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**MI CASA**

**LEGEND:**

-  SITE LOCATION
-  ROADS
-  INSTITUTIONAL
-  RESIDENTIAL
-  LEISURE & COMMERCIAL

# METRO PARK DEVELOPMENT

PLAN | MASTER PLAN



METRO MASTER PLAN  
SCALE = 1



# MI CASA

## DESIGN CONSULTANTS



<b>Foreign Concept Architect</b>	Callison RTKL
<b>Architect of Records/Local Architect</b>	AIDEA Inc.
<b>Structural Engineer</b>	Greg E. Origenes Consulting Engineers
<b>Electrical Engineer</b>	Mario A. Alix Philippines, Inc.
<b>Mechanical Engineer</b>	Isagani M. Martinez Consulting Engineers
<b>Plumbing/Sanitary Engineer</b>	Isagani M. Martinez Consulting Engineers
<b>Fire Protection Engineer</b>	Isagani M. Martinez Consulting Engineers
<b>Interior Design</b>	Chat Fores Design Studio
<b>Landscape Design</b>	CREARIS
<b>Façade Design</b>	ALT Cladding Inc.
<b>Building Information Modelling</b>	AIDEA Inc.

# CALLISON|TKL

A DESIGN CONSULTANCY OF ARCADIS

*Mi Casa*

Found in 2015, the firm offers a variety of services such as planning and urban design, interior architecture, historic preservation, structural engineering, and mechanical and electrical engineering. to clients in the Americas, Europe, and the Middle East. Other services include graphic design, landscape design, and information technology planning.

**Notable Projects:** Crescent Bay (India), Dubai Creek Harbor (UAE), 4 Grove Isle (Florida)





aida

**AIDEA** is one of the country's largest design practices as recognized by **BCI Asia in 2011, 2013, 2014 and 2015**. It has also ranked No. 62 in the Building Design (BD) World Architecture 2015 Top 100 Architects.

**2005** - Top 10 Architectural Firms in the Philippines

**2011** - recognized at the BIM Buzz in Singapore for the best use of BIM for Sustainability, Buildability, and Constructability

**2012** - OpenBIM award at Build London Live

**Notable projects:** Canvas Botique Hotel (Palawan), Mandani Bay (premium 20-hectare development in Cebu), Marriott Hotel (Pampanga's first 5-star hotel)





Chat Fores worked for six years at internationally acclaimed architectural firm Leandro V. Locsin Partners before opening her own interior design firm, **Chat Fores Design Studio**. Her work is mostly focused on residential, commercial, and corporate interior design.

**Notable Projects:** Gramercy Residences, Azure Urban Resort Residences Clubhouse





**CRÉARIS** is a Comprehensive Professional Landscape Architecture, Master Planning, And Environmental Graphics Design Firm Located In Quezon City, Philippines. At The Helm Of CRÉARIS Is A TEAM Who Has More Than 76 Years Of Combined Professional Experience.

**Notable Projects:** Bonifacio High Street, Lyceum of the Philippines – Davao, Two Serendra, Makati Diamond Residences, Marriott Hotel Clark





# MI CASA

DESIGN CONCEPT by **CALLISONRTKL™**



**Community living as it should be – near the sea, and at the height of the city.**

*Welcome home.*

- **Tight-knit community** - The residential proper, a vibrant vertical neighborhood, expresses a communal arrangement that highlights a sense of close relationship
- **Instinctive Affinities** - A retail hub is directly integrated in the development at the ground level.
- **Streamline Contemporary Design** - Utilization of the *Art Deco Movement*, a design language characterized by an articulation of horizontal lines, curving forms, rounded edges, and subdued colors, intending to reinvigorate an aesthetic that communicates to both sea and air, currents and flows, and develop a streamlined expression of contemporary living.

