



# Berkeley

## RESIDENCES

### KATIPUNAN AVENUE

Project Brief as of July 1, 2024



*Live it up right where everything is happening. A high-rise residential condominium development with top-drawer amenities for hip and modern living. Earn your degree in comfortable living at Berkeley Residences, in the heart of Quezon City's prestigious university belt – located along Katipunan Avenue, right across Miriam College and Ateneo De Manila University.*

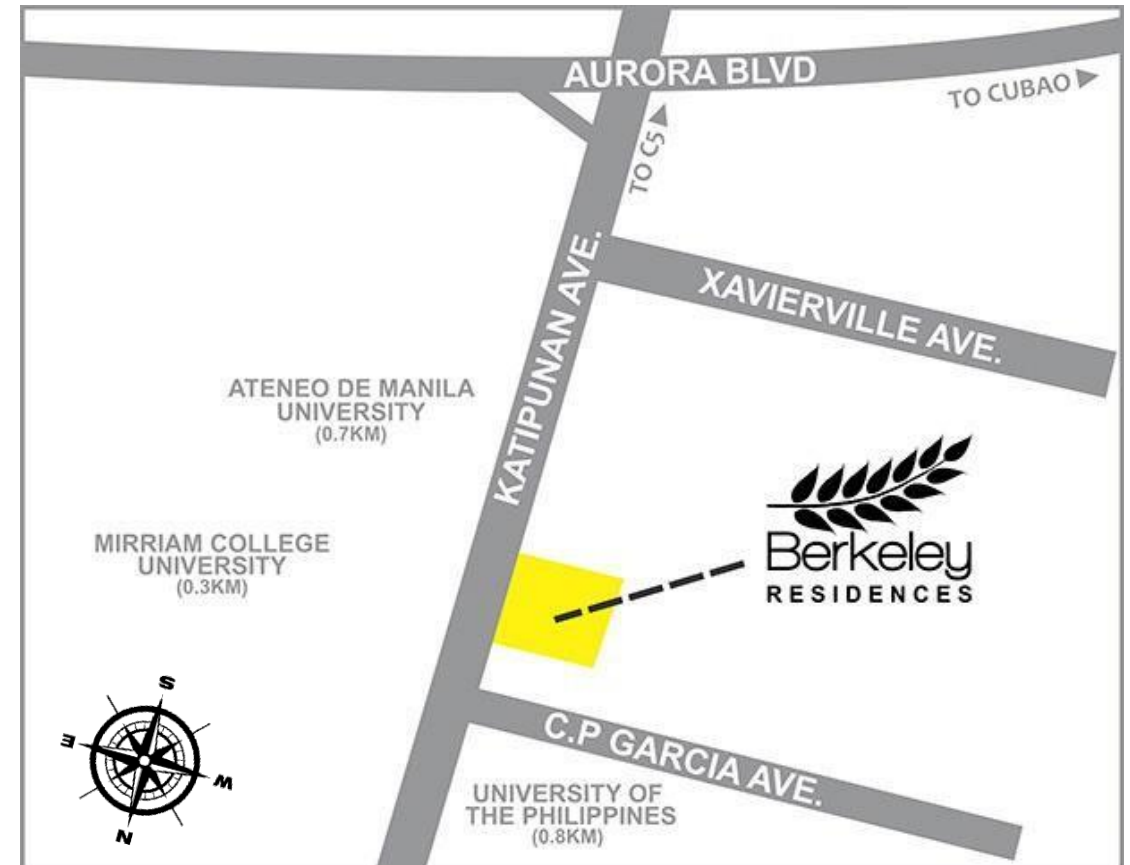
*With one of the most enviable locations and priced as one of the most affordable in its class, Berkeley Residences is a perfect investment. Find a unit that's just right for your needs. Our cozy one-bedroom, two-bedroom and studio units are ideal for students or young families.*

