



iSECURE REALTY

C O R P O R A T I O N

PRESENTS

Sitari





PROJECT OVERVIEW

- 23-Storey High-Rise Mixed-Use Development
- Commercial Space
- Podium Parking
- Amenity Level
- 250 Condominium Units

LEVELS

1-2

3-5

6

6-23

Sitari

SITE LOCATION

Sitari





AREA DISTANCES

COMMERCIAL CENTERS

Robinson's Place	350 meters
City Mall	900 meters
Ayala Capitol Central	1.7 kilometers
SM City	2.7 kilometers

HOSPITALS

Riverside Medical Hospital	650 meters
Doctor's Hospital	1.3 kilometers
Corazon Locsin Montelibano Memorial Regional Hospital	1.9 kilometers

SCHOOLS

Riverside College	750 meters
Colegio de San Agustin	1.2 kilometers
University of St. La Salle	1.4 kilometers



AREA DISTANCES

TRANSPORTATION

Bacolod North Bus Terminal	2.1 kilometers
Bacolod Northbound Ceres Terminal	2.1 kilometers
Bredco Port Terminal	3.1 kilometers

CHURCHES

Ikthus	100 meters
Carmelite Monastery	850 meters
Redemptorist Church	1.0 kilometer

OTHERS

O Residences	250 meters
Convergys	750 meters

AMENITIES

FITNESS
CENTER

SWIMMING
POOL
& JACUZZI

RECREATION
ROOM

SKY
GARDEN

FUNCTION
ROOM

PRAYER
ROOM

LAUNDRY
FACILITIES

WIRELESS
CONNECTIVITY

KEYCARD
ACCESS
CONTROL

SECURITY
SYSTEM

BACKUP
POWER

TRAFFIC
CONTROL
SYSTEM



Sitari



COMMERCIAL SPACE
Architect's Perspective

Sitari



ELEVATOR LOBBY
Architect's Perspective

Sitari



HALLWAY
Architect's Perspective

Sitari



LIVE, WORK, *play.*

SWIMMING POOL & JACUZZI

Architect's Perspective

Sitari



FITNESS CENTER
Architect's Perspective

Sitari



6th FLOOR ATRIUM
Architect's Perspective

Sitari



SKY BRIDGE
Architect's Perspective

Sitari



SKY GARDEN
Architect's Perspective

Sitari

UNIT SPECIFICATIONS

- AIRCON UNIT
- FLOOR TO CEILING HEIGHT: 2.6M
- PAINTED WALLS AND CEILINGS
- PORCELAIN TILE OR HEAVY DUTY VINYL FLOORING
- PORCELAIN TILED BATHROOMS WITH COMPLETE FIXTURES
- MODULAR KITCHEN CABINETS
- GRANITE OR SOLID SURFACE COUNTERTOP
- SMOKE DETECTOR
- SPRINKLER SYSTEM
- PROVISIONS FOR TELEPHONE, INTERNET, AND CABLE TV





MODEL UNIT: STUDIO
Architect's Perspective

Sitari



MODEL UNIT: 2-BEDROOM
Architect's Perspective

Sitari



MODEL UNIT: BEDROOM
Architect's Perspective

Sitari



MODEL UNIT: BEDROOM
Architect's Perspective

Sitari



MODEL UNIT: BEDROOM
Architect's Perspective

Sitari



MODEL UNIT: BEDROOM
Architect's Perspective

Sitari



MODEL UNIT: TOILET & BATH

Architect's Perspective

Sitari



MODEL UNIT: TOILET & BATH

Architect's Perspective

Sitari

UNIT LAYOUT



STUDIO

Area: Approx. 26 to 34 sqm.



STUDIO WITH BALCONY

Area: Approx. 28 to 33 sqm.

*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

UNIT LAYOUT



1-BEDROOM

Area: Approx. 39 to 43 sqm.



1-BEDROOM WITH BALCONY

Area: Approx. 42 to 43 sqm.

*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

UNIT LAYOUT



2-BEDROOM

Area: Approx. 49 to 53 sqm.



