



For Training Purposes Only

Artist's Perspective



01 | Main Entrance

Artist's Perspective



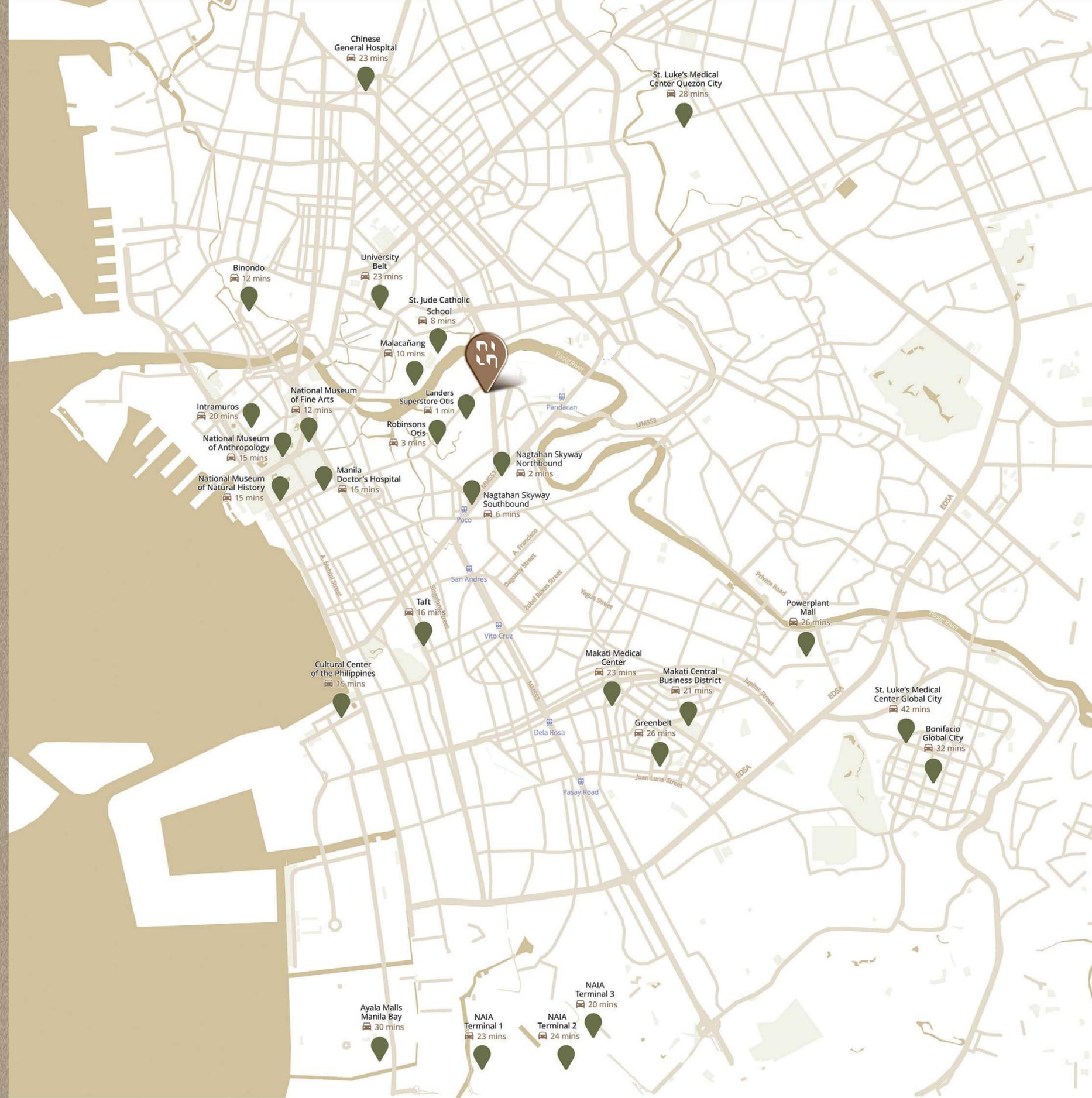
Courtyard

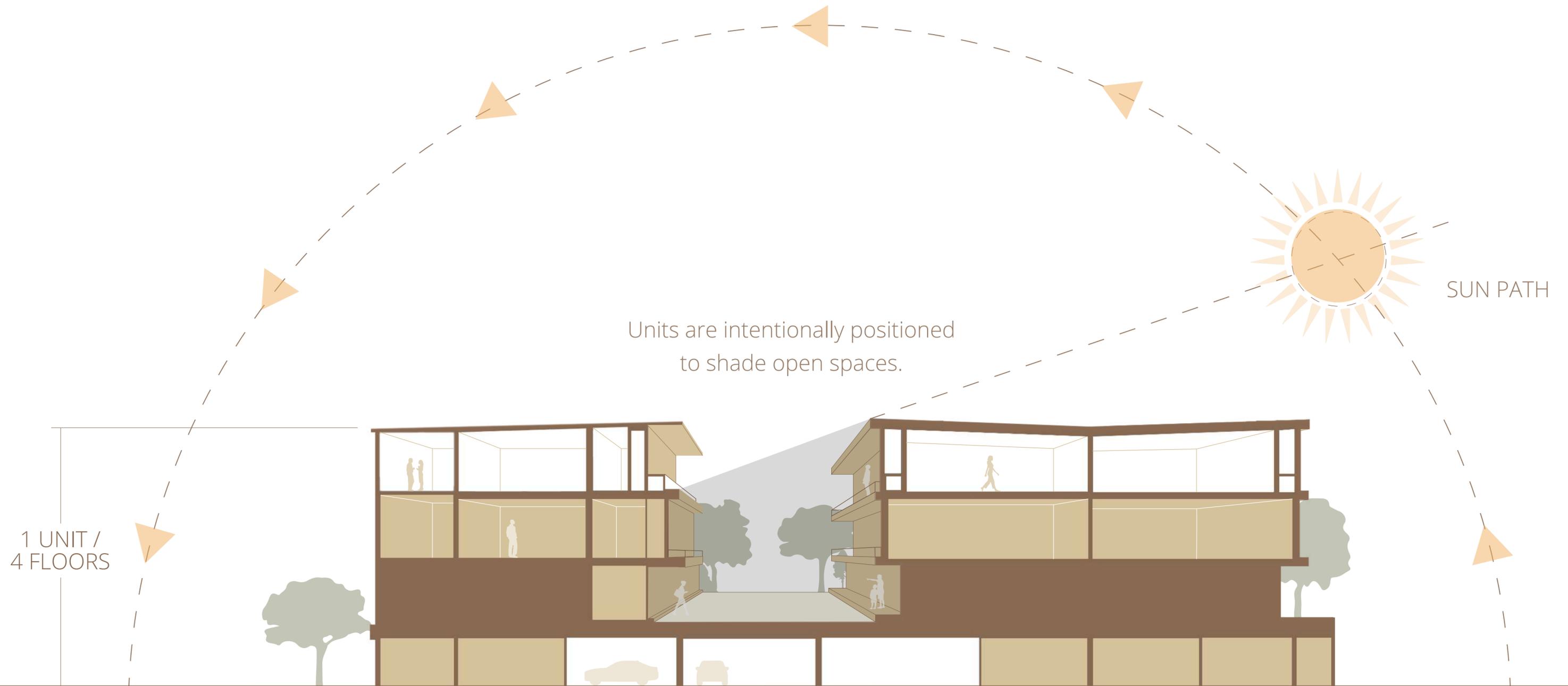
Artist's Perspective

A fresh take on courtyard living

In the heart of Manila, Nila redefines modern living. This multi-level condominium blends the tranquility of a private garden enclave with the vibrancy of city life, offering a sanctuary that feels both expansive and intimate.

