

A life of
accessibility
combined with
practical living
spaces awaits





Introduces its newest development in the
affordable housing segment

The first walk-up Condo in Danao City



MIRANISteps
Danao



Take the step
into a better
life

Building homes for the hardworking Filipino



Well-built



Affordable



Practical

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VICINITY MAP

- Beatriz National Highschool (3 mins)
- Danao Provincial Hospital (4 mins)
- St. Peter the Apostle Parish (1 min)
- Super Metro Danao (4 mins)
- Danao City Hall (5 mins)
- Port of Danao (4 mins)

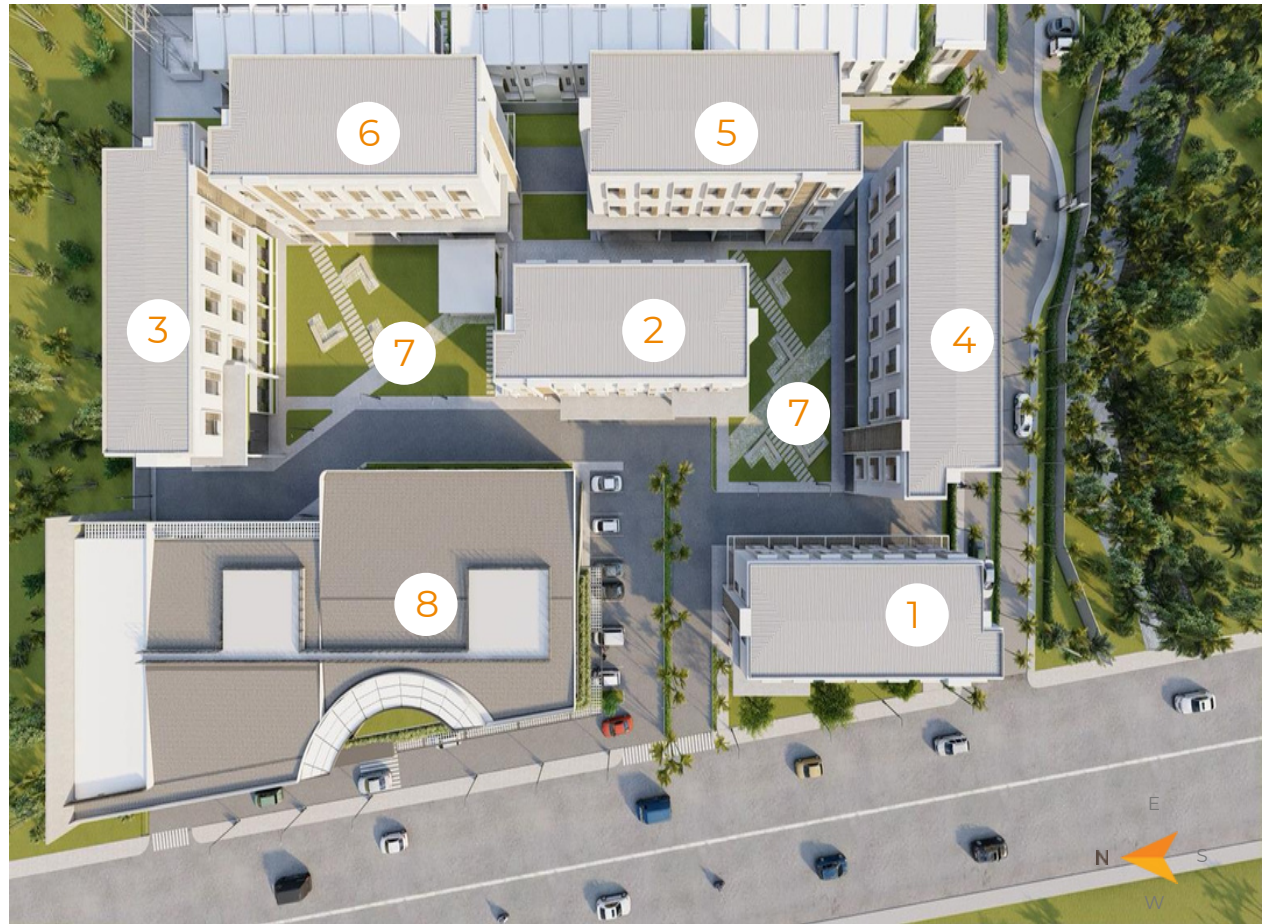
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SITE DEVELOPMENT PLAN

- ① Building
- ② 1
- ③ Building
- ④ 2
- ⑤ Building 5
- ⑥ Building 6
- ⑦ Park
- ⑧ Supermarket & Retail outlets

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FRONT VIEW
Architect's Perspective

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ENTRY
Architect's Perspective

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ENTRY PORTAL
Architect's Perspective

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POCKET PARKS
Architect's Perspective

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Danda



RETAIL AREA
Architect's Perspective

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PROJECT DETAILS

LOCATION	Brgy. Guinsay, Danao City
LAND AREA	9,632 sqm
TOTAL NO. OF UNITS	215 units
NUMBER OF BUILDINGS	6 buildings
UTILITIES	MRF
	Water Cistern Tank
	Rainwater Collection Tank
	STP
	6 Septic Tanks
SERVICES	CLI Property Management
AMENITIES	Walking/Jogging paths
	Pocket Parks

