





Oasis in the city.

Enjoy **resort living in the city** at Capri Oasis, with units now ready for occupancy. Modern, stylish and refreshing, it is a welcome contrast from the noise and pollution of the city.



Project Overview



Location	: Along Dr. Sixto Antonio Avenue, Barangay Maybunga, Pasig City
Size	: 1.9 hectares
Product Category	: Medium Rise Building
Theme	: Italian – Inspired
No. of Buildings	: 5 Residential, 1 SOHO/Commercial
No. of Floors	: 5
Total No. of Units	: Residential – 619, SOHO/ Commercial – 74
Construction Status	: All RFO



Accessible Haven

Located along Sixto Avenue in Pasig, Capri Oasis lies minutes away from schools, hospitals, shopping districts and other major destinations.

Landmarks:

- Eastwood (6.8 km)
- Medical City (6.8 km)
- Meralco (3.8 km)
- Robinsons Galleria (4.3 km)
- SM Megamall (5.5 km)
- St. Paul Pasig (3.0 km)
- SM Hypermart (2.1 km)
- Tiendesitas (1.8 km)
- EDSA Shangri-la (5.1 km)
- Cubao (6.7 km)
- Antipolo (11.1 km)

Your Patch of Green



Capri Oasis has 60% of total land area allotted for open spaces, truly your patch of green in the busy city.

Site Development Plan

Land Area : **19,736** SQM
No. of Buildings: 6
No. of Units: 693

Other Development Features

- ✓ Drainage system – Underground drainage, designed to prevent flooding
- ✓ Sewerage System – Centralized sewerage college system with complete biological waste water treatment using SBR technology
- ✓ Road Networks – Concrete roads, sidewalk curb and gutters with landscaping and path walk
- ✓ Perimeter Fence – Surrounded by concrete hollow block fence
- ✓ Entry Features – Gate and guardhouse, Theme wall
- ✓ Air Conditioning – Provision for air conditioning units
- ✓ Telecommunication – Telephone-ready
- ✓ Cable – CATV-ready
- ✓ Garbage Disposal – Material Recovery Facility (MRF) with garbage bins at designated area
- ✓ Elevator – Six (6) person capacity, two (2) per building
- ✓ Laundry Cages at Roofdeck – One (1) laundry cage per unit



Amenities

- ✓ Clubhouse with Entertainment room
- ✓ Swimming Pool
- ✓ Basketball Court
- ✓ Children's Play Area
- ✓ Wellness Hub

Splash of Splendor



Amenities:

- Clubhouse with entertainment rooms
- Swimming pool
- Basketball court
- Children's play area
- Wellness hub

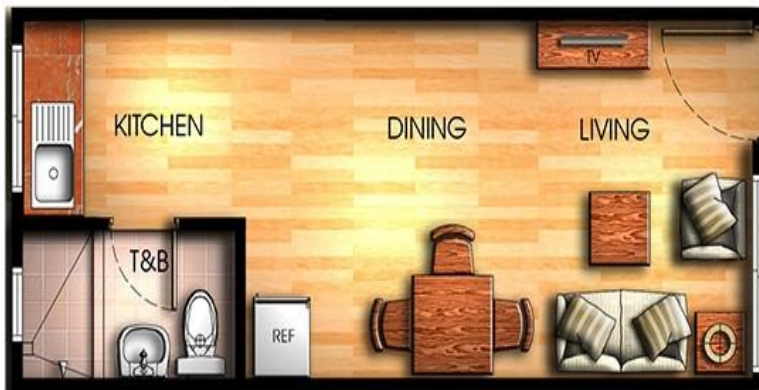


Space of Comfort



Unit Layout

STUDIO UNIT 22 sqm ±



1-BEDROOM UNIT 28 sqm ±



Unit Layout

2-BEDROOM UNIT 38 sqm ±



3-BEDROOM UNIT 57 sqm ±



Secure Environment

Enjoy life to the fullest and leave your worries behind. Capri Oasis has perimeter walls, a well-guarded entrance and 24/7 security to keep your family safe and sound.



