

ANNEX II

UNIT SPECIFICATIONS | Apartment Index #6

B



BELAIR
PLAZA

Annex II - UNIT SPECIFICATIONS



Space Overview

115 m² | 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:

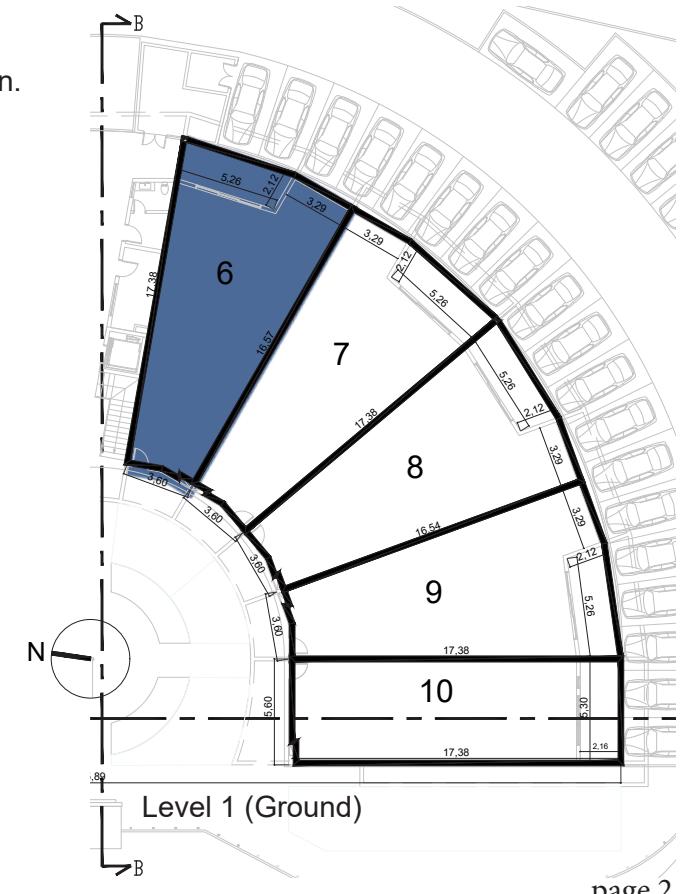
- **Prime Courtyard Location:** Situated within a dynamic hub fostering high foot traffic.
- **Natural Lighting:** Expansive storefront windows flooding the space with abundant daylight.
- **Shared Outdoor Seating:** Access to attractive, landscaped seating enhancing customer appeal.
- **Loading Convenience:** 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 m²

Financial Information

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



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EXTERIOR:

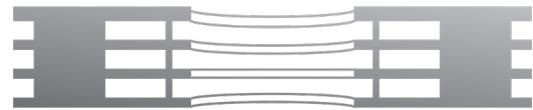
- Durable reinforced concrete structure
- Hurricane-resistant windows and doors
- Expansive glass storefront and entrances
- Convenient loading and delivery access
- Solid concrete roofing
- Spacious courtyard terrace for outdoor seating
- Antislip terrace flooring
- Dedicated signage provision
- Public 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.



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.