

ASIA ENCLAVES

ALABANG





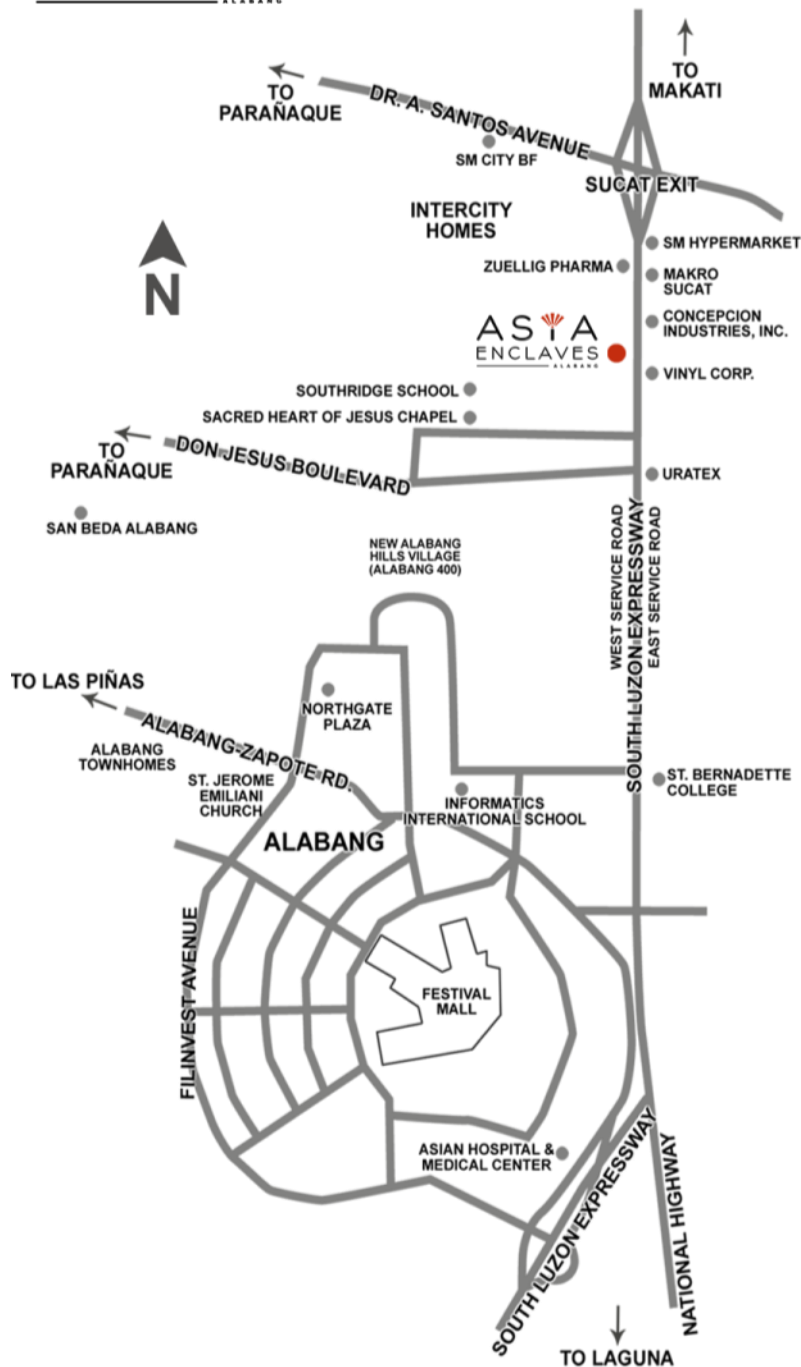
Asia Enclaves Alabang

A low density cosmopolitan community featuring architectural style inspired by Japanese culture, designed to help you find your own personal space where you can live and breathe free.

It offers condo units with sizes of 54, 58, and 76 SQM, a combination of 2 to 3 Bedroom units to cater the needs of your family.

Discover the elegance and purity of a relaxed life at Asia Enclaves Alabang.





VICINITY MAP

ASiA Enclaves Alabang
Km 19 West Service Road, Brgy. Cupang,
Muntinlupa City
(Beside Hillsborough Village)

**Everything you need
close to home.**

RETAIL/BUSINESS CENTERS

Alabang Town Center - 3.4km
Festival Mall Alabang - 2.8km
Northgate Plaza - 2.4km
Santana Grove - 2.8km
SM City BF - 3.2km
SM Hypermarket East Service Rd - 2.4km
Makro Sucat East Service Rd. - 2.7km

SCHOOLS

De La Salle Santiago Zobel - 6.3km
Informatics International - 2.5km
Paref Ridgefield - 1km
Paref Southridge School - 1.1km
Paref Woodrose - 8.3km
San Beda Alabang - 2.6km
St. Bernadette College - 2km

MAJOR HOSPITAL

Asian Hospital & Medical Center - 2.7km

CHURCHES

Sacred Heart of Jesus Chapel - 0.65km
St. Jerome Emiliani Church - 3.4km

Makati CBD and BGC – 15.2km





PROJECT FEATURES

- Total lot area: 1.05 hectares
- Low density living with up to 70% open space
- 5 mid-rise buildings (hallway-type series)
- 588 residential units
- Exclusive entrance gate
- 24-hour security
- Parking slots
- Central amenities
- 15m-wide main road
- Sewage treatment plant
- Walkways and jogging paths



