



FIRENZE

AT ILOILO BUSINESS PARK

Project Presentation



FIRENZE
AT ILOILO BUSINESS PARK

TO ILOILO INTERNATIONAL AIRPORT / STA. BARBARA

TO SAN RAFAEL

TO JARO LEGANES VIA MCARTHUR DRIVE & WASHINGTON ROAD

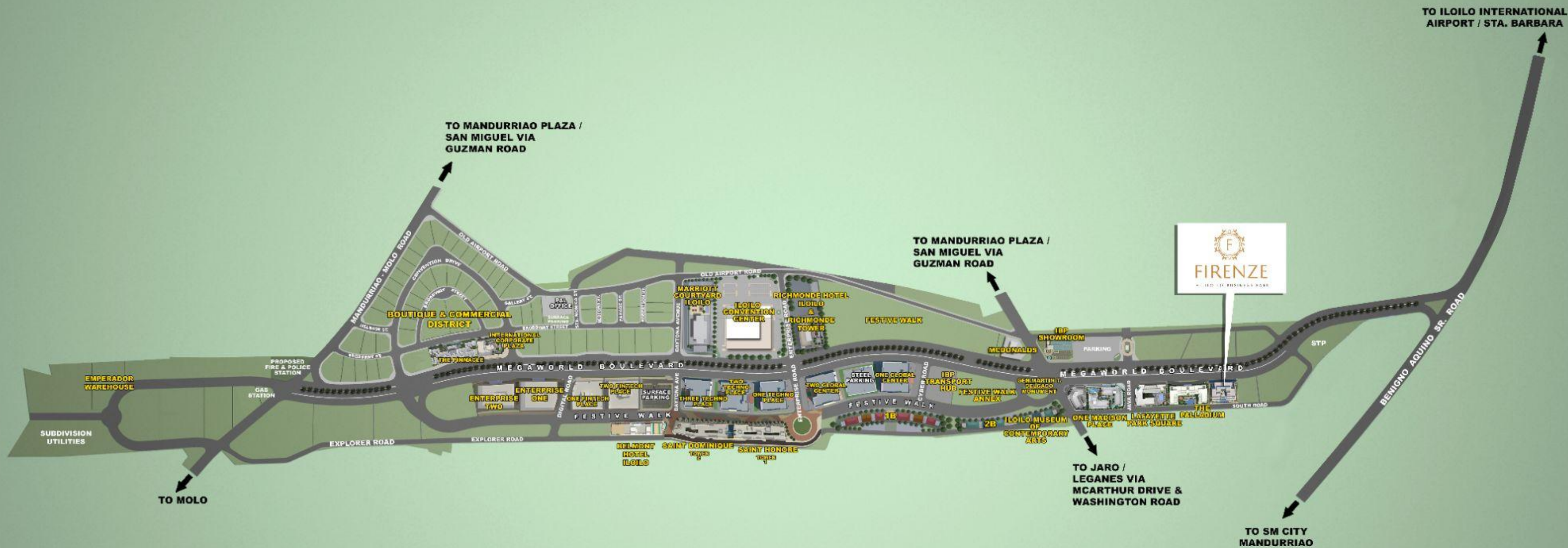
TO MANDURRIA PLAZA / SAN MIGUEL VIA GUZMAN ROAD

TO MANDURRIA PLAZA / SAN MIGUEL VIA GUZMAN ROAD

TO MOLO



ILOILO
BUSINESS PARK
GOOGLE EARTH MAP



MASTER DEVELOPMENT PLAN

SOUTH ROAD




FIRENZE
AT ILOILO BUSINESS PARK
SITE DEVELOPMENT PLAN

MEGAWORLD BOULEVARD



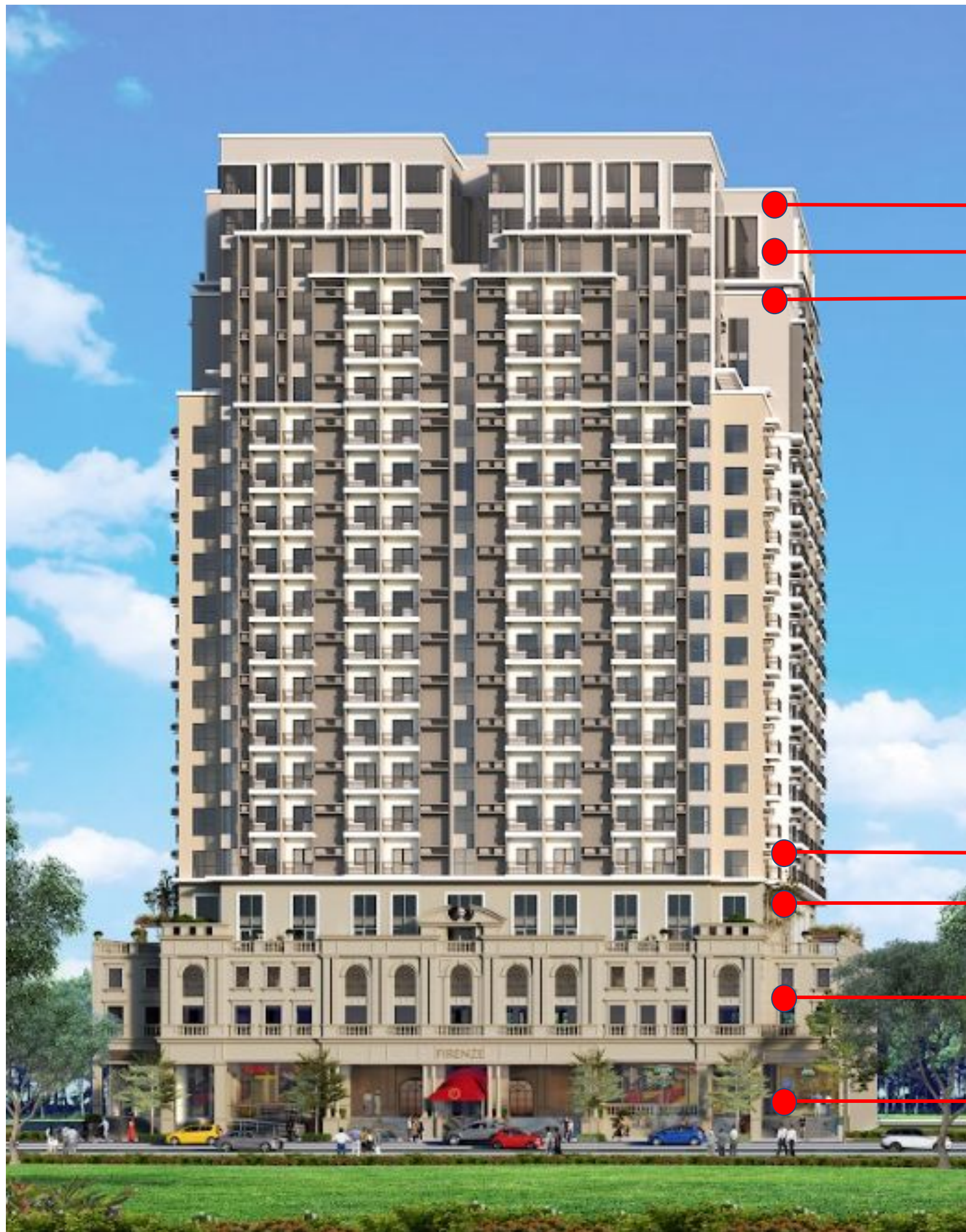
Architectural Inspiration

Inspired by the charm of the classic Italian Architecture and the convenience of modern lifestyle.