2-BEDROOM WITH BALCONY

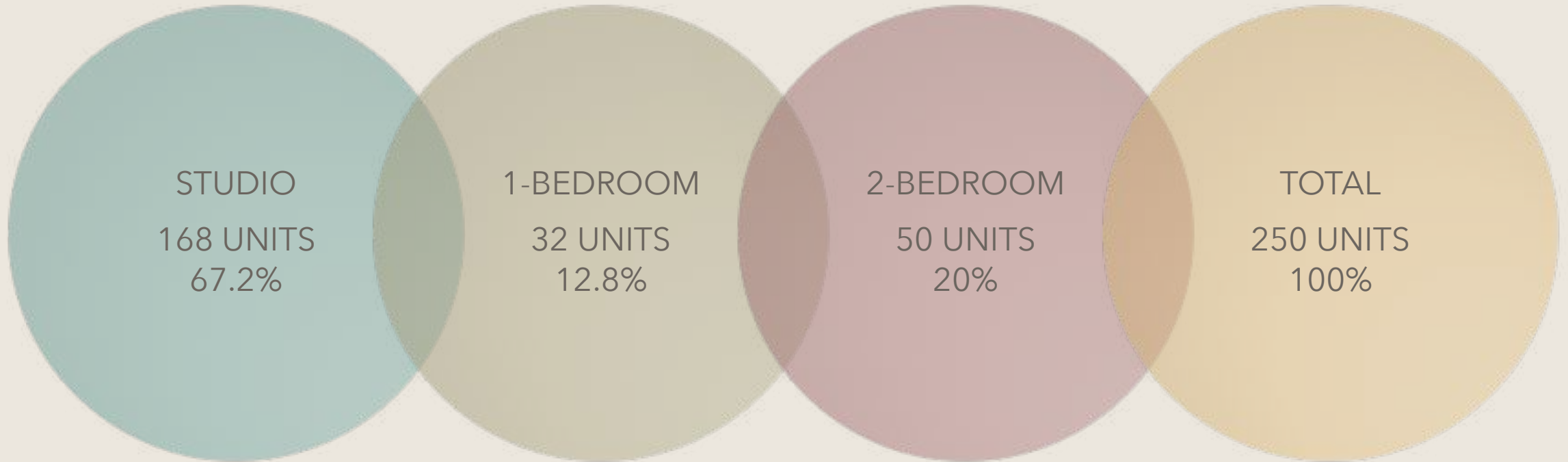
Area: Approx. 52 sqm.

*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

UNIT MIX



6TH FLOOR

FLOOR PLAN



LEGEND

- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- COMMON AREAS
- LANDSCAPING

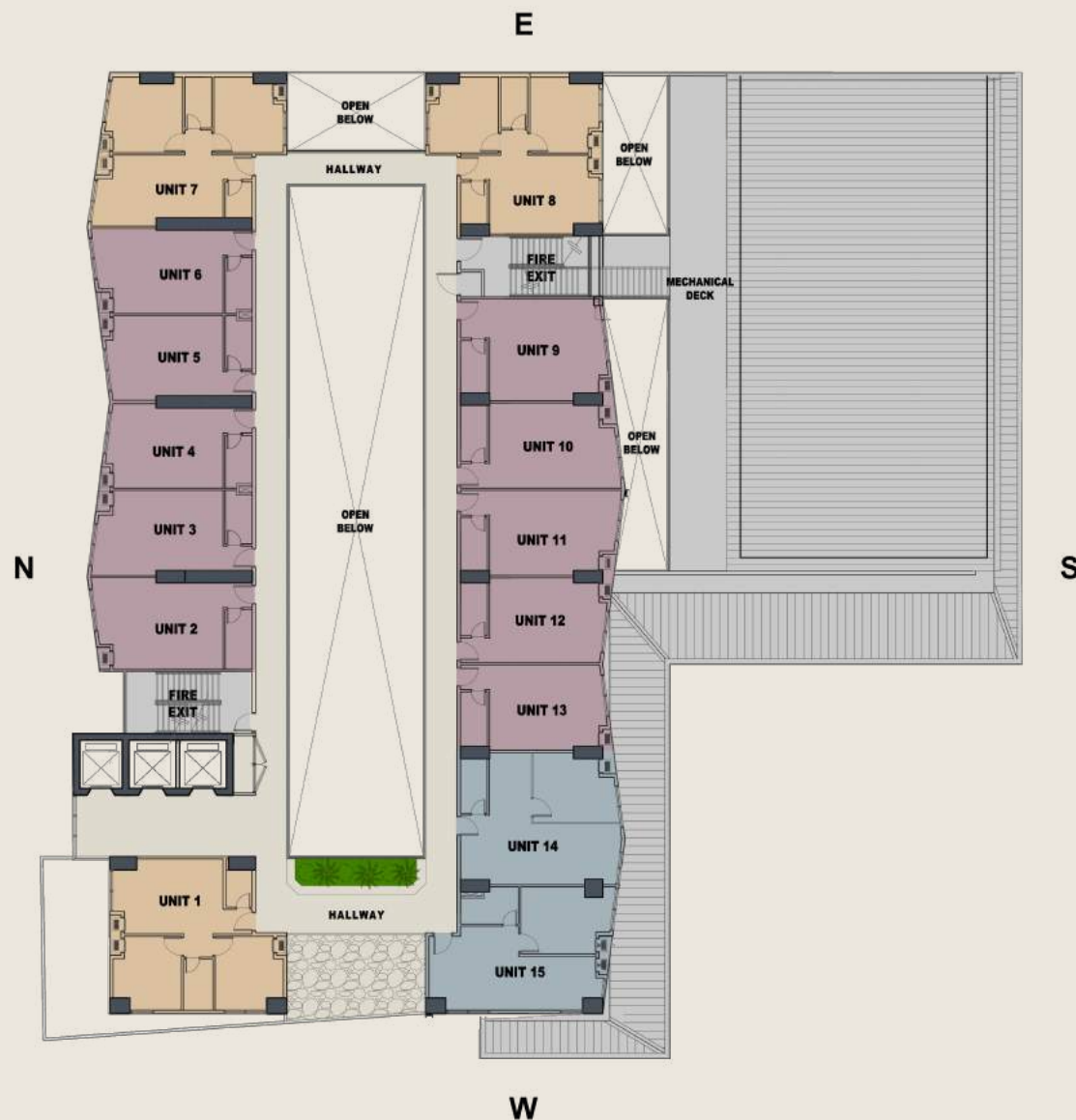
*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

