

Kensington Sky Garden

Sales Briefing Presentation
September 20, 2023

KENSINGTON

SKY GARDEN

The project name is inspired by an upscale area with stately Victorian buildings and embassies located in Kensington, London



**KENSINGTON
SKY GARDEN**

The UPPER EAST
GOOGLE EARTH MAP



Google

Santuario de Bacolod

This site is part of an
urban part of
Greenway Mall

KENSINGTON SKY GARDEN

LOPEZ JAENA STREET

BURGOS AVENUE

MIXED-USE DEVELOPMENT
BLOCK 10

LOOP

MIXED-USE DEVELOPMENT
BLOCK 11

CORNELL

OPEN SPACE

30.00 M WIDE MAIN ROAD

MIXED-USE DEVELOPMENT
BLOCK 12A

DALTON STREET

MIXED-USE DEVELOPMENT
BLOCK 12B

WALK OF SMILE

20.00 M WIDE ROAD

Proposed POWER SUB-STATION

CALLE RIZAL

OPEN SPACE

MIXED-USE DEVELOPMENT
BLOCK 14

MORGAN LOOP

UTILITIES

OPEN SPACE

UPPER EAST AVENUE

BLOCK 9

WALK OF SMILE

MANHATTAN STREET

UPPER EAST AVENUE

LOPUE'S EAST MALL

THE UPPER EAST MALL
BLOCK 2

PARKING 2,000 MF

MALL ANNEX

NO.5 UPPER EAST AVE

NO.1 UPPER EAST AVE

PLAZA
BLOCK 3

REGIS STREET

TWO REGIS

REGIS STREET

ONE REGIS

KINGSFORD HOTEL

HERALD PARKSUITES

MANHATTAN STREET

ONE MANHATTAN

THE UPPER EAST HOUSE

McDonald's

MADISON STREET

MIXED-USE DEVELOPMENT
BLOCK 5

LENOX STREET

MIXED-USE DEVELOPMENT
BLOCK 6

PARK STREET

BLOCK 7

MIXED-USE DEVELOPMENT

HENRY LOOP

OPEN SPACE

LEXINGTON STREET

MIXED-USE DEVELOPMENT
BLOCK 1

COURTYARD LOOP

CIRCUMFERENTIAL ROAD



The UPPER EAST MASTER DEVELOPMENT PLAN

Building Facade

Architectural Inspiration

Kensington Sky Garden is a Modern Contemporary Two-Tower high rise residential development located inside Bacolod's The Upper East.

The exterior facade is treated with various design elements to capture a more contemporary feel. Series of alternating squares that form patterns in the facade contrasting with the white-color finish of the building. The podium is also treated with several framed precast design elements strategically located around the two level podium , housing the retail space at the ground floor and the amenity deck in the second level.

This facade, though modern contemporary in design, follows a more formal and symmetrical plan which suits well with the themed and more traditional interior and landscape design.







Building Section



26F (Residential Units & Sky Lounge)



15F - 25F (Residential Units)



14F (Residential Units & Sky Garden)



3F - 12F (Residential Units)



2nd Floor (Amenity Deck)

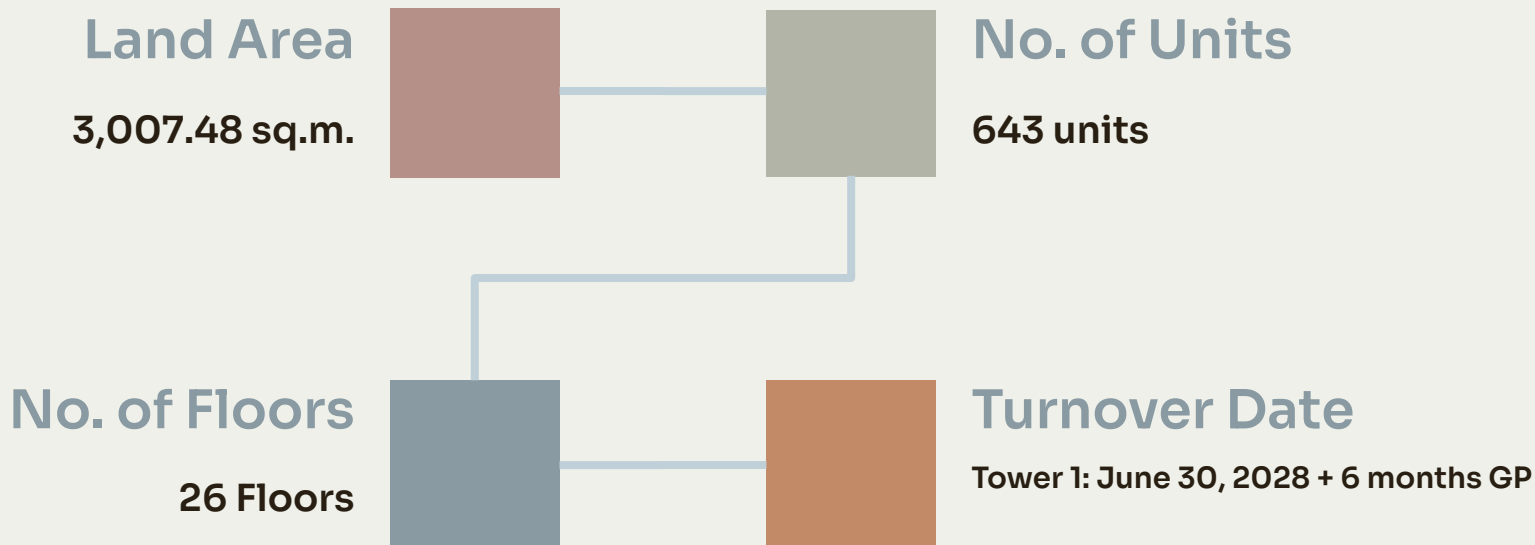


Ground Floor (Lobby, Retail, Parking)



B1 and B2 Parking

Development **Summary**





Unit Mix (All Towers)

Unit Type	Area Range	Total Count	Mix
Studio Unit with balcony	25.00 - 33.50	386	60%
Studio Unit with lanai	31.50	13	2.0%
Exec. Studio with balcony	35.50	104	16%
Exec. Studio with lanai	39.50	3	0.5%
1-Bedroom with balcony	41.50 - 55.50	131	20%
1-Bedroom with lanai	41.50 - 55.50	6	1%
TOTAL		643	100%



