



THE *Artist*
RESIDENCES

Aspiras - Palispis Highway
(formerly Marcos Highway)

THE MEANING

The Mist Residences is a place gifted with multitudes of charming and profound beauty with a scenic view where the clouds are lower on a bright sunny day and where warm, moist air meets a sudden fresh breeze; in the afternoons, a soft and light foggy climate sometimes occur with a light steady drizzle.



SUMMER CAPITAL

Baguio City is located some 5,050 feet above sea level, nestled within the Cordillera Central mountain range in northern Luzon. Also dubbed as the **Summer Capital of the Country**.



Super Hi-way to the City of Pines



Tarlac-Pangasinan-La Union Expressway

NLEx Extension Phase 2

North Luzon West Expressway (NLWE) Phase 2

R-8 Extension 2



Route information

Length: 88.9 km (55.2 mi)

Major junctions

North end: Rosario, La Union

South end: Tarlac City, Tarlac

Location

Major cities: Tarlac City
Urdaneta City

Towns: Victoria, Gerona, Paniqui, Moncada, San Manuel, Tarlac, Rosales, Pozomubio, Rosario, La Union^[1]

North Luzon Expressway

– 82.5km

(1Hour & 5 mins)

Subic-Clark-Tarlac Expressway

- 40km

(28 mins)

Tarlac-Pangasinan-La Union Expressway – 88.9km (Total)

67.9km (Urdaneta)

46mins

TPLEX to Baguio

–64.2km (1Hour & 37mins)

TOTAL Travel Time:

4 hours

At a Glance

LOCATION:

Aspiras-Palispis Hi-way (*formerly known as Marcos Highway*) corner
Atab W. Road Barangay Bakakeng Central, Baguio City

THEME: Modern

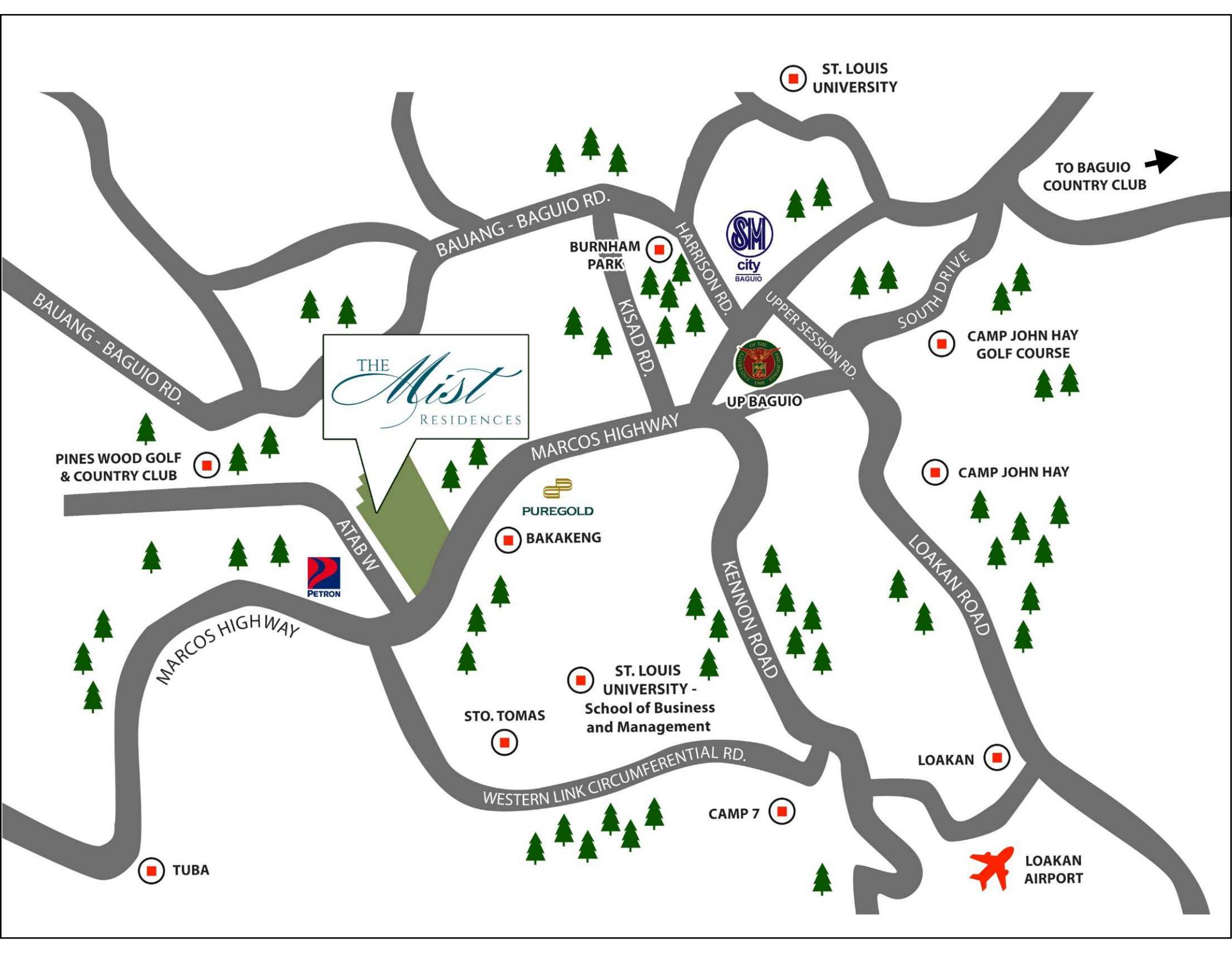
TOTAL LAND AREA: 2,499.48 sqm

ESTIMATED UNITS: 177 residential units

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Location



ST. LOUIS UNIVERSITY

TO BAGUIO COUNTRY CLUB

BAUANG - BAGUIO RD.

