



ONE MANRESA PLACE

Premier uptown living

TLTS No. R10-02-25-001

Laguindingan
Airport



JR Borja
General Hospital

Madonna
& Child Hospital

Maternity-Children's
Hospital and Puericulture Center

Gaston Park

Pryce Hotel

Department of Interior
and Local Govt.

SM CDO Uptown

Xavier University
Ateneo De Cagayan
Senior High School

CEPALCO
Uptown

Velmiro Uptown CDO

Pueblo de Oro
Golf & Country Club

MANRESA TOWN

STRATEGIC LOCATION

- 300m from DILG Region X Office
- 900m from SM City CDO Uptown
- 1.3km from CEPALCO Uptown
- 1.6km from Xavier Ateneo de Cagayan Senior High School
- 2.0 km from Velmiro Uptown CDO
- 2.2km from Pryce Hotel
- 3.4 km from Pueblo de Oro Golf & Club
- 3.7km from Madonna & Child Hospital
- 3.8km from Maternity-Children's Hospital & Puericulture Center
- 4.1 km from Gaston Park
- 4.7km JR Borja General Hospital
- 35 km from Laguindingan Airport

MANRESA
TOWN



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PROJECT DETAILS

Location:	Manresa Town, Masterson Ave. Barangay Upper Balulang, Cagayan de Oro City
Project Type:	3 Residential Towers with shared Retail Podium integrated in a University Town
Total Land Area:	8,390 sqm.
No. of Residential Units:	940 Units Tower 1 (394 Units) Tower 2 (372 Units) Tower 3 (174 Units)
No. of Parking Units:	232 Units Tower 1 (100 Units) Tower 2 (92 Units) Tower 3 (40 Units)
Architectural Theme:	Responsive Architectural Theme - demonstrates the ability to alter its form to continually reflect the environmental conditions surrounding it





TOWER 1

TOWER 2

TOWER 3

SITE DEVELOPMENT PLAN



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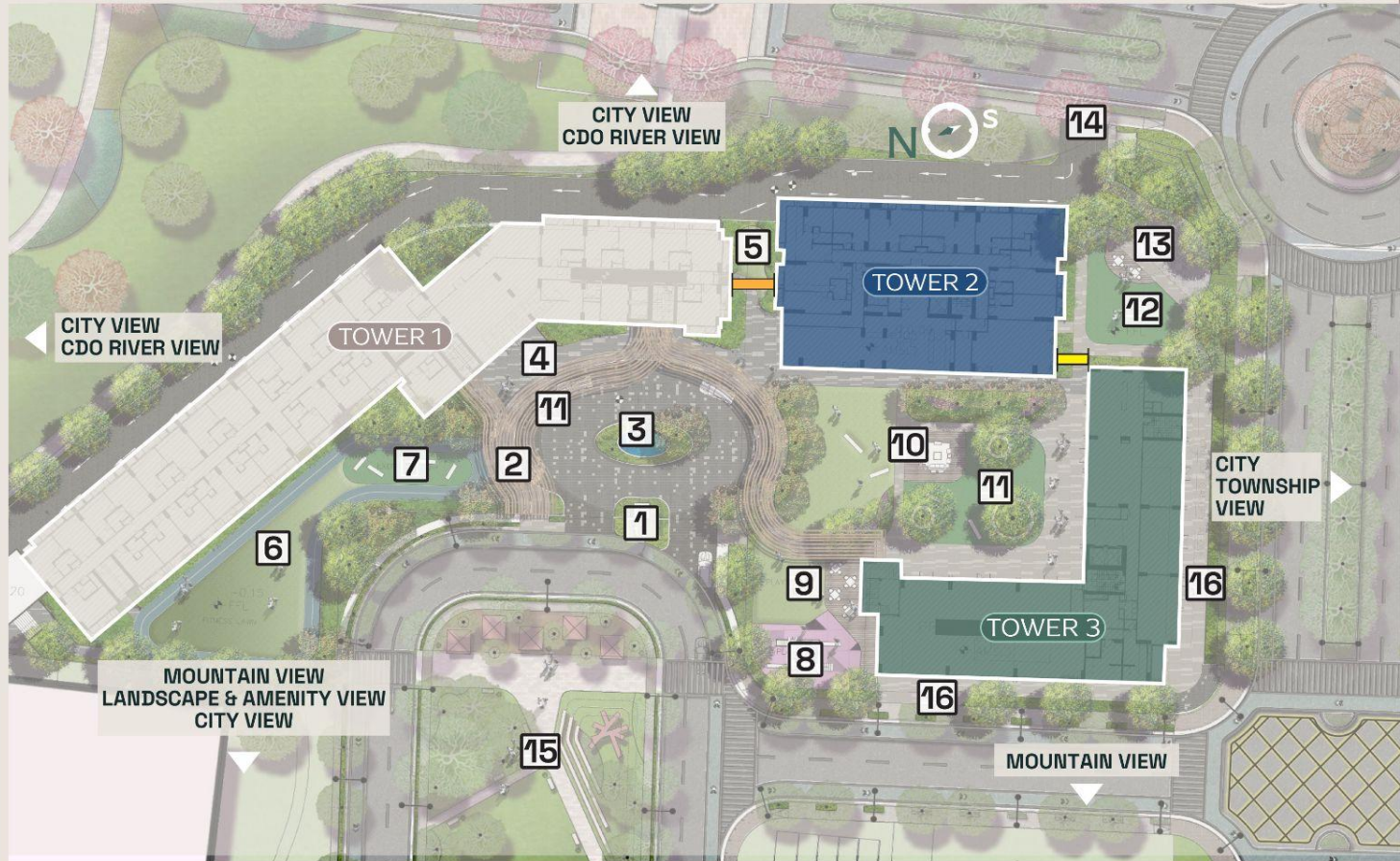
LEGEND:

- 1 - ENTRY GATEWAY
- 2 - FEATURE COVERED WALKWAY
- 3 - WATER FEATURE
- 4 - PLAZA
- 5 - POCKET GARDEN
- 6 - FITNESS LAWN
- 7 - EXERCISE EQUIPMENT
- 8 - PLAY AREA
- 9 - PLAY LAWN
- 10 - GAZEBO
- 11 - SEATING AREA
- 12 - PET PARK
- 13 - LOOK OUT GAZEBO
- 14 - VEHICULAR ENTRY
- 15 - ESTATE PARK
- 16 - RETAIL PROMENADE

GAPS PER TOWER :

