

# ANNEX II

UNIT SPECIFICATIONS | Apartment Index #6

B



**BELAIR**  
PLAZA

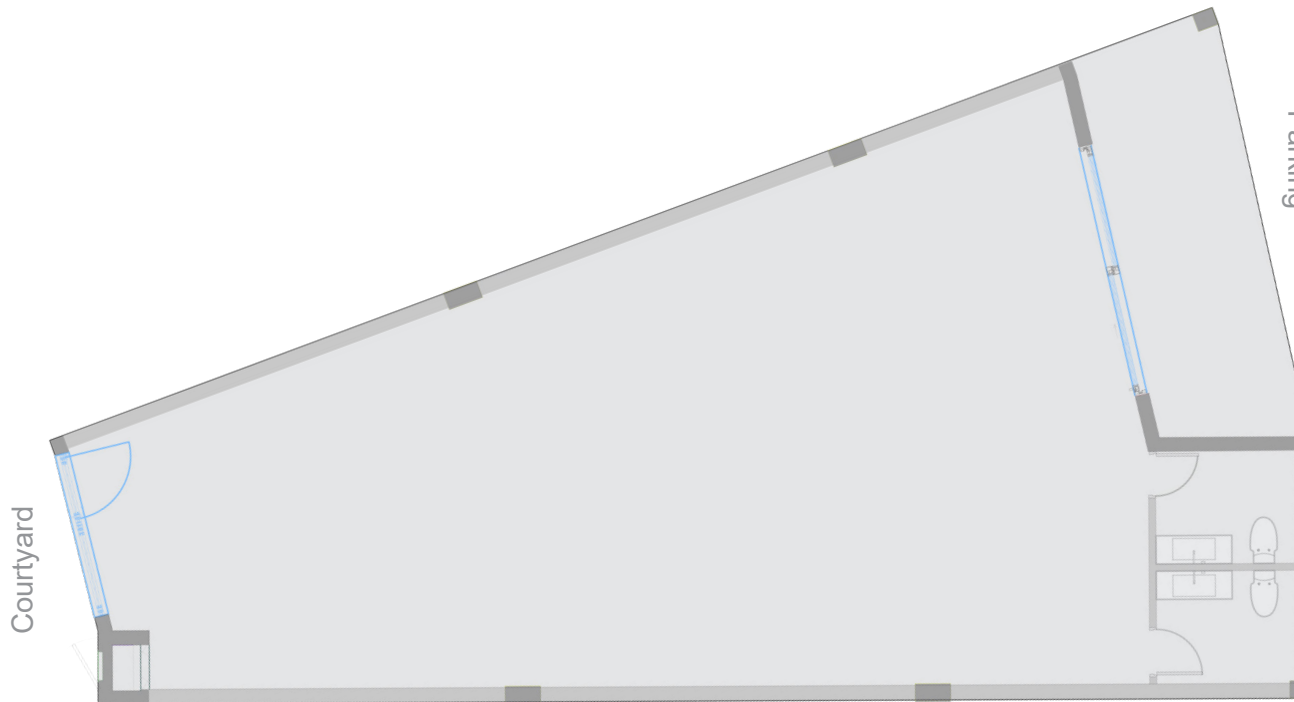
# Annex II - UNIT SPECIFICATIONS

## Space Overview

**115 m<sup>2</sup>** | Inviting commercial space located in the vibrant courtyard area of Belair Plaza. Perfectly tailored for boutique retail, specialty shops, cafés, or bakeries, it enjoys direct access to a beautifully landscaped courtyard seating area, enhancing the customer experience and ambiance.

## Highlights:

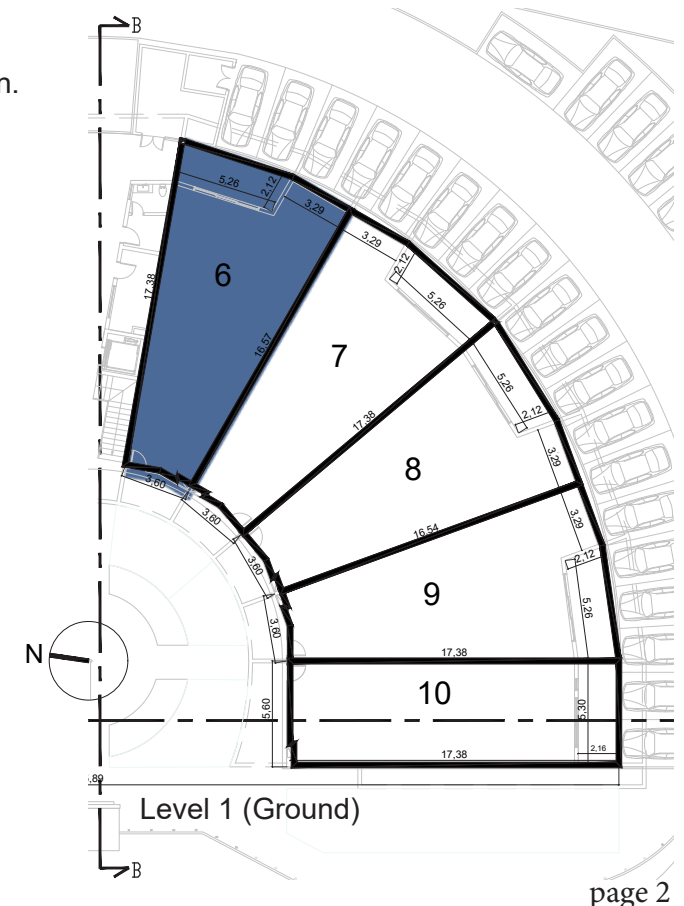
- **Prime Courtyard Location:** Situated within a dynamic hub fostering high foot traffic.
- **Natural Lighting:** Expansive storefront windows flooding the space with abundant daylight.
- **Shared Outdoor Seating:** Access to attractive, landscaped seating enhancing customer appeal.
- **Loading Convenience:** Convenient rear access for deliveries and smooth operational flow.
- **Flexible Customization:** Vanilla shell condition allows full customization of the space layout and design.



Commercial | Unit Type B | 115 m<sup>2</sup>

## Financial Information

- **Rental Potential (ICE '21):** \$3,600 / mo
- **Estimate HOA Fees:** \$467 / mo



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## EXTERIOR:

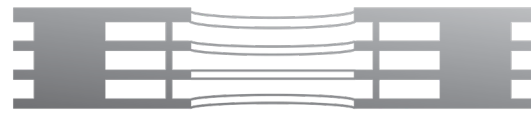
- Durable reinforced concrete structure
- Hurricane-resistant windows and doors
- Expansive glass storefront and entrances
- Convenient loading and delivery access
- Solid concrete roofing
- Spacious courtyard terrace for outdoor seating
- Antislip terrace flooring
- Dedicated signage provision
- Public restroom access
- Convenient on-site parking
- Well-lit common areas

## INTERIOR:

- Interior flexible open layout spaces
- High-quality WC with wall-mounted fixtures
- Large format ceramic tile flooring
- Fire-rated separation walls
- Smooth-painted walls and ceilings
- VRF air-conditioning (3 indoor units)
- Linear LED lighting installed
- Water heater provisions
- Surge protected electrical panel
- Flush-mounted outlets and switches
- Data and communication points provided
- Pre-wired for fiber internet
- Central fire alarm Installed



This Rendering is for illustrative purposes only, depicting potential interior build-outs for specific use cases.



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