

The Rise

AT MONTEERRAZAS



TECHNICAL BROCHURE

A new
architectural
landmark



*Artist's Perspective

Designed to mimic the natural flow and beauty of The Rice Terraces



*Artist's Perspective



Organic lines and flowing structures create the perfect harmony between nature and modern day living

A serene haven
in the heart
of the city

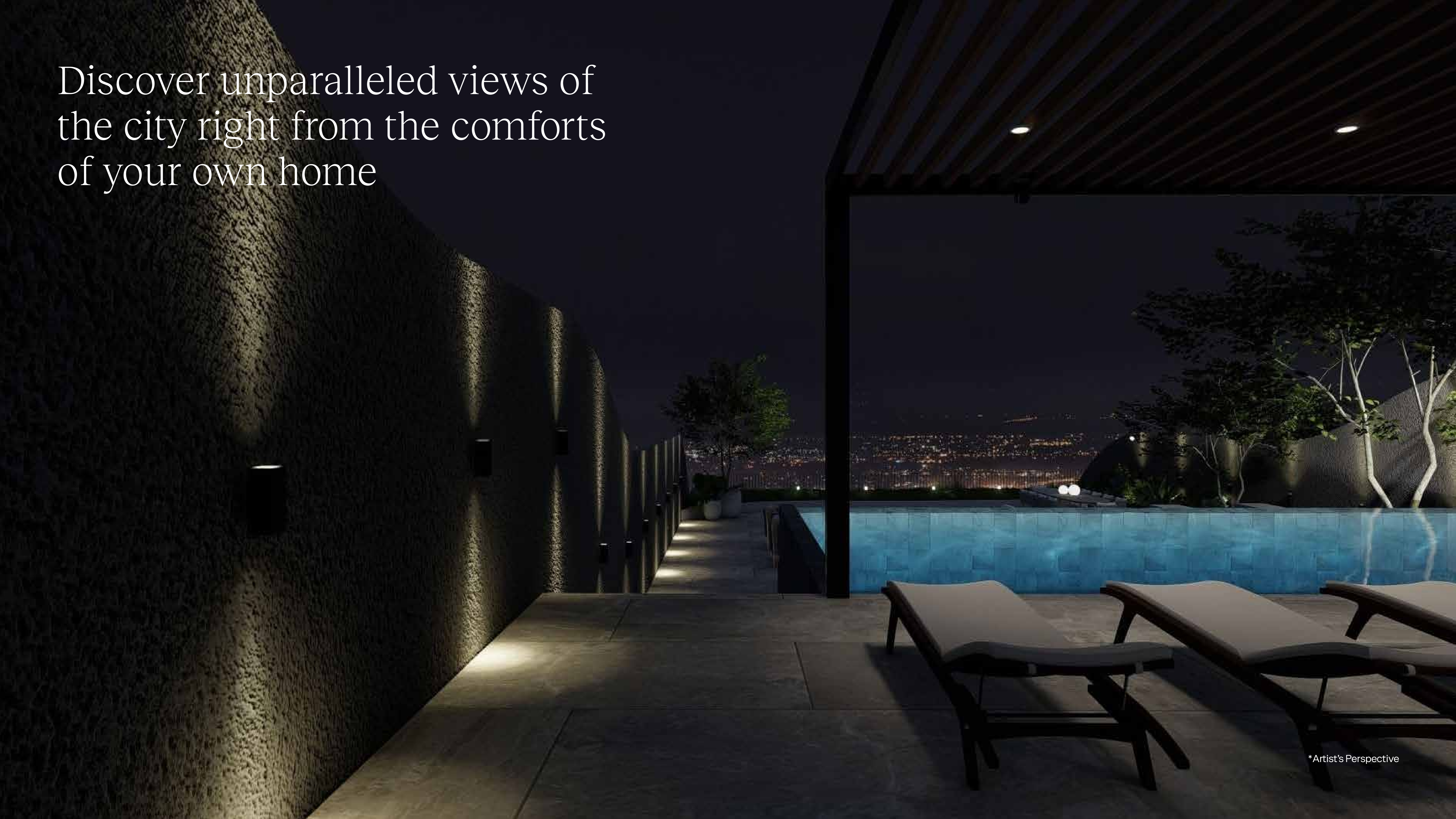


*Artist's Perspective

Experience the luxury of expansive outdoor spaces with the convenience of condominium living



Discover unparalleled views of
the city right from the comforts
of your own home



*Artist's Perspective

Unit Views

Day

View from the 17th - 21st floor Villas



View from the 9th - 16th floor Villas



View from the 5th - 8th floor Villas



Unit Views

Night

View from the 17th - 21st floor Villas



View from the 9th - 16th floor Villas



View from the 5th - 8th floor Villas



A Home that Grows with You



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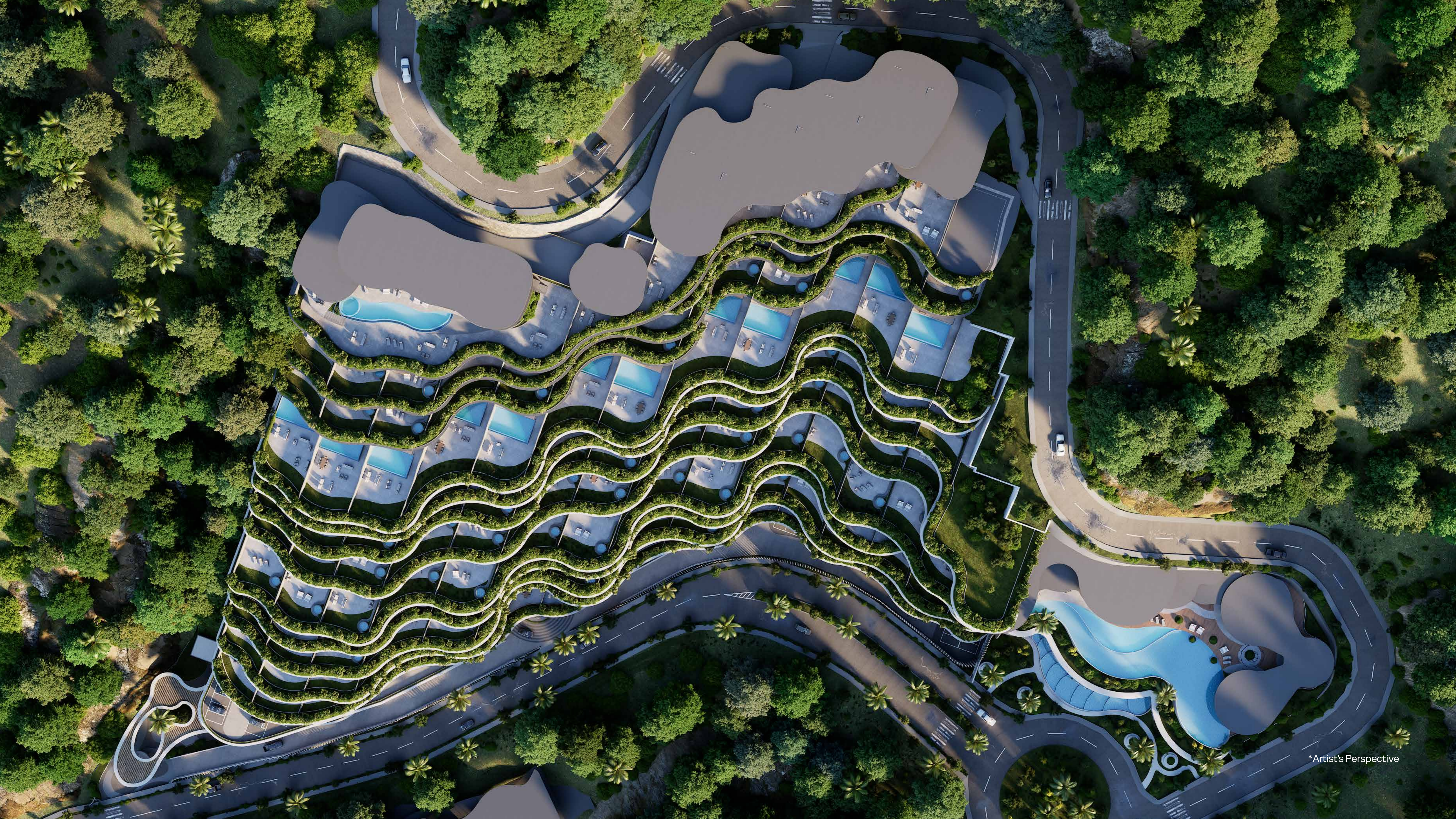




*Artist's Perspective



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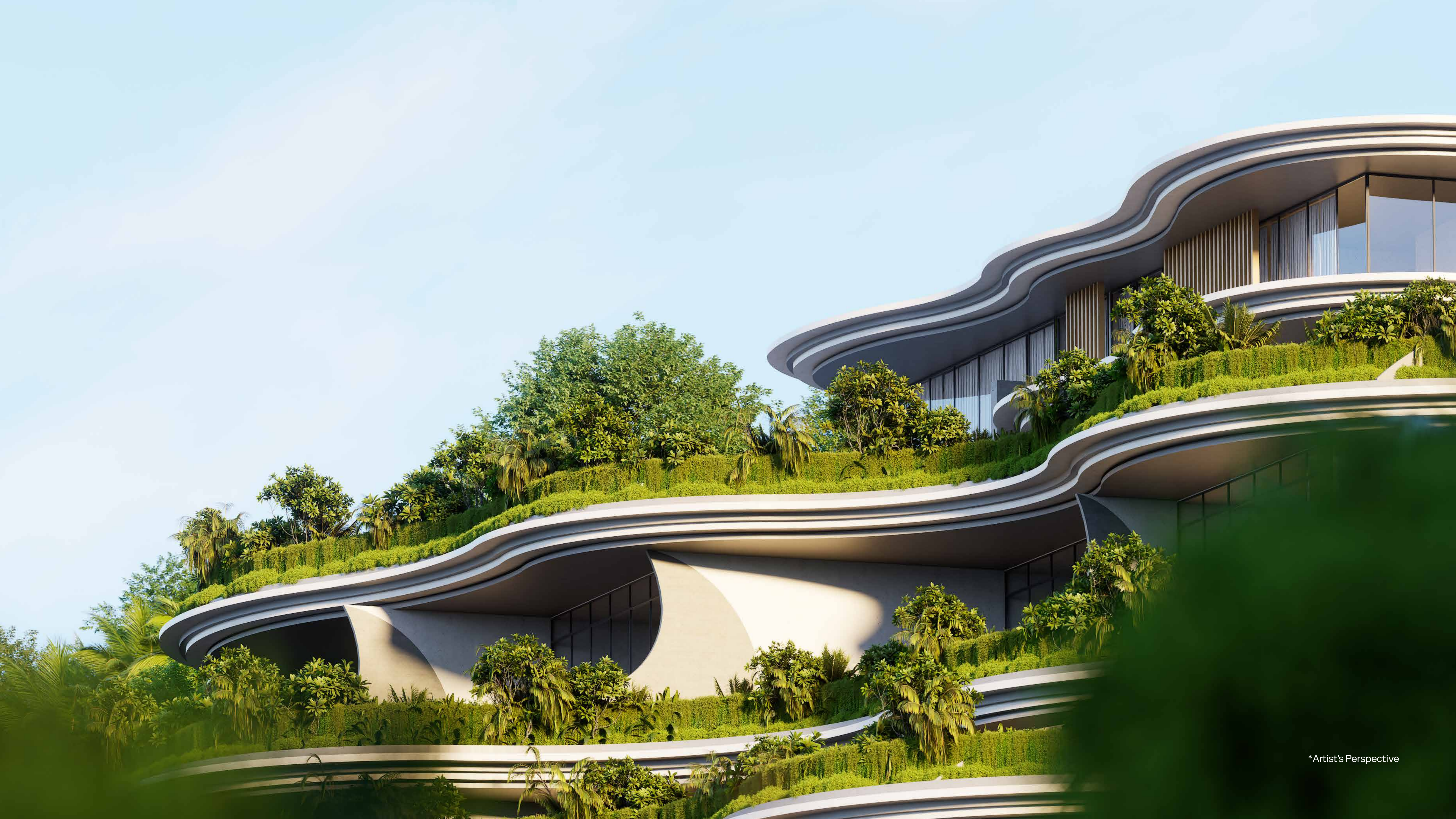
MONTEERRAZAS
The Rise

*Artist's Perspective



*Artist's Perspective





*Artist's Perspective



*Artist's Perspective



*Artist's Perspective



*Artist's Perspective





*Artist's Perspective





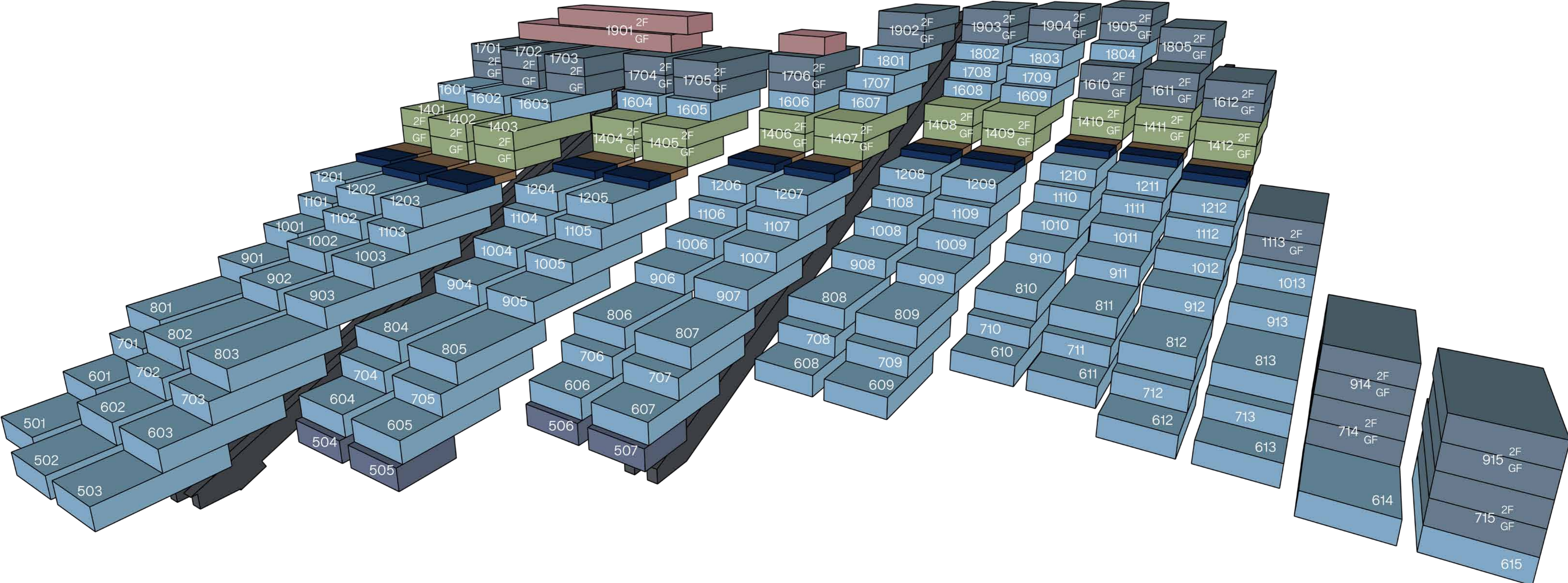
*Artist's Perspective



*Artist's Perspective



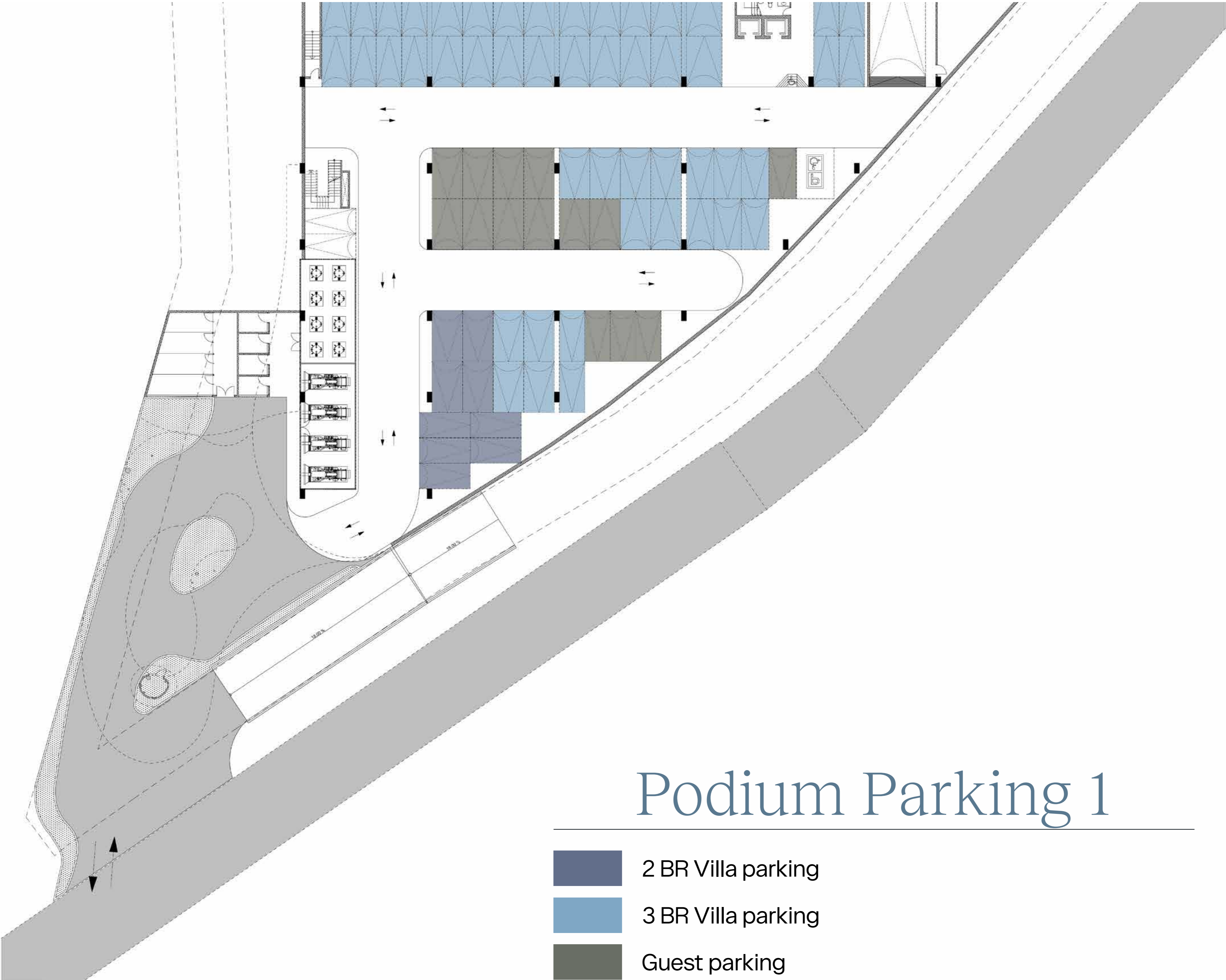
Unit Massing:



- 2 Bedroom
- 3 Bedroom
- Loft
- Bi-Level Pool
- Panorama Penthouse

Floor Plans:

Covered Parking 1

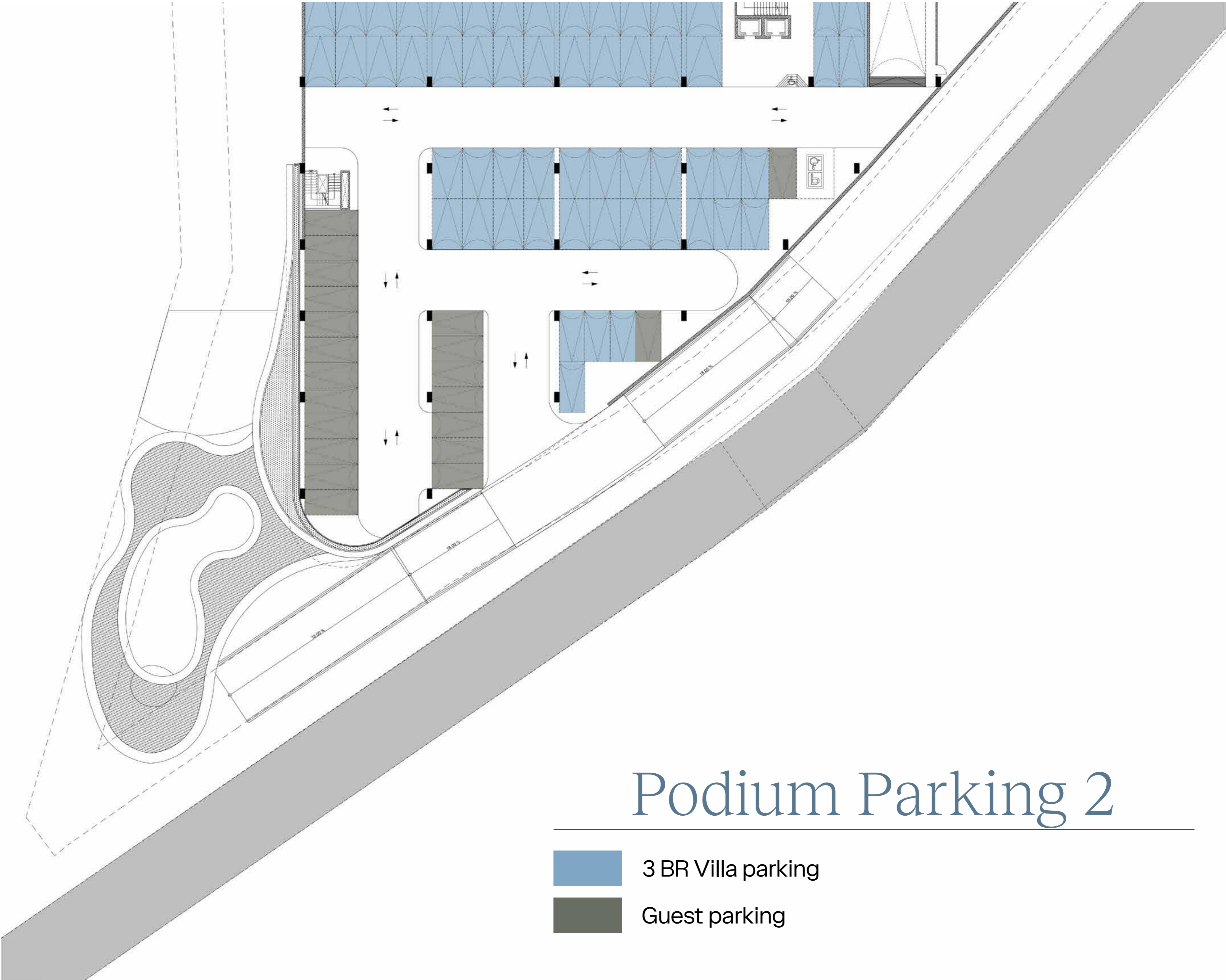


Podium Parking 1



- 2 BR Villa parking
- 3 BR Villa parking
- Guest parking

Floor Plans:

Covered Parking 2

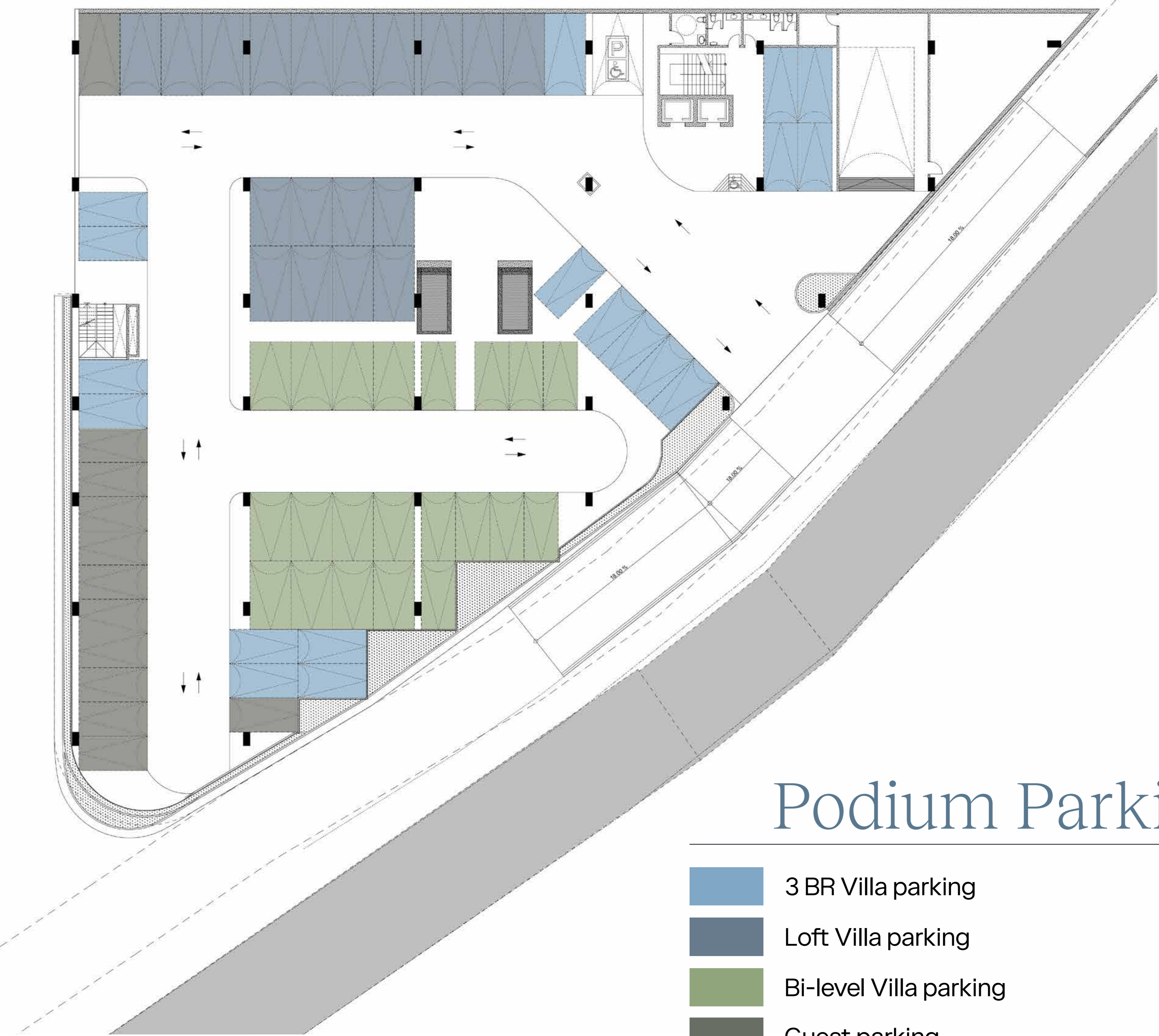


Podium Parking 2

-  3 BR Villa parking
-  Guest parking

Floor Plans:

Covered Parking 3

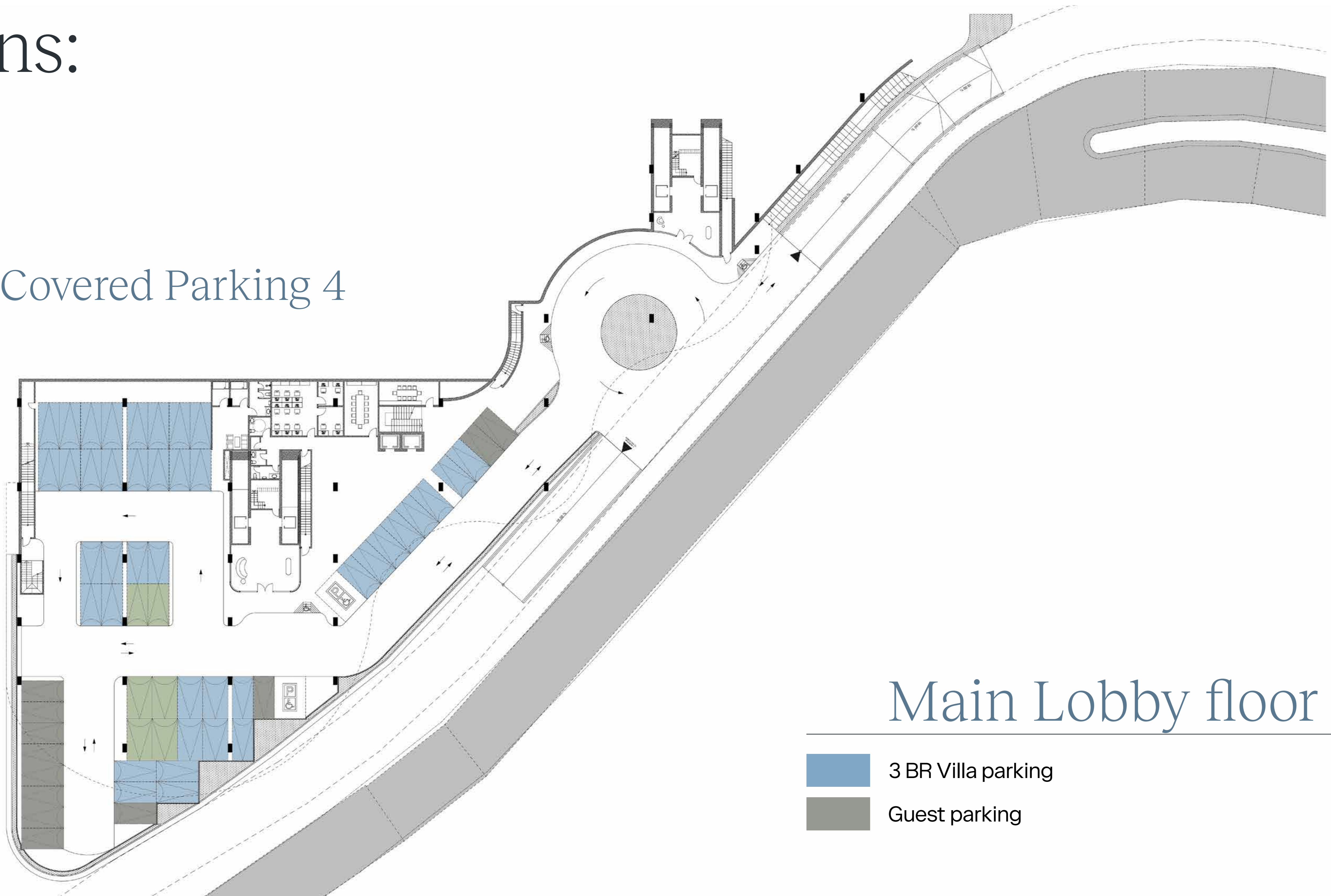


Podium Parking 3

- 3 BR Villa parking
- Loft Villa parking
- Bi-level Villa parking
- Guest parking

Floor Plans:

Covered Parking 4



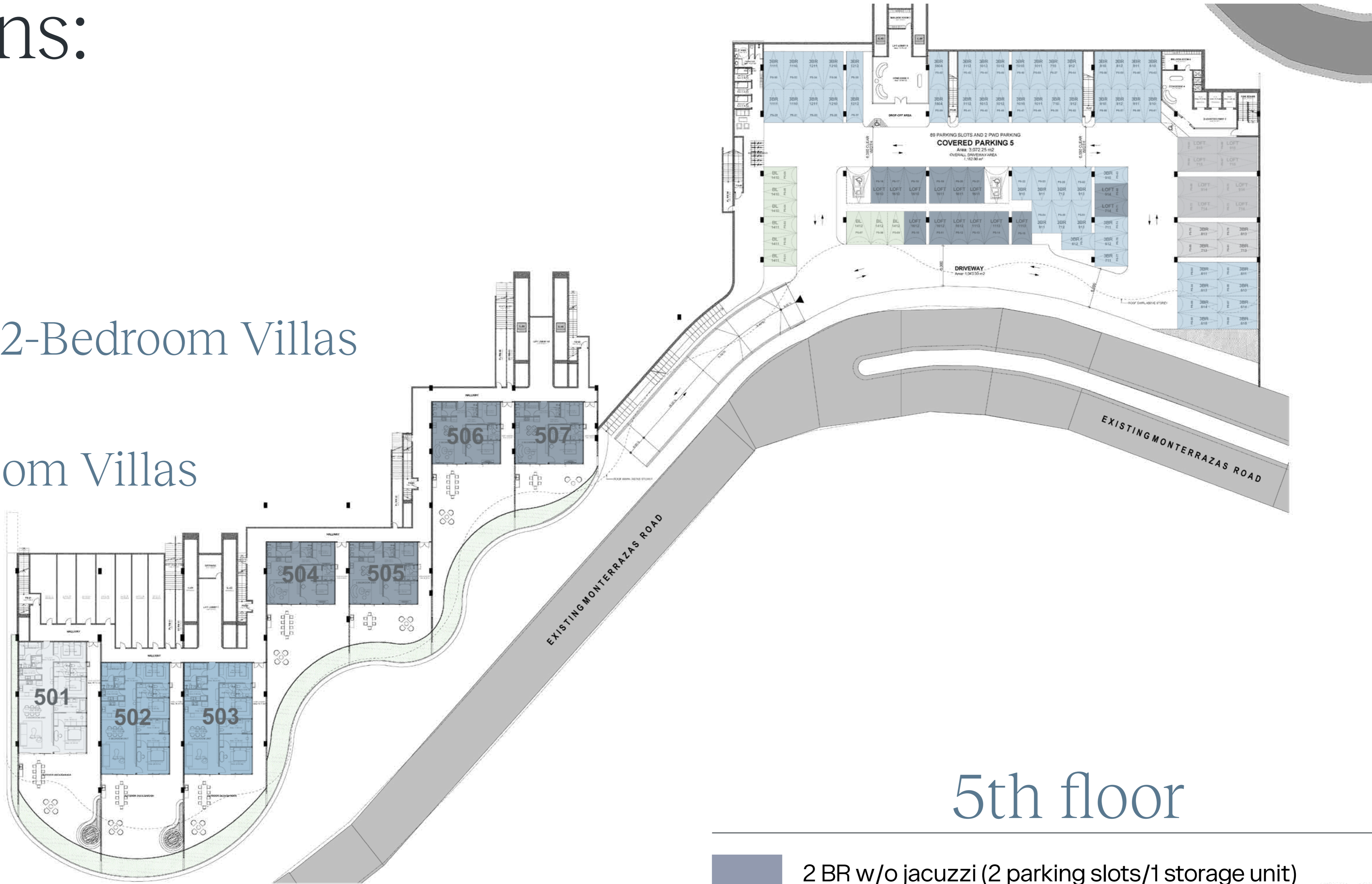
Main Lobby floor

- 3 BR Villa parking
- Guest parking




Floor Plans:

2-Bedroom Villas

3-Bedroom Villas



5th floor



-  2 BR w/o jacuzzi (2 parking slots/1 storage unit)
-  3 BR Type B - w/ jacuzzi (2 parking slots/ 1 storage unit)
-  3 BR Type C - w/o jacuzzi (2 parking slots/ 1 storage unit)

Floor Plans:

3-Bedroom Villas



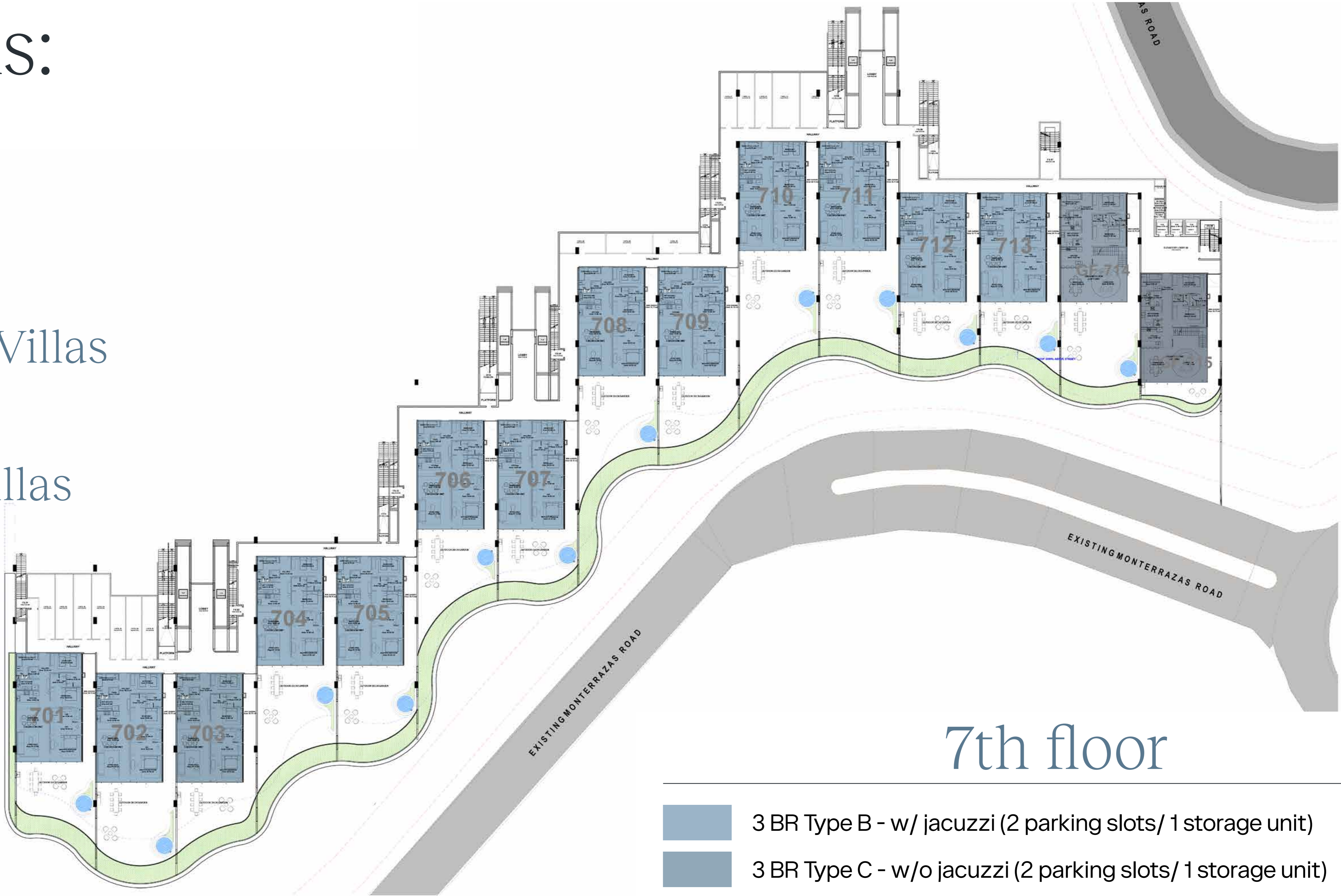
6th floor

-  3 BR Type B - w/ jacuzzi (2 parking slots/ 1 storage unit)
-  3 BR Type C - w/o jacuzzi (2 parking slots/ 1 storage unit)

Floor Plans:

Loft Villas

3-Bedroom Villas



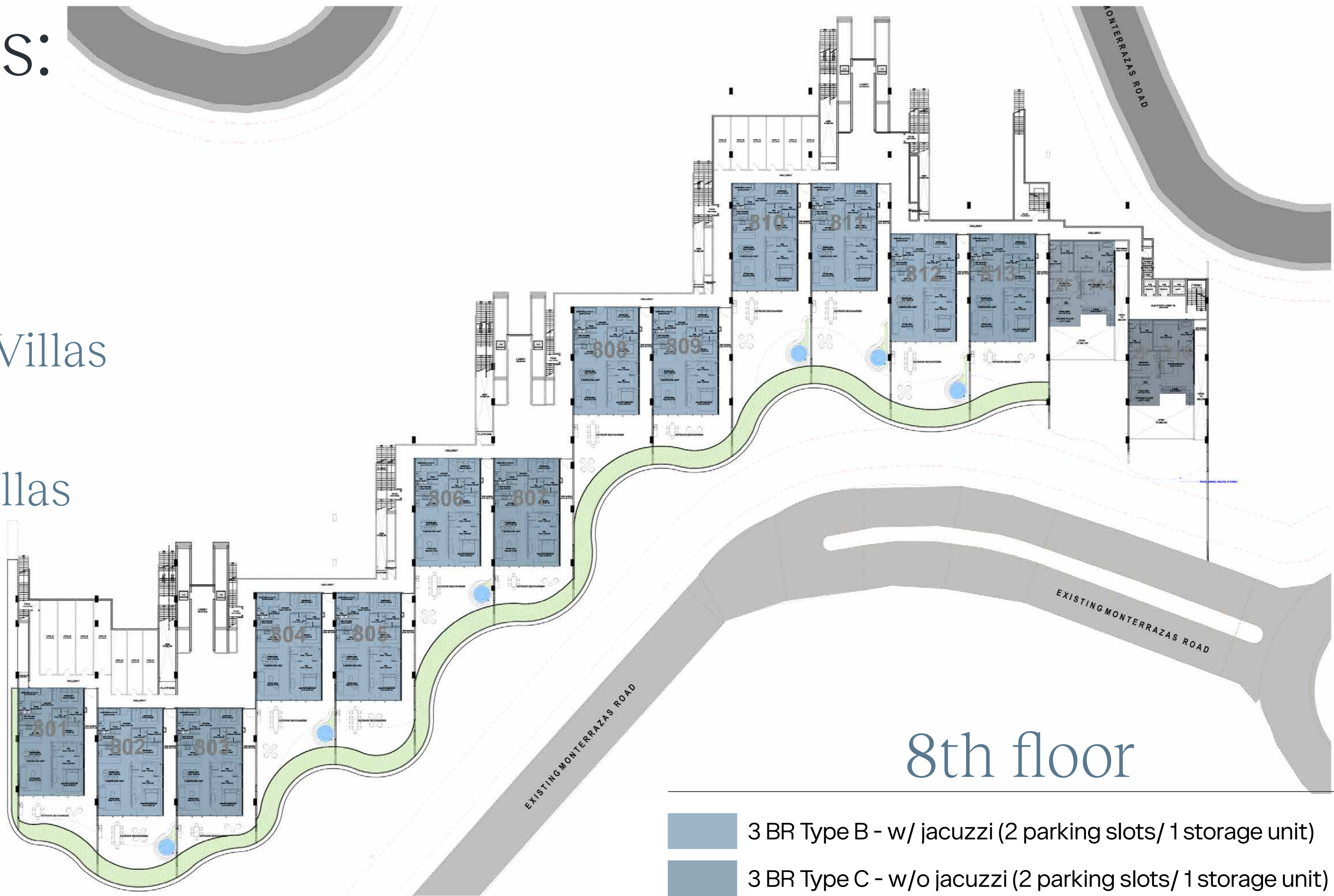
7th floor

- 3 BR Type B - w/ jacuzzi (2 parking slots/ 1 storage unit)
- 3 BR Type C - w/o jacuzzi (2 parking slots/ 1 storage unit)
- Loft Type A - w/ pergola and jacuzzi (3 parking slots/ 1 storage unit)
- Loft Type C - w/o pergola and jacuzzi (3 parking slots/ 1 storage unit)





Floor Plans:

Loft Villas

3-Bedroom Villas



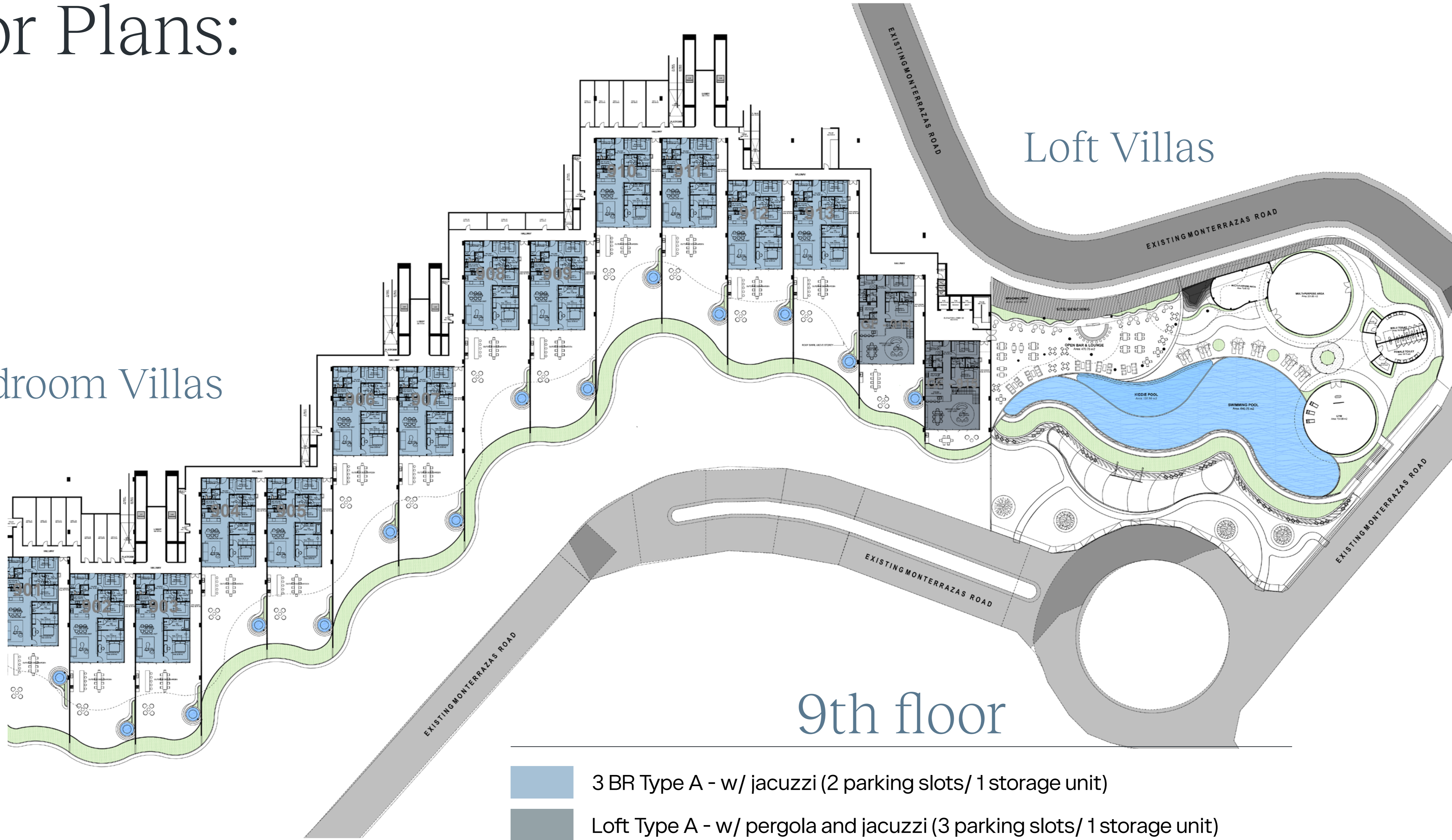
8th floor

-  3 BR Type B - w/ jacuzzi (2 parking slots/ 1 storage unit)
-  3 BR Type C - w/o jacuzzi (2 parking slots/ 1 storage unit)
-  Loft Type A - 2nd Floor
-  Loft Type C - 2nd Floor

Floor Plans:

3-Bedroom Villas

Loft Villas



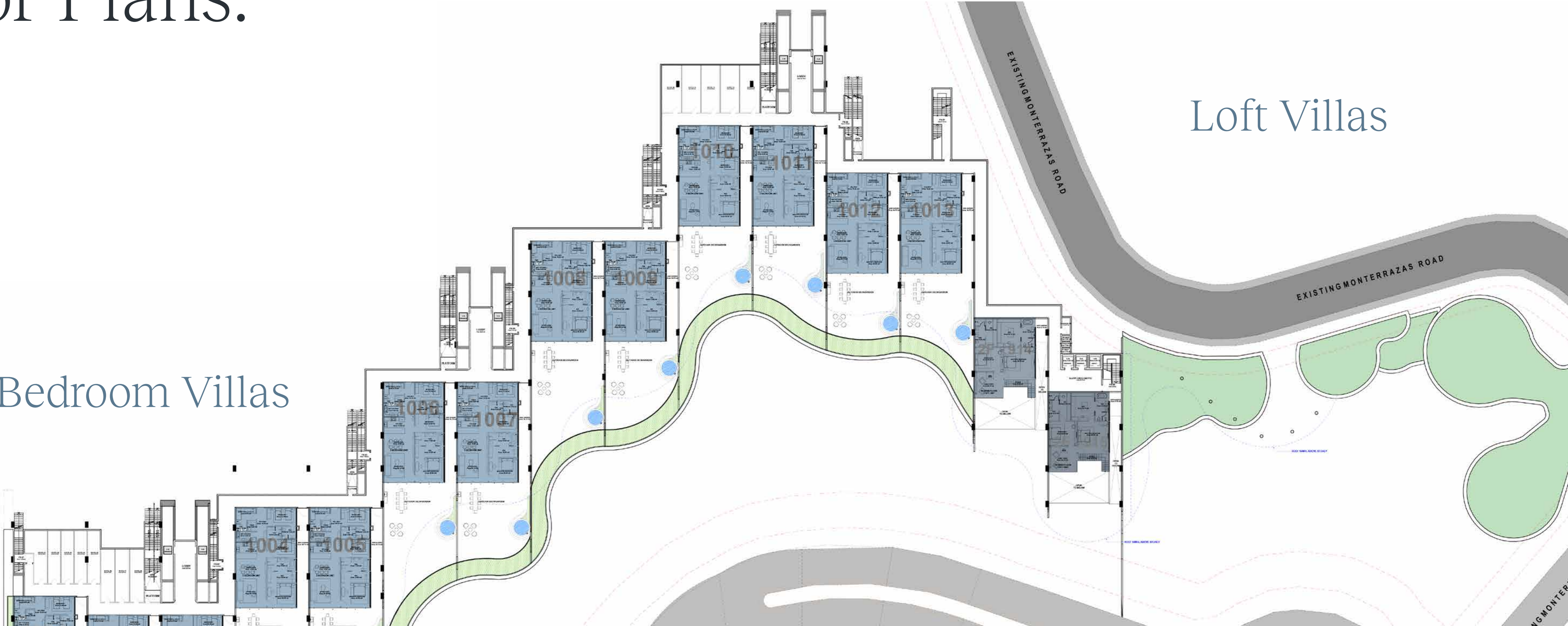
9th floor

- 3 BR Type A - w/ jacuzzi (2 parking slots/ 1 storage unit)
- Loft Type A - w/ pergola and jacuzzi (3 parking slots/ 1 storage unit)
- Loft Type C - w/o pergola and jacuzzi (3 parking slots/ 1 storage unit)




Floor Plans:

3-Bedroom Villas

Loft Villas



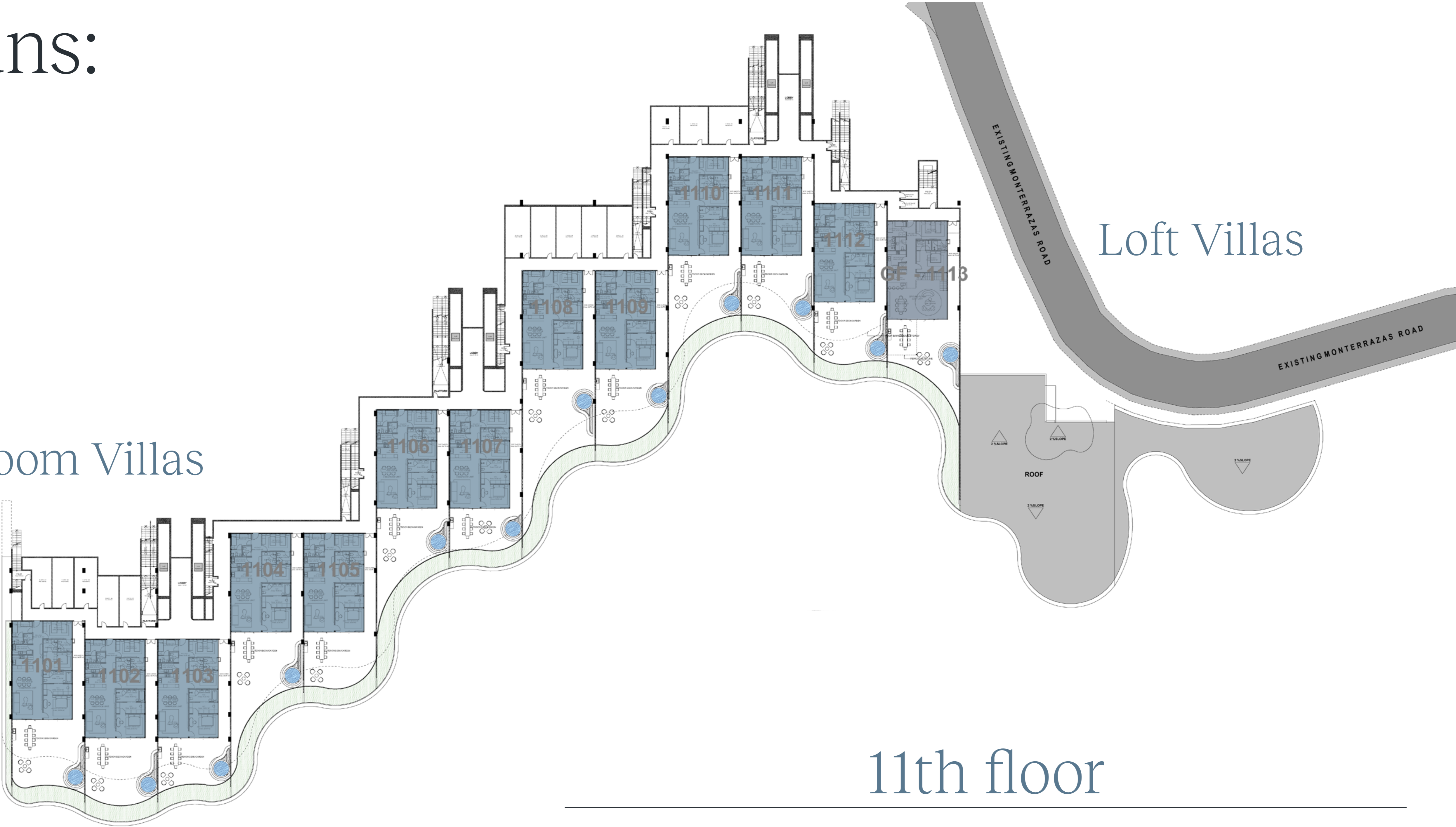
10th floor

-  3 BR Type A - w/ jacuzzi (2 parking slots/ 1 storage unit)
-  Loft Type A - 2nd Floor
-  Loft Type C - 2nd Floor

Floor Plans:

3-Bedroom Villas

Loft Villas



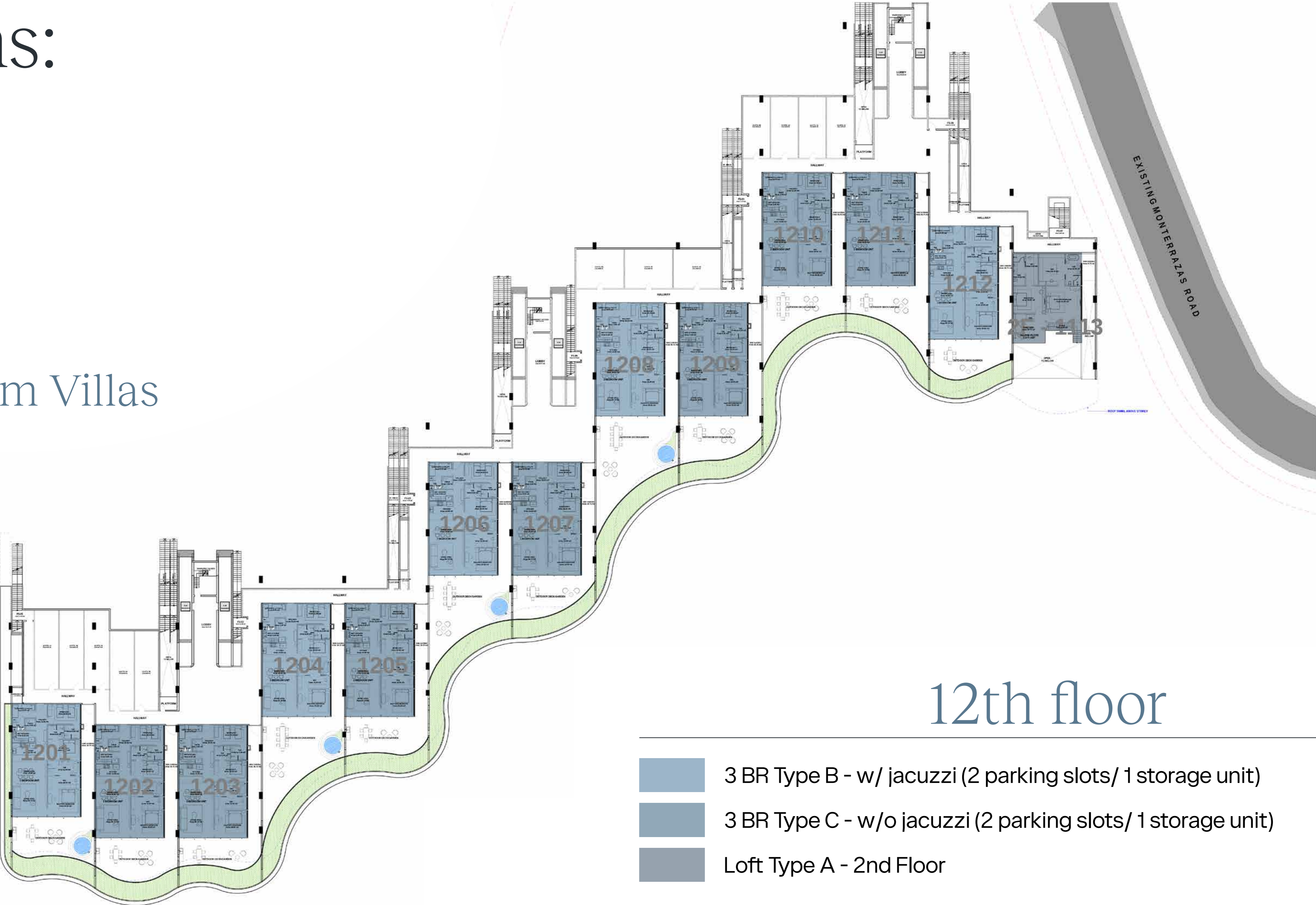
11th floor

- 3 BR Type B - w/ jacuzzi (2 parking slots/ 1 storage unit)
- Loft Type A - w/ pergola and jacuzzi (3 parking slots/ 1 storage unit)

Floor Plans:

3-Bedroom Villas

Loft Villas



Floor Plans:

Bi-Level Villas

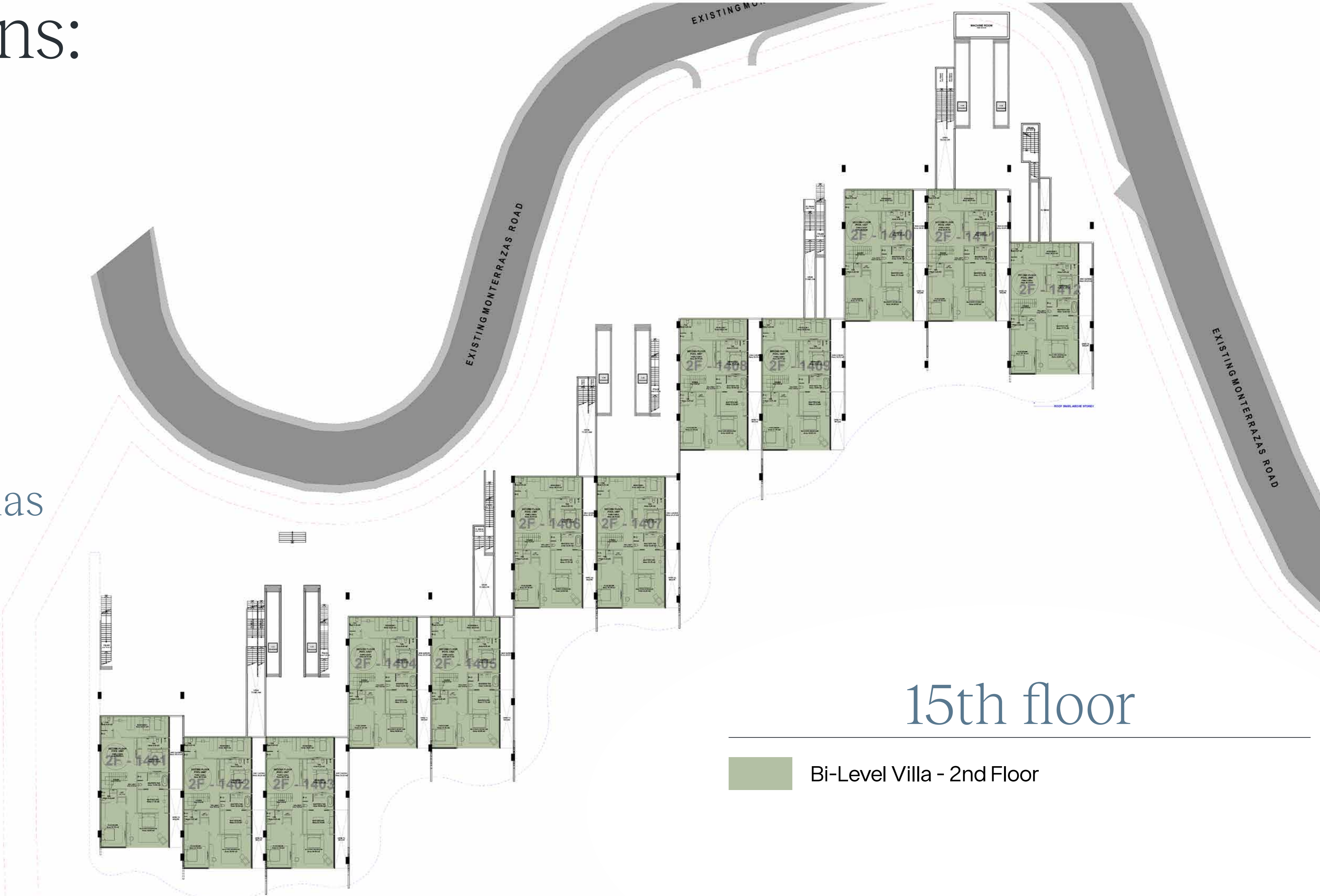


14th floor

Bi-Level Villa w/ pool (3 parking slots/ 1 storage unit)

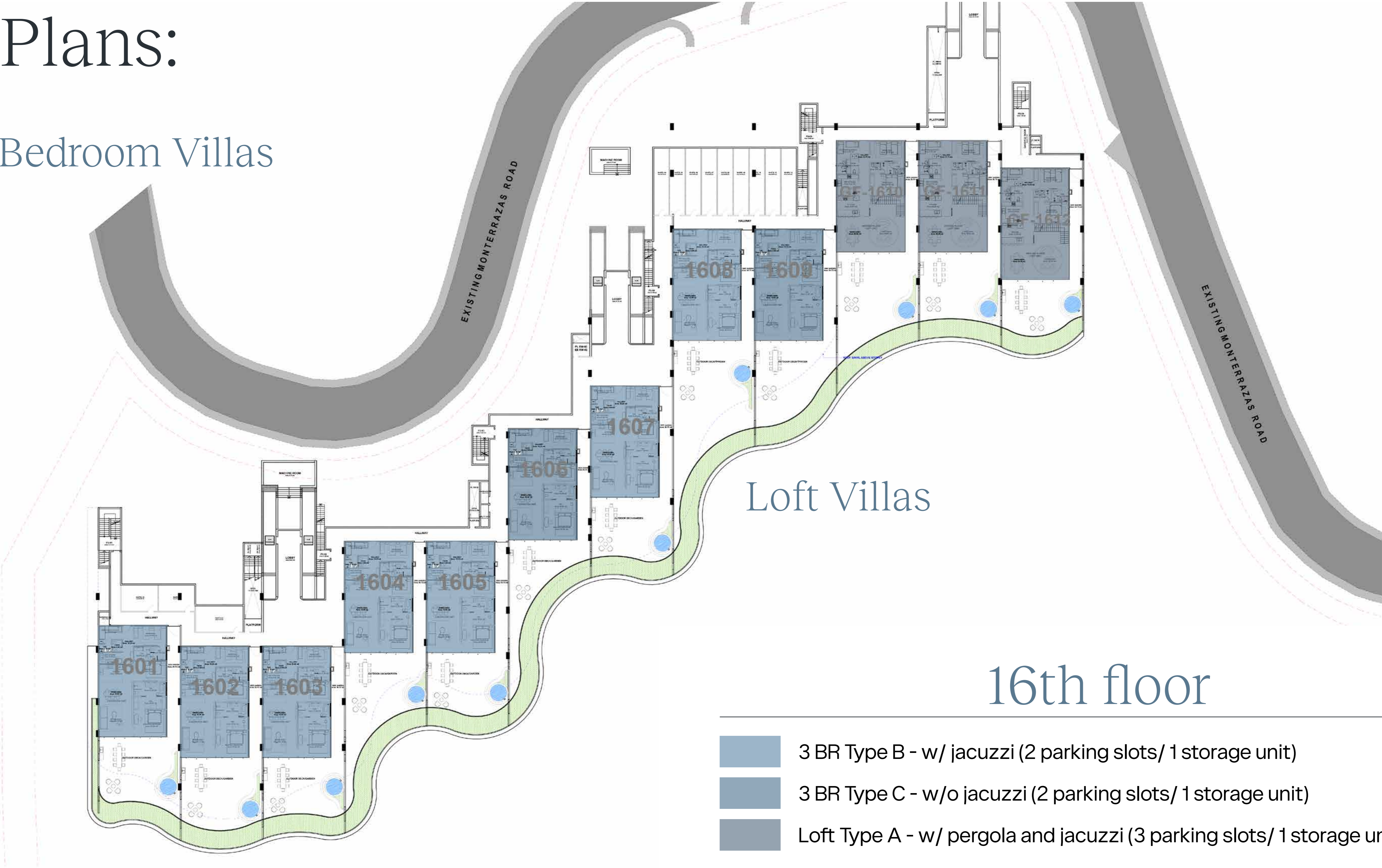
Floor Plans:

Bi-Level Villas



Floor Plans:

3-Bedroom Villas



Loft Villas

16th floor

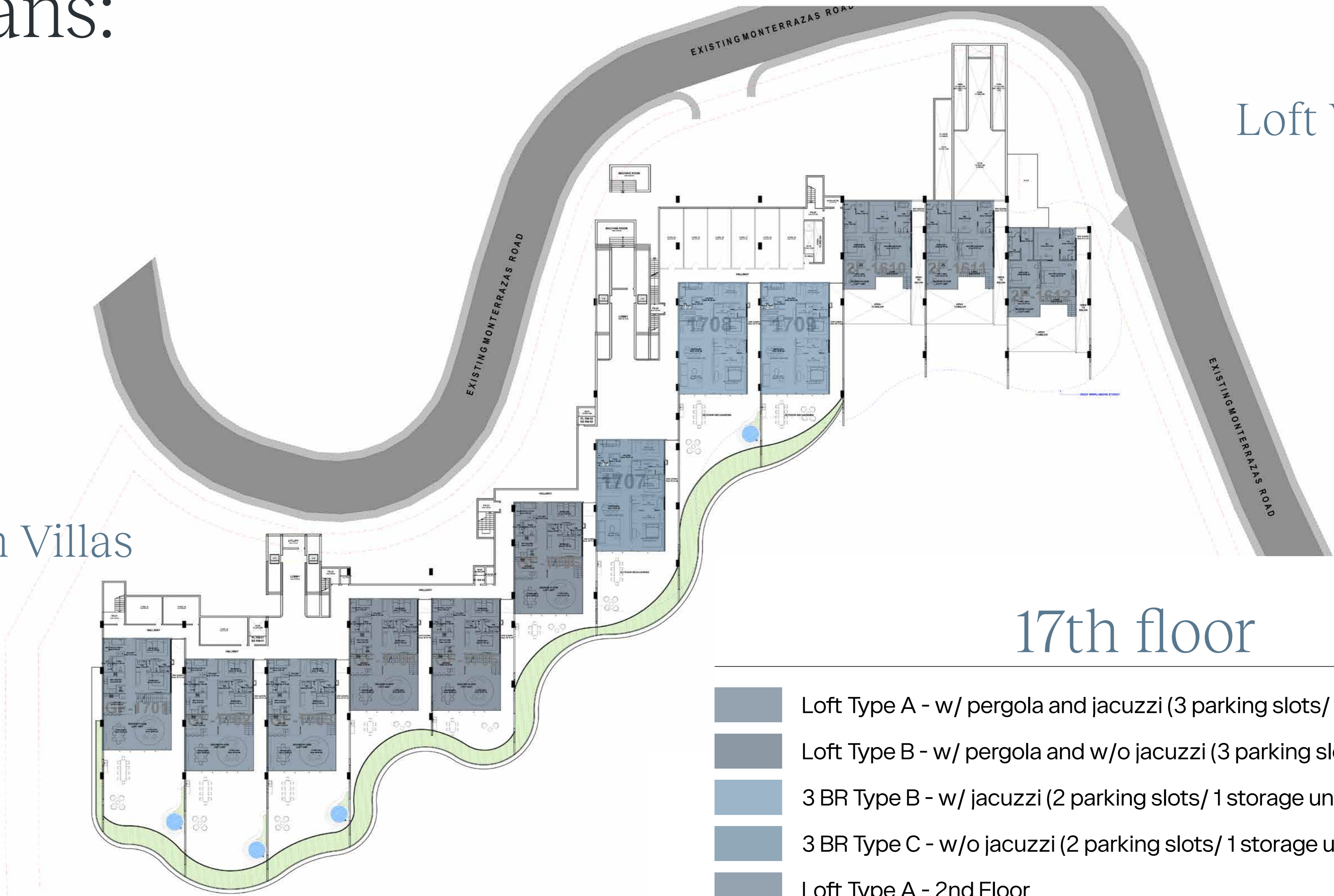
- 3 BR Type B - w/ jacuzzi (2 parking slots/ 1 storage unit)
- 3 BR Type C - w/o jacuzzi (2 parking slots/ 1 storage unit)
- Loft Type A - w/ pergola and jacuzzi (3 parking slots/ 1 storage unit)

Floor Plans:

Loft Villas

3-Bedroom Villas

17th floor



- Loft Type A - w/ pergola and jacuzzi (3 parking slots/ 1 storage unit)
- Loft Type B - w/ pergola and w/o jacuzzi (3 parking slots/ 1 storage unit)
- 3 BR Type B - w/ jacuzzi (2 parking slots/ 1 storage unit)
- 3 BR Type C - w/o jacuzzi (2 parking slots/ 1 storage unit)
- Loft Type A - 2nd Floor

Floor Plans:

3-Bedroom Villas

Loft Villas



18th floor

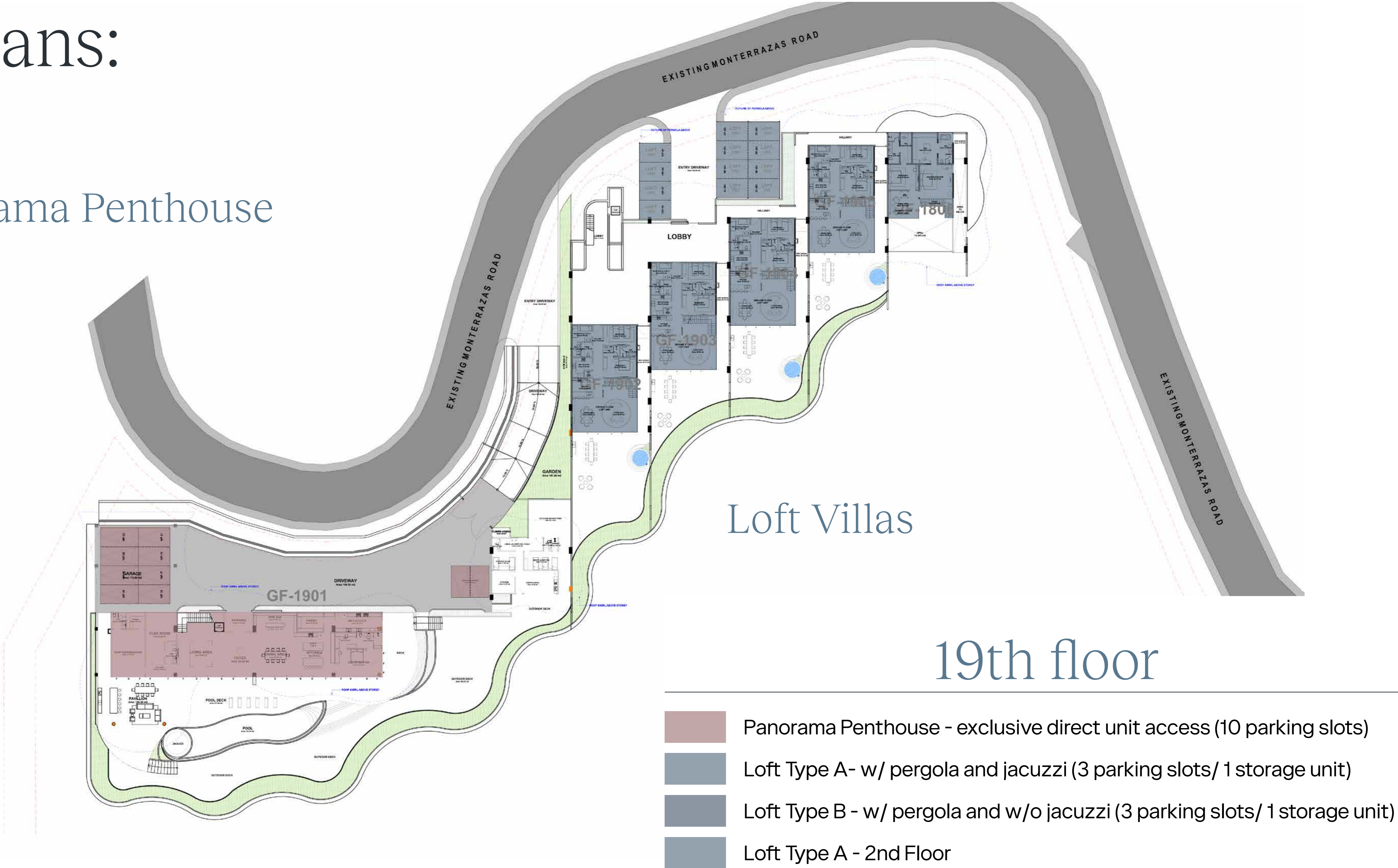
- Loft Type A - 2nd Floor
- Loft Type B - 2nd Floor
- 3 BR Type B - w/ jacuzzi (2 parking slots/ 1 storage unit)
- 3 BR Type C - w/o jacuzzi (2 parking slots/ 1 storage unit)
- Loft Type A - w/ pergola and jacuzzi (3 parking slots/ 1 storage unit)

Floor Plans:

Panorama Penthouse

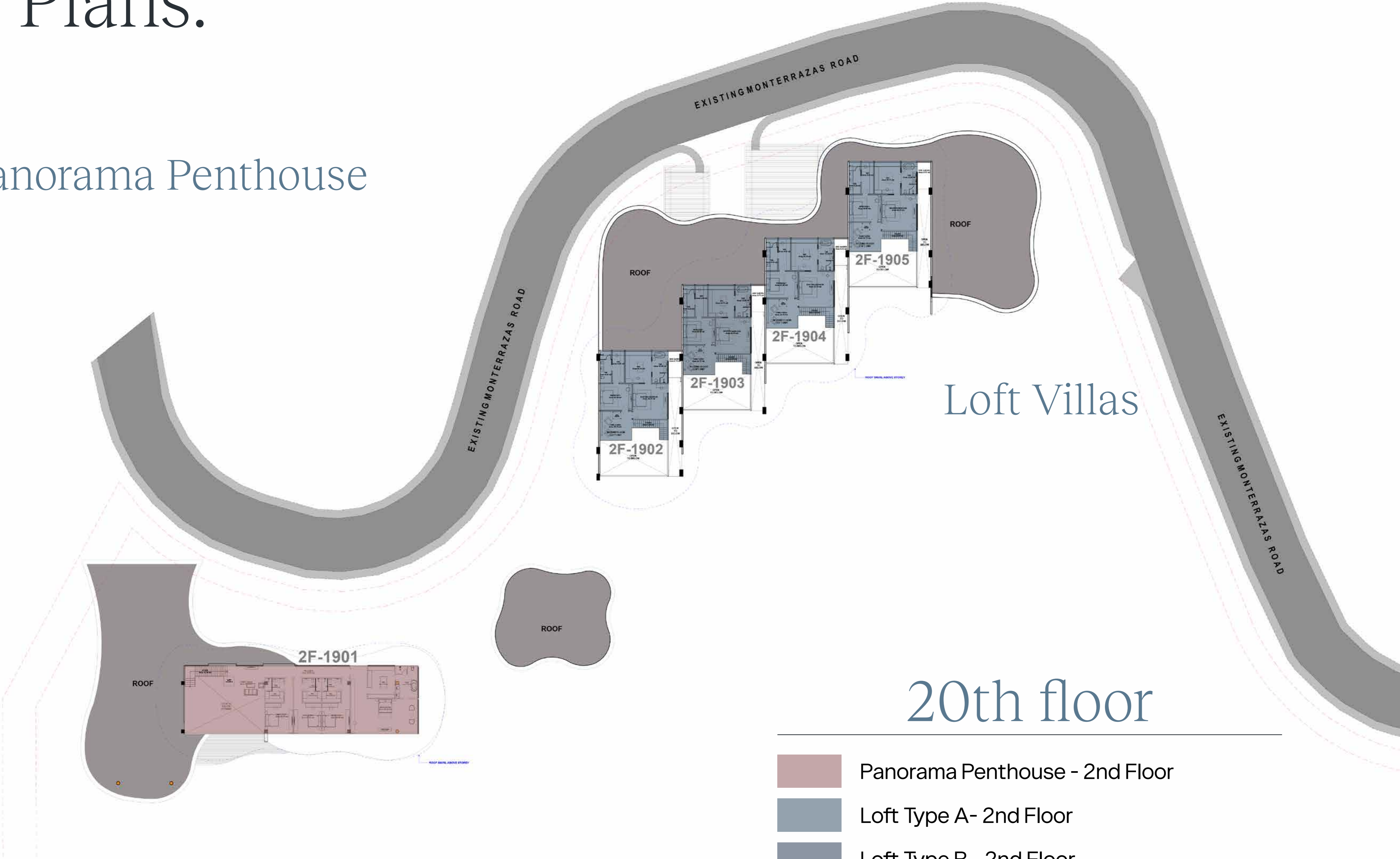
Loft Villas

19th floor



Floor Plans:

Panorama Penthouse



Loft Villas

20th floor

- Panorama Penthouse - 2nd Floor
- Loft Type A- 2nd Floor
- Loft Type B - 2nd Floor



lobby 2

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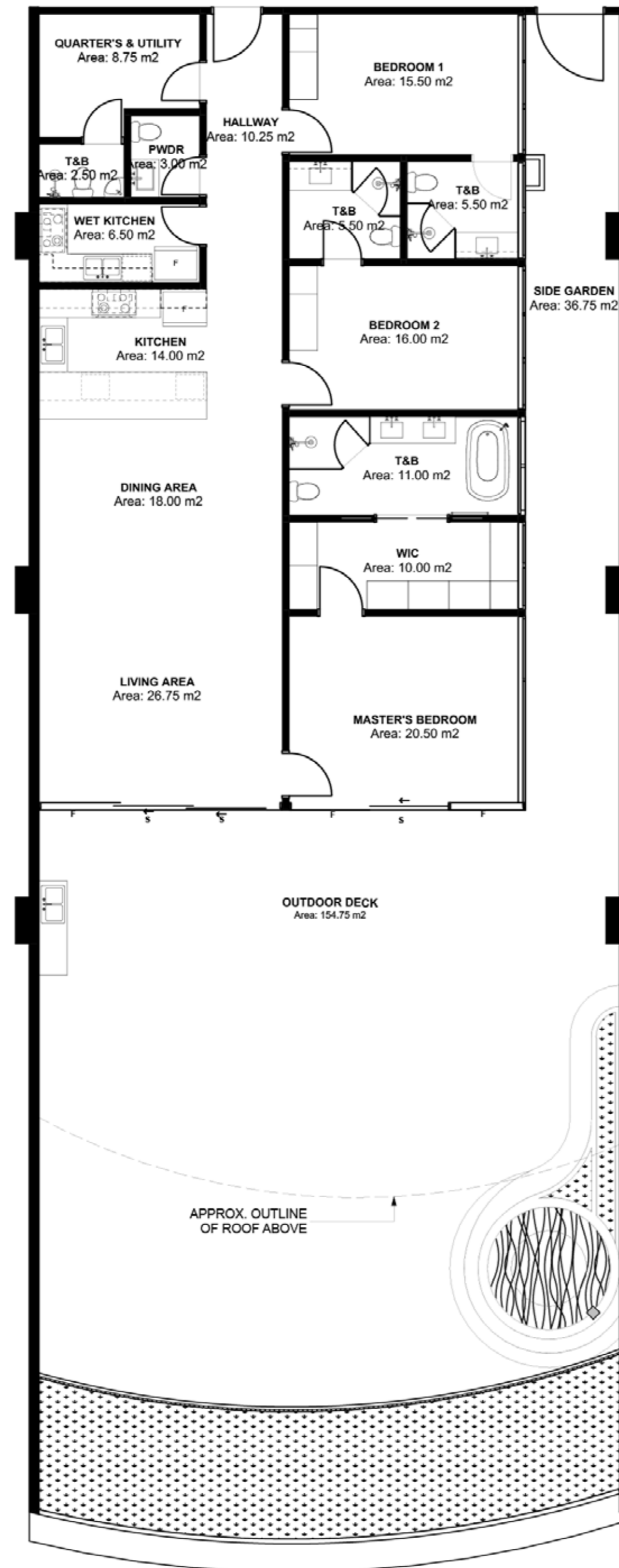
*Artist's Perspective

3-Bedroom Villa



*Artist's Perspective

Unit Floor Plan: 3-Bedroom Villa



TYPICAL 3-BEDROOM VILLA

Floor Area Tabulation:

GROUND FLOOR:	FLOOR AREA:
HALLWAY	10.25 sq.m
MAID'S QUARTERS & UTILITY	8.75 sq.m
MAID'S T&B	2.50 sq.m
POWDER ROOM	3.00 sq.m
WET KITCHEN	6.50 sq.m
KITCHEN	14.00 sq.m
DINING AREA	18.00 sq.m
LIVING AREA	26.75 sq.m
BEDROOM 1	15.50 sq.m
BEDROOM 1 T&B	5.50 sq.m
BEDROOM 2	16.00 sq.m
BEDROOM 2 T&B	5.50 sq.m
MASTER'S BEDROOM	20.50 sq.m
MASTER'S WIC	10.00 sq.m
MASTER'S T&B	11.00 sq.m

Total Indoor Floor Area Approx. 173.75 sq.m

Outdoor Area Range Approx. 70.00 - 334.00 sq.m

Indicated villa sizes are approximations and will vary per villa.

3-Bedroom Villa Renders

Outdoor Area



*Artist's Perspective

3-Bedroom Villa Renders

Outdoor Area



*Artist's Perspective

3-Bedroom Villa Renders

Living, Kitchen, and Dining Area



*Artist's Perspective

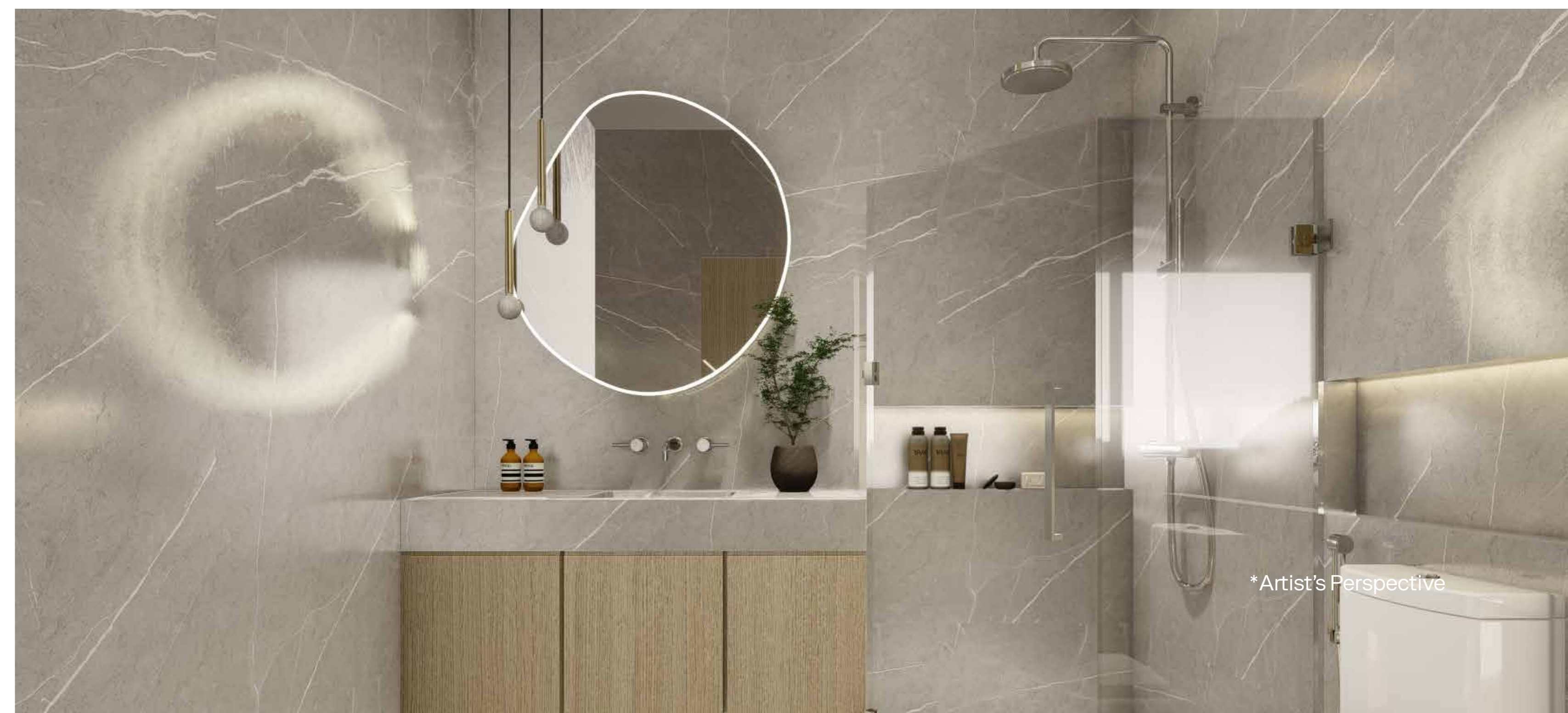
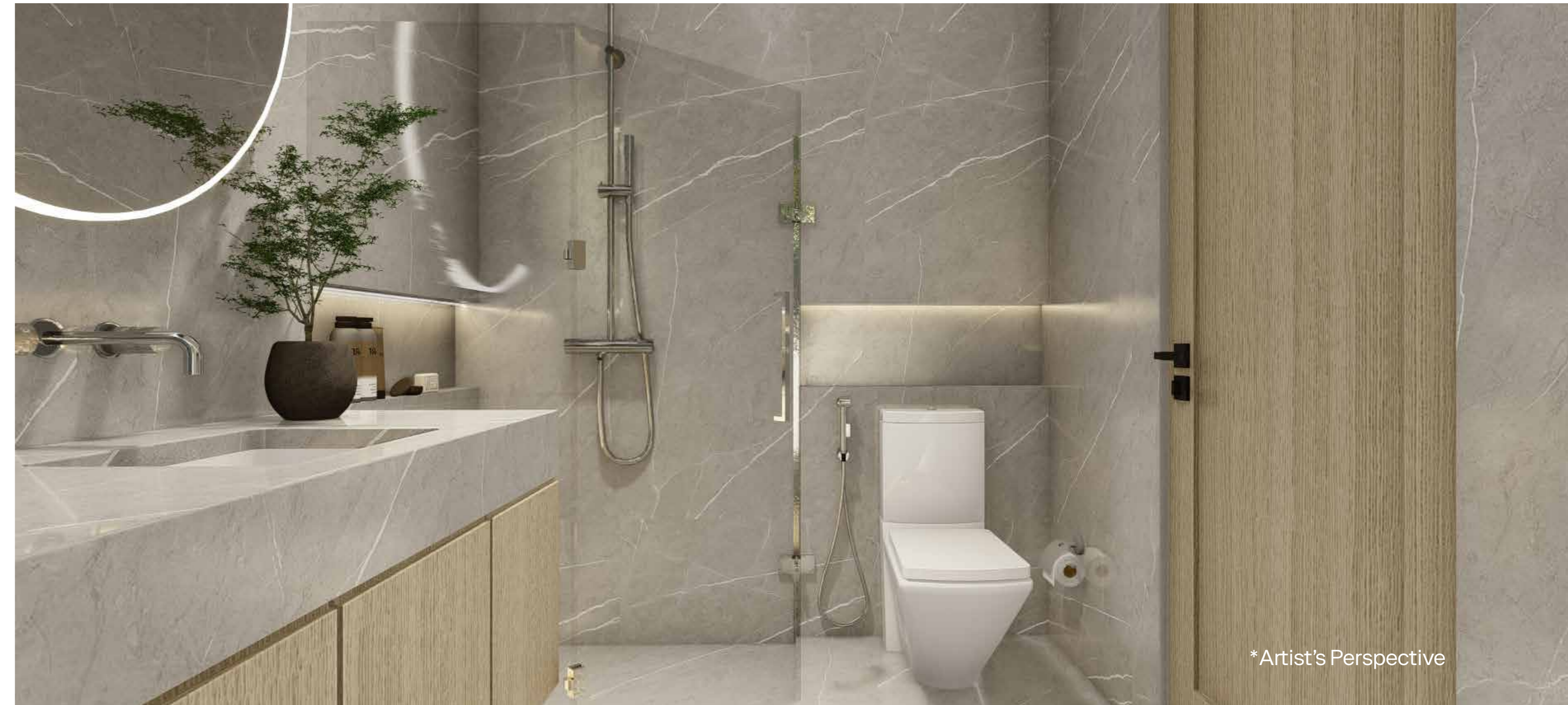
3-Bedroom Villa Renders

Kitchen and Dining Area



3-Bedroom Villa Renders

Toilet and Bath
Powder Room



3-Bedroom Villa Renders

Master's Bedroom



3-Bedroom Villa Renders

Master's Walk-In Closet



*Artist's Perspective



*Artist's Perspective

3-Bedroom Villa Renders

Master's Toilet & Bath



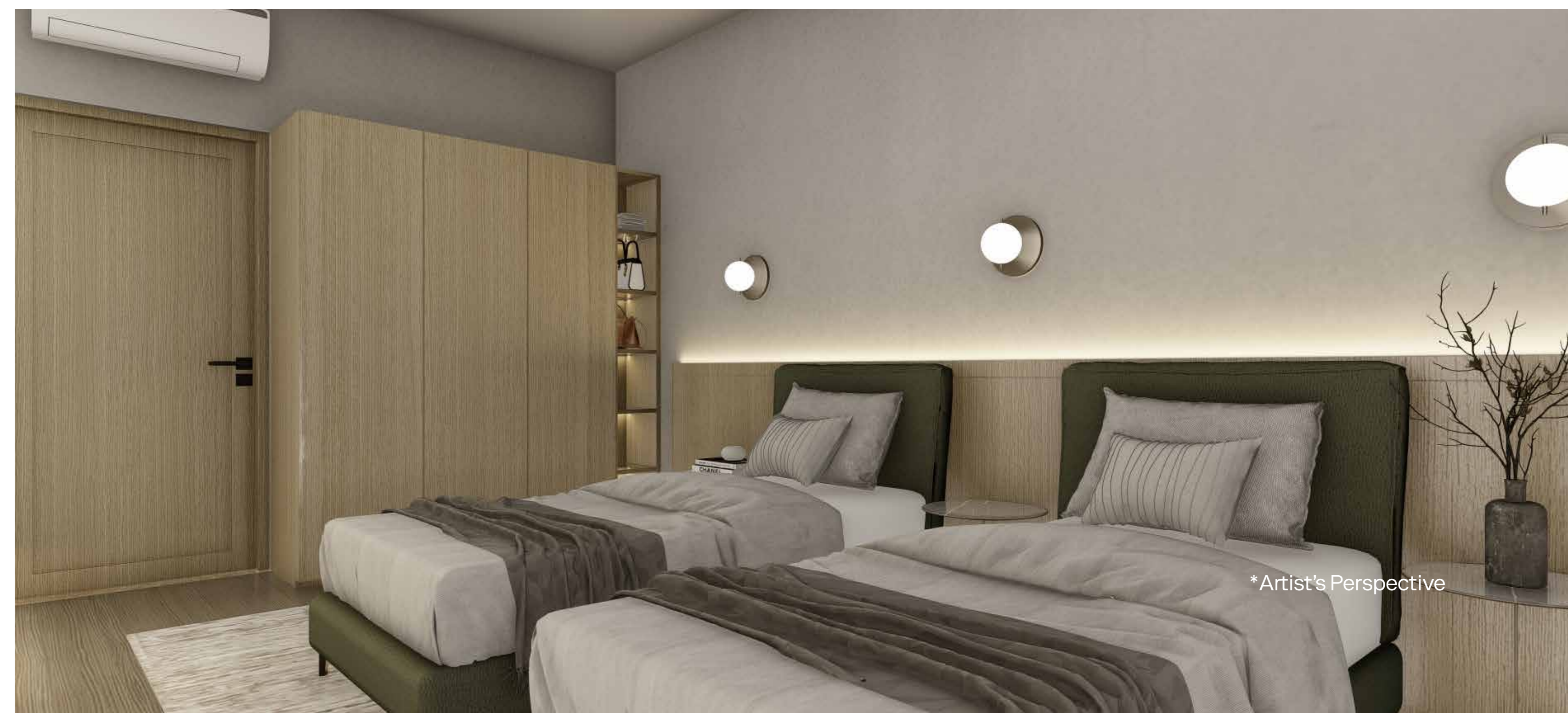
*Artist's Perspective



*Artist's Perspective

3-Bedroom Villa Renders

Bedrooms



3-Bedroom Villa Deliverables

Main Living Dining Area

- Single leaf main entrance door
- Porcelain tile flooring
- Painted wall
- Split-type airconditioning unit

Master Bedroom

- Painted wall
- Premium engineered wood flooring (or equivalent)
- Premium laminated cabinet system
- Duress button
- Split-type airconditioning unit

Walk-in Closet

- Premium tile flooring
- Painted wall
- Premium laminated wardrobe system
- Split-type airconditioning unit

Master Bathroom

- Porcelain tile flooring
- Quartz stone vanity countertop (or sintered stone)
- Duravit (or equivalent) sink and water closet
- Separate shower enclosure with rain shower
- Bathtub
- Premium bathroom fittings and accessories
- Multi-point water heater

Toilet & Bath

- Porcelain tile flooring
- Quartz stone vanity countertop (or sintered stone)
- Duravit (or equivalent) sink and water closet
- Premium bathroom fittings and accessories
- Shower enclosure with rain shower
- Multi-point water heater

Bedroom

- Premium engineered wood flooring (or equivalent)
- Painted wall
- Premium laminated wardrobe system
- Split-type airconditioning unit

Main Kitchen

- Porcelain tile flooring
- Premium laminated cabinet system
- Quartz countertop (or sintered stone)
- Surface mounted electric cooktop
- Premium stainless-steel sink & faucet
- Provision for refrigerator
- Rangehood

Maid's/Utility

- Ceramic tile flooring
- Painted wall

Maid's Bathroom

- Ceramic tile flooring
- Painted wall
- Sink, water closet, & shower

Outdoor Deck/Garden

- Porcelain tile flooring
 - Outdoor deck/garden planting strip at edge
 - Painted wall finish
 - Outdoor kitchen countertop with premium stainless-steel sink & faucet*
 - Outdoor Jacuzzi area*
- *on some units depending on chosen option

Powder Room

- Porcelain tile flooring
- Quartz stone vanity countertop (or sintered stone)
- Duravit (or equivalent) sink and water closet
- Premium bathroom fittings and accessories

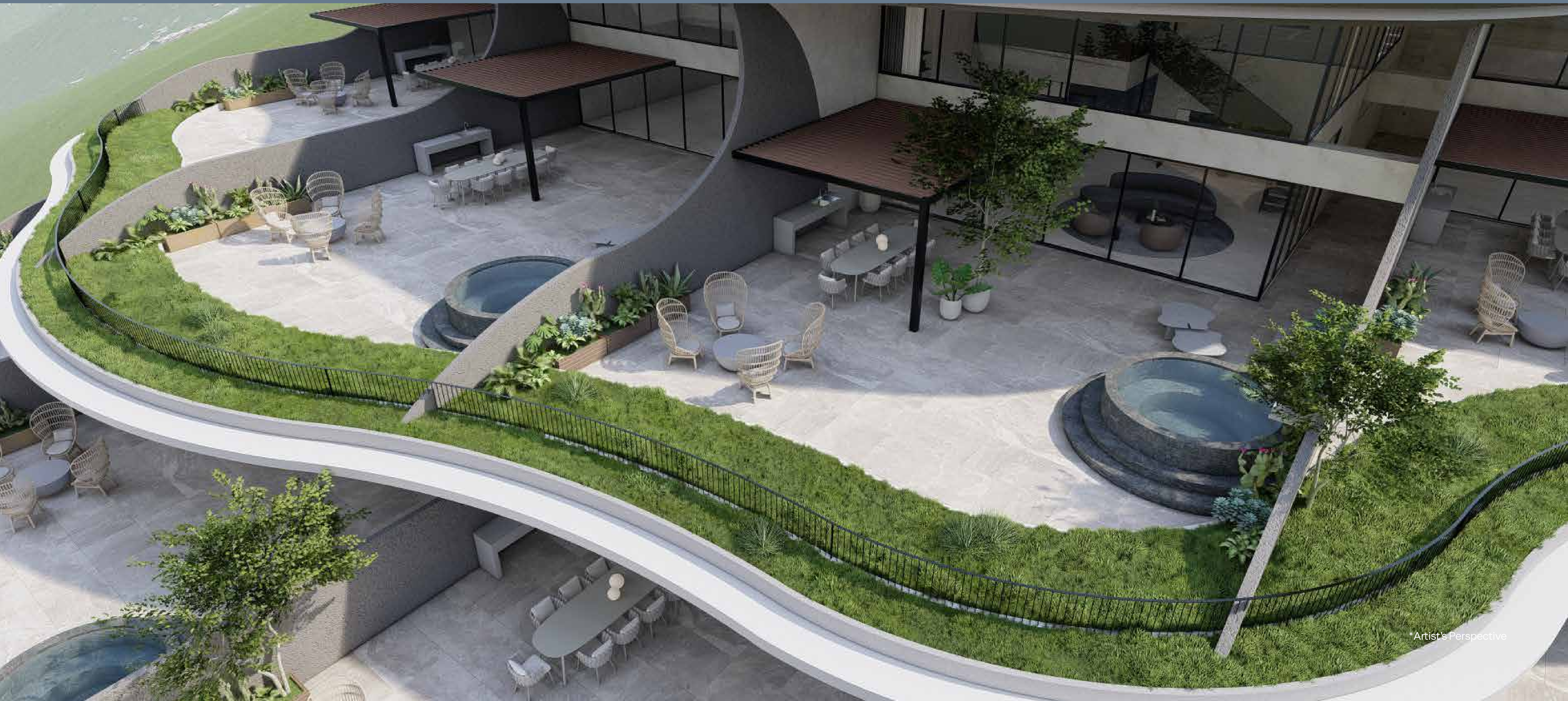
Wet Kitchen

- Ceramic tile flooring
- Painted wall
- Granite countertop
- Provision for refrigerator
- Standard sink & faucet

Other Features

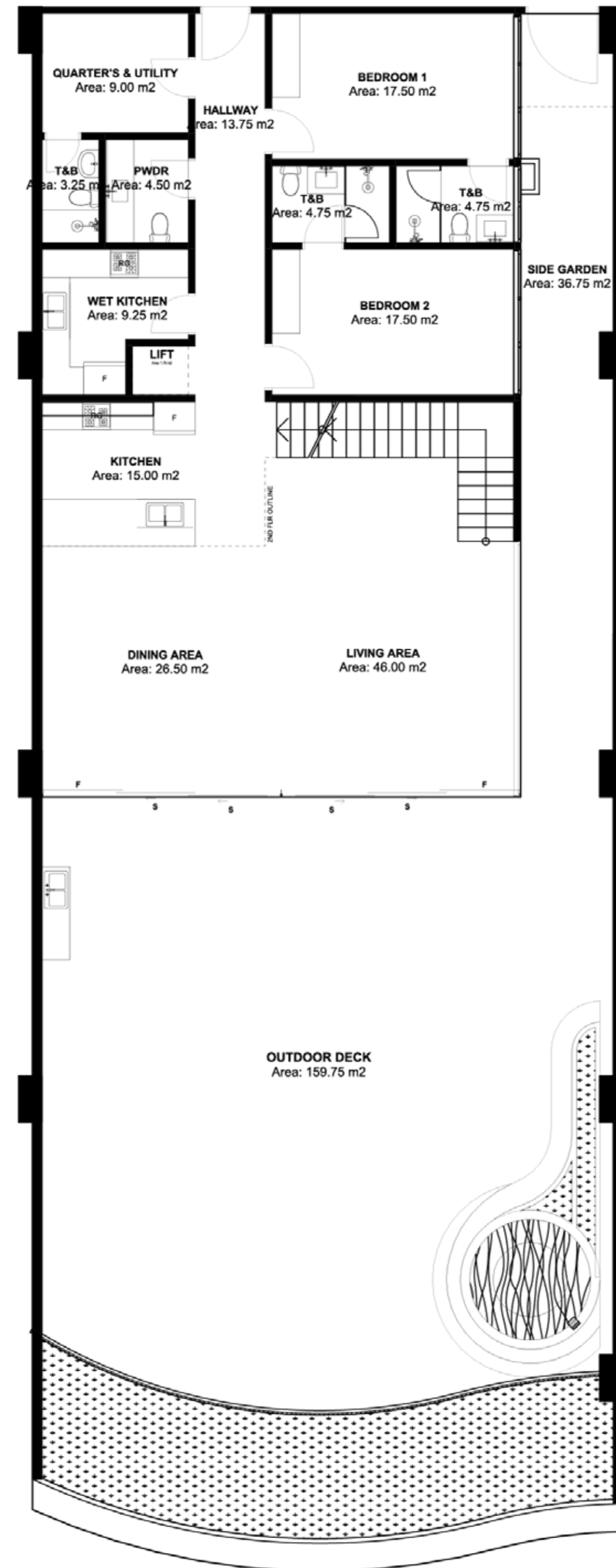
- Ionization integrated into the HVAC System
 - Detached storage area
-

Loft Villa



*Artist's Perspective

Unit Floor Plan: Loft Villa



TYPICAL LOFT VILLA - GROUND FLOOR

Floor Area Tabulation:

GROUND FLOOR:	FLOOR AREA:
HALLWAY	13.75 sq.m
MAID'S QUARTERS & UTILITY	9.00 sq.m
MAID'S T&B	3.25 sq.m
POWDER ROOM	4.50 sq.m
WET KITCHEN	9.25 sq.m
LIFT	1.75 sq.m
KITCHEN	15.00 sq.m
DINING AREA	26.50 sq.m
LIVING AREA	46.00 sq.m
BEDROOM 1	17.50 sq.m
BEDROOM 1 T&B	4.75sq.m
BEDROOM 2	17.50 sq.m
BEDROOM 2 T&B	4.75 sq.m

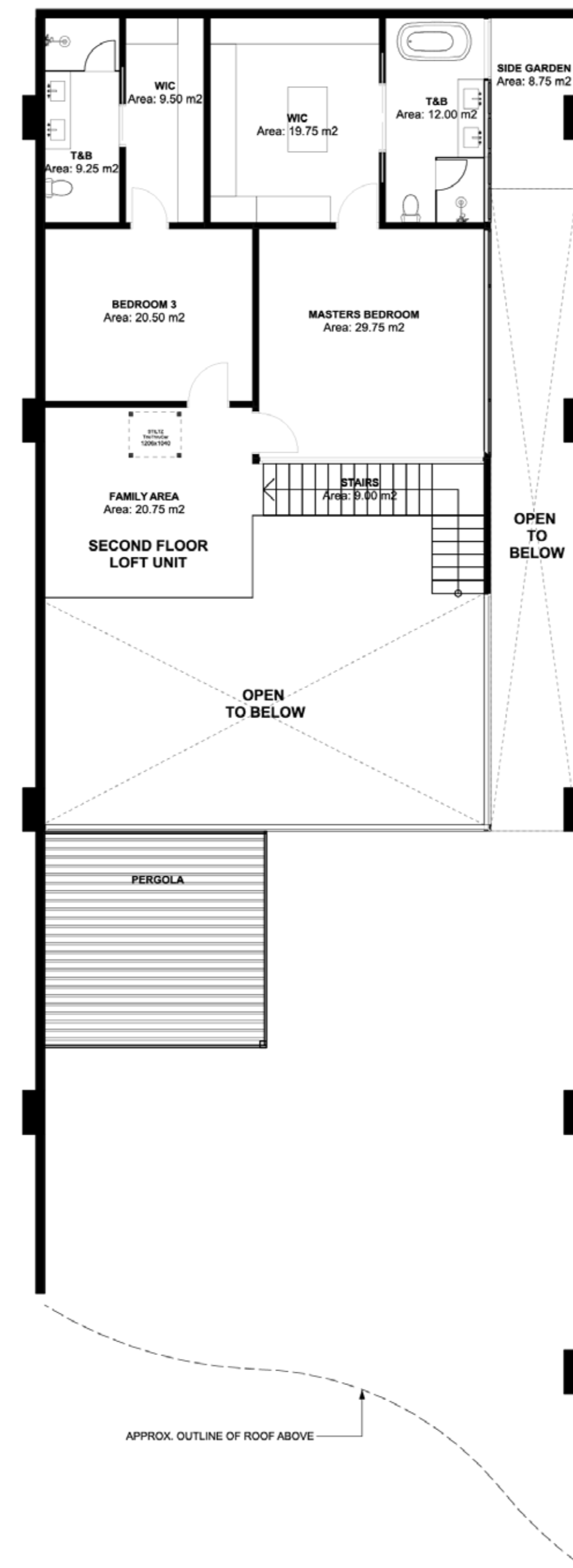
Total Ground Floor Area Approx. 173.50 sq.m.