## **Federal Land's first Hawaiian-inspired residential development in Bay Area**

- Bringing in Hawaii's physical character and creating spaces reminiscent of Hawaii's love for gathering in the design of modern tropical landscapes for Filipino outdoor living.
  - Waves – design patterns
  - Islands – tower names

HAWAII

MAUI

LANAI

HONOLULU

**10,619** sqm land area

**4** residential towers on **1** podium

**17** marketing residential floors (no 4F, 13F, and 14F)

**14** physical floors + **1** basement

**1:1** parking ratio

**4** commercial units

*Mi Casa*

# MI CASA

## BUILDING PERSPECTIVES – FACING BLUE BAY WALK



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# MI CASA

## BUILDING PERSPECTIVES – FACING METROBANK AVE



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# MI CASA

## SITE DEVELOPMENT PLAN (TYPICAL FLOOR LEVEL)



BLUE BAY WALK



METROBANK AVENUE

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# MI CASA

## AMENITIES



- **Outdoor Amenities**
  - Lap pool
  - Wet play area
  - Outdoor shower
  - Kiddie pool
  - Barbeque area
  - Lounge pool
  - Children's playscape
- **Indoor Amenities (Clubhouse Concept)**
  - Gym
  - Movie room
  - Kids' Play room
  - Function room
  - Lounge area
  - Library
  - Meeting room
  - Day Care Room

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**MI CASA**

LANDSCAPE DESIGN CONCEPT BY **CRÉARIS**

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*Bringing in Hawaii's physical character and creating spaces reminiscent of Hawaii's love for gathering in the design of modern tropical landscapes for Filipino outdoor living.*



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**MI CASA**

LANDSCAPE DESIGN CONCEPT BY **CRÉARIS**

*Mi Casa*



- **Waves** – Design patterns



# MI CASA

LANDSCAPE DESIGN CONCEPT BY

CRÉARIS

*Mi Casa*



- The **Islands** – Creating landscape developments inspired in **active wet play and recreation areas** and **passive gardens with tropical island feel**

# MI CASA

LANDSCAPE DESIGN CONCEPT BY

CRÉARIS

Mi Casa



- Hawaiian **Art** – Translated in **sculptures, floor pattern, hardscape details and other areas**

# MI CASA

LANDSCAPE DESIGN CONCEPT BY

CRÉARIS

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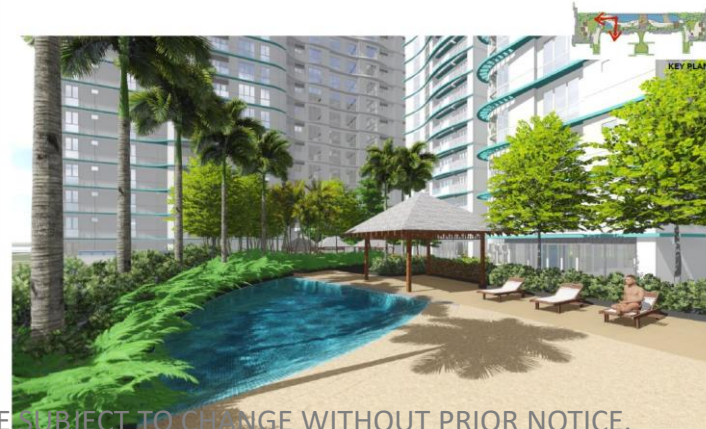
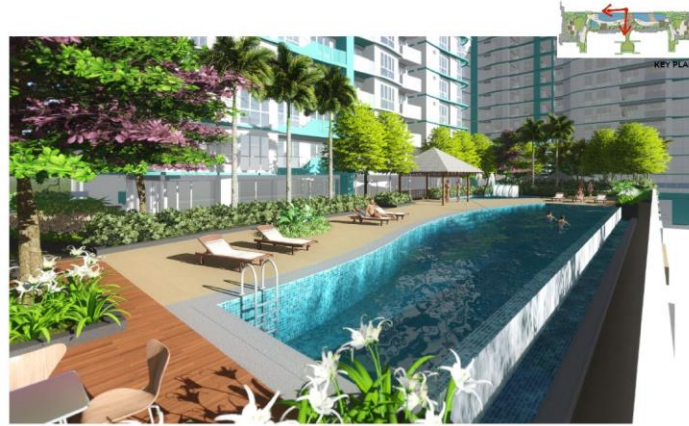


