



For Training Purposes Only

Artist's Perspective





01 | Main Entrance

Artist's Perspective





Courtyard

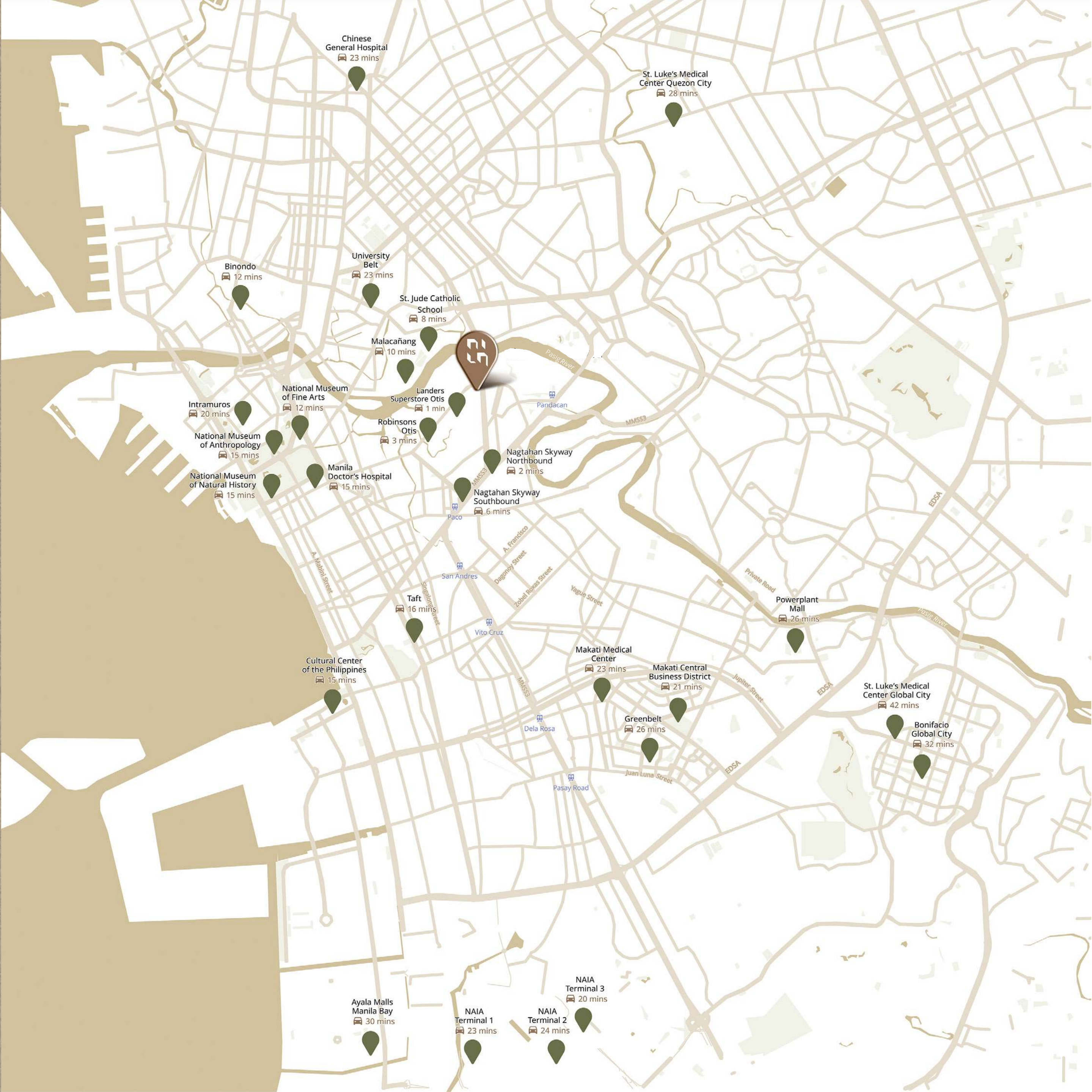
Artist's Perspective

## A fresh take on courtyard living

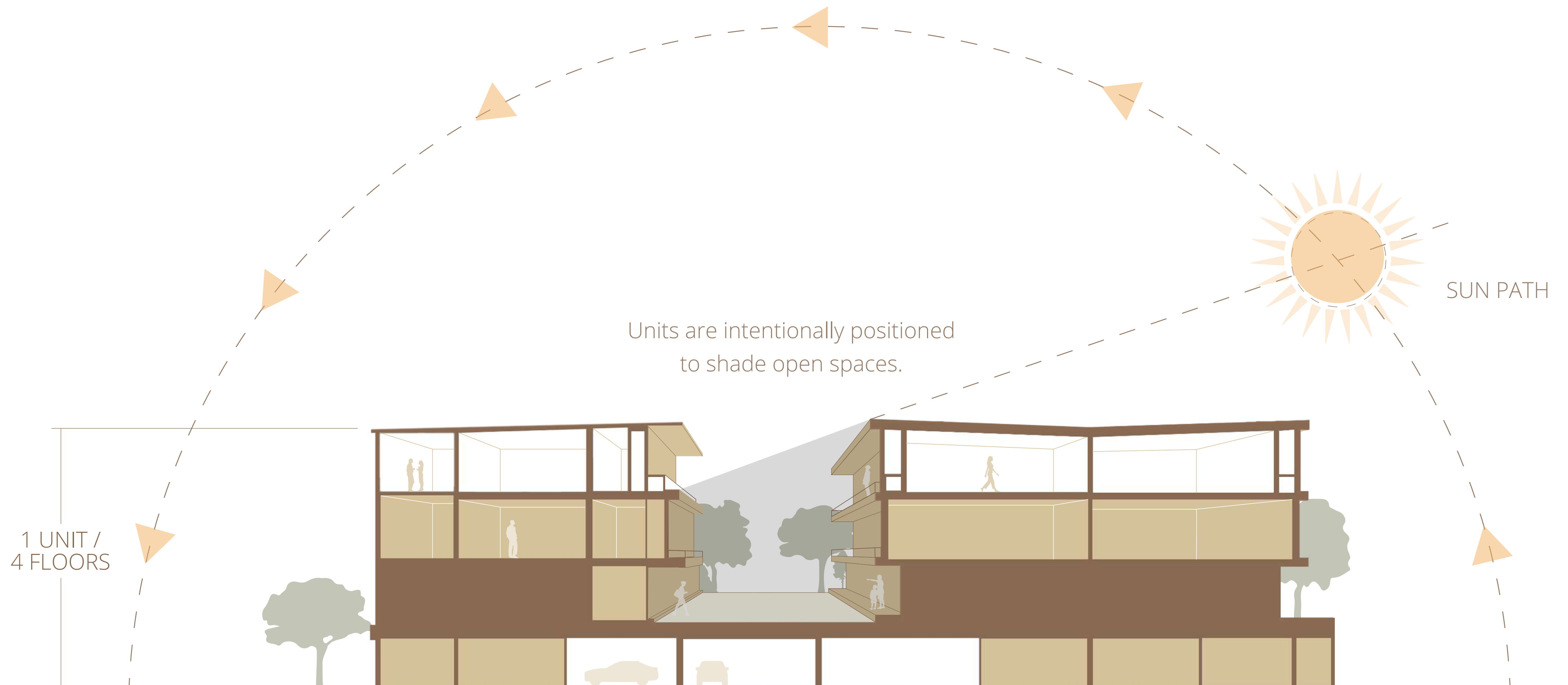
In the heart of Manila, Nila redefines modern living. This multi-level condominium blends the tranquility of a private garden enclave with the vibrancy of city life, offering a sanctuary that feels both expansive and intimate.



# Vicinity Map



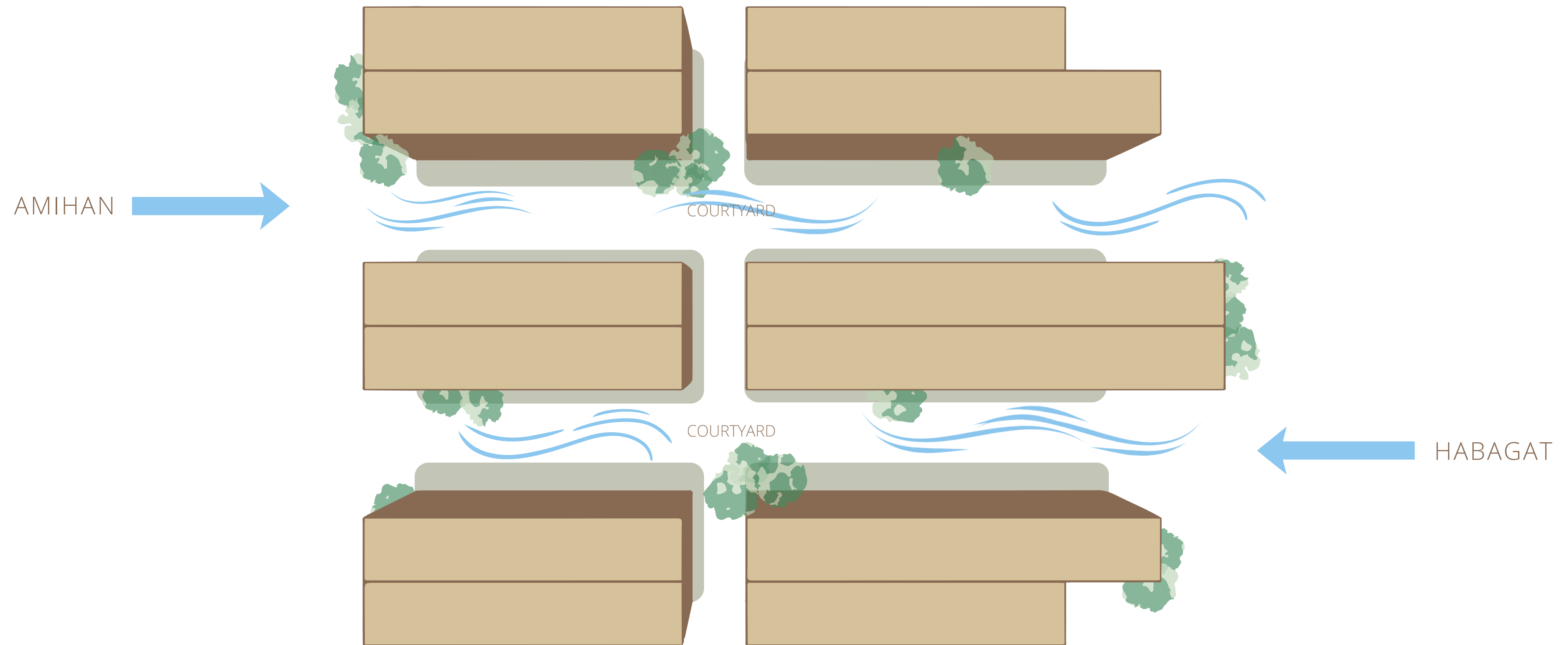




## Intentional design

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.

