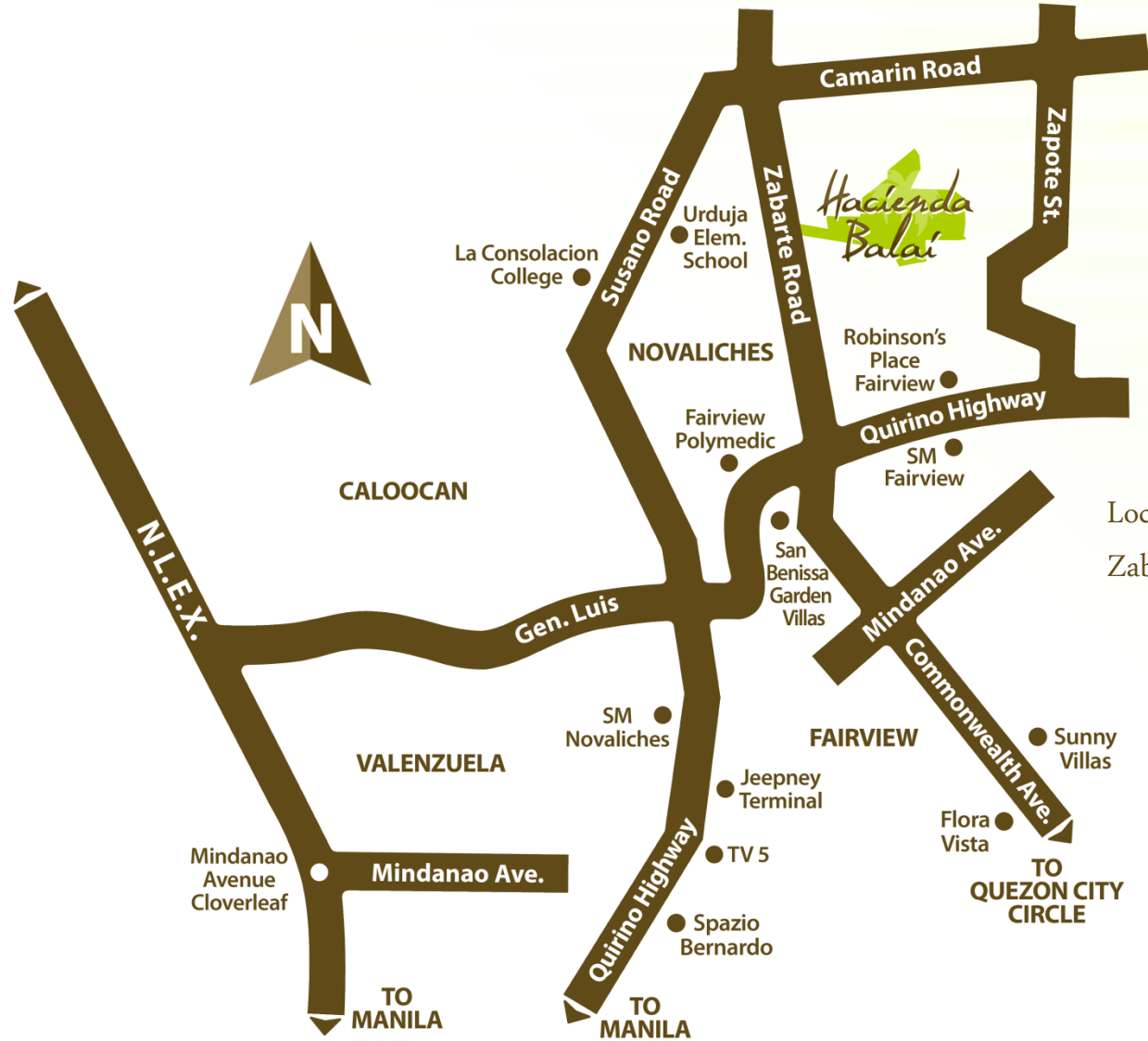




Hacienda Balai

NORTH QUEZON CITY

Easy Access to Everything You Need



Location :
Zabarte Road, Novaliches, Quezon City

Hacienda Balai

NORTH QUEZON CITY



PROJECT SPECIFICATION

- ✓ Total lot area: 2.9 hectares
- ✓ Number of phases: 3
- ✓ Number of buildings: 14
- ✓ Total number of units: 1,260
- ✓ 24-hour roving security
- ✓ Gate with guard house
- ✓ 60% open space
- ✓ 321 Parking slots available (1:4)
- Parking building: 168 slots
- On-grade parking: 153 slots
- ✓ Commercial units for lease: 4
- ✓ Sewage treatment plant



Project Features



- Lot Area: 2.9 Hectares
- Number of Buildings: 14
- Total number of units: 1260
- Gate with guard house
- 24 hour roving security
- Parking slots available
- Central Amenities
- 6m-wide main road
- Pocket gardens
- Children's playground
- Walkways and jogging path
- Material recovery facility
- Sewage treatment plant

