

# CANYON RANCH

# MALIBU

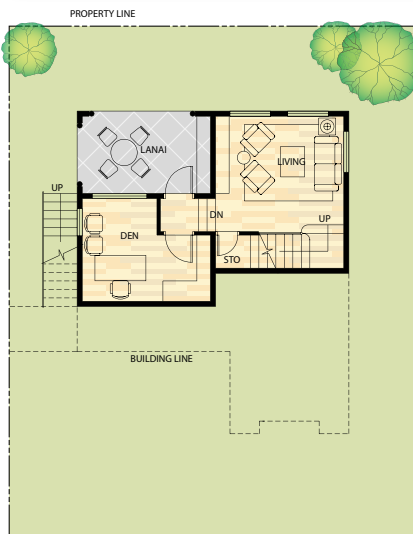
DOWNHILL

3 BEDROOMS • 3 T&B • PORCH  
WALK-IN CLOSET • 2 BALCONIES

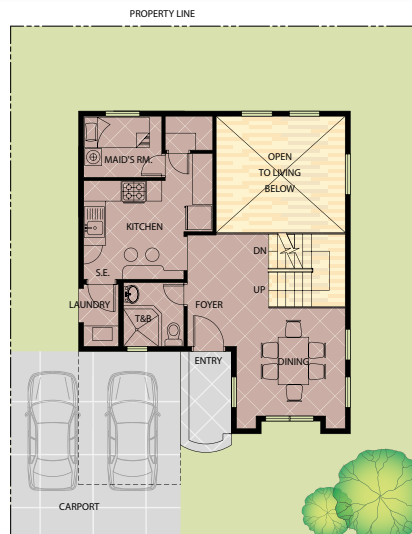


Spacious at 162 sqm, the Malibu rests on a prime location at the Ridge and offers unobstructed views of The Club, MJC racetrack, Mt. Makiling, and Laguna de Bay. Split-level design of its uphill and downhill units allows maximum light and cross-ventilation, further enhanced by double-height living room space. Adding to the feel and appeal of luxury are the bathrooms, roomy enough to accommodate a Jacuzzi—an opulence further sweetened by a walk-in closet in the Master bedroom.

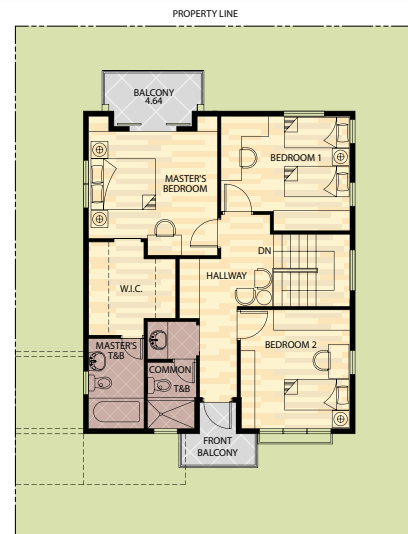
| Indoor Areas               | (Square Meters) | (Square Feet)   |
|----------------------------|-----------------|-----------------|
| <b>Lower Ground Floor</b>  |                 |                 |
| Den                        | 11.50           | 123.78          |
| Living Area                | 16.11           | 173.41          |
| Stairs (aux)               | 5.05            | 54.36           |
| <b>Upper Ground Floor</b>  |                 |                 |
| Dining Area                | 12.38           | 133.26          |
| Kitchen                    | 12.13           | 130.57          |
| Maid's Room                | 5.00            | 53.82           |
| Storage                    | 1.80            | 19.38           |
| Foyer                      | 7.08            | 76.21           |
| Common T&B                 | 4.10            | 44.13           |
| Main Stairs                | 2.61            | 28.09           |
| <b>Second Floor</b>        |                 |                 |
| Masters' Bedroom           | 15.25           | 164.15          |
| Bedroom 1                  | 13.41           | 144.34          |
| Bedroom 2                  | 12.74           | 137.13          |
| WIC provision              | 6.97            | 75.02           |
| Masters' T&B               | 5.24            | 56.40           |
| Common T&B                 | 5.20            | 55.97           |
| Hallway                    | 9.72            | 104.63          |
| <b>Total Indoor Areas</b>  | <b>146.29</b>   | <b>1,574.65</b> |
| <b>Outdoor Areas</b>       |                 |                 |
| Porch                      | 3.64            | 39.18           |
| Carport                    | 27.13           | 292.02          |
| Lanai                      | 9.00            | 96.88           |
| Front Balcony              | 3.00            | 32.29           |
| Rear Balcony               | 4.50            | 48.44           |
| <b>Total Outdoor Areas</b> | <b>47.27</b>    | <b>508.81</b>   |
| <b>Gross Area</b>          | <b>193.56</b>   | <b>2,083.46</b> |
| <b>Saleable Area</b>       | <b>162.00</b>   | <b>1,743.75</b> |



LIVING ROOM LEVEL



GROUND FLOOR



SECOND FLOOR

NOTE: ALL ITEMS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE