

# ANNEX II

UNIT SPECIFICATIONS | Apartment Index #12

# D1A



**BELAIR**  
PLAZA



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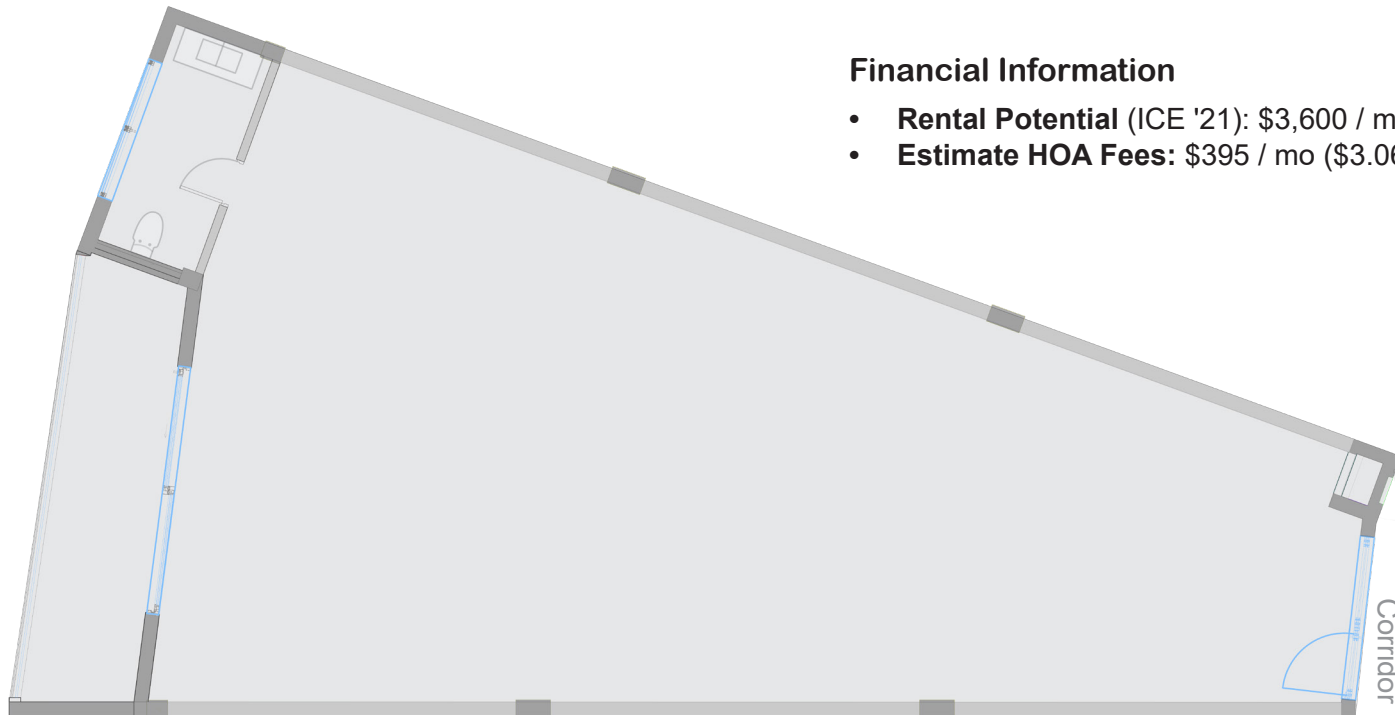


## Space Overview

**129 m<sup>2</sup>** | Professional office space with an expansive private balcony, designed to blend productivity and comfort. This space is perfect for businesses looking for an inspiring work environment that combines indoor efficiency with private outdoor break opportunities.

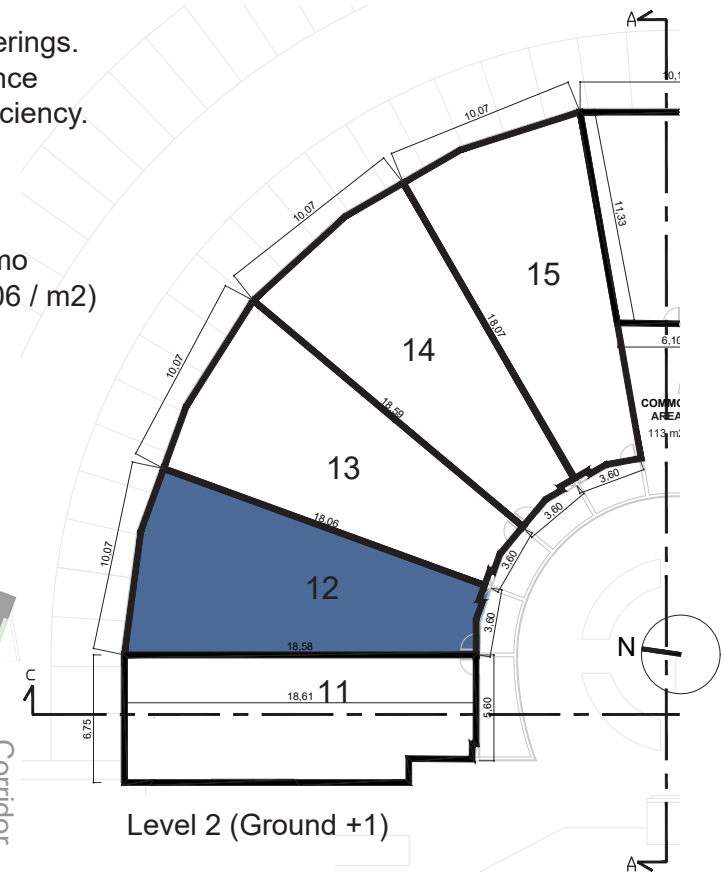
## Highlights

- **Versatile Interior:** Open vanilla shell layout tailored for customized office configurations.
- **Abundant Daylight:** Extensive glazing providing ample natural light, boosting productivity.
- **Private Outdoor Terrace:** Generous balcony space ideal for breaks, client meetings, or informal gatherings.
- **Central Accessibility:** Convenient elevator access and ample parking, enhancing business convenience
- **Prime Positioning:** Close proximity to key institutions, facilitating easy networking and operational efficiency.



## Financial Information

- **Rental Potential** (ICE '21): \$3,600 / mo
- **Estimate HOA Fees:** \$395 / mo (\$3.06 / m<sup>2</sup>)



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## EXTERIOR:

- Durable reinforced concrete structure
- Solid concrete roofing
- Covered hallway
- Hurricane-resistant windows and doors
- Expansive glass entrance
- Spacious balcony
- Modern railings
- Dedicated signage provision
- Elevator access to floor
- Convenient on-site parking
- Well-lit common areas

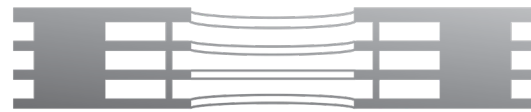
## INTERIOR:

- Interior flexible open layout spaces
- Large format ceramic tile flooring
- Fire-rated separation walls
- Smooth-painted walls and ceilings
- VRF air-conditioning (3 indoor units)
- Linear LED lighting installed
- High-quality WC with wall-mounted fixtures
- 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

Commercial | Unit Type D1-A | 129 m2 | Level 2 (Ground +1)



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



# BELAIR

## P L A Z A

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