

# ANNEX II

UNIT SPECIFICATIONS | Apartment Index #33

F



**BELAIR**  
PLAZA

# ANNEX II

## UNIT SPECIFICATIONS | Apartment Index #33



### Space Overview

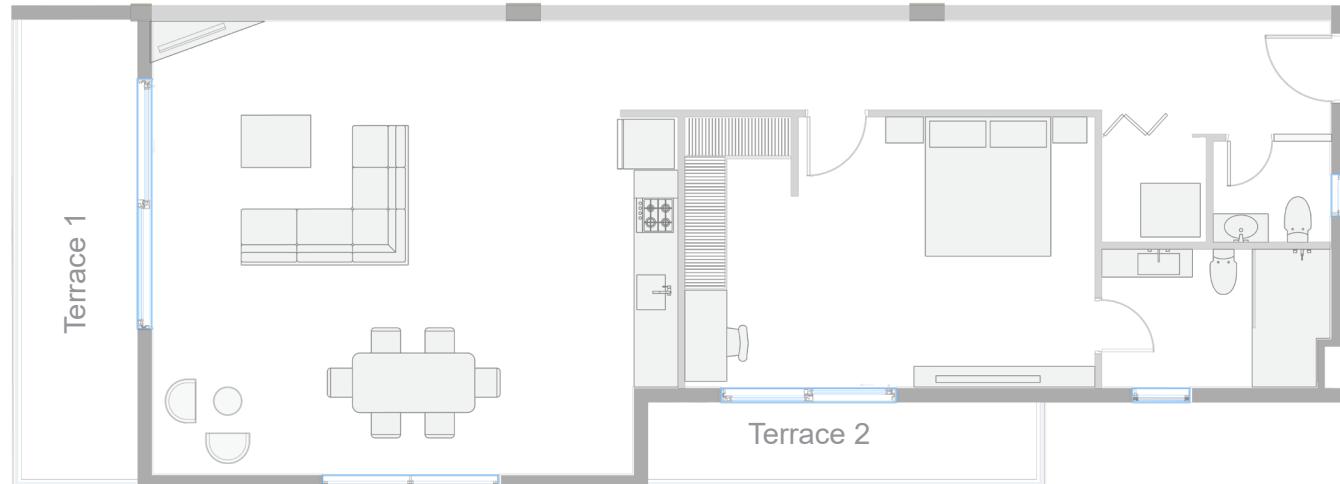
**124 m<sup>2</sup>** | One of the largest one-bedroom residences available on the market, prominently positioned at the front of the building with two spacious balconies totaling 18 m<sup>2</sup>. Thoughtfully designed for vibrant, contemporary living, this spacious unit offers superior comfort, views, and easy access to Belair Plaza's dynamic community amenities.

### Highlights

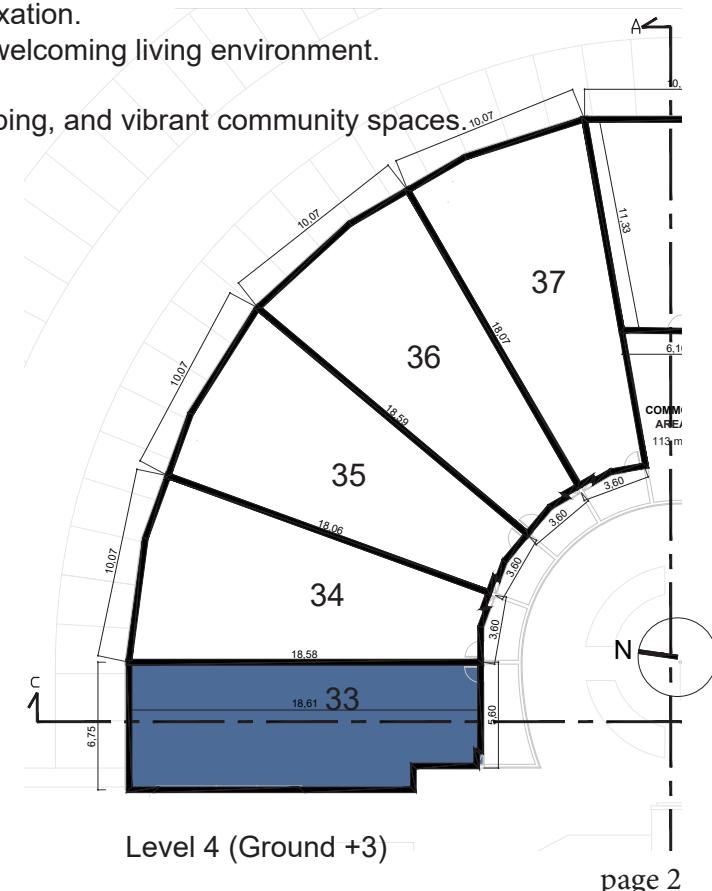
- Spacious Bedroom Suite:** Includes an en-suite bathroom and ample closet space designed for maximum comfort and convenience.
- Guest Powder Room:** Convenient additional bathroom for visitors
- Dual Private Balconies:** Two balconies positioned for appealing exterior views and ideal outdoor relaxation.
- Bright and Inviting:** Expansive windows and sliding glass doors enhance natural lighting, creating a welcoming living environment.
- Turnkey Convenience:** Fully finished with high-quality materials, ready for immediate occupancy.
- Premier Central Location:** Minutes away from beaches, sports facilities, hospitals, restaurants, shopping, and vibrant community spaces.

### Financial Information

- Rental Potential (ICE '21):** \$2,600 / mo
- Estimate HOA Fees:** \$343 / mo (\$2.77 / m<sup>2</sup>)



Residential | Unit Type F | 124 m<sup>2</sup>



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## EXTERIOR:

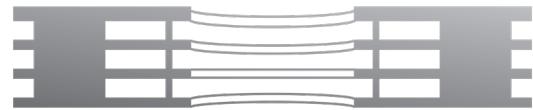
- Durable reinforced concrete structure
- Solid concrete roofing
- Hurricane-resistant doors and windows
- Private terrace with embedded drainage and antislip flooring
- Large bright windows for additional exposure
- Modern railings for balconies and common hallways
- Direct elevator access to residence floor
- Convenient on-site residential parking
- Well-lit common areas

## INTERIOR:

- Premium porcelain tile flooring throughout
- Smooth-painted walls and ceilings
- Fully-equipped kitchen with contemporary cabinetry, refrigerator, oven, cooktop, and dishwasher
- Modern bathrooms with premium fixtures and finishes
- VRF central air-conditioning system with smart thermostats
- Flush-mounted electrical outlets and dimmable switches
- High-speed fiber internet and communication infrastructure
- Integrated fire detection and alarm system
- Electrical distribution panel with surge protection
- Dedicated laundry area equipped with washer and dryer

Renderings illustrate potential furnishing scenarios. Units are delivered fully finished, unfurnished, and ready for personal customization. Exclusions include movable furniture and window treatments.





# **BELAIR** PLAZA

Regular updates and any design modifications will be promptly communicated to buyers. For the most recent design information, please contact our design team directly.