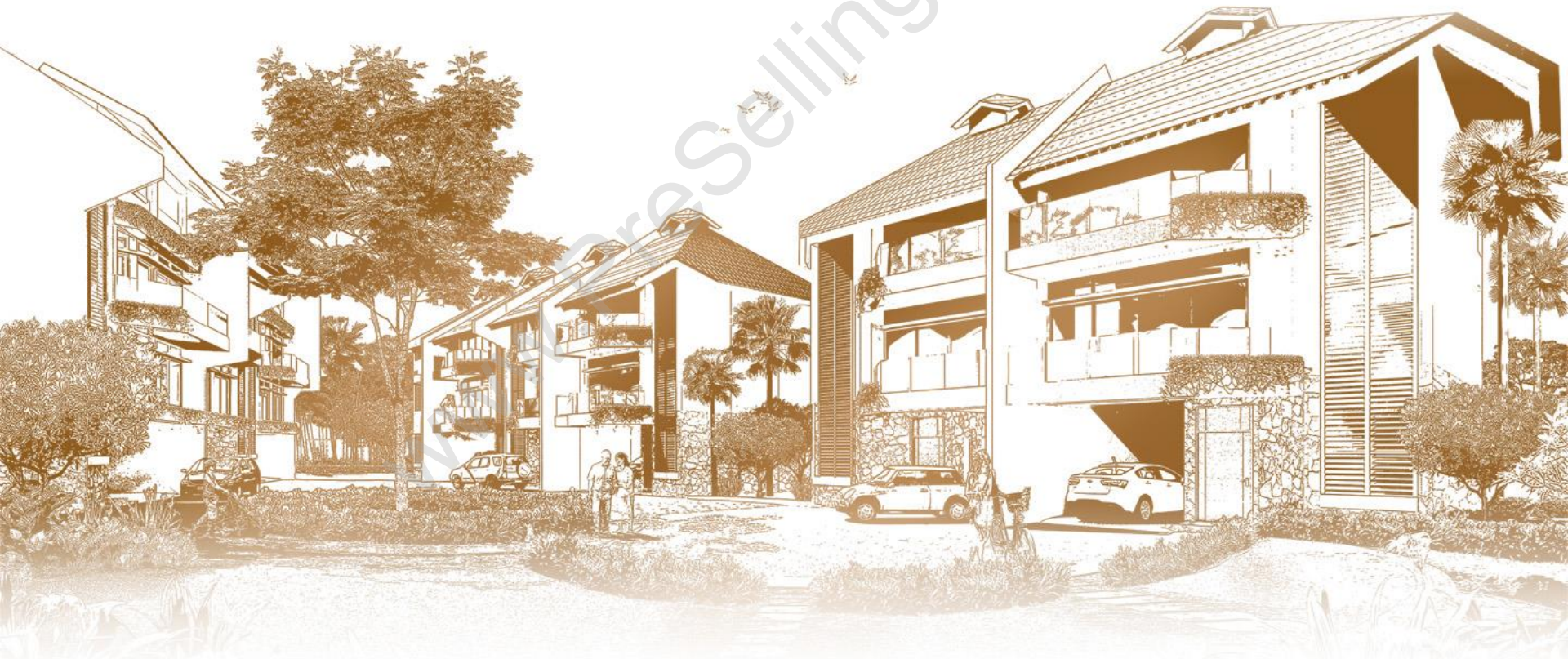




Likha
RESIDENCES



THE PHINMA GROUP

Philippine Investment Management (PHINMA) began as an investment firm in 1956, and now has grown to become one of the most prestigious and reputable conglomerates in the country: the PHINMA Group of Companies.

The PHINMA Group seeks to make life better for each Filipino through our tradition of professional and effective management in various industries. Our current roster includes companies in construction, education, hospitality, real estate and strategic consultancy sectors.

Our competitiveness and professionalism helps give communities, both in and out of the Philippines, improved access to the essentials of a dignified life.