7TH FLOOR

FLOOR PLAN



LEGEND

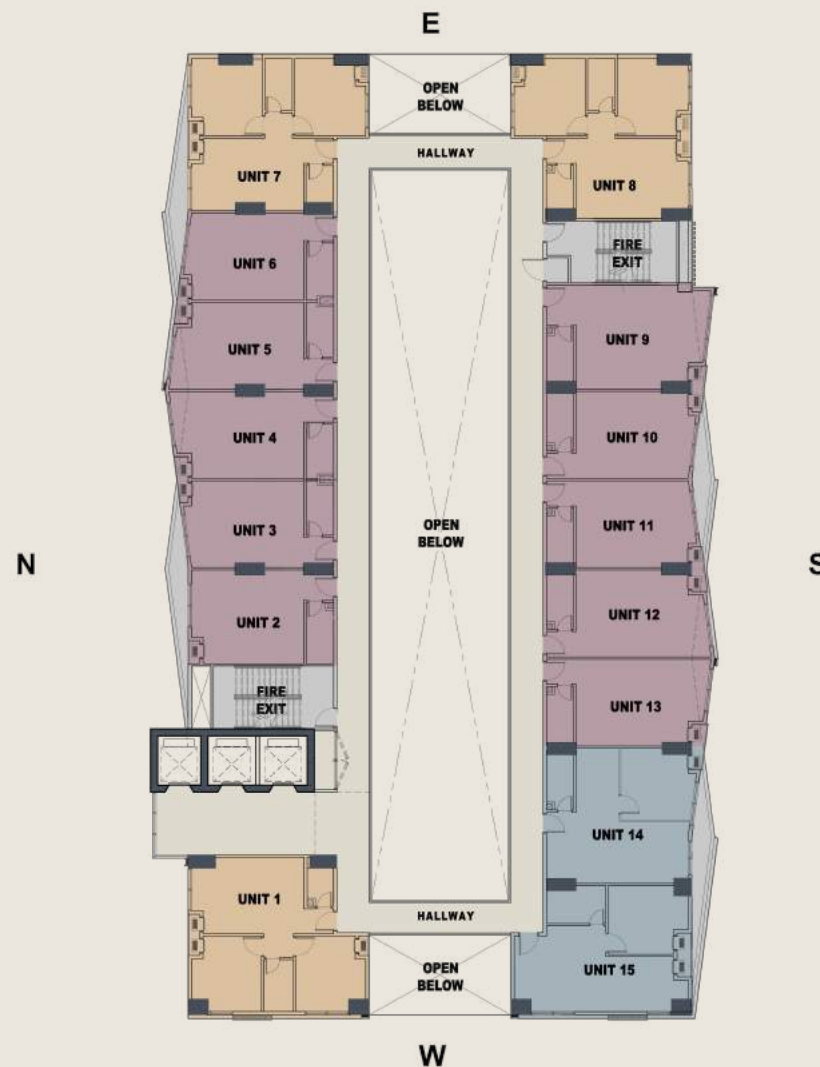
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- COMMON AREAS
- LANDSCAPING

