

SOLINÉA

PROJECT PRESENTATION



**CEBU
HOLDINGS
INC.**

AN AFFILIATE OF AYALA LAND, INC.

Innovating the way you live

ALVEO

an AyalaLand company

Presentation Objectives

- To equip sellers with complete product knowledge
- To fully explain project details and avoid miscommunication with Buyers
- To serve as an open forum where sellers can freely raise their inquiries and receive feedback

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

Invigorating 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

Address: Block 11, Cardinal Rosales Ave.,
Cebu Business Park, Cebu City



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Nearby Institutions



Cebu Business Park

- 50 hectares
- Business and Lifestyle Center of Southern Philippines
- 100+ Locators in 17 Offices
 - Philippine Stock Exchange
 - Lexmark
 - Pioneer Insurance
- Home of Ayala Center Cebu
 - Shopping, dining and entertainment destination
 - 400+ Tenants
 - Php 2 Billion re-development ongoing

Masterplan

Residential

- Total Land area of 26,185 sqm
- 5 tower Development
- Tower 1
 - 29 storeys + Roof Deck
 - 591 units
- Central Amenity Area of 6,800 sqm

Retail

- Vibrant street level retail wrapping the development along Cardinal Rosales Avenue
- Upscale Retail Shops & Restaurants
- Gross Leasable Area of 3,000 sqm



■ Retail

Invigorating Cosmopolitan Vibe

Retail

- 1,100 sq. m GLA Retail at Ground Floor of Phase 1
- Wrapping the development along Cardinal Rosales Ave.
- Stylish new shops, restaurants and cafes
- Al fresco dining, landscaped streetscape



City Resort Landscape & Amenities



City Resort Amenities

Main Drop-off

Legend:

1. Retail Strip
2. Lay-by
3. Water Jets
4. Misters
5. Sculpture
6. Feature Bollards
7. Outdoor Dining
8. Ramp Step
9. Greenwall
10. Seatwall
11. Feature Wall
12. Lawn



City Resort Amenities

Main Drop-off



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City Resort Amenities

Amenity Core

Legend:

- | | |
|---------------------------------------|---------------------------------|
| 1. Drop-off | 12. Wood Deck |
| 2. Ramp Step | 13. Trellis |
| 3. Gateway | 14. Play Structure |
| 4. Terraced Planter | 15. Pool Deck |
| 5. Lawn | 16. Terraced Seating & Planters |
| 6. Rain Tree | 17. Lapping Pool |
| 7. Service Access | 18. Lounge Pool |
| 8. Clubhouse | 19. Submerged Deck |
| 9. Terraced Lawn & Amphitheater Seats | 20. Leisure Pool |
| 10. Pavillion | 21. Children's Pool |
| 11. Sunken Garden | 22. Aquaplay |



City Resort Amenities

Amenity Core



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Building Features



- Phase 1 – Two towers
- With podium deck landscape
- Tower 1 : 35 floors (29 storeys + roof deck)
 - Ground Floor Lobby
 - Podium levels (GF-P6)
 - Podium deck level (7th)
 - Residential floors (8th-33rd)
 - Roof deck (35th)
- Parking slots from the GF to P6
- Urban Flats from the P2 to P6
- Garden Flats at the 7th and 8th floors
- Penthouse units at the 33rd floor

Building Details

Total No. of Storeys	29	+ Roofdeck
Podium Levels	5	GF – P6
Residential Floors	24	7/F – 33/F
With Roof Deck		35/F
Total residential units	591	
Studio	46% (272)	25-31 sqm
1 – BR	30% (175)	33-45 sqm
2 – BR*	24% (144)	50-63 sqm
Parking units	302 slots	12.5 sq.m.

* Includes 3 3-BR Units



City Resort Amenities

Garden Deck

Legend:

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

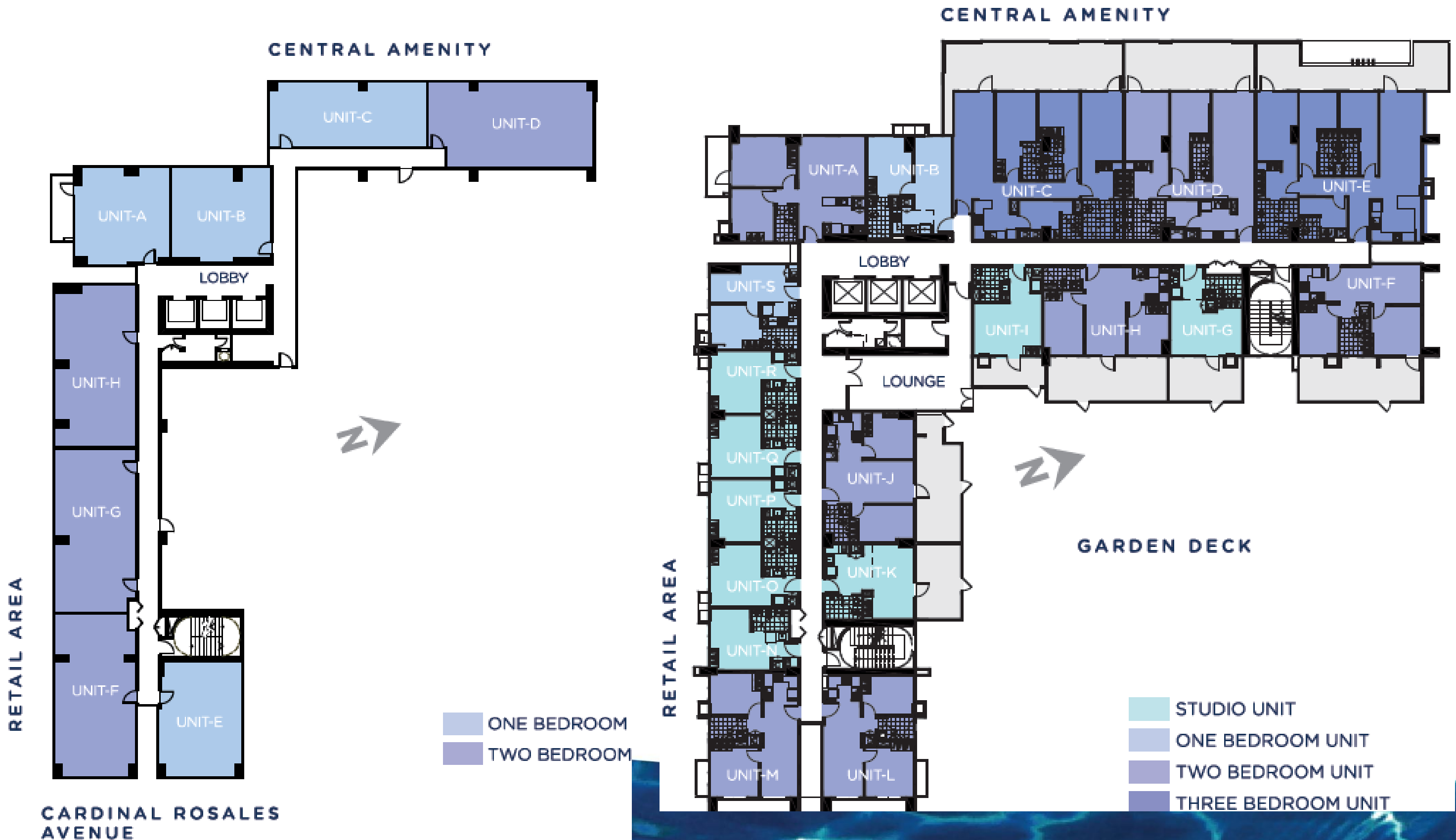


City Resort Amenities

Garden Deck



Urban Flats and Garden Flats

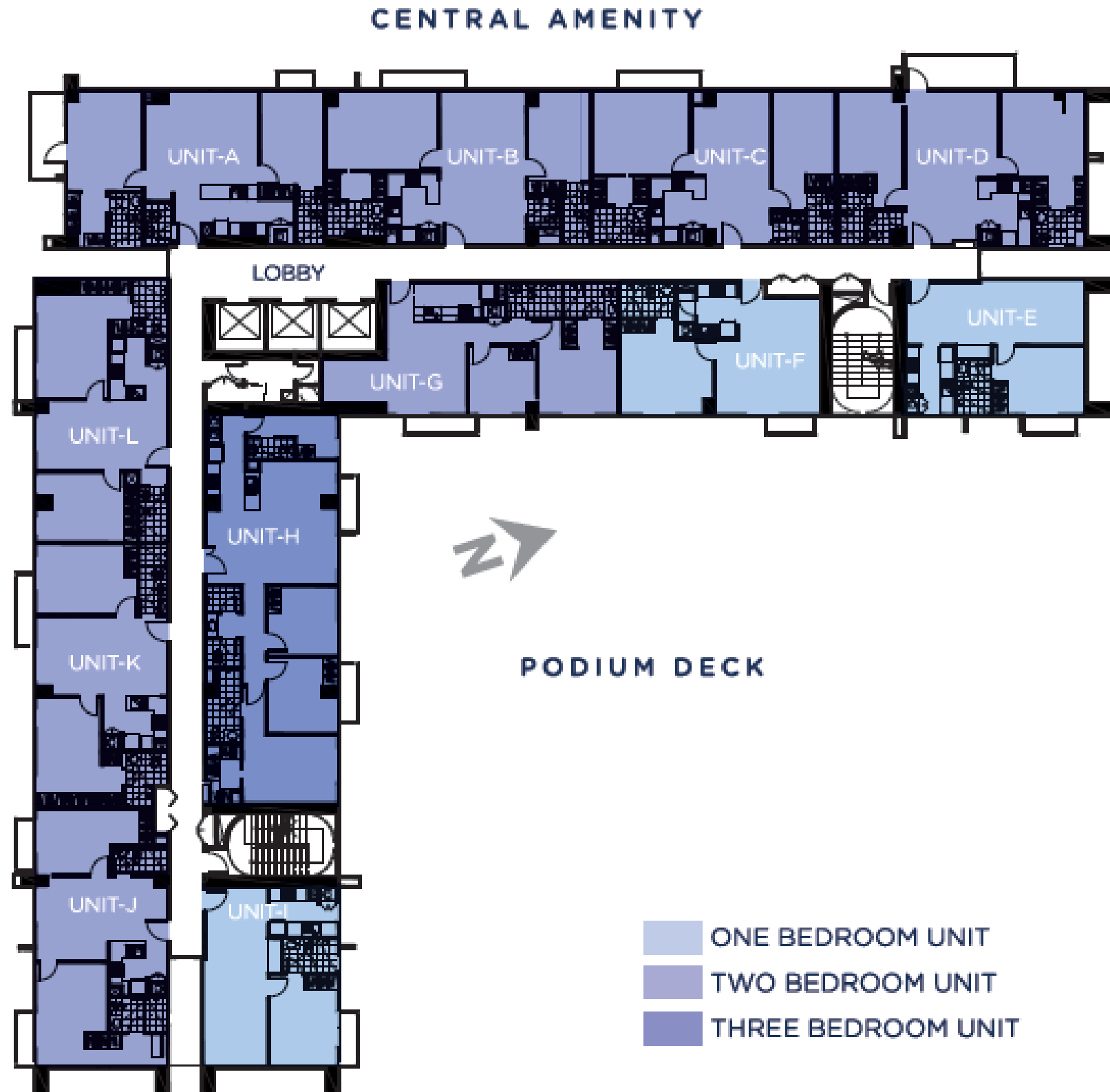


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Typical Floor Plan



