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YOUR NEXT
CHAPTER
HERE

LIKHA RESIDENCES





Likha
RESIDENCES

PROUDLY FILIPINO

The boutique townhouse community is crafted by PHINMA PRISM, the luxury real estate development arm of the PHINMA Group of Companies.

A proudly Filipino enterprise, PHINMA began as an investment firm in 1956, and has since grown to become one of the most prestigious and reputable conglomerates in the country.

PHINMA
Making Lives Better

EDUCATION



CONSTRUCTION MATERIALS



PROPERTY DEVELOPMENT



HOSPITALITY



PHINMA PRISM

Likha Residences is a return to the company's roots in luxury townhouse development, which began with Mariposa Square in Quezon City in 1987.

- Mariposa Square, Quezon City
- Mariposa Villas, Quezon City
- Manila Polo Townhouses, McKinley Road Makati



LIKHA RESIDENCES

Situated in the peaceful suburbs of the South, Likha Residences is a private enclave of master-crafted modern Filipino townhouses designed with a better life in mind.



LOT AREA (HECTARES)

1.2

CLUBHOUSE AREA (SQ.M)

589.20

OPEN SPACE

50%

TOTAL NO. OF UNITS

68

AT THE HEART OF EVERYTHING THAT MATTERS

Likha Residences is located along KM19 West Service Road, Cupang Munlinlupa (Beside Hillsborough Village)

RETAIL/BUSINESS CENTERS	
Alabang Town Center	3.4km
Festival Mall Alabang	2.8km
Molito Lifestyle Center	4.4 km
SM City BF	3.2km

SCHOOLS	
De La Salle Santiago Zobel	6.3km
Paref Ridgefield	1km
Paref Southridge Schoo	1.1km
Paref Woodrose	8.3km
San Beda Alabang	2.6km

HOSPITALS	
Asian Hospital & Medical Center	2.7km

CHURCHES	
Sacred Heart of Jesus Chapel	2.7km

BUSINESS DISTRICTS	
Filinvest City	2.5km
Makati CBD and BGC	15.2km

AIRPORTS	
NAIA	11.8 km

ENTRANCE TO SKYWAY	3.9km
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MASTER-CRAFTED

Likha Residences draws from the decades of architectural excellence and climate conscious design of renowned architects Mañosa & Co., Inc.



INSPIRED BY HERITAGE

Our townhomes blend sustainable, traditional Filipino architecture with the innovation and creative vision that have guided PHINMA's ventures over the past 30 years.



SUSTAINABLE FEATURES

ROOFING

- High Ceiling to dissipate heat within living spaces.
- Landscaped trellis utilizes native plants to provide the best insulation from the tropical heat.

BUILDING FACADE

- The unit has many windows to allow passive cooling and ample amounts of natural light in all rooms.
- Minimal maintenance required for exterior materials.
- Elastomeric paints used for exterior walls providing better waterproofing.

ARCHITECTURAL & MATERIAL SPECIFICATION

- Use of local indigenous materials (e.g., Local Stone) for lower Carbon footprints.
- Dual/low flush toilets for lower water consumption.
- The unit was designed for passive cooling with supplementary mechanical system.
- All rooms in the unit receive cross ventilation.
- All kitchen countertops use antibacterial surfaces.
- Provision for Split air-conditioners (inverter technology recommended).
- Energy efficiency is built into the home through the use of energy saving lighting

LIKHA AT A GLANCE

PROJECT LOT AREA	1.2 hectares
CLUBHOUSE AREA	589.20 sq.m
TOTAL NO. OF UNITS	68

TOWNHOMES	
LOT SIZE	90 sq.m to 216 sq.m
FLOOR AREA	219.30 to 247.40 sq.m



Spaces designed for peace of mind, with double gated security, roving guards and safe zones for interaction and play.

