

THE SPINNAKER
at CLUB **LAIYA**

SAIL TO YOUR NEW HOME





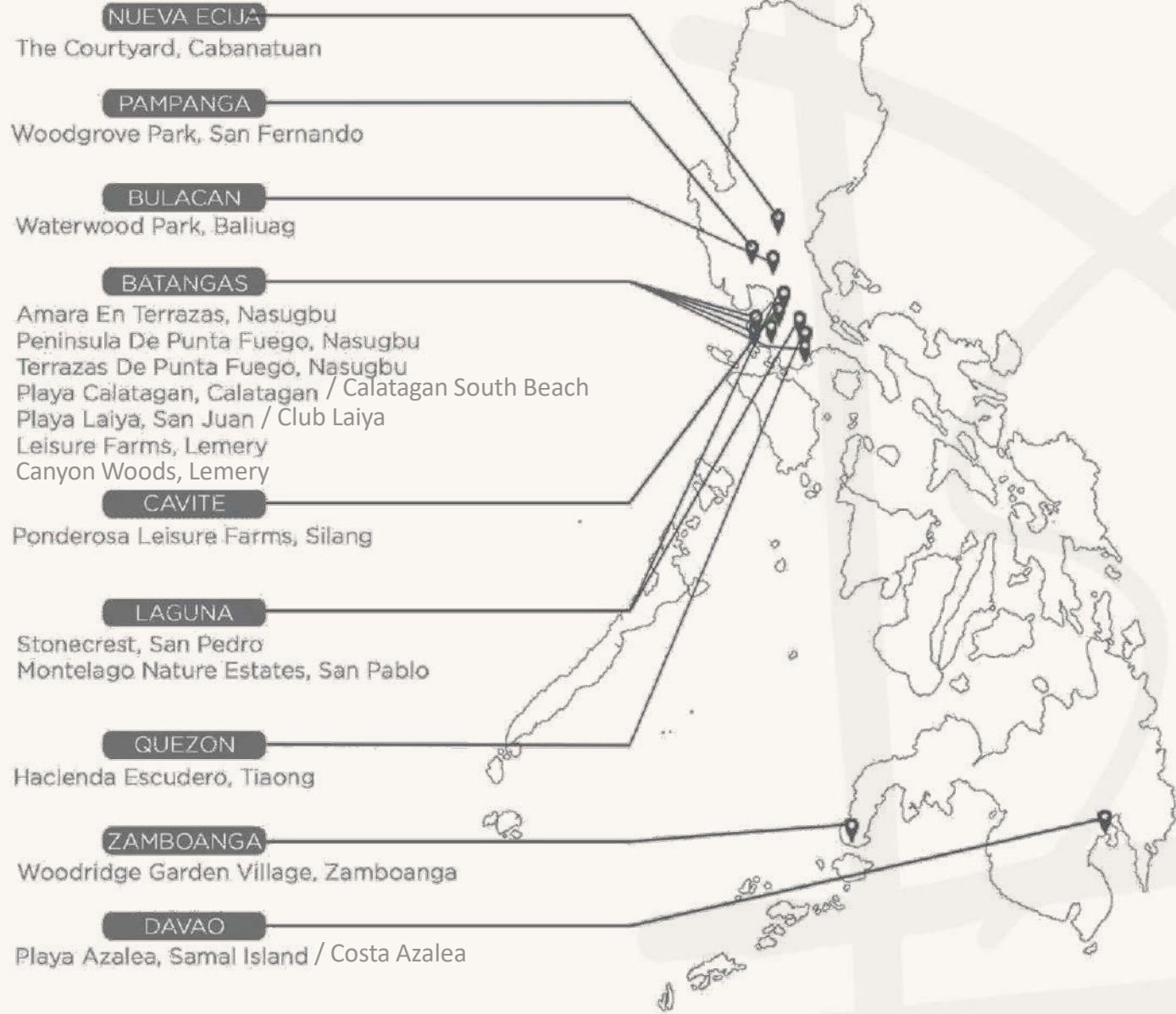
NATIONWIDE DEVELOPMENTS

19 projects nationwide

17 completed projects

2 on-going project development

7 actively selling projects





BEACH TOWNS

- Master-planned and sustainable resort estate tourism communities.
 - Creating the new standard of beachside living.
 - Modern hometown conveniently located amidst the sun and the sea.
-

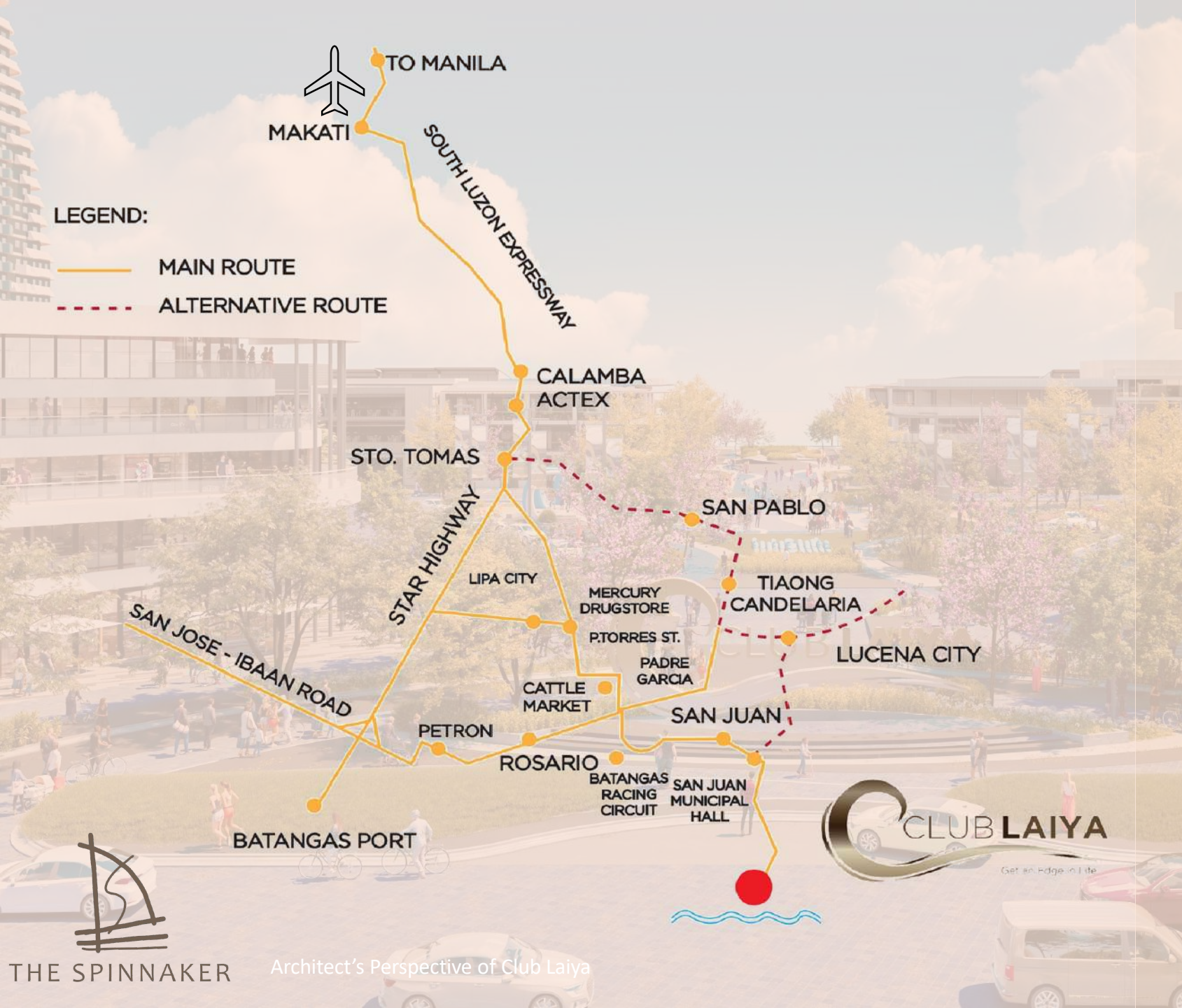




BEACH TOWNS

LEISURE TOURISM ESTATE ESTATE (LTE)

- Master-planned and sustainable resort estate developments situated in tourist destinations.
- LTEs provide property seekers & investors the opportunity to own a land in a beachside development open to the tourist market.
- Lot owners have the option to build their home, beach rest house, or put up tourism related products and services.



EASY ACCESS

- 2.5-hours drive from Metro Manila.
- Located in one of the established resort destinations in Batangas.
- As of July 2022, tourist arrivals in San Juan has registered 1,004,619 arrivals (*to compare, Boracay registered 1.75Mn* tourist arrivals in full year of 2022*).

* <https://mb.com.ph/2023/01/10/more-than-1-75-million-tourists-visit-boracay-in-2022/>

PROUDLY PURSUING



Architect's Perspective of The Spinnaker

SUSTAINABILITY

- Proudly pursuing EDGE Certification of World Bank (at least 20% savings on all of the following: water, energy and embodied materials).
- Double-piped waterline system to use non-potable water for toilet flushing and irrigation.
- Provides Electric Vehicle (EV) charging station.

BEACHFRONT LIVING

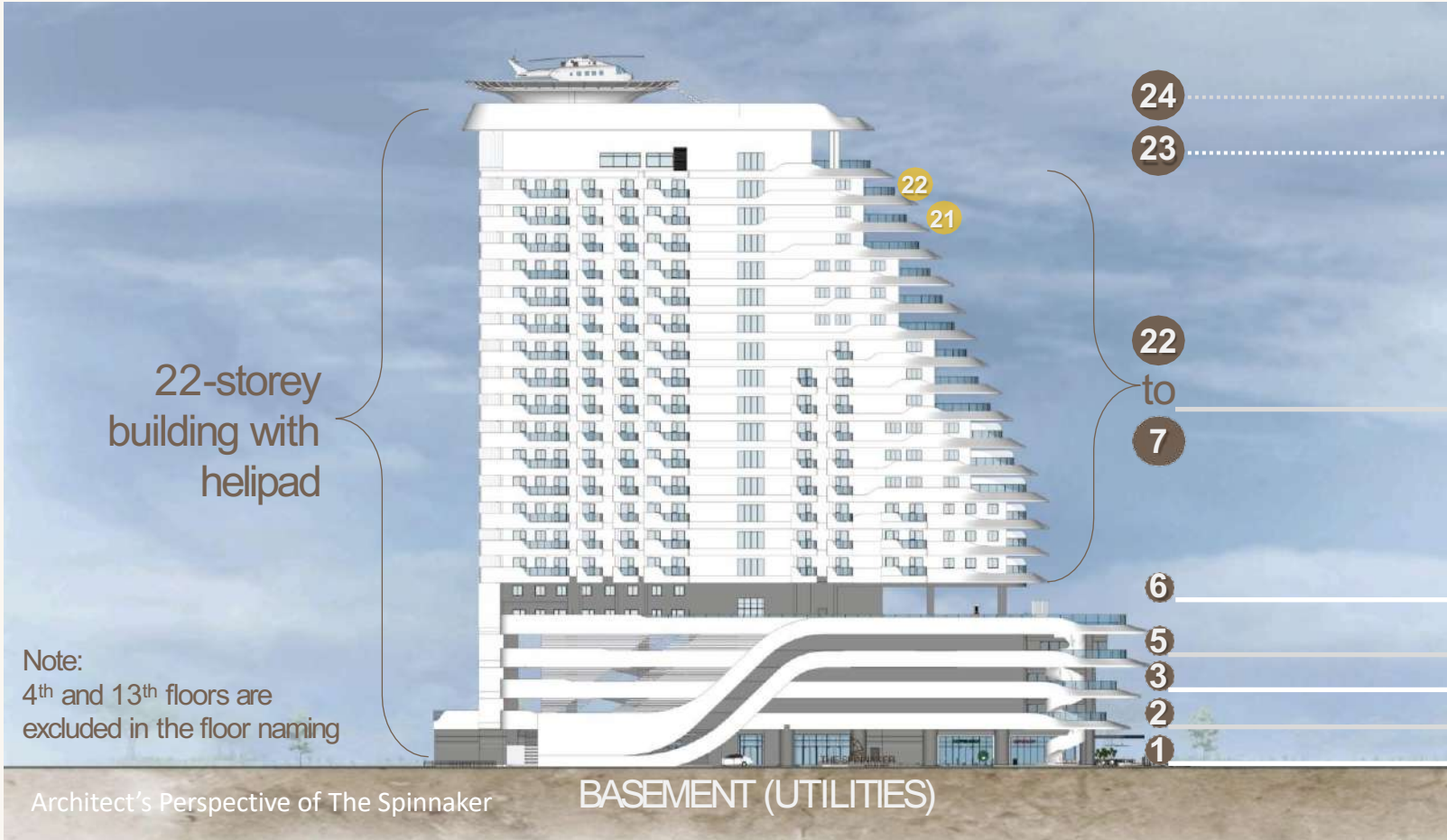
- Literally by the beach
- All units with view of the sea (Tayabas Bay)
- Some units with view of both sea and mountain (Mt. Daguldol)
- Distinctly curated units (“we don’t build boxes”)



Architect's Perspective of The Spinnaker



STACKING PLAN



GENERAL USE

- 24 Roof deck, water tank, utilities with helipad
- 23 Ballroom, sky bar, kitchen
- 22 Upper Penthouse (PH)
- 21 Upper Penthouse (LH)
- 22 to 7 Residential units (total of 15 floors)
- 6 Infinity lap pool, kids' pool, lounge area, bar, kids' play zone, bi-level residential units
- 5 Podium parking, gym, spa, storage units
- 3 Podium parking, meeting rooms, storage units
- 2 Podium parking, meeting rooms, storage units
- 1 Commercial area, lobby, utilities, administration offices, drop-off area, common parking

CONDO UNIT MIX & SIZES

UNIT TYPES	SIZE RANGE (SQM)	TYPICAL SIZE (SQM)	TOTAL NO. OF UNITS	% SHARE
Commercial Units	51 – 279 sqm	N/A	3	1%
Studio Units	34 – 37 sqm	37 sqm	165	67%
1-BR Units	44 – 52 sqm	44 sqm	18	7%
2-BR Units	86 – 123 sqm	86 sqm; 96 sqm	42	17%
3-BR Units	109 – 225 sqm	N/A	12	5%
1-BR Bi-Level Unit	70 sqm	70 sqm	1	0%
2-BR Bi-Level Units	130 – 193 sqm	130 sqm	4	2%
3-BR Bi-Level Unit	136 – 315 sqm	136 sqm; 315 sqm	2	1%
TOTAL			247	100%

PARKING SLOT MIX & SIZES

PARKING SLOT TYPES	DIMENSIONS (IN METERS)	TYPICAL SIZE (SQM)	TOTAL NO. OF SLOTS
Regular (Car)	2.5 x 5.0 meters	12.5 sqm	135
Motorcycle (Big Bikes)	1.2 x 2.3 meters	2.8 sqm	13

Notes:

1. Parking ratio: 2 condo units for every 1 car parking slot.
2. Purchase of parking slots is on a “first-come-first-serve basis”.
3. All 3BR units shall automatically have appurtenant 2 parking slots (tandem parking slots).
4. All other units shall have maximum of 1 car parking slot and/or 1 motorcycle parking slot.
5. Any deviation shall be treated on a “case-to-case basis”.

STORAGE UNIT MIX & SIZES

PARKING SLOT TYPES	DIMENSIONS (SQM)	TYPICAL SIZE (SQM)	TOTAL NO. OF SLOTS
Storage Unit Type 1	~ 3.5m x ~1.8m	6.9 sqm	3
Storage Unit Type 2	~ 5.1m x ~2.9m	12.8 sqm	3

Prohibited items to be stored:

1. Hazardous and flammable materials
2. Firecrackers
3. Stolen and illegal goods
4. Weapons and ammunition (whether licensed or not)
5. Living and dead items
6. Such other items that will directly or indirectly affect the security, safety, health and well-being of everyone



LAUNCHING PRICE (Php300K/sqm)

UNIT TYPES	SIZE RANGE (SQM)	TYPICAL SIZE (SQM)	TCP RANGE (Php)
Commercial Units	51 – 279 sqm	N/A	16M to 92Mn
Studio Units	34 – 37 sqm	37 sqm	9.8Mn to 12.1Mn
1 BR Units	44 – 52 sqm	44 sqm	12.3Mn to 15.6Mn
2 BR Units	86 – 123 sqm	86 sqm; 96 sqm	23.4Mn to 36Mn
3 BR Units	109 – 225 sqm	N/A	36.2Mn to 65.7Mn
1 BR Bi-Level Unit	70 sqm	70 sqm	21Mn
2 BR Bi-Level Units	130 – 193 sqm	130 sqm	39.2Mn to 46.6Mn
3 BR Bi-Level Unit	136 – 315 sqm	136 sqm; 315 sqm	42.3Mn to 75.4Mn
Parking Slot (Car)	12.5 sqm	12.5 sqm	1Mn to 1.1Mn
Parking Slot (Motorcycle)	2.8 sqm	2.8 sqm	100K to 150K
Storage Units	6.9 – 12.8 sqm	6.9 sqm; 12.8 sqm	484K to 895K

Note:

Miscellaneous Fees and Other Charges: 4.0% of the Net Contract Price

STANDARD PAYMENT TERMS

PAYMENT TERMS		PRODUCT TYPES	RESERVATION FEES	CASH DISCOUNT	DOWN PAYMENT (DP)	BALANCE
1	Spot Cash	Residential Condo Unit	Php100,000	15% within 30 days after Reservation	N/A	Lumpsum payment
		Parking Slot (Car)	Php50,000		N/A	
		Commercial Unit	Php500,000		N/A	
		Parking Slot (Motorcycle)	Php10,000		N/A	
		Storage Unit	Php10,000		N/A	
2	Deferred Cash	Residential Condo Unit	Php100,000	7.50%	N/A	Payable over 48 months, interest free
		Parking Slot (Car)	Php50,000		N/A	
		Commercial Unit	Php500,000		N/A	
		Parking Slot (Motorcycle)	Php10,000		N/A	
		Storage Unit	Php10,000		N/A	
3	Installment Plan	Residential Condo Unit	Php100,000	None	35% DP payable over 48 months, interest free	65% balance lumpsum payment
		Parking Slot (Car)	Php50,000			
		Commercial Unit	Php500,000		N/A	N/A
		Parking Slot (Motorcycle)	Php10,000		N/A	N/A
		Storage Unit	Php10,000		N/A	N/A

Note:

Miscellaneous Fees and Other Charges: 4.0% of the Net Contract Price

INDICATIVE INVESTMENT [SAMPLE]

Studio Unit



Architect's Perspective

TOTAL CONTRACT PRICE: Php10.98Mn
FLOORAREA: 36.6 sqm
RESERVATION FEE (RF): Php100,000

SPOT CASH

Discount : 15% (or Php1.65Mn)
Balance (net of RF) : Php9.23Mn

DEFERRED CASH

Discount : 7.5% (or Php824K)
Balance (net of RF) : Php10.01Mn
Monthly Amort : Php210K/month for 48 months

INSTALLMENT PLAN

Discount : None
Monthly DP(net of RF): Php78K/month for 48 months
Balance : Php7.14Mn – Lumpsum
If bank : Php90K/mo for 10 years (9% pa)
: Php77K/mo for 15 years (10% pa)





GROUND FLOOR PLAN [3 units]



SEA

CLUB LAIYA

Key Map



Architect's Perspective of The Spinnaker

GROUND FLOOR PLAN



- LEGEND:**
- Common Areas
 - Retail
 - Admin
 - Utilities, Toilets, Fire Exit, Elev. Core

