



SOLINÉA
CITY RESORT LIVING

TOWER 2
KICKS OFF
CITY
RESORT
LIVING

Innovating the way you live

ALVEO
an AyalaLand company

 CEBU
HOLDINGS
INC.

AN AFFILIATE OF AYALA LAND, INC.



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FASTEST SELLING CONDO in CEBU

- *Sold 250 units on Priority Selling*
- *P800m worth of Sales in 1 day*
- *80% Sold in 6 months*

City Resort Living

Prime City Location

Cebu's coveted address – located in Cebu's lifestyle and business Mecca, across Ayala Center and conveniently near all the city's hotspots

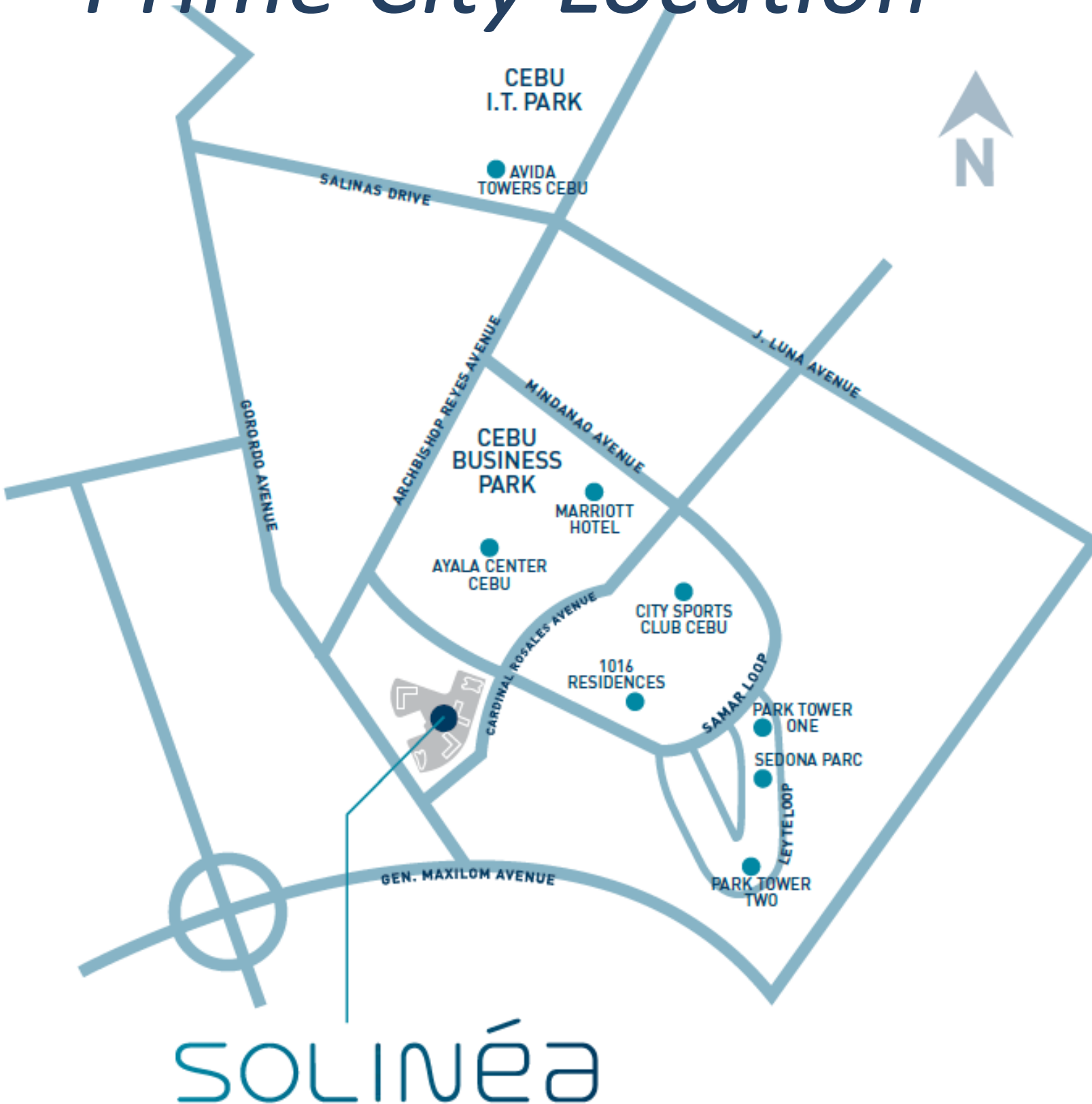
Resort-Inspired Amenities

Your home is your getaway – Central amenity area with leisure clubhouse and pool that let you escape into your own world

Enervating Cosmopolitan Vibe

Cool days and Hot Nights – Vibrant retail row wrapping the ground level, efficiently planned units giving you just the space that you need

Prime City Location



Located in Cebu Business Park, right across Ayala Center Cebu's Re-development

Masterplan



Residential

- Total Land area of 2.6 has.
- Multi-tower Development
- Tower 1
 - 29 storeys
 - 591 units
- Tower 2
 - 32 storeys
 - 576 units
- Central Amenity Area

Retail

- Vibrant street level retail along Cardinal Rosales Ave.
- Upscale Retail Shops & Restaurants

Resort Amenities -The Ultramarine



Resort Lifestyle Zone

6,000 sq. m of greens, pools and amenities for blissful relaxation

The Ultramarine



- ✓ **Multi-Experiential Pools**
 - ✓ Lap Pool
 - ✓ Leisure Pool
 - ✓ Lounge Pool
 - ✓ Children's Pool
- ✓ **Clubhouse**
 - ✓ Gym
 - ✓ Function Room
 - ✓ Multi-purpose Studio
 - ✓ Game Room
 - ✓ Roof Deck
- ✓ Lush Parks and Greens
- ✓ Landscaped Podium Deck with Pavilions and Children's Play Area