The community’s homes and common areas blend beauty and functionality to craft spaces that spark conversation and connection, and build a better quality of life

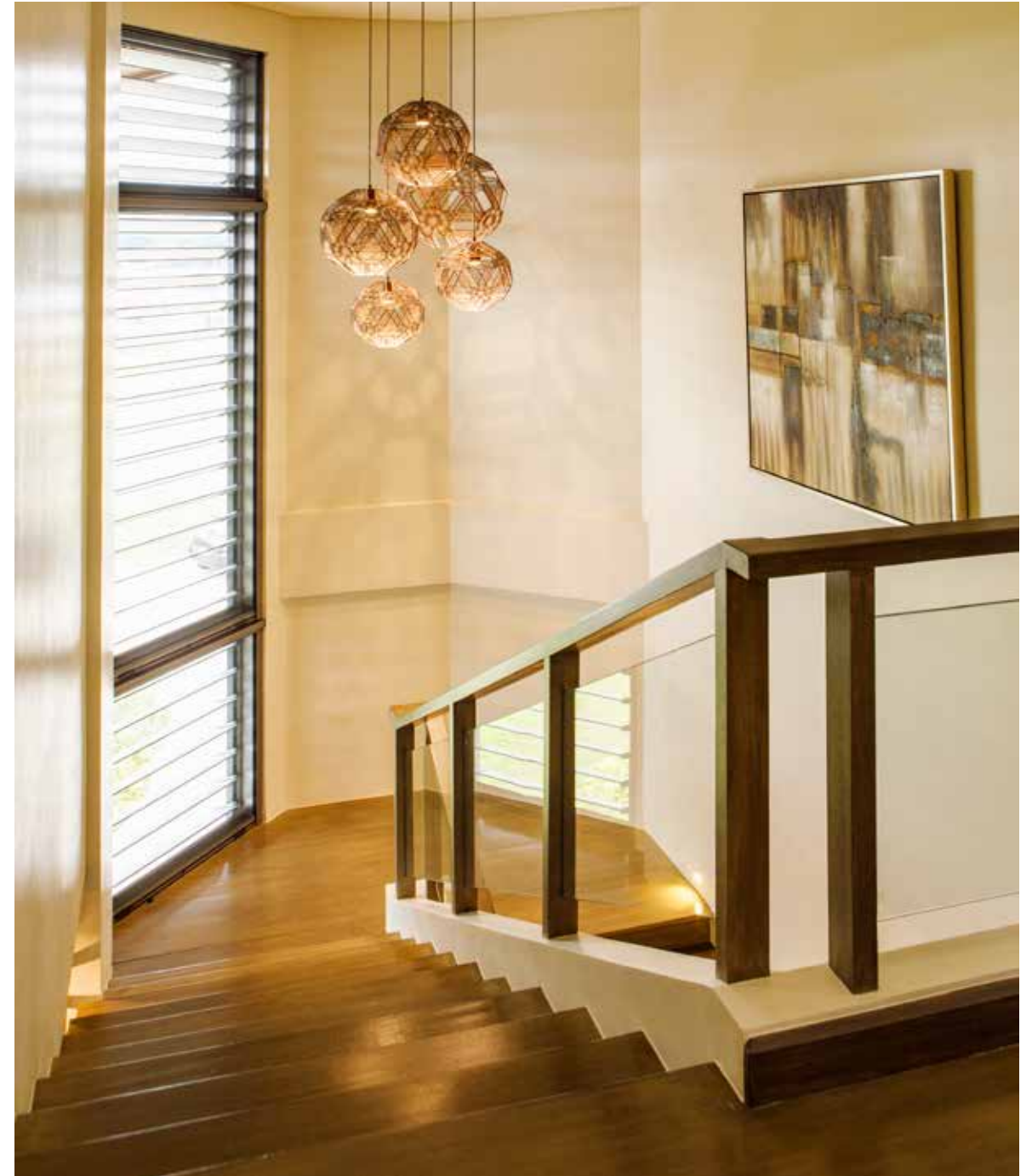
AMENITIES
Swimming Pool
Playground
Clubhouse
Function Hall
Admin Office and Guardhouse
Fitness Gym
Guest Parking



CLIMATE CONSCIOUS HOMES

Filipino architecture is climate-conscious architecture.

