



88 Gibraltar Road,
Baguio City



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Invincible fortress

Gibraltar, a small peninsula on the Southern Iberian coast near the entrance of the Mediterranean Sea that has evolved from a place of reverence in ancient times into one of the most densely fortified and fought over places in Europe. It was the Gateway to the Mediterranean for spices and goods.



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ENDLESS possibilities

INFINITY

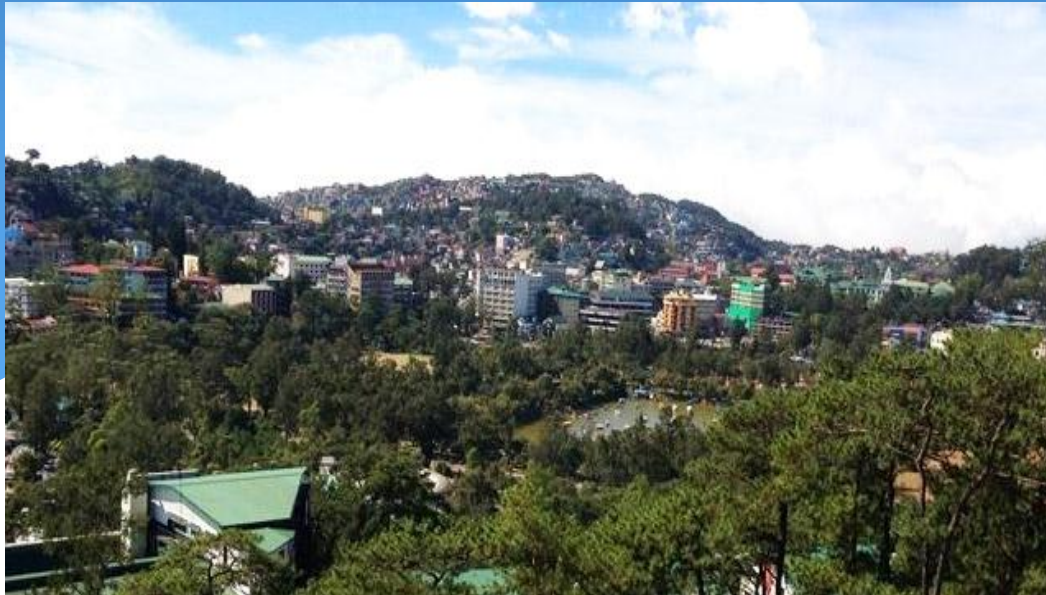
- exceedingly great: very great in size, number, degree, or extent
- not measurable: without any finite or measurable limits
- greater than any assigned value: greater in number, size, or scope than any arbitrarily assigned value



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Summer Capital

Baguio City is located some 5,050 feet above sea level, nestled within the Cordillera Central mountain range in northern Luzon. Also dubbed as the **Summer Capital of the Country**.



Super Hi-way to the City of Pines



Tarlac-Pangasinan-La Union Expressway

NLEx Extension Phase 2

North Luzon West Expressway (NLWE) Phase 2

R-8 Extension 2



Route information

Length: 88.9 km (55.2 mi)