RECEPTION LOBBY



ELEVATOR LOBBY



2nd FLOOR PLAN [44 PS; 3 MS; 2 ST]



SEA

CLUB LAIYA

BEACH CLUB

PS: Parking Slot
MS: Motorcycle Slot
ST: Storage Unit

LEGEND:

- Common Areas
- Meeting Rooms
- Storage
- Utilities, Toilets, Fire Exit, Elev. Core
- Parking Slot
- Motorcycle Parking Slot
- EV Charging Station
- EV Parking/Charging Slot

Key Map

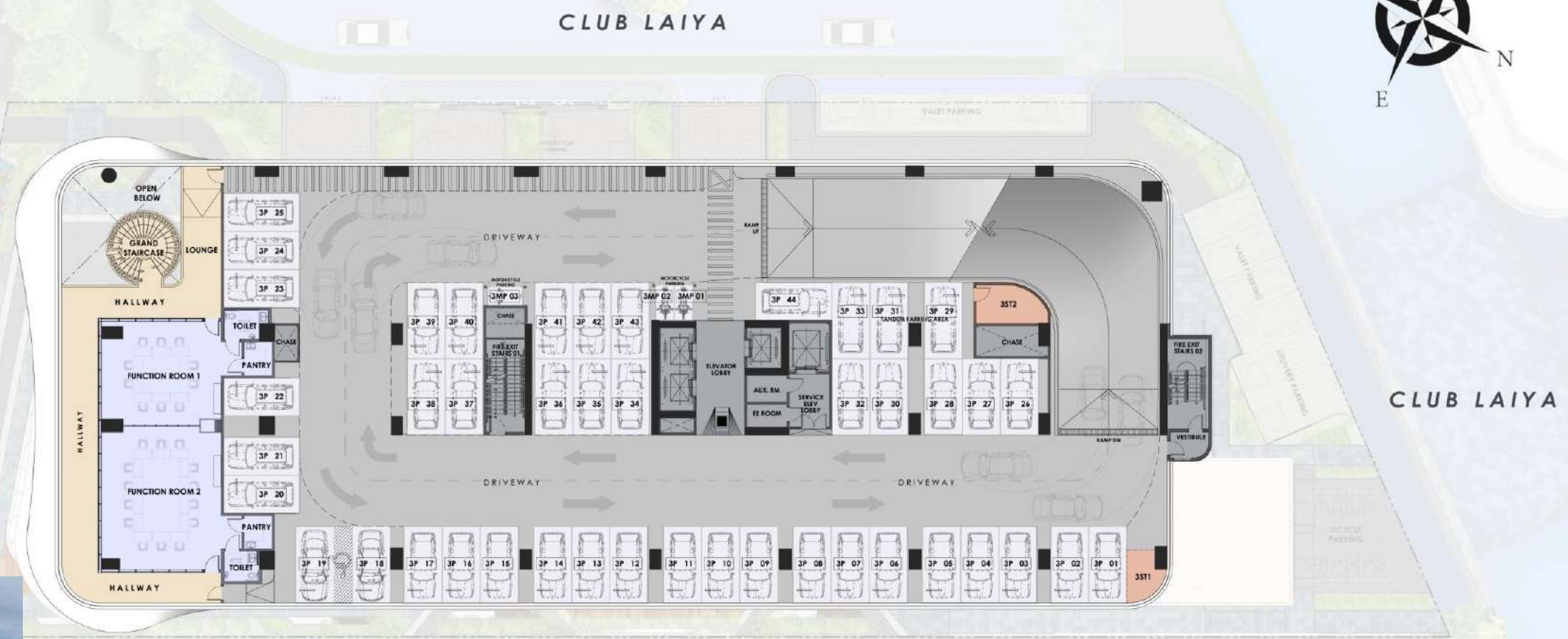


2F PODIUM PLAN Architect's Perspective of The Spinnaker

MEETING & CONFERENCE ROOMS



3rd FLOOR PLAN [44 PS; 3 MS; 2 ST]



SEA

CLUB LAIYA

BEACH CLUB

PS: Parking Slot
MS: Motorcycle Slot
ST: Storage Unit

- LEGEND:**
- Common Areas
 - Function Rooms
 - Storage
 - Utilities, Toilets, Fire Exit, Elev. Core
 - Parking Slot
 - Motorcycle Parking Slot

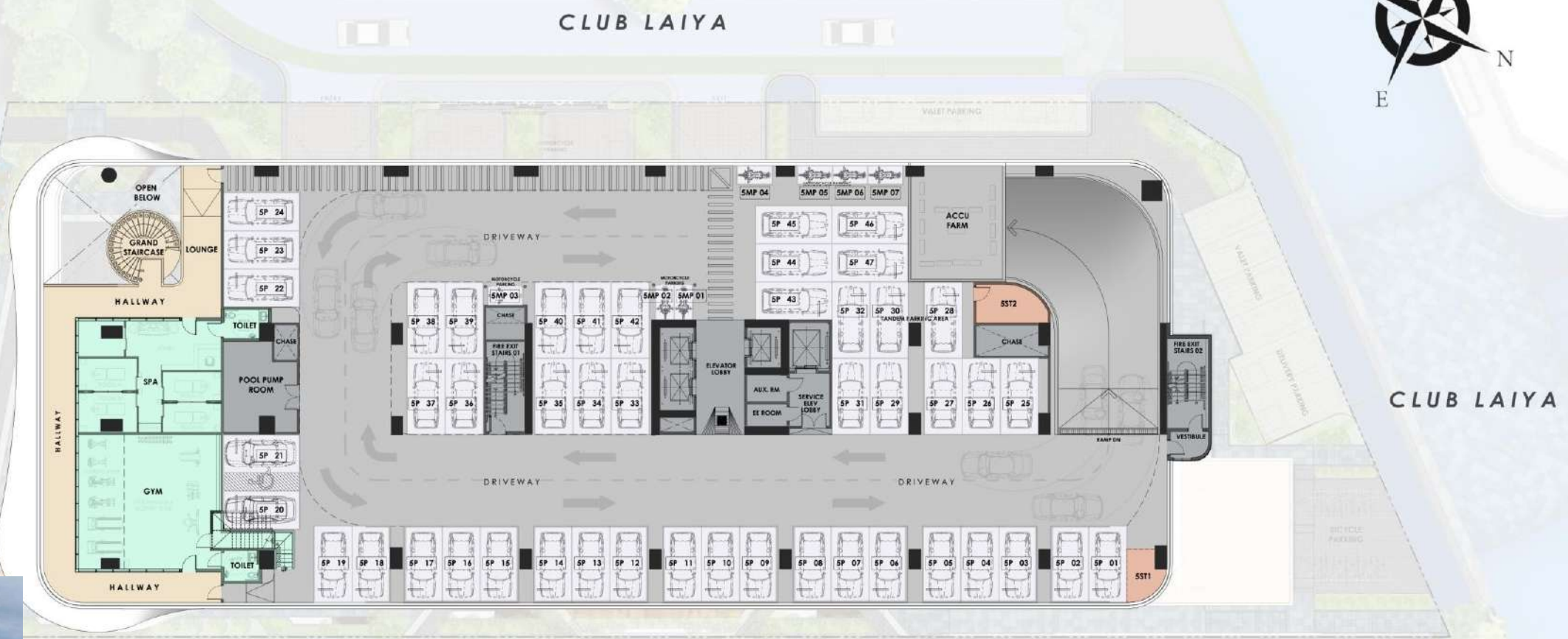
Key Map



3F PODIUM PLAN

Architect's Perspective of The Spinnaker

5th FLOOR PLAN [47 PS; 7 MS; 2 ST]



SEA

CLUB LAIYA

BEACH CLUB

PS: Parking Slot
MS: Motorcycle Slot
ST: Storage Unit

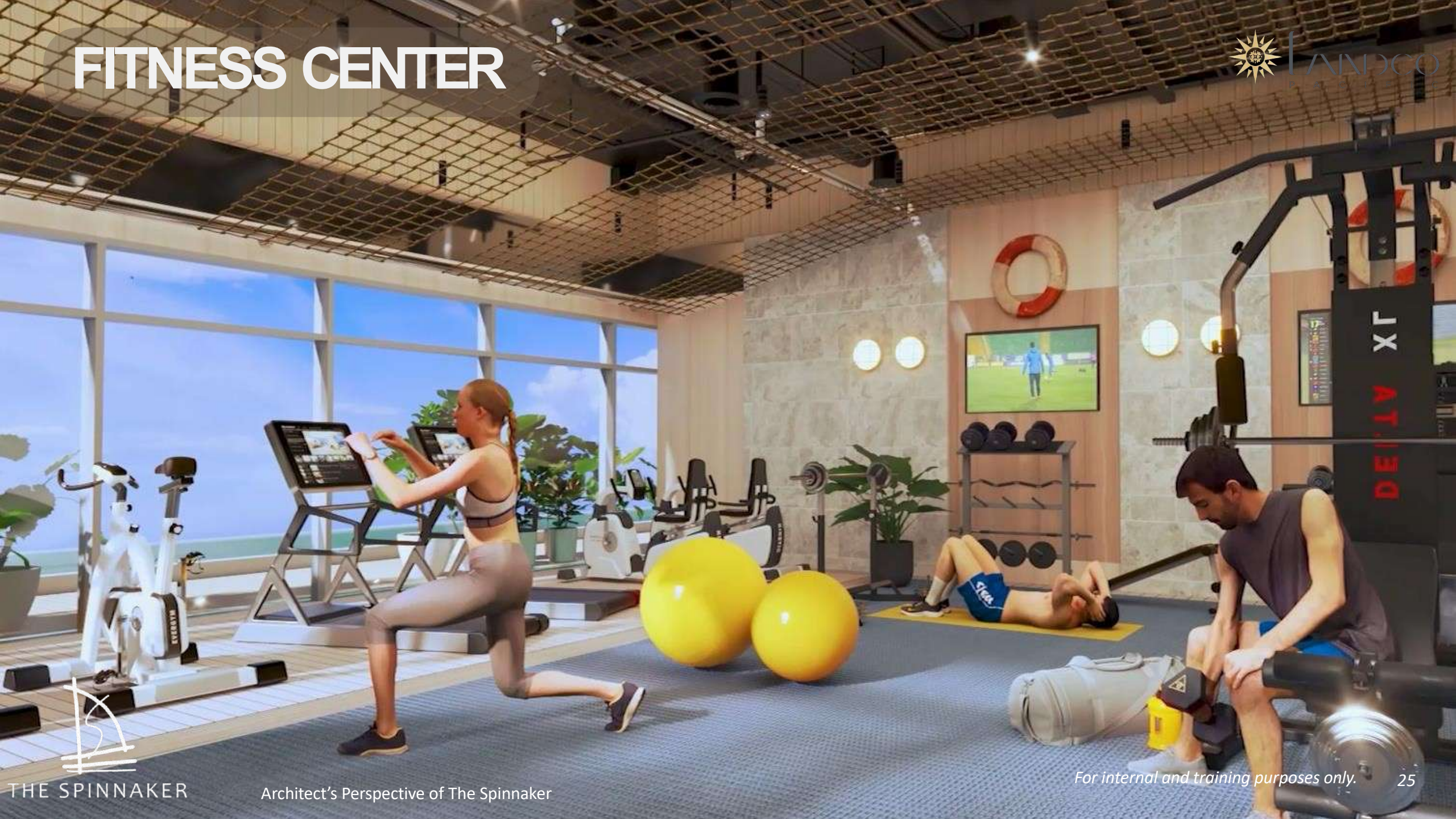
- LEGEND:**
- Common Areas
 - Spa/Gym
 - Storage
 - Utilities, Toilets, Fire Exit, Elev. Core
 - Parking Slot
 - Motorcycle Parking Slot

Key Map



5F PODIUM PLAN Architect's Perspective of The Spinnaker

FITNESS CENTER



SPA



6th FLOOR PLAN [6 bi-level units]



SEA

CLUB LAIYA



BEACH CLUB

LEGEND:

- Common Areas
- Pool
- Landscape
- Utilities, Toilets, Fire Exit, Elev. Core
- 2 Bedroom Bi-Level Unit
- 3 Bedroom Bi-Level Unit

For internal and training purposes only. 27

Key Map



6F PODIUM PLAN

Architect's Perspective of The Spinnaker

6th FLOOR LOFT PLAN [6 bi-level units]



Key Map



- LEGEND:**
- Common Areas
 - Pool
 - Landscape
 - Utilities, Toilets, Fire Exit, Elev. Core
 - 2 Bedroom Bi-Level Unit
 - 3 Bedroom Bi-Level Unit

THE LOUNGE



THE KIDS' ZONE



INFINITY LAP POOL (25-meters)



SKY BAR



SKY BALLROOM

FEATURES OF DELIVERABLE UNITS

2-BR Unit



- Expansive windows offering panoramic views of the sea
- Open air private outdoor spaces (balcony) in all units.
- Generous floor-to-ceiling height of the general area at approximately 2.80 meters
- Pre-wired cable TV and telephone outlets ready for internet access
- Individual intercom facility in each unit
- Pre-installed ceiling LED lighting fixtures
- Cove ceiling on strategic locations
- Automatic smoke detectors and fire alarm sprinkler system
- Main door security view hole feature
- Dedicated washing machine area

FINISHES OF DELIVERABLE UNITS

3-BR Unit



LIVING, DINING & BEDROOM AREAS:

- Floor: Homogeneous tiles
- Wall: Paint finish with baseboard
- Bedroom Closet: Tempered glass door on wood laminated finish

KITCHEN

- Floor: Homogeneous tiles
- Wall: Paint finish with baseboard
- Cabinetry: Laminated finish (base and overhead)
- Countertop and backsplash: Solid surface

TOILET & BATH

- Floor: Homogeneous tiles
- Wall: Homogeneous tiles
- Cabinetry: Laminated finish (undercounter)
- Lavatory Countertop: Solid surface
- Mirror: Included
- Shower Enclosure: Included

BALCONY

- Floor: Homogeneous tiles
- Railing: Tempered glass with louvers for aircon exhaust ventilation

APPLIANCES OF DELIVERABLE UNITS

Studio Unit



Architect's Perspective

STUDIO & 1BR UNITS

- Split-type aircon (capacity depending on the area requirement)
- Inverter-type refrigerator (2-door: one for freezer and one for general cooling)
- 2-burner induction cooktop
- Rangehood
- Multi-point water heater

2BR UNITS

- Split-type aircon (capacity depending on the area requirement)
- Inverter-type refrigerator (2-door: one for freezer and one for general cooling)
- 4-burner induction cooktop
- Rangehood
- Multi-point water heater

3BR UNITS

- Split-type aircon (capacity depending on the area requirement)
- Inverter-type refrigerator (side-by-side door opening)
- 4-burner induction cooktop
- Rangehood
- Multi-point water heater



STUDIO UNIT [Deliverable]

STUDIO UNIT [Dressed-up]



2-BR UNIT [Deliverable]



2-BR UNIT [Dressed-up]



2-BR UNIT [Dressed-up]



2-BR UNIT [Dressed-up]



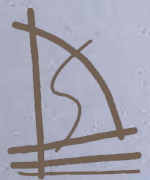
3-BR UNIT [Deliverable]



3-BR UNIT [Dressed-up]



3-BR UNIT
[Dressed-up]



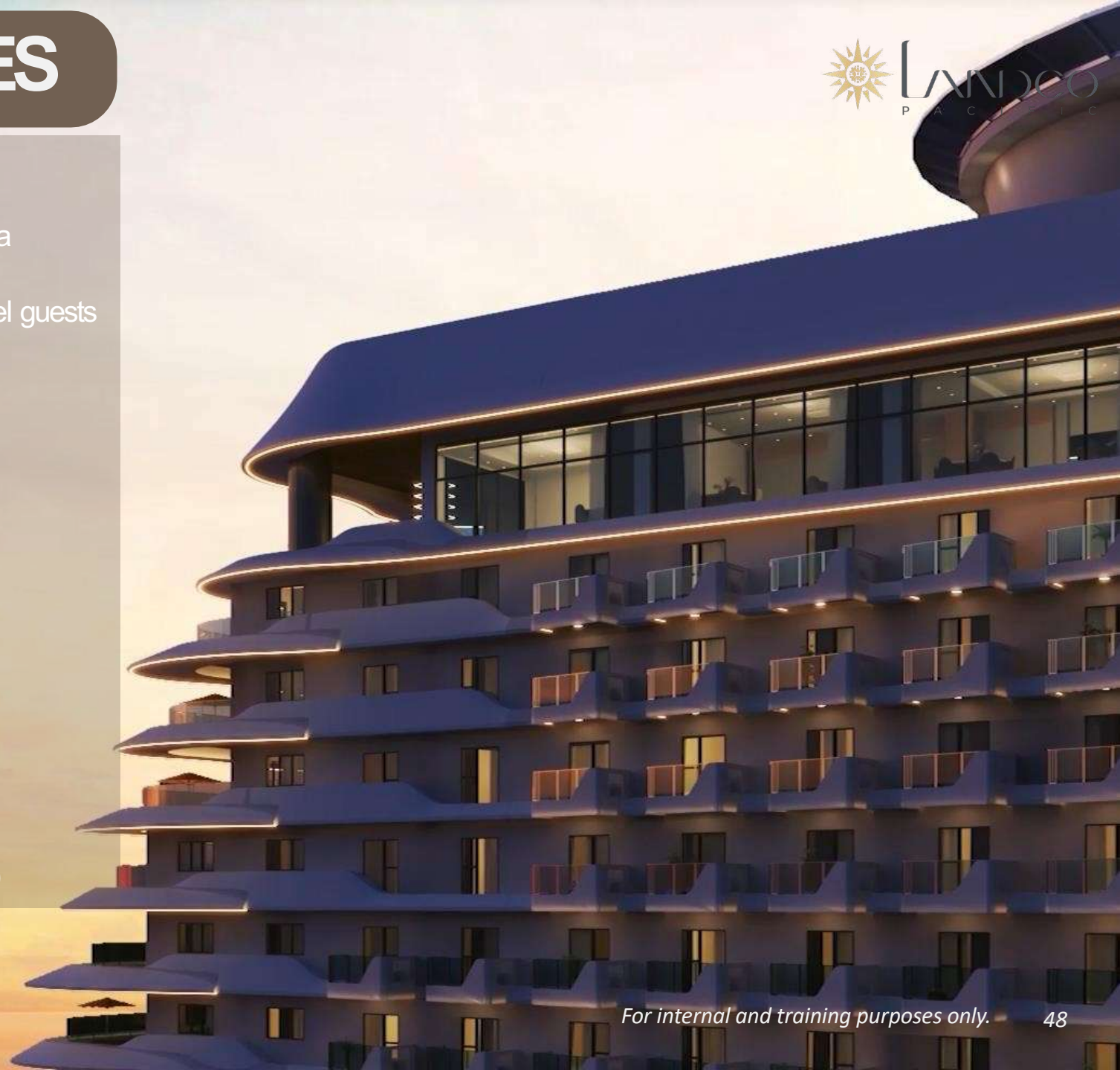
3-BR UNIT
[Dressed-up]

3-BR UNIT [Dressed-up]



BUILDING FEATURES

- 3 passenger elevators plus 1 service elevator
- Helipad at the roof deck
- Grand staircase leading to the meeting rooms, gym and spa
- RFID enabled elevators
- Concierge for the residents and separate concierge for hotel guests
- Exclusive drop-off bay
- 3-level podium parking floors
- 2 Electronic Vehicle (EV) charging stations
- Guard house at the ground floor (to podium parking)
- Bicycle parking stand/area
- 100% standby emergency power
- Two (2) provisions for telecommunication providers
- Mail room
- Automatic fire alarm, fire detection and sprinkler systems
- CCTV monitoring for common areas
- Wi-fi provision at selected common areas
- Linen room per residential floor
- Garbage room per residential floor
- Clinic for emergency cases
- Property management office (admin, engineering, security)



PROJECT TEAM / CONSULTANTS



Owner / Developer	:	Landco Pacific Corporation
Architect	:	Visionary Architecture, Inc.
Structural	:	ECCruz Corporation
Mechanical, Electrical, Plumbing & Fire Protection System	:	Guevarra & Partners, Inc.
Geotechnical	:	Engr. Brian B. Tan
Landscape	:	AJ Moldez Landscape Planning and Design MN Design Studio
Interior Design	:	Roy Barry and Associates
Elevator	:	Philippine Green Building Initiative
EDGE (Sustainability)	:	Rider Levett Bucknall Philippines, Inc.
Quantity Surveyor	:	Envision (under Visionary Architecture, Inc.)
Visual Animator	:	DAAbcede and Associates
Construction Project Manager	:	Primefrontier Property Management, Inc.
Property Manager	:	Millennial Resorts Corporation
Hotel Operator	:	

SAIL TO YOUR NEW HOME

ANNEXURES

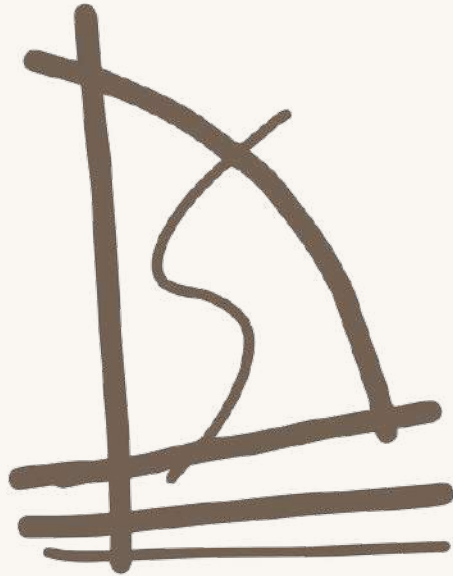


CLUB LAIYA

23-hectare Leisure Tourism Estate divided into two (2) districts:

- **Seaside District** is an 11-hectare beachfront development catering to both property seekers and investors.
- **Premier District** is a 12-hectare beachside forest community for beachside residential living and/or recurring rental market.