Spaces are designed for optimum air flow, to minimize heat gain and provide better ventilation as well as abundant natural light.



MADE FOR GENERATIONS

DESIGNED FOR FAMILIES. ENGINEERED TO LAST.

Likha Residences' townhomes are designed to be handed down from generation to generation, with upgraded building materials and finishes to create structures meant to last.

Homes and common areas are children and senior-friendly, with signature Mañosa design features such as señorita steps.



GARDEN DECK UNITS

The Garden Deck units at Likha Residences are fully built and move-in ready townhomes with a floor area of 248 square meters.

These premium three-level units feature an open space layout on the second floor, with two extra balconies at the rear serving as a spacious garden deck.



GROUND FLOOR

Carport	32.5
Entry Porch	2.15
Foyer	9.75
Storage/Staircase	7.7
Utility Area	8.25
Maid's Room	8.3
Drying Yard	6.2
T&B	5.15
TOTAL AREA	80 sqm



SECOND FLOOR

Staircase	10
Living, Dining	24.5
T&B	5.5
Kitchen	10.15
Bedroom	13.5
Balcony	7
Pipe Chase	.15
TOTAL AREA	70.8 sqm



THIRD FLOOR

Staircase	10
Hall	5.5
Master Bedroom	18.2
Master T&B	12.3
Bedroom	12.15
Balcony	7
Pipe Chase	.15
TOTAL AREA	70.8 sqm



GROUND FLOOR						
DESCRIPTION	WALL	FLOORING	CEILING	DOORS	WINDOWS	OTHERS
Carport	Semi-gloss Paint Finish	Plain Cement in Wood Trowel Finish	Fiber Cement Board	-	-	
Foyer	Eggshell Paint Finish	600 x 300mm Homogeneous Floor Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Fixed Aluminum Window	
Utility Area	Semi- Gloss Paint Finish	600 x 600mm Homogeneous Floor Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Baffle Window	
Maid's Room	Semi- Gloss Paint Finish	600 x 600mm Homogeneous Floor Tile in Matte Finish	Gypsum Board in Flat Paint Finish	PVC Door	Awning Window	
Drying Yard	Semi-gloss Paint Finish	Plain Cement in Wood Trowel Finish	Fiber Cement Board	PVC Door	Baffle Window	
Storage	Eggshell Paint Finish	600 x 300mm Homogeneous Floor Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	-	
T&B	300 x 300mm Homogeneous tile in Matte Finish	300 x 300mm Homogeneous Floor Tile in Matte Finish	Gypsum Board in Flat Paint Finish	PVC Door with bottom Louver	-	
Stairs	Eggshell Paint Finish	Natural Hardwood Landing, Tread and Riser in Stain and Matte Varnish Finish	-	-	W1: Louver Window	wSolid Wood Handrail and Balusters with Clear Glass Railing

SECOND FLOOR						
DESCRIPTION	WALL	FLOORING	CEILING	DOORS	WINDOWS	OTHERS
Living Room	Eggshell Paint Finish	600 x 300mm Homogeneous Floor Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Sliding Aluminum Door	-	Aluminum Baffle Accent Window (Fixed Panel)
Kitchen/ Dining	Semi-gloss Paint Finish	600 x 300mm Homogeneous Floor Tile in Matte Finish	Gypsum Board in Flat Paint Finish	-	Awning Window	Modular Kitchen Cabinet
Bedroom 1	Eggshell Paint Finish	Solid Wood Flooring in Wood Stain Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Awning Window	
T&B - 2	300 x 600mm Homogeneous Wall Tile in Matte Finish	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Awning Window	
Stairs	Eggshell Paint Finish	Natural Hardwood Landing, Tread and Riser in Stain and Matte Varnish Finish	-	-	W1: Louver Window	Solid Wood Handrail and Balusters with Clear Glass Railing
Balcony	Semi-gloss Paint Finish	WPC Hollow Decking	Solid Wood T&G Panel in Wood Stain Matte Finish	Sliding Aluminum Door	-	