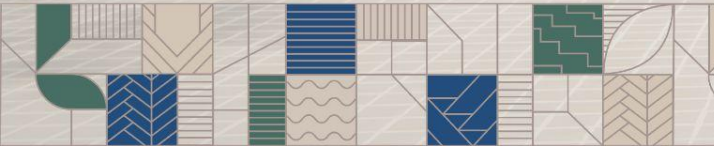
5.625 meters 
Gap between Tower 1 & Tower 2

4.25 meters 
Gap between Tower 2 & Tower 3



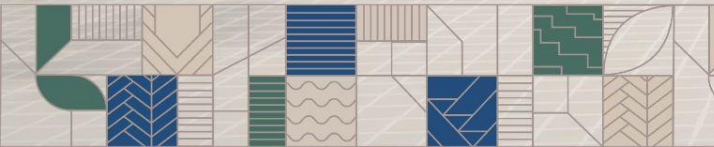
BUILDING FEATURES

- Retail Spaces
- Separate & Independent Residential
- Lobbies per Tower
- High Ceiling Lobby
- 4 Passenger Elevators for Tower 1
- 2 Passenger Elevators each for Tower 2 & 3
- Multi-Level Amenity Floors
- Inter-Connected Amenity Areas
- Centralized Drop off & Driveway
- Pedestrian Access
- Basement Parking
- Sky Gardens at varying levels
- Combinable Units
- Full Height Windows



BUILDING FEATURES

- Unit Balconies at 1 Bedroom Units & selected Studio Units
- Selected Garden Units
- Window Type ACCU provision (Split Type Provision for Units with Balconies)
- Wide Hallways
- Wide Circulation at Gaps between Towers
- Garbage Holding Area per Floor
- 100% Back Up Power
- 24/7 Security System
- Property Management



SUSTAINABILITY FEATURES

- Large windows in the units to allow for Natural Lighting
- Windows and Air-pockets in the hallways for natural ventilation
- Toilet Fixtures with water-saving features
- Rainwater Harvesting
- Energy efficient lights and utility systems



AMENITIES PER TOWER

Tower 1

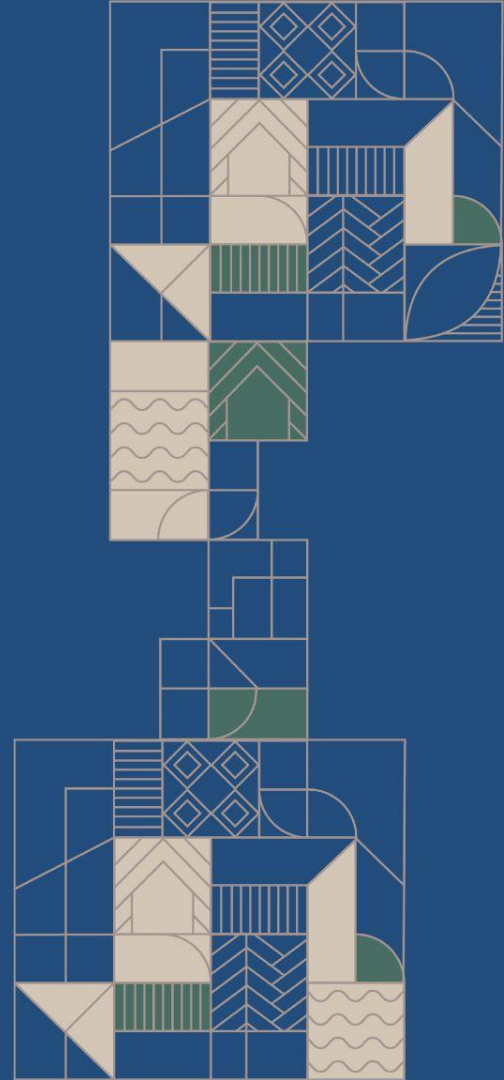
- Lap Pool and Kiddie Pool
- Amenity Decks
- Garden Decks

Tower 2

- Study Hall (GF)

Tower 3

- Multi-purpose Area
- Gym
- Yoga Studio
- Game Room
- Co-working Space
- Chapel
- Lap Pool





UNIT FEATURES

Studio, One Bedroom and Two Bedroom Units

- Painted Walls, Partition, and Ceiling
- Homogeneous Unglazed Tiles for Kitchen, Living, & Dining
- Vinyl Floor Planks for Bedroom(s)
- Ceramic Unglazed Tiles for Bathroom and Balcony
- Complete T&B Fixtures with Shower Heater Outlet only
- Kitchen Overhead and Base Cabinets with Granite Countertop



UNIT FEATURES

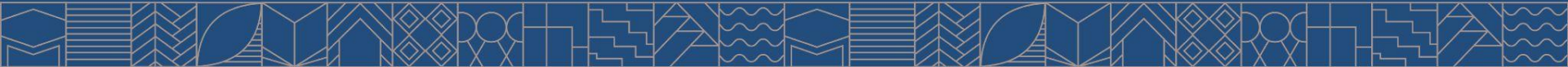
Studio, One Bedroom and Two Bedroom Units

- Kitchen Sink with Grease Trap
- Fire Detection and Suppression System
- Air-conditioning outlet for Window & Split-Type Units
- Telephone, Internet-ready, and CATV
- Full Height Windows

RESIDENTIAL UNIT TYPES



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Studio Unit Types



Typical Studio Unit
Type A1

Tower 1 and 3



Typical Studio Unit
Type C

Tower 2

AREA	A1	C
Living and Bed	12.81 sqm	14.10 sqm
Kitchen	5.26 sqm	5.71 sqm
Toilet and Bath	4.78 sqm	4.06 sqm
TOTAL	22.85 sqm	23.87 sqm