Total Indoor Floor Area Approx. 304.00 sq.m.

Outdoor Area Range Approx. 76.50-271.75 sq.m

Indicated villa sizes are approximations and will vary per villa.

Unit Floor Plan: Loft Villa



TYPICAL LOFT VILLA - SECOND FLOOR

Floor Area Tabulation:

SECOND FLOOR	FLOOR AREA:
STAIRS	9.00 sq.m
FAMILY AREA	20.75 sq.m
BEDROOM 3	20.25 sq.m
BEDROOM 3 WIC	9.50 sq.m
BEDROOM 3 T&B	9.25 sq.m
MASTER'S BEDROOM	29.75 sq.m
MASTER'S WIC	19.75 sq.m
MASTER'S T&B	12.00 sq.m

Total Second Floor Area Approx. 130.50 sq.m.

Total Indoor Floor Area Approx. 304.00 sq.m.

Outdoor Area Range Approx. 76.50-271.75 sq.m

Indicated villa sizes are approximations and will vary per villa.

Loft Villa Renders

Outdoor Area



*Artist's Perspective

Loft Villa Renders

Outdoor Area



*Artist's Perspective



*Artist's Perspective

Loft Villa Renders

Living, Kitchen, and Dining Area



*Artist's Perspective

Loft Villa Renders

Kitchen and Dining Area



Loft Villa Renders

Living, Kitchen, and Dining Area



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Loft Villa Renders

Family Area w/ private elevator
Bathroom



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*Artist's Perspective



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Loft Villa Renders

Master's Bedroom



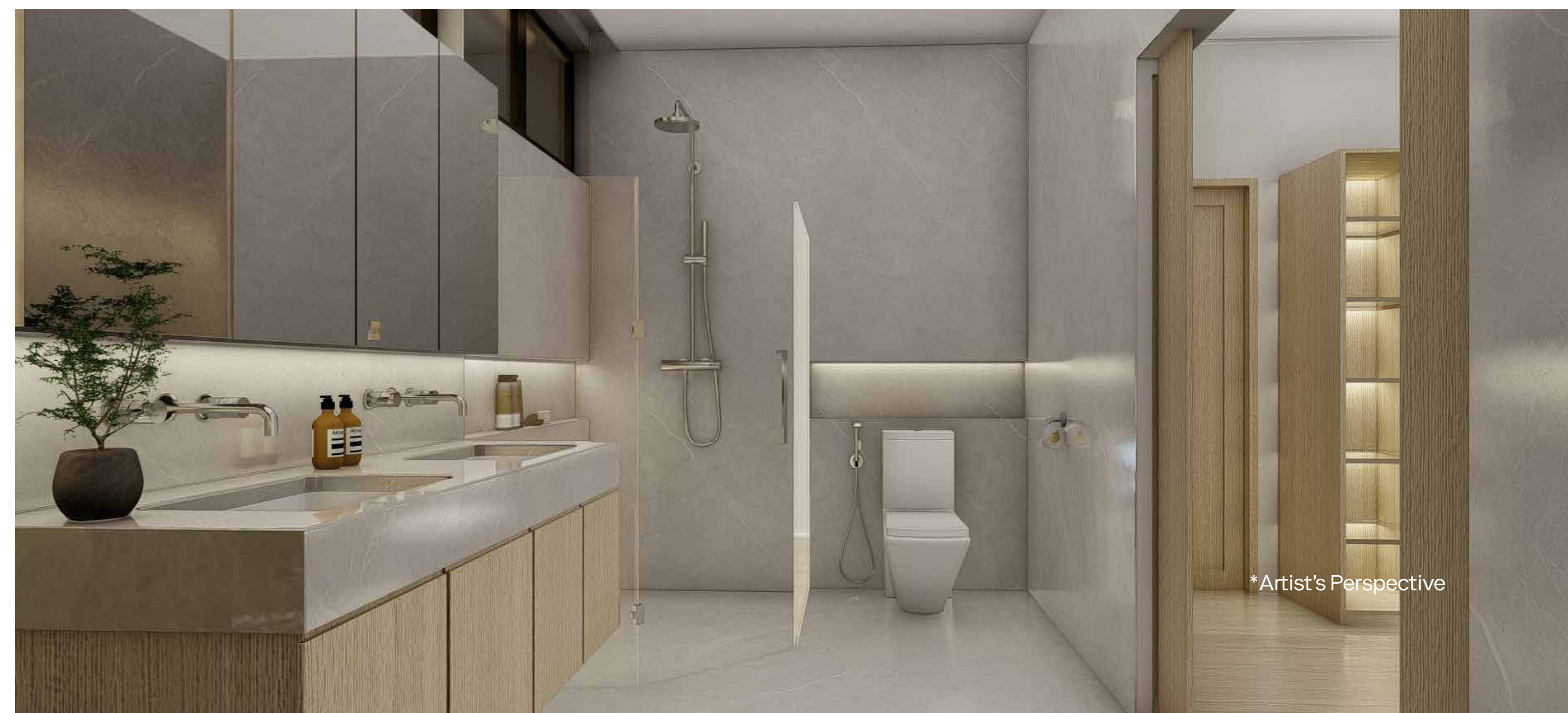
*Artist's Perspective



*Artist's Perspective

Loft Villa Renders

Master's Walk-In Closet
Master's Toilet and Bath



Loft Villa Renders

Bedrooms



Loft Villa Deliverables

Main Living Dining Area

- Porcelain tile flooring
- Painted wall
- Split-type airconditioning unit
- Private lift

Master Bedroom

- Painted wall
- Premium engineered wood flooring (or equivalent)
- Premium laminated cabinet system
- Vanity
- Split type airconditioning unit
- Duress button

Walk-in Closet

- Premium laminated wood flooring (or equivalent)
- Painted wall
- Premium laminated wardrobe system
- Split-type airconditioning unit

Master Bathroom

- Porcelain tile flooring
- Quartz stone vanity countertop (or sintered stone)
- Duravit (or equivalent) sink and water closet

- Separate shower enclosure with rain shower
- Bathtub
- Premium bathroom fittings and accessories
- Multi-point water heater

Bedrooms

- Premium engineered wood flooring (or equivalent)
- Painted wall
- Premium laminated wardrobe system
- Split-type airconditioning unit

Toilet & Bath

- Porcelain tile flooring
- Quartz stone vanity countertop (or sintered stone)
- Duravit (or equivalent) sink and water closet
- Premium bathroom fittings and accessories
- Separate shower enclosure with rain shower

Main Kitchen

- Porcelain tile flooring
- Premium laminated cabinet system

- Quartz countertop (or sintered stone) with premium stainless-steel sink & faucet and surface-mounted electric cooktop
- Provision for refrigerator
- Rangehood

Maid's/ Utility

- Ceramic tile flooring
- Painted wall

Maid's Bathroom

- Ceramic tile flooring
- Painted wall
- Sink, water closet, & shower

Outdoor Deck/Garden

- Porcelain tile flooring
- Garden planting strips at edge
- Painted wall finish
- Outdoor kitchen countertop*
- Outdoor Jacuzzi area*

on some units depending on chosen option

Powder Room

- Porcelain tile flooring
- Quartz stone vanity countertop (or sintered stone)

- Duravit (or equivalent) sink and water closet
- Premium bathroom fittings and accessories

Family Area

- Porcelain tile flooring
- Painted wall

Wet Kitchen

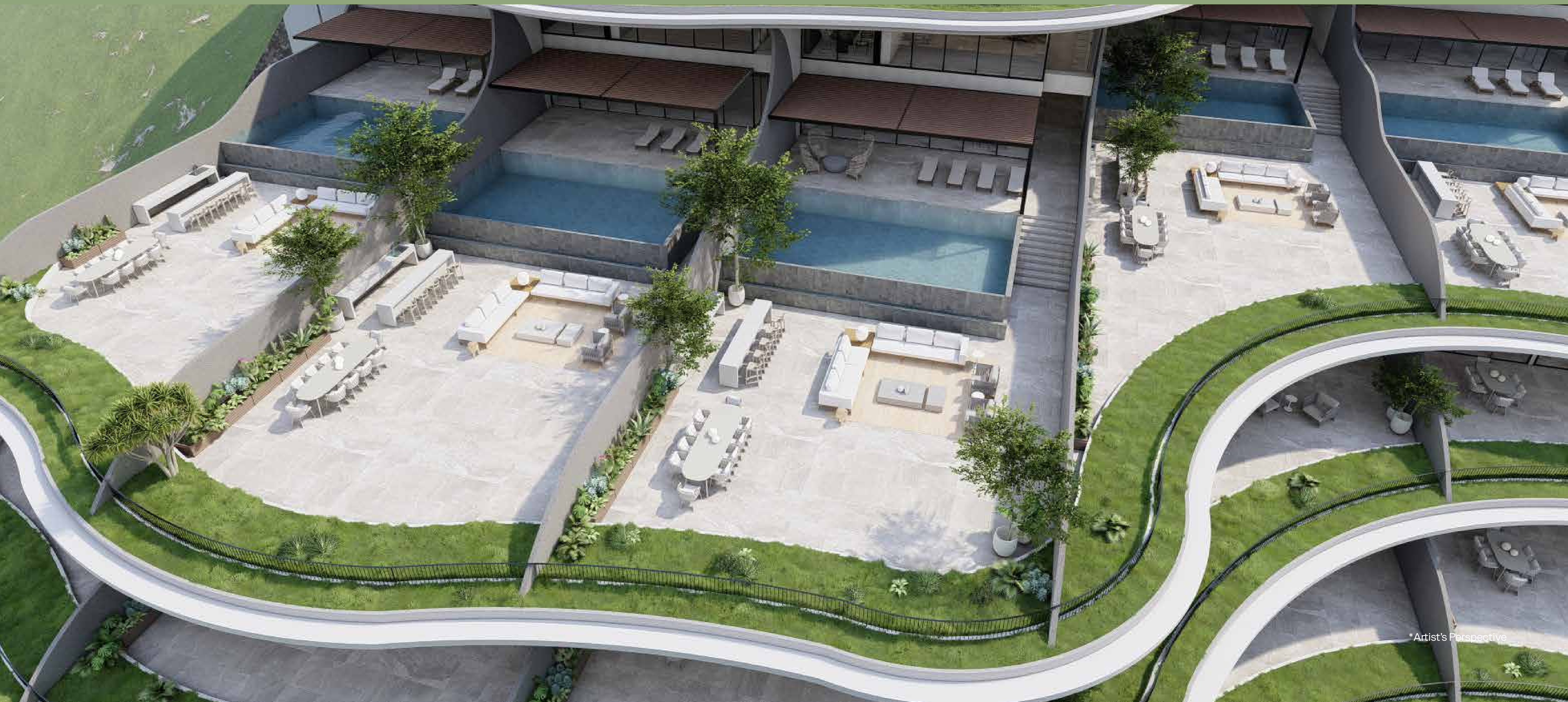
- Ceramic tile flooring
- Painted wall
- Granite countertop with stainless steel kitchen sink & faucet and surface-mounted electric cooktop
- Provision for refrigerator

Other Features

- Ionization integrated into the HVAC system
- Detached storage area
- Direct unit level parking*

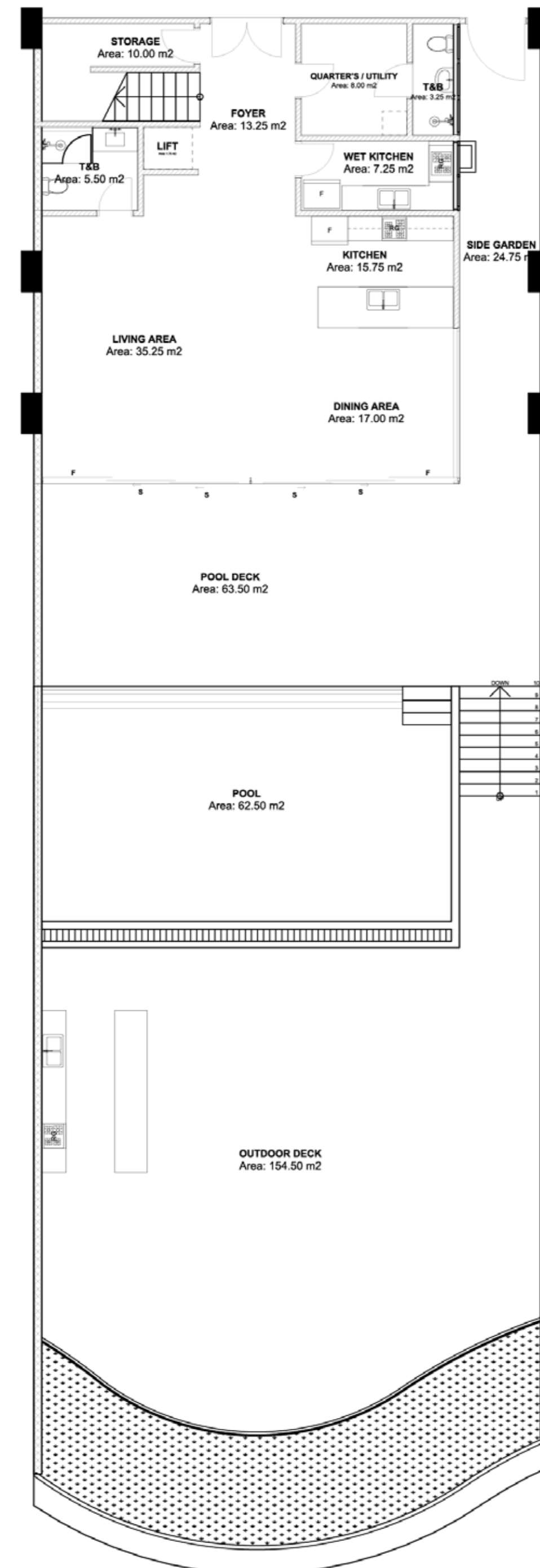
*on some units depending on chosen option

Bi-Level Pool Villa



*Artist's Perspective

Unit Floor Plan: Bi-Level Pool Villa



TYPICAL BI-LEVEL POOL VILLA - GROUND FLOOR

Floor Area Tabulation:

GROUND FLOOR:	FLOOR AREA:
FOYER	13.25 sq.m
STORAGE	10.25 sq.m
T&B	5.25 sq.m
LIFT	1.75 sq.m
MAID'S QUARTERS & UTILITY	8.00 sq.m
MAID'S T&B	3.25 sq.m
LIVING AREA	35.25 sq.m
DINING AREA	17.00 sq.m
KITCHEN	15.75 sq.m
WET KITCHEN	7.25 sq.m

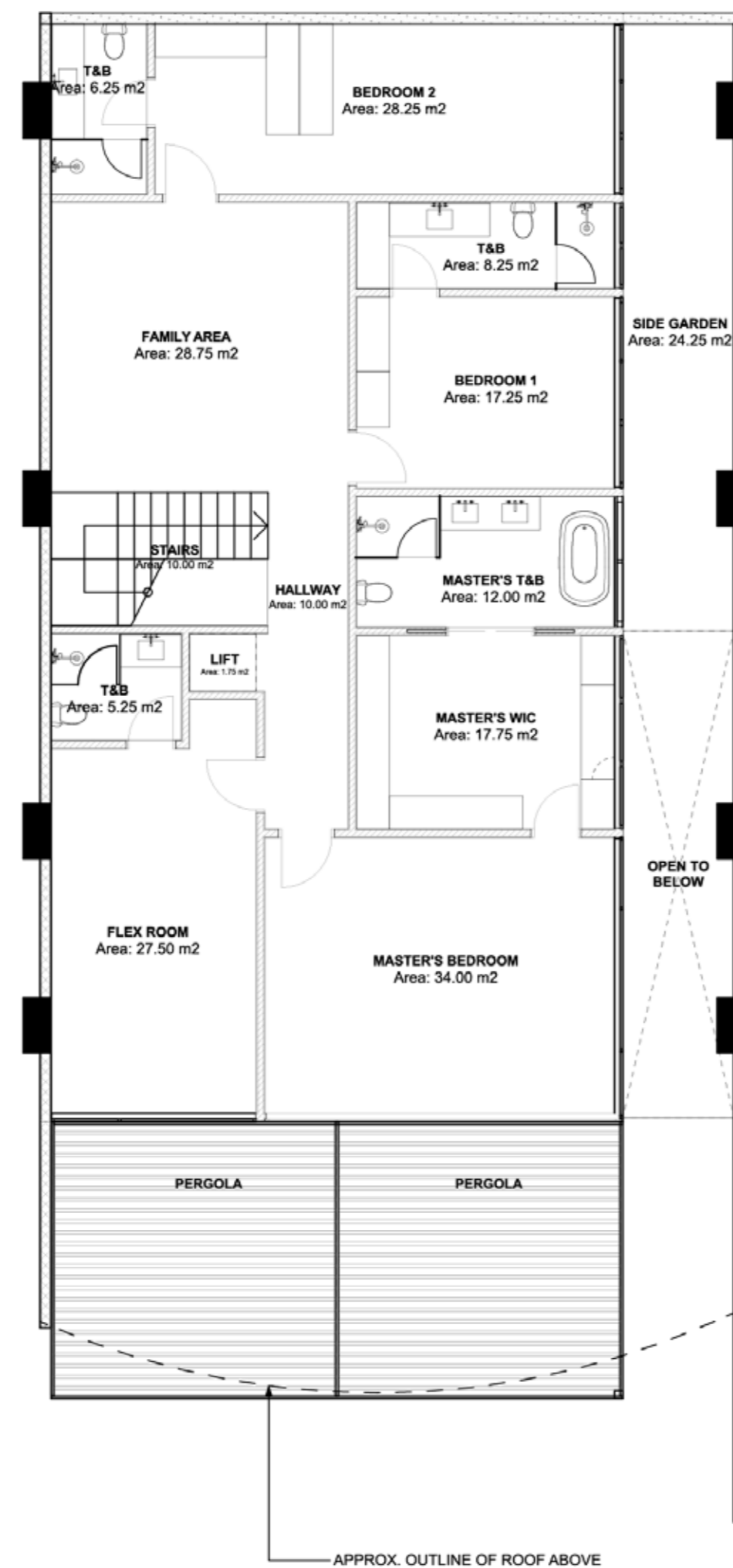
Total Ground Floor Area Approx. 117.00 sq.m

Total Indoor Floor Area Approx. 322.50 sq.m

Outdoor Area Range Approx. 300.25-398.75 sq.m

Indicated villa sizes are approximations and will vary per villa.

Unit Floor Plan: Bi-Level Pool Villa



TYPICAL BI-LEVEL POOL VILLA - SECOND FLOOR

Floor Area Tabulation:

SECOND FLOOR:	FLOOR AREA:
STAIRS	10.75 sq.m
FAMILY AREA	28.50 sq.m
HALLWAY	1.75 sq.m
FLEX ROOM	27.50 sq.m
FLEX ROOM T&B	5.00 sq.m
MASTER'S BEDROOM	34.00 sq.m
MASTER'S WIC	17.75 sq.m
MASTER'S T&B	12.00 sq.m
BEDROOM 1	17.25 sq.m
BEDROOM 1 T&B	8.25 sq.m
BEDROOM 2	28.25 sq.m
BEDROOM 2 T&B	6.25 sq.m

Total Second Floor Area Approx. 322.50 sq.m

Total Indoor Floor Area Approx. 322.50 sq.m

Outdoor Area Range Approx. 300.25-398.75 sq.m

Indicated villa sizes are approximations and will vary per villa.

