

A man with glasses and a white shirt is painting a modern house. He is holding a paintbrush and a palette with blue, white, and black paint. The house is a two-story building with a white facade and dark brown accents. A white car is parked in front of the house. The text "It Begins Here" is written in a cursive font across the middle of the image.

It Begins Here



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

LTS NO. 0002398

It Begins Here

It Begins Here

PHINMA Maayo Tugbok gives families the opportunity to mold the community they live in and fill it with traditions that are close to their hearts and values that reflect their aspirations in life.

Tugbok is a district that is set to prosper. It is a safe and exciting place for you to shape and take control of your future - and your family's future, too. It enables you to be a proud citizen contributing to nation-building by establishing a community which mirrors honorable Filipino living.

Reside at PHINMA Maayo Tugbok, a residence that offers more than what meets the eye - where people like you can grow your roots and thrive. A place which declares your success in life - it begins here.



It Begins Here

IT BEGINS HERE **FUTURE – PROOFED DEVELOPMENT**

PHINMA developments are future-proofed - safe and strategically situated on 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 is lovingly developed to nurture the needs and passions of the Filipino family.

PHINMA Maayo Tugbok is a testament of this commitment. It is a sanctuary where new beginnings await, for those who long to realize their dreams and build their future.



ARCHITECT'S PERSPECTIVE



**PHINMA MAAYO
TUGBOK**

by PHINMA PROPERTIES

It Begins Here

Address: Purok 6A, Upper Riverside, Brgy. Riverside, Tugbok, Davao City

YOUR BEGINNING IS A ROAD TO ENDLESS POSSIBILITIES

- Located at Tugbok District, Davao City
- Accessible to Davao City proper and nearby Town Centers (Mintal and Calinan)
- A short drive away from the Main Highway of Davao-Bukidnon Road



VICINITY

KEY DISTANCES - SCHOOLS

Tugbok Nat'l. High School	6.5 KM	11 MIN
San Pedro College Calinan	8 KM	15 MIN
Holy Cross of Mintal College	10 KM	18 MIN
Philippine Science High Scholl	10.3 KM	19 MIN
Holy Child School of Davao	10.4 KM	19 MIN
University of the Philippines	11.3 KM	21 MIN
Ateneo De Davao Sr. High.	15 KM	28 MIN
Ateneo De Davao Highschool	20.6 KM	34 MIN



VICINITY

KEY DISTANCES – COMMERCIAL CENTERS

NCCC CHOICE MART.	8 KM	12 MIN
VISTA Mall	10 KM	15 MIN
Gaisano Capital Mintal	11.5 KM	19 MIN
SM Savemore	17.6 KM	30 MIN
SM City Davao	21.7 KM	41 MIN
S&R	21.9 KM	44 MIN
Felcris Centrale	23.7 KM	46 MIN
Bangkerohan Public Market	24 KM	50 MIN



VICINITY KEY DISTANCES - HOSPITALS

Holy Spirit Community Hospital	9.7 KM	15 MIN
Davao Doctors Hospital	23.4 KM	47 MIN
Ricardo Limso Medical Center	23.6 KM	49 MIN
Davao Medical School Foundation	25.6 KM	49 MIN
Brokenshire Hospital	26.2 KM	48 MIN
San Pedro Hospital	26.6 KM	51 MIN
Metro Davao Medical & Research Center	28.7 KM	49 MIN
Southern Philippines Medical Center	29 KM	50 MIN



VICINITY KEY DISTANCES – TOURIST SPOTS ATTRACTIONS

Lantaw Bukid	2.1 KM	8 MIN
Deca Wake Park	6 KM	15 MIN
Malagos Garden Resort	8.9 KM	16 MIN
Eden Nature Park	32 KM	51 MIN
Seagull Mountain Resort	63.1 km	1HR &38 MIN



