

# INFORMATION AND FEATURE SHEET

**Type** – Luxury House and Lot

**Address** - 05, Dahlia Street, Villa Perpetua Subd., Matatalaib, Tarlac City

**Title** – Clear

**Year Construction Completed** – 2021 – Prime condition

**Style** – Modern Asian Luxury, Open Concept

**Location** – Exclusive, High End, Gated Subdivision with 24 Hour Security

**Orientation** – Outdoor Living and Pool Area Receive Morning Sun, Afternoon Shade and All-Day Prevailing Breeze

**Lot Size** - 945 Sq. mt.

**Lot type** - Flat Corner Lot, Open on Three Sides

**Home Size** - 453 Sq. Mt.

**Home Type** - 2 Story, 5 Bedroom, 7 Bathroom. Partially Furnished

## **Features**

Unique One-of-a-Kind Luxury Estate Home (453 Sq. Mt.)

Exclusive Gated 24/7 Secured Subdivision

Large Corner Lot Open on 3 Sides (945 Sq. Mt.)

High End Luxury Finishings

Bright Open Concept Interior

12 Foot Ceilings

Modern Asian Style

Partially Furnished

Designed to Maximize Outdoor - Indoor Transitional Living

Elegant Feature Staircase with Yakal Wood Treads and 12mm Tinted Glass Panel Railing

24 ft Floor to Ceiling Feature Windows with Dramatic Views to Outside

Side by Side 12 ft Cascading Water Walls Viewable Through Floor to Ceiling Windows

Power Remote Control Window Blinds  
Spectacular Overhead Bridge Walkway  
Island Style Formal Kitchen with Custom Built Cabinetry  
Marble Counter Tops Throughout  
Large Fully Equipped Dirty Kitchen with Appliances  
Large Walkin Pantry with Premium Powder Coated Wire Shelving  
High Wattage Low Consumption LED Lighting Throughout  
Elegant Modern LED Chandelier and Hanging Lights  
Italian and American Brand Appliances  
10mm Glass Windows with High Grade Aluminum Frames  
8mm Glass Shower Doors  
Ceiling height mirrors in all bathrooms and powder room  
60 cm x 120 cm Floor Tiles on Main and Upper Common Areas  
High End Whole House Water Filtration System  
Beautiful Swimming Pool 9 mt x 5 mt With Underwater Lighting  
Premium Swimming Pool Filtration System with Electronic Auto Timer  
Swimming Pool Waterfalls (2) with Separate Pump and Electronic Auto Timer  
Swimming Pool Electrical Grounding Safety System  
All Outdoor and Washroom Electrical Outlets are GFI Protected  
3 x 110 Volt Electrical Outlets in Kitchen for North American Appliances  
All Rooms Air Conditioned with Top of Line Midea Brand Split Unit Equipment  
2 Large Covered Balconies  
4 Large Covered Patios  
Large Bright Outdoor Dining Area with Tinted Polycarbonate Cover  
Outdoor Dining, Patio, and Pavilion Areas with Authentic Vigan Clay Floor Tile  
Large Pavilion Area with Adjoining Shower and Comfort Room  
Garage Parking for 4 Vehicles (2 fully covered)  
Professionally Landscaped Lawn with Trees, Plants, Shrubs and Accent Lighting  
Diesel Backup Generator 9.5 KvA in Soundproofed Enclosure

Separate Electrical Panel for Generator  
Premium Security System with 11 x High-Def Night Vision Cameras  
Solar Powered Motion Detection Security Lights x 4  
Cat-6 Wiring Throughout  
Co-ax Cable Wiring Throughout  
Custom Designed Built in Cabinets, Cupboards, Closets and Shelving in All Rooms  
Extraction Fans in All Comfort Rooms  
Attic Mounted High-Capacity Hot Air Extraction Fans (2)  
On Demand Hot Water in All Washrooms and Showers  
Electronic Keypad "Keyless" Entry Doors  
Ceiling Mounted Air Circulation Fans (4)  
High Quality Aluminum Frame Sliding Doors to Patios and Outdoor Dining  
Large Covered Laundry Area  
Maids Quarters with Kitchen Facilities  
Metal Truss Framed Roof System  
Invisible Gutter Roof Drainage and Downspout System  
Dual Large Volume Septic Tanks Front and Back  
Designed, Engineered and Tested to North American Structural and Quality Standards  
All Concrete Work (slabs, beams, columns, pillars) Strength Tested in Laboratory  
Hollow Blocks Randomly Strength Tested in Laboratory

**Indoor Square Area**

Main Floor - 231 Sq. Mt.

