



Solano

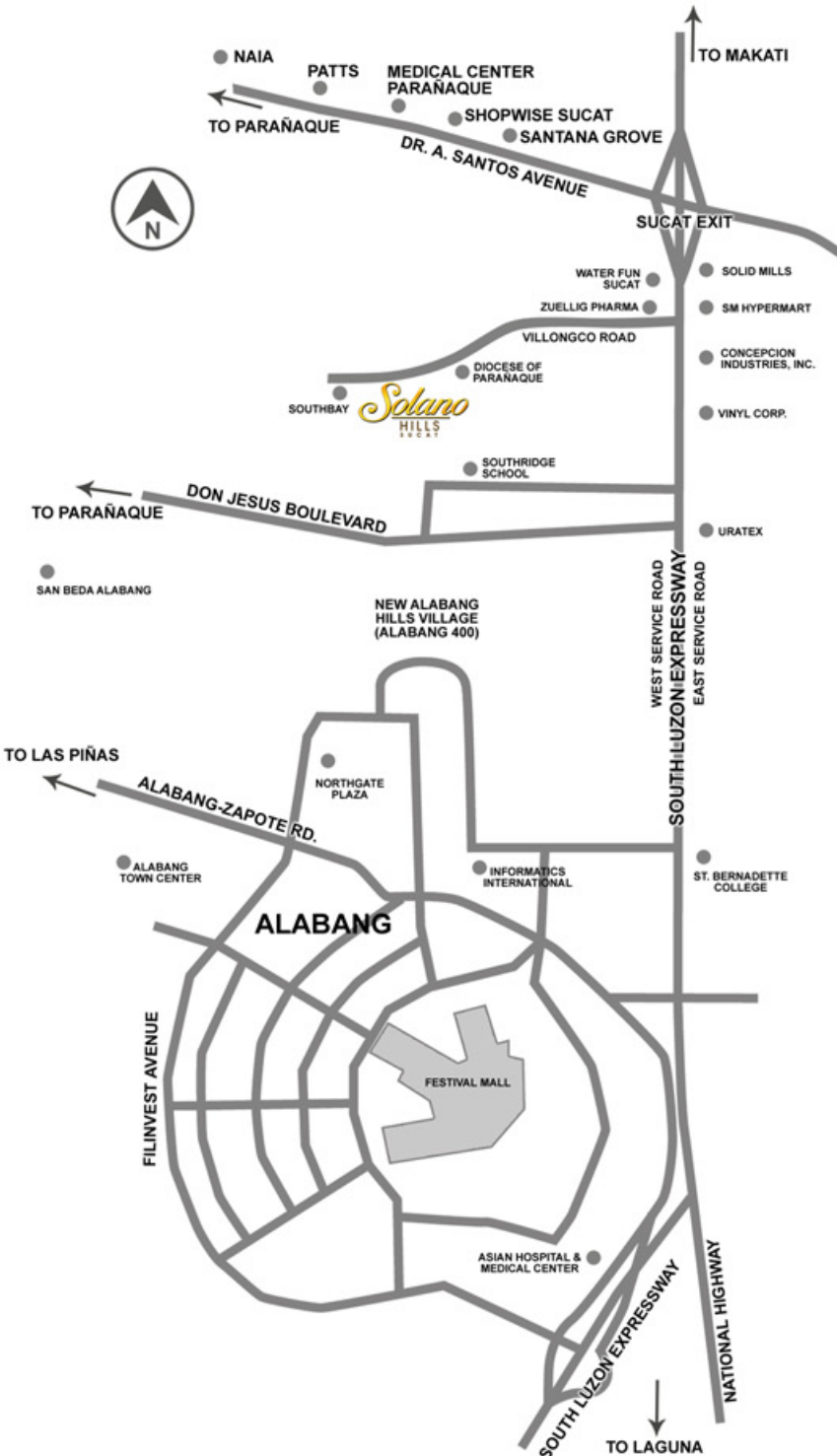
HILLS

S U C A T

Affordable Country Lodge City Living

FOR INQUIRIES, PLEASE CONTACT:





VICINITY MAP

Villongco Road, West Service Road
Sucat, Muntinlupa City

Strategically located
near everything you need.

