



FIRENZE

AT ILOILO BUSINESS PARK

**Project Presentation**





TO ILOILO INTERNATIONAL  
AIRPORT / STA. BARBARA

TO SAN RAFAEL

TO JARO  
LEGANES VIA  
MCARTHUR DRIVE &  
WASHINGTON ROAD

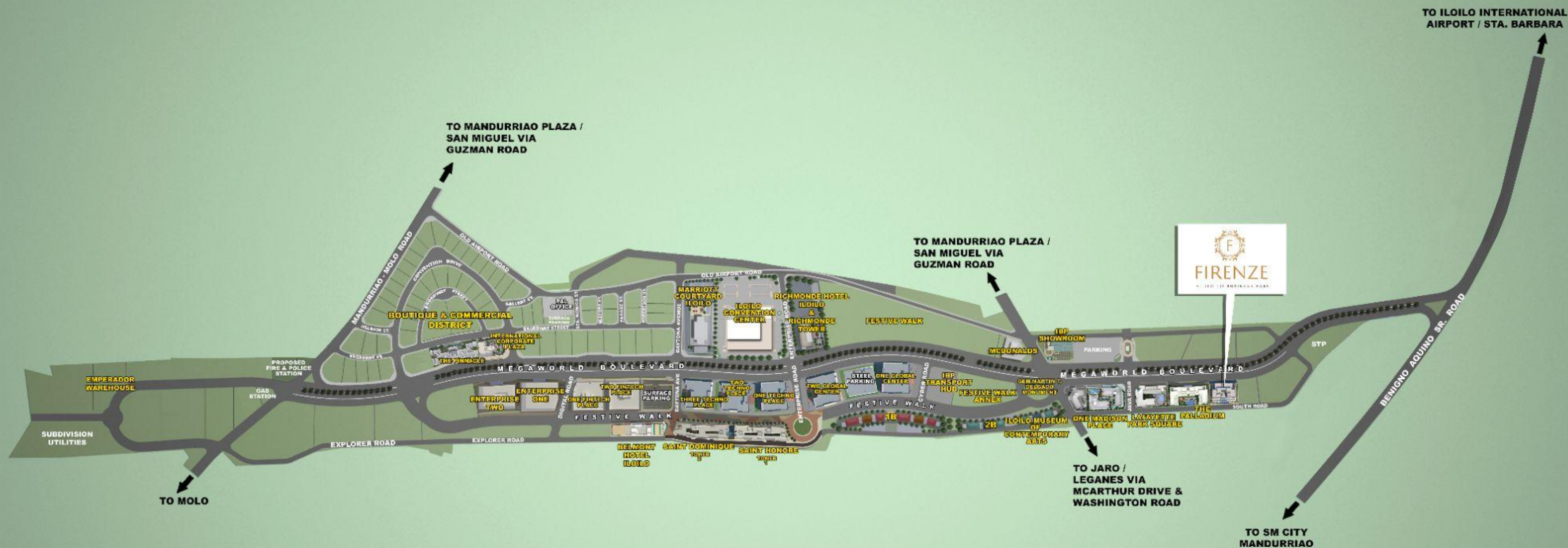
TO MANDURRIAO PLAZA /  
SAN MIGUEL VIA  
GUZMAN ROAD  
ABETO MIRASOL  
TAFT SOUTH