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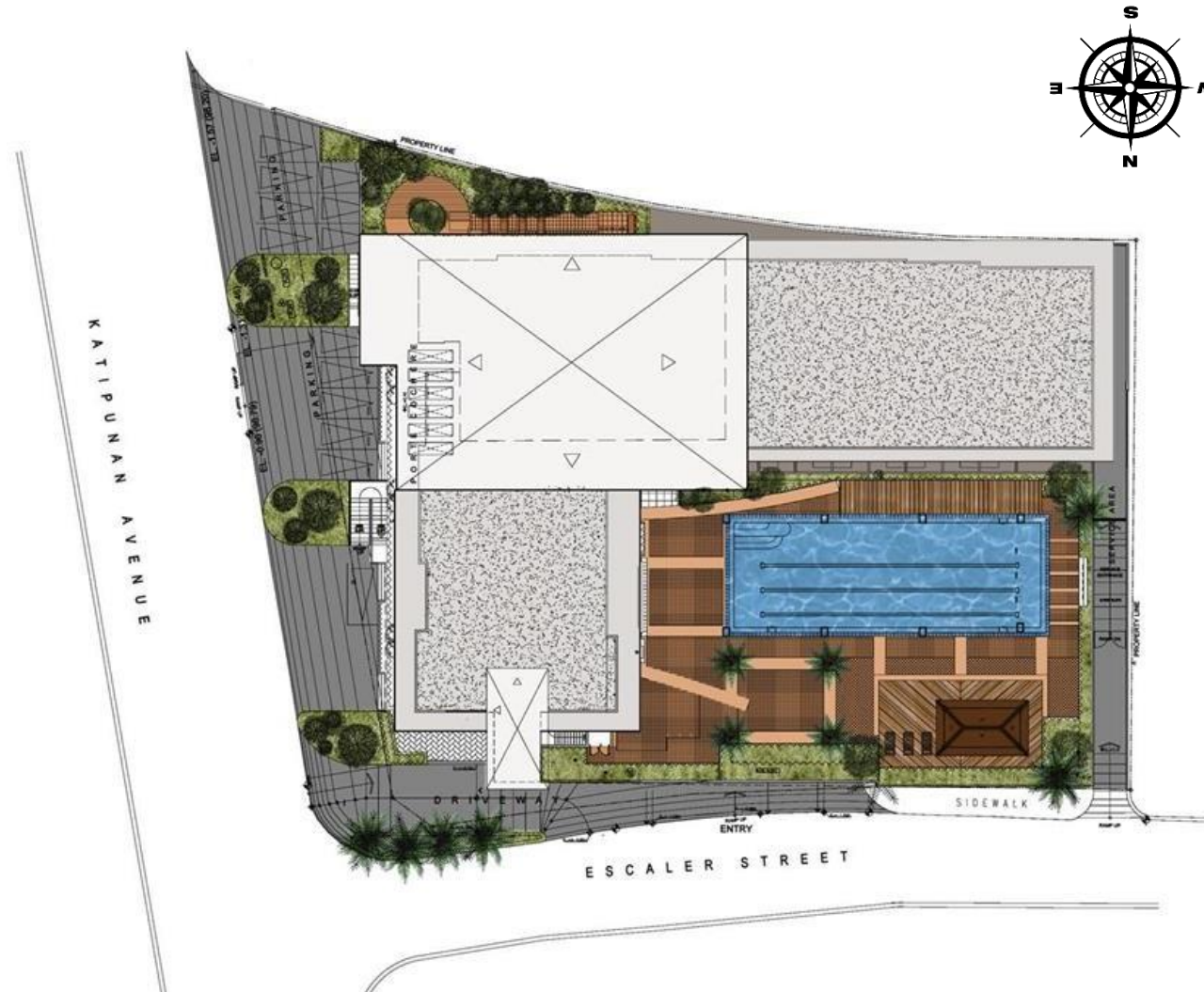


# LOCATION

- Along Katipunan Ave., corner Escaler St. , Loyola Heights, Quezon City
- Fronting Miriam College and Ateneo de Manila University
- Near malls, supermarkets and restaurants like UP Town Center
- Ride away from LRT2 – Katipunan Station