BEHIND THE NAME



THE SPINNAKER



SPINNAKER

‘A spinnaker is used for sailing with the direction of the wind’

Reference image only

BE THE CAPTAIN OF TIME



TIME DOESN'T EXIST

- Hotel-like amenities within the building
- Club Laiya amenities and activities
- Privileges under the Landco Privilege Program
- Hassle-free investment under the optional lease-back program*

**Conditions apply*

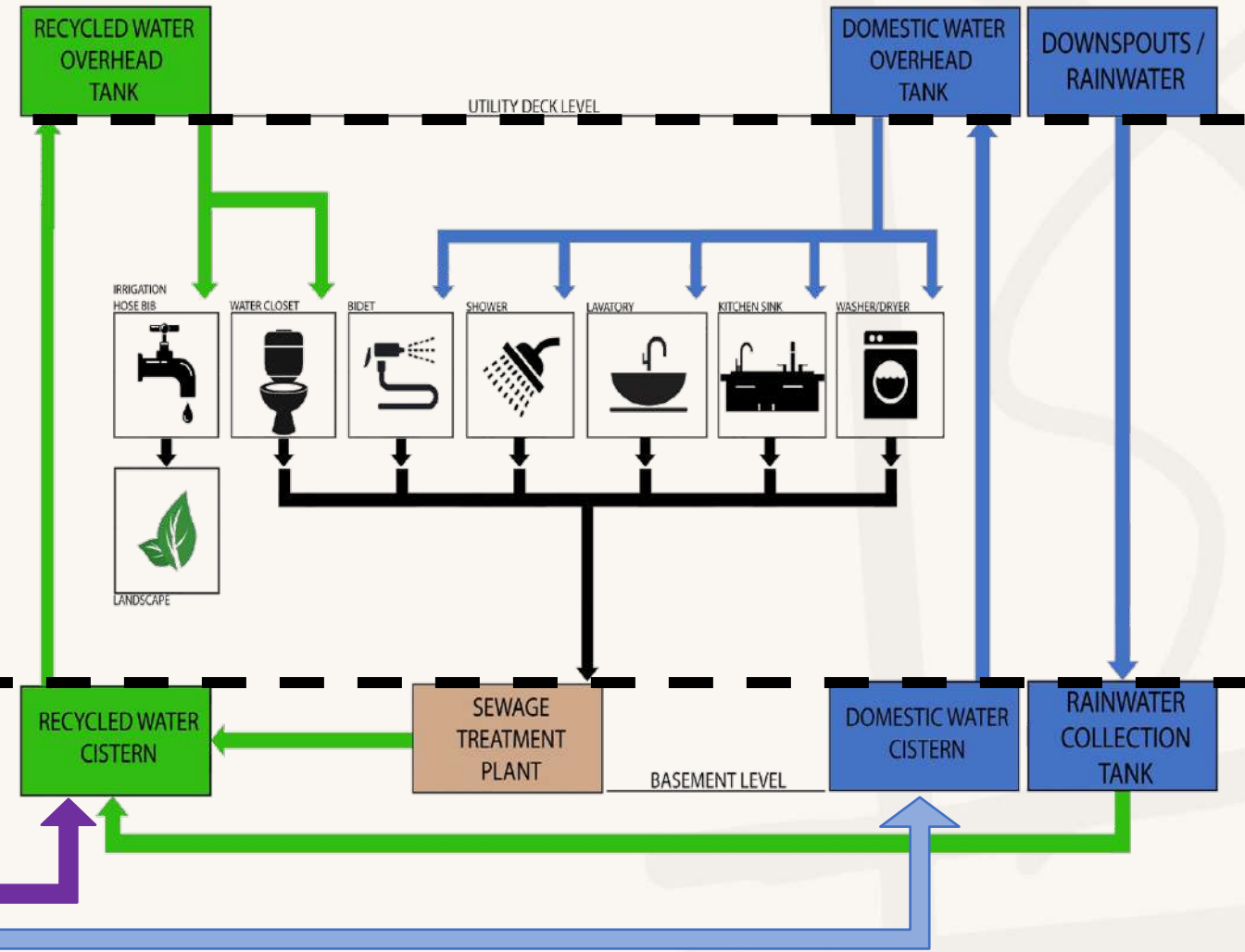
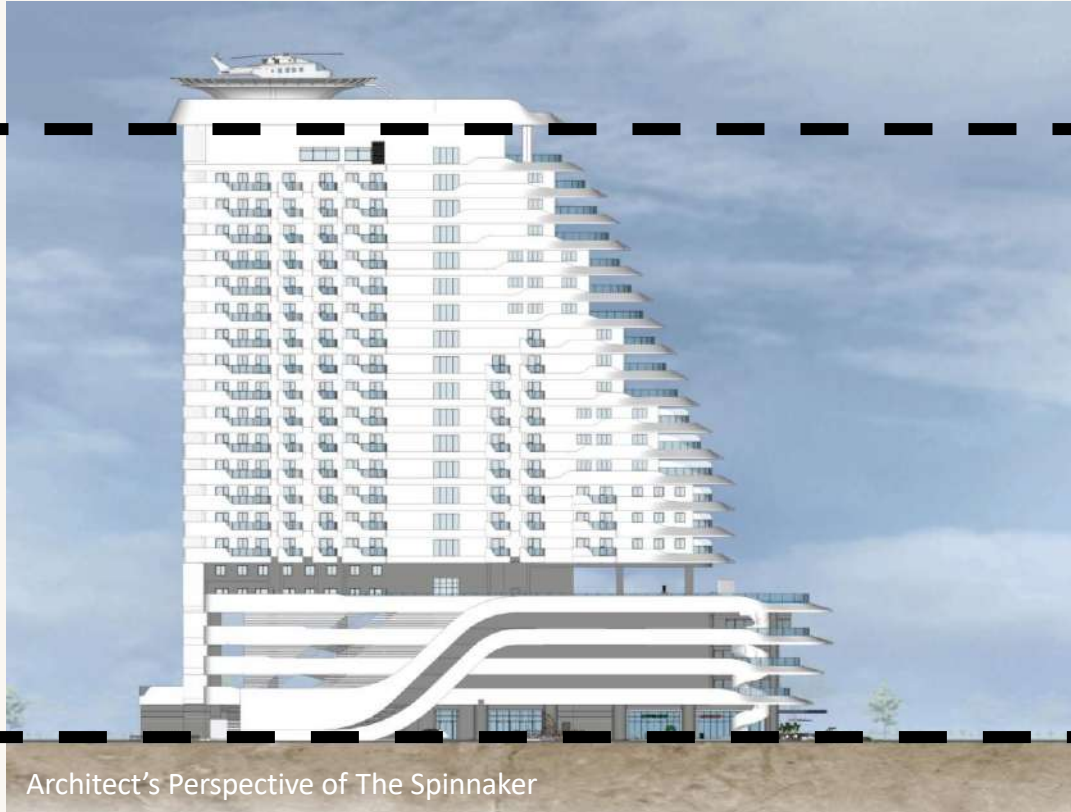


ANCHORED

ON SUSTAINABILITY



WATER RECYCLING



ACCESSIBILITY



Legend:

- Vehicle access
- Pedestrian access
- Lot area: 3,150 sqm
- Southeast: Beach

RECEPTION LOBBY



ELEVATOR LOBBY

MEETING & CONFERENCE ROOMS



THE LOUNGE



INFINITY LAP POOL [25-meters)



INFINITY LAP POOL (25-meters)



SKY BAR



TYPICAL HALLWAY



BUILDING FLOOR PLANS

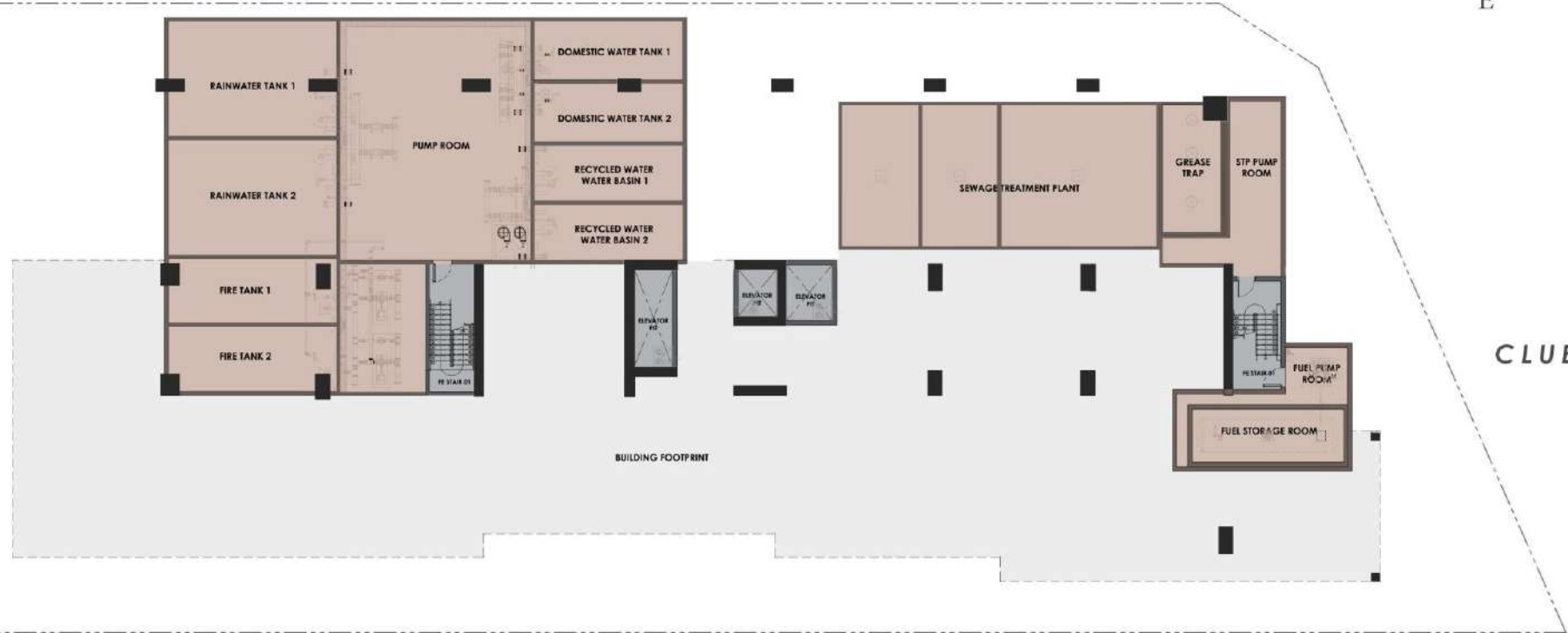
BASEMENT FLOOR PLAN



CLUB LAIYA

SEA

CLUB LAIYA



BEACH CLUB

- LEGEND:**
- Building Footprint
 - Utilities
 - Fire Exit, Elev. Core

Key Map



Architect's Perspective of The Spinnaker

7th FLOOR PLAN [20 units]



SEA

CLUB LAIYA

CLUB LAIYA

BEACH CLUB



- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

Key Map



8th FLOOR PLAN [20 units]



SEA

CLUB LAIYA

CLUB LAIYA

BEACH CLUB



Key Map



- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

9th FLOOR PLAN [20 units]



SEA

CLUB LAIYA

CLUB LAIYA

BEACH CLUB



- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

For internal and training purposes only.

Key Map



10th FLOOR PLAN [18 units]



SEA

CLUB LAIYA

CLUB LAIYA



BEACH CLUB

LEGEND:

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit
- Common Areas
- Utilities, Toilets, Fire Exit, Elev. Core

For internal and training purposes only.

Key Map



11th FLOOR PLAN [18 units]



SEA

CLUB LAIYA

CLUB LAIYA

BEACH CLUB



LEGEND:

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit
- Common Areas
- Utilities, Toilets, Fire Exit, Elev. Core

For internal and training purposes only.

Key Map



12th FLOOR PLAN [18 units]



SEA

CLUB LAIYA

CLUB LAIYA

BEACH CLUB

Key Map



- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

14th FLOOR PLAN [16 units]



SEA

CLUB LAIYA

CLUB LAIYA



Key Map



BEACH CLUB

- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

15th FLOOR PLAN [16 units]



SEA

CLUB LAIYA

CLUB LAIYA



BEACH CLUB

- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

Key Map



16th FLOOR PLAN [14 units]



SEA

CLUB LAIYA

CLUB LAIYA



BEACH CLUB

- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

For internal and training purposes only.

Key Map



17th FLOOR PLAN [14 units]



SEA

CLUB LAIYA

CLUB LAIYA



BEACH CLUB

- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

For internal and training purposes only. 78

Key Map



18th FLOOR PLAN [14 units]



SEA

CLUB LAIYA

CLUB LAIYA



BEACH CLUB

- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

Key Map



19th FLOOR PLAN [14 units]



SEA

CLUB LAIYA

CLUB LAIYA



BEACH CLUB

- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

For internal and training purposes only. 80

Key Map



20th FLOOR PLAN [12 units]



SEA

CLUB LAIYA

CLUB LAIYA

BEACH CLUB



LEGEND:

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit
- Common Areas
- Utilities, Toilets, Fire Exit, Elev. Core

For internal and training purposes only.

Key Map



21st LOWER PH FLOOR PLAN [12 units]



SEA

CLUB LAIYA

CLUB LAIYA

BEACH CLUB



- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

Key Map



22nd UPPER PH FLOOR PLAN [12 units]



Key Map

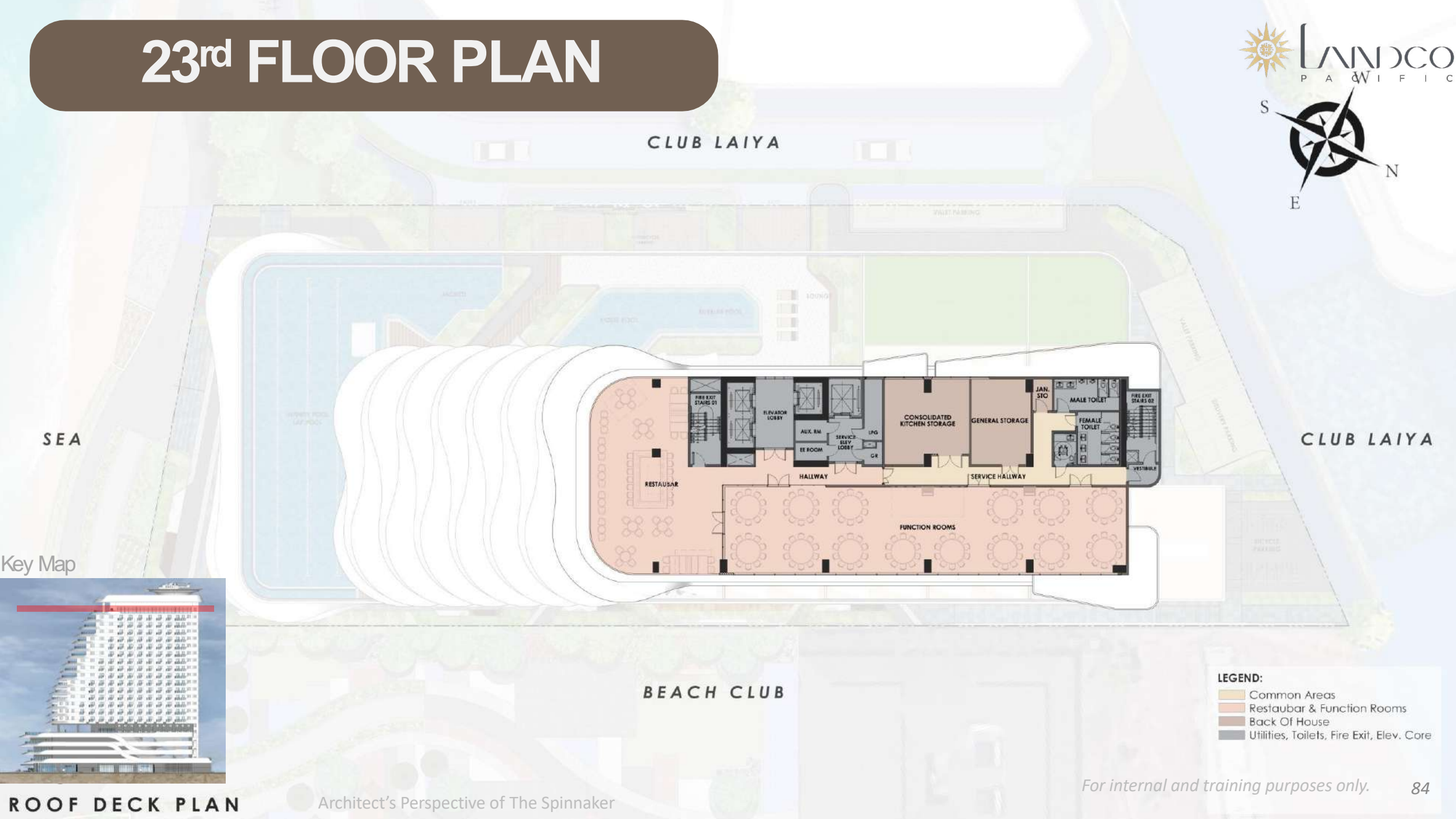


22F RESIDENTIAL PLAN Architect's Perspective of The Spinnaker



- LEGEND:**
- Studio Unit
 - 1 Bedroom Unit
 - 2 Bedroom Unit
 - 3 Bedroom Unit
 - Common Areas
 - Utilities, Toilets, Fire Exit, Elev. Core

