



PANGLAO

*Oasis*

Aspire BY FILINVEST

# PANGLAO

The project is named after **PANGLAO ISLAND**, the well-known tourist destination in **BOHOL**. In keeping with our Oasis branding, the project is named after a resort town.

Compared to other beach destinations like Boracay or Puerto Galera, Panglao is essentially a **FAMILY-ORIENTED** vacation place. It offers a very relaxed **TROPICAL ISLAND EXPERIENCE**, recommended for families with small children.





# New Generation Oasis

*Dynamic Design  
Authentic Resort-Vibe  
Vibrant Living Spaces  
Generous Amenities*

*Artist's illustration*

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# Location Map



## MAJOR CBDS

- Bonifacio Global City (4.8 km)
- Makati CBD (6.8 km)
- Ortigas Center (9.5 km)

## COMMERCIAL CENTERS

- Puregold (600 m)
- All Home/Vista Mall (660 m)
- Market!Market! (3.7 km)
- SM Aura (4 km)
- Glorietta (6.4 km)
- Greenbelt (6.6 km)

## SCHOOLS

- Maria Montessori Holy Christian School (500 m)
- Southville Woodland School (1.3 km)
- UP Graduate School (7.5 km)

## CHURCH

- St. Ignatius of Loyola Parish (650 m)

## EMERGENCIES

- Medical Center Taguig (150 m)
- St. Lukes Medical Center (7.2 km)

## OTHER LANDMARKS

- Ninoy Aquino International Airport (10.4 km)
- Philippine Navy Golf Course (5.3 km)

# PROJECT OVERVIEW



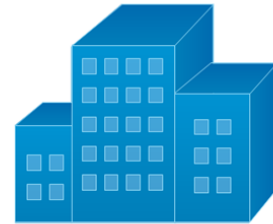
## Location

Cayetano Blvd.  
(formerly Levi Mariano  
Ave), Brgy. Ususan,  
**Taguig City**



## Land Area

40,718 sqm



## Project Type

6 Mid rise Buildings  
12 storey each



# RESORT-STYLE AMENITIES

We put the Philippines' own Panglao on center stage as we further elevate the Oasis promise of crafting urban living to a highly-desirable platform.

*Artist's illustration*

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# 70% Open Space

Open spaces and common areas granting the residents a true sense of tranquility and serenity within the comforts of the home.

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An aerial perspective of a large, winding swimming pool complex. The pool is surrounded by numerous palm trees and lush greenery. In the background, modern multi-story buildings are visible. The pool area includes a beach edge, a lap pool, a kiddie pool, and a pool deck with lounge chairs. There are also cabanas, a sports and recreation area, a clubhouse, and BBQ pits.

900 sqm pool area  
Beach edge leisure pool  
25 m Lap pool  
Kiddie pool  
Pool deck  
Poolside cabanas  
Sports and Recreation Area  
Clubhouse  
BBQ Pits

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VOLLEYBALL COURT



LAP POOL



PLAYGROUND



FUNCTION ROOM



MUSIC ROOM



GAME ROOM



FITNESS GYM

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*Artist's illustration*

# WAVES

The Panglao Oasis buildings, designed by **H1 Architects**, draw inspiration from the waves along the beaches of Panglao, bringing an organic feel to the structures. The architects balanced this with the timeless elegance of clean lines and vibrant tones of our own Philippine architecture.



# Venti-lite Concept

With the Venti-Lite concept, all buildings will have sky gardens and generous airwells to allow ventilation and natural light to pour through the halls – **an innovation that marries function and style.**

Artist's Illustration

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# Site Development Plan

**40,718 SQM**

No. of Buildings: 6

## Other Development Features

- 1.25 m above road level
- 8-m wide and 200-mm thick road
- 2.5-m high retaining wall
- Power by Meralco
- Water supply by Manila Water
- Water lines maintenance by CWSI
- Fire Tank
- CCTV
- Sewage Treatment Plant (STP)
- Cistern Tank
- Materials Recovery Facility (MRF)





