



You Belong Here



PHINMA MAAYO
SAN JOSE

by PHINMA PROPERTIES

You Belong Here

PHINMA Maayo San Jose offers families the space to live in a community that has rich culture and well-established traditions.

Batangas brings tradition and culture closer to the family. When your home is close to beautiful churches, beaches, historical sites, and farms, it's easier to truly appreciate, be proud, and be immersed in the Filipino heritage.

Be part of PHINMA Maayo San Jose, a development that gives you more than just a property. It gives you the opportunity to belong in a sprouting community filled with everything that you need for you and your family's total well-being. A chance to live a prolific life. A future that is yours, because, you belong here.



YOU BELONG HERE FUTURE-PROOFED DEVELOPMENT

PHINMA developments are future-proof — safe and strategically situated in flood-free locations built with poured concrete and materials of the highest quality to withstand natural calamities, and more importantly, the test of time. You will find that every development is an elegant and timeless piece of architecture that's lovingly developed to nurture the needs and passions of the Filipino family.

PHINMA Maayo San Jose is an exceptional result of this vision. It is a tribute to those who continue to persevere and improve their lives, a haven where they can grow and attain the future they desire.



AN ALL INCLUSIVE LIFE ALLOWS ACCESS TO **ALMOST EVERYWHERE**

- Located in San Jose, Batangas
- Bounded by different municipalities and cities such as Lipa City, Batangas City, Ibaan, Cuenca, and San Jose Pascual
- Accessible via Pres. Jose P. Laurel Highway and Banay Banay Mojon Cuenca Rd.



Address: Pres. J.P. Laurel Highway,
Brgy. Banaybanay Dos, San Jose, Batangas



PHINMA MAAYO
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VICINITY

KEY DISTANCES - SCHOOLS

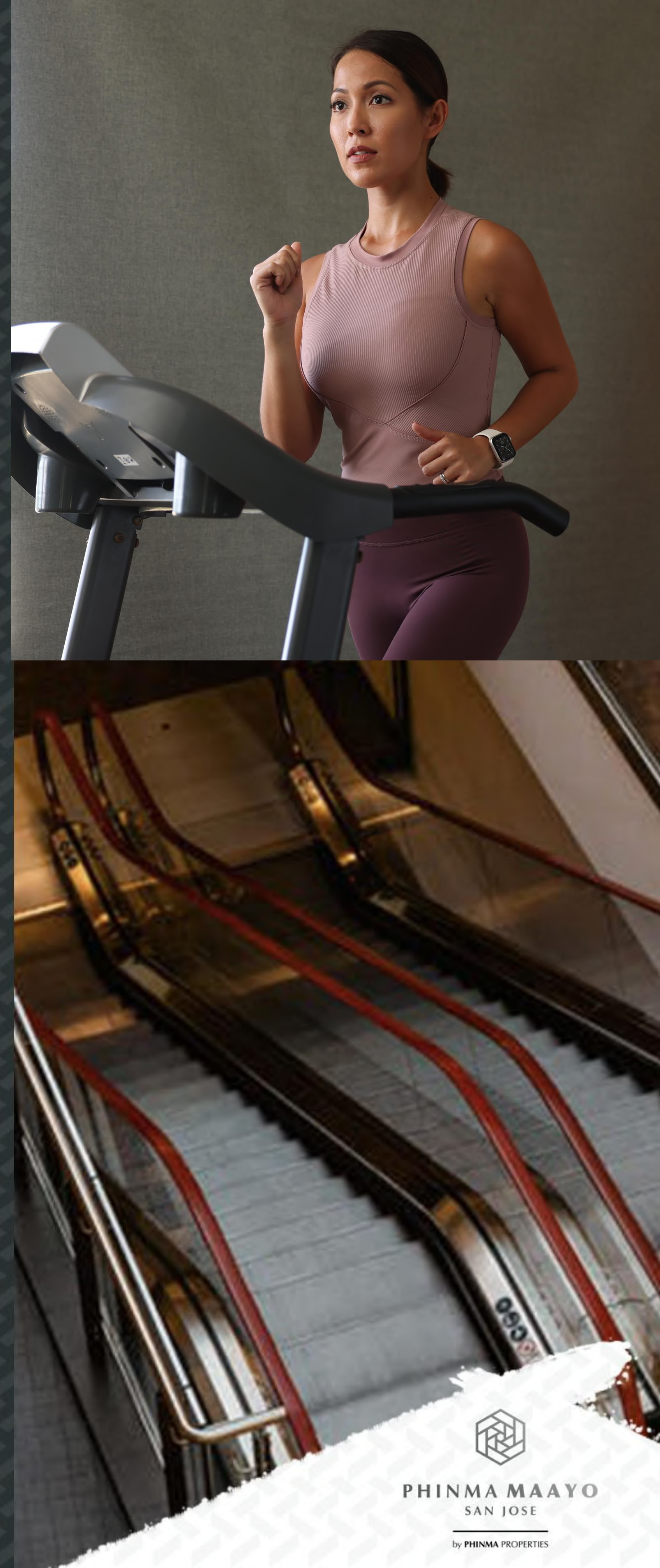
Lipa Montessori School of Learning	2.4 km	5 min
San Lorenzo Ruiz School	3.7 km	7 min
Holy Trinity School Mataas na Kahoy	4.8 km	9 min
Academia De Lipa	6.6 km	18 min
De La Salle Lipa	6.7 km	20 min
Canossa Academy Lipa	6.8 km	22 min
Lipa City Senior High School	7.3 km	28 min
Mckinley Hill International School and Leadership Academy	7.6 km	30 min
The Mabini Academy	7.7 km	32 min
The Meredian School Lipa	9.5 km	35 min
APEC Schools Lipa	10.9 km	30 min



VICINITY

KEY DISTANCES – COMMERCIAL CENTERS

Lipa Town Center	4.3 km	10 min
Robinsons Place Lipa	6.2 km	15 min
Big Ben Complex	6.4 km	18 min
RDC Plaza	7.9 km	30 min
Newstar Shopping Mall	7.8 km	35 min
SM City Lipa	9 km	32 min
Fiesta Mall	9.4 km	35 min
S&R Lipa	10.6 km	25 min
The Outlets	15.4 km	40 min



VICINITY

KEY DISTANCES

– HOSPITALS AND SERVICES

Metro San Jose Medical Center	20 m	0 min
Archdiocesan Shrine and Parish of St. Vincent Ferrer	1.6 km	3 min
San Jose New Municipal Hall	6.5 km	11 min
Our Lady of Peace and Good Voyage Parish Church (Archdiocese of Lipa)	6.5km	15 min
Mary Mediatrix Medical Center	6.8 km	20 min
LTO Lipa City	7.6 km	30 min
SSS Lipa City	8.8 km	35 min
BIR RDO 58 (Lipa)	9.3 km	45 min
BIR RDO 59 (Batangas City)	19.1 km	40 min



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WHY CHOOSE PHINMA MAAYO SAN JOSE?



PHINMA MAAYO
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OUR PROMISE

Surrounded by the rich culture of Batangas and beauty of the Filipino heritage, PHINMA Maayo San Jose offers you more than what meets the eye. It gives you a sense of belongingness. It empowers you to create the future you desire and become part of a thriving community.