THIRD FLOOR						
DESCRIPTION	WALL	FLOORING	CEILING	DOORS	WINDOWS	OTHERS
Hallway	Eggshell Paint Finish	Solid Wood Flooring in Wood Stain Finish	Gypsum Board in Flat Paint Finish	-	-	
Master Bedroom	Eggshell Paint Finish	Solid Wood Flooring in Wood Stain Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	-	
Master BR T&B	300 x 600mm Homogeneous Wall Tile in Matte Finish	600 x 600mm Homogeneous Floor Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Awning Window	
Bedroom 2	Eggshell Paint Finish	Solid Wood Flooring in Wood Stain in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Awning Window	
T&B - 3	300 x 600mm Homogeneous Wall Tile in Matte Finish	600 x 600mm Homogeneous Floor Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	-	
Stairs	Eggshell Paint Finish	Natural Hardwood Landing, Tread and Riser in Stain and Matte Varnish Finish	-	-	W1: Louver Window	Solid Wood Handrail and Balusters with Clear Glass Railing
Balcony	Semi-gloss Paint Finish	WPC Hollow Decking	Solid Wood T&G Panel in Wood Stain Matte Finish	Sliding Aluminum Door	-	

INNER GARDEN UNITS

Limited to only 48 units, the Inner Garden Townhomes will soon rise in the heart of the enclave, offering new three-storey home models with private pocket gardens.



A SPACE OF YOUR OWN

Create your sanctuary in a green, serene setting with adaptable areas designed for peace and productivity. Each level of the inner garden townhome is planned with purpose, to create a canvas for the life you want to lead.



INNER GARDEN UNITS

NO. OF UNITS	48
BEDROOMS	3
T&B	3
1 Staff Quarters with T&B	
LOT AREA	90 to 100 Sqm
FLOOR AREA	219.30 sqm