Major junctions

North end: Rosario, La Union

South end: Tarlac City, Tarlac

Location

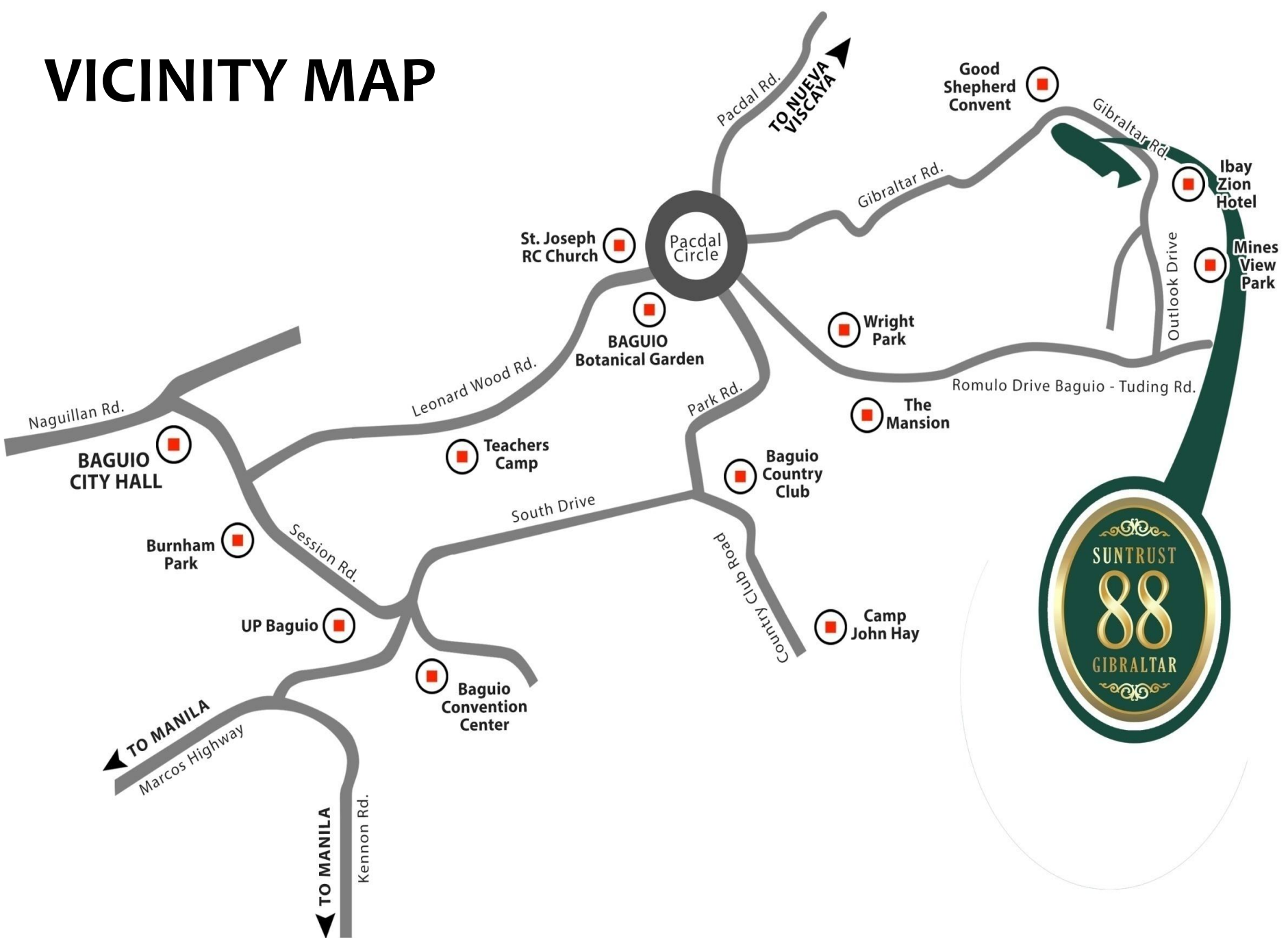
Major cities: Tarlac City
Urdaneta City

Towns: Victoria, Gerona, Paniqui, Moncada, San Manuel, Tarlac, Rosales, Pozorrubio, Rosario, La Union^[1]



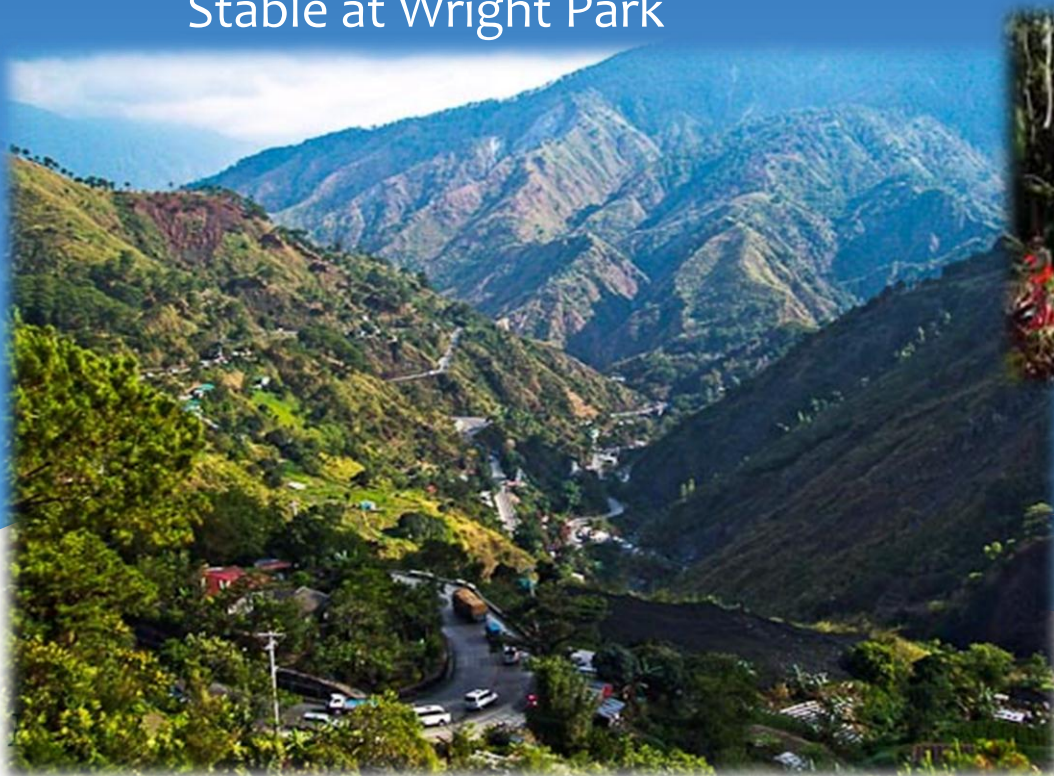
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VICINITY MAP



