



Delta Residences Tower 1

Development Features and Highlights/Project Description (Fact Sheet) as of December 6, 2013

Location

- Brgy. Bajada, J.P. Laurel Avenue, Davao City

General Description

- Mixed-use (residential and commercial) development
- All flat units
- Contemporary and Tropical Design Concept

Unit Finishes

	Living/Dining	Bedroom	Kitchen	Toilet and Bath
Floor	Homogeneous Tiles	Laminated Wood	Homogeneous Tiles	Ceramic Tiles
Wall	Painted Plastered Wall			Combination of Painted Plastered Wall and Ceramic Tiles
Ceiling	Painted Slab Soffit (No Ceiling)		Painted Gypsum Board	
Other Deliverables		Bedroom Closet	2-hot plate Cooktop (for 1BR units) Range provision (for 2BR units)	Lavatory
			Single Tub Sink (for 1BR units) Single Tub Sink with drainboard (for 2BR units)	
			Granite countertop	
			Overhead and undercounter cabinets	Single Point Hot Water Line Provision at Shower Area
				Single Tub Washing Machine Provision

Typical Residential Features

- Entrance panel door with viewer
- Intercom per unit connected to the reception counter
- Smoke detectors & sprinkler system
- 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
 - Space and electrical outlet for window type air conditioning system
 - Space and utilities for single tub washing machine

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 shared by Tower 1 and Tower 2
- CCTV monitoring on selected common areas
- Annunciator panel and emergency speaker
- Water is supplied by an elevated water tank and underground cistern
- Standby power generator for all common areas
- Standby power at selected outlets in residential unit
- Individual mail boxes
- Wi-Fi at selected Common Areas
- Centralized garbage holding room located at Basement 1
- Garbage holding area per residential floor
- Building administration office located at Basement 1
- Security room located at Basement 1
- Common drying cage at the Roof Deck of each tower
- Transformer and genset room
- Driver's lounge and toilet located at Basement 1
- Sewage Treatment Plant located below Basement 2
- Two (2) fire exit stairs per residential building with well-lighted signages conforming to the Fire Code of the Philippines

Recreational Amenities

Tower 1

Indoor Amenities

- Function Room 1
- Function Room 2
- Private Theater
- Sauna
- Fitness Gym

Outdoor Amenities

- Wading and Lap Pool
- Children's Pool
- Pool Deck
- Children's Play Area
- Gazebo
- Other Landscape Areas

Tower 2

Indoor Amenities

- Game Room
- Kid's Play Area

**The aforementioned amenities, including any amenities committed for delivery with Tower 2 are to be shared by all residents of Delta 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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