



A word cloud for Park Point Residences. The words are arranged in a vertical column, with 'PARK' being the largest and most prominent word in the center. Other large words include 'SKY', 'CITY', 'SPACE', 'SEAVIEWS', 'URBAN', 'GREEN', and 'SHOPPING'. Smaller words include 'TOWER', 'LANDMARK', 'SKYLINE', 'BALCONY', 'PRIVATE POOL', 'SAFETY CORNER UNIT', 'PRIVATE DECK', 'SECURITY CONCIERGE', 'EUROPEAN GRADE', 'KITCHENS', 'ENGINEERED WOOD PLANKS', 'GOURMET KITCHEN', 'ENSUITE', 'LIFESTYLE FIXTURES', 'MOUNTAIN', 'WALKING CLOSET', 'POWDER ROOM', 'HOMOGENEOUS TILE', 'NATURAL STONE', 'CENTER STONE', 'COUNTER TOP', 'CEBU PRIVACY', 'PODIUM', 'DYNAMIC LOCK-UP-AND-GO', 'DECK', 'EFFORTLESS LIVING', 'MALL ACCESS', 'REFUGE', 'EXCLUSIVITY', 'ENTERTAINMENT', 'AYALA CENTER CEBU', 'CEBU PARK DISTRICT PREMIER', 'CONVENIENCE CEBU BUSINESS PARK', 'DINING RETAIL', and 'DISCERNING TASTE'. The words are in various shades of blue, green, and grey, and are set against a background of a large, light grey circular arc.

PARK POINT
RESIDENCES

INFORMATION SHEET



REFINEMENT, REDEFINED.

AYALA LAND PREMIER

WELCOMES YOU

TO A DISTINCTIVE

LIVING EXPERIENCE

ELEVATING

THE SKYLINE

AT THE HEART

OF CEBU PARK DISTRICT.



LIVE AT THE HEIGHT OF REFINEMENT

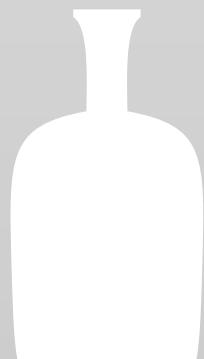
Park Point Residences is the first of a series of residential towers thoughtfully integrated into the Ayala Center Cebu (ACC) redevelopment. This distinctive landmark redefines the skyline of Cebu's premier district for business, leisure, and living, Cebu Park District (CPD).

Residents enjoy effortless living offered by **Park Point Residences'** private access to Ayala Center Cebu. Cebu's premier lifestyle destination, Ayala Center Cebu, is currently evolving into an integrated mixed-use development and will be offering a wide variety of retail and dining outlets, as well as entertainment and business facilities. Developed in the tradition of Makati's **The Residences at Greenbelt (TRAG)** and **Park Terraces (PT)**, **Park Point Residences** capitalizes on its high value appreciation potential and the convenience of being right at the heart of Cebu Park District.

Park Point Residences caters to affluent buyers who fully appreciate the value of a personal refuge within a dynamic city life. Their mobile lifestyle warrants the need to be close to life's essentials, a sense of security, and lock-up-and-go convenience. They are citizens of the world, well-traveled and well-read, with discerning and refined tastes. They are exposed, socially responsible, and passionate about their diverse social, political, economic, and environmental endeavors. They are accomplished individuals in their chosen fields, possibly belonging to similarly accomplished families. They are accustomed to a life of luxury and appreciate having lifestyle options that nurture privacy, as well as those enriching social interaction.

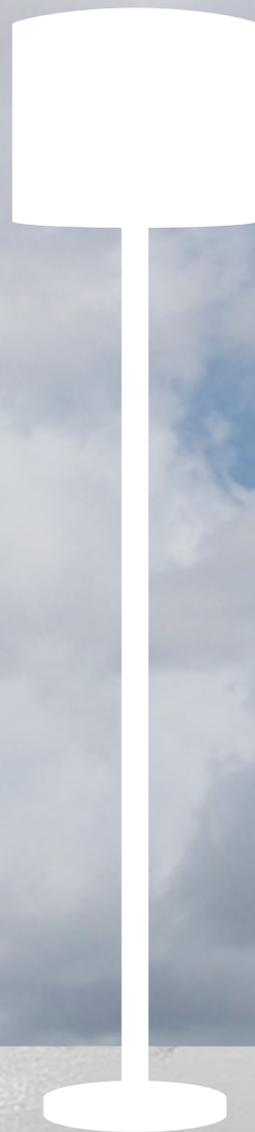
PARK POINT RESIDENCES (PPR) IS INTEGRATED INTO THE REDEVELOPMENT OF **AYALA CENTER CEBU**, CEBU'S PREMIER LIFESTYLE DESTINATION. AS SUCH, RESIDENTS ENJOY **UNPARALLELED PRIVATE ACCESS** TO A BRILLIANT ARRAY OF SHOPPING, DINING, AND ENTERTAINMENT OPTIONS.

PARK POINT RESIDENCES FEATURES AYALA LAND PREMIER'S ELEVATED STANDARD OF QUALITY AND FINISHES.



RESIDENCES

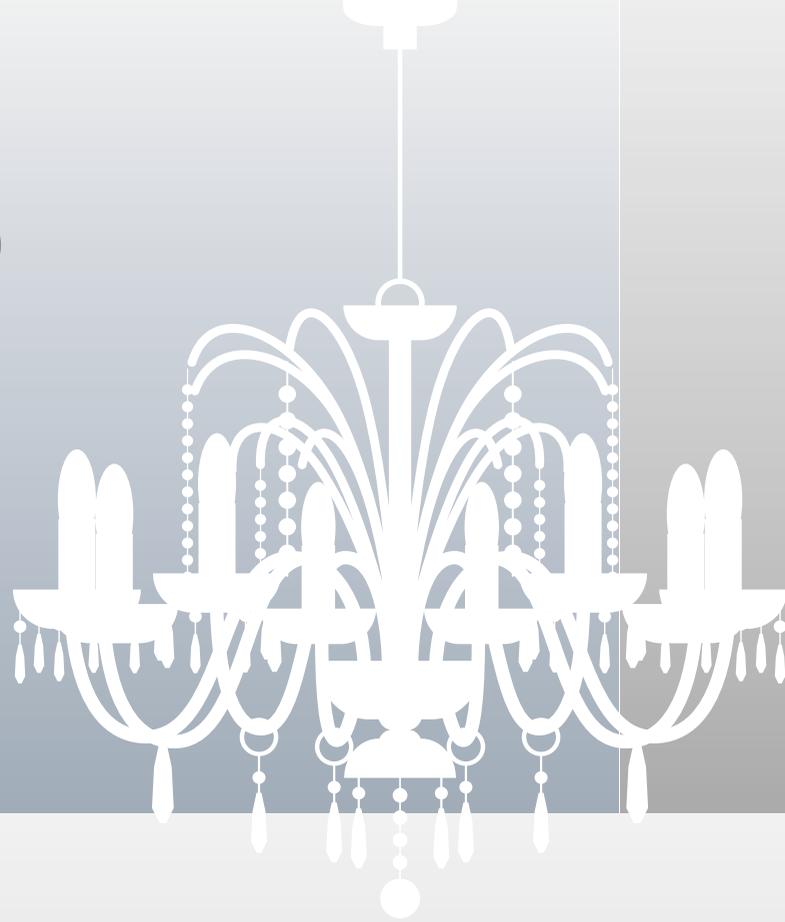
LIMITED EDITION RESIDENCES



UNIT TYPE	NO. OF UNITS	APPROX. UNIT AREA RANGE		APPROX. TOTAL BALCONY AREA RANGE		APPROX. TOTAL PRIVATE DECK AREA RANGE	
		SQM	SQ FT	SQM	SQ FT	SQM	SQ FT
1BR	144	61 to 72	656 to 775	3 to 12	32 to 129	N/A	N/A
2BR	88	92 to 123	990 to 1,323	9 to 19	96 to 204	N/A	N/A
3BR	18	134 to 139	1,442 to 1,496	13 to 14	139 to 150	N/A	N/A
3BR Bi-level	5	188 to 238	2,023 to 2,561	5 to 12	53 to 129	35 to 133	376 to 1,431
TOTAL	255	61 to 238	656 to 2,561	32 to 204	344 to 2,195	35 to 133	376 to 1,431

UNIT TYPE	UNIT NUMBER	NO. OF UNITS	APPROX. UNIT AREA		APPROX. BALCONY AREA		APPROX. PRIVATE DECK AREA	
			SQM	SQ FT	SQM	SQ FT	SQM	SQ FT
Mountainscape Residences Corner 1BR	(5th to 29th Floors) G	24	72	775	3	32	N/A	N/A
Cityscape Residences 3BR Bi-level	34B	1	188	2,023	12	129	35	376
	36A	1	238	2,561	N/A	N/A	83	893
Skyscape Residences 3BR Bi-level Penthouse	36B	1	214	2,303	5	53	44	473
	36C	1	219	2,357	8	86	69	742
Aquascape Residences 3BR Bi-level Penthouse with Pool	36D	1	227	2,443	N/A	N/A	133	1,431

RESIDENCES



1 BEDROOM RESIDENCES

Efficient layout
All units have a balcony
A limited selection of 24 units in this classification
feature larger floor areas

UNIT AREA APPROX 61-72 SQM
TOTAL BALCONY AREA APPROX 3-12 SQM

2 BEDROOM RESIDENCES

Mostly corner units
All units have a balcony
Select units with walk-in closet in Master Bedroom
Maid's Room with toilet and bath

UNIT AREA APPROX 92-123 SQM
TOTAL BALCONY AREA APPROX 9-19 SQM

3 BEDROOM RESIDENCES

Mostly corner units
All units have two balconies
Walk-in closet in Master Bedroom
Powder Room
Maid's Room with toilet and bath

UNIT AREA APPROX 134-139 SQM
TOTAL BALCONY AREA APPROX 13-14 SQM

3 BEDROOM BI-LEVEL RESIDENCE

Located at the 34th floor
Bi-level layout for increased space and privacy
Corner unit facing south
Powder Room
Spacious deck on lower level
Gourmet and Asian Kitchens
Maid's Room with toilet and bath