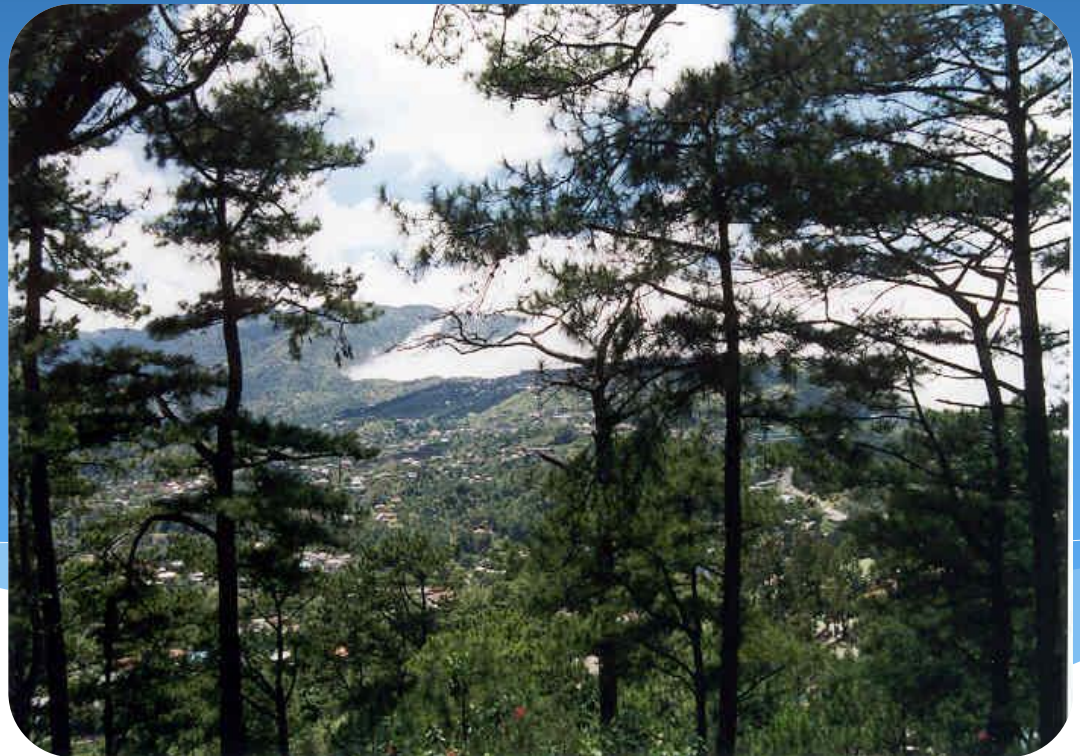
ADVANTAGES

- Located in the Summer Capital of the Philippines – 365 days of cool weather and crisp pine scented air
- Very near to the different Tourist Destinations, such as the Mines View Park, Good Shepherd Convent, The Mansion and the Riding Stable at Wright Park



ADVANTAGES

- Minutes away from malls, commercial centers, restaurants, recreation parks and other leisure activities.
- Located right in the heart of the City of Pines.



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NEARBY COLLEGES AND UNIVERSITY



University of the Philippines

University of the Cordilleras



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NEARBY SCHOOLS AND UNIVERSITY



Philippine Military Academy



Saint Louis University High School



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NEARBY CHURCHES



St. Joseph RC Church



Our Lady of Atonement Cathedral



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RECREATION / TOURIST DESTINATION

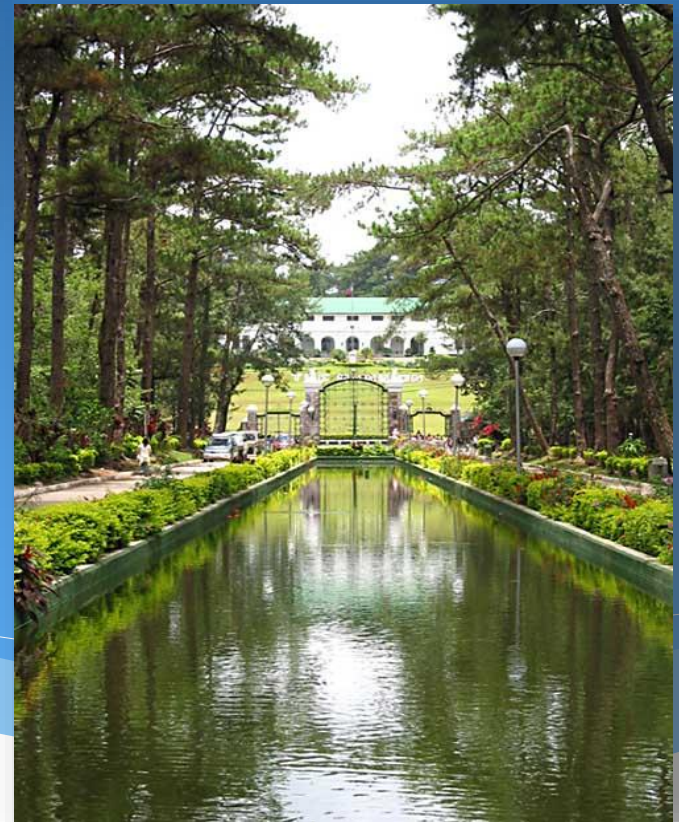


Mines View Park



The Mansion

Wright Park



NEARBY PLACES OF INTEREST

HOSPITALS

- Notre Dame De Chartres Hospital
- SLU Hospital of the Sacred Heart
- Baguio General Hospital
- Filipino-Chinese General Hospital
- Pines City Doctors Hospital

SCHOOLS

- Berkley School
- Brent International School
- St. Louis University
- University of the Cordilleras
- University of Baguio



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NEARBY PLACES OF INTEREST

COMMERCIAL AND LEISURE CENTERS

- SM City Baguio
- Baguio Center Mall
- Baguio City Market
- Baguio Night Market (Harrison Road)

CHURCHES

- Immaculate Conception Parish Church
- St. Louis University Parish
- Our Lady of Lourdes Church



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NEARBY PLACES OF INTEREST

RECREATION/TOURIST DESTINATION

- Good Shepherd Convent
- Baguio Country Club
- Camp John Hay
- Session Road
- Our Lady of Lourdes Grotto



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AT A GLANCE

THEME: Mediterranean Architecture

LAND AREA: 4,347.34 sq.m.