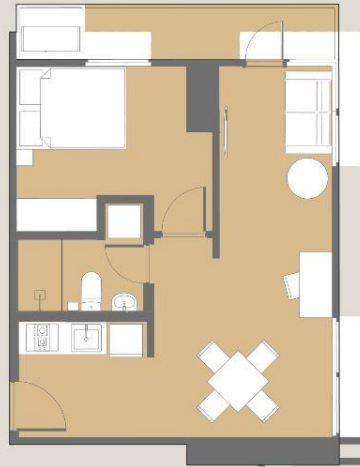


1 Bedroom Unit Types



Typical 1 BR Unit
Type C1

Tower 1 and 3



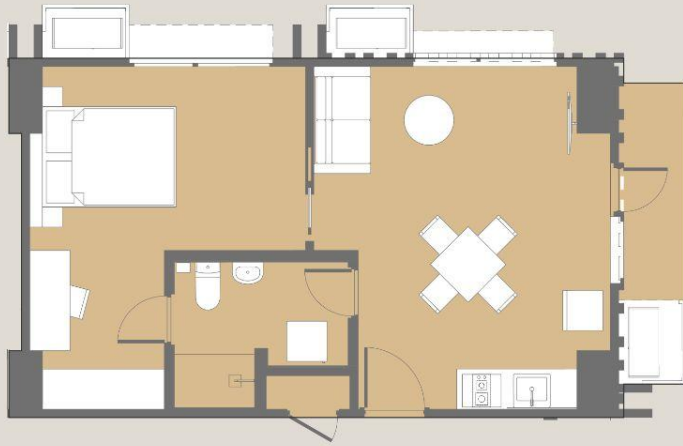
Typical 1 BR Unit
Type P

Tower 2

AREA	C1	P
Living	8.60 sqm	20.48 sqm
Kitchen Area	5.82 sqm	5.79 sqm
Bedroom	9.66 sqm	11.14 sqm
Toilet and Bath	4.44 sqm	4.34 sqm
Balcony		5.86 sqm
TOTAL	28.52 sqm	47.61 sqm



1 Bedroom Unit Types



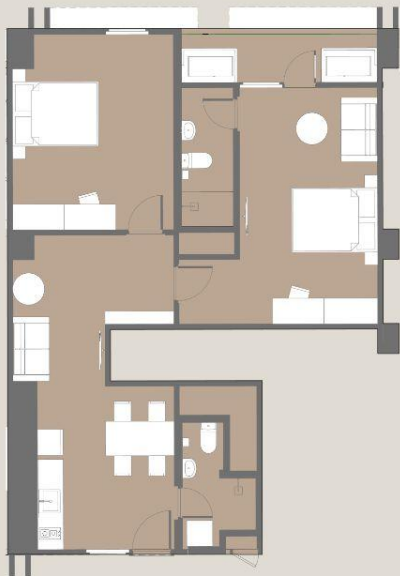
Typical 1 BR Unit
Type B4
Tower 3

AREA	B4
Living	15.40 sqm
Kitchen Area	6.82 sqm
Bedroom	19.98 sqm
Toilet and Bath	5.51 sqm
Balcony	4.50 sqm
TOTAL	52.21 sqm



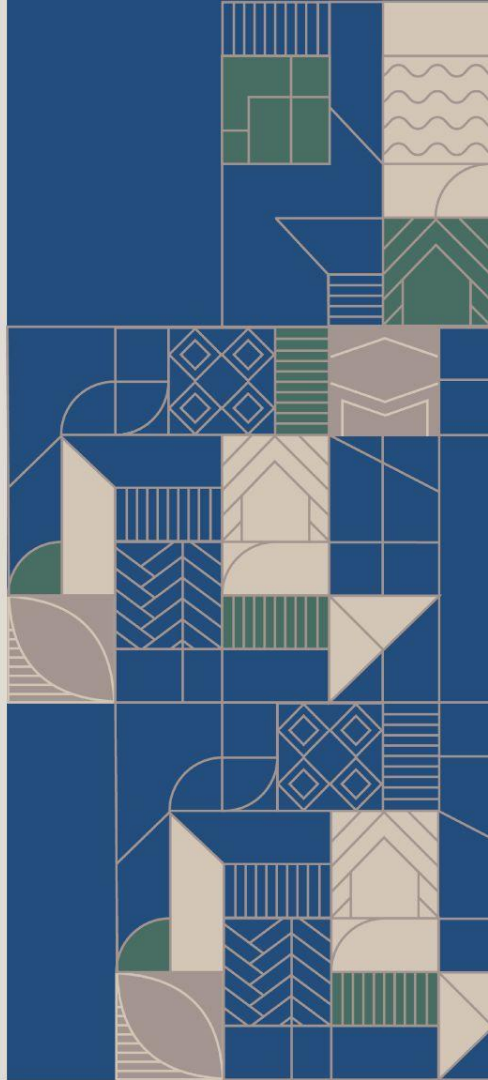
2 BEDROOM UNIT

Tower 1

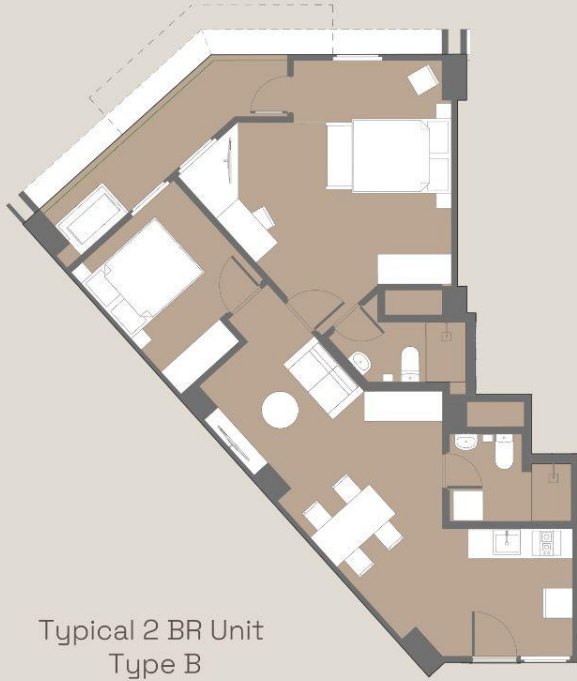


Typical 2 BR Unit
Type A1
Tower 1

AREA	A1
Living	21.65 sqm
Kitchen Area	7.32 sqm
Bedroom 1	18.65 sqm
Bedroom 2	21.43 sqm
Toilet and Bath 1	4.73 sqm
Toilet and Bath 2	4.74 sqm
Balcony	5.94 sqm
TOTAL	84.46 sqm



2 Bedroom Unit Types



Typical 2 BR Unit
Type B

Tower 1

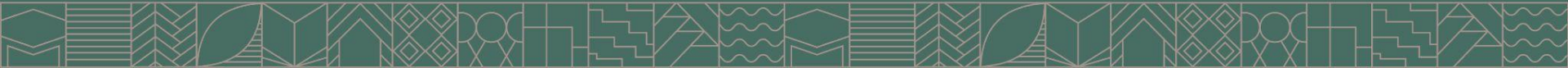
AREA	B
Living	22.73 sqm
Kitchen Area	4.74 sqm
Bedroom 1	21.81 sqm
Bedroom 2	9.81 sqm
Toilet and Bath 1	4.41 sqm
Toilet and Bath 2	4.15 sqm
Balcony	7.64 sqm
TOTAL	75.29 sqm