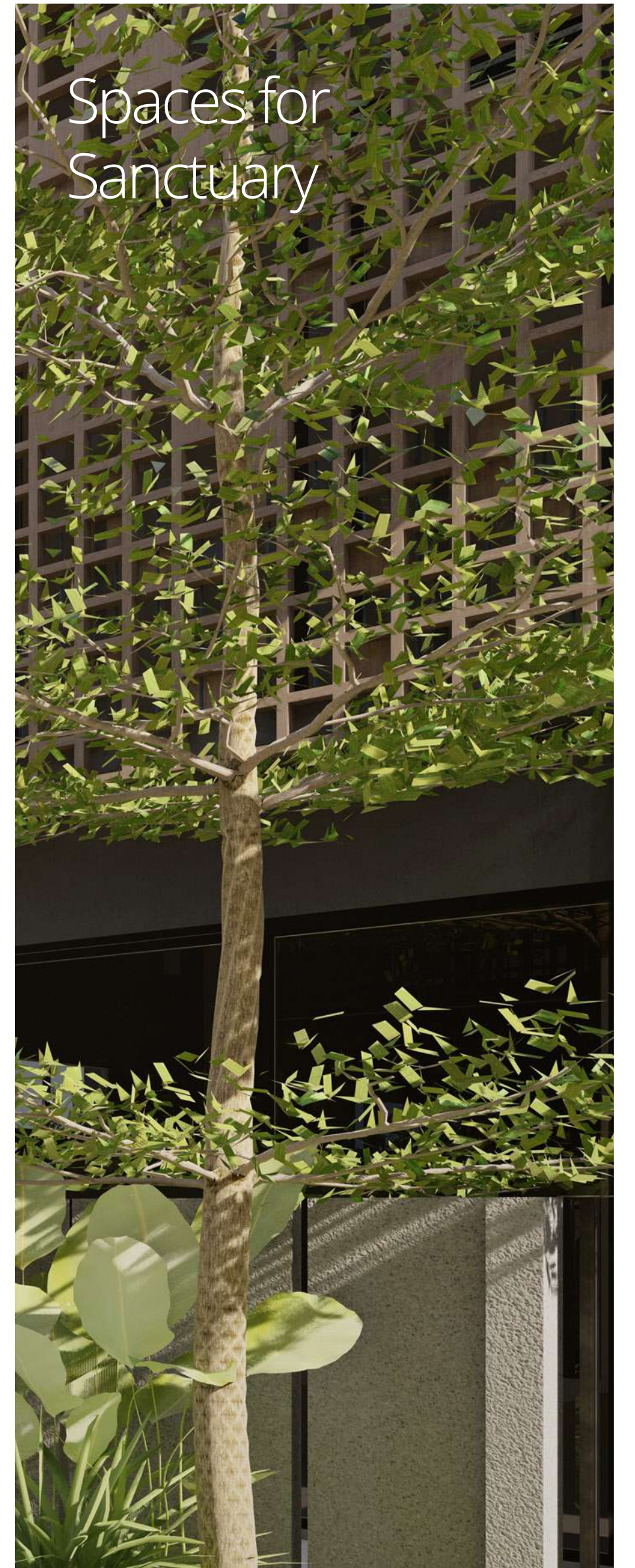














# Spaces for Movement

## Swimming Pools

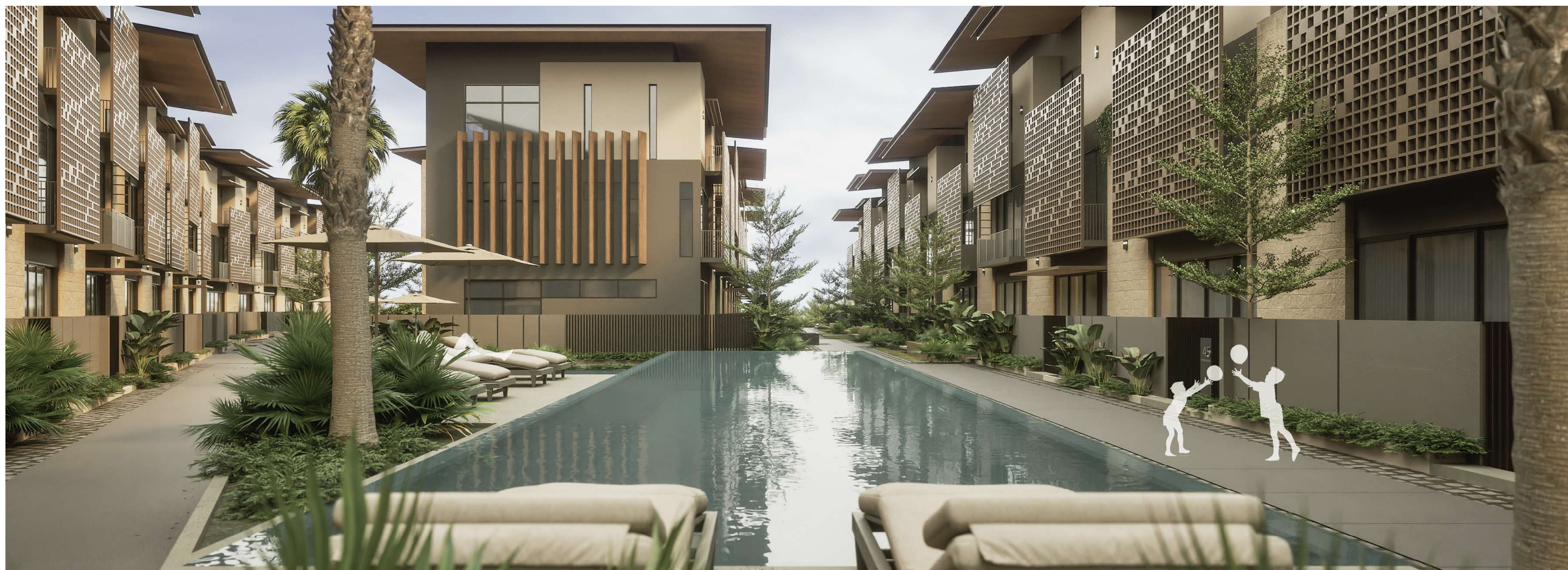
Refreshing leisure for all ages.

## 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**

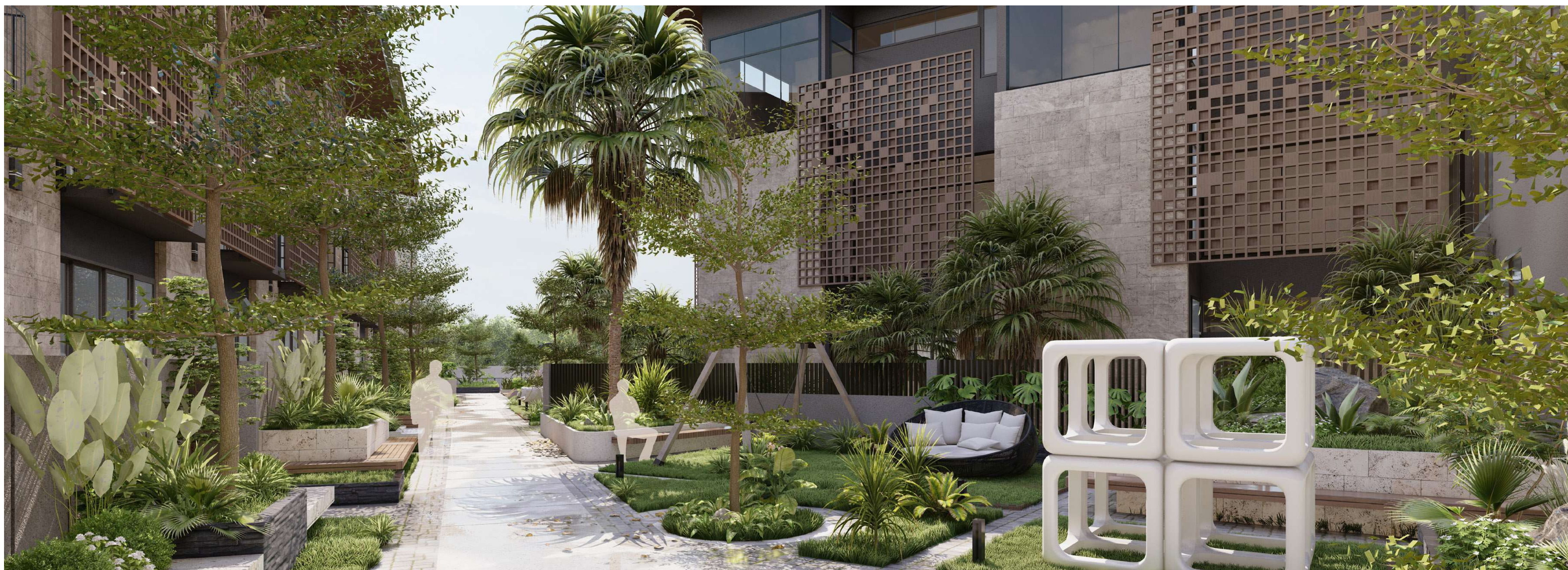
Exclusive, tranquil enclave in bustling Manila.

