

# NORWOOD

RESIDENCES

THE FUTURE OF PRIME LIVING







## The Future, Envisioned

A vision of **Prestige Homes & Realty Development Corporation**, one of the most trusted and fast-growing land and property developers in Davao City, Philippines, **Norwood Residences** is an exclusive, high-end residential subdivision that reimagines the ensuing future of luxurious prime living with exclusive first-in-Davao Smart & Eco technologies.

Featuring:

- Development with Solar Panel Roof Systems
- Upgraded Living with Home Automations
- Premium, Intentional Home Spaces

**Norwood Residences** is developed and designed so that every detail makes you feel right at home.

## Where Work and Leisure Blend

Norwood Residences' strategic location in a secured low-density address makes it perfect for work and leisure to seamlessly blend. It brings the energy and technology available within the city with the friendly warmth of a community.



LOW DENSITY NEIGHBORHOOD



MINUTES FROM URBAN HUBS



EXCLUSIVE COMMUNITY

## VICINITY MAP

Located in Sitio Walog, Catalunan Pequeno, Davao City, Philippines, Norwood Residences is a 2.4-hectare estate that's a short drive away from South Davao's premiere lifestyle urban hubs and shopping amenities.



# 2.4

HECTARES

# 65

HOMES

# 50%

OPEN SPACE

# 100%

EXCLUSIVE COMMUNITY

## An Exclusive Community

Norwood Residences offers a select and exclusive collection of 65 housing units, with almost 50% of the site dedicated to open spaces and functional use. This low-density arrangement provides Norwood residents the distinct calm, yet modern & innovative environment.

**INSIDE LOT**      APPROX. 180 SQM.

**CORNER LOT**      APPROX. 215 SQM.



## A Futureproof Ecosystem

More than its promise of luxury, Norwood Residences paves the way for the future by designing smart and future-proof features around the warm, friendly and welcoming community to ensure a sustainable ecosystem.

This includes retention ponds that function as storm water basins during severe rains and which also serve as recreational spaces for Norwood Residences residents. The surrounding area also boasts of pocket gardens and an expansive open space for various functions and celebrations.



*Sidewalks*



*Outdoor garden*

## For Enviable Life You'll Be Building

From a multi-functional clubhouse complex that Norwood Residences residents have the privilege of utilizing, a covered basketball court that can also accommodate other sports and leisure activities, with kiddie pool and an adult pool, lush gazebos and sunbathing area, a resto-bar, and verdant pocket gardens surrounding the community.

Norwood Residences residents enjoy an array of well-planned amenities that fit every lifestyle.

