



THE PINNACLE

AT ILOILO BUSINESS PARK



20F Upper Loft

20F Lower Loft

19F Residential Units

6F – 18F Residential Units  
(Excluding 13F)

5F Residential and Amenity Floor

2nd & 3rd Podium Level

GF Lobby, Retail and Parking

**Total Lot  
Size:  
2,849 sq.m.**

**Total Number  
of Units:  
574 units**

**Total Number  
of Floors:  
20 Floors**

**Turnover Date:  
December 31, 2025 +  
12 months grace  
period**



SOUTH WING

BROADWAY STREET

NORTH WING

SIDEWALK

LANDSCAPE

KIDDI POOL

INFINITY POOL

LANDSCAPE AREA

SLIP & SPIN

POOL DECK

POOL LOUNGE

POOL DECK

ADJACENT LANDSCAPE

ADJACENT LANDSCAPE

OUTDOOR FITNESS AREA

SIDEWALK

SEATING AREA

SEATING AREA

MEGAWORLD BOULEVARD



THE PINNACLE  
AT TIDILLO BUSINESS PARK  
SITE DEVELOPMENT PLAN



**ILOILO**  
BUSINESS PARK

MASTER DEVELOPMENT PLAN

# Unit Mix (South Wing)

**282  
UNITS**

215	Studio Unit	27.00 sq.m - 36.00 sq.m	76%
10	Studio Unit w/ Loft	39.50 sq.m - 54.00 sq.m	4%
2	Exec. Studio w/ Loft	54.50 sq.m - 73.00 sq.m	1%
28	1-Bedroom	37.00 sq.m - 47.00 sq.m	10%
26	Exec. 1-Bedroom	54.50 sq.m - 61.00 sq.m	9%
1	2-Bedroom w/ Loft	89.50 sq.m	0.4%

# 5TH FLOOR

## SOUTH WING

3	Studio
2	1-Bedroom
2	Exec. 1-BR

## NORTH WING

13	Studio
2	1-Bedroom
2	2-Bedroom



24 Residential Units

  
**THE PINNACLE**  
 AT 11010 BUSINESS PARK  
 5TH FLOOR (AMENITY DECK)

All units are furnished with the furniture and appliances completely listed in the P.O. Agreement. Any other fixtures, fixtures, appliances or items that may be included in the price have been indicated therein. For convenience purposes only and is not included in the sale. The selling price is established primarily only as per unit basis and not on the basis of unit measurement or dimension. Size and location of structural elements and utility pipe chases are subject to change and may differ from actual architectural drawings.





# 19TH FLOOR

## SOUTH WING

14	Studio
4	On- Hold Units

## NORTH WING

14	Studio
4	On- Hold Units

36 Residential Units



All units are furnished with the furniture and appliances completely listed in the F&O Agreement. Any other fixtures, feature, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally only on per unit basis, and not on the basis of 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.