UNIT AREA APPROX 188 SQM
PRIVATE DECK AREA APPROX 47 SQM

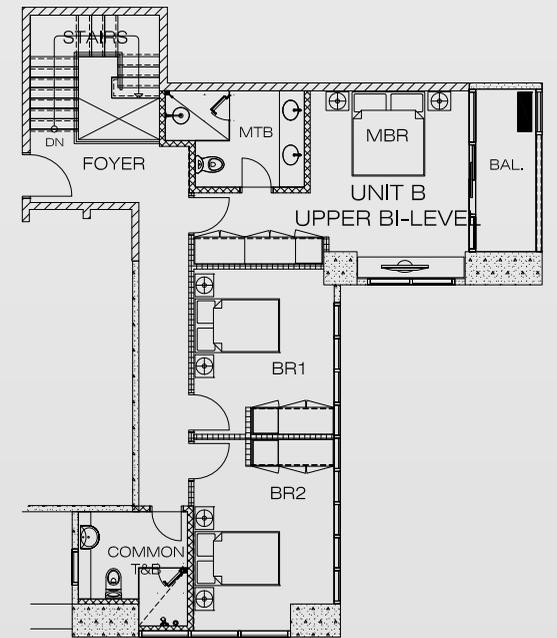
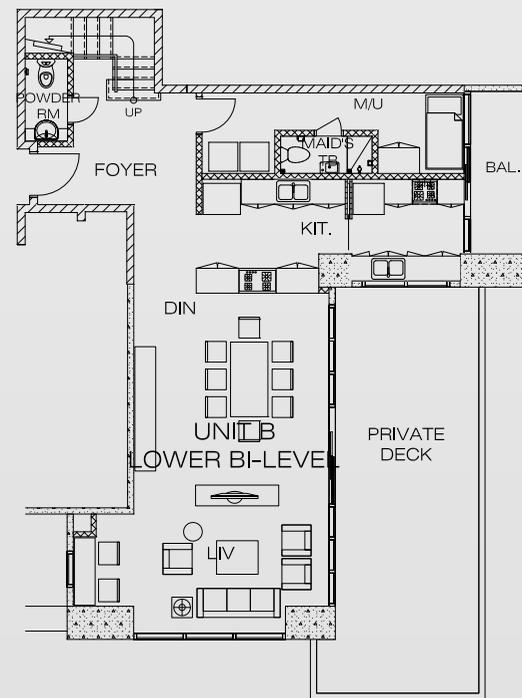
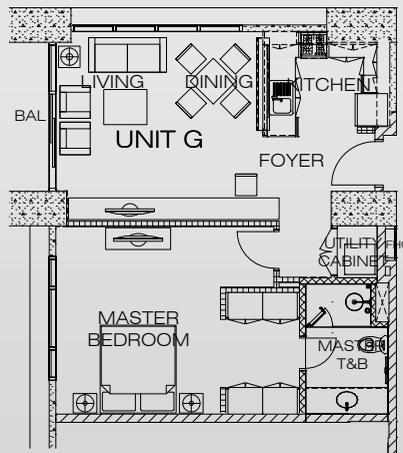
3 BEDROOM BI-LEVEL PENTHOUSE RESIDENCES

Bi-level layout for increased space and privacy
All corner units
Family area convertible to a fourth bedroom with toilet and bath
Spacious deck per unit
Walk-in closet in Master Bedroom
Gourmet and Asian Kitchens
Maid's Room with toilet and bath

UNIT AREA APPROX 214-238 SQM
PRIVATE DECK AREA APPROX 49-133 SQM

MOUNTAINSCAPE RESIDENCE

CITYSCAPE RESIDENCE



CORNER UNITS FACING NORTH VIEWS OF THE MOUNTAINS

GENEROUSLY-SIZED 1 BEDROOM UNITS

There are only 24 units of this type, Unit 5G to Unit 29G.

- Unit Area: 72 sqm (excluding balcony)
- Corner units facing north
- Views of the mountains
- Living room extends to balcony
- The only 1BR unit type with a walk-in closet

3 BEDROOM BI-LEVEL UNIT

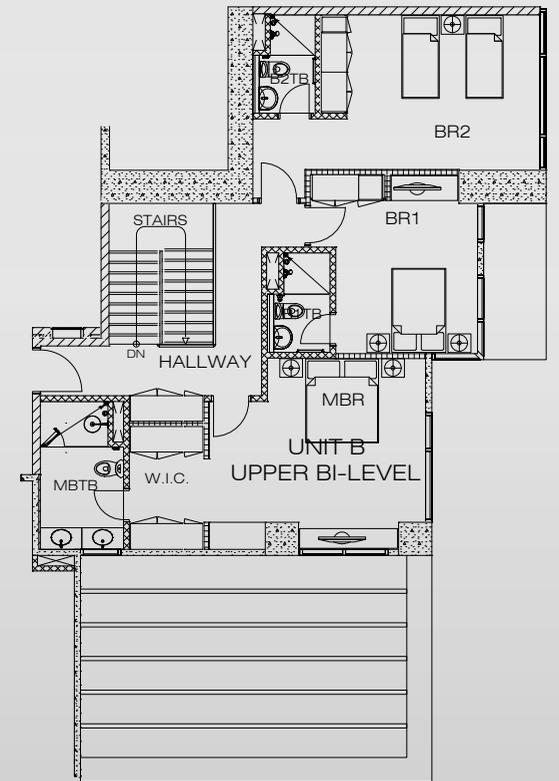
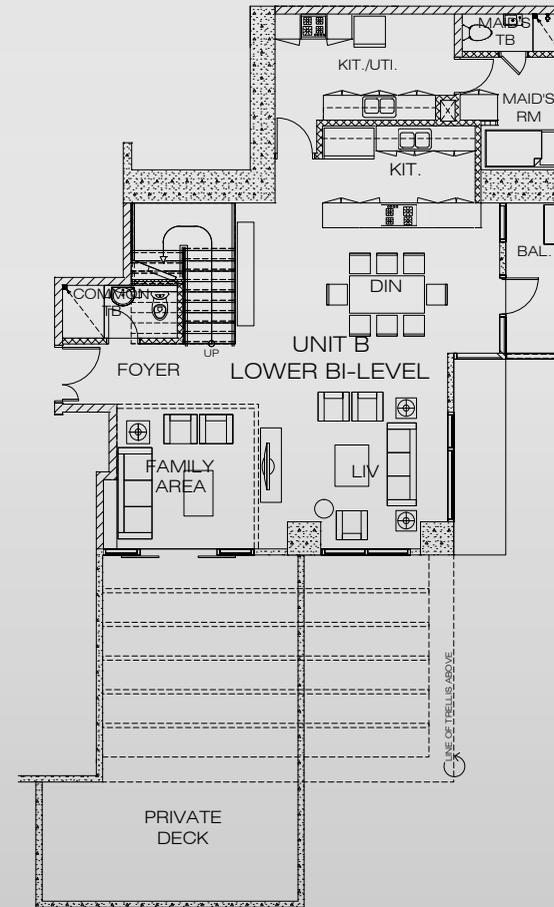
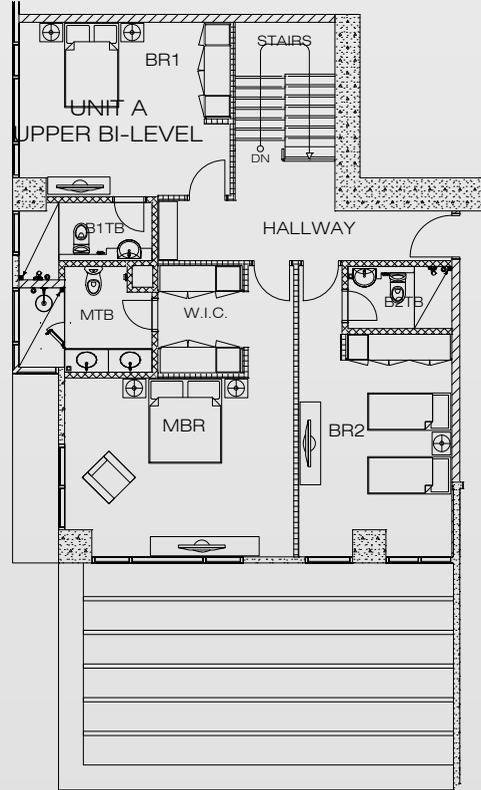
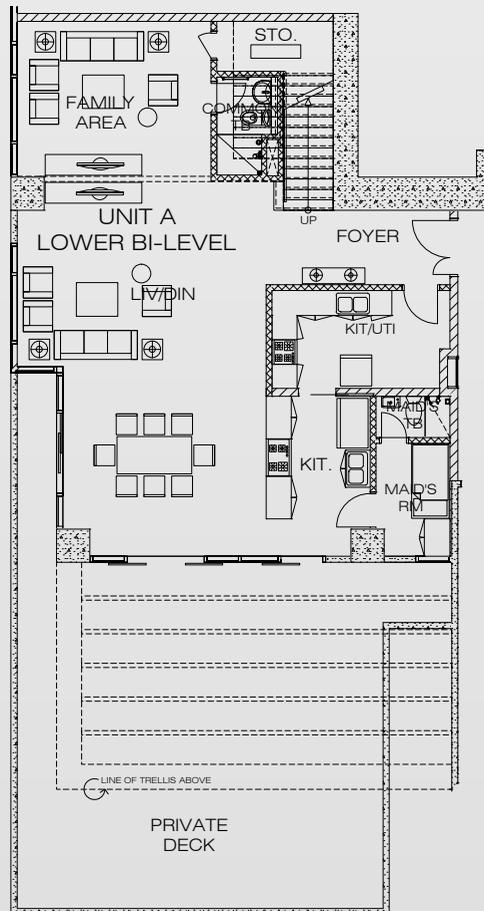
There is only one unit of this type, Unit 34B.

- Bi-level layout for increased space and privacy
- Corner unit facing south
- Powder Room
- Spacious deck on lower level
- Gourmet and Asian Kitchens
- Maid's Room with toilet and bath
- Views of the city and the sea

CORNER UNIT FACING SOUTH VIEWS OF THE CITY AND THE SEA

SKYSCAPE RESIDENCE A

SKYSCAPE RESIDENCE B



**LOCATED AT THE
TOPMOST
FLOOR CORNER
UNIT FACING
SOUTH
VIEWS OF THE
MOUNTAINS**

3 BEDROOM BI-LEVEL PENTHOUSE UNIT

There is only one unit of this type, Unit 36A.