1. Holistic Community



2. Strategic Niche



3. Reliable and Quality Service



4. Stellar and Fit to Occupy Homes



HOLISTIC COMMUNITY DESIGNED FOR TOTAL WELL-BEING

PHINMA Maayo San Jose is a fully-integrated community with dynamic amenities which promote a healthy and inclusive environment. Amenities that are not only for family recreation and bonding, but also for community building, as it allows interaction with other homeowners. It is designed to improve the living experience of every PHINMA Maayo San Jose resident, by enabling them to socialize and share the beauty of the environment they live in and impart with each other the culture and tradition they treasure.

ELISEO CLUBHOUSE

- Children's Swimming Pool
- Adult's Swimming Pool
- Lounge
- GF & 2F Lobby
- Function Room
- Conference Room
- Kid's Play Area
- Playground
- Fitness Studio
- Fitness Gym
- Basketball Court
- Outdoor Lounge

CIELO MULTIPURPOSE HALL

- Residents' Lounge
- Function Hall
- Basketball Court



STRATEGIC NICHE FOR A PROGRESSIVE LIVING

Here at PHINMA Maayo San Jose, we give value to the quality of life you are to live and to your time, which is why it is established away from the busy and congested Lipa City proper.

- To give you a stress-free but highly accessible city living experience, San Jose is just 10 minutes away from Lipa City, making commercial centers reachable without having to be at the center of the bustling city.
- From South of Manila, it is just a 30-minute drive and easily accessible via STAR Toll Exit.
- Located along JP Laurel Highway, this is indeed the right place for people.

who want to be close to services, transport links, amenities, schools and offices.

At PHINMA Maayo San Jose, progressive living is within your grasp at all times.



RELIABLE AND QUALITY SERVICE OFFERING PEACE AND QUIET

PHINMA Maayo San Jose ensures that you and your family will be living a peaceful and secured life by providing a fully-gated development with 24/7 security, CCTV provisions, and dedicated onsite property management services that can address all your needs and concerns.

At PHINMA Maayo San Jose, the safety and security of the community is our main priority.



STELLAR AND FIT TO OCCUPY HOME START LIVING YOUR LIFE

Every PHINMA Maayo San Jose home is created with utmost care and thought for its future homeowner.

We provide you with well-furnished, exemplary, and ready to occupy single-attached units and townhouses, designed with native-inspired elements. Whatever your needs are, there are options to choose from in this community, and with just a few touches, your home will be as you wish it is.



ARCHITECT'S PERSPECTIVE



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PROJECT IN FOCUS

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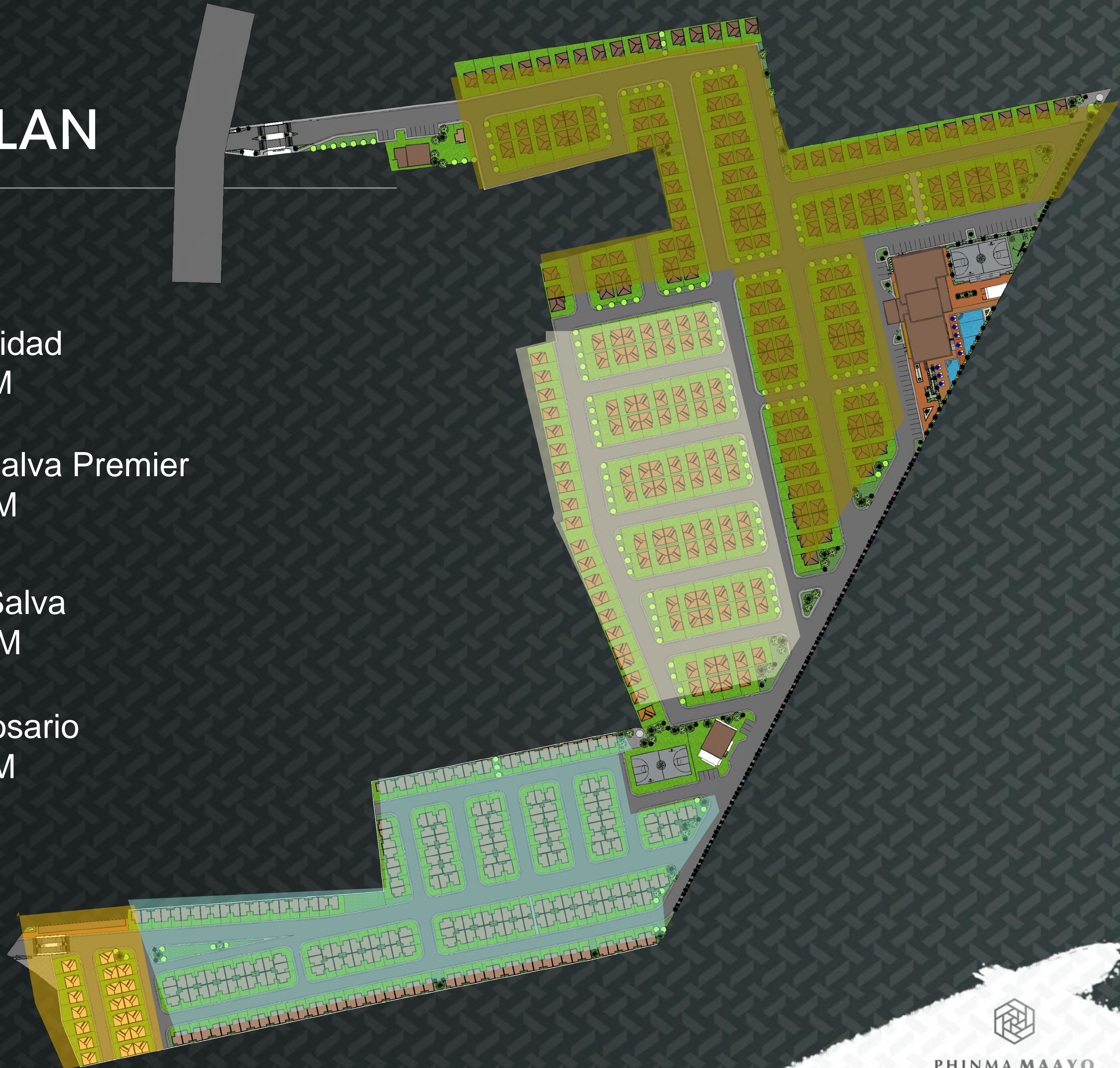
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H&L Type	Total No. of H&L	Lot Area (sqm)	Floor Area (sqm)
Townhouse	267	50	48.26
Single Attached	20	80	74.26
	98	125	75.20
	160	125	84.75



SITE DEVELOPMENT PLAN

- Phase I – Trinidad
FA: 84.75 SQM
- Phase II A – Salva Premier
FA: 75.20 SQM
- Phase II B – Salva
FA: 74.26 SQM
- Phase III – Rosario
FA: 48.26 SQM



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SITE DEVELOPMENT PLAN

PROJECT FEATURES

PHINMA Maayo San Jose is a sustainable community filled with exciting and beneficial amenities, while still providing you with enough open spaces.

As we are now in the era of the new normal, it is only essential to live in a community that can provide you with comfort and movement - while staying safe.

Here at PHINMA Maayo San Jose, you will never feel like you are missing out on the outside world again.

- Jogging Path
- Parks
- 24-hr Roving Security
- CCTV Cameras
- Guardhouse (North and South entrance gate)
- Commercial Units for lease
- Material Recovery Facility (MRF)
- Overhead Cistern



ELISEO CLUBHOUSE

- Children's Swimming Pool
- Adult's Swimming Pool
- Lounge
- GF & 2F Lobby
- Function Rooms
- Conference Room
- Kids' Play Area
- Playground
- Fitness Studio
- Fitness Gym
- Basketball Court
- Outdoor Lounge
- Administration Office

CIELO MULTI-PURPOSE HALL

- Residents' Lounge
- Function Hall
- Basketball Court

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AMENITIES ELISEO CLUBHOUSE

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ELISEO CLUBHOUSE

Exclusive, well-set, and made especially for you. PHINMA Maayo San Jose's Clubhouse – the Eliseo Clubhouse, is definitely engaging for everyone.