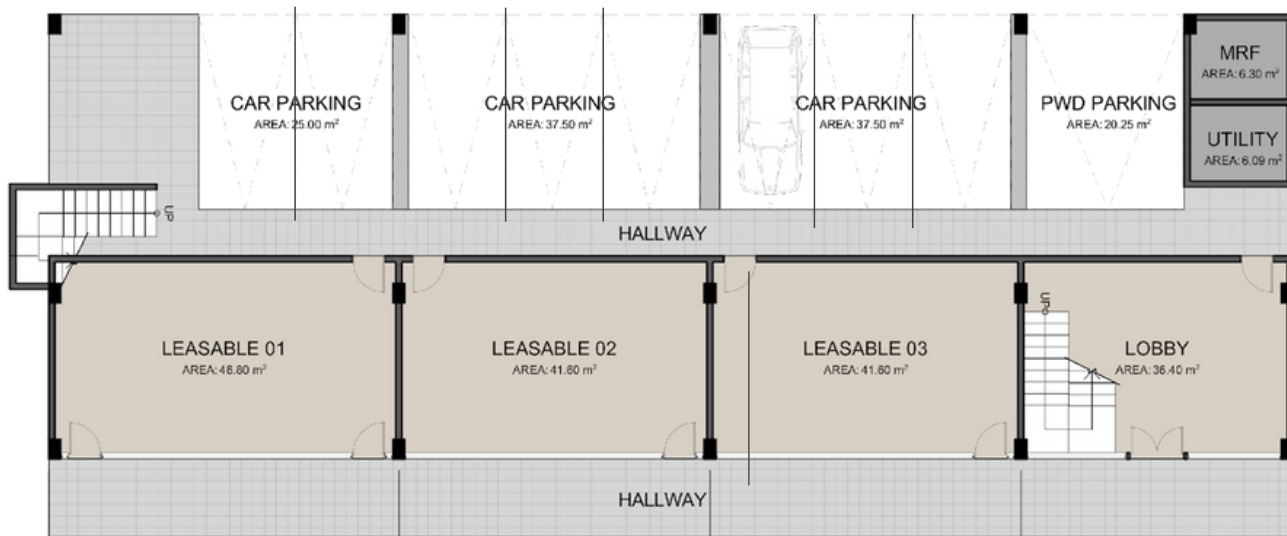
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BUILDING FLOOR PLANS