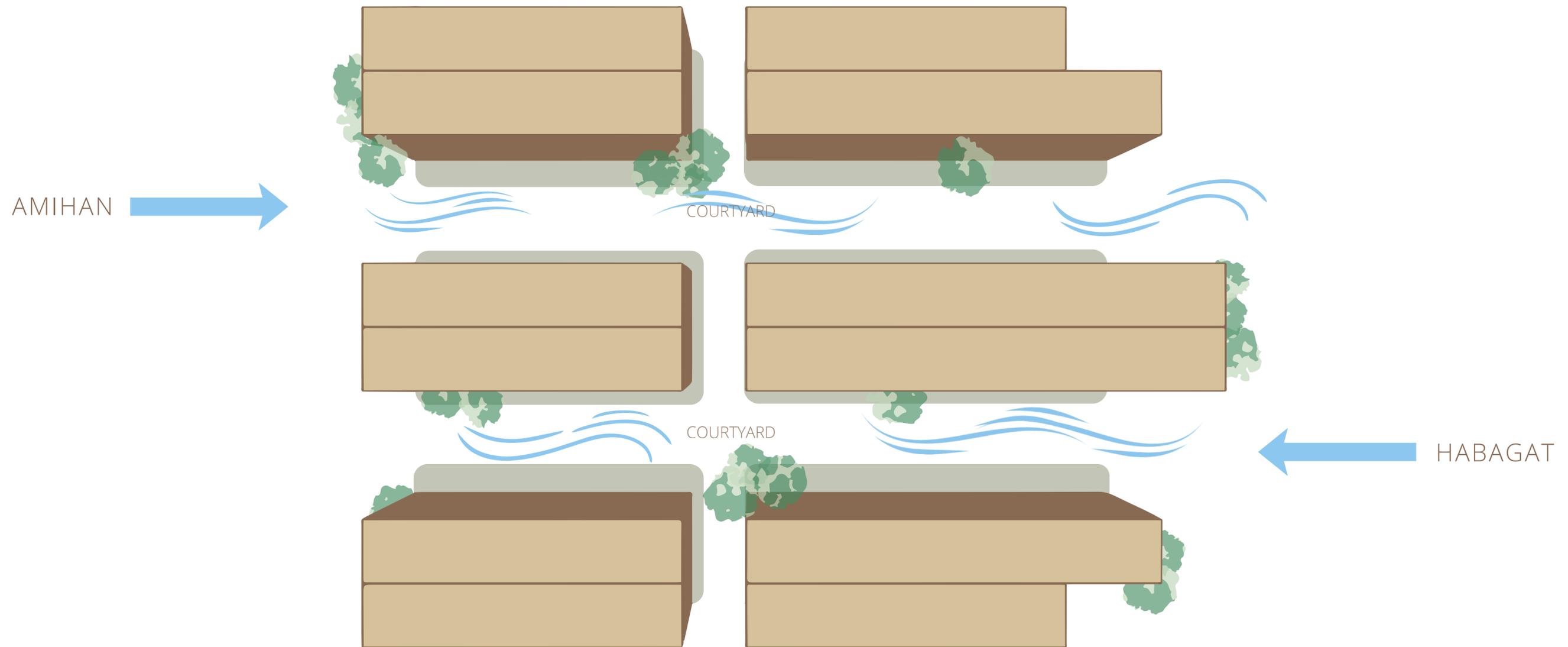
Vicinity Map





Intentional design

Nila enforces strategic shading to filter harsh rays while inviting in a golden glow that bathes every space. Interiors breathe with natural radiance and luxurious comfort.

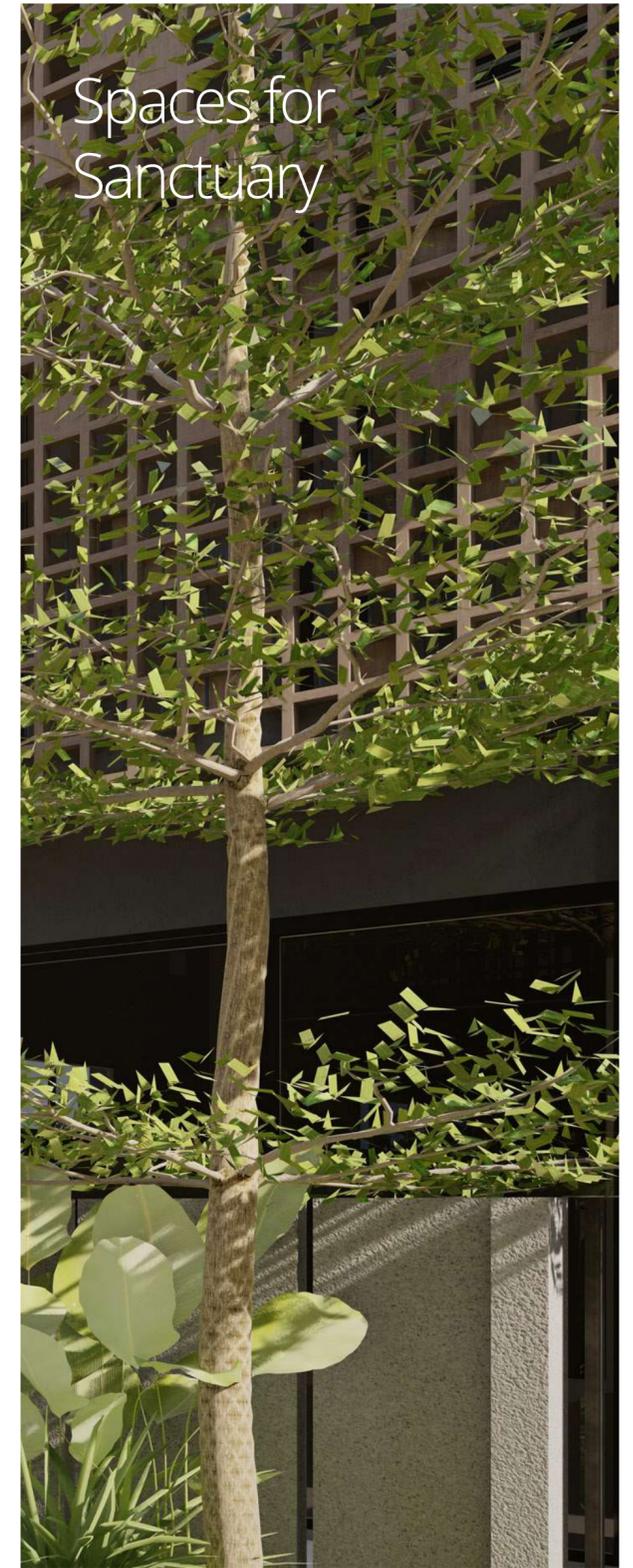
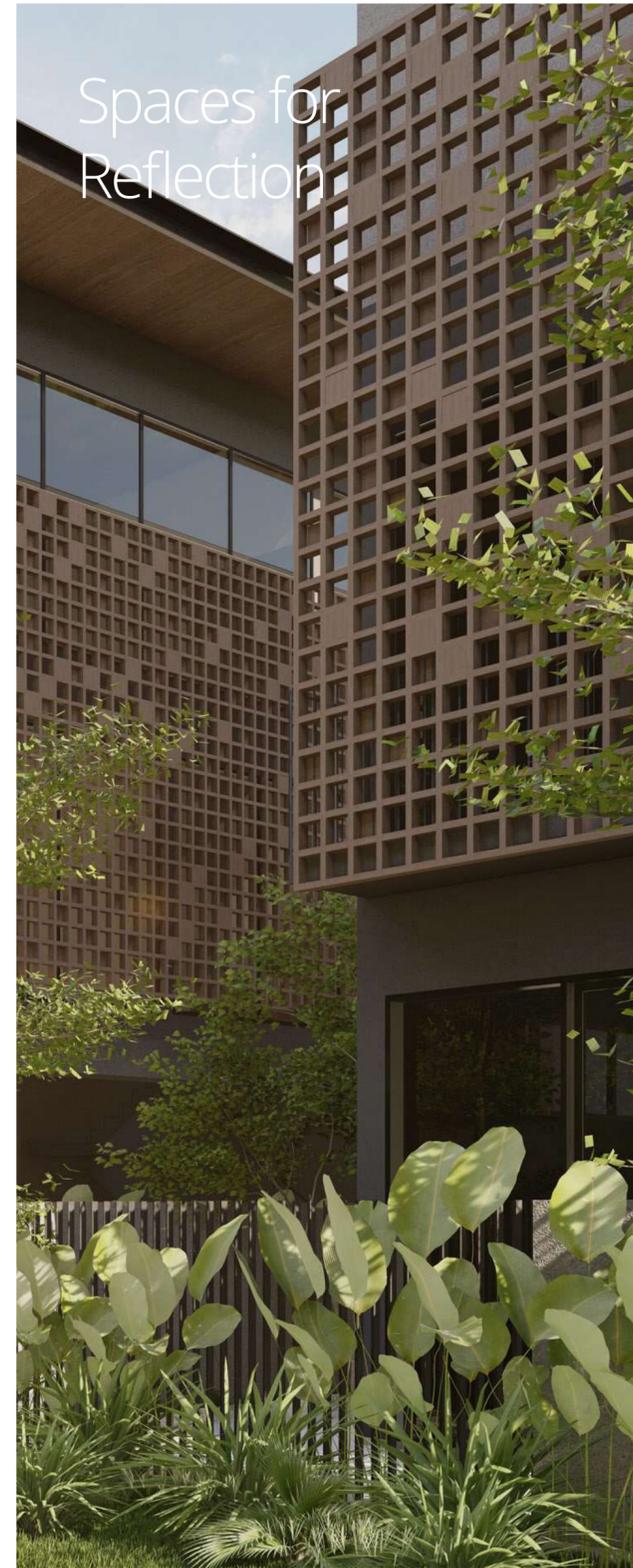
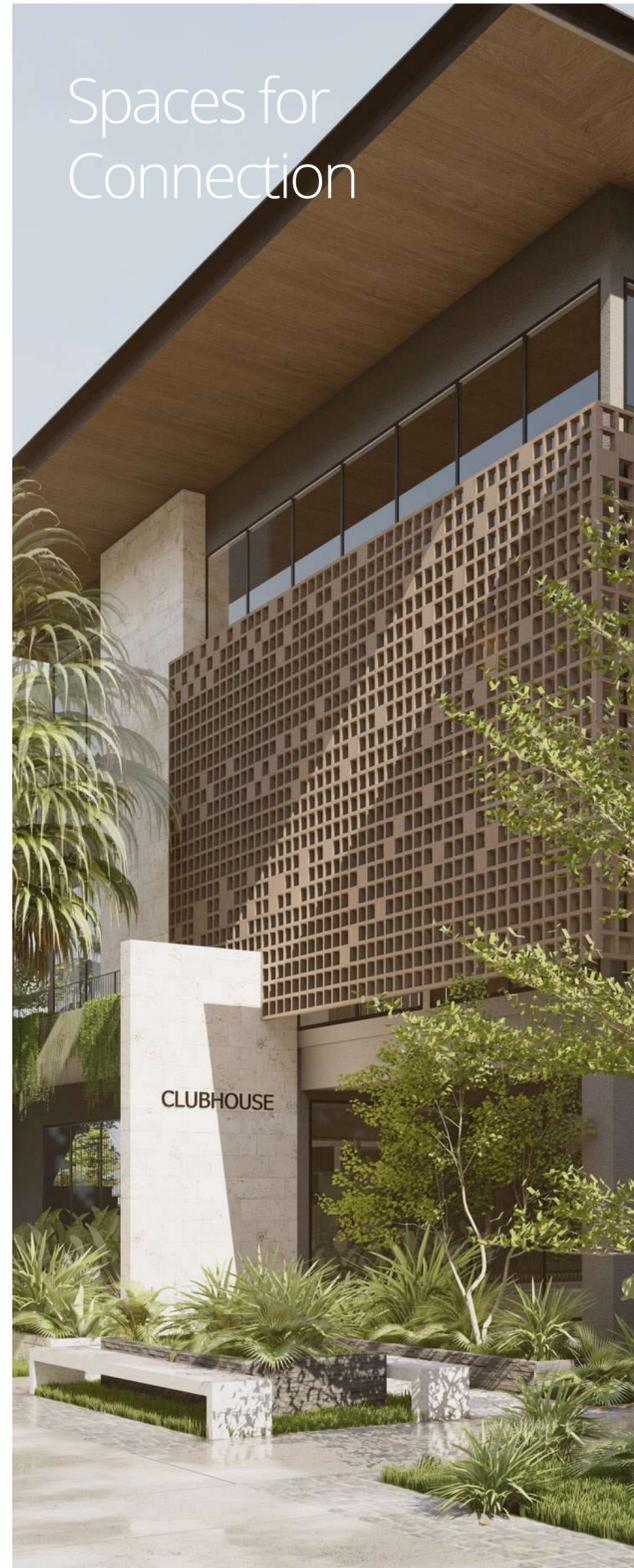