It is a place to unwind, enjoy recreational activities and practice fitness activities with your family and neighbours. It is also appropriate and ready for any type of celebration and gatherings.

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ELISEO GROUND FLOOR LOBBY

Spacious and exuding a sense of belongingness and warmth, the ground floor lobby of Eliseo Clubhouse will surely make you feel welcome. This modern-looking community living room-filled with Filipino-designed elements is such an inviting place for every PHINMA Maayo San Jose resident and guest – an ideal setting for relaxation or surprises.

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ELISEO CLUBHOUSE LOUNGE

Inviting, comfortable and incorporated with native, but classy design elements. One would forget the time while waiting here at the Eliseo Clubhouse lounge.

This is structured to make PHINMA Maayo San Jose residents feel more welcome and pleasant whenever they are here.





ARCHITECT'S PERSPECTIVE



ARCHITECT'S PERSPECTIVE

ELISEO CLUBHOUSE FUNCTION ROOM A & B

Every single element in the second-floor lobby and hallway of Eliseo clubhouse showcases the kind of community PHINMA Maayo San Jose offers its residents -- one that makes you feel welcomed, reassured, and accommodated.

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ELISEO CLUBHOUSE KID'S PLAY AREA

This indoor kids' play area at the Eliseo clubhouse is a perfect place for kids, including infants and toddlers, to explore visually appealing play equipment, socialize with other children, and learn new stuff from various possible activities.

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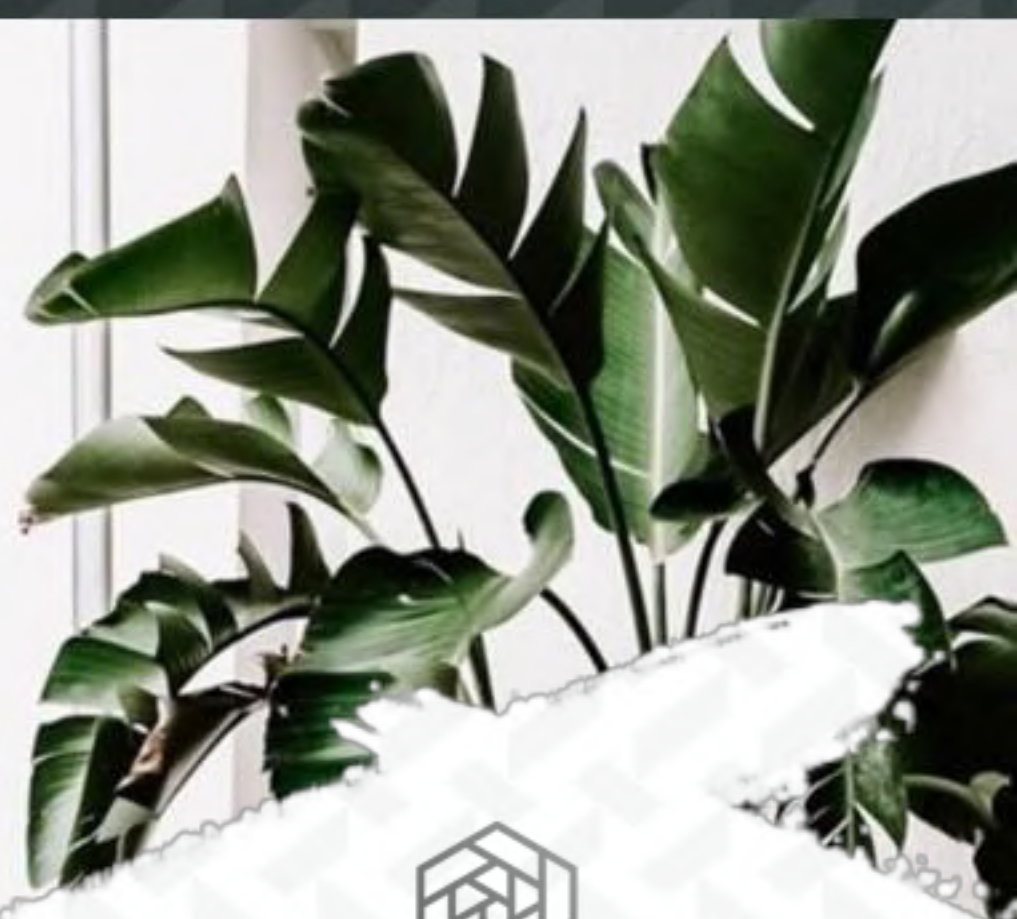
ELISEO CLUBHOUSE SECOND FLOOR LOBBY & HALLWAY

Every single element in the second-floor lobby and hallway of Eliseo clubhouse showcases the kind of community PHINMA Maayo San Jose offers its residents, one that makes you feel welcomed, reassured, and accommodated.

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ELISEO CLUBHOUSE CONFERENCE ROOM

A classy conference room which gives a professional ambience, is also available at the Eliseo Clubhouse for any of your singular events -- business conferences or meetings. It is well-lit, comfortable, and functional, features that are essential in making your meetings lively and successful.

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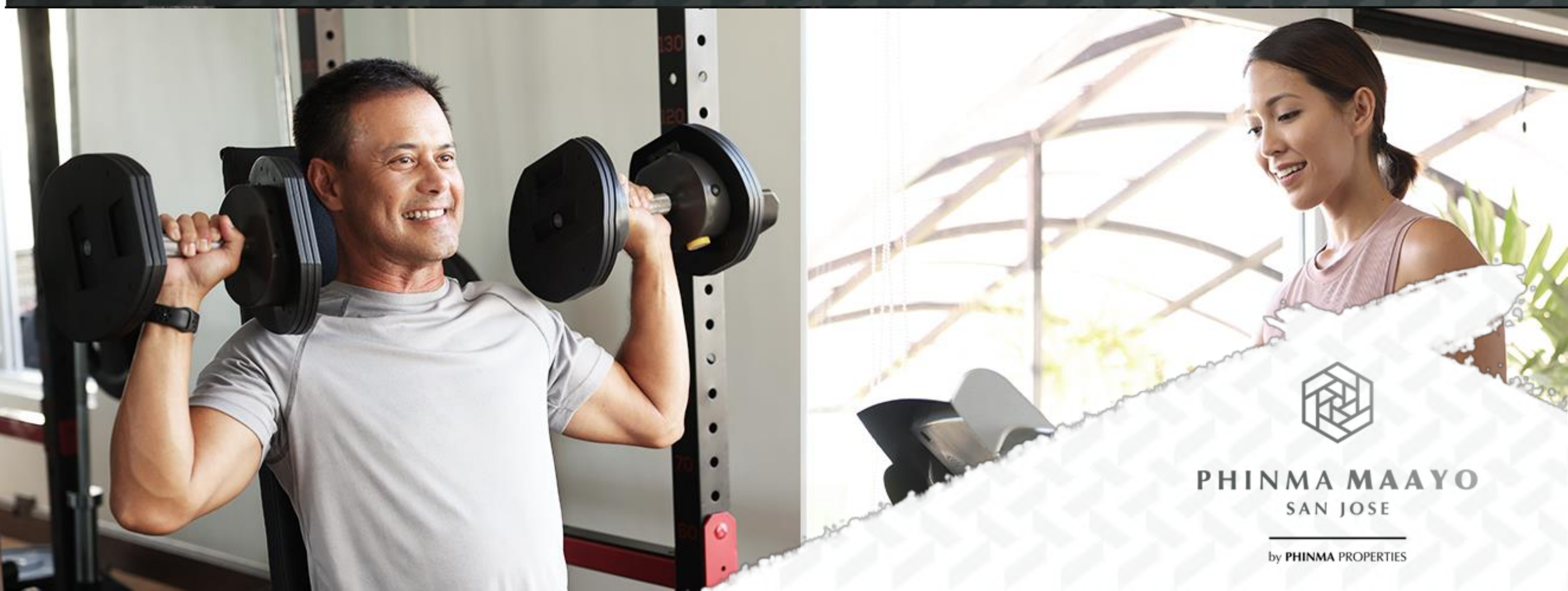
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ELISEO CLUBHOUSE FITNESS GYM

