



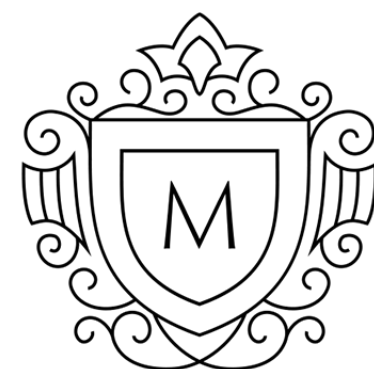
ONE MANHATTAN
AT ONE REGIS
THE UPPER EAST, BACOLOD CITY

Amazing Things
ARE WORTH THE WAIT



MEGAWORLD BACOLOD

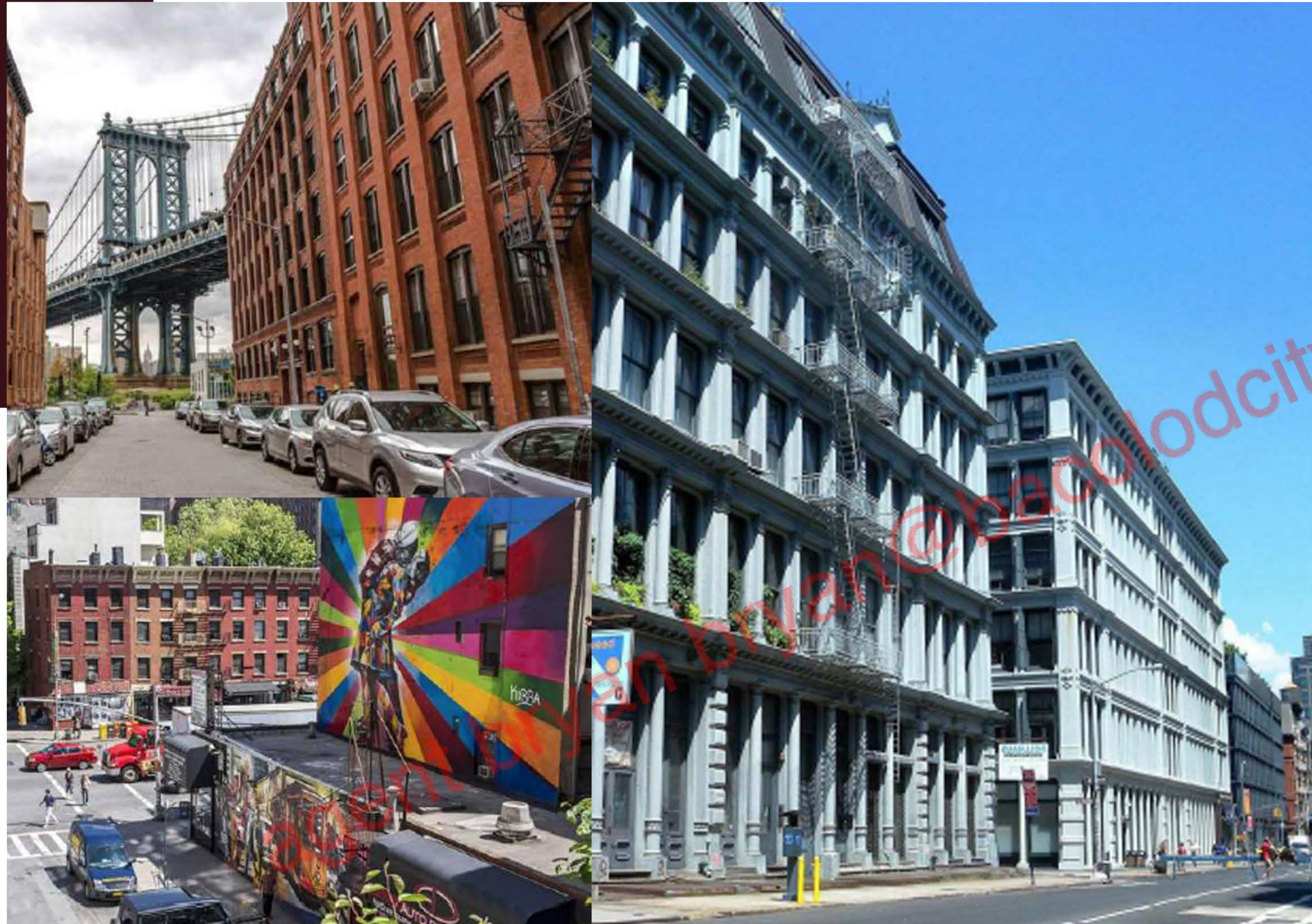
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AT ONE REGIS
THE UPPER EAST, BACOLOD CITY



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FACADE INSPIRATION

- NEW YORK INDUSTRIAL STYLE
- NEW YORK CAST IRON THEME

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Vicinity Map



ONE MANHATTAN
AT ONE REGIS
THE UPPER EAST, BACOLOD CITY

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Vicinity Map



- 1 - One Regis
- 2 - Two Regis
- 3 - The Upper East Mall
- 4 - No.1 Upper East Avenue
- 5 - No.2 Upper East Avenue
- 6 - Luxury Boutique Hotel

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Development Summary

TOTAL LOT SIZE | Approx. 2,288 sqm

NUMBER OF UNITS | 260 Units

NUMBER OF FLOORS | 14 Floors

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Floor Summary

Roof Deck

3rd Floor to 14th Floor
Residential Unit
(Excluding 4th Floor and 13th Floor)

2nd Floor
Residential and Amenity Level

Basement 1 and 2

Unit Mix and Summary

One Manhattan Regular Units

Studio Unit with Balcony

28.00 sq.m. – 33.00 sq.m.

144 units - 55.38%

1 Bedroom Unit

36.00 sq.m. – 47.00 sq.m.

18 units - 6.92%

1 Bedroom Unit with Balcony

44.00 sq.m. – 51.50 sq.m.

54 units - 20.77%

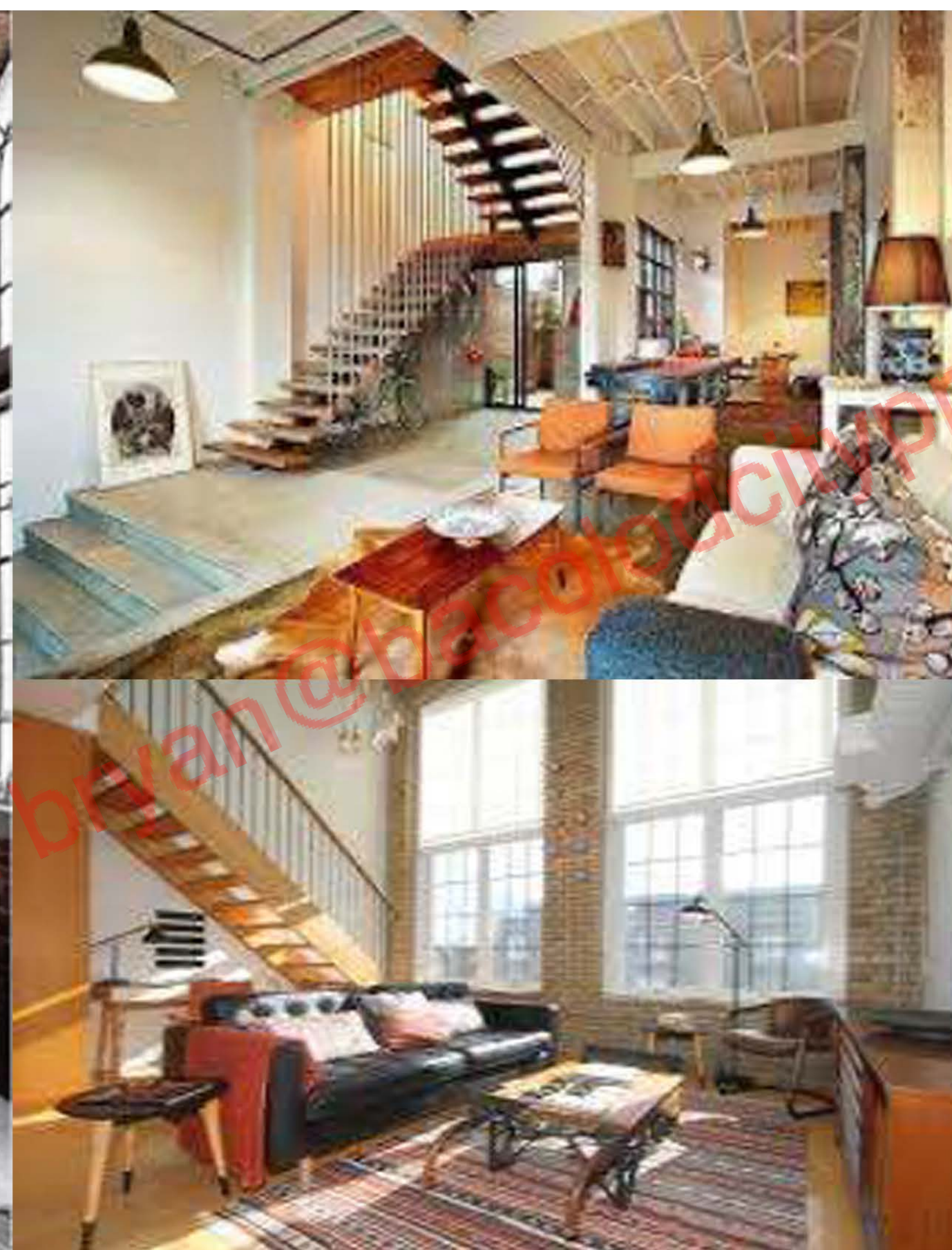
2 Bedroom Unit with Balcony

77.00 sq.m.