Upper Floor - 222 Sq. Mt.

**Total Indoor Area - 453 Sq. Mt.**

**Outdoor Square Area**

Pool - 40.5 Sq. Mt.

Pavilion - 37 Sq. Mt.

Outdoor Dining - 32 Sq. Mt.

Outdoor Storage - 14 Sq. Mt.

Garage - 36 Sq. Mt.

Water Wall - 39 Sq. Mt.

Lawn and Landscaped Area - 393 Sq. Mt.

Fence and Exterior Landscaped Area - 122 Sq. mt.

**Total Outdoor Area - 714 Sq. Mt.**

**Main Floor Room List**

Formal Kitchen

Dirty Kitchen

Dining room

Living Room

Powder Room

Comfort Room

Office/Den

Storage Closet

Pantry

Main Hallway

Patio Access Hallway

Main Entrance and Foyer

**Bedroom 1**

Walk In Closet

Washroom and Shower

Comfort Room

### **Upper Floor Room List**

Bridge Walkway

Hallway

Balcony

### **Master's bedroom**

His - Hers Walk In Closet

His - Hers Washroom and Shower

Comfort Room

Private L-Shaped Balcony

### **Bedroom 2**

Walk In Closet

Washroom and Shower with Bath

Comfort Room

### **Bedroom 3**

Walk In Closet

Washroom and Shower

Comfort Room

### **Bedroom 4**

Walk In Closet

Washroom and Shower

Comfort Room

### **Outdoor Room List**

Pavilion Shower

Pavilion Comfort Room

Pavilion Wash Area

Storage Room

Pool Pump Room & Storage

Electrical room

Maids Room

Maids Shower and Comfort Room

Laundry Room

Water Filtration Room

Generator Room

Waterfall Area

Garage Area

Pool Area

Lawn Area

**Air Conditioning**

Master's Bedroom

1 x 1.5 HP Split

1 x 2.5 HP Split

Bedroom 1 - 1 x 2.5 HP Split

Bedroom 2 - 1 x 1.5 HP Split

Bedroom 3 - 1 x 1.5 HP Split

Bedroom 4 - 1 x 2.5 HP Split

Office/Den - 1 x 2.5 HP Split

Dining Room - 1 x 3.5 TR Split

Living Room - 1 x 3.5 TR Split

**Included with Home**

Built in Gas Cook Top in Formal Kitchen

Gas Stove with Electric Oven in Dirty Kitchen

Hood Exhaust Fan

Built in Microwave Oven

Side by Side Fridge Freezer

Window Blinds

Window Drapes

Power Remote Control Window Blinds

Premium Security System with 11 x High-Def Night Vision Cameras

Solar Powered Motion Detection Security Lights x 4

Split type Inverter Air Conditioners (9)

Washing Machine

Generator (9.5 KvA Deisel)

Chandelier and Hanging Lights

Custom Designed Built in Cabinets, Cupboards, Shelving and Closets

Custom Made 8 Place Dining Table and Chairs

Custom Made Living Room Sofa

Custom Made Living Room Love Seats (2)

Custom Made Coffee Table

Custom Made Sofa Back Table

Imported Acacia Wood 8 place Outdoor Dining Set

Imported Acacia Wood Outdoor Pool Lounging Beds (3)

Imported Acacia Wood Outdoor Lounge Side Tables (3)

Imported Vinyl Wicker Patio Set with Glass Table

Imported Vinyl Wicker L-Shaped Pavilion Sofa and Table

Pool Cleaning Equipment

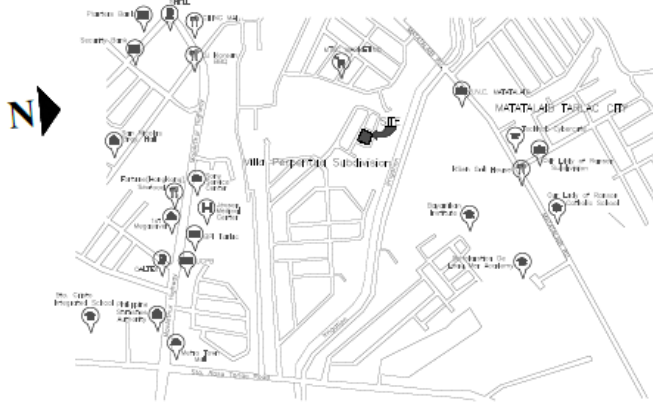
Ceiling Mounted Circulation Fans (4)