Penthouse Floor Plan



Studio Unit

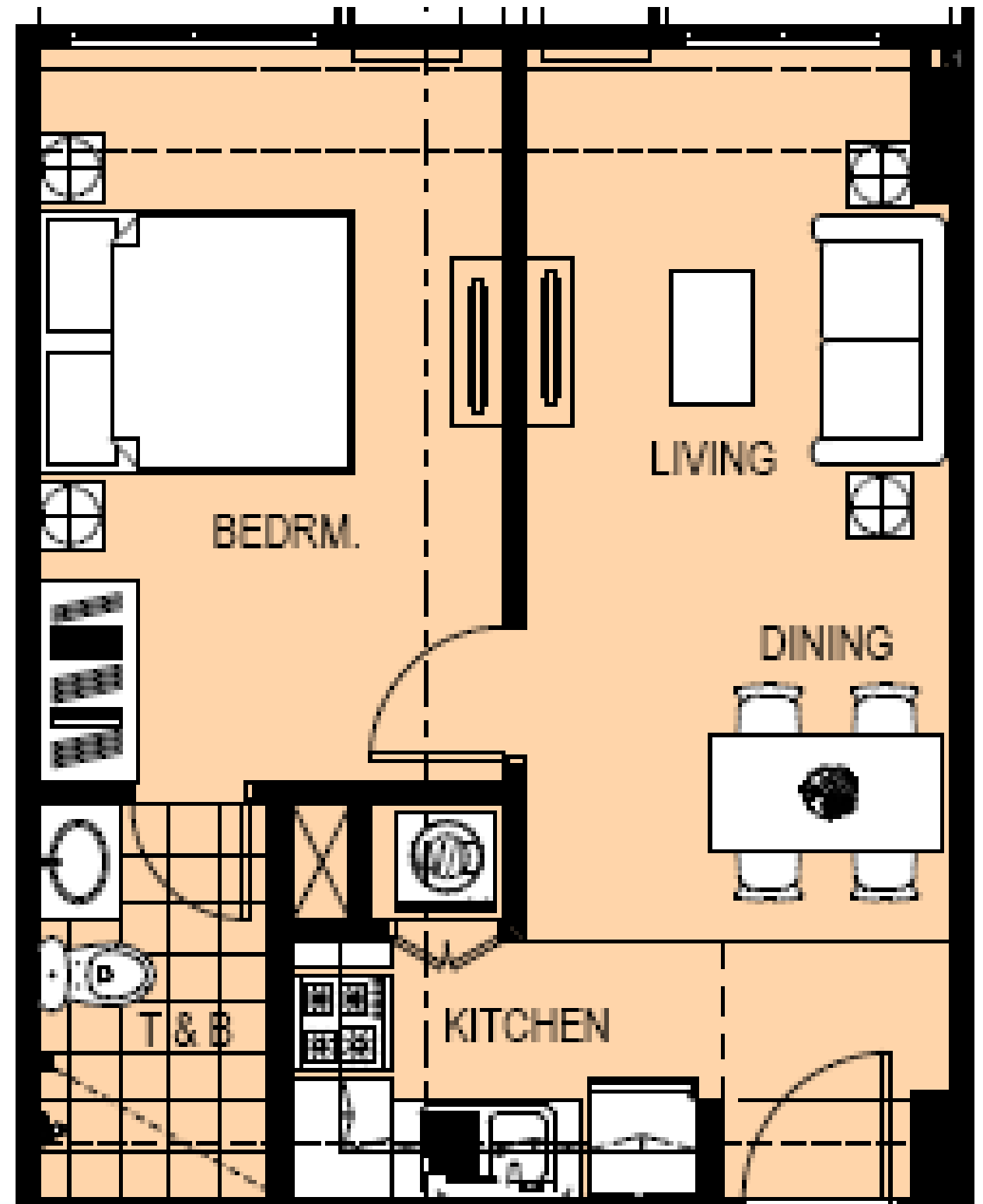
Area: 24-31 sqm



Typical Unit Plan – 1BR

	Approx. Unit Area	
	SQ.M.	SQ.FT.
Living / Dining	17	181
Kitchen	6	61
Master Bedroom	13	141
T&B	4	42
Total	40*	426

*33 to 45 sqm.