# 20TH FLOOR

## SOUTH WING

4	Studio
8	Studio w/ Loft
4	On-hold units
1	2-BR w/ Loft

## NORTH WING

4	Studio
8	Studio w/ Loft
4	On-hold Units
1	2-BR w/ Loft



**34 Residential Units**

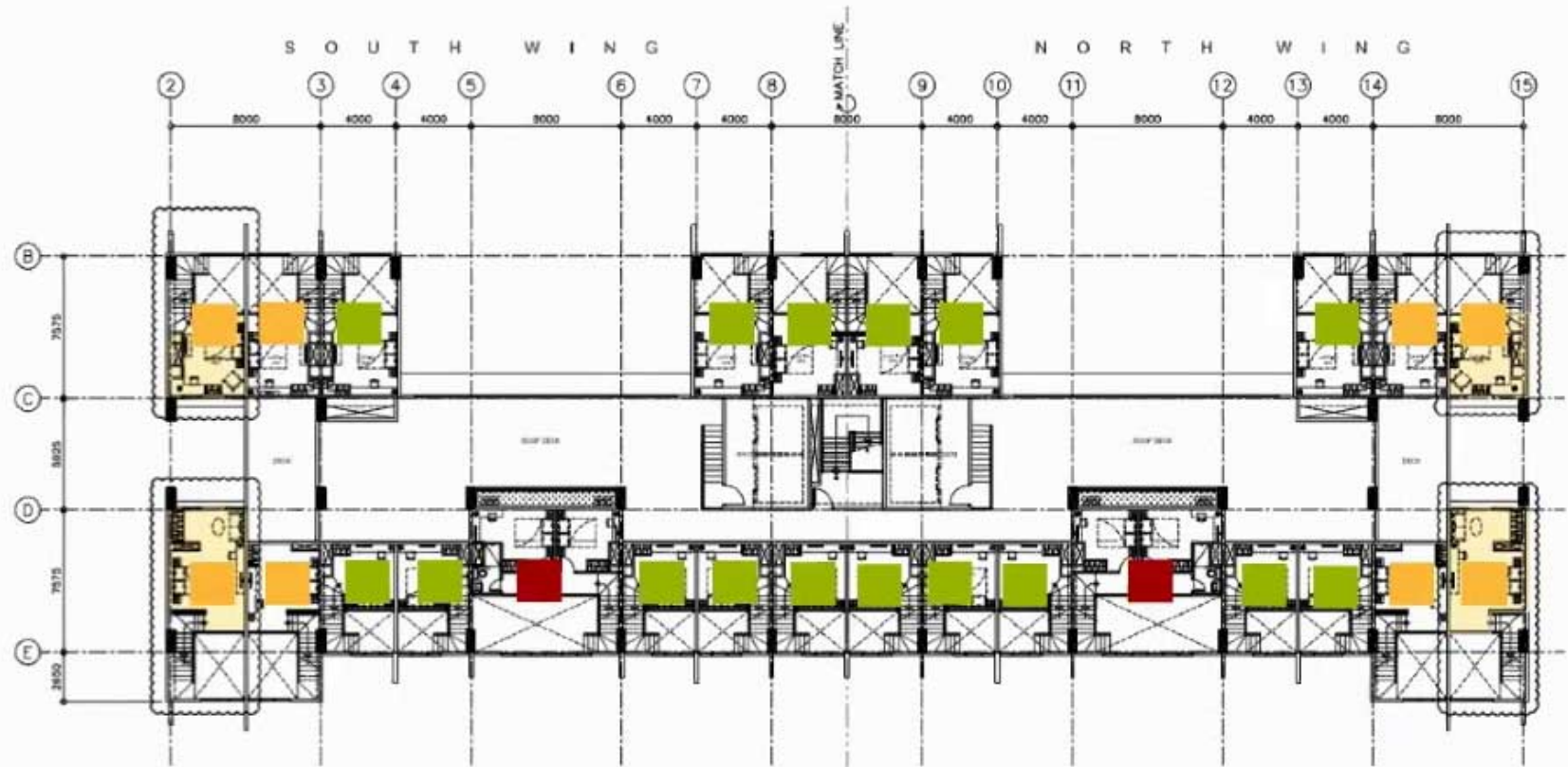
# 20TH LOFT FLOOR

## SOUTH WING

8	Studio w/ Loft
4	On-hold Units
1	2-BR w/ Loft

## NORTH WING

8	Studio w/ Loft
4	On-hold Units
1	2-BR w/ Loft



**26 Residential Units**

A 20TH LOFT FLOOR PLAN  
A1.00 SCALE F.150M



# UNIT HIGHLIGHTS

## Sleeping area

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



## Living/Dining area

- Ceramic plank flooring

## Toilet & Bath

- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Partial glass shower enclosure
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)

## Kitchen

- Ceramic plank flooring
- Modular under-counter and overhead cabinets
- 2-burner cooktop
- Rangehood
- Waterline and power outlet for washer-dryer

**STUDIO UNIT**

# UNIT HIGHLIGHTS

## STUDIO UNIT WITH LOFT

### Living/Dining area

- Ceramic tile flooring
- Inverter split-type air-conditioning unit

### Sleeping area

- Ceramic plank flooring
- Modular closet
- Inverter split-type air-conditioning unit