- Corner unit
- Located at the topmost floor
- Views of the mountains
- Family area convertible to a fourth bedroom with toilet and bath
- Spacious deck
- Walk-in closet in Master Bedroom
- Gourmet and Asian kitchens
- En-suite toilet and bath for all bedrooms except Maid's Bedroom
- Maid's Room with toilet and bath

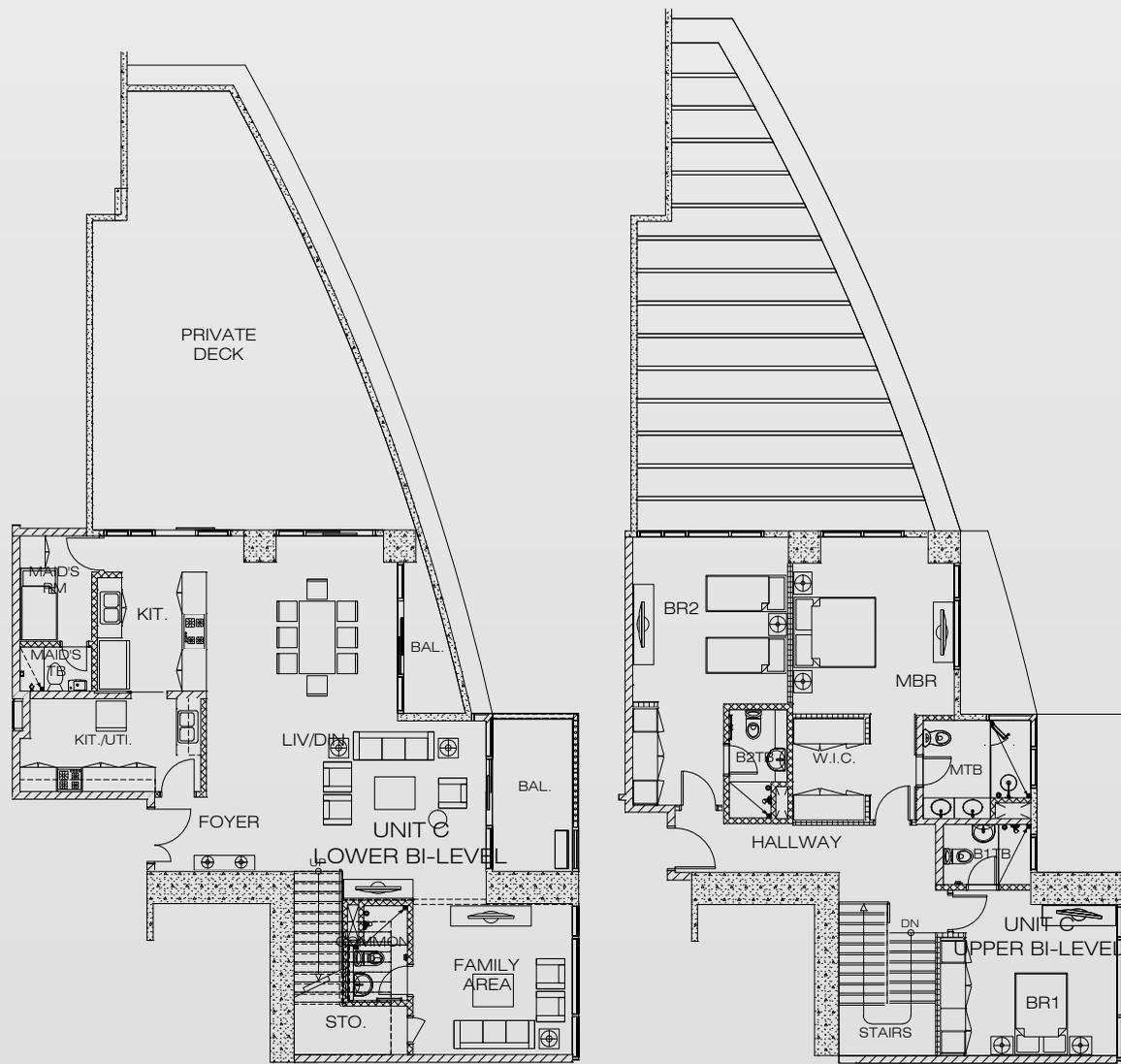
3 BEDROOM BI-LEVEL PENTHOUSE UNIT

There is only one unit of this type, Unit 36B.

- Corner unit
- Located at the topmost floor
- Views of the city and the sea
- Family area convertible to a fourth bedroom with toilet and bath
- Spacious deck
- Walk-in closet in Master Bedroom
- Gourmet and Asian kitchens
- En-suite toilet and bath for all bedrooms except Maid's Bedroom
- Maid's Room with toilet and bath

**LOCATED AT THE
TOPMOST
FLOOR CORNER
UNIT FACING
SOUTH
VIEWS OF THE
CITY AND THE SEA**

SKYSCAPE RESIDENCE C



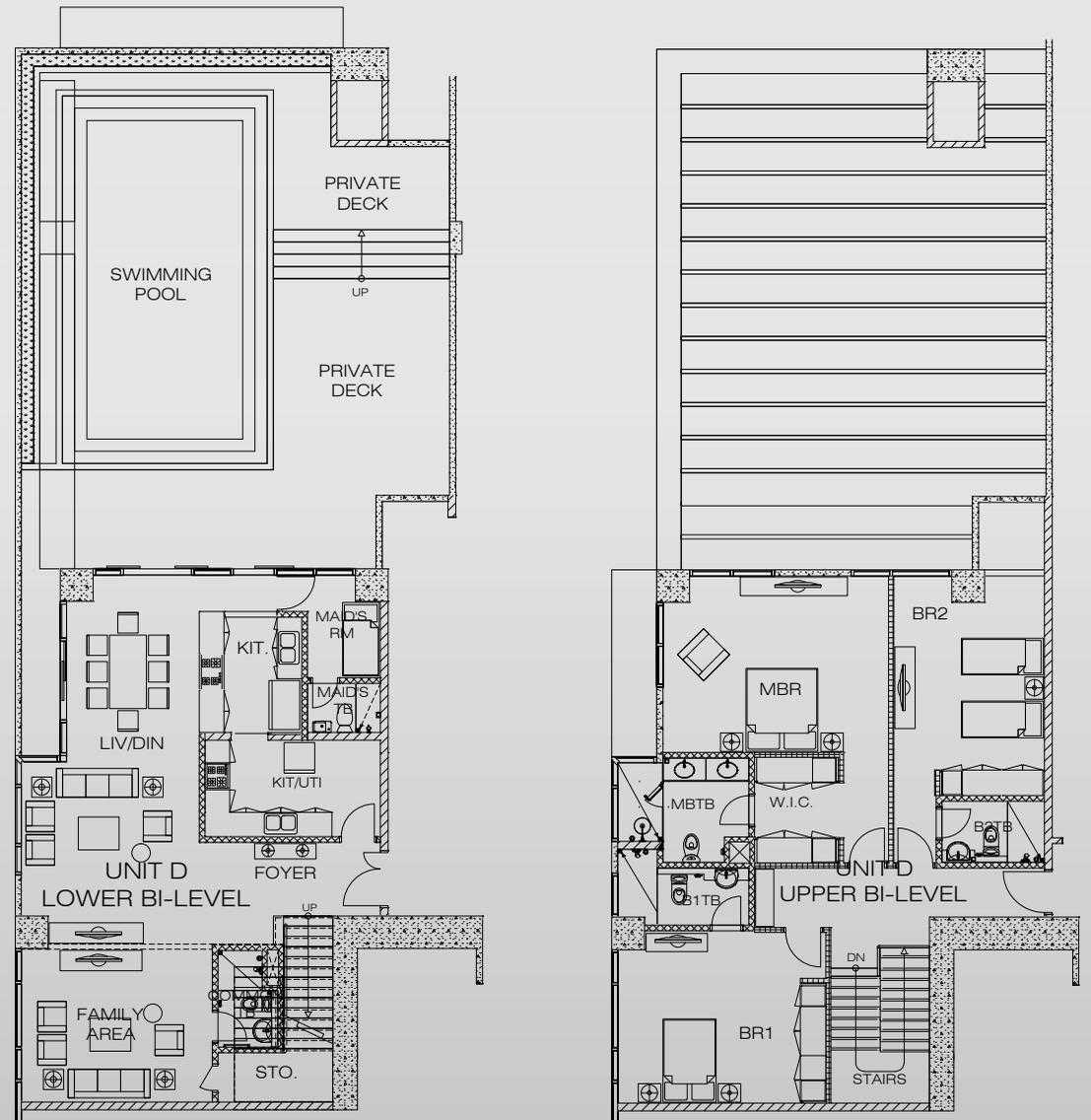
LOCATED AT THE TOPMOST FLOOR CORNER UNIT FACING NORTH VIEWS OF THE MOUNTAINS CITY AND THE SEA

3 BEDROOM BI-LEVEL PENTHOUSE UNIT

There is only one unit of this type, Unit 36C.

- Corner unit
- Located at the topmost floor
- Views of the city, mountains, and the sea
- Family area convertible to a fourth bedroom with toilet and bath
- Spacious deck
- Walk-in closet in Master Bedroom
- Gourmet and Asian kitchens
- En-suite toilet and bath for all bedrooms except Maid's Bedroom
- Maid's Room with toilet and bath

AQUASCAPE RESIDENCE



3 BEDROOM BI-LEVEL PENTHOUSE UNIT WITH POOL

There is only one unit of this type, Unit 36D.

- Corner unit facing north
- Located at the topmost floor
- Views of the mountains
- Family area convertible to a fourth bedroom with toilet and bath
- 3BR Bi-level Penthouse with largest private deck (inclusive of pool area)
- Private Pool
- Walk-in closet in Master Bedroom
- Gourmet and Asian kitchens
- En-suite toilet and bath for all bedrooms except Maid's Bedroom
- Maid's Room with toilet and bath

CORNER UNIT FACING NORTH VIEWS OF THE MOUNTAINS PRIVATE POOL

BUILDING FEATURES

Safety and Security

100% back-up power
 Fire detection and alarm system
 24-hour security and building maintenance
 Elevator proximity card access

Convenience and Services

Three (3) elevators : two (2) dedicated passenger lifts,
 one (1) service/passenger lift

Ground floor lobby drop-off

Park Point Podium

- Main lobby with concierge desk
- Mail room
- Administration office

Amenities

Exclusive access to Ayala Center Cebu from Park Point Deck*

Private elevator access to Rustan's Supermarket from the first basement

Usage rights at City Sports Club Cebu (for select units)

Gym on mezzanine level

Park Point Deck*

- Swimming pool
- Kiddie pool
- Gazebo

Park Point Podium

- Board room
- Indoor and outdoor lounge areas
- Social hall (accommodates up to 140 persons, banquet style)
- Children's play area
- Landscaped garden deck

* A portion of the amenity area located on a parcel owned by Cebu Holdings, Inc. (CHI). Facilities therein will be constructed by the developers, and thereafter be managed and operated by the Condominium Corporation and enjoyed by the residents, under a Mutal Perpetual Easement Agreement with CHI.