1-bedroom

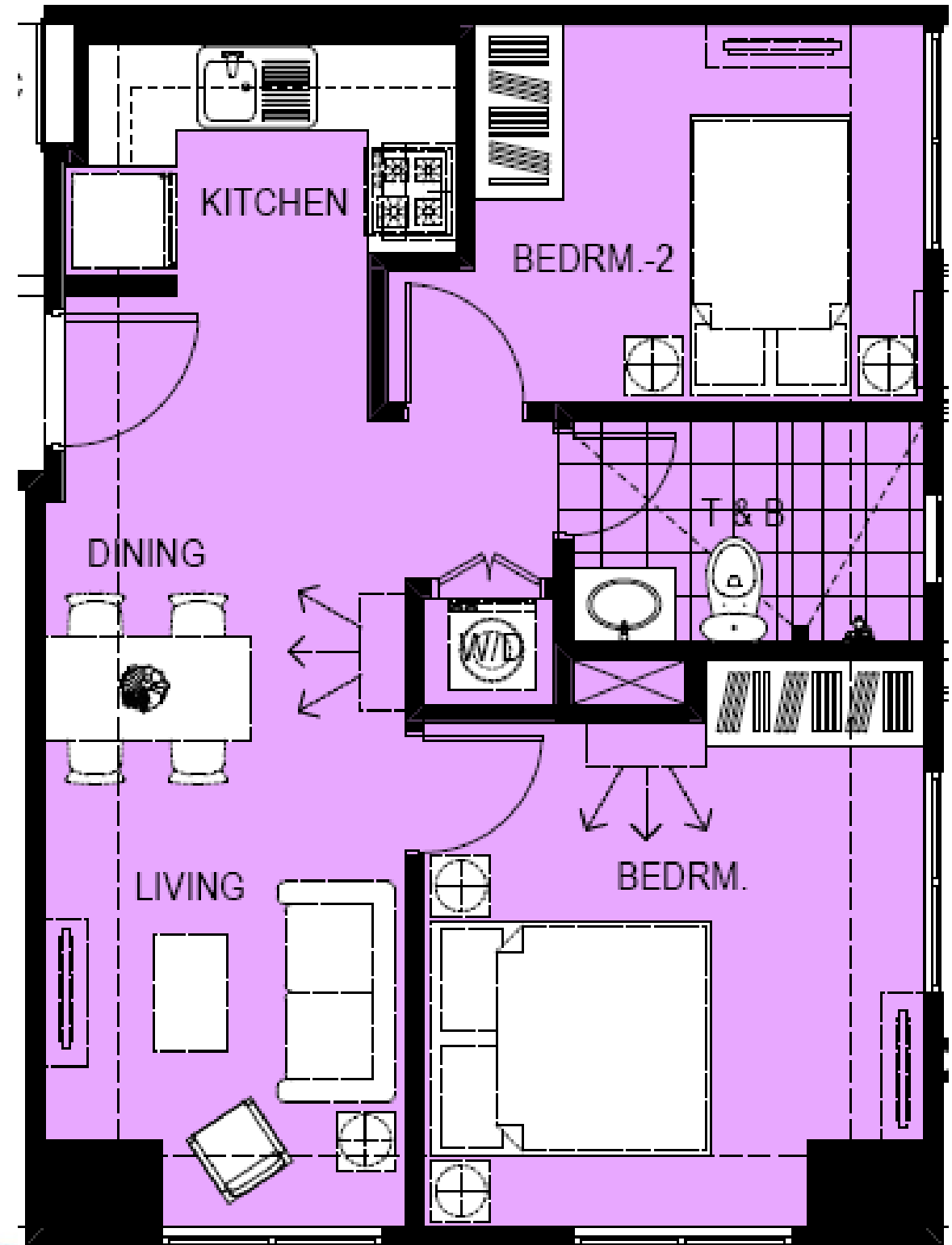
Area: 34-45 sqm



Typical Unit Plan – 2BR

	Approx. Unit Area	
	SQ.M.	SQ.FT.
Living / Dining	20	213
Kitchen	4	42
Bedroom 1	10	104
Master Bedroom	13	140
Common T&B	4	44
Total	50*	543

*50 to 63 sqm.



2-bedroom

Area: 50-63sqm



Unit Finishes

LOCATION	FINISHES
LIVING / DINING /KITCHEN	
Flooring (Studio)	Sumatra Teak wood laminated flooring
Flooring (1BR & 2BR)	600 x 600 Porcelain Tiles
Living / Dining Baseboard	Baseboard with White duco finish
Kitchen Cabinet	Light Acacia wood laminated cabinets
Kitchen Countertop	Jet Black Granite
BEDROOMS	
Flooring	Sumatra Teak wood laminate flooring
Baseboards	Baseboard with White duco finish
Closets	Wood Laminated Cabinets
TOILET & BATH	
Tiles (Field & Accent)	300x300 Porcelain tiles
UTILITY ROOM / WASHER & DRYER AREA	
Flooring	300x300 Romana bone ceramic tiles

Structural

- In compliance with international building design codes and references including those of the local codes were strictly considered in the Structural Design of Solinea. (NBC, UBC, NSCP and ACI)
- The building was modeled as a three-dimensional space frame considering all of the properties of all structural element, which were subjected to strong ground earthquake forces and then all structural members were analyzed. Anticipated stresses at each and every structural member were considered in the design of the building.
- The code allows that the structure will suffer minor degree of damage under strong earthquake tremors, but will not collapse and will still be serviceable.
Life safety is of utmost consideration.
- Sy2 certifies that Solinea was structurally designed in conformance with applicable provisions of both local and international building codes including accepted engineering practices.

Electrical

- Normal Power: Supplied by the Visayan Electric Company (VECO)
- Convenience outlets – 220 volts, 180 volt ampere
- With provision for CATV, Telephone Lines, Intercom, Fire Alarm, CCTV (for common areas)
- Transformer – 3-1000 KVA Transformer bank