Building 1

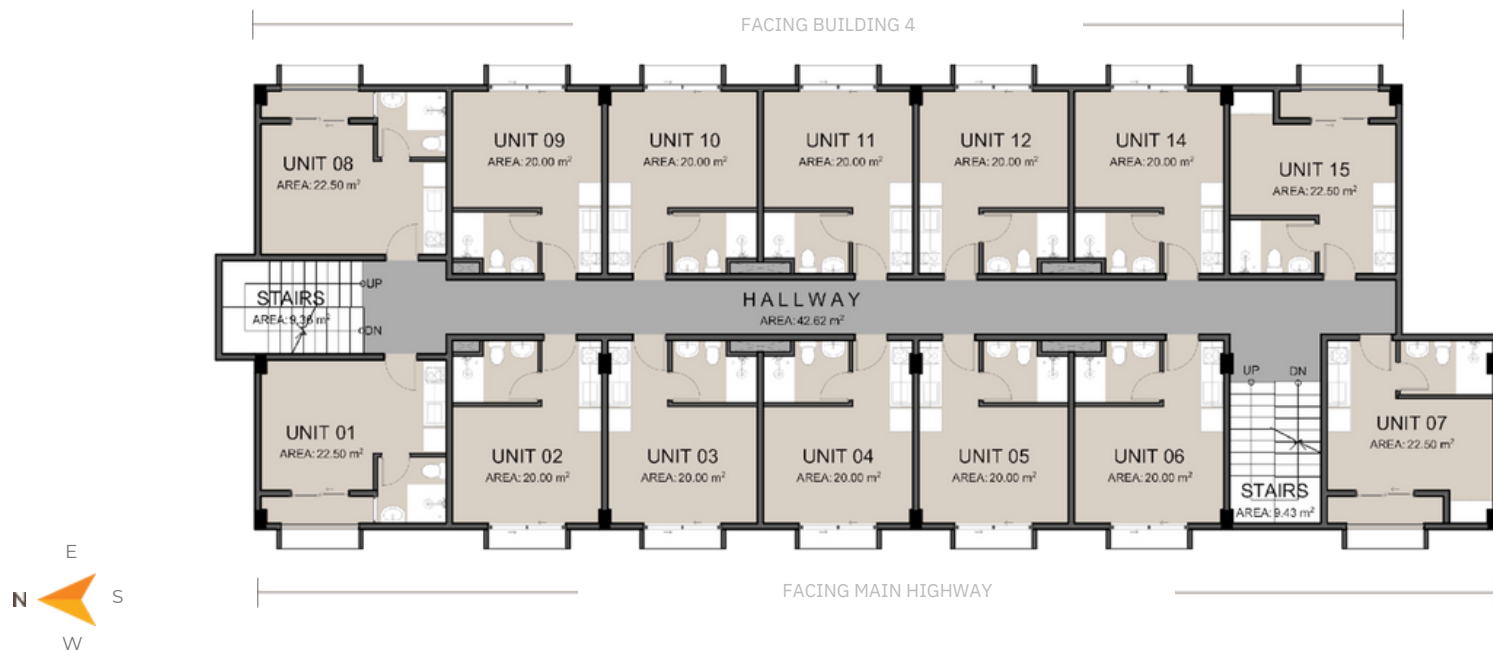
Ground Floor Layout



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Building 1

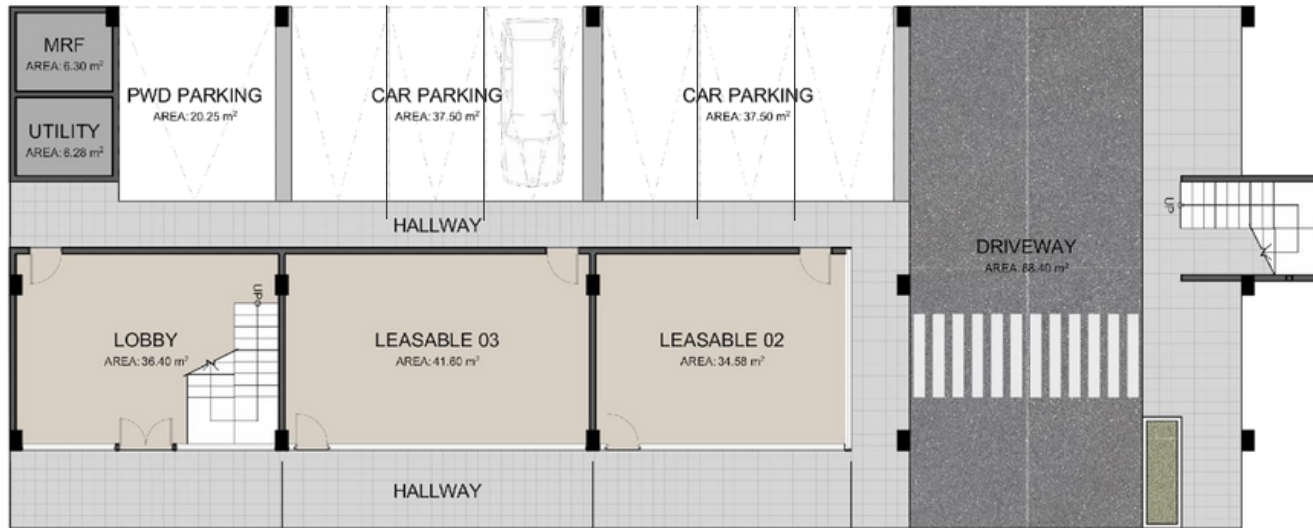
2nd to 3rd Floor Plan



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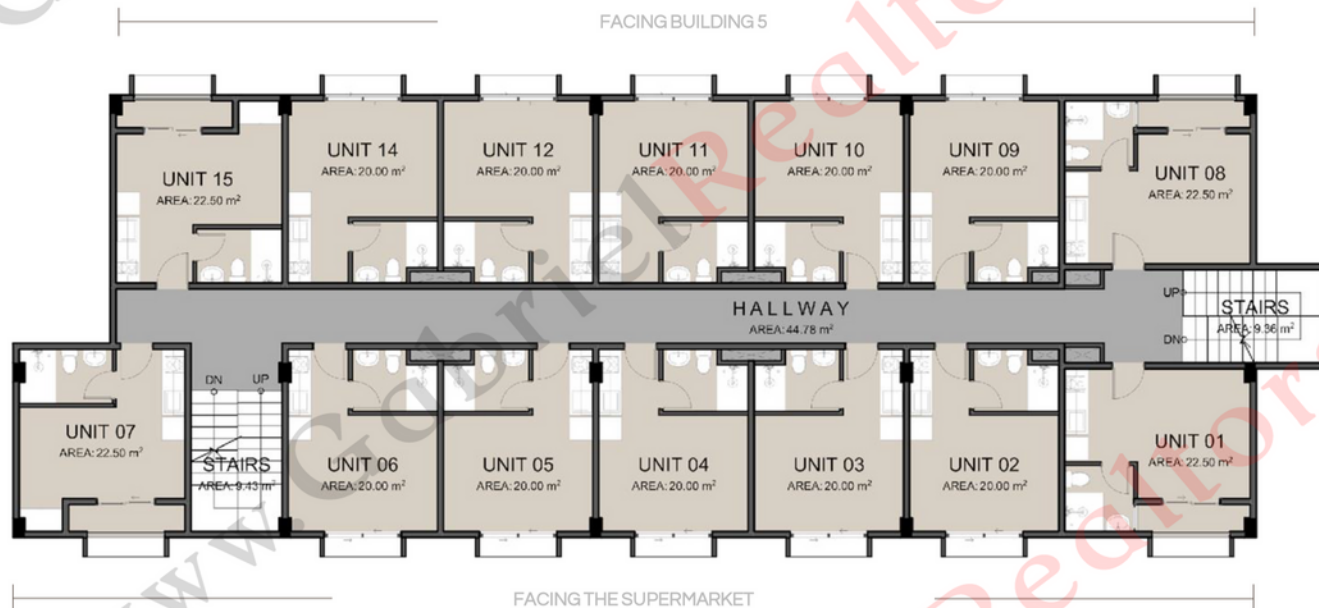
Building 2

Ground Floor Layout



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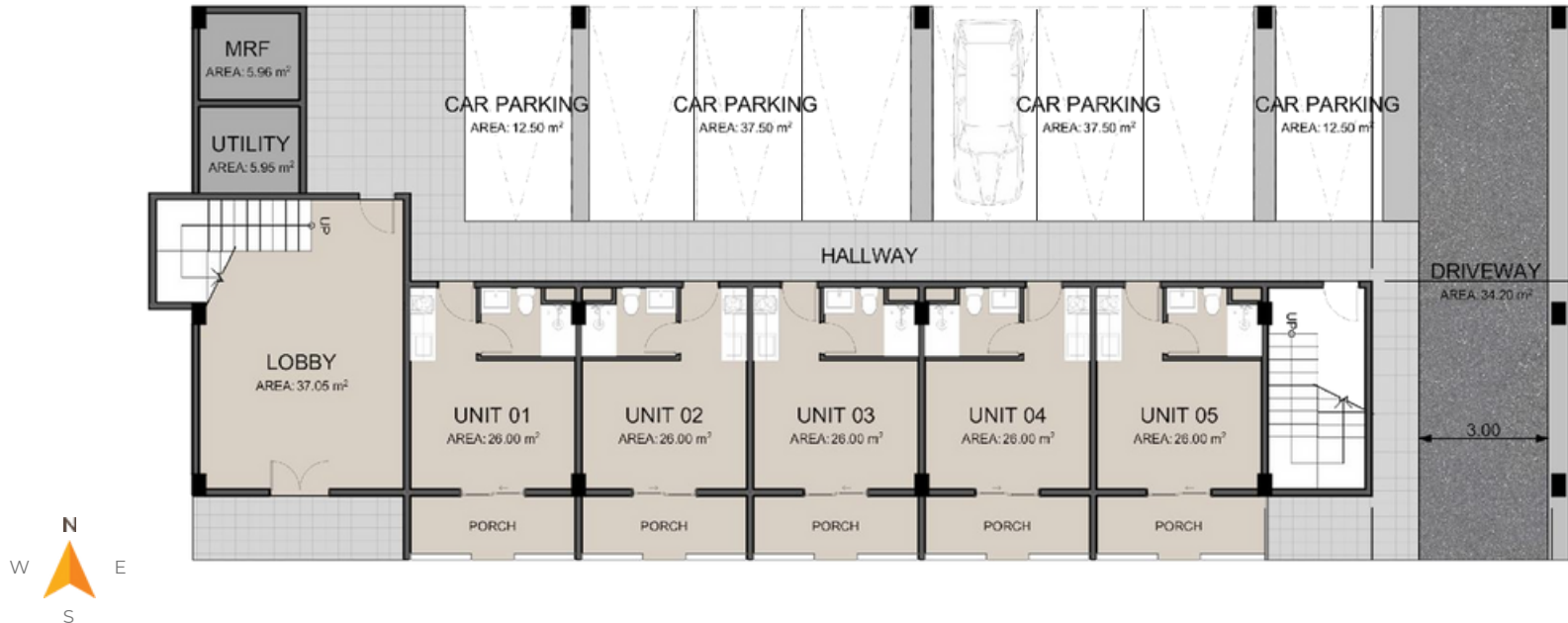
Building 2 2nd to 3rd Floor Plan