Raintree Playpark



Ultramarine Pools

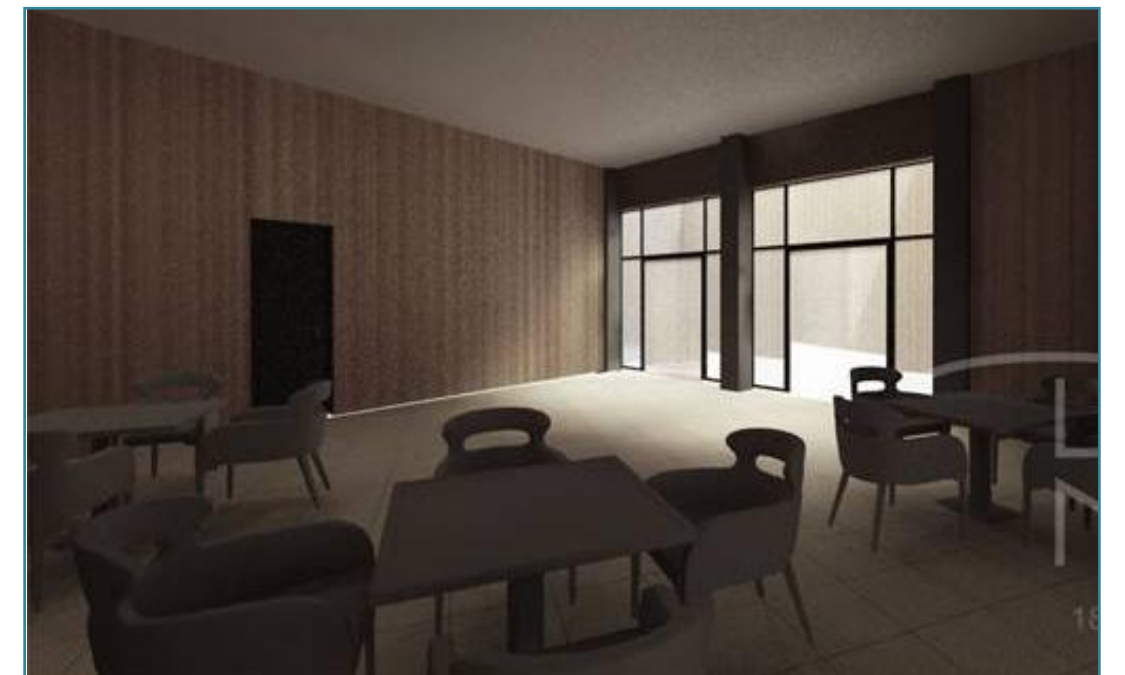


Ultramarine Clubhouse



- ✓ **First Level**
 - ✓ Function Rooms
 - ✓ Pocket Garden
 - ✓ Lobby
 - ✓ Admin Office
- ✓ **Second Level**
 - ✓ Gym
 - ✓ Game Room
 - ✓ Multi-purpose Studio
 - ✓ Multi-Purpose Room
- ✓ **Third Level**
 - ✓ Roof Deck

Ultramarine Clubhouse



Ultramarine Clubhouse



Landscaped Podium Deck



LEGEND:

- 1. Play Area
- 2. Pavilion
- 3. Look-out Plaza
- 4. Stepping Stones
- 5. Wood Deck
- 6. Lawn Area
- 7. Planting Area

Invigorating Cosmo Vibe - Solinea Retail Row



Solinea Piazza



Tower 2 Project Details



AYALA CENTER
CEBU



*Solinea's
Most Prime*

SOLINÉA

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Key Plan

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Key Plan

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Key Plan

Development Details

Residential	
Total Land Area	26,185 sqm
Tower 2 No. of Floors	32
Tower 2 Total Units	576
Tower 2 Parking Levels	5
Tower 2 Parking Slots	279
Initial Turn-over by	3Q 2017

Retail	
Approx. Gross Leasable Area	3,000 sqm
Target Operational by	4Q 2016

Unit Mix

Unit Mix	Area	# of Units	%
Studio	25-33 sqm	406	70%
1-Bedroom	43-51 sqm	56	10%
2-Bedroom*	53-79 sqm	114	20%
Total		576	100%

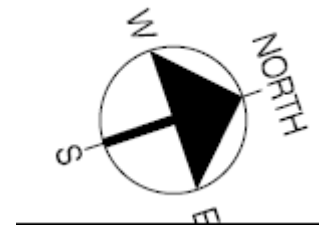
* Inclusive of three 3BR special units that are 83-91 sqm.

Parking Slots

279

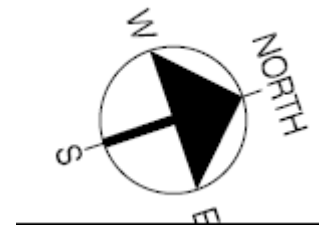
Garden Floor Plan

- STUDIO (6)
 - ONE BEDROOM (4)
 - TWO BEDROOM (6)
- *16 units on this floor



Typical Floor Plan

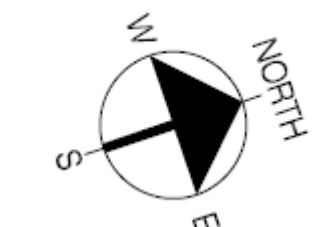
- STUDIO (16)
 - ONE BEDROOM (2)
 - TWO BEDROOM (4)
- *22 units to a floor