Façade





22F Loft Levels

21F - Residential Units, Outdoor Lounge

6F - 20F - Residential Units
(Excluding 13F)

5F - Residential Units, Amenity Deck

2nd-3rd - Podium Parking

GF - Lobby, Retail and Parking

Development Summary

Total Lot Area

2,520 sqm

Total No. Of Units

415 Units

Total No. Of Floors

22 Levels

Turnover Date

**December 31, 2027
+ 6 months grace period**

Unit Mix

Unit Type	Area Range		Count	% MIX
	MIN	MAX		
Junior 1-Bedroom	29.50	32.00	26	6.27%
Junior 1-Bedroom with Balcony	32.50	34.00	218	52.53%
1-Bedroom with Balcony	32.50	47.50	56	13.49%
Executive 1-Bedroom with Balcony	51.00	51.00	32	7.71%
1-Bedroom Loft	53.00	56.50	4	0.96%
1-Bedroom Loft with Balcony	58.50	60.00	9	2.17%
2-Bedroom	62.00	62.00	6	1.45%
2-Bedroom with Balcony	64.00	80.50	48	11.57%
2-Bedroom with Deck	59.50	90.00	6	1.45%
3-Bedroom Loft	107.50	107.50	8	1.93%
3-Bedroom Loft with Balcony	132.00	132.00	2	0.48%
TOTAL			415	100%

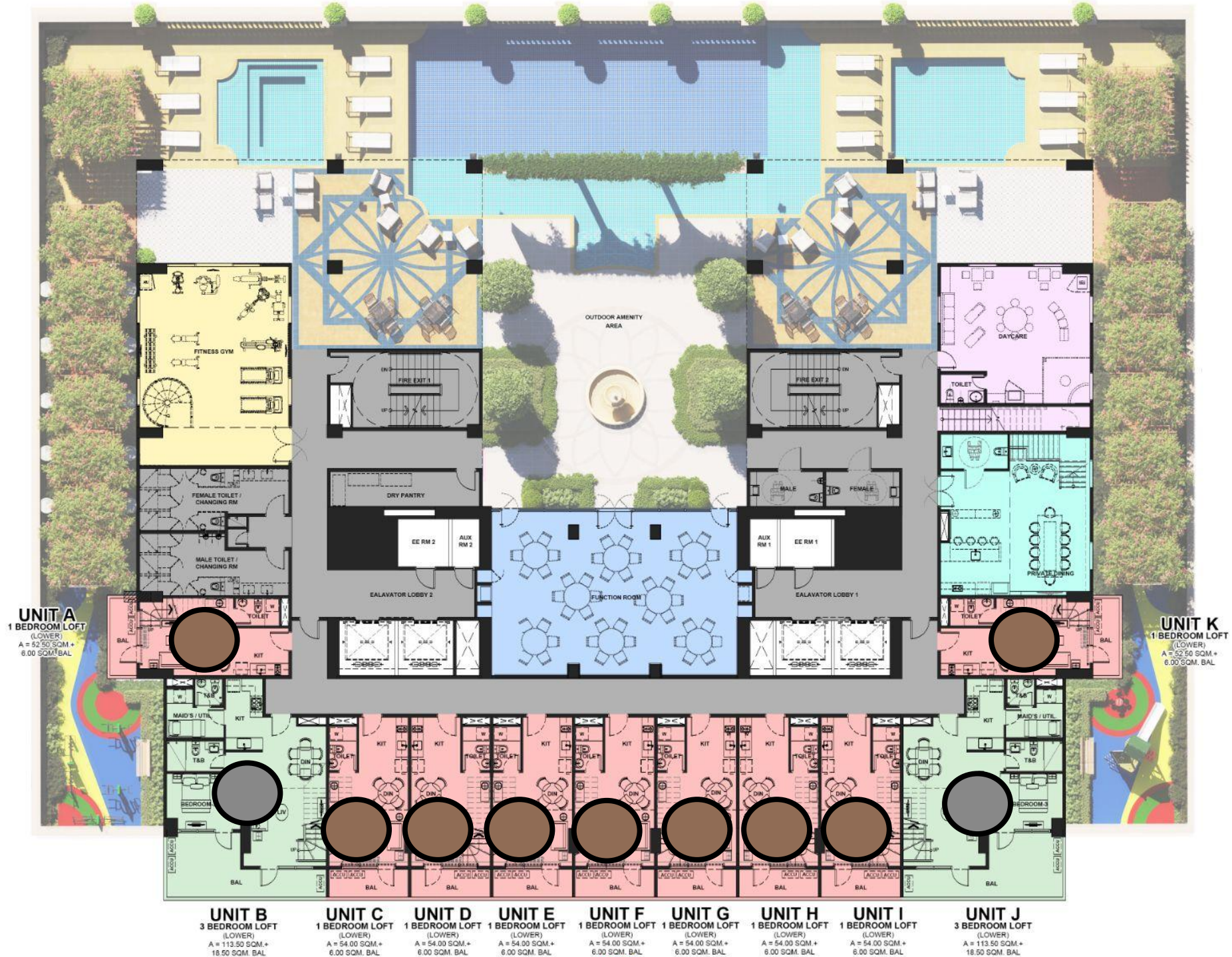
A decorative horizontal frame with a double-line border and ornate, curved corners. The text "Floor Plans" is centered within this frame.

Floor Plans

5th Floor Lower Level

- 1-BR Loft w/ Balcony - 9 Units
- 3-BR Loft w/ Balcony - 2 Units

Total of 11 units



FIRENZE

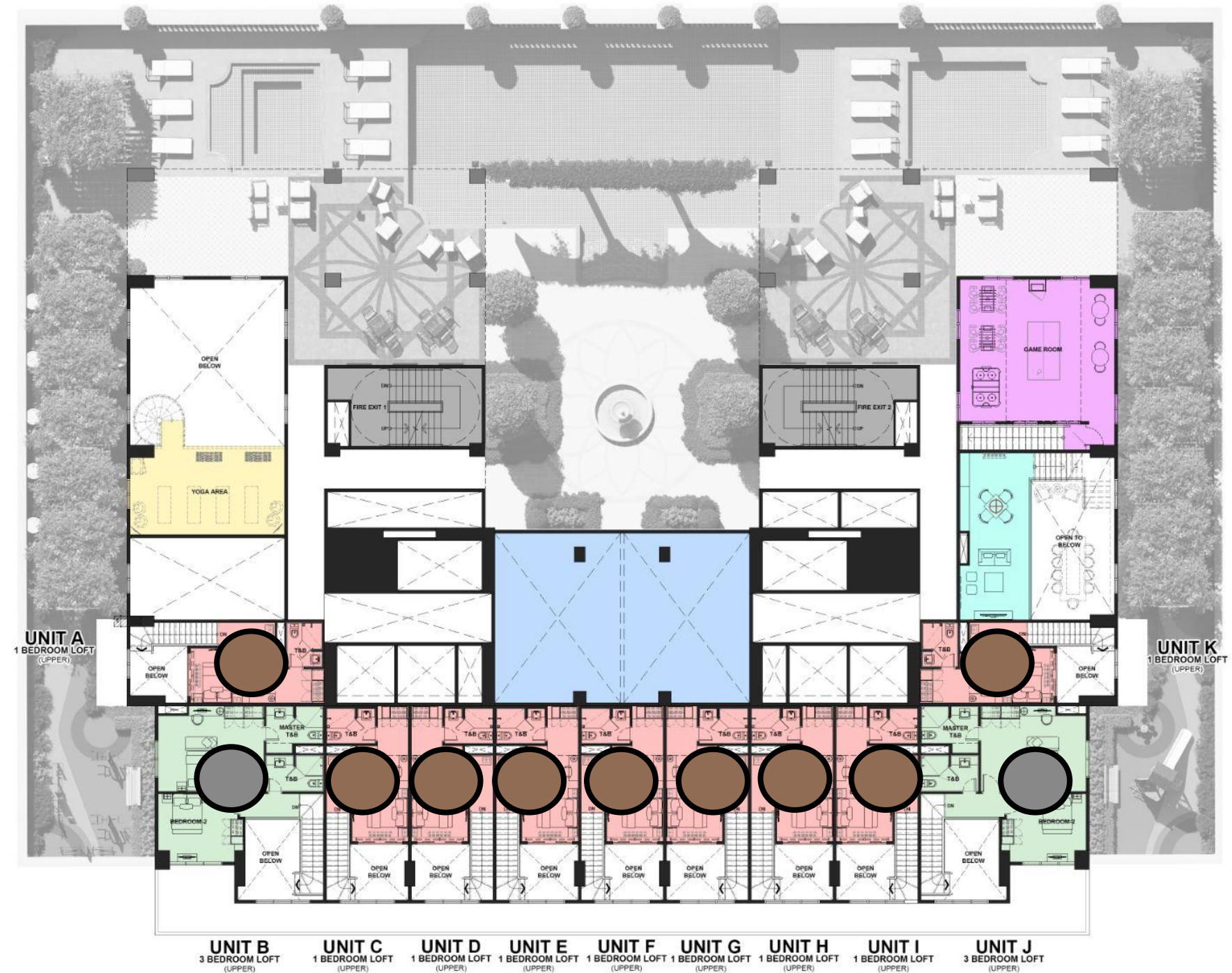
AT ILOILO BUSINESS PARK
5TH FLOOR PLAN (LOWER LEVEL)