UNIT FEATURES

Safety and Security

Audio guest annunciator system
 Emergency assistance button

Finishes

Kohler® and Grohe® (or equivalent) bathroom fittings and fixtures*

Appliances

Provision for water heaters for bathrooms** and kitchen
 Air-conditioning units for bedrooms*, living/dining areas, and family area***

Amenities

CATV provision for all bedrooms, living room, and family area***
 Provision for telephone line
 Telephone outlets in all bedrooms*, living/dining areas, and family area***
 Individual metering for water and electricity

* except for Maid's Room, Maid's Toilet and Bath, and Utility Area

** except for Maid's Toilet and Bath, and Powder Room

*** for 3BR Bi-level Penthouse units only

ROOM	FLOOR	WALL	CEILING	INCLUSIONS
Foyer	Engineered Wood Plank	Painted	Painted Gypsum	
Living/ Dining Area	Engineered Wood Plank	Painted	Painted Gypsum	Inverter-type air conditioning unit
Family Area****	Engineered Wood Plank	Painted	Painted Gypsum	Inverter-type air conditioning unit
Master Bedroom	Engineered Wood Plank	Painted	Painted Gypsum	Inverter-type air conditioning unit
Master Toilet and Bath	Homogeneous Tile	Homogeneous Tile	Painted Gypsum	Stone countertop Provision for water heater
Secondary Bedroom/s	Engineered Wood Plank	Painted	Painted Gypsum	Inverter-type air conditioning unit
Secondary/ Common Toilet and Bath	Homogeneous Tile	Shower Area: Homogeneous Tile Remaining Areas: Painted	Painted Gypsum	Stone countertop Provision for water heater
Gourmet Kitchen	Homogeneous Tile	Painted	Painted Gypsum	Range-hood Stone countertop Provision for water heater
Utility Kitchen****	Homogeneous Tile	Painted	Painted Gypsum	Range-hood Stone countertop Provision for water heater
Powder Room**	Homogeneous Tile	Painted	Painted Gypsum	Stone countertop
Balcony*	Ceramic Tile	Painted	Painted	
Private Deck****	Ceramic Tile	Painted	Painted	
Utility Area	Ceramic Tile	Painted	Painted	
Maid's Room***	Ceramic Tile	Painted	Painted Gypsum	
Maid's Toilet and Bath***	Ceramic Tile	Shower Area: Ceramic Tile Remaining Areas: Painted	Painted Gypsum	

* All 1BR, 2BR, and 3BR units, and some 3BR Bi-level units

** 3BR and 3BR Bi-level units only

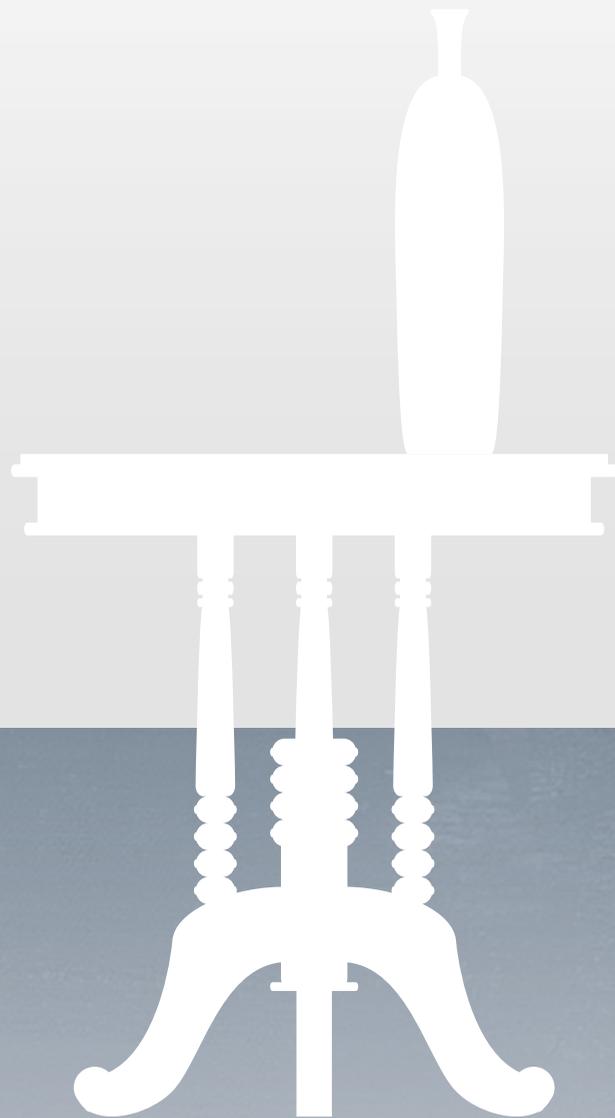
*** 2BR, 3BR, and 3BR Bi-level units only

**** 3BR Bi-level units only

***** 3BR Bi-level Penthouse units only

TURNOVER

Park Point Residences launches in July 2012.
Residences begin turnover on the second quarter of 2016.



PARK POINT RESIDENCES

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HLURB Temporary License to Sell No. 0021

ABOUT THE PROJECT

What lifestyle can a future Park Point Residences unit owner look forward to?

Residents of Park Point Residences can look forward to a lifestyle distinguished by luxury and convenience. The notable quality intrinsic to an Ayala Land Premier product conveys an experience of refinement through its high quality finishes and fixtures. Proximity and access to business, retail and dining outlets, and recreational centers carry out the convenience apt for today's urban lifestyle.

What establishments and landmarks are near Park Point Residences?

Business

- Lexmark Plaza
- Cebu Holdings Center
- Innove
- Keppel Center
- Pag-IBIG - WTC Center
- Insular Tower
- Pioneer Building
- Ayala Life-FGU Center

Commercial

- Ayala Center Cebu
 - The Terraces
 - Rustan's Fresh
 - Metro Gaisano
 - New Rustan's Department Store and Supermarket (end-2013)
- The Walk
- The Gallery
- Crossroads

Lifestyle and Recreation

- City Sports Club Cebu
- Fitness First
- Holiday Gym and Spa
- The Spa at Cebu

Accommodations

- Cebu City Marriott
- Waterfront Cebu City Hotels and Casino
- The Parklane
- Quest Hotel
- Diamond Suites and Residences
- Tune Hotels
- Hotel Elizabeth

Educational Institutions

- Ateneo Graduate School – Cebu (Cebu Holdings Center)
- University of the Philippines Cebu
- University of San Carlos North Campus
- San Carlos Seminary
- Paref Springdale School for Boys
- Colegio Immaculada Concepcion
- University of Southern Philippines Foundation

Medical Institutions

- Cebu Doctors University and Hospital
- Chong Hua Hospital
- Perpetual Succour Hospital

Museums and Convention Centers

- Waterfront Cebu City Hotels and Casino
- Sugbo Cultural Center
- Grand Convention Center
- Rizaliana Museum Cebu – University of Southern Philippines Foundation

ABOUT THE PROJECT

What are the views from various levels and units of the Park Point Residences?



**MOUNTAIN
VIEW**

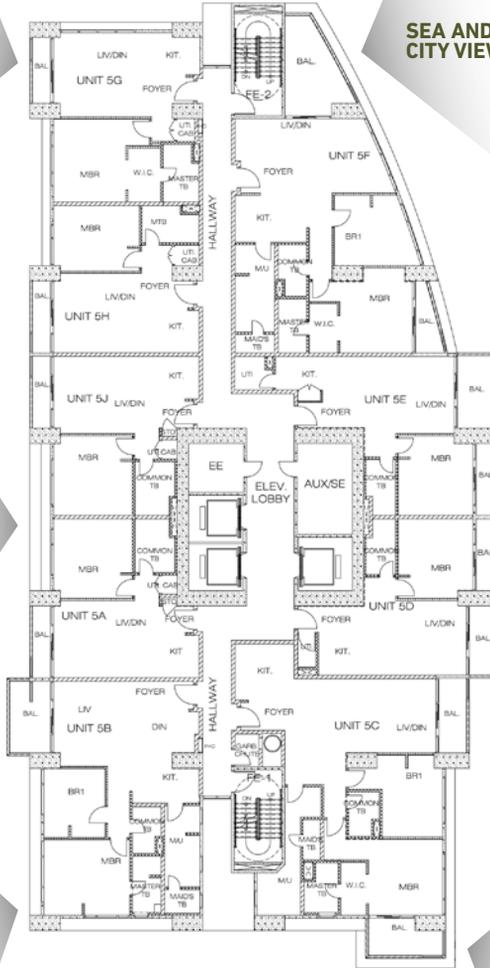
**SEA AND
CITY VIEWS**

**MOUNTAIN
VIEW**

**SEA AND
CITY VIEWS**

**MOUNTAIN
VIEW**

**SEA AND
CITY VIEWS**



ABOUT THE UNIT

How are the Park Point Residences units different from other condominium developments in Cebu?

Park Point Residences distinguishes itself from other condominium developments in Cebu City with its exclusive direct access to Ayala Center Cebu, Cebu's premier lifestyle destination. With this, residents enjoy a brilliant array of shopping, dining, and entertainment options just within the integrated Ayala Center mixed-use development.

Park Point Residences also boasts of its high grade finishes and fittings aligned with the quality of an Ayala Land Premier product.

What appliances are provided in the Park Point Residences?

All units will be furnished with a rangehood and inverter-type air conditioning units.

Does the unit come with parking?

Yes. All units come with parking, except for some One-bedroom (1BR) units. All Three-bedroom (3BR) units will come with two (2) parking slots each, Two-bedroom (2BR) units will have at least one parking slot each.

For some One-bedroom (1BR) units, parking will be under a lease agreement with Cebu Holdings, Inc. (see FAQ on Leased Parking).

LIVING IN PARK POINT RESIDENCES

Are areas of balconies and private decks included in the list price of the unit?

No, the areas of balconies and decks are not included in the list price of the unit as these areas are defined as Limited Common Areas in the Master Deed, and are not owned by the unit owner. However, balconies and private decks add value to the unit as these areas are accessible only by the one unit connected to the balcony or private deck and only the said unit can benefit from this/these.

Will the expenses related to the maintenance of the balconies and private decks be included in the Condominium Dues?

Yes. Dues related to the maintenance of balconies and private decks will be built into the Condominium Dues. Since these areas are categorized as Limited Common Areas, the unit owner is required to pay for his/her share of the expenses related to these areas. The share of the expenses will depend on the size of the balcony/private deck of the unit owner, in proportion to the total Limited Common Areas in the entire building.

ABOUT CHI-LEASED PARKING ON THE BASEMENT ANNEX

What is the difference between a leased parking slot and an appurtenant parking slot?

A leased parking slot is subject to a long-term Contract of Lease with Cebu Holdings, Inc. (CHI) while an appurtenant parking slot is owned by the unit owner. Leased parking slots will not be covered by a Condominium Certificate of Title (CCT).

What contract will be executed to effect the lease? What are the terms?

A Contract of Lease between CHI (Lessor) and the PPR unit owner (Lessee) will be executed. The lease will have a 50-year term commencing on the date of turnover of the PPR unit. The rent for the entire term is payable prior to the commencement of the lease. The lease contract will be annotated unto the Condominium Certificate of Title (CCT) of the PPR unit but not unto the Transfer Certificate of Title (TCT) of the parcel of land where Park Point Residences is located. Should the lessee of said parking slot sell his PPR unit, his rights and obligations under the lease will be deemed automatically sold or transferred to the new unit owner in Park Point Residences.