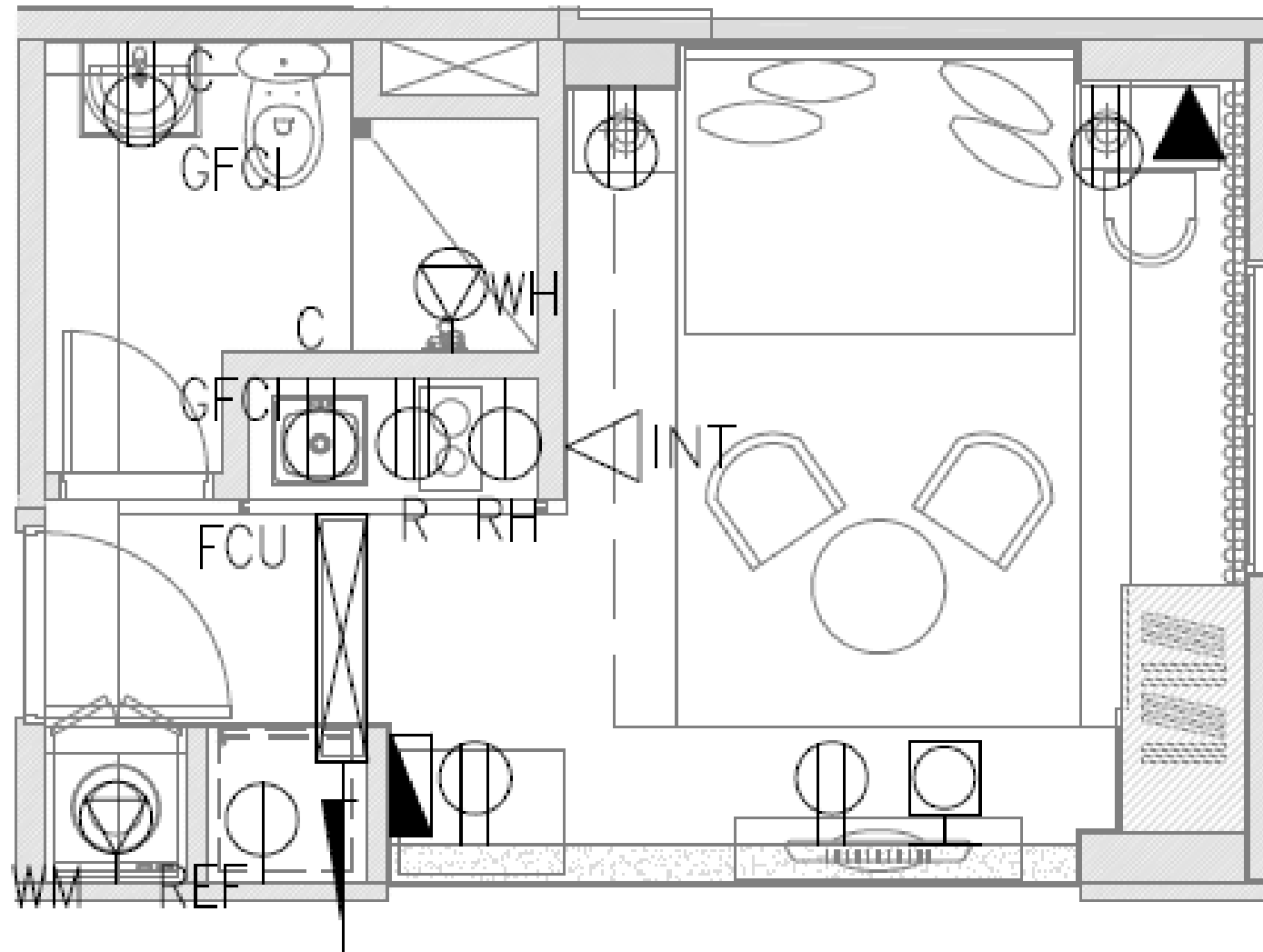
Electrical – Emergency Power

Unit Type	Aircon	Lighting	Outlet	Refrigerator
Studio	Automatic Standby System (100% back-up for common areas, allocated load on all units, automatic activation) Allocated loads: A/C, TV, 3 outlets, Refrigerator			
1 BR				
2 BR				
Administration Loads	100% back-up	100% back-up	100% back-up	100% back-up
Genset Rating	2 standby generators 700 KVA for Tower 1 1,000 KVA for Retail and Admin			

Electrical – Telephone and Cable

Unit Type	Power Outlets	Telephone		CATV
	Number	No. of Lines	Location	Location of Outlets
Studio	5	1	living/dining	living/sleeping
1 BR	8	1	living/dining, extension at bedroom	living/dining, Bedroom
2 BR	12	2	living/dining, extension at master's bedroom, other bedroom	living/dining, bedroom , master's bedroom

