

As of January 14,2020

PROJECT: Miramonti Phase II

LOCATION: Sto. Tomas batangas

TOTAL BULDING SURFACE	
Lot area	5,347.58 sqm
Total Gross Floor Area	35,604.59 sqm
Commercial	
Commercial Gross Floor Area	5,796.16 sqm
Commercial Saleable Area	3,224.02 sqm
Commercial Service Area	2,572.14 sqm
Efficiency Ratio	0.56 [%]
No. of Commercial units	28.00
No. of Parking Slots	64.00
Residential	
Residential Gross Floor Area	29,808.44 sqm
Residential Saleable Area	19,581.76 sqm
Residential Service Area	10,226.68 sqm
Efficiency Ratio	0.66 [%]
No. of Residential units	612.00
No. of Studio units	544.00
No. of 1-BR Units	68.00
No. of Parking Slots	96.00
Gross Saleable Area	22,805.78
Gross Service Area	12,798.81
Efficiency Ratio	0.64
No. of Commercial units	28.00
No. of Residential units	612.00
No. of Studio units	544.00
No. of 1-BR Units	68.00
No. of Parking Slots	160.00

Basement Level 1		
GROSS FLOOR AREA (GFA)		5,191.78 sqm
SERVICE FLOOR AREA (SFA)		3,583.78 sqm
SALABLE AREA (SA)		1,608.00 sqm
SA/GFA		0.31 [%]
Description of the Service Area		
Unit No./Tag	Type	Area [sqm]
	Roadway/Common Area	2,910.67
	Stairs	88.80
	Transformer room	234.62
	Generator's room	153.98
	Ramp	195.71
TOTAL		3,583.78

Salable Parking Area

Unit No./Tag	NO. of Parking	Slot size [sqm]	Total Area [sqm]
commercial parking slots	20.00	12.90	258.00
commercial parking slots	12.00	12.50	150.00
residential parking slots	96.00	12.50	1,200.00
Total No. Park Slot	128.00		1,608.00

Ground Floor

GROSS FLOOR AREA (GFA)	3,236.08 smq
SERVICE FLOOR AREA (SFA)	976.94 smq
Commercial SALEABLE AREA (SA)	2,259.14 smq
SA/GFA	0.70 [%]

Description of the Saleable Area

Unit No./Tag	Type	Area [sqm]
C01	Commercial Retail	45.20
C02	Commercial Retail	33.49
C03	Commercial Retail	33.49
C04	Restaurant	138.86
C05	Commercial Retail	105.50
C06	Commercial Retail	65.66
C07	Commercial Retail	65.66
C08	Commercial Retail	64.02
C09	Commercial Retail	42.68
C10	Commercial Retail	49.40
C11	Commercial Retail	42.68
C12	Commercial Retail	64.02
C13	Commercial Retail	65.66
C14	Commercial Retail	65.66
C15	Restaurant	81.19
C16	Commercial Retail	63.23
C17	Commercial Retail	53.27
C18	Commercial Retail	92.86
C19	Commercial Retail	88.66
C20	Restaurant	55.99
C21	Restaurant	87.87
C22	Commercial Retail	90.08
C23	Commercial Retail	80.01
C24	Restaurant	65.15
C25	Restaurant	59.16
C26	Restaurant	99.12
C27	Restaurant	48.57
TOTAL		1,847.14

Description of the Service Area

Unit No./Tag	Type	Area [sqm]
	Lobby/Hallway	529.91
	Residential Lobby	189.63
	Corridors	43.09
	Fire Stairs	77.94

	Control RM./ Fire Com Center	33.47
	Security room	36.70
	Electrical room	5.18
	MPF room	5.18
	Male toilet	15.80
	Female toilet	16.28
	PWD toilet	3.06
	Janitor room	2.57
	Garbage Holding Area	18.13
	TOTAL	976.94

Parking Area

Unit No./Tag	NO. of Parking	Slot size [sqm]	Total Area [sqm]
Commercial Park Slots	30.00	12.90	387.00
	2.00	12.50	25.00
TOTAL	32.00		412.00

2nd Floor

GROSS FLOOR AREA (GFA)	1,256.13 sqm
SERVICE FLOOR AREA (SFA)	699.25 sqm
SALEABLE AREA (SA)	556.88 sqm
SA/GFA	0.44 [%]

Description of the Saleable Area

Unit No./Tag	Type	Area [sqm]
Conference	Conference	556.88
TOTAL		556.88

Description of the Service Area

Unit No./Tag	Type	Area [sqm]
	Conference Auxillary	157.56
	Lobby/Hallway	414.86
	Fire Stairs	64.80
	Male Toilet	13.32
	Female Toilet	28.03
	PWD Toilet	5.44
	Janitor room	4.84
	Electrical room	5.20
	M.P.F. room	5.20
TOTAL		699.25