Penthouse Floor Plan

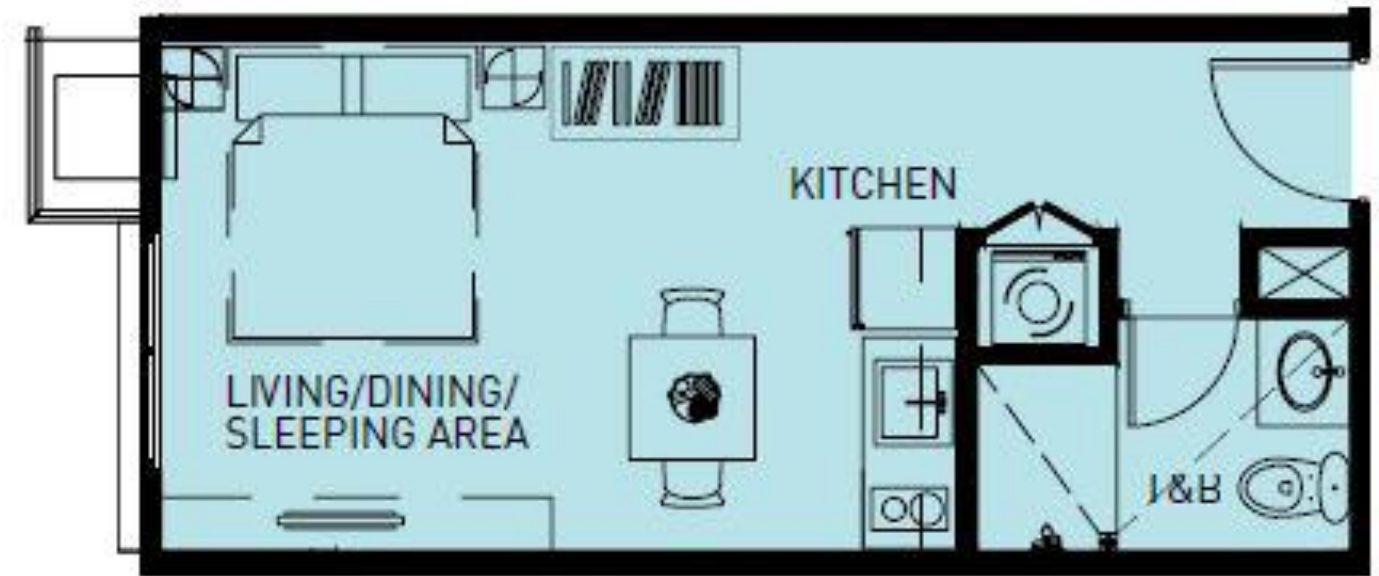
- ONE BEDROOM (2)
- TWO BEDROOM (5)
- THREE BEDROOM (3)

*10 units on this floor



Unit Plan: Studio

	Approx. Unit Area	
	SQ.M.	SQ.FT.
Living/Dining/Sleeping	19	200
T&B	4	45
Kitchen	3	32
Laundry	1	8
Total	27*	269