- Hawaiian **Lei** – Translated to the use of **bright colorful softscape materials**



# MI CASA

## RENDERINGS – OUTDOOR AMENITIES



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## RENDERINGS – OUTDOOR AMENITIES

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# MI CASA

## RENDERINGS – OUTDOOR AMENITIES

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# MI CASA

## RENDERINGS – OUTDOOR AMENITIES



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# MI CASA

## RENDERINGS – OUTDOOR AMENITIES



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# MI CASA HAWAII

## PROJECT DETAILS

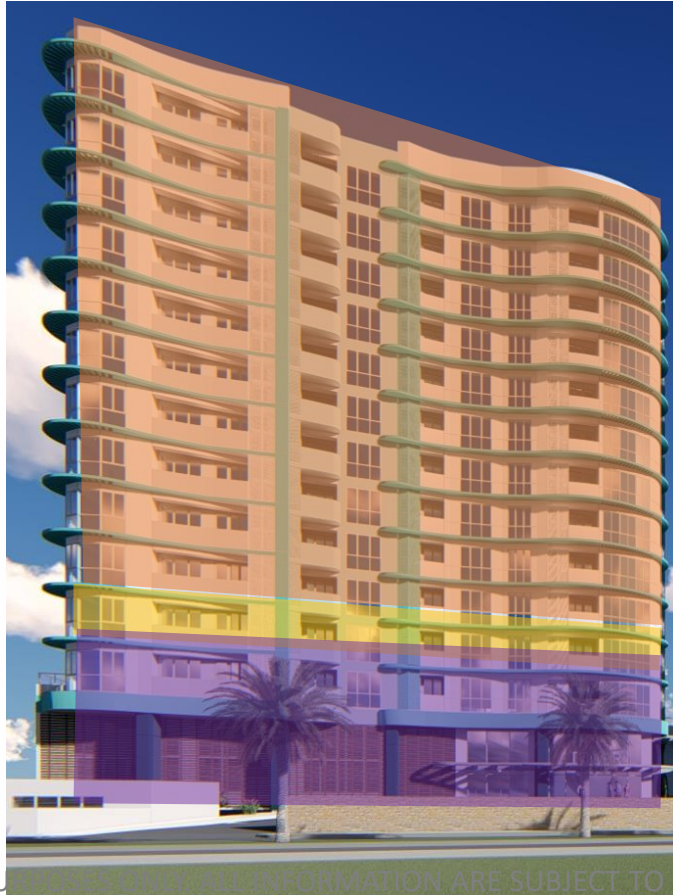


MI CASA HAWAII	
No. of Physical Floors	15 Floors -11 residential floors -1 amenity floor -1 podium -1 GF -1 basement
No. of Units	158
No. of Parking Slots	158 slots (1:1 ratio)
Launch / Turnover Dates	Feb 2019 / Jan 2023

Unit Type	Unit Area (sqm)	No. of Units	%
1BR	45.5	12	8%
2BR	61.5, 62, 63.5, 64, 65.5, 66	90	57%
2BR-Deluxe	84	11	7%
3BR	113, 113.5, 116, 119, 137.5	45	28%
<b>Total</b>		<b>158</b>	<b>100%</b>