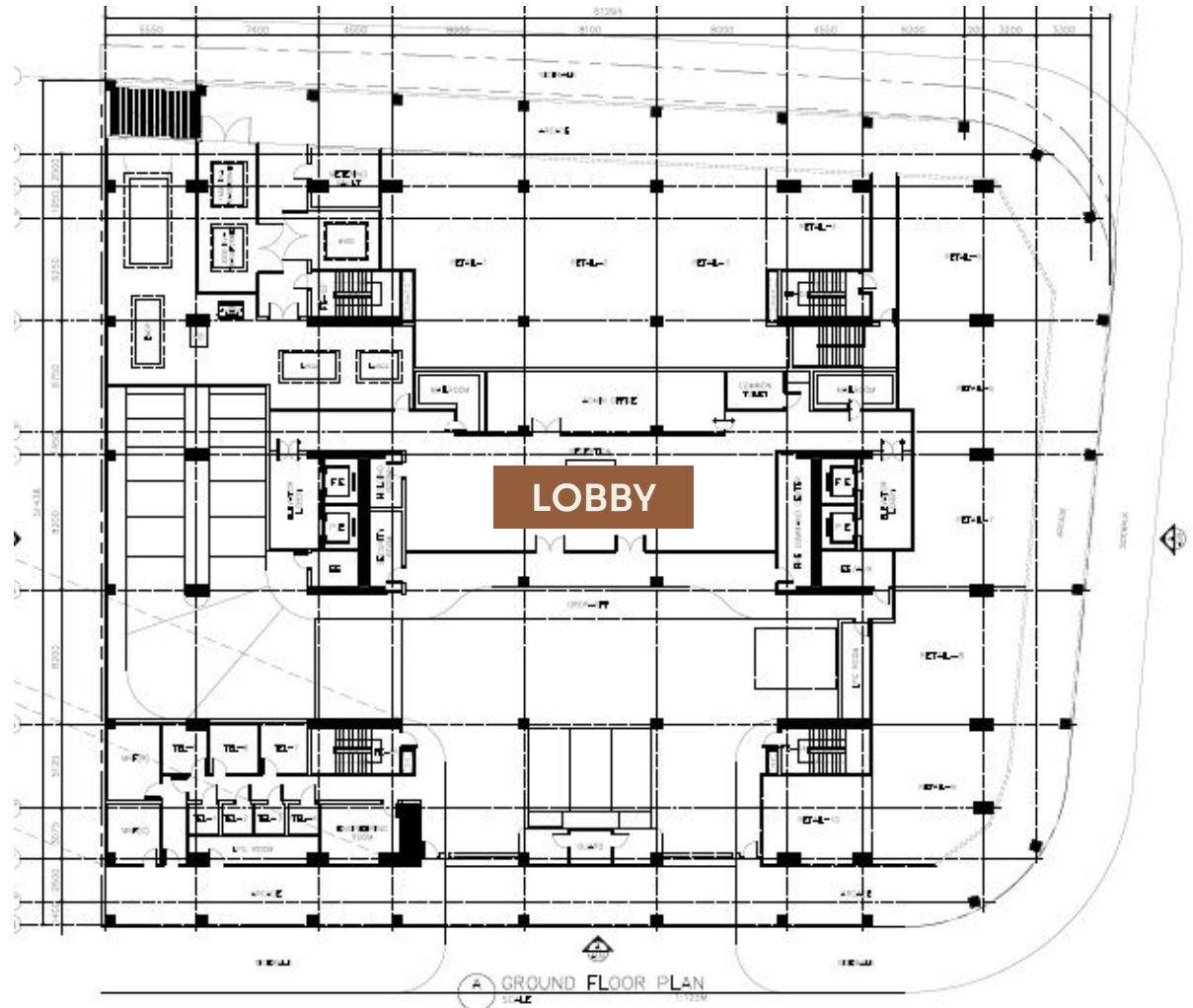
Unit Mix

Unit Type	Area Range	Tower 1	Mix
Studio Unit with balcony	25.00 - 33.50	213	65%
Studio Unit with lanai	31.50	7	2%
Exec. Studio with balcony	35.50	41	12%
Exec. Studio with lanai	39.50	1	0%
1-Bedroom with balcony	41.50 - 55.50	65	20%
1-Bedroom with lanai	41.50 - 55.50	3	1%
TOTAL		330	100%

Unit Mix (Combined Units)