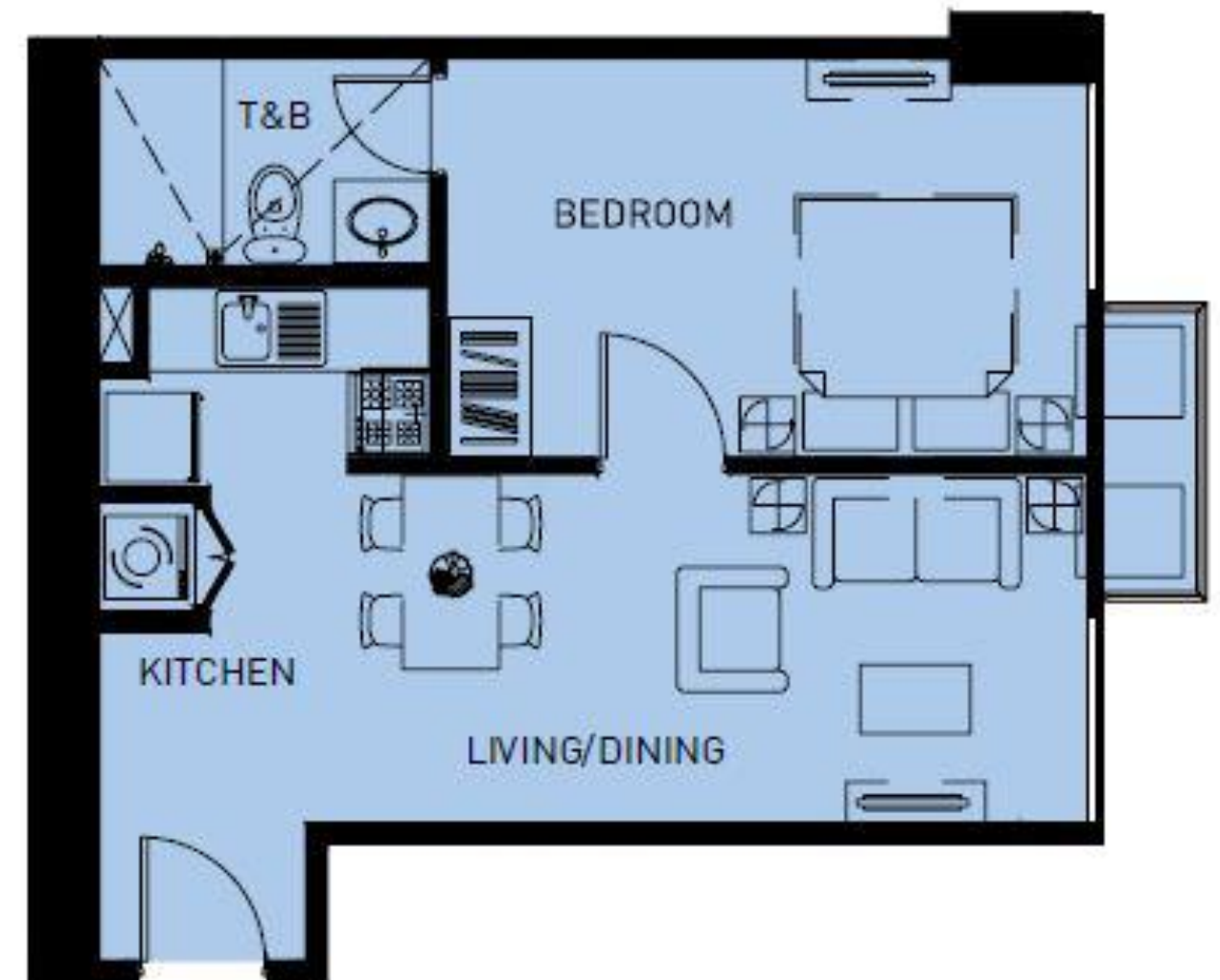


*25 to 33 sqm.

Unit Plan: 1-BR

	Approx. Unit Area	
	SQ.M.	SQ.FT.
Living/Dining	19	203
Bedroom	14	155
T&B	4	45
Kitchen	6	60
Total	43*	463

