

# NILA FAQs

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## THE PROJECT

1. What is the name of the project?
  - Nila Residences
2. Where is the project located?
  - M. Guazon St., Otis, Paco, Manila City
3. Who is the developer of the project?
  - The Mont Property Group (a wholly owned company of 8990 Housing Dev't Corp)
4. Who designed the project?
  - LLG Architects

## PROJECT FEATURES:

- Solar-supplemented Clubhouse
- Gated Community with 24/7 Security
- 100% Back up power
- Provision for EV Charging

- CCTV system for common areas
- Materials Recovery Facility
- Centralized fire detection, alarm, and sprinkler system
- Property Management Services
- Amenities:
  - Swimming Pools
  - Clubhouse
    - Function Room
    - Gym
    - Yoga Studio
    - Sauna
    - Lounge/ Co-working Space
  - Playground
  - Landscaped Walkways & Open Areas

## THE UNITS

5. How many units will there be?
  - 200 units
6. How many floors per unit?
  - There are a total of 4 floors per unit, including the Lower Ground, Upper Ground, Second Floor, and Third Floor
7. What's the total floor area of a Premium 3 Bedroom Unit?
  - approx. 241.50 SQM
8. What's the total floor area of a Signature 3 Bedroom Unit?
  - approx. 286.50 SQM
9. What's the total floor area of a Premium 4 Bedroom Unit?
  - approx. 370.25 SQM
10. What's the total floor area of a Garden 4 Bedroom Unit?
  - approx. 388.00 SQM

11. Can we combine units?
- Yes, we can combine selected units subject to request for alteration deadline.

14. What is the floor to ceiling height of the living, dining and bedroom floors of each unit?
- 2.8m

Premium and Signature  
3BR Units: 2-vehicle  
parking; Premium and  
Garden 4BR Units: 4-  
vehicle parking.

### PARKING

12. Can we open the elevator for the 2nd floor for all unit types?
- Yes, if requested.  
*(Disclaimer: The elevator opening will be through a bedroom)*
13. Are all units solar-powered?
- Each unit is supplemented with solar power.

15. Where are the parking slots located?
- The parking slots are located on the Lower Ground Floor of each unit.
16. How many parking slots are allocated per unit type?
- Parking allocation varies by unit type.

17. What's the area size range of the parking slots?
- Approx. 39sqm to 49.5sqm
18. Can we purchase additional parking? If so, how many are available for sale?
- *Details to be announced.*

### UNIT FEATURES

19. What are the standard unit features of each unit type:

PREMIUM 3-BEDROOM	SIGNATURE 3-BEDROOM	PREMIUM 4-BEDROOM	GARDEN 4-BEDROOM
3 Bedrooms	3 Bedrooms	4 Bedrooms	4 Bedrooms
3 Toilet and Bath	3 Toilet and Bath	3 Toilet and Bath	3 Toilet and Bath
1 Master's Walk-in Closet	1 Master's Walk-in Closet	1 Master's Walk-in Closet	1 Master's Walk-in Closet
1 Powder Room	1 Powder Room	1 Powder Room	1 Powder Room
Living & Dining Areas	Living & Dining Areas	Living & Dining Areas	Living & Dining Areas

Hallways/Foyer	Lounge Area	Family Area	Family area
Main Kitchen	Hallways/Foyer	Hallways/Foyer	Hallways/Foyer
Staff Quarters with Toilet & Bath	Main Kitchen	Main Kitchen	Main Kitchen
Utility/Service Area (Kitchen & Laundry)	Staff Quarters with Toilet & Bath	Staff Quarters with Toilet & bath	Staff Quarters with Toilet & Bath
Patio	Utility/Service Area (Kitchen & Laundry)	Utility/Service Area (Kitchen & Laundry)	Utility/Service Area (Kitchen & Laundry)
2-Vehicle Parking	Patio	Patio	Patio
Private Lift	2-Vehicle Parking	3-Vehicle Parking	Garden
Supplemented with Solar Power	Private Lift	Private Lift	3-vehicle Parking
	Supplemented with Solar Power	Supplemented with Solar Power	Private Lift
			Supplemented with Solar Power

**OTHERS:**

20. Are pets allowed?

- Yes, household pets are allowed subject to the restrictions set forth in the Master Deed of Restrictions and House Rules.

21. What are the measures for flooding?

- The entire development is elevated by 2 meters and is designed with proper drainage systems and raised structures to reduce the risk of flooding. The development follows local regulations and uses flood-resistant materials where needed, helping protect residents and their property during heavy rains.

22. How far is Nila from the nearest fault line?

- It is located in Paco, Manila, which is situated at a safe distance from major fault lines. The area has been assessed to minimize earthquake risks, and the buildings are designed to comply with local earthquake-resistant construction standards.

23. What are the requirements to reserve a unit?

- 2 Gov't-issued valid IDs
- Payment of Reservation fee of Php 500,000.
- Signed Reservation Agreement and Buyer's Information Sheet

24. When is the turnover of units?

- Estimated turnover is Q4 2030.

25. How are the units priced?

- Units are priced at a lump sum plus considerations on premium fees i.e. location, east-facing

direction, etc. Any discrepancy in the area of the unit indicated in the contracts or in the marketing collaterals and/or price list shall not serve or operate to increase or decrease the lump sum price herein stipulated.

26. How much are the condominium dues?

- Condominium dues will be computed at the time of conveyance based on the formula stated in the Master Deed.