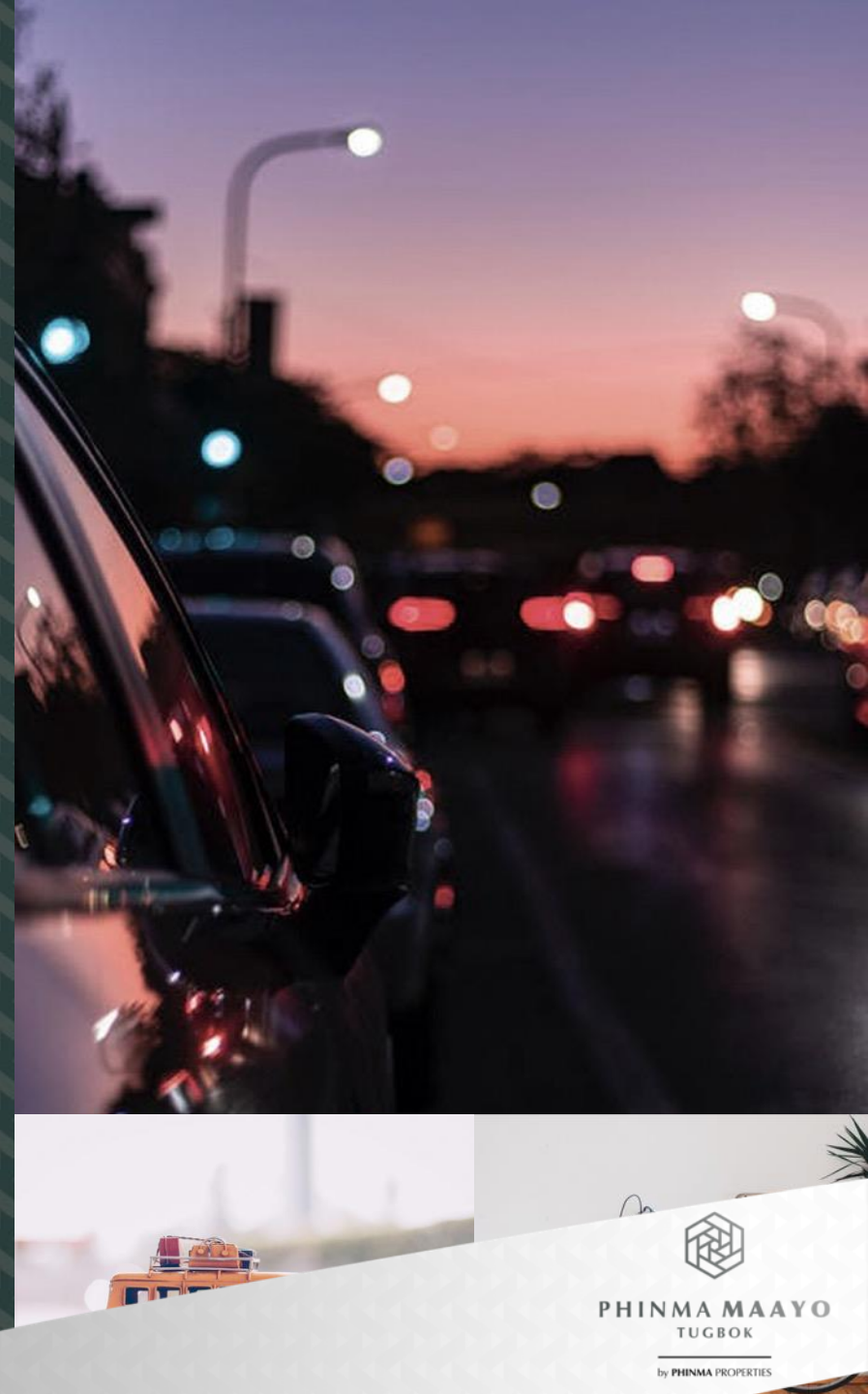
It Begins Here

VICINITY

KEY DISTANCES - TRANSPORTATION

Southern Mindanao Transport Terminal	21 KM	36 MIN
Davao City Overland Transport Terminal	22.7 KM	40 MIN
Francisco Bangoy International Airport	31.4 KM	54 min

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PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

A top-down view of a white ceramic coffee cup filled with dark coffee, sitting on a matching white saucer. The cup and saucer are positioned in the lower-left quadrant. Surrounding them are four large, stylized question marks made of paper. Two are light pink and two are light brown, each with a scalloped edge. They are arranged in a cluster around the coffee cup. The entire scene is set against a dark brown, textured background.

WHY CHOOSE PHINMA MAAYO TUGBOK?



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

OUR PROMISE

Situated in a budding district in Davao, PHINMA Maayo Tugbok is a community that gives you the chance to start creating the future you dream of. A place where there is abundance, peace and hope. A safe haven that drives you to begin living your best life.



1. A Complete Community



2. Accessible Location



3. Community Essentials



4. A Community with a Vision



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

A COMPLETE COMMUNITY DESIGNED FOR YOUR TOTAL WELL-BEING

PHINMA Maayo Tugbok offers a fully integrated community, featuring complete project amenities that will fill you with enthusiasm as you start a new beginning and satisfy your needs, every step of the way.

Commercial Area

Madayaw Clubhouse

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

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**PHINMA MAAYO
TUGBOK**

by PHINMA PROPERTIES

It Begins Here

ACCESSIBLE LOCATION A PROMISE OF CONVENIENCE

PHINMA Maayo Tugbok is created with sincere consideration to the people who will be part of it – you and your family. It is a stress-free community located away from the busy Davao City proper but offers easy access to nearby Town Centers. It is also a drive away from the Main Highway of Davao-Bukidnon Road, which makes a future bypass road that connects nearby towns and business centers, accessible, and convenient.



