

VELAYA

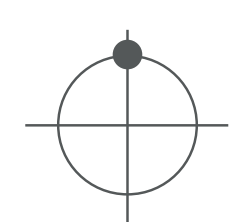
100% SCHEMATIC DESIGN PACKAGE

07 / 25 / 2018



\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

**SITE CONTEXT MAP: LOCAL**  
 VELAYA - 100% SCHEMATIC DESIGN  
 07 / 25 / 2018





AERIAL 1  
VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018

\*This brochure is for conceptual design intent only. For final floor plans, see permit package.





AERIAL 2  
VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018

\*This brochure is for conceptual design intent only. For final floor plans, see permit package.



## SITE PLAN KEY

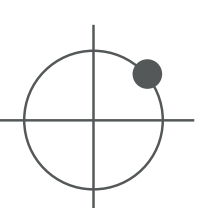
1. VEHICULAR ENTRY
2. GUARD HOUSE / GATED ENTRY
3. SECURITY FENCE
4. ARRIVAL DRIVE
5. ARRIVAL PLAZA
6. TURN AROUND
7. TEMPORARY GUEST PARKING
8. GARAGE ENTRANCE/EXIT
9. POOL DECK
10. GARDEN PROMENADE WALK
11. MAIN INFINITY POOL
12. KIDS POOL
13. PRIVATE CABANAS
14. JACUZZI
15. OUTDOOR KITCHEN BBQ PAVILION
16. TERRACED GARDEN
17. SPORTS PLAZA
18. TENNIS COURT
19. PADDLE COURT
20. GYM PAVILION
21. KIDS PLAY AREA
22. PRIVATE VILLA GARDEN
23. PRIVATE BUNGALOW GARDENS
24. EXISTING TOWER
25. BEACH PROMENADE
26. BEACH ENTRY GATE
27. PATH TO BEACH
28. BEACH ACCESS FROM PROMENADE



\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

PROPOSED SITE PLAN  
VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018

SCALE: 1:250  
0 5M 10M 25M





VIEW FROM POOL  
VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018

\*This brochure is for conceptual design intent only. For final floor plans, see permit package.





\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

## TYPICAL APARTMENT - GROUND FLOOR TERRACE

VELAYA - 100% SCHEMATIC DESIGN

07 / 25 / 2018



VELAYA

## CONDO UNIT PLANS

### ○ CONDO - GFO / 2 BEDROOM UNIT

TOTAL INTERIOR AREA: 111.38 sqm.  
 TOTAL TERRACE AREA: 48.62 sqm.  
 TOTAL GARDEN AREA: 56.72 sqm.

- |                              |            |
|------------------------------|------------|
| 1. ENTRY                     | 6.40 sqm.  |
| 2. LIVING / DINING / KITCHEN | 34.86 sqm. |
| 3. MAIN TERRACE              | 46.44 sqm. |
| 4. BATH 2 / LAUNDRY          | 5.73 sqm.  |
| 5. MASTER BEDROOM            | 10.92 sqm. |
| 6. MASTER CLOSET             | 5.85 sqm.  |
| 7. MASTER BATHROOM           | 6.43 sqm.  |
| 8. BEDROOM 2                 | 10.01 sqm. |

### ○ CONDO - GFO / 3 BEDROOM UNIT

TOTAL INTERIOR AREA: 133.00 sqm.  
 TOTAL TERRACE AREA: 77.37 sqm.  
 TOTAL GARDEN AREA: 94.61 sqm.

- |                              |            |
|------------------------------|------------|
| 1. ENTRY                     | 7.15 sqm.  |
| 2. LIVING / DINING / KITCHEN | 35.82 sqm. |
| 3. MAIN TERRACE              | 73.13 sqm. |
| 4. BATH 2                    | 4.08 sqm.  |
| 5. LAUNDRY / STORAGE         | 1.98 sqm.  |
| 6. MASTER BEDROOM            | 10.92 sqm. |
| 7. MASTER CLOSET             | 5.85 sqm.  |
| 8. MASTER BATHROOM           | 6.43 sqm.  |
| 9. BEDROOM 2                 | 9.80 sqm.  |
| 10. BEDROOM 2 TERRACE        | 2.06 sqm.  |
| 11. BEDROOM 3                | 9.80 sqm.  |
| 12. BATHROOM 3               | 4.48 sqm.  |



\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

## CONDO UNIT PLANS: BLOCK 1 / GFO

VELAYA - 100% SCHEMATIC DESIGN  
 07 / 25 / 2018

SCALE 1:50m 0 1 2 4



VELAYA



## CONDO UNIT PLANS

### ○ CONDO - GF1 / 2 BEDROOM UNIT

TOTAL INTERIOR AREA: 110.80 sqm.  
TOTAL TERRACE AREA: 42.56 sqm.

1. ENTRY	6.40 sqm.
2. LIVING / DINING / KITCHEN	34.86 sqm.
3. MAIN TERRACE	40.38 sqm.
4. BATH 2 / POWDER / LAUNDRY	5.72 sqm.
5. MASTER BEDROOM	10.92 sqm.
6. MASTER CLOSET	5.85 sqm.
7. MASTER BATHROOM	6.43 sqm.
8. BEDROOM 2	10.01 sqm.
9. BEDROOM 2 TERRACE	2.18 sqm.