### Kitchen

- Ceramic tile flooring
- Modular under-counter and overhead cabinets
- 2-burner cooktop
- Rangehood
- Waterline and power outlet for washer-dryer

### Toilet and bath

- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Partial glass shower enclosure
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)
- Waterline and power outlet for washer-dryer (applicable to selected units only)



LOWER FLOOR



UPPER FLOOR

# UNIT HIGHLIGHTS

## EXECUTIVE STUDIO UNIT WITH LOFT

### Living/Dining area

- Ceramic tile flooring
- Inverter split-type air-conditioning unit

### Sleeping area

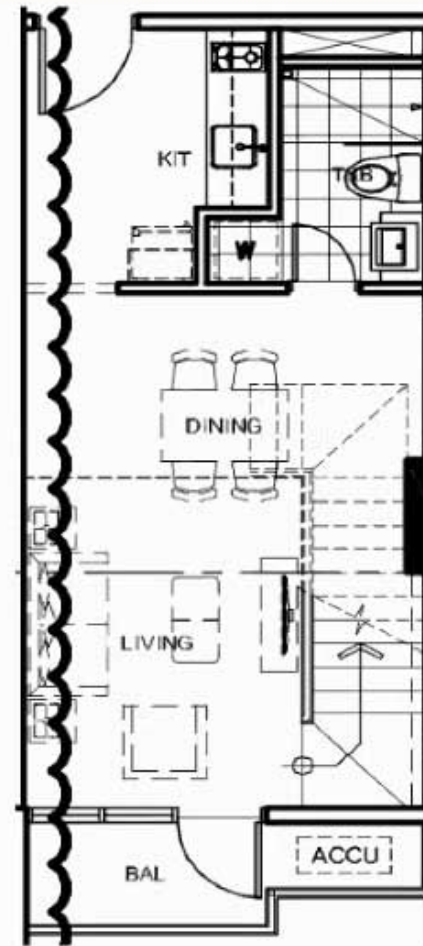
- Ceramic plank flooring
- Modular closet
- Inverter split-type air-conditioning unit

### Kitchen

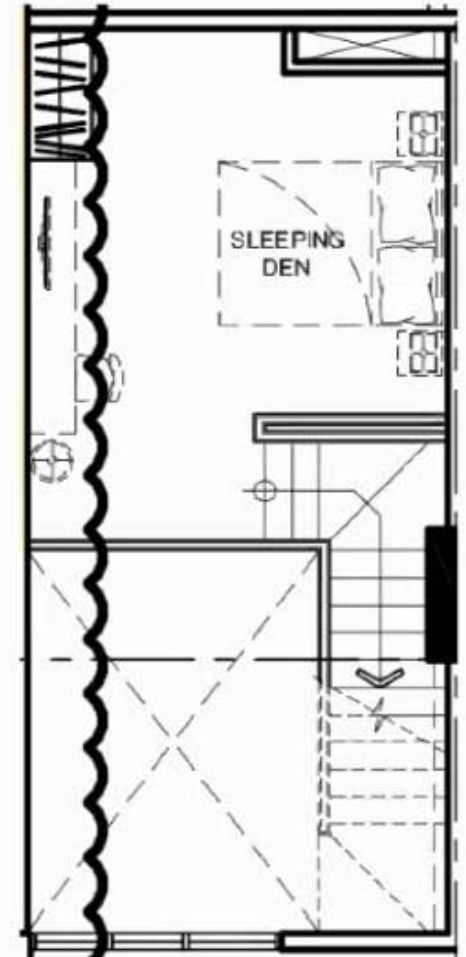
- Ceramic tile flooring
- Modular under-counter and overhead cabinets
- 2-burner cooktop
- Rangehood

### Toilet and bath

- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Partial glass shower enclosure
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)
- Waterline and power outlet for washer-dryer



