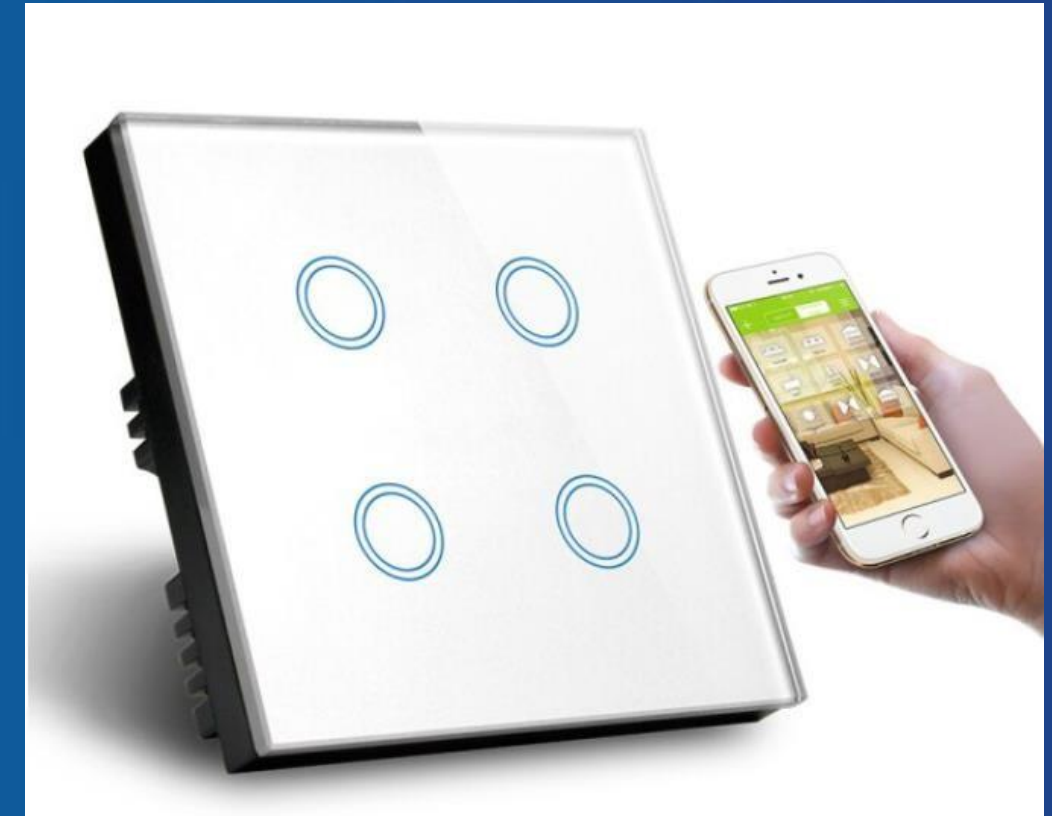


SMART HOME

CENTRAL CONTROL PANEL / SMART SWITCH

Use the wireless communication mode by wireless gateway to control target, can access thru phone application

By the use smartphone to remotely control the lights, can create a scene or schedule.



SMART HOME

POWER OUTLET

Power outlet may be turned off/on remotely using phone application

This can control the power plug in the outlet, there's also a form of scheduling. Example you can schedule the connected coffee maker on at the same time every morning, or you can turn it on 5 minutes before you arrive at home.