PHINMA
Making Lives Better



THE CREATOR OF **Likha Residences**



PHINMA PRISM provides homes customized to the multiple lifestyle choices and demands of the dynamic high-end market segment. PHINMA PRISM is a return to the company's roots in luxury development, but this time incorporating the innovation and creative vision that has guided its other developments over the decades.

Joining this venture, PHINMA Prism is working with Gelo Mañosa as the Architect and Designer of the first project - Likha Residences. The Mañosa name is synonymous with the preservation of Philippine culture through timeless Filipino designs. PHINMA along with Arch. Mañosa share the common values of serving the Filipino people. The company is confident that this partnership can bring PHINMA's vision for Likha Residences to life.

HOW WAS **Likha Residences** CREATED?

Crafted with Mañosa Mastery

Renowned architect Gelo Mañosa brings green architecture to another level with 4-storey works of art.

Designed for the Modern Filipino

Elements from the traditional Bahay Kubo were incorporated in modern designs.

Planned for Convenience

Located just minutes away from commercial centers, malls, schools, churches and hospitals.

Security Centered

Likha Residences is a double-gated community complete with a guardhouse and 24-hour security.

Likha: CREATE

Created by two proudly-Filipino companies, it is only fitting to name the townhouse, LIKHA which is Tagalog for “create”. LIKHA’s three to four-storey homes feature different levels of living and limitless opportunities for memory-making for families. We want the future residents of LIKHA to be inspired to start their families’ life stories with us, therefore each floor is consciously designed to inspire happy bonding moments, hence the tagline: “Create Stories after Storey”.





A home is more than a place for a family to live in. It's a place where every room is ripe for a story.

Every additional floor is a space for more laughter and memory making. Likha is your place

TO CREATE moments.





Likha Residences is located along Km 19 West Service Road, Cupang, Muntinlupa City (Beside Hillsborough Village)

RETAIL/BUSINESS CENTERS

- Alabang Town Center - 3.4km
- Festival Mall Alabang - 2.8km
- Northgate Plaza - 2.4km
- Santana Grove - 2.8km
- SM City BF - 3.2km

SCHOOLS

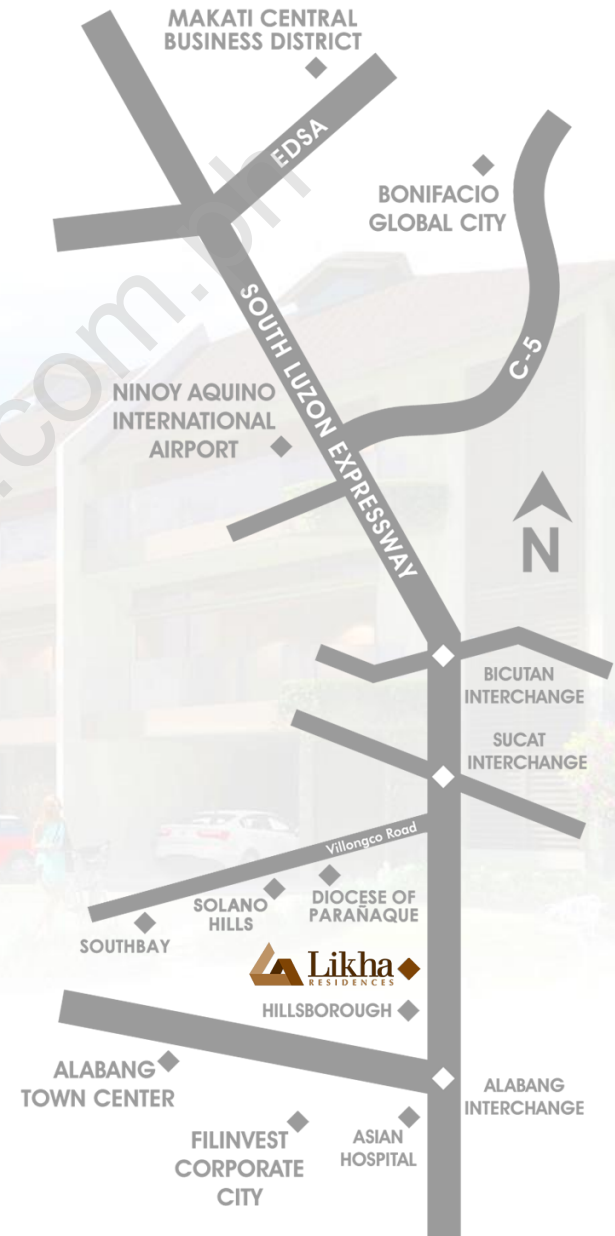
- De La Salle Santiago Zobel - 6.3km
- Paref Ridgefield - 1km
- Paref Southridge School - 1.1km
- Paref Woodrose - 8.3km
- San Beda Alabang - 2.6km