Intentional design

Nila harnesses amihan and habagat winds through its courtyards for effortless cooling.







Spaces for Movement

Swimming Pools

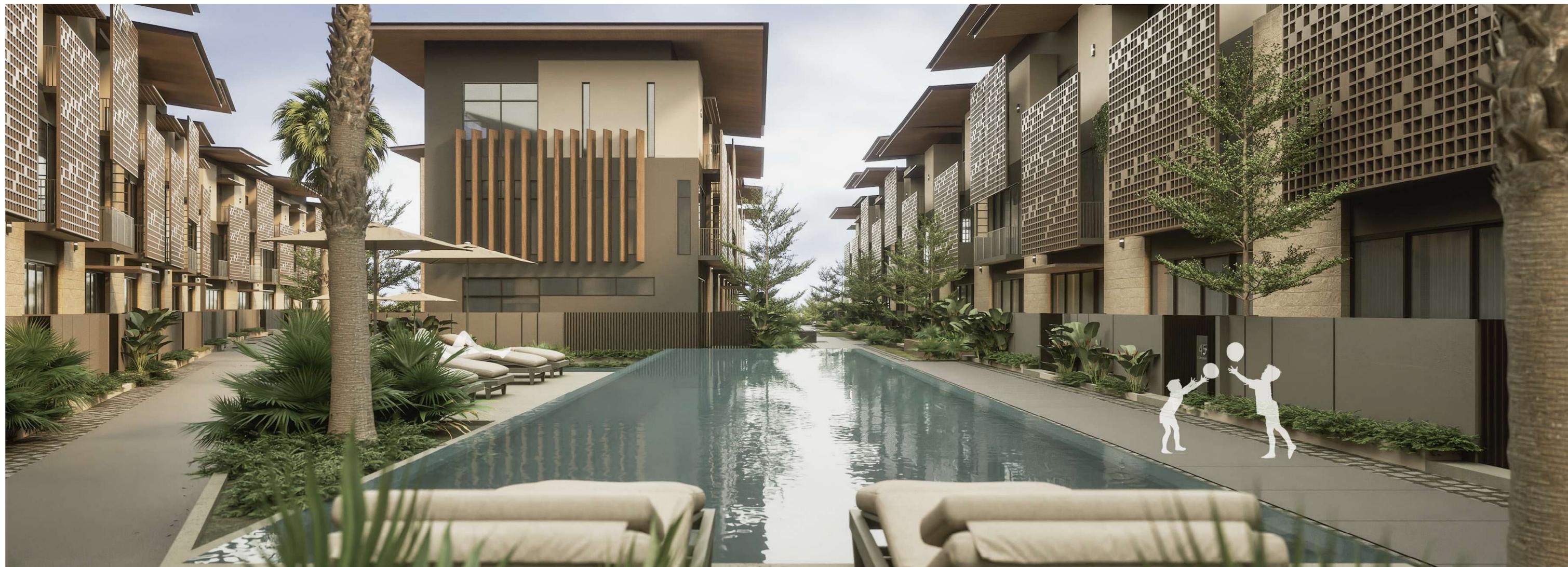
Refreshing leisure for all ages.

Playground and Walkways

Safe, vehicle-free spaces for residents to explore and play freely.

Gym and Fitness Zones

Active living promoted through well-equipped facilities.







Spaces for Connection

Walkable Community

Car-free podium and landscaped courtyards encourage connections, community events, and outdoor activities.

Clubhouse with Function Room and Lounge

Designed for gatherings, meetings, and fostering a sense of belonging among residents.







Spaces for Reflection

Multi-Purpose Studio and Sauna

Dedicated zones for mindfulness and rejuvenation.

Courtyard-Facing Homes

Lush greenery visible from every unit creates a calming, garden-inspired retreat.

Sunlit Private Residences

Multi-level units designed to optimize natural light and to guide indoor-outdoor wind paths.







Spaces for Sanctuary

Gated Entrance

Exclusive, tranquil enclave in bustling Manila.

Lock-and-Go Residences

Worry-free living with private, multi-level layouts for living and entertaining zones.

Expansive Greenery

Shared verdant spaces act as a natural buffer for privacy and peace.







Each unit spans multiple levels, offering seamless indoor-outdoor living. Every floor unfolds with intention: secluded bedrooms above and flowing living spaces below.