Whether you are to start a new workout routine or maintain a healthy lifestyle, we support you!

This fitness gym offers convenience, making it possible for you to squeeze in your fitness trainings without having to travel away from your residence.

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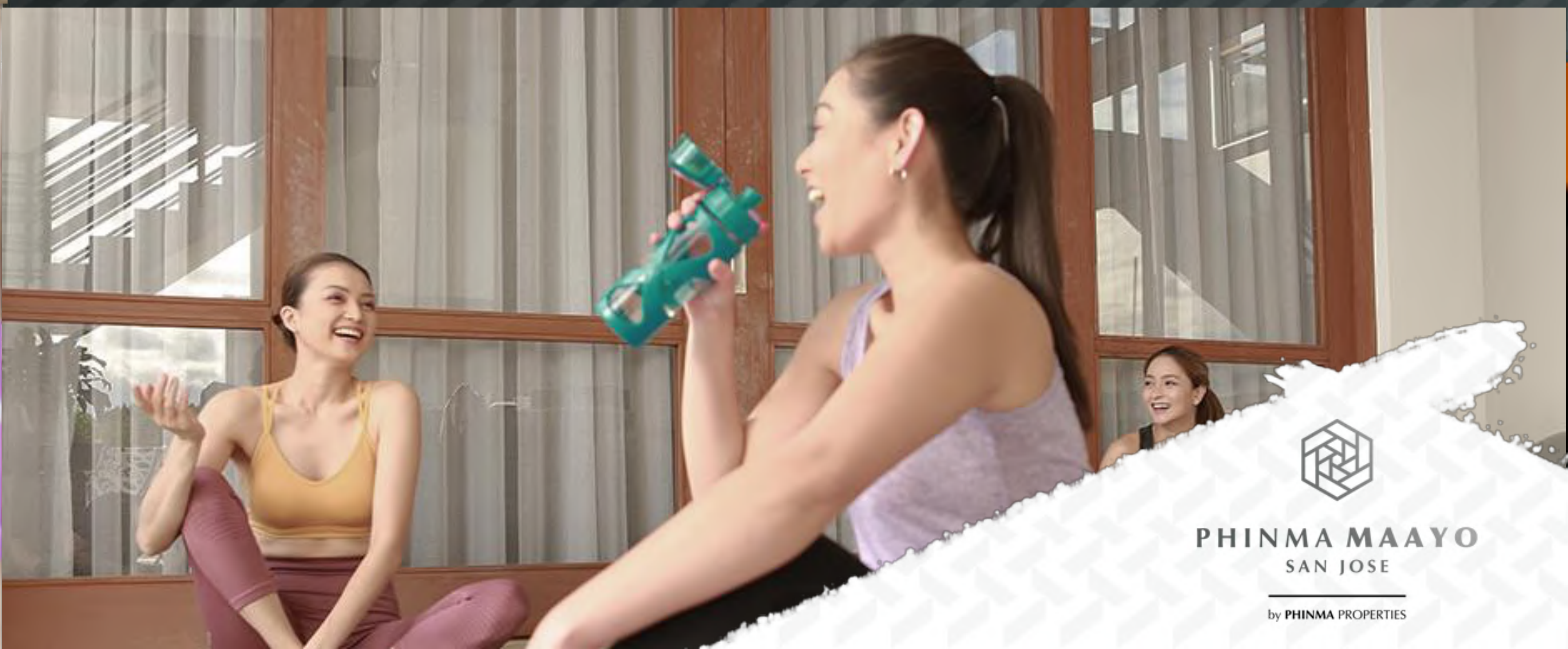


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ELISEO CLUBHOUSE FITNESS STUDIO

Designed for both recreational and professional workouts, PHINMA Maayo San Jose provides you with a spacious fitness studio wherein you can interact with your neighbours and create an ideal group workout.

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ELISEO CLUBHOUSE PLAYGROUND

A place for the children and young at heart. This outdoor playground promotes physical activities among the residents. It allows you to elevate your community experience and grow your creativity.

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ELISEO CLUBHOUSE POOL AREA – CHILDREN'S & ADULTS' SWIMMING POOL

Whenever you need to breathe and just relax, the swimming pool for both kids and adults will just be a couple of walks away.

Go for a dip, recharge and savor every bonding moment with your family.

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ELISEO CLUBHOUSE BASKETBALL COURT

No one is too small or too slow in the court. Designed to keep you moving, playing, thinking, and communicating, this outdoor basketball court will surely be an unforgettable place as it helps you connect with others, be it your family members or neighbours.

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CIELO MULTI-PURPOSE HALL RESIDENTS' LOUNGE

Sleek, clean and lofty, this is Cielo Multi-purpose hall residents' lounge, suitable either for socializing with other homeowners or simply relaxing while waiting for an event.

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CIELO MULTI-PURPOSE HALL EVENT SET-UP

An event set-up at the Cielo Multi-purpose hall is a possible amenity you can enjoy and look forward to here at PHINMA Maayo San Jose.

This will be beneficial and efficient when you need a more intimate and smaller set-up for any of your socials.

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HOUSE MODULES

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BEGIN LIVING YOUR BEST LIFE
WITH ERGONOMICALLY
DESIGNED HOMES.



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You Belong Here

DON'T STOP AT WHAT'S BASIC WHEN YOUR FAMILY DESERVES

MORE! Meet your hopes and expectation in our beautifully crafted homes.



Superior Materials
and Finishes



Exceptional
Amenities



Greater Security



Better Green
Architecture



Advantageous Location



More Value for Money

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ARE YOU SATISFIED WITH JUST THE USUAL? FOR THE SAME INVESTMENT, YOU CAN GET MORE!