### **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.









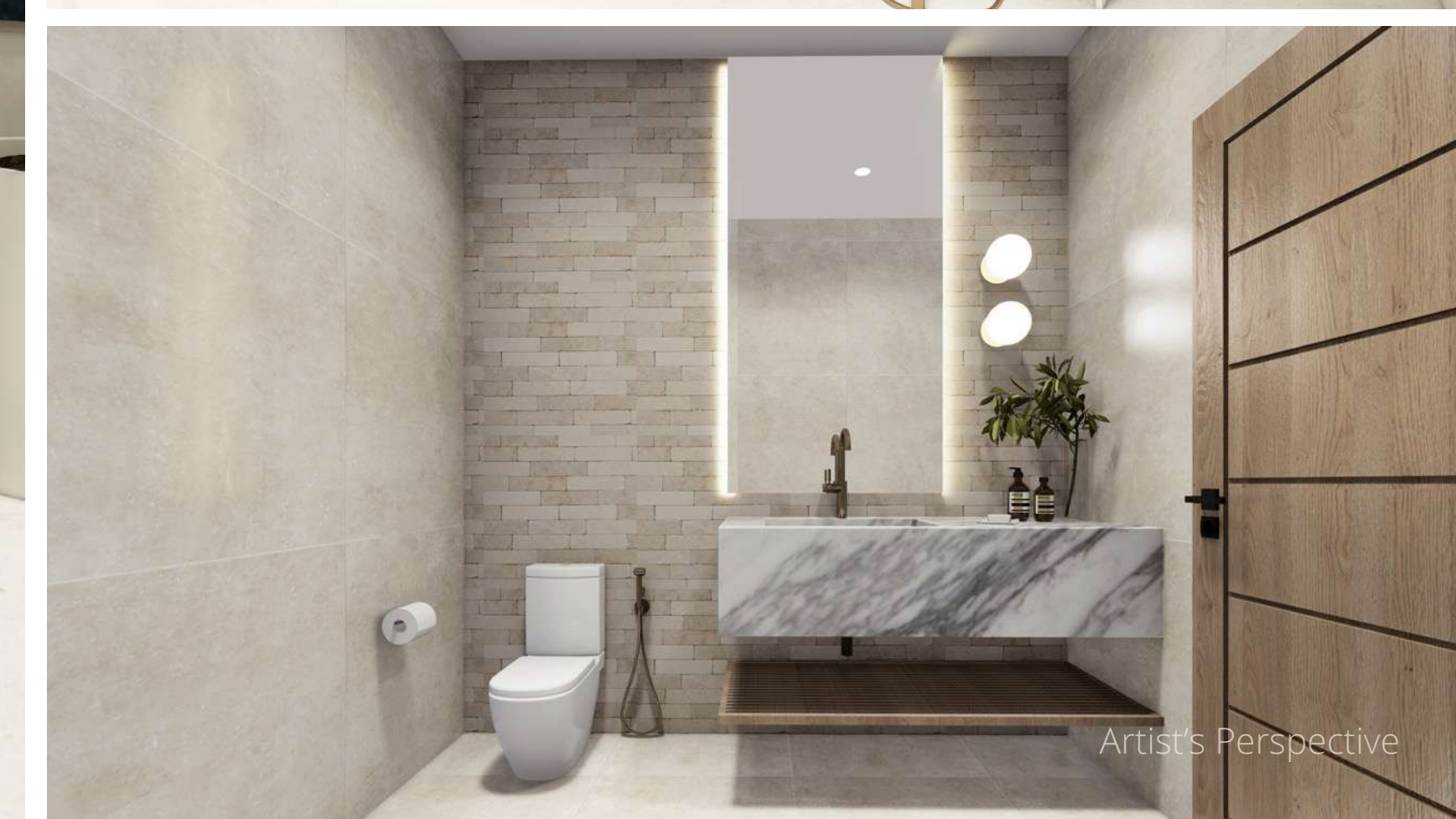




Each unit spans multiple levels, offering seamless indoor-outdoor living. Every floor unfolds with intention: secluded bedrooms above and flowing living spaces below.















