



THE PINNACLE

AT ILOILO BUSINESS PARK



Architectural Inspiration

The Pinnacle is a simplified-modern take and adaptation of "Brise Soleil". Brise soleil is defined as "variety of permanent sun-shading structures"




THE PINNACLE
AT ILOILO BUSINESS PARK



Development Highlights

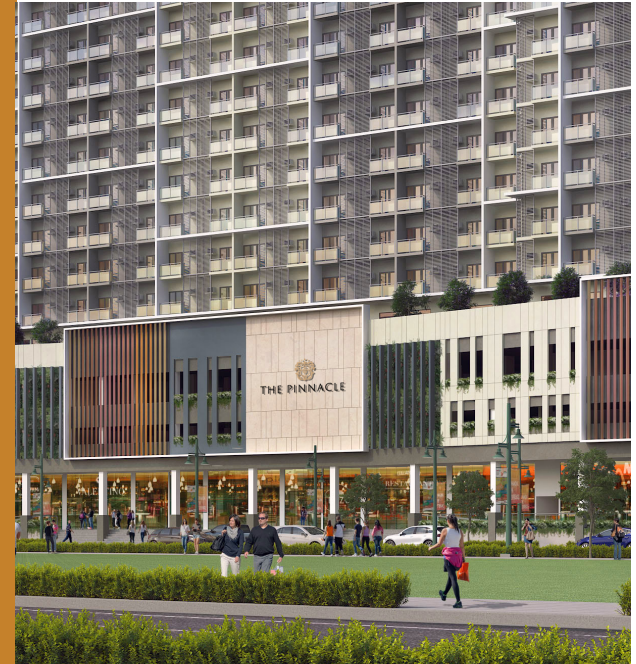


**Total Lot
Size:
2,849 sq.m.**

**Total Number
of Units:
574 units**

**Total Number
of Floors:
20 Floors**

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



Unit Mix



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%

Unit Mix (North Wing)

**292
UNITS**

225	Studio Unit	27.00 sq.m - 36.00 sq.m	77%
10	Studio Unit w/ Loft	39.50 sq.m – 55.50 sq.m	3%
2	Exec. Studio w/ Loft	54.50 sq.m - 62.00 sq.m	1%
28	1-Bedroom	37.00 sq.m - 47.00 sq.m	10%
26	2-Bedroom	71.50 sq.m - 84.50 sq.m	9%
1	2-Bedroom w/ Loft	89.50 sq.m	0.3%