### ○ CONDO - GF1 / 3 BEDROOM UNIT

TOTAL INTERIOR AREA: 132.4 sqm.  
TOTAL TERRACE AREA: 59.87 sqm.

1. ENTRY	7.15 sqm.
2. LIVING / DINING / KITCHEN	35.82 sqm.
3. MAIN TERRACE	55.63 sqm.
4. BATHROOM 2	4.08 sqm.
5. LAUNDRY	1.98 sqm.
6. MASTER BEDROOM	10.92 sqm.
7. MASTER CLOSET	5.85 sqm.
8. MASTER BATHROOM	6.43 sqm.
9. BEDROOM 2	9.80 sqm.
10. BEDROOM 2 TERRACE	2.06 sqm.
11. BEDROOM 3	9.80 sqm.
12. BATHROOM 3	4.48 sqm.
13. BEDROOM 3 TERRACE	2.18 sqm.



\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

## CONDO UNIT PLANS: BLOCK 1 / GF1

VELAYA - 100% SCHEMATIC DESIGN

07 / 25 / 2018

SCALE 1:50m 0 1 2 4



VELAYA



VIEW OF PENTHOUSE UNIT  
VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018

\*This brochure is for conceptual design intent only. For final floor plans, see permit package.



VELAYA

## CONDO UNIT PLANS

### ● CONDO - PENTHOUSE (L1)

TOTAL INTERIOR AREA: 157.4 sqm.  
TOTAL TERRACE AREA: 100.18 sqm.

1. ENTRY	5.27 sqm.
2. LIVING / DINING / KITCHEN	49.64 sqm.
3. MAIN TERRACE	91.06 sqm.
4. POWDER	3.19 sqm.
5. BEDROOM 2	10.92 sqm.
6. BEDROOM 2 CLOSET	5.85 sqm.
7. BATHROOM 2	6.43 sqm.
8. BEDROOM 3 + CLOSET	9.83 sqm.
9. BEDROOM 3 TERRACE	3.42 sqm.
10. BATHROOM 3	3.98 sqm.
11. LAUNDRY	3.08 sqm.
12. LAUNDRY TERRACE	5.70 sqm.
13. STUDY	9.55 sqm.



\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

## CONDO UNIT PLANS: BLOCK 1 / GF2 - PENTHOUSE (L1)

VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018

SCALE 1:50m 0 1 2 4



VELAYA

## CONDO UNIT PLANS

### ● CONDO - PENTHOUSE (L2)

TOTAL INTERIOR AREA: 44.40 sqm.  
TOTAL TERRACE AREA: 49.74 sqm.

- |                    |            |
|--------------------|------------|
| 1. MASTER CLOSET   | 6.45 sqm.  |
| 2. MASTER BEDROOM  | 11.81 sqm. |
| 3. MASTER BATHROOM | 8.71 sqm.  |
| 4. MASTER TERRACE  | 49.74 sqm. |



\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

## CONDO UNIT PLANS: BLOCK 1 / GF3 - PENTHOUSE (L2)

VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018

SCALE 1:50m 0 1 2 4



VELAYA

KEY PLAN:  
UNDERGROUND GARAGE PARKING



PARKING GARAGES (G-1)

	TWO BEDROOM	1 / UNIT
	THREE BEDROOM	2 / UNIT
	PENTHOUSE	2 / UNIT
	VILLA	3 / UNIT
	BUNGALOW	2 / UNIT
	STORAGE / MECHANICAL	-



\*This brochure is for conceptual design intent only. For final floor plans, see permit package.



ARRIVAL COURT VIEW  
VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018

\*This brochure is for conceptual design intent only. For final floor plans, see permit package.





