

## Technical Description of

### BILISAN TOWER RESIDENCES

**Purok 6, Area Salome, Peter Coray, +63 917 70 60 101,**

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Build	2014	Constructor	Peter Coray
			<b>Architect, Planning, Builder</b>
Area	Nr.	m2	Remark
Lot 1434	047-33-0002-003-01	2604	Main Area, 38m Cliff view, Front Cebu Sea
Lot 1435	047-33-0002-004-31	468	Lower Area, Guardhouse etc.
Lot 1437	047-33-0002-003-11	176	Road, Starts on Barangay Road
Lot 1436	047-33-002-003-12	152	2. part of private Road
	Total Area	3400	
			<b><u>All Lots Tax Dec. Ready for Title</u></b> <b><u>ON THE Name of Owner</u></b>

Nr.	Utilitys	Position	Descriptions
1	<b>Villa 1 and Villa 2 IDENTICAL Floor Area each 384m2 Semi Furnish</b>	Living room 68.4m2	Large, bright living room with big front alu glass sliding doors and Mosquito grid. Euro nano tiles 60x60, Remote control selling fan, LED Light, indirectly LED bares, Ceiling with Gibson Board. Flat LED TV with BOSE Sound system 5:1.
		Kitchen 16.17m2	Large Kitchen with Italian 5 Place Gas cooker. Gas station outside of Building. Double door Samsung Fridge with freezer. Built in Oven and Microwave. Hot and cold water with Häfele double sink. Built in kitchen furniture with gmelina wood. LED Lights. Built in gmelina wood rack. Work surface Italian marble plate. Surface cladding with high quality stones. Ceiling Gibson board.
		Office 10.04m2	Built in mahogany work table. Nano Tiles floor. Alu slide windows with mosquito grid. Air-condition 1.5HP, built in Gemelina wood racks, CC TV receiving area, Door massive Mahogany
		Entrances 24m2	Large entrance door with Tugas wood, Floor Nano tiles, LED Light. Ceiling Gibson board, build in mahogany rack. Directly access to Garage. Door to Garage massive mahogany wood.
		Stockroom 1/ 4m2	Under the stair. Door massive mahogany wood
		Stockroom 2 3.85m2	Door massive mahogany wood, Alu lamella windows with mosquito grid. Ceiling Gibson Board, floor nano tiles, electric fuse station, racks.

	<b>Villa 1 and Villa 2</b>	Bathroom Groundfloor 5m2	Floor Nano tiles, American Standard CR, large walk in shower with hot and cold water, Sink table with mirror, Surface cladding with high quality stones, Alu Lamella Windows with Mosquito grid. LED Light. Door massive mahogany wood. Ceiling Gibson Board
		Garage Floor Area 48m2	Automatic rolling Alu door, Gemelina side slide door, Dry room for dive equipment, Sink, built in racks, built in work platform, large industries lights, Floor high quality colored hard cement. Water pressure system with sand filter and UV Light disinfection.
		Front Terraces 28m2	Massive built in seat stone area, Floor Beppel stone, Sea view, LED Light,
	<b>Second Floor Villa 1 and Villa 2 IDENTICAL</b>	Master Bedroom 23.5m2	Large Alu Windows with mosquito grid, high room, Floor Nano tiles, 2 line LED Light, Door massive Mahogany wood, 2 HP Aircon, Remote control ceiling fan
		Bedroom 21m2	Access to front terraces. Alu slide windows with mosquito grid. Indirectly Led Light. 1.5 HP Aircon, remote control ceiling fan. Gibson Board Ceilling. Doors massive mahogany wood. Floor Nano tiles. TV and Cable conections.
		Walk in Cabinet 7m2	Lamella windows, Nano tiles floor, Door massive mahogany wood.
		Bathroom Second Floor 48m2	Separate CR American Standart. Lamelle Windows, Mirror Cabinet, big Marble sink Design, Large shower with Bench area, Jacuzzi good for two, Nano tiles, high quality stones on wall, Alu Window with Mosquito Grid. Door to Terraces.
		Laundry room 5.6m2	Space and connection for Washmachine, Sink, Windows
		Back terraces ca 31.8m2	Use for hanging area
			High Area 3m
		Stair 9.8m2	1,5 m wide, 6 m long
		Comon Area 26m2	
<b>2.</b>	<b>Building</b>		
		Roof:	Flat roof 4% with Metal roof.
		Outside Building	Front of Building covert by stone Facade. Rest of Building primer and cover with Ivory Boisen color.
<b>3.</b>	<b>Technique</b>	Water system:	Ca. 180m3 underground water thank in 2 chambers. Rainwater collection 2 HP Pump, Sandfilter, Presure Thank 80lt. , UV Light Stabile pressure ca 3 Bar
		Septic thank	3 chamber system. Ca. 90m3
		TV	Cable tv Zafra, 3 Modem, 1x Satellite Reciver
		Internet	Fiber cables until entrances. 10 Repeater, 3 Modem
		Generator	10 KW Diesel Yanmar Generator
		Common Area	Solar Lights on Road and walkways

<b>4.</b>	Bungalow 1 and 2 INTETICAL Each 62m2 Semi furnish	Bedroom	Large Bedroom with 2 Alu Windows and Mosquito Grid. Ceiling Gibson Boar. 1,5 HP Aircon Bungalow 1 furnished
		Living room	2 Alu Windows with Mosquito Grid, Cable TV and Fiber Internet Main door massive Mahogany , Ceiling fan
		Open Kitchen	Gas Cooker with Gas thank outside of Building, Sink with hot and cold water, Refrigerator, Range Hood
		Bathroom	Shower and CR, Sink, Hot and cold water, Door massive Mahogany, Nano Tiles, Lamella windows with Mosquito Grid
<b>5.</b>	<b>Outside Area</b>	Swimming pool Ca 60m3	Chlorine free swimming pool treatment with Ionizer System, Color Intelibrite Light.
		Fresh Water Thank	Ca. 140m3 in 2 thanks. Rainwater Collection 3 bar pressure water system
		CCTV	11 Cams on Property, Central in Villa 1 office
		Fencing	Hi Fencing with Iron on top and electric wire
		Entrances	Automatic swing door
		Guardhouse	Entrances Guardhouse with room for CR
		Lower Area	Thirty Kitchen with one stay in Native Bungalow Garbage burning station Deep well
		Electric Line	Semi Private Line up to Barangay Road
		Sea Accesses	Stair with sitting area to the Sea Sitting Area Rock built in Barbeque Place with wooden chairs Large Garden Sea front facing Cebu Island Garden light

**The property offers many possibilities for an additional extension. Each villa could be equipped with additional rooms. Up to 27 units can be additionally built in a 2 story building. The property is ideal for a diver resort or just private residences. The property is under ECC regulation.**