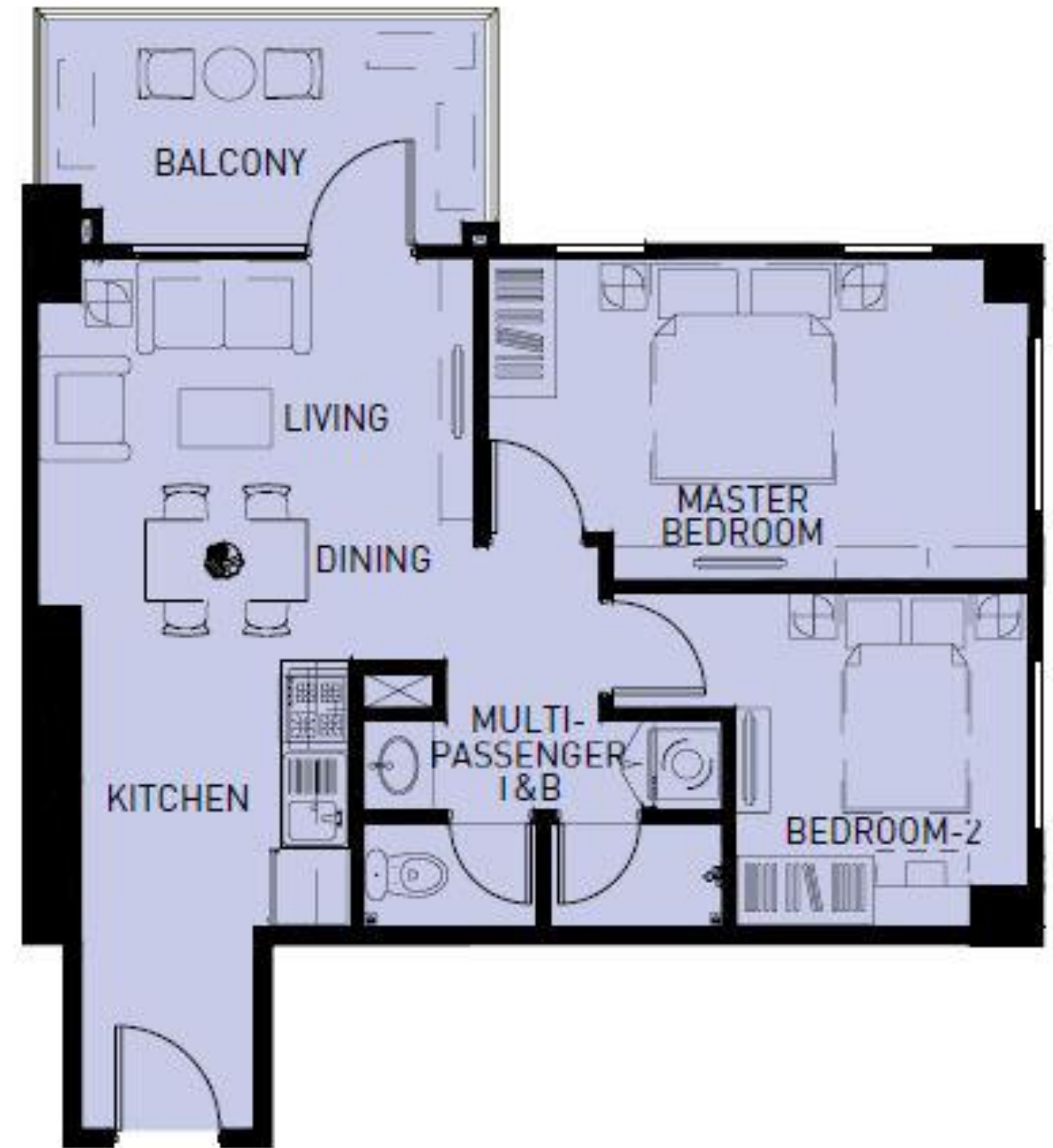
*43 to 51 sqm.



Unit Plan: 2-BR

	Approx. Unit Area	
	SQ.M.	SQ.FT.
Living/Dining	21	227
Master Bedroom	13	145
Bedroom	9	99
Common T&B	7	70
Kitchen	4	38
Total	54*	579