23rd FLOOR PLAN



Key Map



ROOF DECK PLAN

Architect's Perspective of The Spinnaker

- LEGEND:**
- Common Areas
 - Restauar & Function Rooms
 - Back Of House
 - Utilities, Toilets, Fire Exit, Elev. Core

24th FLOOR PLAN

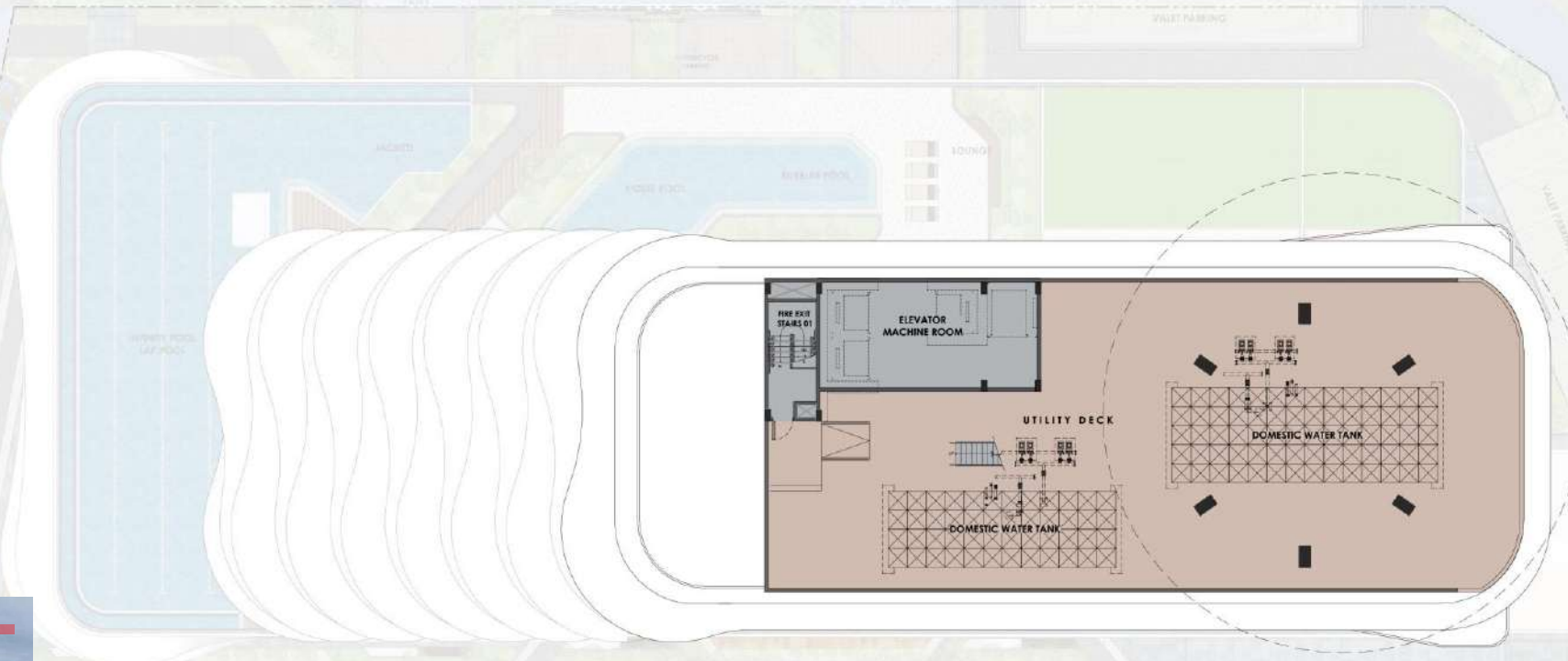


SEA

CLUB LAIYA

CLUB LAIYA

BEACH CLUB



LEGEND:

- Common Areas
- Restaubar & Function Rooms
- Back Of House
- Utilities, Toilets, Fire Exit, Elev. Core

Key Map



UTILITY DECK PLAN

Architect's Perspective of The Spinnaker

HELIPAD FLOOR PLAN

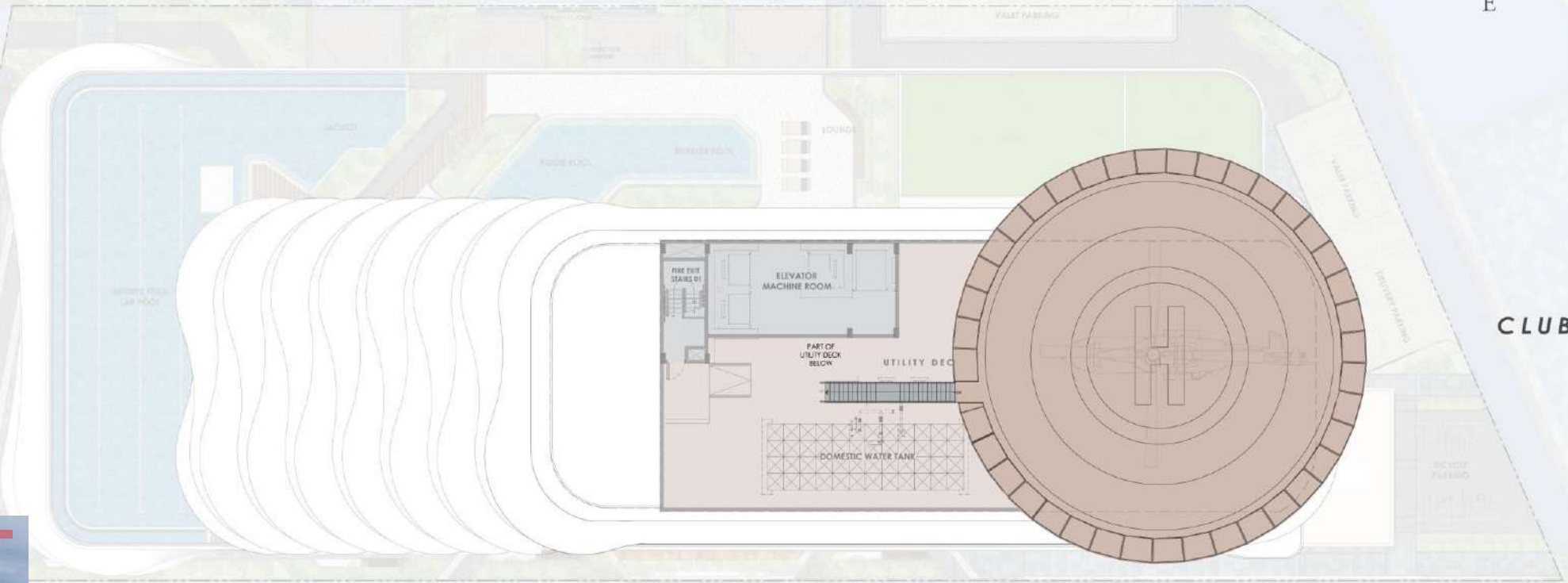


SEA

CLUB LAIYA

CLUB LAIYA

BEACH CLUB



LEGEND:

- Common Areas
- Restaubar & Function Rooms
- Back Of House
- Utilities, Toilets, Fire Exit, Elev. Core

Key Map

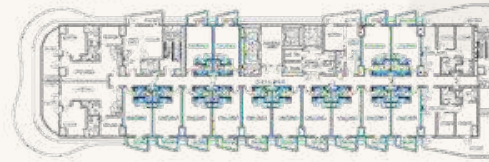


STUDIO UNIT FLOOR PLANS

STUDIO UNIT [Deliverable]



Keyplan



STUDIO UNIT

LOCATION: 7th to 22nd floor

NOTE: Total unit areas of this type vary from 34.2 - 36.6 sqm (367.8 - 394.1 sq ft)

LEGEND

Indoor Floor Area		sq m	sq ft
1 Foyer		2.7	29.3
2 Bathroom		5.1	55.0
3 Kitchen		4.8	51.6
4 Dining		4.3	46.0
5 Living Area		3.5	37.9
6 Bedroom		11.5	123.6
Sub Total		31.9	343.2
(area varies)		(29.4-31.9)	(316.9-343.2)
Outdoor Floor Area			
7 Balcony		4.7	50.9
Total		36.6	394.1
(area varies)		(34.2-36.6)	(367.8-394.1)

Disclaimer:

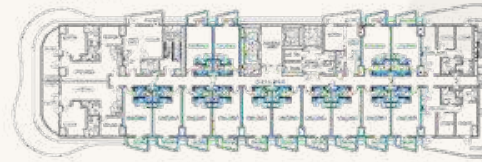
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Architect's Perspective

STUDIO UNIT [Dressed-up]



Keyplan



STUDIO UNIT

LOCATION: 7th to 22nd floor

NOTE: Total unit areas of this type vary from 34.2 - 36.6 sqm (367.8 - 394.1 sq ft)

LEGEND

Indoor Floor Area		
	sq m	sq ft
1 Foyer	2.7	29.3
2 Bathroom	5.1	55.0
3 Kitchen	4.8	51.6
4 Dining	4.3	46.0
5 Living Area	3.5	37.9
6 Bedroom	11.5	123.6
Sub Total	31.9	343.2
(area varies)	(29.4-31.9)	(316.9-343.2)
Outdoor Floor Area		
7 Balcony	4.7	50.9
Total	36.6	394.1
(area varies)	(34.2-36.6)	(367.8-394.1)

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Architect's Perspective

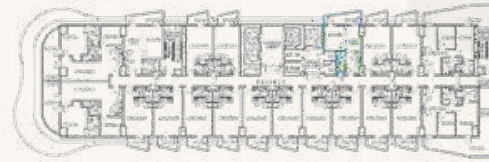
1-BR UNIT FLOOR PLANS

1-BR UNIT [Deliverable]



Architect's Perspective

Keyplan



1-BEDROOM UNIT

LOCATION: 7th to 22nd floor

NOTE: Total unit areas of this type is 43.5 sqm (468.2 sq ft) and is the only unit of this type

LEGEND

Indoor Floor Area		
	sq m	sq ft
1 Foyer	2.8	30.1
2 Kitchen	5.6	60.3
3 Bathroom	5.5	59.2
4 Dining	3.7	39.8
5 Living Area	5.2	56.0
6 Bedroom	12.2	131.3
Sub Total	35.0	376.7
Outdoor Floor Area		
7 Balcony	8.6	92.6
Total	43.5	468.2

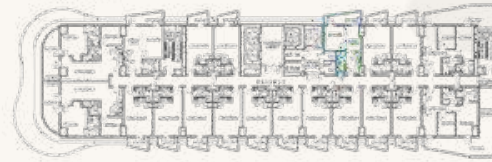
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1-BR UNIT [Dressed-up]



Architect's Perspective

Keyplan



1-BEDROOM UNIT

LOCATION: 7th to 22nd floor

NOTE: Total unit areas of this type is 43.5 sqm (468.2 sq ft) and is the only unit of this type

LEGEND

Indoor Floor Area		
	sq m	sq ft
1 Foyer	2.8	30.1
2 Kitchen	5.6	60.3
3 Bathroom	5.5	59.2
4 Dining	3.7	39.8
5 Living Area	5.2	56.0
6 Bedroom	12.2	131.3
Sub Total	35.0	376.7
Outdoor Floor Area		
7 Balcony	8.6	92.6
Total	43.5	468.2

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1-BR UNITS (Bi-level Units)

1-BR UNIT [Deliverable]



Architect's Perspective

Keyplan



BI-LEVEL UNIT 15B (LOWER LEVEL)

LOCATION: 15th - 16th
NOTE: Total unit areas of this type is 70.2 sqm (755.6 sq ft) and is the only unit of this type

LEGEND

Indoor Floor Area		sq m	sq ft
1 Foyer	3.1	33.4	
2 Common Bathroom	5.3	57.0	
3 Kitchen	4.8	51.7	
4 Dining	9.7	104.4	
5 Living	9.7	104.4	
Sub Total	32.6	351.9	
Outdoor Floor Area			
6 Balcony	4.7	50.6	
Total Floor Area Lower Level	37.4	403.6	
Total Floor Area Upper and Lower Level	70.2	755.6	

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1-BR UNIT [Dressed-up]



Architect's Perspective

Keyplan



BI-LEVEL UNIT 15B (LOWER LEVEL)

LOCATION: 15th - 16th
NOTE: Total unit areas of this type is 70.2 sqm (755.6 sq ft) and is the only unit of this type

LEGEND

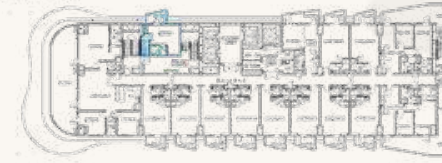
Indoor Floor Area		sq m	sq ft
1 Foyer	3.1	33.4	
2 Common Bathroom	5.3	57.0	
3 Kitchen	4.8	51.7	
4 Dining	9.7	104.4	
5 Living	9.7	104.4	
Sub Total	32.6	351.9	
Outdoor Floor Area			
6 Balcony	4.7	50.6	
Total Floor Area			
Lower Level	37.4	403.6	
Total Floor Area			
Upper and Lower Level	70.2	755.6	

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1-BR UNIT [Deliverable]



Keyplan



BI-LEVEL UNIT 15B (UPPER LEVEL)

LOCATION: 15th - 16th

NOTE: Total unit areas of this type is 70.2 sqm (755.6 sq ft) and is the only unit of this type

LEGEND

Indoor Floor Area		sq m	sq ft
1	Master Bedroom 1	20.6	221.7
2	Master Bathroom	4.1	44.1
3	Walk-in Closet	3.4	36.6
Sub Total.		28.1	302.5
4 Outdoor Floor Area		4.7	50.5
Balcony.			
Total Floor Area			
Lower Level.		32.8	353.1
Total Floor Area			
Upper and Lower Level... 70.2		70.2	755.6

Disclaimer:

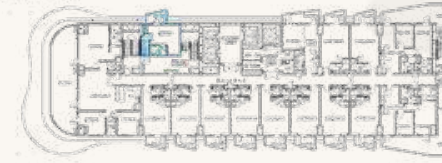
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For internal and training purposes only.

1-BR UNIT [Dressed-up]



Keyplan



BI-LEVEL UNIT 15B (UPPER LEVEL)

LOCATION: 15th - 16th
NOTE: Total unit areas of this type is 70.2 sqm (755.6 sq ft) and is the only unit of this type

LEGEND

Indoor Floor Area		sq m	sq ft
1	Master Bedroom	20.6	221.7
2	Master Bathroom	4.1	44.1
3	Walk-in Closet	3.4	36.6
Sub Total		28.1	302.5
4 Outdoor Floor Area		4.7	50.5
Balcony			
Total Floor Area			
Lower Level		32.8	353.1
Total Floor Area			
Upper and Lower Level		70.2	755.6

Disclaimer:

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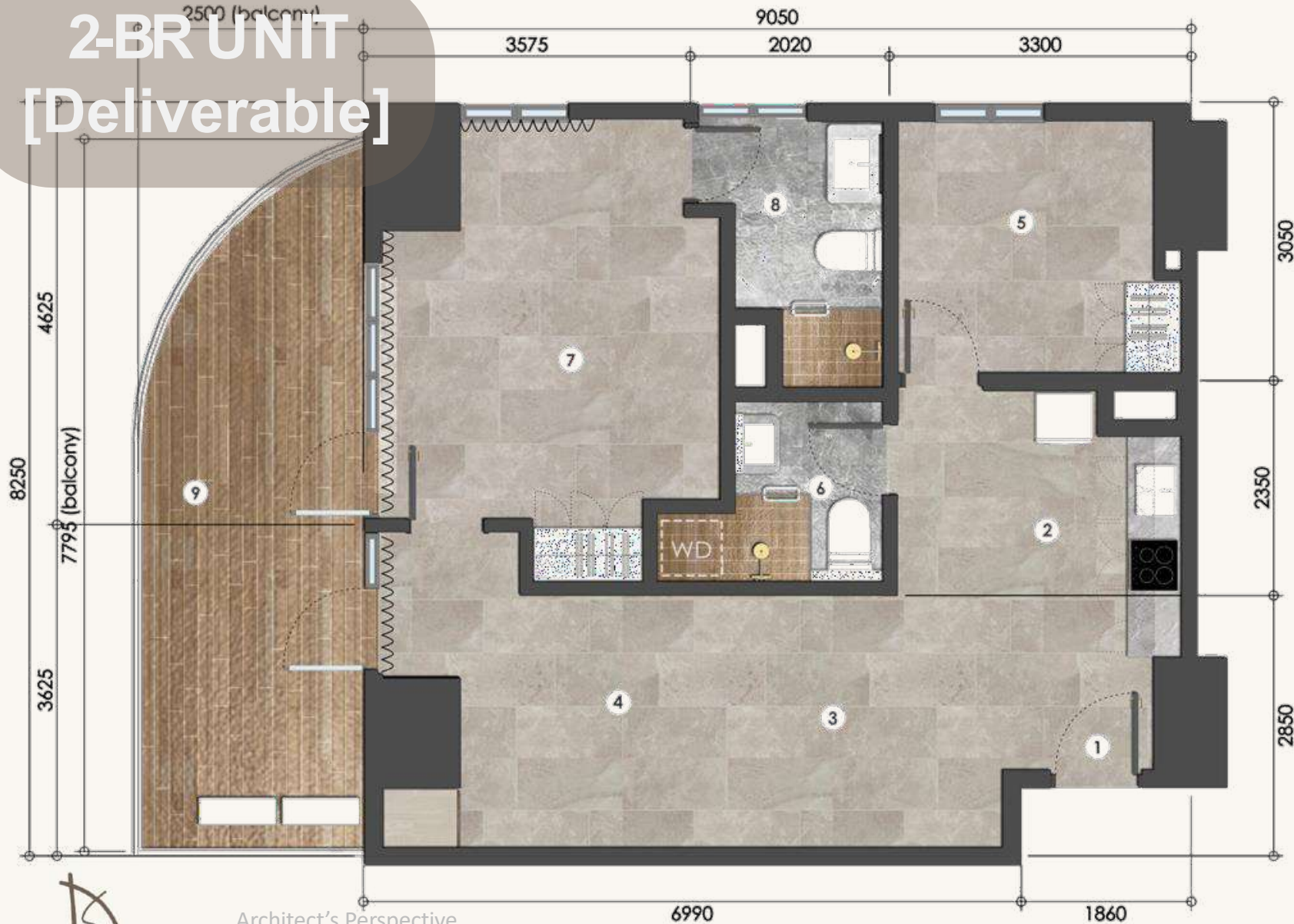
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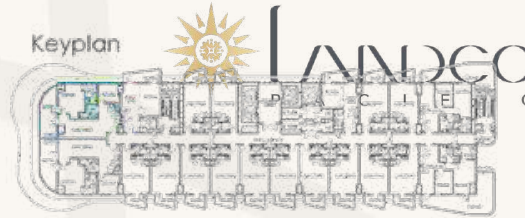
2-BR UNIT FLOOR PLANS

2-BR UNIT

[Deliverable]



Architect's Perspective



2-BEDROOM UNIT

LOCATION: 7th - 9th floor

NOTE: Total unit areas of this type is 90.6 sqm (975.4 sq ft) and is the only unit of this type