PROMINENT BUSINESS CENTERS

Filinvest Alabang - 4km
Madrigal Business Park - 4km
Makati CBD - 12km
Bonifacio Global City - 10km
Ninoy Aquino Int'l Airport - 9km

EDUCATION

Paref Southridge School - 2.1km
Paref Ridgefield - 2.1km
Informatics International - 3km
St. Bernadette College - 4.5km
San Beda Alabang - 4km
PATS College of Aeronautics - 5.8km
Paref Woodrose - 9.7km
De Las Salle Santiago Zobel - 8.5km

GRAND SHOPPING CENTERS

Festival Mall Alabang - 4.2km
Alabang Town Center - 5km
Santana Grove - 1.8km
Shopwise Sucat - 2km
Northgate Plaza - 4.4km
Makro Sucat East Service Road - 1.5km
SM Hypermarket East Service Road - 1.5km
SM BF Parañaque - 2.3km

CHURCHES

Diocese of Parañaque - 160m
Sacred Heart of Jesus - 1.6km
St. Jerome Emiliani Church - 5km

MAJOR HOSPITALS

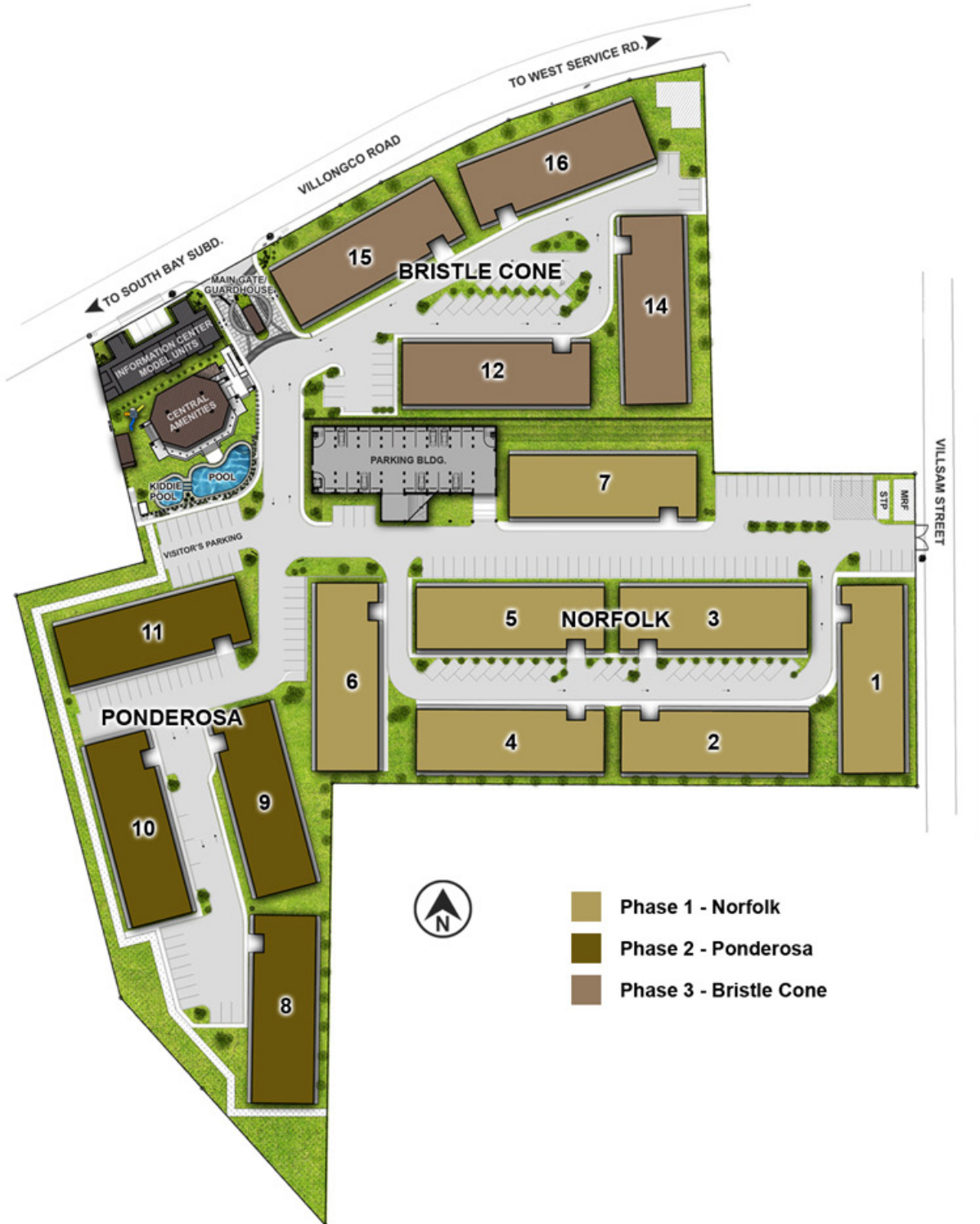
Medical Center Parañaque - 2km
Asian Hospital & Medical Center - 4.2km