TO MANDURRIAO PLAZA /  
SAN MIGUEL VIA  
GUZMAN ROAD

TO MOLO







## MASTER DEVELOPMENT PLAN



S O U T H   R O A D



M E G A W O R L D   B O U L E V A R D

  
**FIRENZE**  
AT ILOILO BUSINESS PARK  
SITE DEVELOPMENT PLAN





# Architectural Inspiration

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

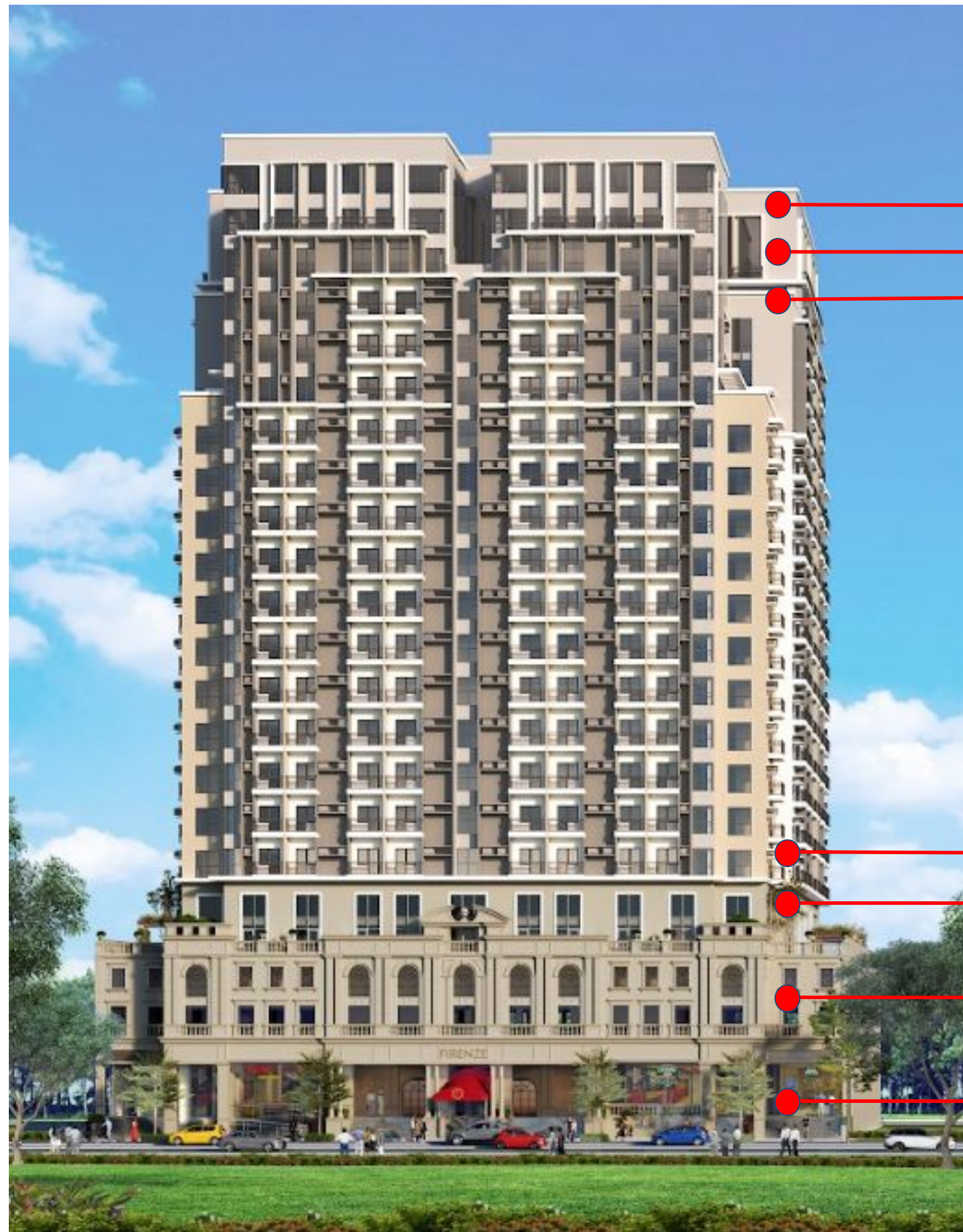




# Façade







**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%



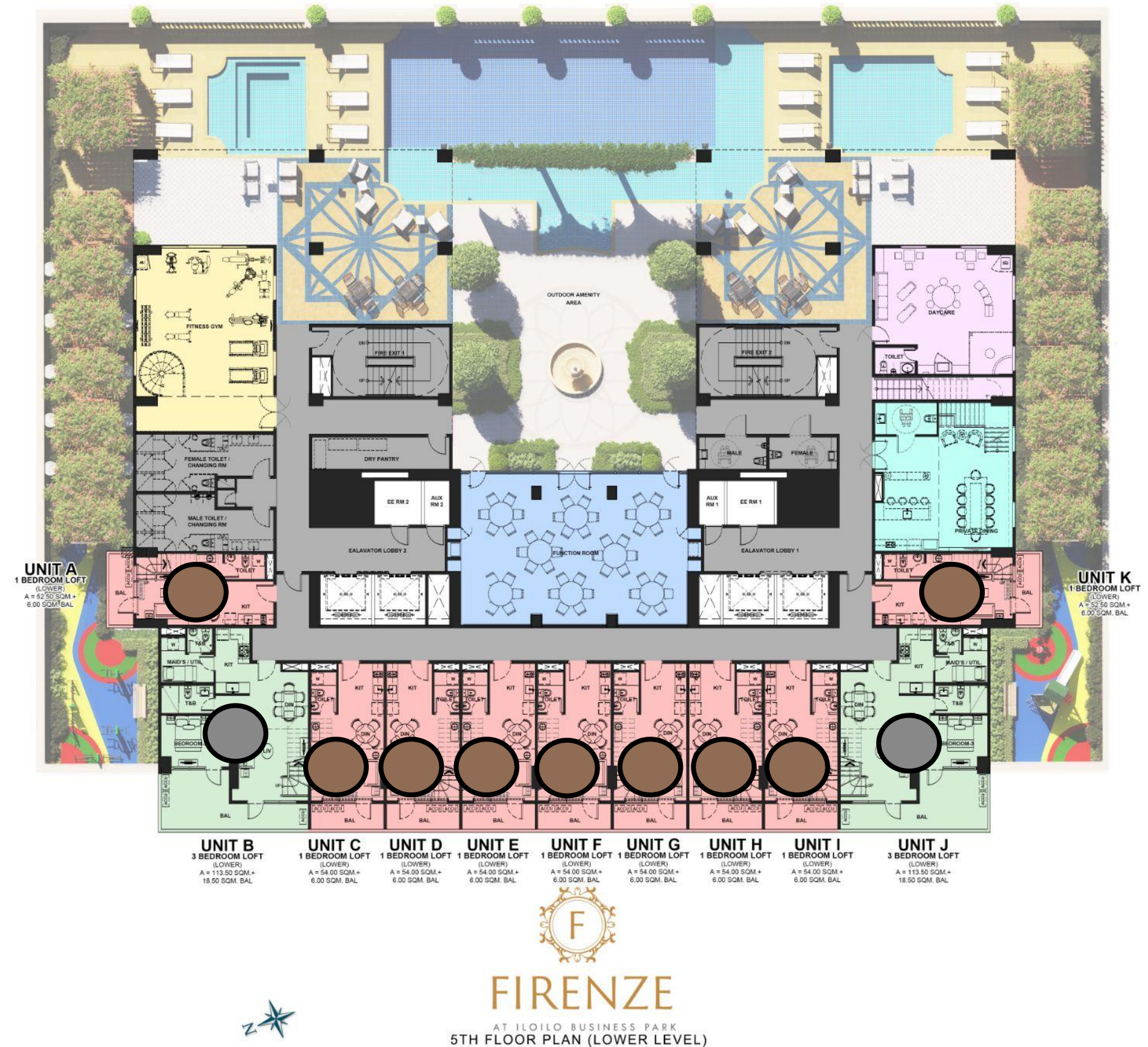
# Floor Plans



# 5th Floor Lower Level

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