9 units - 3.46%



Unit Mix and Summary



ONE MANHATTAN LOFT UNITS

1-Bedroom Garden Loft Unit
74.00 sq.m.

1 unit - 0.38%

1-Bedroom Garden Loft w/Lanai
70 sq.m.

4 units - 1.54%

1-Bedroom Sky Loft Unit
74.00 sq.m.

1 unit - 0.38%

1-Bedroom Sky Loft Unit w/Balcony
61.00 sq.m. – 68.00 sq.m.

16 units - 6.15%

Unit Mix and Summary

One Manhattan Bi-Level Units

1-Bedroom Bi-Level
Garden Unit with Lanai
85.00 sq.m.

1 unit - 0.38%

1-Bedroom Bi-Level
Sky Unit with Balcony
83.00 sq.m.

2 units - 0.77%

2-Bedroom Bi-Level Garden Unit
99.00 sq.m.

1 unit - 0.38%

2-Bedroom Bi-Level Sky Unit
99.00 sq.m.

2 units - 0.77%



One Manhattan Bi-Level Units

2-Bedroom Bi-Level
Garden Unit with Lanai
108.00 sq.m. – 109.50 sq.m.

2 units - 0.77%

2-Bedroom Bi-Level
Sky Unit with Balcony
104.00 sq.m. – 112.00 sq.m.

3 units - 1.15%

3-Bedroom Bi-Level
Garden Unit with Lanai
74.00 sq.m.

1 unit - 0.38%

3-Bedroom Bi-Level
Sky unit with Balcony
61.00 sq.m. – 68.00 sq.m.

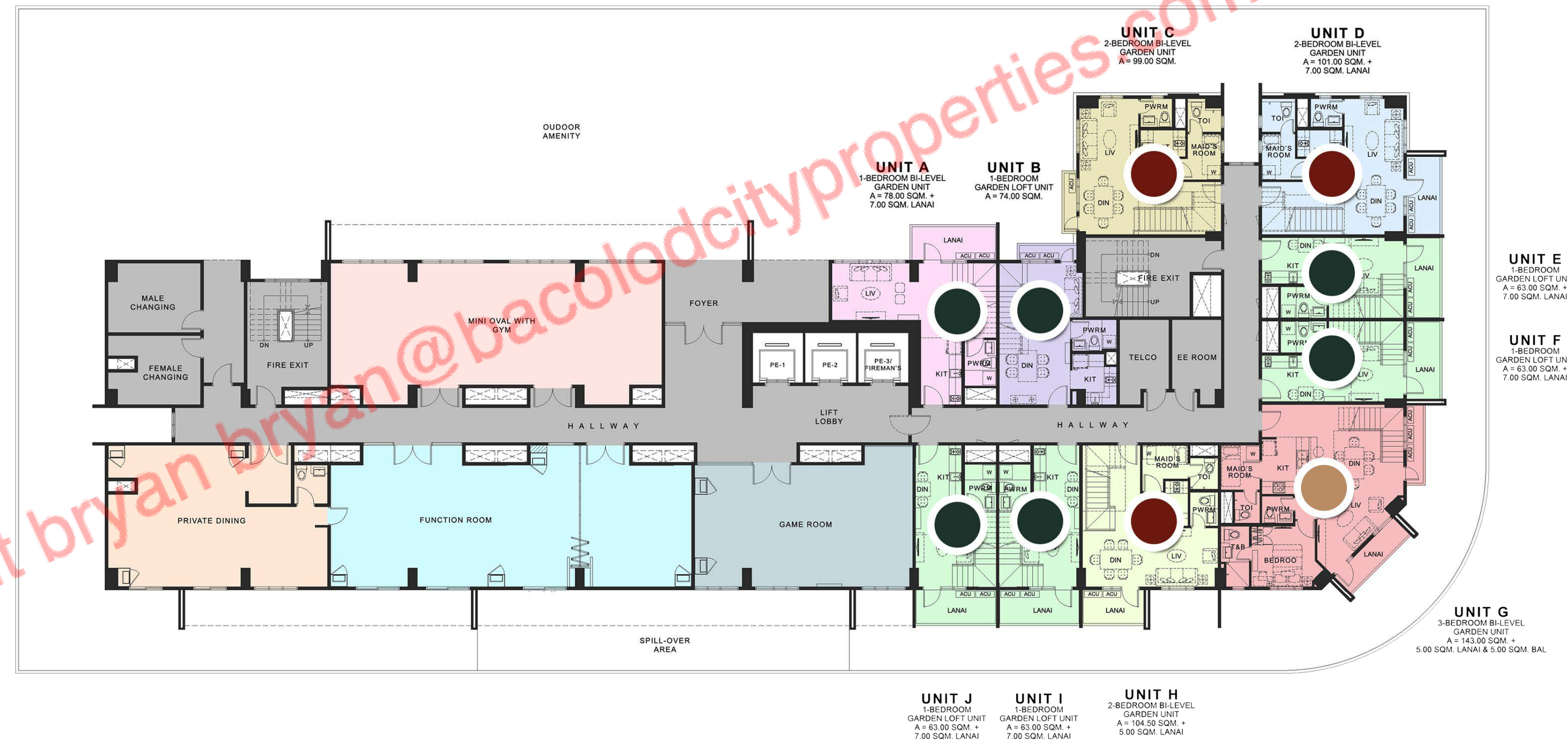
1 unit - 0.38%

Typical Floor Layout

2nd Floor - Lower Level



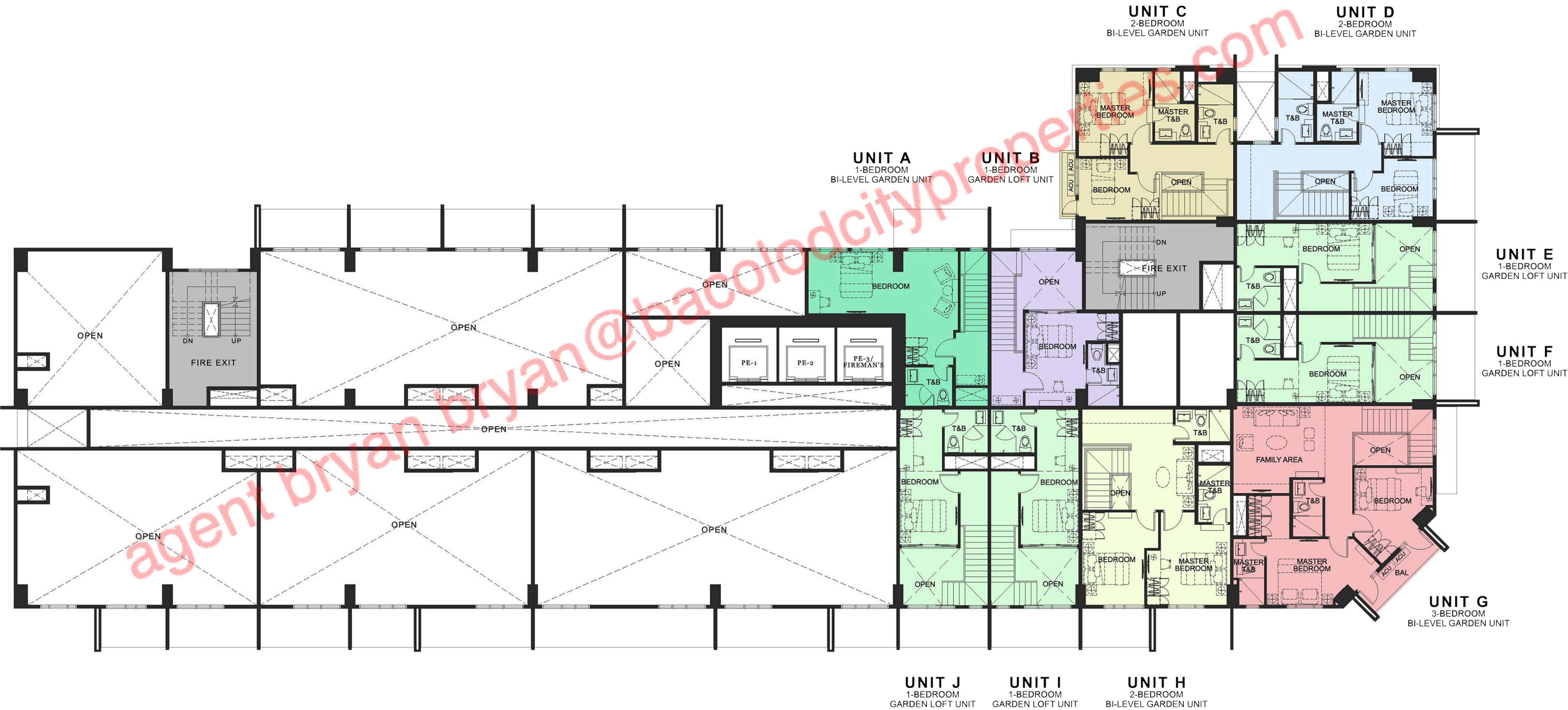
- 6 1 Bedroom
- 3 2 Bedroom
- 1 3 Bedroom