Floor Plans



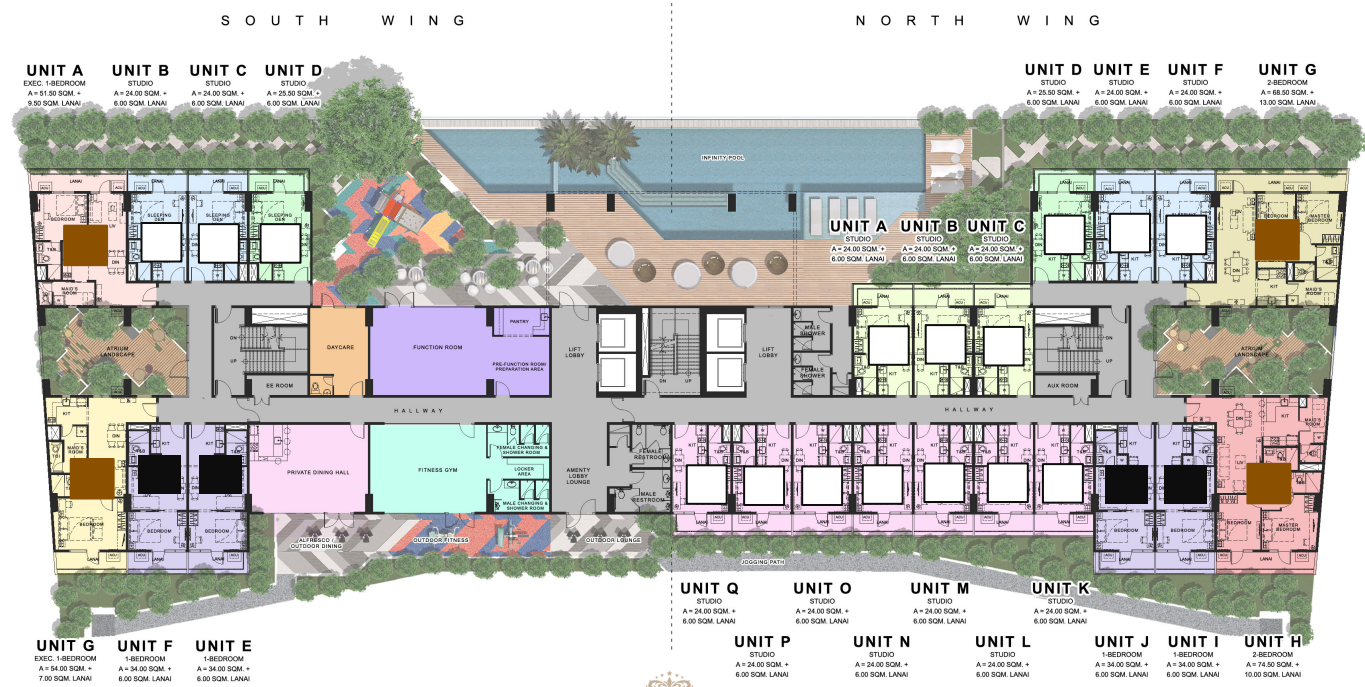
5TH FLOOR

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 ILOILO BUSINESS PARK
5TH FLOOR (AMENITY DECK)

All units are furnished with the furniture and appliances completely listed in the Fit-out Agreement. Any other furniture, fixture, 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 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 deliverable condition.