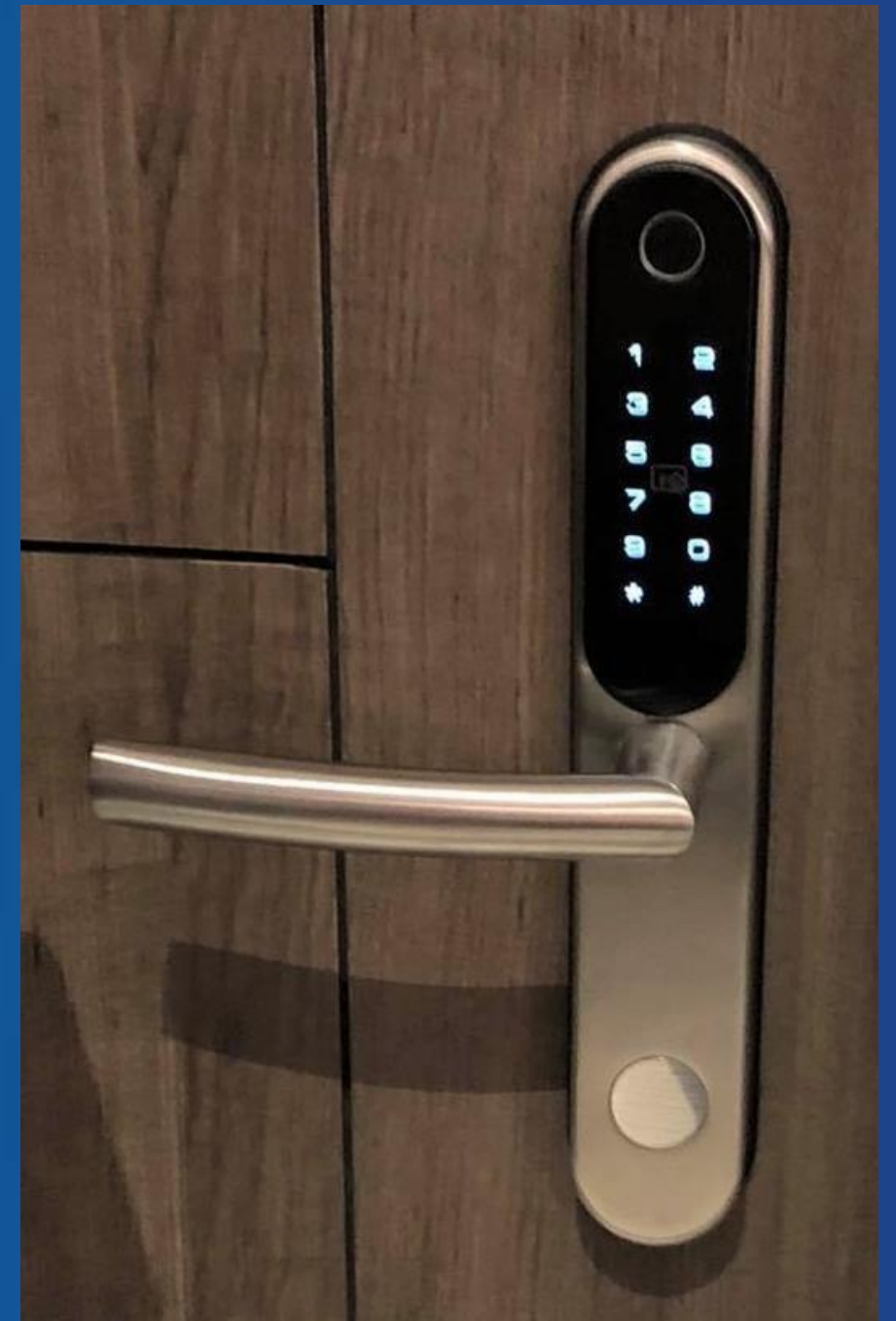


SMART HOME

SMART LOCK

Main door may be accessed (lock and unlock) through the following:

1. Card access
2. Numeric key
3. Fingerprint
4. Phone app
5. Standard key



UNIT UPGRADES

- 1 Increased Window Sizes
- 2 Work-from-Home Provision



Artist's Perspective

Window Size

STUDIO UNIT

BEDSIDE		BALCONY AREA	
Height (M)	Width (M)	Height (M)	Width (M)
2.00	2.00	2.00	1.80