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Typical Floor Layout

2nd Floor - Upper Level



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Typical Floor Layout

3rd Floor - 11th Floor

Total Units - 25 Residential Units



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16

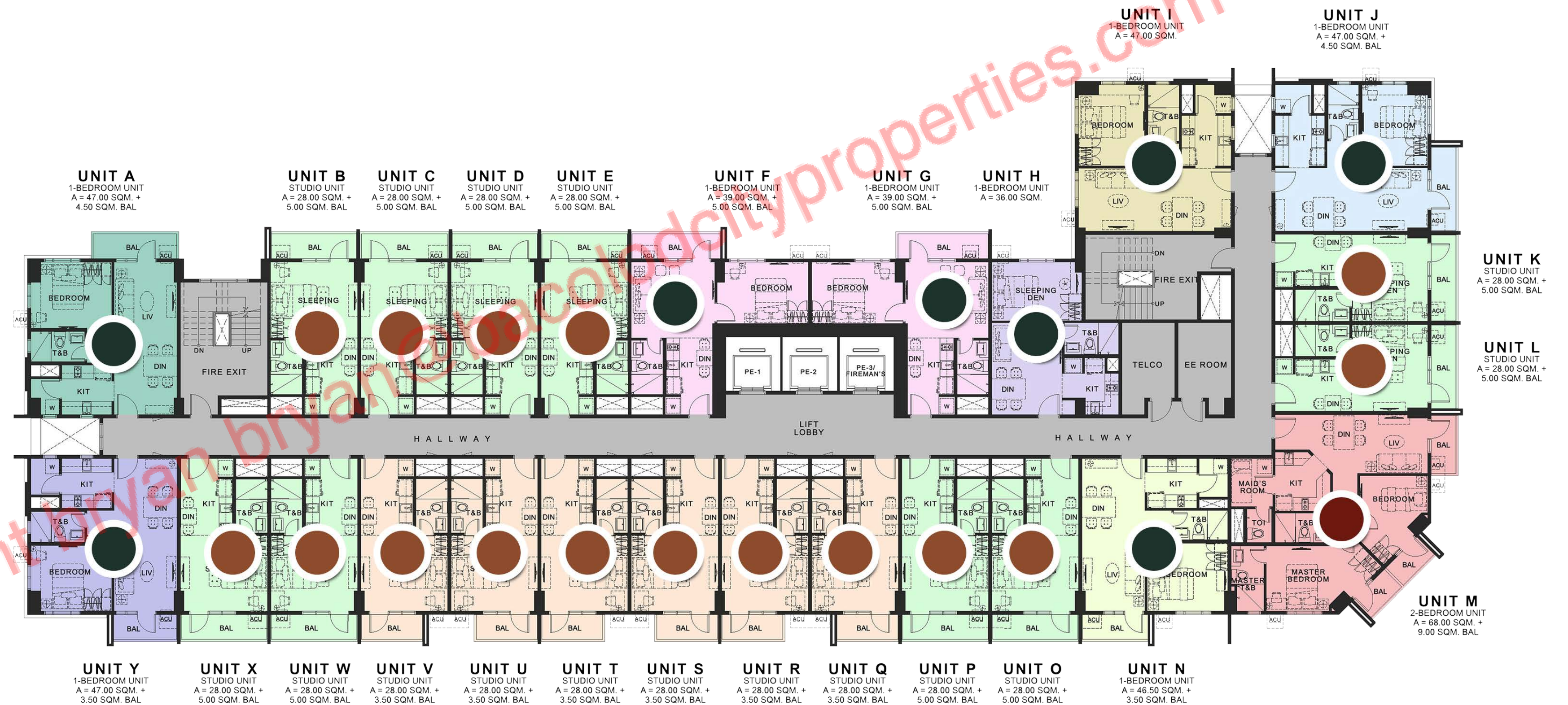
Studio

8

1 Bedroom

1

2 Bedroom



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Typical Floor Layout

12th Floor

Total Units - 25 Residential Units



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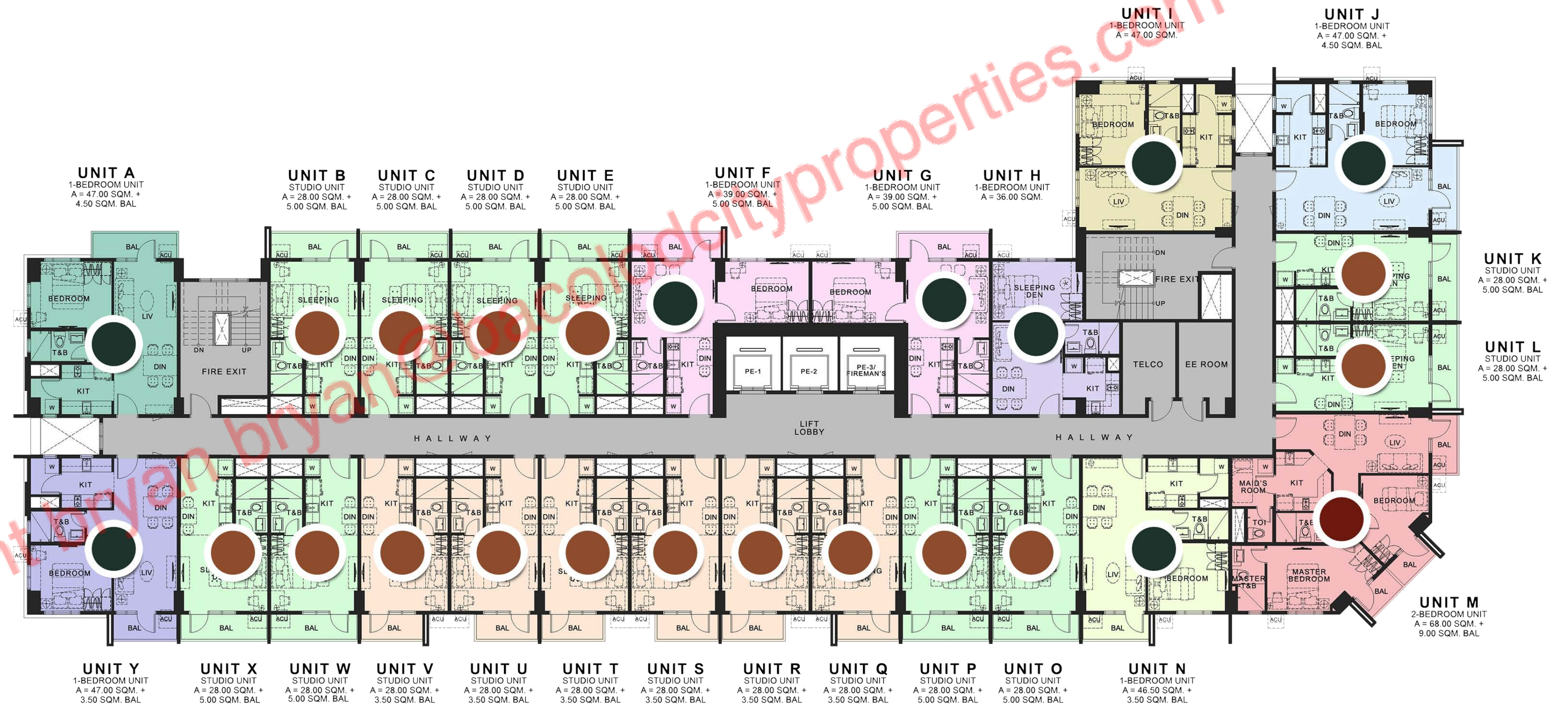
Studio