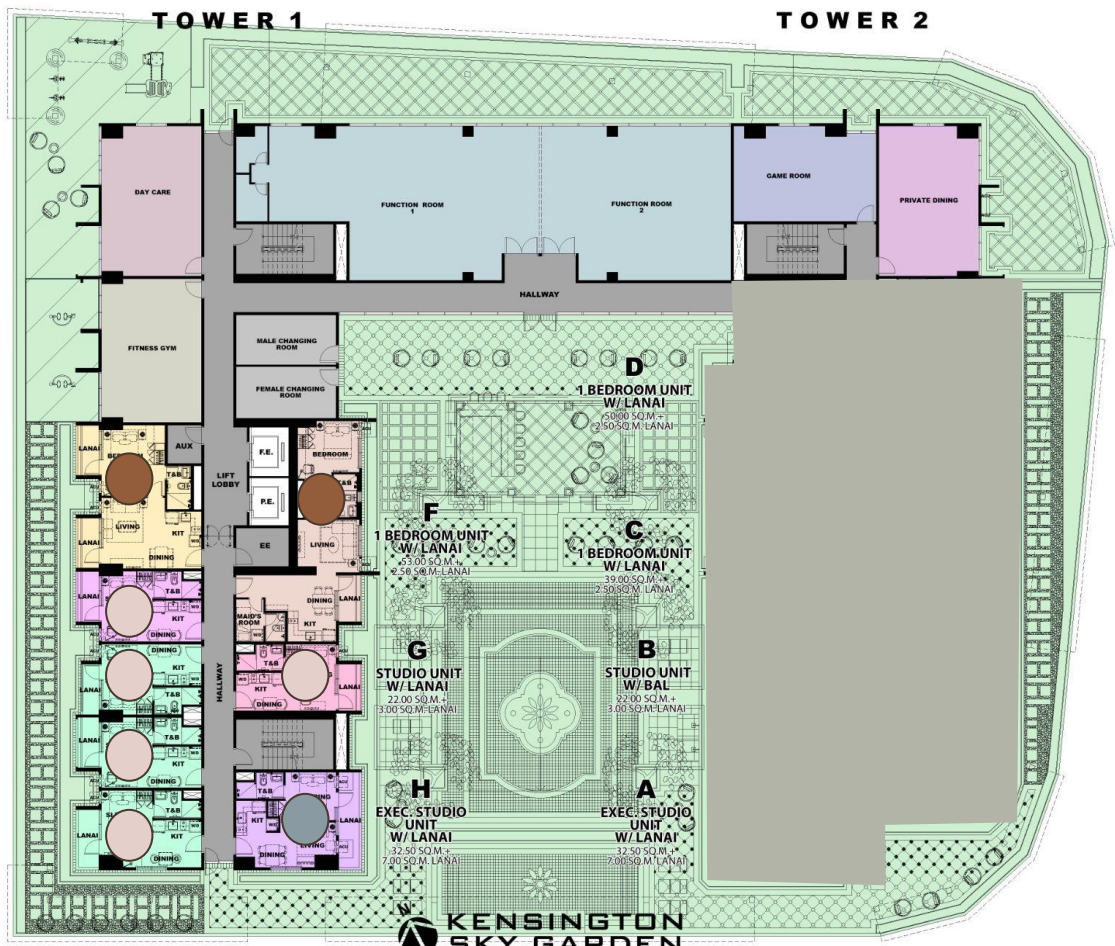
Unit Type	Area Range	Tower 1	Mix
Studio Unit with balcony	25.00 - 33.50	81	34%
Studio Unit with lanai	31.50	5	2%
Exec. Studio with balcony	35.50	42	18%
Exec. Studio with lanai	39.50	1	0%
1-Bedroom with balcony	41.50 - 55.50	66	28%
1-Bedroom with lanai	41.50 - 55.50	2	1%
2-Bedroom with balcony	83.00 - 89.50	19	8%
3-Bedroom with balcony	110.00	19	8%
TOTAL		235	100.00%

GROUND FLOOR



2ND FLOOR

- Studio Unit with lanai - 5 units
- Exec. Studio Unit with lanai - 1 unit
- 1-Bedroom Unit with lanai - 2 units



- E**
1 BEDROOM UNIT
W/ LANAI
39.00 SQ.M.+
6.00 SQ.M. LANAI
- D**
STUDIO UNIT
W/ LANAI
24.00 SQ.M.+
3.00 SQ.M. LANAI
- C**
STUDIO UNIT
W/ LANAI
24.00 SQ.M.+
3.00 SQ.M. LANAI
- B**
STUDIO UNIT
W/ LANAI
24.00 SQ.M.+
3.00 SQ.M. LANAI
- A**
STUDIO UNIT
W/ LANAI
26.50 SQ.M.+
5.00 SQ.M. LANAI

- F**
1 BEDROOM UNIT
W/ LANAI
53.00 SQ.M.+
2.50 SQ.M. LANAI
- G**
STUDIO UNIT
W/ LANAI
22.00 SQ.M.+
3.00 SQ.M. LANAI
- H**
EXEC. STUDIO
UNIT
W/ LANAI
32.50 SQ.M.+
7.00 SQ.M. LANAI
- D**
1 BEDROOM UNIT
W/ LANAI
50.00 SQ.M.+
3.50 SQ.M. LANAI
- C**
1 BEDROOM UNIT
W/ LANAI
33.00 SQ.M.+
2.50 SQ.M. LANAI
- B**
STUDIO UNIT
W/ LANAI
27.00 SQ.M.+
3.00 SQ.M. LANAI
- A**
EXEC. STUDIO
UNIT
W/ LANAI
32.50 SQ.M.+
7.00 SQ.M. LANAI

Total of 8 units

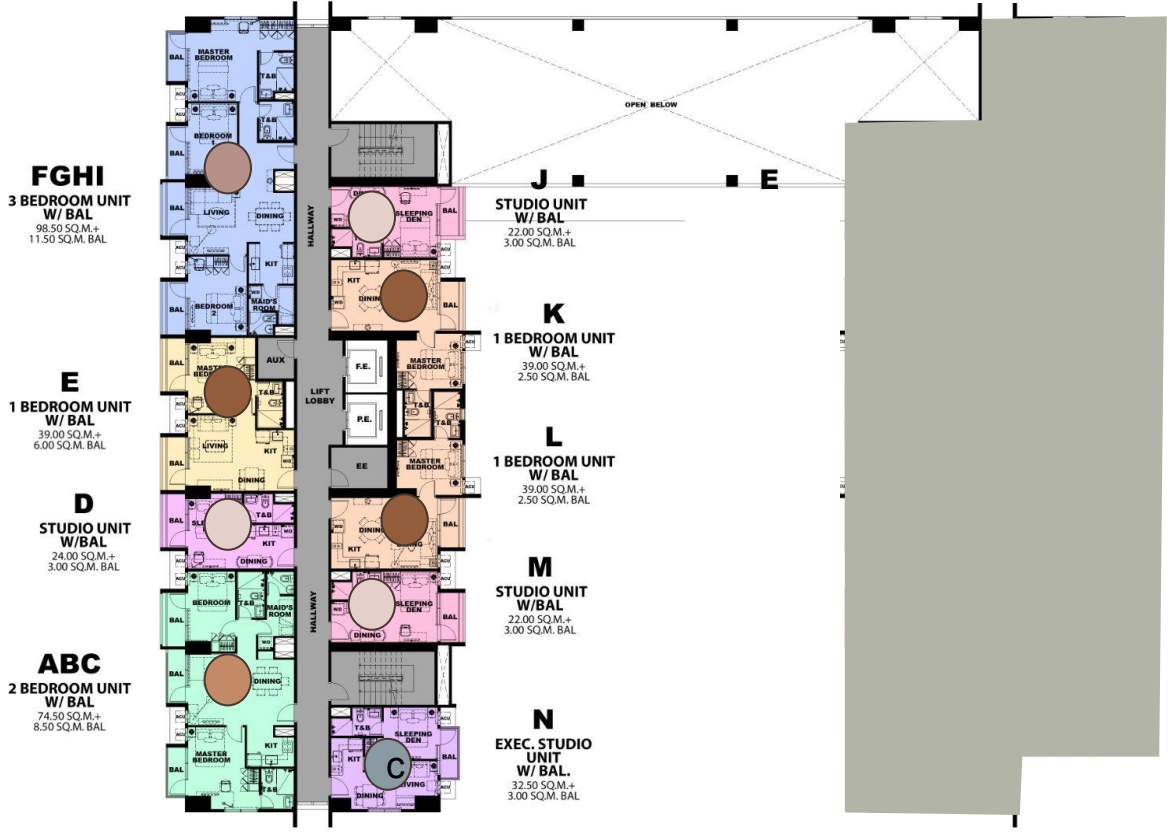
KENSINGTON SKY GARDEN
2ND FLOOR PLAN (AMENITY)

