



One Oasis
CEBU



Aspire BY FILINVEST

Filinvest Land Inc. (FLI)

Visayas MRB Projects

MARINA
SPATIAL
MARINA TOWN · DUMAGUETE

one
SPATIAL
ILOILO

Futura

Sanremo
Oasis
CITYdiMARE

One Oasis
CEBU

Aspire

Amalfi
CITYdiMARE

Prestige

Item for Presentation

- Aspire Communities
- One Oasis Cebu Theme
- Selling Points
 - Location
 - Amenities and Modern Facilities
 - Construction Method
- Target Markets
- Inventory and Product Offering
- Unit Specifications



Visayas

- Sanremo Oasis
- One Oasis Cebu

North Mindanao

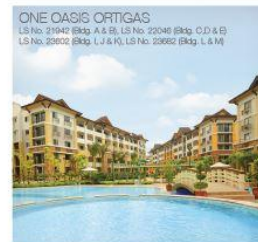
- One Oasis Cagayan de Oro

South Mindanao

- Maldives Oasis Davao
- One Oasis Davao

Oasis in the City

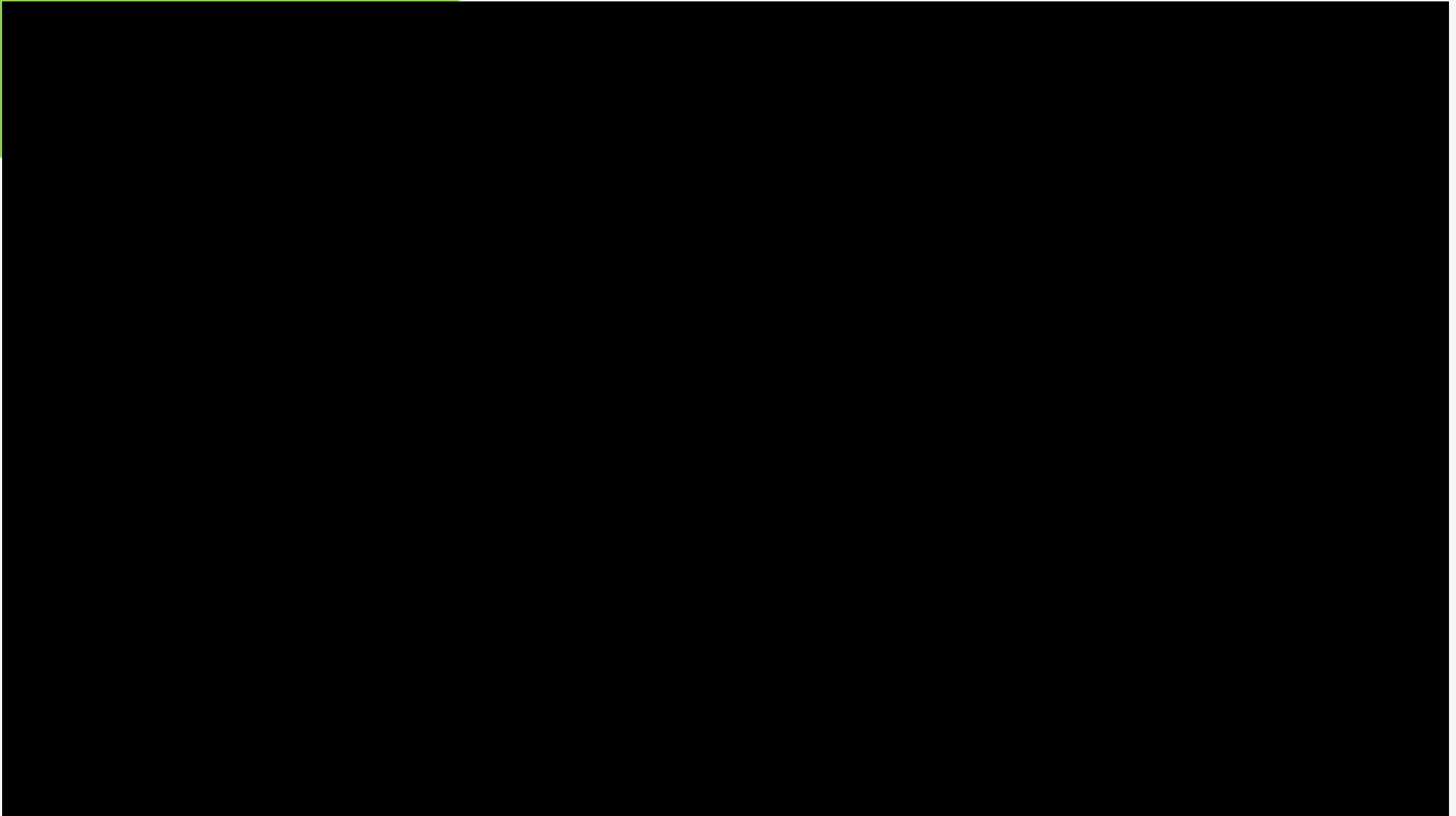
Mid-rise condo communities inspired by well-loved resort destinations.



