



FACT SHEET

I. Project Description

San Remo Oasis is part of the second phase to be developed on the 50.6 hectare area under joint venture with the Cebu City Government. San Remo Oasis is inspired by the Italian coastal town San Remo along the Mediterranean coast of western Liguria in north-western Italy. It is a well-known tourist destination on the Italian Riviera.

This cluster of 5-storey buildings is part of a low-density community with approximately 65% of the property allocated for open spaces and landscaped greens. With 20-meter-wide landscaped walkways and bike lanes and car-free zones, Sanremo Oasis is a relaxing, pedestrian-friendly community.

<i>Location</i>	:	Near the proposed UP campus South Road Properties (SRP), Cebu City
<i>Accessibility</i>	:	15 minutes away from the Central Business District of Cebu and the International Port of Cebu 30 minutes away from the International Airport
<i>Type of Development</i>	:	Medium-Rise Condominium Buildings

II. Proponents

Sanremo Oasis is part of the joint venture development project between the Cebu City Government and Filinvest Land, Inc.

Cebu City Government is the owner of the South Road Properties (SRP) composed of 300 hectares of prime property development on reclaimed land located a few meters off the coast of Cebu's central business district. The SRP cost over 12Bn Yen and was funded by the Japan Bank for International Cooperation. Counterpart funding was provided by the City of Cebu.

Filinvest Land, Inc. (FLI) is a family corporation owned by fellow Cebuanos – The Gotianun Family. Whatever a Filipino family's dream may be, Filinvest can build it. From a first home, a lasting legacy, to a desired lifestyle, the company caters to the need of every Filipino, whoever he may be.

- 50 years in the business and one of the country's leading real estate developers
- With a diverse property portfolio catering to all markets – from its core best-value homes to premier communities and townships, retail and commercial establishments, offices and business parks, condominiums and leisure developments
- With assets valued at 165.59 billion and stockholders' equity of Php62.37 billion
- Developed over 2,000 hectares of land and more than 600,000 square meters of prime office, residential and retail spaces
- Built on the Gotianun tradition of integrity, quality and service

With every milestone conquered, one more Filipino dream is fulfilled.

DISCLAIMER: For announcement purposes only. In pursuit of its development objectives, the Developer reserves the right to incorporate changes in the actual implementation plan and in the detailed design of private and public facilities and improvements without the need of notice and republication. All details are subject to change without prior notice and do not form part of an offer or contract.

III. Project Team

Masterplanner : SWA
Architectural : Edward Co Tan + Architects
Structural : MACRO Consulting Structural Engineers Company
ESCA
Electrical : ATM Engineering
Mechanical & Sanitary : Jaime J.E. Cruz Engineering Consultancy

IV. Unit Description

Building 3

Number of Units : 164 units
Unit Mix : 1-Bedroom (25sqm)
2-Bedroom (30sqm)

Parking Details

Number of Parking Slots : 60 units
Parking Levels : 1-level basement parking

Target Completion Date : October 2013

Building 7

Number of Units : 158 units
Unit Mix : Studio (22sqm)
2-Bedroom (45sqm)

Parking Details

Number of Parking Slots : 41 units
Parking Levels : 1-level basement parking

Target Completion Date : July 2013

Unit Finishes & Features :

Items	FINISHES
Living Area	
Floor	Vinyl Planks
Walls	Smooth faced paint finish
Ceiling	Textured paint finish
Dining Area	
Floor	Vinyl Planks
Walls	Smooth faced paint finish
Ceiling	Textured paint finish
Kitchen	
Floor	Vinyl Planks
Walls	Smooth faced paint finish
Ceiling	Textured paint finish
Kitchen Counter and Cabinets	Homogenous tiles countertop and splashboard MDF membrane press cabinet door on KD tanguile frames

DISCLAIMER: For announcement purposes only. In pursuit of its development objectives, the Developer reserves the right to incorporate changes in the actual implementation plan and in the detailed design of private and public facilities and improvements without the need of notice and republication. All details are subject to change without prior notice and do not form part of an offer or contract.

Bedroom	
Floor	Vinyl Planks
Walls	Smooth faced paint finish
Ceiling	Textured paint finish
Toilet and Bath	
Floor	Vitrified unglazed floor tiles
Walls	Smooth faced paint finish with ceramic wall tiles
Ceiling	Fiber cement board ceiling on metal furring paint finish
Balcony/Terrace	
Floor	Vitrified unglazed floor tiles
Doors and Windows	
Entrance Door	Semi-solid HDF molded door in paint finish with metal door jamb in epoxy primer and enamel paint finish
Bedroom, Toilet and Bath Door	Hollow-core HDF molded door in paint finish with metal jamb in epoxy primer and enamel paint finish
Balcony	Clear glass sliding door on powder coated aluminum frames
All Windows	Clear glass sliding window on powder coated aluminum
Plumbing Fixtures	
Toilet and Bath	Vitreous china with pull out plug lavatory Single-hole, chrome plated faucet Single level bath shower faucet Wall-discharged water closet Surface mounted ceramic soap/paper holder
Kitchen Sink and Faucet	Stainless steel single bowl with drain board Single lever faucet
Air Conditioning System	
At Living, Dining and Kitchen Area	Provision for split-type air conditioning system
At Bedrooms	Provision for window-type air conditioning system

V. Cluster Amenities

- Swimming Pool and Pool Deck
- Bath House
- Outdoor Activity Area
- Clubhouse, Lounge and Gazebos
- Basketball Court
- Tree Park
- Jogging Path

DISCLAIMER: For announcement purposes only. In pursuit of its development objectives, the Developer reserves the right to incorporate changes in the actual implementation plan and in the detailed design of private and public facilities and improvements without the need of notice and republication. All details are subject to change without prior notice and do not form part of an offer or contract.

VI. Facilities and Features

Building Facilities

Building Facilities	
Telecommunications	Telephone-ready
Cable	CATV ready
Garbage Disposal	Garbage bins at designated area; scheduled garbage collection
Elevator	Each elevator has a six (6) - person capacity
Laundry Cages	Laundry cage for every unit at the Roofdeck
	Common-use laundry sink at the Roofdeck; pre-paid water meter system
Water Supply System	Pre-paid water meter

Development Features

Features	
Electrical System	Perimeter and underground power lines
Drainage System	Underground drainage, designed to prevent flooding
Sewerage System	Centralized sewerage collection system with complete biological waste water treatment
Road Networks	Concrete roads, side walk curb and gutters with landscaping and pathwalk
Perimeter Fence	Surrounded by concrete hollow fence
Entry Features	Gate and Guardhouse, Theme wall

DISCLAIMER: For announcement purposes only. In pursuit of its development objectives, the Developer reserves the right to incorporate changes in the actual implementation plan and in the detailed design of private and public facilities and improvements without the need of notice and republication. All details are subject to change without prior notice and do not form part of an offer or contract.