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Size and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

3RD FLOOR

TOWER 1

- Studio Unit with balcony - 3 units
- Exec. Studio with balcony - 1 unit
- 1-Bedroom with balcony - 3 units
- 2-Bedroom with balcony - 1 unit
- 3-Bedroom with balcony - 1 unit

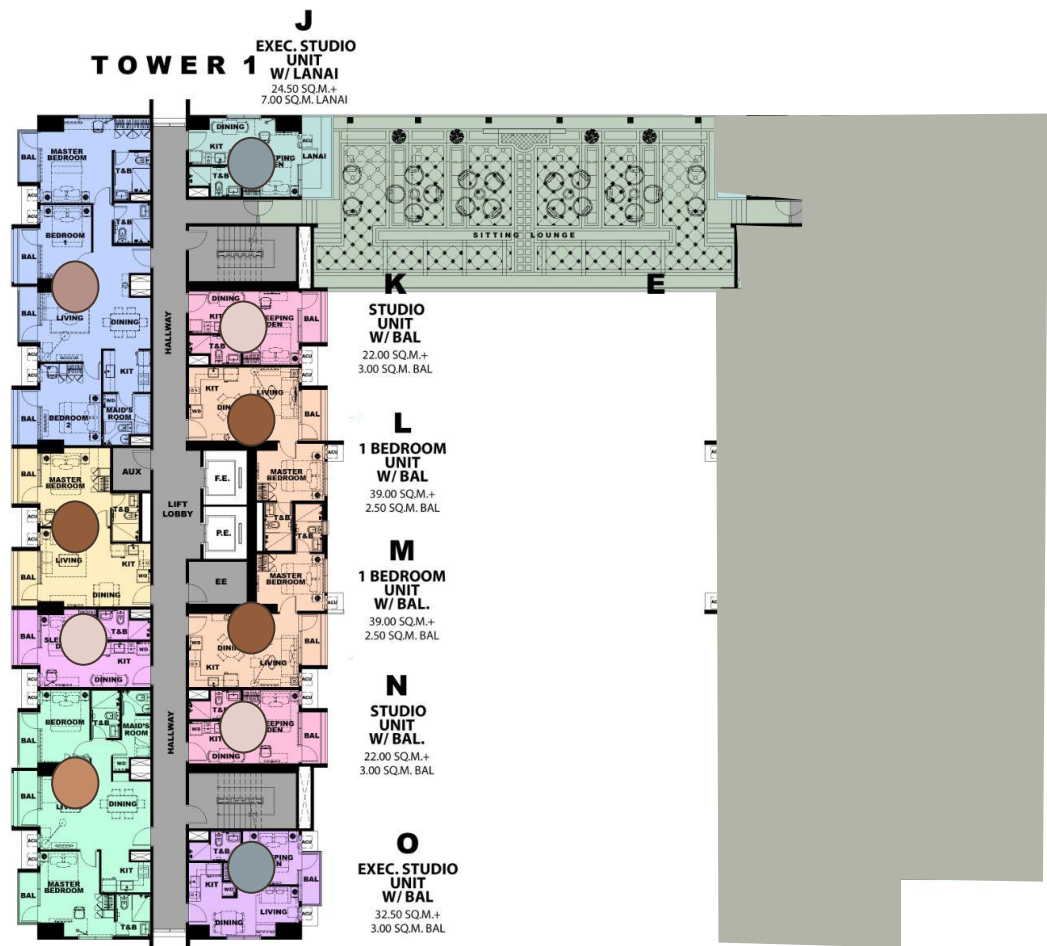


Total of 9 units

5TH FLOOR

TOWER 1

- Studio Unit with balcony - 3 units
- Exec. Studio with balcony - 2 units
- 1-Bedroom with balcony - 3 units
- 2-Bedroom with balcony - 1 unit
- 3-Bedroom with balcony - 1 unit



FGHI
3 BEDROOM UNIT W/BAL
 98.50 SQ.M.+
 11.50 SQ.M. BAL

E
1 BEDROOM UNIT W/BAL
 39.00 SQ.M.+
 6.00 SQ.M. BAL

D
STUDIO UNIT W/BAL
 24.00 SQ.M.+
 3.00 SQ.M. BAL

ABC
2 BEDROOM UNIT W/BAL
 74.50 SQ.M.+
 8.50 SQ.M. BAL

J
EXEC. STUDIO UNIT W/LANAI
 24.50 SQ.M.+
 7.00 SQ.M. LANAI

K
STUDIO UNIT W/BAL
 22.00 SQ.M.+
 3.00 SQ.M. BAL

L
1 BEDROOM UNIT W/BAL
 39.00 SQ.M.+
 2.50 SQ.M. BAL

M
1 BEDROOM UNIT W/BAL.
 39.00 SQ.M.+
 2.50 SQ.M. BAL

N
STUDIO UNIT W/BAL.
 22.00 SQ.M.+
 3.00 SQ.M. BAL






O
EXEC. STUDIO UNIT W/BAL
 32.50 SQ.M.+
 3.00 SQ.M. BAL

Total of 10 units

6TH-12TH FLOOR

TOWER 1

TOWER 2

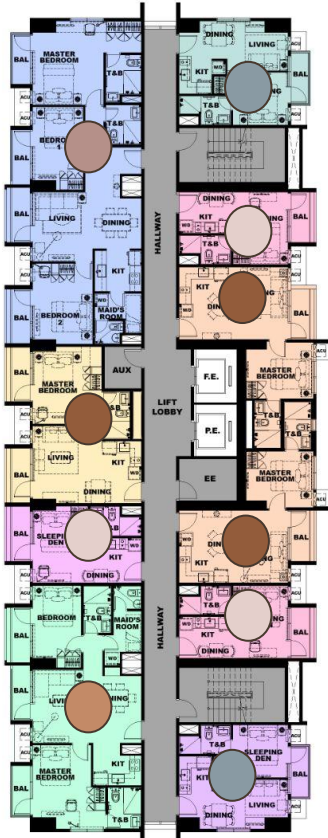
-  Studio Unit with balcony - 3 units
-  Exec. Studio with balcony - 2 units
-  1-Bedroom with balcony - 3 units
-  2-Bedroom with balcony - 1 unit
-  3-Bedroom with balcony - 1 unit