### Clubhouse Complex

- Basketball Court
- Swimming Pool
- Resto Bar

### Pocket Gardens

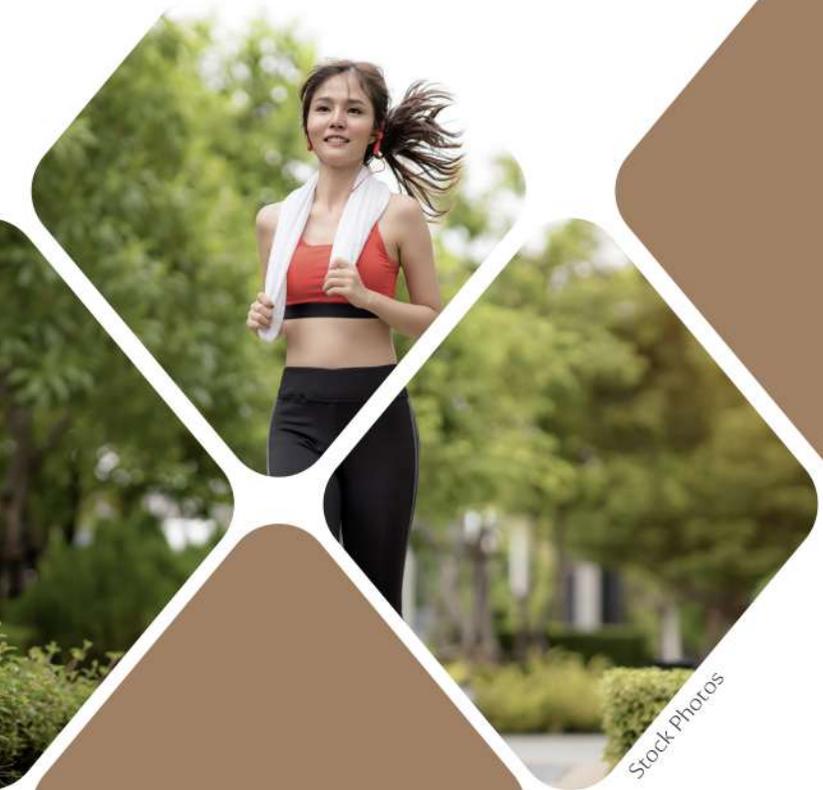
- Picnic Area
- Koi Pond

### Parks & Playground

- Mini Fitness Gym
- Wide Roads & Landscaped Lawns

### 24 Hours Security

- 24H CCTV
- Concrete Perimeter Fence & Steel Gates



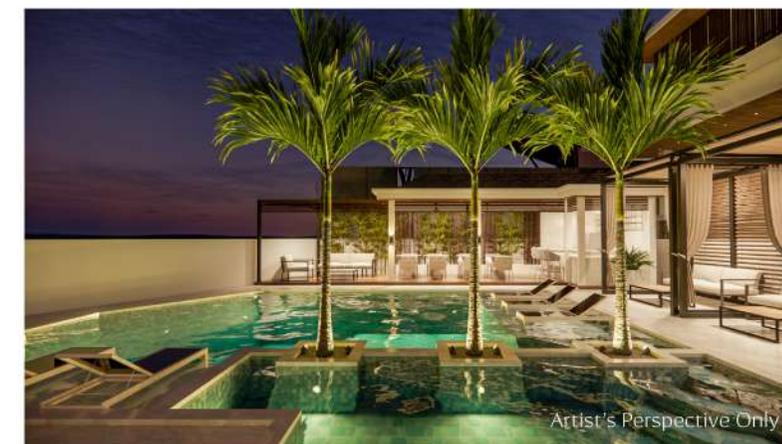
Stock Photos



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## CLUBHOUSE & POOL VIEW

## A SMART HOME FOR PRIME LIVING

Energy efficient home with the development and installation of Solar Panel Roof Systems, plus upgraded living with Home Automations

Also with:

- Digital Security Systems
- Universal & USB Type Convenience Outlets

## Ground Floor Plan

### Legend

- 1. Living Area 6.91 sqm
- 2. Dining Area 10.80 sqm
- 3. Main Kitchen 12.87 sqm
- 4. Breakfast Nook
- 5. Pantry 1.20 sqm
- 6. Bedroom A 9.00 sqm
- 7. Maid's Quarter 5.69 sqm
- 8. Auxiliary Kitchen 1.18 sqm
- 9. Powder Room 3.15 sqm
- 10. Laundry 2.43 sqm
- 11. Service Area 14.44 sqm
- 12. Carport 23.98 sqm



All spaces are subject to change without prior notice

## Second Floor Plan

### Legend

- 1. Master Bedroom 13.25 sqm
- 2. Bedroom B 6.73 sqm
- 3. Bedroom C 6.52 sqm
- 4. Walk-In Closet 6.51 sqm
- 5. Master T&B 11.11 sqm
- 6. Common T&B 9.62 sqm
- 7. Hallway 3.70 sqm
- 8. Balcony 12.00 sqm



All spaces are subject to change without prior notice





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## LIVING AREA

The first spaces to welcome you home, the ground floor is designed in an open-type layout, connecting areas seamlessly.



Artist's Perspective Only

View of Main Kitchen Space

## DINING & KITCHEN SPACES



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Included Auxiliary Kitchen

## PREMIUM & SOPHISTICATED BEDROOMS

Imagine your own little pieces of paradise. Each main bedroom feature lofty ceilings and large windows for your perfect views.

Enjoy your private moments with perfect combination of elegance and comfort.



