



PANGLAO

Oasis
TAGUIG



RESIDENTIAL



COMMERCIAL



OFFICES

FILINVEST



LEISURE



CITYSCAPE



TOWNSCAPE

Oasis

RESORT-STYLE COMMUNITIES



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.

PROJECT OVERVIEW



Location

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



Land Area

40,718 sqms



Project Type

6 Mid rise Buildings
12 storeys each



Unit Mix

Bldg 1
216 units
2BR (36 sqm)
3BR (57.55 sqm)



Parking Slots

Basement Parking
Bldg 1 – 37 parking
slots only

PANGLAO

Oasis TAGUIG



A resort-inspired, mid-rise, residential community nestled at the heart of Taguig City characterized by lush greens and open spaces, generous amenities, dynamic architecture, and space-efficient living spaces that create the coveted lifestyle typifying daily holidays.

New Generation Oasis

*Reachable CBD
Revitalized Living
Redesigned Form and Function
Refreshing Comforts*

Artist's illustration

This presentation is for training purposes only.

01 STRATEGIC LOCATION



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)



A gated and secure community, centrally located within the bustling **Taguig City** that easily grants that much coveted getaway within the city.

WHY LIVE IN TAGUIG CITY



Fastest **highly urbanized city** in
Metro Manila
(804,915 Census 2015)



Convenient location where
everything's
within reach



High potential for
larger **increases**
in property values



High **demand for rentals** for increasing
workforce

Emerging Supernova of the Philippines

02 **70% OPEN**
SPACE

Site Development Plan

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Land Area : **40,718 SQM**
No. of Buildings: 6
No. of Units: Approx. 1,629 units
Building Alon – 216 units

Courtyard Amenity Area

BUILDING ALON


Main Amenity Area

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)



This presentation is for training purposes only.




The development boasts of its 70% open space, granting the residents a true sense of tranquility and serenity within the comforts of the home.

03 RESORT-STYLE AMENITIES

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Authentic Resort Vibe

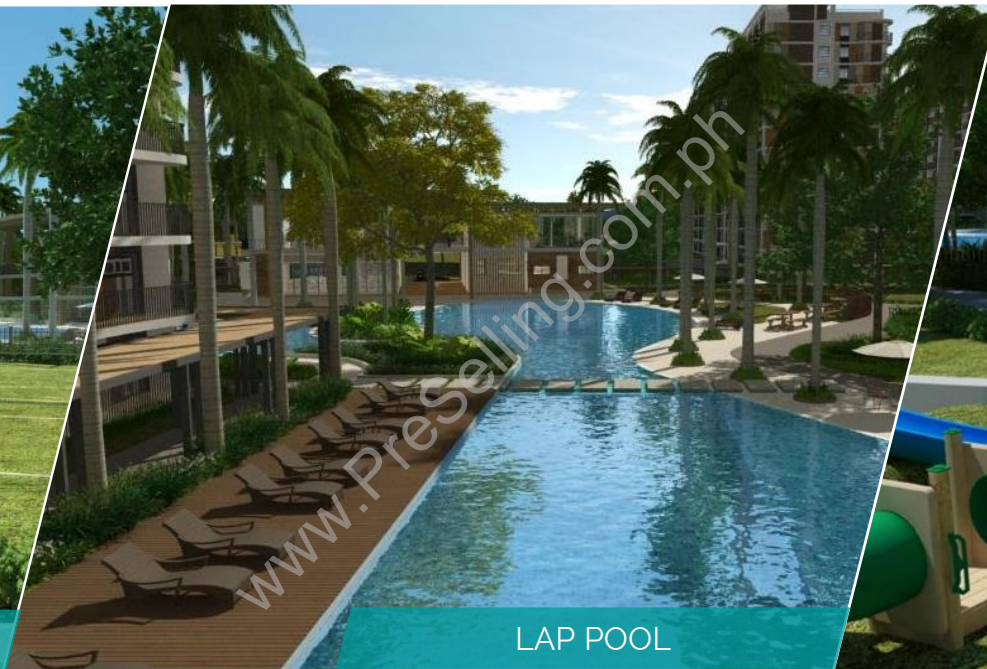
We put the Philippines' own Panglao on center stage as we further elevate the Oasis promise of crafting urban living to a highly-desirable platform.