BURNHAM PARK



HARRISON RD.



UP BAGUIO

SOUTH DRIVE

CAMP JOHN HAY GOLF COURSE

THE Mist RESIDENCES

MARCOS HIGHWAY

PINES WOOD GOLF & COUNTRY CLUB

CAMP JOHN HAY

PUREGOLD

BAKAKENG

LOAKAN ROAD



ATAB W

KENNON ROAD

ST. LOUIS UNIVERSITY - School of Business and Management

STO. TOMAS

MARCOS HIGHWAY

LOAKAN

WESTERN LINK CIRCUMFERENTIAL RD.

CAMP 7

TUBA

LOAKAN AIRPORT

Distances via Road Networks

LA UNION TO THE MIST RESIDENCES

- ❖ **VIA KENNON RD – 36.7 KM (1HR)**
- ❖ **VIA MARCOS HIGHWAY – 45 KM (1HR)**
- ❖ **BAUANG VIA NAGUILLAN ROAD – 47KM (1HR
& 15MINS)**

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Nearby Places of Interest

RECREATION/TOURIST DESTINATION

- ❖ Mines View Park – 7.5KM (25MINS)
- ❖ Wright Park – 6.2KM (20MINS)
- ❖ Burnham Park – 3.4KM (12MINS)
- ❖ Camp John Hay – 5KM (17MINS)
- ❖ Pinewoods Golf Club – 8.4KM(21MINS)
- ❖ Bencab Museum – 5KM(13MINS)

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Nearby Places of Interest

Universities and Colleges

- ❖ University of Cordilleras - 3.6KM (11MINS)
- ❖ University of Baguio - 4.6KM (19MINS)
- ❖ UP Baguio - 3.1KM (9MINS)
- ❖ Philippine Military Academy - 11.5KM (30MINS)
- ❖ St. Louis University - 6.6KM (11MINS)

Nearby Places of Interest

HOSPITALS

- ◆ Notre Dame De Chartres Hospital - 4.3KM (16MINS)
- ◆ SLU Hospital of the Sacred Heart - 4.4KM (17MINS)
- ◆ Baguio General Hospital - 2.7KM (9MINS)
- ◆ Filipino-Chinese General Hospital – 6.2KM (20MINS)

Nearby Places of Interest

COMMERCIAL & LEISURE CENTERS

- ◆ SM City Baguio - 4.2KM (15MINS)
- ◆ Baguio Center Mall - 4.7KM (18MINS)
- ◆ Baguio City Market - 4.6KM (17MINS)
- ◆ PUREGOLD BAKAKENG – 400M (2 MINS)

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Advantages

- ◆ Located in the Summer Capital of the Philippines – 365 days of cool weather and crisp pine scented air
- ◆ Very near to the different Tourist Destinations, such as the Burnham Park, Session Road, and the La Trinidad Strawberry Farm
- ◆ Minutes away from malls, commercial centers, restaurants, recreation parks and other leisure activities.
- ◆ Strategically located along Marcos Highway for easy public transport