*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

8TH FLOOR



FLOOR PLAN

LEGEND

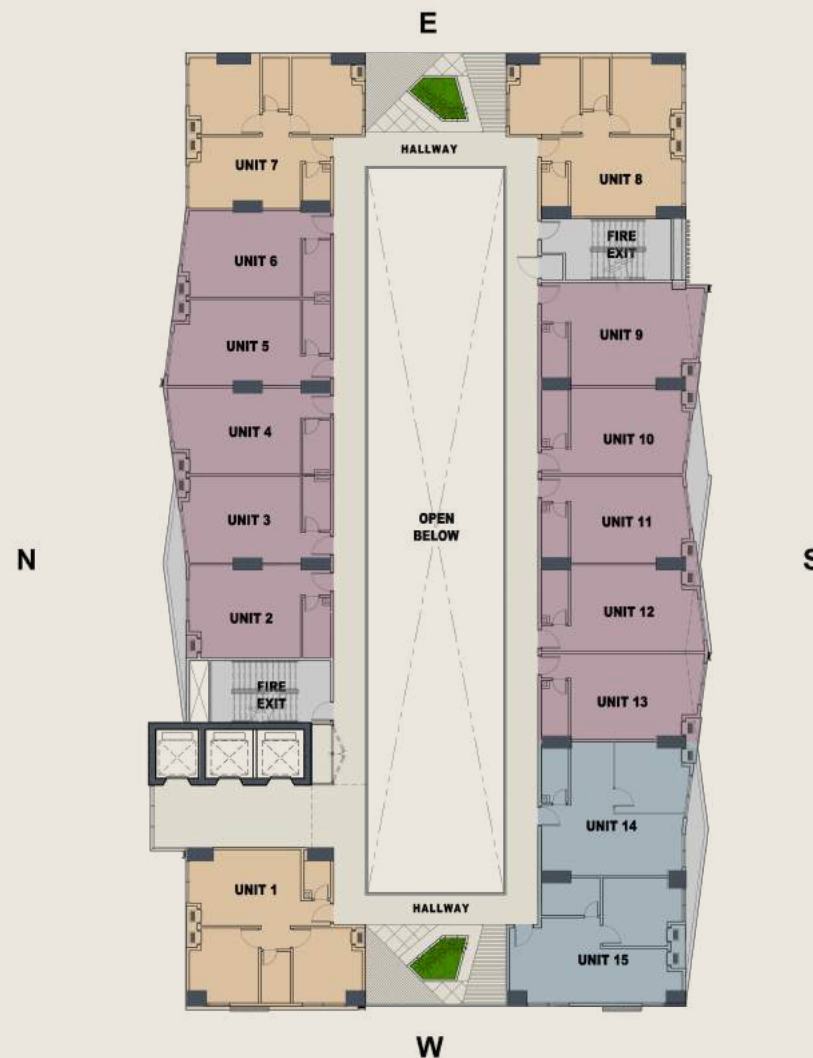
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- COMMON AREAS
- LANDSCAPING

*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

9TH FLOOR



FLOOR PLAN

LEGEND

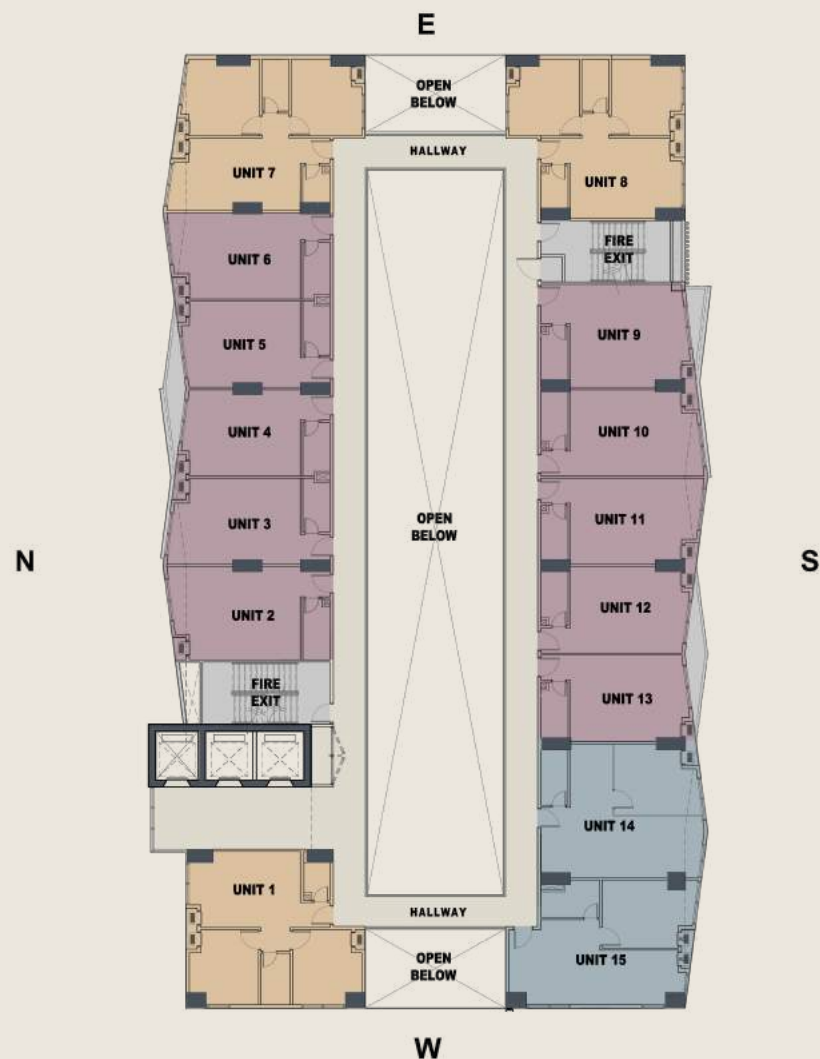
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- COMMON AREAS
- LANDSCAPING

