

The image is a promotional advertisement for the ARARO CONDOMINIUM. It features a modern, multi-story white building with a grid of balconies. Each balcony is enclosed with a light green, vertically-slatted metal railing. The building is set against a bright blue sky with scattered white clouds. A dark teal horizontal band is superimposed over the middle of the image, containing the project name and tagline in white text. At the bottom, a white banner displays the Bigpat Development logo and name. The ground level shows a covered walkway with glass railings and signs for 'BANK OF THE PHILIPPINE ISLANDS' and other services.

# ARARO CONDOMINIUM

Elevate Your Living Experience



**BIGPAT DEVELOPMENT**

# PRODUCT DESCRIPTION

Welcome to Araro Condominium, the exceptional 3,000 sqm condominium that redefines urban living by BIGPAT DEVELOPMENT.



Occupancy Permit: **OSCP-10-23-0984**

## Property Specification

- 417 sqm total lot area
- 6 Levels/Floors + Roofdeck
- 1 Elevator
- 2 Airwells for ample natural light
- Integrated Water System
- 76 Residential Units
- 3 Commercial Spaces on Ground Floor
- 8 Basement Parking Slots

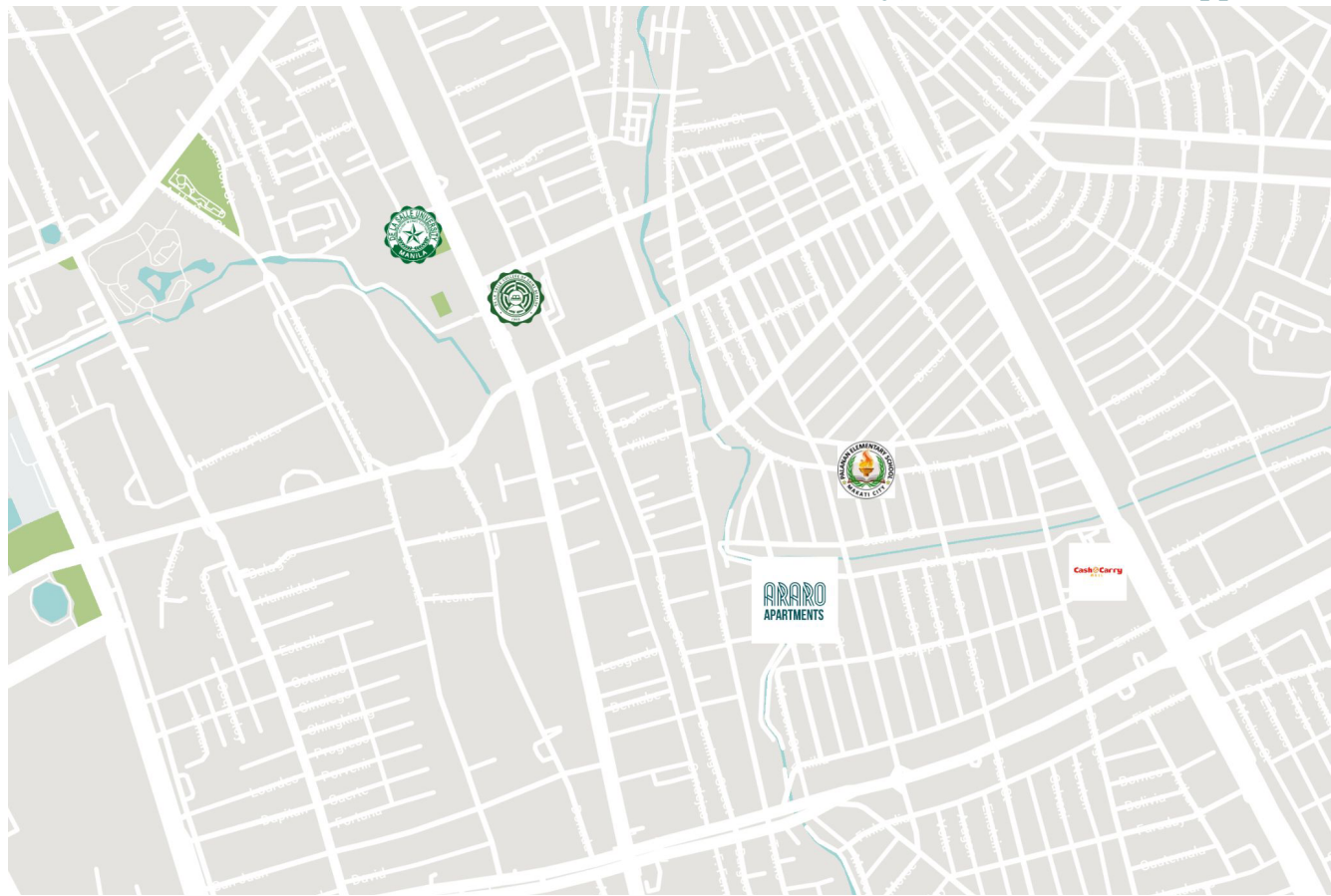


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# VICINITY MAP

## Location Details:

- Close to University Belt. Walking distance to De La Salle University and St. Scholastica's College
- Close to the University Belt and Metro Manila Skyway
- Quick access to Osmena Highway, Manila Skyway and Taft Avenue
- Convenient access to 7/11 Convenience Store
- Nearby Cash & Carry Mall and Buendia
- Proximity to Mall of Asia and Rizal Memorial Stadium