All images are actual photos unless specified.

Aspire
BY FILINVEST

AVP



Why One Oasis Cebu?



A patch of green within the City proper, an Asian Balinese inspired residential condominium with 60% of the area allocated to open space.

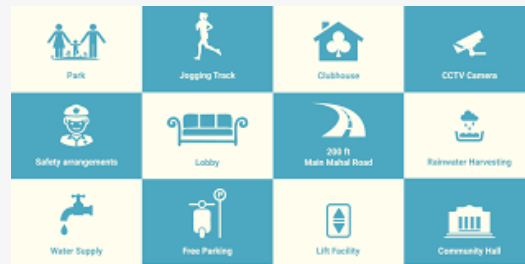


Selling Points

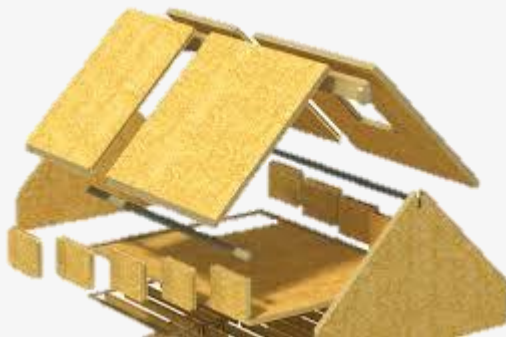
One Oasis Cebu



Location



Amenities and
Modern Facilities



Construction
Method

Location

Situated on a 3.7 hectare property along Pres. Magsaysay Street, Kasambagan.

1. University of San Carlos Talamban Campus- 4.9km
2. Cebu IT Park – 2.9km
4. Waterfront Cebu City Hotel & Casino – 2.5km
5. Cebu Country Club – 1.6km
6. Quest Hotel – 2.3km
7. Cebu Business Park – 1.9km
8. SM City Cebu – 3.3km
9. University of Cebu Medical Center – 4.2km
10. Chong Hua Hospital – 2.6km
11. Cebu Doctors University – 2.7km
12. Cebu International Airport – 11.1km



Site Dev't Plan



Amenities and Facilities

Indulge in resort-inspired amenities that make every day feel like a holiday.

- 24 Security
- Perimeter Fence
- 2-Storey Clubhouse
- Gazebo
- Grand Entrance Gate & Guardhouse with themed wall
- Adult & Kiddie Swimming pool
- Covered Basketball Court
- Fitness Gym
- Children's Play Area



Amenities and Facilities

One Oasis Cebu offers a well-thought facilities to provide you the comfort you deserve.

Facilities:

- Individual mailboxes
- Central garbage disposal area
- Basement parking (all for sale: First come first served basis)
- Street Parking (all for sale: first come first served)
- Sufficient fire exits
- Centralized cistern tank
- Automatic fire alarm and sprinkler system
- Natural air ventilation for common area
- Spacious lobby and hallways
- Two elevators per building
- Material Recovery Facility
- Sewage Treatment Plant
- CCTV/ 24/7 Security
- Enclosed perimeter fence



REINFORCED CONCRETE CONSTRUCTION METHOD



STRENGTH



LESS REPAIR &
MAINTENANCE



GREEN
CONSTRUCTION



FIRE
RESISTANCE



ENERGY
EFFICIENT



LESS NOISE



Target Markets

One Oasis Cebu



Target Market

Young Investors & Corporate Employees

- Age: 31 to 40 yrs. Old

Those who value convenience and accessibility since the project site is near the Business District.

Experienced investors, Business Owners

& professionals

- Age: 41 to 50 yrs. Old

Purchase a property for the purpose of investment to generate income from other channel.



Target Market

Early Nesters

- Locally employed or professionals
- Lifestyle conscious
- Don't mind paying premium for something that they find value in.