CLUSTERS: 2

ESTIMATED # UNITS: 401 Units

PARKING UNITS: 150 (3 parking levels)

RETAIL: Upper Ground Floor



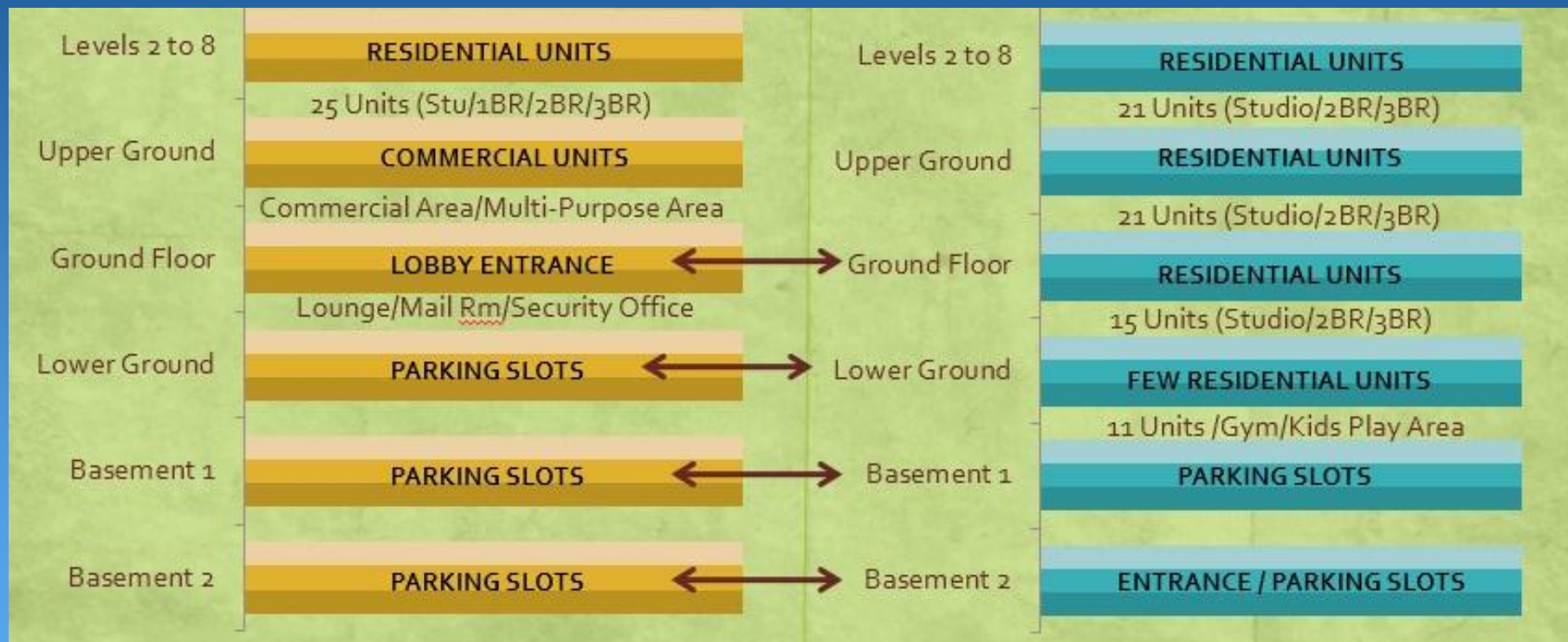
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CLUSTER 1 (Upper Gibraltar)



CLUSTER 2 (Lower Gibraltar)





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Mines View Park

Upper Gibraltar Road

Good Shepherd Convent



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Aerial View of Cluster 2



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View of Cluster 1



VIEW OF COMMERCIAL AREA - UPSLOPE



Good Shepherd Convent

Mines View Park

Upper Gibraltar Road

VIEW OF COMMERCIAL AREA - DOWNSLOPE

BUILDING FEATURES AND SERVICES

- Property Management Office
- 24-hour Security
- Centralized Mail Area
- Automatic Fire Sprinkler System for all units
- Emergency back-up power (for selected common areas)
- Basement Parking (LOWER GROUND, BASEMENT 1, BASEMENT 2)
- Overhead Water Tank and Underground Cistern for ample water supply
- 4 High Speed Elevators (2 PER TOWER)
- Unit Balconies



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INDOOR AMENITIES

- Multi-purpose Hall
- Lounge Area
- Reception Lobby
- Commercial Area
- Children's Playroom
- Fitness Gym
- Male & Female Locker Rooms