8

1 Bedroom

1

2 Bedroom



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Typical Floor Layout

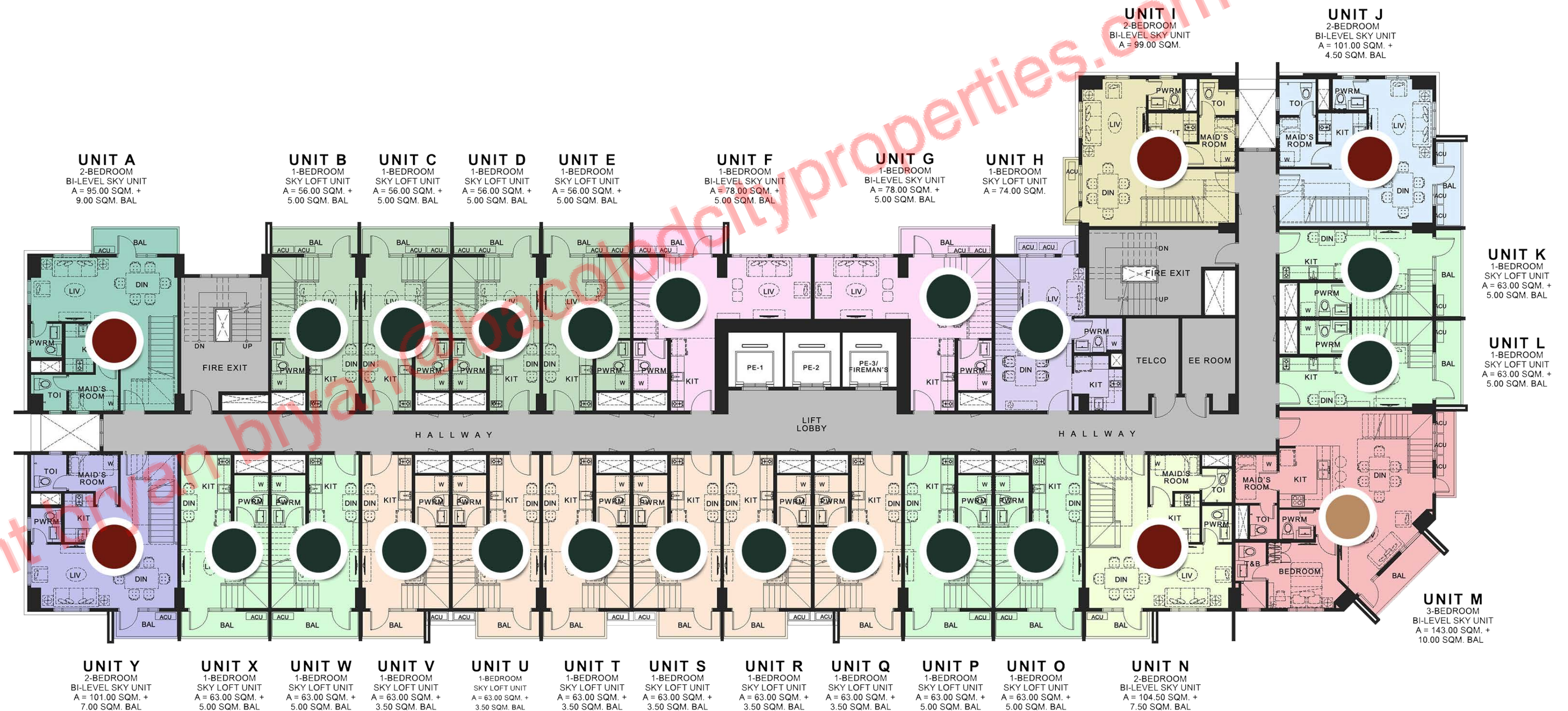
14th Floor - Lower Level

Total Units - 25 Residential Units



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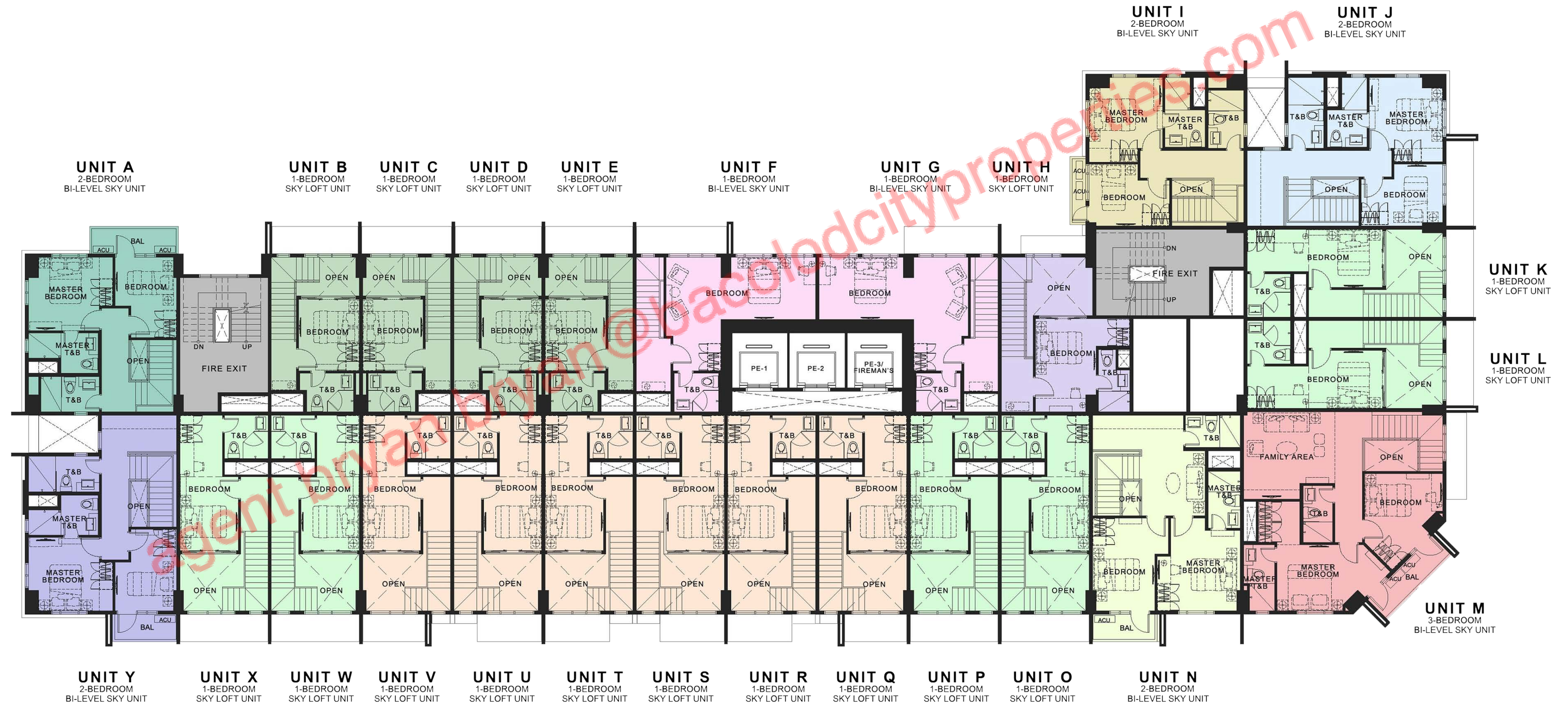
- 19 1 Bedroom
- 5 2 Bedroom
- 1 3 Bedroom



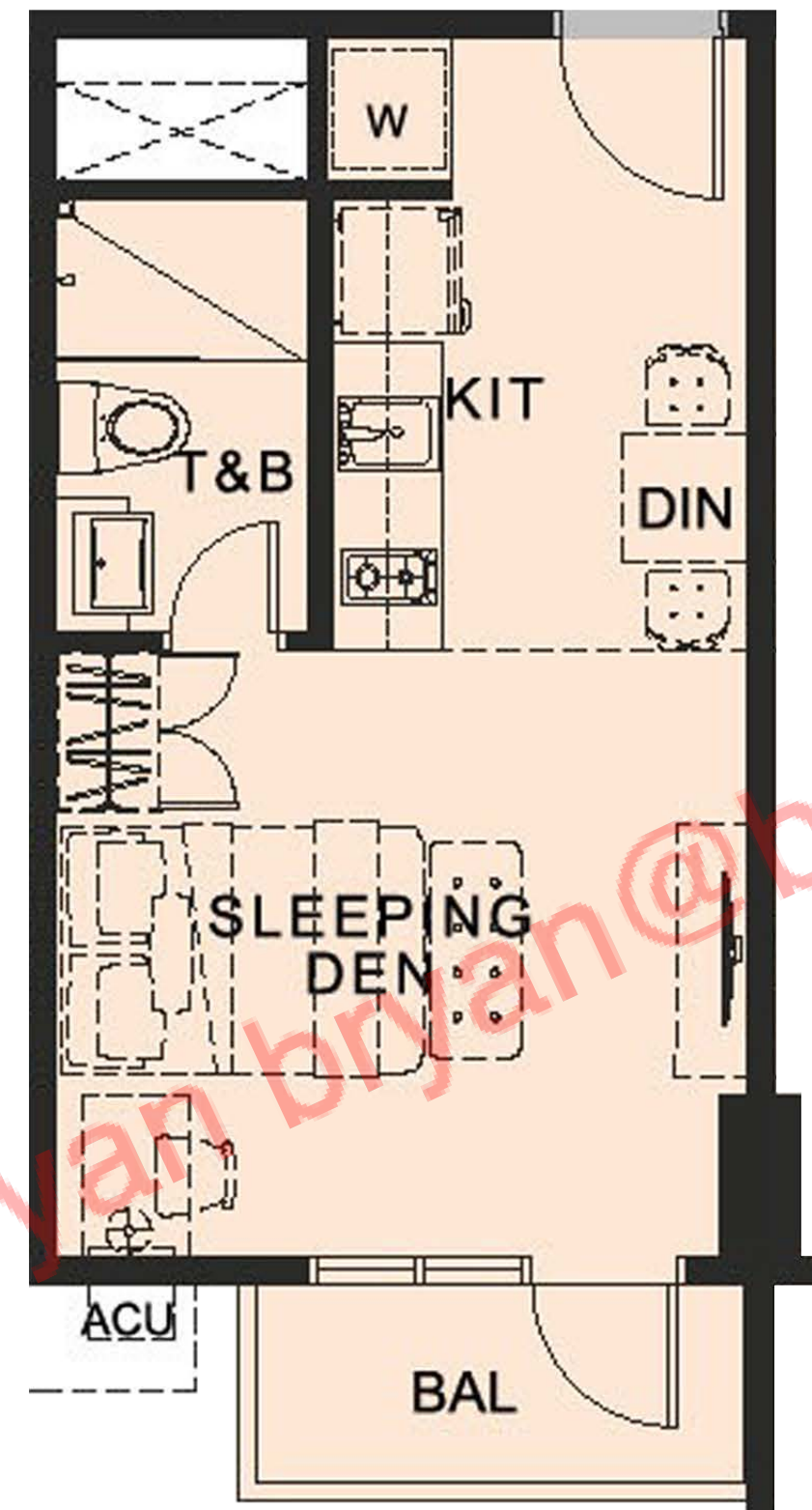
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Typical Floor Layout