MAJOR HOSPITAL

- Asian Hospital & Medical Center - 2.7km

CHURCHES

- Sacred Heart of Jesus Chapel - 0.65km
- Makati CBD and BGC – 15.2km





SITE DEVELOPMENT PLAN

Project Lot Area: 1.2 Has
 Clubhouse Area: 869.10 sq.m
 Total No. of Units: 68

Townhouse
 Lot Sizes: 90 sq.m to 216 sq.m
 Floor Area: 221 sq.m to 297 sq.m



A M E N I T I E S

- Elevated Path walk
- Clubhouse
- Swimming Pool
- Function Hall
- Playground
- Admin Office and Guardhouse
- Fitness Gym



Block No.	Lot No.	Lot Size	Floor Area
1	1	139 sq.m	221.6 sq.m
	2	121 sq.m	
	3	124 sq.m	
	4 & 5	173 sq.m	
	6	216 sq.m	
2	1 & 3	105 sq.m	297.5 sq.m
	2, 4, & 6	90 sq.m	
	5	106 sq.m	
	8	92 sq.m	
3	9, 10, 11, 12, & 13	91 sq.m	221.6 sq.m
	1, 2, 3, 4, 10, 12, 14 & 16	90 sq.m	
	5, 6, 8, 9, 11, 13, 15, 17 & 18	91 sq.m	
4	7	92 sq.m	221.6 sq.m
	1, 3, 9, 11, 13, & 15	90 sq.m	
	2, 4, 10, 12, 14, & 16	105 sq.m	
	5, 7 & 17	101 sq.m	
	6 & 8	106 sq.m	
5	18	103 sq.m	221.6 sq.m
	1, 2, 3, 4, 6, 7, & 8	92 sq.m	
	5	125 sq.m	
	9, 10, 11, 12, & 13	93 sq.m	
	14	94 sq.m	



LIKHA's three to four-storey homes feature different levels of living and limitless opportunities for memory-making for families.

UNIT SPECIFICATIONS



Total Floor Area

Ground Floor	80 sq.m
Second Floor	70.8 sq.m
Third Floor	70.8 sq.m
Total Area	221.6 sq.m

3-Storey Townhouse at 221.6 sq.m (Total Floor Area)



Ground Floor	
Carport	32.5 sq.m
Porch	2.15 sq.m
Foyer	9.75 sq.m
Storage/Staircase	7.7 sq.m
Utility	8.25 sq.m
Maid's Room	8.3 sq.m
Dry Area	6.2 sq.m
T&B	5.15 sq.m
Total Area	80 sq.m



Second Floor	
Staircase	10 sq.m
Living, Dining	24.5 sq.m
T&B	5.5 sq.m
Kitchen	10.15 sq.m
Bedroom	13.5 sq.m
Balcony	7 sq.m
Pipe Chase	.15 sq.m
Total Area	70.8 sq.m