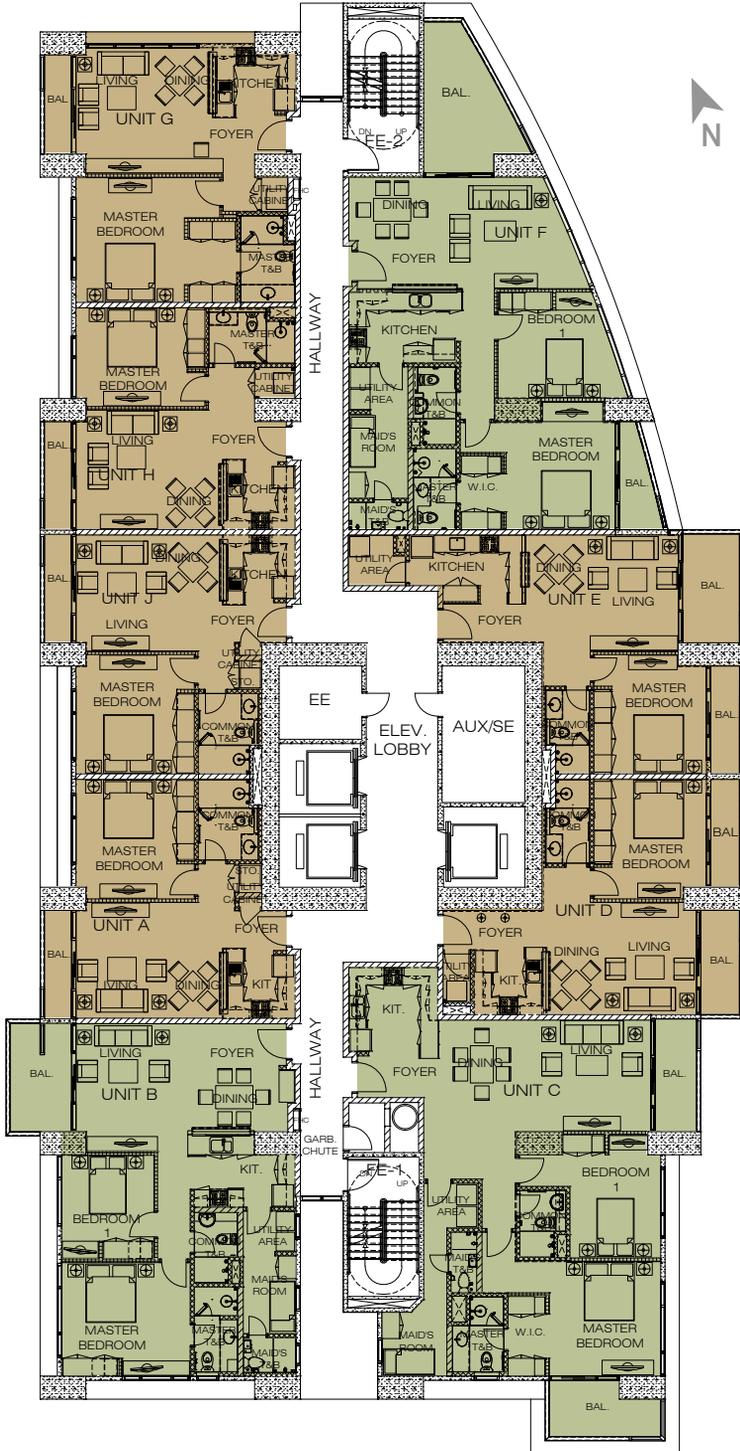
Are there other fees or charges aside from the rental fee?

Throughout the term of the lease, monthly dues will be charged to the lessee for the maintenance of the parking facility.

Will non-residents of PPR be allowed to lease parking slots at the PPR basement parking annex?

No, only PPR unit owners are allowed to lease parking slots at the PPR basement parking annex. Parking slots for lease are leased alongside the purchase of the PPR unit. The leased parking slot is bundled with the PPR unit.

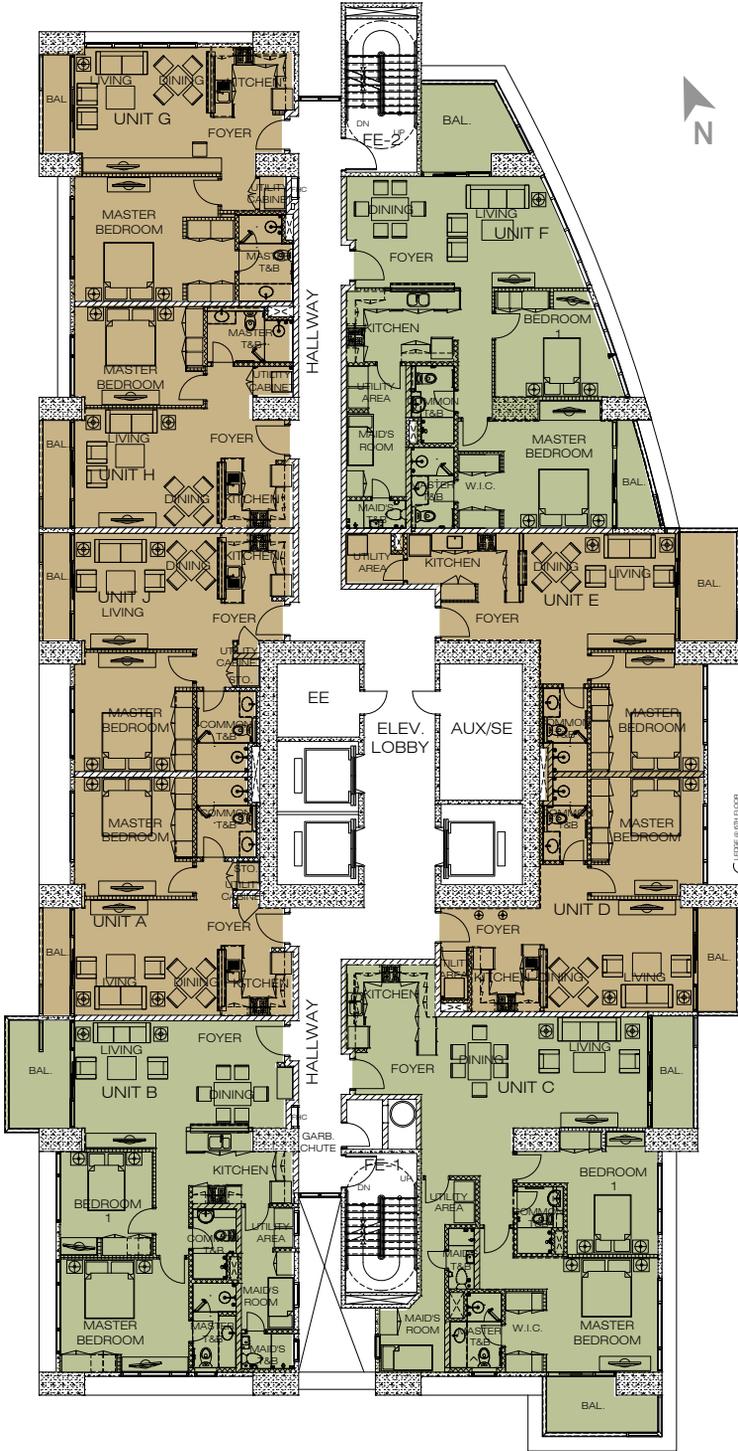
5TH FLOOR



- 1 BEDROOM
- 2 BEDROOM

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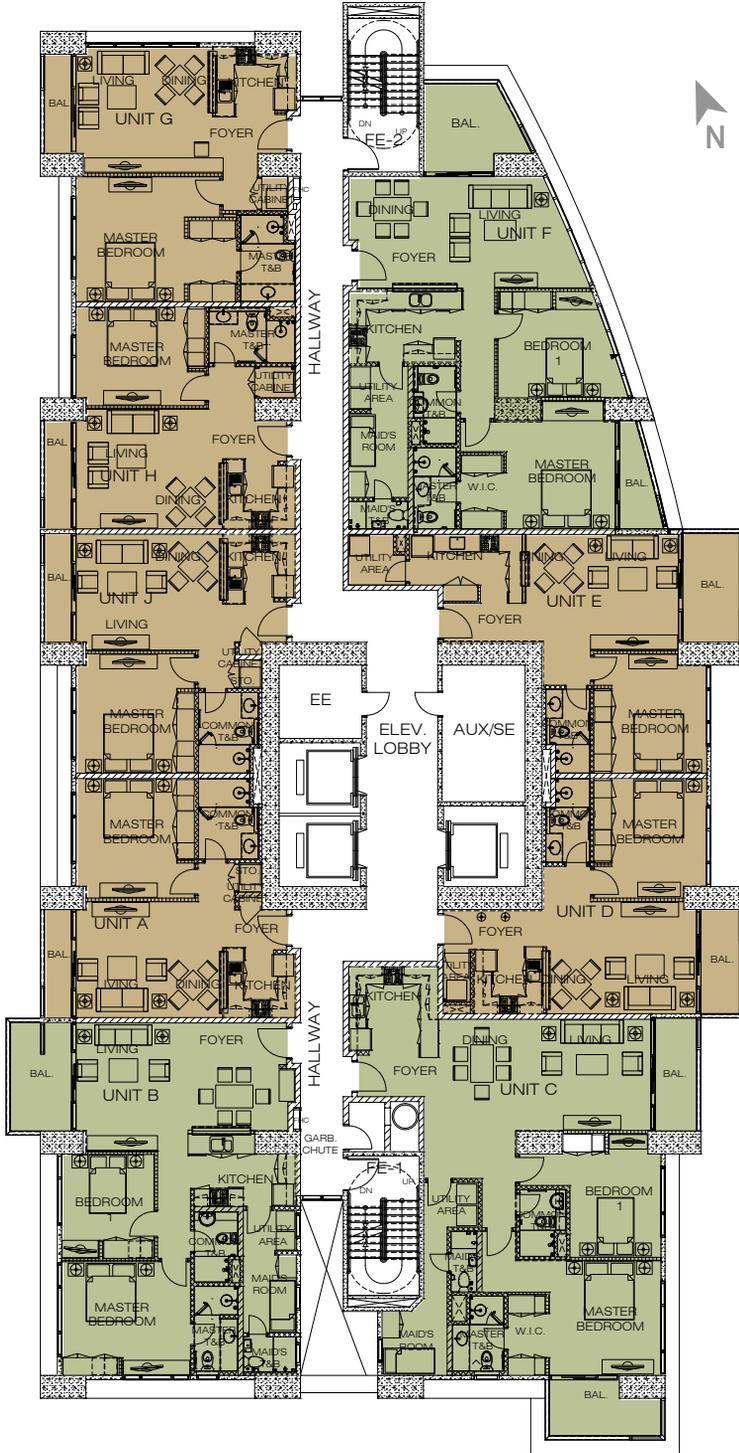
6TH FLOOR