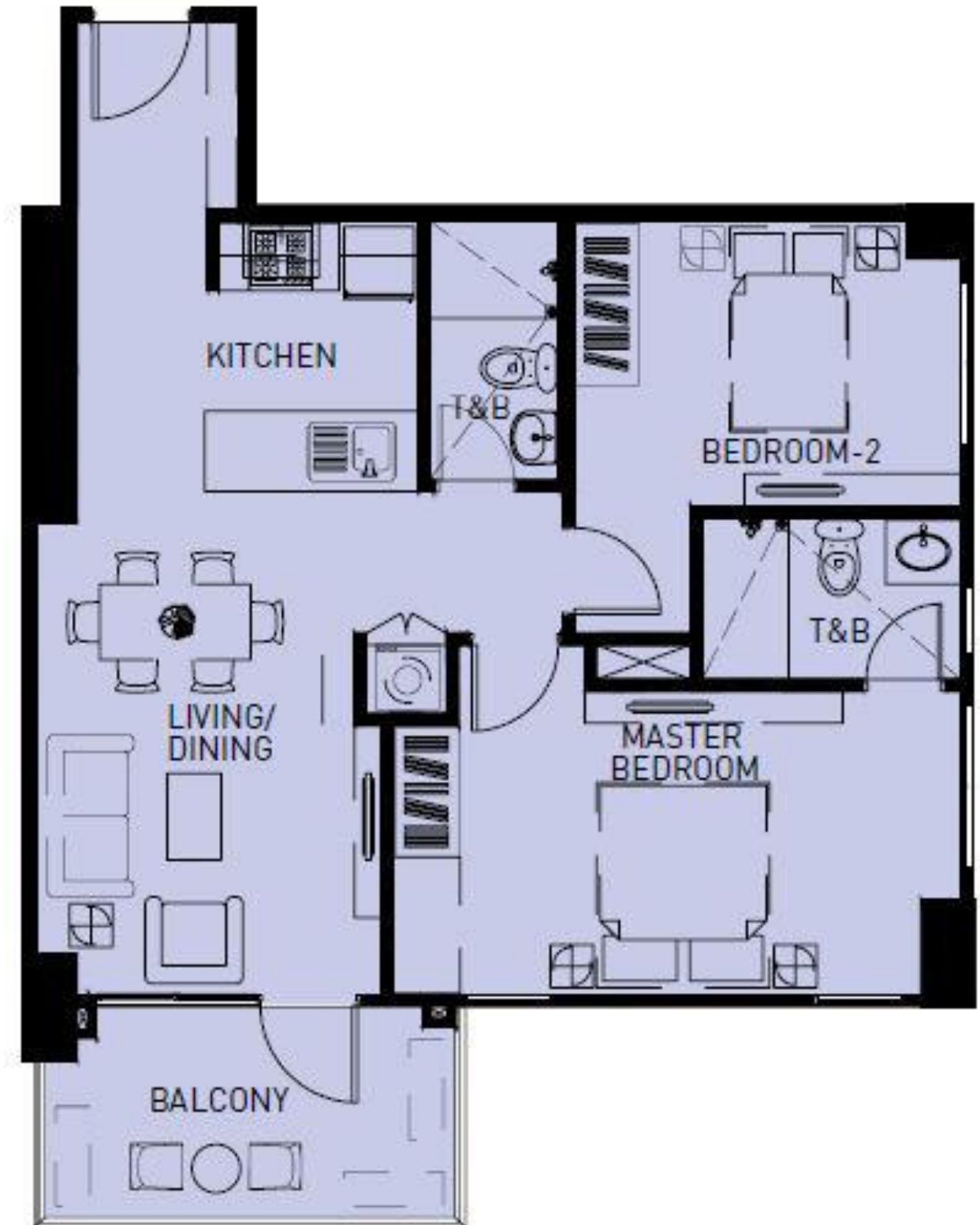
*53 to 79 sqm.



Unit Plan: 2-BR

	Approx. Unit Area	
	SQ.M.	SQ.FT.
Living/Dining	25	273
Master Bedroom	17	177
Master T&B	4	43
Bedroom	12	124
Common T&B	3	36
Kitchen	5	56
Total	66*	709

*53 to 79 sqm.