Specs and Finishes

A. FLOOR FINISHES

Living and Dining	Vinyl planks
Kitchen	Vinyl planks
Bedroom	Vinyl planks
Toilet and Bath	Ceramic floor tiles
Balcony	Ceramic floor tiles

B. WALL FINISHES

Interior Walls	Smooth faced, paint finish
Toilet and Bath	Ceramic wall tiles (8 layers), paint finish (rest of the wall)

C. CEILING FINISHES

Living, Dining, and Kitchen	Concrete underslab, fine textured paint finish
Bedrooms	Concrete underslab, fine textured paint finish
Toilet and Bath	4.5 mm thk fiber cement board on metal furring channel, paint finish

D. DOORS AND HARDWARES

Entrance Door	Pre-fabricated solid wood panel door
Bedroom Door	Pre-fabricated HDF skin panel hollow-core door
Toilet Door	Pre-fabricated HDF skin panel hollow-core door
Balcony Door	Clear glass, aluminum sliding door (fixed panel on one side), powder coated
Door Knob (Main Entry)	Lever type
Door Knob (Bedrooms)	Cylindrical knob set
Door Knob (Toilet & Bath)	Cylindrical knob set with coin key lock

E. WINDOWS

Bedroom / Living / Kitchen	Clear glass, aluminum sliding window, powder coated
Toilet and Bath	Smoke glass, aluminum sliding window, powder coated

F. KITCHEN AREA

Countertop	Synthetic granite countertop
Cabinet	Modular cabinet

G. TOILET AND KITCHEN FIXTURES

Toilet Fixtures	Wall-outlet water closet by "Circle D Builder's Center" or approved equal
Exhaust	Exhaust "Broa" or approved equal (By Unit Owner)
Kitchen Sink	Single drain, single board with basket strainer, 820 x 420 mm by "Circle D Builder's Center" or approved equal
Lavatory	Wall-hung lavatory by "Circle D Builder's Center" or approved equal
Shower and Faucet Fittings	"American Standard" or approved equal
Soap Holder / Paper Holder	Surface mounted ceramic by "Circle D Builder's Center"

FEATURES INCLUDE

Drainage System	Underground drainage, designed to prevent flooding
Sewerage System	Centralized sewerage collection system with complete biological waste water treatment using SBR technology
Road Networks	Concrete roads, sidewalk curb and gutters with landscaping and path walk
Perimeter Fence	Surrounded by concrete hollow block fence
Entry Features	Gate and guardhouse, Theme wall
Air Conditioning	Provision for air conditioning units
Telecommunication	Telephone-ready
Cable	CATV-ready
Amenities	Clubhouse, swimming pool, garden, basketball court
Garbage Disposal	Material Recovery Facility (MRF) with garbage bins at designated area; scheduled garbage collection
Elevator	Six (6) person capacity; two (2) per building
Laundry Cages at Roofdeck	One (1) laundry cage per unit

** specifications may be subject to change without prior notice

Product Mix

Product Type	Building	Number of Units
Studio, (20 – 22 sqm)	Brezza, Cielo, Fiori, Vento	50
1BR Small (28-30 sqm)	Albero, Brezza	69
1BR Big (32-34 sqm)	Brezza, Fiori, Vento	30
2BR Small (30 sqm)	Cielo	100
2BR Big (38-43 sqm)	Albero, Brezza, Fiori, Vento	350
3BR (58 sqm)	Albero	20
SOHO /Commercial	Solare	74
Total		693

Payment Scheme

	Studio	1-BR	2-BR	3-BR	SOHO/ comml	Parking
Floor Area	20 - 22 sqm	29 – 35 sqm	30 - 43 sqm	58 sqm	30 – 71 sqm	Street Parking Basement Parking
Total Contract Price (Range)	1.8M – 2.1M	2.6M – 3.8M	2.6M – 5.3M	5.9M – 6.3M	2.0M – 8.8M	SP - 640,800 BP- 827,200
Reservation	20,000	20,000	20,000	20,000	20,000/50,000	10,000
Downpayment • Bank Financing • In-house Financing	10% of TCP 20% of TCP	10% of TCP 20% of TCP	10% of TCP 20% of TCP	10% of TCP 20% of TCP	10% of TCP 20% of TCP	10% of TCP 20% of TCP
Downpayment Term (REGULAR)	12 months	12 months	12 months	12 months	12 months	12 months
Balance • Bank Financing • In-house Financing	90% 80%	90% 80%	90% 80%	90% 80%	90% 80%	90% 80%

Payment Scheme

Cash	Deferred Cash
Spot Cash upon Reservation	12 month
Discount: 8%	@ zero interest
Cash in 30 days	
Discount: 5%	
Spot Downpayment Discount	
<ul style="list-style-type: none">• Spot upon reservation: 3%• Spot in 30 days: 2%	

End of Presentation

Thank you!