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Building 3

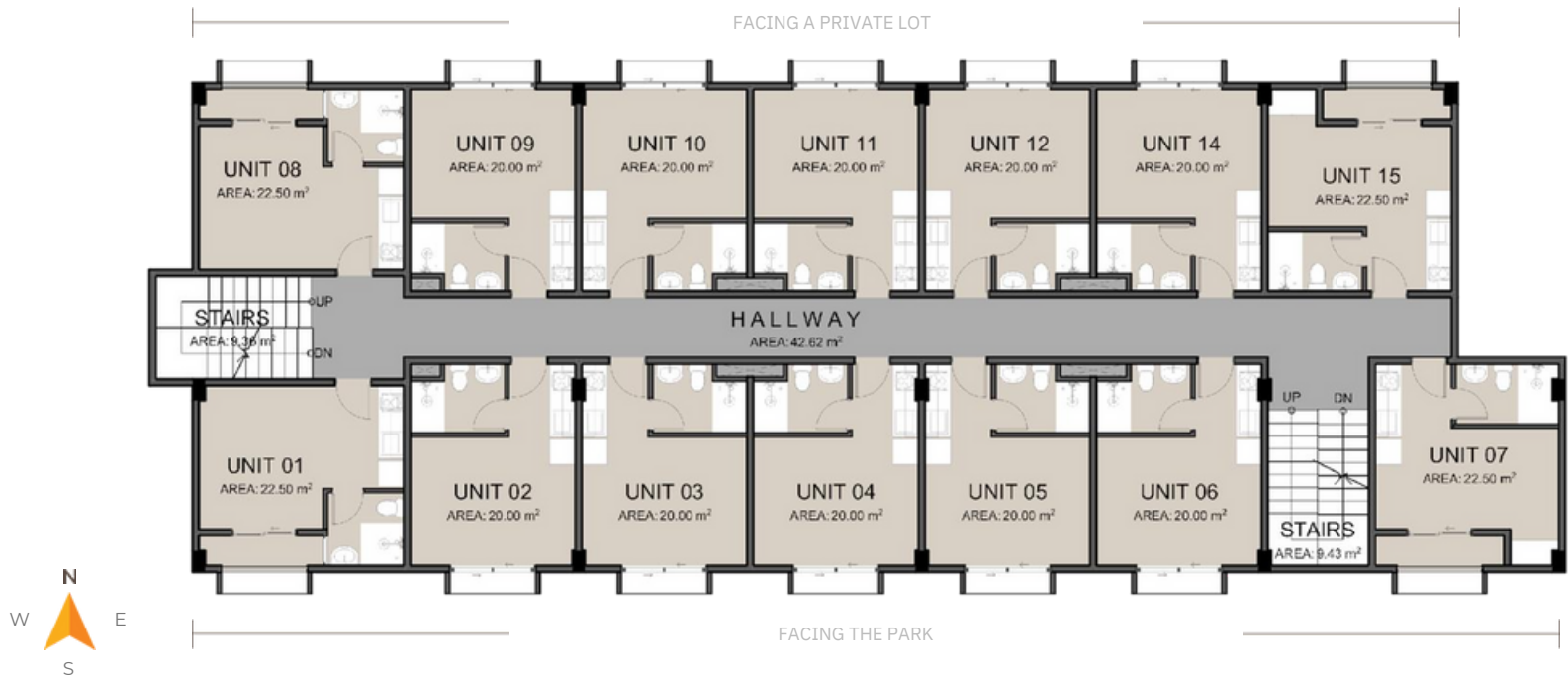
Ground Floor Layout



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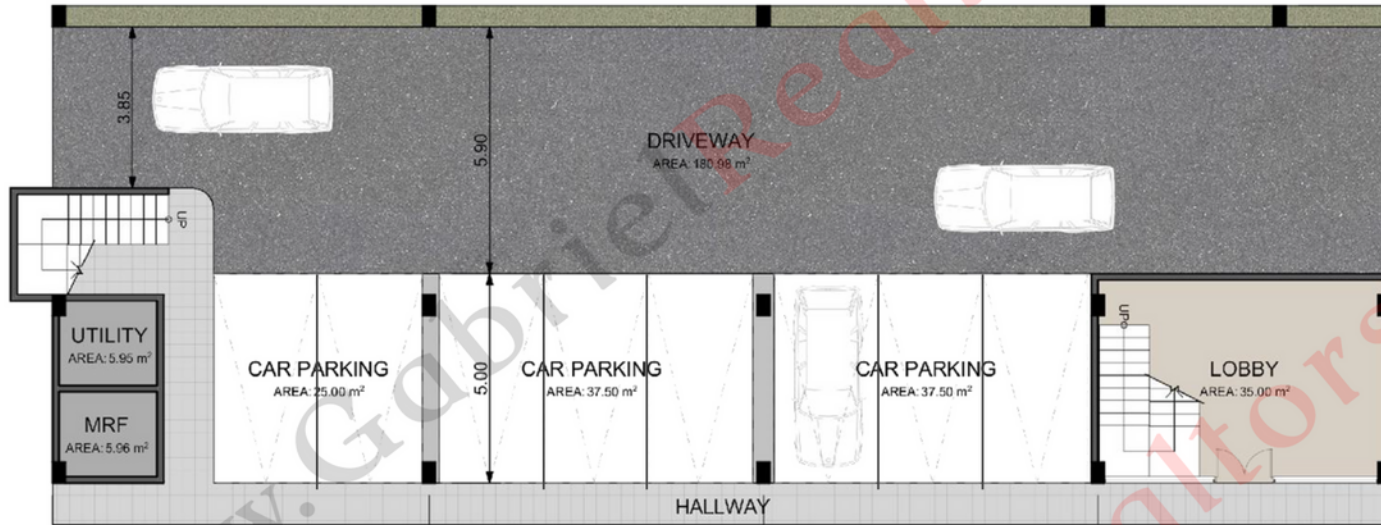
Building 3