5th Floor Upper Level

- 1-BR Loft w/ Balcony - 9 Units
- 3-BR Loft w/ Balcony - 2 Units

Total of 11 units


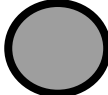


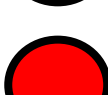


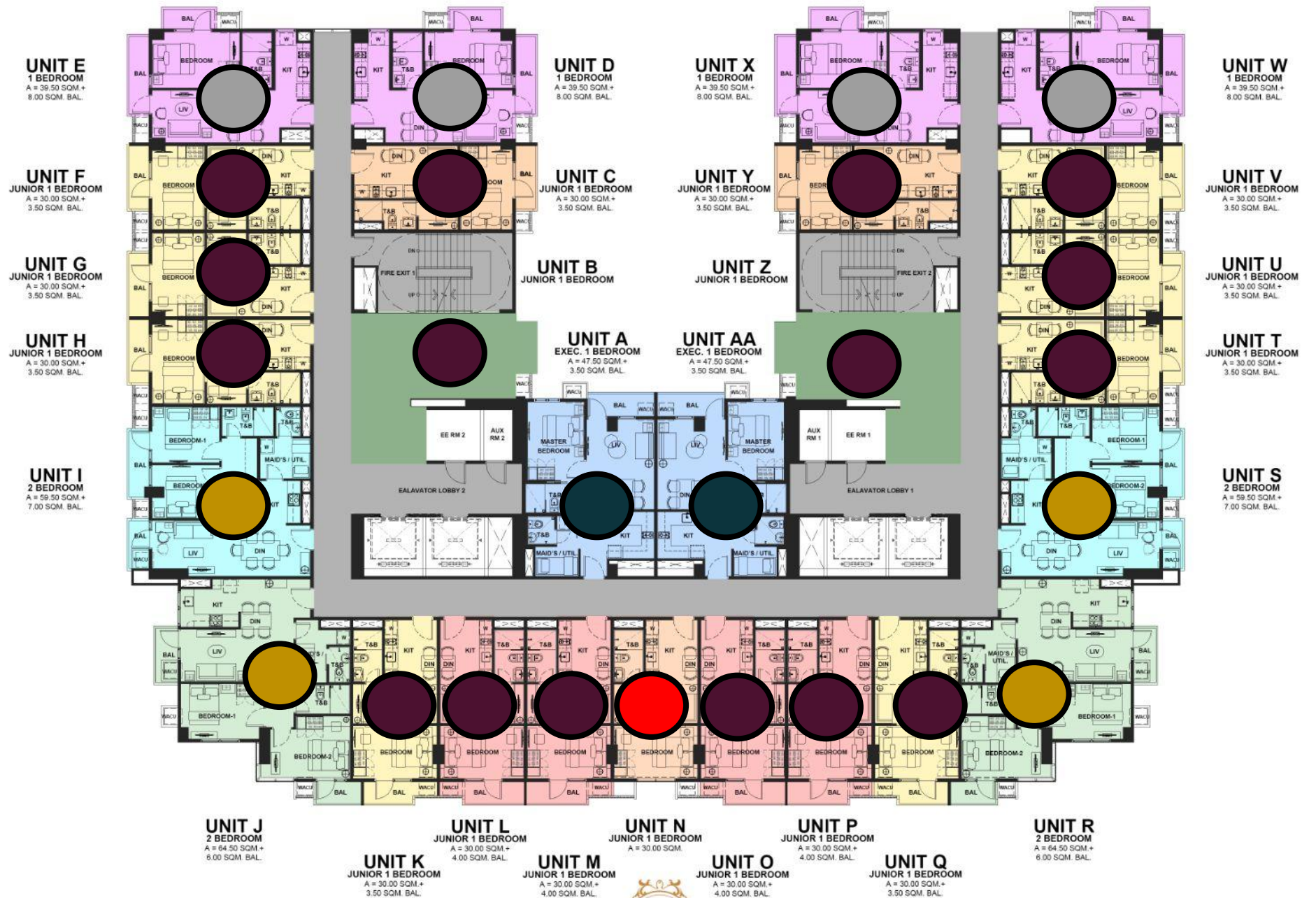
UNIT A 1 BEDROOM LOFT (UPPER) UNIT B 3 BEDROOM LOFT (UPPER) UNIT C 1 BEDROOM LOFT (UPPER) UNIT D 1 BEDROOM LOFT (UPPER) UNIT E 1 BEDROOM LOFT (UPPER) UNIT F 1 BEDROOM LOFT (UPPER) UNIT G 1 BEDROOM LOFT (UPPER) UNIT H 1 BEDROOM LOFT (UPPER) UNIT I 1 BEDROOM LOFT (UPPER) UNIT J 3 BEDROOM LOFT (UPPER) UNIT K 1 BEDROOM LOFT (UPPER)



F
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5TH FLOOR PLAN (UPPER LEVEL)

6th-17th Floor


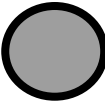

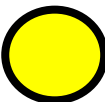
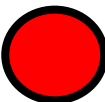
-  Junior 1 Bedroom w/ Balcony- 16 Units
-  1 Bedroom w/ Balcony - 4 units
-  Exec. 1 Bedroom w/ Balcony - 2 Units
-  2 Bedroom w/ Balcony - 4 Units
-  Junior 1 Bedroom - 1 unit

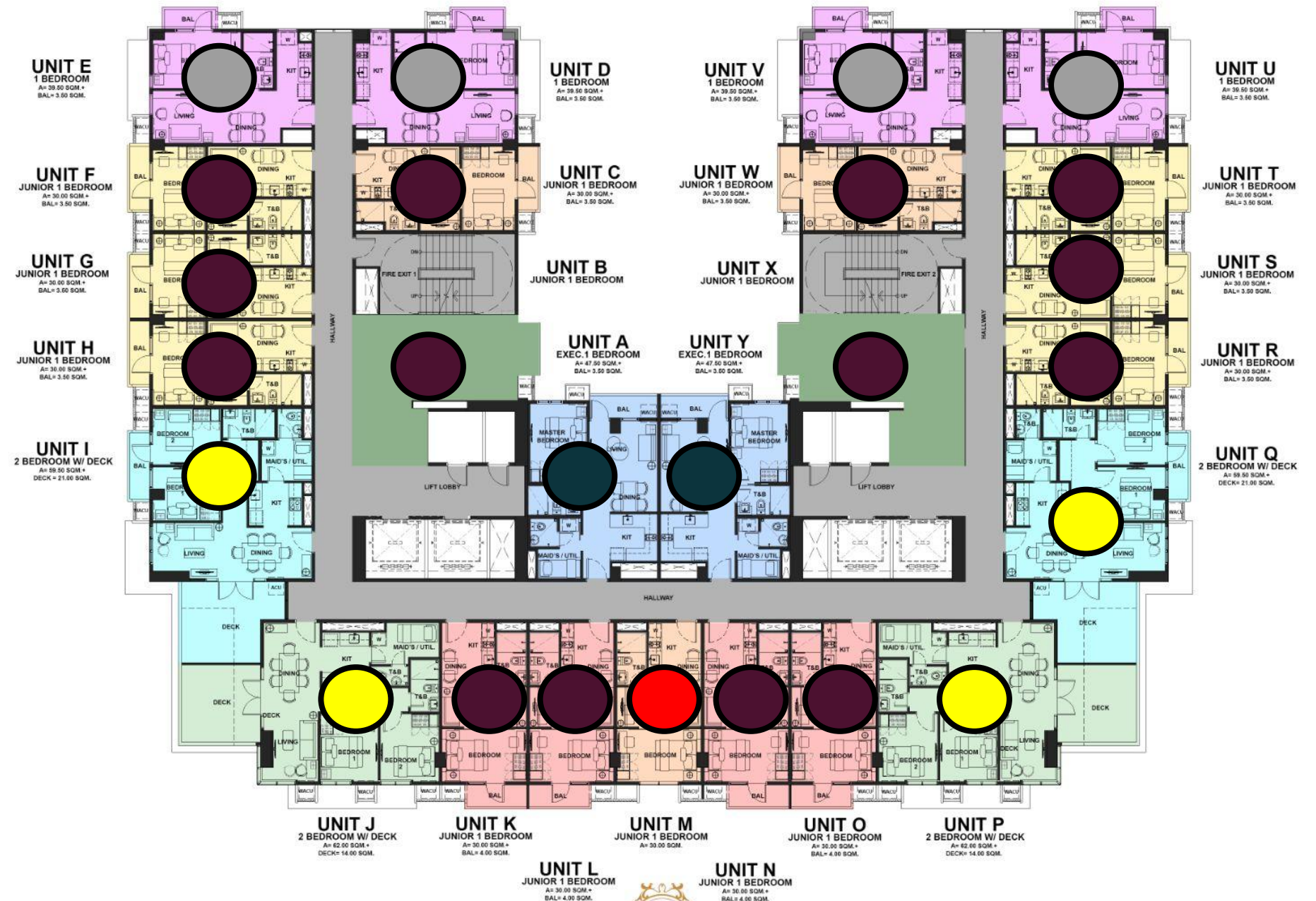


Total of 27 units each floor



18th Floor

-  Junior 1 Bedroom w/ Balcony- 14 Units
-  1 Bedroom w/ Balcony - 4 units
-  Exec. 1 Bedroom w/ Balcony - 2 Units
-  2 Bedroom w/ Deck - 4 Units
-  Junior 1 Bedroom - 1 unit