Bi-Level Pool Villa Renders

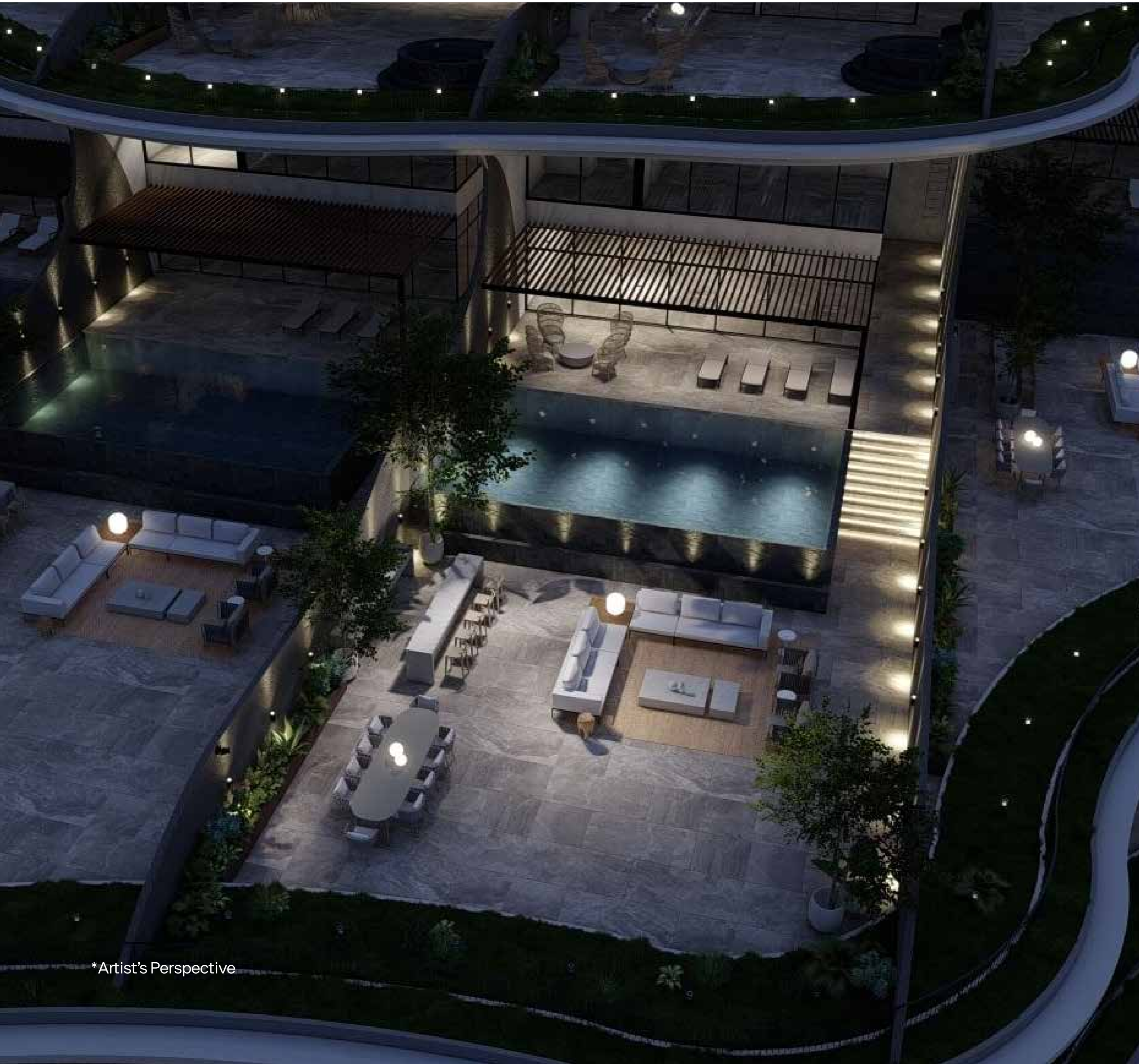
Outdoor Area



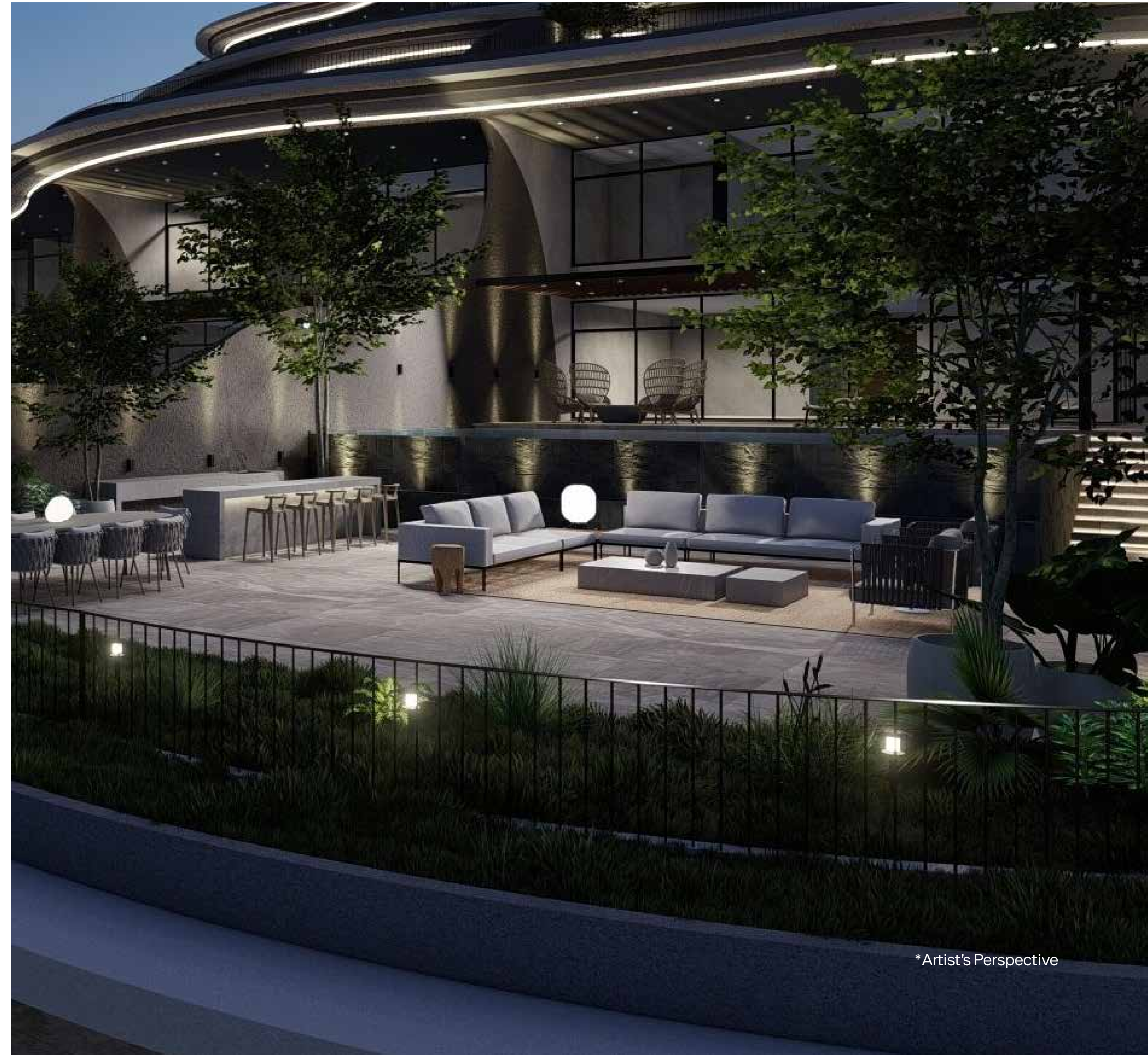
*Artist's Perspective

Bi-Level Pool Villa Renders

Outdoor Pool Area



*Artist's Perspective



*Artist's Perspective

Bi-Level Pool Villa Renders

Living, Kitchen, and Dining Area



*Artist's Perspective

Bi-Level Pool Villa Renders

Living Area
Kitchen Area



*Artist's Perspective



*Artist's Perspective

Bi-Level Pool Villa Renders

Flex Room
Family Area



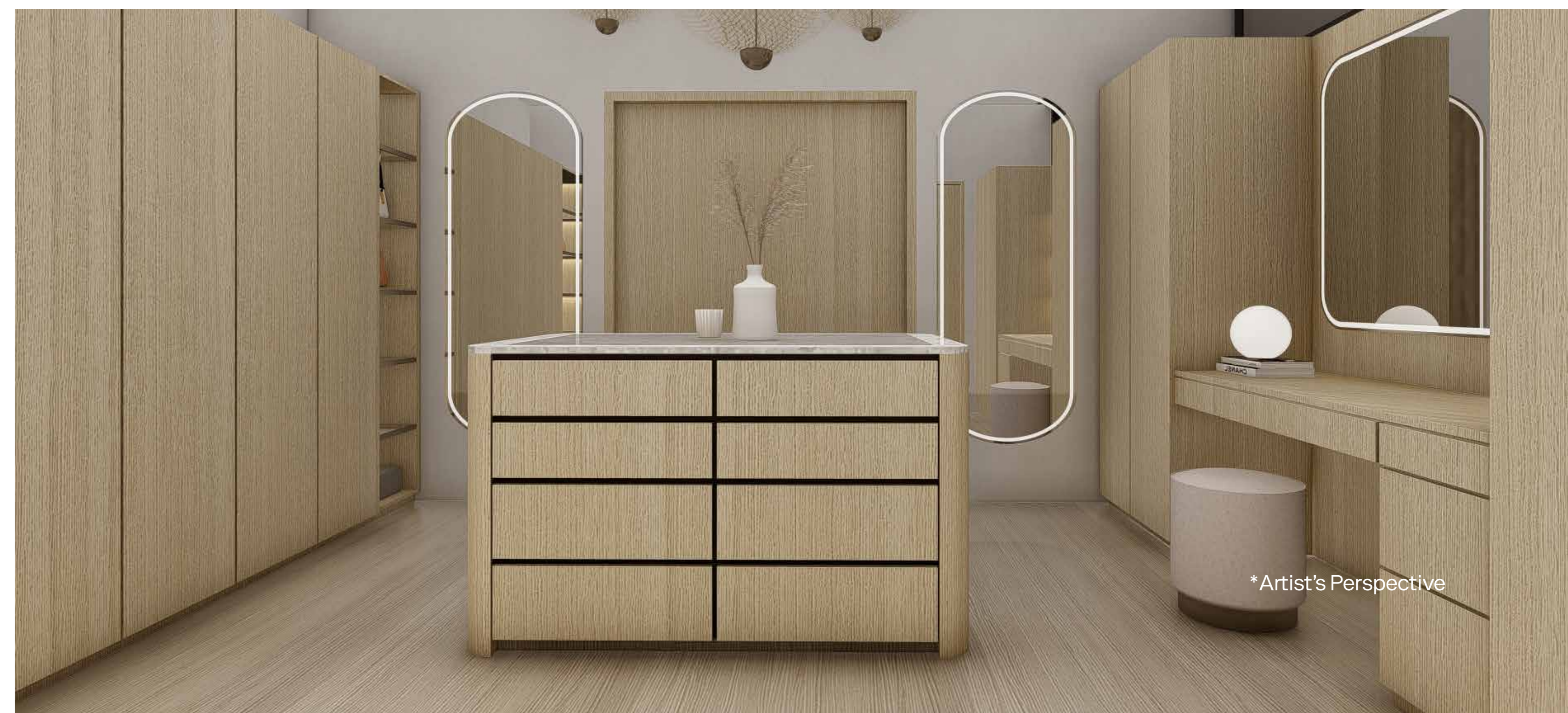
Bi-Level Pool Villa Renders

Master's Bedroom



Bi-Level Pool Villa Renders

Master's Walk-In Closet
Master's Toilet and Bath



Bi-Level Pool Villa Renders

Bedrooms



Bi-Level Pool Villa Deliverables

Main Living Dining Area

- Porcelain tile flooring
- Painted wall
- Split-type airconditioning unit
- Private lift

Master Bedroom

- Premium engineered wood flooring (or equivalent)
- Premium laminated cabinet system
- Painted wall
- Split type airconditioning unit

Walk-in Closet

- Premium laminated wood flooring
- Painted wall
- Premium laminate wardrobe system
- Split-type airconditioning unit

Master Bathroom

- Porcelain tile flooring
- Quartz stone vanity countertop (or sintered stone)
- Duravit (or equivalent) sink and water closet
- Separate shower enclosure with rain shower
- Bathtub

- Premium bathroom fittings and accessories
- Multi-point water heater

Bedroom

- Premium engineered wood flooring (or equivalent)
- Painted wall
- Premium laminated wardrobe system
- Split-type airconditioning unit

Toilet & Bath

- Porcelain tile flooring
- Painted wall
- Quartz stone vanity countertop (or sintered stone)
- Premium bathroom fittings and accessories
- Shower enclosure
- Multi-point water heater

Main Kitchen

- Porcelain tile flooring
- Premium laminated cabinet system
- Quartz countertop (or sintered stone) with premium stainless-steel sink & faucet and surface-mounted electric cook top

- Provision for refrigerator
- Rangehood

Wet Kitchen

- Ceramic tile flooring
- Painted wall
- Premium laminated cabinet system
- Granite countertop with premium stainless-steel sink & faucet and surface mounted electric cook top
- Provision for refrigerator

Maid's/Utility

- Ceramic tile flooring
- Painted wall

Maid's Bathroom

- Ceramic tile flooring
- Painted wall
- Sink, water closet, & shower

Outdoor Deck/Garden

- Porcelain tile flooring
- Garden planting strip at edge
- Painted wall finish
- Kitchen countertop with premium stainless-steel sink & faucet
- Outdoor bar area

Family Area

- Porcelain tile flooring
- Painted wall
- Premium laminated cabinet system

Pool and Pool Deck

- Porcelain tile flooring
- Sun deck and outdoor lounge area

Flex Room

- Premium laminated wood flooring (or equivalent)
- Painted wall

Other Features

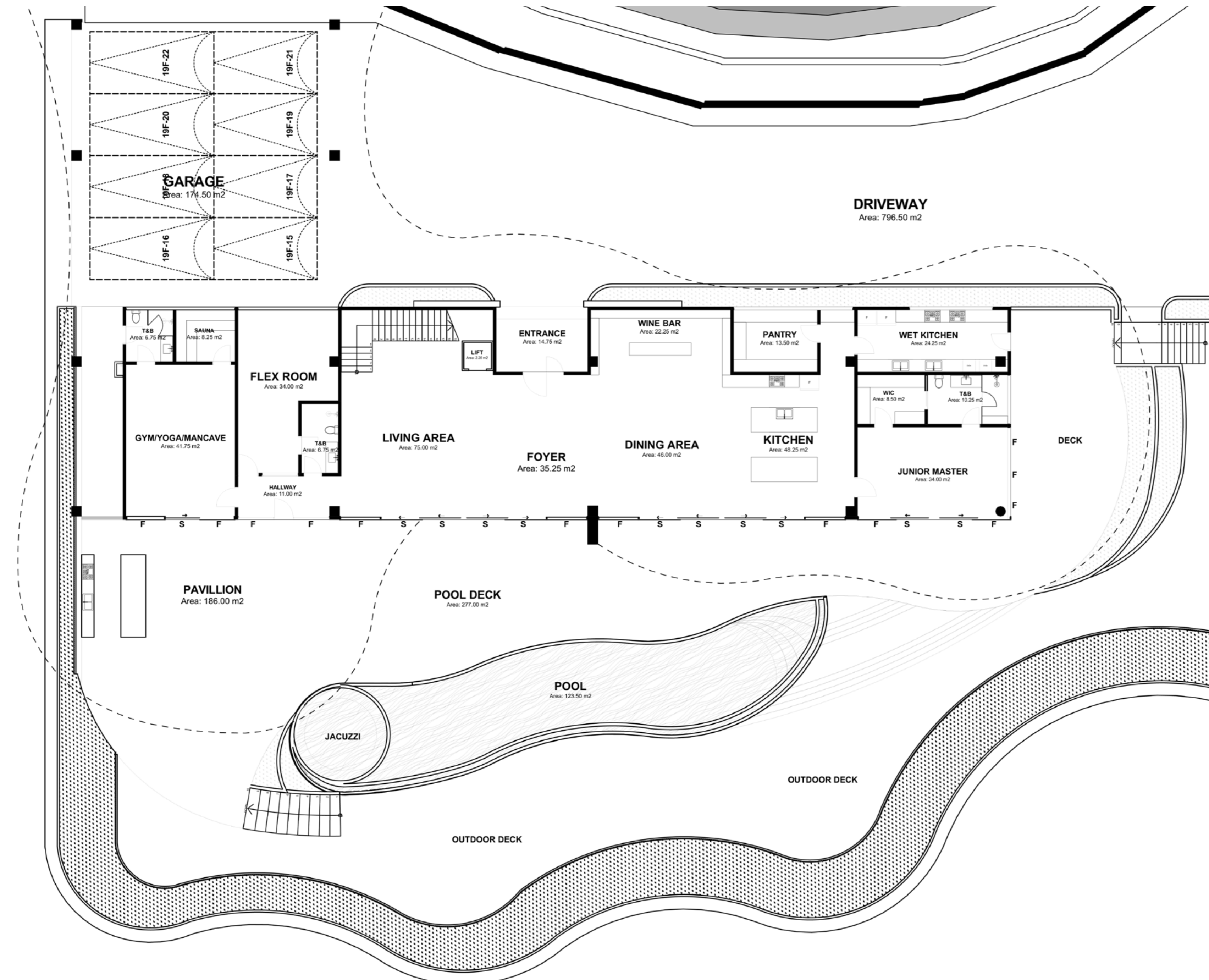
- Ionization integrated into the HVAC System
 - Detached storage area
-

Panorama Penthouse



*Artist's Perspective

Unit Floor Plan: Panorama Penthouse



PANORAMA PENTHOUSE - GROUND FLOOR

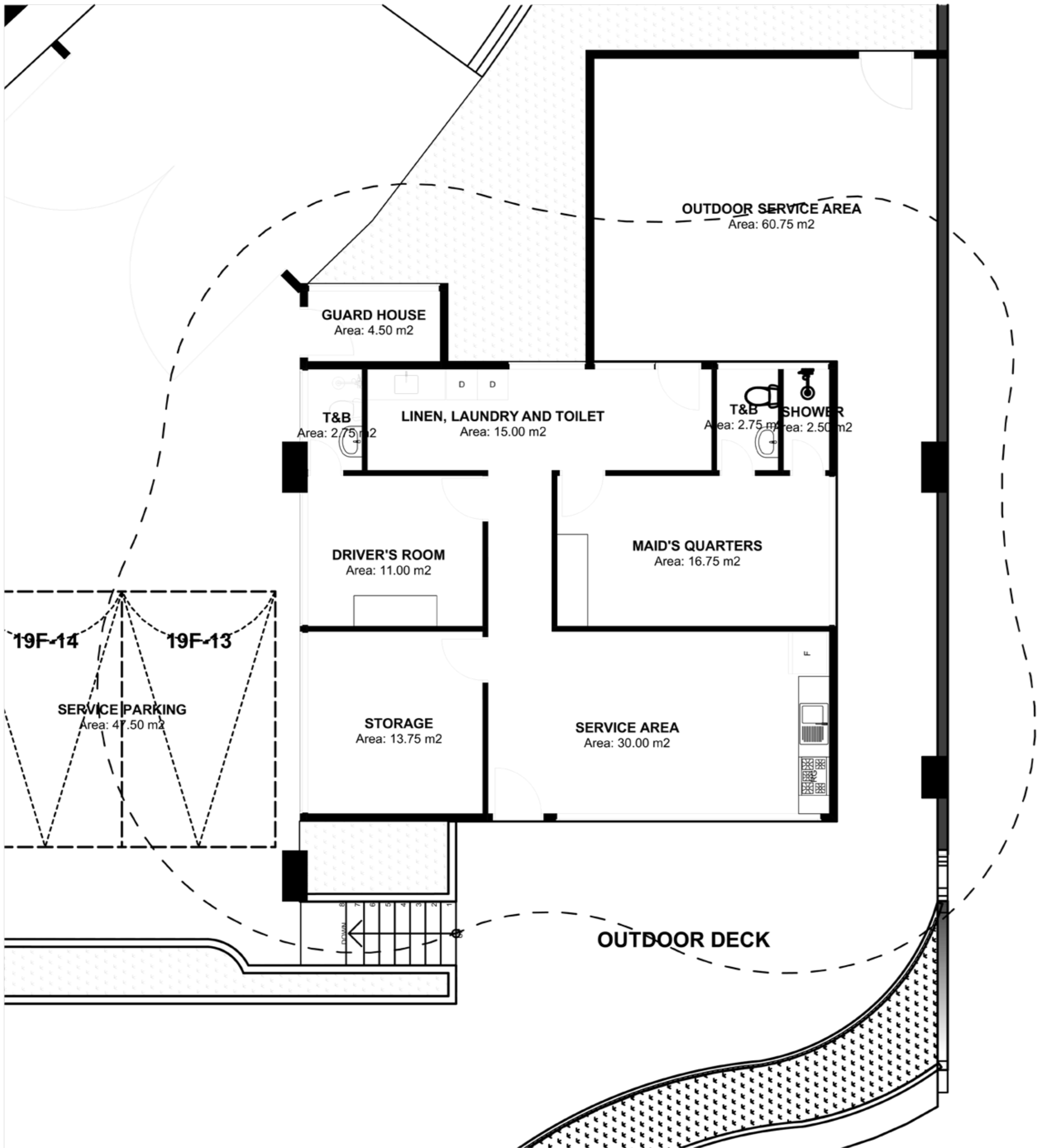
Floor Area Tabulation:

GROUND FLOOR:	FLOOR AREA:
ENTRANCE	14.75 sq.m
FOYER	35.25 sq.m
LIFT	2.25 sq.m
LIVING AREA	75.00 sq.m
WINE BAR	22.25 sq.m
DINING AREA	46.00 sq.m
KITCHEN	48.25 sq.m
WALK-IN PANTRY	13.50 sq.m
WET KITCHEN	24.25 sq.m
JUNIOR MASTER	34.00 sq.m
JUNIOR MASTER'S WIC	8.50 sq.m
JUNIOR MASTER'S T&B	10.25 sq.m
HALLWAY	11.00 sq.m
FLEX ROOM	34.00 sq.m
FLEX ROOM T&B/ SHARED T&B	6.75 sq.m
GYM/ YOGA/ MANCAVE	41.75 sq.m
SAUNA	8.25 sq.m
OUTDOOR/ SHARED T&B	6.75 sq.m

Mansion Ground Floor Area Approx. 442.75 sq.m

Total Ground Floor Area Approx. 537.00 sq.m

Unit Floor Plan: Panorama Penthouse

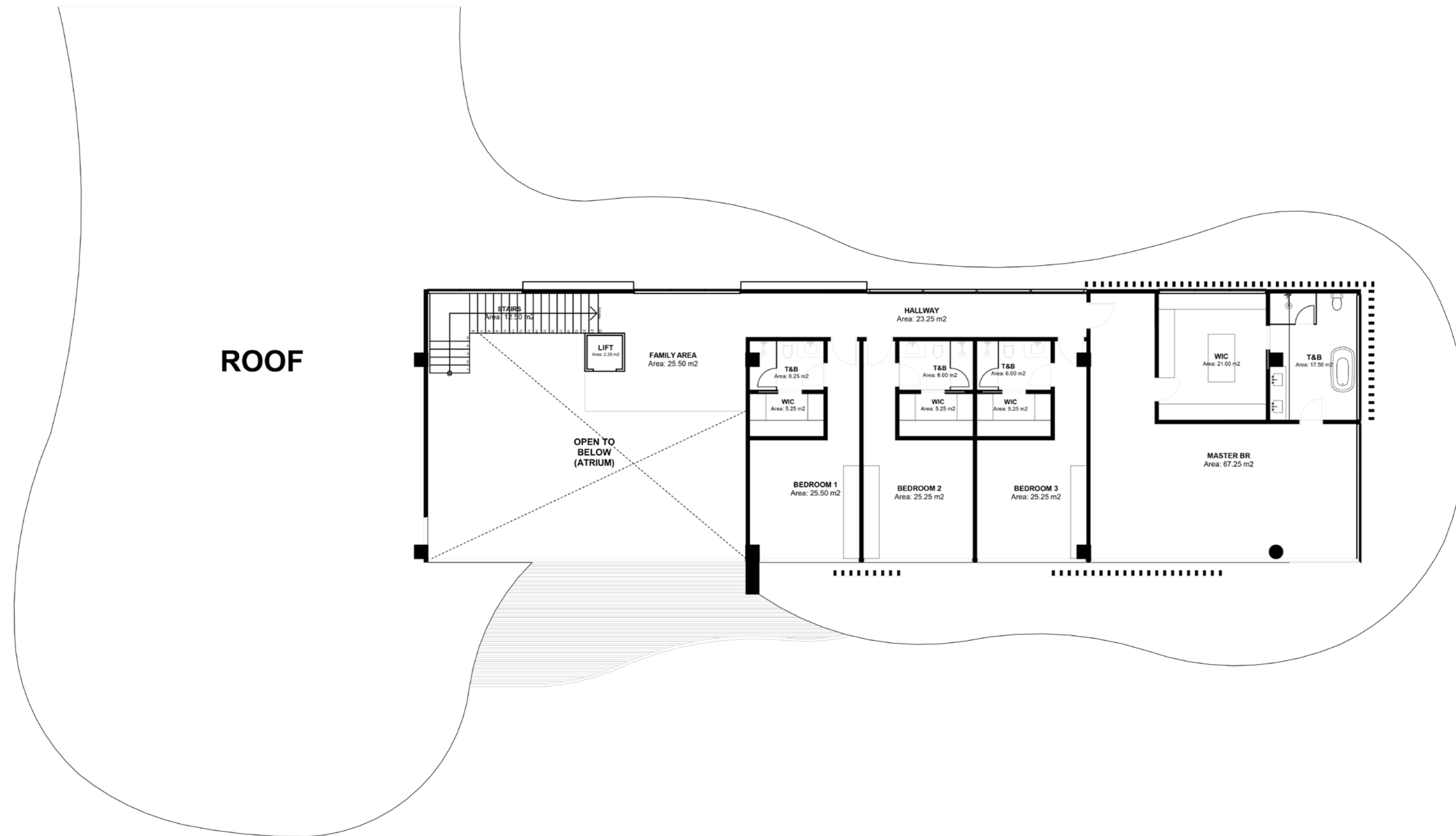


PANORAMA PENTHOUSE - SERVICE AREA

Floor Area Tabulation:

SERVICE AREA:	FLOOR AREA:
SERVICE AREA	31.50 sq.m
HALLWAY	4.00 sq.m
MAID'S QUARTERS	17.75 sq.m
DRIVER'S ROOM	9.50 sq.m
STORAGE	9.50 sq.m
LINEN, LAUNDRY, AND TOILET	22.00 sq.m
<hr/>	
Service Ground Floor Area	Approx. 94.25 sq.m
<hr/>	
Total Ground Floor Area	Approx. 537.00 sq.m

Unit Floor Plan: Panorama Penthouse



PANORAMA PENTHOUSE - SECOND FLOOR

Floor Area Tabulation:

SECOND FLOOR:	FLOOR AREA:
STAIRS	12.50 sq.m
FAMILY AREA	25.50 sq.m
HALLWAY	23.25 sq.m
BEDROOM 1	25.50 sq.m
BEDROOM 1 WIC	5.25 sq.m
BEDROOM 1 T&B	6.25 sq.m
BEDROOM 2	25.25 sq.m
BEDROOM 2 WIC	5.25 sq.m
BEDROOM 2 T&B	6.00 sq.m
BEDROOM 3	26.00 sq.m
BEDROOM 3 WIC	4.75 sq.m
BEDROOM 3 T&B	5.50 sq.m
MASTER'S BEDROOM	67.25 sq.m
MASTER'S WIC	21.00 sq.m
MASTER'S T&B	17.5 sq.m