1BR UNIT

BEDROOM		BALCONY AREA	
Height (M)	Width (M)	Height (M)	Width (M)
2.00	1.60 - 2.00	2.00	1.20

BIG 1BR UNIT

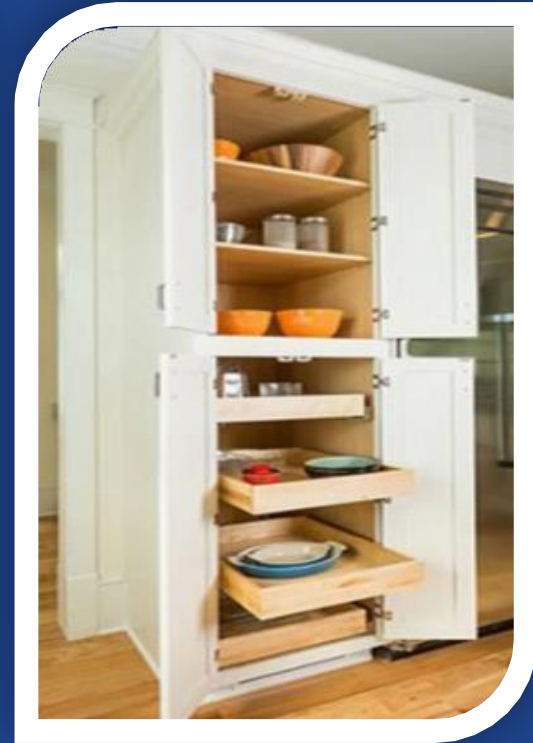
BEDROOM (2units)		BALCONY AREA	
Height (M)	Width (M)	Height (M)	Width (M)
2.00	1.20	2.00	1.80

2BR UNIT

MASTER'S BEDROOM (Corner Window)		BEDROOM		BALCONY AREA	
Height (M)	Width (M)	Height (M)	Width (M)	Height (M)	Width (M)
2.00	3.20	2.00	1.80	2.00	1.20

UNIT UPGRADES

- 1 Frosted Glass Kitchen Cabinet Doors
- 2 Pantry drawer for Studio and 1BR
Pantry Cabinet for 2BR
- 3 Water Heater Provision



- 3 Water Heater Provision

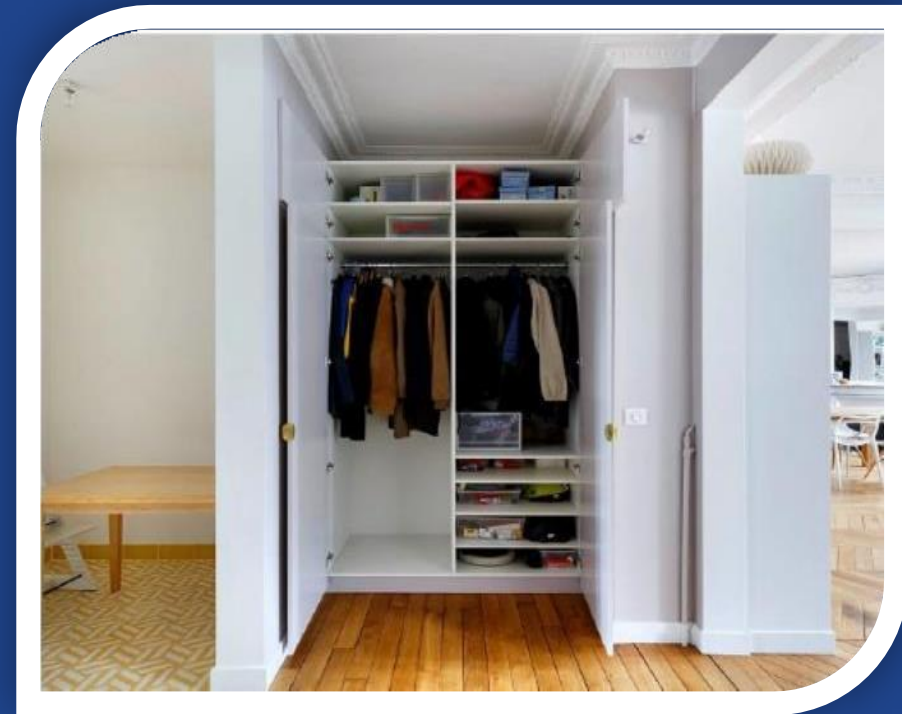
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UNIT UPGRADES