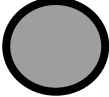


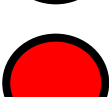


Total of 25 units



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18TH FLOOR PLAN

19th-20th Floor

-  Junior 1 Bedroom w/ Balcony- 14 Units
-  1 Bedroom w/ Balcony - 4 units
-  Exec. 1 Bedroom w/ Balcony- 2 Units
-  2 Bedroom w/ Balcony - 4 Units
-  Junior 1 Bedroom - 1 units



Total of 25 units each floor



21st Floor

- Junior 1 Bedroom - 12 Units
- Exec. 1 Bedroom w/ Balcony - 2 Units
- 2 Bedroom - 2 Units
- 2 Bedroom with Deck - 2 Units

Total of 18 units



22nd Floor Lower Level

- 1 Bedroom Loft - 4 Units
- 3 Bedroom Loft - 8 Units
- Exec. 1 Bedroom w/ Balcony - 2 Units

Total of 14 units



UNIT F 3BR LOFT TYPE (LOWER) A= 137.50 SQM.
UNIT G 3BR LOFT TYPE (LOWER) A= 137.50 SQM.
UNIT H 3BR LOFT TYPE (LOWER) A= 137.50 SQM.
UNIT I 3BR LOFT TYPE (LOWER) A= 137.50 SQM.



22nd Floor Mezzanine

- 1 Bedroom Loft - 4 Units
- 3 Bedroom Loft - 8 Units

Total of 12 units



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22ND FLOOR MEZZANINE PLAN

All units are furnished with the fixtures and appliances completely listed in the Rental Agreement. See other fixtures. Extra charges to detail them.

A decorative horizontal frame with a double-line border and ornate, curved corners. The text "Unit Layouts" is centered within this frame.

Unit Layouts

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 and undercabinet lights
- Kitchen with granite countertop, homogenous tile backsplash, single- bowl sink, and faucet
 - 2-burner cooktop for Junior 1BR, 1BR / 4-burner cooktop with built-in oven for 2BR 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 inverter window type air-conditioning units for Regular Units
 - Split-type inverter AC units for Loft Units
 - Video Intercom
 - Wireless smart home system and devices

Unit Highlights - Junior 1 Bedroom

Unit

Sleeping Den

- Porcelain Plank Flooring
- Wood Sliding door partition
- Modular Closet
- Provision for inverter window-type air-conditioning unit

Living/Dining Area

- Homogenous Tile Flooring

Kitchen

- Homogenous tile flooring
- Granite countertop
- Homogenous tile backsplash
- Modular undercounter and overhead cabinets with open shelves
- Single bowl undermount sink with faucet
- 2-burner cooktop with rangehood
- Water line and power outlet for washer-dryer

Toilet and Bath

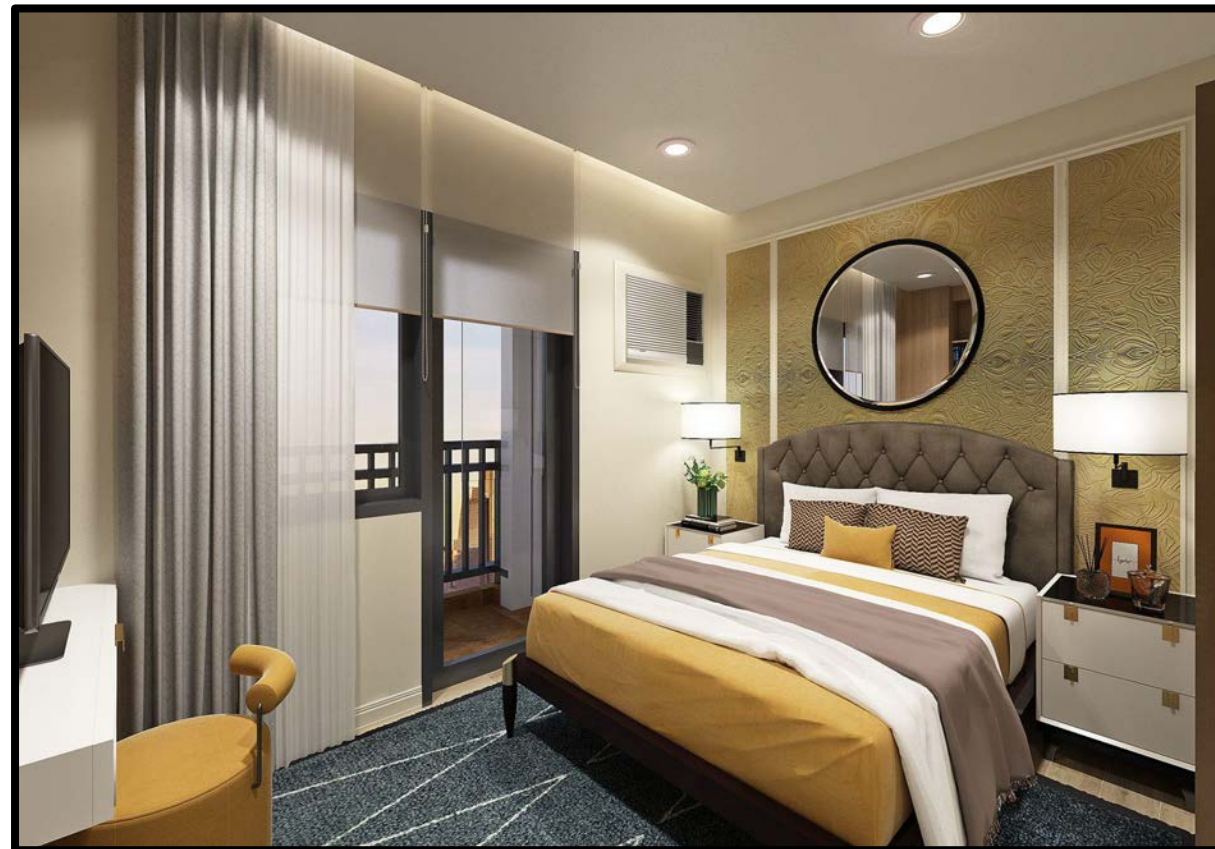
- Homogenous Tile Flooring
- Shower with mixer
- Water closet
- Lavatory basin with mixer
- Granite countertop
- Soap dish, towel rod, tissue paper holder, bidet spray
- Facial mirror
- Partial glass shower enclosure
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)

Balcony

- Ceramic Tile Flooring



Junior 1 Bedroom



Unit Highlights - 1 Bedroom Unit

Bedroom

- Porcelain Plank Flooring
- Modular Closet
- Provision for inverter window type air-conditioning unit

Toilet and Bath

- Homogenous Tile Flooring
- Shower with mixer
- Water closet
- Lavatory basin with mixer
- Granite countertop
- Soap dish, towel rod, tissue paper holder, bidet spray
- Facial mirror
- Partial glass shower enclosure
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)