Artist's Perspective



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# Unit Types

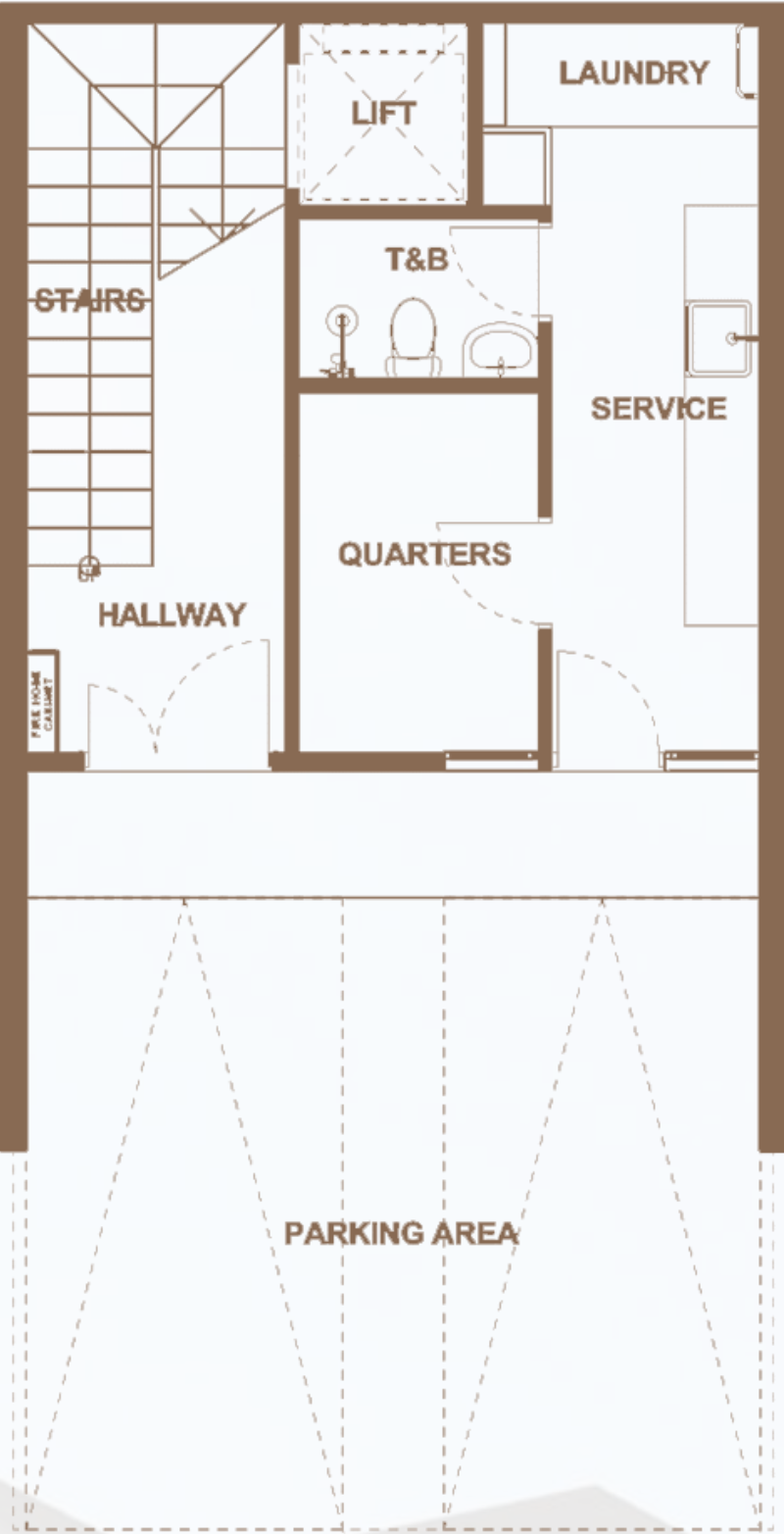




Premium 3-Bedroom Unit

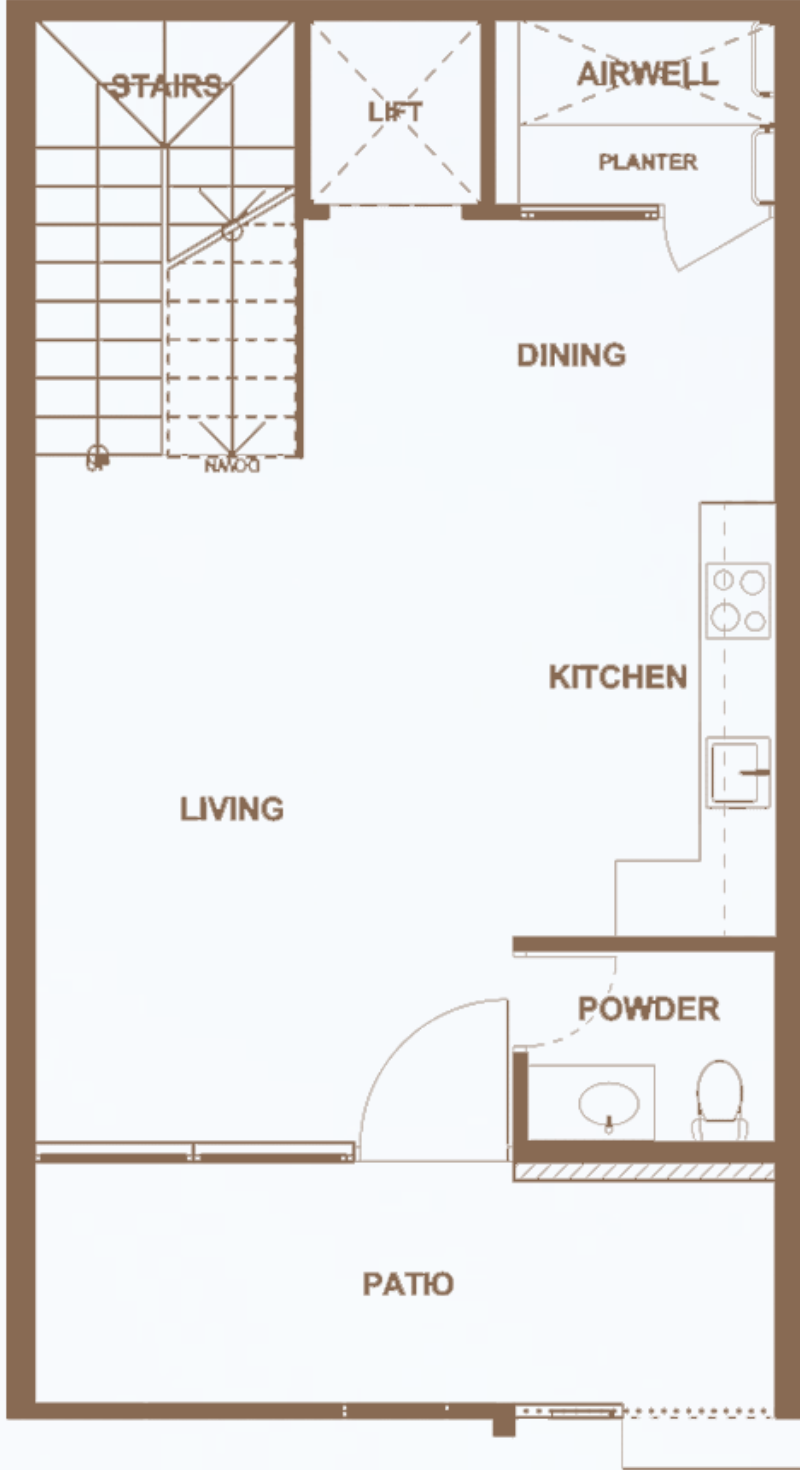
Total Floor Area:  
241.50 SQM

Lower Ground Floor



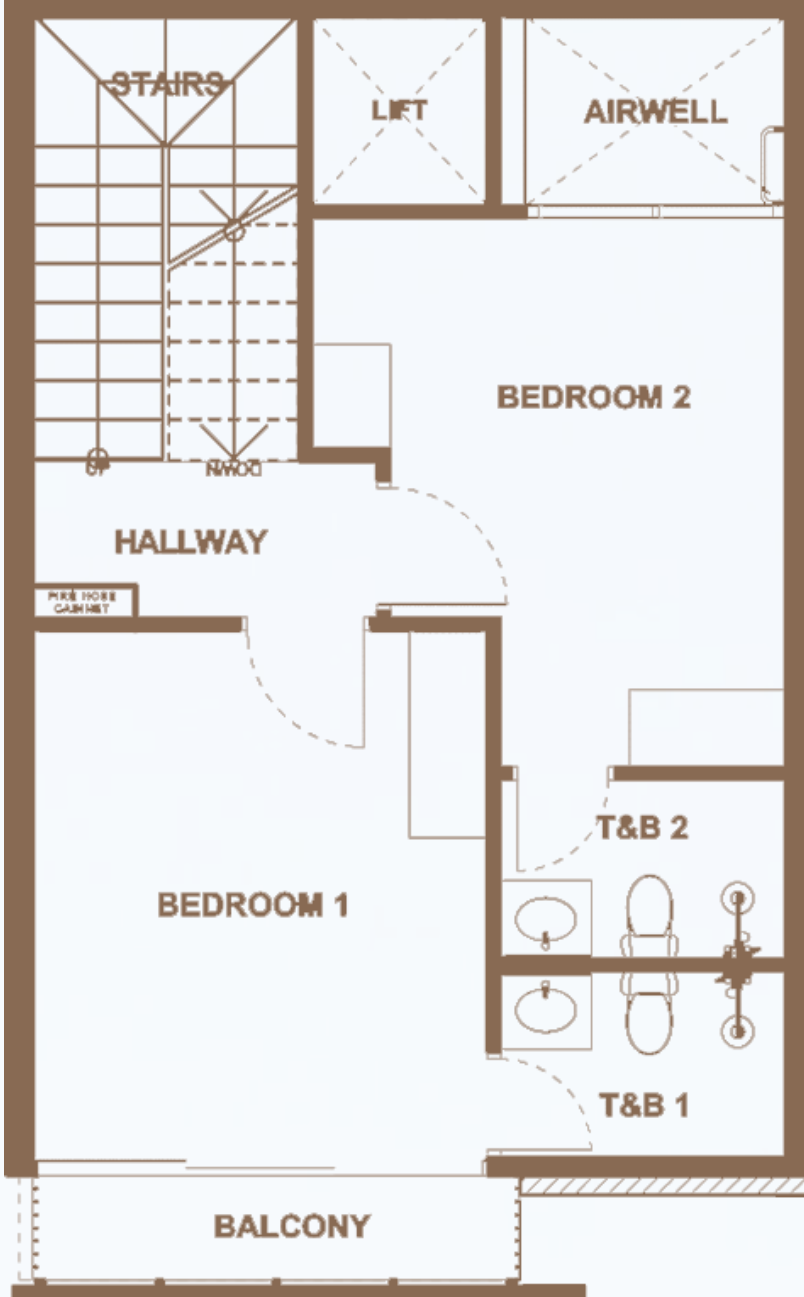
AREA TABULATION	
SPACE	AREA
STAIRS	5.00 m²
LIFT	2.50 m²
HALLWAY	8.00 m²
PARKING AREA	36.00 m²
SERVICE AREA	8.00 m²
LAUNDRY	3.50 m²
QUARTERS	6.25 m²
QUARTERS T&B	2.75 m²

Upper Ground Floor



AREA TABULATION	
SPACE	AREA
PATIO	12.00 m²
LIVING	19.75 m²
POWDER	3.75 m²
KITCHEN	7.25 m²
DINING	9.00 m²
PLANTER	1.50 m²
LIFT	2.50 m²
STAIRS	8.25 m²

Second Floor



AREA TABULATION	
SPACE	AREA
STAIRS	7.50 m²
HALLWAY	3.50 m²
BEDROOM 1	15.25 m²
T&B 1	4.00 m²
BALCONY	3.00 m²
BEDROOM 2	14.25 m²
T&B 2	3.50 m²

Third Floor



AREA TABULATION	
SPACE	AREA
STAIRS	7.50 m²
HALLWAY	7.50 m²
LIFT	2.00 m²
MASTER BEDROOM	16.25 m²
MASTER WIC	9.50 m²
MASTER T&B	4.75 m²
BALCONY	3.75 m²



# Premium 3-Bedroom Unit

Total Floor Area:  
241.50 SQM

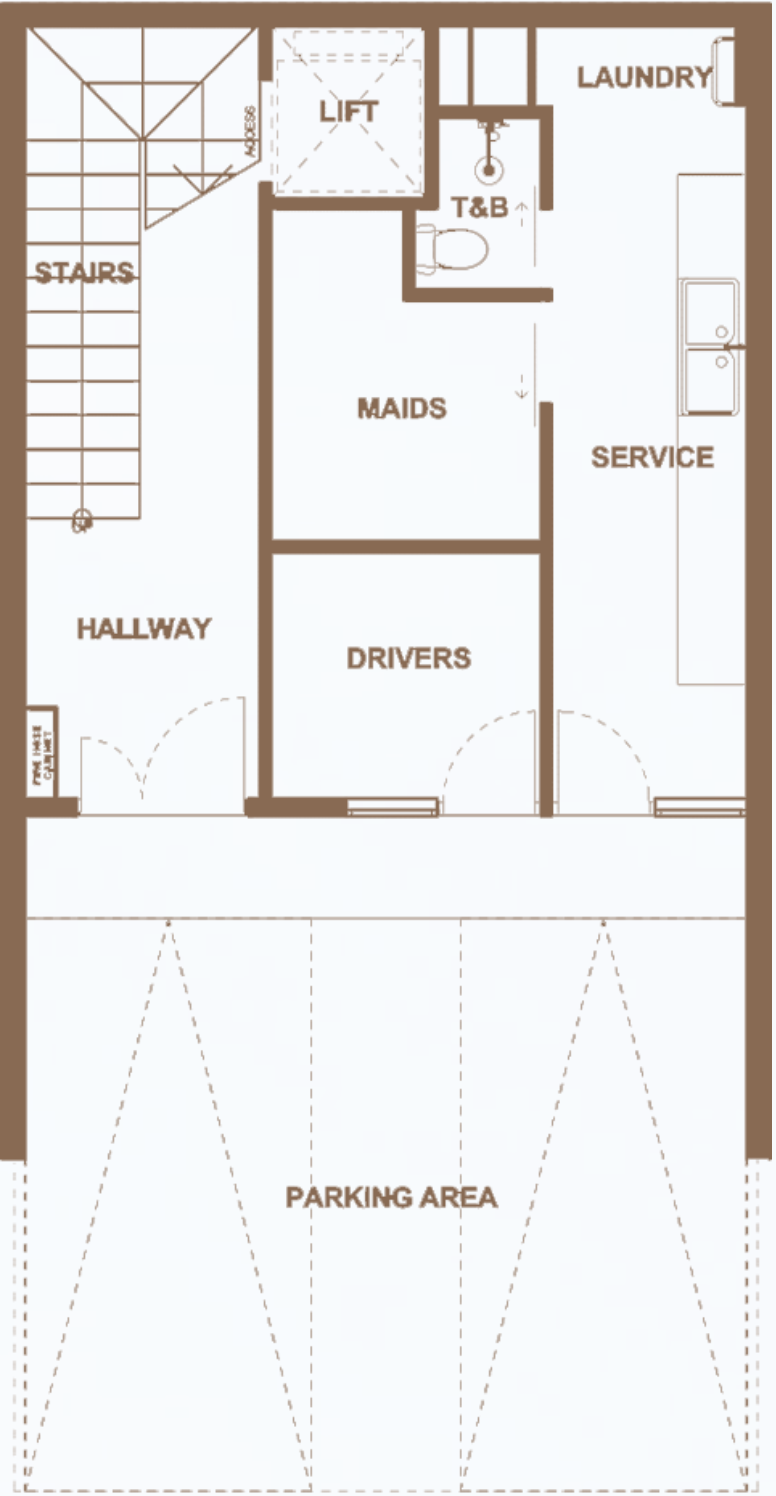
ROOM/ AREA	FLOOR	WALL	CEILING	OTHER INCLUSIONS
UPPER GROUND FLOOR				
Main/ Living/ Dining	Porcelain tiles	Painted	Painted	Split type AC, Planting strip, Access to Private lift
Powder Room	Porcelain tiles	Painted	Painted	Countertop, Sink, Water closet, Tissue holder, Bidet, Mirror
Main Kitchen	Porcelain 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 <sup>rd</sup> )				
All units are supplemented with solar power.				