LEGEND

Indoor Floor Area		
	sq m	sq ft
1 Foyer	2.5	26.1
2 Kitchen	10.2	109.8
3 Dining	8.2	88.3
4 Living Area	12.9	138.9
5 Bedroom 2	4.6	49.5
6 Common Bathroom	10.1	108.7
7 Master Bedroom	18.7	201.3
8 Master Bathroom	6.1	65.7
Sub Total	73.3	789.0
Outdoor Floor Area		
9 Balcony	17.4	187.3
Total	90.6	975.4

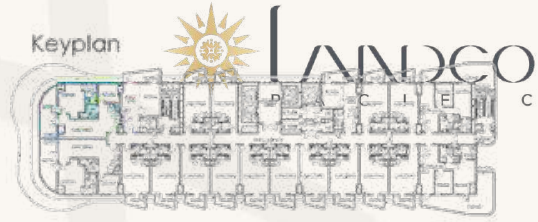
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2-BR UNIT

[Dressed-up]



Architect's Perspective



2-BEDROOM UNIT

LOCATION: 7th - 9th floor

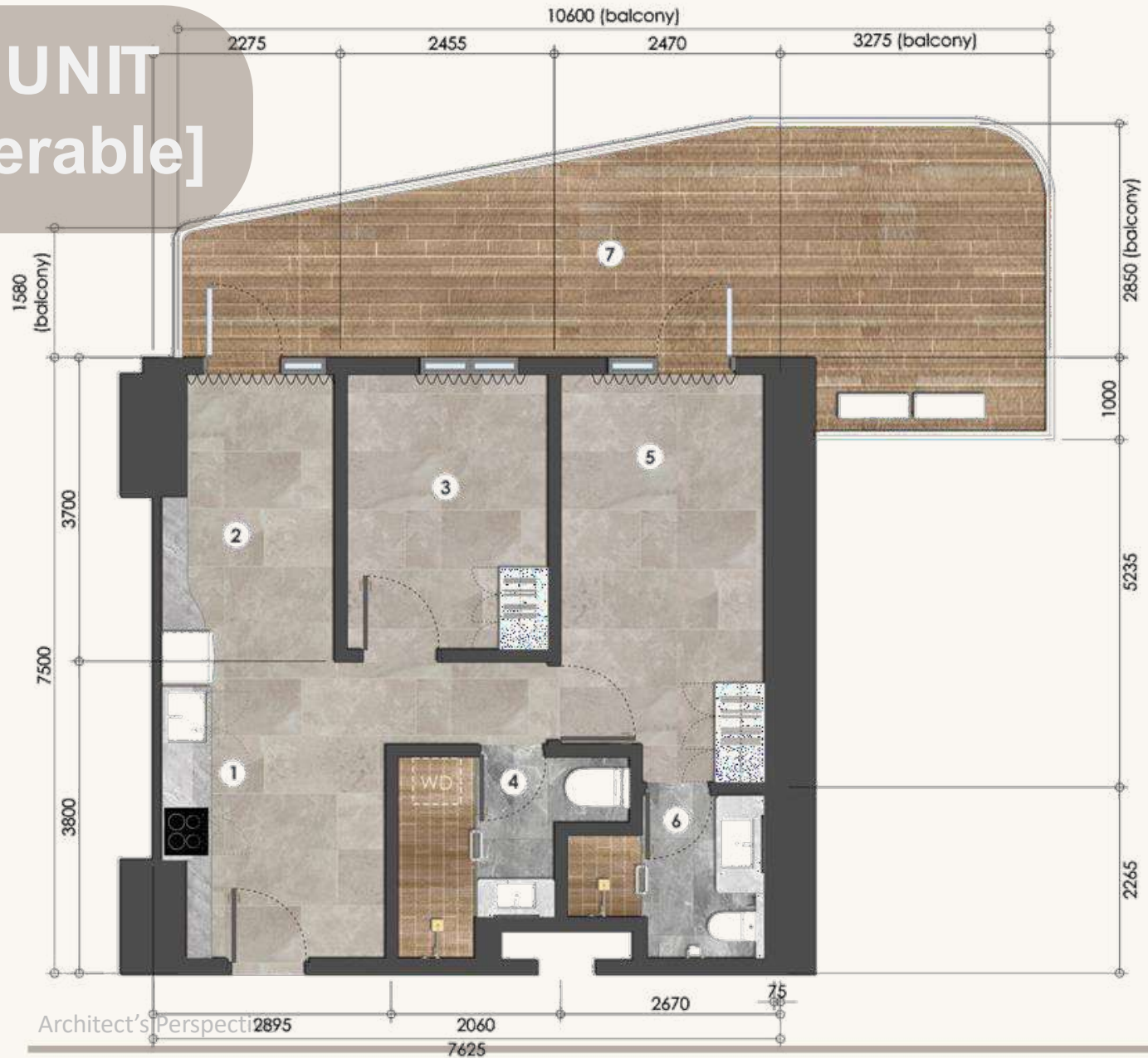
NOTE: Total unit areas of this type is 90.6 sqm (975.4 sq ft) and is the only unit of this type

LEGEND

	sq m	sq ft
Indoor Floor Area		
1 Foyer	2.5	26.1
2 Kitchen	10.2	109.8
3 Dining	8.2	88.3
4 Living Area	12.9	138.9
5 Bedroom 2	4.6	49.5
6 Common Bathroom	10.1	108.7
7 Master Bedroom	18.7	201.3
8 Master Bathroom	6.1	65.7
Sub Total	73.3	789.0
Outdoor Floor Area		
9 Balcony	17.4	187.3
Total	90.6	975.4

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2-BR UNIT [Deliverable]



2-BEDROOM UNIT

LOCATION: 7th to 22nd floor

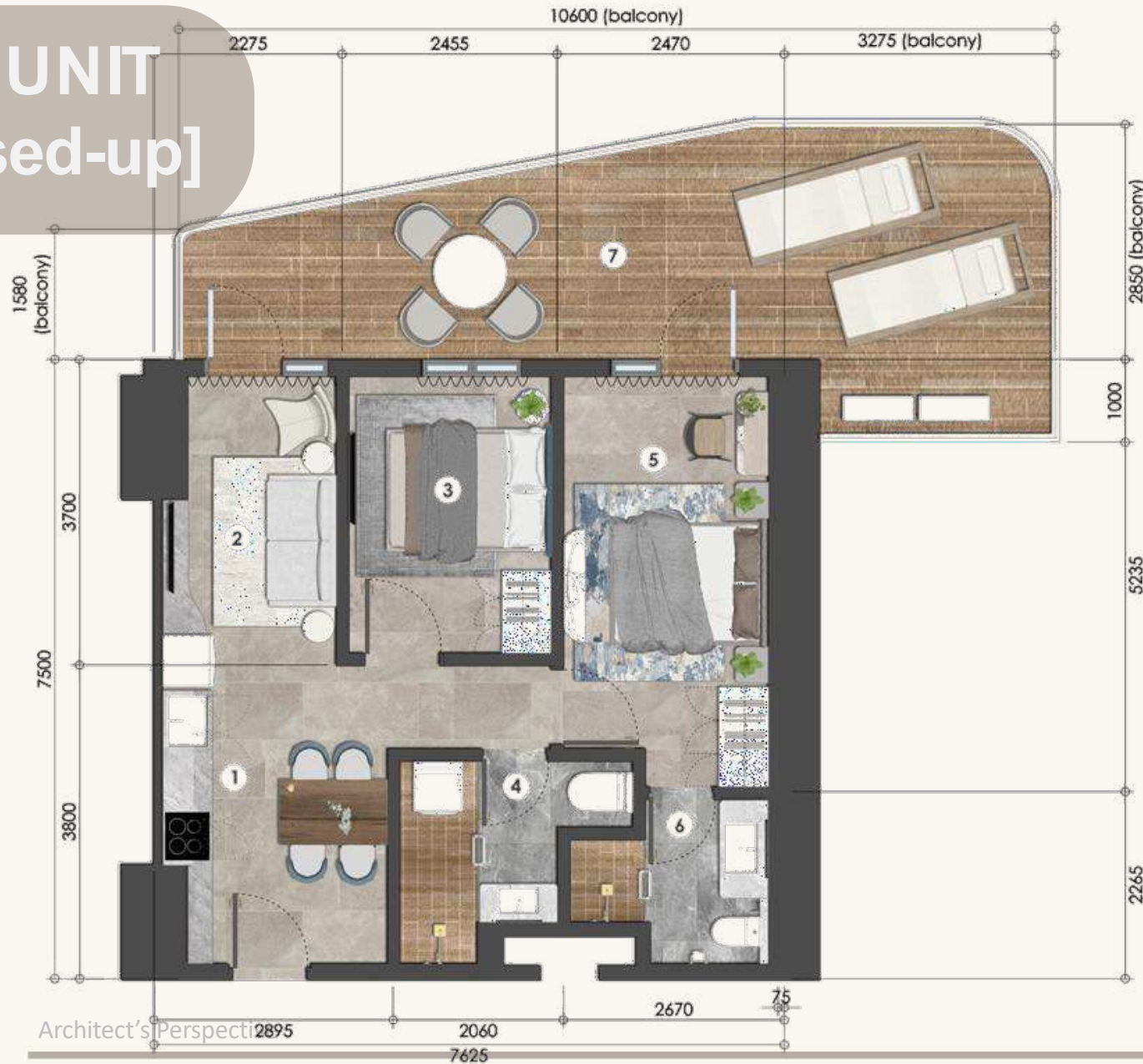
NOTE: Total unit area of this type is varies from 85.7-86.4 sqm (922.5-930.0 sqft) and is the only unit of this type

LEGEND

	sq m	sq ft
Indoor Floor Area	14.2	152.9
1 Kitchen & Dining	7.6	81.8
2 Living Area	9.4	101.5
3 Bedroom 1	6.5	69.7
4 Bathroom 1	14.0	151.2
5 Master Bedroom	5.6	60.3
6 Master Bathroom	57.3	616.8
Sub Total	(57.3-	(616.8-
(area varies)	58.0)	624.3)
7 Outdoor Floor Area	28.4	305.7
Balcony	(28.4-	(305.7-
(area varies)	34.6)	372.1)
Total	85.7	922.5
(area varies)	(85.7-	(922.5-
	86.4)	930.0)

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2-BR UNIT [Dressed-up]



2-BEDROOM UNIT

LOCATION: 7th to 22nd floor

NOTE: Total unit area of this type is varies from 85.7-86.4 sqm (922.5-930.0 sqft) and is the only unit of this type

LEGEND

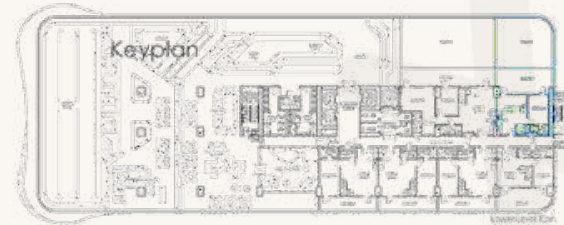
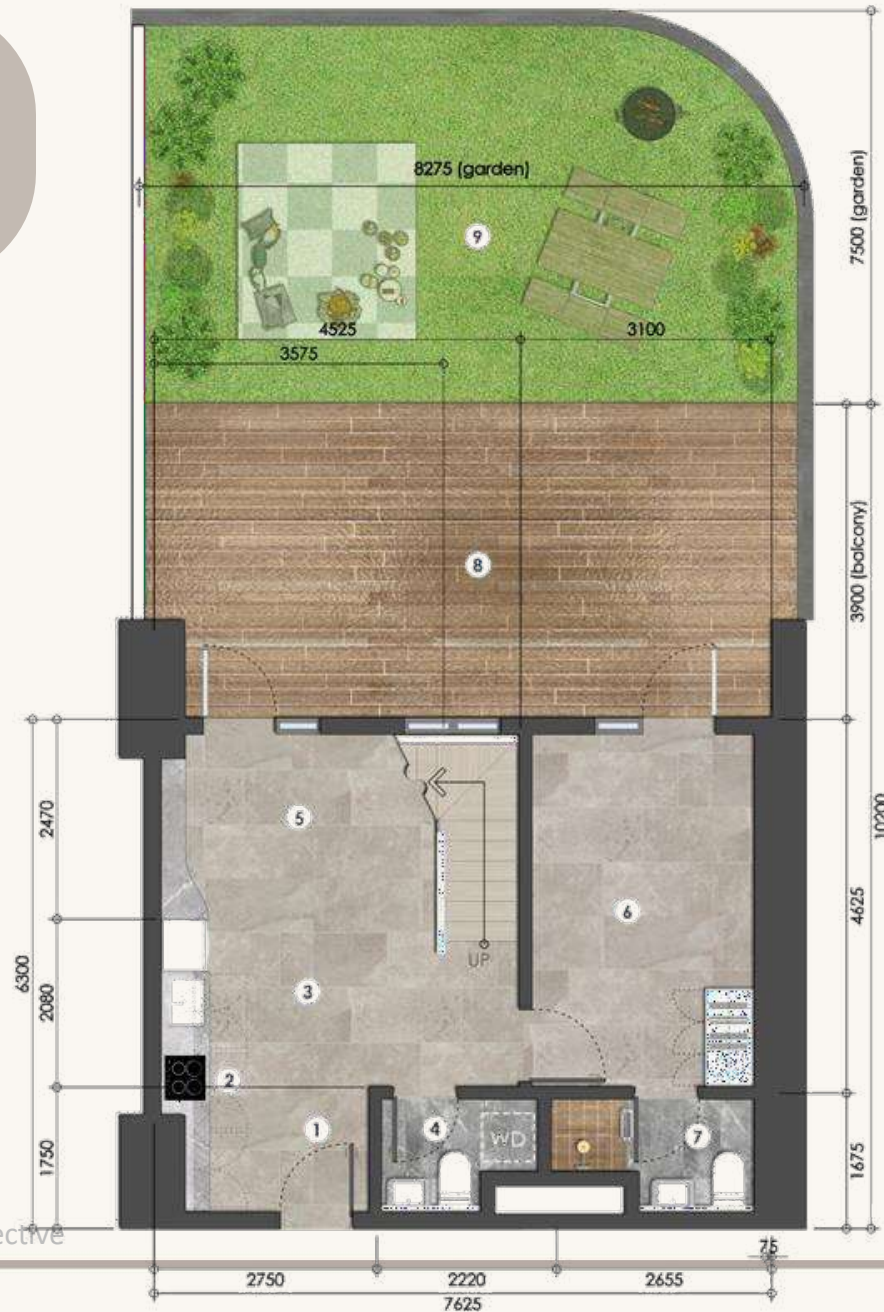
	sq m	sq ft
Indoor Floor Area	14.2	152.9
1 Kitchen & Dining	7.6	81.8
2 Living Area	9.4	101.5
3 Bedroom 1	6.5	69.7
4 Bathroom 1	14.0	151.2
5 Master Bedroom	5.6	60.3
6 Master Bathroom	57.3	616.8
Sub Total	(57.3-	(616.8-
(area varies)	58.0)	624.3)
7 Outdoor Floor Area	28.4	305.7
Balcony	(28.4-	(305.7-
(area varies)	34.6)	372.1)
Total	85.7	922.5
(area varies)	(85.7-	(922.5-
	86.4)	930.0)

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2-BR UNITS (Bi-level Garden Units)



2-BR UNIT [Deliverable]



BI-LEVEL UNIT 6B (LOWER LEVEL)

LOCATION: 6th floor

NOTE: Total unit area of this type is 140.5 sqm (1510.2 sq ft) and is the only unit of this type.

LEGEND

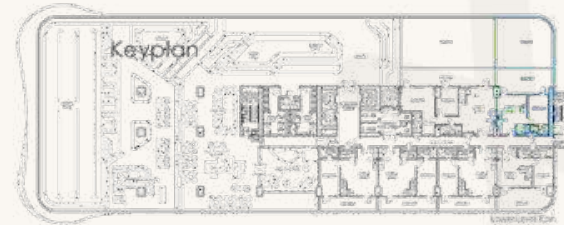
Indoor Floor Area		sq m	sq ft
1 Foyer	2.1	22.6	
2 Kitchen	5.6	60.3	
3 Dining	5.6	60.3	
4 Bathroom 1	3.7	39.8	
5 Living Area	11.6	124.9	
6 Bedroom 1	15.0	161.4	
7 Bathroom 2	4.4	47.4	
Sub Total	48.0	516.7	
Outdoor Floor Area			
8 Balcony	31.2	335.8	
9 Garden	61.1	657.7	
Sub Total	92.3	993.5	
Total	140.5	1510.2	

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2-BR UNIT [Dressed-up]



Architect's Perspective



BI-LEVEL UNIT 6B (LOWER LEVEL)

LOCATION: 6th floor

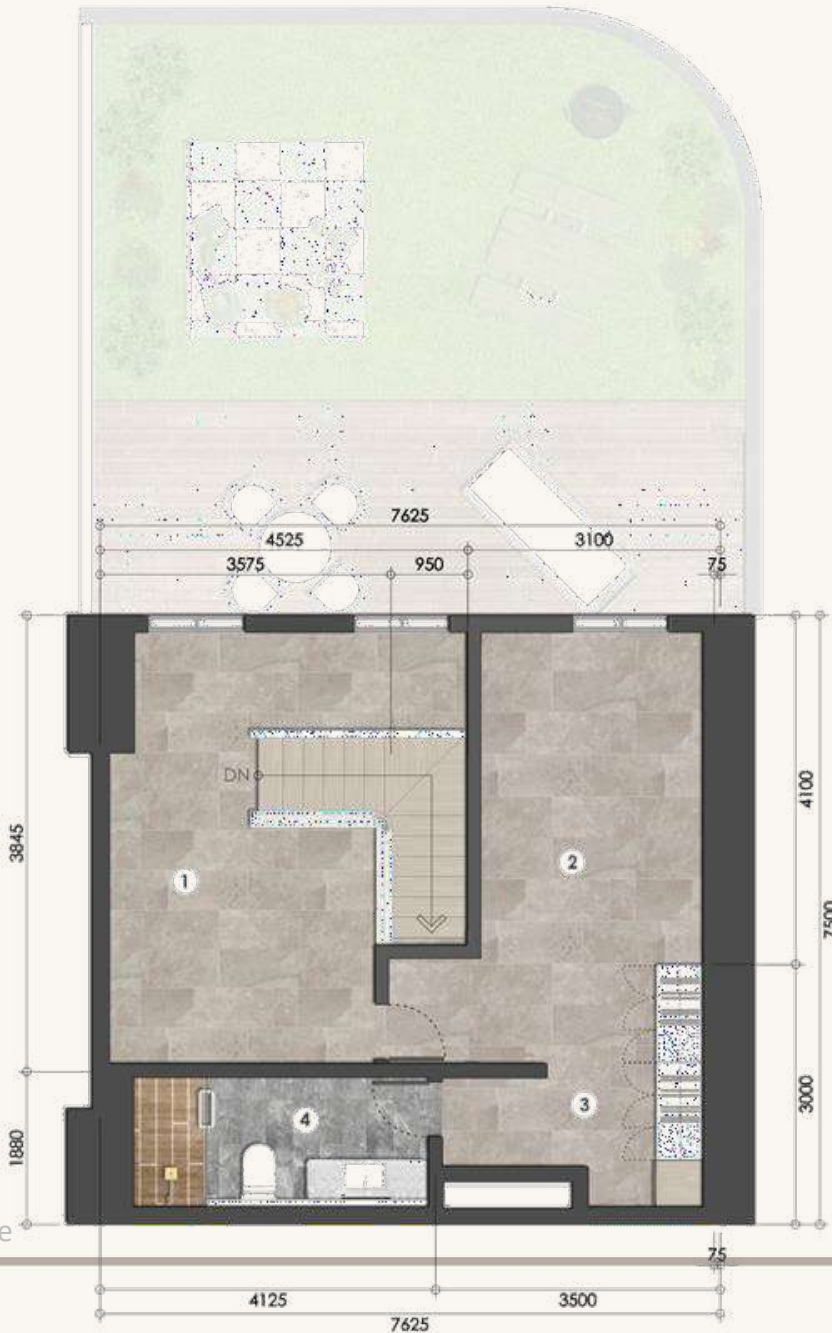
NOTE: Total unit area of this type is 140.5 sqm (1510.2 sq ft) and is the only unit of this type.