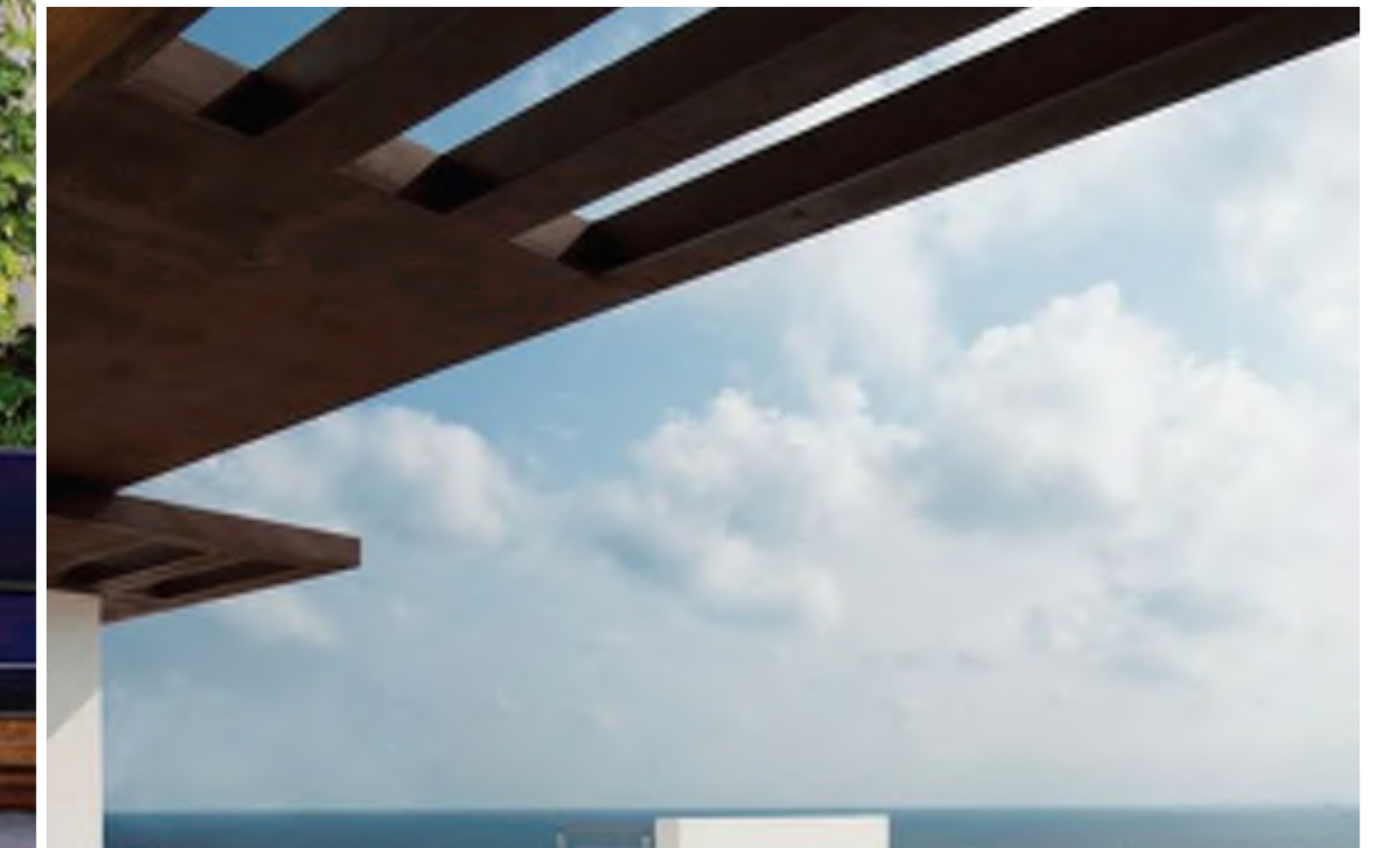
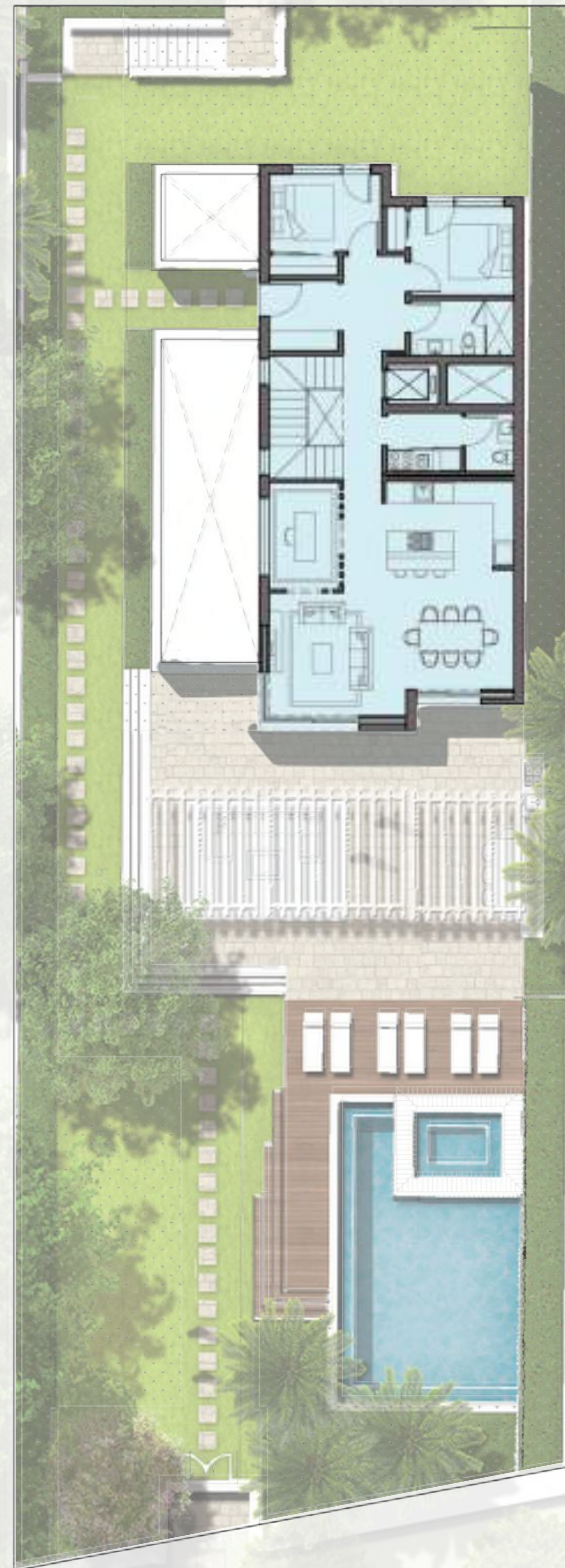
VIEW OF VILLA 1  
VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018

\*This brochure is for conceptual design intent only. For final floor plans, see permit package.