# Signature 3-Bedroom Unit

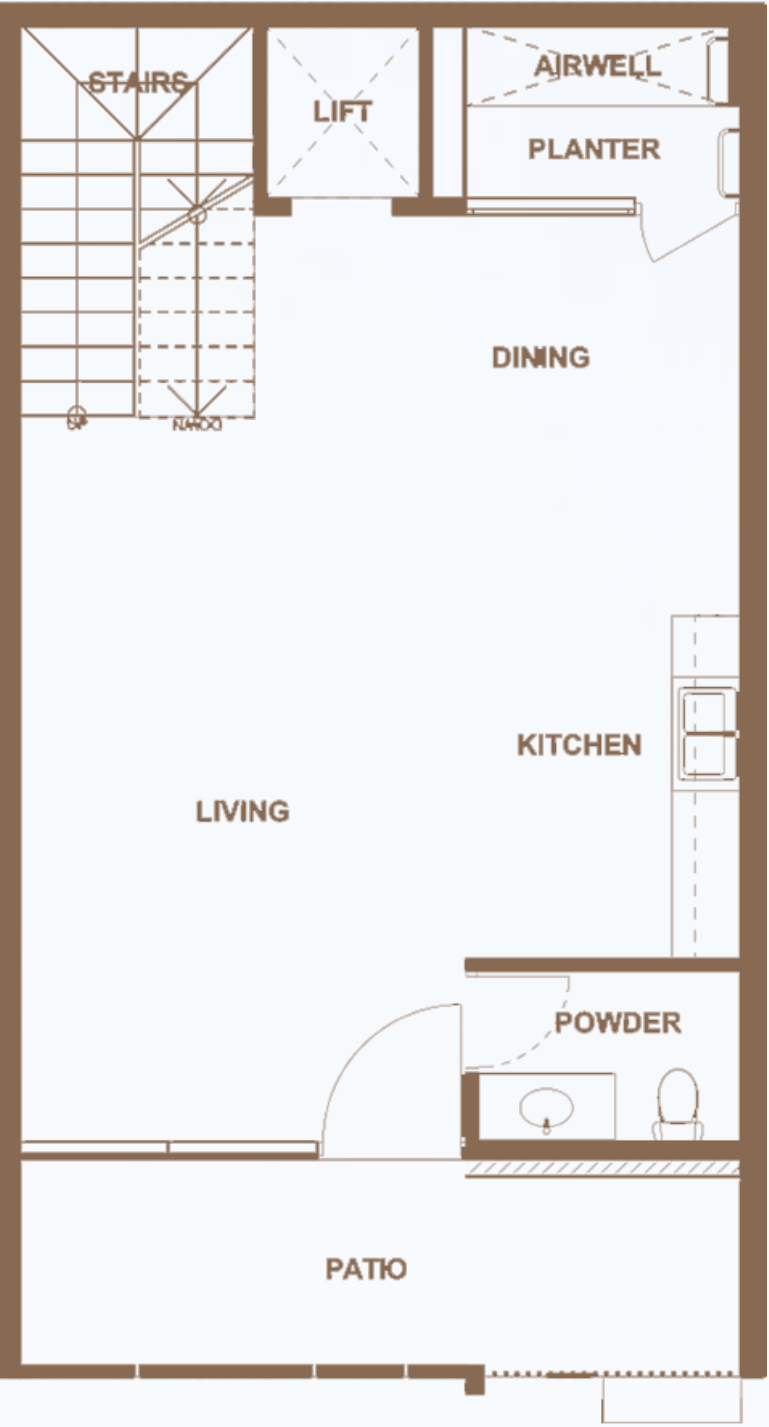
Total Floor Area:  
286.50 SQM

Lower Ground Floor



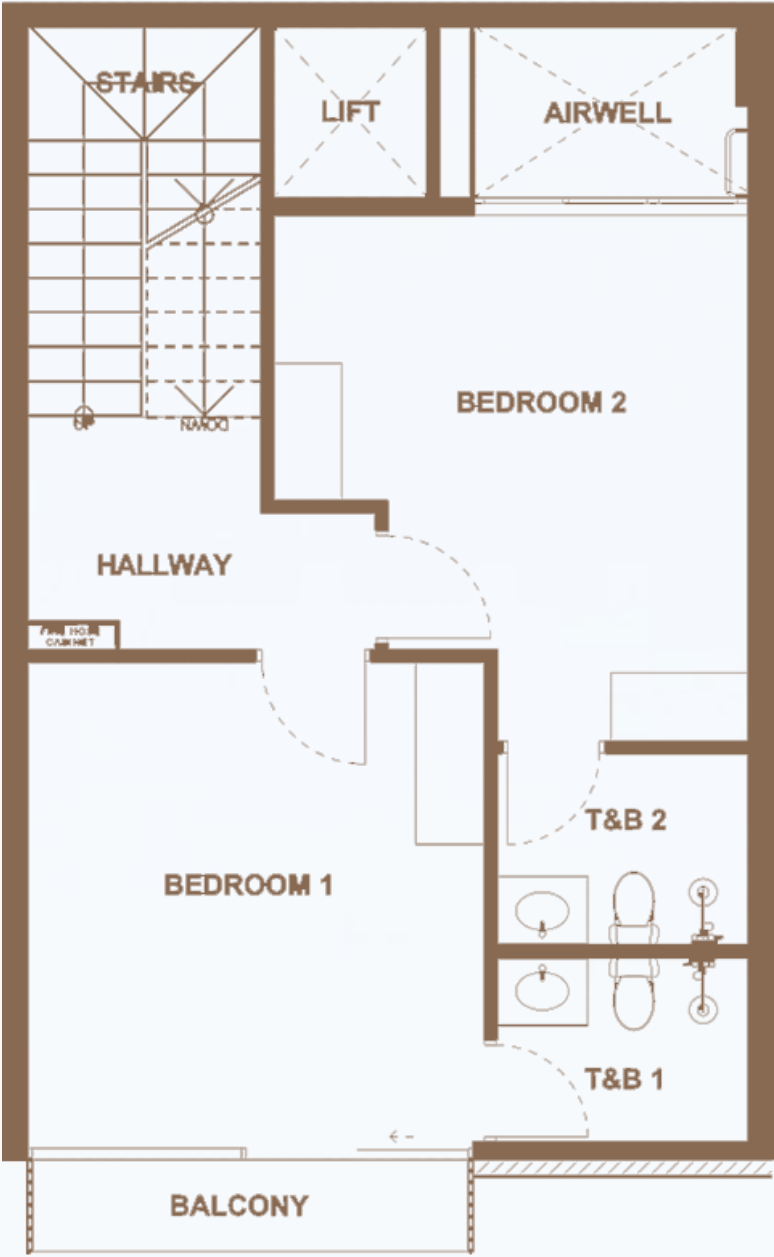
AREA TABULATION	
SPACE	AREA
STAIRS	5.00 m²
LIFT	2.75 m²
HALLWAY	10.25 m²
PARKING AREA	38.25 m²
SERVICE AREA	10.25 m²
MAIDS	6.50 m²
LAUNDRY	3.75 m²
DRIVERS	6.00 m²
QUARTERS T&B	1.75 m²

Upper Ground Floor



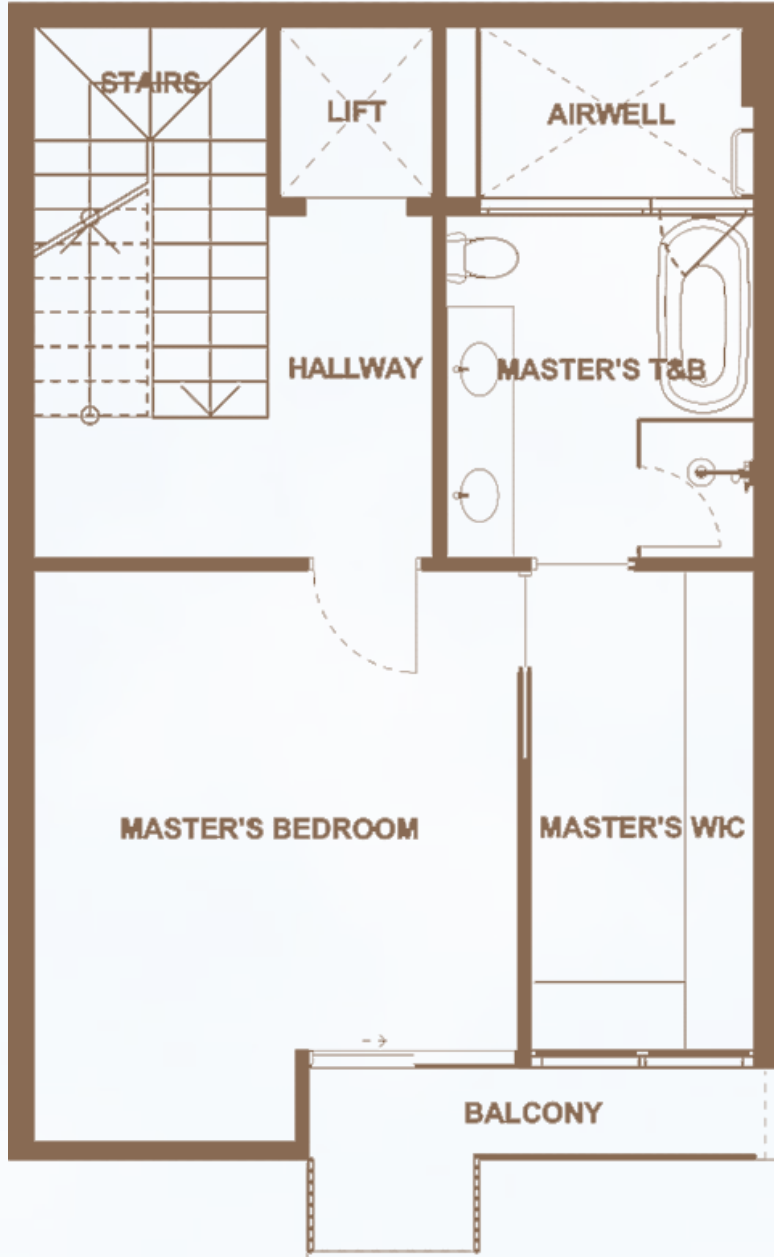
AREA TABULATION	
SPACE	AREA
PATIO	12.25 m²
LIVING	22.25 m²
POWDER	4.25 m²
KITCHEN	9.75 m²
DINING	12.50 m²
PLANTER	2.50 m²
LIFT	2.75 m²
STAIRS	9.75 m²

Second Floor



AREA TABULATION	
SPACE	AREA
STAIRS	7.75 m²
HALLWAY	5.50 m²
LIFT	2.75 m²
BEDROOM 1	18.50 m²
T&B 1	4.25 m²
BALCONY	3.00 m²
BEDROOM 2	18.00 m²
T&B 2	4.25 m²

Third Floor



AREA TABULATION	
SPACE	AREA
STAIRS	7.75 m²
HALLWAY	7.50 m²
LIFT	2.75 m²
MASTER BEDROOM	21.25 m²
MASTER WIC	9.25 m²
MASTER T&B	9.25 m²
BALCONY	4.25 m²