3rd Floor

GROSS FLOOR AREA (GFA)	3,313.42 sqm
SERVICE FLOOR AREA (SFA)	3,313.42 sqm
SALEABLE AREA (SA)	0.00 sqm
ratio (Tot. Saleable Area/ Gross Area)	0.00 [%]

Description of the Amenities Area

Unit No./Tag	Type	Area [sqm]
	Multifunction Room	47.07
	Multifunction Room	47.07
	Multifunction Room	47.07
	Multifunction Room	47.07
	SPA	120.65
	GYM	120.65
TOTAL		429.58

Description of the Service Area

Unit No./Tag	Type	Area [sqm]
	Terrace	891.71
	Green Roof	1,414.33
	Stair	64.80
	Hallway	108.42
	Common Area	13.90
	Swimming Pool	340.92
	Female Toilet	19.70
	Male Toilet	19.70
	Electrical room	5.18
	MPF	5.18
TOTAL		2,883.84

4th-20TH Typical Residential Floor (Tower 1)

NO. Floor	17.00 [-]
GROSS FLOOR AREA (GFA)	660.18 sqm
SERVICE FLOOR AREA (SFA)	119.54 sqm
SALEABLE AREA (SA)	540.64 sqm
Low Cost Units (LCU)	sqm
High Cost Units (HCU)	sqm
 TOTAL GROSS FLOOR AREA	 11,223.06 sqm
TOTAL SERVICE FLOOR AREA	2,032.18 sqm
TOTAL SALEABLE AREA	9,190.88 sqm
SA/GFA	0.82 [%]

Description of the Residential Area (floor type)

Unit Type	NO. of Unit (Tower 1)	Unit Size [sqm]	Total Area [sqm]
#REF!	2.00	41.32	82.64
#REF!	4.00	27.41	109.64
#REF!	2.00	28.23	56.46
#REF!	2.00	28.57	57.14
#REF!	4.00	21.54	86.16
#REF!	4.00	37.15	148.60
TOTAL	18.00		540.64

Description of the Service Area (floor type)

Unit No./Tag	Type	Area [sqm]
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Total Gross Area	sqm
VOID (open on air)	5.74 sqm

GROSS FLOOR AREA	80.53 sqm
SERVICE GROSS FLOOR AREA	80.53 sqm
SALEABLE AREA	0.00 sqm
SA/GFA	0.00 [%]

Unit No./Tag	Type	Area [sqm]
	Hallway	30.83
	Electrical room	8.65
	MPF room	8.65
	Fire Stair	32.40
TOTAL		80.53

Total Area PV panels	690.93 sqm
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NO. Floor	17.00	[-]
GROSS FLOOR AREA (GFA)	660.18	sqm
SERVICE FLOOR AREA (SFA)	119.54	sqm
SALEABLE AREA (SA)	540.64	sqm
Low Cost Units (LCU)		sqm
High Cost Units (HCU)		sqm
 TOTAL GROSS FLOOR AREA	 11,223.06	 sqm
TOTAL SERVICE FLOOR AREA	2,032.18	sqm
TOTAL SALEABLE AREA	9,190.88	sqm
SA/GFA	0.82	[%]

Unit Type	NO. of Unit (Tower 2)	Unit Size [sqm]	Total Area [sqm]
#REF!	2.00	41.32	82.64
#REF!	4.00	27.41	109.64
#REF!	2.00	28.23	56.46
#REF!	2.00	28.57	57.14
#REF!	4.00	21.54	86.16
#REF!	4.00	37.15	148.60
TOTAL	18.00		540.64

Description of the Service Area (floor type)

Unit No./Tag	Type	Area [sqm]
	Hallway	72.06
	stairs	35.64
	elec. Sys shaft	5.92
	water piping	5.92
TOTAL		119.54

Total Gross Area

sqm

VOID (open on air)

5.74 sqm

21ST Floor Residential (Tower 2)

GROSS FLOOR AREA

80.53 sqm

SERVICE GROSS FLOOR AREA

80.53 sqm

SALEABLE AREA

0.00 sqm

SA/GFA

0.00 [%]

Description of Service Area

Unit No./Tag	Type	Area [sqm]
	Hallway	30.83
	Electrical room	8.65
	MPF room	8.65
	Fire Stair	32.40

PV panels Residential (Tower 2)

Total Area PV panels

690.93 sqm