Total of 11 units

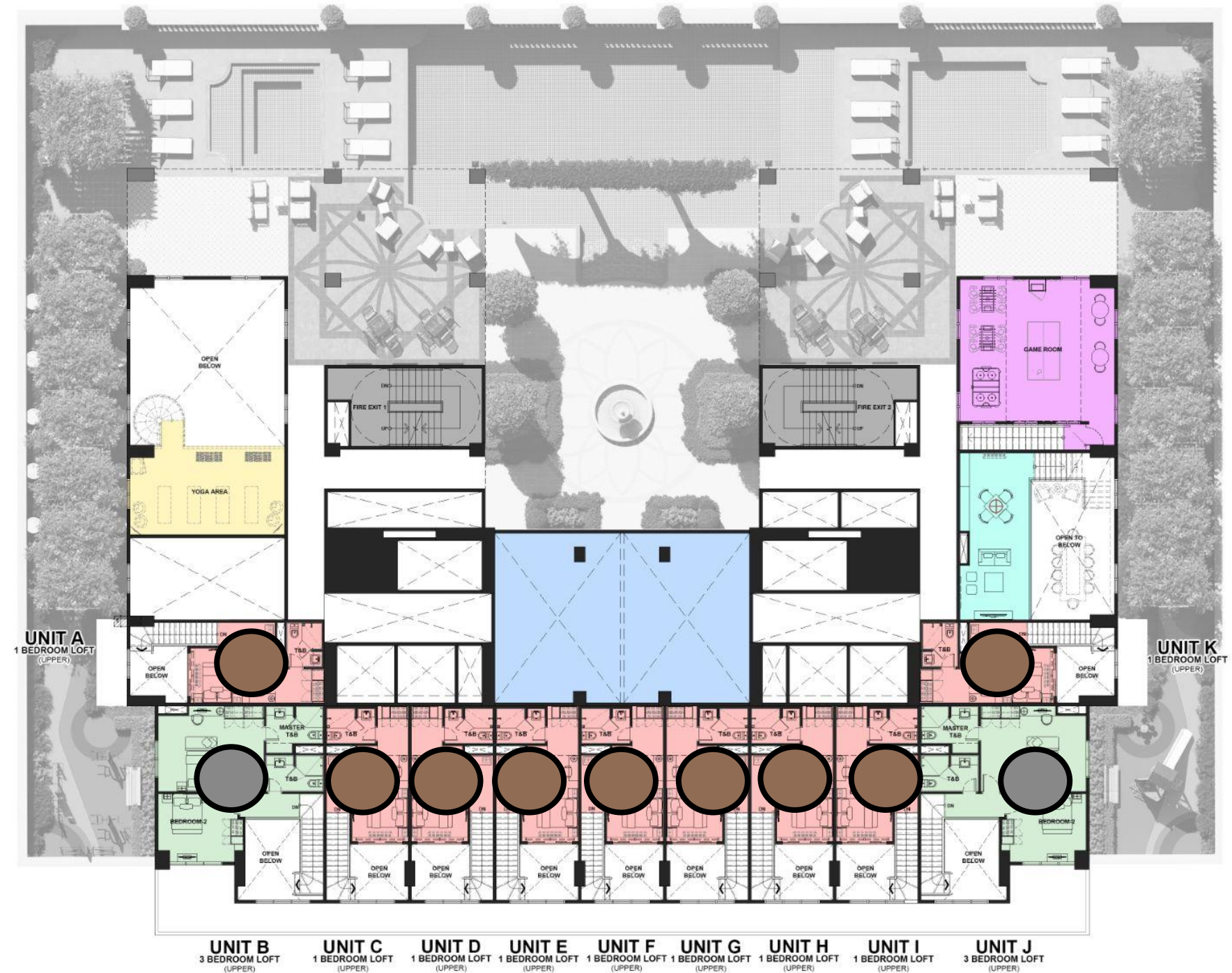




# 5th Floor Upper Level






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

Total of 11 units

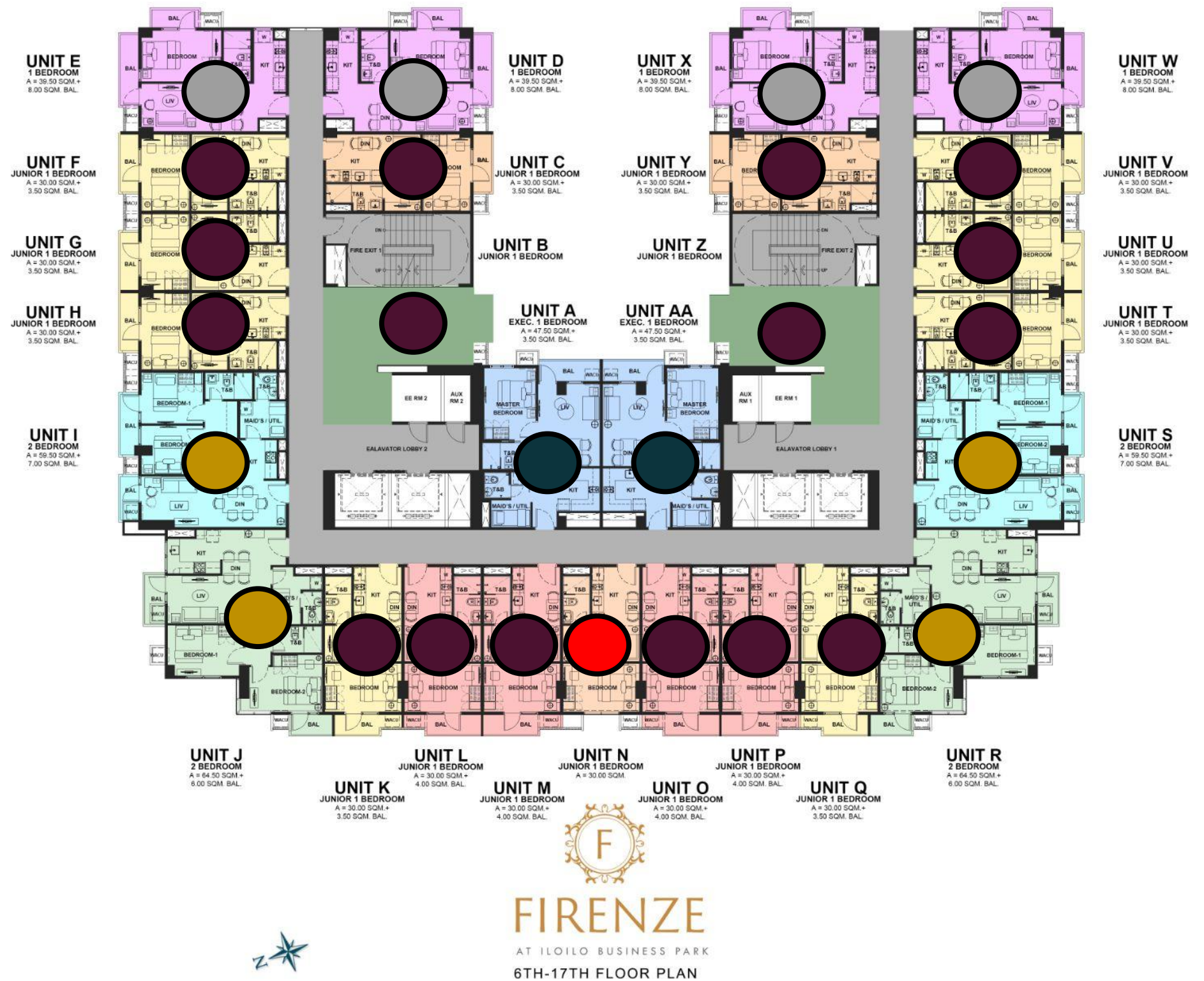




# 6th-17th Floor


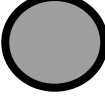

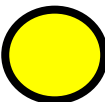
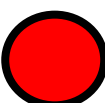
-  Junior 1 Bedroom w/ Balcony- 16 Units
-  1 Bedroom w/ Balcony - 4 units
-  Exec. 1 Bedroom w/ Balcony - 2 Units
-  2 Bedroom w/ Balcony - 4 Units
-  Junior 1 Bedroom - 1 unit