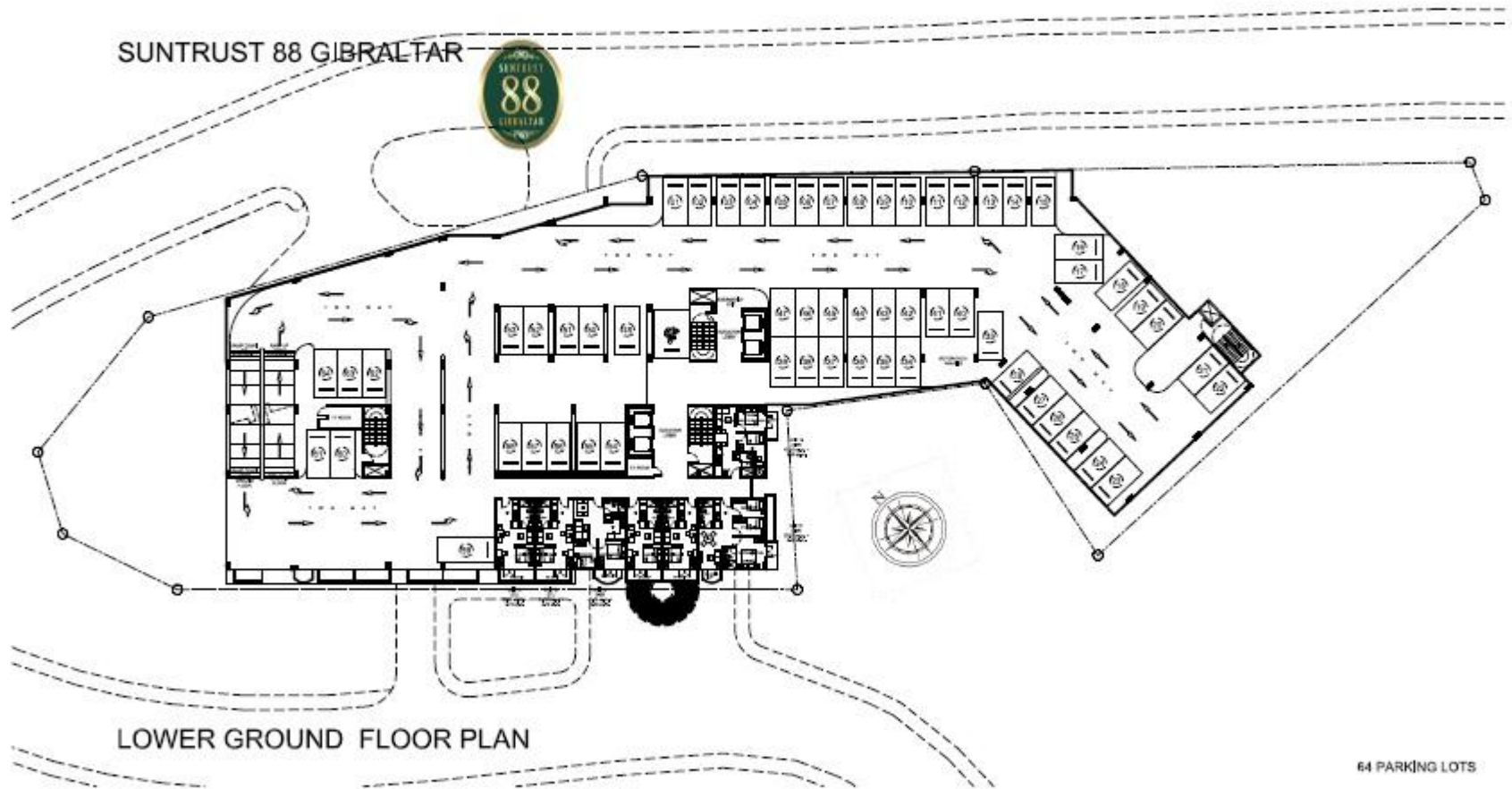
OUTDOOR AMENITIES

- Garden Deck
- Water Features
- Landscaped Gardens
- Picnic Area
- Children's Playground