2nd to 3rd Floor Plan



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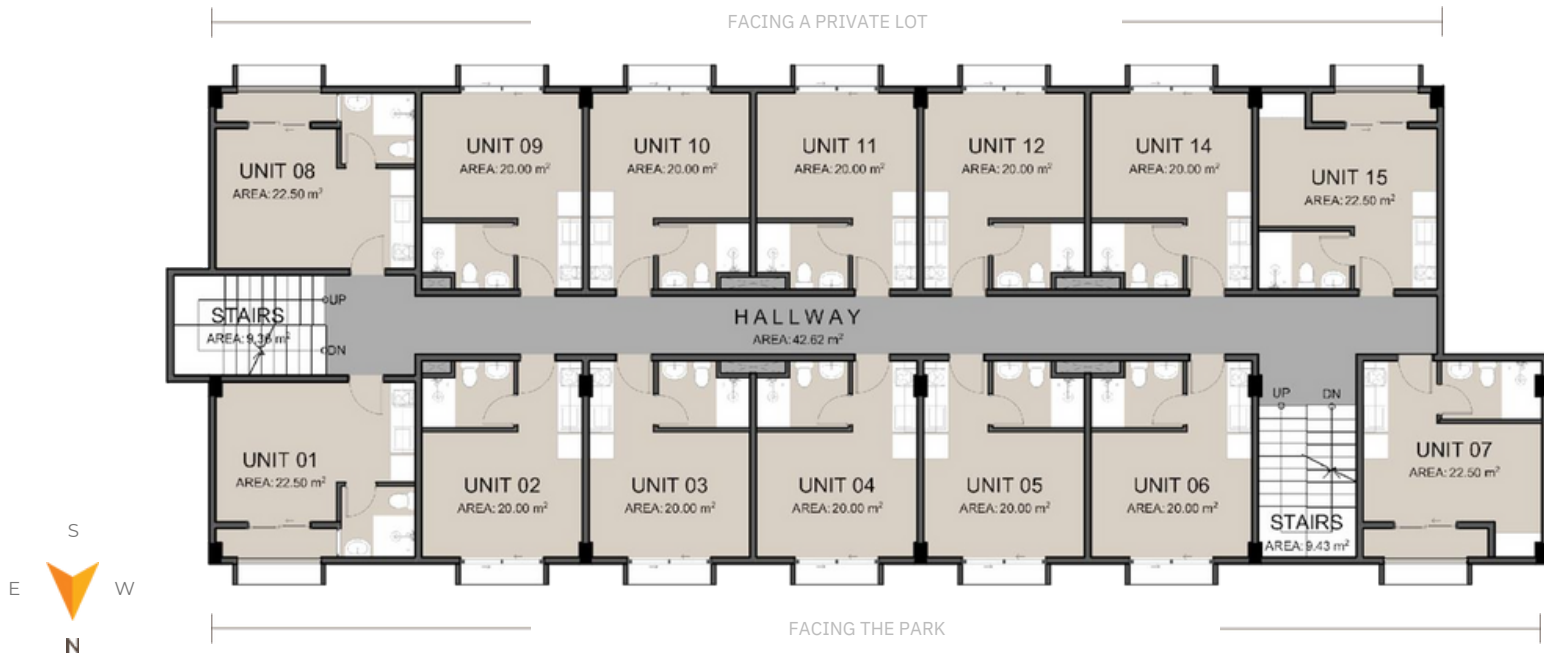
Building 4 Ground Floor Layout