Total Second Floor Area Approx. 276.75 sq.m

Total Indoor Floor Area Approx. 813.75 sq.m

Outdoor Area Approx. 2,207.50 sq.m

Panorama Penthouse Renders

Outdoor Pool Area



*Artist's Perspective

Panorama Penthouse Renders

Outdoor Pool Area



*Artist's Perspective

Panorama Penthouse Renders

Living, Kitchen, and Dining Area



*Artist's Perspective

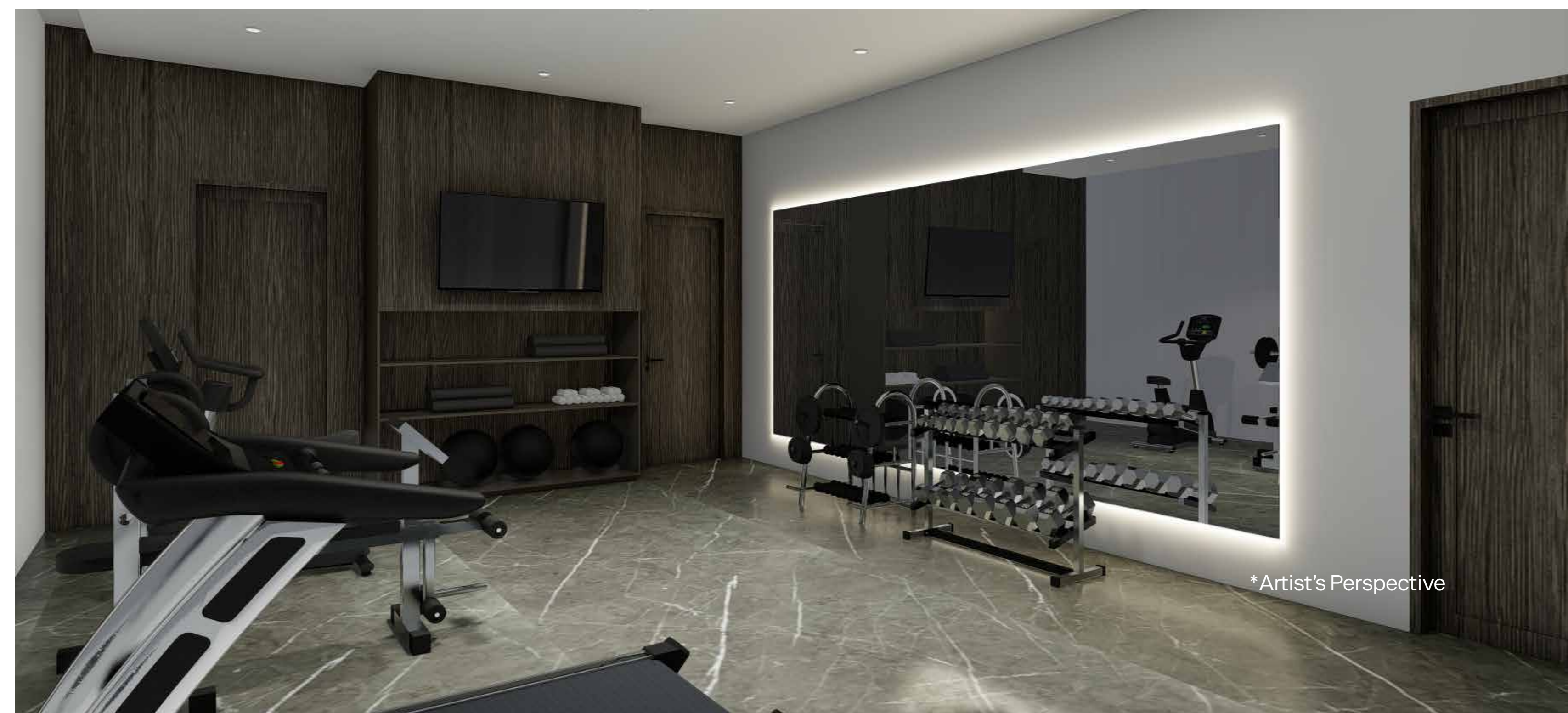
Panorama Penthouse Renders

Kitchen & Dining Area
Wine Bar



Panorama Penthouse Renders

Family Area
Gym



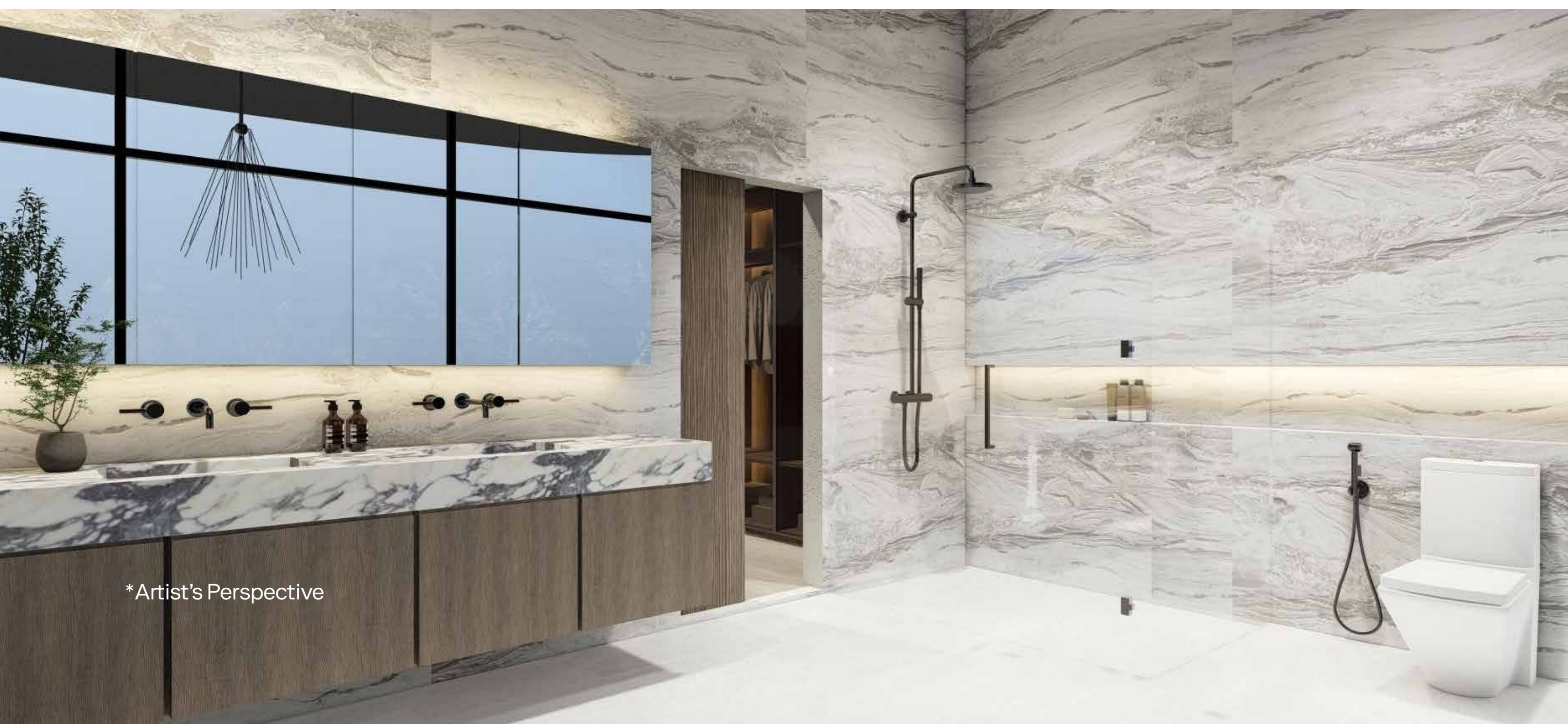
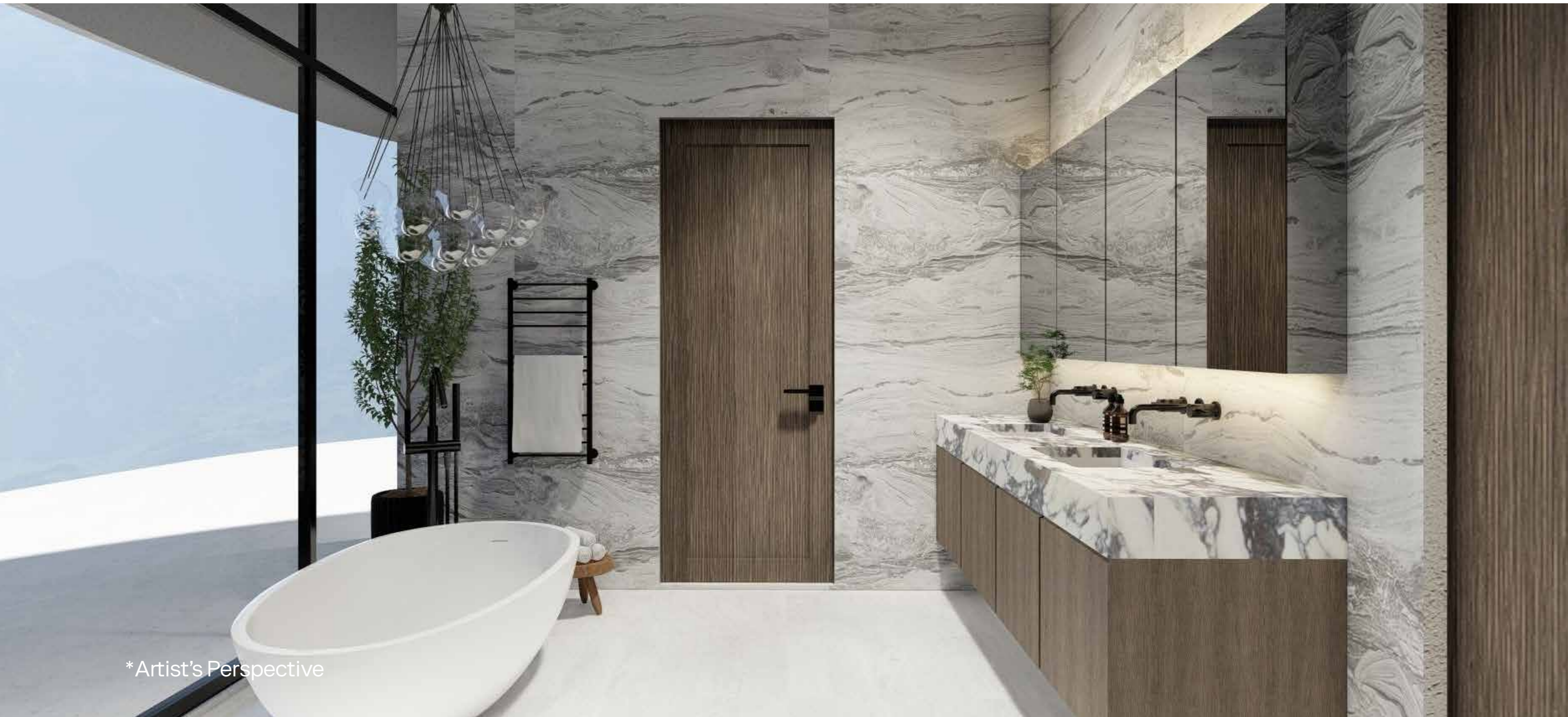
Panorama Penthouse Renders

Master's Bedroom



Panorama Penthouse Renders

Master's Walk-In Closet
Master's Toilet and Bath



Panorama Penthouse Renders

Junior Master's Bedroom



*Artist's Perspective



*Artist's Perspective

Panorama Penthouse Renders

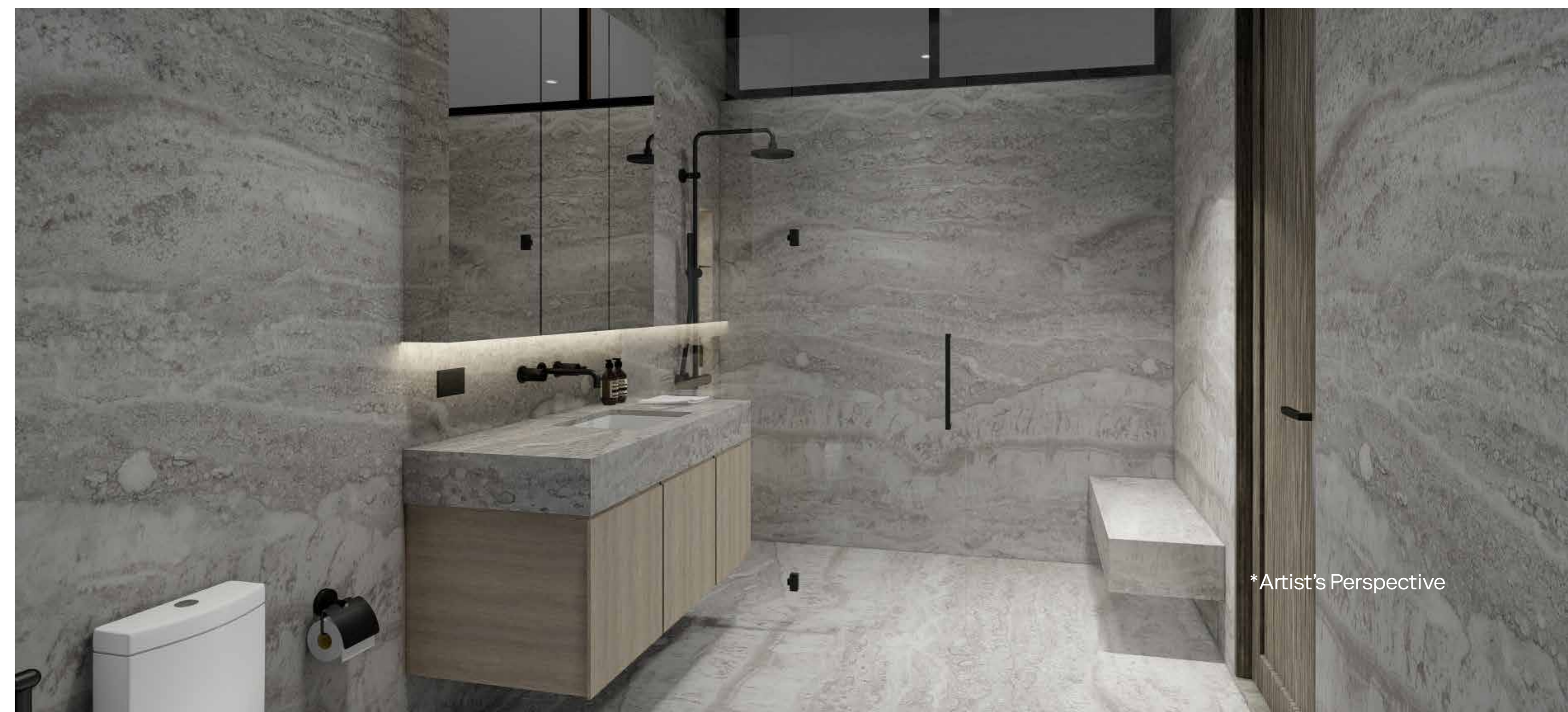
Junior Master's Walk-In Closet
Junior Master's Toilet and Bath



*Artist's Perspective



*Artist's Perspective



*Artist's Perspective

Panorama Penthouse Unit Deliverables

Foyer

- Porcelain tile flooring
- Painted wall

Main Living Dining Area

- Porcelain tile flooring
- Painted wall
- Split-type airconditioning unit
- Private lift

Wine Bar

- Painted wall
- Porcelain tile flooring
- Premium laminated cabinet system

Main Kitchen

- Porcelain tile flooring
- Painted wall
- Premium laminated cabinet system
- Quartz countertop (or sintered stone) with premium stainless-steel sink & faucet and surface mounted electric cooktop
- Provision for refrigerator
- Rangehood

Flex Room

- Premium engineered wood flooring (or equivalent)
- Painted wall

Wet Kitchen

- Ceramic tile flooring
- Painted wall
- Premium laminated cabinet system
- Granite countertop with stainless-steel sink & faucet and surface mounted electric cooktop
- Provision for refrigerator

Pantry

- Ceramic tile flooring
- Painted wall

Toilet & Bath

- Porcelain tile flooring
- Quartz stone vanity countertop (or sintered stone)
- Duravit (or equivalent) sink and water closet
- Premium bathroom fittings and accessories
- Multi-point water heater

Gym/Yoga/Mancave

- Premium laminated wood flooring
- Sauna
- Toilet and Bath
 - Porcelain tile flooring
 - Quartz stone vanity countertop (or sintered stone)
 - Duravit (or equivalent) sink and water closet
 - Separate shower enclosure with rain shower

- Bathtub

- Premium bathroom fittings and accessories
- Multi-point water heater

Pavilion

- Porcelain tile flooring
- Painted wall finish
- Granite countertop with stainless-steel kitchen sink and faucet and surface mounted electric cooktop
- Granite island counter
- Outdoor bar area
- Outdoor dining area and lounge area

Outdoor Deck/Garden

- Porcelain tile flooring
- Painted wall finish
- Garden planting strip at edge

Pool

- Jacuzzi
- Pool deck in porcelain tile flooring

Service Area

- Ceramic tile flooring
 - Painted wall
 - Granite countertop with premium stainless-steel sink & faucet and surface mounted electric cook top
-

Panorama Penthouse Unit Deliverables

Master Bedroom

- Premium engineered wood flooring (or equivalent)
- Premium laminated cabinet system
- Painted wall
- Split-type airconditioning unit
- Duress button

Walk-in Closet

- Premium laminated wood flooring
- Painted wall
- Premium laminated wardrobe system
- Split-type airconditioning unit

Master Bathroom

- Porcelain tile flooring
- Quartz stone vanity countertop (or sintered stone)
- Duravit (or equivalent) sink and water closet
- Separate shower enclosure with rain shower
- Bathtub
- Premium bathroom fittings and accessories
- Multi-point water heater

Family Area

- Porcelain tile flooring
- Painted wall

Bedroom

- Premium engineered wood flooring (or equivalent)
- Painted wall
- Premium laminated wardrobe system
- Split-type airconditioning unit

Toilet & Bath

- Porcelain tile flooring
- Painted wall
- Quartz stone vanity countertop (or sintered stone)
- Premium bathroom fittings and accessories
- Shower enclosure
- Multi-point water heater

Driver's Room

- Ceramic tile flooring
- Painted wall

Maid's Quarter

- Ceramic tile flooring
- Painted wall

Linen, Laundry, and Toilet

- Ceramic tile flooring
- Painted wall
- Granite countertop with premium stainless-steel sink & faucet
- Separate toilet and shower area

Storage

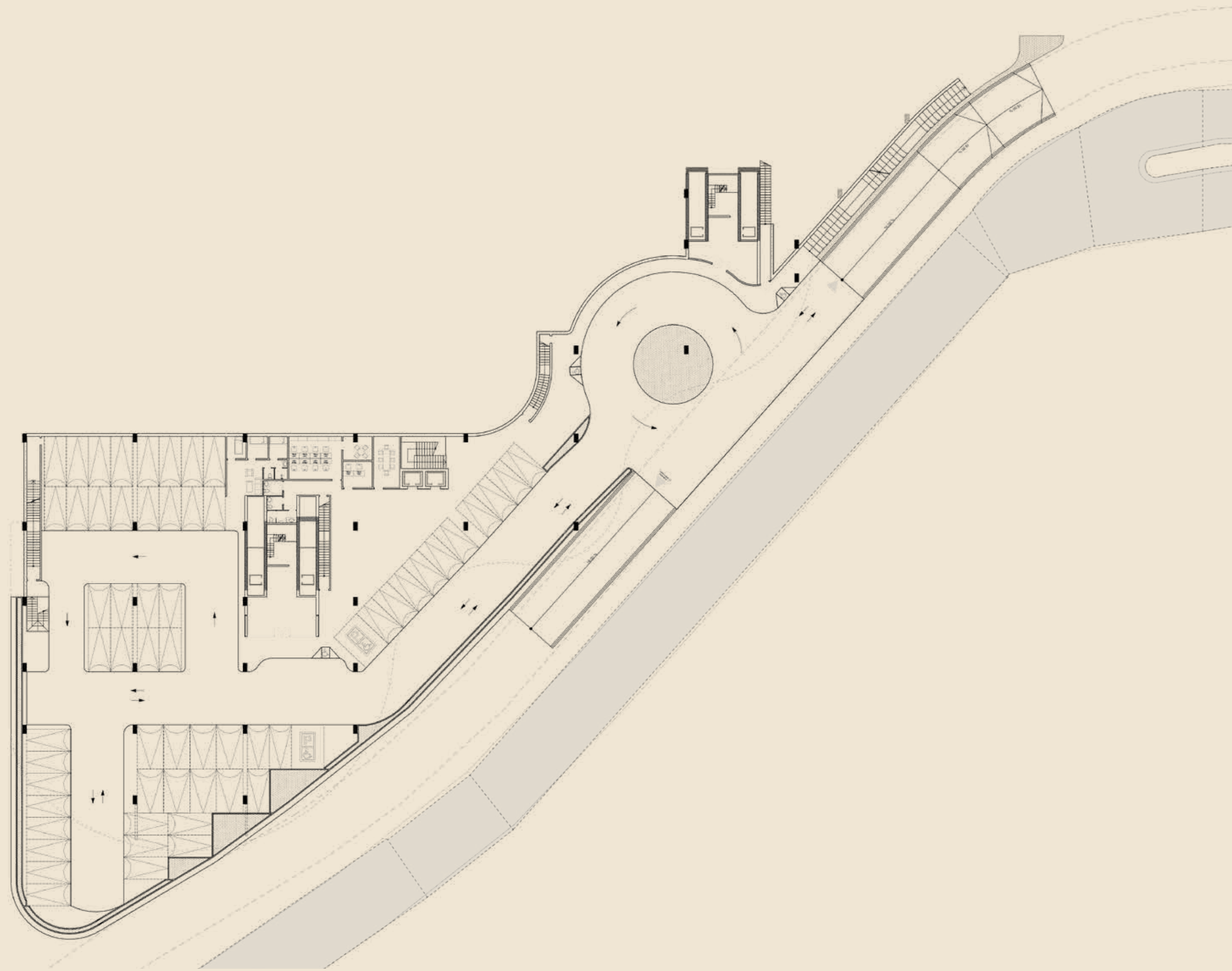
- Ceramic tile flooring
- Painted wall

Other Features

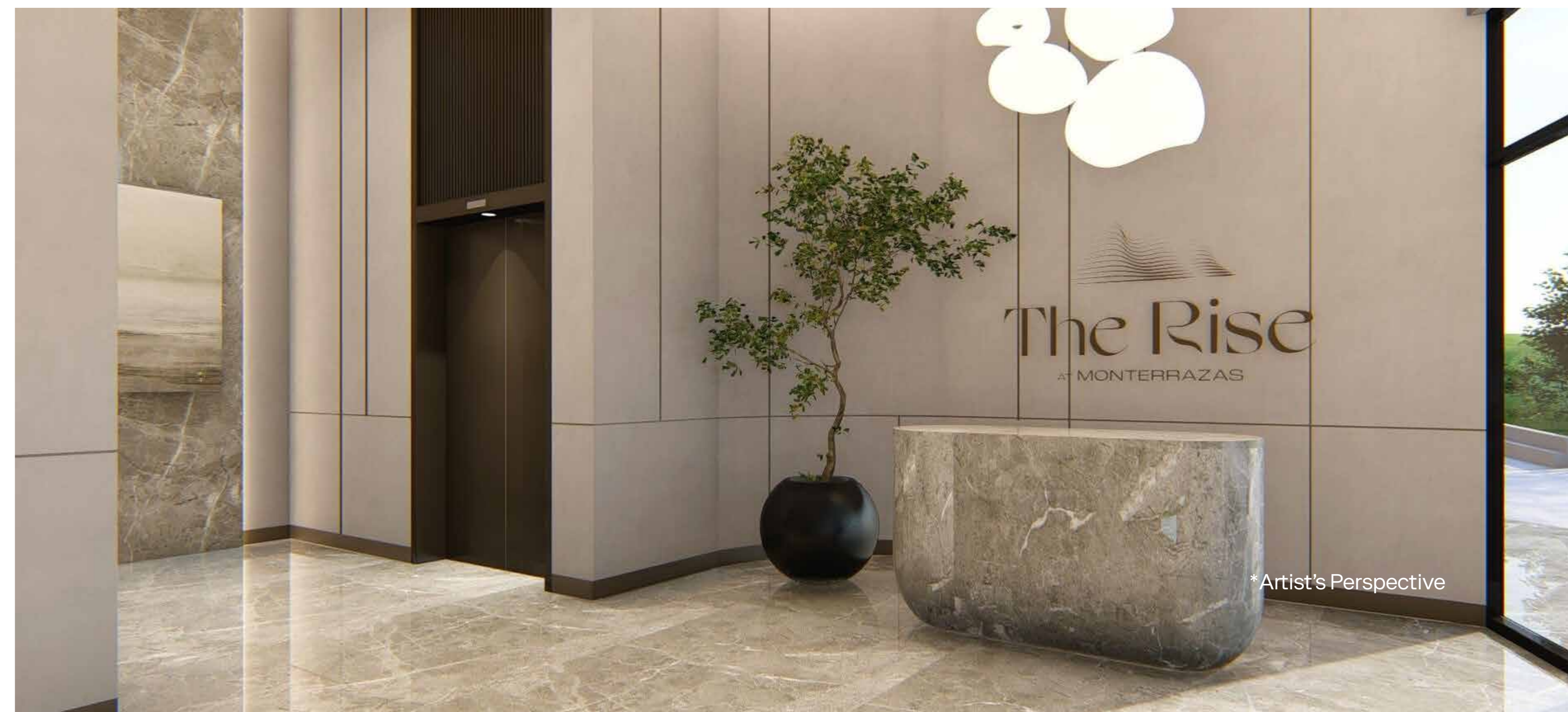
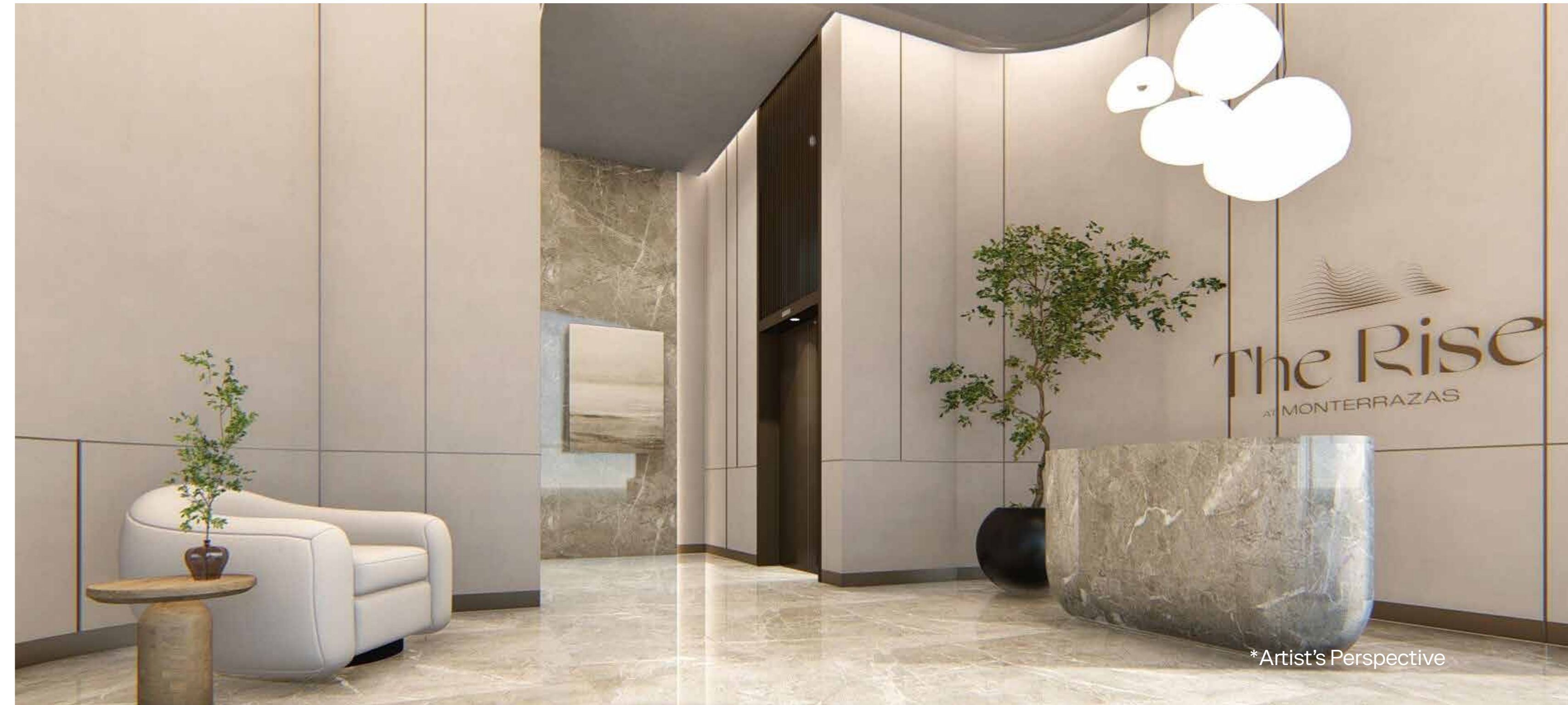
- Ionization integrated into the HVAC System
 - Outdoor service area
 - 10 parking slots
 - Detached storage area
-