# BASEMENT

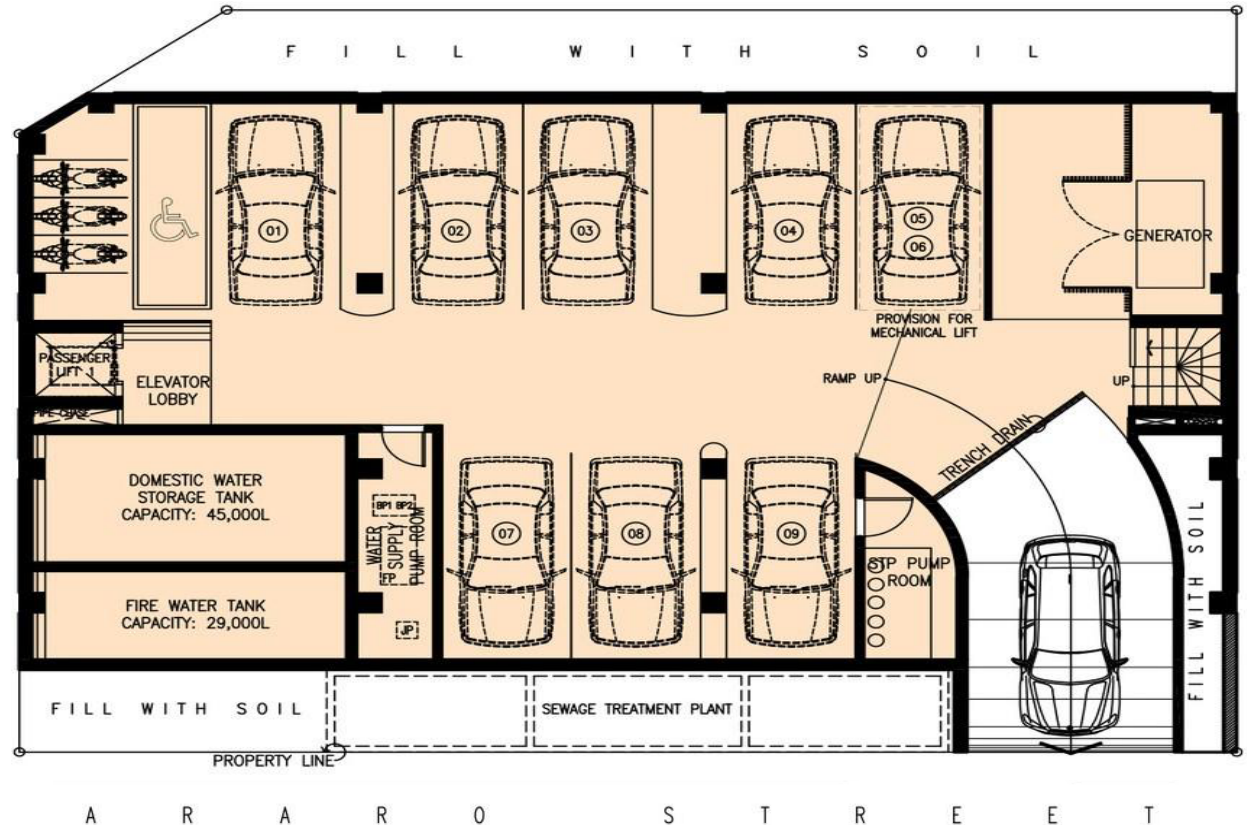
## Floor Plan

Discover the convenience of our covered parking facility at Araro Condominium.

### Parking Features:

- Secure and direct access to the elevator
- Capacity for 8 cars
- Access via ramp and elevator