Unit Mix/ Product

One Oasis Cebu

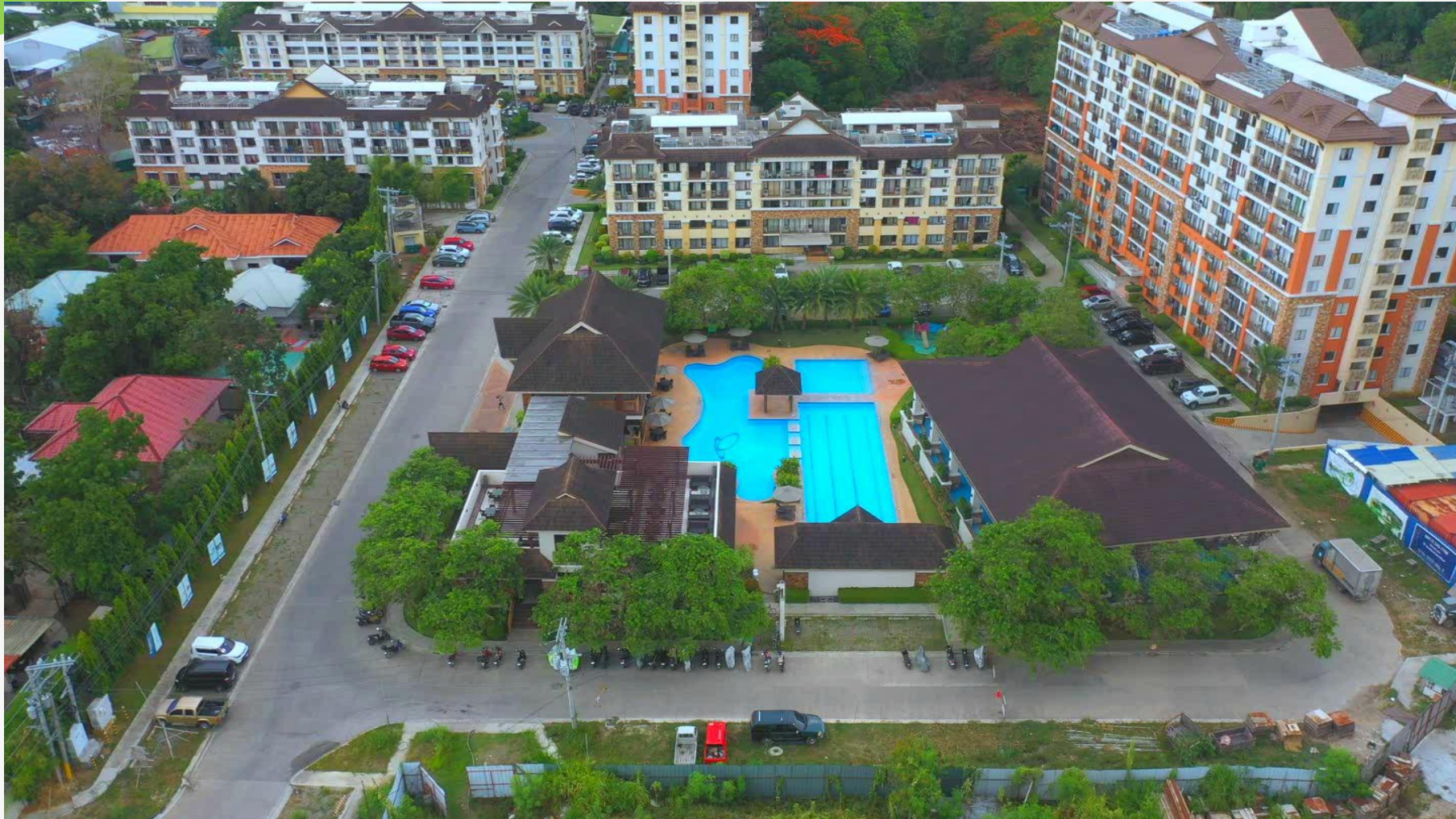


○ Inventory Position

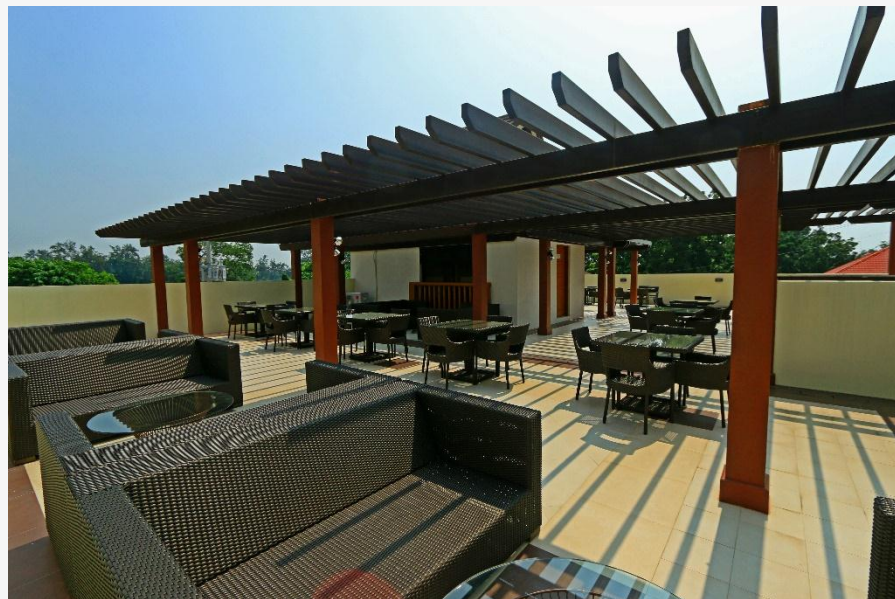


○ Product Offering

Product Walkthrough



Construction Updates



Construction Updates



For Construction and Launch
Building 8: 10 Floors

 **RFO**
 **Planned**

Inventory Position

Product	Area (sqm)		Total Units	Available	Sold	Price (Mn)	
	Min	Max				Min	Max
Studio	22.02	22.06	80	64	16	2.75	3.94
2 Bedroom	31.73	36.51	169	145	24	4.95	5.55
			249	209	40		
					16%		

Buildings 1, 2, 3, 4, 5 & 9 inventory are relatively SOLD out

Product Offering

Studio Details	Area (sqm)
Living/Dining/Kitchen	18.5
Toilet and Bath	3.56
Total	22.06



Product Offering

2BR Details	Area (sqm)
Living/Dining/Kitchen	12.58
Toilet and Bath	3.56
Bedroom 1	8.39
Bedroom 2	7.2
Total	31.73



Unit Finishes

Living Area	
Floor	400x400mm ceramic tiles
Walls	Plain cement finish; painted
Ceiling	Plain cement finish; painted
Dining Area	
Floor	400x400mm ceramic tiles
Walls	Plain cement finish; painted
Ceiling	Plain cement finish; painted
Kitchen	
Floor	400x400mm ceramic tiles
Walls	Plain cement finish; painted
Ceiling	Plain cement finish; painted
Kitchen Counter and Cabinets	600x600mm homogenous tiles MDF membrane pressed cabinet doors; cabinet
Bedroom	
Floor	400x400mm ceramic tiles
Walls	Plain cement finish/drywall partition; painted
Ceiling	Plain cement finish; painted
Toilet and Bath	
Floor	300x300mm ceramic tiles
Walls	Plain cement finish; painted