22 | Upper Ground Floor

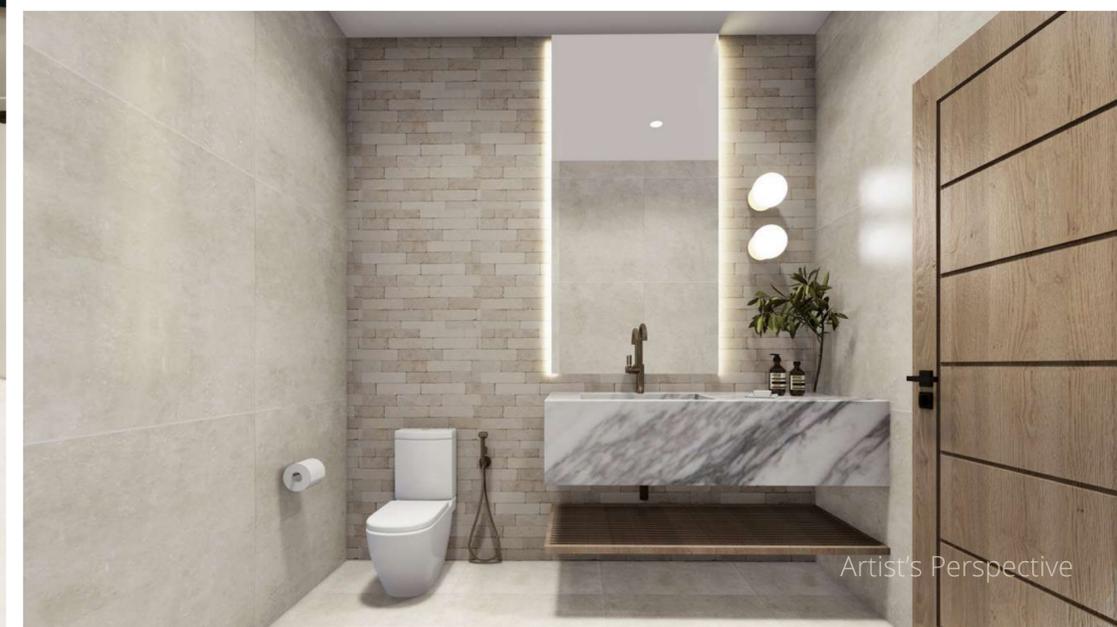
Artist's Perspective



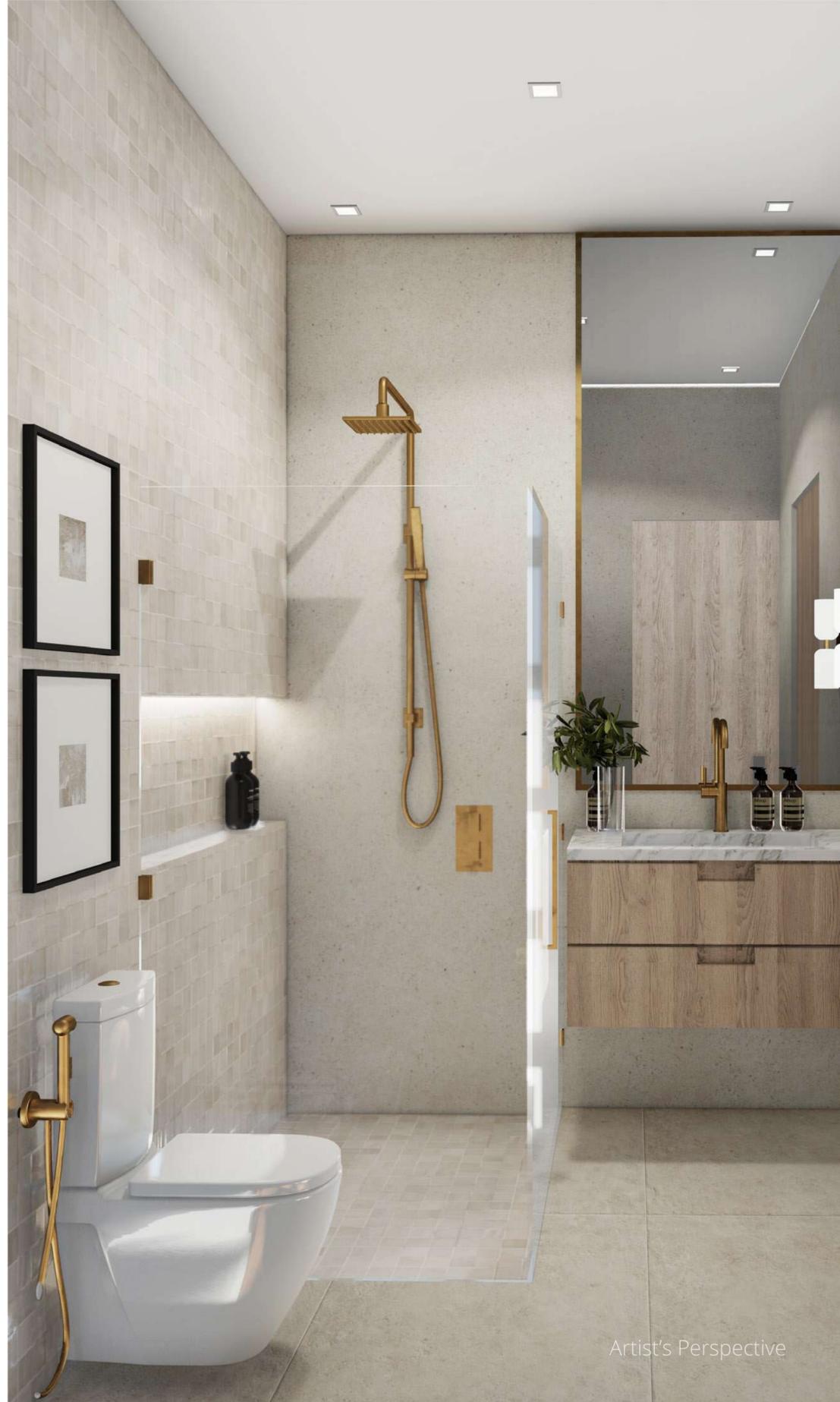
Artist's Perspective



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Artist's Perspective



Artist's Perspective



Artist's Perspective

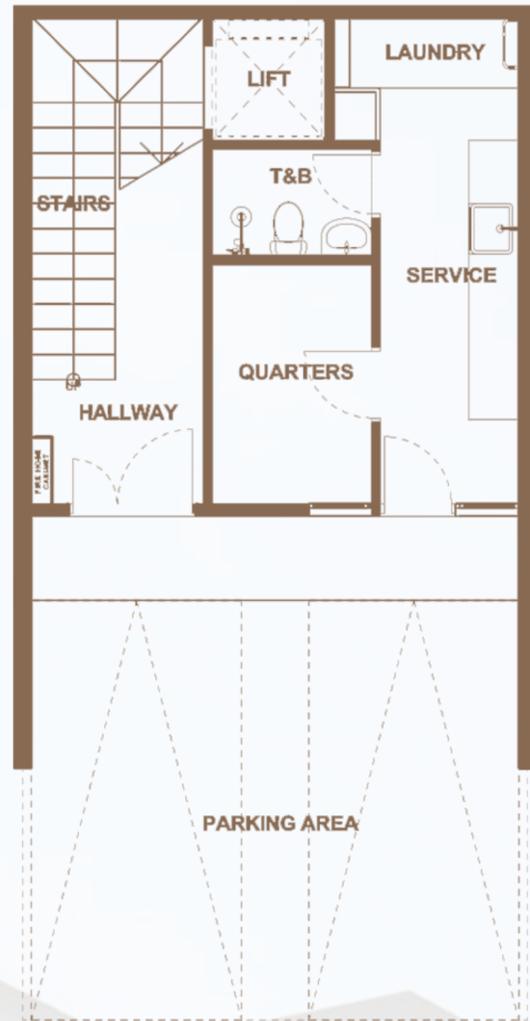
Unit Types



Premium 3-Bedroom Unit

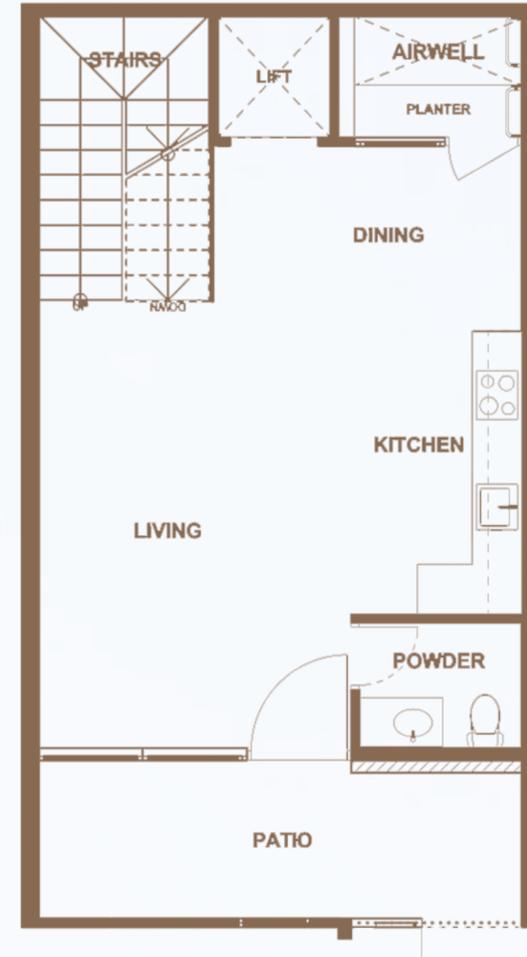
Total Floor Area:
241.50 SQM

Lower Ground Floor



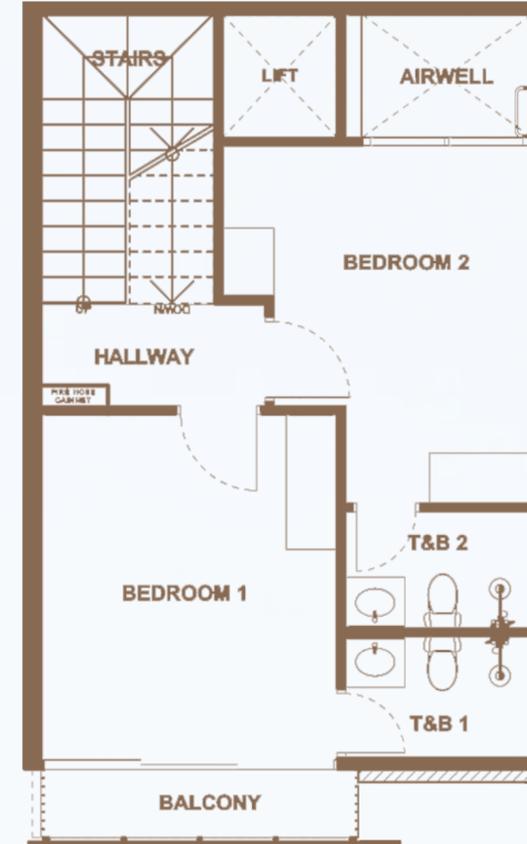
| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 5.00 m ² |
| LIFT | 2.50 m ² |
| HALLWAY | 8.00 m ² |
| PARKING AREA | 36.00 m ² |
| SERVICE AREA | 8.00 m ² |
| LAUNDRY | 3.50 m ² |
| QUARTERS | 6.25 m ² |
| QUARTERS T&B | 2.75 m ² |