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**PHINMA MAAYO
TUGBOK**

by PHINMA PROPERTIES

It Begins Here

COMMUNITY ESSENTIALS: 3S **SAFETY, SECURITY AND SERVICE** AT THE FOREFRONT

Your beginning is valuable to us.

Here at PHINMA Maayo Tugbok, you are given peace of mind. This development is fully gated with 24/7 security, as well as dedicated onsite property management services, ensuring you are safe, secured and that all of your needs are addressed at all times.

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PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

A COMMUNITY WITH A VISION **OPPORTUNITY TO START ANEW**

PHINA Maayo Tugbok, a community that is set to flourish, offering you a chance to begin curating the life you desire, for you and your family. This community aims to impart this vision and give hope to Filipinos who are either starting a new chapter in their lives or yearning to rewrite their stories.

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**PHINMA MAAYO
TUGBOK**

by PHINMA PROPERTIES

It Begins Here

PROJECT IN FOCUS



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

SITE DEVELOPMENT PLAN

● PHASE II

Bulan Townhouse
(Ave. 67sqm lot area)

● PHASE III

Tanglaw Single Attached House
(Ave. 80sqm lot area)

● PHASE I

Adlaw Townhouse
(Ave. 50sqm lot area)



ROADS

- 12m wide
- 10m wide
- 8m wide
- 4m wide



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

Module C-Tanglaw Single Attached	224 Units
LA:	80 SQM
FA:	74.26 SQM



SITE DEVELOPMENT PLAN

PROJECT FEATURES

PHINMA Maayo Tugbok is a rising community which gives suburban living a new meaning and supports residents in living their best life with carefully planned out amenities built and available for everyone. This community also gives value to nature, so it has provided ample space for daily walks and gives you a perfect and safe breathing space that is essential in our daily life, especially in the new normal.

Commercial Area *Provision

Madayaw Clubhouse

- Children's Swimming Pool
- Adult's Swimming pool
- Lounge
- Co-working spaces
- GF & 2F Lobby
- Function Room
- Conference Room
- Kids Play Area
- Fitness Gym *Provision
- Fitness Studio *Provision
- Children's Playground
- Basketball Court



ROADS
12m wide
10m wide
8m wide
4m wide

● PHASE II
Bulan Townhouse
(Ave. 67sqm lot area)

● PHASE III
Tanglaw Single Attached House
(Ave. 80sqm lot area)

● PHASE I
Adlaw Townhouse
(Ave. 50sqm lot area)

BLK 12, BLK 11, BLK 10, BLK 9, BLK 8, BLK 7, BLK 6, BLK 5, BLK 4, BLK 3, BLK 2, BLK 1, BLK 21, BLK 20, BLK 19, BLK 18, BLK 17, BLK 16, BLK 15, BLK 14, BLK 13

MALIPAYON AVE., MAHALANGDON ST., MAHIMAYAON ST., MATINAHURON ST., MATINABANGON ST., MASINABTANON ST., MAAYO AVE., MADAYAW DR., MADASKON ST., MALIG-ON ST., MALUSAYON ST., MATINUDHANON ST., MALAMPUSAN ST., MASALIGAN ST.

MADAYAW CLUBHOUSE, POOL AREA, BASKETBALL COURT, PARKING AREA, STP, S&M, RESERVE AREA, CISTERN, GUARD HOUSE, PARKS, GREEN

It Begins Here

AMENITIES

ARCHITECT'S PERSPECTIVE



PHINMA MAAYO
TUGBOK
by PHINMA PROPERTIES



PHINMA MAAYO
TUGBOK
by PHINMA PROPERTIES



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

PHINMA MAAYO GUARD HOUSE

A well positioned and carefully designed guard house is included in our top priorities in order to deliver a safe and secured community for you – PHINMA Maayo Tugbok residents.

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PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

MADAYAW CLUBHOUSE

Filled with a lot of beneficial facilities, the Madayaw Clubhouse offers convenience and comfortable living for PHINMA Maayo Tugbok residents. It is structured in a way that ensures social interaction in the residents of the community, for both adults and children.

ARCHITECT'S PERSPECTIVE



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PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