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



VOLLEYBALL COURT



LAP POOL



PLAYGROUND



FUNCTION ROOM



MUSIC ROOM



GAME ROOM



FITNESS GYM

04 VIBRANT LIVING SPACES

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.**

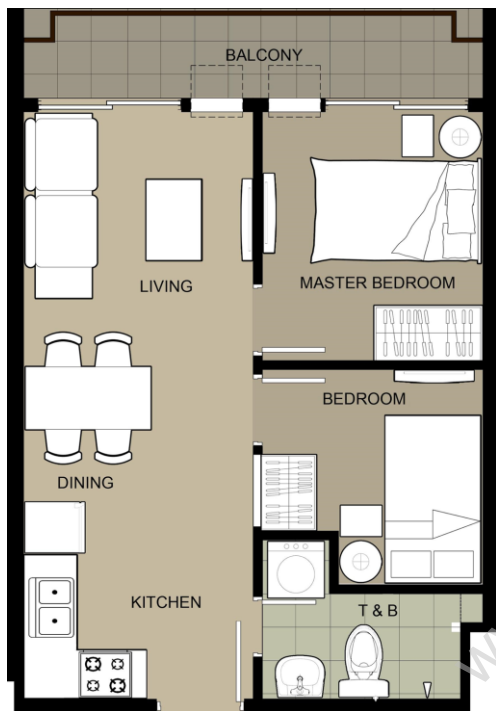
BUILDING ALON



Building Alon



12 Residential Levels
18 Units/floor
216 Total Residential Units
Sky gardens at the 2nd, 4th, 6th,
8th & 10th Floors
Two (2) 11-Passenger Elevators
Two (2) Staircases
37 Basement Parking Slots
216 Laundry Cages



2-BEDROOM UNIT

≈ 36 SQM



3-BEDROOM UNIT

≈ 57.55 SQM



Key Plan



(Without Pipe Chase)

2-BEDROOM UNIT TYPICAL FLOOR PLAN

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.





3-BEDROOM UNIT

TYPICAL FLOOR PLAN

Living / Dining / Kitchen	23.85 sqm.
Master Bedroom	10.42 sqm.
Bedroom 1	7.33 sqm.
Bedroom 2	8.26 sqm.
Master T&B	4.62 sqm.
Total Floor Area	53.97 sqm.



Turnover Finishes & Deliverables

RESIDENTIAL UNITS		2 – BEDROOM		3 – BEDROOM	
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FLOOR FINISHES					
Living, Dining, Bedroom, Kitchen			Ceramic tile planks		
Toilet			Ceramic tiles		
Balcony			Ceramic tiles		
WALL FINISHES					
Interior walls			Painted plain cement finish		
Toilet walls			Ceramic tiles		
CEILING FINISHES					
Living, Dining, Bedroom, Kitchen			Painted plain cement finish		
Toilet			Painted ficem board		
SPECIALTIES					
Kitchen			Granite countertop and splashboard		
Kitchen Cabinet			Modular overhead and undercounter cabinets		
Kitchen Sink			Stainless Steel double bowl		
Kitchen Faucet			Single lever		
Toilet & Bath			(no lavatory counter)		Granite lavatory countertop
Lavatory			Wall-hung with half pedestal		Undercounter type
Lavatory Faucet			Single lever		
Shower Head and Fittings			Square rainshower head with hand shower, adjustable telephone shower holder and wall tap faucet with diverter		
Tissue Holder			Wall-mounted type		
Water Closet			Wall-discharge type with self -closing seat and cover		

Turnover Finishes & Deliverables

RESIDENTIAL UNITS	2 – BEDROOM	3 – BEDROOM
DOOR PANEL		
Entrance Door	High density fiber (HDF) semi-solid molded door in paint finish	
Bedroom Door	High density fiber (HDF) hollow core molded door in paint finish	
Toilet Door	High density fiber (HDF) hollow core molded door in paint finish	
Balcony Door	Powdercoated aluminum framed sliding and fixed glass panel	
DOOR HARDWARE		
Entrance Door	Mortise type keyed lockset	
Bedroom Door	Cylindrical entrance lockset	
Toilet Door	Cylindrical privacy lockset	
WINDOWS		
Fixed, awning and Sliding windows	Powder coated aluminum framed glass panel	