VELAYA

VILLA PLANS



\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

VILLA BUILDING PLANS: BLOCK 4 / GFO

VELAYA - 100% SCHEMATIC DESIGN

07 / 25 / 2018

SCALE 1:100m 0 1 2 4



VELAYA



## VILLA PLANS

### VILLA - GFO

LOT AREA: 960.00 sqm.  
 TOTAL INTERIOR AREA: 133.67 sqm.  
 TOTAL GARDEN AREA: 612.37 sqm.

1. ENTRY	4.54 sqm.
2. STAIRS	8.54 sqm.
3. ELEVATOR	1.97 sqm.
4. LIVING / DINING / KITCHEN	51.37 sqm.
5. GARDEN	612.37sqm.
6. PREP KITCHEN	4.12 sqm.
7. POWDER	2.70 sqm.
8. BEDROOM 3	9.63 sqm.
9. BATHROOM 3	5.39 sqm.
10. BEDROOM 4	9.61 sqm.
11. HALLWAY	10.28 sqm.

### VILLA - GF1

TOTAL INTERIOR AREA: 90.59 sqm.  
 TOTAL TERRACE AREA: 43.10 sqm.

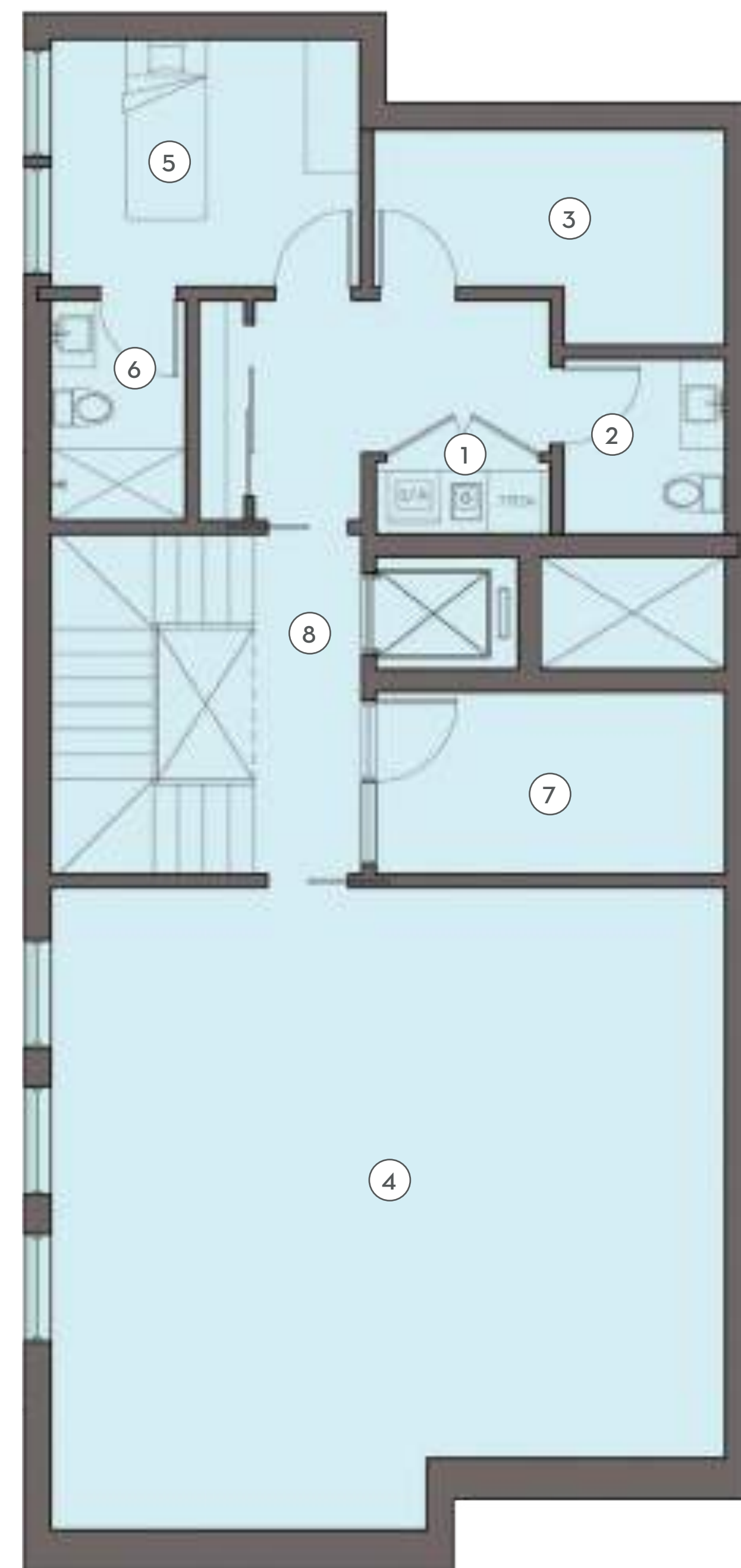
1. BEDROOM 2 CLOSET	4.36 sqm.
2. BEDROOM 2	10.93 sqm.
3. BEDROOM 2 BATH	6.20 sqm.
4. BEDROOM 2 TERRACE	16.04 sqm.
5. MASTER CLOSET	8.09 sqm.
6. MASTER BEDROOM	15.58 sqm.
7. MASTER BATH	9.15 sqm.
8. MASTER TERRACE	27.06 sqm.
9. HALLWAY	4.54 sqm.