MADAYAW CLUBHOUSE POOL AREA

ADULT'S & CHILDREN'S SWIMMING POOL

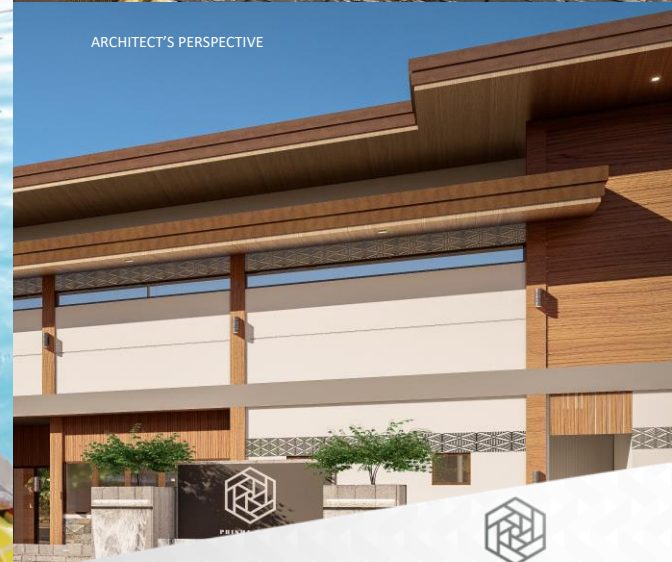
Swimming pool elevates community living for PHINMA Maayo Tugbok residents. It offers pleasure and is a great exercise for everyone – both children and adult will love this. Feel instantly refreshed and relaxed with every dip in this well maintained swimming pool.



ARCHITECT'S PERSPECTIVE



ARCHITECT'S PERSPECTIVE



It Begins Here

MADAYAW CLUBHOUSE LOBBY AREA

Madayaw Lobby oozes with warmth and a welcoming feeling for PHINMA Maayo Tugbok residents and visitors. Showcasing high quality and impressive Filipino designs, this lobby is made in a way that will satisfy your senses and leave you thinking “It really begins here”.

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ARCHITECT'S PERSPECTIVE



ARCHITECT'S PERSPECTIVE



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

MADAYAW CLUBHOUSE BASKETBALL COURT

Filipinos are known for its love of the sport basketball, so it is only natural to incorporate one in a residential community. At PHINMA Maayo Tugbok, we aim to enable you to live a balanced life – one wherein you can enjoy a ball game while strengthening your bond with family members and developing relationships with your neighbors.

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**PHINMA MAAYO
TUGBOK**

by PHINMA PROPERTIES

It Begins Here

MADAYAW CLUBHOUSE PARKING LOT

At PHINMA Maayo Tugbok, we realize the significance of a parking lot. Built in a way that does not only provide you with parking space, but also an ideal location that is accessible and safe. We also acknowledge the fact that residents often entertain visitors who may have brought their cars too, so we address this by providing additional parking space for them.

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ARCHITECT'S PERSPECTIVE



**PHINMA MAAYO
TUGBOK**

by PHINMA PROPERTIES

It Begins Here

MADAYAW CLUBHOUSE FITNESS GYM PROVISION

With the new normal nowadays, it is only fitting to at least try – if not prioritize, to maintain a healthy and active lifestyle. At PHINMA Maayo Tugbok, we do our best to help you get moving by providing you with a fitness gym filled with different useful equipment for exercising.