TO
PINWOODS GOLF &
COUNTRY CLUB



ATABW ROAD
DORMBATA
ASPIRAS-PALISPIS HIGHWAY
SIDEWALK

FOR
FUTURE
DEVELOPMENT

RES'L TOWER

FOR
FUTURE
DEVELOPMENT

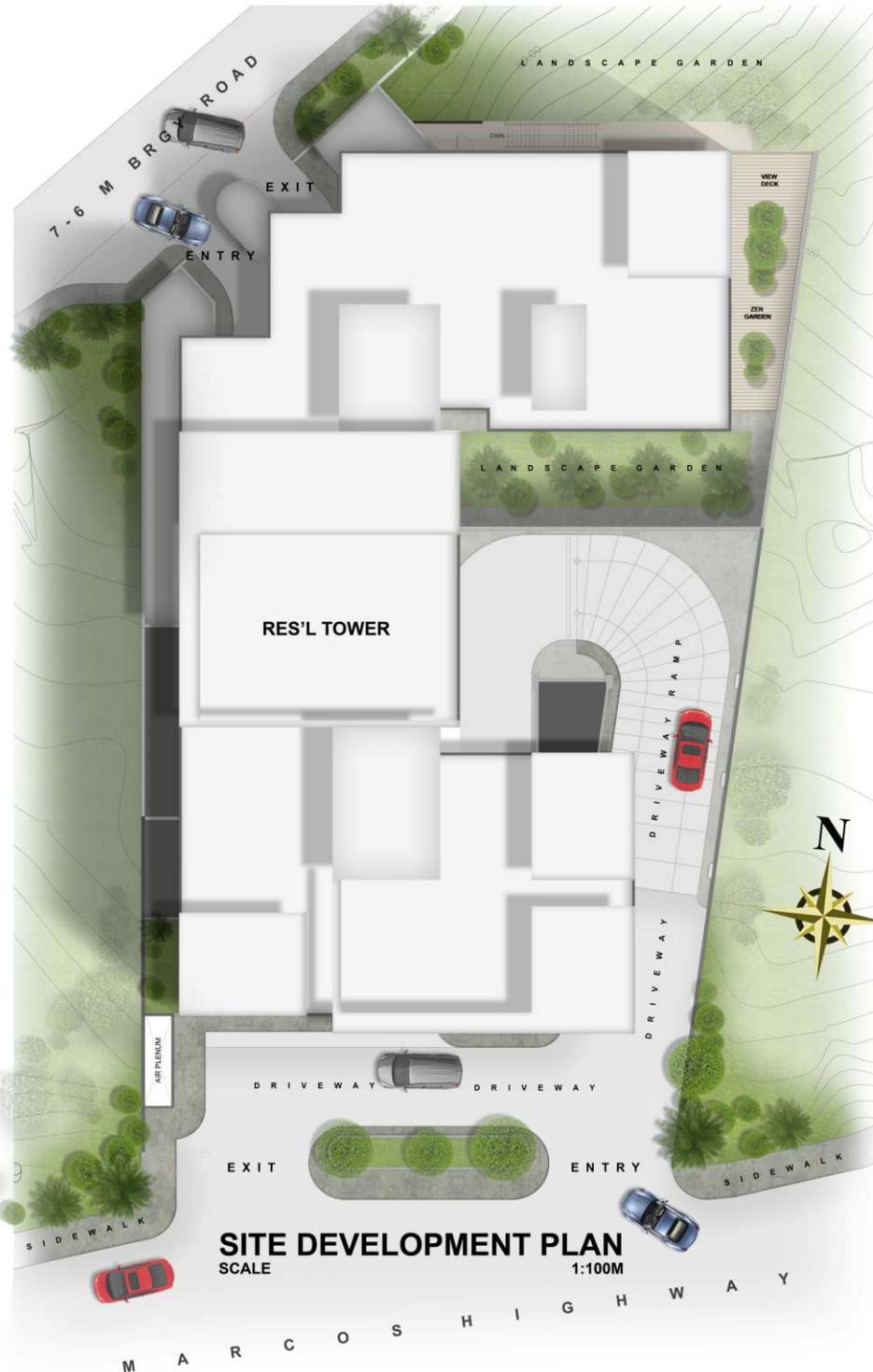
BRGY ROAD
EXIT
ENTRY
DRIVEWAY
SIDEWALK

ASPIRAS-PALISPIS HIGHWAY
SIDEWALK

SITE DEVELOPMENT PLAN
SCALE 1:300M

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- Perched atop a hill, overlooking the Bakakeng Valley
- The Mist is Suntrust's 2nd residential condo development in Baguio City
- It creates luxury spaces that brings residents closer to nature



The image is a composite landscape. The top half shows a sunset with a bright sun low on the horizon, casting a warm glow over a dark silhouette of a forest. The bottom half shows a misty, foggy forest of tall evergreen trees. A horizontal band with a fine grid pattern separates the two scenes, containing the title text.

Building Facade



MARCOS HIGHWAY



MARCOS HIGHWAY

SOUTHERN AERIAL VIEW



MARCOS HIGHWAY

ATAB ROAD

- 6TH FLR
- 5TH FLR
- 4TH FLR
- 3RD FLR
- 2ND FLR
- GROUND FLR
- LOWER GRND 1
- LOWER GRND 2
- LOWER GRND 3
- LOWER GRND 4
- LOWER GRND 5
- BASEMENT 1
- BASEMENT 2

Building Features

- ❖ Automatic Fire Sprinkler System
- ❖ Smoke and Heat Detector System
- ❖ Water supply and Drainage System
- ❖ Electrical and Lighting System
- ❖ Mechanical Ventilation
- ❖ Centralized Mail Area
- ❖ 2 Passenger Elevators
- ❖ 24-hour Security and CCTV
- ❖ Lobby Drop-off area
- ❖ Landscape Area with Marker
- ❖ Telecom and Cable TV system

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The image is a composite of two landscape photographs. The top half shows a sunset over a dark, silhouetted forest line, with a bright sun low on the horizon and a sky filled with soft, colorful clouds in shades of pink, orange, and blue. The bottom half shows a misty or foggy forest of tall, thin evergreen trees, with the ground and lower branches obscured by a thick layer of white mist. A horizontal band with a fine, grid-like texture separates the two images, serving as a background for the text.