- Reserve your spot now to ensure your convenience

Don't wait... Secure your parking space now before they're gone!



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# GROUND

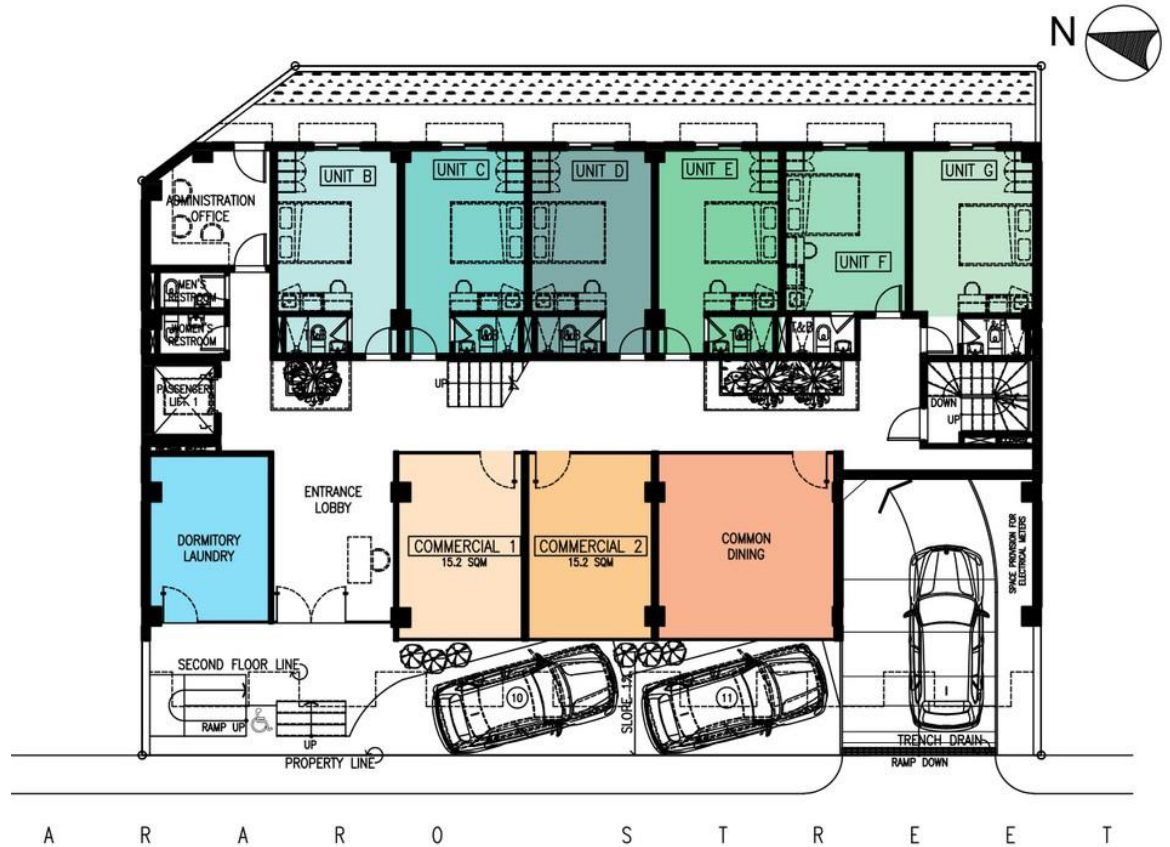
## Floor Plan

Experience the Extraordinary on the Ground Floor!