Building Features

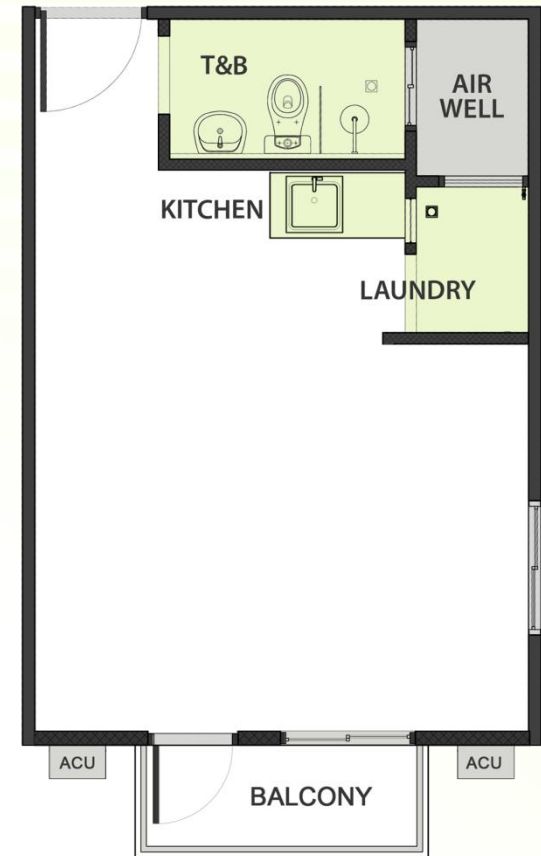


For Training
Purposes Only.

- 5-storey walkup hallway
- Exclusive atrium per building
- Emergency lights for common areas
- 18 units per floor
- 90 units per building
- Fire alarms and sprinkler system
- Fire-hose cabinets on every floor
- Ramp for people with disabilities
- Fire exits on every floor

Unit Features & Finishes

Walls and Ceilings	: Painted finish
Floors	: Vinyl floor planks
T&B	: Plumbing fixtures and ceramic Tiles (up to 1.20m on walls)
Kitchen	: Modular Kitchen with granite countertop
Windows	: Powder-coated sliding aluminium windows
Door	: Fire-rated steel door with peephole
Provisions	: Space for 2 ACU opening, telephone, internet and cable tv
Electrical	: Lighting, receptacle, water heater (optional) and ACU power outlets
Ventilation	: Air well & Exhaust fan in the bathroom Laundry : 1.5 sqm
Lanai	: 4.5 sqm on ground floor units
Balcony	: 2.6 sqm on upper floor units
Fire Safety	: smoke detector
Ceiling Height	: 2.4 meters



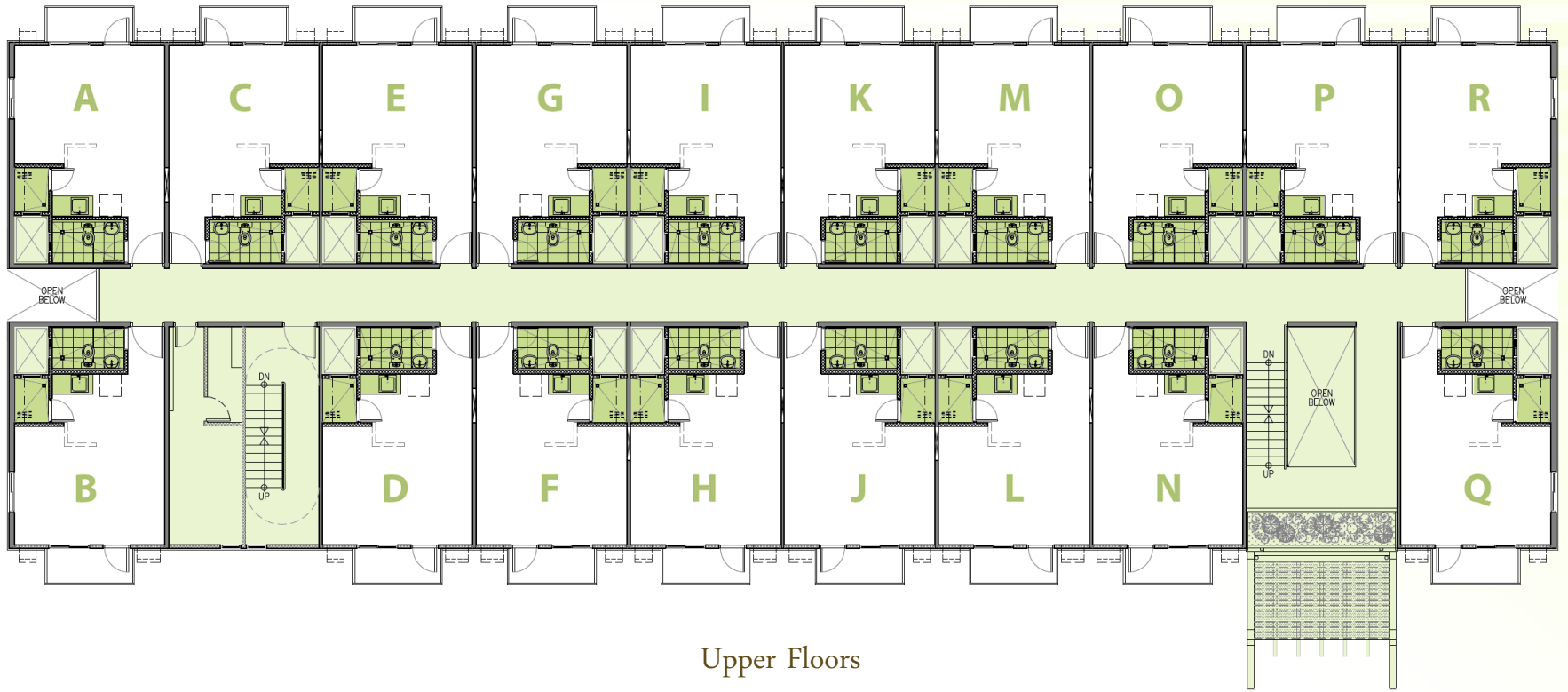
Typical upper floor
30-sqm turnover unit

Building Floor Plan



Ground Floor

Building Floor Plan



Upper Floors
(2nd to 5th Floor)