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Building 4

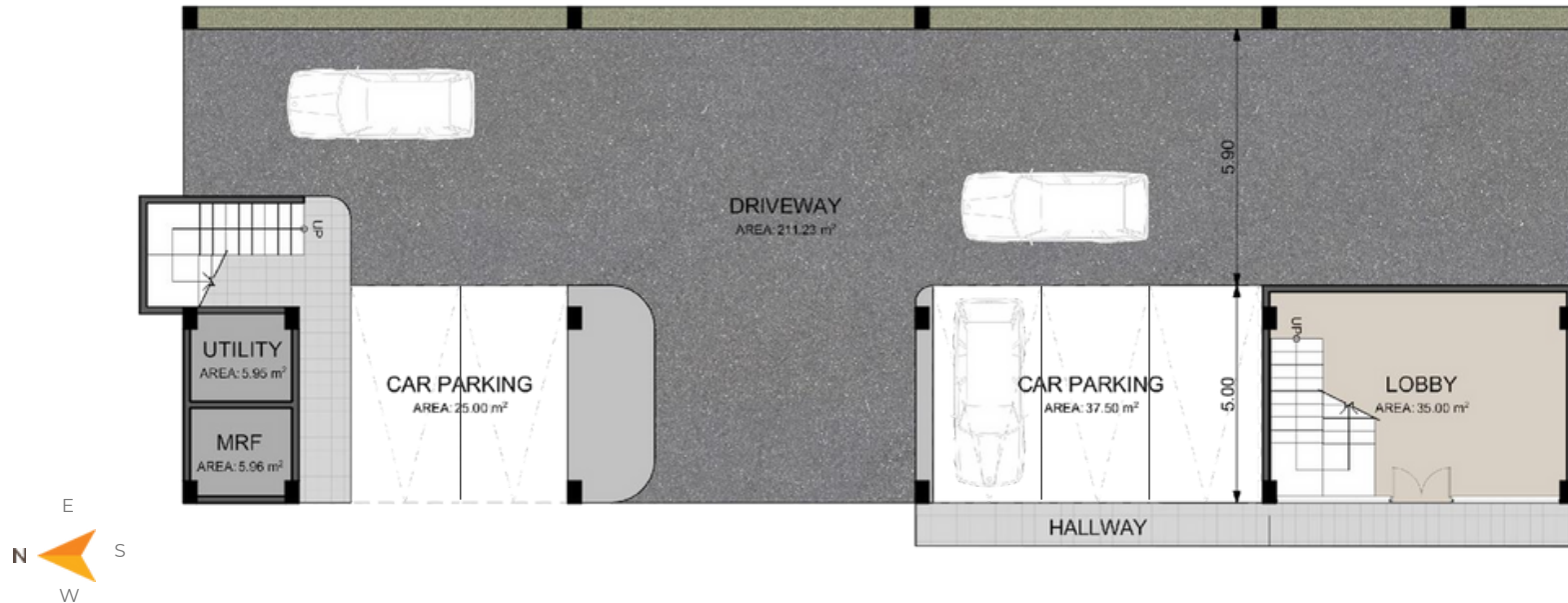
2nd to 4th Floor Plan



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Building 5

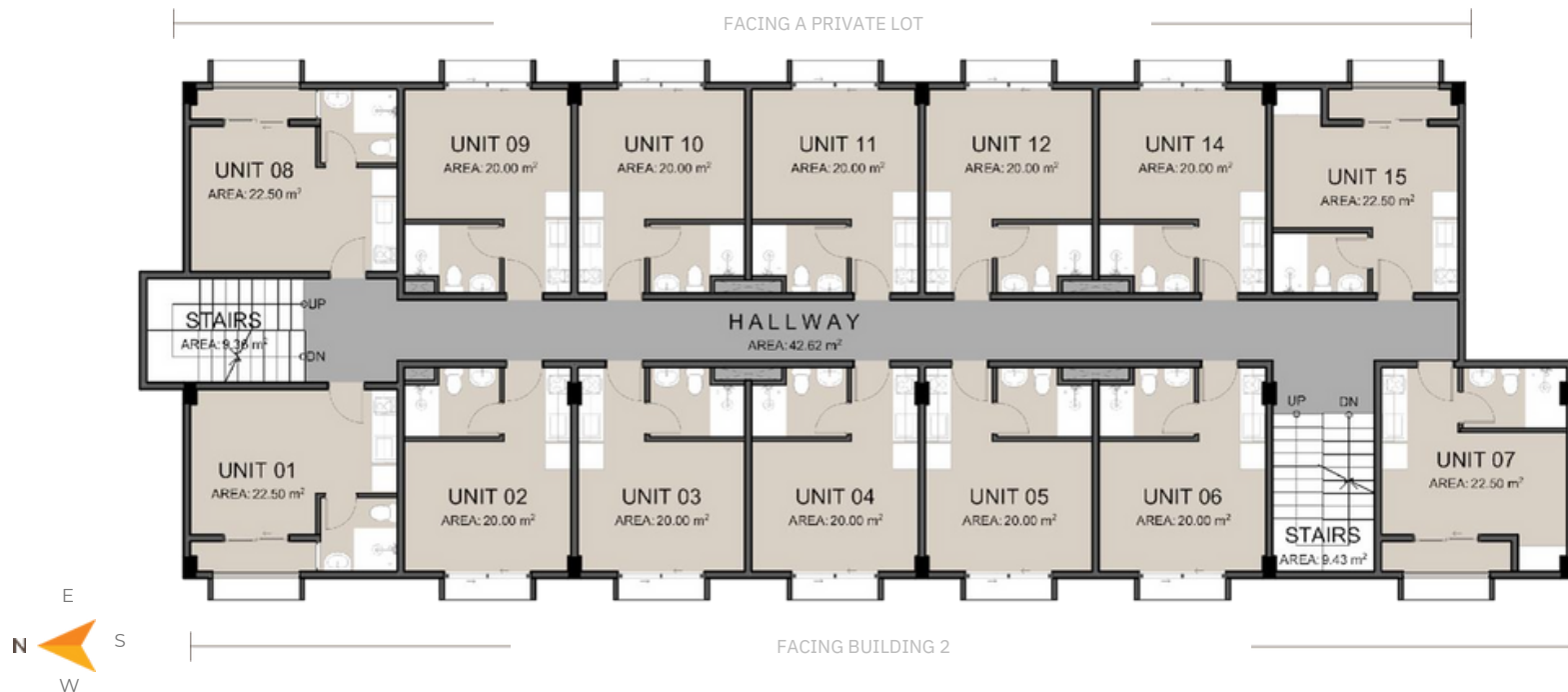
Ground Floor Layout



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Building 5

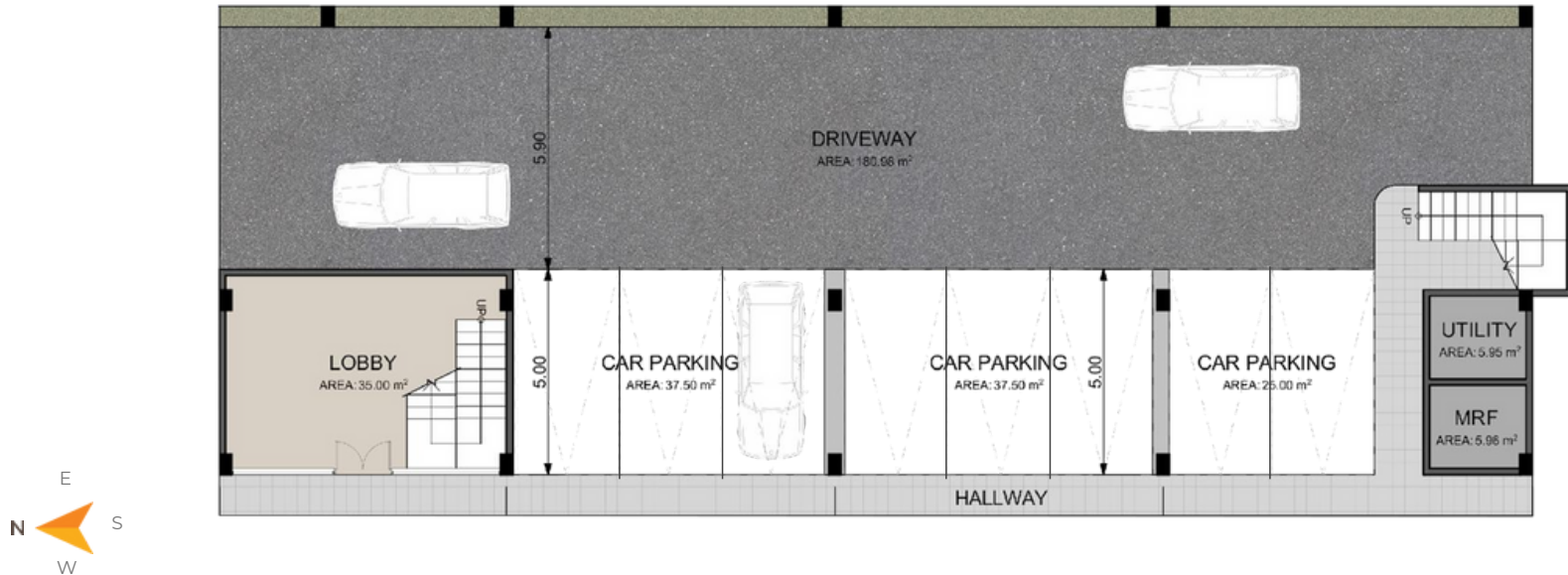
2nd to 4th Floor Plan



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Building 6