NEIGHBORING VILLAGE

Southbay Village - 450m



SITE DEVELOPMENT PLAN





PROJECT FEATURES



Architect's 3D perspective

Modern Living in a Country Lodge style Community

- ◆ Lot area: 2.9 hectares
- ◆ Number of Phases: 3
- ◆ Total number of buildings: 15
- ◆ Total number of units: 1,350
- ◆ Up to 60% open space
- ◆ 341 Parking slot available (1:4)
 - Parking building: 177 slots
 - On-grade parking: 164 slots
- ◆ 24-hour roving security
- ◆ Sewage treatment plant



BUILDING FEATURES



- ◆ 5-storey walk-ups with elevator
- ◆ 1 elevator per building
- ◆ Emergency lighting for common areas
- ◆ 18 units per floor
- ◆ 90 units per building
- ◆ Fire alarms and sprinkler system
- ◆ Fire hose cabinets on every floor
- ◆ Fire exits on every floor
- ◆ Ground floor ramp for people with disabilities
- ◆ Typical unit size: 30 sqm



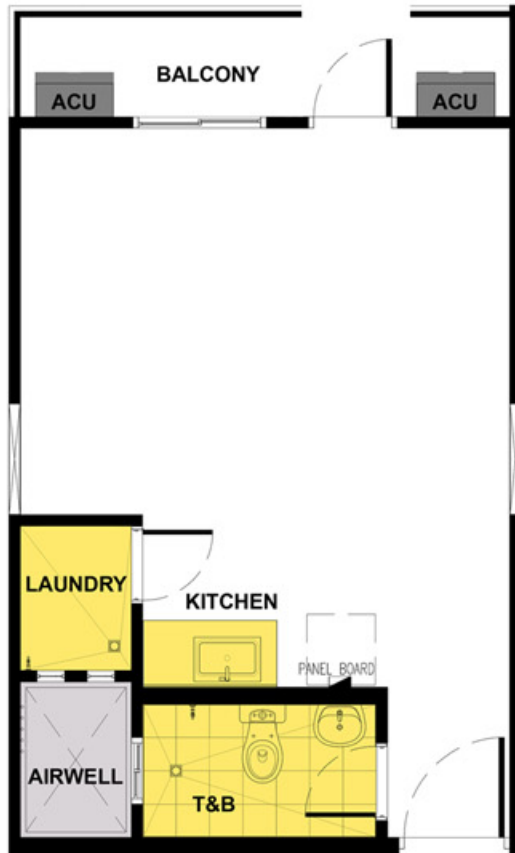
ENJOY EXCLUSIVE AMENITIES



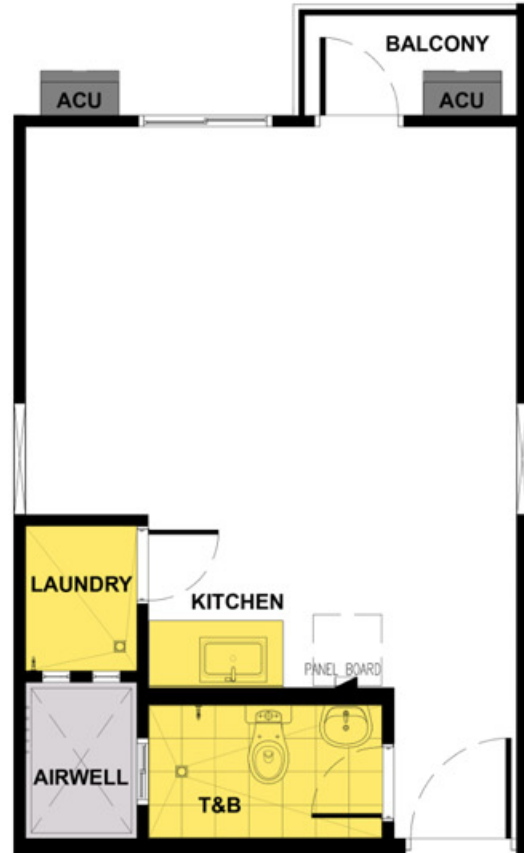
- ◆ Exclusive clubhouse
- ◆ Tropical-inspired function hall
- ◆ Welcoming deck
- ◆ Fully equipped recreation room
- ◆ Private pool area (including children's pool area)
- ◆ Secure playground
- ◆ Landscaped gardens
- ◆ Green walkways
- ◆ Commercial areas