Unit Finishes

Living Room/Dining Area	
Flooring	
Studio	Sumatra Teak wood laminated flooring
1BR/2BR	600 x 600 mm Homogeneous Tiles
Baseboard	Baseboard with white duco finish
Kitchen	
Flooring	
Studio	Sumatra Teak wood laminated flooring
1BR/2BR	600 x 600 mm Homogeneous Tiles
Cabinet	Light Acacia wood laminated cabinets
Countertop	Jet black granite
Bedrooms	
Flooring	
Studio	Sumatra Teak wood laminated flooring
1BR/2BR	600 x 600 mm Homogeneous Tiles
Baseboard	Baseboard with white duco finish
Closets	Wood laminated cabinets
Toilet & Bath	
Tiles (Field & Accent)	300 x 300 mm Porcelain Tiles
Utility/Maid's Room/Washer Area	
Flooring	300 x 300 mm Romana bone ceramic tiles

Unit Features

Unit	Studio	One Bedroom	Two Bedroom	Three Bedroom
Smoke Detector	Kitchen	Kitchen	Kitchen	Kitchen
Fire Sprinkler	Living/Dining/ Sleeping Area	Living/Dining, Kitchen, Bedroom	Living/Dining, Kitchen, Bedrooms	Living/Dining, Kitchen, Bedrooms
Audio Guest Annunciator	Yes	Yes	Yes	Yes
Telephone Lines	1 Provision	1 Provision with Extension	2 Provisions with Extension	2 Provisions with Extension
CATV Outlet	Living/Dining/ Sleeping Area	Living/Dining, Bedroom	Living/Dining, Bedrooms	Living/Dining, Bedrooms
Multi-point Water Heater	T&B	T&B	Master and Common T&B	Master and 2 Bedrooms
Provision for A/C	Window-type	Window-type	Window-type (BR#2) Split-type (L/D, BR#1)	Window-type (BR#2) Split-type (L/D, BR#1)
Provision for Washer/Dryer	Yes	Yes	Yes	Yes

- 100% back-up power on common areas; allocated load on all residential units

Unit Features

Standard Unit Features

- » Private garden in selected units
- » Provision for multi-point water heating system at shower and lavatory areas
- » Provision for A/C units: window-type with louvers, or split-type with louvered ACCU location off the balcony and with refrigerant pipes installed
- » Provision for washer/dryer tapping point for exhaust
- » Individual metering for water and electricity

Sustainable Unit Features

- » Dual-flush toilets
- » Natural lighting
- » LED lighting at the main lobby
- » Natural ventilation in common areas
- » Cross ventilation in residential floor lobbies/corridors

Building Features and Details

- Landscaped deck at podium level
- Naturally ventilated elevator lobbies
- 2 passenger + 1 service elevators
- Fire detection and alarm system
- Sprinkler system
- Water reservoir and separate fire reserves
- Building management by Ayala Property Management Corporation (APMC)
- Mail area
- Garbage disposal system (garbage chute)
- Automatic standby generator system
- Drop-off driveway



Consultants

Architectural
Aidea Philippines

Structural
Sy² + associates inc.

Electrical
R.A. Mojica & Partners

Sanitary and Plumbing
Meinhardt Philippines, Inc.

Mechanical
Meinhardt Philippines, Inc.

Vertical Conveying System
Meinhardt Philippines, Inc.

Aluminum and Glass
Alt Cladding, Inc.

Structural Peer Review
DCCD Engineering Group

General Contractor
Makati Development Corporation

Top Reasons to Invest

- Prime location – right across Ayala Center Cebu, within Cebu Business Park
- The City Resort Lifestyle
- Ultramarine, Solinea's Resort Lifestyle Zone
- Vibrant Retail Shops and Restaurants
- Space-Efficient and Well-Planned Units
- The Mark of Ayala Land – Sound Investment
- Success of Solinea Tower 1, which was 80% sold in 6 mos.



Indicative Prices

Unit Type	Area	Price*
Studio	25 - 33 sqm	P 2.6 m** – P3.8m
1-Bedroom	43 - 51 sqm	P 4.9 m – P 5.9 m
2-Bedroom	53 - 79 sqm	P 6.1 m – P 9.1m

**Prices inclusive of 12% VAT if applicable*

***Non-VAT Units*

****Parking at ave. P800k per slot*



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