FGHI
3 BEDROOM UNIT
 W/ BAL
 98.50 SQ.M.+
 11.50 SQ.M. BAL

E
1 BEDROOM UNIT
 W/ BAL
 39.00 SQ.M.+
 6.00 SQ.M. BAL

D
STUDIO UNIT
 W/ BAL
 24.00 SQ.M.+
 3.00 SQ.M. BAL

ABC
2 BEDROOM UNIT
 W/ BAL
 74.50 SQ.M.+
 8.50 SQ.M. BAL



J
EXEC. STUDIO
 UNIT
 W/ BAL
 32.50 SQ.M.+
 3.00 SQ.M. BAL

K
STUDIO
 UNIT
 W/ BAL
 22.00 SQ.M.+
 3.00 SQ.M. BAL

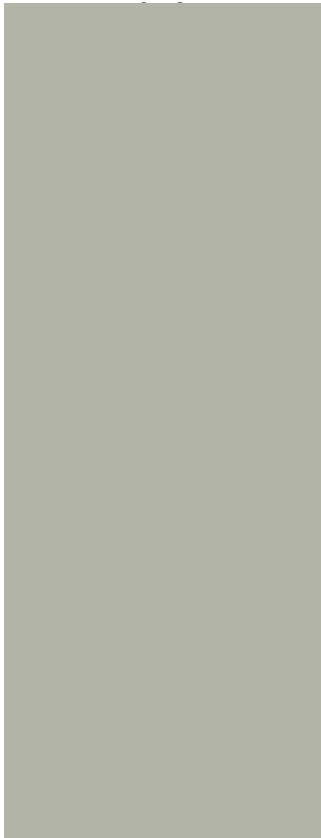
L
1 BEDROOM
 UNIT
 W/ BAL.
 39.00 SQ.M.+
 2.50 SQ.M. BAL

M
1 BEDROOM
 UNIT
 W/ BAL.
 39.00 SQ.M.+
 2.50 SQ.M. BAL

N
STUDIO
 UNIT
 W/ BAL.
 22.00 SQ.M.+
 3.00 SQ.M. BAL

O
EXEC. STUDIO
 UNIT
 W/ BAL.
 32.50 SQ.M.+
 3.00 SQ.M. BAL




Total of 10 units per floor

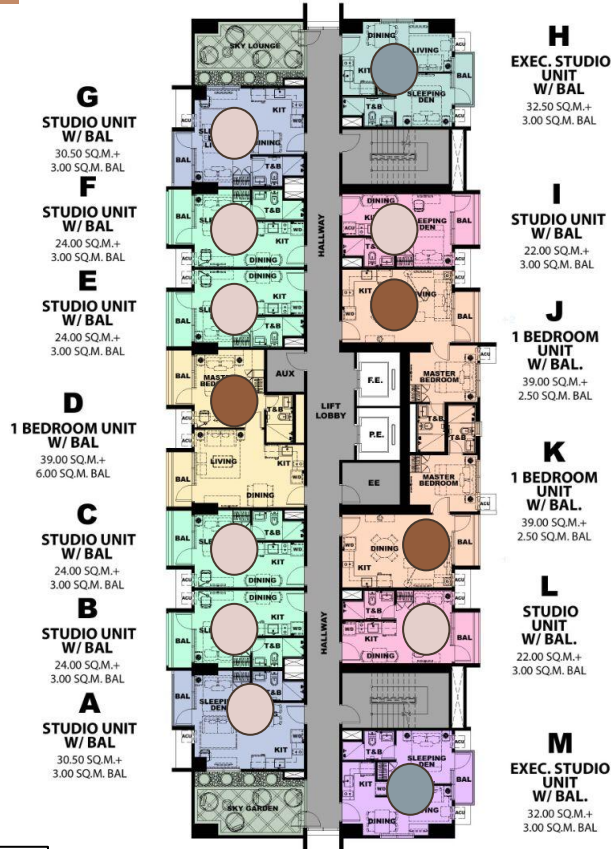


14TH-15TH FLOOR

TOWER 1

TOWER 2

-  Studio Unit with balcony - 8 units
-  Exec. Studio with balcony - 2 units
-  1-Bedroom with balcony - 3 units








Total of 13 units per floor

16TH-25TH FLOOR

TOWER 1

TOWER 2

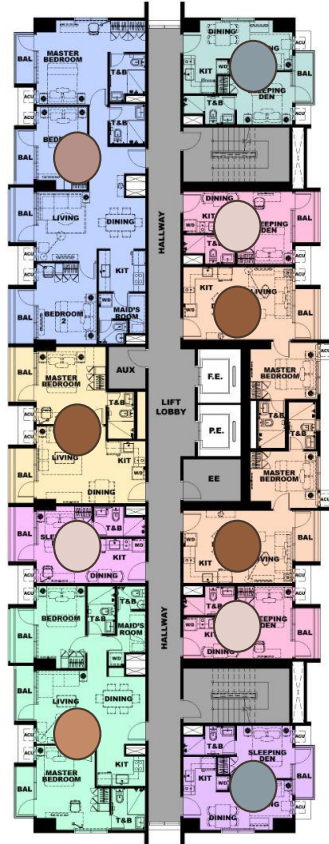
-  Studio Unit with balcony - 3 units
-  Exec. Studio with balcony - 2 units
-  1-Bedroom with balcony - 3 units
-  2-Bedroom with balcony - 1 unit
-  3-Bedroom with balcony - 1 unit