BUILDING FLOOR PLAN

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BUILDING ALON



Basement Floorplan



Typical Building Floorplan

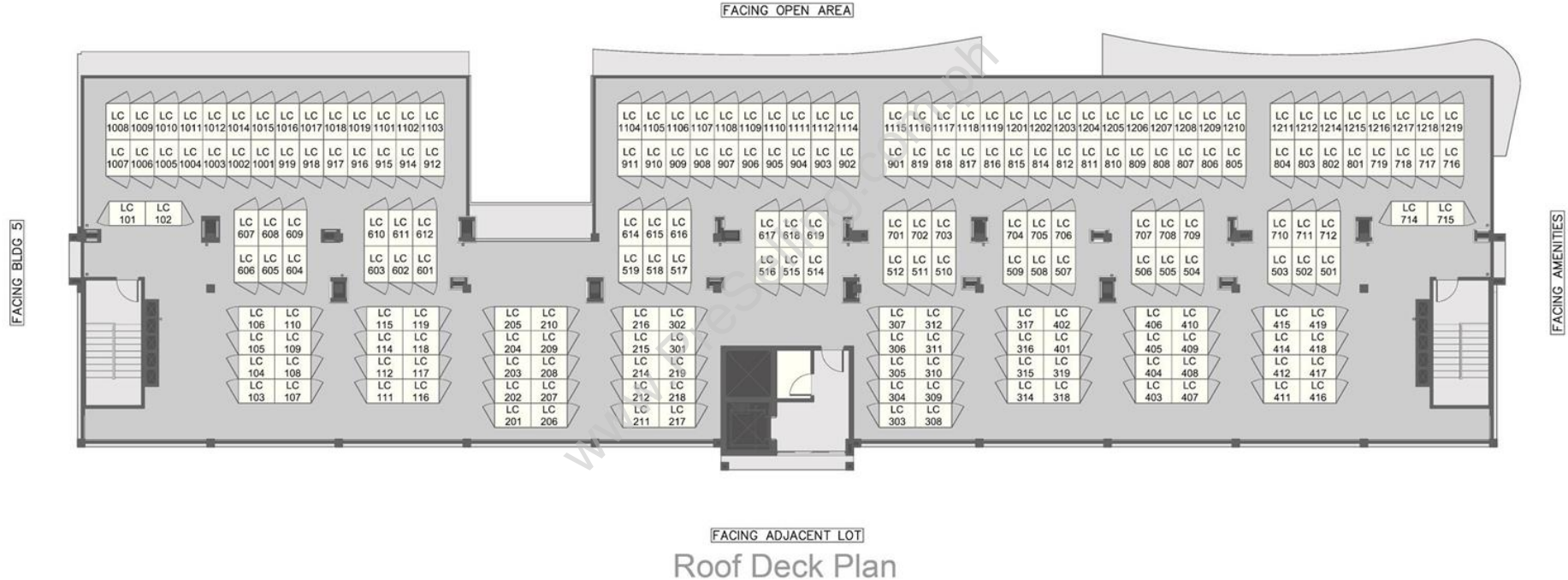


18 Units per floor

FACING ADJACENT LOT
Fourth Floor Plan

- 2 Bedroom
- 3 Bedroom

Roofdeck Floorplan



Team of Consultants

RESIDENTIAL BUILDINGS

Architectural: **H1 Architecture**

Structural: **Macro Consulting Structural Engineers**

Electrical: **ATM Engineering** (c/o Engr. Albert Manla)

Plumbing and Sanitary: **FLI-PED**

Sky Garden Landscaping (Conceptual only): **AECOM**

Fire Protection: **IMMCE** (c/o Engr. Isagani Martinez)

SITE

Landscape Design (until Schematic only): **AECOM**

OTHERS

Model Unit-Sales Center Interior Design: **PDP Architects**

Clubhouse: **FLI-PED**

Gate and Guardhouse: **FLI-PED**

MARKETING MATERIALS

Rendering and Walk-thru: **Digital Mirage**

Scale Model: **MM4 Model Builders**

PRICING AND PAYMENT TERMS

Indicative TCP

2BR – P4.3 Mn to P 4.7 Mn



P6.7Mn

P3.6- P 3.8 Mn

P6.7Mn

Fourth Floor Plan



2 Bedroom



3 Bedroom

Standard Payment Terms

Standard Payment Terms	Discount	DP	DP Term (mos)	Balance
Spot Cash				
100% Within the Day of Reservation	8%			
100% Within 30 Days	5%			
Deferred Cash				
100% in 30 Months	-			
Bank Financing				
Spot DP upon reservation	3% (of DP)	15%	-	85%
Spread DP	-	15%	30	85%
Inhouse Financing				
Spot DP upon reservation	3% (of DP)	20%	-	80%
Spread DP	-	20%	30	80%

QUESTIONS?

PROJECT DEVELOPMENT

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