*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

10TH FLOOR



FLOOR PLAN

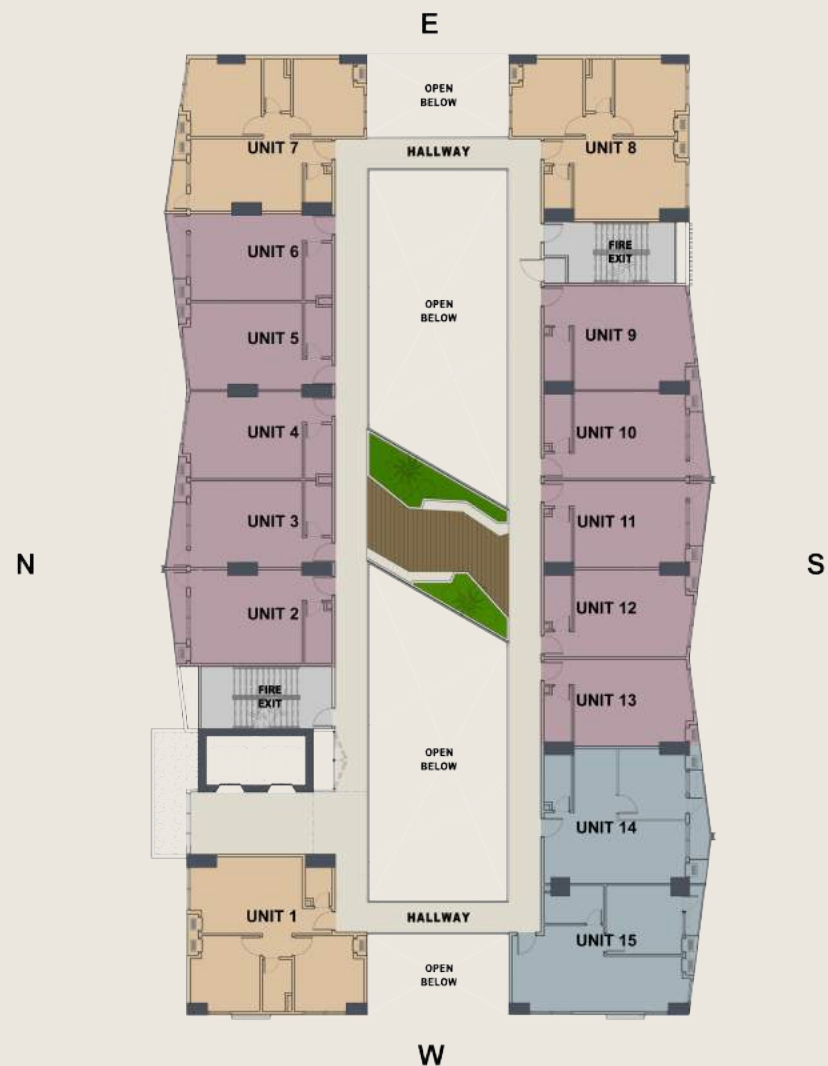
LEGEND

- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- COMMON AREAS
- LANDSCAPING

*Floor area are approximate measures and subject to final survey.
* The plans are subject to changes as required or approved by relevant authorities.

11TH FLOOR

FLOOR PLAN



LEGEND

- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- COMMON AREAS
- LANDSCAPING

*Floor area are approximate measures and subject to final survey.
* The plans are subject to changes as required or approved by relevant authorities.