Third Floor	
Staircase	10 sq.m
Hall	5.5 sq.m
Master Bedroom	18.2 sq.m
Master T&B	12.3 sq.m
Bedroom	12.15 sq.m
T&B	5.5 sq.m
Balcony	7 sq.m
Pipe Chase	.15 sq.m
Total Area	70.8 sq.m

3 - STOREY TOWNHOUSE

GROUND FLOOR						
Description	Wall	Flooring	Ceiling	Doors	Windows	Others
Carport	-	Plain Concrete Cement in Wood Trowel Finish	Ficem Board	-	-	-
Foyer	Eggshell Paint Finish	600 x 300mm Homogeneous tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Fix Aluminum Window	-
Utility Area	Semi- Gloss Paint Finish	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Buffle Window	-
Maid's Room	Semi- Gloss Paint Finish	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	PVC Door	Awning Window	-
Drying Yard	-	-	-	PVC Door	Buffle Window	-
Storage	Eggshell Paint Finish	600 x 300mm Homogeneous tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	-	-
T&B	300 x 300mm Homogeneous tile in Matte Finish	300 x 300mm Homogeneous tile in Matte Finish	Gypsum Board in Flat Paint Finish	PVC Door with bottom Louver	-	-
Stairs	Eggshell Paint Finish	-	-	-	W1: Louver Window	Hardwood Stain Landing Wood Plank with Stain, Solid Wood Handrail and Tread with Clear Glass Railing

3 - STOREY TOWNHOUSE

2ND FLOOR						
Description	Wall	Flooring	Ceiling	Doors	Windows	Others
Living Room	Eggshell Paint Finish	600 x 300mm Homogeneous tile in Matte Finish	Gypsum Board in Flat Paint Finish	-	-	Aluminum Buffle Window (Fixed Panel)
Kitchen/ Dining	Semi- Gloss Paint Finish	600 x 300mm Homogeneous tile in Matte Finish	Gypsum Board in Flat Paint Finish	-	Awning Window	Modular Kitchen Cabinet
Bedroom 1	Eggshell Paint Finish	Solid Wood Flooring with Wood Stain Finish	Acoustic Ceiling Panel	Wooden Door	Awning Window	-
T&B	300 x 600mm Homogeneous Wall Tile	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door with bottom Louver	Awning Window	-
Stairs	Eggshell Paint Finish	-	-	-	W1: Louver Window	Hardwood Stain Landing Wood Plank with Stain, Solid Wood Handrail and Tread with Clear Glass Railing
Balcony	n/a	WPC Hollow Decking	Solid Wood T&G Panel	Sliding Aluminum Door	-	-