### VILLA - GF-1

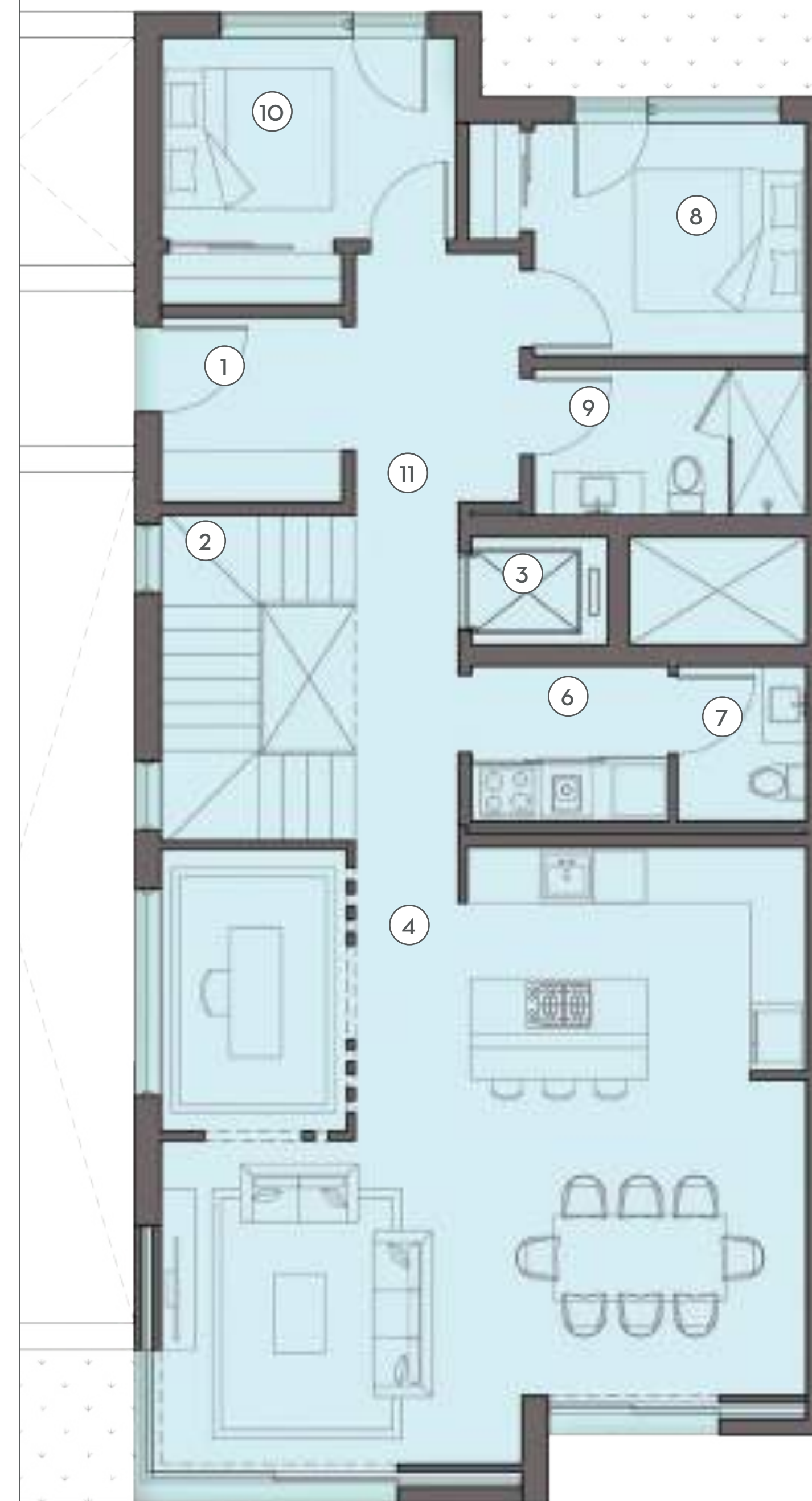
TOTAL INTERIOR AREA: 133.67 sqm.  
 TOTAL TERRACE AREA: -

1. LAUNDRY/STORAGE	1.55 sqm.
2. POWDER	3.51 sqm.
3. MECHANICAL	8.01 sqm.
4. MULTI-PURPOSE SPACE	50.95 sqm.
5. MAID'S ROOM	9.42 sqm.
6. MAID'S BATH	3.67 sqm.
7. WINE CELLAR	7.90 sqm.
8. HALLWAY	11.21 sqm.