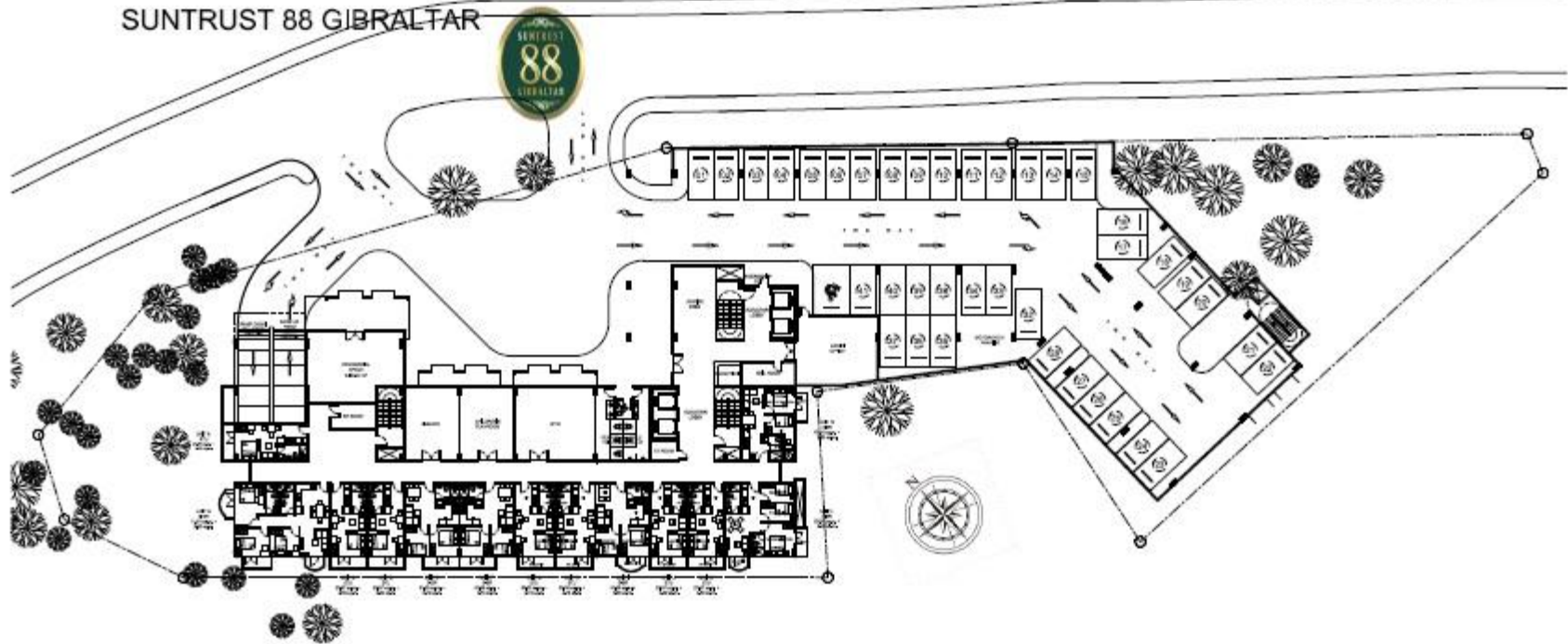


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FLOOR PLANS



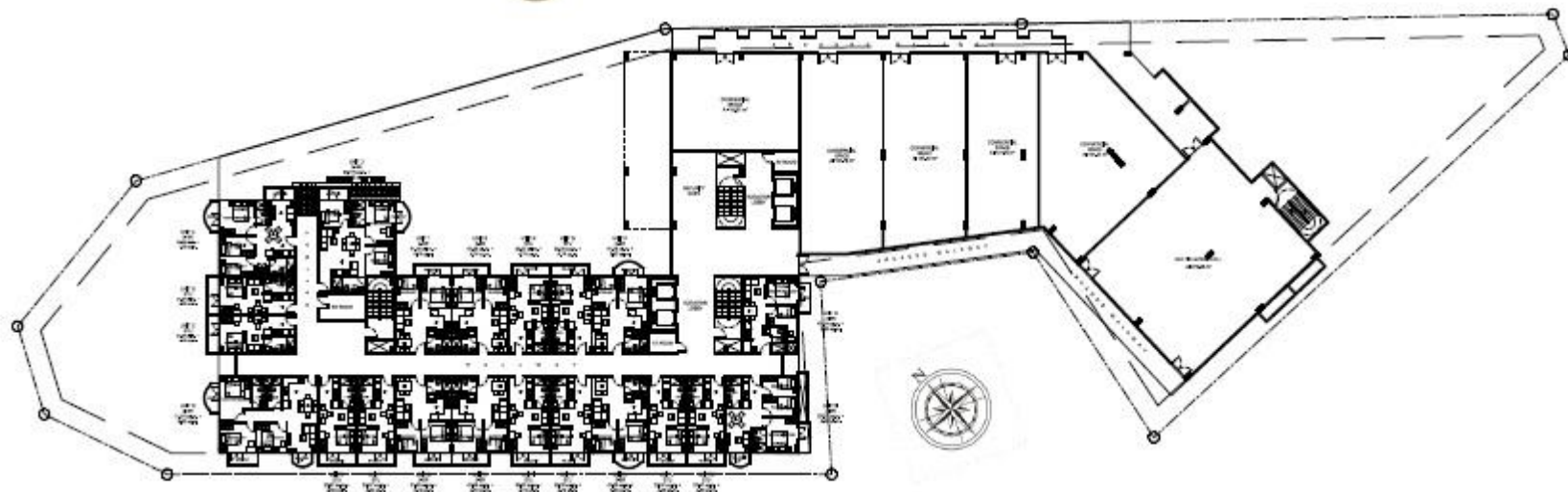
SUNTRUST 88 GIBRALTAR



GROUND FLOOR PLAN

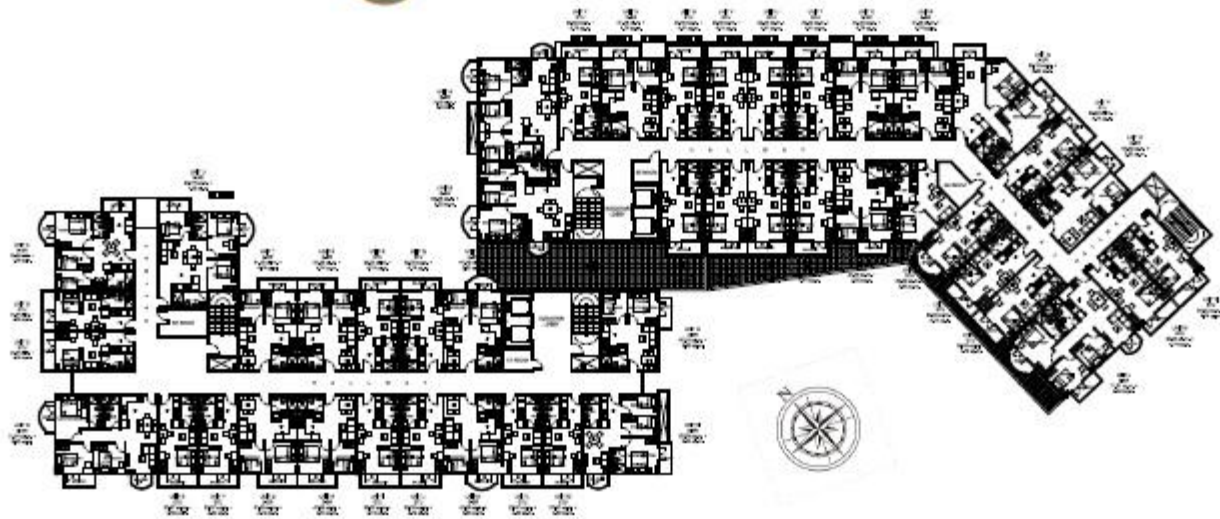