FGHI
3 BEDROOM UNIT
W/ BAL
98.50 SQ.M.+
11.50 SQ.M. BAL

E
1 BEDROOM UNIT
W/ BAL
39.00 SQ.M.+
6.00 SQ.M. BAL

D
STUDIO UNIT
W/ BAL
24.00 SQ.M.+
3.00 SQ.M. BAL

ABC
2 BEDROOM UNIT
W/ BAL
74.50 SQ.M.+
8.50 SQ.M. BAL



J
EXEC. STUDIO
UNIT
W/ BAL
32.50 SQ.M.+
3.00 SQ.M. BAL

K
STUDIO
UNIT
W/ BAL
22.00 SQ.M.+
3.00 SQ.M. BAL

L
1 BEDROOM
UNIT
W/ BAL.
39.00 SQ.M.+
2.50 SQ.M. BAL

M
1 BEDROOM
UNIT
W/ BAL
39.00 SQ.M.+
2.50 SQ.M. BAL

N
STUDIO
UNIT
W/BAL.
22.00 SQ.M.+
3.00 SQ.M. BAL

O
EXEC. STUDIO
UNIT
W/ BAL.
32.50 SQ.M.+
3.00 SQ.M. BAL

Total of 10 units per floor

26TH FLOOR

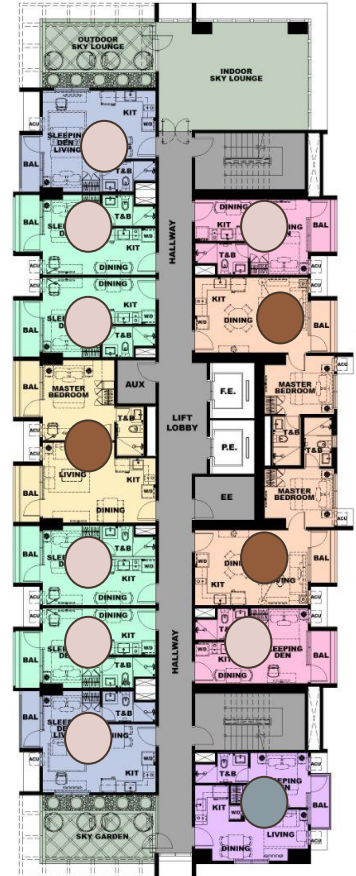
TOWER 1

TOWER 2

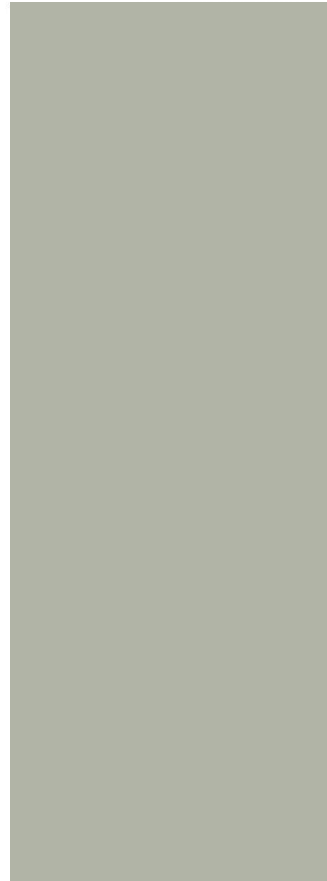
- Studio Unit with balcony - 8 units
- Exec. Studio with balcony - 1 unit
- 1-Bedroom with balcony - 3 units

- G**
STUDIO UNIT
W/ BAL
30.50 SQ.M.+
3.00 SQ.M. BAL
- F**
STUDIO UNIT
W/ BAL
24.00 SQ.M.+
3.00 SQ.M. BAL
- E**
STUDIO UNIT
W/ BAL
24.00 SQ.M.+
3.00 SQ.M. BAL
- D**
1 BEDROOM UNIT
W/ BAL
39.00 SQ.M.+
6.00 SQ.M. BAL
- C**
STUDIO UNIT
W/ BAL
24.00 SQ.M.+
3.00 SQ.M. BAL
- B**
STUDIO UNIT
W/ BAL
24.00 SQ.M.+
3.00 SQ.M. BAL
- A**
STUDIO UNIT
W/ BAL
30.50 SQ.M.+
3.00 SQ.M. BAL

- H**
STUDIO UNIT
W/ BAL
22.00 SQ.M.+
3.00 SQ.M. BAL
- I**
1 BEDROOM
UNIT
W/ BAL.
39.00 SQ.M.+
2.50 SQ.M. BAL
- J**
1 BEDROOM
UNIT
W/ BAL.
39.00 SQ.M.+
2.50 SQ.M. BAL
- K**
STUDIO
UNIT
W/ BAL.
22.00 SQ.M.+
3.00 SQ.M. BAL
- L**
EXEC. STUDIO
UNIT
W/ BAL.
32.50 SQ.M.+
3.00 SQ.M. BAL



Total of 12 units



Typical Unit **Deliverables**

- Homogenous tile flooring for living, dining, kitchen, & T&B
- Porcelain plank flooring for studio units & bedrooms
- Modular bedroom closets
- Modular undercounter & overhead kitchen cabinets with open shelves
- Kitchen with granite countertop, homogenous tile backsplash, sink with faucet
- 2-burner cooktop for Studio and 1BR Units
- 4-burner cooktop with built-in oven for 2 BR and up
- Rangehood
- T&B with granite countertop, lavatory basin with mixer, shower set with mixer, water closet, soap dish, towel rod, tissue paper holder, bidet spray, facial mirror, and partial glass shower enclosure
- Provision for window type air-conditioning units for Regular Units
- Video Intercom
- Wireless smart home system and devices



Studio Unit

Balcony

- Ceramic Tile Flooring

Toilet and Bath

- Homogenous floor and wall tile
- Shower set with handshower and mixer
- Water closet
- Semi-recessed lavatory basin with mixer
- Granite countertop
- Soap dish, towel rod, tissue paper holder, bidet spray, Facial Mirror
- Mechanical ventilation
- Partial glass shower partition
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)



Dining Area

- Porcelain plank flooring

Kitchen

- Porcelain plank flooring
- Granite countertop
- Homogenous tile backsplash
- Modular undercounter and overhead cabinets
- Sink with faucet
- 2-burner cooktop with rangehood
- Water line and power outlet for washer-dryer

Sleeping Den

- Porcelain plank flooring
- Provision for window-type air-conditioning unit
- Modular closet