Total of 27 units each floor

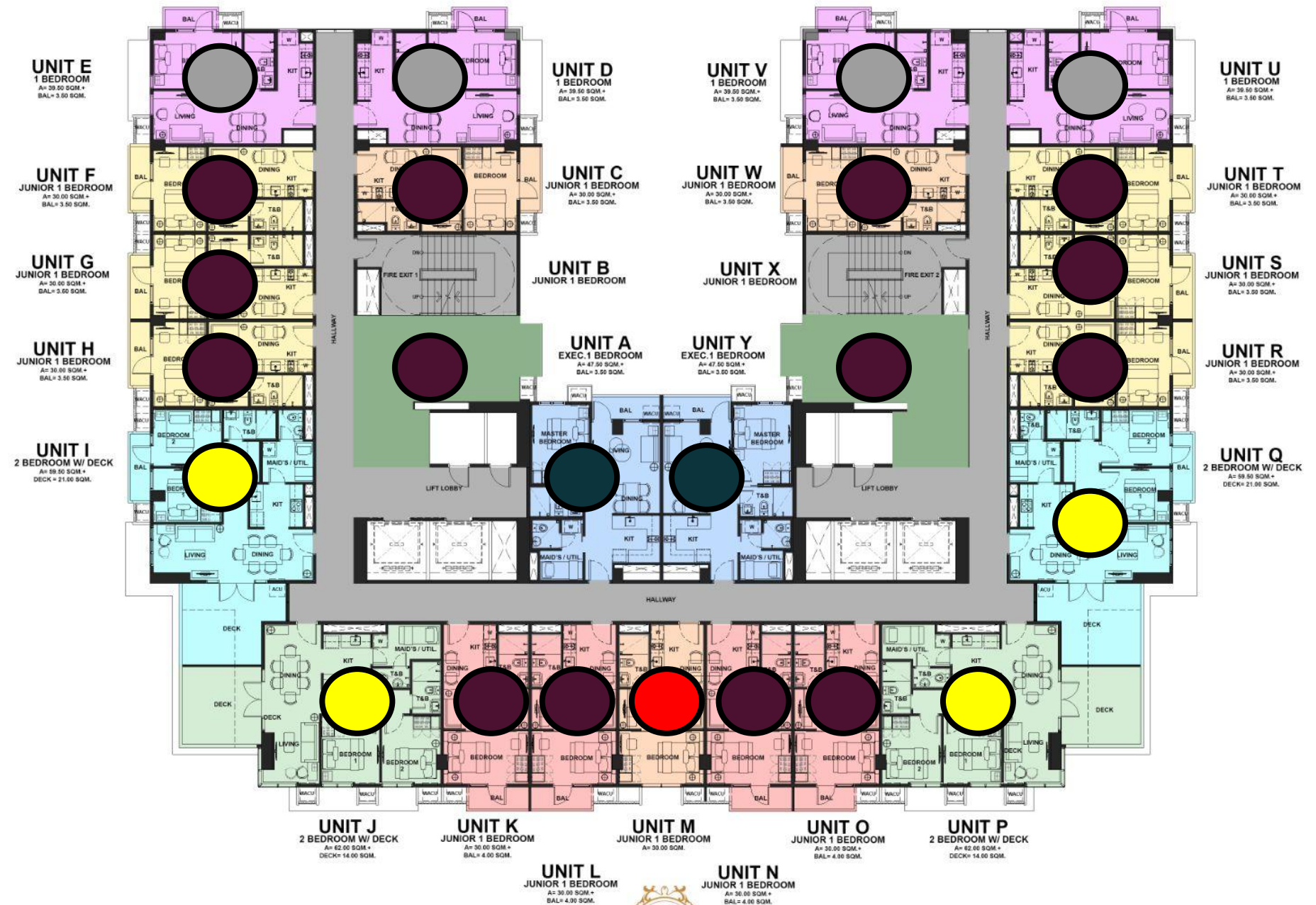




# 18th Floor

-  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



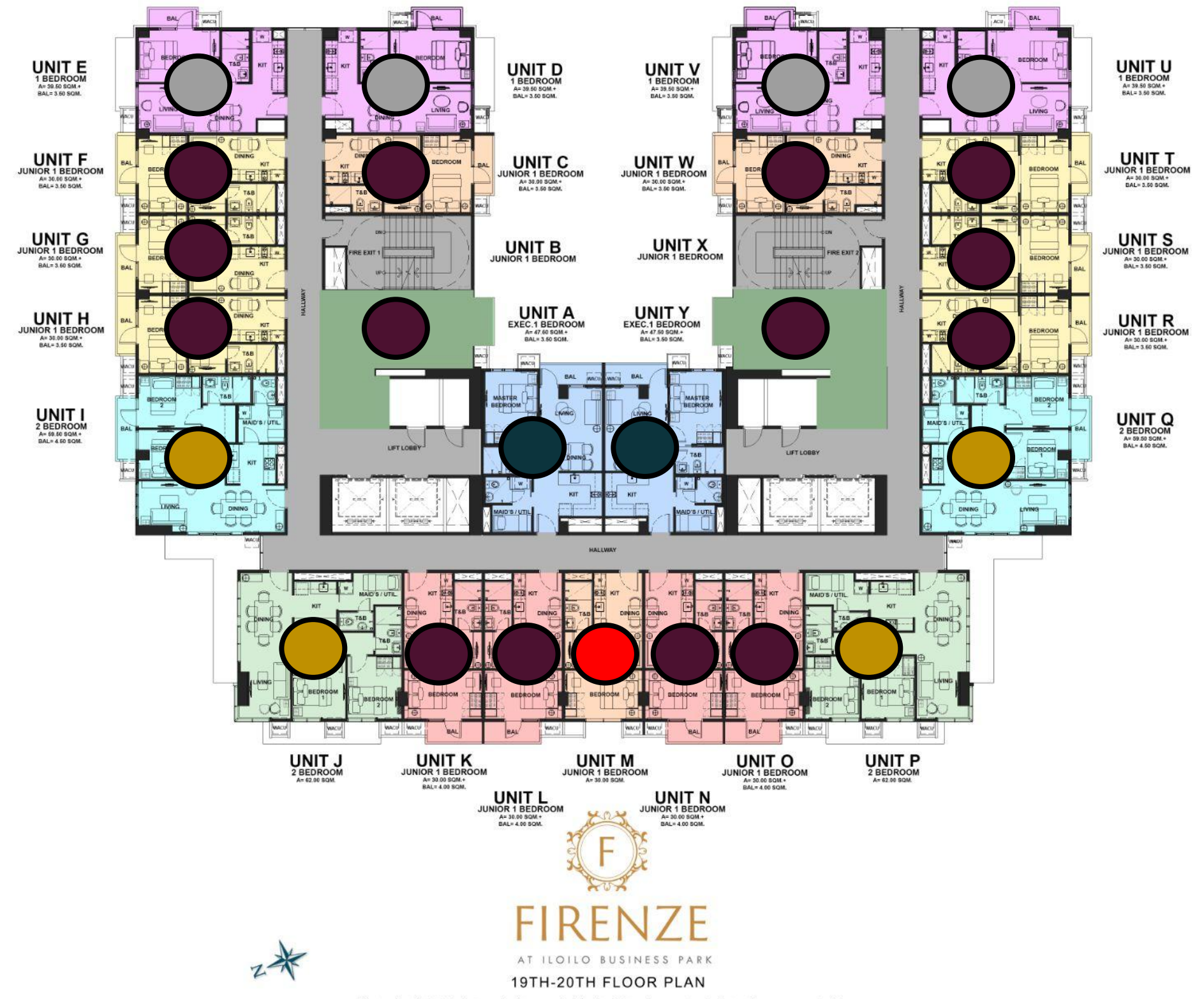
**FIRENZE**  
AT ILOILO BUSINESS PARK  
18TH FLOOR PLAN