TYPICAL FLOOR PLANS



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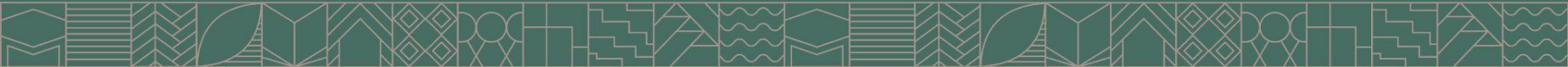


TOWER 1

TYPICAL FLOOR PLANS



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ONE MANRESA PLACE

TOWER 1: FLOOR PLAN GROUND FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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ONE MANRESA PLACE

TOWER 1: FLOOR PLAN 2ND FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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TOWER 1: FLOOR PLAN 3RD-4TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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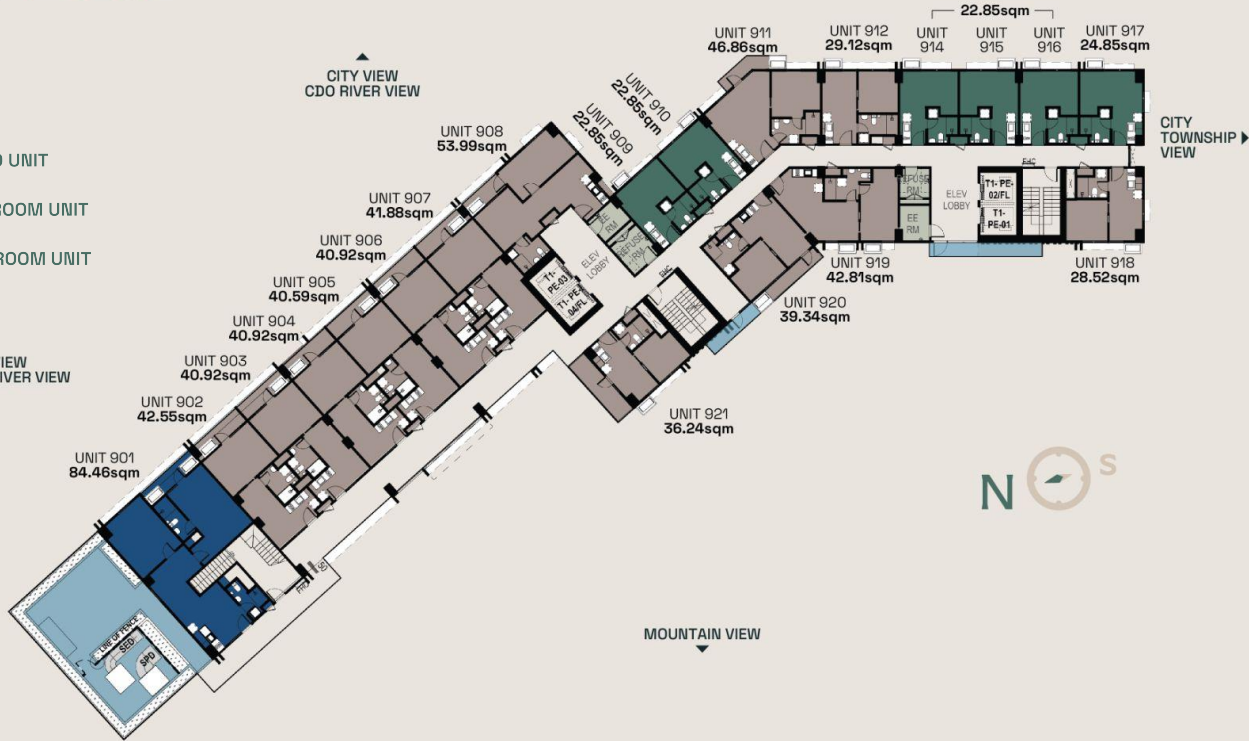


ONE MANRESA PLACE

TOWER 1: FLOOR PLAN 9TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT
-  2-BEDROOM UNIT



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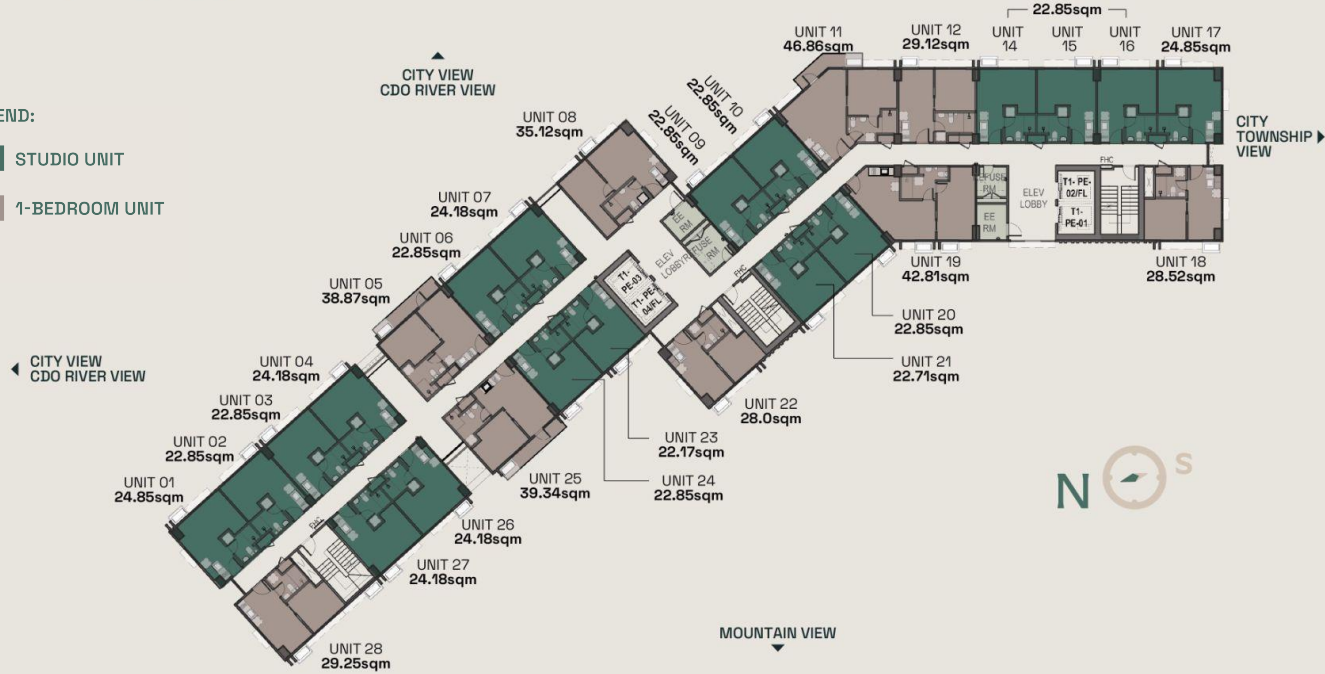