LOWER FLOOR



UPPER FLOOR

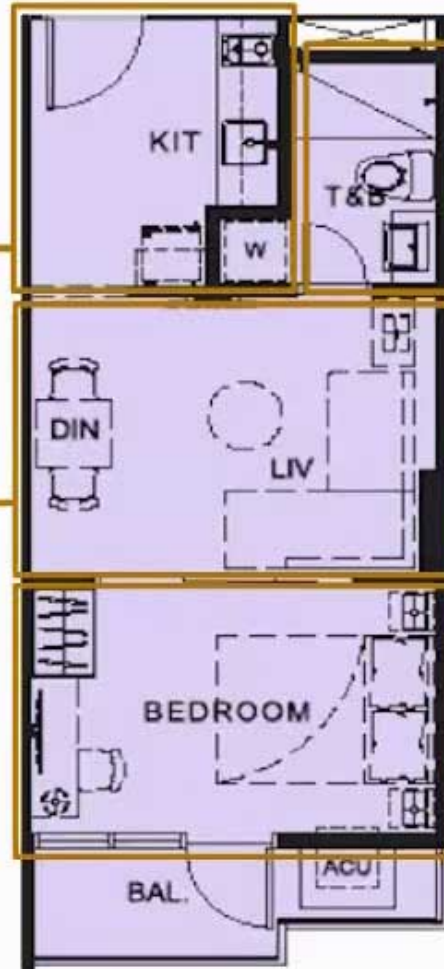
# UNIT HIGHLIGHTS

## Kitchen

- Ceramic tile flooring
- Modular under-counter and overhead cabinets
- 2-burner cooktop
- Rangehood

## Living/Dining area

- Ceramic tile flooring



**1-BEDROOM**

## Toilet & Bath

- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Partial glass shower enclosure
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)
- Waterline and power outlet for washer-dryer (applicable to selected units only)

## Bedroom

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

# UNIT HIGHLIGHTS

## Kitchen

- Ceramic tile flooring
- Modular under-counter and overhead cabinets
- 2-burner cooktop
- Rangehood

## Maid's/Utility Room with Toilet

- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Waterline and power outlet for washer-dryer

## Toilet & Bath

- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Partial glass shower enclosure (except for Maid's T&B)
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)



## Living/Dining area

- Ceramic tile flooring
- Provision for inverter window type air-conditioning unit

## Bedroom

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

EXECUTIVE 1-BEDROOM



# UNIT HIGHLIGHTS

## Kitchen

- Ceramic tile flooring
- Modular under-counter and overhead cabinets
- 2-burner cooktop
- Rangehood

## Maid's/Utility Room with Toilet

- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Waterline and power outlet for washer-dryer

## Toilet & Bath

- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Partial glass shower enclosure (except for Maid's T&B)
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)



## Living/Dining area

- Ceramic tile flooring
- Provision for inverter window type air-conditioning unit

## Bedroom

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

**EXECUTIVE 1-BEDROOM**

# UNIT HIGHLIGHTS

## 2-BEDROOM

### Living/Dining area

- Ceramic tile flooring
- Provision for inverter window type air-conditioning unit

### Bedrooms

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

### Kitchen

- Ceramic tile flooring
- Modular under-counter and overhead cabinets
- 4-burner cooktop
- Rangehood
- Built-in oven

### Toilet and bath

- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Partial glass shower enclosure (except for Maid's T&B)
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)

### Maid's/Utility Room with Toilet

- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Waterline and power outlet for washer-dryer



# UNIT HIGHLIGHTS

## 2-BEDROOM WITH LOFT

### Living/Dining area

- Ceramic tile flooring
- Inverter split type air-conditioning unit

### Bedrooms

- Ceramic plank flooring
- Modular closet
- Inverter split type air-conditioning unit

### Kitchen

- Ceramic tile flooring
- Modular under-counter and overhead cabinets
- 4-burner cooktop
- Breakfast nook at kitchen counter
- Rangehood
- Built-in oven

### Toilet and bath

- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Partial glass shower enclosure (except for Maid's T&B)
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)