14th Floor - Upper Level



Units Highlights - Studio



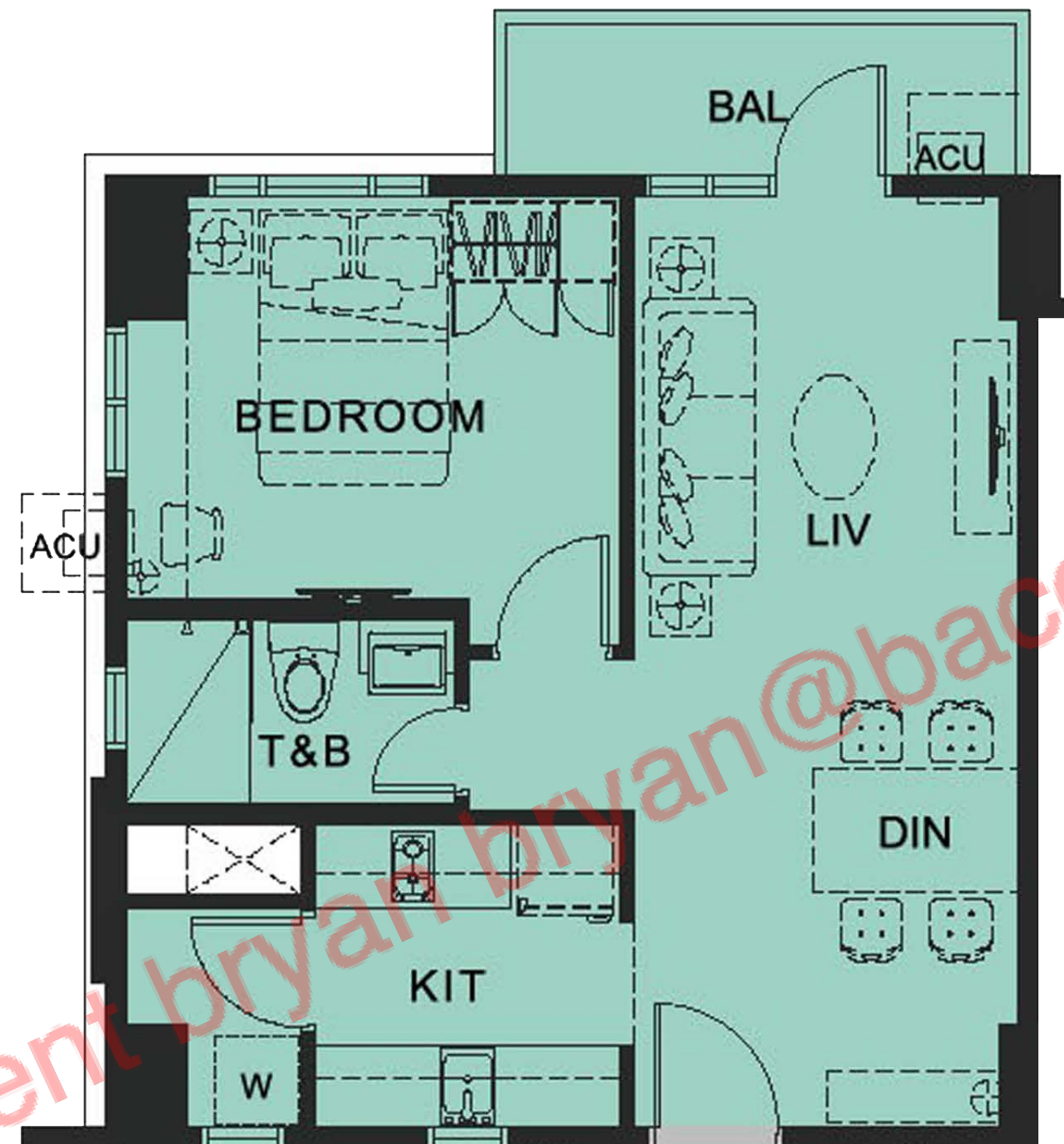
AREA RANGE
28.00 – 33.00 sqm

- Ceramic plank flooring in living, dining, sleeping area, kitchen
- Ceramic tile flooring in T&B
- Modular bedroom closet
- Modular under-counter and overhead kitchen cabinets
- Mechanical and/or natural ventilation at T&B
- Provision for inverter window-type air-conditioning unit
- Power outlet for electric cooktop
- Ducting and electrical provisions for range hood
- Water line and power outlet for washer dryer

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Units Highlights - 1 Bedroom

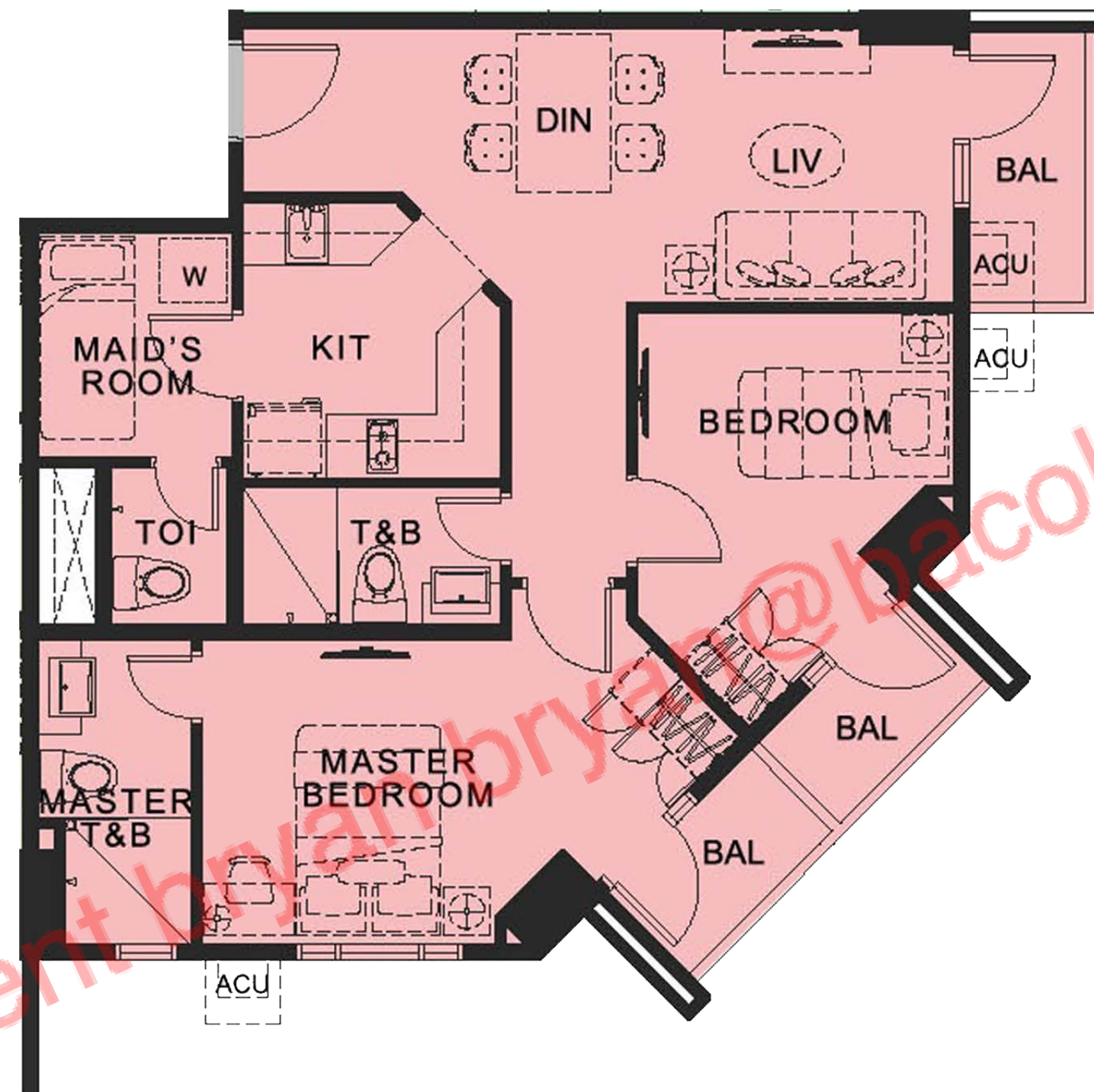

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- Ceramic tile flooring at living, dining, kitchen, T&B
- Ceramic plank flooring at bedroom
- Modular bedroom closet
- Modular under-counter and overhead kitchen cabinets
- Mechanical and/or natural ventilation at T&B
- Provision for inverter window-type air-conditioning units
- Power outlet for electric cooktop
- Ducting and electrical provisions for range hood
- Water line and power outlet for washer dryer