Enjoy Exclusive Amenities at Club Pasilyo



Amenities

- Clubhouse
- Swimming Pool
- Fitness Gym
- Function Hall

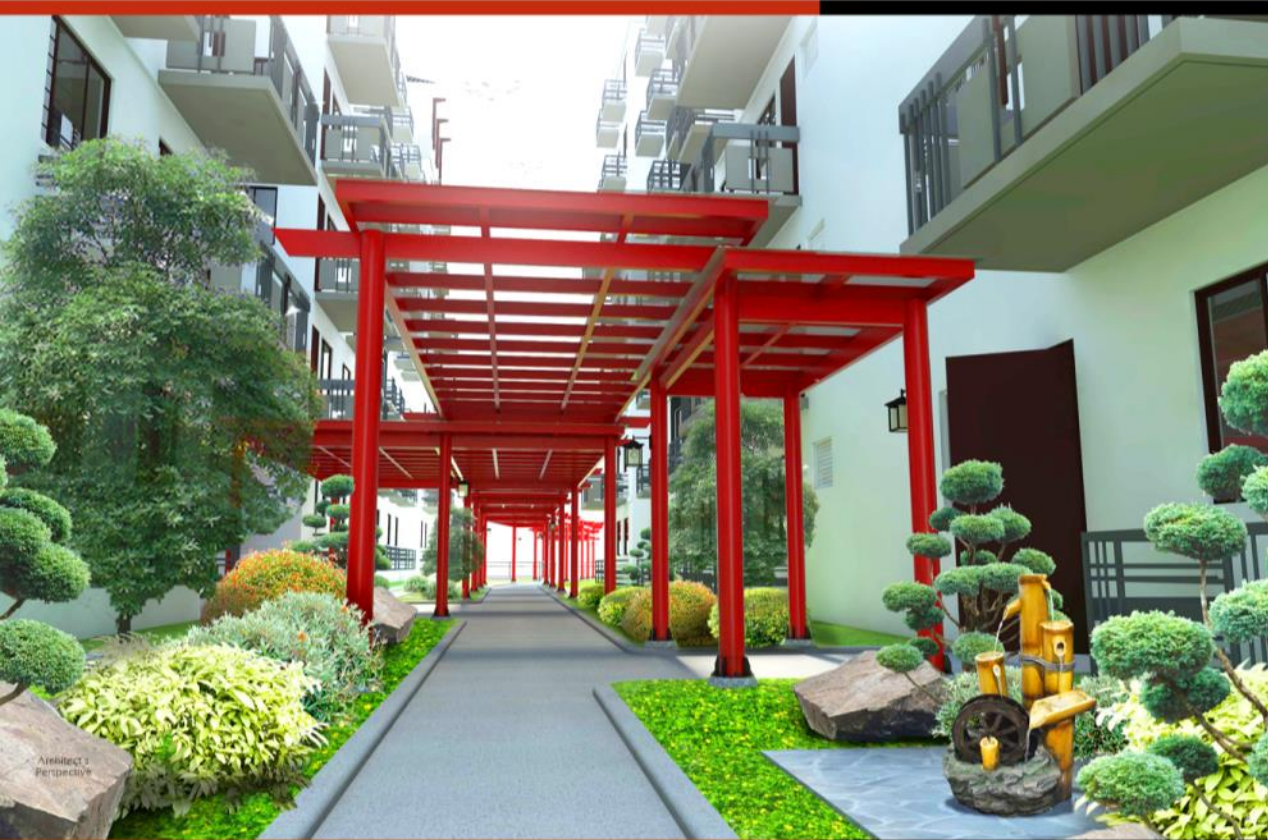
SATO III PREMIERE SUITES



BUILDING FEATURES

- Units per building: 84
- Units per floor: 12
 - 76 sqm - Type 1
 - 76 sqm - Type 2
 - 58 sqm
 - 54 sqm
- 2 elevators per building
- 2 clusters per building
- 7 floors per building
- 12 units per floor
- Top floor for drying cubicles (1:1)
- Parking slots
- Emergency power for common areas
- Fire alarms and sprinkler system
- Fire-hose cabinets on every floor
- Ramp for people with disabilities

SATO III Features and Highlights



Japanese-themed Covered Walkway (Between SATO II and III)



Japanese Landscaped Garden (SATO III Back Garden)




SATO|||
PREMIERE SUITES
ASIA ENCLAVES
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Unit Specifications

2 Bedroom Unit - 54 sqm (SATO III)

	SQM	SQ FT
Living	7.00	75.35
Dining	6.20	66.74
Kitchen	6.40	68.89
T&B/Laundry	6.00	64.58
Master's bedroom	13.30	143.16
Bedroom 2	7.30	78.58
Walk-in closet	5.70	61.35
Hallway	2.10	22.60
Drying cage	4.00	
Net livable space (without drying cage)	54.00	581.25
Net livable space (with drying cage)	58.00	624.31