### Maid's/Utility Room with Toilet

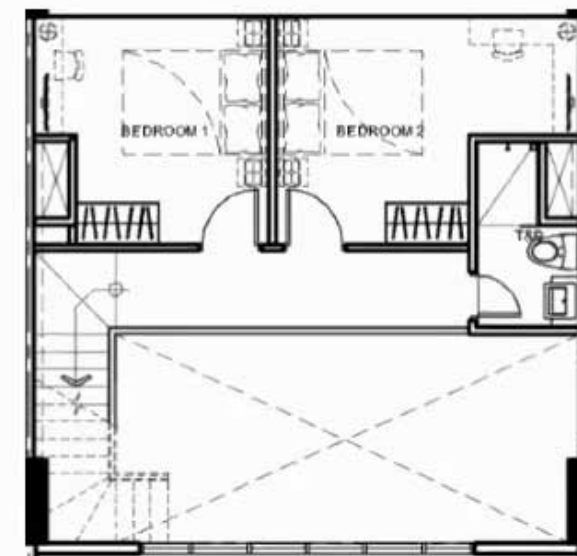
- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Waterline and power outlet for washer-dryer

### Powder Room

- Ceramic tile flooring
- Mechanical and/or natural ventilation



LOWER FLOOR



UPPER FLOOR

# Typical Unit Features



- Entrance panel door with viewer
- 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 and fire sprinkler system
- Standby power generator for 1 lighting fixture in the living area, 1 power outlet for TV, and b 1 lighting fixture in the kitchen, and 1 power outlet for refrigerator
- Video-audio intercom per unit
- Individual Condominium Certificate of Title (CCT)