- 1 BEDROOM
- 2 BEDROOM

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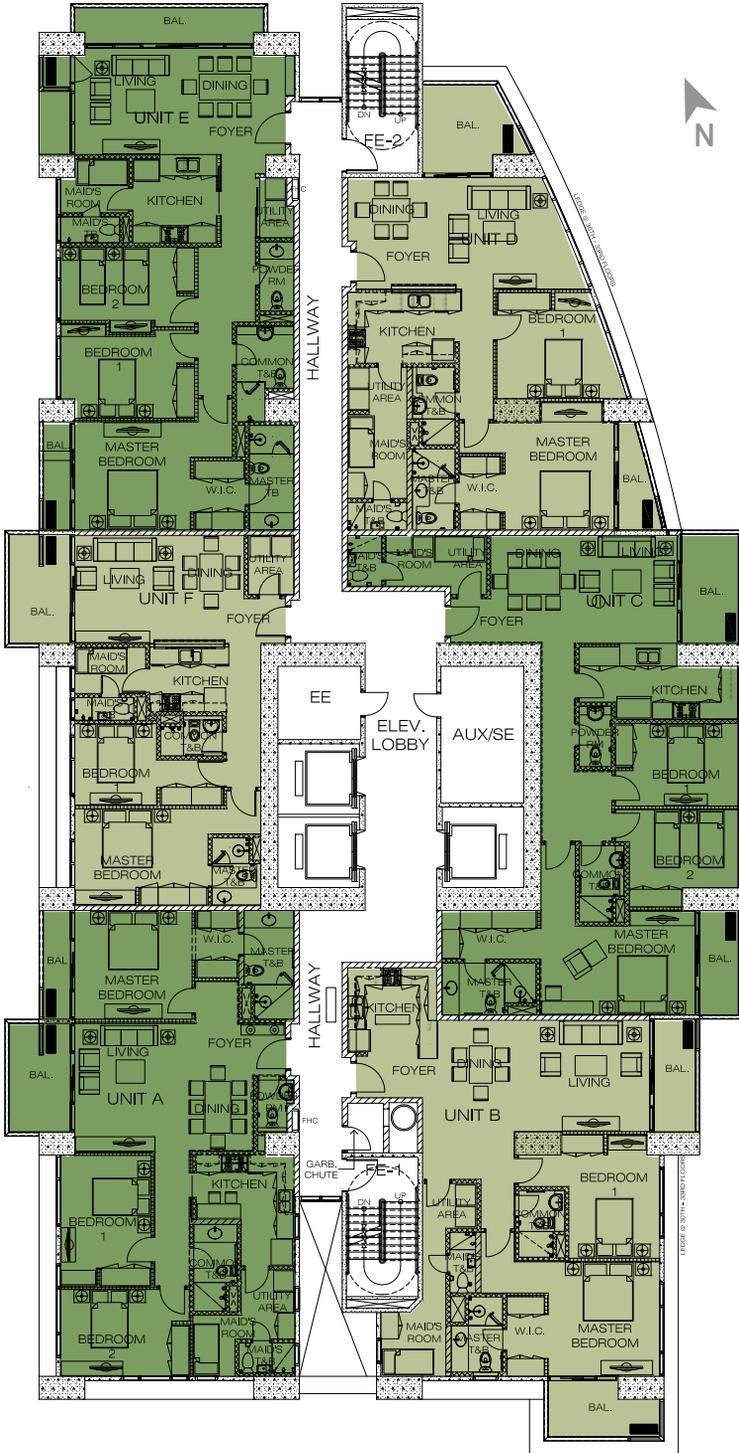
7TH-29TH FLOOR



- 1 BEDROOM
- 2 BEDROOM

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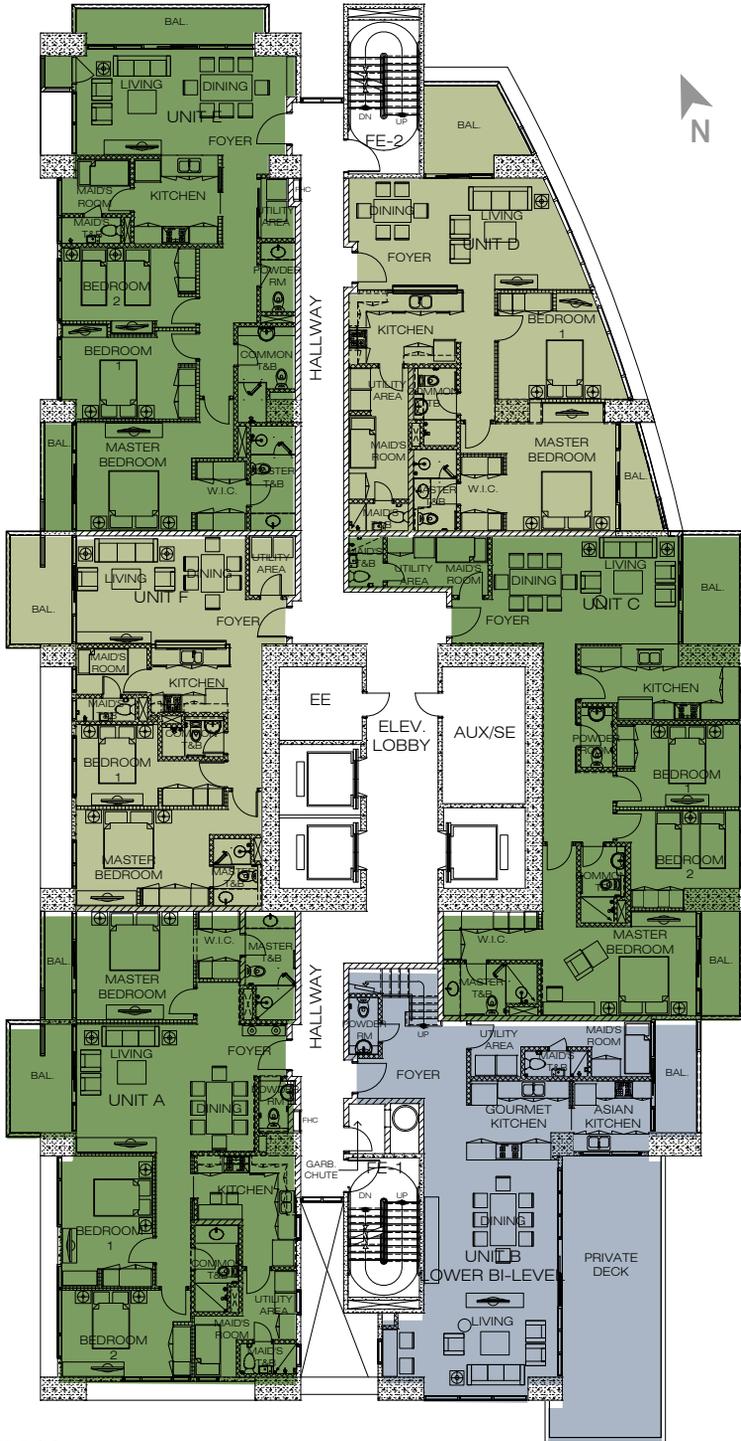
30TH-33RD FLOOR



- 2 BEDROOM
- 3 BEDROOM

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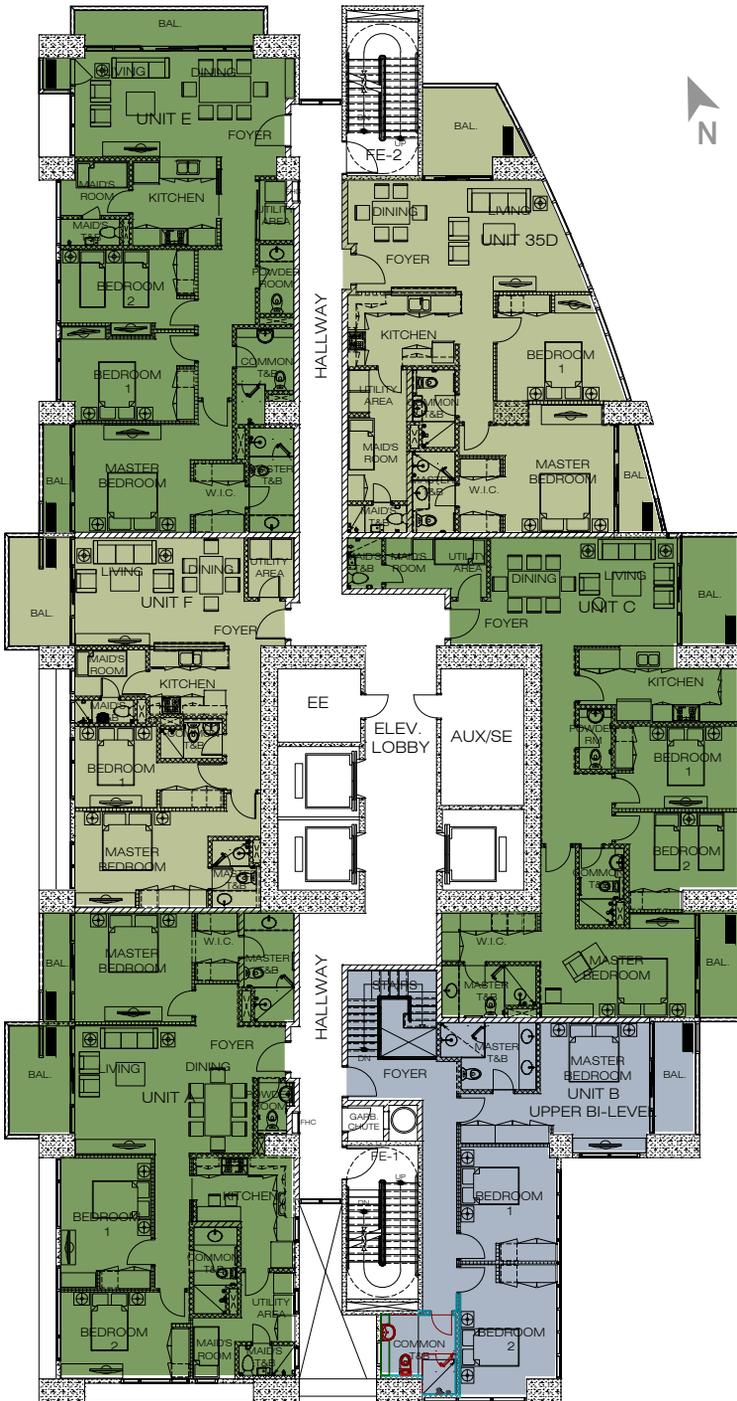
34TH FLOOR



- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM BI-LEVEL

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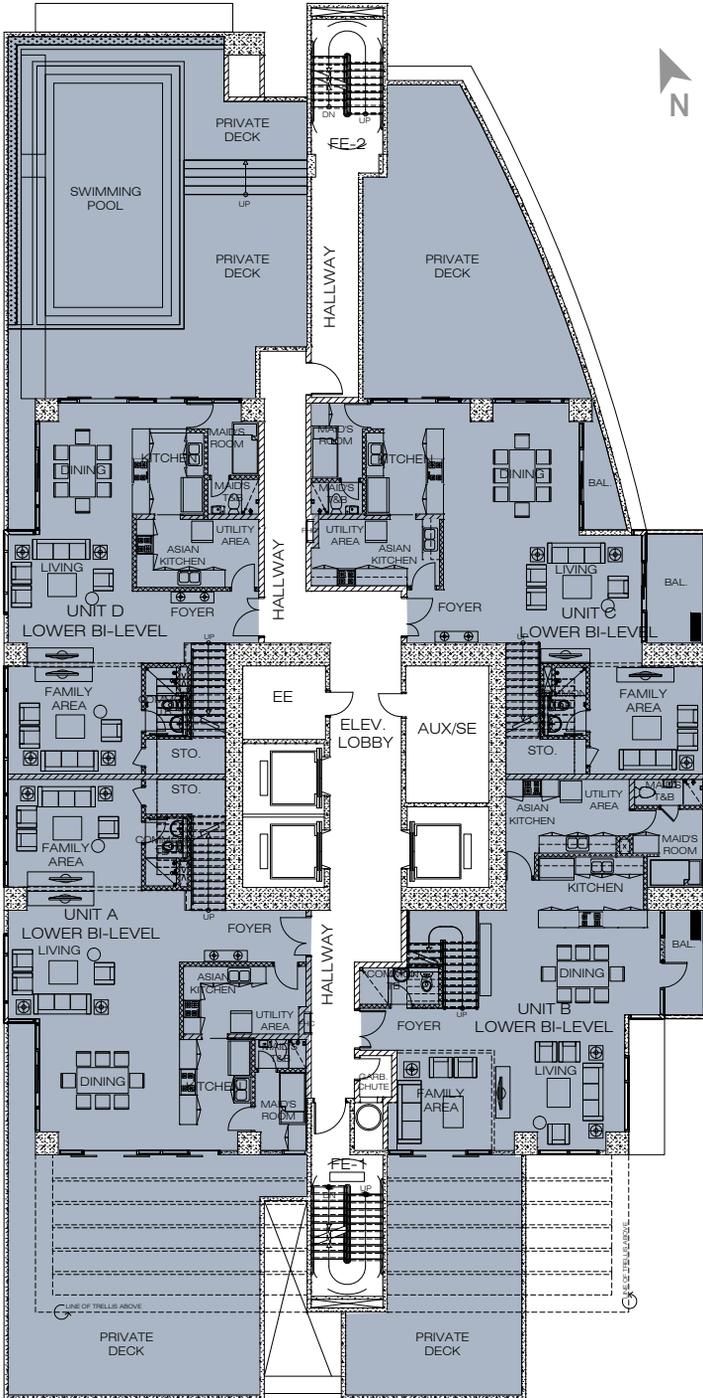
35TH FLOOR



- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM BI-LEVEL

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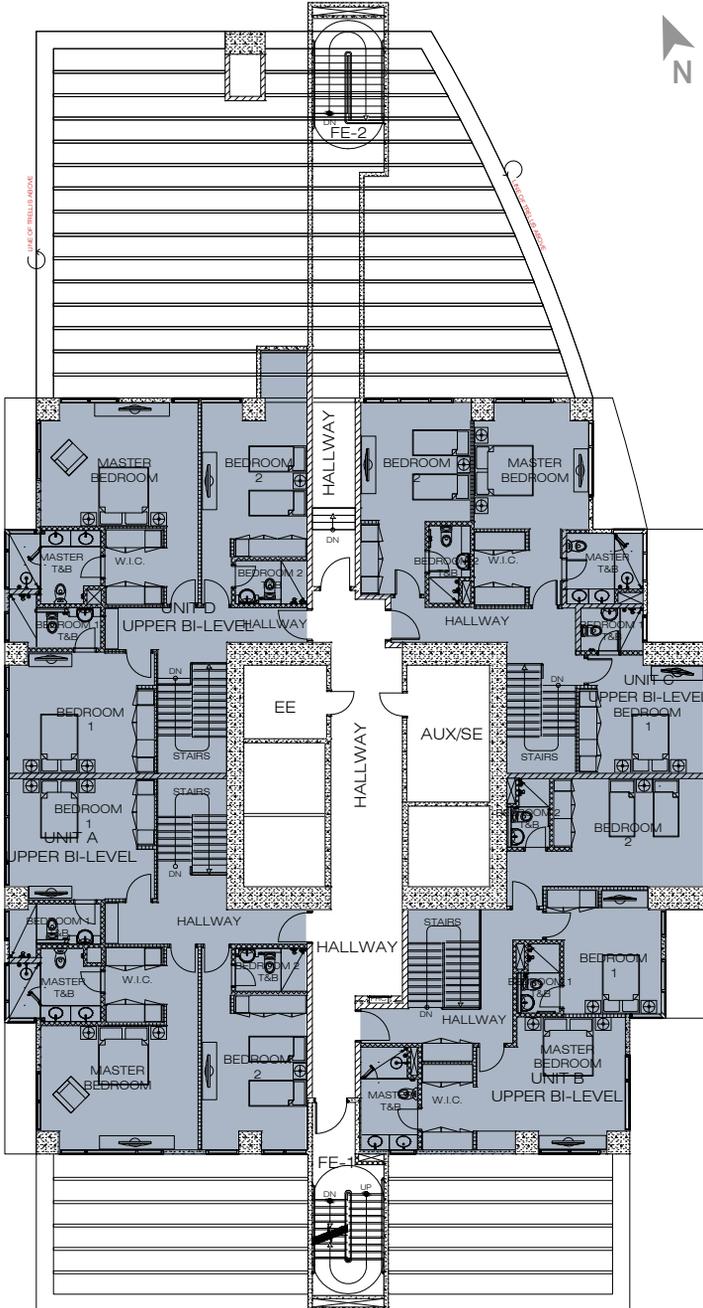
36TH FLOOR



3 BEDROOM BI-LEVEL

No representation is being made herein. The particulars, details and visuals shown herein are intended to give a general idea of the project and as such are not to be relied upon as statements of fact. While such particulars and details are based on present plans which have been prepared with utmost care and are given in good faith, interested parties are invited to verify their factual correctness and subsequent changes, if any. The contents herein are subject to change without prior notice and do not constitute part of an offer or contract.

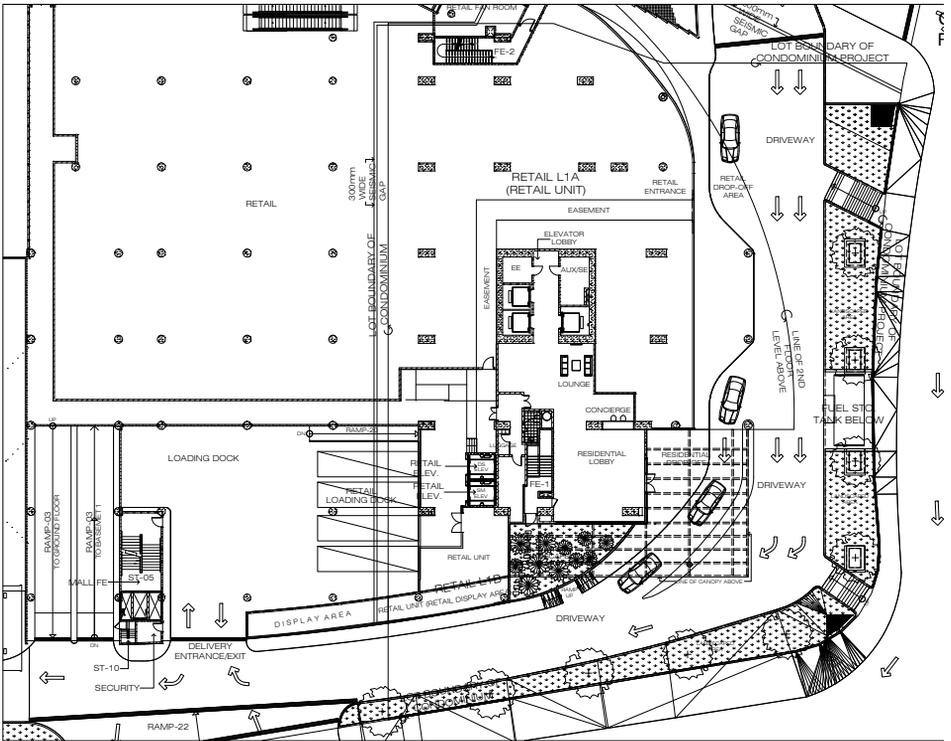
37TH FLOOR



3 BEDROOM BI-LEVEL

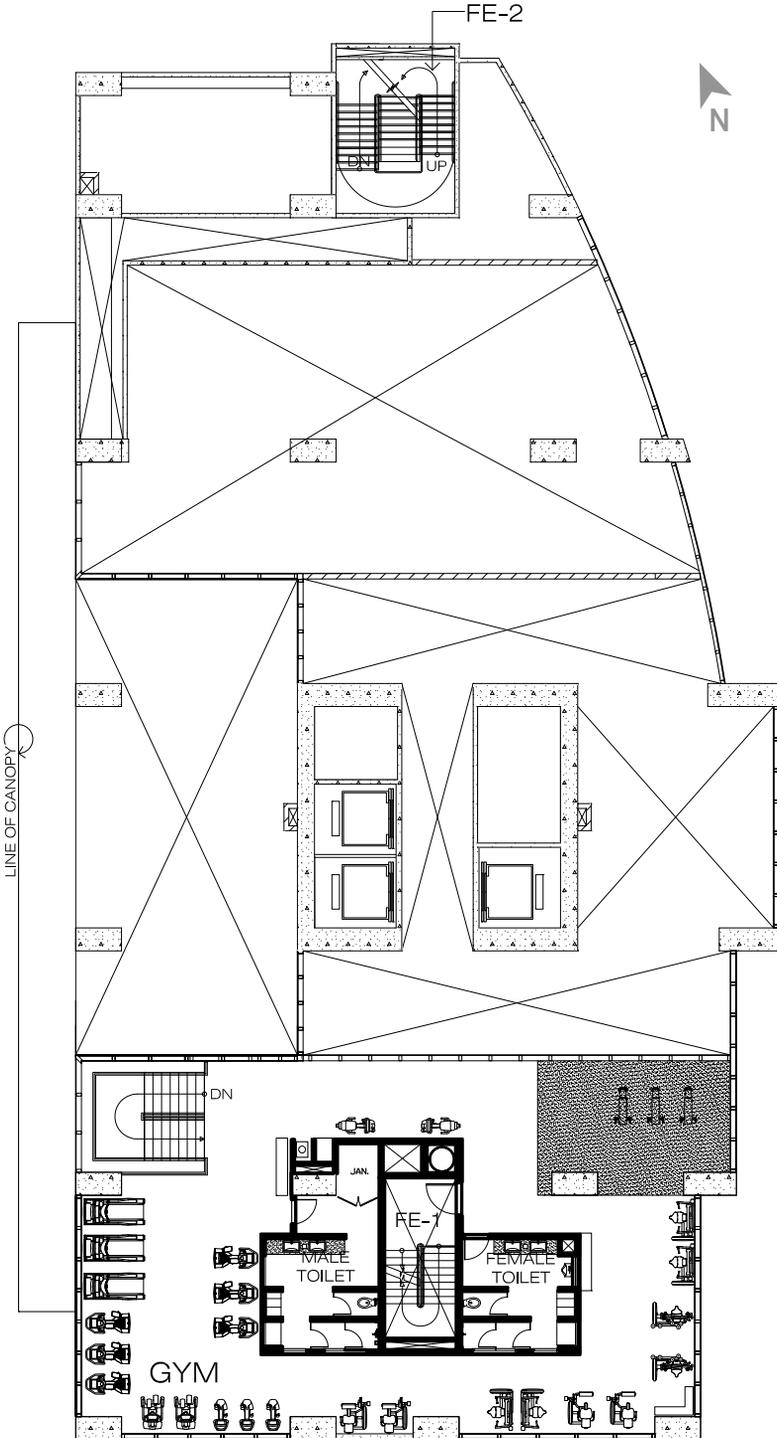
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GROUND FLOOR