AREA RANGE
36.00 – 51.50 sqm

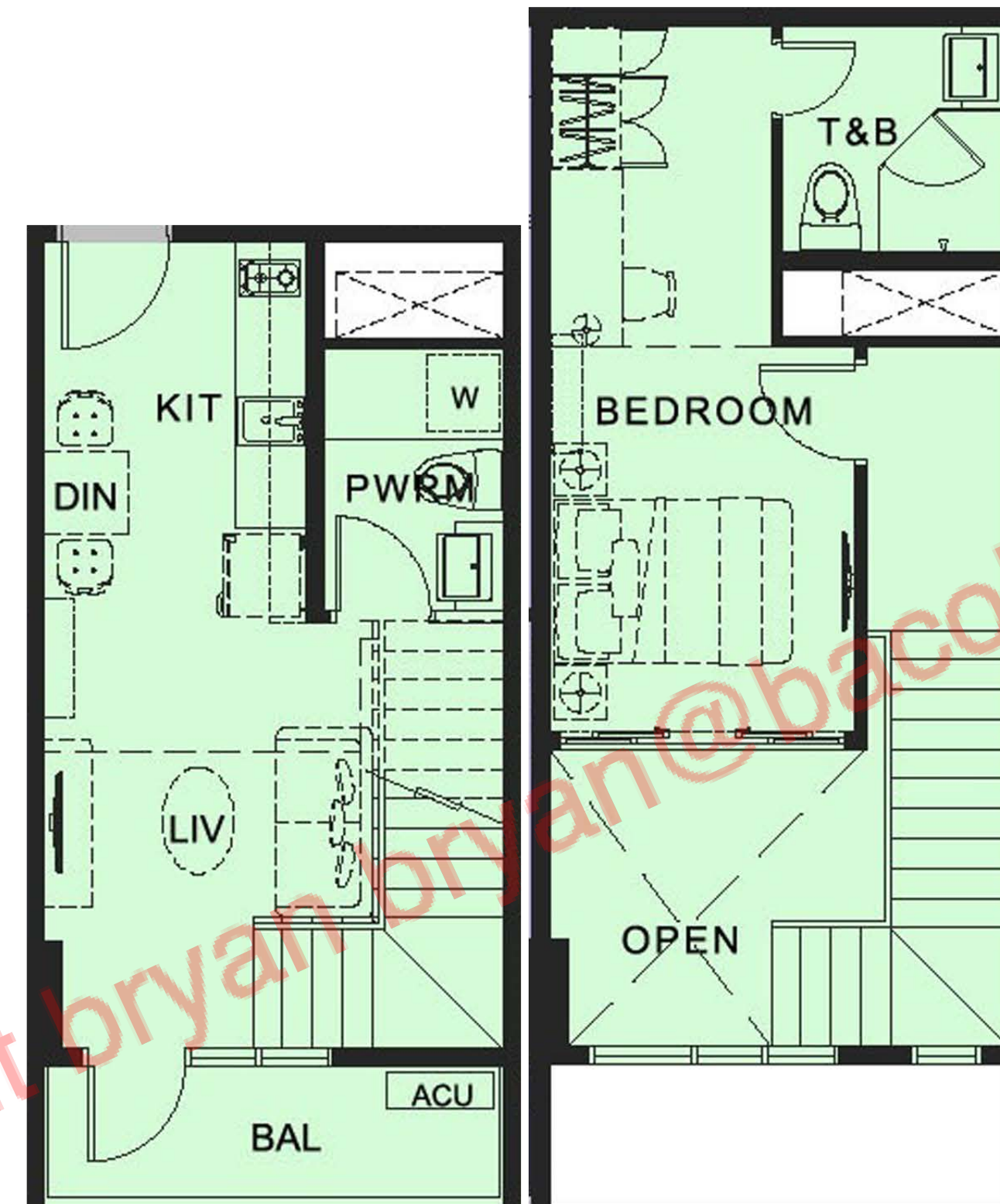
Units Highlights - 2 Bedroom



- Ceramic tile flooring at living, dining, kitchen, T&B
- Ceramic plank flooring at bedroom
- Modular bedroom closet
- Modular under-counter and overhead kitchen cabinets
- Mechanical and/or natural ventilation at T&B
- Provision for inverter window-type air-conditioning units
- Power outlet for electric cooktop
- Ducting and electrical provisions for range hood
- Electrical provisions for built-in oven
- Water line and power outlet for washer dryer

AREA RANGE
77.00 sqm

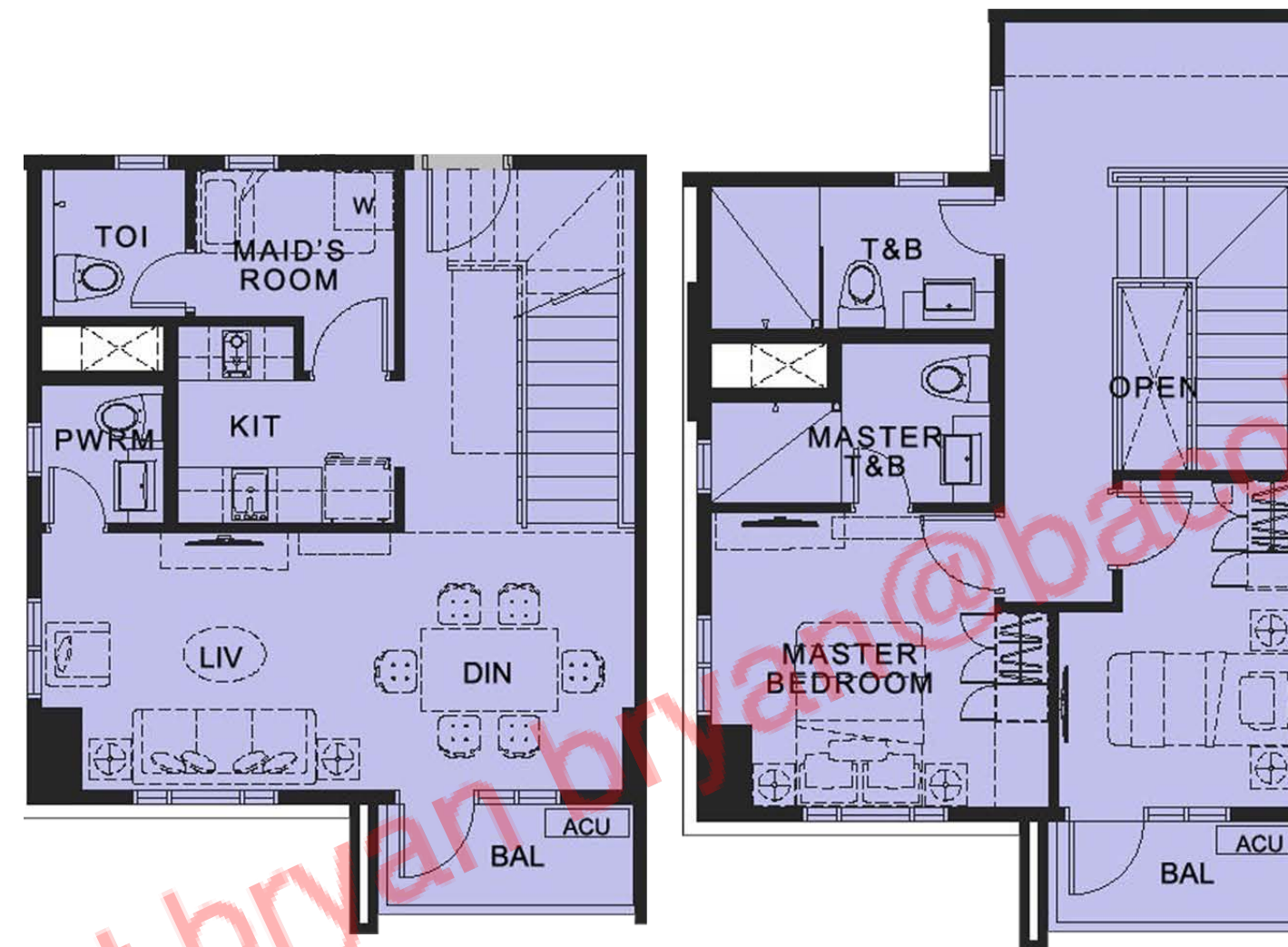
Units Highlights - 1 Bedroom Loft/Bi-level