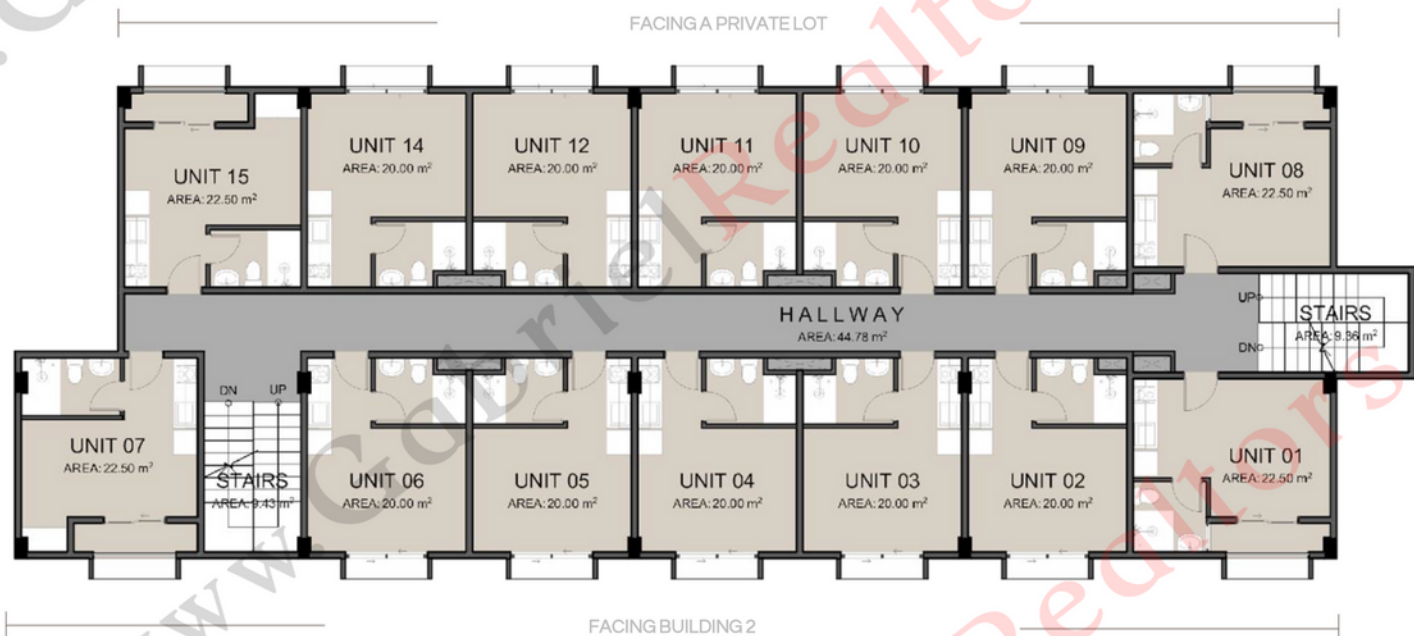
Ground Floor Layout



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Building 6

2nd to 4th Floor Plan



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UNIT LAYOUTS

CORNER STUDIO-A

22.50 SQM

Bed area	10.78
Kitchen	sqm 4.85
Toilet & Bath	sqm 4.08
Balcony	sqm 2.79

sqm

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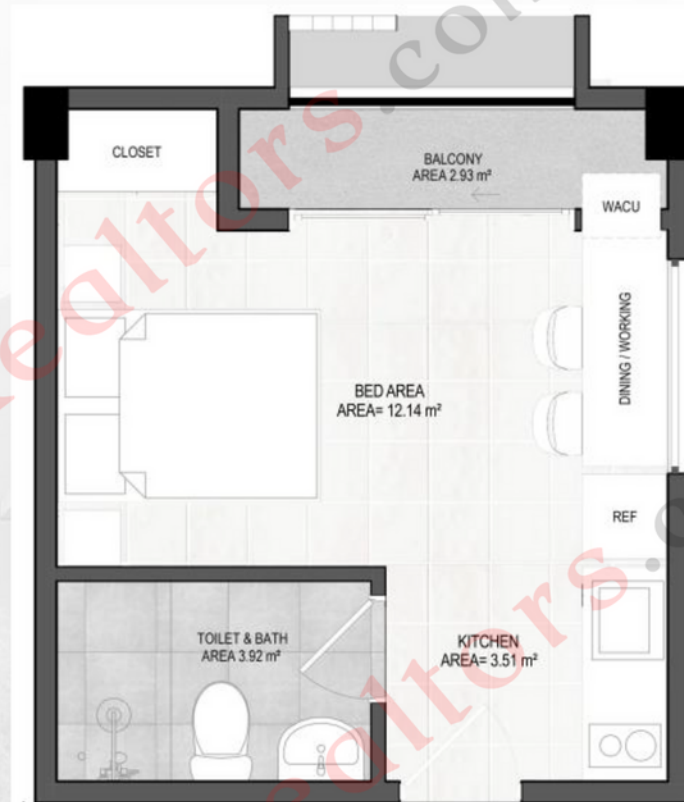


