

The Courtyards at Banawa

I. PROJECT OVERVIEW

Concept

The Courtyards at Banawa is redefining condominium living in Cebu City. This condominium complex, a pioneering endeavor by Primary Homes, Inc., is composed of three-level walk-up condominiums with unconfined living areas that are a first of its kind in the city and challenges the enclosed spaces of high-rise buildings. The most notable features of the development are the al fresco courtyards and landscaped gardens where homeowners can enjoy open living spaces. It also has community amenities that offer luxury living to its residents.

Location and Convenience

The site location in Jose Fortitch St., Banawa within Cebu City makes it highly convenient to reach nearby schools, churches such as the Alliance of Two Hearts; groceries like Rustan's, Gaisano, Fooda; and hospitals: Cebu Doctors', Chong Hua, VSMMC; and it's location is close to the city center. It is highly accessible to both public transportation and privately owned vehicles.

Uncompromising Living

The residents can enjoy community amenities such as a swimming pool, open courtyards in every building cluster, landscaped gardens, and a club house. It also has ample parking space for cars and motorcycles.

Affordability

The Courtyards at Banawa offers a wide range of units and flexible financing options to fit the needs of the buyer's budget. The buildings' design plan results to lower monthly dues compared to high-rise condominiums because of its low-maintenance hallways that doesn't require elevators and artificial indoor lighting.

II. THE DEVELOPER- PRIMARYHOMES INCORPORATED

Primaryhomes, Inc. (PHI), a proud member of the Primary Group of Companies, is a premier developer of subdivisions, condominiums and other residential projects in Metro Cebu with over 20 years of experience in its field. Being one among the pioneers of large-scale vertical and horizontal housing developments, PrimaryHomes, Inc. has a proven track record in the real estate industry. PrimaryHomes has established an enviable reputation of delivering on its committed turnover dates for its projects while assuring the quality standards that are now synonymous with every PrimaryHomes projects.

The Primary Group of Companies

The **Courtyards at Banawa** indeed will truly be a sound investment. Primary Homes always partners with its sister companies for every community it develops.

- Primary Structures Corporation (PSC) – Primary Homes' general contractor is no less than one of the pioneers in the construction industry and "AAA" category Construction Company. From one storey showroom to high rise office, commercial and industrial structures, PSC builds for Primary Homes a range of residential projects manifesting its flexible and multi-faceted expertise in the construction business.
- Concrete Solutions Incorporated (CSI) – Another member of the Primary Group of Companies, CSI, is the Ready Mix Concrete (RMC) provider of Primary Homes. CSI is an ISO Certified company therefore giving the assurance of high-quality RMC products as well as professionally finished shiny floorings and walls that last for decades or a lifetime.
- Primary Properties Corporation (PPC) – Condominium developments of Primary Homes are being maintained by PPC, an ISO-certified company whose expertise in Property Management is developed through its experience in the several commercial and industrial buildings it owns.

The members of Primary Group have proven excellence in their respective fields making Primary brand, the leader in the region's construction and real estate industry. Bearing the imprint of the Primary Group, the **Courtyards** promise structural integrity, functionality and elegant aesthetics.

III. TECHNICAL DESCRIPTION

Type of Development	Walk-up Condominium
Number of Floors	3 Floors
Number of Units	129 Units
Total Development Area	5,123 sq.m.

Unit Classification	
Unit	Area
Studio A	22 sq.m. / 236 sq.ft.
Studio B	14 sq.m. / 150 sq.ft.
1-Bedroom A	34 sq.m. / 365 sq.ft.
1-Bedroom B	29 sq.m. / 311 sq.ft.
1-Bedroom C	26 sq.m. / 279 sq.ft.
1-Bedroom D (w/balcony)	29 sq.m. / 311 sq.ft.
2-Bedroom A	52 sq.m. / 559 sq.ft.
2-Bedroom B (w/ balcony)	58 sq.m. / 623 sq.ft.

Unit Finishes	
Items	Finishes
Living, Dining and Kitchen Areas	
Floor	Ceramic tiles, 300 x 300 mm
Walls	Painted
Ceiling	Concrete soffit, smooth-painted finish
Kitchen counter and cabinets	Modular cabinets using wood-laminated boards with modern accessories
	Granite countertop
Bedroom	
Floor	Ceramic tiles, 300 x 300 mm
Walls	Painted
Ceiling	Concrete soffit, smooth-painted finish
Bedroom Closet	Modular cabinets using wood-laminated boards with modern accessories
Toilet and bath	
Floor	Ceramic tiles, 300 x 300 mm
Walls	Ceramic tiles, 300 x 300 mm
Ceiling	Concrete soffit, smooth-painted finish
Balcony/ terrace (for selected units)	
Floor	Rustic/Outdoor ceramic tiles, 300 x 300 mm
Walls	Painted
Balcony	Painted steel railings
Doors and windows	
Doors	
Doors Jamb	Treated, kiln-dried solid wood jamb
Unit main Door	Treated, kiln-dried solid wood panel door, stained
Bedrooms	Marine molded flush door, stained
Windows	
Bedrooms	Clear glass pane on aluminum frame; awning and fixed-type
Plumbing Fixtures	
Bathroom Fixtures	HCG shower set, wall hung lavatory with faucet or approved equal
	HCG water closet and hygienic spray or approved equal
	Soap holder
	Tissue holder
Water Heater	Provision of water heater outlet
Kitchen Faucet	HCG single hole faucet or approved equal
Kitchen Sink	Single-bowl, stainless steel

IV. FACILITIES, FEATURES AND AMENITIES

Unit Features	
Rangehood Outlet	For all units
Area for Washing Machine & Dryer	For all units except Studio units
Shower Enclosure	For all units
Air-conditioning Outlet	Provision for split-type, and pre-planned piping utility holes for all units

Building Facilities	
Security	Closed Circuit Television (CCTV) system
	Top of the line fire detection alarm system
Back-up power supply	100% back-up power generation
Cable	Cable ready
Telecommunication	Telephone and internet - ready

Parking	
Parking	Designated parking spaces
Motorcycle Parking	Available

Community Amenities	
Grand entrance gate & guardhouse	
Swimming Pool	
Clubhouse	
Open Courtyards per building cluster	
Manicured gardens	
Strolling Lane	
Mini-playground	
Perimeter fence	
Underground electrical and telephone system	
Waste water treatment facility	

Property Management	
ISO-certified property management with a solid track record	