# MI CASA HAWAII

## FLOOR STACKING



### **TYPICAL FLOOR**

5F-17F (Marketing) / 4F-14F (Physical)  
14 units per floor

### **AMENITY FLOOR**

3F (Marketing) / 3F (Physical)  
4 units  
Indoor and Outdoor amenities

### **2F PODIUM PARKING**

Rainwater tank, telco room, MDF room

### **GF**

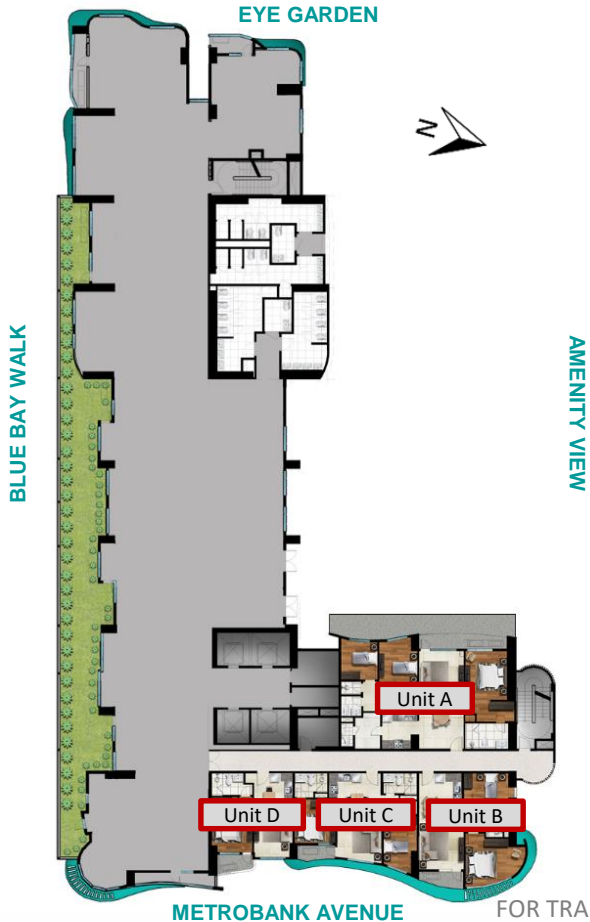
Residential lobby and drop-off, commercial area, mail room, package room, service bay, genset, admin room, drivers' lounge, storage room, LVSG, transformer room, locker rooms for housekeeping and maintenance

### **BASEMENT PARKING**

Water tank, MRF, sewage holding tank

# MI CASA HAWAII

3<sup>RD</sup> FLOOR PLAN (AMENITY) : 4 units per floor

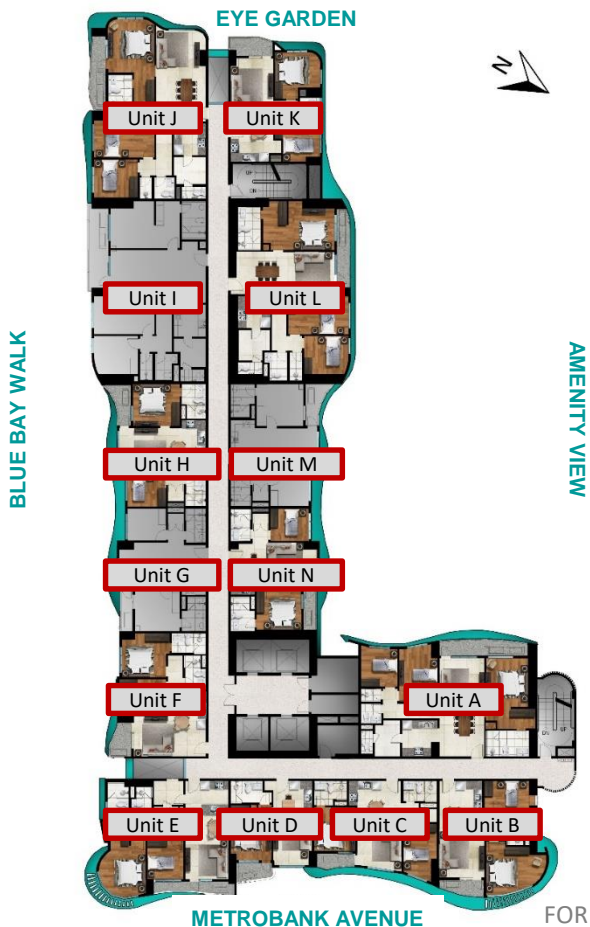


Unit	Unit Type	Unit Area
A	3BR	137.5 sqm
B	2BR	64 sqm
C	2BR	66 sqm
D	1BR	45.5 sqm