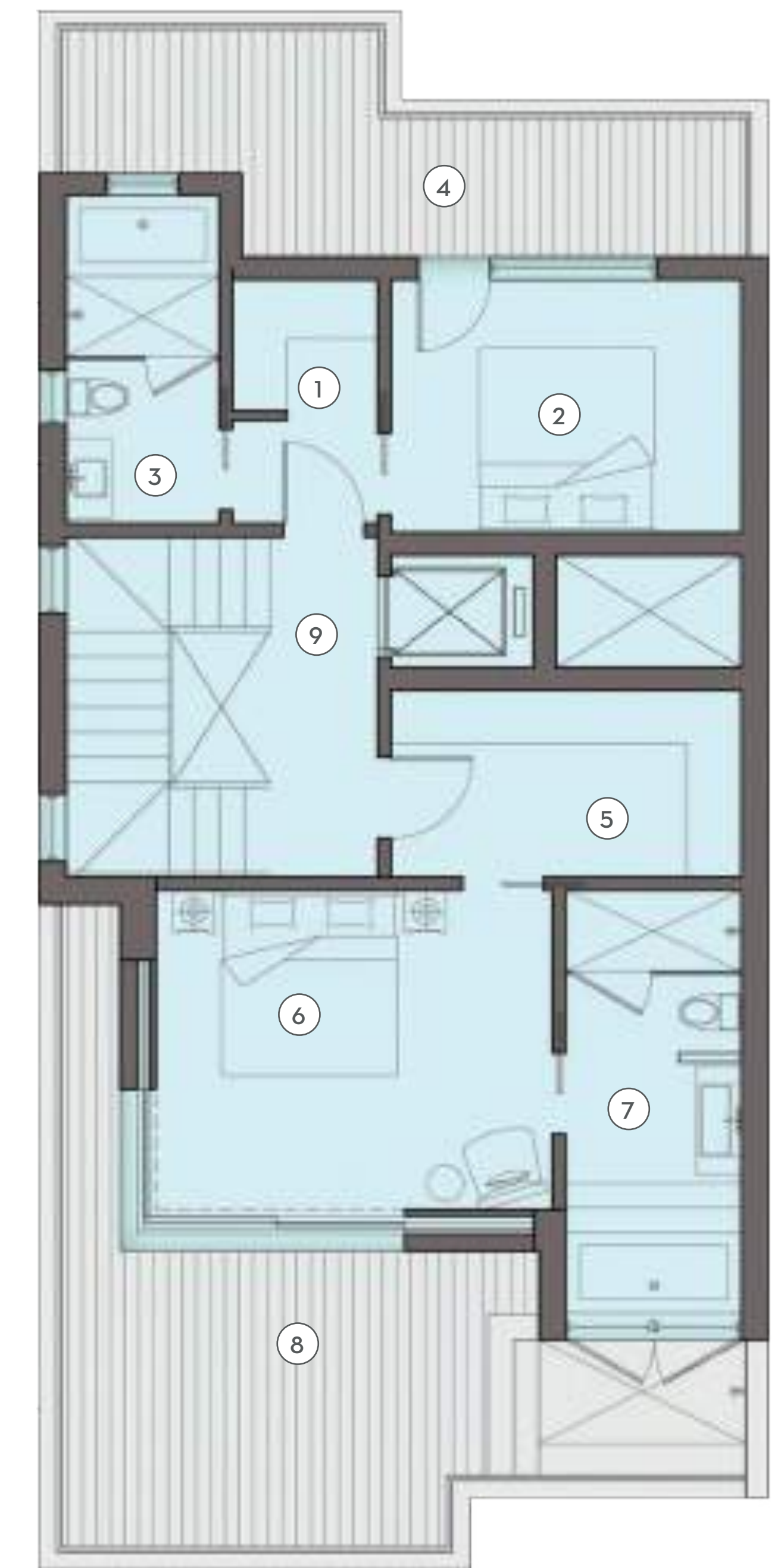
VILLA - GF-1



VILLA - GFO



VILLA - GF1



\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

## VILLA BUILDING PLANS: BLOCK 4 / GFO & GF-1 & GF1

VELAYA - 100% SCHEMATIC DESIGN  
 07 / 25 / 2018

SCALE 1:50m 0 1 2 4





BUNGALOW VIEW  
VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018

\*This brochure is for conceptual design intent only. For final floor plans, see permit package.



BUNGALOW PLANS



\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

BUNGALOW UNIT PLANS: BLOCK 5 / GFO

VELAYA - 100% SCHEMATIC DESIGN

07 / 25 / 2018

SCALE 1:100m 0 1 2 4



VELAYA

## BUNGALOW PLANS

### BUNGALOW - GFO

LOT AREA: 460.00 sqm.  
TOTAL INTERIOR AREA: 105.90 sqm.  
TOTAL GARDEN AREA: 256.27 sqm.

1. ENTRY	2.19 sqm.
2. STAIRS	9.50 sqm.
3. LIVING / DINING / KITCHEN	39.05 sqm.
4. GARDEN	256.27 sqm.
5. LIGHT WELL	8.33 sqm.
6. PREP KITCHEN	2.85 sqm.
7. STUDY	9.60 sqm.
8. BEDROOM 2	9.60 sqm.
9. BATHROOM 2	4.71 sqm.
10. HALLWAY	8.64 sqm.
11. POWDER	1.84 sqm.