Studio Unit - Unit Individual Layout



Executive Studio Unit



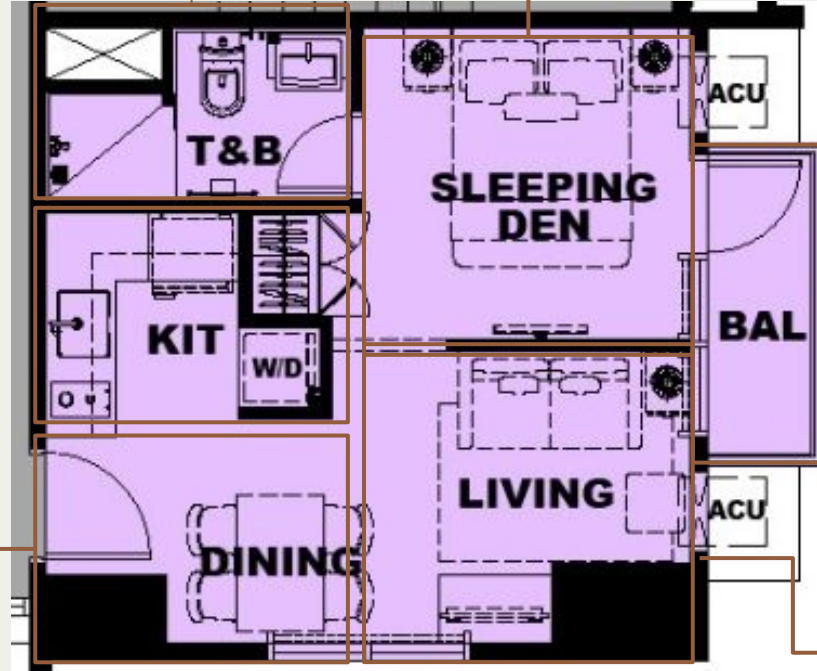
Executive Studio Unit

Toilet and Bath

- Homogenous tile and wall flooring
- Shower set with handshower and mixer
- Water closet
- Semi-recessed lavatory basin with mixer
- Granite countertop
- Soap dish, towel rod, tissue paper holder, bidet spray, facial Mirror
- Mechanical ventilation
- Partial glass shower partition
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)

Living and Dining Area

- Homogenous tile flooring
- Provision for window-type air-conditioning unit



Sleeping Area

- Porcelain plank flooring
- Modular closet
- Provision for window-type air-conditioning unit

Balcony

- Ceramic Tile Flooring

Kitchen

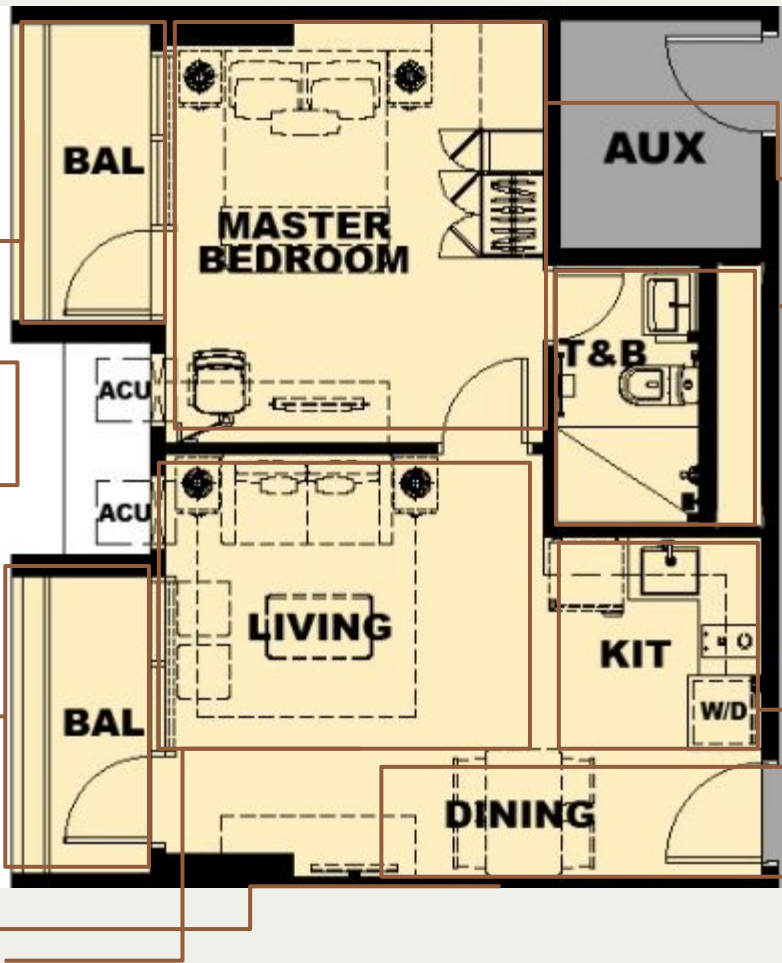
- Homogenous tile flooring
- Granite countertop
- Homogenous tile backsplash
- Modular undercounter and overhead cabinets
- Sink with faucet
- 2-burner cooktop with rangehood
- Water line and power outlet for washer-dryer



1-Bedroom Unit



1-Bedroom Unit



Master Bedroom

- Porcelain plank flooring
- Modular closet
- Provision for window-type air-conditioning unit

Toilet and Bath

- Homogenous tile and wall flooring
- Shower set with handshower and mixer
- Water closet
- Semi-recessed lavatory basin with mixer
- Granite countertop
- Soap dish, towel rod, tissue paper holder, bidet spray, facial Mirror
- Mechanical ventilation
- Partial glass shower partition
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)

Kitchen

- Homogenous tile flooring
- Granite countertop
- Homogenous tile backsplash
- Modular undercounter and overhead cabinets
- Sink with faucet
- 2-burner cooktop with rangehood
- Water line and power outlet for washer-dryer