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# MI CASA HAWAII

5<sup>TH</sup> – 17<sup>TH</sup> FLOOR PLAN (TYPICAL): 14 units per floor



Unit	Unit Type	Unit Area
A	3BR	113.5 sqm
B	2BR	64 sqm
C	2BR	66 sqm
D	1BR	45.5 sqm
E	2BR	84 sqm
F	2BR	65.5 sqm
G	2BR	62 sqm
H	2BR	63.5 sqm
I	3BR	119 sqm
J	3BR	116 sqm
K	2BR	64 sqm
L	3BR	113 sqm
M	2BR	64 sqm
N	2BR	61.5 sqm

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**MAIN LOBBY**

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## LOUNGE AREA

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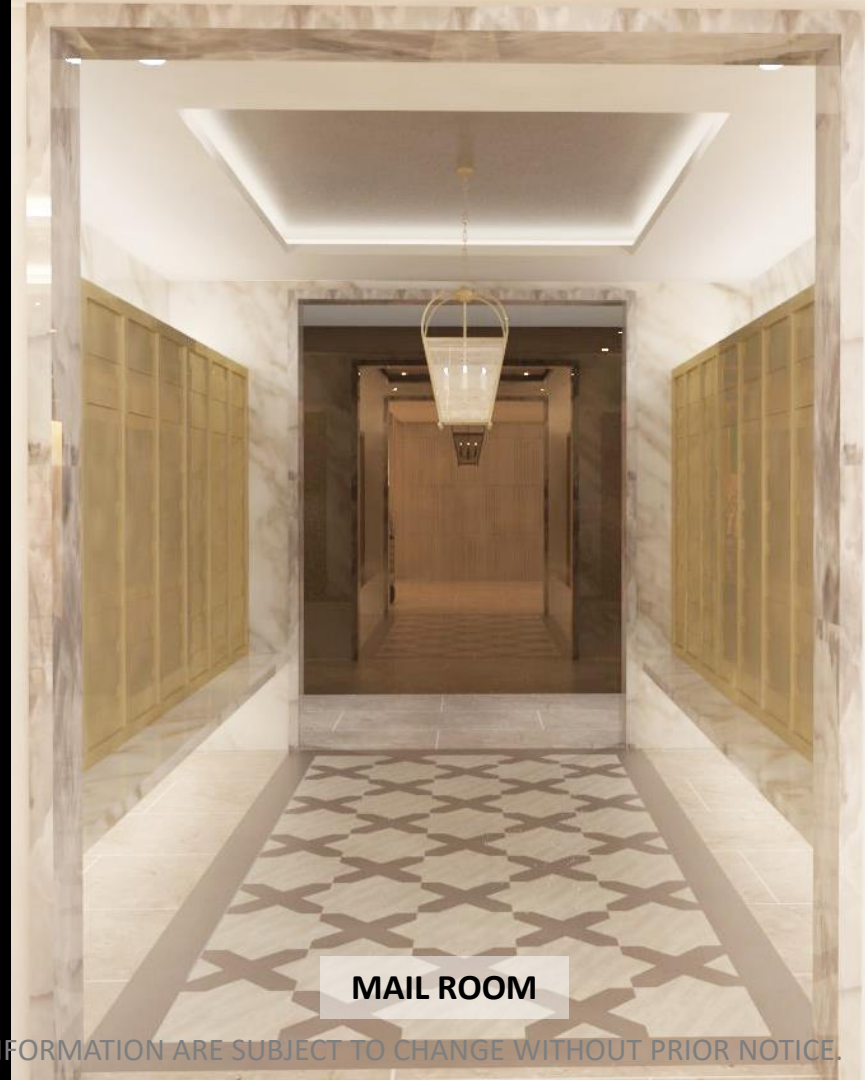
**LIFT LOBBY**