# Signature 3-Bedroom Unit

Total Floor Area:  
286.50 SQM

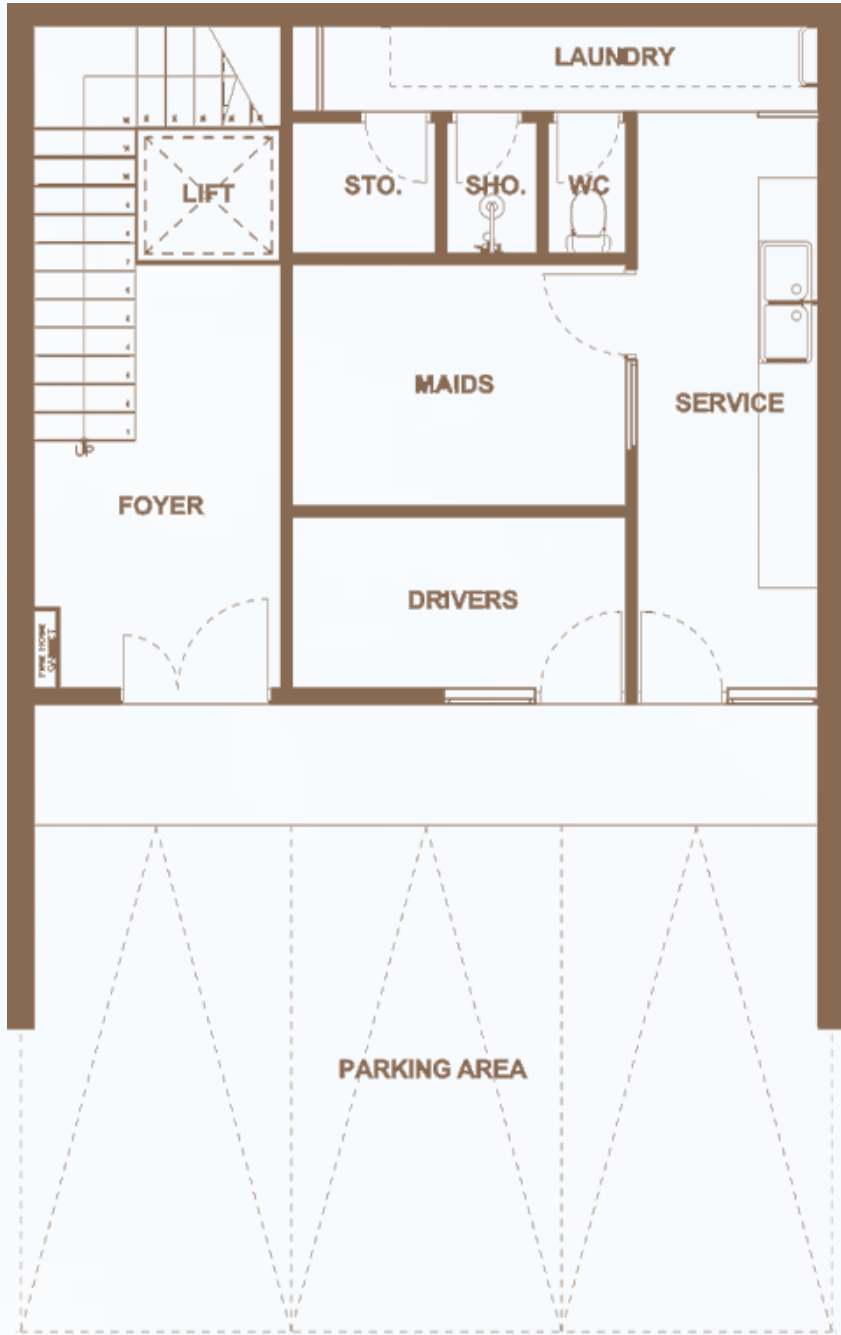
ROOM/ AREA	FLOOR	WALL	CEILING	OTHER INCLUSIONS
UPPER GROUND FLOOR				
Main/ Living/ Dining	Porcelain tiles	Painted	Painted	Split type AC, Planting strip, Access to Private lift
Powder Room	Porcelain tiles	Painted	Painted	Countertop, Sink, Water closet, Tissue holder, Bidet, Mirror
Main Kitchen	Porcelain 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 <sup>rd</sup> )
				All units are supplemented with solar power.



Premium 4-Bedroom Unit

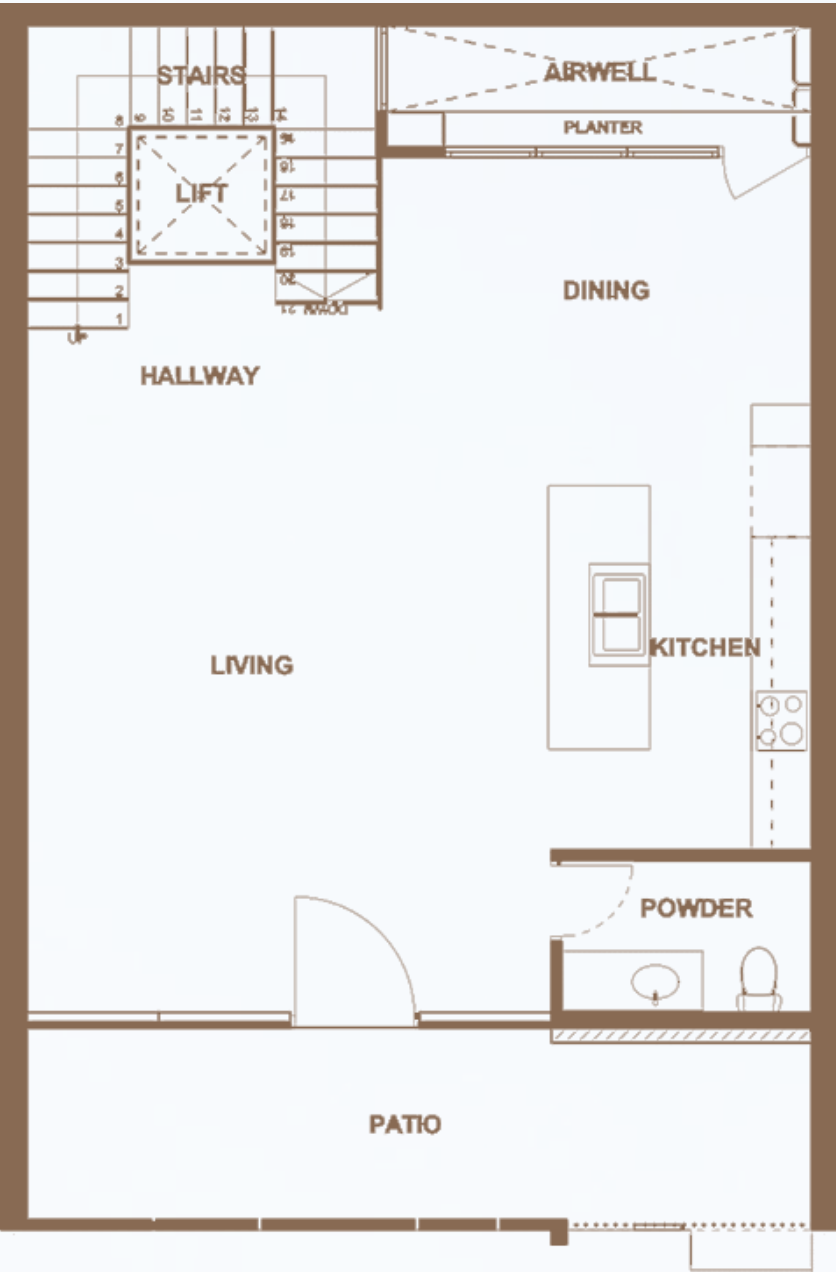
Total Floor Area:  
370.25 SQM

Lower Ground Floor



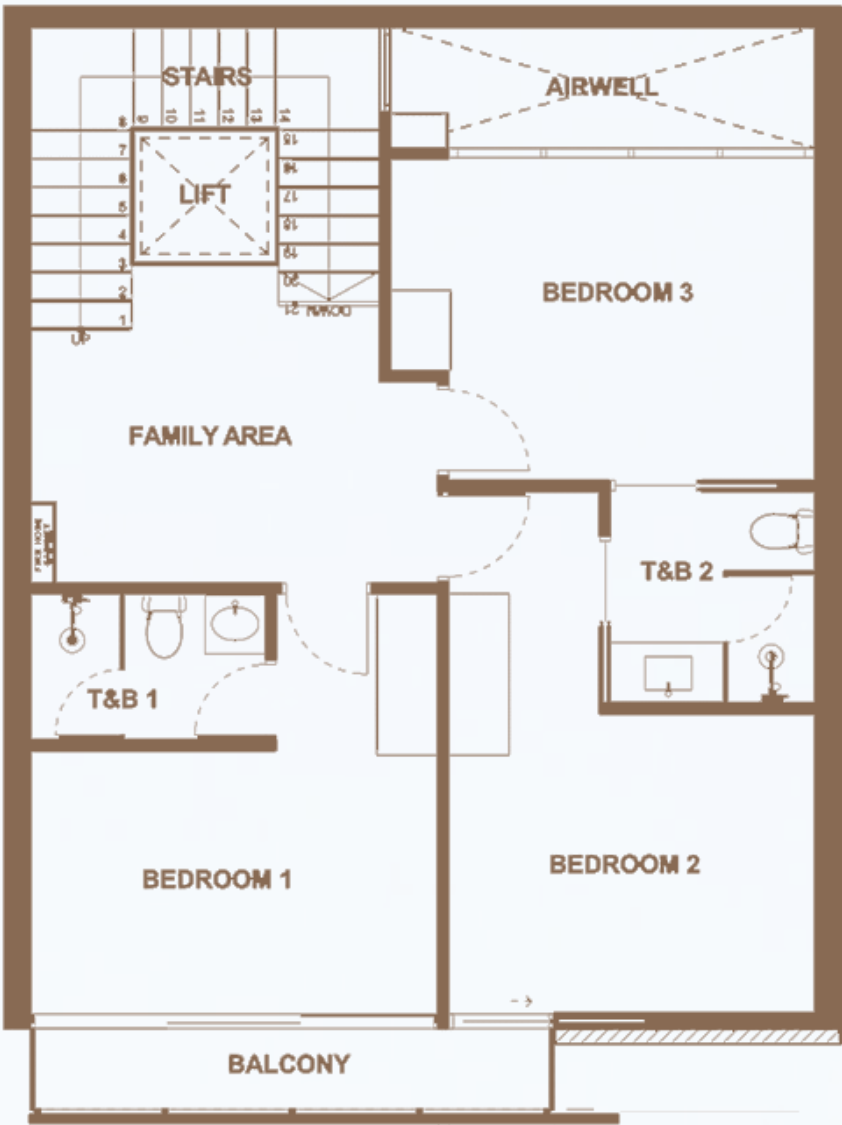
AREA TABULATION	
SPACE	AREA
STAIRS	6.25 m <sup>2</sup>
LIFT	2.00 m <sup>2</sup>
HALLWAY	9.25 m <sup>2</sup>
PARKING AREA	49.50 m <sup>2</sup>
SERVICE AREA	11.50 m <sup>2</sup>
MAIDS	8.75 m <sup>2</sup>
DRIVERS	6.50 m <sup>2</sup>
QUARTERS WC	1.25 m <sup>2</sup>
QUARTERS SHO.	1.50 m <sup>2</sup>
STORAGE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