### Ground Floor Features:

- Easier and quicker access, being on the ground floor
- Elevated location ensures freedom from flooding during heavy rain
- Proximity to the street, with a charming garden and easy access to commercial spaces

Discover the simplicity of ground floor living ... Quick access, elevated security, and a cozy atmosphere. Grab your spot now before they're all taken!



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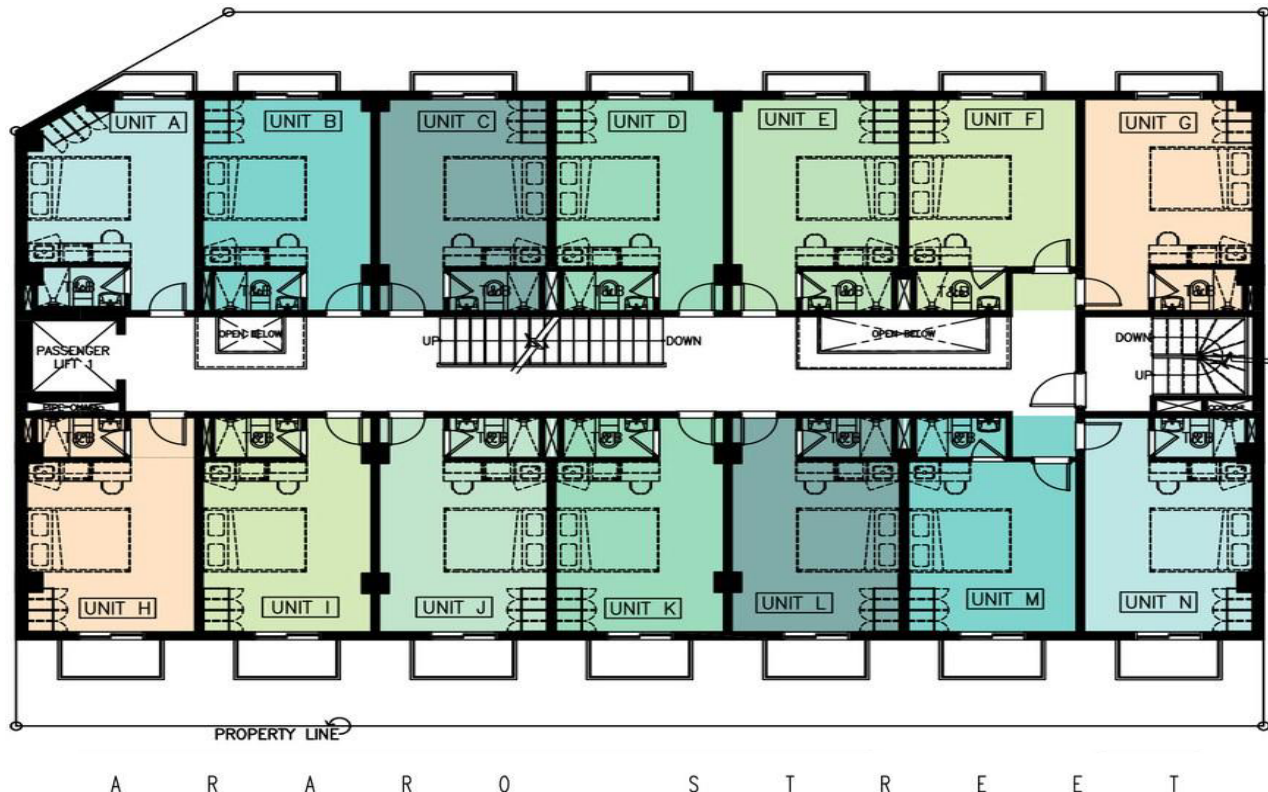
# UPPER Floors Plan

Feel at Home on Every Floor  
with Simple, Comfortable  
Living!