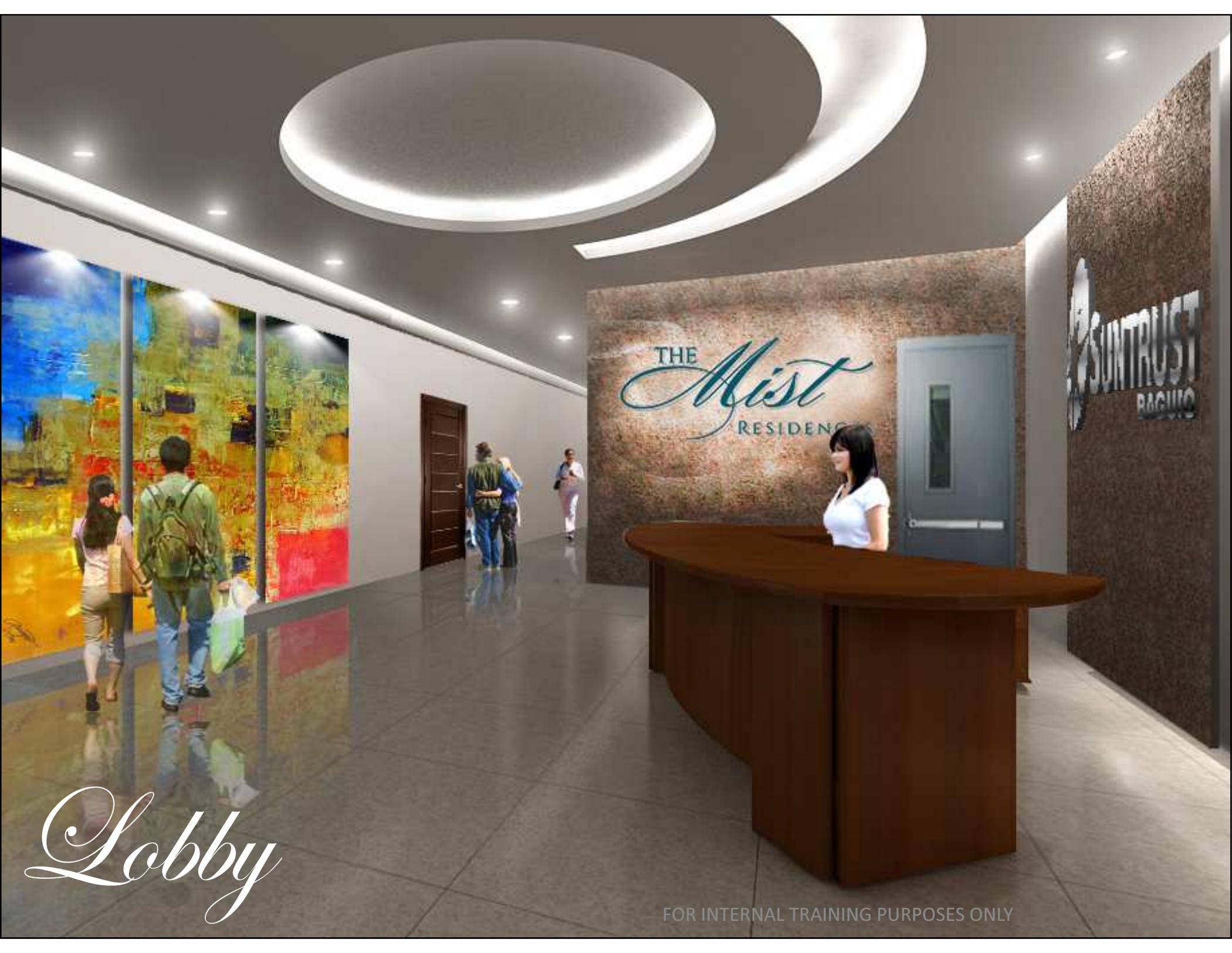
Amenities

Amenities

- ❖ Lobby and Lounge
- ❖ Zen Garden and View Deck
- ❖ Day Care
- ❖ Function Room
- ❖ Provision for Spa Area / Laundromat / Water Station
- ❖ Retail Areas
- ❖ Landscaped Open Space
- ❖ Fitness Gym
- ❖ Steam Room and Dry Sauna Area