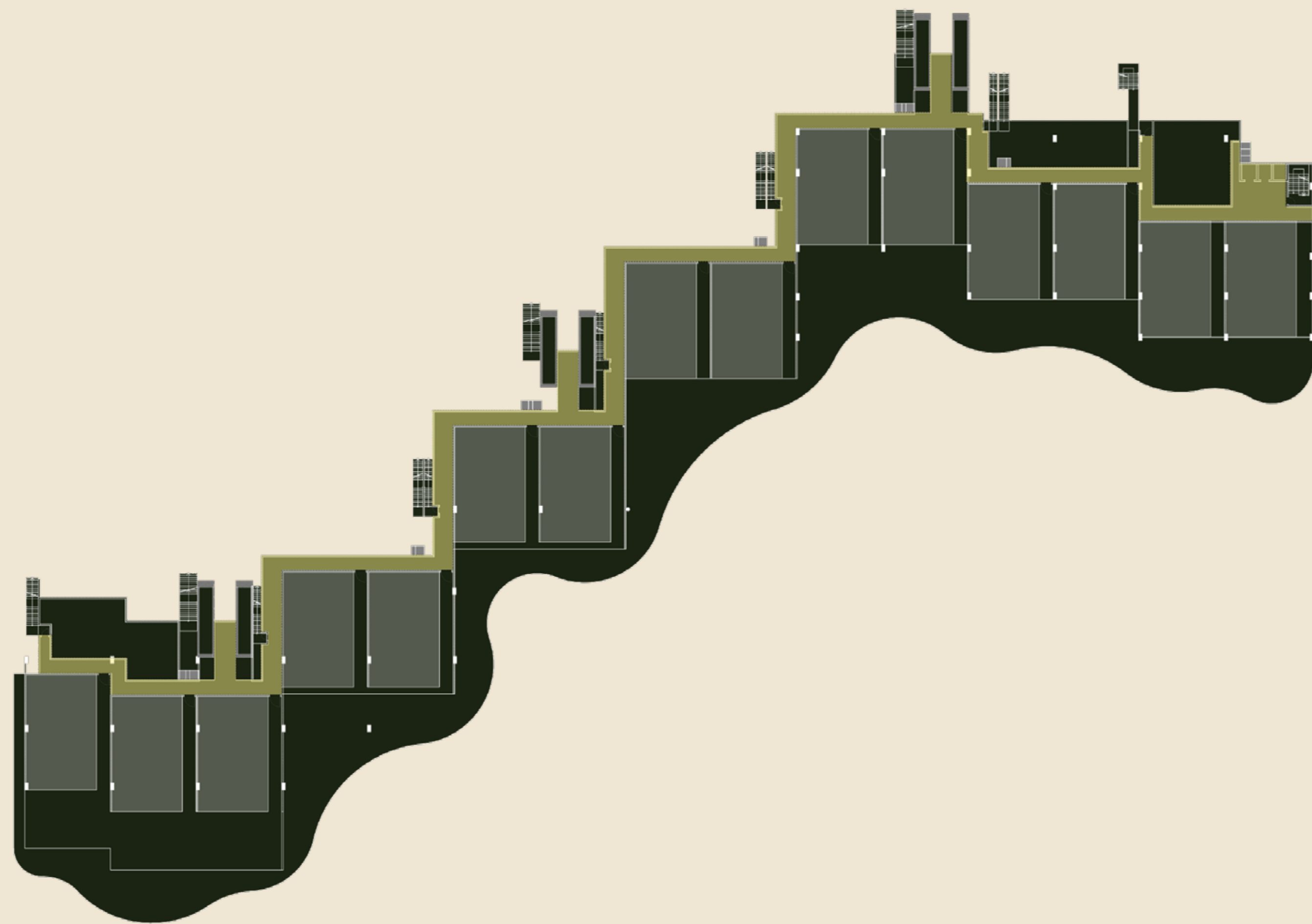
Lower Ground Floor Key Plan



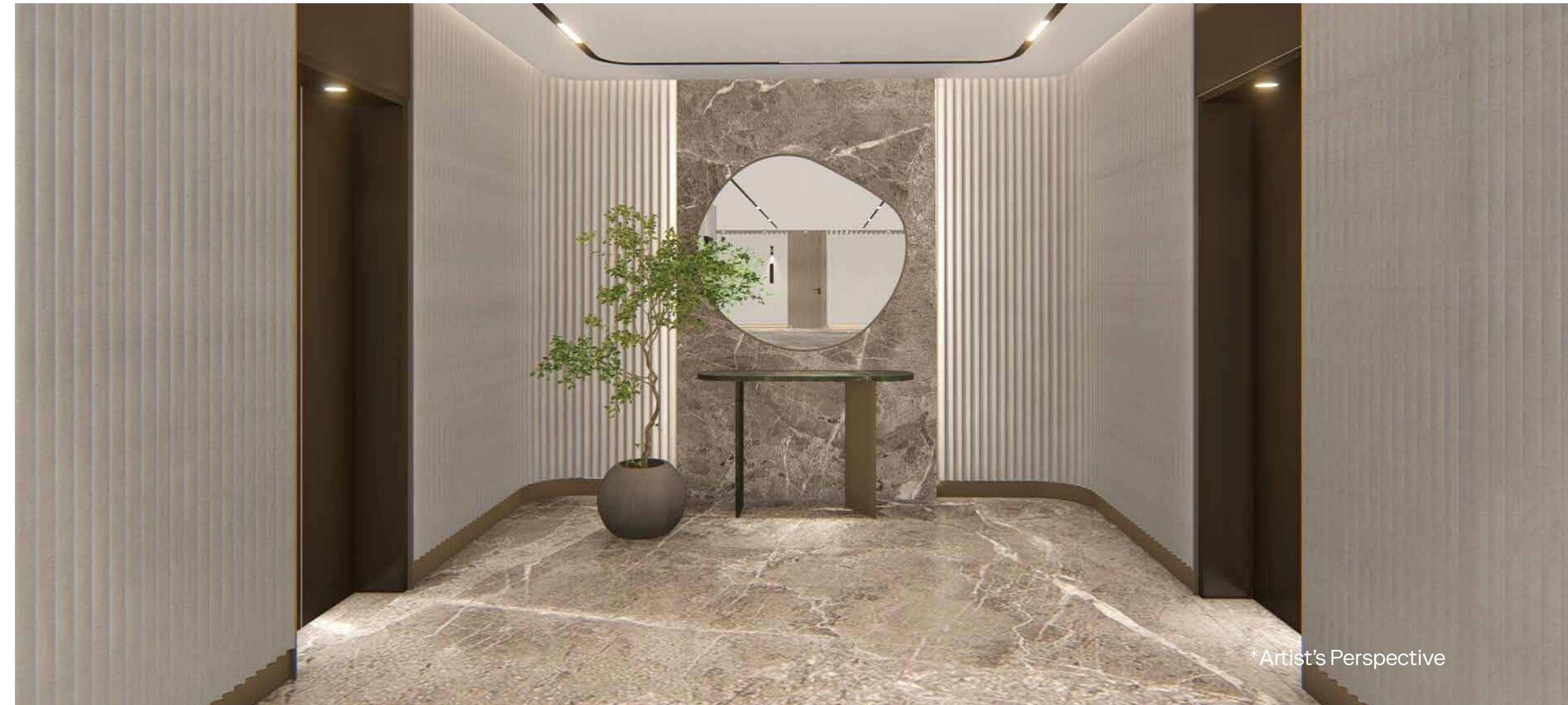
Lobby and Elevators



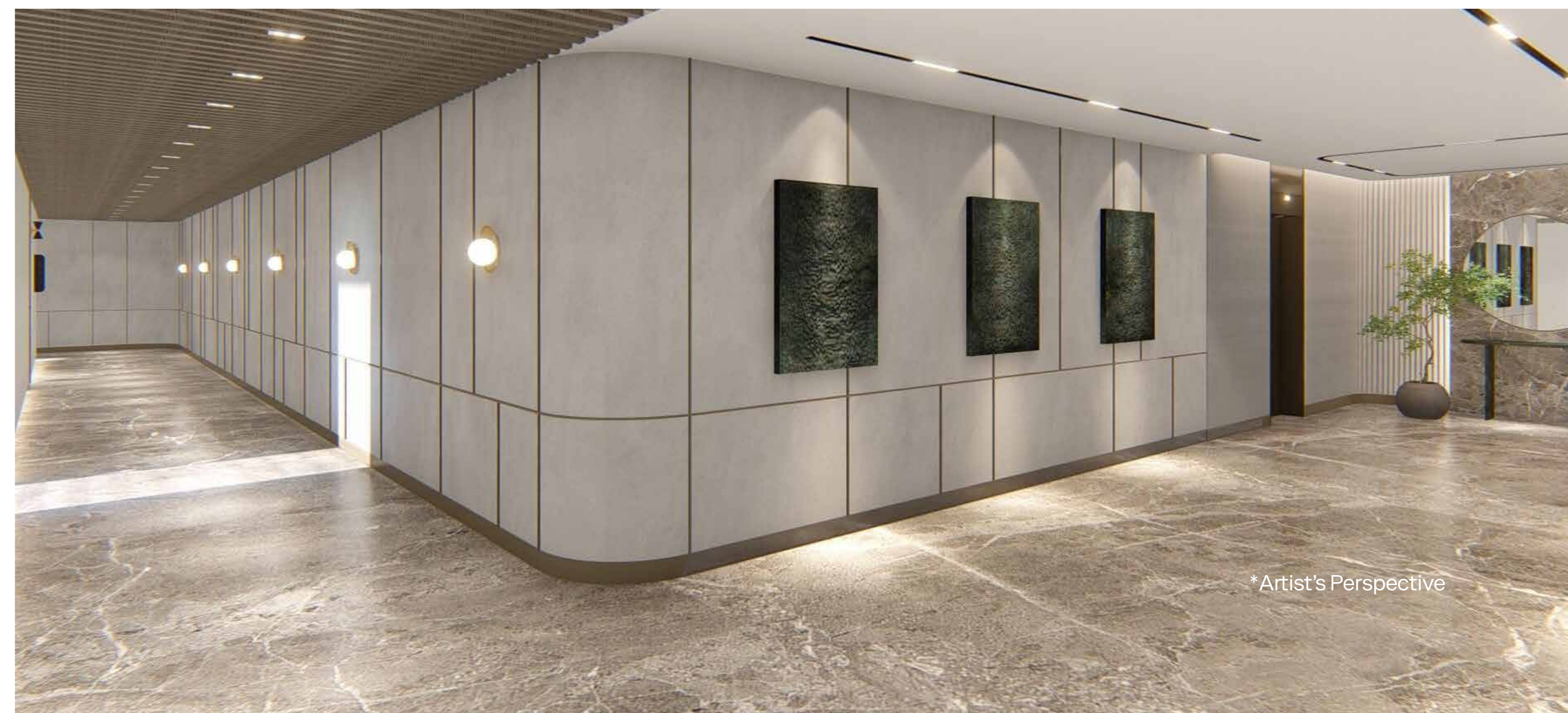
3rd Floor Key Plan



Lobby and Hallways

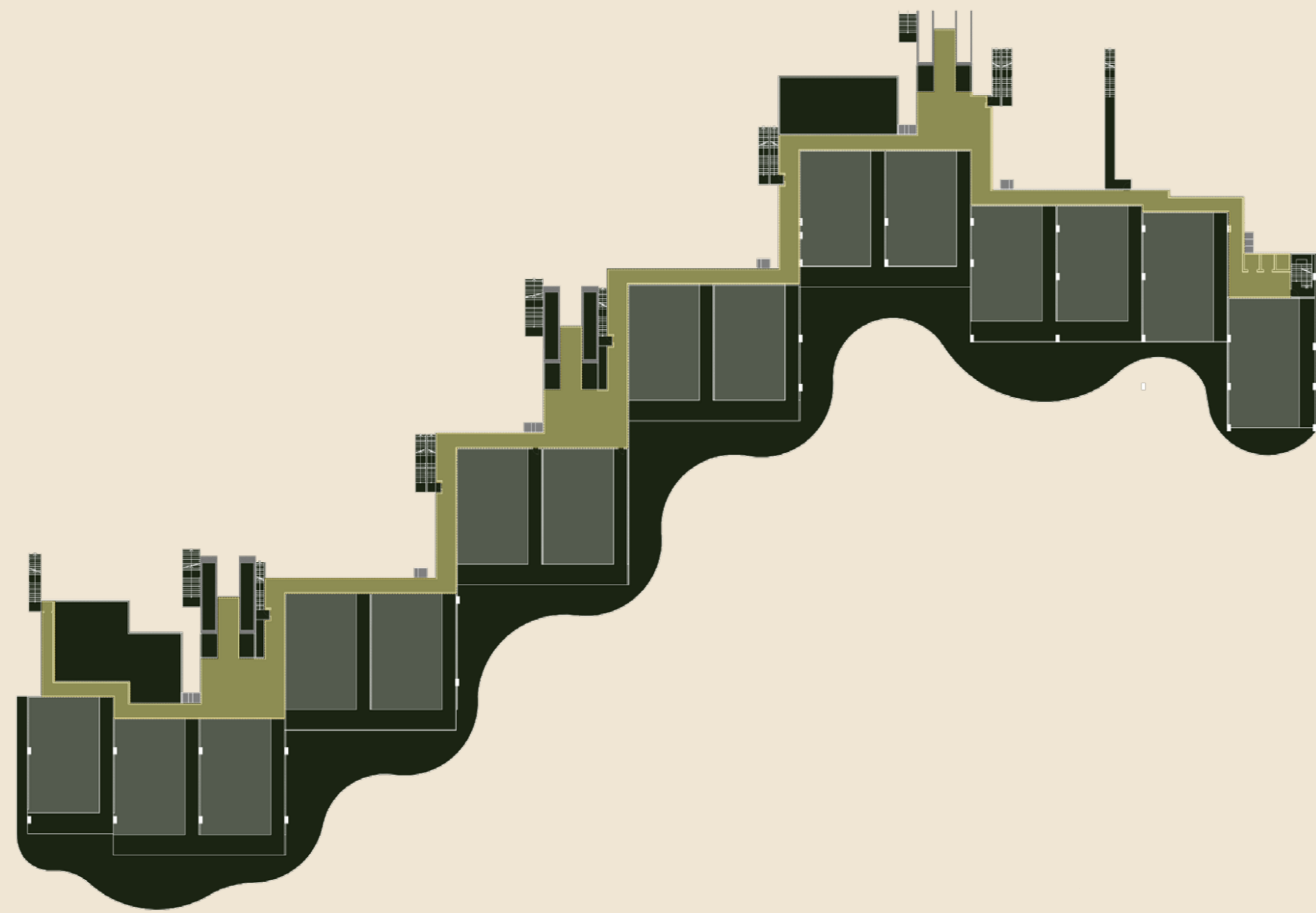


*Artist's Perspective

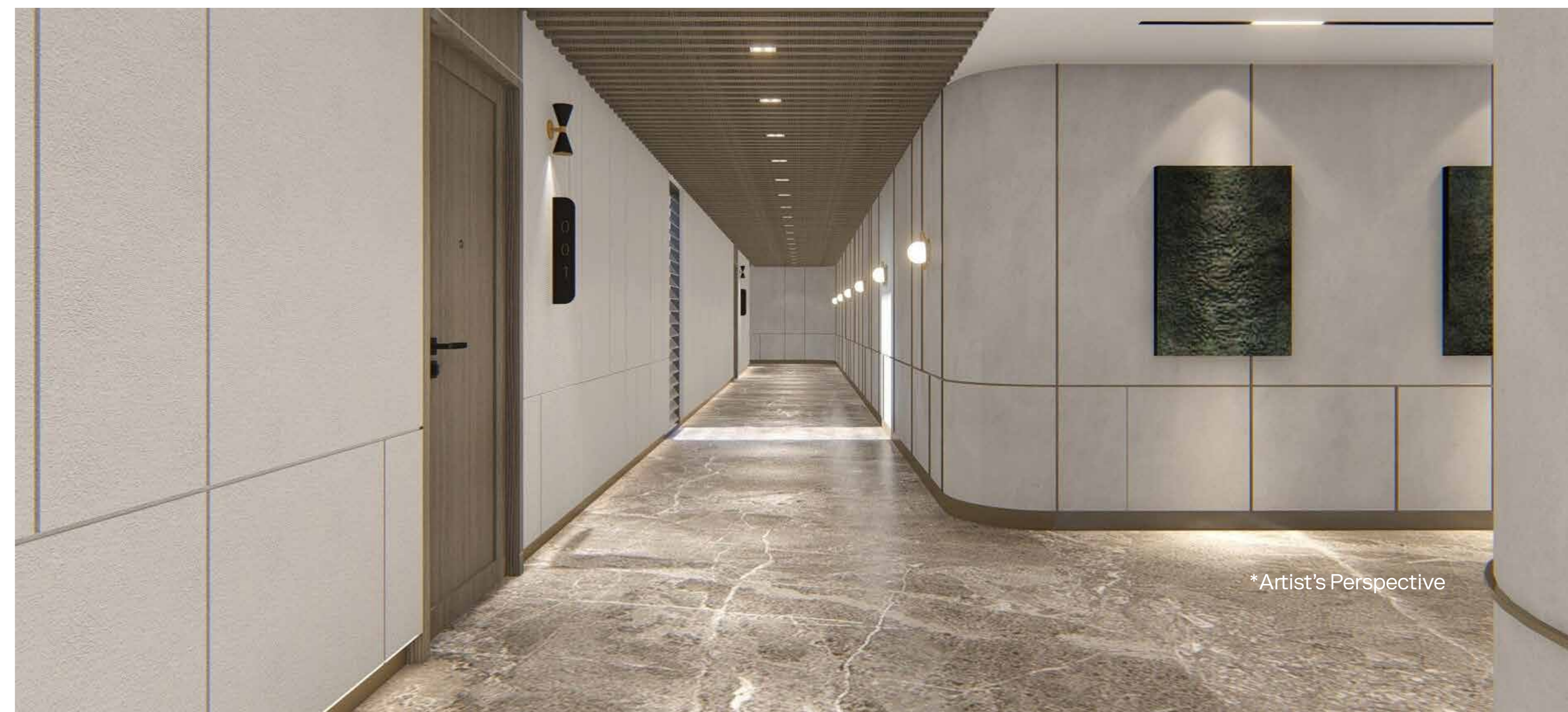


*Artist's Perspective

5th Floor Key Plan



Hallways



Amenities



Pool (Adult & Kiddie-pool)

Pool Bar Lounge

Function Hall

Gym

Sauna and Toilet

Amenities

Pool



*Artist's Perspective



*Artist's Perspective

Amenities

Pool Bar Lounge



*Artist's Perspective

Amenities

Gym



Amenities

Walkways



*Artist's Perspective



*Artist's Perspective

Amenities

Lounge



*Artist's Perspective

Amenities

Future Commercial Strip



*Artist's Perspective

Building Features

Main Building

- Lobby lounge & Concierge
- Boardrooms
- 6 inclined lifts & 5 vertical lifts
- Garbage room per floor
- Driver's Lounge with overnight quarters
- Administration Office
- Mailbox
- 24-hour security & building maintenance
- 100% back-up power
- CCTV system
- Materials recovery facility
- Carwash bay
- Fire detection and alarm system
- Proximity card access
- Motorcourt

Sustainability

- Rainwater irrigation system
- Rainwater catchment
- Solar-supplemented amenities
- Provision for EV charging (for each parking slot)
- Approx. 1 hectare of abundant landscaping

Villas

- Main Kitchen by **Poliform**
- Full height glass sliding doors opening towards outdoor area
- Premium cabinets with quartz or sintered stone countertop
- Porcelain tile flooring for living, dining, main kitchen and outdoor areas
- Premium laminated wood flooring for bedrooms
- Premium wardrobe cabinets
- Maid's quarter with ensuite toilet & bath
- Wet kitchen
- Outdoor garden



*Artist's Perspective

The Rise FAQs

THE COMMUNITY

1. What is the name of the project?
 - The Rise at Monterrazas
2. Where is the project located?
 - Monterrazas de Cebu, Brgy. Guadalupe, Cebu City
3. Who is the developer of the project?
 - The Mont Property Group (formerly Genvi Dev't Corp.), a subsidiary of 8990 Holdings, Inc.
4. Who designed the project?
 - LLG Architects/ Engr. Slater Young

THE VILLAS

5. How many villas will there be?
 - 146 Villas
6. How many villas per floor?
 - 7 villas for 5th floor
 - 12 to 15 villas for 6th to 18th floors
 - 5 villas for 19th floor
7. What's the floor area range of 3BR Villas?
 - Approx. 244sqm-508sqm (total indoor and outdoor areas)

8. What's the floor area range of Loft Villas?
 - Approx. 409.25sqm-533sqm (total indoor and outdoor area)
9. What's the floor area range of Bi-level Pool Villas?
 - Approx. 625.75sqm-724.25sqm (total indoor and outdoor areas)
10. What's the total floor area of the Panorama Penthouse?
 - Approx. 2,745sqm (total indoor and outdoor areas)
11. Will all villas have outdoor areas?
 - Yes, all villas will have outdoor areas.
12. What's the height of the fence in between villas?
 - 2.1 meters

PARKING

13. Where are the parking slots located?
 - Parking slots are located in 7 floors:
 - a. Podium floors (Podiums 1 to 3)
 - b. Main lobby floor
 - c. 5th floor, 18th floor, & 19th floor

14. What's the total number of parking slots?
 - 399 slots:
 - a. 391 allocated parking slots
 - b. 8 PWD parking
15. How many parking slots are allocated per villa type?
 - 2BR & 3BR villas - 2 appurtenant slots
 - Loft & Bi-level Pool villas - 3 appurtenant slots
 - Panorama Penthouse - 10 appurtenant slots
16. How many parking slots can each villa owner purchase in addition to the allocated parking slots?
 - Parking slots for purchase are subject to availability.
17. What's the area size range of the parking slots?
 - 12.5sqm to 18.5sqm

VILLA FEATURES

18. Are there storage spaces available for villa owners?
 - 1 storage space is allocated per villa
 19. What's the area size range of the storage spaces?
 - 20.5sqm to 45.75sqm
-

The Rise FAQs

20. What are the building features of The Rise?

- Lobby lounge & Concierge
- Boardrooms
- 6 inclined lifts & 5 vertical lifts
- Garbage room per floor
- Driver's Lounge with overnight quarters
- Administration Office
- Mailbox
- 24-hour security & building maintenance
- 100% back-up power
- CCTV system
- Materials recovery facility
- Carwash bay
- Fire detection and alarm system
- Proximity card access
- Motorcourt

Sustainable Features:

- Rainwater irrigation system
- Rainwater catchment
- Solar-supplemented amenities
- Provision for EV charging (for each parking slot)
- Approx. 1 hectare of abundant landscaping

Amenities:

- Pool (Adult & Kiddie-pool)
- Pool bar lounge
- Function Hall
- Gym
- Sauna & Toilet

21. Where are the amenities located?

- 9th floor

22. Will landscaping be included in the turnover?

- Yes. Maintenance will be by the villa owner as set forth in the Master Deed of Restrictions and House Rules.

OTHERS

23. Are pets allowed?

- Yes, household pets are allowed subject to the restrictions set forth in the Master Deed of Restrictions and House Rules.

24. What are the requirements to reserve a villa?

- 2 Gov't-issued valid IDs
- Payment of Reservation fee of Php500k
- Signed Reservation Agreement

25. When is the turnover of villas?

- Turnover is estimated to be in 2028.

26. How much are the condominium dues?

- Condominium dues will be computed at the time of conveyance based on the formula stated in the Master Deed

27. How are the villas priced?

- The villa is sold at the lump sum price hereunder stipulated and any discrepancy in the area of the villa indicated in this Contract or in the brochures and/or price list for the villa shall not serve or operate to increase or decrease the lump sum price herein stipulated.
-



Behind The Rise at Monterrazas:

The Mont Property Group (formerly Genvi Development Corp.)

Design Consultants:

Architect & Interior Design:
LLG Architects

Structural Engineer:
R.B Sanchez Consulting Engineers

Mechanical, Plumbing, & Fire Pro Engineer:
Leonides M. Paragsa Design and Consultancy Services

Professional Electrical Engineer:
RB Gonzales Engineering Services

Acoustics & Audio Visual Design Consultant:
08dB Acoustic Environments

Landscape Architect :
E.A. Aurelio Landscape Architects

Lighting Consultant:
(GOLD) Gil Ong Lighting Design

The Rise

AT MONTEERRAZAS

DHSUD TLTS No. 023