6TH-18TH FLOOR

SOUTH WING

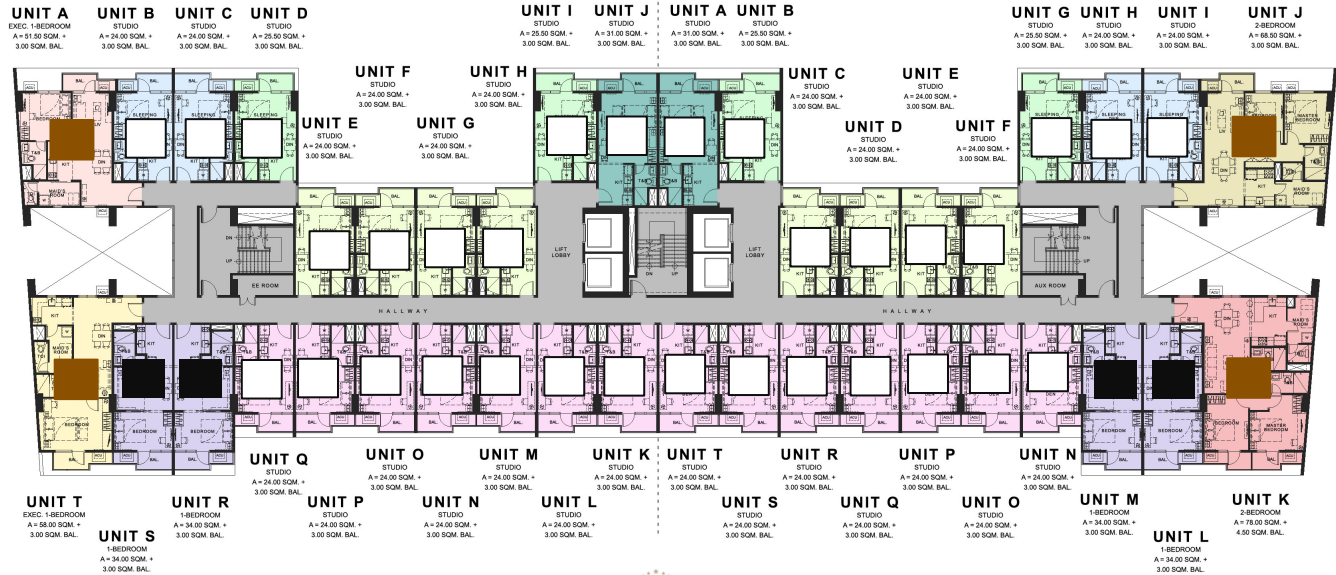
16	Studio
2	1-Bedroom
2	Exec. 1-BR

NORTH WING

16	Studio
2	1-Bedroom
2	2-Bedroom

S O U T H W I N G

N O R T H W I N G



THE PINNACLE
AT ILOILO BUSINESS PARK
6TH-18TH FLOOR



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40 Residential Units

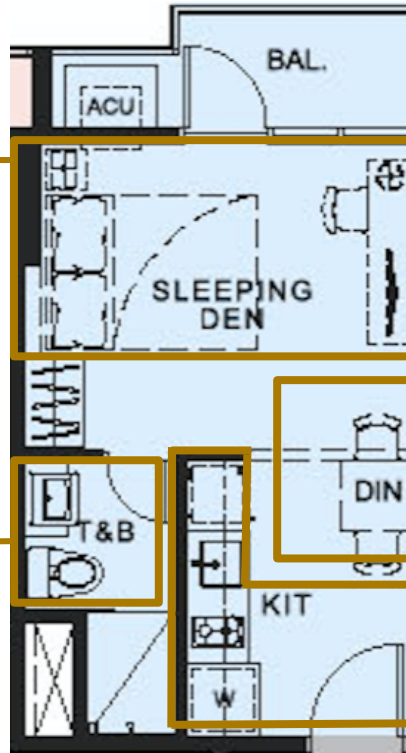
Unit Layout



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

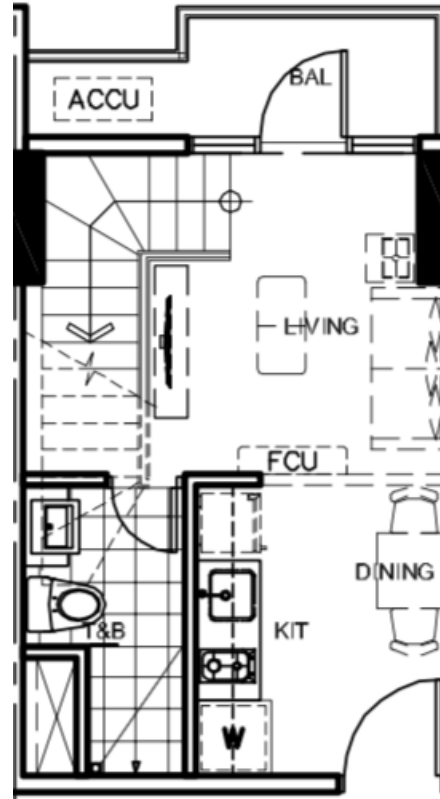
- Ceramic plank flooring
- Modular closet
- Inverter split-type air-conditioning unit

Kitchen

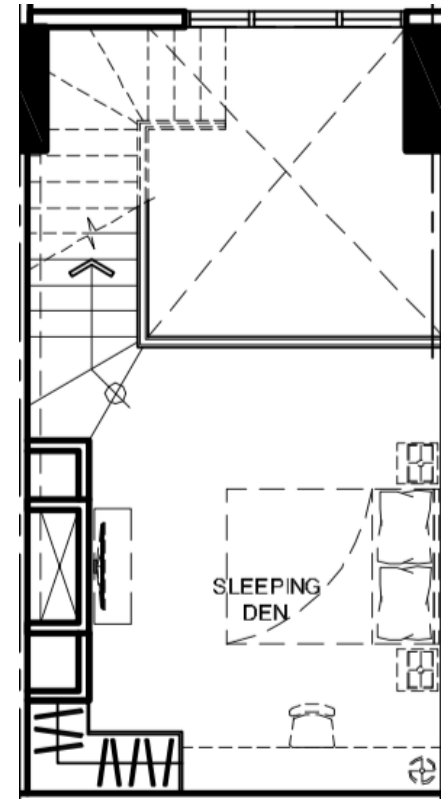
- Ceramic tile flooring
- Modular under-counter and overhead cabinets
- 2-burner cooktop
- Rangehood
- Waterline and power outlet for washer-dryer

