



## HOMES, BAGUIO

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Developer: First Georgetown Ventures, Inc.  
Exclusive Marketing Company: Swift ELM Tree & Co, Inc.



## ELEVÉ Homes Baguio

### project brief

Situated 1,540m above sea level, the **Proposed Elevé Homes Baguio** blends right in the City of Pines with a country-inspired design incorporated from its Condo Cluster, the six-storey Condominium building, down to its clubhouse.

The two-storey Condominium Cluster consists of a carport, and shared spaces such as the living, dining, kitchen spaces on the living room with the bedrooms and balcony on the second floor. The six-storey Condominium building has 204 studio-type units with laundry areas integrated in each one and parking spaces on two basement levels.

The design of Elevé Homes Baguio is derived from our previous designs of Elevé Camarin and Elevé Homes Tagaytay, with its angled roof line, wood veneer and stone walls. Elevé Homes Baguio takes strategic advantage of its cool climate, lush green environment and dynamic terrain by using Eco walls orienting the structures to maximize the view of Baguio City.

It is not only the breath-taking scenery and relaxing gardens that draws you in but also the ambiance of vacation all-year round that makes Elevé Homes Baguio the perfect getaway place.



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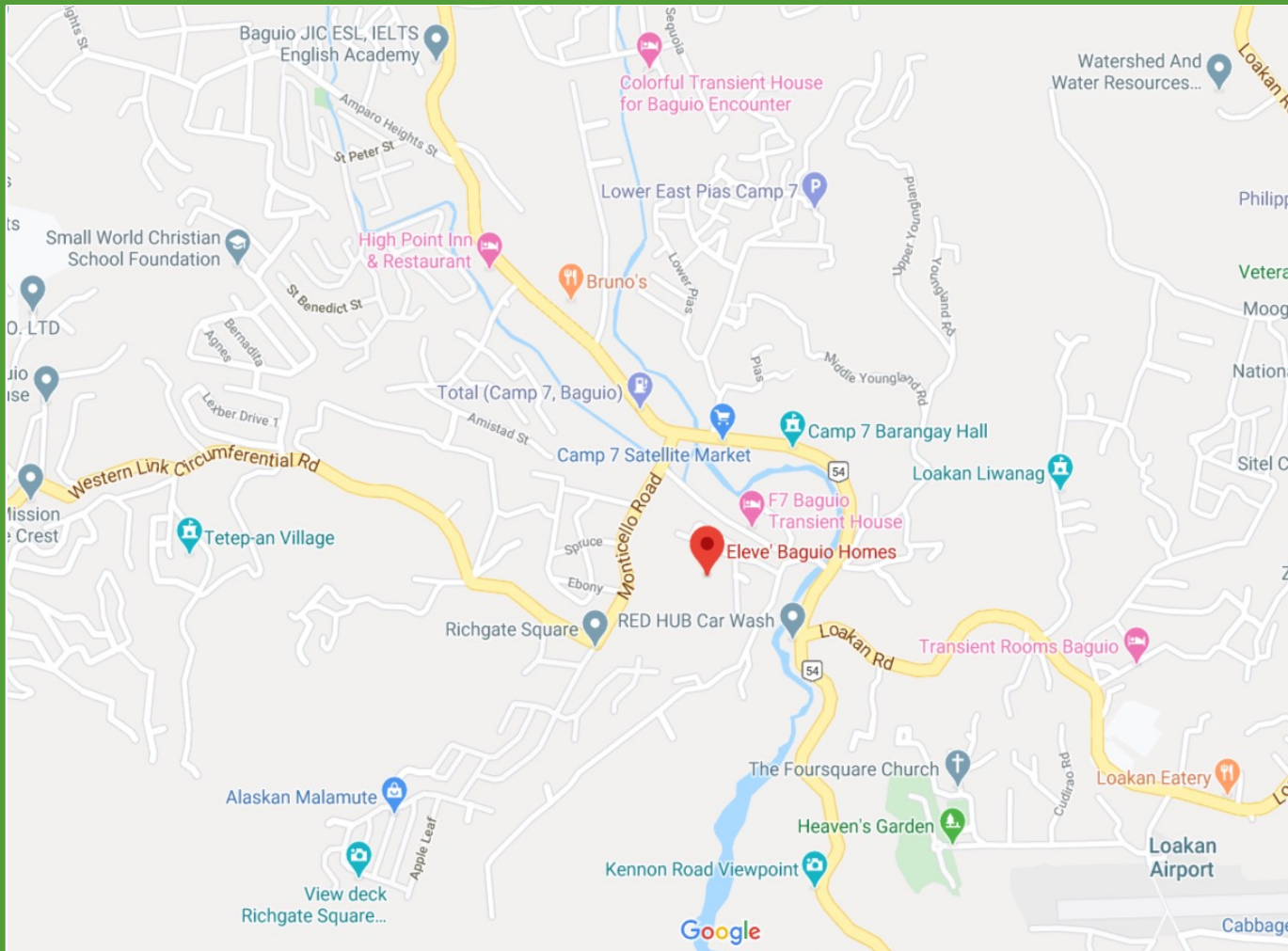
# FACT SHEET