LEGEND

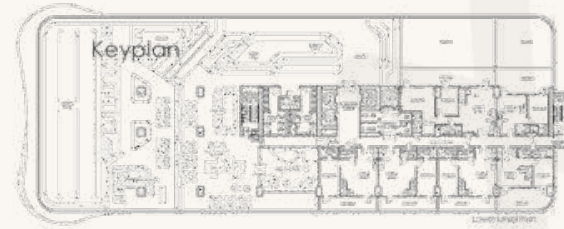
Indoor Floor Area		sq m	sq ft
1	Foyer	2.1	22.6
2	Kitchen	5.6	60.3
3	Dining	5.6	60.3
4	Bathroom 1	3.7	39.8
5	Living Area	11.6	124.9
6	Bedroom 1	15.0	161.4
7	Bathroom 2	4.4	47.4
Sub Total		48.0	516.7
Outdoor Floor Area		sq m	sq ft
8	Balcony	31.2	335.8
9	Garden	61.1	657.7
Sub Total		92.3	993.5
Total		140.5	1510.2

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2-BR UNIT [Deliverable]



Architect's Perspective



BI-LEVEL UNIT 6B (UPPER LEVEL)

LOCATION: 6th floor

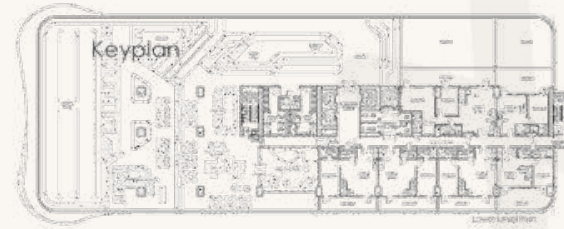
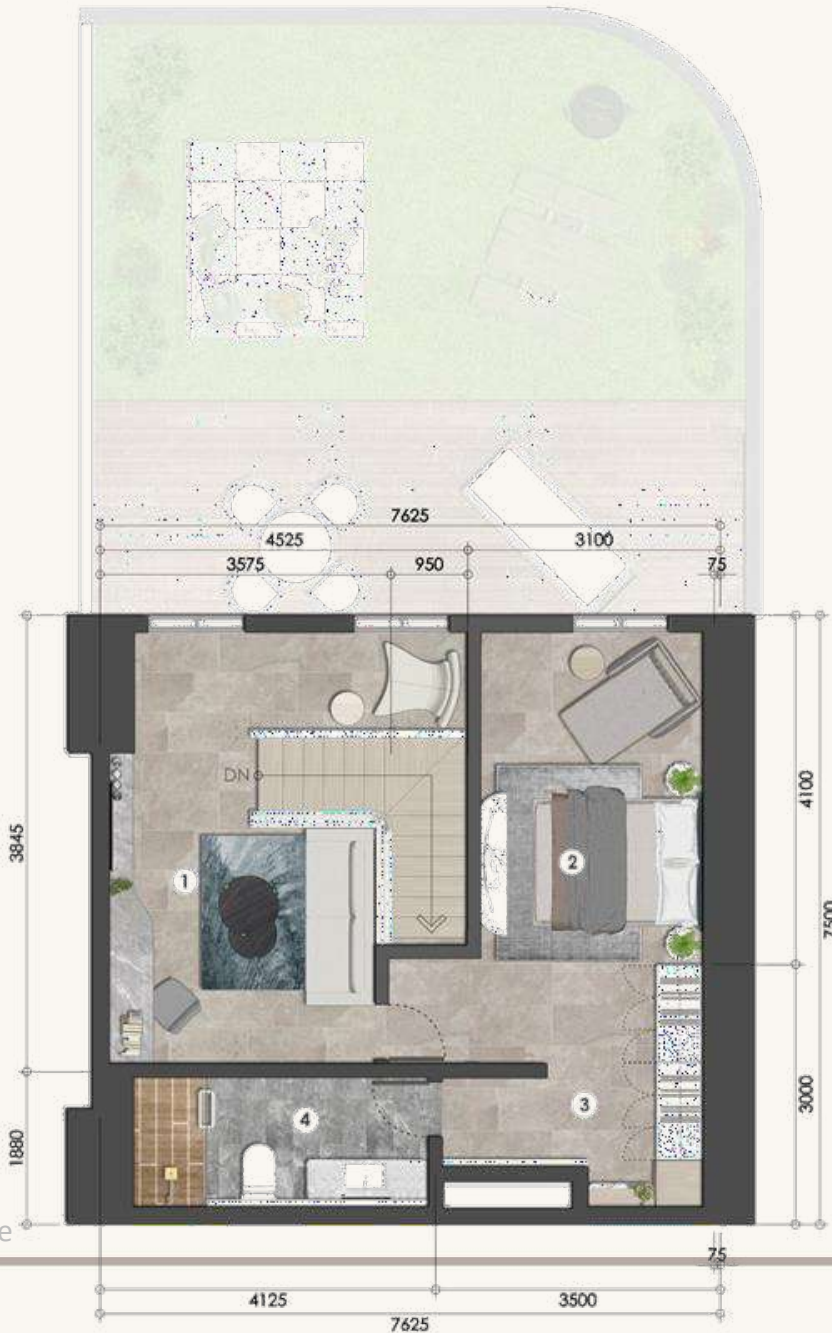
NOTE: Total unit area of this type is 52.8 sqm (568.3 sq ft) and is the only unit of this type.

LEGEND

Indoor Floor Area	sq m	sq ft
1 Entertainment Lounge	18.3	197.0
2 Master Bedroom	20.1	216.3
3 Walk-In Closet	6.6	71.0
4 Master Bathroom	7.8	84.0
Total	52.8	568.3

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2-BR UNIT [Dressed-up]



BI-LEVEL UNIT 6B (UPPER LEVEL)

LOCATION: 6th floor

NOTE: Total unit area of this type is 52.8 sqm (568.3 sq ft) and is the only unit of this type.

LEGEND

Indoor Floor Area	sq m	sq ft
1 Entertainment Lounge	18.3	197.0
2 Master Bedroom	20.1	216.3
3 Walk-In Closet	6.6	71.0
4 Master Bathroom	7.8	84.0
Total	52.8	568.3

Architect's Perspective

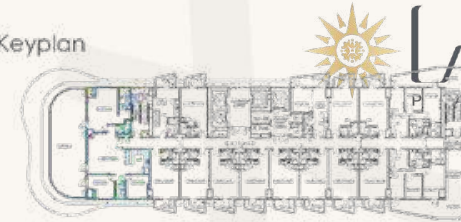
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3-BR UNIT FLOOR PLANS

3-BR UNIT [Deliverable]



Keyplan



3-BEDROOM UNIT

LOCATION: 14th-16th floor, 20th-22nd floor

NOTE: Total unit area of this type vary from 174.3-225.1 sqm (1876.1-2423.3 sq ft).

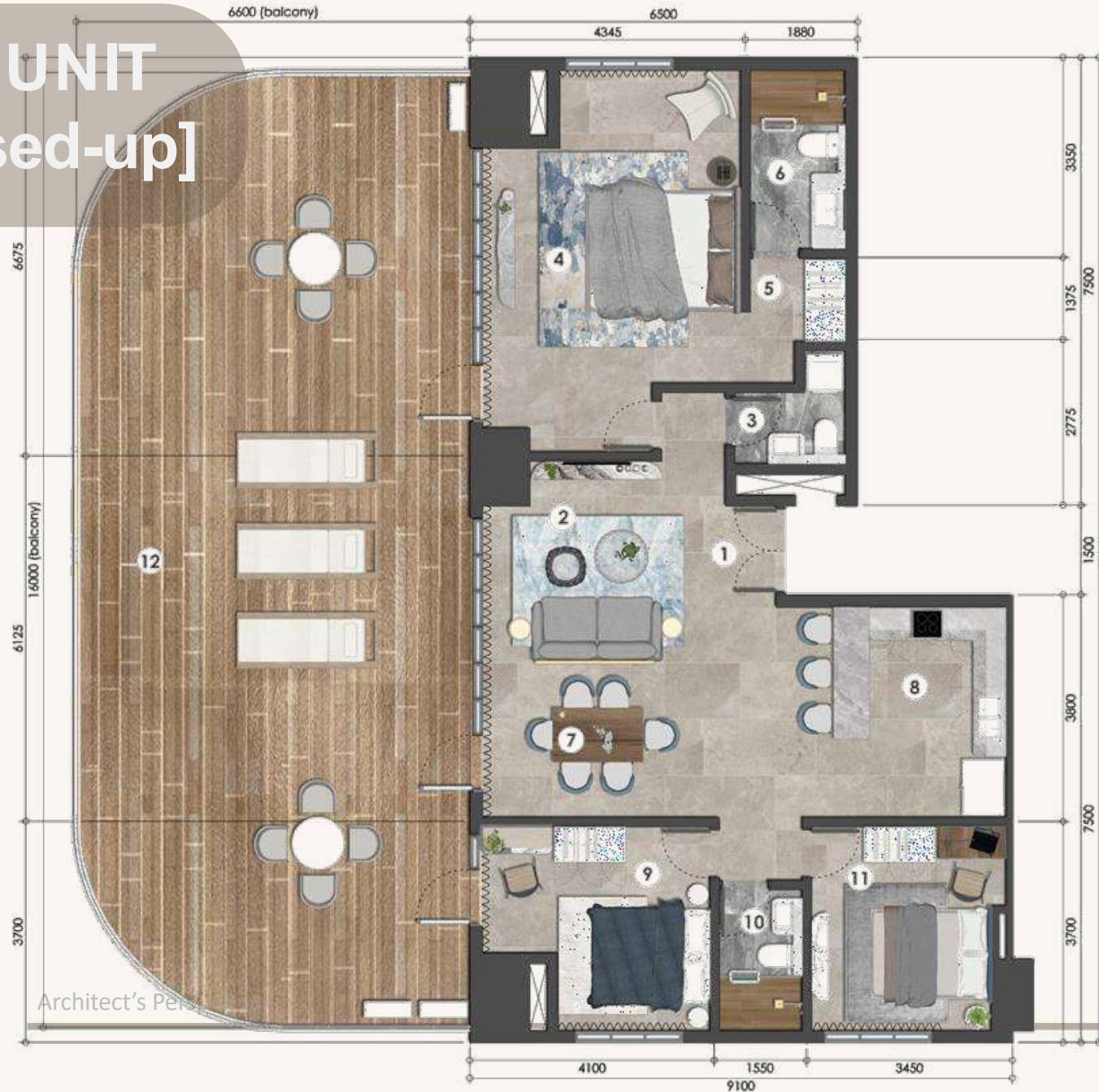
LEGEND

	sq m	sq ft
Indoor Floor Area		
1 Foyer	3.0	32.1
2 Living Area	16.2	174.7
3 Powder Room	5.1	54.4
4 Master Bedroom	29.1	313.3
5 WIC	3.6	38.2
6 Master Bathroom	6.2	66.3
7 Dining	16.2	174.4
8 Kitchen	13.3	144.2
9 Bedroom 1	15.2	163.4
10 Common Bathroom	4.2	45.4
11 Bedroom 2	12.8	137.4
Sub Total	124.9	1344.8
(area varies)	(122.2-124.9)	(1314.8-1344.8)
Outdoor Floor Area		
12 Balcony	100.2	1,078.4
(area varies)	(52.1-100.2)	(561.3-1078.4)
Total	225.1	2423.3
(area varies)	(174.3-225.1)	(1876.1-2423.3)

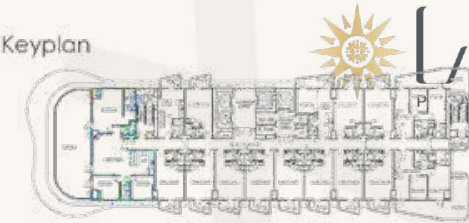
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For internal and training purposes only.

3-BR UNIT [Dressed-up]



Keyplan



3-BEDROOM UNIT

LOCATION: 14th-16th floor, 20th-22nd floor

NOTE: Total unit area of this type vary from 174.3-225.1 sqm (1876.1-2423.3 sq ft).

LEGEND

	sq m	sq ft
Indoor Floor Area		
1 Foyer	3.0	32.1
2 Living Area	16.2	174.7
3 Powder Room	5.1	54.4
4 Master Bedroom	29.1	313.3
5 WIC	3.6	38.2
6 Master Bathroom	6.2	66.3
7 Dining	16.2	174.4
8 Kitchen	13.3	144.2
9 Bedroom 1	15.2	163.4
10 Common Bathroom	4.2	45.4
11 Bedroom 2	12.8	137.4
Sub Total	124.9	1344.8
(area varies)	(122.2-124.9)	(1314.8-1344.8)
Outdoor Floor Area		
12 Balcony	100.2	1,078.4
(area varies)	(52.1-100.2)	(561.3-1078.4)
Total	225.1	2423.3
(area varies)	(174.3-225.1)	(1876.1-2423.3)

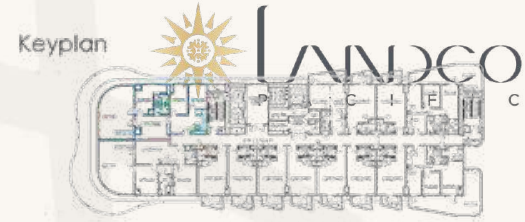
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For internal and training purposes only.

Architect's Plan

3-BR UNIT [Deliverable]

6550 (balcony)



3-BEDROOM UNIT

LOCATION: 17th-19th floor

NOTE: Total unit area of this type vary from 109.5-132.7 sqm (1178.6-1428.4 sqft).

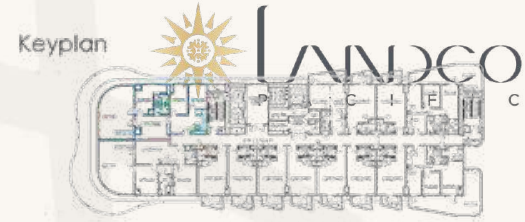
LEGEND

Indoor Floor Area	sq m	sq ft
1 Kitchen	7.1	76.4
2 Dining	8.2	88.2
3 Living Area	18.9	202.9
4 Bedroom 1	13.1	140.6
5 Bedroom 2	12.5	134.4
6 Common Bathroom	4.2	45.2
7 Master Bedroom	12.2	131.7
8 Walk-In Closet	3.2	34.5
9 Master Bathroom	3.6	38.8
Sub Total	83.0	893.7
Outdoor Floor Area		
10 Balcony (area varies)	49.7 (26.5-49.7)	535.0 (285.2-535.0)
Total (area varies)	132.7 (109.5-132.7)	1428.4 (1178.6-1428.4)

Architect's Perspective

3-BR UNIT [Dressed-up]

6550 (balcony)



3-BEDROOM UNIT

LOCATION: 17th-19th floor

NOTE: Total unit area of this type vary from 109.5-132.7 sqm (1178.6-1428.4 sqft).

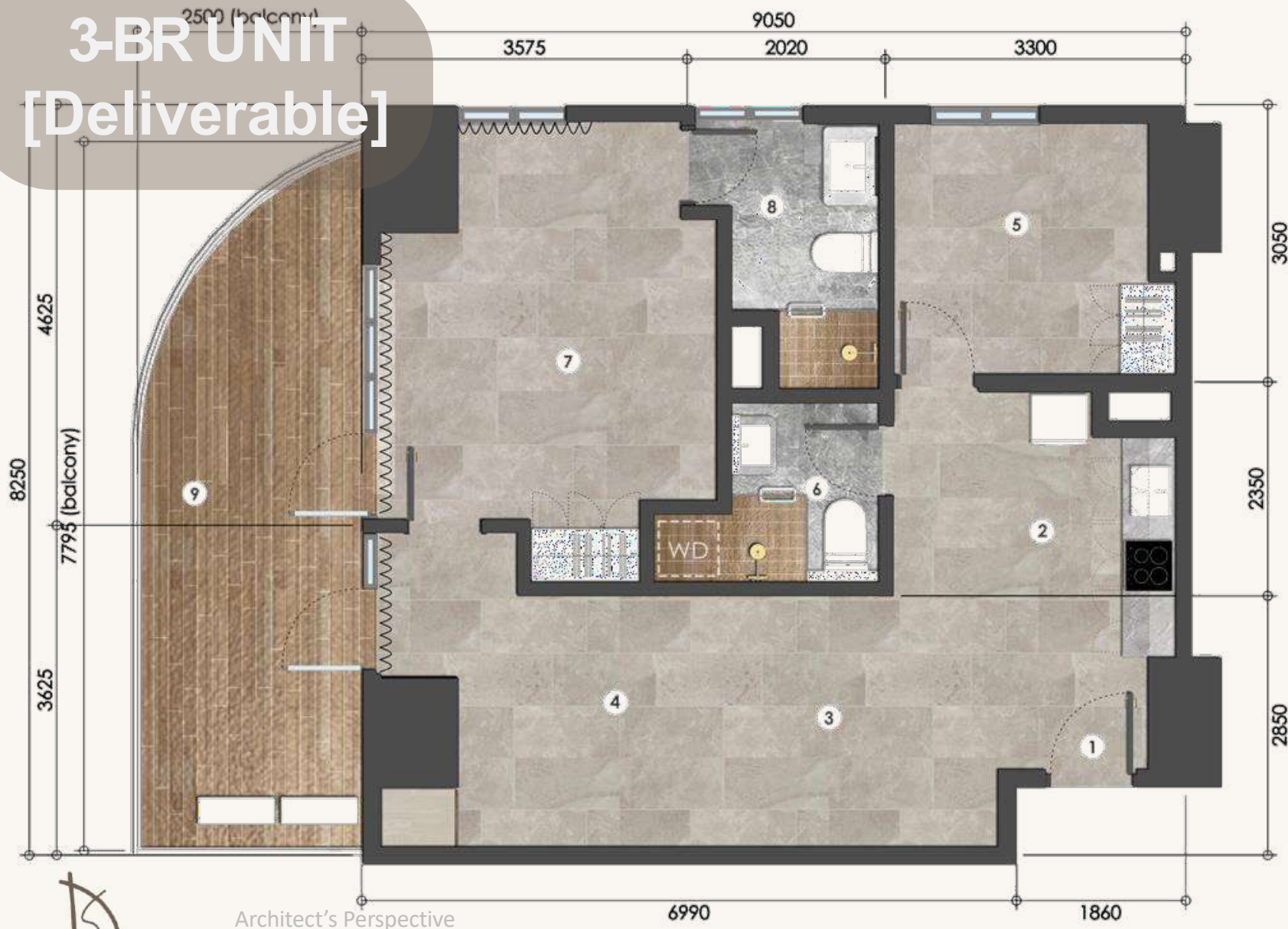
LEGEND

	sq m	sq ft
Indoor Floor Area		
1 Kitchen	7.1	76.4
2 Dining	8.2	88.2
3 Living Area	18.9	202.9
4 Bedroom 1	13.1	140.6
5 Bedroom 2	12.5	134.4
6 Common Bathroom	4.2	45.2
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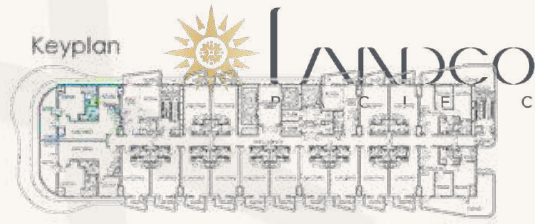
Architect's Perspective