Upper Ground Floor



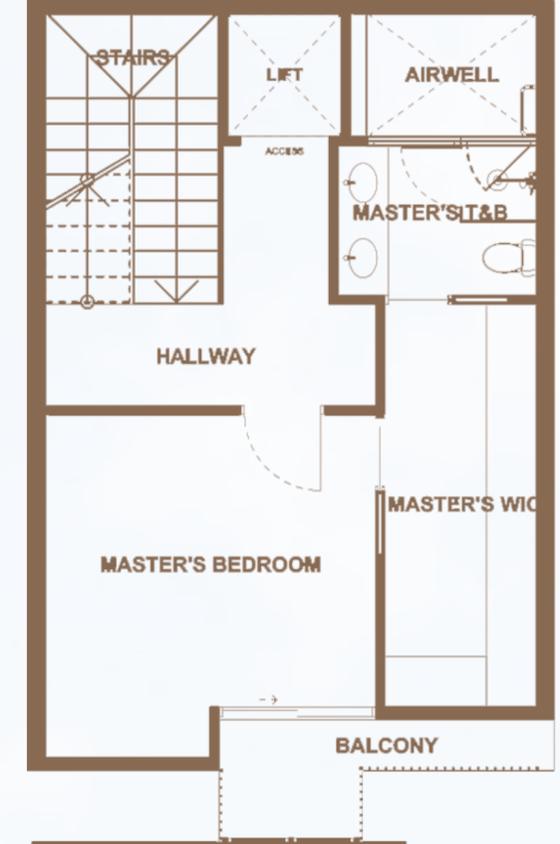
| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| PATIO | 12.00 m ² |
| LIVING | 19.75 m ² |
| POWDER | 3.75 m ² |
| KITCHEN | 7.25 m ² |
| DINING | 9.00 m ² |
| PLANTER | 1.50 m ² |
| LIFT | 2.50 m ² |
| STAIRS | 8.25 m ² |

Second Floor



| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 7.50 m ² |
| HALLWAY | 3.50 m ² |
| BEDROOM 1 | 15.25 m ² |
| T&B 1 | 4.00 m ² |
| BALCONY | 3.00 m ² |
| BEDROOM 2 | 14.25 m ² |
| T&B 2 | 3.50 m ² |

Third Floor



| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 7.50 m ² |
| HALLWAY | 7.50 m ² |
| LIFT | 2.00 m ² |
| MASTER BEDROOM | 16.25 m ² |
| MASTER WIC | 9.50 m ² |
| MASTER T&B | 4.75 m ² |
| BALCONY | 3.75 m ² |

Premium 3-Bedroom Unit

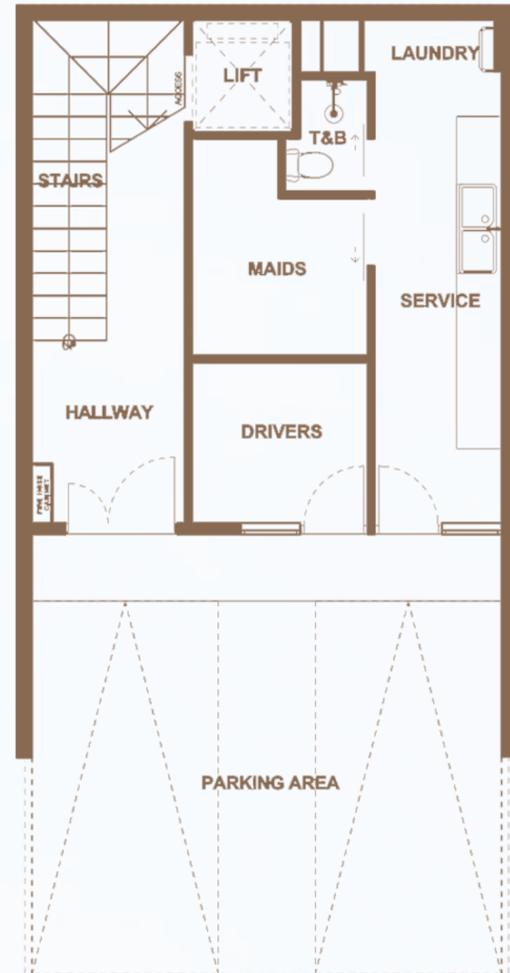
Total Floor Area:
241.50 SQM

| ROOM/ AREA | FLOOR | WALL | CEILING | OTHER INCLUSIONS |
|---|-----------------------|-----------------|---------|--|
| UPPER GROUND FLOOR | | | | |
| Main/ Living/ Dining | Porcelain tiles | Painted | Painted | Split type AC, Planting strip, Access to Private lift |
| Powder Room | Porcelain tiles | Painted | Painted | Countertop, Sink, Water closet, Tissue holder, Bidet, Mirror |
| Main Kitchen | Porcelain tiles | Painted | Painted | Cabinet system, Sintered stone Countertop, Cooktop, Sink & faucet, Rangehood |
| Patio | Porcelain tiles | Painted | Painted | Light sconces, gate |
| SECOND FLOOR | | | | |
| Bedroom | PERGO Flooring | Painted | Painted | Wardrobe/ cabinet system, Split type AC |
| T&B (<i>inside bedrooms</i>) | Porcelain tiles | Porcelain tiles | Painted | Countertop, Sink, Water closet, Shower enclosure with rain shower head, Tissue holder, Multi-point water heater, Bidet, Mirror |
| Foyer | PERGO Flooring | Painted | Painted | |
| Balcony (<i>for selected rooms</i>) | Porcelain tiles | Painted | Painted | |
| THIRD FLOOR | | | | |
| Master Bedroom | PERGO Flooring | Painted | Painted | Split type AC |
| Master T&B | Porcelain tiles | Porcelain tiles | Painted | Countertop, Sink, Water closet, Shower enclosure with rain shower head, Tissue holder, Multi-point water heater, Bidet, Mirror |
| Master Walk-in Closet | Porcelain tiles | Porcelain tiles | Painted | Split type AC, Wardrobe/ cabinet system |
| Hallway | PERGO Flooring | Painted | Painted | Access to Private Lift |
| Balcony | Porcelain tiles | Painted | Painted | |
| LOWER GROUND FLOOR | | | | |
| Foyer | Porcelain tiles | Painted | Painted | Access to Private Lift, Stairs - Porcelain tiles & Painted walls |
| Service Area | Ceramic tiles | Painted | Painted | Countertop with undercounter cabinets, Sink and faucet, Rangehood provision |
| Maid's/ Utility | Ceramic tiles | Painted | Painted | |
| Maid's/ Utility T&B | Ceramic tiles | Painted | Painted | Sink, Water closet and Shower |
| Two (2) Parking Slots / Driveway Tiles, Private Lift (Access to LG, UG, 3 rd) | | | | |
| All units are supplemented with solar power. | | | | |

Signature 3-Bedroom Unit

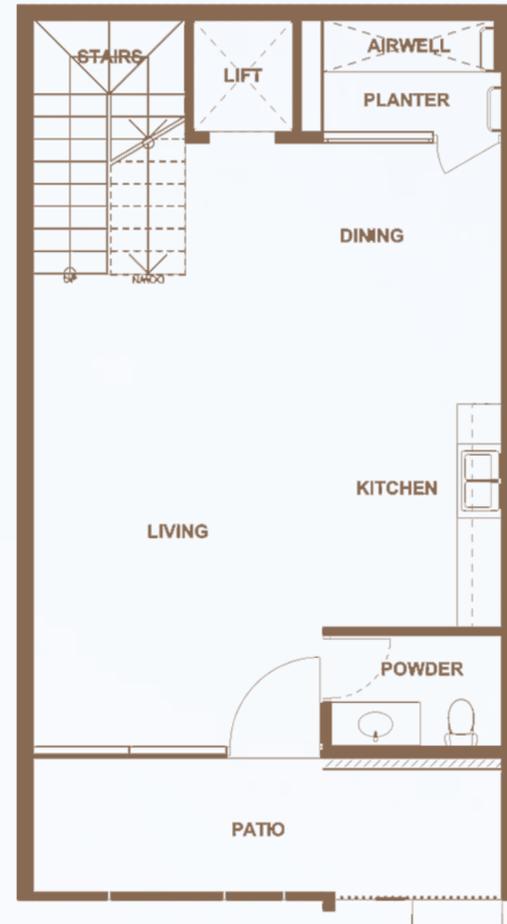
Total Floor Area:
286.50 SQM

Lower Ground Floor



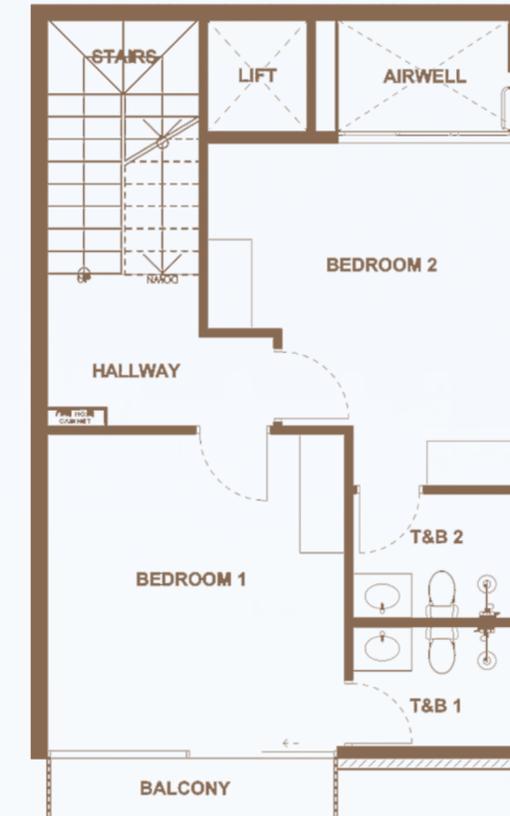
| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 5.00 m ² |
| LIFT | 2.75 m ² |
| HALLWAY | 10.25 m ² |
| PARKING AREA | 38.25 m ² |
| SERVICE AREA | 10.25 m ² |
| MAIDS | 6.50 m ² |
| LAUNDRY | 3.75 m ² |
| DRIVERS | 6.00 m ² |
| QUARTERS T&B | 1.75 m ² |