# 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

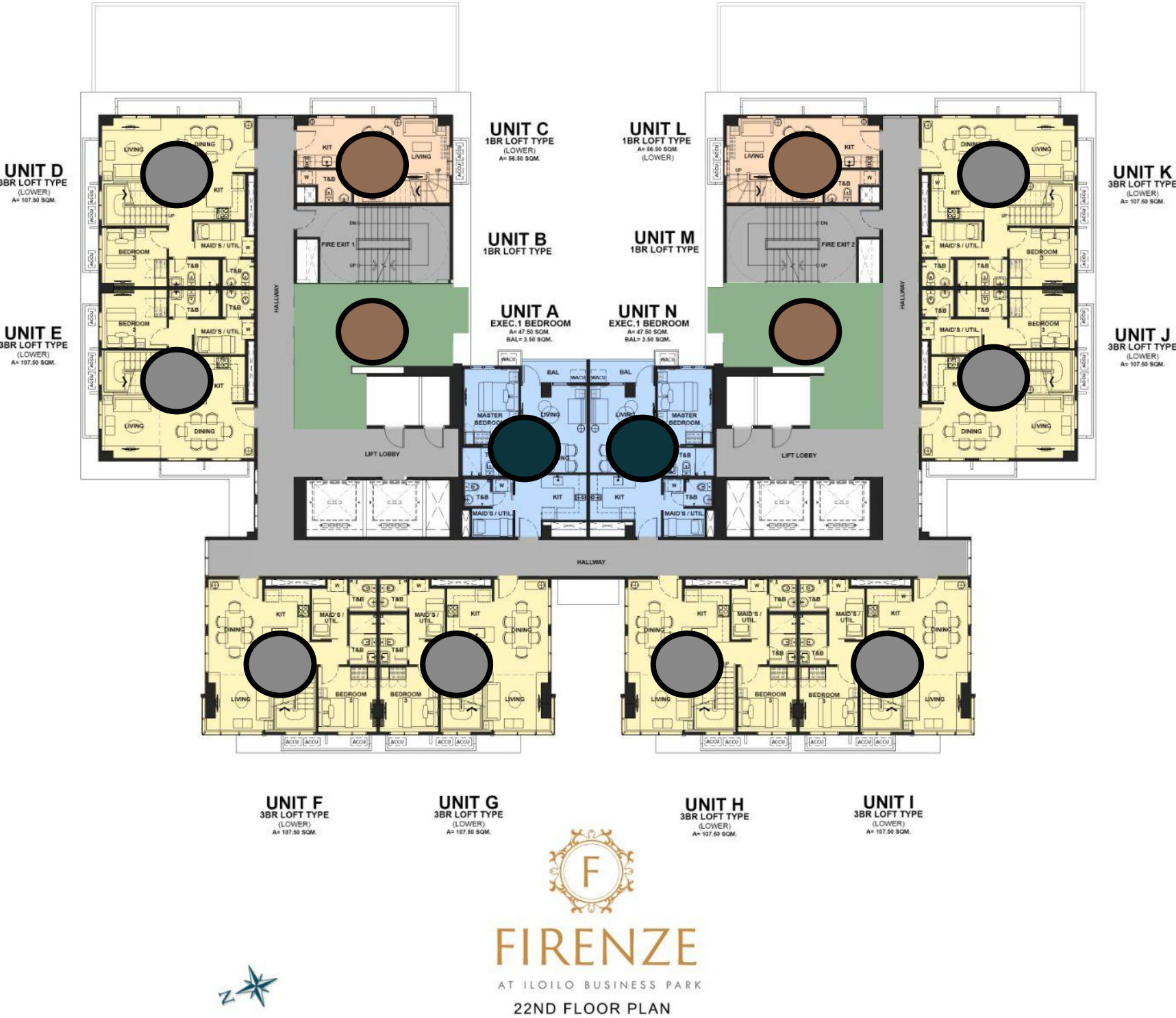




# 22nd Floor Lower Level

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

Total of 14 units





# 22nd Floor Mezzanine

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

Total of 12 units



UNIT A 3BR LOFT TYPE (UPPER) UNIT B 1BR LOFT TYPE (UPPER) UNIT C 1BR LOFT TYPE (UPPER) UNIT D 3BR LOFT TYPE (UPPER) UNIT E 3BR LOFT TYPE (UPPER) UNIT F 3BR LOFT TYPE (UPPER) UNIT G 3BR LOFT TYPE (UPPER) UNIT H 3BR LOFT TYPE (UPPER) UNIT I 3BR LOFT TYPE (UPPER) UNIT J 3BR LOFT TYPE (UPPER) UNIT K 3BR LOFT TYPE (UPPER) UNIT L 1BR LOFT TYPE (UPPER) UNIT M 1BR LOFT TYPE (UPPER)



# Unit Layouts



# Typical Unit Deliverables

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- 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