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ARCHITECT'S PERSPECTIVE



**PHINMA MAAYO
TUGBOK**

by PHINMA PROPERTIES

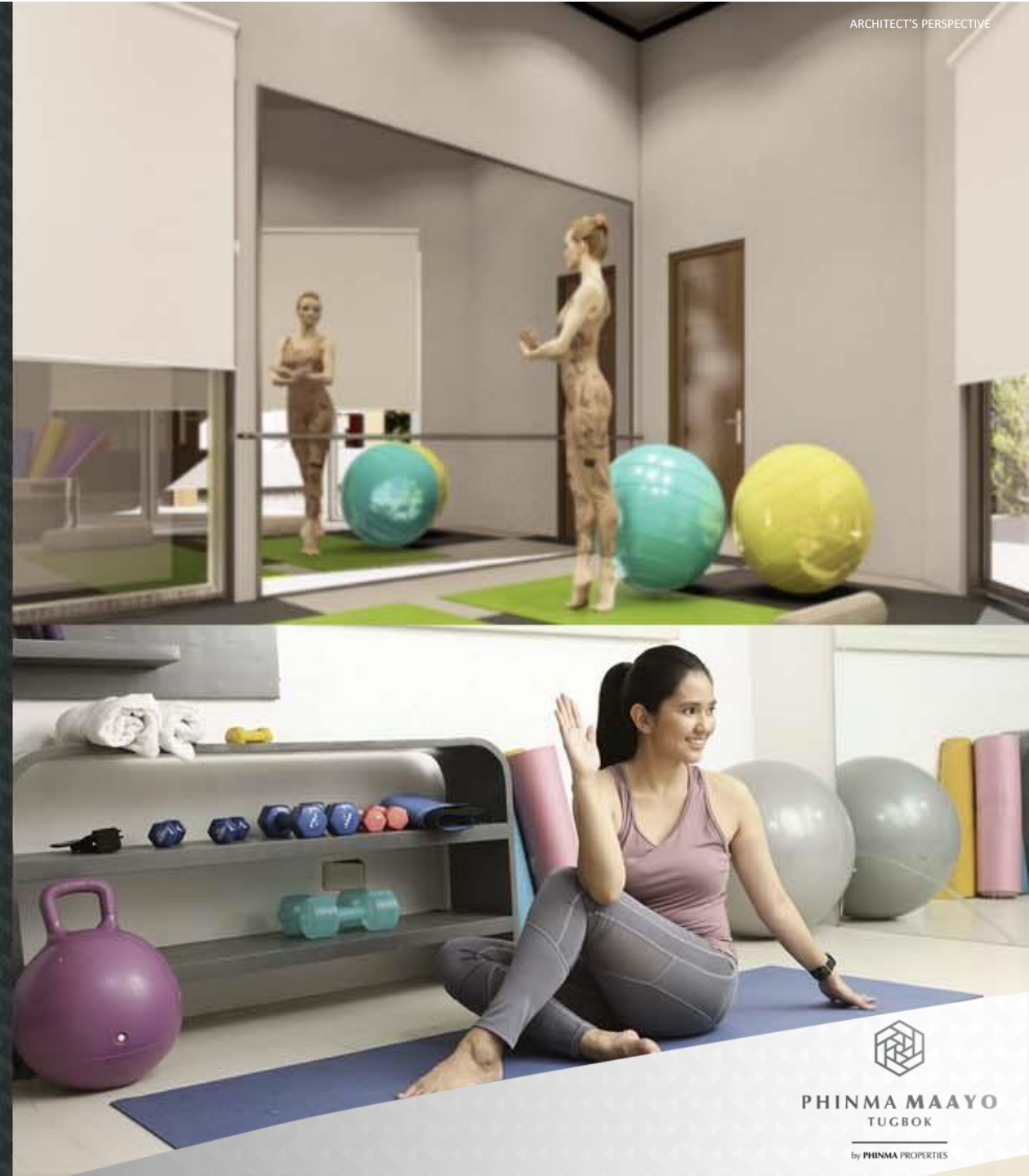
It Begins Here

MADAYAW CLUBHOUSE FITNESS STUDIO PROVISION

We aspire to cater to all the needs of PHINMA Maayo residents. This includes coming up with a space for one to practice mindfulness and manage anxiety and stress. We included a yoga space in our amenities because we believe in the importance of mental health too, not just physical health. Through yoga, we hope you can achieve a holistic growth.

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ARCHITECT'S PERSPECTIVE



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

MADAYAW CLUBHOUSE PLAYGROUND

An outdoor playground or play area offers immense opportunity for both children and adults. It offers space, nature and social interaction which are all beneficial in cultivating community living and honing an individual's character.

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ARCHITECT'S PERSPECTIVE



**PHINMA MAAYO
TUGBOK**

by PHINMA PROPERTIES

It Begins Here

MADAYAW CLUBHOUSE KIDS' PLAY AREA

An indoor play area promises a safe place for smaller children and their parents while allowing social engagement, communication and curiosity to foster in the community. At PHINMA Maayo Tugbok, we consider all members of your family and it is our goal to make them all part of the community we are building.

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PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

MADAYAW CLUBHOUSE FUNCTION HALL

A well-furnished function hall that is ready to satisfy and carry out any of the residents' event or activity is also available at PHINMA Maayo Tubgbok. You can hold seminars, parties, and meetings in here.



ARCHITECT'S PERSPECTIVE



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**PHINMA MAAYO
TUGBOK**

by PHINMA PROPERTIES

It Begins Here

MADAYAW CLUBHOUSE CO- WORKING SPACE

An inviting, well-lit and aesthetically pleasing Co-working space that welcomes residents and visitors at PHINMA Maayo Tugbok is sure to leave a lasting impression to everyone. It is also designed ergonomically to cater to your needs – whether that be services from our staff or outside the community.



It Begins Here

HOUSE MODULES

ARCHITECT'S PERSPECTIVE

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PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

ARCHITECT'S PERSPECTIVE

BEGIN LIVING YOUR BEST LIFE WITH ERGONOMICALLY DESIGNED HOMES.



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PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

WHEN YOU KNOW YOUR FAMILY DESERVES THE BEST, YOU'LL NEVER SETTLE.

Make your desires come true and enjoy more with well-thought-out homes built with you in mind.



ARCHITECT'S PERSPECTIVE



- Superior Materials and Finishes



- Exceptional Amenities



- Greater Security



- Better Green Architecture



- Advantageous Location



- More Value for Money



ARE YOU LOOKING FOR SOMETHING NEW?
HERE, YOU CAN GET MORE FOR THE SAME INVESTMENT.