Upper Ground Floor



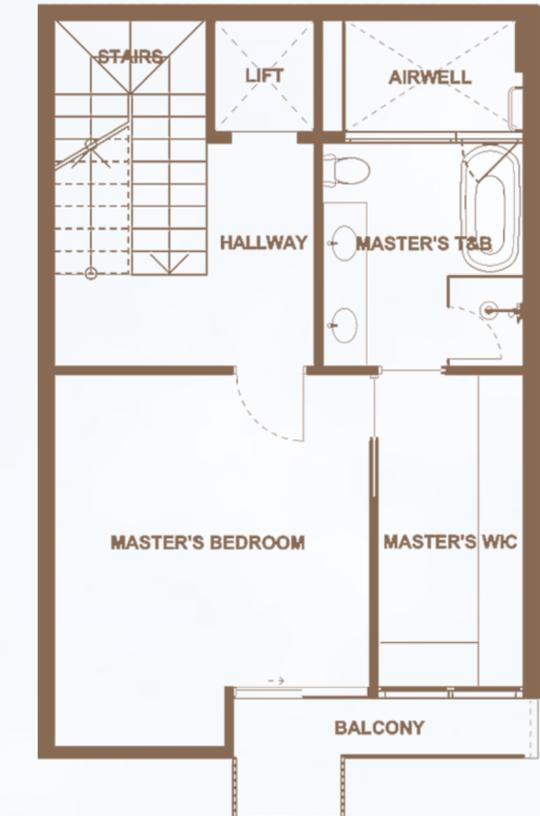
| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| PATIO | 12.25 m ² |
| LIVING | 22.25 m ² |
| POWDER | 4.25 m ² |
| KITCHEN | 9.75 m ² |
| DINING | 12.50 m ² |
| PLANTER | 2.50 m ² |
| LIFT | 2.75 m ² |
| STAIRS | 9.75 m ² |

Second Floor



| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 7.75 m ² |
| HALLWAY | 5.50 m ² |
| LIFT | 2.75 m ² |
| BEDROOM 1 | 18.50 m ² |
| T&B 1 | 4.25 m ² |
| BALCONY | 3.00 m ² |
| BEDROOM 2 | 18.00 m ² |
| T&B 2 | 4.25 m ² |

Third Floor



| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 7.75 m ² |
| HALLWAY | 7.50 m ² |
| LIFT | 2.75 m ² |
| MASTER BEDROOM | 21.25 m ² |
| MASTER WIC | 9.25 m ² |
| MASTER T&B | 9.25 m ² |
| BALCONY | 4.25 m ² |

Signature 3-Bedroom Unit

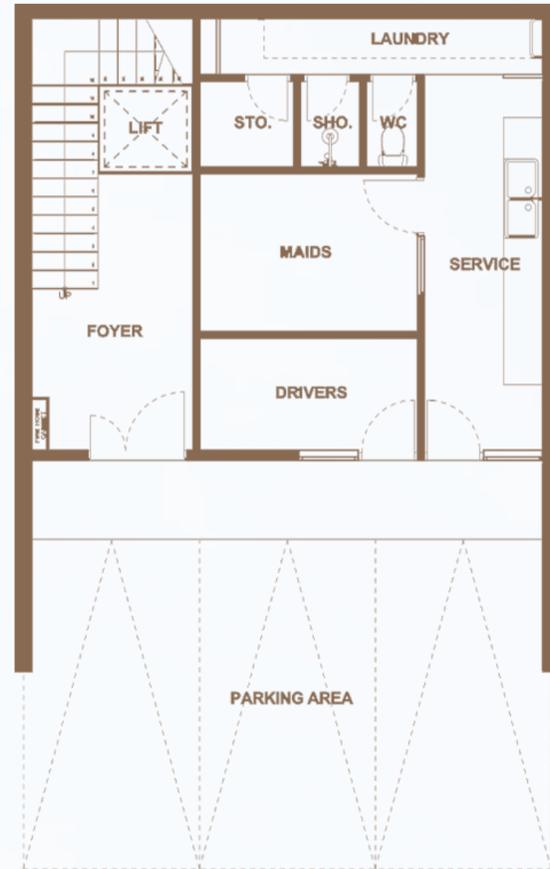
Total Floor Area:
286.50 SQM

| ROOM/ AREA | FLOOR | WALL | CEILING | OTHER INCLUSIONS |
|--|--------------------------------------|-----------------|---------|--|
| UPPER GROUND FLOOR | | | | |
| Main/ Living/ Dining | Porcelain tiles | Painted | Painted | Split type AC, Planting strip, Access to Private lift |
| Powder Room | Porcelain tiles | Painted | Painted | Countertop, Sink, Water closet, Tissue holder, Bidet, Mirror |
| Main Kitchen | Porcelain tiles | Painted | Painted | Cabinet system, Sintered stone Countertop, Cooktop, Sink & faucet, Rangehood |
| Patio | Porcelain tiles | Painted | Painted | |
| SECOND FLOOR | | | | |
| Bedroom | PERGO Flooring | Painted | Painted | Wardrobe/ cabinet system, Split type AC |
| T&B (<i>inside bedrooms</i>) | Porcelain tiles | Porcelain tiles | Painted | Countertop, Sink, Water closet, Shower enclosure with rain shower head, Tissue holder, Multi-point water heater, Bidet, Mirror |
| Foyer* | PERGO Flooring | Painted | Painted | |
| Balcony (<i>for selected rooms</i>) | Porcelain tiles | Painted | Painted | |
| THIRD FLOOR | | | | |
| Master Bedroom | Engineered Wood <i>or equivalent</i> | Painted | Painted | Split type AC |
| Master T&B | Porcelain tiles | Porcelain tiles | Painted | Countertop, Sink, Water closet, Shower enclosure with rain shower, Bath Tub, Tissue holder, Multipoint water heater, Bidet, Mirror |
| Master Walk-in Closet | Porcelain tiles | Porcelain tiles | Painted | Split type AC, Wardrobe/ cabinet system |
| Hallway | PERGO Flooring | Painted | Painted | Access to Private Lift |
| Balcony | Porcelain tiles | Painted | Painted | |
| LOWER GROUND FLOOR | | | | |
| Foyer | Porcelain tiles | Painted | Painted | Access to Private Lift, Stairs - Porcelain tiles & Painted walls |
| Service Area | Ceramic tiles | Painted | Painted | Countertop with undercounter cabinets, Sink and faucet, Rangehood |
| Maid's/ Utility | Ceramic tiles | Painted | Painted | |
| Driver's Room | Ceramic tiles | Painted | Painted | |
| Maid's/ Utility/ Driver's T&B | Ceramic tiles | Painted | Painted | Sink, Water closet and Shower |
| Two (2) Parking Slots, Private Lift (Access to LG, UG, 3 rd) | | | | |
| All units are supplemented with solar power. | | | | |

Premium 4-Bedroom Unit

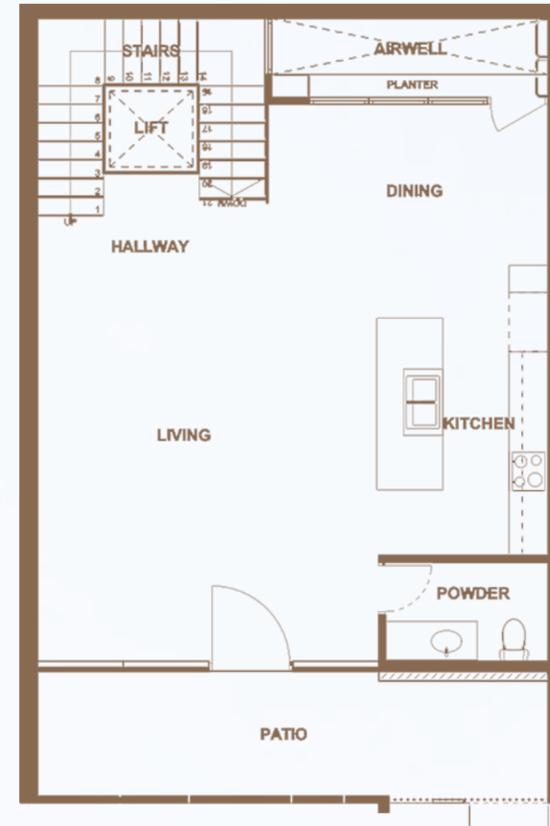
Total Floor Area:
370.25 SQM

Lower Ground Floor



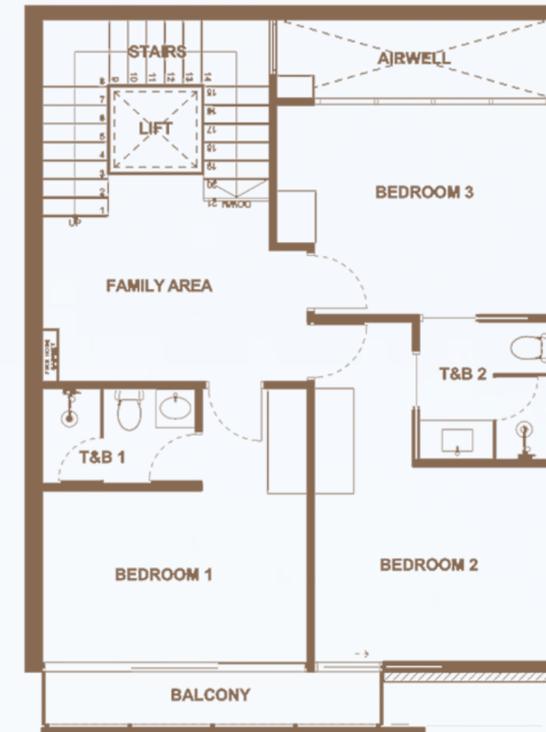
| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 6.25 m ² |
| LIFT | 2.00 m ² |
| HALLWAY | 9.25 m ² |
| PARKING AREA | 49.50 m ² |
| SERVICE AREA | 11.50 m ² |
| MAIDS | 8.75 m ² |
| DRIVERS | 6.50 m ² |
| QUARTERS WC | 1.25 m ² |
| QUARTERS SHO. | 1.50 m ² |
| STORAGE | 2.25 m ² |
| LAUNDRY | 5.25 m ² |