Balcony

- Ceramic Tile Flooring

Living/Dining Area

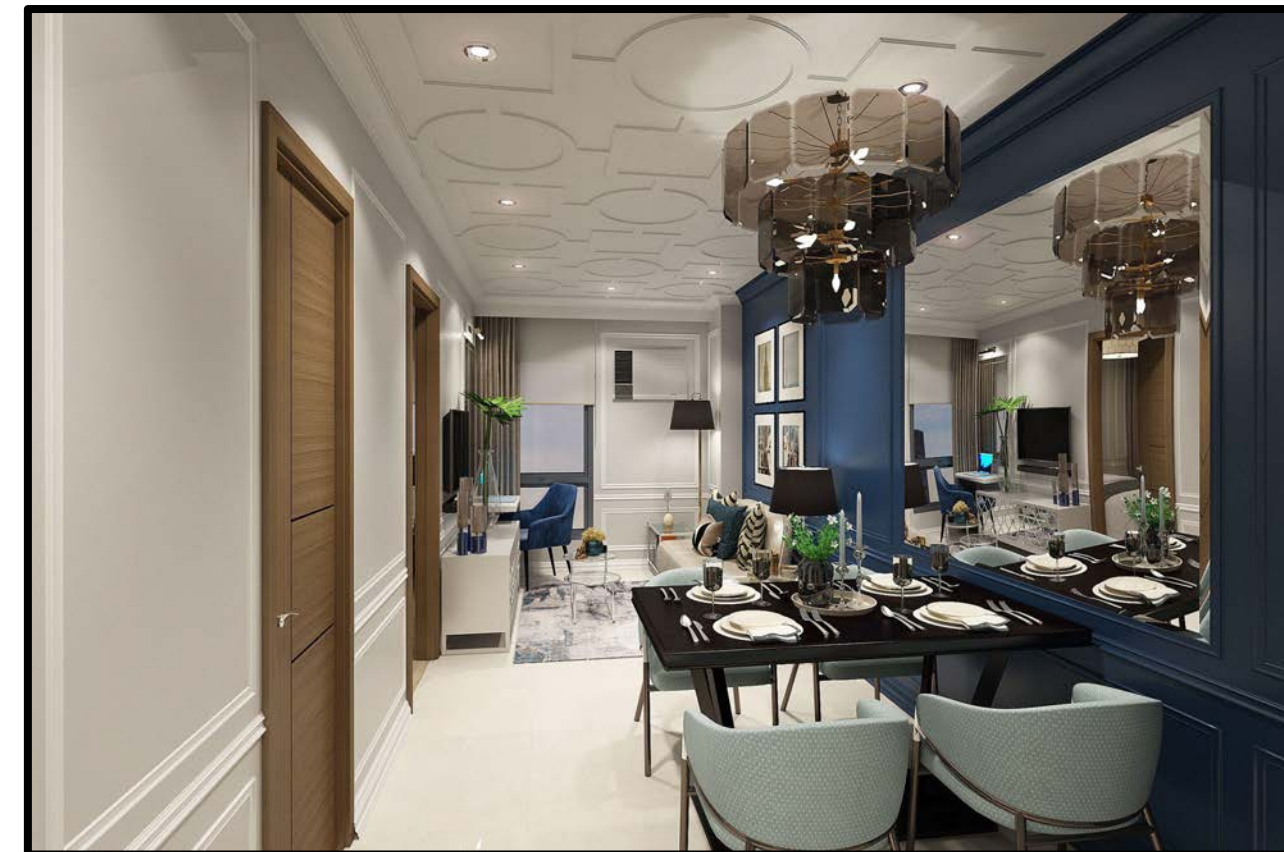
- Homogenous Tile Flooring

Kitchen

- Homogenous tile flooring
- Granite countertop
- Homogenous tile backsplash
- Modular undercounter and overhead cabinets with open shelves
- Single bowl undermount sink with faucet
- 2-burner cooktop with rangehood
- Water line and power outlet for washer-dryer



1 Bedroom



Unit Highlights - Exec. 1 Bedroom Unit

Toilet and Bath

- Homogenous Tile Flooring
- Shower with mixer
- Water closet
- Lavatory basin with mixer
- Granite countertop
- Soap dish, towel rod, tissue paper holder, bidet spray
- Facial mirror
- Partial glass shower enclosure
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)

Utility/Maid's Room

- Ceramic Tile Flooring
- Water closet, wash basin with faucet, shower set
- Water line and power outlet for washer-dryer



Bedroom

- Porcelain Plank Flooring
- Modular Closet
- Provision for Inverter window type air-conditioning unit

Balcony

- Ceramic Tile Flooring

Living/Dining Area

- Homogenous Tile Flooring
- Provision for Inverter window type air-conditioning unit

Kitchen

- Homogenous tile flooring
- Granite countertop
- Homogenous tile backsplash
- Modular undercounter and overhead cabinets with open shelves
- Single bowl undermount sink with faucet
- 2-burner cooktop with rangehood
- Water line and power outlet for washer-dryer

Unit Highlights - 1 Bedroom Loft Unit

Lower Level

Upper Level

Living/Dining Area

- Homogenous Tile Flooring
- Inverter split-type air-conditioning unit

Kitchen

- Homogenous Tile Flooring
- Granite Countertop
- Homogenous tile backsplash
- Modular undercounter and overhead cabinets with open shelves
- Single bowl undermount sink with faucet
- 2 burner cooktop with rangehood

Powder Room

- Homogenous Tile Flooring
- Water closet
- Lavatory with mixer
- Tissue paper holder, bidet spray
- Facial mirror
- Water line and power outlet for washer dryer



Balcony

- Ceramic Tile Flooring

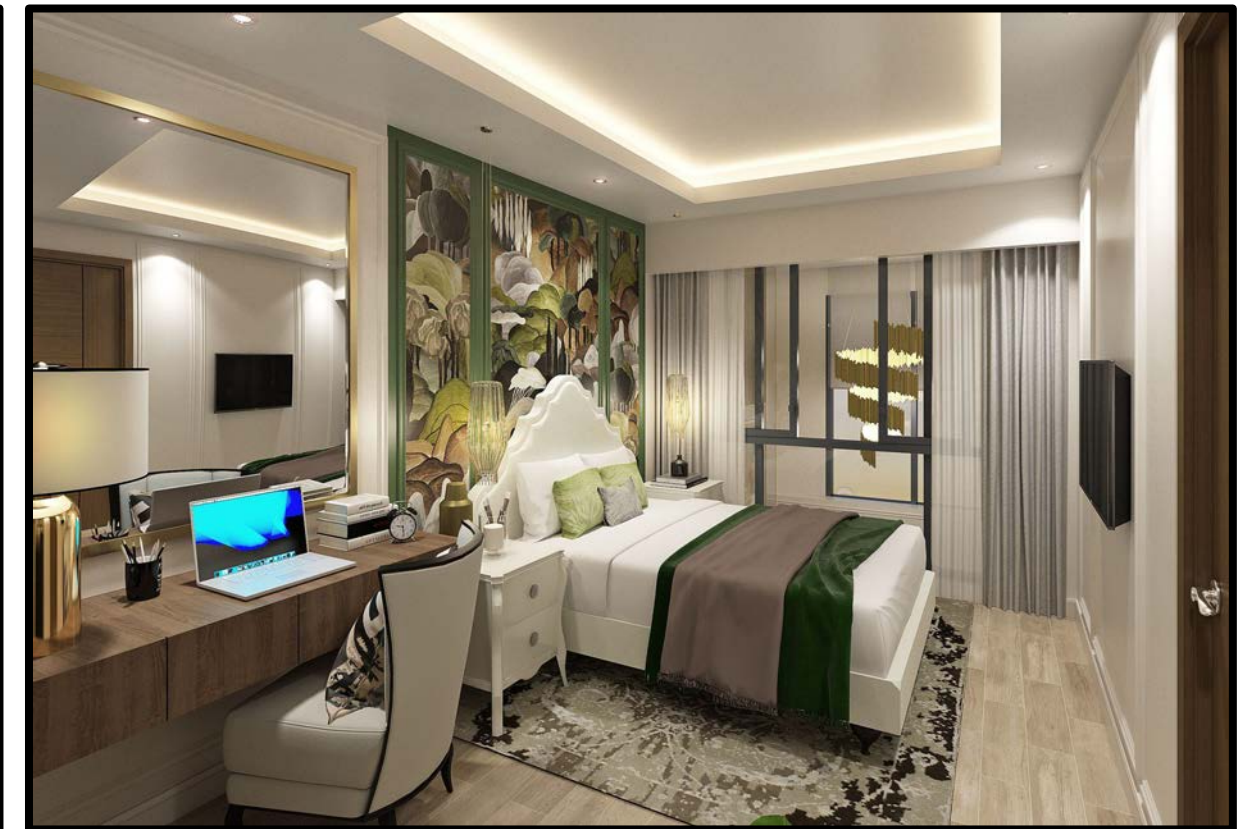
Bedroom

- Porcelain Plank Flooring
- Modular Closet
- Inverter split-type air-conditioning unit

Toilet and Bath

- Homogenous Tile Flooring
- Shower with mixer
- Water closet
- Lavatory basin with mixer
- Granite countertop
- Soap dish, towel rod, tissue paper holder, bidet spray
- Facial mirror
- Partial glass shower enclosure
- Hot and cold water heater (water heater unit to be provided by owner)

1 Bedroom Loft



Unit Highlights - 2 Bedroom Unit

Balcony

- Ceramic Tile Flooring

Living/Dining Area

- Homogenous Tile Flooring
- Provision for Inverter window type air-conditioning unit

Kitchen

- Homogenous Tile Flooring
- Granite Countertop
- Homogenous tile backsplash
- Modular undercounter and overhead cabinets with open shelves
- Single bowl undermount sink with faucet
- 4 burner cooktop with rangehood

Bedroom

- Porcelain Plank Flooring
- Modular Closet
- Provision for Inverter window type air-conditioning unit

Toilet and Bath

- Homogenous Tile Flooring
- Shower with mixer
- Water closet
- Lavatory basin with mixer
- Granite countertop
- Soap dish, towel rod, tissue paper holder, bidet spray
- Facial mirror
- Partial glass shower enclosure
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)

Utility/Maid's Room

- Ceramic Tile Flooring
- Water closet, wash basin with faucet, shower set
- Water line and power outlet for washer-dryer



Unit Highlights - 2 Bedroom with Deck Unit

Deck

- Ceramic Tile Flooring
- Cold water line with faucet

Living/Dining Area

- Homogenous Tile Flooring
- Provision for Inverter window type air-conditioning unit