- **Location:** Camp 7 Monticello Road Baguio City
- **Total Land Area:** 7,124 square meters
- **Total Number of Units:** Two Hundred Fifty-Five (255)
- **Amenities:**
  - Clubhouse
  - Gym
  - Jacuzzi
  - Sky Garden
  - Roof Deck Jogging Path
  - Massage Room

# FACT SHEET

- **Type of Units:**
  - Condo Cluster (Duplex) **Sold Out**
  - Condominium (Studio Suite)
- **Unit Specification- Condominium Studio Suite:**
  - **Total Floor Area:** Twenty-Five Point Forty-Three Square Meters (25.43 sqm)
  - Number of Toilet and Bath: One (1)
- **Parking Slots:**
  - Ninety (90) Parking Slots
- **Perpetual Ownership**





# LOCATION

# ELEVÉ *Baquio* Homes site development plan



**COMPUTATION:**  
TOTAL LOT AREA (TLA): 7,124 SQM

**REQUIREMENTS:**  
 SALEABLE (70%): 4,986.80 SQM  
 NON-SALEABLE (30%): 2,137.20 SQM  
**REQUIRED FACILITIES:**  
 PARKS AND PLAYGROUNDS (3.5%): 249.34 SQM

**PROJECTED NUMBER OF DWELLING UNITS:**  
 • 53 UNITS CONDOMINIUM CLUSTER (5.00 X 10.00 M)  
 • 6-STOREY, 202 UNITS STUDIO-TYPE CONDOMINIUM  
 51 SLOTS REQUIRED PARKING

**ACTUAL:**  
**SALEABLE (62.36%):** 4,442.40 SQM  
 CONDOMINIUM CLUSTER: 2,783.19 SQM  
 6-STOREY CONDOMINIUM: 1,659.21 SQM  
**NON-RESIDENTIAL (37.64%):** 2,681.60 SQM  
 ROADS: 2,278.13 SQM  
 PARKS AND PLAYGROUND: 407.47 SQM  
 CLUBHOUSE: 289.72 SQM  
 LANDSCAPES: 113.75 SQM



## LEGEND:

- 1 GUARDHOUSE
- 2 PUV DROP-OFF
- 3 CLUSTER HOUSING
- 4 6-STOREY CONDOMINIUM
- 5 CLUBHOUSE



site section A

site section B

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# PROJECT PLAN









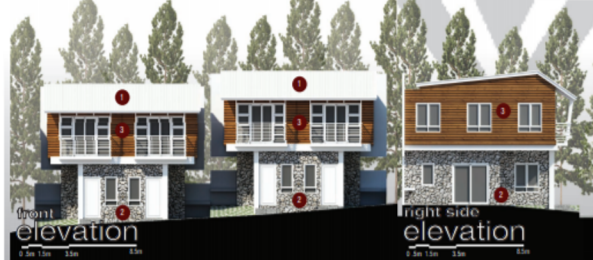


**CONDOMINIUM CLUSTER**

Typical Unit layout 1:100mts



-   
**1** roof panels
-   
**2** natural stone
-   
**3** wood veneer
-   
**4** grass pavers
-   
**5** stone pavers
-   
**6** landscaping



**PROJECT PLAN**

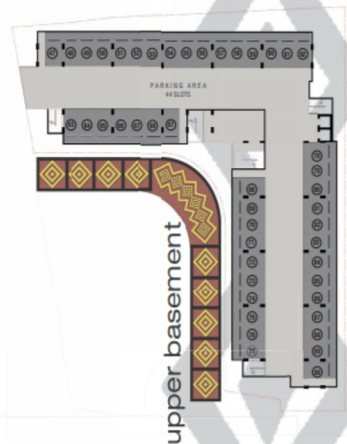
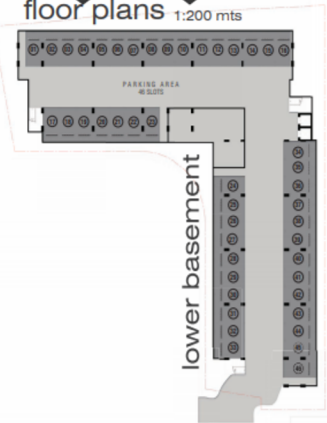
# 6-STOUREY CONDOMINIUM