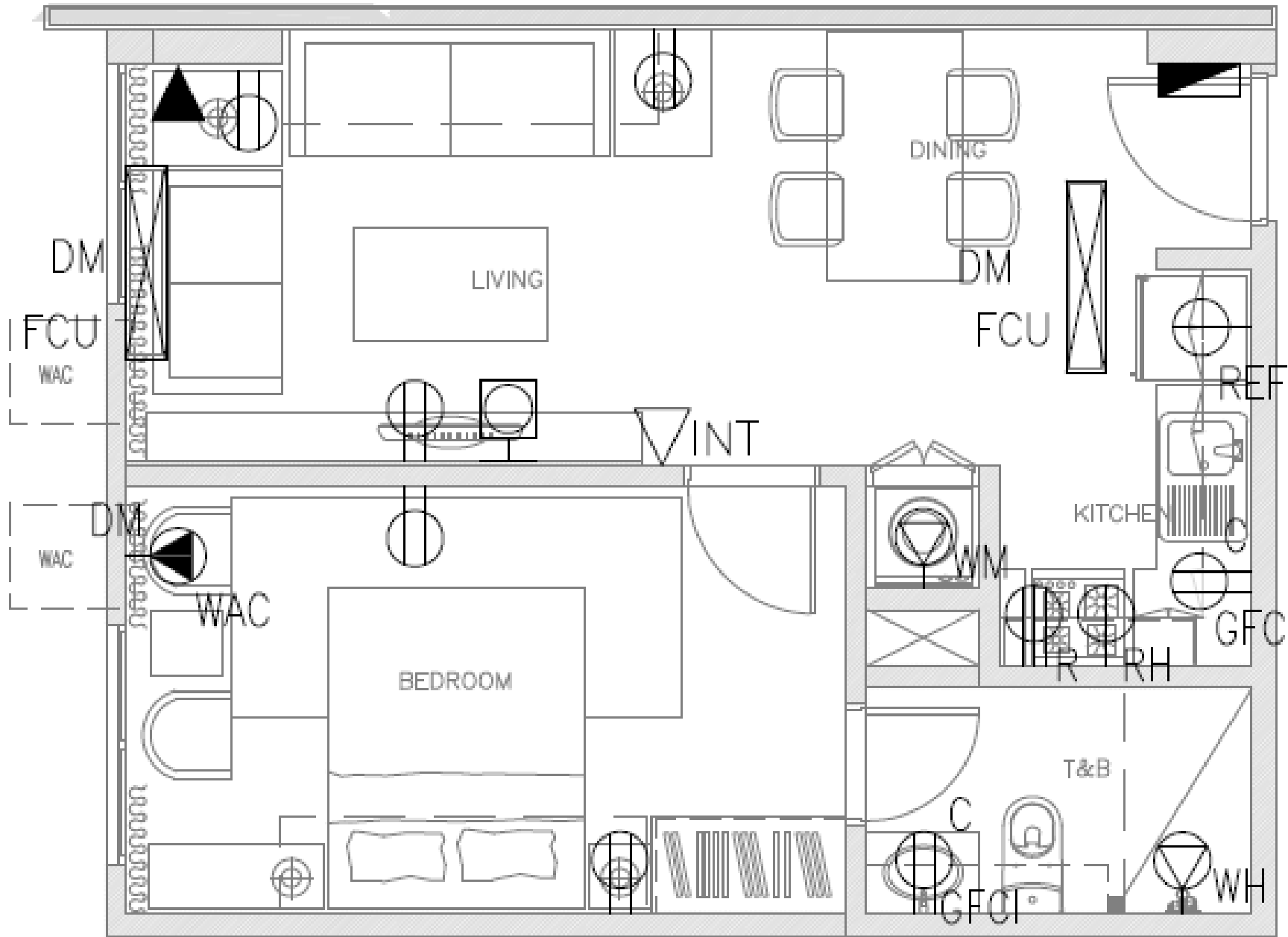
Electrical – Location of Power Outlets



Φ , Φ C	<p>DUPLEX CONVENIENCE OUTLET, 3-WIRE GROUNDING-TYPE, 10A, 240VAC. NOTE: C – MOUNTED 150mm ABOVE WORKING COUNTER.</p> <p>RH-RANGE HOOD GFCI-GROUND FAULT CIRCUIT INTERRUPTER</p>
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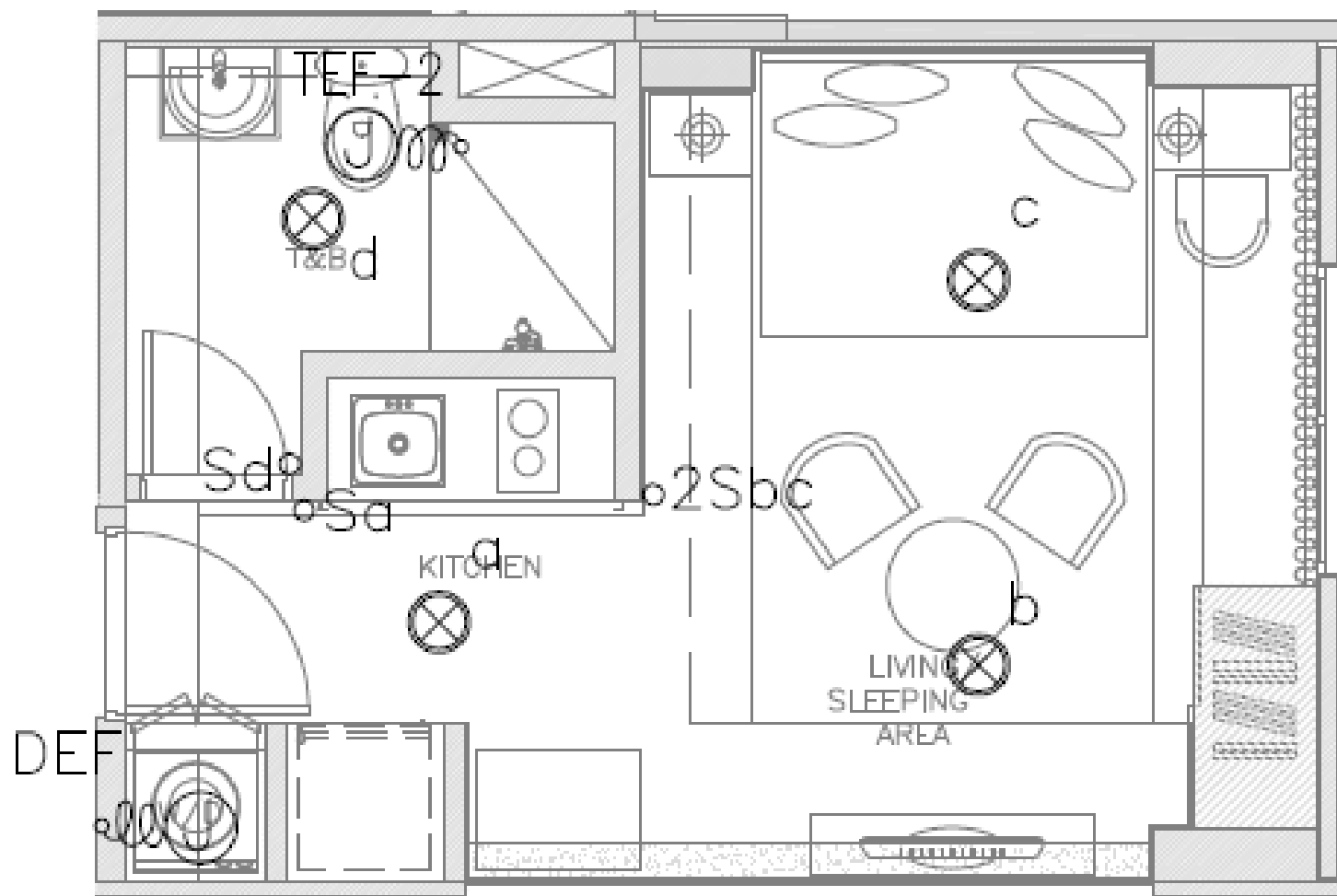
Electrical – Location of Power Outlets



Legend:

$\Phi, \Phi C$	DUPLEX CONVENIENCE OUTLET, 3-WIRE GROUNDING-TYPE, 10A, 240VAC. NOTE: C – MOUNTED 150mm ABOVE WORKING COUNTER.
	RH-RANGE HOOD GFCI-GROUND FAULT CIRCUIT INTERUPTER