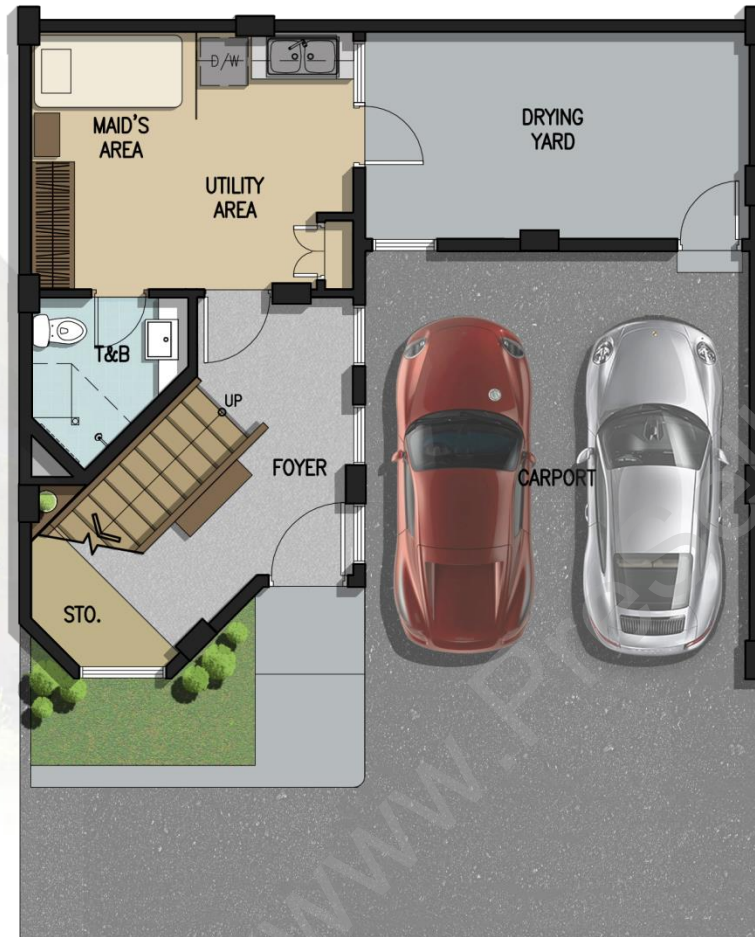
3 - STOREY TOWNHOUSE

3RD FLOOR						
Description	Wall	Flooring	Ceiling	Doors	Windows	Others
Hallway	Eggshell Paint Finish	Solid Wood Flooring with Wood Stain Finish	Gypsum Board in Flat Paint Finish	-	-	-
Master Bedroom	Eggshell Paint Finish	Solid Wood Flooring with Wood Stain Finish	Acoustic Ceiling Panel	Wooden Door	-	-
Master BR T&B	300 x 600mm Homogeneous Wall Tile	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Sliding Wooden Door with bottom Louver	Awning Window	-
Bedroom 2	Eggshell Paint Finish	Solid Wood Flooring with Wood Stain Finish	Acoustic Ceiling Panel	Wooden Door	Awning Window	-
Bedroom T&B	300 x 600mm Homogeneous Wall Tile	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door with bottom Louver	-	-
Stairs	Eggshell Paint Finish	-	-	-	W1: Louver Window	Hardwood Stain Landing Wood Plank with Stain, Solid Wood Handrail and Tread with Clear Glass Railing
Balcony	-	WPC Hollow Decking	Solid Wood T&G Panel	Sliding Aluminum Door	-	-



Total Floor Area	
Ground Floor	90 sq.m
Second Floor	84.5 sq.m
Third Floor	86.5 sq.m
Penthouse	36.5 sq.m
Total Area	297.5 sq.m

4-Storey at 297.5 sq.m (Total Floor Area)



Ground Floor

Carport	32 sq.m
Porch	2.5 sq.m
Foyer	8 sq.m
Storage/Staircase	8.5 sq.m
Drying Area	17 sq.m
Utility Area	8.5 sq.m
Maid's Room	8.5 sq.m
Maid's T&B	5 sq.m
Total Area	90 sq.m



Second Floor	
Staircase	10.5 sq.m
T&B	4 sq.m
Living, Dining, Kitchen	48 sq.m
Bedroom	13 sq.m
Deck	9 sq.m
Total Area	84.5 sq.m



Third Floor	
Staircase	10.5 sq.m
Hallway	9 sq.m
Bedroom	14 sq.m
Bedroom T&B	5 sq.m
Master Bedroom	23 sq.m
Master Walk-in Closet	6 sq.m
Master T&B	7 sq.m
Balcony	12 sq.m
Total Area	86.5 sq.m



PENTHOUSE

Stairs	8.5 sq.m
Storage	2.5 sq.m
Lanai	22 sq.m
Plant Box	3.5 sq.m
Total Area	36.5 sq.m

