



**Galleria Residences – Tower 1
Fact Sheet as of November 05, 2015**

Location

- General Maxilom Avenue Extension, Cebu City

General Description

- Mixed-use (residential and commercial) development
- All flat units
- Resort-inspired Architecture

Unit Finishes

	Living/Dining	Bedroom	Kitchen	Toilet and Bath
Floor	Homogeneous Tiles	Laminated Wood	Homogeneous Tiles	Homogeneous Tiles
Wall	Painted Plastered Wall			Combination of Painted Plastered Wall and Homogeneous Tiles
Ceiling	Painted Slab Soffit (No Ceiling)		Painted Gypsum Board	
Other Deliverables		Bedroom Closet	Hot Water Line Provision (water heater excluded)	
			Granite countertop and splashboard	
			Overhead and undercounter cabinets	
			Outlet for : <ul style="list-style-type: none"> • Refrigerator – 20 amp • 2-burner cooktop – 20 amp • 4-burner cooktop – 40 amp 	
			Lavatory with Granite Countertop	

Typical Residential Features

- Entrance panel door with viewer
- Intercom per unit connected to the reception counter
- Automatic smoke detectors, fire alarm and sprinkler system in all units
- Provision for:
 - Individual electric and water meter
 - Telephone line at living area and master's bedroom
 - Cable TV line at living area and bedrooms
 - Ventilation for kitchen and toilet
 - Window-type air conditioner provision at all units
 - Hot water line (water heater excluded) at kitchen and toilet
 - Washer / dryer provision for all units
- Standby power at selected areas in residential units:
 - One (1) ceiling light for living area and each bedroom
 - One (1) convenience outlet for living and dining areas
 - One (1) convenience outlet for refrigerator
 - One (1) convenience outlet for each bedroom

While every care has been taken in preparing this material, all plans, details and specifications contained herein are subject to change without prior notice and do not constitute part of any offer or contract. No warranty or representation is made by the Developer as to their accuracy. Furthermore, the Developer reserves the right to alter, deviate or dispense with the plans and specifications referred to herein.

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Building Facilities/Services

- Main entrance lobby with reception counter
- Three Elevators (2 passenger, 1 passenger cum service)
- CCTV monitoring on selected common areas
- Automatic smoke detectors, fire alarm, and sprinkler system at all common areas
- Annunciator panel with emergency speaker at selected floors
- Water is supplied by an elevated water tank and underground cistern
- Standby power generator for all common areas
- Individual mail boxes
- Wi-Fi at selected Amenity Areas
- Garbage holding room located at Basement 1
- Garbage holding area per residential floor
- Building administration office
- Security room
- Transformer and genset room
- Driver's lounge and toilet
- Sewage Treatment Plant
- Two (2) fire exit stairs with well-lighted signages conforming to the Fire Code of the Philippines

Recreational Amenities

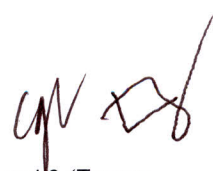
Indoor Amenities

- Spa/Sauna
- Fitness Gym
- Function Room
- Private Theater
- Kid's Play Area
- Open Lounge

Outdoor Amenities

- Lap Pool
- Kiddie Pool
- Garden / Landscaped Areas
- Outdoor Playground

**The aforementioned amenities, including any amenities committed for delivery with Phase 2 and 3 (Towers 2 and 3), are to be shared by all residents of Galleria Residences. Thus, management and maintenance costs for these and other common area facilities shall also be shared accordingly, in the manner to be determined by the development's Condominium Corporation.*



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