Electrical – Location of Receptacles

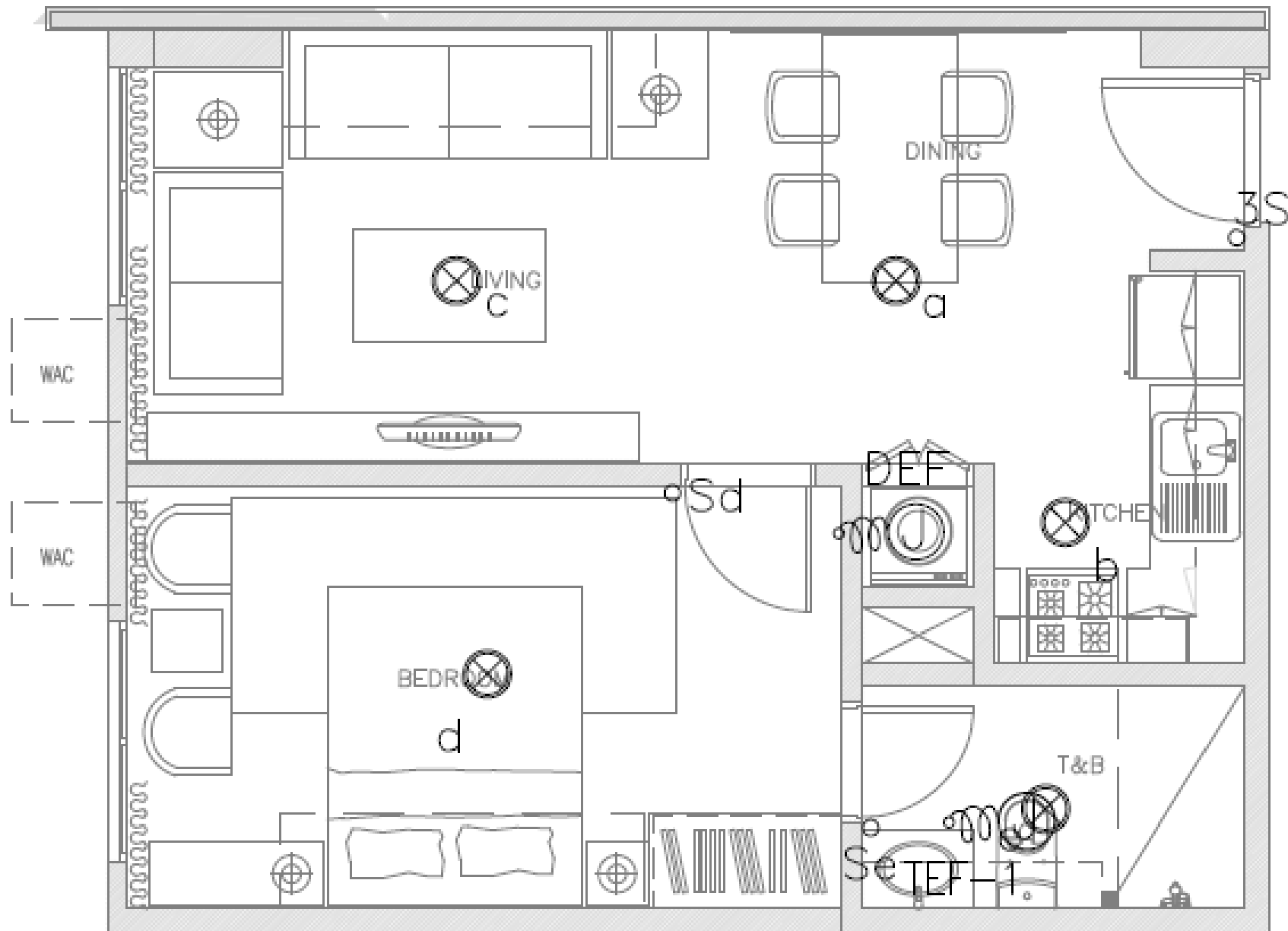


Legend:

⊗	CFL , 13W , 230VAC
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STUDIO UNIT LIGHTING LAYOUT

Electrical – Location of Receptacles



Legend:

	CFL , 13W , 230VAC
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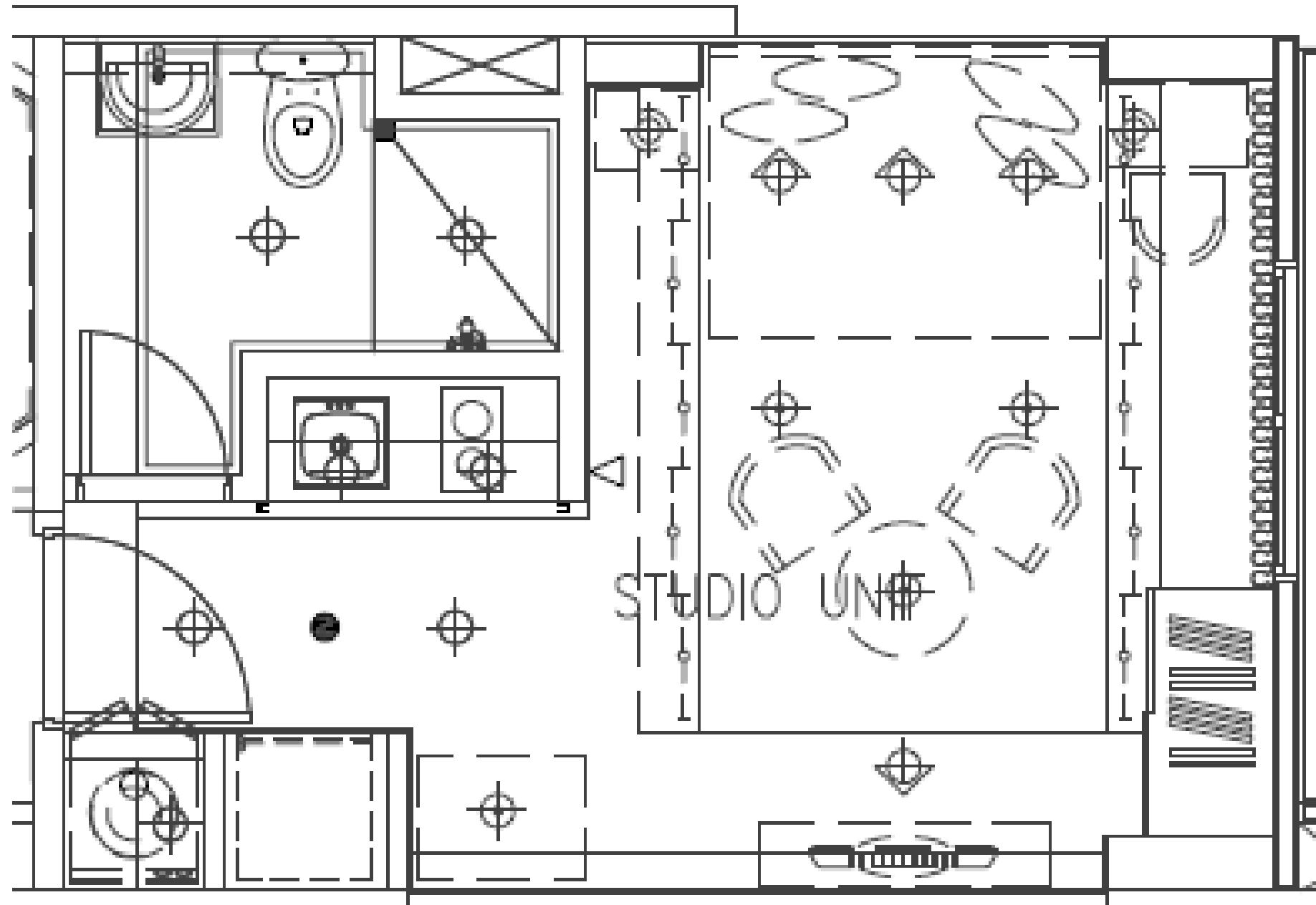
1 BEDROOM LIGHTING LAYOUT

Fire Protection and Alarm System

- In compliance with NFPA 12, 13, 20 and local fire code of the Philippines
- Automatic sprinkler system provided at corridors, common areas and inside residential units
- Fire Storage Tank
- Semi addressable* smoke detection system at residential and common area
- Provision of heat detector at kitchen area
- Pressurization of Fireman's Lift and two fire escape for each tower