HOME ESSENTIAL CHECKLIST STANDARD HOUSE & LOT

- ☐ Ready for Occupancy Home
- ☐ Basic Amenities
- ☐ Accessible Location
- ☐ Regular Security

PHINMA MAAYO SAN JOSE

- ☒ Beautiful Designed Ergonomic Home
- ☒ Amenities Crafted According to Your Needs
- ☒ Accessible Location Away from Congestion
- ☒ Gated Community with RFID Access, CCTV, & Roving Security



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ERGONOMICALLY DESIGNED HOMES



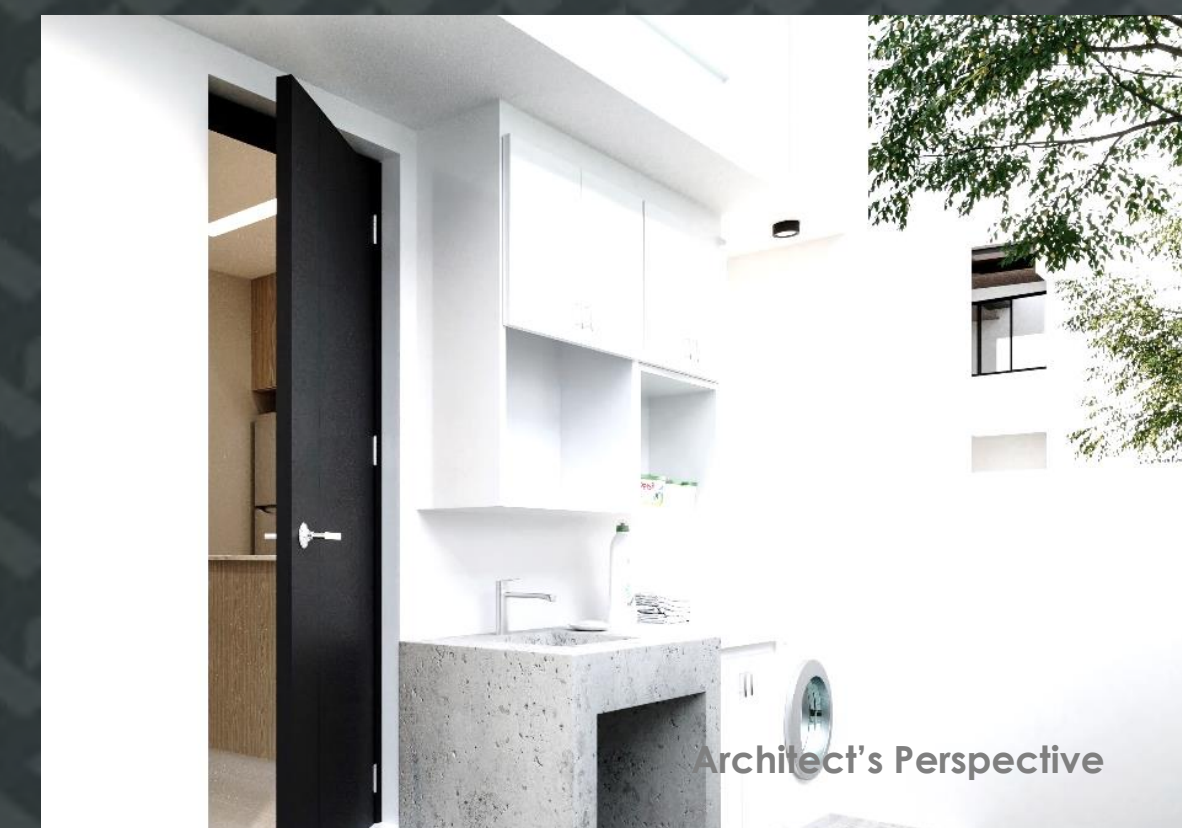
Bedrooms are designed with large, picturesque windows and include a dresser/cabinet.



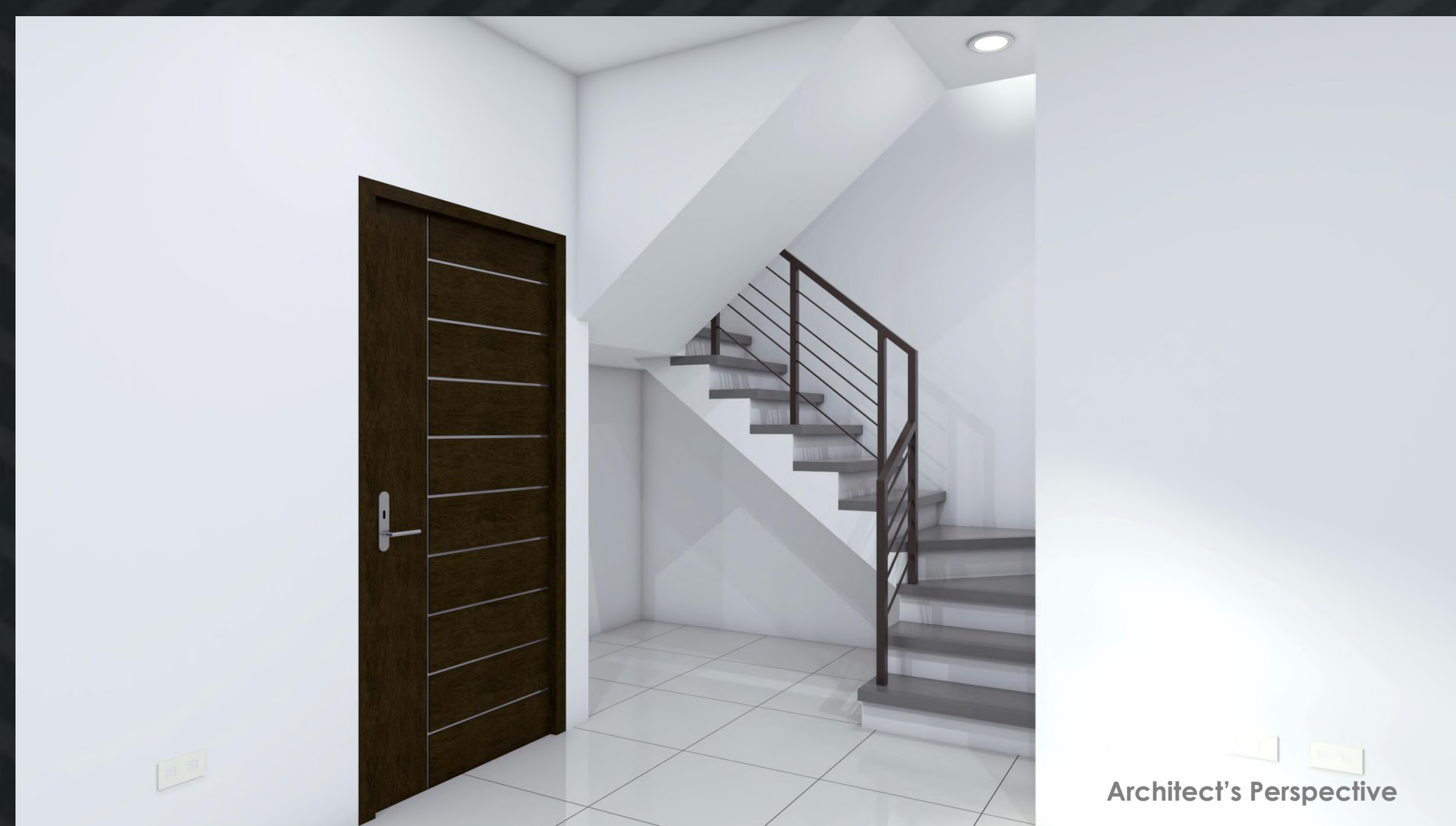
The kitchen area is furnished with cabinets for storage and has enough space for moving around.



The GF living room, dining and kitchen areas, and 2F bedrooms were inspired by how Filipinos live.



The service area can be used for laundry and clothes drying or converted into a mini-garden.



Staircase is not too steep with handrails that are graspable and steps that are non-slippery (material: matte tiles).

The handrail and riser height and step width are customer-tailored.