LIFE IS IN THE DETAILS



Private pocket garden



Open layout and adaptable spaces



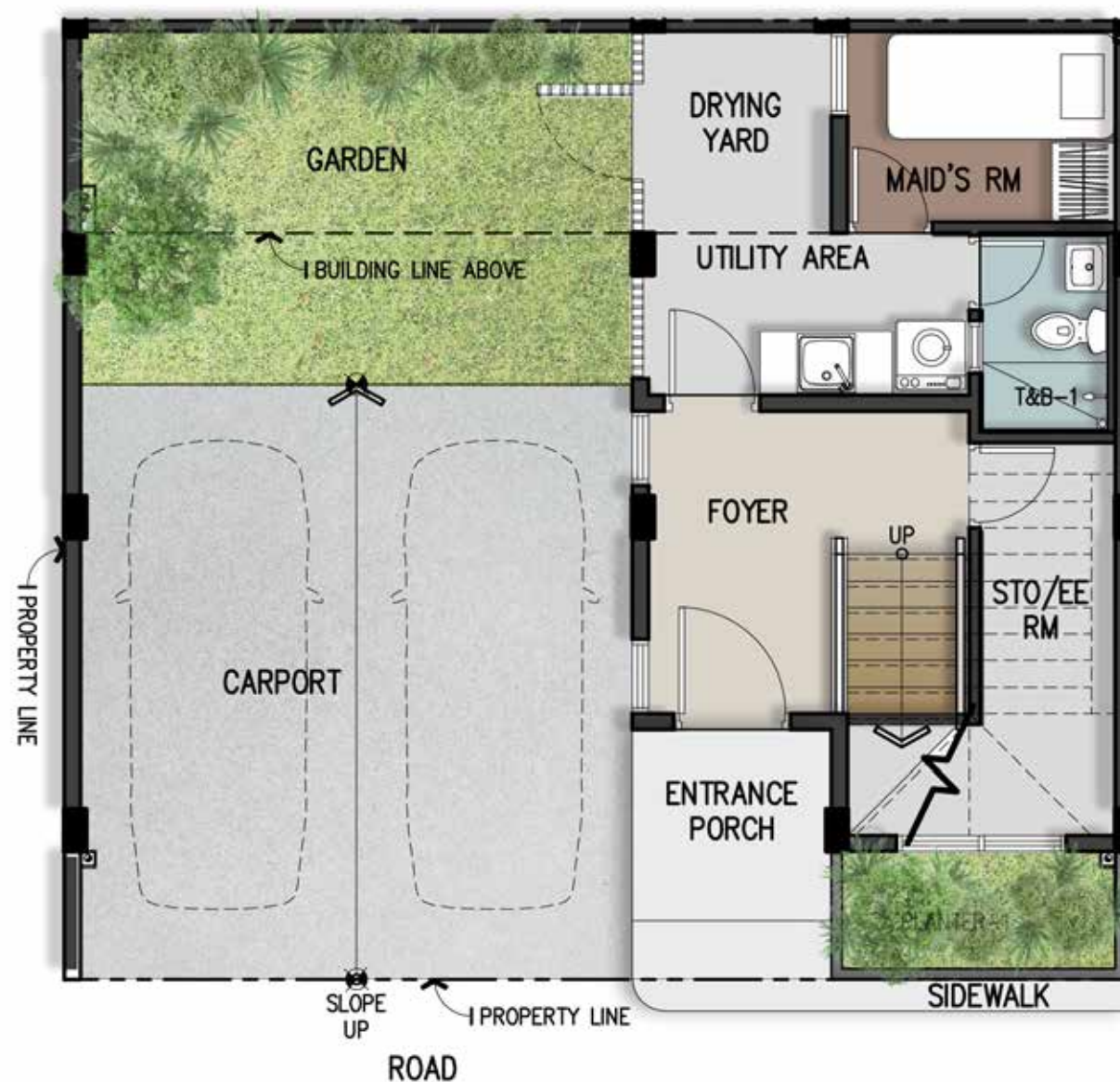
Wide windows for passive cooling
and abundant natural light



Modern Filipino design
with traditional elements

GROUND FLOOR

Carport	29.95
Entry Porch	4.40
Foyer	7.95
T&B-1	2.70
Stairs	2.00
Maid's Room	5.55
Drying Yard	3.75
Utility Area	5.00
Electrical Room	7.30
Garden	18.30
Planter	3.35
TOTAL AREA	90.25 sqm



SECOND FLOOR

Stairs	8.25
Living/Dining/Kitchen	27.50
T&B - 2	4.70
Hallway - 1	5.00
Balcony	7.20
Bedroom-1	10.55
Plantbox-1	4.40
Electrical Pipe Chase	.70
TOTAL AREA	68.30 sqm



THIRD FLOOR

Stairs	5.85
Hallway - 2	10.10
Master Bedroom	14.00
Master WIC	3.40
Master T&B	5.65
Bedroom - 2	11.25
T&B-3	4.15
Plantbox - 1	3.15
ACCU Ledge	2.55
Electrical Pipe Chase	0.65
TOTAL AREA	60.75 sqm



GROUND FLOOR						
DESCRIPTION	WALL	FLOORING	CEILING	DOORS	WINDOWS	OTHERS
Carport	Elastomeric Paint Finish	Plain Concrete Cement in Wood Trowel Finish	Plain Fiber Cement Board in Elastomeric Paint Finish	-	-	-
Foyer	Eggshell Paint Finish	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Awning Window	-
Utility Area	Semi-Gloss Paint Finish	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	Wooden Door	Baffle Window	-
Maid's Room	Semi-Gloss Paint Finish	600 x 600mm Homogeneous Tile in Matte Finish	Gypsum Board in Flat Paint Finish	WPC Door	Awning Window	-
Drying Yard				Steel Baffle Door	Steel Baffle Window	-
T&B	300x300mm Ceramic Tiles in Matte Finish	300x300mm Ceramic Tiles in Matte Finish	Moisture-Resistant Gypsum Board in Flat Paint Finish	WPC Door with Bottom Louver	Awning Window	With Plumbing Fixtures
Stairs	Eggshell Paint Finish	-	-	-	W1: Louver Window	Natural Solid Hardwood Stair Thread and Riser in Wood Stain Finish; Solid Wood Handrail with Powder Coated Metal Balustrade