### Balcony

- Ceramic Tile Flooring

### 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)





# 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



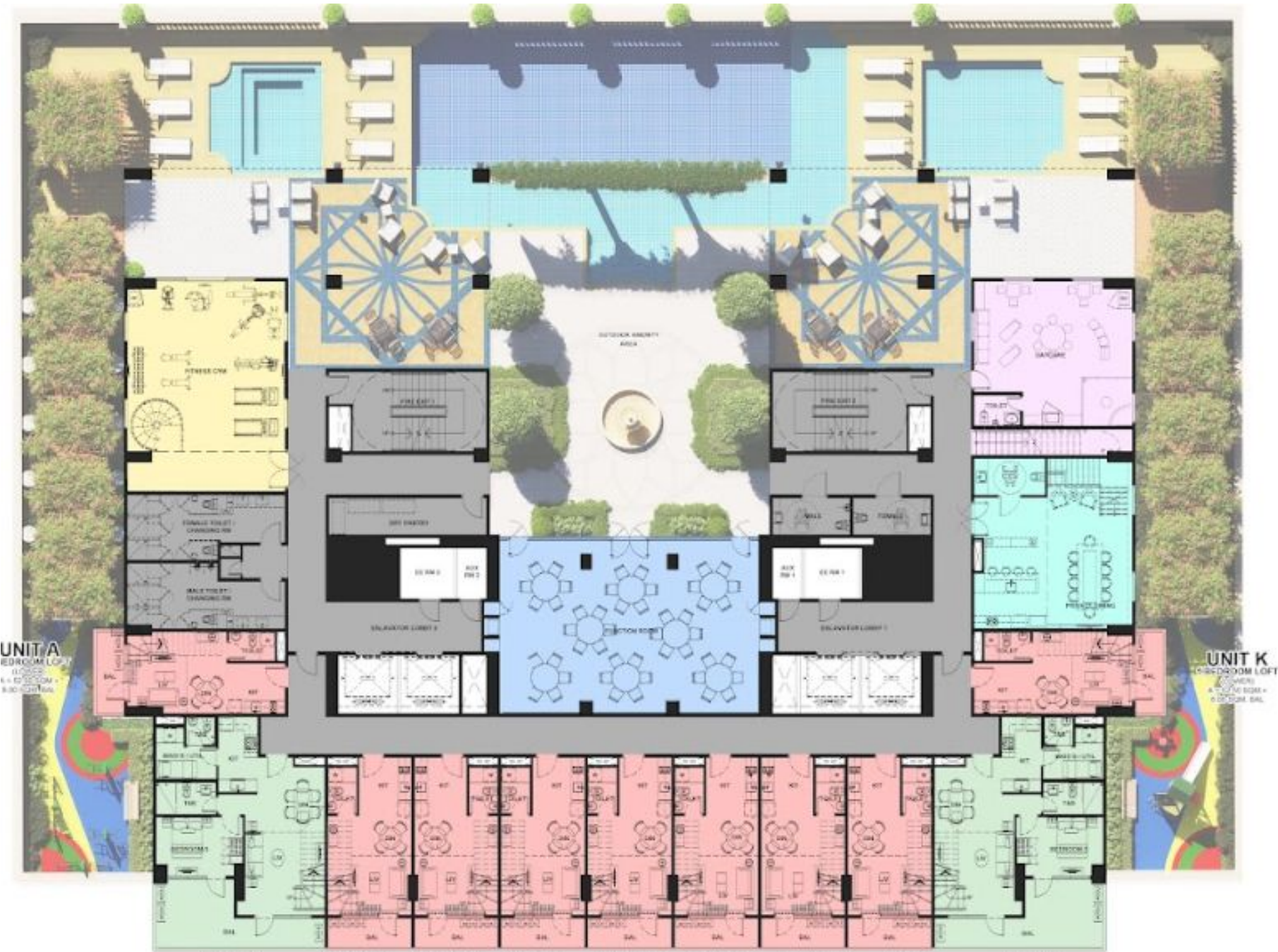


# Amenities

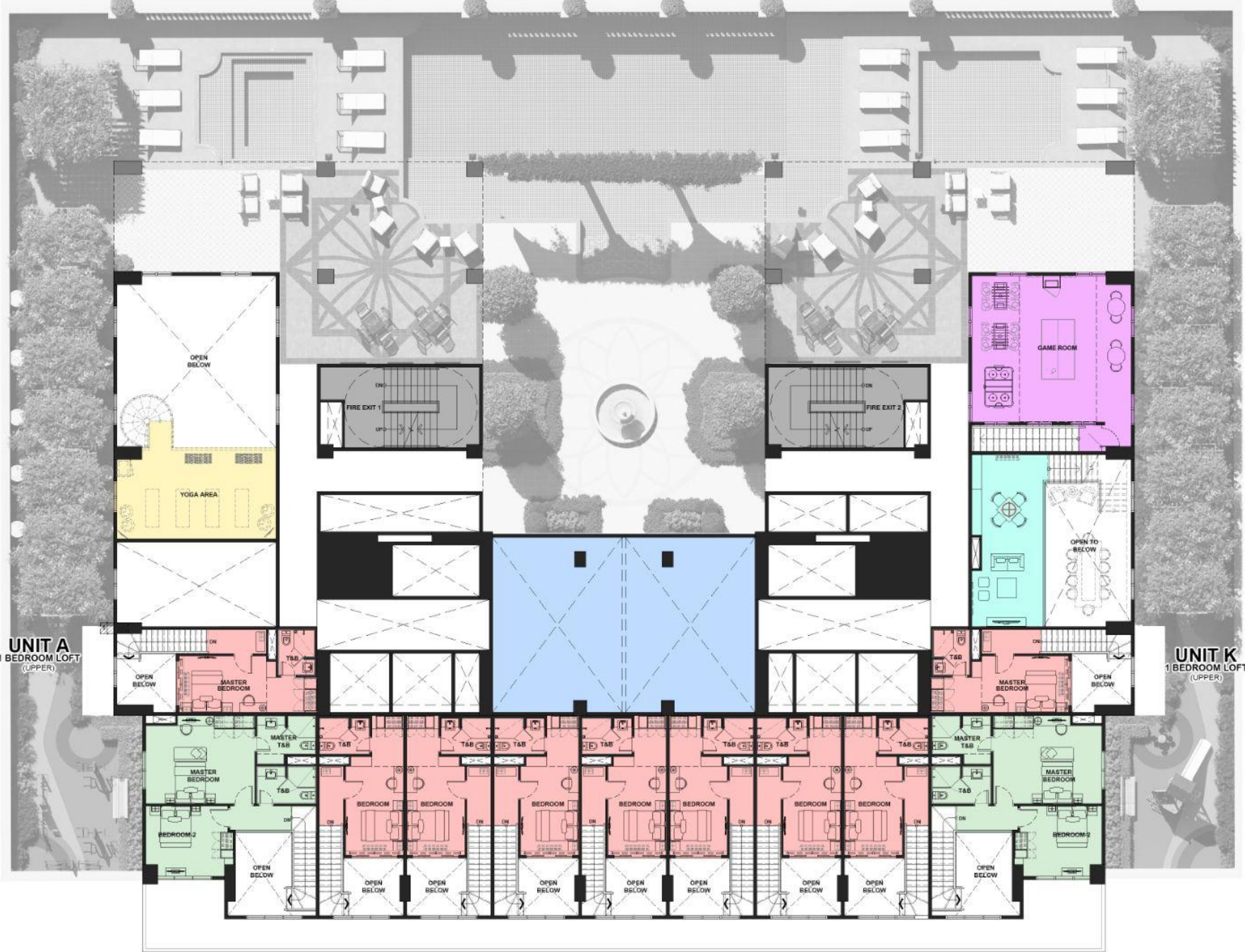


# 5th Floor Amenity Deck

Lower Level




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



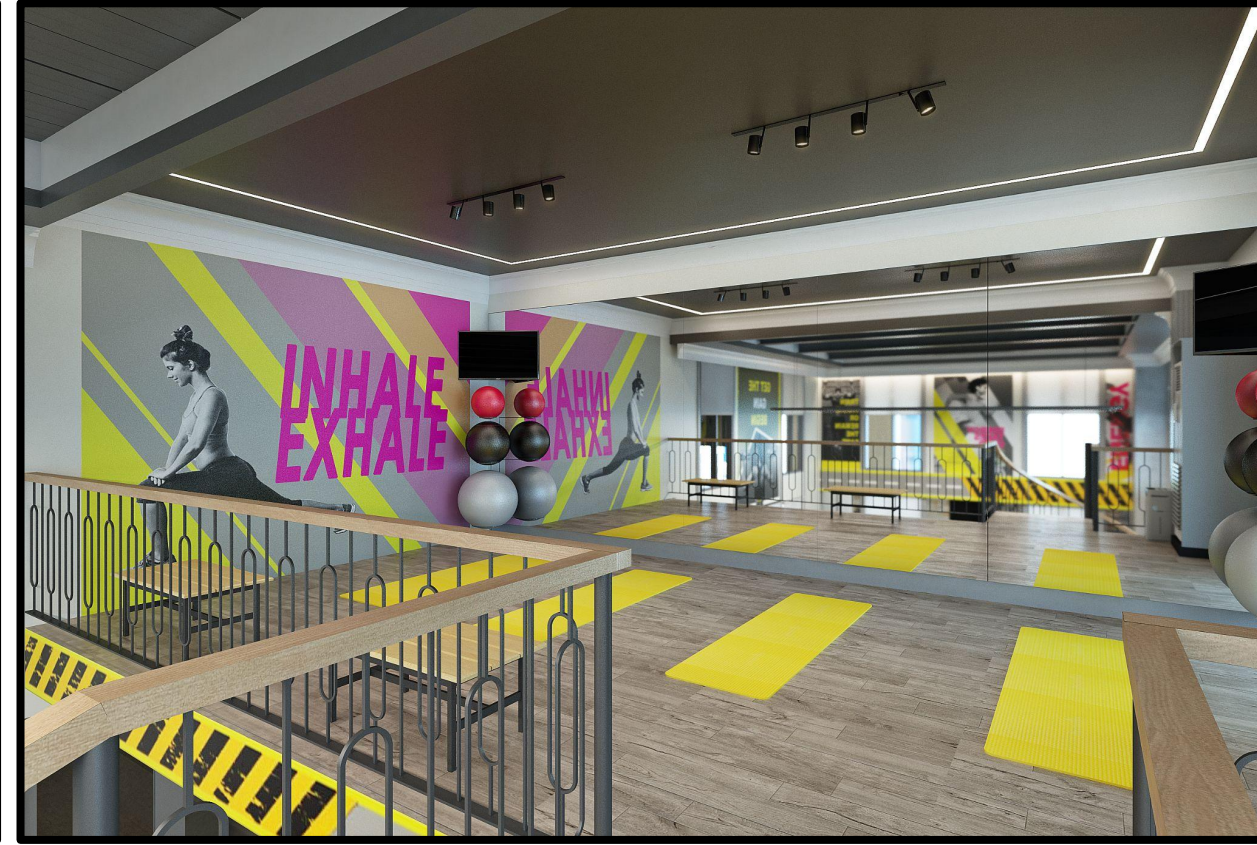


# Daycare





# 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= 47.00 SQM +  
BAL= 3.00 SQM

UNIT P  
JUNIOR 1 BEDROOM  
A= 32.00 SQM