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

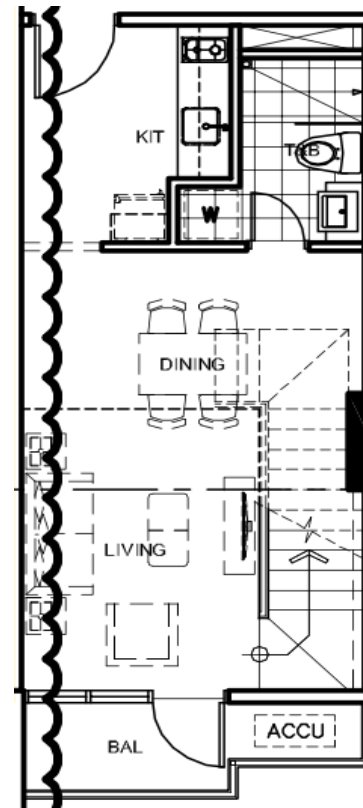
- Ceramic plank flooring
- Modular closet
- Inverter split-type air-conditioning unit

Kitchen

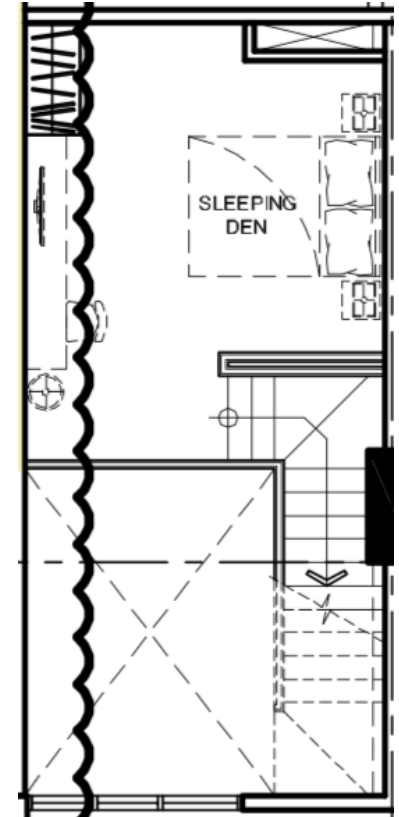
- Ceramic tile flooring
- Modular under-counter and overhead cabinets
- 2-burner cooktop
- Rangehood

