



MARVEL COMMUNITIES MANAGEMENT INC.
Good Shepherd Road, Banawa, Cebu City

PANORAMA PHASE 1 SAMPLE CONFIGURATION

Garden Duplex	Unit F
Approximate Lot Size	164 sqm
Approximate Total Floor Area	210 sqm
Layout - 3 Bedroom, 3 Bathrooms, Maids Room, Maids Bath, 2 car garage, garden	
Standard House Cost	P8,975,000.00
Gourmet Kitchen	P240,000.00
Cabinets	P180,000.00
Plunge Pool (small) with deck	P500,000.00
Landscape	P30,000.00
Automatic garage opener	P50,000.00
Automated security system (basic)	P0.00
Split type aircon Living area	P50,000.--P60,000.00
Split type aircon per bedroom	P25,000-P35,000.00
*** Optional Access to Community (cost to follow)	

FINISHING SPECIFICATIONS

Area	Specifications
Exterior Walls	Painted textured exterior finish on CHB Araal Stone for accent Mouldings for Accent Recessed wall lighting provision Painted concrete fence with steel on left and right sides
Roof	Steel Trusses on marine plywood with Asphalt Shingles Concrete Gutter
Garage	Cement with Pebble finish Pin lights Electrical provisions Gate
Foyer	Painted smooth wall finish Wood panel door in main entrance with lockset Pinlight Tile flooring Electric switch Electric outlet Flat Ceiling painted gypsum board Ceiling painted gypsum board Interior walls painted Hardiflex double wall
Bathroom	Tile flooring Tile and painted cement walls Flat Ceiling painted gypsum board Square pinlight Hot and cold water lines Provision for heater Electrical provision Mirror Electric switch Electric outlet

	<p>1 Aluminum glass window Wood molded door with lockset Bathroom Toilet, Lavatory and shower fixtures</p>
Kitchen	<p>Tile flooring Ceiling painted gypsum board Interior walls painted Hardiflex double wall Wood molded door with lockset Plumbing and electrical provisions Pinlight Electric switch Electric outlets</p>
Living/Dining	<p>Painted smooth wall finish wood molded door with lockset Square pin light Tile flooring (Choose from selection of Premium China or Spanish Tiles) Flat Ceiling painted gypsum board Interior walls painted Hardiflex double wall Electric switch Electric outlet Cable TV provision Phone provision All Aluminum glass windows and doors for exterior</p>
Stairs	<p>Yakal or Tugas wood planks Aluminum glass windows Pin light Provision for drop light</p>
Second floor common area	<p>Painted smooth wall finish Wood molded door with lockset Pin light Laminated wood Flat Ceiling painted gypsum board Interior walls painted Hardiflex double wall Electric switch Electric outlet</p>
Masters Bedroom	<p>Painted smooth wall finish Wood molded door with lockset Pin light Laminated wood flooring Flat Ceiling painted gypsum board Interior walls painted Hardiflex double wall Electric switch Electric outlet All aluminum windows and doors for exterior Phone provision Cable TV Provision</p>
Masters Bathroom	<p>Bathroom Toilet, Lavatory and shower fixtures Floor tiles Flat Ceiling painted gypsum board Wall tile boarders and painted cement Pin lights Electric switch Electric outlet Aluminum standard size glass window for exterior Wood molded door with lockset Hot and cold water lines Provision for heater Mirror</p>
Bedroom1 and 2/Den	<p>Painted smooth wall finish Wood molded door with lockset Pin light Laminated wood flooring Flat Ceiling painted gypsum board Interior walls painted Hardiflex double wall Electric switch</p>

	<p>Electric outlet Aluminum glass sliding window for exterior Cable TV Provision</p>
Maids Room	<p>Painted smooth wall finish Flush door with lockset Local or china tiles flooring Ceiling painted gypsum board Interior walls painted Hardiflex double wall Electric switch Electric outlet Round pinlight 1 Aluminum glass casement window</p>
Maids Bath	<p>Shower and faucet Local or china tiles flooring Wall tile borders and painted cement Round pinlight Electric switch 1 Aluminum window Flush door with lockset</p>
Utility Area	<p>Tiled flooring Tile utility counter Painted walls Pinlight Electric switch Electric outlet Concrete wash area pedestal with tile finish</p>
Storage Area	<p>Smooth cement floor Electric switch Electric outlet Pinlight</p>
Electrical/Plumbing Specs	<p>Electrical wires (Phiflex/Columbia brand or equivalent) Water Lines (PPR type water line) Plumbing lines (Neltex/Atlanta or Equivalent)</p>
Water/Plumbing/Waste	<p>Panorama deep well with backup generator Underground common storage with reserve tank Individual water storage tank Individual septic tank</p>
Electrical/Cable Connection	<p>Underground electric wiring in common areas provided Veco individual electric meter and transformers to paid by home owner (VECO requires buyer based on load) Television cable installation to be paid by home owner Standby generator for water pump and emergency lighting provided</p>
Common areas	<p>Clubhouse (pool and other amenities still being finalized) Linear park Pump room Guard house Landscaped common areas Lighting Security System Backup generator for common areas</p>