Upper Ground Floor



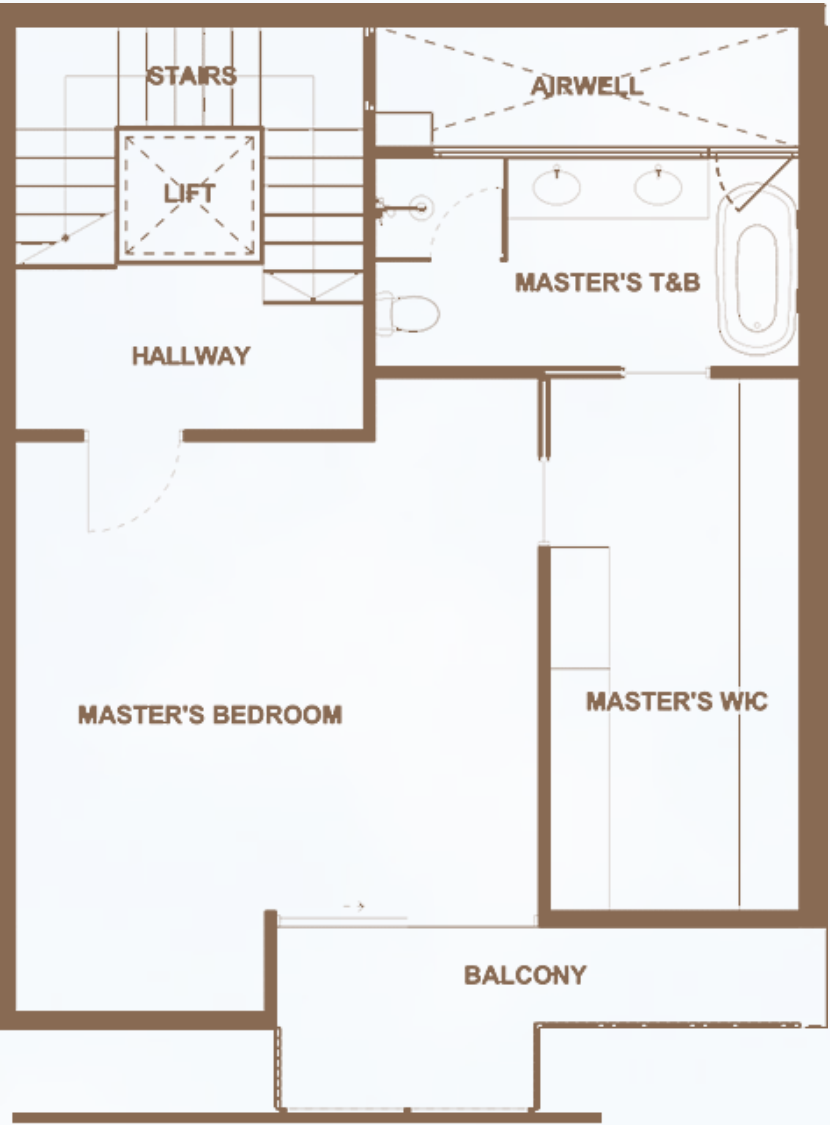
AREA TABULATION	
SPACE	AREA
PATIO	16.00 m <sup>2</sup>
LIVING	25.50 m <sup>2</sup>
POWDER	4.50 m <sup>2</sup>
KITCHEN	15.25 m <sup>2</sup>
DINING	13.50 m <sup>2</sup>
HALLWAY	5.75 m <sup>2</sup>
PLANTER	1.75 m <sup>2</sup>
LIFT	2.00 m <sup>2</sup>
STAIRS	8.00 m <sup>2</sup>

Second Floor



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

Third Floor



AREA TABULATION	
SPACE	AREA
STAIRS	7.50 m <sup>2</sup>
HALLWAY	5.50 m <sup>2</sup>
LIFT	2.00 m <sup>2</sup>
MASTER BEDROOM	30.00 m <sup>2</sup>
MASTER WIC	14.50 m <sup>2</sup>
MASTER T&B	9.75 m <sup>2</sup>
BALCONY	7.75 m <sup>2</sup>



# Premium 4-Bedroom Unit

Total Floor Area:  
370.25 SQM

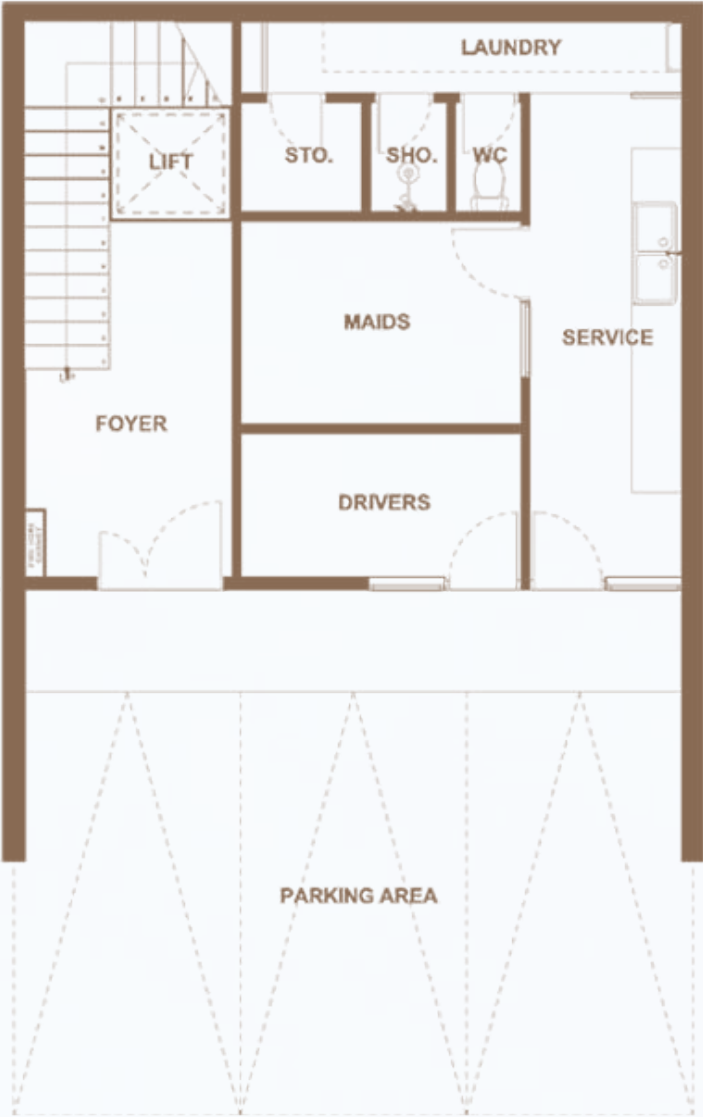
ROOM/ AREA	FLOOR	WALL	CEILING	OTHER INCLUSIONS
UPPER GROUND FLOOR				
Main/ Living/ Dining	Porcelain tiles	Painted	Painted	Split type AC, Planting Strip, Access to Private lift
Powder Room	Porcelain tiles	Painted	Painted	Countertop, Sink, Water closet, Tissue holder, Bidet, Mirror
Main Kitchen	Porcelain 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 <sup>rd</sup> ) All units are supplemented with solar power.				