HOME ESSENTIAL CHECKLIST

STANDARD HOUSE & LOT

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

PHINMA MAAYO TUGBOK

- ☒ Well-Designed Ergonomic Home
- ☒ Diverse Amenities that Cater to Your Needs
- ☒ Strategic Location Away from Congestion
- ☒ Gated Community with RFID Access, CCTV, & Roving Security



It Begins Here

ERGONOMICALLY DESIGNED HOMES



Architect's Perspective

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



Architect's Perspective



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.



It Begins Here

ARCHITECT'S PERSPECTIVE

WITH A CAREFULLY
PLANNED LAYOUT
TO SUPPORT
YOUR LIFESTYLE

BIG WINDOWS

OPEN LAYOUT



It Begins Here

ARCHITECT'S PERSPECTIVE

PERFECTLY-SIZED STORAGE UNITS

PLACEMENT
FOR
APPLIANCES

RIGHT-SIZED
CABINETS



It Begins Here

ARCHITECT'S PERSPECTIVE

GRASPABLE
HANDLES

WELL-DESIGNED
STAIRWELLS

NON-SLIP MATTE TILES



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

ARCHITECT'S PERSPECTIVE

SPACIOUS
SERVICE AREA

GARDEN AREA PROVISION

PROVISION FOR
LAUNDRY AND
CLOTHES DRYING

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PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

ADLAW TWO-STOREY TOWNHOUSE

- Total Lot Area: 50 SQM
- Total Floor Area: 48.26 SQM
 - Ground Floor: 24.13 SQM
 - Second Floor: 24.13 SQM
- 2 Bedrooms
- 2 Toilet & Bath
- Service Area
- Kitchen & Dining Area
- 1-car Garage/Carport
- Rain water collector

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ARCHITECT'S PERSPECTIVE



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

ADLAW HOUSE MODULE

AREA	SQM
FIRST 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 Floor Plan



Suggested Floor Plan



It Begins Here

ADLAW TURNOVER UNIT

MASTER'S BEDROOM

ARCHITECT'S PERSPECTIVE



BEDROOM 2

ARCHITECT'S PERSPECTIVE

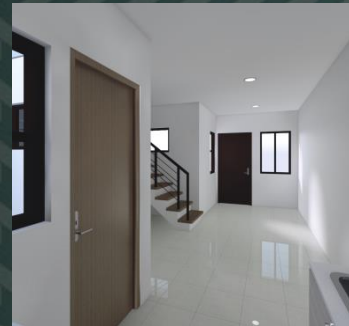


KITCHEN AREA

ARCHITECT'S PERSPECTIVE

LIVING AREA

ARCHITECT'S PERSPECTIVE



TOILET & BATH

ARCHITECT'S PERSPECTIVE

DINING AREA

ARCHITECT'S PERSPECTIVE



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

It Begins Here

ADLAW DRESSED UP UNIT

MASTER'S BEDROOM

ARCHITECT'S PERSPECTIVE



BEDROOM 2

ARCHITECT'S PERSPECTIVE



LIVING AREA

ARCHITECT'S PERSPECTIVE



DINING AREA

ARCHITECT'S PERSPECTIVE



KITCHEN AREA

ARCHITECT'S PERSPECTIVE



TOILET & BATH

ARCHITECT'S PERSPECTIVE



ADLAW HOUSE MODULE **TURNOVER UNIT SPECS**

WALLS	
Walls	Concrete wall with 2 coats of skim coat in Super fine finish
Partitions	Drywall (Gypsum Board) with 2 coats of skim coat in Super fine finish
T&B Walls	Half Ceramic tiles (30x30 cm) Matte finish, Half Skim coat Super fine finish 2 coats
CEILINGS	
Ground Floor	Concrete Slab with 2 coats of skim coat in Super fine finish
2nd Floor	Gypsum Board, with 2 coats of skim coat in Super fine finish
T&B	Moisture Resistant Gypsum Board, Acrylic Latex Paint, Matte Finish Color: Off-White
CEILING HEIGHT	
Ground Floor	2.8m
2nd Floor	2.8m
FLOORINGS	
Ground Floor	Ceramic Tiles (60x60 cm) Semi Gloss Finish
2nd Floor	Bedroom: Vinyl Panels (Matte Wood finish), Hallway Ceramic Tiles Semi Gloss Finish
T&B	Ceramic Tiles (30x30 cm), Matte Finish
DOORS	
Main/ Service	Steel Door (Painted)
Bedroom	Moulded Door (Painted)
T&B	PVC Door

KITCHEN	
Type	L- Typed modular kitchen
Countertop	Granite slab (polished)
Under-Counter Cabinetry	Modular kitchen cabinets, Marine Plywood, Laminated finish
DIRTY KITCHEN	Concrete finish kitchen counter with sink
RAIN WATER COLLECTOR	500 Liters, PVC water tank with faucet
WINDOWS	Awning window in aluminum tubular frame in Analok finish
STAIRS	Tiled Flooring Steps in Matte finish, Metal Railings
CARPORT FINISH	Broom Finish Concrete
ELECTRICAL	Lighting, Switches, Wall & ACU Convenience Outlet
PROVISIONS	Opening Provision for Window type ACU, Internet connection, cable TV