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Lobby

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Garden Play Area

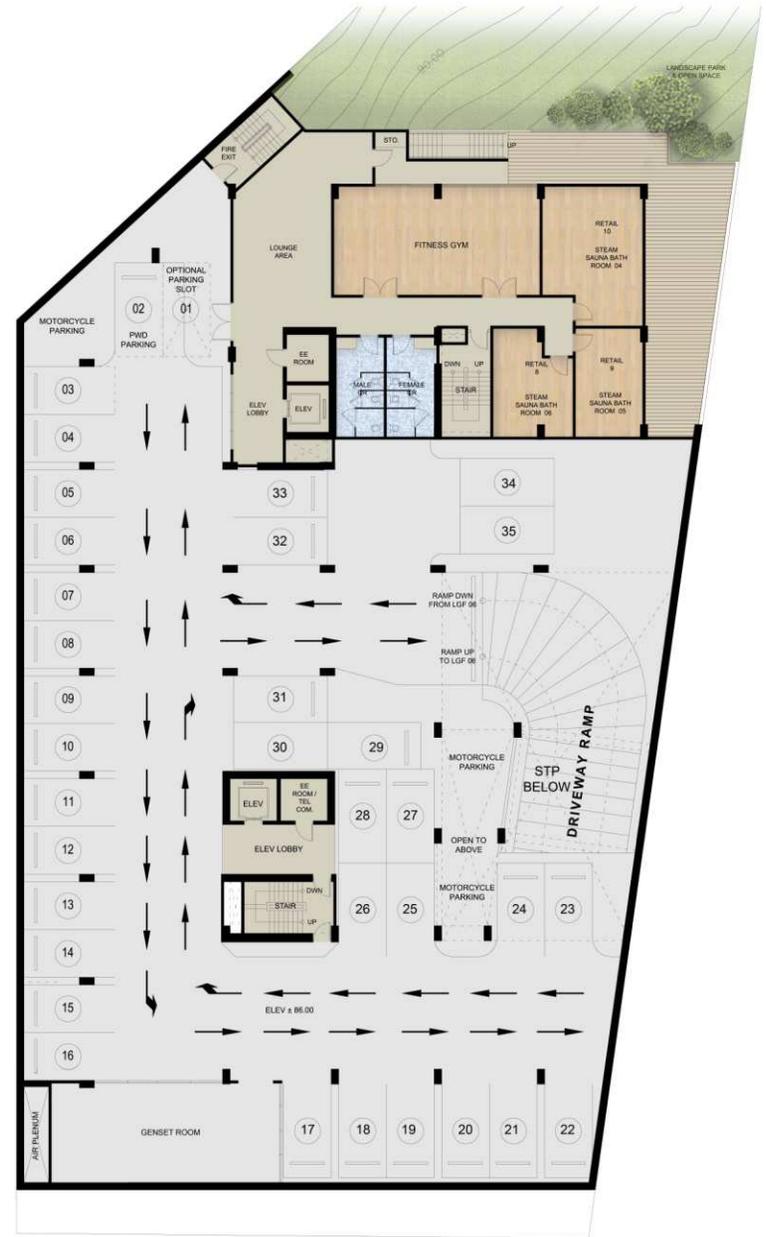


The image features a scenic landscape. The top half shows a sunset over a forest, with the sun low on the horizon, casting a warm glow. The middle section is a dark teal band with a fine grid pattern, containing the text 'Floor Plans' in a white, elegant cursive font. The bottom half shows a misty forest of tall evergreen trees.

Floor Plans



BASEMENT FLOOR 01
SCALE 1:100M



BASEMENT FLOOR 02
SCALE 1:100M

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Unit	Number of Units
2-BR	6 units
3-BR	1 units
TOTAL	7 units



LOWER GROUND FLOOR 05
SCALE 1:100M



LOWER GROUND FLOOR 04
SCALE 1:100M

Unit	Number of Units
2-BR	6 units
3-BR	1 units
TOTAL	7 units

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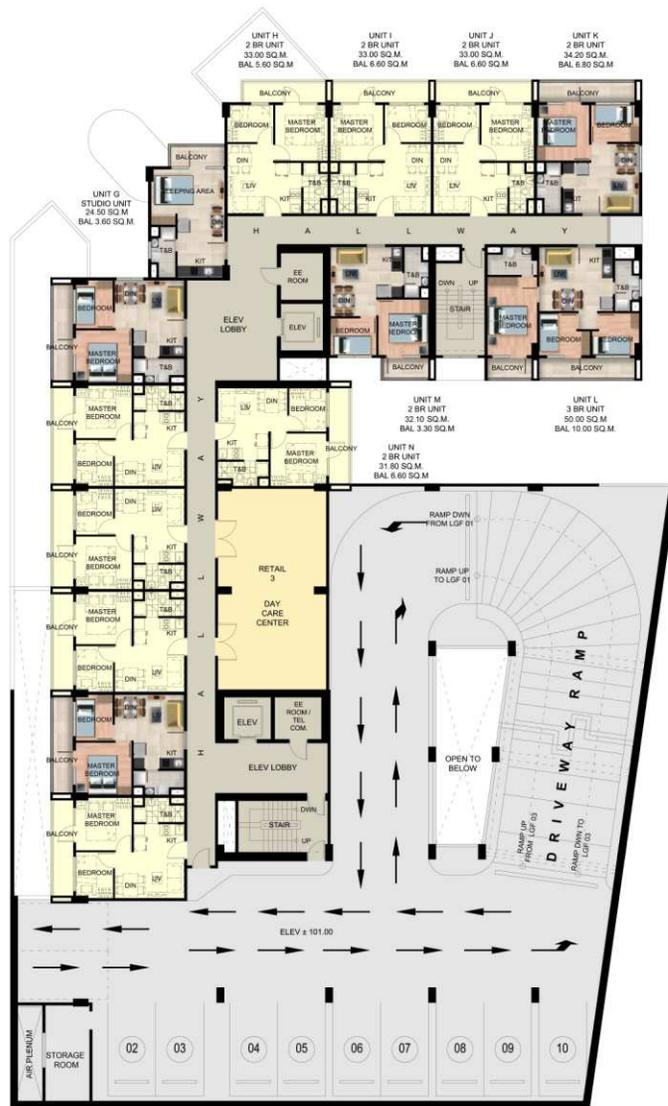
Unit	Number of Units
2-BR	6 units
3-BR	1 units
TOTAL	7 units