## Upper Floors Features:

- Same cozy design on each floor
- Beautiful views and quiet surroundings
- Homes made for your comfort

Reserve your space for a lifestyle of  
tranquility and style!



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# Rooftop

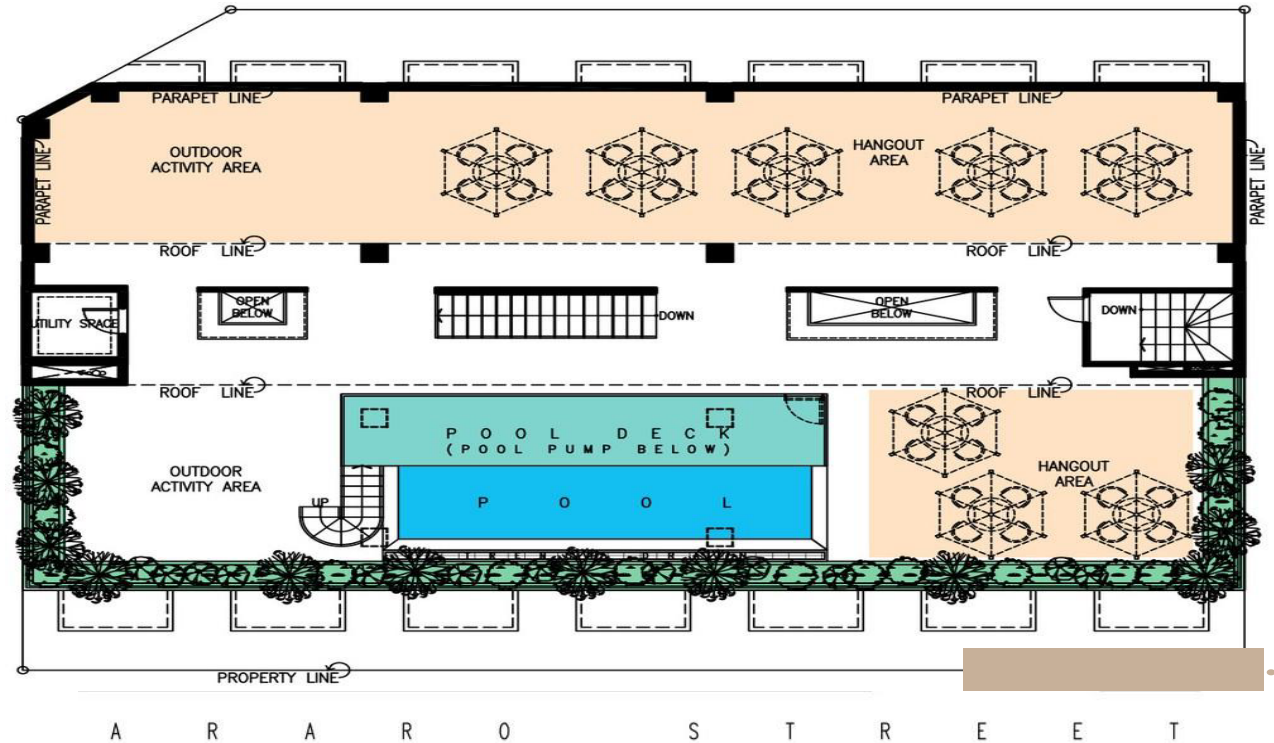
## Floor Plan

Feel Calm: Relax in the Luxury of Our Rooftop!

### Rooftop Floor Features:

- Take a dip in the Rooftop Swimming Pool
- Relax on the Rooftop Sun Deck
- Enjoy breathtaking city views
- Unwind in a calm outdoor space
- Homes made for your comfort

Discover the simple luxury of our rooftop oasis.



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# Rooms

Discover comfort in our thoughtfully designed bedrooms, each measuring 19-20 sqm

## Turn Over

- Livable upon turnover
- 1 Split-Type Aircon included
- Shower Heater included
- Kitchen Cabinet and Counter
- Tiles on the flooring
- Painted Walls

Get ready to move in and enjoy these features!!