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

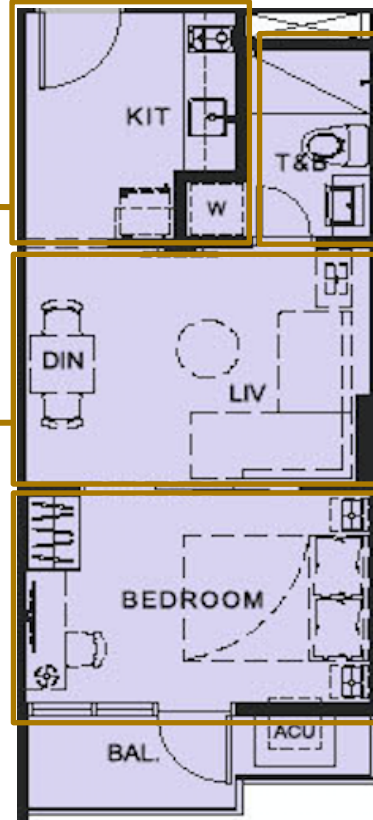
UNIT HIGHLIGHTS

Kitchen

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

Living/Dining area

- Ceramic tile flooring



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

1-BEDROOM

UNIT HIGHLIGHTS

Kitchen

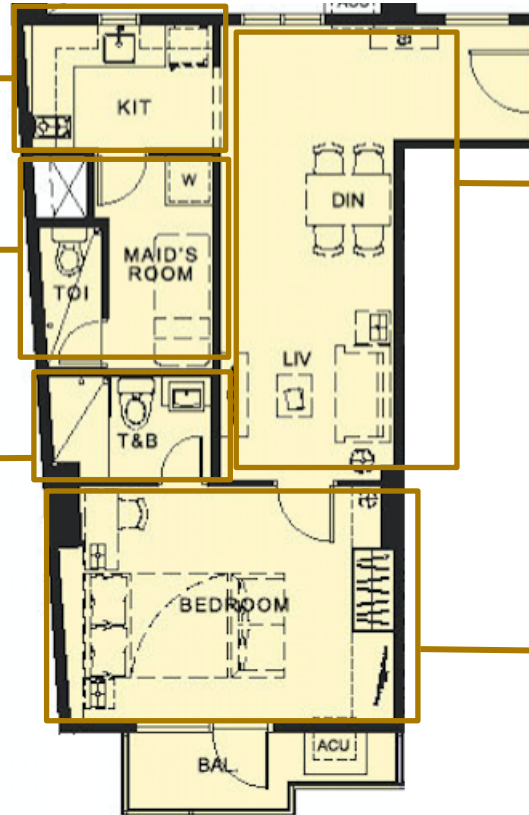
- Ceramic tile flooring
- Modular under-counter and overhead cabinets
- 2-burner cooktop
- Rangehood

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

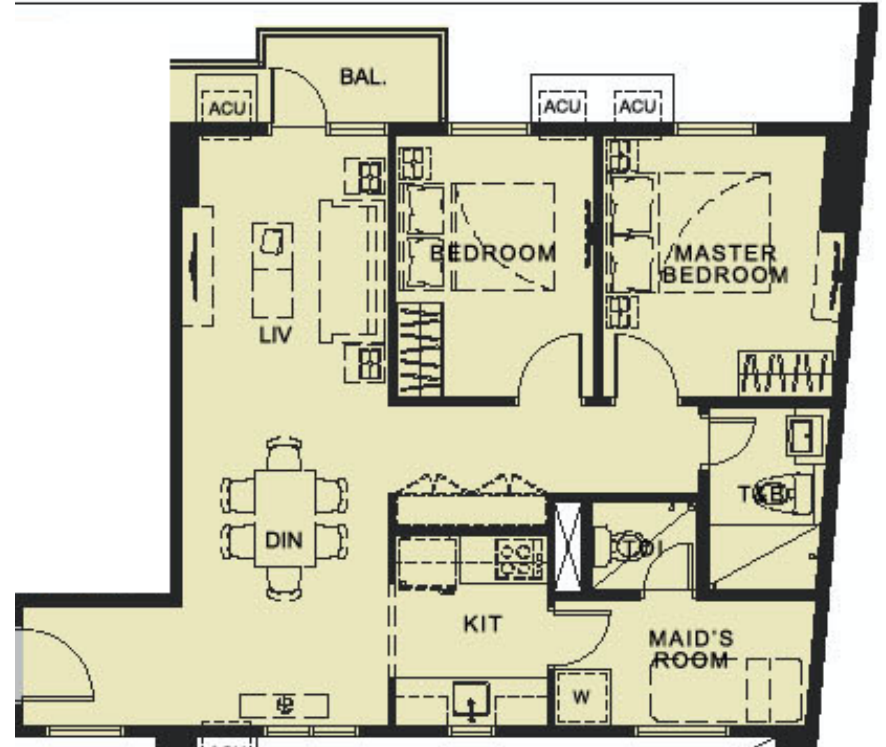
- Ceramic tile flooring
- Modular under-counter and overhead cabinets
- 4-burner cooktop
- Rangehood
- Built-in oven