Kitchen

- Homogenous Tile Flooring
- Granite Countertop
- Homogenous tile backsplash
- Modular undercounter and overhead cabinets with open shelves
- Single bowl undermount sink with faucet
- 4 burner cooktop with rangehood

Utility/Maid's Room

- Ceramic Tile Flooring
- Water closet, wash basin with faucet, shower set
- Mechanical and/or natural ventilation
- Water line and power outlet for washer-dryer

Balcony

- Ceramic Tile Flooring

Bedroom

- Porcelain Plank Flooring
- Modular Closet
- Provision for Inverter window type air-conditioning unit

Toilet and Bath

- Homogenous Tile Flooring
- Shower with mixer
- Water closet
- Lavatory basin with mixer
- Granite countertop
- Soap dish, towel rod, tissue paper holder, bidet spray
- Facial mirror
- Partial glass shower enclosure
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)



2 Bedroom



Unit Highlights - 3 Bedroom Loft Unit

Lower Level

Balcony

- Ceramic tile flooring

Living/Dining

- Homogenous Tile Flooring
- Inverter split-type air-conditioning unit

Kitchen

- Homogenous tile flooring
- Granite countertop
- Homogenous tile backsplash
- Modular undercounter and overhead cabinets with open shelves
- Single bowl undermount sink with faucet
- 4-burner cooktop with rangehood and built-in oven



Bedrooms

- Porcelain Plank Flooring
- Modular Closet with swing doors
- Inverter split-type air-conditioning unit

Toilet and Bath

- Homogenous tile flooring
- Shower with mixer
- Water closet
- Lavatory basin with mixer
- Granite countertop
- Soap dish, towel rod, tissue paper holder, bidet spray
- Facial mirror
- Partial glass shower partition
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)

Utility/Maid's room with toilet

- Ceramic tile flooring
- Water closet, wash basin with faucet, shower set
- Mechanical and/or natural ventilation
- Water line and power outlet for washer-dryer

Unit Highlights - 3 Bedroom Loft Unit

Upper Level

Toilet and Bath

- Homogenous tile flooring
- Shower with mixer
- Water closet
- Lavatory basin with mixer
- Granite countertop
- Soap dish, towel rod, tissue paper holder, bidet spray
- Facial mirror
- Partial glass shower enclosure
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)



Bedrooms

- Porcelain Plank Flooring
- Modular Closet
- Inverter split-type air-conditioning unit

3 Bedroom Loft



Firenze Residences Smart Unit



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

Typical Residence Features

- Entrance Panel door with viewer and door casing
- Mortise type with built-in deadbolt keyed lockset for main entry door
- Individual electric and water meter
- Provision of Fiber-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 (base brand and system: Broadlink)
- 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)

Ground Floor Features



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

Elevator Hall



Lobby



Lobby

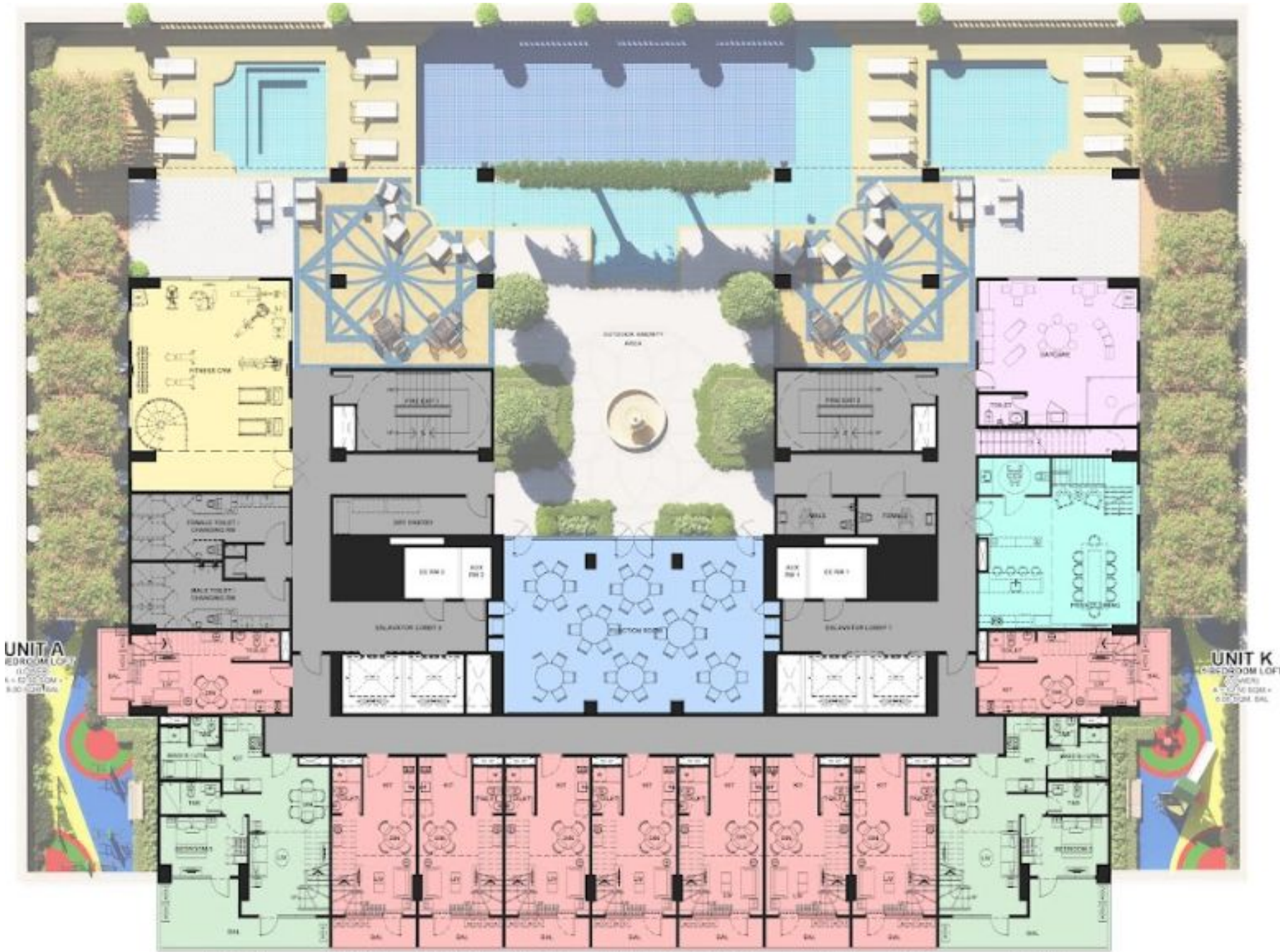


A decorative rectangular frame with a double-line border and ornate, curved corners. The word "Amenities" is centered within this frame.

Amenities

5th Floor Amenity Deck

Lower Level



- UNIT B
2 BEDROOM LOFT (LOWER)
A = 113.58 SQM + 18.50 SQM BAL.
- UNIT C
1 BEDROOM LOFT (LOWER)
A = 58.30 SQM + 6.00 SQM BAL.
- UNIT D
1 BEDROOM LOFT (LOWER)
A = 54.81 SQM + 9.30 SQM BAL.
- UNIT E
1 BEDROOM LOFT (LOWER)
A = 54.00 SQM + 9.00 SQM BAL.
- UNIT F
1 BEDROOM LOFT (LOWER)
A = 54.00 SQM + 9.00 SQM BAL.
- UNIT G
1 BEDROOM LOFT (LOWER)
A = 54.00 SQM + 9.00 SQM BAL.
- UNIT H
1 BEDROOM LOFT (LOWER)
A = 54.00 SQM + 9.00 SQM BAL.
- UNIT I
1 BEDROOM LOFT (LOWER)
A = 54.00 SQM + 9.00 SQM BAL.
- UNIT J
3 BEDROOM LOFT (LOWER)
A = 113.58 SQM + 18.50 SQM BAL.