LOWER GROUND FLOOR 03
SCALE 1:100M

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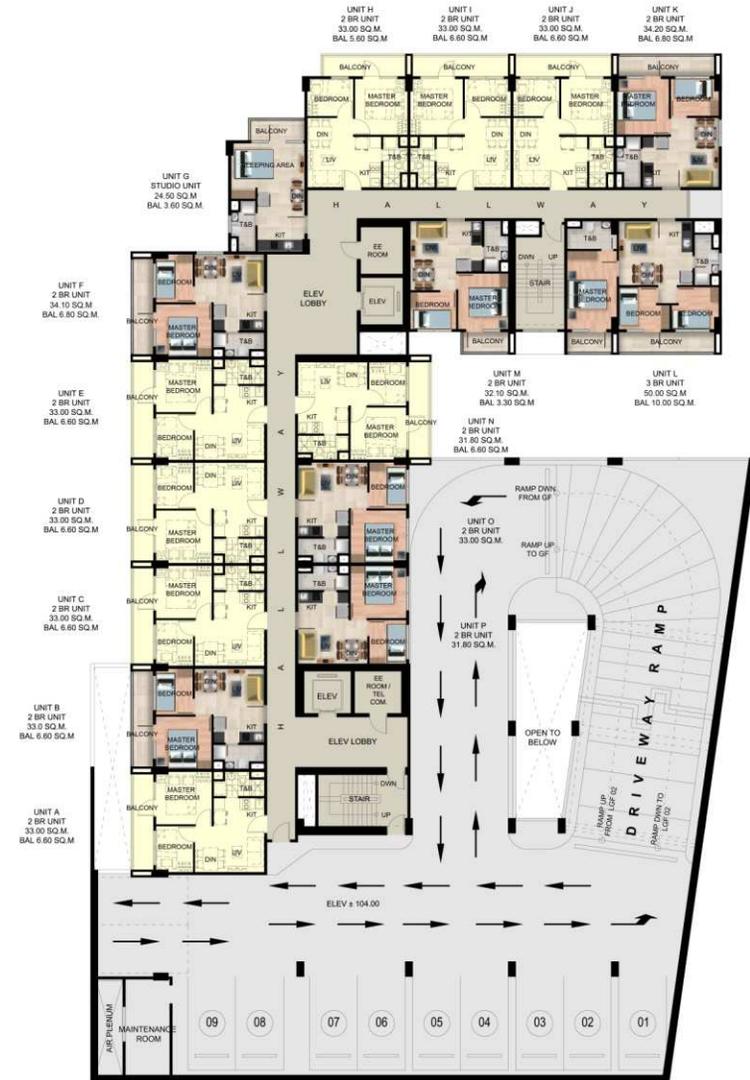
LOWER GROUND FLOOR 02
SCALE 1:100M

Unit	Number of Units
2-BR	13 units
3-BR	1 units
TOTAL	14 units

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Studio	1 unit
2-BR	14 units
3-BR	1 units
TOTAL	16 units



LOWER GROUND FLOOR 01
SCALE 1:100M

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Studio	1 unit
2-BR	14 units
3-BR	1 units
TOTAL	16 units

TYPICAL FLOOR PLAN – 2ND TO 6TH FLOOR



Studio	1 unit
2-BR	21 units
3-BR	1 units
TOTAL	23 units



Residential Features

Typical Residential Features

- Provision for telephone lines/ cable TV line
- Individual electric and water sub-meters
- Multi-point water heater in all toilet & baths
- Provision for mechanical vent in kitchen
- 3 meters floor to floor Ceiling Height
- Individual Condominium Certificate of Title (CCT)

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Unit Layouts



Studio Unit

Area = 24.50 sq m

Bal. = 3.60 sq m

Total = 28.10 sq m

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from the actual deliverable condition.