12TH, 17TH, 21ST FLOORS



FLOOR PLAN

LEGEND

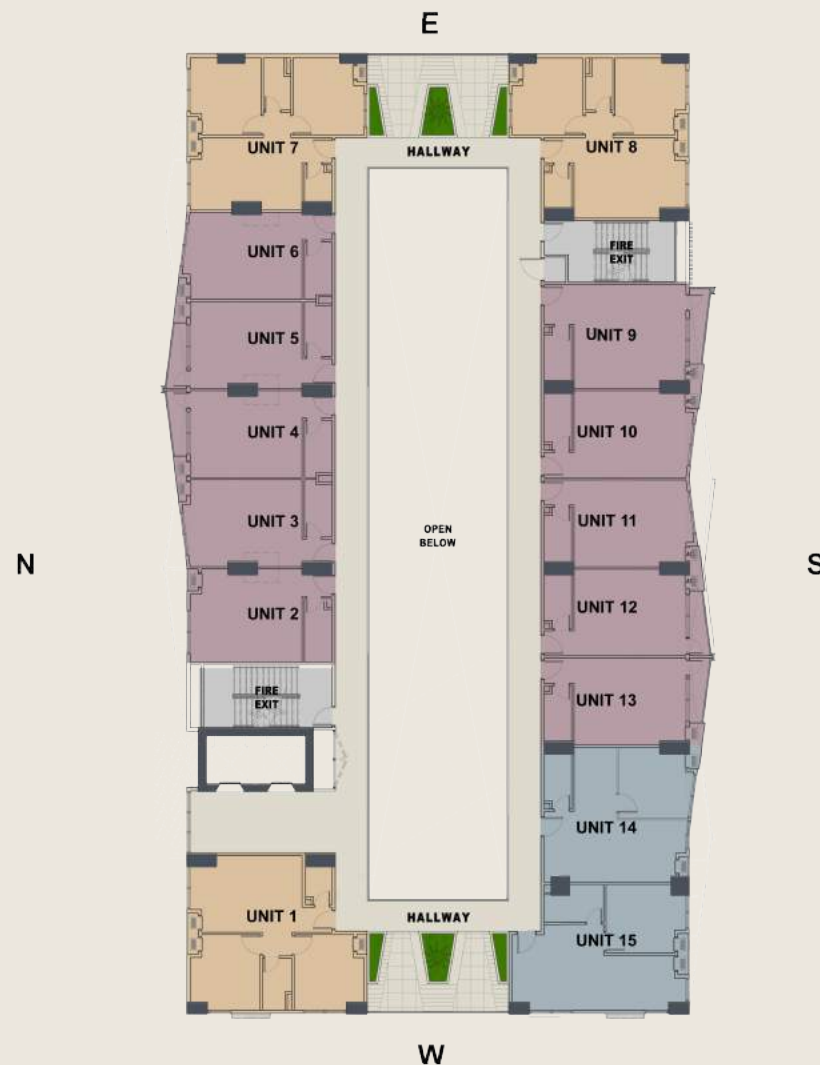
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- COMMON AREAS
- LANDSCAPING

*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

14TH, 18TH, 22ND FLOORS



FLOOR PLAN

LEGEND

- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- COMMON AREAS
- LANDSCAPING

*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

15TH, 19TH, 23RD FLOORS



FLOOR PLAN

LEGEND

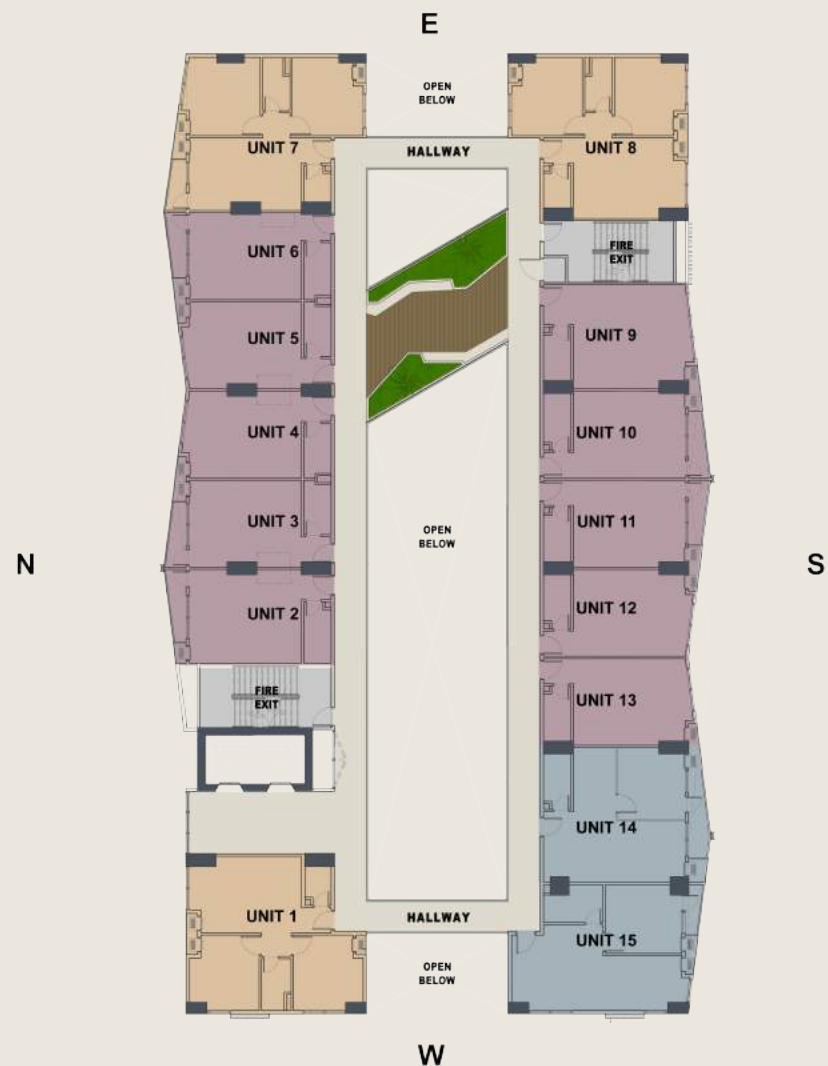
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- COMMON AREAS
- LANDSCAPING