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

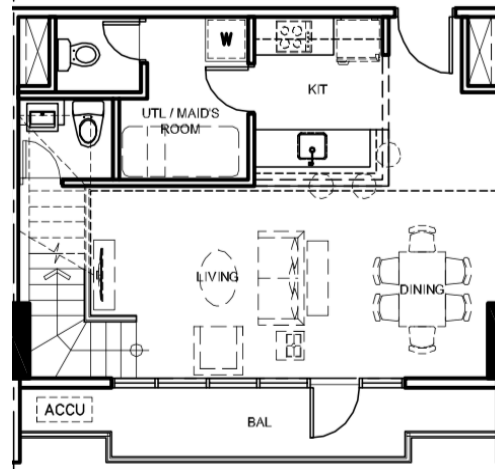
- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Partial glass shower enclosure (except for Maid's T&B)
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)

Maid's/Utility Room with Toilet

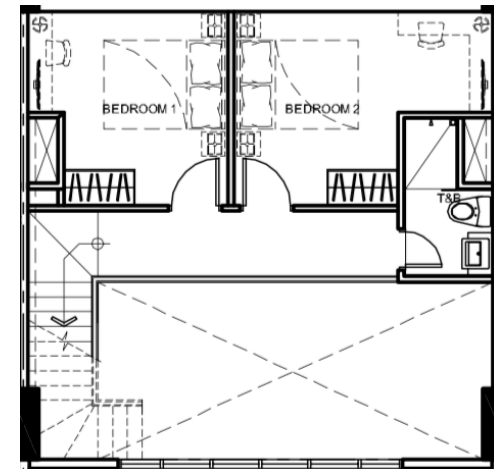
- Ceramic tile flooring
- Mechanical and/or natural ventilation
- Waterline and power outlet for washer-dryer

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)

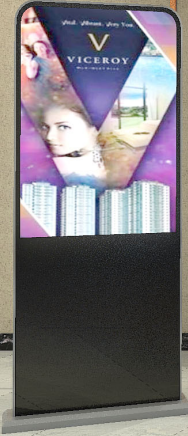
Ground Floor Features

- 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 3rd floor
- Commercial parking at ground floor
- Driver's lounge with toilet



A modern rooftop garden or terrace area. The deck is made of dark wood planks. There are several large, colorful beanbag chairs in shades of yellow, orange, and red. The garden is filled with various plants, including large green leaves, red flowers, and a vertical garden wall on the right side. The background shows a modern building with a white facade and a 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

DAY CARE





FUNCTION ROOM



FUNCTION ROOM



FITNESS GYM



FITNESS GYM

Exterior Amenity Renders





BUFFER PLANTING



JOGGING PATH

An architectural rendering of an outdoor fitness and lounge area. The scene is set on a modern building's exterior with a light-colored tiled floor. On the left, there are lush green trees and bushes. In the center, a vibrant, multi-colored (pink, purple, blue) illuminated path leads towards a piece of outdoor exercise equipment. To the right, a large glass window reflects the sky and the path. In the foreground, three brown, wicker-style lounge chairs are arranged on the tiled surface. The overall atmosphere is bright and modern.

**OUTDOOR FITNESS
AND LOUNGE**



**PLAYGROUND AND
SPILL-OVER AREA**



POOL AREA



**SPILL-OVER AND
WOODEN DECK**

A modern atrium garden featuring a wooden deck, colorful ottomans, and a vertical garden wall. The space is filled with lush greenery, including trees and various plants. The architecture is clean and minimalist, with white walls and a large window. The overall atmosphere is bright and airy.

ATRIUM GARDEN



KIDDIE POOL AREA



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