STUDIO



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2 Bedroom Unit
Model F

Area = 31.80 sq m

Bal. = 6.40 sq m

Total = 38.20 sq m

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2BR – Living / Dining



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2BR – Masters Bedroom



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2 Bedroom Unit
Model D

Area = 33.00 sq.m

Bal. = 6.60 sq.m

Total = 39.60 sq m

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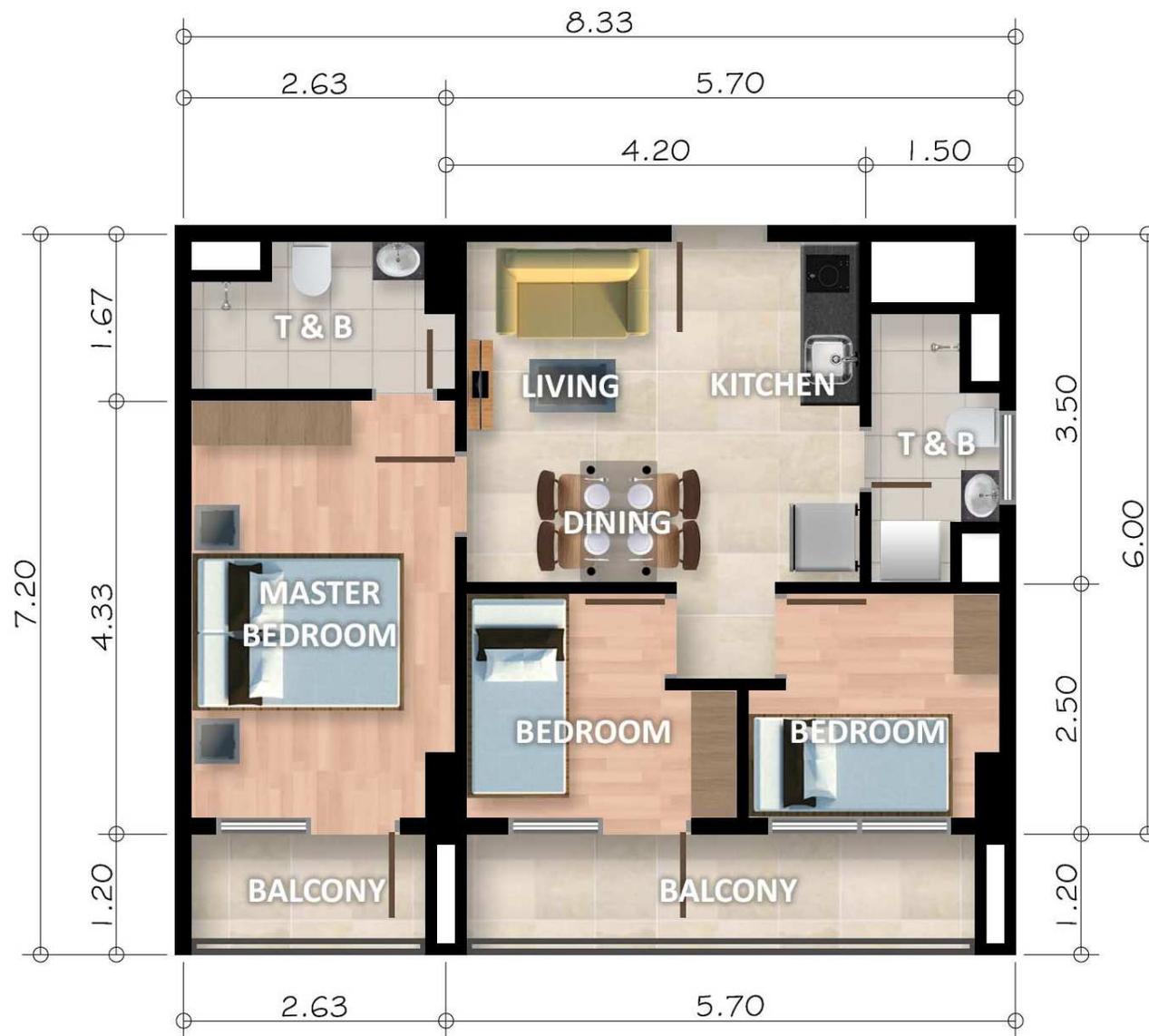
2 Bedroom Unit
Model B