Ceiling	Gypsum board MR on metal furring; painted

Balcony	
Floor	300x300mm ceramic tiles
Walls	Textured paint finish or simulated stone
Balcony Handrail	Steel handrail and railing; painted
Door	
Door Jambs	Steel door jamb; painted
Main Door	Semi-solid HDF molded door; painted
Bedroom	Semi-solid HDF molded door; painted
Toilet and Bath	Semi-solid HDF molded door; painted
Balcony	Powder coated aluminum sliding window with 6mm thick clear glass
Windows	Powder coated aluminum sliding window with 6mm thick clear glass
Plumbing Fixtures	
For Residential units	Close-coupled push button dual flush wall discharge water closet, Wall hung lavatory with single lever basin faucet, soap holder, tissue holder
Kitchen Faucet	Single lever faucet
Kitchen Sink	Stainless Steel Faucet
Shower Set	Exposed type overhead shower set with telephone hand shower
Water Heater	Provisions only

Payment Term

Payment Terms	Details
Spot Cash	Spot cash within 30 days with 5% TLP Discount
	Spot cash upon reservation with 8% TLP Discount
Deferred Cash	100% TCP in 12 months (RFO Units) or 30 months (Pre-selling)
Bank Financing	10% Downpayment in 12 months and 90% thru bank financing - RFO
	15% Downpayment in 30 months and 85% thru bank financing - Pre-Selling
Spot Downpayment for Bank Financing	Spot Downpayment within 30 days will be given 2% DP discount
	Spot Downpayment upon reservation will be given 3% DP discount

A solid green shape in the top-left corner of the slide, extending diagonally towards the center.

Thank you!