* Detects which specific unit has smoke

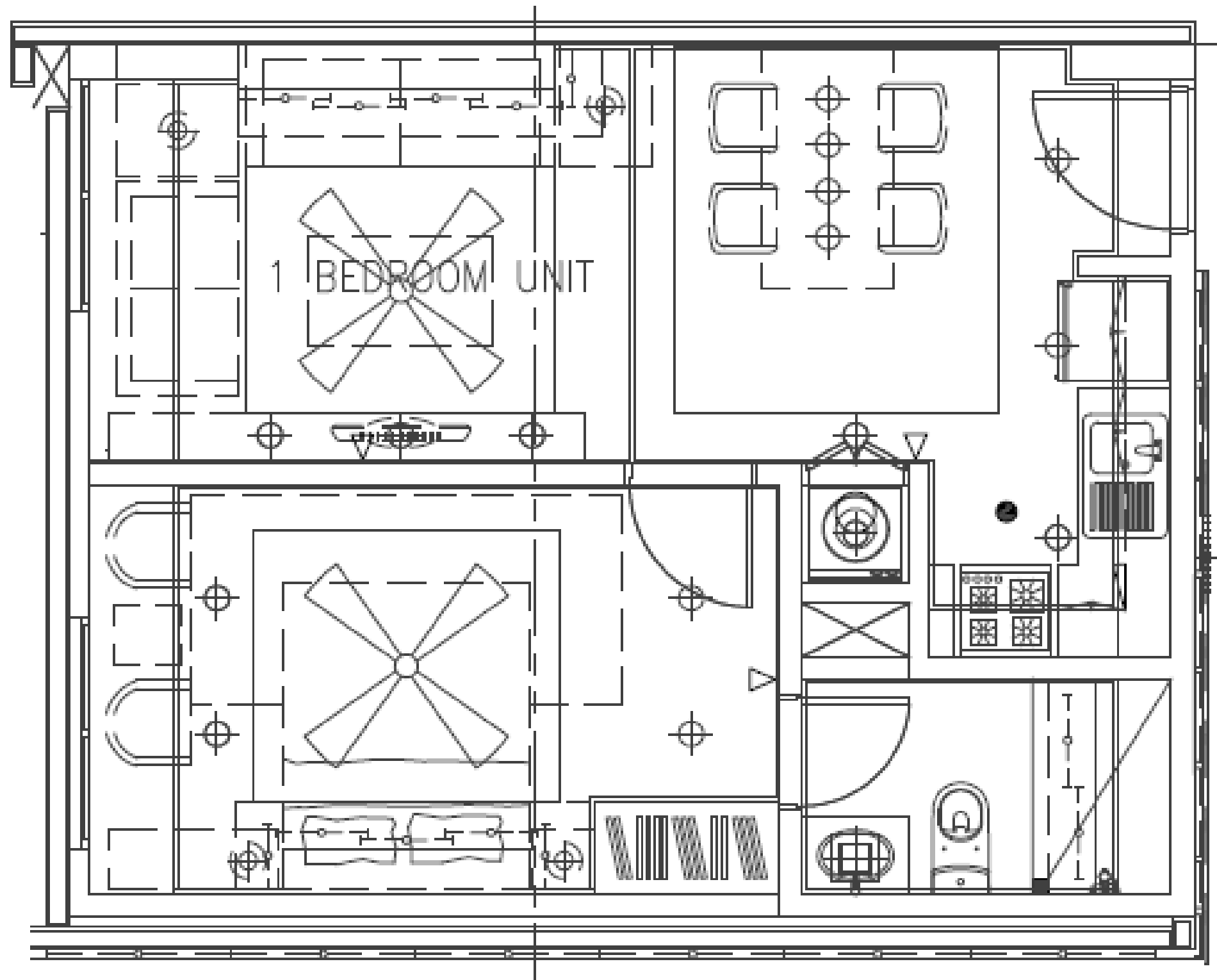
Location of Sprinklers



Legend:

SYMBOL	
●	QRS PENDENT SPRINKLER
○	QRS UPRIGHT SPRINKLER
△	QRS SIDEWALL SPRINKLER

Location of Sprinklers



Legend:

SYMBOL	
●	QRS PENDENT SPRINKLER
○	QRS UPRIGHT SPRINKLER
△	QRS SIDEWALL SPRINKLER

Plumbing

- Main water meter at the incoming pipe from MCWD
- Total storage capacity of tank is good for one (1) day water consumption*
- Capacity split of tanks are 2/3 and 1/3 at lower ground and roof deck
- Two (2) transfer pumps (1 duty & 1 standby)
- Top Five (5) floors will be pressurized by constant pressure system and the rest of the floors below will be by gravity
- Sub-meters at main risers of serviced bedroom unit
- Provision for multi-point water heater serving lavatory and shower area for every bedroom unit

* Cebu Business Park has 2 backup water deepwells

Sanitary Drainage System

- Toilets above ground level to drain by gravity to the terminal sewer manhole
- Individual grease interceptor for every kitchen waste
- Semi-conventional system is used (floor trap)

Storm Drainage System

- Aligned with sustainable efforts, rainwater will be collected and utilized
- Rainwater will be stored in the rainwater tank and ready for distribution
- Rainwater collection will be used for landscape area only

Mechanical

Units

- Provision for installation of Kitchen Range Hood
- Provision for window-type air-conditioning in residential units (Studio & 1BR)
- Provision for split-type air-conditioning for selected units (2BR*)
- Natural ventilation at all rooms/areas, where air-conditioning is not used

Common Areas/ Corridors

- Air-Conditioning at main lobby
- Natural ventilation at lift lobbies and corridors
- Air-Conditioning at elevator machine rooms
- Natural ventilation reduces operating costs for units and common areas

Elevators

- Two (2) passenger elevators and one (1) service/passenger/fireman's elevator
- Passenger elevator can accommodate 1,200 kg or 16 persons
- Service/passenger/fireman's elevator can accommodate 1,350 kg or 18 persons
- Average speed of elevator – 3.0m/sec.
- Proximity Card

Consultants

TRADE	FINISHES
Architectural	Aidea Philippines
Structural	Sy^2 + 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

Thank You

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