# SITE DEVELOPMENT PLAN



# PROJECT OVERVIEW

## GENERAL FACTS

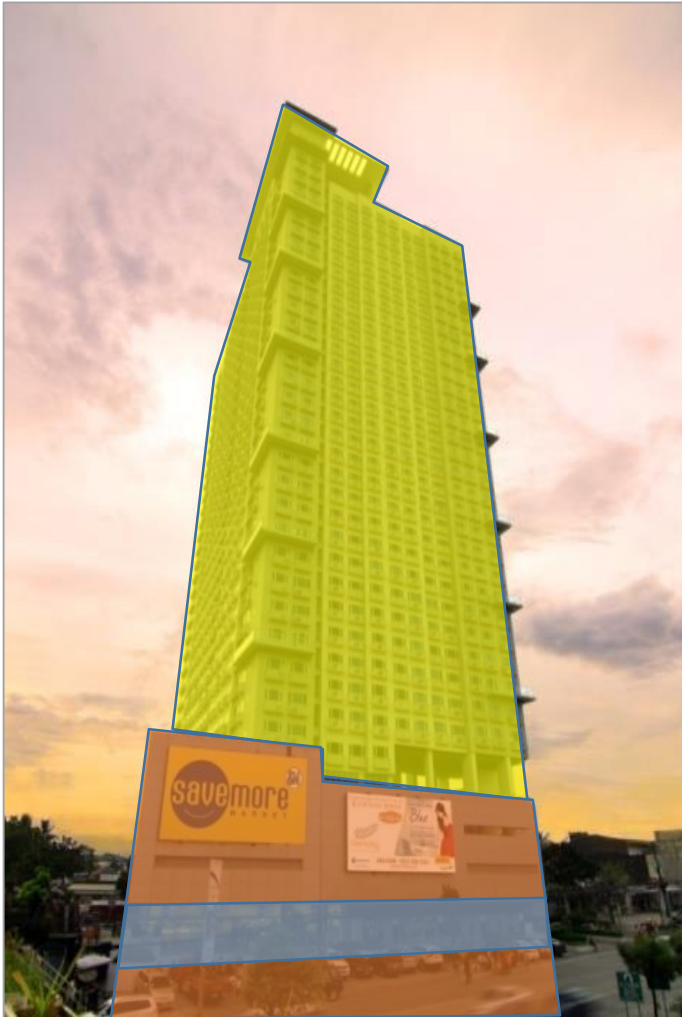
Architectural Theme	Modern Tropical Design
Total Land Area	3,152.90 sqms.
No. of Buildings (Towers)	1
No. of Floors/Building	35
With Podium (Y/N)	Yes
Total no. of Units	1,276
Total No. of Parking Slots	333
Launch Date	May 2007
Turnover Date	December 2010
With Commercial/Retail (Y/N)	Yes

## INVENTORY PROFILE

Unit Type	No. of Units
Variations of Studio units	150
Variations of 1-Bedroom units	1,016
Variations of 2-Bedroom units	110



# BUILDING CHART



30 Residential Floors

4 Parking Floors (Basements 1 & 2, 2F – 3F)

Commercial Strip

# FEATURES & AMENITIES



## AMENITIES

Function Room

Children's Playground

Kiddie/Toddler Pool

Adult Pool

Student Lounge

# FEATURES & AMENITIES



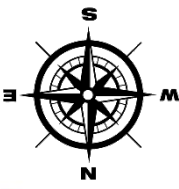
## BUILDING FEATURES

- 4 elevators
- Automatic Fire Detection and Alarm System
- Standby Generator set for Common Areas and selected unit outlet (s)
- Sewerage Treatment Plant
- Centralized Cistern Tank
- Greenmist Property Management Corp. Services
- SMDC Leasing

**GREENMIST**  
PROPERTY MANAGEMENT CORP.



# TYPICAL FLOOR PLAN



LEGEND	NO. OF UNITS
STUDIO	6
1BR WITH BALCONY	34
2 BEDROOM	3
TOTAL	43

# TYPICAL UNIT LAYOUT



## UNIT FEATURES

Cable TV provision

Telephone line provision

Internet provision

Back up power for select residential outlet

# UNIT LAYOUT



**STUDIO UNIT W/ BALCONY A**



**STUDIO UNIT W/ BALCONY B**

**Unit Area**

**22 – 31 sqm**

# UNIT LAYOUT



**1-BEDROOM UNIT**

<b>Unit Area</b>	<b>20.87 – 54.57 sqm</b>
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**2-BEDROOM UNIT**