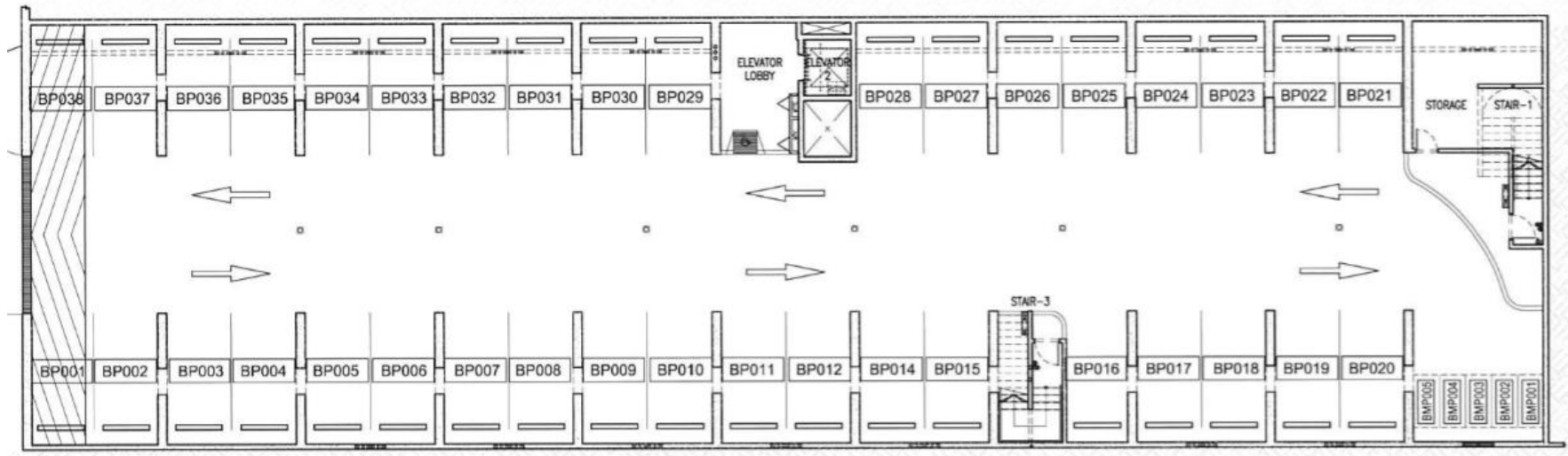
# Building DALOY

- 12** Residential Levels
- 20** Units/floor
- 240** Total Residential Units
- 5** Floors of Sky gardens
- 2** 11-Passenger Elevators
- 2** Staircases
- 37** Basement Parking Slots
- 240** Laundry Cages