UNIT Q  
JUNIOR 1 BEDROOM

UNIT R  
EXEC. 1 BEDROOM  
A= 47.00 SQM +  
BAL= 3.00 SQM

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

FIRENZE

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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

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# 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?

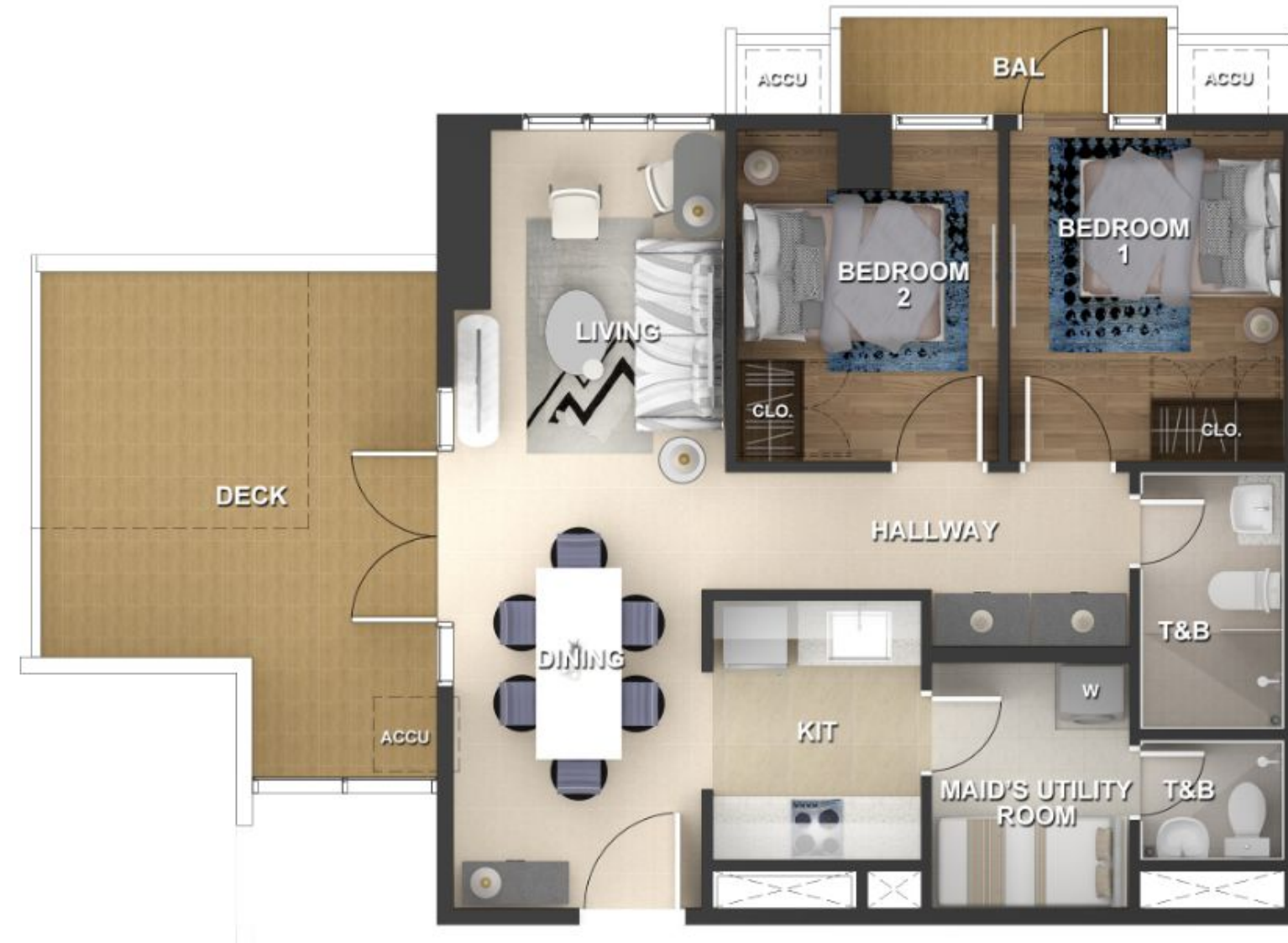




# What's New in Firenze Residences?

## 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.



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# What's New in Firenze Residences?

**Smart Home**

**Advance Building Security &  
Safety Features**

**Green and Sustainability  
Features**





# 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

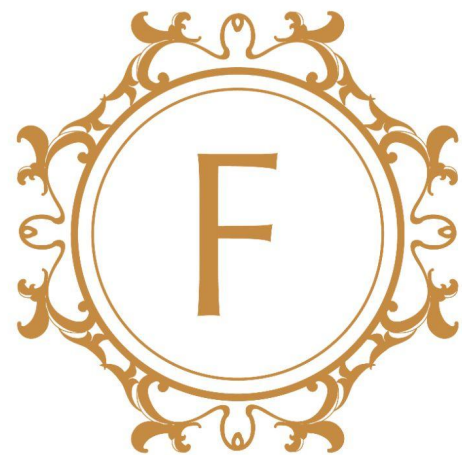
Dedicated room for the proper collection and segregation of solid waste materials until they are conveyed to the proper disposal facilities such as recycling facilities, another building site, or sanitary landfills



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**Thank you.**