Elevate your bedroom experience! Enhance your space with our model unit setup, available for all units at an additional cost of only 200,000 PHP



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# Rooms

## Office Setup

Transform your living space! Imagine the possibilities with our units.

Create your perfect workspace or home office

Explore the versatility of our units! Picture shows a unit with a customized office setup, illustrating the flexibility of your new home.



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# Your Trust our Priority

Meet the friendly faces behind Araro Condominium. We're here to assist you every step of the way.

At Araro Condominium, your peace of mind is our top priority. We've partnered with trusted banks to make sure your buying experience is safe and reliable:



NHMF



UNION BANK OF THE  
PHILIPPINES



BANCODE  
ORO



BANK OF  
COMMERCE

## Our Commitment and Assurance:

We believe in keeping things clear and straightforward. In order to provide complete transparency to our valued customers, we will be delighted to show the necessary documentation, assuring you of the security and legitimacy in your home-buying journey.



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# MOVE-IN GUIDELINE

Planning your move to Araro  
Condominium? Here are the  
simple guidelines for a smooth  
transition

1. Complete necessary documents and ensure unit completion.
2. Submit a move-in coordination with the Customer Care Department.
3. Apply for electrical and water services.
4. Settle Homeowners Association (HOA) membership fee and 3-month advance dues.
5. Conduct a punch list of units.
6. Undertake unit inspection and acceptance, marking the turnover of keys.
7. Consider unit renovations/improvements.

Understanding the guidelines and policies ensures a smooth move-in process and a harmonious living experience at Araro Condominium.



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# TURNOVER POLICIES

Shared Responsibilities:  
Building a Great Community  
Together

We've obtained the Occupancy  
Permit  
(OSCP-10-23-0984)

allowing you to step into your  
new home at Araro  
Condominium. Your journey to a  
delightful living experience  
starts here!

## Developer's Commitment:

In the spirit of a smooth transition, our commitment involves **title transfer**, seamless electric and water connections, ensuring your new home is ready for you.

## Your Responsibilities as a Homeowner:

1. Fulfill Familiar (Real Property Tax) updating and yearly payment upon turnover.
2. Contribute to the Common Area Real Property Tax, divided among all unit owners yearly.
3. Join the HOA with the required working capital and monthly fees.
4. Enjoy 24-hour security services.
5. Contribute to the Garbage disposal system.
6. Contribute to the maintenance of units and common areas.
7. Engage in property management services.
8. Be aware of bank processes and associated charges.



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# ADMIN POLICIES

Shaping Your Home Experience:  
Guidelines for Improvements,  
Limits, and Easy Moves.

## **Unit Improvement Guidelines:**

Interior upgrades are allowed after unit turnover and the buyer's move-in schedule. Seek approval for alterations, improvements, additions, and relocations. Note that changes affecting unit structure and design will be disapproved.

## **Unit Restrictions:**

Choose your ideal living or working space at Araro Condominium with our ground and 2nd-floor units designed for both residential and commercial purposes, offering versatile options to suit your needs. All units feature a split-type air conditioning system for your comfort. Enjoy electric cooking in our pet-friendly environment, where a maximum of 2 small pets, whether a dog or a cat, can enhance your living experience with delight.

## **Transfer Policies:**

Transfer from one unit to another or one house model to another during reservation cost PHP 5,000; if your account is contracted, the fee is PHP 20,000.



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# ADMIN POLICIES

Navigating Finances: Policies for  
Cancellations, Payments, and  
Insurance Clarity.

## **Cancellation and Payment Policies:**

Our Reservation Fee, non-refundable and non-transferable, secures your spot, remaining valid for 30 days. Payment Policies introduce a 3% penalty for late payments, emphasizing timely transactions. Accounts experiencing three consecutive months of non-payment may face cancellation, ensuring a fair and sustainable community.

## **Insurance Information:**

Deferred payments come with the benefit of excluding insurance fees. This means that if you opt for a deferred payment plan, you won't be burdened with additional costs related to insurance.