# Basement Floor Plan

FACING PROJECT ROAD



FACING SUNKEN COURTYARD

# Typical Building Floorplan

FACING PROJECT ROAD



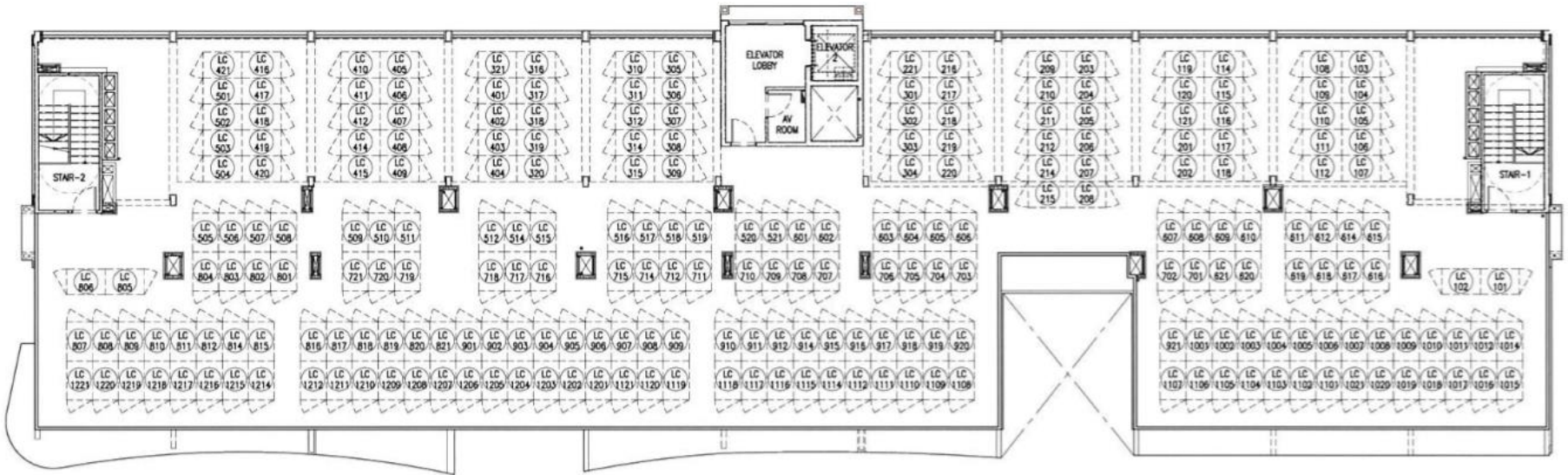
FACING SUNKEN COURTYARD

- 2 Bedroom
- Studio



# Roof deck Floor Plan

FACING PROJECT ROAD



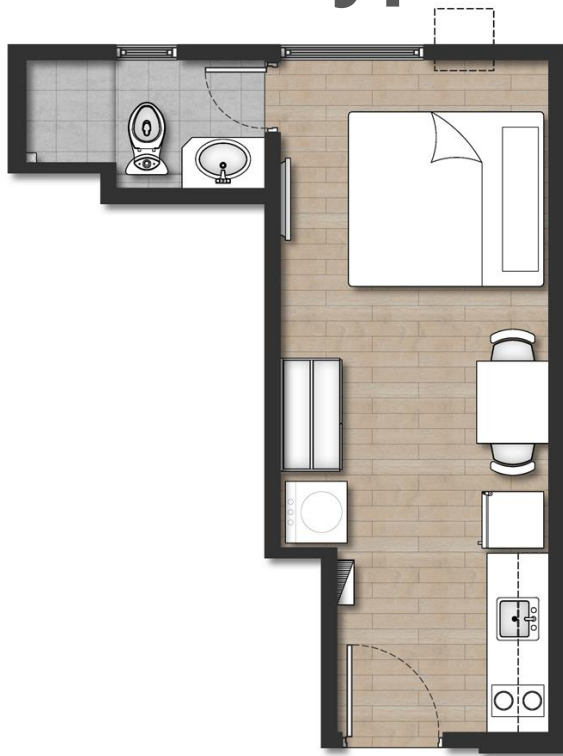
FACING SUNKEN COURTYARD

# Building Front Elevation





# Typical Unit Layout



≈ 21.64 SQM

## STUDIO UNIT

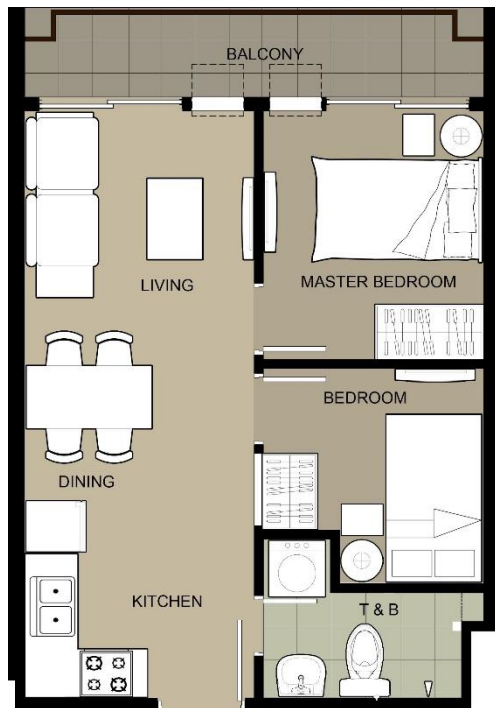
LIVING/DINING/KITCHEN 18.06 sqm.

T&B 3.58 sqm.

**TOTAL FLOOR AREA 21.64 sqm.**

Ledge area ranges 3.18 – 3.21 sqm

# Typical Unit Layout



≈ 35.66 SQM

## 2- BEDROOM UNIT

LIVING/DINING/KITCHEN 18.32 sqm.

BEDROOM 1 7.73 sqm.

BEDROOM 2 5.98 sqm.

T&B 3.63 sqm

**TOTAL FLOOR AREA 35.66 sqm**

Balcony area ranges 5.35 – 10.41 sqm



# Typical Unit Layout



**Studio Unit**



**2BR Unit**

# Unit Specifications



## LIVING/DINING/KITCHEN

- Ceramic Plank Tile Flooring
- Walls and Ceiling in Paint Finish
- High Density Fiber Doors in Paint Finish with Satin Chrome Lever Lockset and Door Stopper
- Modular Kitchen with Overhead Cabinetry, Granite Countertop and Exhaust Provision
- Stainless Steel Double Basin Sink
- Telephone and CATV Outlet
- Provision for Split-Type ACU