Area = 34.20 sq m

Bal. = 6.80 sq m

Total = 41.00 sq m

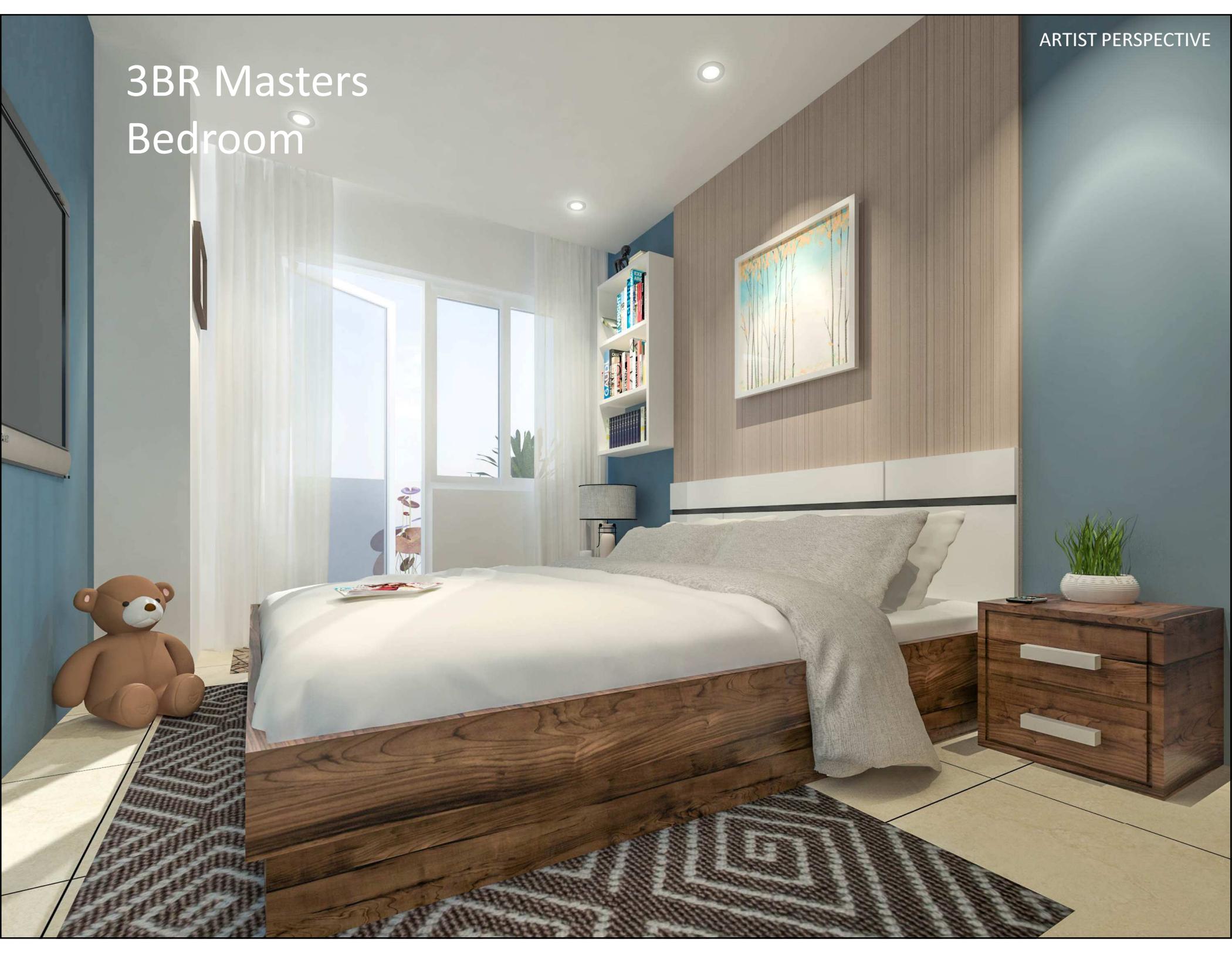
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3 Bedroom Unit
 Area = 50.00 sq m
 Bal. = 10.00 sq m
 Total = 60.00 sq m

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3BR Masters Bedroom



General Specifications

FLOOR FINISHES

- Ceramic tiles in living, dining, and kitchen area
- Vinyl planks in bedrooms except Studio units

KITCHEN

- Custom-built under counter kitchen cabinets (overhead cabinets not included)
- Complete kitchen faucet, sink and countertop
- Kitchen with Mechanical Ventilation

TOILET & BATH

- Ceramic tiles in toilet and bath
- Complete lavatory, water closet and shower set
- T&B with mechanical or natural ventilation

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Sales Document Requirements

Reservation stage

- Reservation Agreement and Buyers' Information Sheet
- General Specifications
- Two (2) Valid Government ID
- 1x1 ID Picture including spouse (if applicable)
- Community Tax Certificate
- Birth Certificate (if single) or marriage contract (if married) or Death certificate (if applicable)
- Notarized Special Power of Attorney (if applicable)
- Properly filled-up MRI (Mortgage Redemption Insurance) form

▪ APPRECIATION

Selling Price/sqm (June 2016)	Ave. Selling Price/sqm Mar 2019	Increase in Property Value (P/sqm)
P85,000	P102,000	20% increase

Reason #1: **PROPERTY VALUE APPRECIATION**

- Estimated Selling Price per sqm in the Area is Php100,000 per sqm upon turn over
- There is still room for Property Value Appreciation of 10% per year (pre-selling) and around
- 2% - 5 % per year upon turn-over
- High Value location
- Guaranteed Increase
- Frequently Visited by Local & Foreign Tourist

Reason #2: MY OWN VACATION HOME

“FULL OWNERSHIP VS RIGHTS ONLY.”

Vacation Home for the FAMILY

- ◆ **Family members can enjoy 365 days of Cool Weather**

Co-Ownership in the Family

- ◆ **Allows to be co-owned by every family member**

Titled Property

- ◆ **Owners will receive a Condo Certificate of Title**
- ◆ **Open to Foreigners**

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Reason #3: GOOD RENTAL INCOME

Estimated Daily Rate Rental:

Studio – Php2,000

1BR – Php5,000

2BR – Php8,000

3BR – Php12,000

EST. RENTAL SHARE COMP.

12,000 x 20 days = P240,000

240,000 x 40% = P96,000

96,000 x 11 mos = P1,056,000

X 50 YRS = P52.8M

IF 30 %SHARE = 39.6 M

**High Demand of Rental Income in
Baguio City**

Reason #4:
BETTER THAN TIME SHARE

TIME SHARES

- Difficult to Unload
- Minimum Rental Income
- Do Not Appreciate in Value
- Limited Usage

FULL CONDO OWNERSHIP

- Easy to Unload
- Provides Good Rental Income
- Appreciates in Value over time
- Full Usage any time of the Year

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