UNIT FEATURES AND FINISHES



**Typical 30 sqm
Ground floor corner unit**



**Typical 30 sqm
Upper floor mid unit**

These layouts are applicable for Phase 1 - Building 7 and Phase 2 & 3 - Building 8, 9, 10, 11, 12, 14, 15, 16.

Floor	4" x 36" vinyl planks
Walls	Painted finish
Ceiling	Painted finish, 2.40m clear ceiling height
Windows	Powder coated aluminum windows
Modular Kitchen	Granite countertop on laminated finish marine plyboard cabinet
Bathroom	12" x 12" ceramic tiles (up to 1.20m on walls)
Bathroom Fixtures	Wall hung lavatory with faucet, water closet with rear outlet, shower set, exhaust fan
Bedroom Partitions	Not included
Lighting Fixtures	Surface-mounted receptacle type sockets (bulbs not included)
Utilities	Provision for power, cable TV, telephone lines & wired smoke detector
Laundry Area	Smooth cement finish (flooring) Painted finish (walls)
Balcony	Smooth cement finish
Sprinkler	25dia CPVC pipe; side throw
Doors	Fire-rated steel doors



UNIT FEATURES AND FINISHES



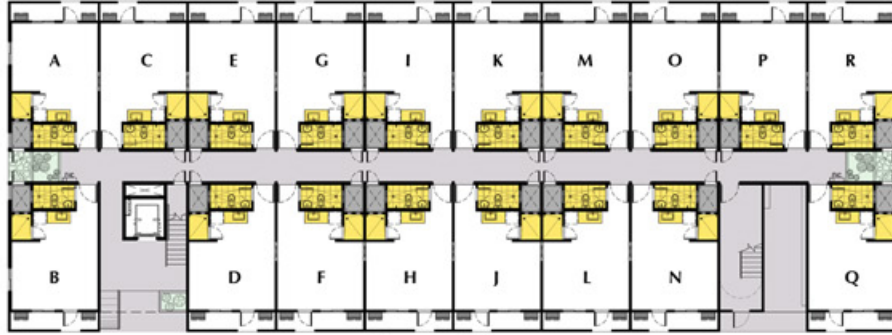
Upgraded 60 sqm (Adjusted units)

This layout is applicable for Phase 1 - Building 7 and Phase 2 & 3 - Building 8, 9, 10, 11, 12, 14, 15, 16.

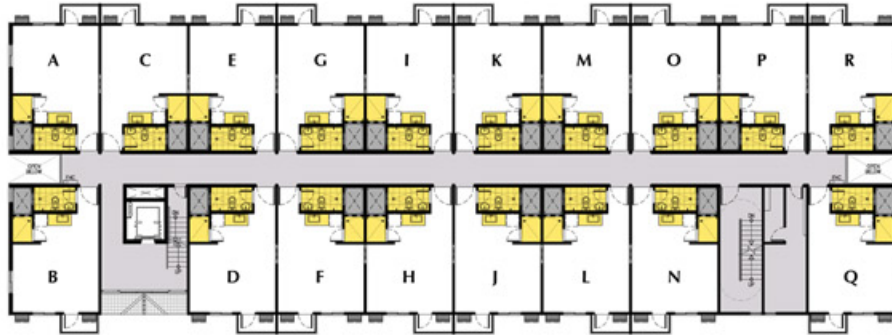
Floor	Living: 60mm x 600mm granite tiles Bedrooms: 6" x 36" vinyl planks
Walls	Living: Terracotta brick tiles Bedrooms: Painted finish
Ceiling	Painted finish dropped ceiling
Windows	Powder coated aluminum windows
Modular Kitchen	Travertine countertop on ducco matte finish marine plyboard base cabinet, laminated finish overhead cabinet
Bathroom	Floor: 440mm x 440mm floor tiles Wall: 300mm x 450mm wall tiles (full tiles at shower area)
Bathroom Fixtures	Basin-type lavatory with upgraded faucet, water closet with rear outlet, shower set, exhaust fan
Bedroom Partitions	2 bedrooms with closet
Lighting Fixtures	Pinlight, covelight
Utilities	Provision for power, cable TV, telephone lines & wired smoke detector
Laundry Area	Flooring: 175mm x 500mm floor tiles Wall: 300mm x 450mm wall tiles (1.20m ht) 175mm x 500mm accent tiles
Balcony	Painted finish
Sprinkler	25dia CPVC pipe; side throw
Doors	Fire-rated steel doors