Upper Ground Floor



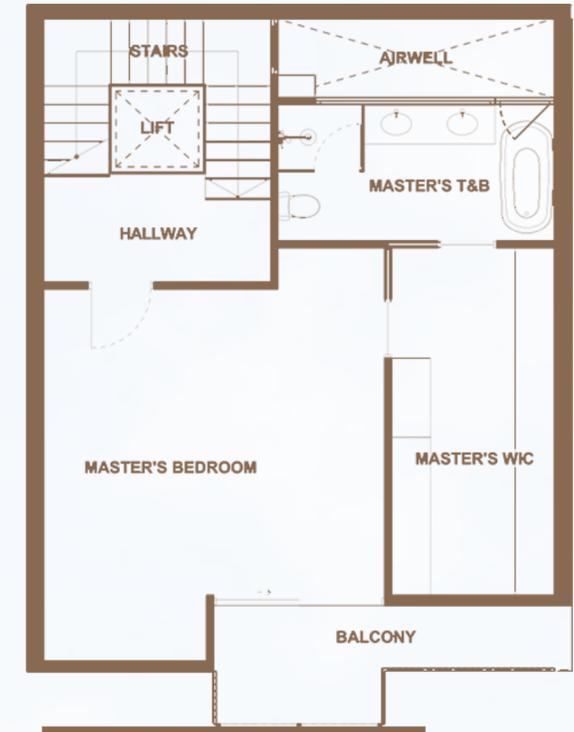
| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| PATIO | 16.00 m ² |
| LIVING | 25.50 m ² |
| POWDER | 4.50 m ² |
| KITCHEN | 15.25 m ² |
| DINING | 13.50 m ² |
| HALLWAY | 5.75 m ² |
| PLANTER | 1.75 m ² |
| LIFT | 2.00 m ² |
| STAIRS | 8.00 m ² |

Second Floor



| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 8.00 m ² |
| LIFT | 2.00 m ² |
| FAMILY AREA | 11.50 m ² |
| BEDROOM 1 | 14.50 m ² |
| T&B 1 | 3.75 m ² |
| BALCONY | 4.75 m ² |
| BEDROOM 2 | 15.25 m ² |
| BEDROOM 3 | 14.25 m ² |
| T&B 2 | 5.00 m ² |

Third Floor



| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 7.50 m ² |
| HALLWAY | 5.50 m ² |
| LIFT | 2.00 m ² |
| MASTER BEDROOM | 30.00 m ² |
| MASTER WIC | 14.50 m ² |
| MASTER T&B | 9.75 m ² |
| BALCONY | 7.75 m ² |

Premium 4-Bedroom Unit

Total Floor Area:
370.25 SQM

| ROOM/ AREA | FLOOR | WALL | CEILING | OTHER INCLUSIONS |
|--|-----------------------|-----------------|---------|--|
| UPPER GROUND FLOOR | | | | |
| Main/ Living/ Dining | Porcelain tiles | Painted | Painted | Split type AC, Planting Strip, Access to Private lift |
| Powder Room | Porcelain tiles | Painted | Painted | Countertop, Sink, Water closet, Tissue holder, Bidet, Mirror |
| Main Kitchen | Porcelain tiles | Painted | Painted | Cabinet system, Countertop (or sintered stone), Cooktop, Sink & faucet, Rangehood |
| Patio | Porcelain tiles | Painted | Painted | Light sconces, gate |
| SECOND FLOOR | | | | |
| Bedroom | PERGO Flooring | Painted | Painted | Wardrobe/ cabinet system, Split type AC |
| T&B (<i>inside bedrooms</i>) | Porcelain tiles | Porcelain tiles | Painted | Countertop, Sink, Water closet, Shower enclosure with rain shower head, Tissue holder, Multi-point water heater, Bidet, Mirror |
| Family Area | PERGO Flooring | Painted | Painted | |
| Balcony (<i>for selected rooms</i>) | Porcelain tiles | Painted | Painted | |
| THIRD FLOOR | | | | |
| Master Bedroom | Porcelain tiles | Painted | Painted | Split type AC |
| Master T&B | Porcelain tiles | Porcelain tiles | Painted | Countertop, Sink, Water closet, Shower enclosure with rain shower, Bath tub, Tissue holder, Multipoint water heater, Bidet, Mirror |
| Master Walk-in Closet | Porcelain tiles | Porcelain tiles | Painted | Split type AC, Wardrobe/ cabinet system |
| Hallway | PERGO Flooring | Painted | Painted | Access to Private Lift |
| Balcony | Porcelain tiles | Painted | Painted | |
| LOWER GROUND FLOOR | | | | |
| Foyer | Porcelain tiles | Painted | Painted | Access to Private Lift, Stairs - Porcelain tiles & Painted walls |
| Service/ Laundry Area | Ceramic tiles | Painted | Painted | Countertop with undercounter cabinets, Sink and faucet, Rangehood |
| Maid's/ Utility | Ceramic tiles | Painted | Painted | |
| Driver's Room | Ceramic tiles | Painted | Painted | |
| Maid's/ Utility/ Driver's T&B | Ceramic tiles | Painted | Painted | Sink, Water closet and separate shower area |
| Storage | Ceramic tiles | Painted | Painted | |
| Three (3) Parking Slots, Private Lift (Access to LG, UG, 3 rd) | | | | |
| All units are supplemented with solar power. | | | | |

Garden 4-Bedroom Unit

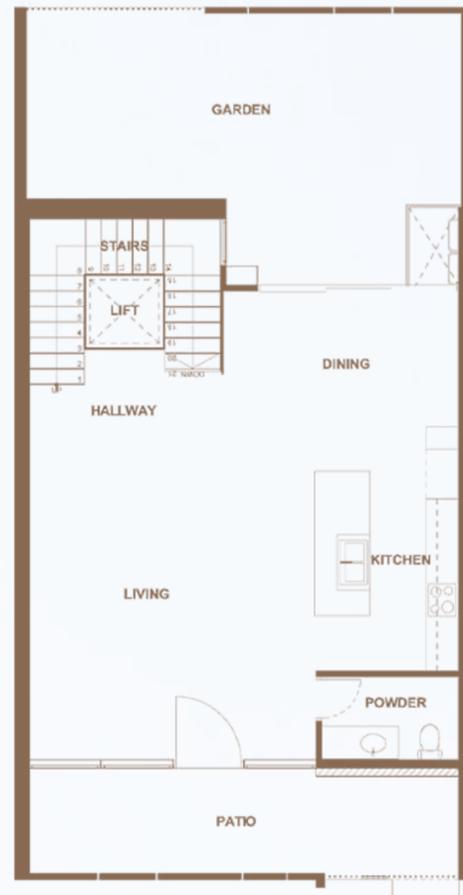
Total Floor Area:
388.00 SQM

Lower Ground Floor



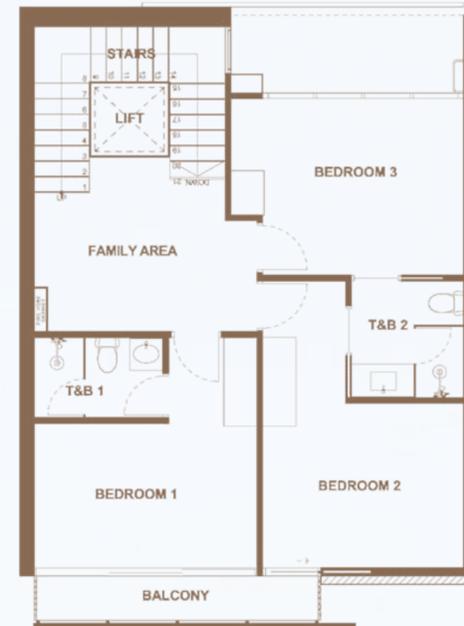
| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 6.50 m ² |
| LIFT | 2.00 m ² |
| FOYER | 9.25 m ² |
| PARKING AREA | 49.50 m ² |
| SERVICE AREA | 11.50 m ² |
| MAIDS | 8.75 m ² |
| DRIVERS | 6.50 m ² |
| QUARTERS WC | 1.25 m ² |
| QUARTERS SHO. | 1.50 m ² |
| STORAGE | 2.25 m ² |
| LAUNDRY | 5.75 m ² |