floor plans 1:200 mts

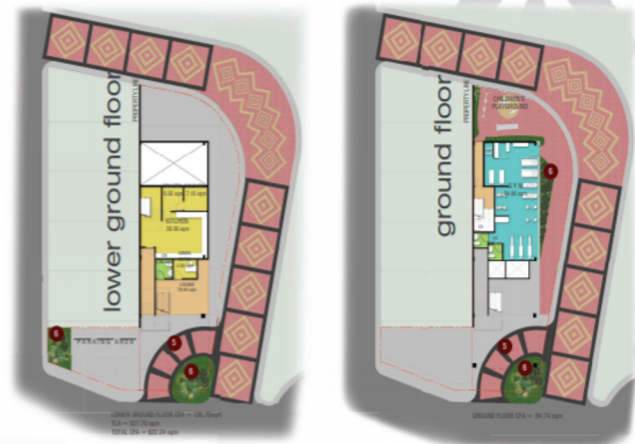
## Blow-up plans



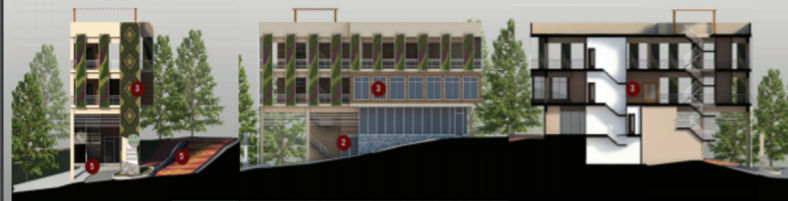
## combined studio unit



# PROJECT PLAN

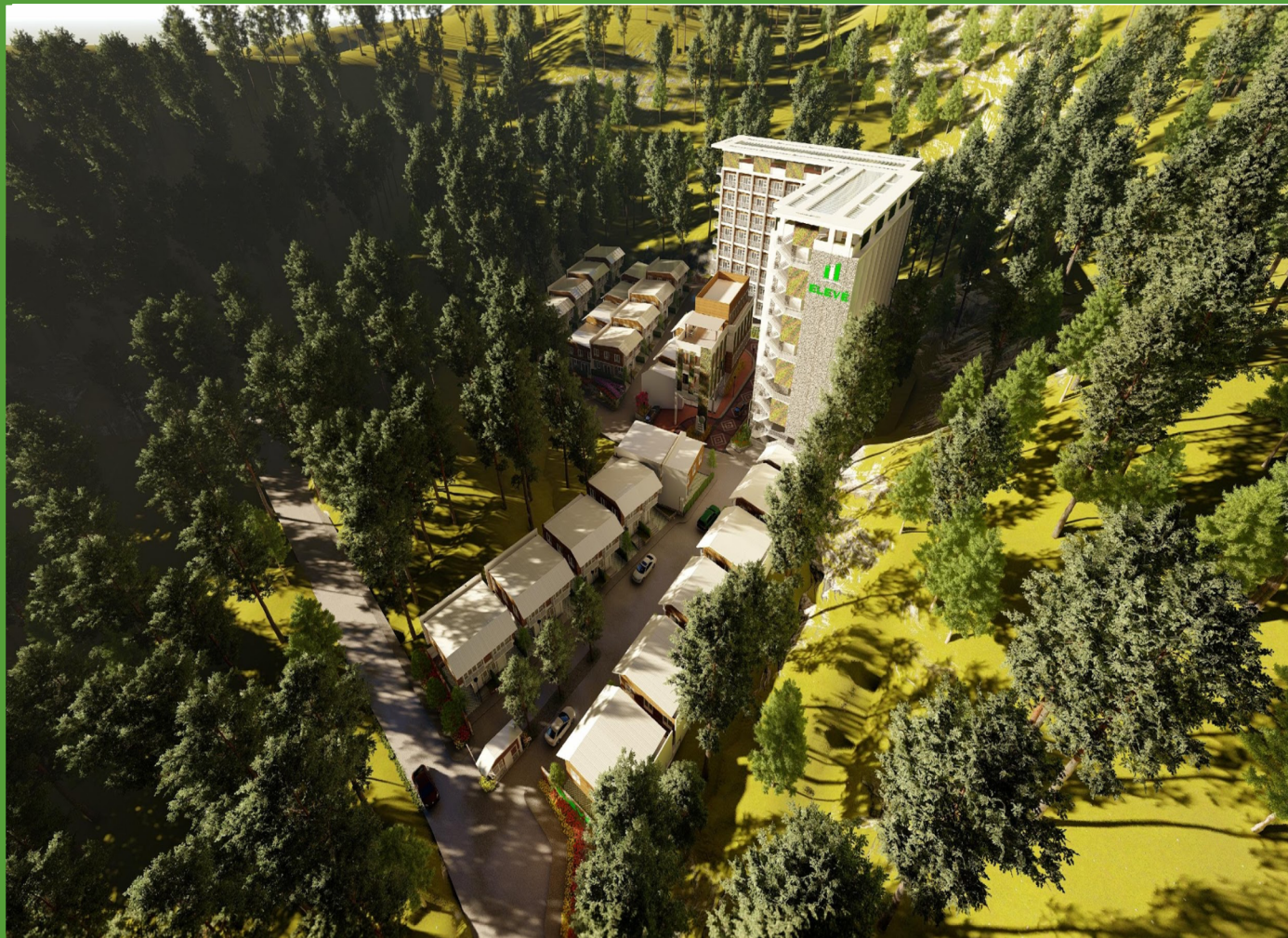


- 1 roof panels
- 2 natural stone
- 3 wood veneer
- 4 grass pavers
- 5 stone pavers
- 6 landscaping



# PROJECT PLAN





# AERIAL PERSPECTIVE

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