It Begins Here

BULAN TWO-STOREY TOWNHOUSE

- Total Lot Area: 67 SQM
- Total Floor Area: 70.27 SQM
 - Ground Floor: 34.98 SQM
 - Second Floor: 35.29SQM
- 3 Bedrooms
- 2 Toilet & Bath
- Kitchen & Dining Area
- Service Area
- 1-car Garage/Carport
- Rain water collector
- Solar Panels



ARCHITECT'S PERSPECTIVE



PHINMA MAAYO
TUGBOK

by PHINMA PROPERTIES

BULAN HOUSE MODULE

AREA	SQM
FIRST FLOOR	34.88
Living Area	10.87
Dining Area	8.88
Kitchen	7.47
Toilet & Bath	4.22
Staircase	3.44
SECOND FLOOR	35.39
Master Bedroom	9.80
Bedroom 2	8.73
Bedroom 3	6.98
Toilet & Bath	3.17
Hallway	3.06
Stairwell	3.65
TOTAL LIVABLE AREA	70.27
Carport Provision	15.0
Porch/ Yard	11.06
Service Area	5.61

Turnover Floor Plan



Suggested Floor Plan



It Begins Here

BULAN TURNOVER UNIT

MASTER'S BEDROOM

ARCHITECT'S PERSPECTIVE



BEDROOM 2

ARCHITECT'S PERSPECTIVE



BEDROOM 3

ARCHITECT'S PERSPECTIVE



KITCHEN AREA

ARCHITECT'S PERSPECTIVE



LIVING AREA

ARCHITECT'S PERSPECTIVE



TOILET & BATH

ARCHITECT'S PERSPECTIVE



DINING AREA

ARCHITECT'S PERSPECTIVE



It Begins Here

BULAN DRESSED UP UNIT

MASTER'S BEDROOM

ARCHITECT'S PERSPECTIVE



BEDROOM 2

ARCHITECT'S PERSPECTIVE



BEDROOM 3

ARCHITECT'S PERSPECTIVE



LIVING AREA

ARCHITECT'S PERSPECTIVE



KITCHEN AREA

ARCHITECT'S PERSPECTIVE



DINING AREA

ARCHITECT'S PERSPECTIVE



TOILET & BATH

ARCHITECT'S PERSPECTIVE



BULAN HOUSE MODULE **TURNOVER UNIT SPECS**

WALLS	
Walls	Concrete wall with 2 coats of skim coat in Super fine finish
Partitions	Drywall (Gypsum Board) with 2 coats of skim coat in Super fine finish
T&B Walls	Half Ceramic tiles (30x30 cm) Mattefinish, Half Skim coat Super fine finish 2 coats
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T&B	Moisture Resistant Gypsum Board, Acrylic Latex Paint, Matte Finish Color: Off-White
CEILING HEIGHT	
Ground Floor	2.8m
2nd Floor	2.8m
FLOORINGS	
Ground Floor	Ceramic Tiles (60x60 cm) Semi Gloss Finish
2nd Floor	Bedroom: Vinyl Panels (Matte Wood finish), Hallway Ceramic Tiles Semi Gloss Finish
T&B	Ceramic Tiles (30x30 cm), Matte Finish
DOORS	
Main/ Service	Steel Door (Painted)
Bedroom	Moulded Door (Painted)
T&B	PVC Door

KITCHEN	
Type	L- Typed modular kitchen
Countertop	Granite slab (polished)
Under-Counter Cabinetry	Modular kitchen cabinets, Marine Plywood, Laminated finish
DIRTY KITCHEN	Concrete finish kitchen counter with sink
RAIN WATER COLLECTOR	500 Liters, PVC water tank with faucet
WINDOWS	Awning window in aluminum tubular frame in Analok finish
STAIRS	Tiled Flooring Steps in Matte finish, Metal Railings
CARPORT FINISH	Broom Finish Concrete
ELECTRICAL	Lighting, Switches, Wall & ACU Convenience Outlet
PROVISIONS	Opening Provision for Window type ACU, Internet connection, cable TV
BEDROOM CABINETS	Full modular Wardrobe Cabinets, Marine plywood, Laminated finish
SOLAR PANEL	2 panels with 1000 watts each panel



It Begins Here

TANGLAW

TWO-STOREY SINGLE ATTACHED HOME

- Total Lot Area: 80 SQM
- Total Floor Area: 74.6 SQM
 - Ground Floor: 36.53 SQM
 - Second Floor: 37.73 SQM
- 3 Bedrooms
- 3 Toilet & Bath
- Service Area
- Kitchen & Dining Area
- Patio/Veranda
- 1-car Garage/Carport
- Rain water collector
- Solar Panels