3-BR UNIT

[Deliverable]



Architect's Perspective



2-BEDROOM UNIT

LOCATION: 7th - 9th floor

NOTE: Total unit areas of this type is 90.6 sqm (975.4 sq ft) and is the only unit of this type

LEGEND

Indoor Floor Area		
	sq m	sq ft
1 Foyer	2.5	26.1
2 Kitchen	10.2	109.8
3 Dining	8.2	88.3
4 Living Area	12.9	138.9
5 Bedroom 2	4.6	49.5
6 Common Bathroom	10.1	108.7
7 Master Bedroom	18.7	201.3
8 Master Bathroom	6.1	65.7
Sub Total	73.3	789.0
Outdoor Floor Area		
9 Balcony	17.4	187.3
Total	90.6	975.4

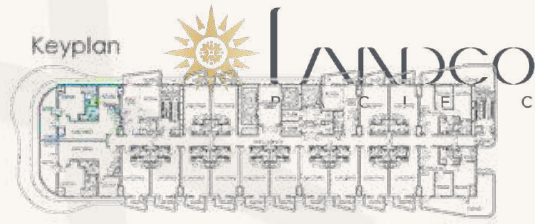
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3-BR UNIT

[Dressed-up]



Architect's Perspective



2-BEDROOM UNIT

LOCATION: 7th - 9th floor

NOTE: Total unit areas of this type is 90.6 sqm (975.4 sq ft) and is the only unit of this type

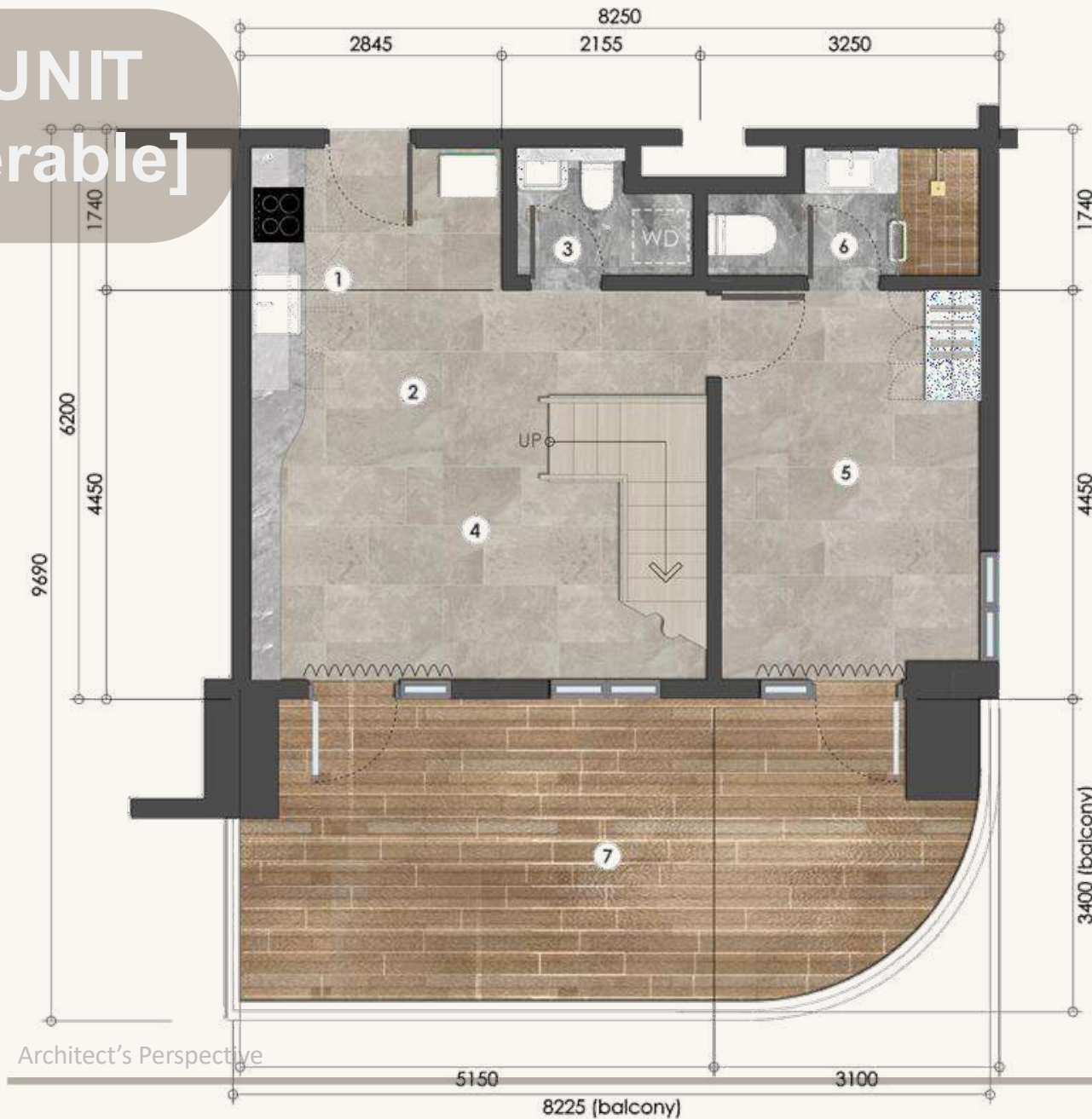
LEGEND

Indoor Floor Area		
	sq m	sq ft
1 Foyer	2.5	26.1
2 Kitchen	10.2	109.8
3 Dining	8.2	88.3
4 Living Area	12.9	138.9
5 Bedroom 2	4.6	49.5
6 Common Bathroom	10.1	108.7
7 Master Bedroom	18.7	201.3
8 Master Bathroom	6.1	65.7
Sub Total	73.3	789.0
Outdoor Floor Area		
9 Balcony	17.4	187.3
Total	90.6	975.4

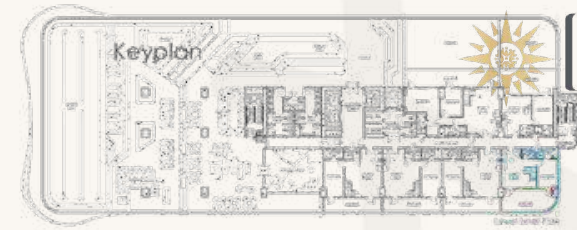
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3-BR UNITS (Bi-level Units)

3-BR UNIT [Deliverable]



Architect's Perspective



BI-LEVEL UNIT 6C (LOWER LEVEL)

LOCATION: 6th floor

NOTE: Total unit areas of this type is 77.5 sqm (834.2 sq ft) and is the only unit of this type

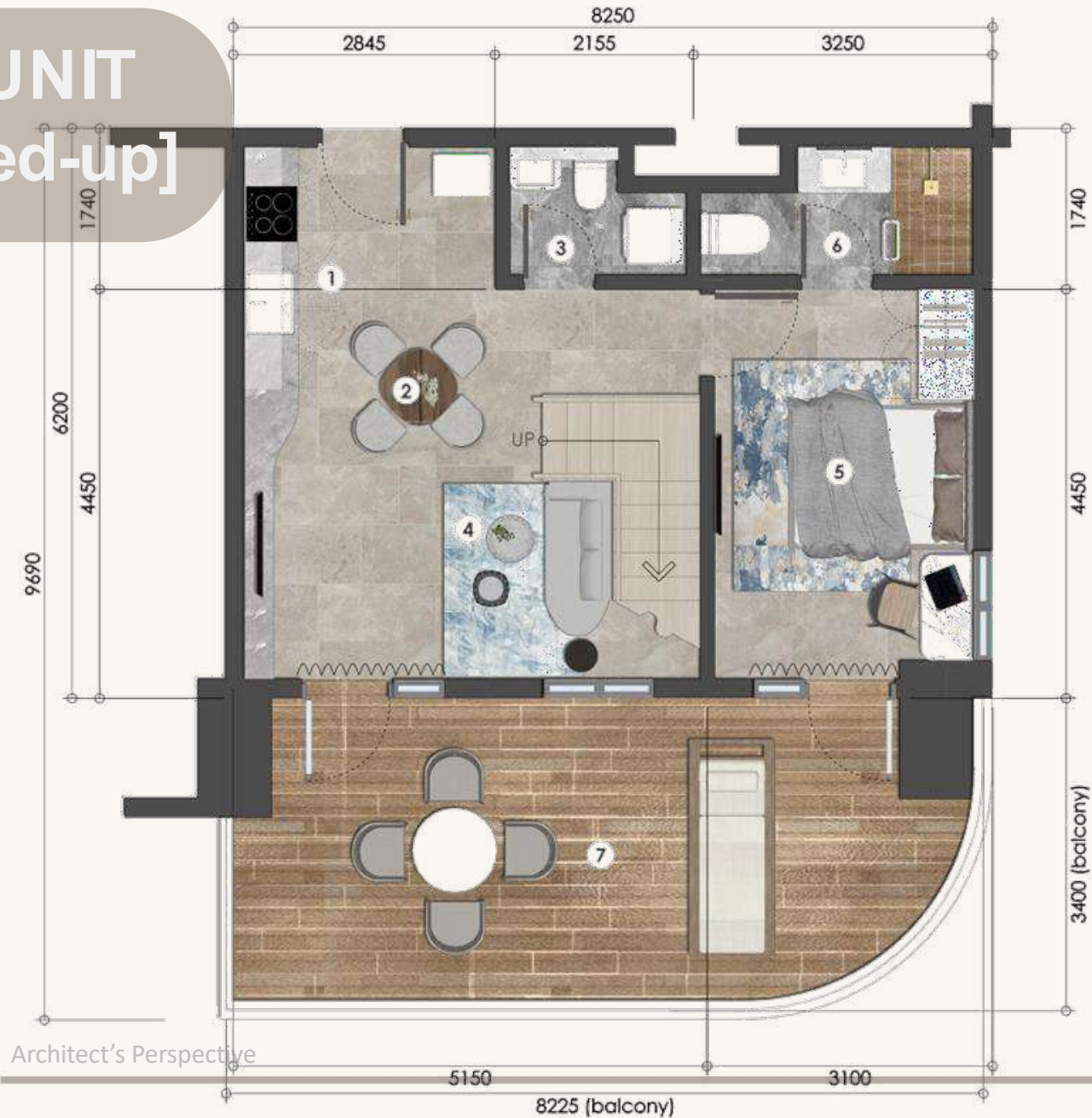
LEGEND

Indoor Floor Area		sq m	sq ft
1	Kitchen	5.0	53.8
2	Dining	8.4	90.4
3	Bathroom 1	3.7	39.8
4	Living Area	14.5	156.1
5	Master Bedroom	13.8	148.5
6	Master Bathroom	5.7	61.4
Sub Total.		51.1	550.0
7 Outdoor Floor Area			
	Balcony.	26.4	284.2
Total		77.5	834.2

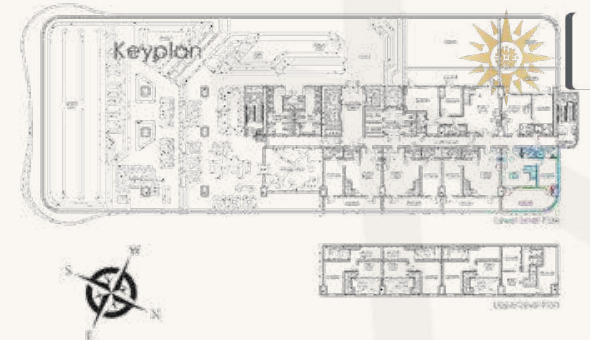
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3-BR UNIT [Dressed-up]



Architect's Perspective



BI-LEVEL UNIT 6C (LOWER LEVEL)

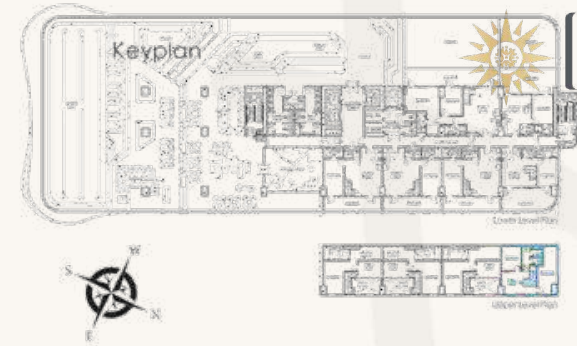
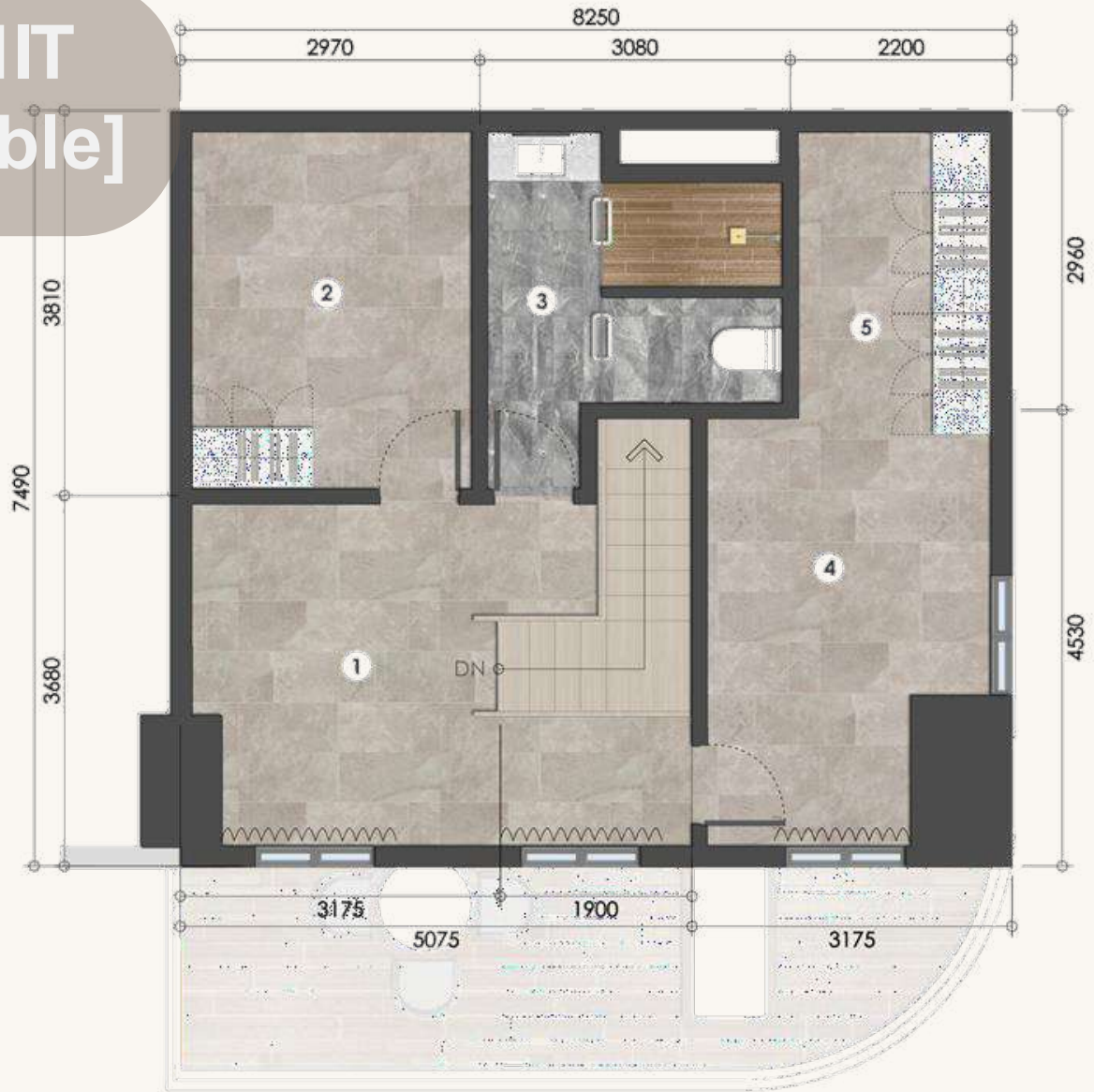
LOCATION: 6th floor
NOTE: Total unit areas of this type is 77.5 sqm (834.2 sq ft) and is the only unit of this type

LEGEND

Indoor Floor Area	sq m	sq ft
1 Kitchen	5.0	53.8
2 Dining	8.4	90.4
3 Bathroom 1	3.7	39.8
4 Living Area	14.5	156.1
5 Master Bedroom	13.8	148.5
6 Master Bathroom	5.7	61.4
Sub Total.	51.1	550.0
7 Outdoor Floor Area		
Balcony.	26.4	284.2
Total	77.5	834.2

Disclaimer:
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3-BR UNIT [Deliverable]



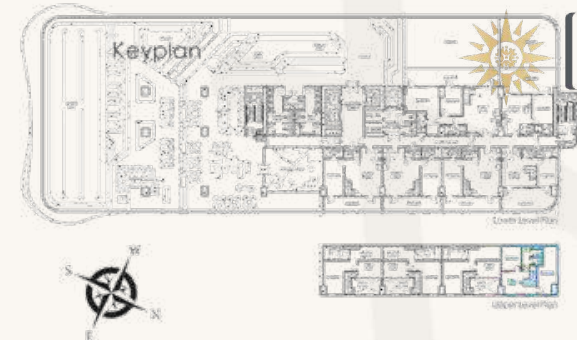
BI-LEVEL UNIT 6C (UPPER LEVEL)

LOCATION: 6th floor
NOTE: Total unit areas of this type is 58.0 sqm (624.3 sq ft) and is the only unit of this type

LEGEND

Indoor Floor Area	sq m	sq ft
1 Entertainment Lounge	15.6	167.9
2 Bedroom	11.3	121.6
3 Bathroom	10.2	109.8
4 Master Bedroom	14.4	155.0
5 Walk-in Closet.	6.5	70.0
Total	58.0	624.3

3-BR UNIT [Dressed-up]



BI-LEVEL UNIT 6C (UPPER LEVEL)

LOCATION: 6th floor
 NOTE: Total unit areas of this type is 58.0 sqm (624.3 sq ft) and is the only unit of this type

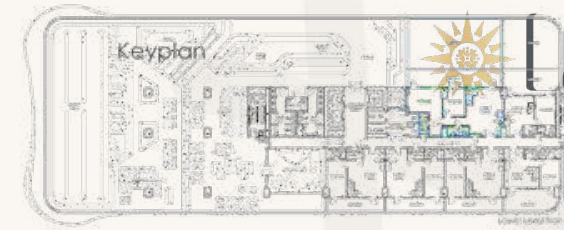
LEGEND

Indoor Floor Area	sq m	sq ft
1 Entertainment Lounge	15.6	167.9
2 Bedroom	11.3	121.6
3 Bathroom	10.2	109.8
4 Master Bedroom	14.4	155.0
5 Walk-in Closet.	6.5	70.0
Total	58.0	624.3

Architect's Perspective

3-BR UNITS (Bi-Level Garden Units)

3-BR UNIT [Deliverable]



BI-LEVEL UNIT 6A (LOWER LEVEL)