**WELL-PLANNED
LAYOUT
TO SUPPORT
YOUR LIFESTYLE**

BIG WINDOWS

OPEN LAYOUT

**PERFECTLY-SIZED
STORAGE UNITS**

**RIGHT-SIZED
CABINETS**

**PLACEMENT
FOR
APPLIANCES**



**PHINMA MAAYO
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THOROUGHLY DESIGNED
STAIRWELLS

GRASPABLE
HANDLES

Customer-tailored
Height

Non-slip matte tiles



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**SPACIOUS
SERVICE AREA**

**SPACE FOR
LAUNDRY AND
CLOTHES
DRYING**

GARDEN AREA



**PHINMA MAAYO
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ROSARIO TWO-STOREY TOWNHOUSE

Total Lot Area: 50 SQM (Average)

Total Floor Area: 48.26 SQM

2 Bedrooms
2 Toilet & Bathrooms
Living Area
Dining Area
Kitchen
Service Area
1-Carport

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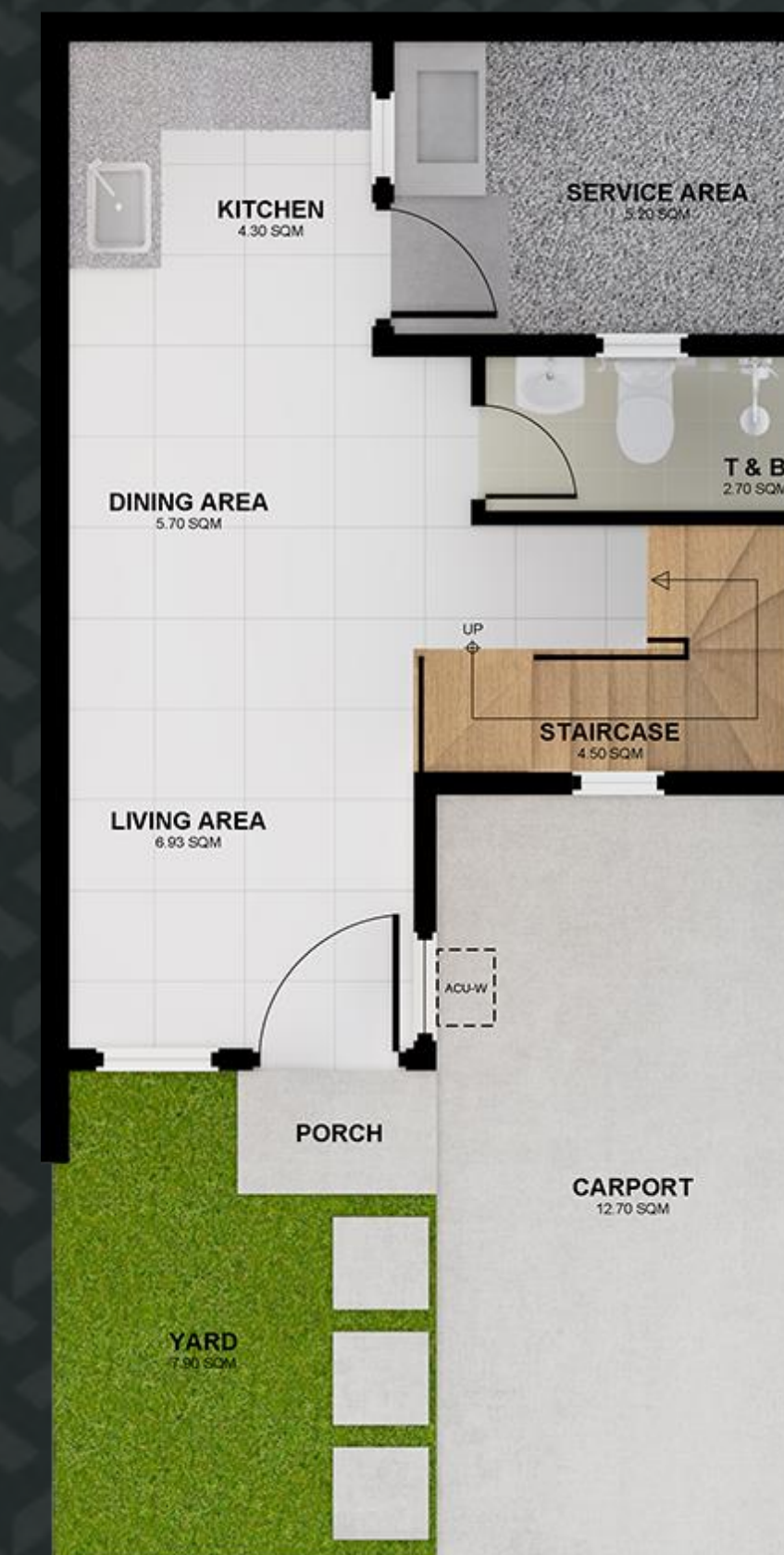
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ROSARIO HOUSE MODULE

AREA	SQM
GROUND FLOOR	24.13
Living Area	6.93
Dining Area	5.7
Kitchen	4.3
Toilet & Bath	2.7
Staircase	4.5
SECOND FLOOR	24.13
Master Bedroom	8.7
Bedroom 2	7.1
Toilet & Bath	2.6
Hallway	2.95
Stairwell	2.78
TOTAL LIVABLE AREA	48.26
Carport Provision	12.7
Porch/ Yard	7.9
Service Area	5.2

TURNOVER UNIT LAYOUT



GROUND FLOOR



SECOND FLOOR

SUGGESTED FLOOR LAYOUT



GROUND FLOOR



SECOND FLOOR



ROSARIO HOUSE MODULE **TURNOVER UNIT**

LIVING AND DINING AREA

ARCHITECT'S PERSPECTIVE



MASTER'S BEDROOM

ARCHITECT'S PERSPECTIVE



BEDROOM 2

ARCHITECT'S PERSPECTIVE



KITCHEN

ARCHITECT'S PERSPECTIVE



TOILET & BATH

ARCHITECT'S PERSPECTIVE



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ROSARIO HOUSE MODULE **TURNOVER SPECIFICATIONS**

Floor to Ceiling Height	Ground Floor= 2.7m Second Floor= 2.4m
Floor Finishes	
Living, Dining & Kitchen	600 x 600mm ceramic tiles
Bedroom	150mm x 900mm wood pattern vinyl tiles
Toilet and Bath	300mm x 300mm ceramic tiles
Laundry	Smooth cement finish/loose gravel
Ceiling Finishes	
Living, Dining & Kitchen	Skimcoated smooth cement finish
Bedroom	Skimcoated gypsum board on furring
Toilet and Bath	Moisture resistant gypsum board, painted finish
Doors	
Main Door	Steel door, painted finish
Bedroom	Moulded flush door, painted finish
Toilet and Bath	PVC door
Specialties	
Kitchen	L-type granite countertop with laminated marine plywood cabinet
Windows	Aluminum analok finish
Partition	
Bedroom	Gypsumboard drywall on metal frame, painted finish

Aircon	Provision for Window Type Air-conditioning Unit
Wall Finishes	
Living, Dining & Kitchen	Skimcoated smooth cement finish
Bedroom	Skimcoated smooth cement finish
Toilet and Bath	300mm x 300mm ceramic tiles, smooth cement painted finish
Laundry	Smooth cement, painted finish
Toilet & kitchen Fixtures	
Water Closet	Siphon-vortex porcelain water closet with tank, cover seat & bidet hose
Lavatory	Wall-hung type with faucet
Shower Head, Valve and Handle	Chrome plated shower set with showerhead, telephone shower & bath faucet
Kitchen Sink	Stainless steel sink
Kitchen Faucet	Chrome plated faucet
Finishing Hardware	
Switches, Outlets	SWITCHES: 1 Gang & 2 gang switch w/ PVC cover plate OUTLETS: Single & Duplex type outlet w/ PVC cover plate
Hinges and Handles	Stainless steel butt hinges, stainless steel handles
Locks & Doorknobs	Stainless steel lever type lockset