### BUNGALOW - GF1

TOTAL INTERIOR AREA: 78.76 sqm.  
TOTAL TERRACE AREA: 23.05 sqm.

1. BEDROOM 2 CLOSET	4.38 sqm.
2. BEDROOM 2	9.55 sqm.
3. BEDROOM 2 BATH	4.00 sqm.
4. BEDROOM 2 TERRACE	6.76 sqm.
5. MASTER CLOSET	4.73 sqm.
6. MASTER BEDROOM	14.94 sqm.
7. MASTER BATH	7.20 sqm.
8. MASTER TERRACE	16.29 sqm.
9. HALLWAY	7.37 sqm.

### BUNGALOW - GF-1

TOTAL INTERIOR AREA: 105.90 sqm.  
TOTAL TERRACE AREA: -

1. LAUNDRY	1.72 sqm.
2. MECHANICAL	6.22 sqm.
3. MAID'S BATH	4.50 sqm.
4. MAID'S ROOM	8.26 sqm.
5. MULTI-PURPOSE SPACE	47.25 sqm.
6. POWDER	2.40 sqm.
7. HALLWAY	7.55 sqm.

BUNGALOW - GF-1



BUNGALOW - GFO



BUNGALOW - GF1



\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

## BUNGALOW UNIT PLANS: BLOCK 5 / GFO & GF-1 & GF1

VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018

SCALE 1:100m 0 1 2 4



VELAYA

## BUILDING SPECIFICATIONS

The development will be built to the highest standards following the new European Code of Edification (CTE) in a modern timeless design, with a neutral colour palette and using high quality materials including market leading brands for fittings and finishes.

### FLOORS AND TERRACES

Large format first quality tiles 80x80 cm running from interior to exterior including outdoor terraces for a seamless transition and best all year around living experience.

### EXTERNAL CARPENTRY

Discreet aluminium profile in a concealed-opening system offering minimalistic lines with less visible structure and more glazed area. 90 degrees corner sliding cavity system that disappears into walls in main rooms. Tilt and turn windows in other rooms. Top quality double glazed glass with thermal bridge break and acoustic protection.

### INTERNAL CARPENTRY

Front door including safety lock with reinforced leaf and lacquered finish. Interior doors in lacquered finish with chrome fittings and hidden hinges. Hinged wardrobe doors lined with melamine board including drawers, shelves, rails and shoe racks.

### KITCHEN AND EQUIPMENT

Kitchen by leading manufacturer BULTHAUP with on display top quality appliances by GAGGENAU, including a cooktop and extractor system all-in-one, oven and microwave. The worktop is made of Silestone and finished with a contemporary BULTHAUP tap.

### BATHROOMS AND FITTINGS

Large format tiles all through including flooring and walls. Washbasin furniture in lacquered finish with DORNBRACHT tabs in main rooms. Ceiling mounted showerheads.

### HEAT/COLD AIR CONDITIONING

Aerothermal energy by a market leader, the system uses advanced hest recovery technology to extract heat from cooled areas to reuse it to warm others or to heat up water providing important energy savings. Individual thermostat in main rooms.

### FLOOR HEATING

All rooms with water underfloor heating connected to the centralised aerothermal energy system. Individual thermostat in main areas and bathrooms.

### DOMOTICS, LIGHTING AND SOUND SYSTEM

Installation for indoor and outdoor lighting, curtains and blinds automatically controlled. Pre-installation for touch panels and individual devices such as iPads and iPhones from inside or outside. Pre-installation of sound system through the house and terraces fully compatible with any service such as internet radio or iTunes with surround sound in main rooms.

### COMMON AREAS

Gated community including camera surveillance with separated pedestrian and car access. Motorised garage doors with remote control. Lifts in each core from the garage to the top apartments. Large communal heated pool for all year round swimming. Children pool and separated jacuzzi. Communal gardens with amenities such as tennis court, paddle court, kids playground, open-air gym and outdoor barbecue.

(This document is a summary of the official Building Specifications and is for informative purposes only. The details listed are subject to change. Models and brands may vary depending on manufacturer availability based on design but will be of same quality).

## BUILT IN TERRACE PACKAGE

The development offers a complete terrace package allowing best outdoor living.

### APARTMENTS

Average plunge pool 3-4 m2 in reinforced fiberglass with infinity edge and heating system, lay down sofa for 2-3 people and outside dining area finished in Silestone countertop with gas BBQ grill and storage. 3 bedroom apartments also include outdoor shower in master bedroom.

### PENTHOUSES

Average plunge pool 6-8 m2 in reinforced fiberglass with infinity edge and heating system, lay down sofa for 3-4 people, built in relaxation area for 6-8 people and fireplace in stainless steel cauldron, outside dining area finished in Silestone countertop with gas BBQ grill and storage, outdoor shower and lay down area in master bedroom and pergolas covering main terrace areas.

### BUNGALOWS AND VILLAS

Average plunge pools 35-45 m2 with jacuzzi, built in lounge area for sunbeds with outdoor shower, relaxation area for 10-12 people with fireplace in stainless steel cauldron, outside dining area finished in Silestone countertop with gas BBQ grill, storage counter, stainless steel sink and fridge, outdoor shower in master bedroom and pergolas covering terrace and garden areas.