42 PARKING LOTS

SUNTRUST 88 GIBRALTAR



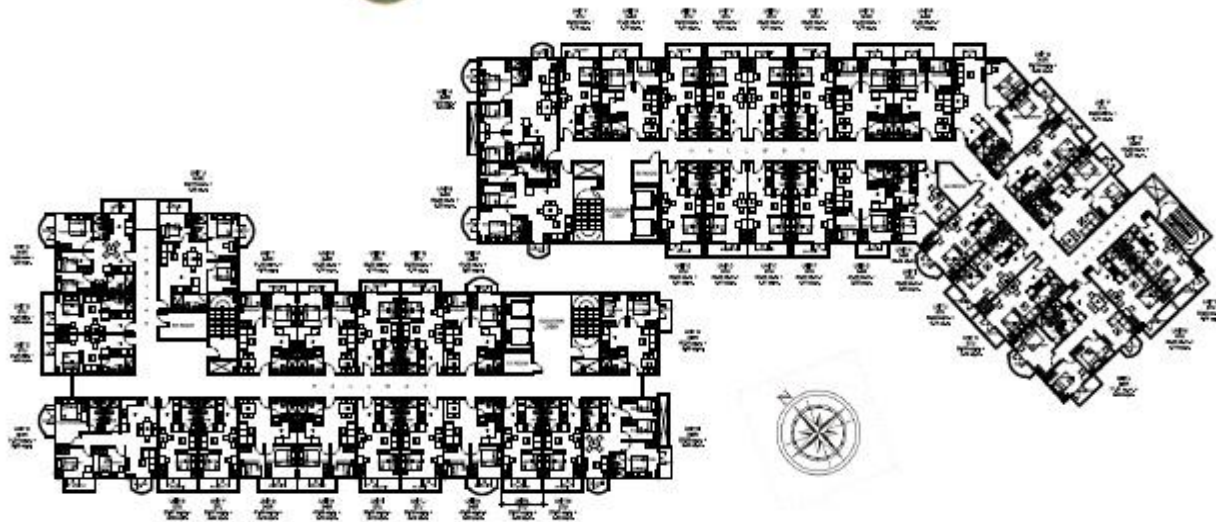
UPPER GROUND FLOOR PLAN

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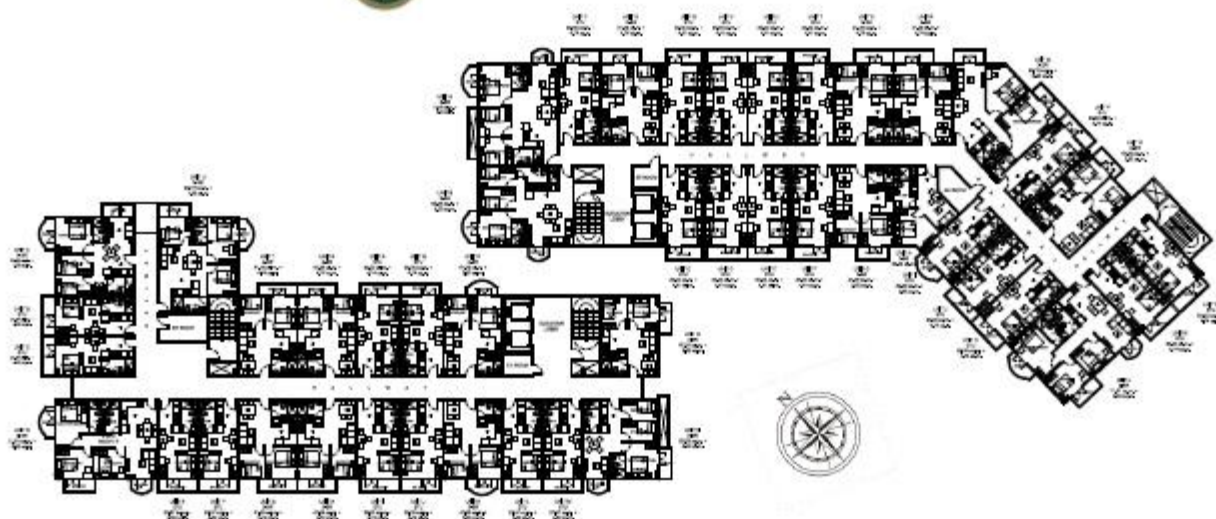
2ND FLOOR PLAN