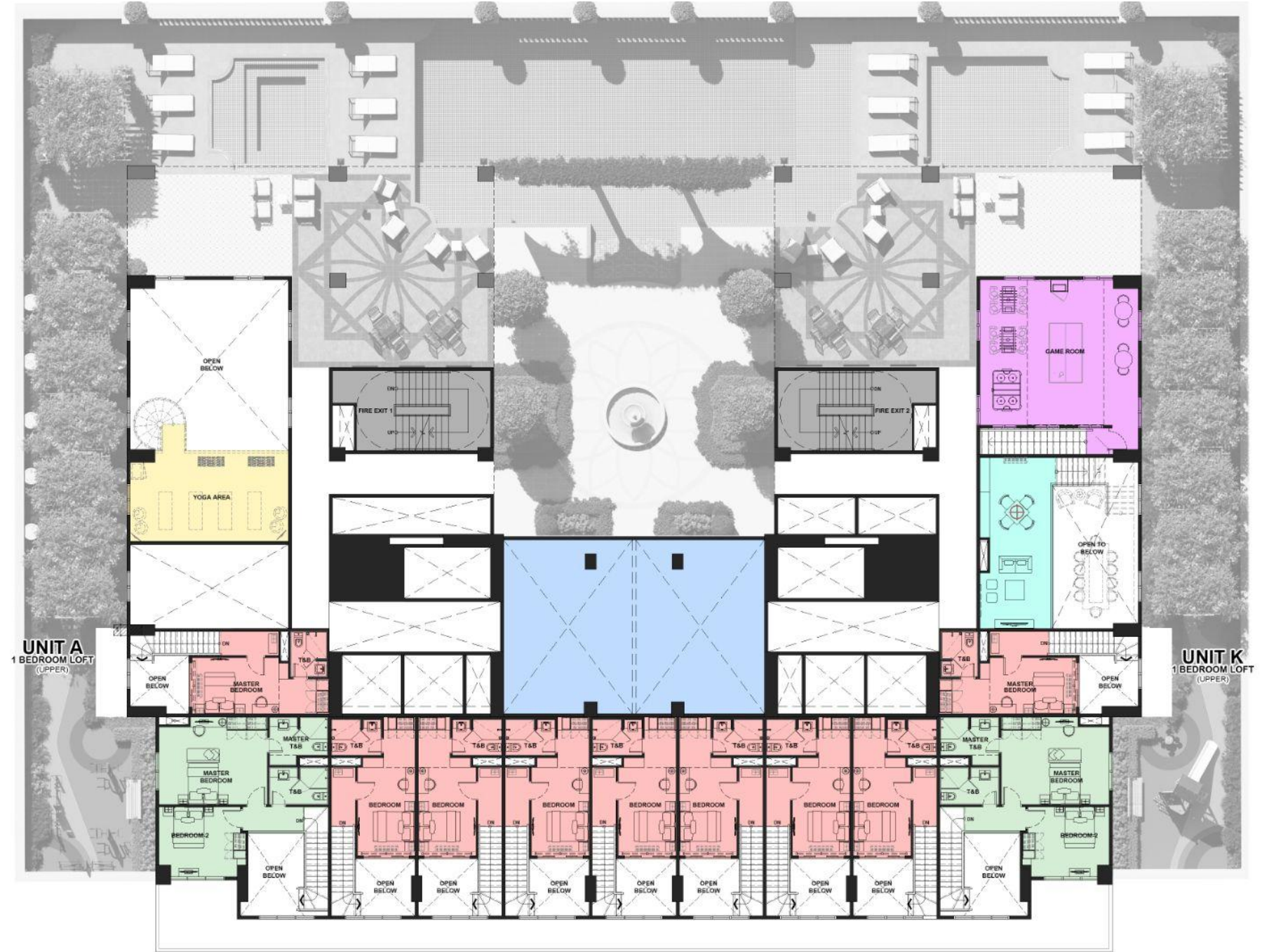


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5TH FLOOR PLAN (LOWER LEVEL)



Upper Level



- UNIT B
3 BEDROOM LOFT (UPPER)
- UNIT C
1 BEDROOM LOFT (UPPER)
- UNIT D
1 BEDROOM LOFT (UPPER)
- UNIT E
1 BEDROOM LOFT (UPPER)
- UNIT F
1 BEDROOM LOFT (UPPER)
- UNIT G
1 BEDROOM LOFT (UPPER)
- UNIT H
1 BEDROOM LOFT (UPPER)
- UNIT I
1 BEDROOM LOFT (UPPER)
- UNIT J
3 BEDROOM LOFT (UPPER)



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AT ILOILO BUSINESS PARK
5TH FLOOR PLAN (UPPER LEVEL)