- Powder room
- Inverter split-type air-conditioning units
- Ceramic tile flooring at living, dining, kitchen, T&B
- Ceramic plank flooring at bedroom
- Modular bedroom closet
- Under-counter and overhead kitchen cabinets
- Mechanical and/or natural ventilation at T&B
- Power outlet for electric cooktop
- Ducting and electrical provisions for range hood
- Water line and power outlet for washer dryer

AREA RANGE
61.00 – 85.00 sqm

Units Highlights - 2 Bedroom Bi-level

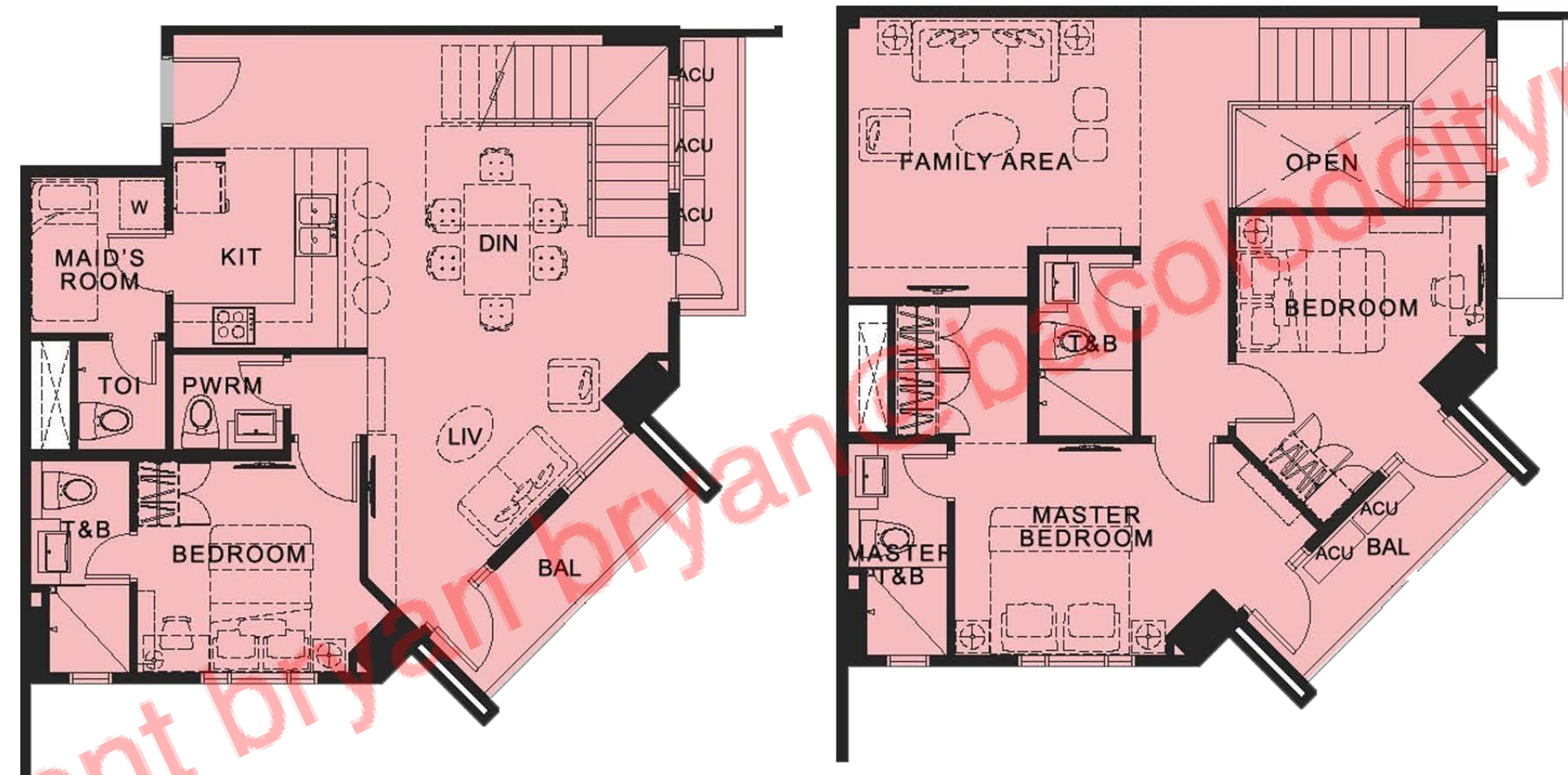


- Powder room
- Maid's room with toilet
- Inverter split-type air conditioning units
- Ceramic tile flooring at living, dining, kitchen, T&B
- Ceramic plank flooring at bedroom
- Modular bedroom closet
- Under-counter and overhead kitchen cabinets
- Mechanical and/or natural ventilation at T&B
- Power outlet for electric cooktop
- Ducting and electrical provisions for range hood
- Electrical provisions for built-in oven
- Water line and power outlet for washer dryer

AREA RANGE
99.00 – 112.00 sqm

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Units Highlights - 3 Bedroom Bi-level



AREA RANGE
153.00 sqm

- Powder room
- Maid's room with toilet
- Family area/Den
- Inverter split-type air conditioning units
- Breakfast nook at kitchen counter
- Ceramic tile flooring at living, dining, kitchen, T&B,
- Ceramic plank flooring at bedroom
- Modular bedroom closet
- Under-counter and overhead kitchen cabinets
- Mechanical and/or natural ventilation at T&B
- Power outlet for electric cooktop
- Ducting and electrical provisions for range hood
- Electrical provisions for built-in oven
- Water line and power outlet for washer dryer

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Unit Deliverables

	STUDIO	1BR	2BR	1BR LOFT/BI-LEVEL	2BR,3BR LOFT/BI-LEVEL
Floor Finish					
Living/Dining	Ceramic Planks	Ceramic tiles			
Kitchen	Ceramic Planks	Ceramic tiles			
Bedroom	Ceramic Planks				
Toilet and Bathroom / Powder room	Ceramic tiles				
Maid's room / Utiltiy room	Ceramic tiles				

Unit Deliverables

	STUDIO	1BR	2BR	1BR LOFT/BI-LEVEL	2BR, 3BR LOFT/BI-LEVEL
LIVING/ DINING AREA	Provision for window-type air conditioning unit			Inverter split-type air-conditioning unit	
KITCHEN	Modular undercounter and overhead cabinets				
	Power outlet for electric cooktop				
	Ducting and electrical provisions for rangehood				
	n/a	n/a	n/a	n/a	Electrical Provisions for built-in oven
	Water line power outlet for washer dryer	Water line power outlet for washer dryer (For units without utility room)	n/a	n/a	n/a
SLEEPING AREA/BEDROOM	Modular Closet				
	Provision for inverter window-type air-conditoning unit			Inverter split-type air-conditioning unit	
T&B	Mechanical and/or natural ventilation				
	Partial glass shower enclosure				
	Hot and cold water lines for multi-point water heater (water heater to be provided by the owner)				
UTILITY ROOM	n/a	Mechanical and/or natural ventilation	n/a	n/a	n/a
		Water line power outlet for washer dryer (selected 1BR units)			
POWDER ROOM	n/a	n/a	n/a	Mechanical and/or natural ventilation	Mechanical and/or natural ventilation
				Water line and power outlet for washer dryer	
MAID'S ROOM WITH TOILET	n/a	n/a	Mechanical and/or natural ventilation	n/a	Mechanical and/or natural ventilation
			Water line and power outlet for washer dryer		Water line and power outlet for washer dryer

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Typical Residence Features

- Entrance panel door with viewer
- Individual electric and water meter
- Provision of Fibr-to-the-Home triple play technology
- Provision for CATV lines
- Provision for telephone/internet-ready lines for 2 service providers
- Automatic heat/smoke detection and fire sprinkler system
- Standby power generator for 1 lighting fixture in the living area, 1 power outlet for TV, 1 lighting fixture in the kitchen, and 1 power outlet for refrigerator
- Audio intercom per unit
- Individual Condominium Certificate of Title (CCT)



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Building Amenities

agent bryan bryan@bacolodcityproperties.com

EXTERIOR AMENITIES

Adult Pool
Outdoor Jacuzzi
Outdoor Play Area
Wall Climbing
Kiddie Pool
Pool Deck
Reading Nook
Putting Green
Roofdeck Bar and Lounge