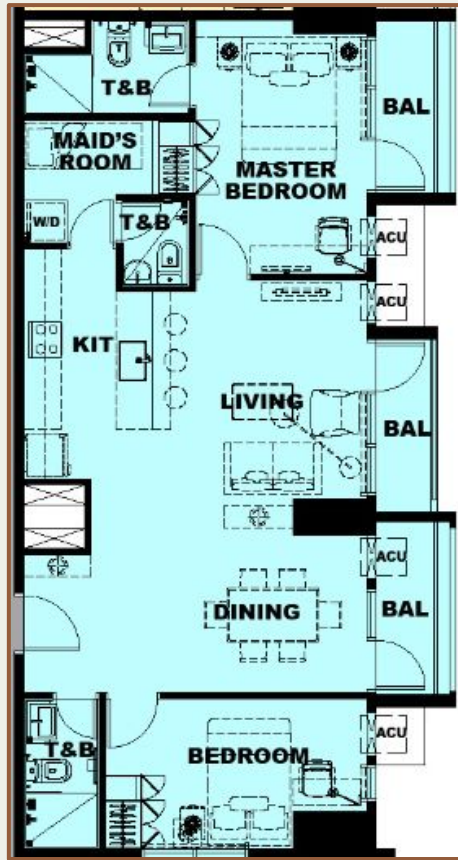
Balcony

- Ceramic Tile Flooring

Living and Dining Area

- Homogenous tile flooring
- Provision for window-type air-conditioning unit

1 Bedroom Unit - Unit Individual Layout



**2 Bedroom Unit
(Option to Combine)**



**3 Bedroom Unit
(Option to Combine)**

Typical Unit **Features**

- Entrance panel door with viewer and door casing
- Keyed lockset for main entry door
- Individual electric and water meter
- Provision of Fibr-to-the-Home triple play technology
- Provision for CATV lines
- Provision for telephone/internet-ready lines for 2 service providers
- Automatic heat/smoke detection with sound base at sleeping areas
- Automatic fire sprinkler system
- Wireless smart home system and devices with WiFi router
- Standby power generator for 1 lighting fixture in the living area, 1 power outlet for TV, 1 lighting fixture in the kitchen, and 1 power outlet for refrigerator
- Video intercom per unit
- Individual Condominium Certificate of Title (CCT)

Kensington Sky Garden



Features a wireless smart home system that can be accessed remotely via a phone app.

Smart Home Features

- Lighting Control
 - RF light switches are installed to control the use of lighting fixtures via the phone app
 - Applicable in living/dining area, bedrooms, kitchen & balconies
- Motion sensor-controlled lights
 - Motion sensors are installed at T&Bs to automatically turn on the light upon entry
- Appliance control
 - IR transmitter/s are provided to link and control appliances operated by a remote e.g. TVs, Aircons, etc. with the smart home system
 - Applicable in living/dining area, & bedrooms

Smart Home Deliverables

- Smart home gateway (RF/IR controller), RF light switches, IR emitters, & Wi-Fi router



Ground Floor Features

- Driveway drop-off area
- Residential lobby with reception counter and lounge area
- Provision for Wi-Fi internet access at main lobby
- Centralized mail room per tower
- Holding area for deliveries
- Arcaded retail spaces
- Common toilet for retail





- 1 passenger elevator and 1 service elevator per tower serving all levels
- Security command center for 24-hour monitoring of all building facilities
- Video-phone communication system connecting reception/security counter to all units
- Overhead tank and underground cistern for ample water supply
- Fully addressable fire detection and alarm system for common areas
- Fire sprinkler system for common areas
- Standby power generator for 100% back-up power for common areas
- IP type closed-circuit (CCTV) monitoring at selected common areas
- Panic alarm system for selected common areas
- Voice evacuation and public announcement system
- Building administration/security office
- Annunciator panel at elevator lobbies
- RFID-access at Elevator Lobby and Mail Room

Building Facilities and Services

Parking Levels

- Driver's lounge with Toilet
- Parking floors finished with epoxy paint or polished concrete
- Residential Parking at GF, Basement 1 and 2
- E-Vehicle Charging Slots

AMENITIES

- Function Room
- Private Dining
- Daycare
- Fitness Gym
- Game Room
- Adult and Kiddie Pool
- Pool Deck
- Play Area
- Outdoor Fitness Station
- Outdoor Bar
- Reading Nook
- Sitting Lounge at 5F
- Sky Deck at 14F & 26F
- Indoor and Outdoor Sky Lounge at 26F

LIST OF AMENITIES

Outdoor Amenities

The amenity level was designed with ornate tile patterns and symmetrical forms consistent with the classical theme of Kensington Sky Garden. The classical theme is further embodied by an elaborate gazebo that covers the pool bar and one of the several lounge areas at the amenity.





Pool Bar



Children's Pool



Outdoor Fitness



Children's Play Area



Pool Area



Pool Area



Sitting Lounge at the 5th Floor



Sky Deck at 14F

Indoor Amenities

A combination of elegance, charm and subtle wit defines this English Victorian interiors.

Bold patterns, deep hues and intricate embellishments; One of the few features of the design that was put into place to have an English victorian appearance and feel. A more streamline modern components are frequently added to give it an updated appearance.

Simplifies and modernized coffered ceiling, patterned flooring, crown and wall mouldings, these extravagant and elaborate details was an expression of the desire for luxury.

Wood, metal, stones, and glass were present in the interior furniture and finishes and these are widely used in Victorian Era. Fabric like silk and velvet were utilized for drapes and upholstery. There was also a trend for elaborate, ornate items made of porcelain brass and bronze.





Private Dining



Function Room



Fitness Gym



Daycare



Game Room

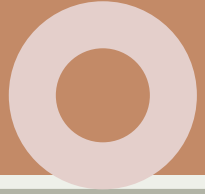


Indoor Sky Lounge



The main feature of these two-towers is the high ceiling Indoor Sky Lounge on the top floor of both towers that form as a “lantern” - “The Beacon of Light” when illuminated. This will surely make a “statement” - an imposing addition to the Negros Skyline.

Green & Sustainability Features



Low Flow Rate Fixtures	Occupancy Sensors	Maximized Equipment Energy Efficiency	LED Lights	Rainwater Harvesting	Material Recovery Facility
<p>Fixtures and fittings at toilet and kitchen with low flow rate for water conservation</p>	<p>Occupancy sensors installed at hallways and parking floors control the intensity of the lights depending on occupancy to conserve energy</p>	<p>Major mechanical equipment used such as pumps and generators have high energy efficiency rating to minimize energy consumption.</p>	<p>LED lights are used in units and common areas. These lights consume less electricity and are more long-lasting than usual incandescent lights.</p>	<p>A tank is dedicated to harvest rainwater which will be reused for non-potable uses</p>	<p>Dedicated room for the proper collection and segregation of solid waste materials until they are conveyed to the proper disposal facilities</p>

Kensington Sky Garden

Project Presentation