List of Amenities

Adult Pool

Children's Pool

Outdoor Jacuzzi

Pool Deck

Symmetrical Garden

Pavilion

Outdoor Lounge Area

Children's Playground

Function Room with dry pantry/prep area

Fitness Center with Yoga Room

Private Dining Room

Game Room

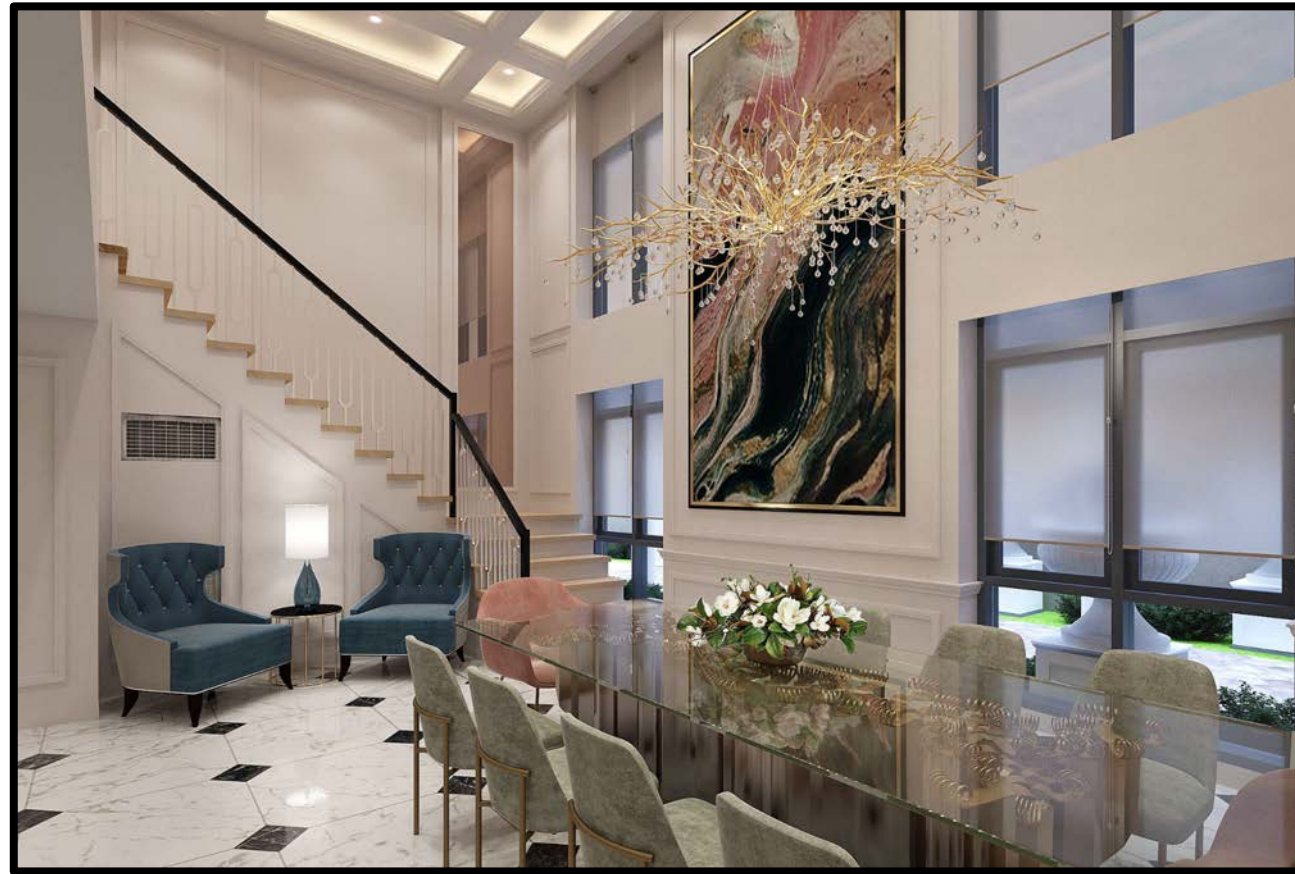
Daycare

Male and Female changing and shower rooms

Outdoor Fitness Area

Outdoor Lounges at 21st floor

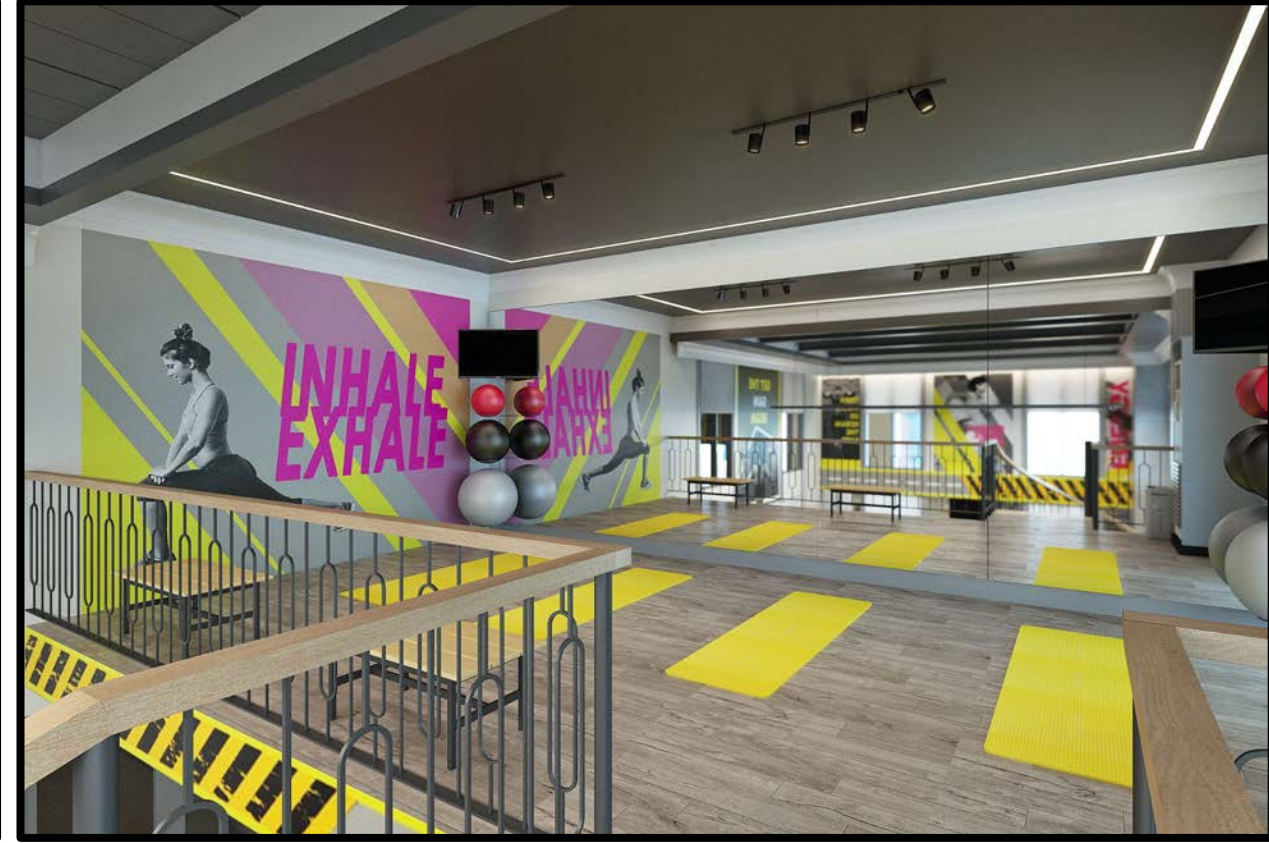
Private Dining Room



Daycare



Fitness Gym



Function Room



Symmetrical Garden



Trellis Walk



Play Area



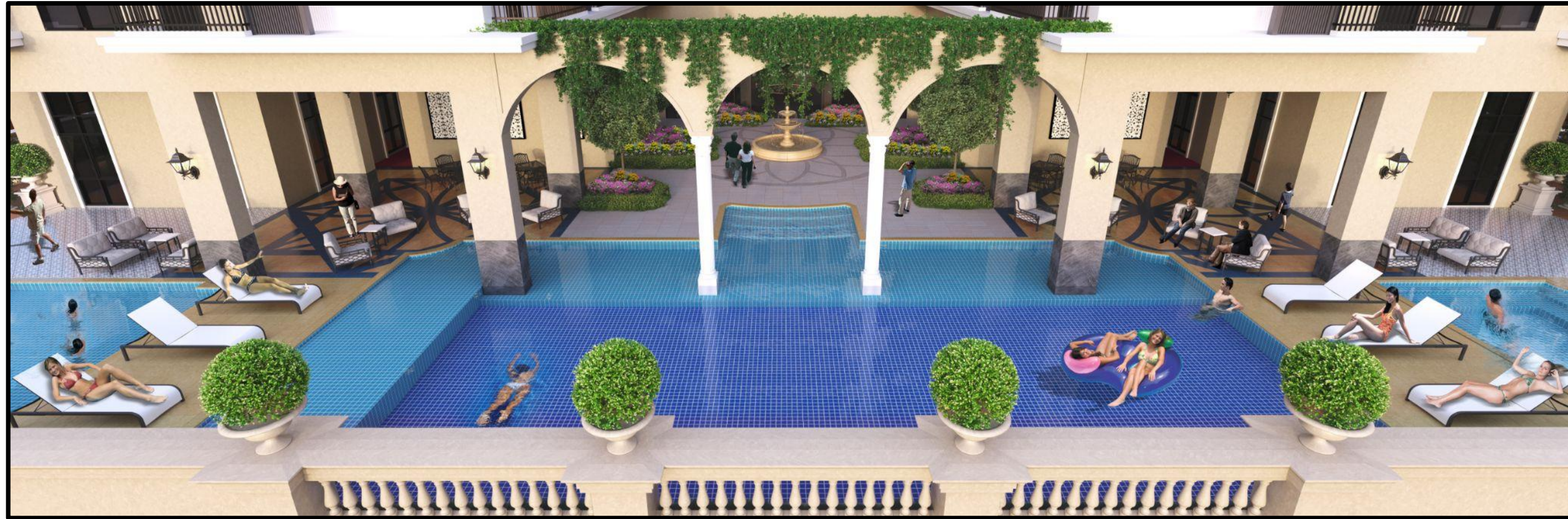
Exercise Area



Outdoor Lounge



Pool Area



Game Room



Outdoor Lounges at 21st Floor



UNIT D
JUNIOR 1 BEDROOM
A= 32.00 SQM

UNIT E
JUNIOR 1 BEDROOM
A= 30.00 SQM

UNIT F
2 BEDROOM
W/ DECK
A= 62.00 SQM *
DECK = 28.00 SQM

UNIT C
JUNIOR 1 BEDROOM
A= 32.00 SQM

UNIT B
JUNIOR 1 BEDROOM

UNIT A
EXEC. 1 BEDROOM
A= 47.80 SQM *
BAL= 3.60 SQM

UNIT R
EXEC. 1 BEDROOM
A= 47.80 SQM *
BAL= 3.60 SQM

UNIT P
JUNIOR 1 BEDROOM
A= 32.00 SQM

UNIT Q
JUNIOR 1 BEDROOM

UNIT O
JUNIOR 1 BEDROOM
A= 32.00 SQM

UNIT N
JUNIOR 1 BEDROOM
A= 30.00 SQM

UNIT M
2 BEDROOM
W/ DECK
A= 62.00 SQM *
DECK = 28.00 SQM

UNIT G
2 BEDROOM
A= 62.00 SQM

UNIT H
JUNIOR 1 BEDROOM
A= 30.00 SQM

UNIT I
JUNIOR 1 BEDROOM
A= 31.00 SQM

UNIT J
JUNIOR 1 BEDROOM
A= 31.00 SQM

UNIT K
JUNIOR 1 BEDROOM
A= 30.00 SQM

UNIT L
2 BEDROOM
A= 62.00 SQM



F
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AT ILOILO BUSINESS PARK
21ST FLOOR PLAN

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.

Outdoor Lounges at 21st Floor



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
- IP type closed-circuit (CCTV) monitoring at selected common areas
- Panic alarm system at accident prone areas
- Voice evacuation and public announcement system
- Building administration/security office
- Annunciator panel at elevator lobbies

What's New in Firenze Residences?



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AT ILOILO BUSINESS PARK

What's New in Firenze Residences?

Junior 1-Bedroom

Junior, as a step-up from the studio layout by having a sleeping area that can be enclosed. A wood sliding door partition will be included in the deliverables.



2-Bedroom with Deck

This 2-bedroom type has a spacious deck that can be used for a number of different functions. For added convenience, the deck will have a faucet for immediate access to running water.

What's New in Firenze Residences?

Smart Home

**Advance Building Security &
Safety Features**

**Green and Sustainability
Features**



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Green & Sustainability Features

Low Flow Rate Fixtures

Fixtures and fittings at toilet and kitchen with low flow rate for water conservation

Occupancy Sensors

Occupancy sensors installed at hallways and parking floors control the intensity of the lights depending on occupancy to conserve energy

Maximized Equipment Energy Efficiency

Major mechanical equipment and air-conditioning units used have high energy efficiency rating to minimize energy consumption

Rainwater Harvesting

A tank is dedicated to harvest rainwater which will be reused for non-potable uses

Material Recovery Facility

Dedicated room for the proper collection and segregation of solid waste materials until they are conveyed to the proper disposal facilities such as recycling facilities, another building site, or sanitary landfills



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Thank you.