(Built in terrace package is optional for apartments and penthouses and included for bungalows and villas. For more details of packages refer to official Building specifications).

\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

## BUILDING SPECIFICATIONS

VELAYA - 100% SCHEMATIC DESIGN

07 / 25 / 2018



VELAYA



## WE CREATE EXPERIENCES

In nearly 50 years of practice, SB Architects has established a world-wide reputation for excellence in the planning and design of large-scale hotel, resort, vacation ownership, multi-family residential and mixed-use projects. Widely recognized for our highly individual approach to design, our firm has received nearly 200 awards for design excellence.

Our dedicated staff in our San Francisco and Miami offices successfully merges nearly five decades of experience with the energy, drive and dedication of a second generation of partners. With the technical capabilities and the understanding to take even the largest projects from initial concept through construction anywhere in the world, we remain a hands-on, design oriented practice at heart. Integrity in design, connection to the client and balance in our corporate culture are integral to our identity.

Our vast experience with a wide array of project types, geographic locations, construction techniques and architectural styles gives us a high level of expertise, while our collaborative process and individual approach to each project allow us to be flexible and responsive. Site-sensitive design has been a hallmark of our practice for nearly five decades. We strive to honor the site with design solutions inspired by the regional vernacular, local materials and the sense of place inherent within each site, and we are dedicated to advocating sustainable design and construction methods on all of our projects. A quarter of our staff is LEED accredited, and we maintain a goal of 100% accreditation.



## CORPORATE MISSION & VISION

We strive to integrate history, innovation and smart planning with an authentic approach to each and every site. Our greatest strength lies in our ability to envision unique communities and authentic experiences through design solutions inspired by the regional vernacular, local materials and the sense of place inherent within each site. Integrity in design, connection to the client and balance in our corporate culture are integral to our firm's identity.

## APPROACH TO DESIGN PROCESS

It is always our goal to have the architecture we create, blend seamlessly within the site, whether it is an urban environment, a waterfront property or a rural setting. For this reason it is important that we first visit the site, not only to take in all of its characteristics as well as the surroundings, but also to get inspired.

Once all program elements are considered and a concept becomes clear, we work collaboratively throughout all phases of the design process, to see that concept is realized. Communication between Owner, Developer, Architect, and all other consultants is of the utmost importance to achieve this common goal. . . to build a well functioning and spatially creative environment that the end user will remember for many years to come.

\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

## FIRM PROFILE: SB ARCHITECTS

VELAYA - 100% SCHEMATIC DESIGN  
07 / 25 / 2018



VELAYA



Since our inception in 1960, EDSA has been transforming the practice of master planning and landscape architecture and along the way edified the importance of creating outdoor spaces that unify a development. Through visual and physical connections and by crafting distinctive elements to form a cohesive project identity, EDSA designs create habitats for people - providing for their needs, setting stages for entertainment, and matching expectations of scale and proportion. This inclusive approach has translated into worldwide recognition for the firm and the responsibility of leading complex teams in the implementation of holistic design.

Fueled by an approach rooted in innovation and evolution, our design work continues to be at the forefront of residential communities, tourist destinations, commercial mixed-use developments, urban districts and entertainment venues. Creating these special places means formulating a big picture vision accented by meticulous design details. With the goal of evoking a contemplative experience and aesthetic appreciation, EDSA designs weave a coherent, culturally-enriched story that creates colorful and captivating experiences for guests, residents, visitors and patrons. Designers address land use, site planning, historic preservation, circulation, transportation, and their interrelationships by combining functionality, comfort, technology and sustainability.

Known internationally for our vision, respected for our talent and valued for our skill, our strength resides in a comprehensive understanding of the development process and a proven track record of getting projects built and operational. From Malta to Mexico and



INDURA BEACH AND GOLF RESORT  
BAHIA DE LA TELA, HONDURAS



1 HOTEL + HOMES  
SOUTH BEACH, MIAMI BEACH



ST. REGIS PUNTA MITA RESORT  
NAYARIT, MEXICO

beyond - in nearly 100 different countries worldwide - EDSA has left an indelible mark on the global mindset of how people live, work, learn, play, and interact with their environments.

At our core, EDSA's reputation is a result of building long-term, mutually rewarding relationships with our clients by displaying integrity, design excellence, and credibility. We honor that tradition by choosing to see ourselves as creators, visionaries, leaders, artists, and design technicians with the talent to effect change, and the passion and desire to make a difference.

## OFFICES

Baltimore, Fort Lauderdale, New York, Orlando, Shanghai, Beijing  
(EDSAOrient - a joint venture company)

## AREAS OF EXPERTISE

Hospitality & Tourism

Attractions & Entertainment

Urban Environments

Campus & Healthcare

Communities & Neighborhoods

Retail - Commercial & Mixed-Use

Parks & Public Realm

Waterfront & Marinas

\*This brochure is for conceptual design intent only. For final floor plans, see permit package.

## FIRM PROFILE: EDSA

VELAYA - 100% SCHEMATIC DESIGN

07 / 25 / 2018



VELAYA