SECOND FLOOR						
DESCRIPTION	WALL	FLOORING	CEILING	DOORS	WINDOWS	OTHERS
Living Room	Eggshell Paint Finish	600x600mm Homogenous Tiles in Matte Finish	Gypsum Board in Flat Paint Finish	-	-	-
Kitchen/Dining	Eggshell Paint Finish	600x600mm Homogeneous Tiles in Matte Finish	Gypsum Board in Flat Paint Finish	-	Sliding Window	Accent Wall at Dining in Stucco Paint Finish
Bedroom 1	Eggshell Paint Finish	Engineered Wood Flooring	Gypsum Board in Flat Paint Finish	Wooden Door	Awning Window	-
T&B	600x600mm Homogeneous Wall Tiles	600x600mm Homogeneous Tiles in Matte Finish	Moisture-Resistant Gypsum Board in Flat Paint	Wooden Door	Awning Window	With Plumbing Fixtures
Stairs	Eggshell Paint Finish	-	-	-	-	Natural Solid Hardwood Stair Thread and Riser in Wood Stain Finish; Solid Wood Handrail with Powder Coated Metal Balustrade
Balcony	-	600 x 600mm Homogenous Tile in Matte Finish	Partially covered with Solid Wood T&G Panel	Sliding Aluminum Door	-	-

THIRD FLOOR						
DESCRIPTION	WALL	FLOORING	CEILING	DOORS	WINDOWS	OTHERS
Hallway	Eggshell Paint Finish	Engineered Wood Flooring	Gypsum Board in Flat Paint Finish	-	Awning Window	-
Master Bedroom	Eggshell Paint Finish	Engineered Wood Flooring	Gypsum Board in Flat Paint Finish	Wooden Door	Awning Window	-
Master T&B	600x600mm Homogeneous Wall Tiles	600x600mm Homogeneous Tiles in Matte Finish	Moisture-Resistant Gypsum Bord in Flat Paint Finish	Wooden Door	Awning Window	With Plumbing Fixtures
Bedroom 2	Eggshell Paint Finish	Engineered Wood Flooring	Gypsum Board in Flat Paint Finish	Wooden Door	Awning Window	-
Bedroom T&B	600x600mm Homogeneous Wall Tiles	600x600mm Homogeneous Tiles in Matte Finish	Moisture-Resistant Gypsum Bord in Flat Paint Finish	Wooden Door	Awning Window	With Plumbing Fixtures
Stairs	Eggshell Paint Finish	-	-	-	W1: Louver Window	Natural Solid Hardwood Stair Thread and Riser in Wood Stain Finish; Solid Wood Handrail with Powder Coated Metal Balustrade