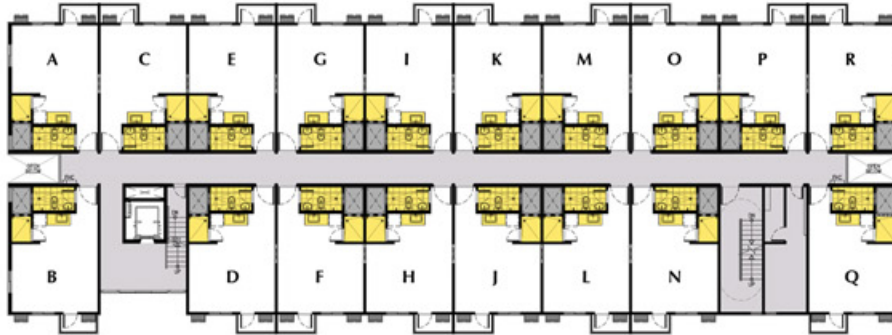
FLOOR PLAN
PHASE 1 - Building 1, 2, 3, 5 and 6



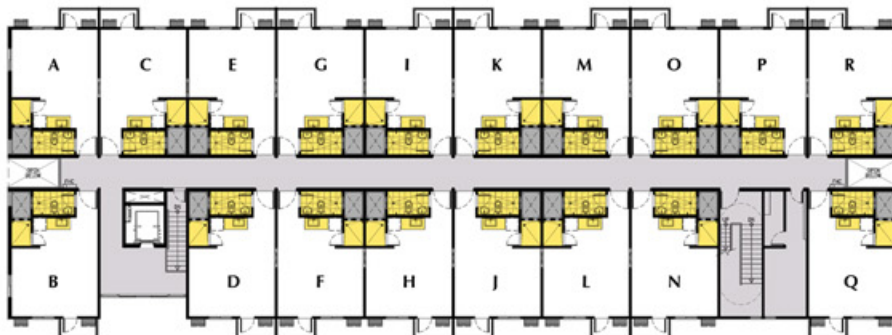
Ground Floor



2nd Floor



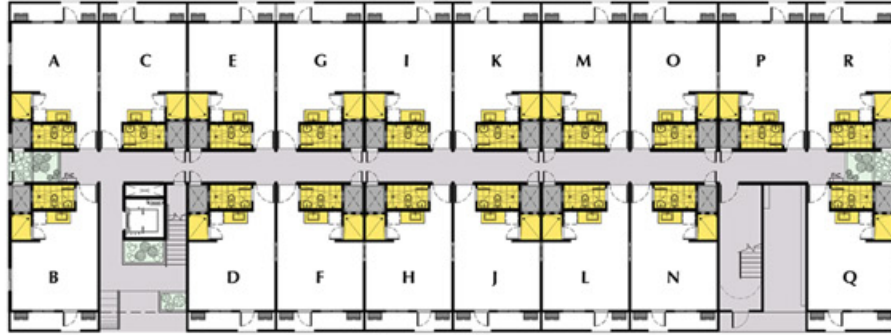
3rd and 4th Floor



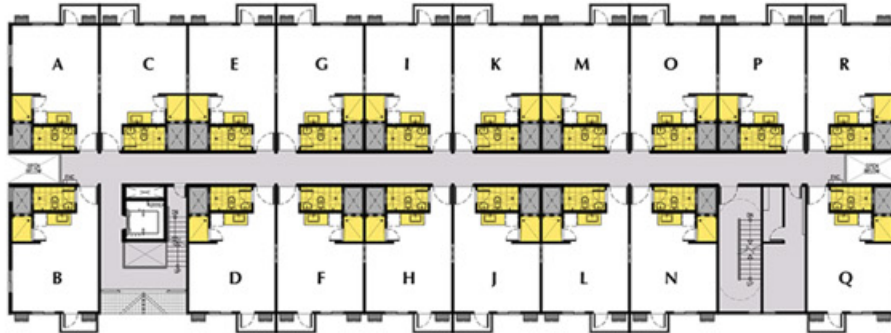
5th Floor