SUNTRUST 88 GIBRALTAR



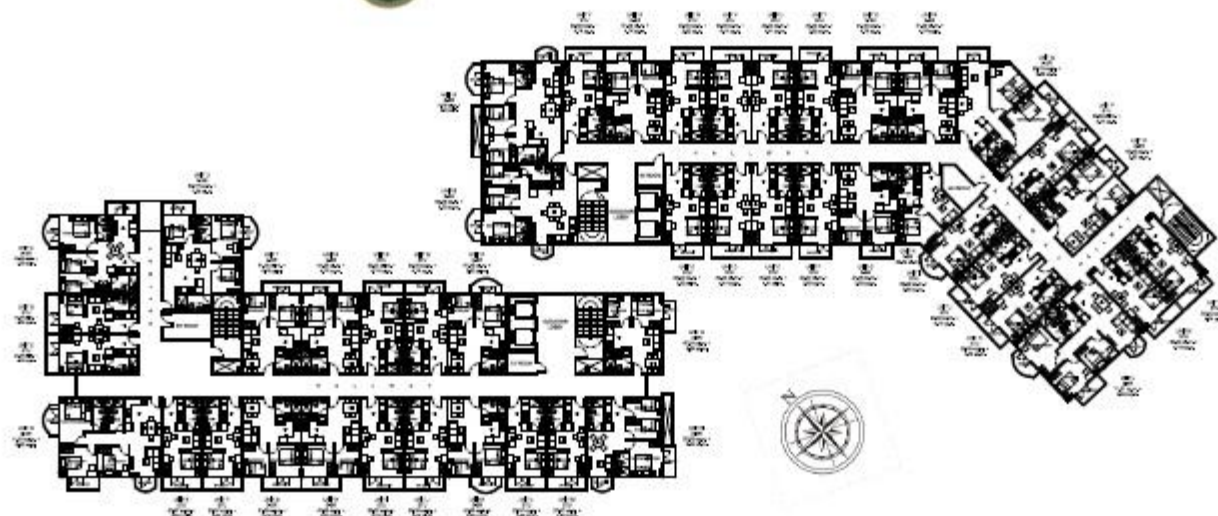
3RD FLOOR PLAN

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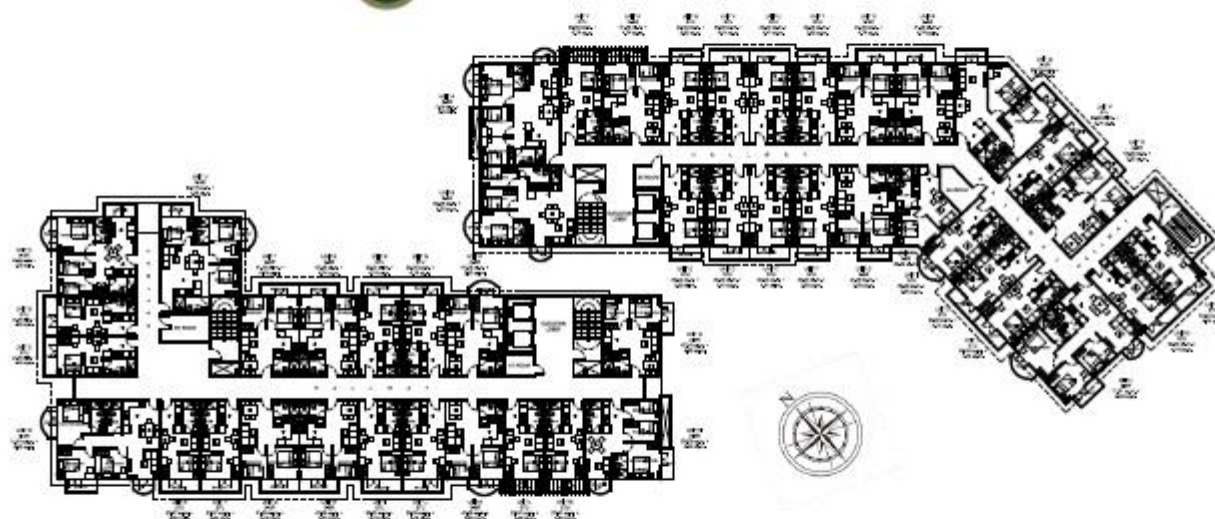
4TH FLOOR PLAN

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5TH FLOOR PLAN

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6TH FLOOR PLAN

TYPICAL RESIDENTIAL FEATURES

- Provision for telephone lines/ cable TV line
- Individual electric and water sub-meters
- Provision for Single-point water heater at all toilet & baths
- Individual Condominium Certificate of Title (CCT)



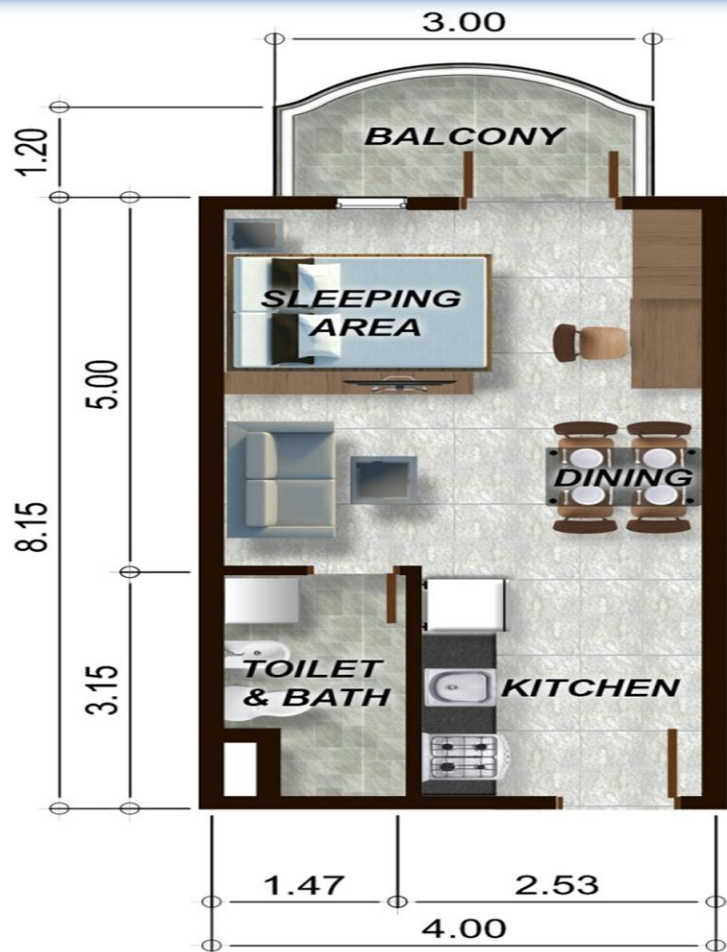
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CLUSTER 1 UNIT LAYOUTS



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STUDIO UNIT :
30.00 SQ.M.
32.40 SQ.M.



MODEL C
STUDIO UNIT
 32.40 SQM

1-BR UNIT :
43.87 SQ.M.



1-BEDROOM
 43.87 SQM

2-BR UNIT :

69.79 SQ.M.

47.68 SQ.M.

41.25 SQ.M.



MODEL D
2-BEDROOM UNIT
69.79 SQM



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3-BR UNIT :

**71.81 SQ.M.
66.00 SQ.M.**



MODEL E
3-BEDROOM UNIT
71.81 SQM



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GENERAL SPECIFICATIONS

FLOOR FINISHES

- Ceramic tiles in dining, kitchen and sleeping area (studio)/ bedrooms (2BR & 3BR)

KITCHEN

- Granite slab kitchen counter
- Modular counter kitchen cabinets (overhead cabinets not included)
- Kitchen with mechanical ventilation

TOILET & BATH

- Ceramic tiles in toilet and bath
- Toilet & bath with mechanical or natural ventilation