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PLACE

TOWER 1: FLOOR PLAN 10TH - 11TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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TOWER 1: FLOOR PLAN 12TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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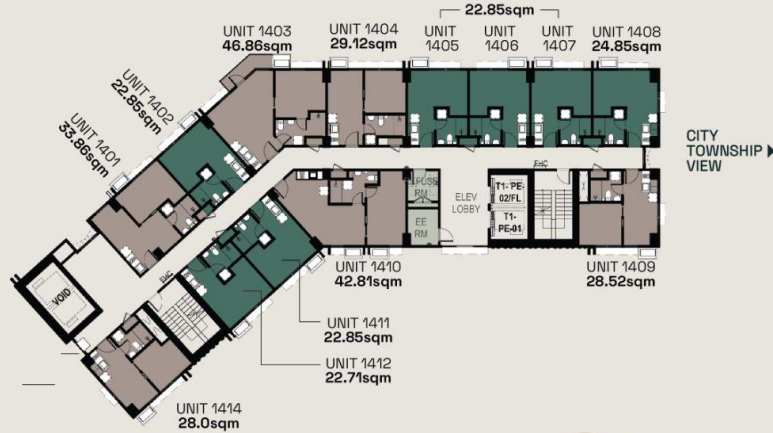
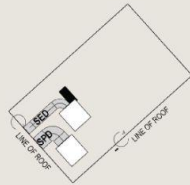
TOWER 1: FLOOR PLAN
14TH FLOOR

LEGEND:

- STUDIO UNIT
- 1-BEDROOM UNIT

CITY VIEW
CDO RIVER VIEW

CITY VIEW
CDO RIVER VIEW



MOUNTAIN VIEW

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TOWER 1: FLOOR PLAN
15TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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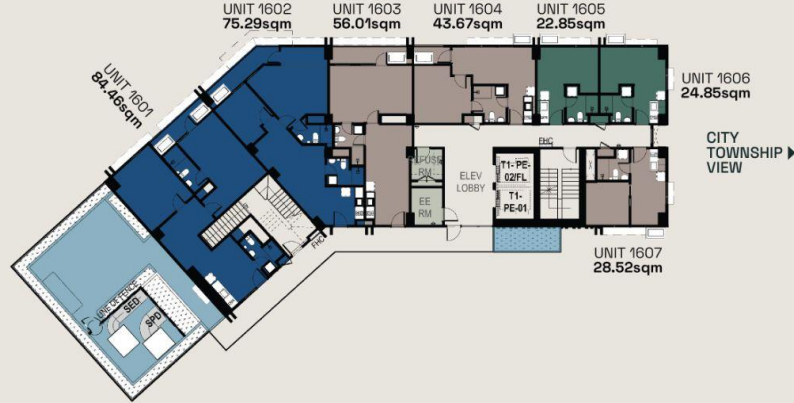
ONE
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PLACE

TOWER 1: FLOOR PLAN
16TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT
-  2-BEDROOM UNIT

▲
CITY VIEW
CDO RIVER VIEW



◀ CITY VIEW
CDO RIVER VIEW



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MOUNTAIN VIEW

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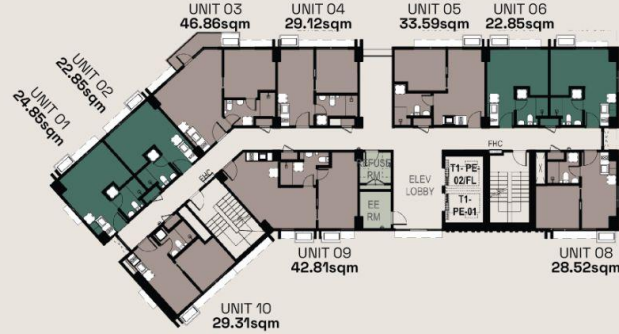
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MANRESA
PLACE

TOWER 1: FLOOR PLAN
17TH - 18TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT

▲
CITY VIEW
CDO RIVER VIEW



▶
CITY TOWNSHIP
VIEW

◀
CITY VIEW
CDO RIVER VIEW



▼
MOUNTAIN VIEW

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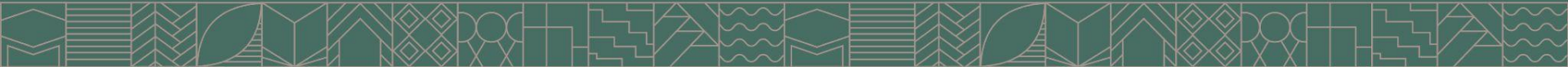
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TOWER 2

TYPICAL FLOOR PLANS



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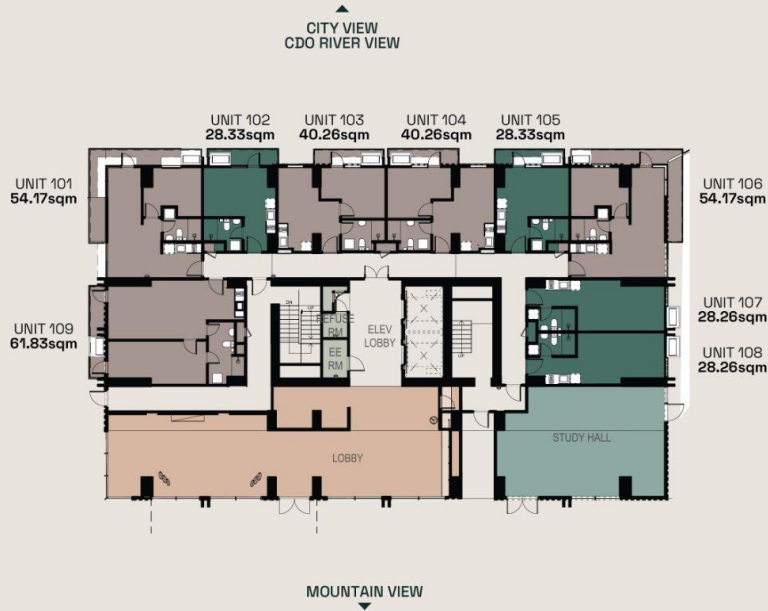