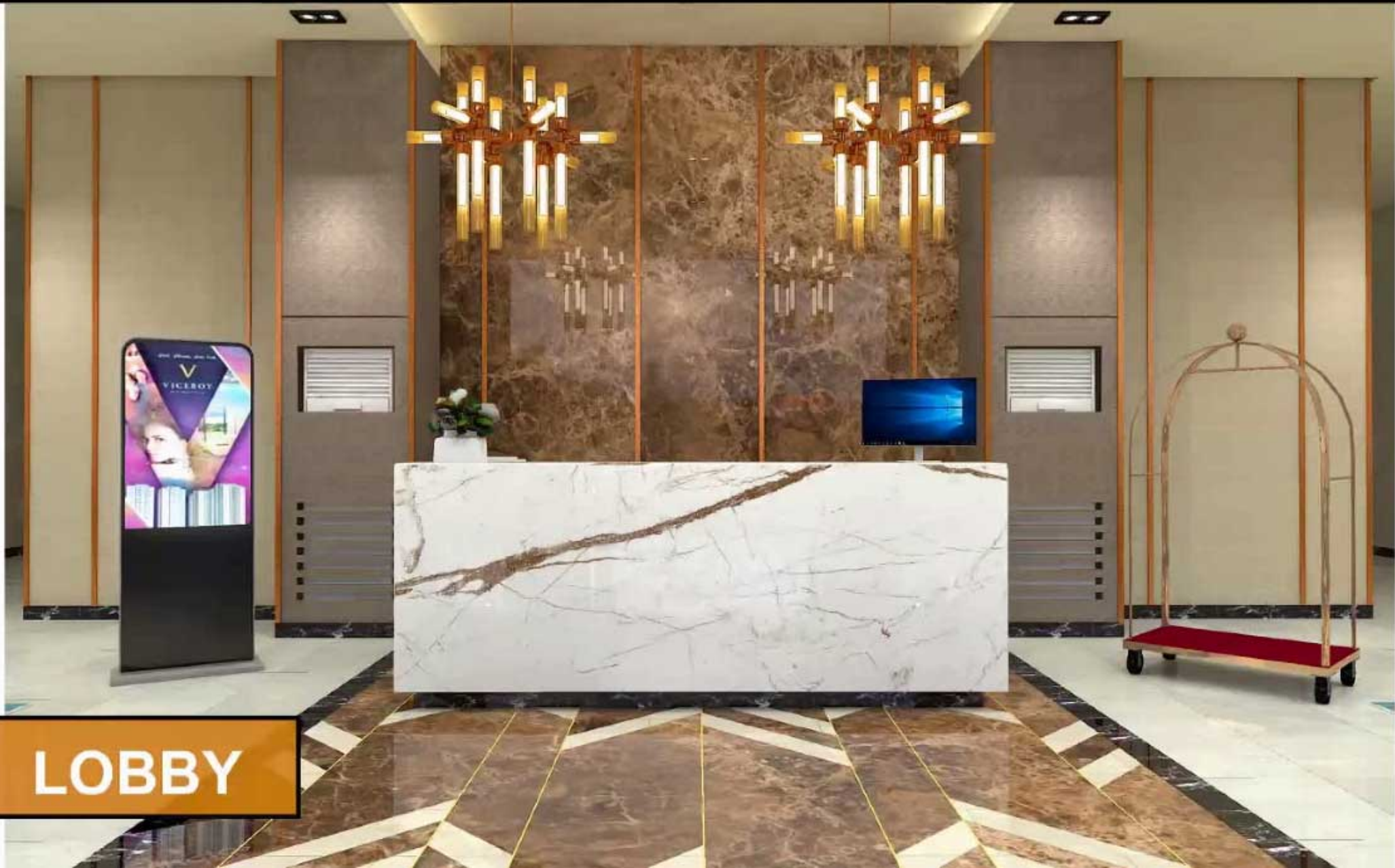
# Ground Floor Features

- Residential lobby with reception counter and lounge area
- Provision for Wi-Fi internet access at main lobby
- Centralized mail room
- Retail spaces





**LOBBY**



**LOBBY**



LOBBY



# Building Facilities/Services

- 3 passenger elevators
- 1 service/passenger elevator
- 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
- Closed-circuit (CCTV) monitoring at selected common areas
- Building administration/security office
- Annunciator panel at elevator lobbies





# Parking Levels

- Residential parking at ground floor to 3<sup>rd</sup> floor
- Commercial parking at ground floor
- Driver's lounge with toilet

A modern rooftop garden or terrace. The deck is made of light-colored wood. There are several large, colorful planters in shades of yellow, red, and white, filled with various plants and flowers. A vertical garden wall is visible on the right side, featuring a grid of small plants. The background shows a white building with a window and a clear blue sky.

# Amenities



# List of Amenities

- Adult Pool
- Kiddie Pool
- Pool Deck/Lounge
- Children's Playground
- Outdoor Lounge
- Day care
- Function Room
- Fitness Gym
- Outdoor Fitness
- Atrium Garden
- Private Dining Room
- Male and Female Changing and Shower Rooms
- Jogging Path



# Interior Amenity Renders





**DAY CARE**





**FUNCTION ROOM**





**FUNCTION ROOM**



**FITNESS GYM**

HUSTLE FOR THE MUSCLE



# Exterior Amenity Renders





**BUFFER PLANTING**

A perspective view of a modern jogging path. On the left, a person in athletic wear is jogging away from the viewer on a light-colored concrete path. To the right of the path is a long, low white planter box filled with dense, bright green foliage. Further right is a white wall with vertical slats, and a large, leafy tree stands behind it. The sky is clear and blue. In the bottom left corner, there is an orange rectangular box with the text "JOGGING PATH" in white capital letters.

**JOGGING PATH**





**PLAYGROUND AND  
SPILL-OVER AREA**





**POOL AREA**



**SPILL-OVER AND  
WOODEN DECK**



A modern atrium garden featuring a wooden deck, colorful planters, and a vertical garden wall. The space is filled with lush greenery, including trees and various plants. The deck is made of dark wood planks. There are several large, rounded planters in shades of yellow and red. A vertical garden wall is visible on the right side, with plants growing in white containers. The background shows a white building with a window. The sky is blue.

**ATRIUM  
GARDEN**



**KIDDIE POOL AREA**