<b>Unit Area</b>	<b>40.67 – 63.91 sqm</b>
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# UNIT SPECIFICATIONS

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- Floor tiles in all areas of UNIT;
  - Living room, dining room, kitchen and bedroom/s with painted plain cement finish on interior walls;
  - Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor;
  - Painted finish on ceilings of living room, dining room, bedroom/s and painted drop ceiling in kitchen;
  - Wiring devices (breaker, switch, outlets);
  - Aluminum windows;
  - Kitchen countertop with under-the-counter and overhead cabinets;
  - Water closet, lavatory, soap holder, tissue holder and plumbing fixtures in the toilet and bath; and
  - Electric outlet for Water heater in the Toilet and bath
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# KEYS TO SUCCESS

## Prime Locations



## Integration of Residential Condos to SM Malls



## Hotel-Like Lobbies



## Resort-Styled Amenities



## Professional Property Management



# PROMOS & PAYMENT TERMS



## Standard Payterms (Non-EOP Account / Regular Account)

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01	Spot Cash	100% Cash in 30 days	10%	4%
	Spot DP	5% spot, 15% in 11 months, 80% thru Cash or Bank	5%	2%
	Spread DP	15% in 12 months, 85% thru Cash or Bank	-	-

## Special Payterms (Non-EOP Account / Regular Account)

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01	Deferred Cash	100% in 120 months (Parking slots only)	n/a	-

*Note: Spot Cash Discounts / Flexible Spot DP Discounts / Spot DP Discounts are not applicable to Special Payment Terms or any deviation on Special Payment Terms*

## Standard Payterms (EOP Accounts)

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01	EOP - Spot DP	5% Spot, 15% in 22 Months, 80% thru Cash / Bank	5%	n/a
	EOP - Spot DP	10% Spot, 10% in 22 Months, 80% thru Cash / Bank	5%	n/a
	EOP - Spread DP	5% in 3 Months, 15% in 20 Months, 80% thru Cash / Bank	-	n/a
	EOP - Spot DP	5% Spot, 95% in 59 Months	5%	n/a
	EOP - Deferred	100% in 60 Months	-	n/a
	EOP - Spot DP	10% Spot / 90% in 12 Months (For Foreign Buyers)	5%	n/a

*Note: Spot Cash Discounts / Flexible Spot DP Discounts / Spot DP Discounts are not applicable to Special Payment Terms or any deviation on Special Payment Terms*

# FREQUENTLY ASKED QUESTIONS

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## **1. What will be the type of ventilation on the typical residential hallways?**

- Hallway: Natural Ventilation
- Residential Units: Mechanical Ventilation (AC units)

## **2. What air-conditioning unit is allowed?**

- Window type ACU

## **3. What is the allowed aircon capacity?**

- Maximum is 2.0 HP

## **4. What is the back-up power?**

- Generator
  - Brand: Cummins
  - Capacity: 1012kW
  - Cummins Engine Model 6LTAA8.9-G2 1265kVA
  - Automatic Transfer Switch: 1600AT

# FREQUENTLY ASKED QUESTIONS

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- 5. How many persons are recommended to stay in a particular unit?**
  - Maximum of 4 residents for a 20sqm unit
- 6. Where is the garbage collection area?**
  - Parking area (to be put in the garbage bins)
- 7. Material recovery facility placement – it is per building?**
  - 1 MRF room located at GF
- 8. How deep are the swimming pools?**
  - Kiddie pool: 2ft and 3ft
  - Adult pool: 4ft
- 9. For emergency backup power, does it activate automatically or is there an on switch for it ?**
  - Activates Automatically

# FREQUENTLY ASKED QUESTIONS



## **10. Who are the utility providers?**

- Power: MERALCO
- Water: Manila Water
- Telephone: PLDT & Globe
- CATV: Cable Link and Sky Cable

## **11. No. of elevators per building?**

- 4 elevators

## **12. Elevator capacity?**

- Elevator 1 and 2 – 14 persons , 1050 kg capacity
- Elevator 3 and 4 – 16 persons, 1200 kg capacity

## **13. Function room capacity?**

- 40 pax

## **14. For phone/internet provision- fiber optic ready?**

- NO

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