You Belong Here

SALVA TWO-STOREY SINGLE ATTACHED HOME

Total Lot Area: 80 SQM (Average)

Total Floor Area: 74.26 SQM

3 Bedrooms
3 Toilet & Bathrooms
Living Area
Dining Area
Kitchen
Service Area
Patio/Veranda,
1-Carport

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SALVA HOUSE MODULE

AREA	SQM
GROUND FLOOR	36.53
Living Area	11.25
Dining Area	8.5
Kitchen	6.4
Toilet & Bath 1	3
Staircase	7.38
SECOND FLOOR	37.73
Master Bedroom	11.46
Bedroom 2	7.13
Bedroom 3	7.85
Toilet & Bath 2	2.53
Toilet & Bath 3	2.38
Hallway	3.53
Stairwell	2.85
TOTAL LIVABLE AREA	74.26
Carport Provision	15.00
Porch/ Yard	15.28
Service Area	5.96
Patio	7.20

TURNOVER UNIT LAYOUT



GROUND FLOOR



SECOND FLOOR

SUGGESTED FLOOR LAYOUT



GROUND FLOOR



SECOND FLOOR

SALVA HOUSE MODULE **TURNOVER UNIT**

LIVING AND DINING AREA

ARCHITECT'S PERSPECTIVE



MASTER'S BEDROOM

ARCHITECT'S PERSPECTIVE



BEDROOM 2

ARCHITECT'S PERSPECTIVE



TOILET & BATH

ARCHITECT'S PERSPECTIVE



KITCHEN

ARCHITECT'S PERSPECTIVE



BEDROOM 3

ARCHITECT'S PERSPECTIVE

SALVA HOUSE MODULE **TURNOVER SPECIFICATIONS**

Floor to Ceiling Height	Ground Floor= 2.9m Second Floor= 2.4m
Floor Finishes	
Living, Dining & Kitchen	600 x 600mm ceramic tiles
Bedroom	150mm x 900mm wood pattern vinyl tiles
Toilet and Bath	300mm x 300mm ceramic tiles
Laundry	Smooth cement finish/loose gravel
Ceiling Finishes	
Living, Dining & Kitchen	Skimcoated smooth cement finish
Bedroom	Skimcoated gypsum board on furring
Toilet and Bath	Moisture resistant gypsum board, painted finish
Doors	
Main Door	Steel door, painted finish
Bedroom	Moulded flush door, painted finish
Toilet and Bath	PVC door
Specialties	
Kitchen	L-type granite countertop with laminated marine plywood cabinet/overhead cabinet
Windows	Aluminum analok finish
Partition	
Bedroom	Gypsumboard drywall on metal frame, painted finish

Aircon	Provision for Window Type Air-conditioning Unit
Wall Finishes	
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Bedroom	Skimcoated smooth cement finish
Toilet and Bath	300mm x 300mm ceramic tiles, smooth cement painted finish
Laundry	Smooth cement, painted finish
Toilet & kitchen Fixtures	
Water Closet	Siphon-vortex porcelain water closet with tank, cover seat & bidet hose
Lavatory	Wall-hung type with faucet
Shower Head, Valve and Handle	Chrome plated shower set with showerhead, telephone shower & bath faucet
Kitchen Sink	Stainless steel sink
Kitchen Faucet	Chrome plated faucet
Finishing Hardware	
Switches, Outlets	SWITCHES: 1 Gang & 2 gang switch w/ PVC cover plate OUTLETS: Single & Duplex type outlet w/ PVC cover plate
Hinges and Handles	Stainless steel butt hinges, stainless steel handles
Locks & Doorknobs	Stainless steel lever type lockset



You Belong Here

SALVA PREMIER TWO-STOREY SINGLE ATTACHED HOME

Total Lot Area: 125 SQM (Average)

Total Floor Area: 75.20 SQM

3 Bedrooms

3 Toilet & Bathrooms

Living Area

Dining Area

Kitchen

Service Area

Patio/Veranda,

2-Carport

FOR TRAINING PURPOSES ONLY. ALL DETAILS HEREIN ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE AND DO NOT CONSTITUTE ANY PART OF A CONTRACT OR OFFER.



PHINMA MAAYO
SAN JOSE

by PHINMA PROPERTIES

TURNOVER UNIT LAYOUT

SALVA PREMIER
HOUSE MODULE

AREA	SQM
GROUND FLOOR	36.82
Living Area	11.49
Dining Area	9.57
Kitchen	5.69
Toilet & Bath 1	3.36
Staircase	4.07
Common Area	2.64
SECOND FLOOR	38.38
Master Bedroom	11.80
Bedroom 2	7.66
Bedroom 3	7.76
Master T&B	2.77
Toilet & Bath 2	3.59
Hallway	2.31
Stairwell	2.49
TOTAL LIVABLE AREA	75.20
Carport Provision	45.88
Porch	1.83
Front Yard	19.34
Back Yard	14.10
Service Area	6.37



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SALVA PREMIER HOUSE MODULE **TURNOVER UNIT**

LIVING AREA



DINING AND KITCHEN AREA



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SALVA PREMIER HOUSE MODULE **TURNOVER UNIT**

MASTER BEDROOM



ARCHITECT'S PERSPECTIVE

BEDROOM 2



ARCHITECT'S PERSPECTIVE



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SALVA PREMIER HOUSE MODULE **TURNOVER UNIT**

BEDROOM 3



TOILET & BATH



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SALVA PREMIER HOUSE MODULE **TURNOVER SPECIFICATIONS**

Floor to Ceiling Height	Ground Floor= 2.9m Second Floor= 2.4m
Floor Finishes	
Living, Dining & Kitchen	600 x 600mm ceramic tiles
Bedroom	150mm x 900mm wood pattern vinyl tiles
Toilet and Bath	300mm x 300mm ceramic tiles
Laundry	Smooth Cement finish/Loose Gravel
Ceiling Finishes	
Living, Dining & Kitchen	Skimcoated smooth cement finish
Bedroom	Skimcoated Fiber Cement Board on furring
Toilet and Bath	Moisture resistant gypsum board, painted finish
Doors	
Main Door	Single leaf panel Steel Door, painted finish Hinge: SUS flag hinge Lockset: Handle lockset stain stainless with deadbolt
Dining	Double sliding glass panel door in analok finish aluminum frame
Bedroom	Single leaf flush wood panel painted finish Hinge: Butt hinge in stainless steel finish Lockset: Heavy duty lever type lockset in stainless finish
Toilet and Bath	PVC door
Specialties	
Kitchen	Countertop: L-type counter, granite slab with 100mm high back splash Carcass/Doors: Marine plywood carcass with high pressure laminate (HPL) Accessories: J-type handle, overlap concealed hinges Overhead Cabinet Cabinet: L-Type overhead cabinet Carcass/Doors: Marine plywood carcass with high pressure laminate (HPL) Accessories: J-type handle, overlap concealed hinges
Windows	
Living	Awning and fixed window in analok finish aluminum frame
Master Bedroom/ Bedrooms 2 and 3	Sliding window in analok finish aluminum frame
Toilet and Bathrooms	Awning window in analok finish aluminum frame
Partition	
Bedroom	Gypsum board drywall on metal frame, painted finish