ARCHITECT'S PERSPECTIVE



TANGLAW HOUSE MODULE

AREA	SQM
FIRST 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 1	7.13
Bedroom 2	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 Floor Plan



Suggested Floor Plan



It Begins Here

TANGLAW TURNOVER UNIT

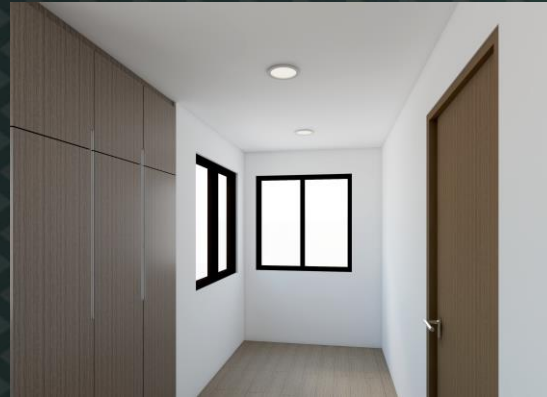
MASTER'S BEDROOM

ARCHITECT'S PERSPECTIVE



BEDROOM 2

ARCHITECT'S PERSPECTIVE



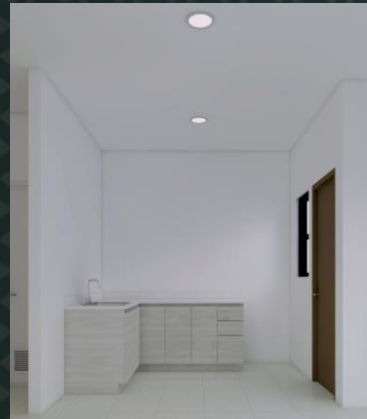
BEDROOM 3

ARCHITECT'S PERSPECTIVE



TOILET & BATH

ARCHITECT'S PERSPECTIVE



KITCHEN AREA

ARCHITECT'S PERSPECTIVE



DINING AREA

ARCHITECT'S PERSPECTIVE



LIVING AREA

ARCHITECT'S PERSPECTIVE



It Begins Here

TANGLAW DRESSED UP UNIT

MASTER'S BEDROOM

ARCHITECT'S PERSPECTIVE



BEDROOM 2

ARCHITECT'S PERSPECTIVE



KITCHEN AREA

ARCHITECT'S PERSPECTIVE



TOILET & BATH

ARCHITECT'S PERSPECTIVE



LIVING AREA

ARCHITECT'S PERSPECTIVE



DINING AREA

ARCHITECT'S PERSPECTIVE



TANGLAW HOUSE MODULE **TURNOVER UNIT SPECS**

WALLS	
Walls	Concrete wall with 2 coats of skim coat in Super fine finish
Partitions	Drywall (Gypsum Board) with 2 coats of skim coat in Super fine finish
T&B Walls	Half Ceramic tiles (30x30 cm) Matte finish, Half Skim coat Super fine finish 2 coats
CEILINGS	
Ground Floor	Concrete Slab with 2 coats of skim coat in Super fine finish
2nd Floor	Gypsum Board, with 2 coats of skim coat in Super fine finish
T&B	Moisture Resistant Gypsum Board, Acrylic Latex Paint, Matte Finish Color: Off-White
CEILING HEIGHT	
Ground Floor	2.8m
2nd Floor	2.8m
FLOORINGS	
Ground Floor	Ceramic Tiles (60x60 cm) Semi Gloss Finish
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SOLAR PANEL	3 panels with 1000 watts each panel

HOUSE FEATURES

At PHINMA Maayo Tugbok, 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)

PROPERTY MANAGEMENT SERVICES

As a part of the PHINMA Maayo Tugbok community, we value you and your family. To ensure that you and your family are safe and secured, we made sure to prioritize implementing 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

It Begins Here

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
TUGBOK

by PHINMA PROPERTIES

WHERE YOU BEGIN YOUR JOURNEY MATTERS

The beginning of your story should occur in a place worth remembering and cultivating. And inarguably, PHINMA Maayo Tugbok is all that and more.

Built in a way that not only honors your journey in life but also empowers you to continue molding your future while contributing to the growth around you, this is certainly the haven you are searching for. We pay great attention to detail - making sure every moment you spend here will be a treasured memory for you and your loved ones.

PHINMA Maayo Tugbok is not just a place to live in, it is a worthwhile investment which helps you build your resources over time. It is a symbol of your hard work, passion, and desire to live a rewarding life.

Don't wait any longer, take the first step to making your story.

Unlock the door to your future here at PHINMA Maayo Tugbok. It begins here.



PhinmaPropertiesOfficial



phinmaproperties.com/maayo/tugbok



Contact Number

LTS No.



It Begins Here



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