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**ELEVATOR CAR**

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**MAIL ROOM**

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**PWD TOILET**

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# MI CASA HAWAII

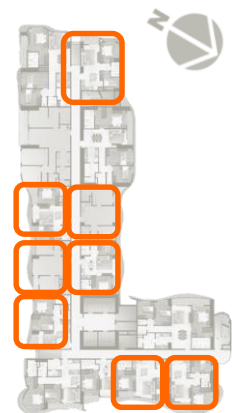
UNIT PLAN: 1BR (45.5 SQM)



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# MI CASA HAWAII

UNIT PLAN: 2BR (61.5 TO 66 SQM)



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# MI CASA HAWAII

UNIT PLAN: 2BR DELUXE (84 SQM)



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# MI CASA HAWAII

UNIT PLAN: 3BR (113 TO 137.5 SQM)



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# MI CASA HAWAII

## STANDARD UNIT FINISHES



	Floor	Wall	Ceiling
<b>Living &amp; Dining</b>	Homogenous Tiles	Painted	Painted cement
<b>Kitchen</b>	Homogenous Tiles	Painted	Painted gypsum
<b>Bedrooms</b>	Engineered Wood Flooring	Painted	Painted cement
<b>T&amp;B (Master's, Common &amp; Powder Room)</b>	Homogenous Tiles	Homogenous Tiles	Painted gypsum
<b>Balcony</b>	Ceramic Tiles	Painted	Painted cement
<b>Utility T&amp;B</b>	Ceramic Tiles	Ceramic Tiles	Painted gypsum
<b>Utility Area</b>	Ceramic Tiles	Painted	Painted cement

# MI CASA HAWAII

## STANDARD UNIT DELIVERABLES



Kitchen	Bedroom	Living/Dining	T&B
Granite countertop	Wardrobe Closets for Master's and Common	Intercom	Granite countertop for Master's and Common
Overhead and base kitchen cabinets	CATV and Telco for Master's	CATV and Telco	Shower enclosure for Master's and Common
Rangehood			Multi-point water heater for Master's T&B (2BR and 3BR) and 1BR; water heater provision for utility T&B
Grease trap			T&B fixtures
Single bowl sink with faucet (1BR and 2BR); double bowl sink with faucet (3BR)			Mirror for Master's and Common



**2BR MASTER'S BEDROOM**

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**2BR LIVING AND DINING AREA**

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### 3BR MASTER'S BEDROOM

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**3BR LIVING AND DINING AREA**

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**COMMON AREA HALLWAY**

# MI CASA HAWAII

## BUILDING FACILITIES AND FEATURES



- Elevators (3 Passenger Elevators & 1 Service Elevator)
- Keycard Elevator Access
- Building Administration and Security Office
- Individual electricity and water meters for residential units
- CCTV System at Hallways, Lobbies, Elevator Cars, and Parking
- Fire Detection and Alarm System (FDAS)
- Automatic Fire Suppression System (AFSS)
- Wireless Fidelity (Wi-Fi) connection at amenity area
- Sewage Treatment Plant
- 100% back-up power for common area and retail; back-up power for essential loads of residential units (1 refrigerator, 1 air conditioner, 2 power outlets)
- Garbage Chute



**MI CASA HAWAII**  
LAUNCH PRICE



**AVERAGE P/SQM**

**312K**



# MI CASA HAWAII

## PAYMENT TERMS



- Reservation Deposit
  - Unit only: **Php 90,000**
  - Unit and Parking: **Php 90,000 (Unit) + Php 10,000 (Parking)**
- Payment spread: **48 months**

CASH PAYMENT TERMS	
C2	(100% Cash)
C1	(50% DP – 50% spread)
B3	(30% DP – 70% Bal)
DEFERRED PAYMENT TERMS	
A1	(10% DP – 20% spread – 70% bal)
A2	(20% DP – 10% spread – 70% bal)
A3	(20% spread – 80% bal)
A4	(100% spread)



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*Mi Casa*

**THANK YOU!**