CORNER STUDIO-B

22.50 SQM

Bed area	12.14 sqm
Kitchen	3.51 sqm
Toilet & Bath	3.92 sqm
Balcony	2.93 sqm

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REGULAR STUDIO

20 SQM	
Bed area	12.84
Kitchen	sqm 3.00
Toilet & Bath	sqm 4.16
sqm	

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GROUND FLOOR STUDIO

26 SQM	
Bed area	12.44
Kitchen	sqm 3.00
Toilet & Bath	sqm 4.16
Porch	sqm 6.40

sqm

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1-BEDROOM COMBINED UNIT

STUDIO + STUDIO

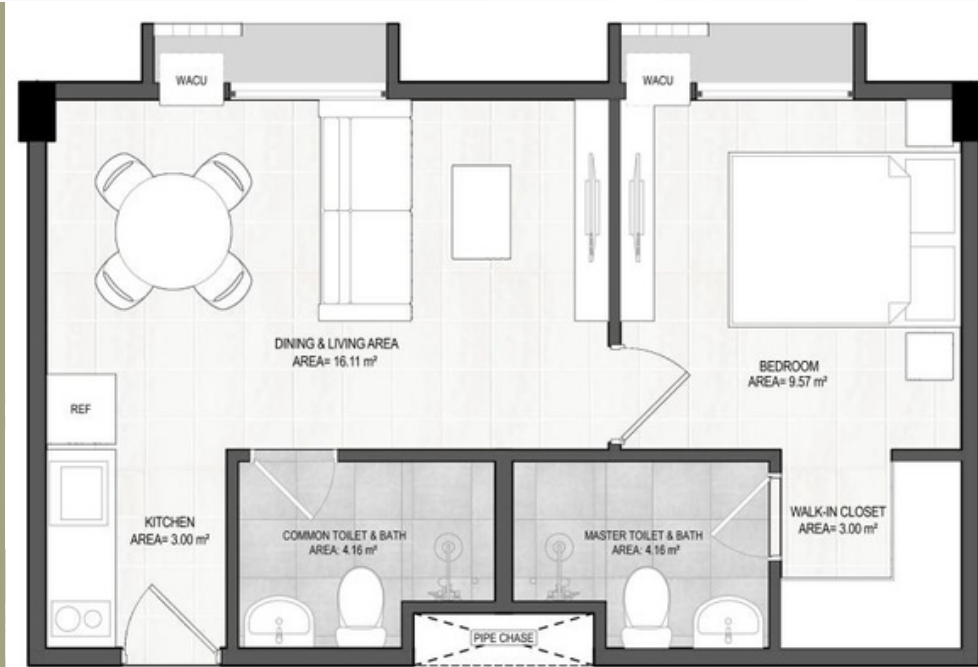
40 SQM

Bedroom	9.57 sqm
Dining & Living	16.11 sqm
Kitchen	3.00
Master Toilet & Bath	sqm
Common Toilet & Bath	4.16
Walk-in closet	3.00 sqm

4.16

sqm

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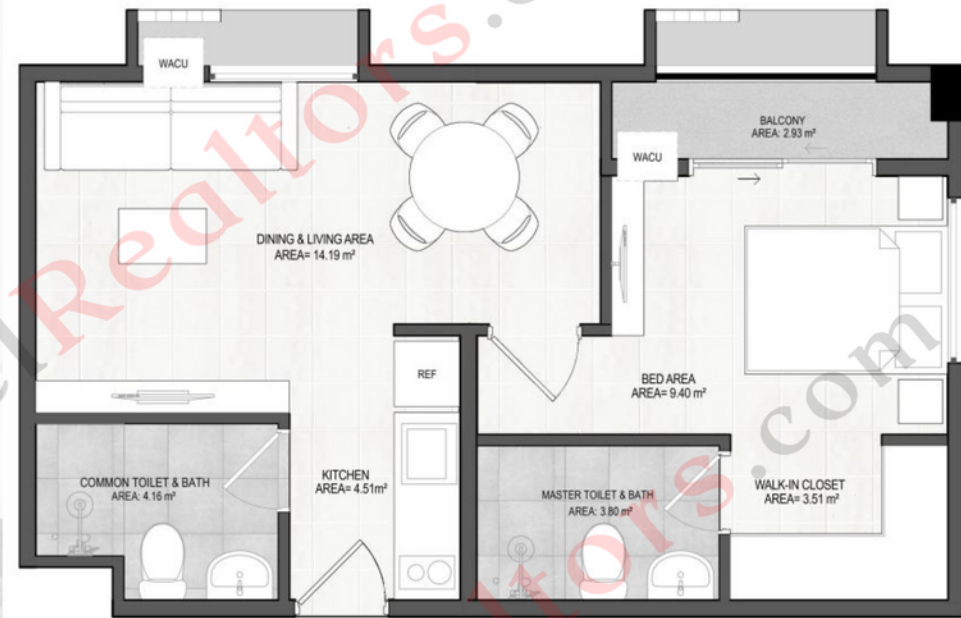
1-BEDROOM COMBINED UNIT

STUDIO + CORNER STUDIO

42.50 SQM

Bed area	9.40 sqm
Dining & Living	14.19 sqm
Kitchen	4.51 sqm
Master Toilet & Bath	3.80 sqm
Common Toilet & Bath	4.16 sqm
Walk-in closet	3.51 sqm
Balcony	2.93 sqm

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UNIT FEATURES



UNIT FEATURES

Bathroom fixtures
Included

Kitchen base cabinet with countertop Included

Kitchen sink and Faucet
Included

Smoke Detector & Sprinkler system Included

Aircon Provision
Provision only

Balcony in select units

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UNIT FINISHES

FLOOR FINISH

Unit
Floor Tiles

Ceramic

Balcony

Smooth Concrete Finish

Toilet & Bath

Ceramic Floor Tiles

WALL FINISH

Unit
Walls

Skim Coated

Toilet & Bath

Ceramic Wall Tiles

Ceiling

Painted Flat Finish

DOORS

Unit
Door

Solid Core

Toilet & Bath

Hollow Core Door

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Danao



DHSUD LICENSE TO SELL NUMBERS

Building 1	-	0000807
Building 2	-	0000808
Building 3	-	0000809
Building 4	-	0000810
Building 5	-	0000811
Building 6	-	0000812



WINNER

BEST DEVELOPER

VISAYAS & MINDANAO
2022





Gabriel

REALTY & BROKERAGE

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