Suggested Floor Layout (Ground to 7th Floor)

Unit Specifications

2 Bedroom Unit - 58 sqm (SATO III)

	SQM	SQ FT
Living	9.00	96.88
Dining	6.60	71.04
Kitchen	6.40	68.89
T&B/Laundry	6.00	64.58
Master's bedroom	12.00	129.17
Bedroom 2	9.60	103.33
Walk-in closet	5.60	60.28
Hallway	2.80	30.14
Drying cage	4.00	
Balcony	3.00	
(for selected floor only)		
Net livable space (without balcony and drying cage)	58.00	624.31
Net livable space (with balcony and drying cage)	65.00	699.65



Suggested Floor Layout (Units C, D, I & J | 2nd to 5th Floor)

Unit Specifications

3 Bedroom Unit - 76 sqm (SATO III)

	SQM	SQ FT
Living	7.60	81.81
Dining	5.20	55.97
Kitchen	7.90	85.03
T&B/Laundry	5.60	60.28
Master's bedroom	12.50	134.55
Bedroom 2	9.00	96.88
Bedroom 3	7.00	75.35
Study area	7.70	82.88
Walk-in closet	3.80	40.90
Master's T&B	4.50	48.44
Hallway	5.20	55.97
Drying cage	4.00	
Balcony	3.00	
(for selected floor only)		
Net livable space (without balcony and drying cage)	76.00	818.06
Net livable space (with balcony and drying cage)	83.00	893.40



Type I - Suggested Floor Layout (For Units A & K | 2nd to 5th Floor)

Type II - Suggested Floor Layout (For Units B & L | 2nd to 5th Floor)





2 BR - 54 sqm
Suggested Floor Layout



2 BR - 58 sqm
Suggested Floor Layout



3 BR - 76 sqm
Suggested Floor Layout
(Type I)



3 BR - 76 sqm
Suggested Floor Layout
(Type II)

Walls & Ceilings

Painted finish

Floors

150x900x3mm thick vinyl floor planks

T&B

30x30cm ceramic tiles

30cm x 30cm ceramic & mosaic tiles (master bedroom)

Provision for exhaust fan

Rain shower head

Basin-type lavatory above granite ledge

Frameless mirror

Bidet sprayer

Towel bar

Tissue holder

Kitchen

Overhead cabinets with granite countertop

Modular L-shaped kitchen system including

overhead cabinets with granite countertop

and built-in stainless sink and faucet

Windows

Powder-coated aluminum sliding windows

Doors

Main/Balcony

Steel door with peephole and lever-type lockset

T&B

PVC

Bedroom

Stylish PVC

Provisions

ACU openings

Telephone, internet & cable TV connections

Fire Safety

Sprinkler system and smoke detector

Electrical

Provision for Lighting receptacle, water heater
and ACU power outlets

Ceiling Height

2.55m

Inclusive Areas

3.0sqm or 3.6sqm on selected upper floor units

Drying Cage

4.0sqm on roof deck (1:1)

SATO III
GROUND FLOOR PLAN



SATO III
SECOND TO FIFTH FLOOR PLAN

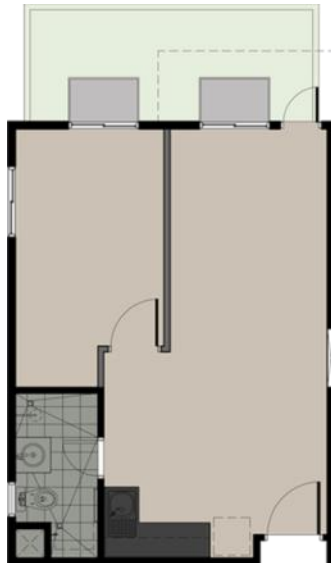


SATO III
SIXTH AND SEVENTH FLOOR PLAN





STUDIO - 30 sqm (SATO II)
Turnover Unit Layout



1 BR - 40 sqm (SATO II)
Turnover Layout

UNIT FEATURES AND FINISHES

Walls & Ceilings	Painted white 1BR wall partition (40 sqm.)
Floors	150x900x3mm thick vinyl floor planks
T&B	Provision for exhaust fan Rain shower with recessed flooring 30x30cm ceramic tiles with full height tiles at shower area Basin-type lavatory above granite ledge Frameless mirror Shower curtain rod
Kitchen	Overhead cabinets L-shaped countertop: jet black granite (for 40sqm) Laminate: oak finish cabinets Sink: Hafele stainless steel
Windows	Powder-coated sliding aluminum windows
Door	Fire-rated steel door with peephole
Provisions	Space for ACU openings Telephone, internet & cable TV connections
Fire Safety	Sprinkler system and smoke detector
Electrical	Lighting, receptacle, water heater and ACU power outlets
Ceiling Height	2.55m
Inclusive Areas	
Garden	10sqm on selected ground floor units
Lanai	10sqm on selected ground floor units
Balcony	3.0sqm or 3.6sqm on selected upper floor units
Drying Cage	1.8sqm or 2.55sqm on the top floor (1:1)

ASIA ENCLAVES

ALABANG



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