# Unit Specifications



## BEDROOMS

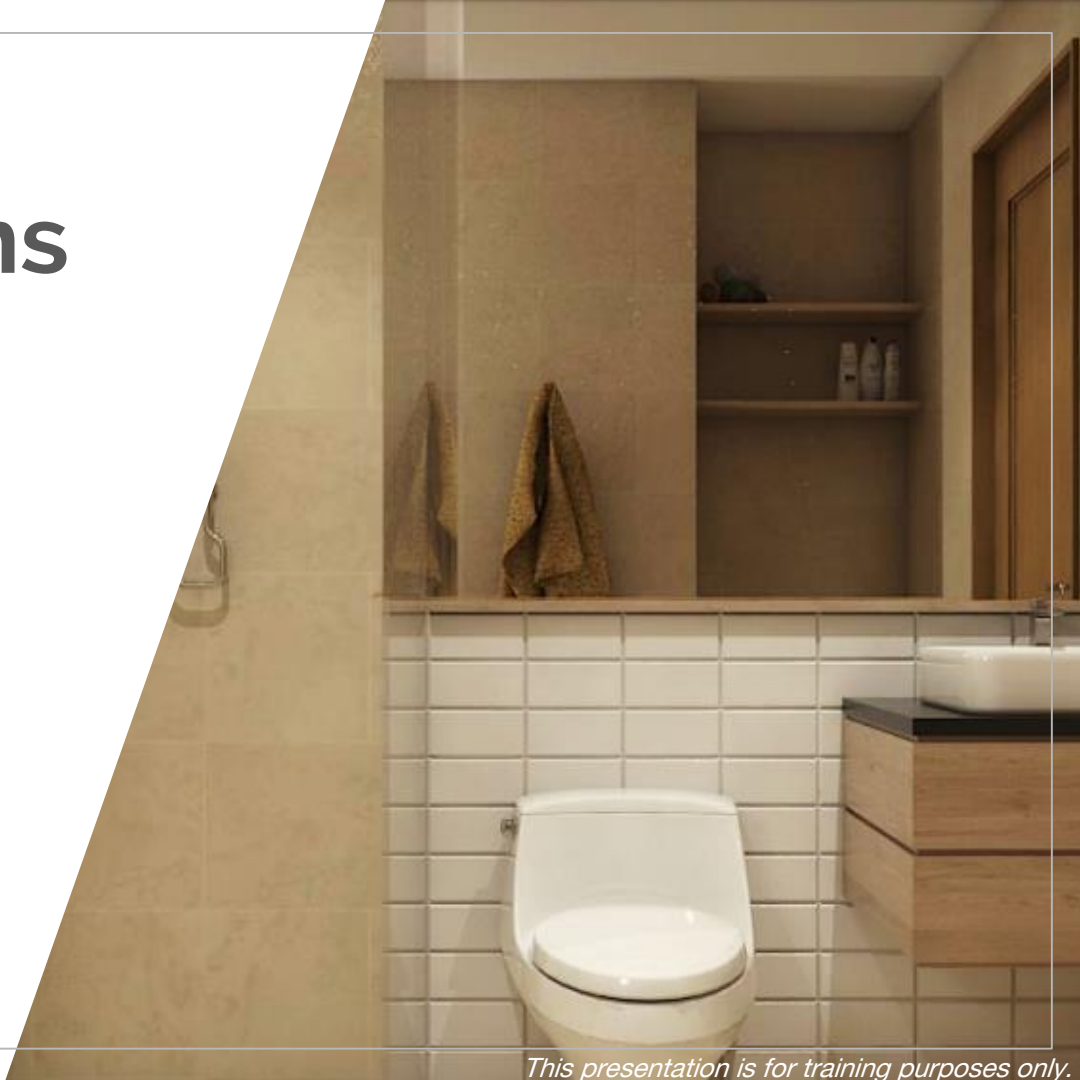
- Ceramic Plank Tile Flooring
- Walls and Ceiling in Paint Finish
- High Density Fiber Doors in Paint Finish with Satin Chrome Cylindrical Entrance Lockset
- Provision for Split-Type and/or Window-Type ACU
- CATV Provision for Master Bedroom

# Unit Specifications



## TOILET & BATH

- Flooring and Walls in Ceramic Tiles
- Fiber Cement Board Ceiling in Paint Finish
- High Density Fiber Doors in Paint Finish with Satin Chrome Cylindrical Privacy Lockset
- Undercounter Lavatory on Granite Countertop (Studio) / Short pedestal lavatory (2BR)
- Rainshower-Type with Water Heater Provision
- Water Closet and Ceramic Paper and Soap Holder
- Provision for Exhaust





# Unit Specifications

## OTHER UNIT INCLUSIONS & FEATURES

- 2.55M Floor-to-Ceiling Height
- Individual Prepaid-Type Water Meter
- Sliding Windows in Aluminum Powdercoated Framing and 6MM Thick Clear Glass
- Provision for Washer-Dryer
- Sprinkler System with Fire Detection and Alarm



# Pricing Summary



**STUDIO** starts at 2.5 Mn TCP  
**2BR** starts at 4.4 Mn TCP



\*\*10% Miscellaneous Fees

# Payment Terms



**15%** in **30** months, 85% Bank Financing

**20%** in **30** months, 80% Inhouse Financing

# Parking Slot Allocation



- Maximum of 1 slot per 2bBR unit, subject to availability
- Parking slot allocation for other unit types to be determined upon turnover



# Resort-Style Living

PANGLAO  
Oasis  
TAGUIG



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