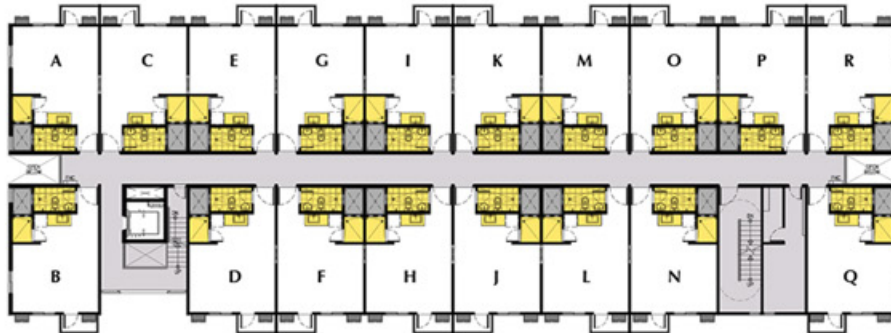
**FLOOR PLAN
PHASE 1 - Building 4**



Ground Floor



2nd Floor



3rd and 4th Floor



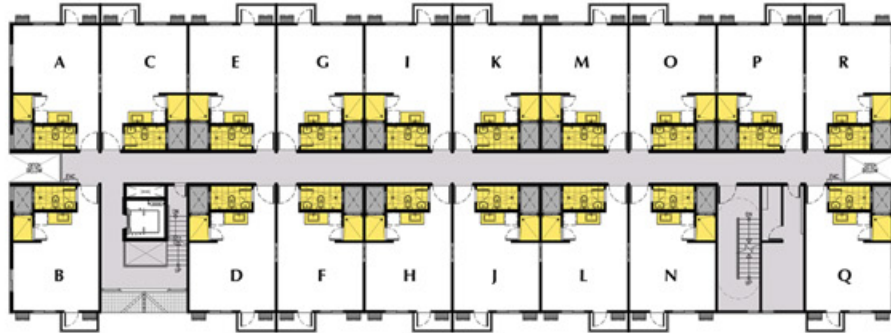
5th Floor



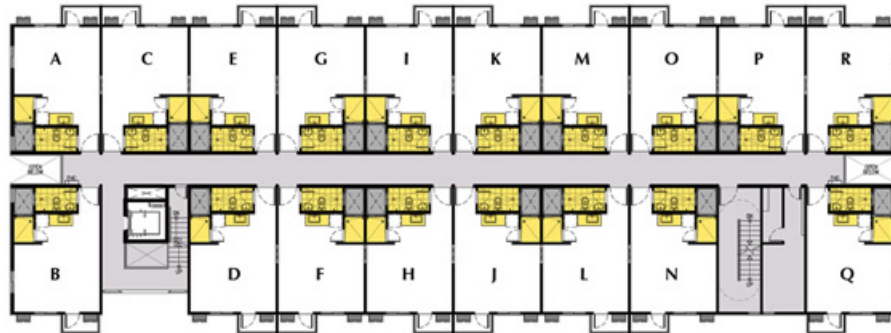
FLOOR PLAN
PHASE 1 - Building 7 and PHASE 2 & 3 - Building 10, 11 & 15