LOCATION: 6th floor

NOTE: Total unit area of this type is 239.8 sqm (2581.1 sq ft) and is the only unit of this type

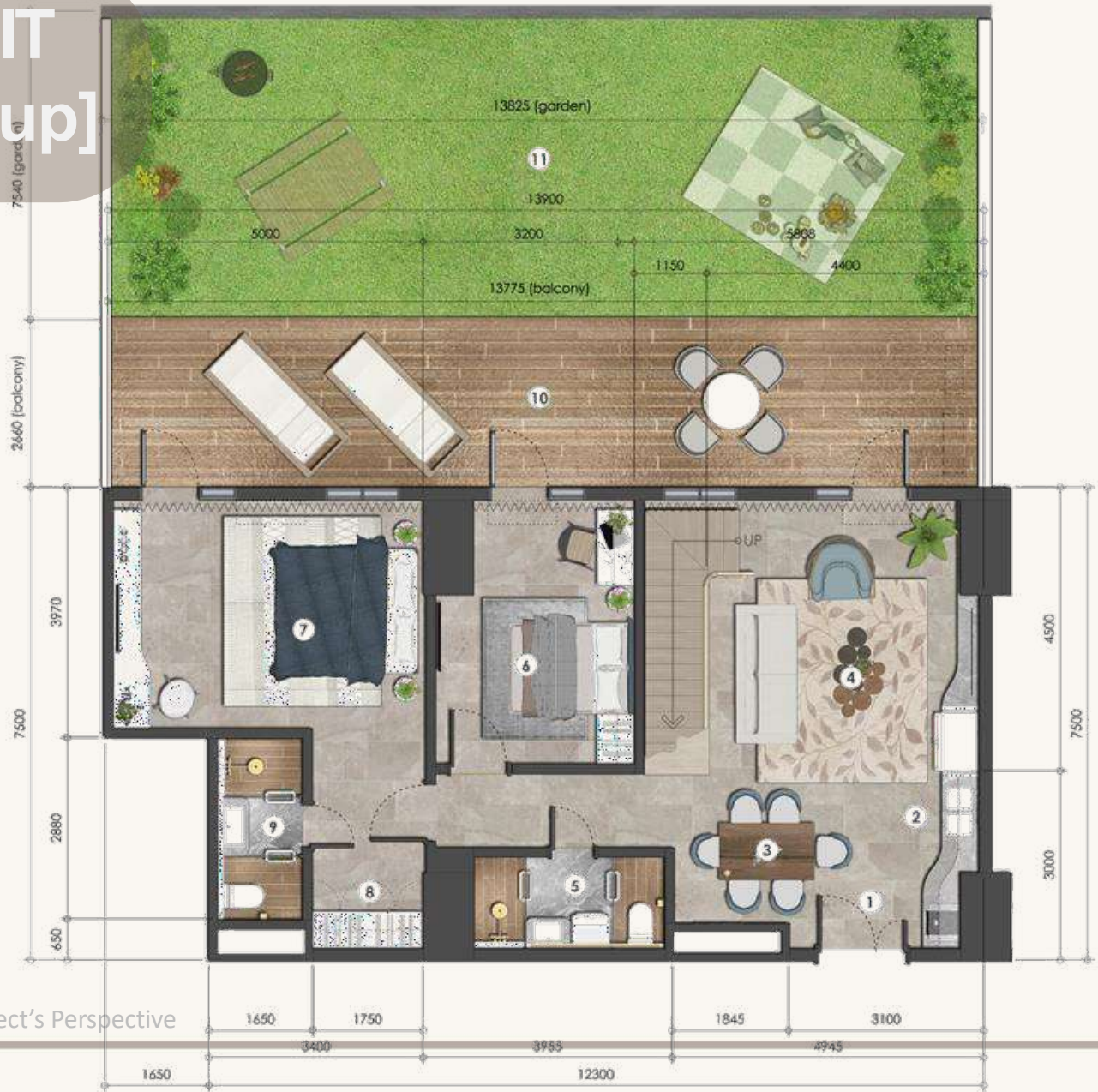
LEGEND

	sq m	sq ft
Indoor Floor Area		
1 Foyer	1.5	16.2
2 Kitchen	5.2	55.9
3 Dining	8.1	87.4
4 Living Area	24.5	263.6
5 Bathroom 1	6.5	70.2
6 Bedroom 1	15.3	164.8
7 Master Bedroom	24.8	267.1
8 Walk-In Closet	2.7	29.4
9 Master Bathroom	4.7	50.1
Sub Total	98.9	1064.7
Outdoor Floor Area		
10 Balcony	36.5	392.9
11 Garden	104.4	1123.5
Sub Total	140.9	1516.4
Total	239.8	2581.1

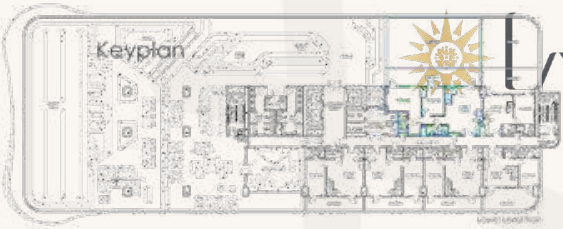
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3-BR UNIT [Dressed-up]



Architect's Perspective



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BI-LEVEL UNIT 6A (LOWER LEVEL)

LOCATION: 6th floor

NOTE: Total unit area of this type is 239.8 sqm (2581.1 sq ft) and is the only unit of this type

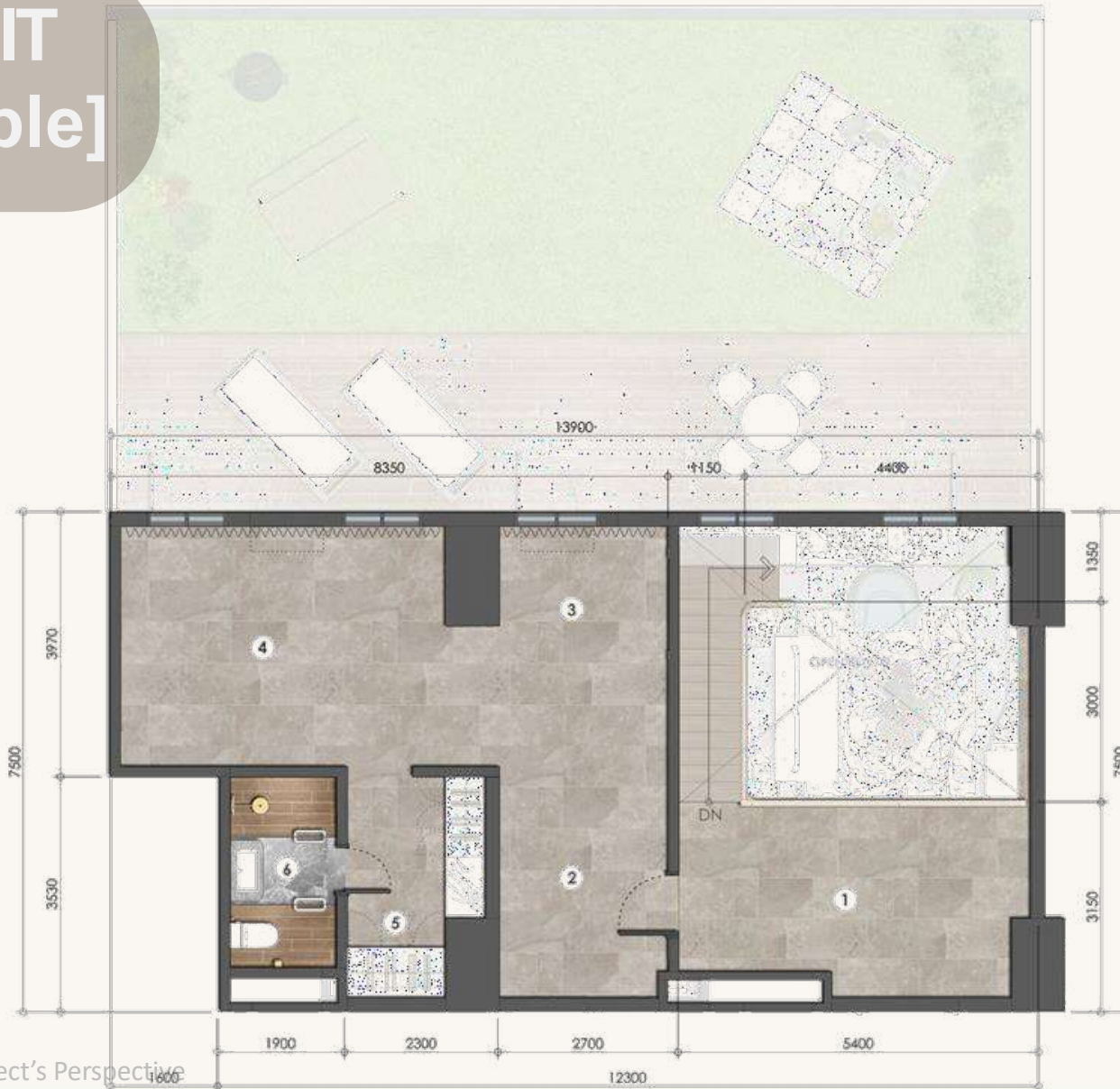
LEGEND

	sq m	sq ft
Indoor Floor Area		
1 Foyer	1.5	16.2
2 Kitchen	5.2	55.9
3 Dining	8.1	87.4
4 Living Area	24.5	263.6
5 Bathroom 1	6.5	70.2
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9 Master Bathroom	4.7	50.1
Sub Total	98.9	1064.7
Outdoor Floor Area		
10 Balcony	36.5	392.9
11 Garden	104.4	1123.5
Sub Total	140.9	1516.4
Total	239.8	2581.1

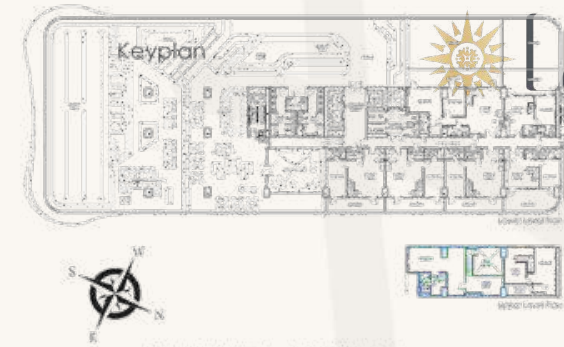
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3-BR UNIT [Deliverable]



Architect's Perspective



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BI-LEVEL UNIT 6A (UPPER LEVEL)

LOCATION: 6th floor

NOTE: Total unit area of this type is 74.9 sqm (806.1 sq ft) and is the only unit of this type.

LEGEND

Indoor Floor Area	sq m	sq ft
1 Entertainment Lounge	17.3	185.7
2 Study Area	10.0	108.0
3 Lounge	10.4	112.1
4 Master Bedroom	22.7	244.7
5 Walk-In Closet.	8.0	86.2
6 Master Bathroom	5.4	58.2
Sub Total.	74.9	806.1

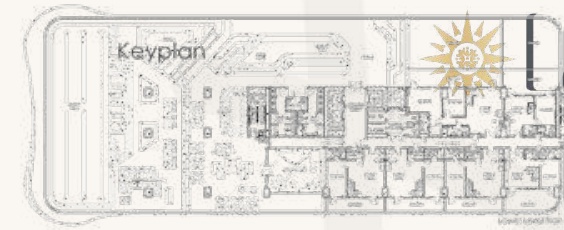
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For internal and training purposes only.

3-BR UNIT [Dressed-up]



Architect's Perspective



BI-LEVEL UNIT 6A (UPPER LEVEL)

LOCATION: 6th floor

NOTE: Total unit area of this type is 74.9 sqm (806.1 sq ft) and is the only unit of this type.

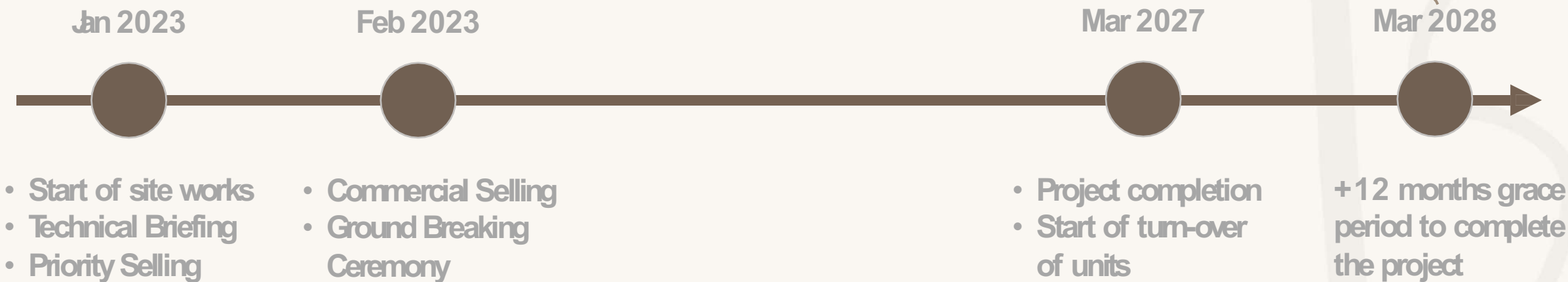
LEGEND

Indoor Floor Area	sq m	sq ft
1 Entertainment Lounge	17.3	185.7
2 Study Area	10.0	108.0
3 Lounge	10.4	112.1
4 Master Bedroom	22.7	244.7
5 Walk-In Closet	8.0	86.2
6 Master Bathroom	5.4	58.2
Sub Total.	74.9	806.1

SOME MORE DETAILS

INDICATIVE PROJECT TIMETABLE

~ 4 years construction period



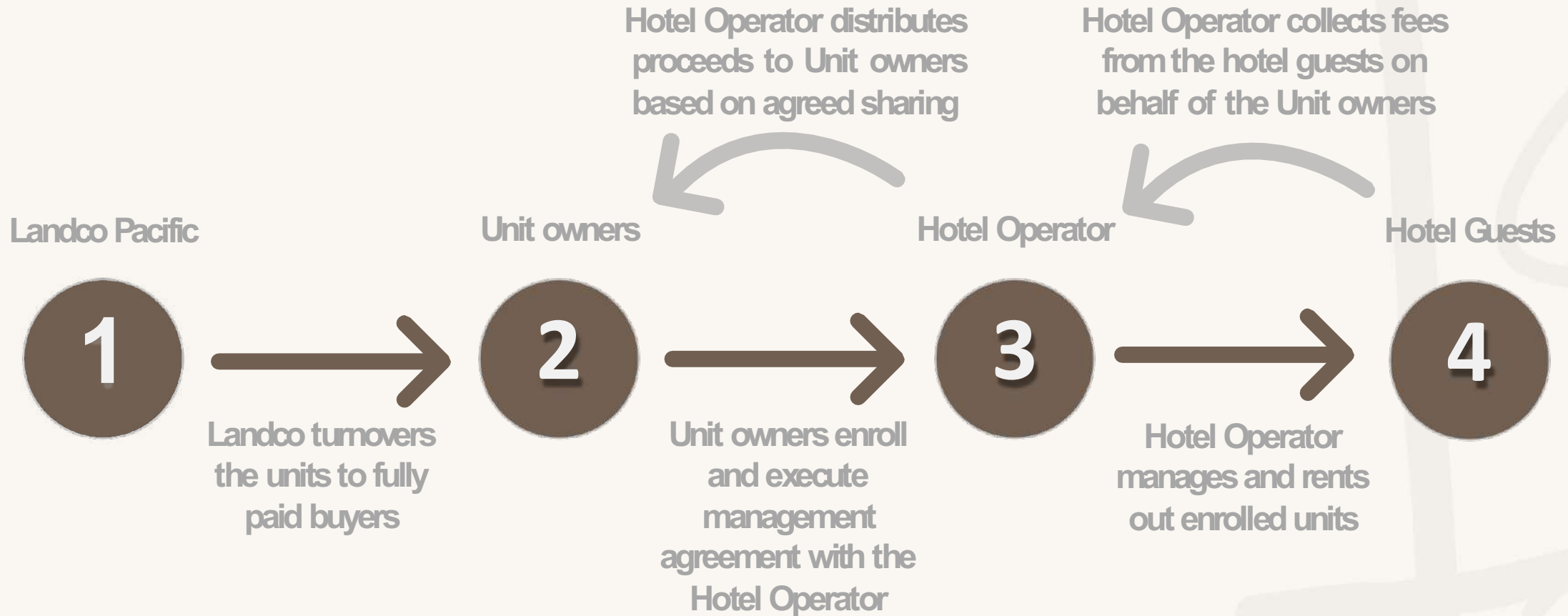
PILE DRIVING WORKS



Photo taken on Jan 12, 2023

The Spinnaker sits
on hard rocks

CONDOTEL FRAMEWORK



SUSTAINABILITY EFFORTS [MANDATORY]

- Use of non-potable water system in toilet flushing and irrigation.
- Use of water-efficient plumbing fixtures or low flow plumbing fixtures to reduce water consumption.
- Use of LED on all lighting fixtures.
- Use of energy saving appliances (inverter air conditioning systems and refrigerators).
- Any other sustainability measures that may be incorporated in the House Rules.

MAXIMUM OCCUPANCY PER UNIT

- Studios and 1-BRs: Maximum of 2 adults and 2 kids
- 2-BRs: Maximum of 4 adults and 4 kids
- 3-BRs: Maximum of 6 adults and 6 kids
- 4-BRs (combined units): Maximum of 8 adults and 8 kids
- 5-BRs (combined units): Maximum of 10 adults and 10 kids

Notes:

1. The number of kids may increase the number of occupants but in exchange take the number of occupants allocated to the maximum number of adults.
2. Occupants aged more than 12 years old are considered adults.
3. Total number of occupants include driver and/or household help.



RESPONSIBLE PET OWNERSHIP

Responsible household pet ownership is allowed subject to some restrictions.

Household pet shall only be either cat or medium breed dog with maximum of 20 pounds in weight and should not pose any possible danger to other occupants/guests.

- Studios and 1-BRs: Maximum of one (1) pet
- 2-BRs: Maximum of 2 pets
- 3-BRs and more: Maximum of 3 pets

RPTs & ASSESSMENT OF DUES

- A unit owner shall start paying Real Property Taxes (RPTs) and association dues on the unit when the unit has been turned over to him/her.
- A unit shall be deemed turned over (regardless of TCT registration status) when:
 - Unit owner actually occupies the unit; or
 - After 30 days from receipt of Notice of Turnover by the owner residing in the Philippines; or
 - After 60 days from receipt of Notice of Turnover by the owner residing outside the Philippines.



OTHER RESTRICTIONS

- Repairs, alterations or works that would affect the safety and structural integrity of the building shall NOT be undertaken without the prior written approval of the Condominium Corporation.
- The use of Liquefied Petroleum Gas (LPG) or any flammable materials in cooking within the condo units shall not be allowed. Only stoves and appliances powered by electricity are permitted to be used for cooking.
- All units shall use white curtains or blinds on all windows directly facing the exterior side of the building. Installation of dark-shaded window tints is not allowed.



SAIL TO YOUR NEW HOME



LANDCO
BEACHTOWNS

THE SPINNAKER
is another signature and sustainable project of
Landco Pacific Corporation
that will have a worth in the world
and in people's lives.

25th Floor Tower 1, Insular Life Corporate Center, Insular Drive,
Filinvest Corporate City, Alabang, Muntinlupa City,
Metro Manila, Philippines

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Actual Photos

For more than 30 years, Landco Pacific has been providing sustainable developments that will have a worth in the world and in people's lives.

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