INTERIOR AMENITIES

Mini Oval and Gym
Function Room
Game Room
Private Dining Room

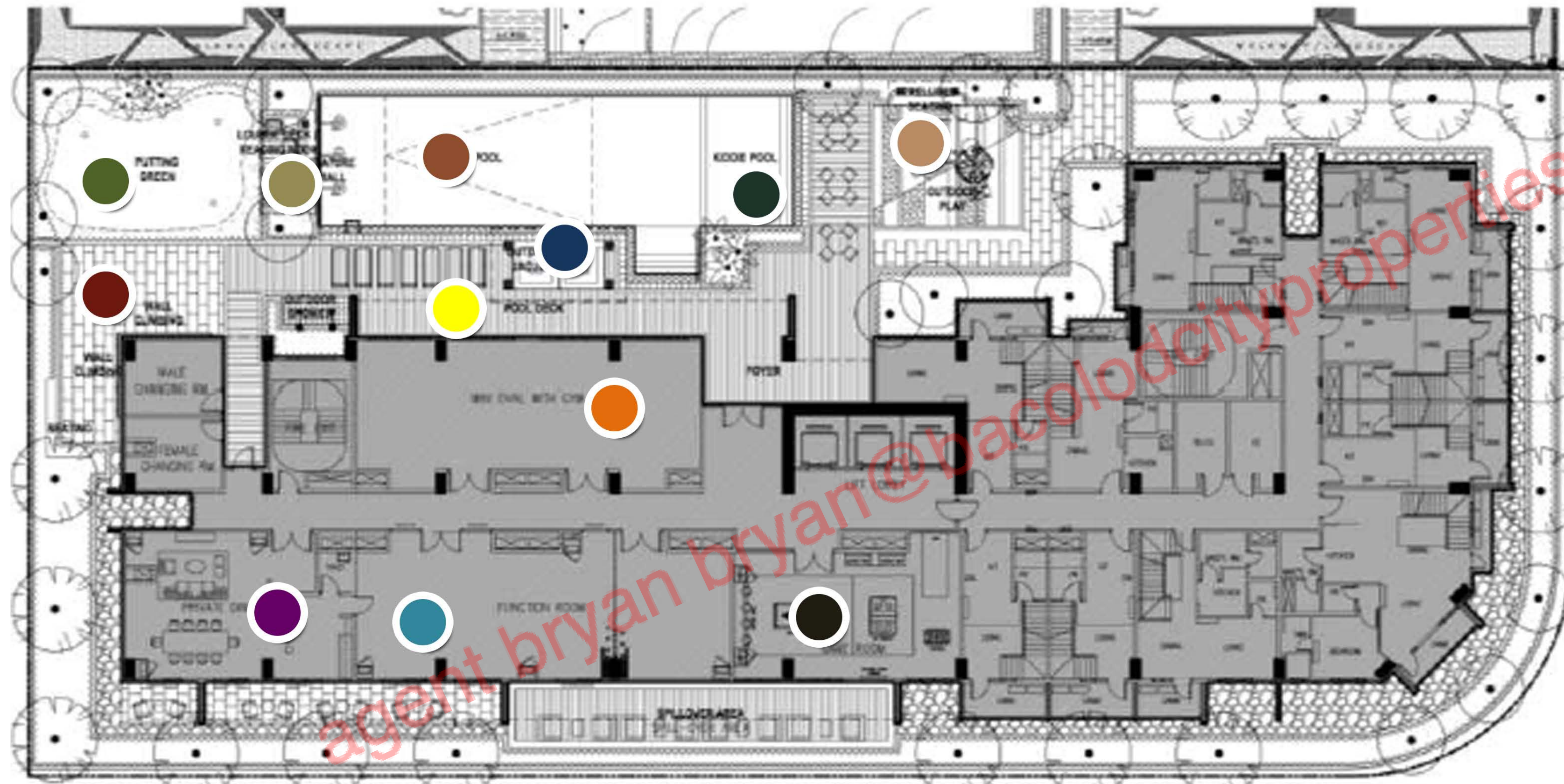
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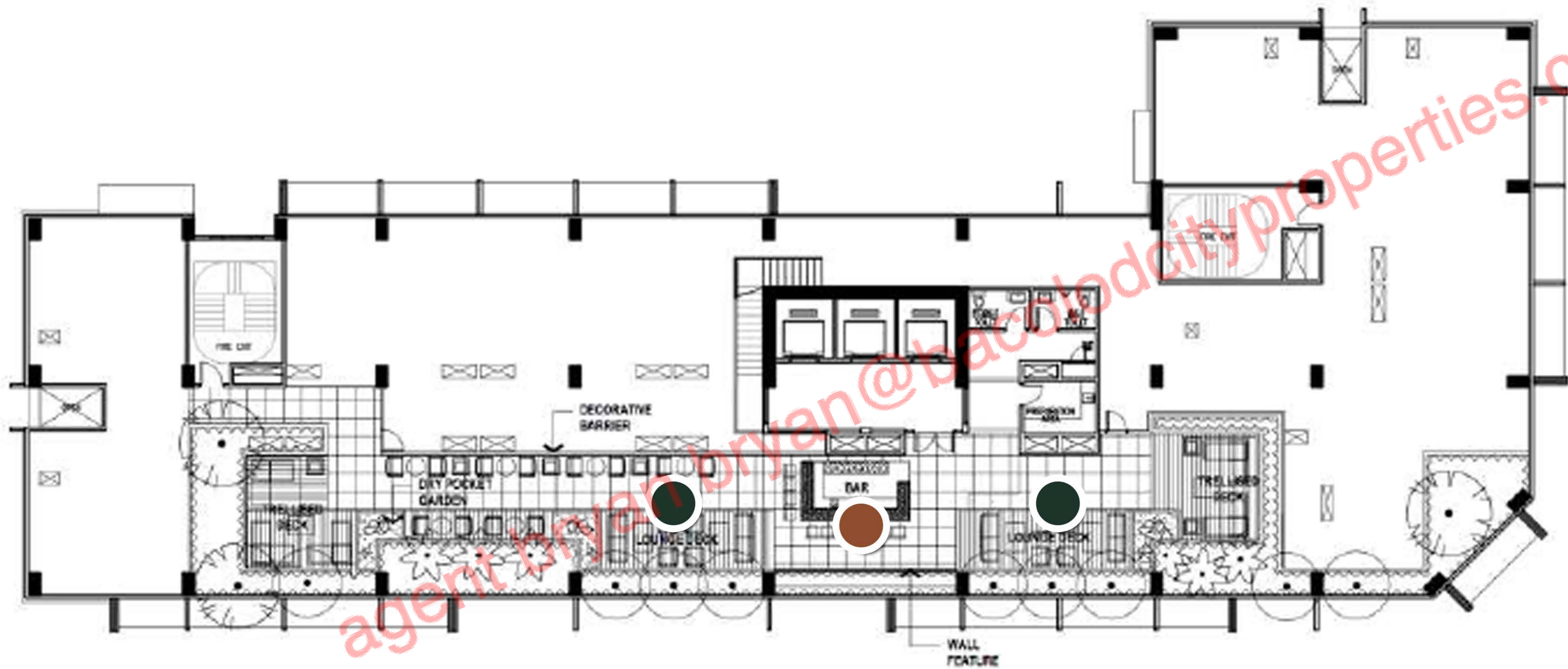
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2nd Floor Amenity Deck

- Adult Pool
- Kiddie Pool
- Outdoor Play Area
- Wall Climbing
- Outdoor Jacuzzi
- Pool Deck
- Reading Nook
- Putting Green
- Mini Oval and Gym
- Function Room
- Game Room
- Private Dining Room



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Roof Deck Area

- Bar
- Lounge Deck

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Wall Climbing



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Putting Green



**FOR TRAINING PURPOSES ONLY*

Private Dining



**FOR TRAINING PURPOSES ONLY*

Mini Oval with Gym



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Billiard with Darts Lounge



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Ground Floor Features

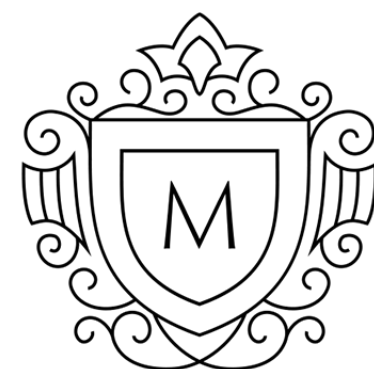
- Residential lobby with reception counter and lounge area
- Provision for Wi-Fi internet access at main lobby
- Centralized mail room
- Retail spaces

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Building Facilities / Services

- 2 passenger elevators
- 1 service/passenger elevator
- Security command center for 24-hour monitoring of all building facilities
- Audio-phone communication system connecting reception/security counter to all units
- Overhead tank and underground cistern for ample water supply
- Fully addressable fire detection and alarm system for common areas
- Fire sprinkler system for common areas
- Standby power generator for 100% back-up power for common areas
- Closed-circuit (CCTV) monitoring at selected common areas
- Building administration/security office
- Annunciator panel at elevator lobbies

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