# Garden 4-Bedroom Unit

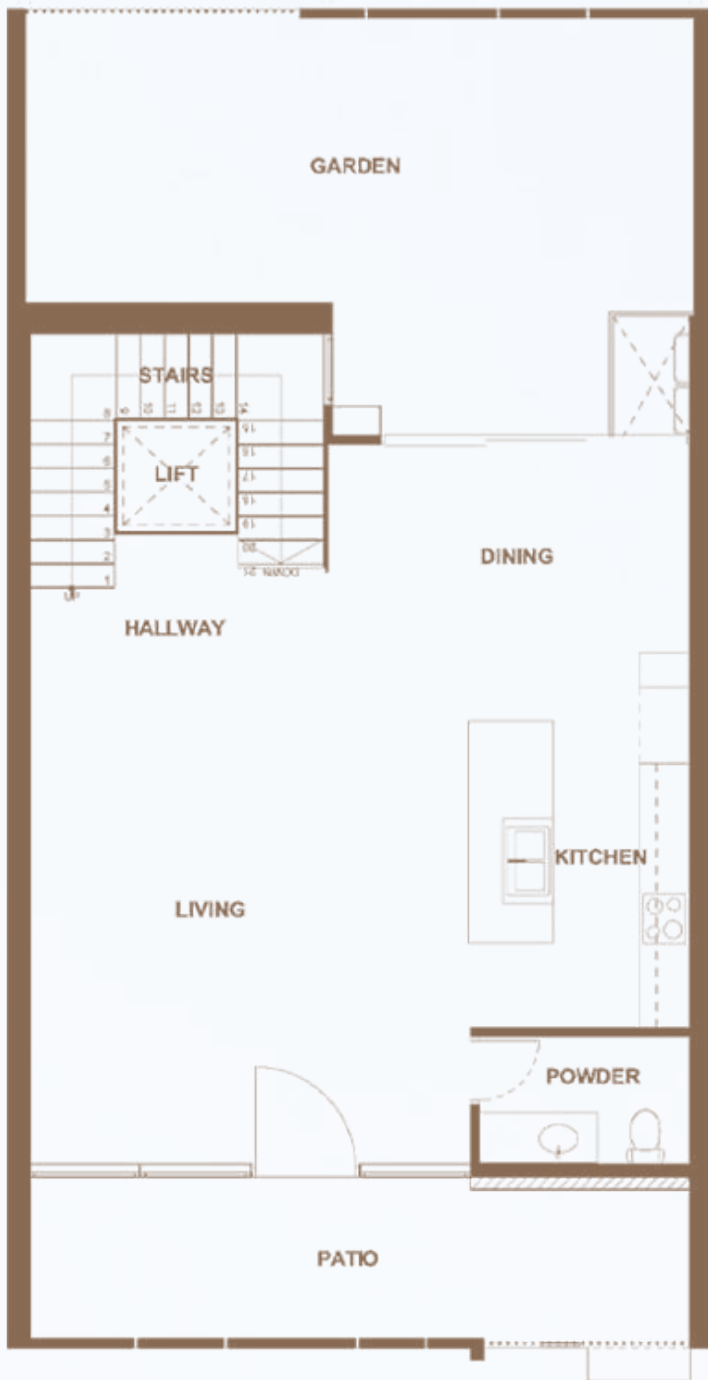
Total Floor Area:  
388.00 SQM

Lower Ground Floor



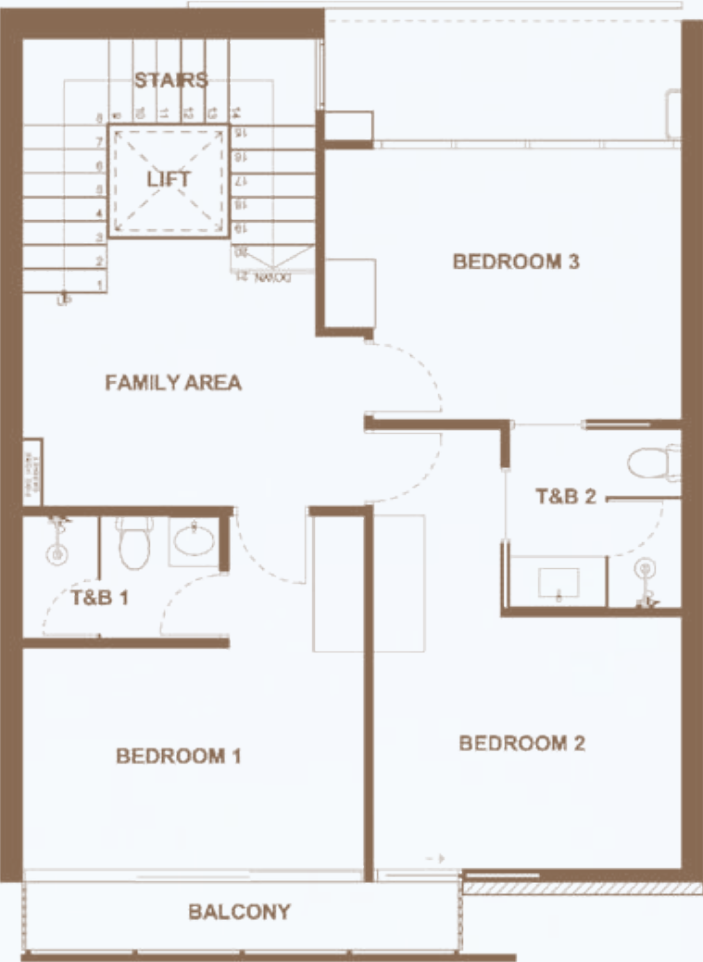
AREA TABULATION	
SPACE	AREA
STAIRS	6.50 m²
LIFT	2.00 m²
FOYER	9.25 m²
PARKING AREA	49.50 m²
SERVICE AREA	11.50 m²
MAIDS	8.75 m²
DRIVERS	6.50 m²
QUARTERS WC	1.25 m²
QUARTERS SHO.	1.50 m²
STORAGE	2.25 m²
LAUNDRY	5.75 m²

Upper Ground Floor



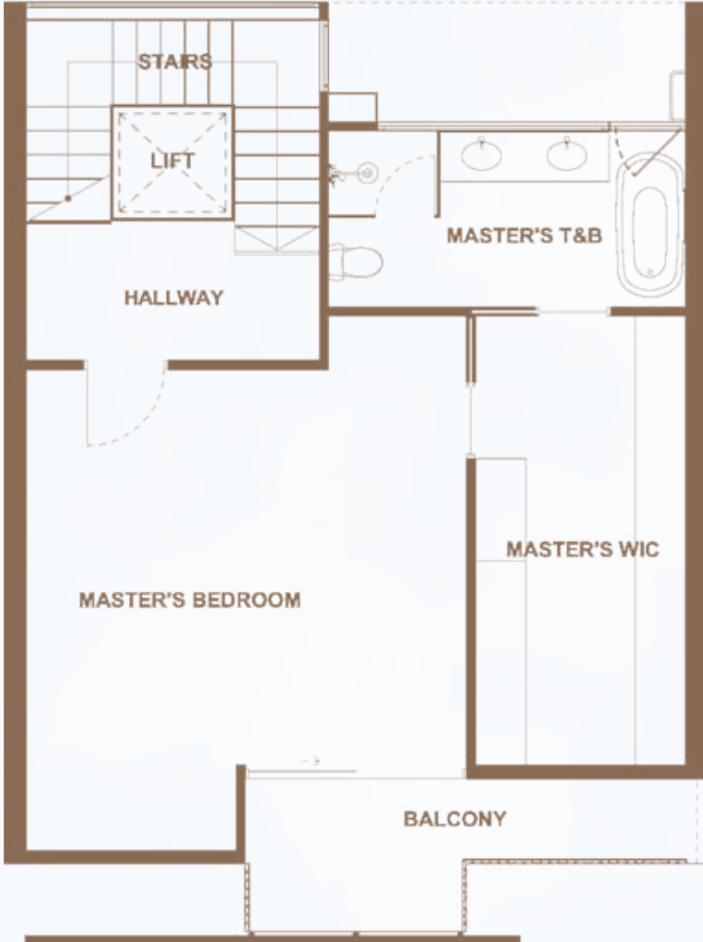
AREA TABULATION	
SPACE	AREA
PATIO	16.00 m²
LIVING	25.50 m²
POWDER	4.50 m²
KITCHEN	15.25 m²
DINING	13.50 m²
HALLWAY	5.75 m²
LIFT	2.00 m²
STAIRS	8.25 m²
GARDEN	33.50 m²

Second Floor



AREA TABULATION	
SPACE	AREA
STAIRS	8.25 m²
LIFT	2.00 m²
FAMILY AREA	11.50 m²
BEDROOM 1	14.50 m²
T&B 1	3.75 m²
BALCONY	4.25 m²
BEDROOM 2	15.25 m²
BEDROOM 3	14.25 m²
T&B 2	5.00 m²

Third Floor



AREA TABULATION	
SPACE	AREA
STAIRS	7.75 m²
HALLWAY	5.50 m²
LIFT	2.00 m²
MASTER BEDROOM	30.00 m²
MASTER WIC	14.50 m²
MASTER T&B	9.75 m²
BALCONY	7.50 m²



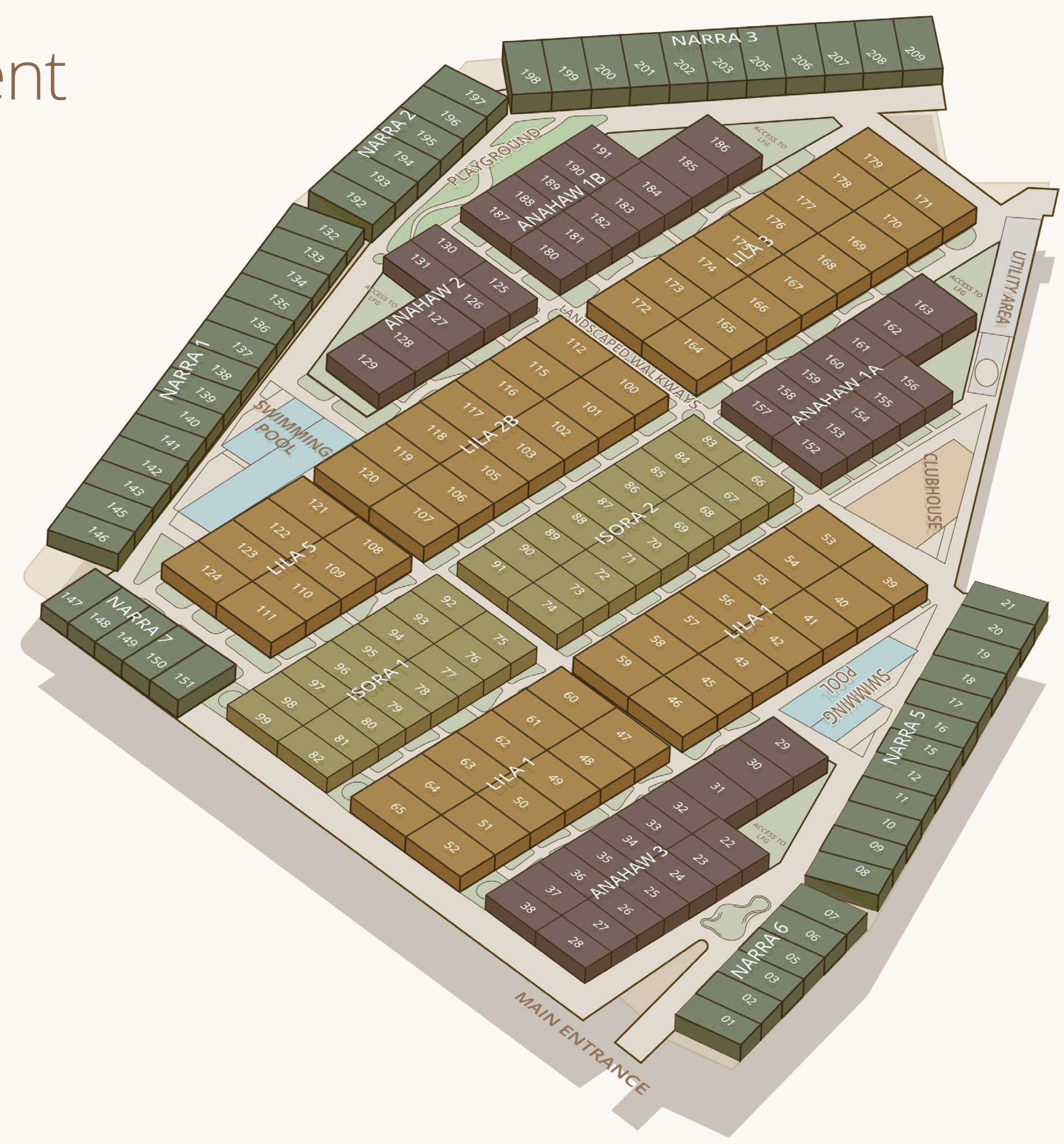
# Garden 4-Bedroom Unit

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 <sup>rd</sup> )				
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







For Training Purposes Only