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PLACE

TOWER 2: FLOOR PLAN
GROUND FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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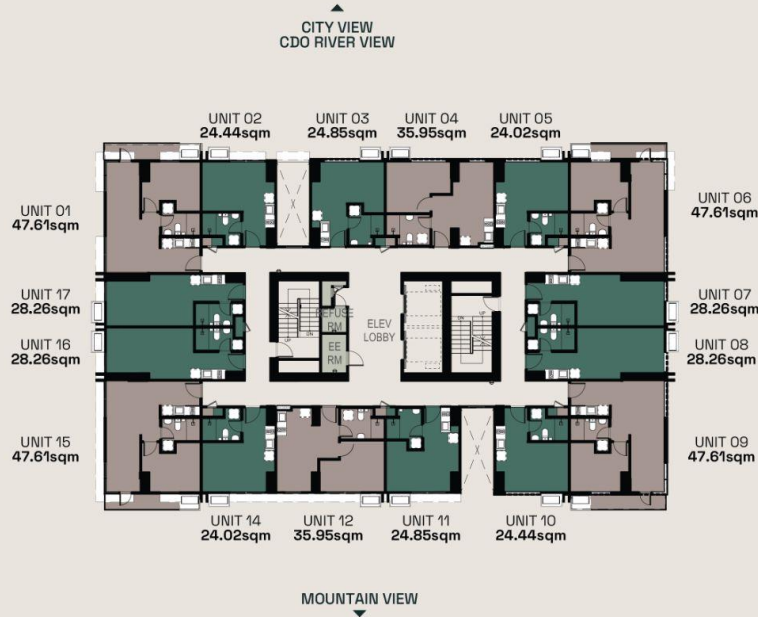


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PLACE

TOWER 2: FLOOR PLAN
2ND-5TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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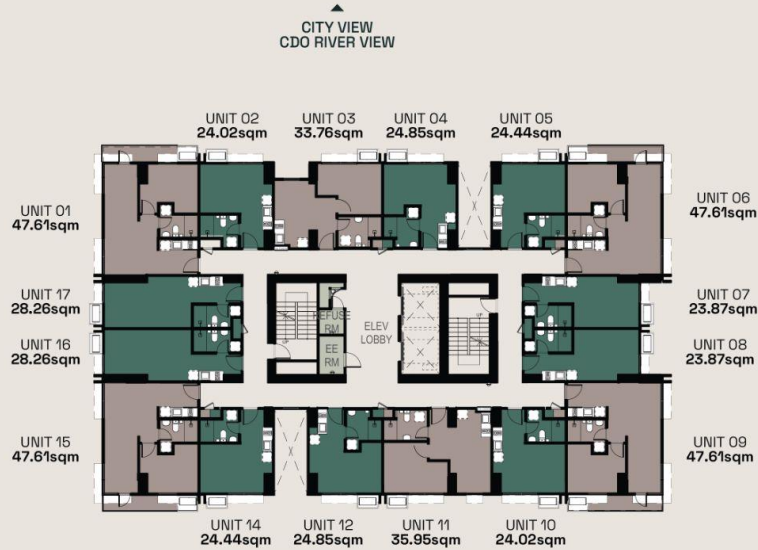


ONE
MANRESA
PLACE

TOWER 2: FLOOR PLAN
6TH - 11TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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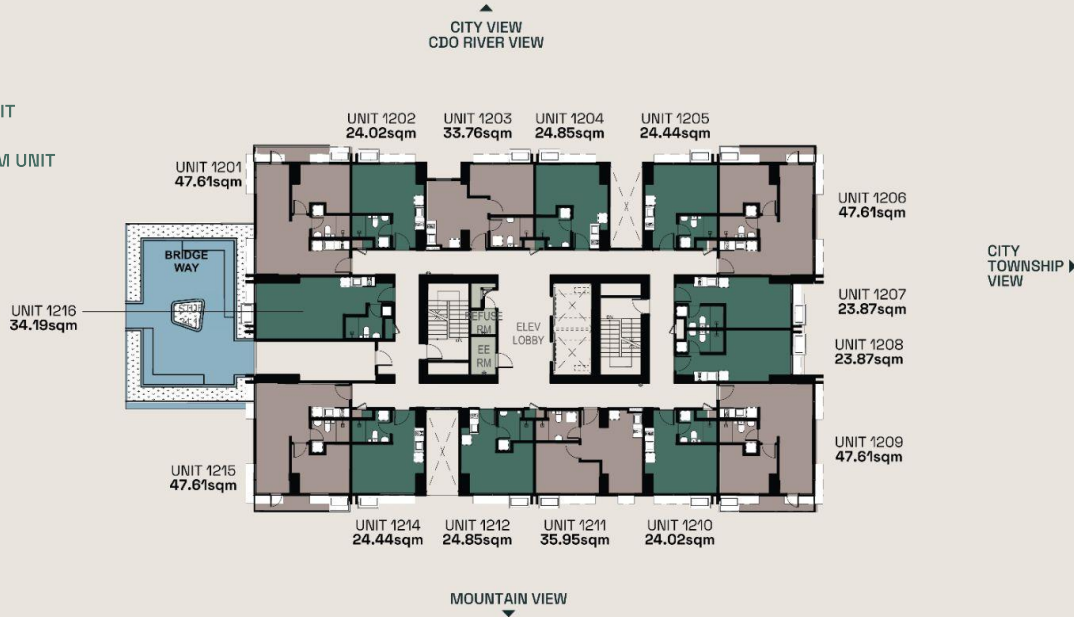


ONE
MANRESA
PLACE

TOWER 2: FLOOR PLAN
12TH FLOOR

LEGEND:

- STUDIO UNIT
- 1-BEDROOM UNIT



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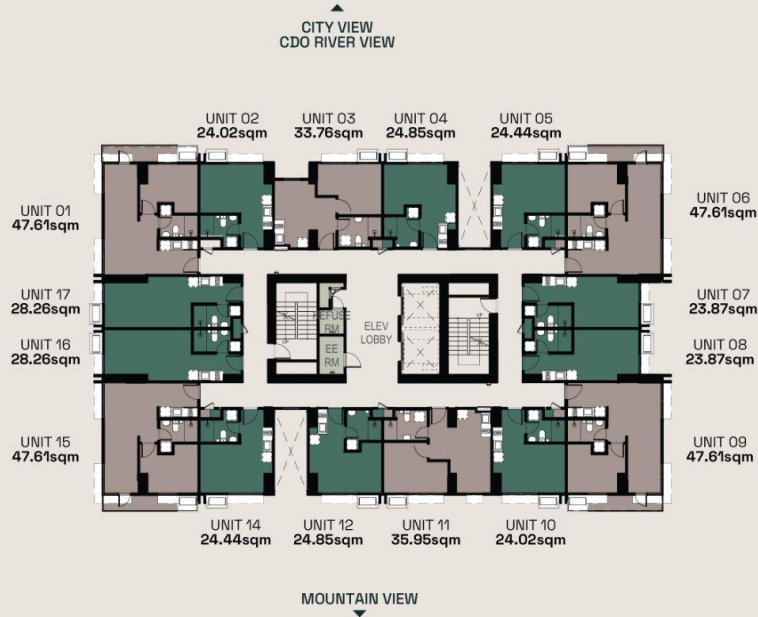


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TOWER 2: FLOOR PLAN
14TH - 18TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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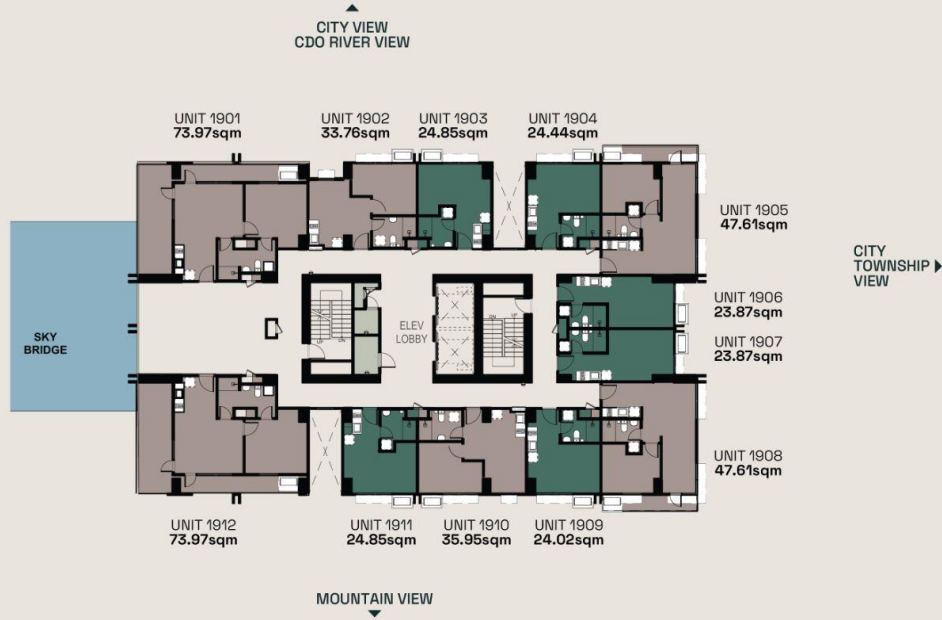


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PLACE

TOWER 2: FLOOR PLAN
19TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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TOWER 2: FLOOR PLAN
20TH - 25TH FLOOR

LEGEND:

- STUDIO UNIT
- 1-BEDROOM UNIT



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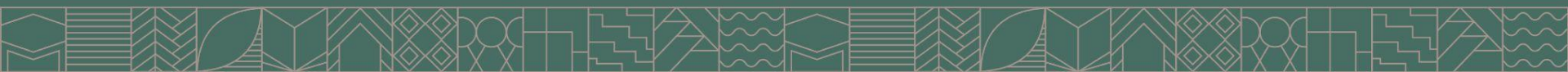
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TOWER 3

TYPICAL FLOOR PLANS



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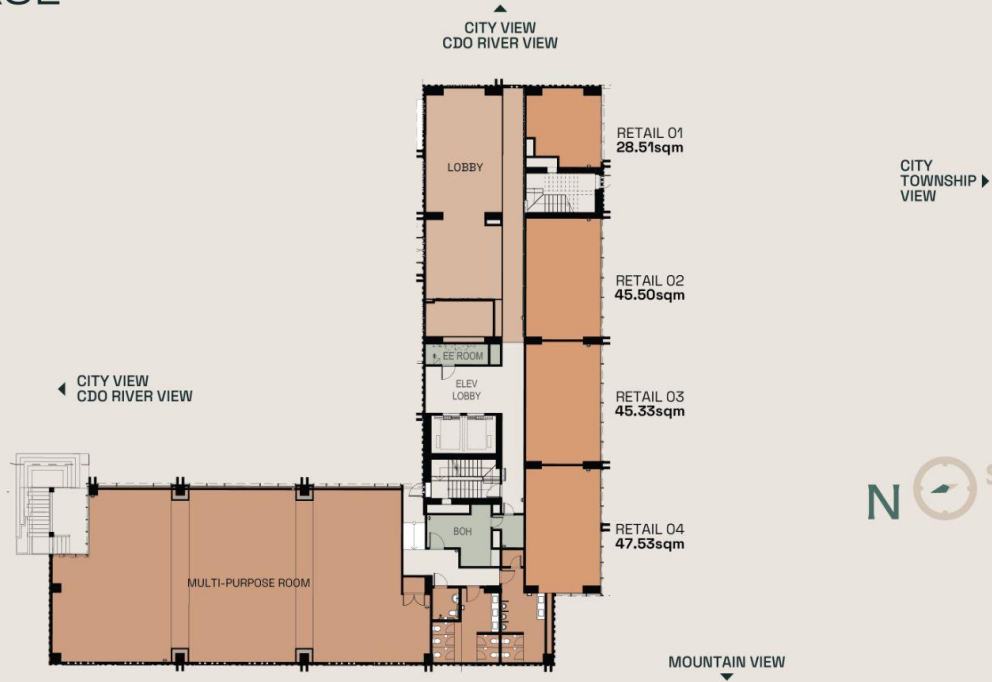


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TOWER 3: FLOOR PLAN
GROUND FLOOR

LEGEND:

 RETAIL AREA



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TOWER 3: FLOOR PLAN 2ND FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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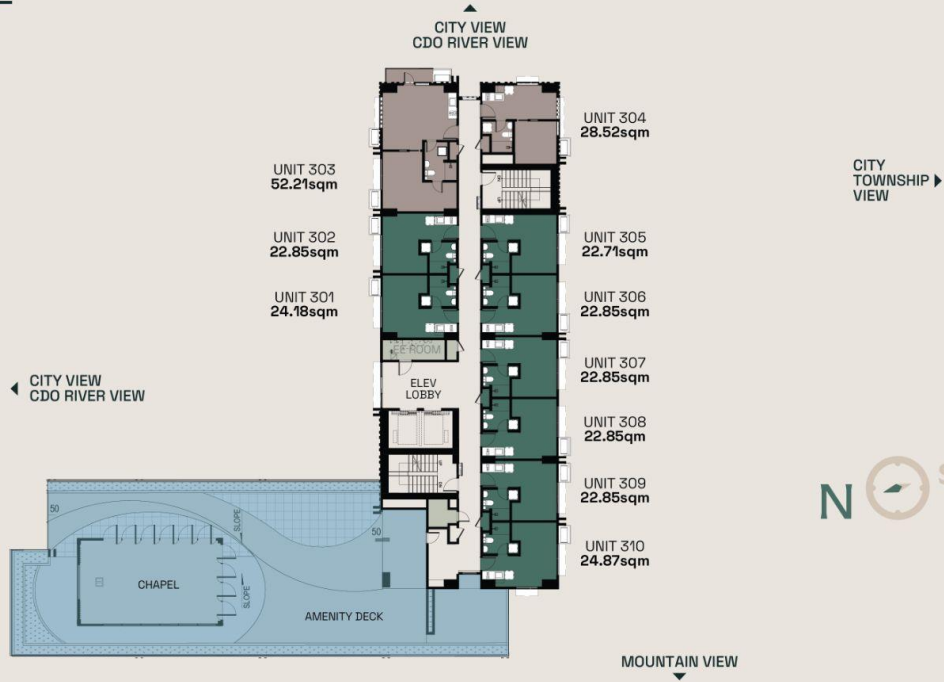


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TOWER 3: FLOOR PLAN
3RD FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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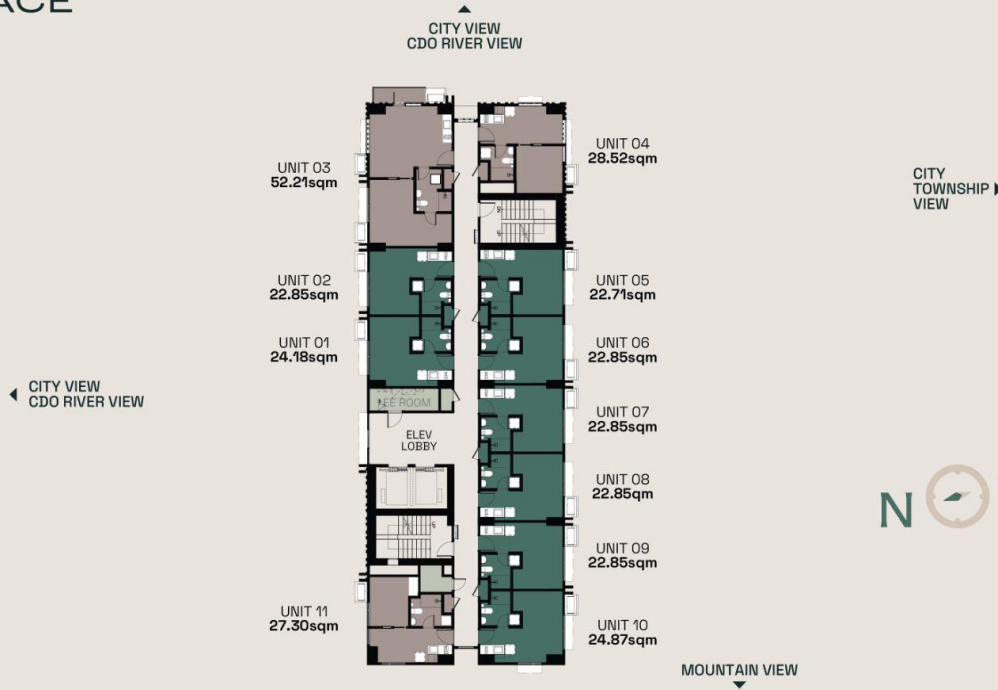


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TOWER 3: FLOOR PLAN
4TH - 17TH FLOOR

LEGEND:

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-  1-BEDROOM UNIT



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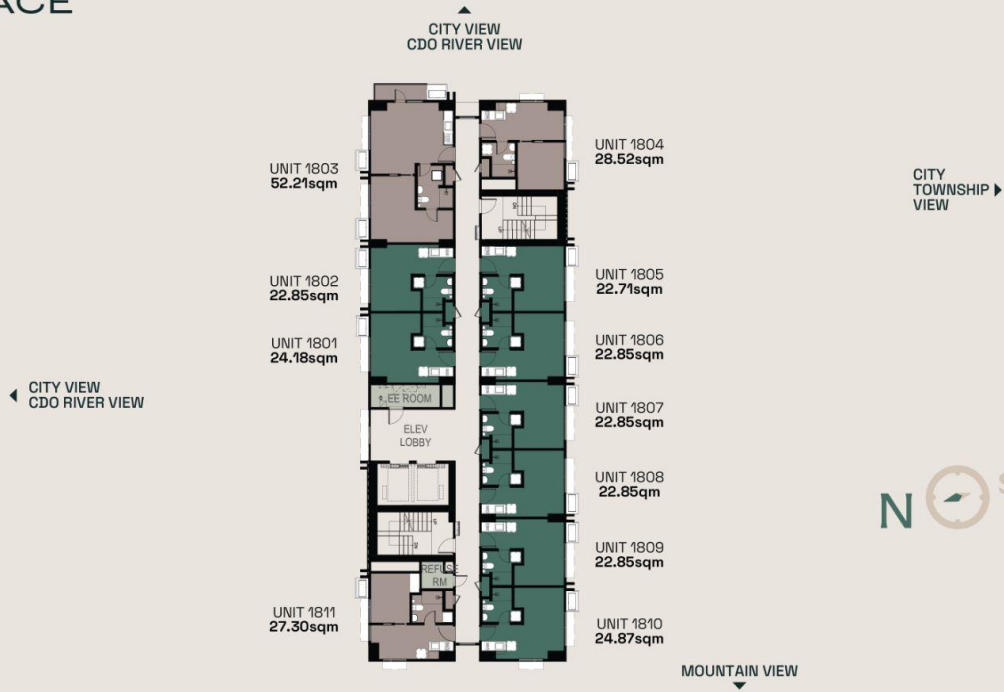


ONE
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TOWER 3: FLOOR PLAN
18TH FLOOR

LEGEND:

-  STUDIO UNIT
-  1-BEDROOM UNIT



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