Upper Ground Floor



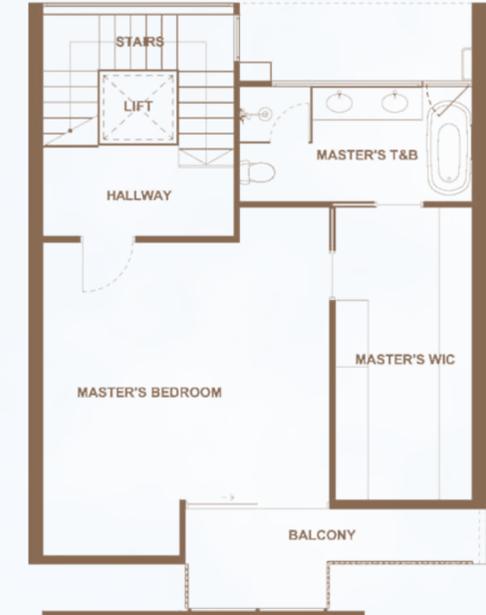
| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| PATIO | 16.00 m ² |
| LIVING | 25.50 m ² |
| POWDER | 4.50 m ² |
| KITCHEN | 15.25 m ² |
| DINING | 13.50 m ² |
| HALLWAY | 5.75 m ² |
| LIFT | 2.00 m ² |
| STAIRS | 8.25 m ² |
| GARDEN | 33.50 m ² |

Second Floor



| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 8.25 m ² |
| LIFT | 2.00 m ² |
| FAMILY AREA | 11.50 m ² |
| BEDROOM 1 | 14.50 m ² |
| T&B 1 | 3.75 m ² |
| BALCONY | 4.25 m ² |
| BEDROOM 2 | 15.25 m ² |
| BEDROOM 3 | 14.25 m ² |
| T&B 2 | 5.00 m ² |

Third Floor



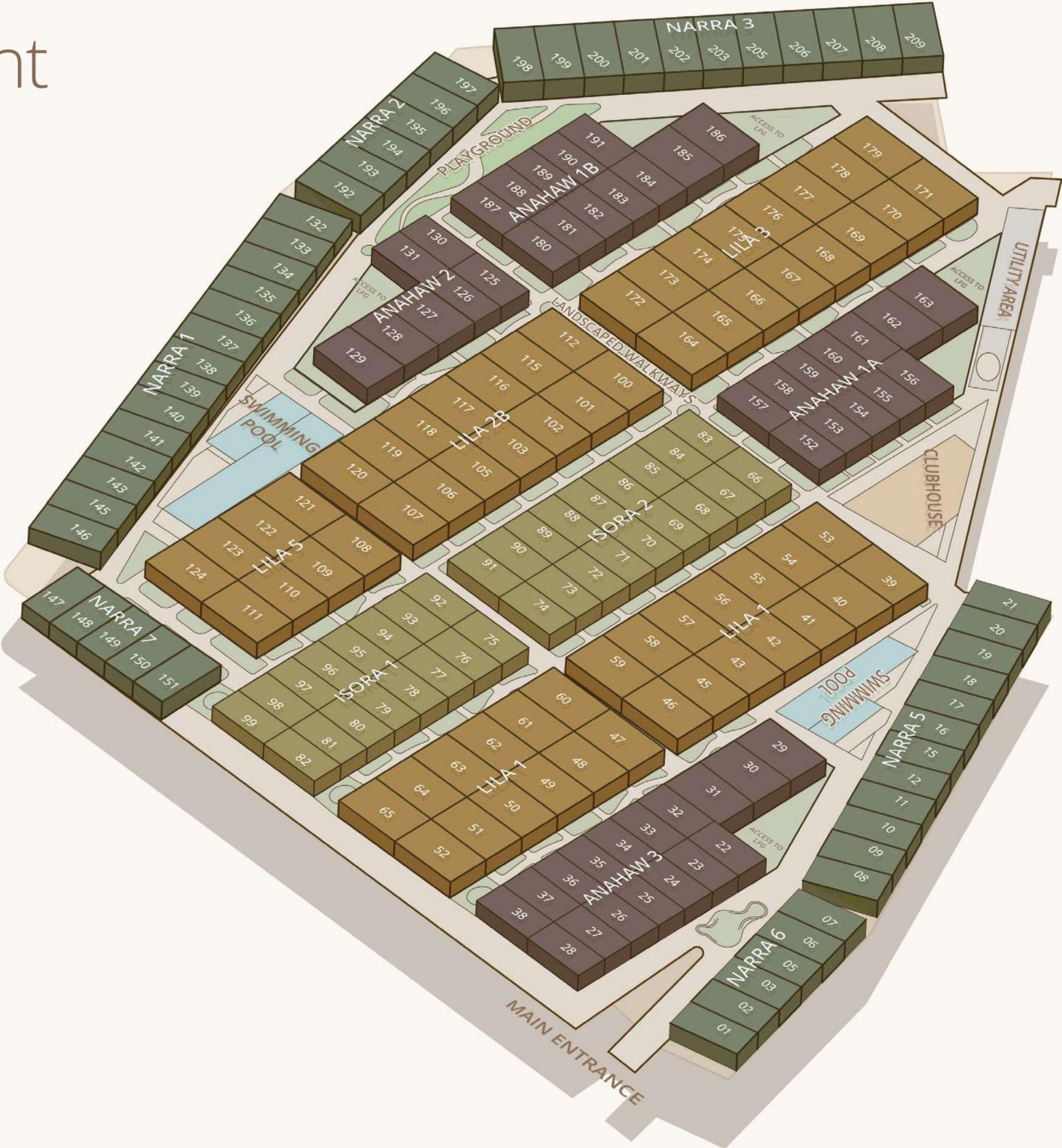
| AREA TABULATION | |
|-----------------|----------------------|
| SPACE | AREA |
| STAIRS | 7.75 m ² |
| HALLWAY | 5.50 m ² |
| LIFT | 2.00 m ² |
| MASTER BEDROOM | 30.00 m ² |
| MASTER WIC | 14.50 m ² |
| MASTER T&B | 9.75 m ² |
| BALCONY | 7.50 m ² |

Garden 4-Bedroom Unit

Total Floor Area:
388.00 SQM

| ROOM/ AREA | FLOOR | WALL | CEILING | OTHER INCLUSIONS |
|--|-----------------------|-----------------|---------|--|
| UPPER GROUND FLOOR | | | | |
| Main/ Living/ Dining | Porcelain tiles | Painted | Painted | Split type AC, Garden, Access to Private lift |
| Powder Room | Porcelain tiles | Painted | Painted | Countertop, Sink, Water closet, Tissue holder, Bidet, Mirror |
| Main Kitchen | Porcelain tiles | Painted | Painted | Cabinet system, Countertop (or sintered stone), Cooktop, Sink & faucet, Rangehood |
| Patio | Porcelain tiles | Painted | Painted | Light sconces, gate |
| SECOND FLOOR | | | | |
| Bedroom | PERGO Flooring | Painted | Painted | Wardrobe/ cabinet system, Split type AC |
| T&B (<i>inside bedrooms</i>) | Porcelain tiles | Porcelain tiles | Painted | Countertop, Sink, Water closet, Shower enclosure with rain shower head, Tissue holder, Multi-point water heater, Bidet, Mirror |
| Family Area | PERGO Flooring | Painted | Painted | |
| Balcony (<i>for selected rooms</i>) | Porcelain tiles | Painted | Painted | |
| THIRD FLOOR | | | | |
| Master Bedroom | Porcelain tiles | Painted | Painted | Split type AC |
| Master T&B | Porcelain tiles | Porcelain tiles | Painted | Countertop, Sink, Water closet, Shower enclosure with rain shower, Bath tub, Tissue holder, Multipoint water heater, Bidet, Mirror |
| Master Walk-in Closet | Porcelain tiles | Porcelain tiles | Painted | Split type AC, Wardrobe/ cabinet system |
| Hallway | PERGO Flooring | Painted | Painted | Access to Private Lift |
| Balcony | Porcelain tiles | Painted | Painted | |
| LOWER GROUND FLOOR | | | | |
| Foyer | Porcelain tiles | Painted | Painted | Access to Private Lift, Stairs - Porcelain tiles & Painted walls |
| Service/ Laundry Area | Ceramic tiles | Painted | Painted | Countertop with undercounter cabinets, Sink and faucet, Rangehood |
| Maid's/ Utility | Ceramic tiles | Painted | Painted | |
| Driver's Room | Ceramic tiles | Painted | Painted | |
| Maid's/ Utility/ Driver's T&B | Ceramic tiles | Painted | Painted | Sink, Water closet and separate shower area |
| Storage | Ceramic tiles | Painted | Painted | |
| Three (3) Parking Slots, Private Lift (Access to LG, UG, 3 rd) All units are supplemented with solar power. | | | | |

Site Development Plan



LEGEND

RESIDENCES:

- NARRA
- ISORA
- LILA
- ANAHAW

AMENITIES:

- CLUBHOUSE
- SWIMMING POOL
- PLAYGROUND
- LANDSCAPED WALKWAYS/
OPEN AREAS





Project Location

M. Guazon St., Otis, Paco, Manila City

Total Land Area

2.8 hectares

Open Space

33% of Total Land Area

Total Number of Units

200 Units only

Amenities

Swimming Pools

Clubhouse with Function Room & Lounge

Fitness Areas: Gym, Multi-Purpose Studio & Sauna

Playground

Landscaped Walkways & Courtyards

Consultants

Architect: LLG Architects

Feng Shui: Francis Gaw