Home Water Filtration System

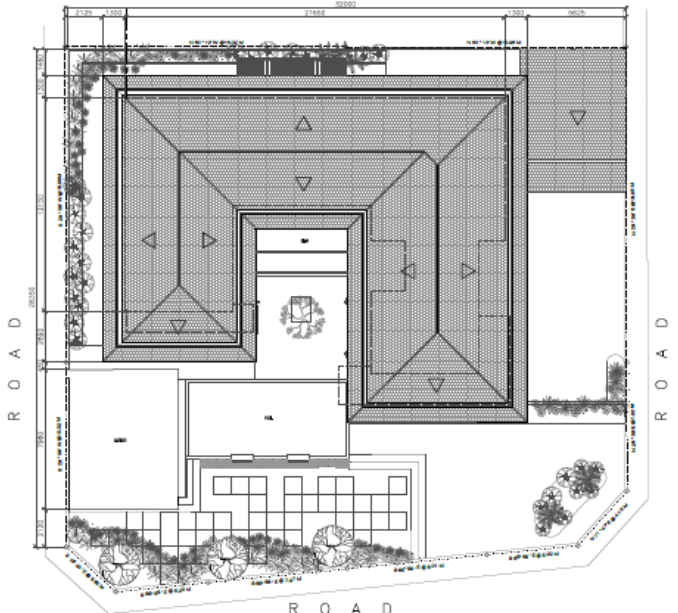
Pool Water Filtration System



**A**  
1/1 SCALE NTS



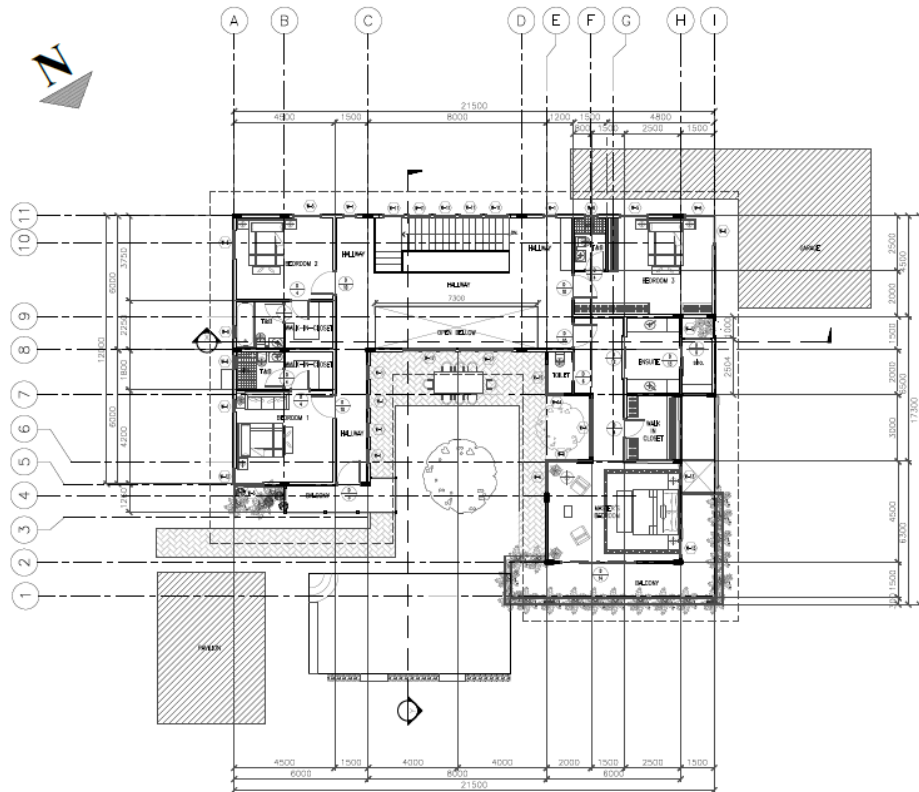
**A**  
1/2 SCALE NTS



**A**  
1/3 SCALE 1:150 NTS







**A** SECOND FLOOR PLAN  
 3 | 1 SCALE 1:100 MTS