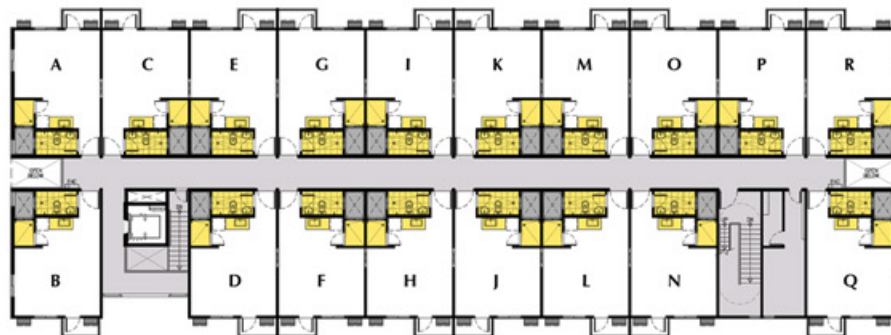
Ground Floor



2nd Floor



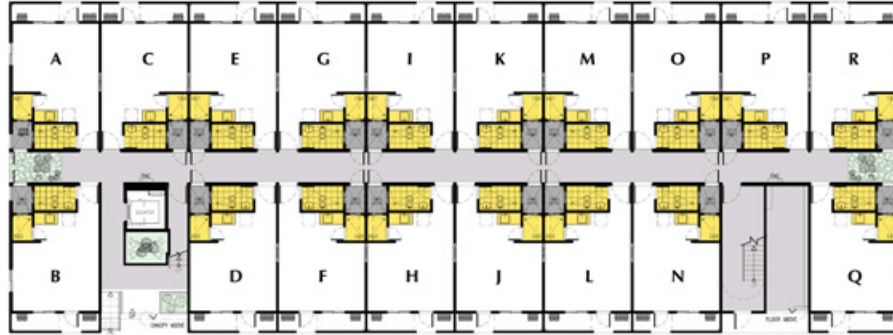
3rd and 4th Floor



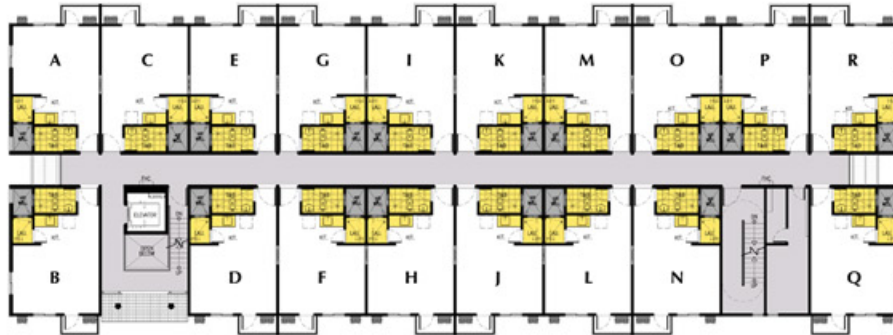
5th Floor



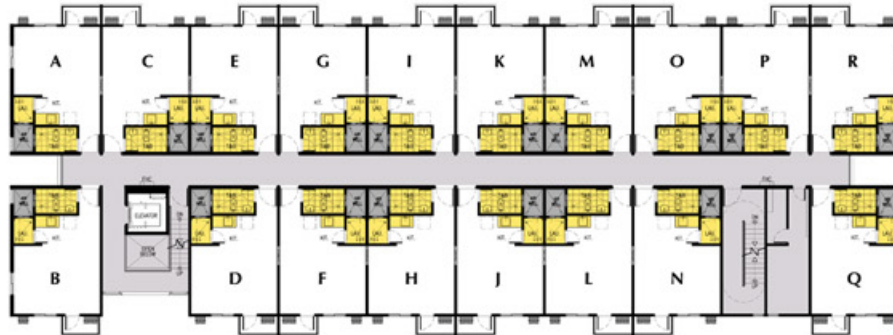
FLOOR PLAN
PHASE 2 & 3 - Building 8, 9, 12, 14 & 16



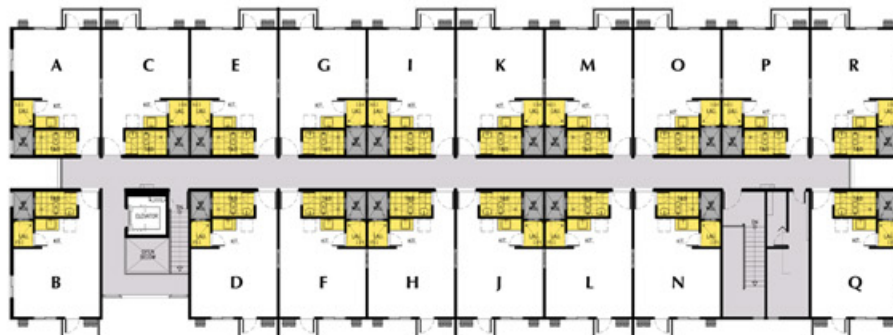
Ground Floor



2nd Floor



3rd and 4th Floor



5th Floor