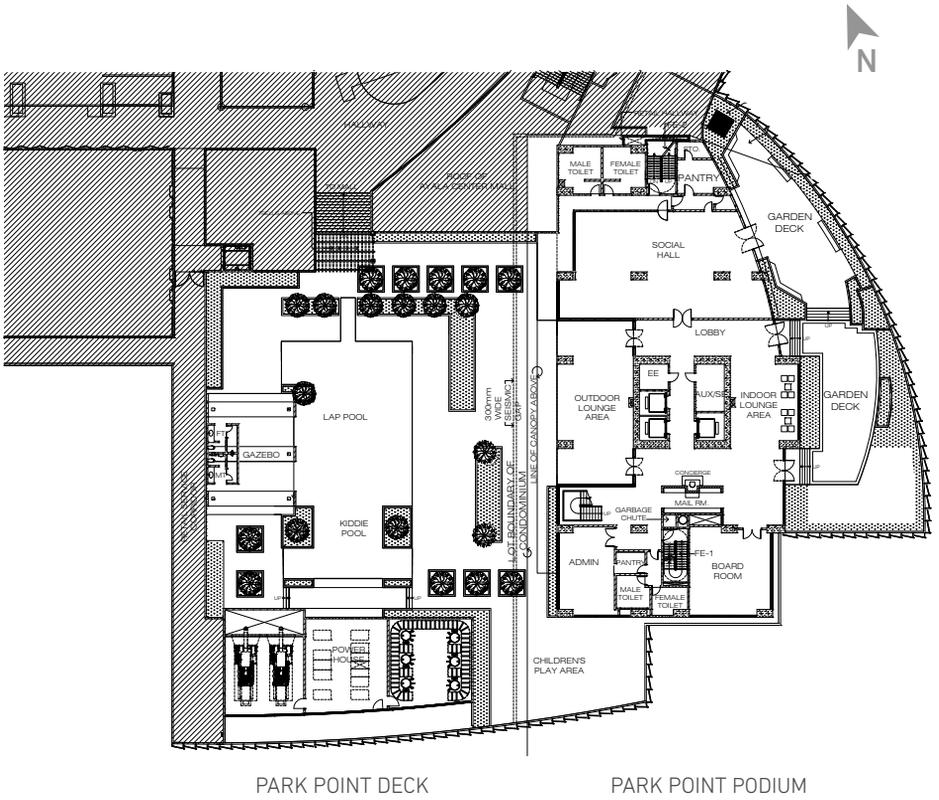
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MEZZANINE



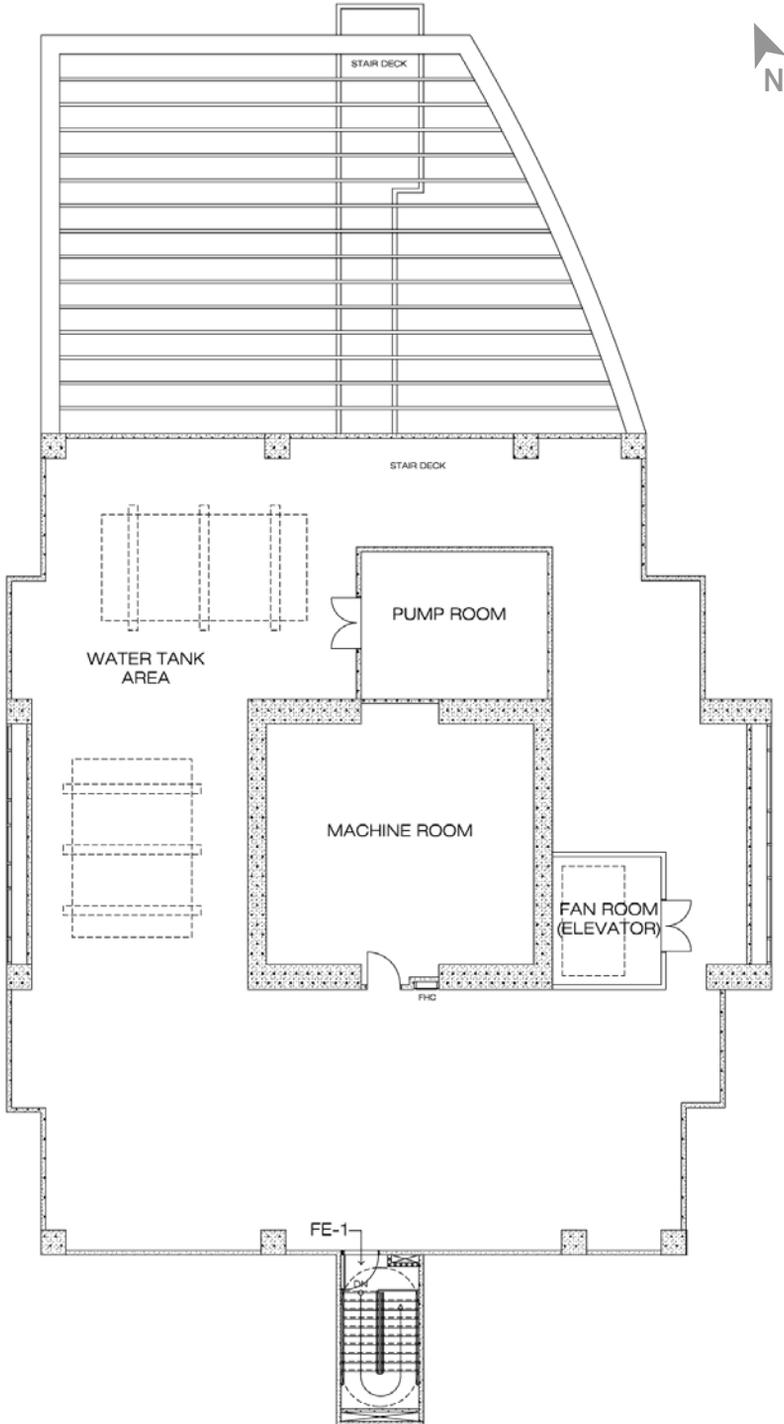
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PARK POINT PODIUM AND PARK POINT DECK



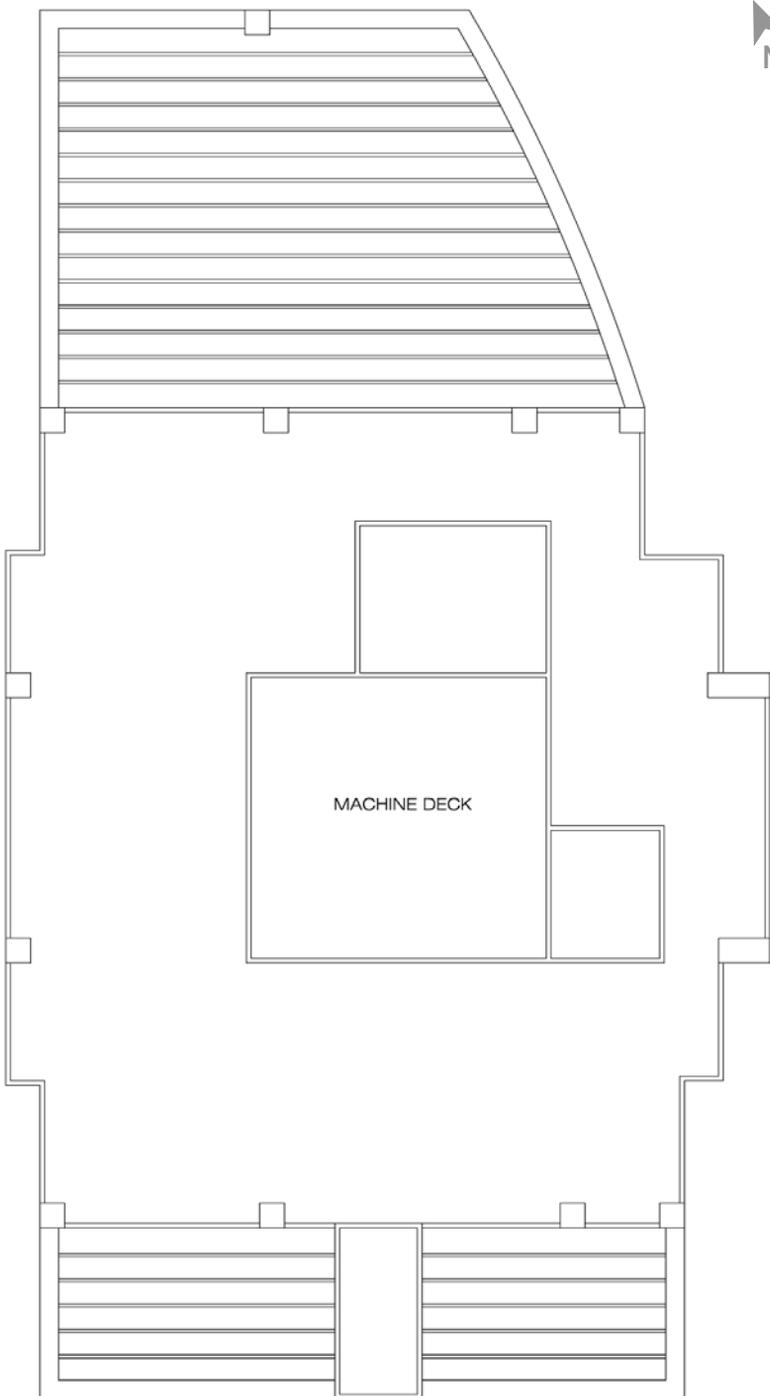
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MACHINE ROOM FLOOR



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MACHINE ROOM DECK



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