SALVA PREMIER HOUSE MODULE **TURNOVER SPECIFICATIONS**

Aircon	Provision for Window Type Air-conditioning Unit
Wall Finishes	
Living, Dining & Kitchen	Skimcoated smooth cement finish
Bedroom	Skimcoated smooth cement finish
Toilet and Bath	300mm x 300mm ceramic tiles, smooth cement painted finish
Laundry	Smooth cement, painted finish
Toilet & kitchen Fixtures	
Water Closet	Siphon-vortex porcelain water closet with tank, cover seat & bidet hose
Lavatory	Wall-hung type with faucet
Shower Head, Valve and Handle	Chrome plated shower set with showerhead, telephone shower & bath faucet
Kitchen Sink	Stainless steel sink
Kitchen Faucet	Chrome plated faucet
Finishing Hardware	
Switches, Outlets	SWITCHES: 1 Gang & 2 gang switch w/ PVC cover plate OUTLETS: Single & Duplex type outlet w/ PVC cover plate
Hinges and Handles	Stainless steel butt hinges, stainless steel handles
Locks & Doorknobs	Stainless steel lever type lockset

You Belong Here

TRINIDAD TWO-STOREY SINGLE ATTACHED HOME

Total Lot Area: 125.21 SQM (Average)

Total Floor Area: 84.75 SQM

3 Bedrooms
3 Toilet & Bathrooms
Balcony
Kitchen
Living Area
Dining Area
Kitchen
Service Area
Patio/Veranda
2-Carport

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ARCHITECT'S PERSPECTIVE

TRINIDAD HOUSE MODULE

AREA	SQM
GROUND FLOOR	41.00
Foyer	2.87
Living Area	9.88
Dining Area	13.19
Kitchen	5.27
Toilet & Bath 1	3.12
Staircase	6.67
SECOND FLOOR	43.75
Master Bedroom	9.50
Bedroom 2	7.74
Bedroom 3	7.43
Toilet & Bath 2	3.12
Toilet & Bath 3	3.19
Hallway	3.10
Balcony	2.46
Stairwell	7.21
TOTAL LIVABLE AREA	84.75
Carport Provision	32.61
Porch / Lanai	6.59
Service Area	4.30
Yard / Patio	40.5

TURNOVER UNIT LAYOUT



GROUND FLOOR



SECOND FLOOR

SUGGESTED FLOOR LAYOUT



GROUND FLOOR



SECOND FLOOR

TRINIDAD HOUSE MODULE **TURNOVER UNIT**

LIVING AND DINING AREA

ARCHITECT'S PERSPECTIVE



MASTER'S BEDROOM

ARCHITECT'S PERSPECTIVE



BEDROOM 2

ARCHITECT'S PERSPECTIVE



TOILET & BATH

ARCHITECT'S PERSPECTIVE



KITCHEN

ARCHITECT'S PERSPECTIVE



BEDROOM 3

ARCHITECT'S PERSPECTIVE

TRINIDAD HOUSE MODULE **TURNOVER SPECIFICATIONS**

Floor to Ceiling Height	Ground Floor= 2.5m Second Floor= 2.3m
Floor Finishes	
Living, Dining & Kitchen	600 x 600mm Homogenous tiles
Bedroom	150mm x 900mm Wood pattern vinyl tiles
Toilet and Bath	200 x 200 mm Homogenous tiles
Laundry	Trowel cement finish
Ceiling Finishes	
Living, Dining & Kitchen	Acrylic latex paint fiber cement board on furring
Bedroom	Acrylic latex paint fiber cement board on furring
Toilet and Bath	Acrylic latex paint fiber cement board on furring
Doors	
Main Door	Solid hardwood door, painted finish
Bedroom	Moulded flush door, painted finish
Toilet and Bath	PVC door
Specialties	
Kitchen	L-type granite countertop with laminated marine plywood cabinet
Windows	Aluminum Powder coated finish
Partition	
Bedroom	Gypsum board drywall on metal frame, painted finish

Aircon	Provision for Window Type Air-conditioning Unit
Wall Finishes	
Living, Dining & Kitchen	Acrylic latex paint finish
Bedroom	Acrylic latex paint finish
Toilet and Bath	Full height 300 x 600 mm ceramic tiles
Laundry	
Toilet & kitchen Fixtures	
Water Closet	Siphon-vortex porcelain water closet with tank, cover seat & bidet hose
Lavatory	Wall hung with full pedestal type with faucet
Shower Head, Valve and Handle	Chrome plated shower set with showerhead, telephone shower & bath faucet
Kitchen Sink	Stainless steel sink
Kitchen Faucet	Chrome plated faucet
Finishing Hardware	
Switches, Outlets	SWITCHES: 1 Gang, 2 gang & 3 gang switch w/ PVC cover plate OUTLETS: Single & Duplex type outlet w/ PVC cover plate
Hinges and Handles	Stainless steel butt hinges, stainless steel handles
Locks & Doorknobs	Stainless steel lever type lockset



HOUSE FEATURES

At PHINMA Maayo San Jose, we want nothing but the best for you, so we provide you with only the best house features which can cater to your needs and liking.



Individual
metered utility



Provision
for telephone



Provision for
cable connection



Provision for
internet/fiber connection



Usable outdoor space
(range: 3sqm - 41 sqm)



PHINMA MAAYO
SAN JOSE

by PHINMA PROPERTIES

PROPERTY MANAGEMENT SERVICES

As a part of the PHINMA Maayo San Jose community, we value you and your family. To ensure that you and your family are safe and secured, we made sure to prioritize the following property management services.



Guarded gate
and entrance, and 24-hour
roving personnel



Maintenance
and Repair Services

Assistance in Minor Jobs
in Residents Units



General Maintenance
on Common Areas



Utilities Application
Assistance



RESERVATION PROCESS



1. CHOOSE A LOCATION

Arrange a visit with our Property Specialist to the preferred project site for presentation.



2. CHECK AVAILABILITY & PRICE

Get to know the applicable price and the promo options.



3. SELECT YOUR UNIT

Check the project's inventory board for available units.



4. LOCK IN YOUR CHOSEN UNIT

Submit initial documentary requirements and pay the reservation fee

- Full assistance in site visits
- For contactless transactions, go to Online Payment & Reservation tab.



5. PICK THE PAYMENT OPTION THAT FITS YOU

HDMF, Cash, Bank, or In-house Financing

- Unmatched support in loan applications



PHINMA MAAYO
SAN JOSE

by PHINMA PROPERTIES



CHOOSING THE RIGHT PLACE

**How do you know where is the right place?
PHINMA Maayo San Jose answers that question for you.**

Created in a way that satisfies not only your senses but also your aspirations, and making it clear that you are right in trusting the magic of new beginnings. Here, there is a strong sense of community which conveys that indeed, this is the place to be – the place where you belong. The space where you are meant to grow and thrive. This place is yours – your new home.

PHINMA Maayo San Jose is an asset that is bound to give you lasting benefits. More than a home, this marks your decision towards living a life with peace of mind. Knowing that your choice is a great investment, now and for the days to come.


So now that you know this is the right place, it is time to decide.

Make your choice.

Say hello to PHINMA Maayo San Jose.

  PhimaMaayoOfficial

 phinmaproperties.com/maayo/sanjose

 0917-535-6800

Provisional LTS No: 503 & 510

ARCHITECT'S PERSPECTIVE



ARCHITECT'S PERSPECTIVE