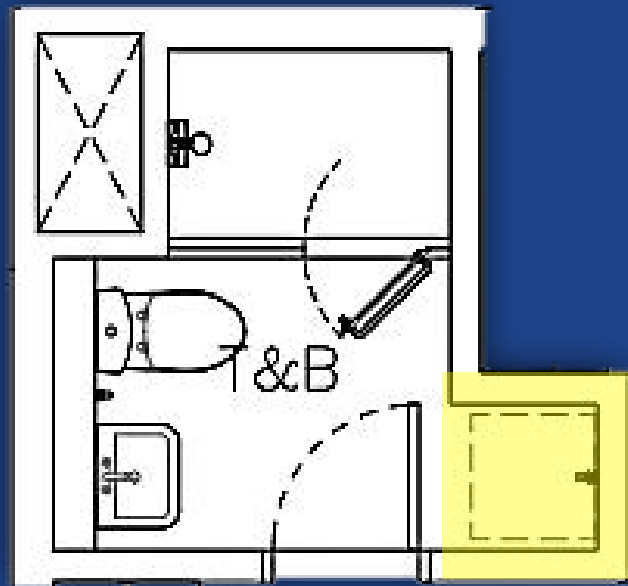
- 1 Increased Window Sizes
- 2 Work-from-Home Provision
- 3 Walk-In Closet for 2BR



Artist's Perspective

UNIT UPGRADES

- 1 Glass Shower Enclosure
- 2 Hand Bidet
- 3 Washer / Dryer Provision

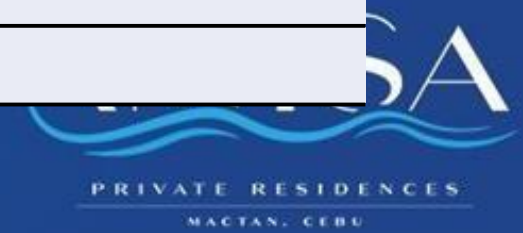


UNIT FINISHES & DELIVERABLES

PARTICULARS	BEDROOM	LIVING / DINING	KITCHEN	TOILET & BATH
Ceiling	Painted Slab Soffit (no ceiling)		Painted Gypsum Board	
Wall	Plastered Painted Wall			Plastered Painted Wall + Homogeneous Tiles
Floor	Homogeneous Tiles			
Provisions for	Work-from-Home Area Telephone and Cable TV Line		<ul style="list-style-type: none"> • Single-point Water Heater • Air Ventilation 	<ul style="list-style-type: none"> • Multi-point Water Heater • Air Ventilation • Washer / Dryer
	Individual Electric and Water Meter Split-type Air conditioner			

UNIT FINISHES & DELIVERABLES

PARTICULARS	BEDROOM	LIVING / DINING	KITCHEN	TOILET & BATH
Other Deliverables	Modular Closet with Mirror	Entrance Panel Door with viewer	<ul style="list-style-type: none"> Granite Countertop & Splashboard Kitchen Sink w/ Drainboard Laminated Undercounter Cabinet Overhead Cabinet w/ Glass Doors Pantry drawer for Studio & 1 BR Pantry Cabinet for 2BR 	<ul style="list-style-type: none"> Shower Glass Enclosure Hand Bidet Wall-mounted Half Pedestal Lavatory Back-flush Water Closet
		Smart Home Devices & Glass Balcony Railing		



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