4 - STOREY TOWNHOUSE

GROUND FLOOR						
Description	Wall	Flooring	Ceiling	Doors	Windows	Others
Carport	-	Plain Concrete Cement in Wood Trowel Finish	Ficem Board	-	-	-
Foyer	Eggshell Paint Finish	600 x 300mm Homogeneous tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Fixed Window	-
Utility Area	Semi- Gloss Paint Finish	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Awning Window	-
Maid's Room	Semi- Gloss Paint Finish	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	PVC Door with bottom Louver	-	-
Drying Yard	-	-	-	Steel Louver Door	Louver Window	-
Storage	Eggshell Paint Finish	600 x 300mm Homogeneous tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	-	-
T&B	300 x 300mm Wall Tile	300 x 300mm Homogeneous tile in Matte Finish	Gypsum Board in Flat Paint Finish	PVC Door with bottom Louver	-	-
Stairs	Eggshell Paint Finish	-	-	-	W1: Louver Window	Hardwood Stair Landing Wood Plank with Stain, Solid Wood Handrail and Tread with Clear Glass Railing

4 - STOREY TOWNHOUSE

2ND FLOOR						
Description	Wall	Flooring	Ceiling	Doors	Windows	Others
Living Room	Eggshell Paint Finish	600 x 300mm Homogeneous tile in Matte Finish	Gypsum Board in Flat Paint Finish	-	-	Aluminum Buffle Window (Fixed Panel)
Kitchen/ Dining	Semi- Gloss Paint Finish	600 x 300mm Homogeneous tile in Matte Finish	Gypsum Board in Flat Paint Finish	-	Awning Window	Modular Kitchen Cabinet
Bedroom 1	Eggshell Paint Finish	Solid Wood Flooring with Wood Stain Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Awning Window	-
T&B	300 x 600mm Homogeneous Wall Tile	600 x 600mm Homogeneous in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door with Bottom Louver	-	-
Stairs	Eggshell Paint Finish	-	-	-	W1: Louver Window	Hardwood Stair Landing Wood Plank with Stain, Solid Wood Handrail and Tread with Clear Glass Railing
Balcony	-	WPC Hollow Decking	Solid Wood T&G Panel	Aluminum Sliding Door	-	-

4 - STOREY TOWNHOUSE

3RD FLOOR						
Description	Wall	Flooring	Ceiling	Doors	Windows	Others
Hallway	Eggshell Paint Finish	Solid Wood Flooring with Wood Stain Finish	Gypsum Board in Flat Paint Finish	-	Awning Window	-
Master Bedroom	Eggshell Paint Finish; Accent Wall: Stucco Wall Texture with Bronze Mirror and Vertical Wood Slats	Solid Wood Flooring with Wood Stain Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Fixed Window	-
Master BR T&B	300 x 600mm Homogeneous Wall Tile	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door with Bottom Louver	Awning Window	-
Bedroom 2	Eggshell Paint Finish	Solid Wood Flooring with Wood Stain Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Awning Window	-
Bedroom T&B	300 x 600mm Homogeneous Wall Tile	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door with Bottom Louver	-	-
Stairs	Eggshell Paint Finish	-	Gypsum Board in Flat Paint Finish	-	W1: Louver Window	Hardwood Stair Landing Wood Plank with Stain, Solid Wood Handrail and Tread with Clear Glass Railing
Balcony	-	WPC Hollow Decking	Solid Wood T&G Panel	Aluminum Sliding Door	-	

4 - STOREY TOWNHOUSE

4TH FLOOR						
Description	Wall	Flooring	Ceiling	Doors	Windows	Others
Lanai	Eggshell Paint Finish	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish with Suspended Ceiling	Wooden Door	-	-
Bar/ Kitchenette	Semi- Gloss Paint Finish	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish with Suspended Ceiling	-	Awning Window	-
Storage	Eggshell Paint Finish	300 x 300mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	UPVC Door	-	-
Stairs	Eggshell Paint Finish	-	-	-	W1: Louver Window	Hardwood Stain Landing Wood Plank with Stain, Solid Wood Handrail and Tread with Clear Glass Railing



Likha

RESIDENCES



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