*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

16TH FLOOR



FLOOR PLAN

LEGEND

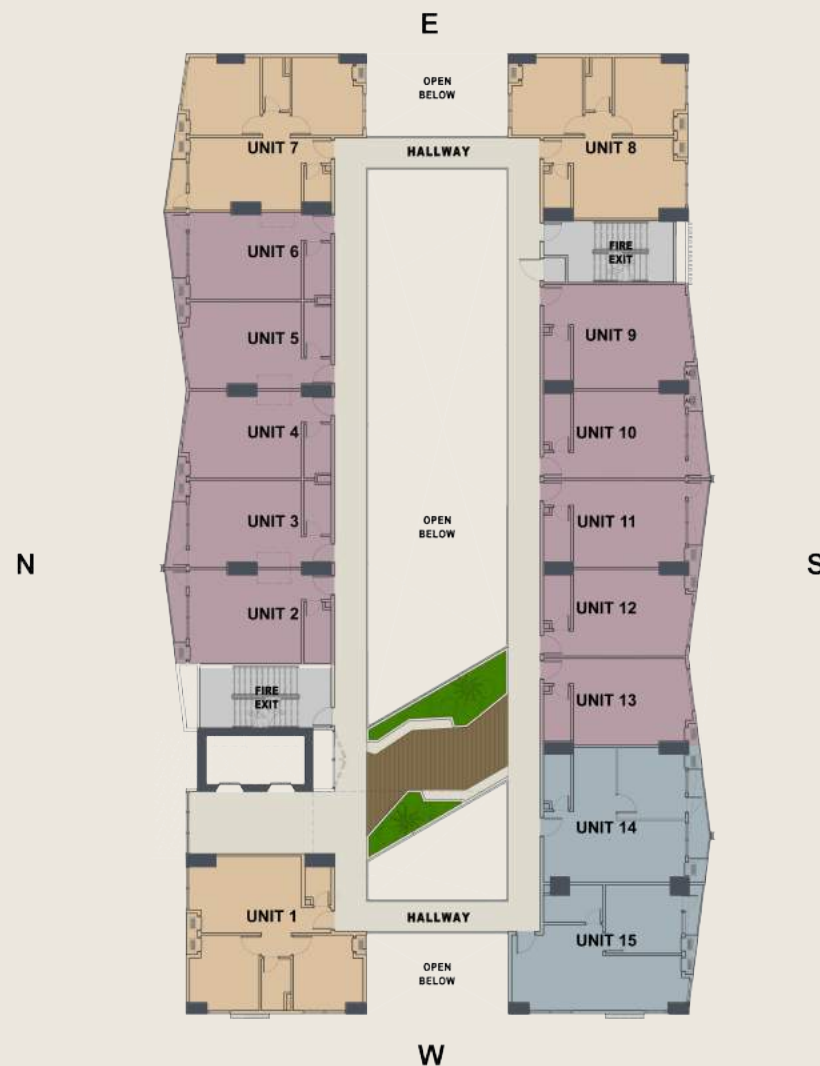
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- COMMON AREAS
- LANDSCAPING