INNER GARDEN UNITS FLOOR AREA: 219.30 SQM
LOT AREAS RANGE FROM 90-106 SQM

90 SQM

MUTYA

101, 102, 105, 106, 107, 108

MUTYA

201, 202, 205, 206, 207, 208

SINTA 201, 202

91 SQM

MUTYA

103, 104, 109, 203, 204, 209

SINTA

203, 205, 206, 207, 208, 209

92 SQM

SINTA 204

93 SQM

HIRAYA 201, 209, 211, 212, 213

94 SQM

HIRAYA 214

103 SQM

HIRAYA 109

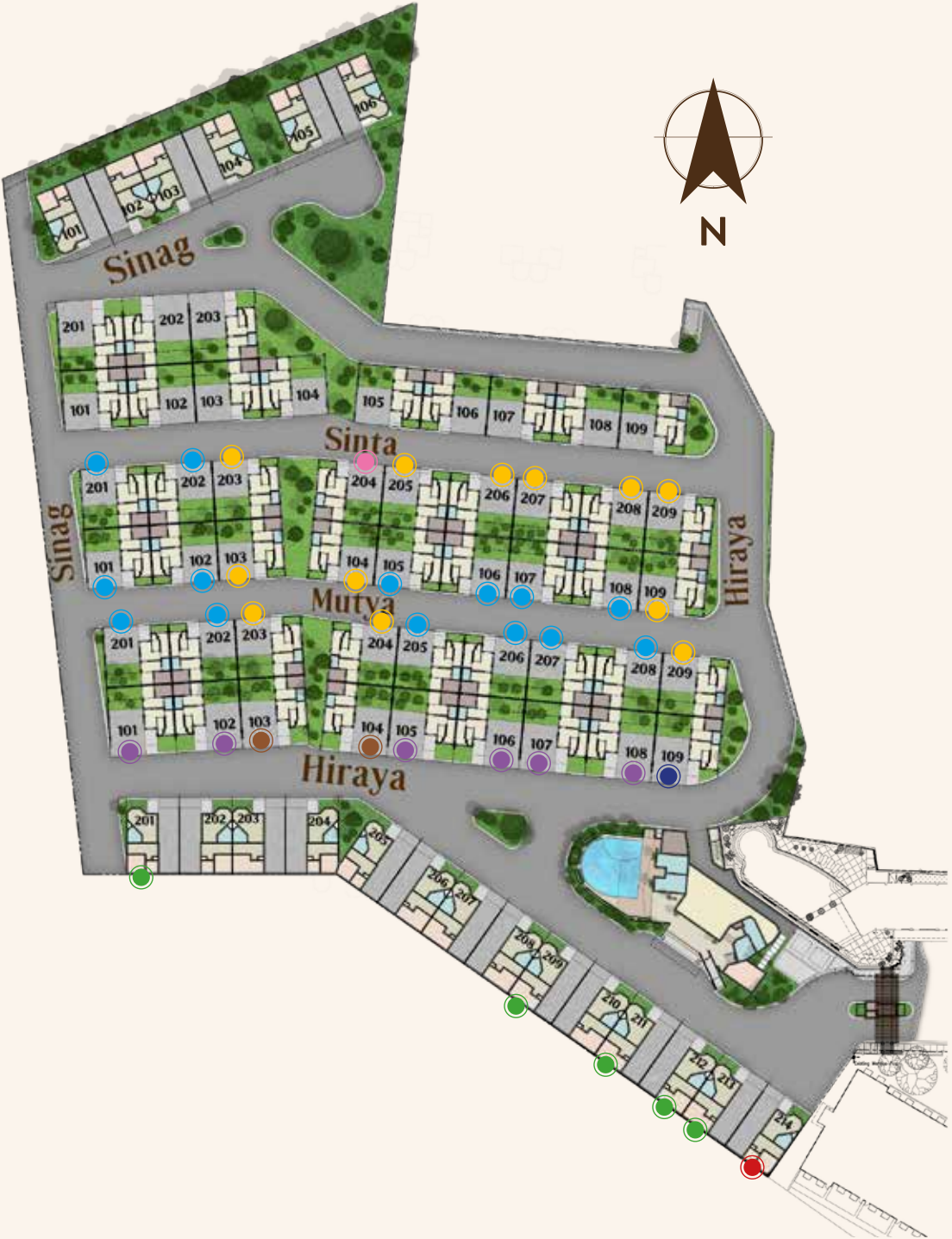
105 SQM

HIRAYA

101, 102, 105, 106, 107, 108

106 SQM

HIRAYA 103, 104



FOR MORE INFORMATION
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