*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

20TH FLOOR



FLOOR PLAN

LEGEND

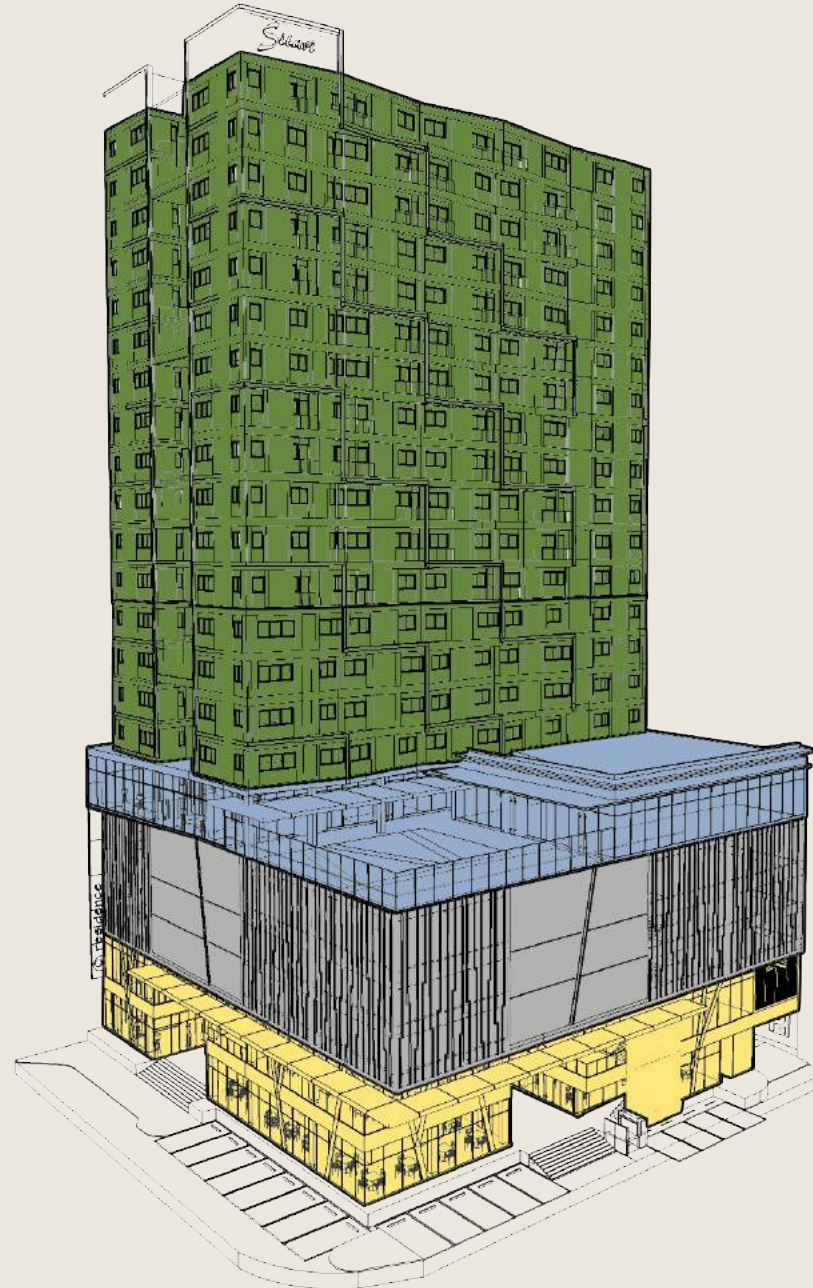
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- COMMON AREAS
- LANDSCAPING

*Floor area are approximate measures and subject to final survey.

* The plans are subject to changes as required or approved by relevant authorities.

Sitari

RENDERED SECTIONS



LEGEND

- CONDOMINIUM UNITS
- AMENITIES
- COMMON AREAS
- PODIUM PARKING
- COMMERCIAL SPACE

Sitari

REVENUE PROJECTIONS

SITARI

Assumptions:

Rent Per Month: Php 18,000.00

Studio Unit Price: Php 2,700,00.00

Projected Annual Income: Php 216,000.00

Rate of Return: 8.0%

Payback Period: 12.5 years

VERSUS

TIME DEPOSIT

Assumptions:

Cash: Php 2,700,00.00

Interest Rate Per Annum: 3.0%

Monthly Interest Income: Php 6,750.00

Annual Interest Income: Php 81,000.00

Sitari

FINANCING OPTIONS

 SECURITY BANK	Security Bank
 BDO	Banco de Oro
 Bank of Commerce <small>An affiliate of San Miguel Corporation</small>	Bank of Commerce
 BPI	Bank of the Philippine Islands
 Metrobank	Metropolitan Trust and Bank Company
 PNB	Philippine National Bank
 RCBC <small>A YGC Member</small>	Rizal Commercial Banking Corporation

An architectural rendering of a modern high-rise building named 'Sitari'. The building features a mix of light-colored panels and dark window frames. It is situated on a city street with other buildings, traffic lights, and cars visible in the background. The entire image has a light green tint. The word 'Sitari' is written in a large, elegant, cursive script in a dark green color on the right side of the image.

Sitari

iSECURE REALTY

C O R P O R A T I O N





SKT DIGITAL PRODUCTIONS

O RESIDENCES
by iSECURE REALTY CORPORATION