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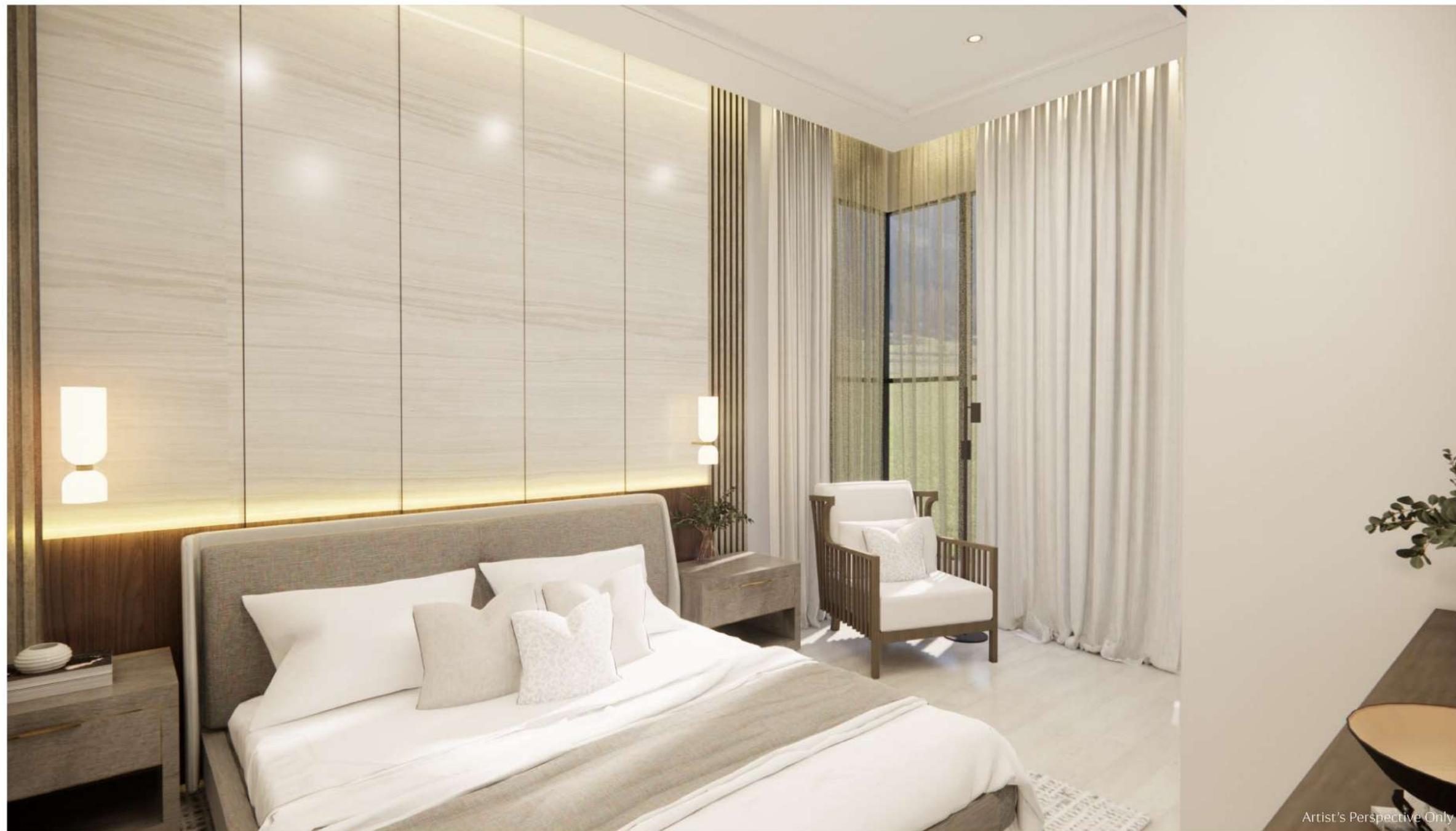


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GROUND FLOOR		SECOND FLOOR	
BEDROOM A <i>WITH T&amp;B</i>	12.12 sqm	MASTER BEDROOM <i>WITH T&amp;B &amp; WALK-IN CLOSET</i>	30.87 sqm
MAID'S QUARTER <i>WITH T&amp;B</i>	6.86 sqm	BEDROOM B	6.73 sqm
		BEDROOM C	6.52 sqm

*Bedroom A with Toilet & Bath*

12.12 SQM



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**MASTER BEDROOM** 13.25 SQM

+ WALK-IN CLOSET 6.51 SQM

+ TOILET & BATH 11.11 SQM



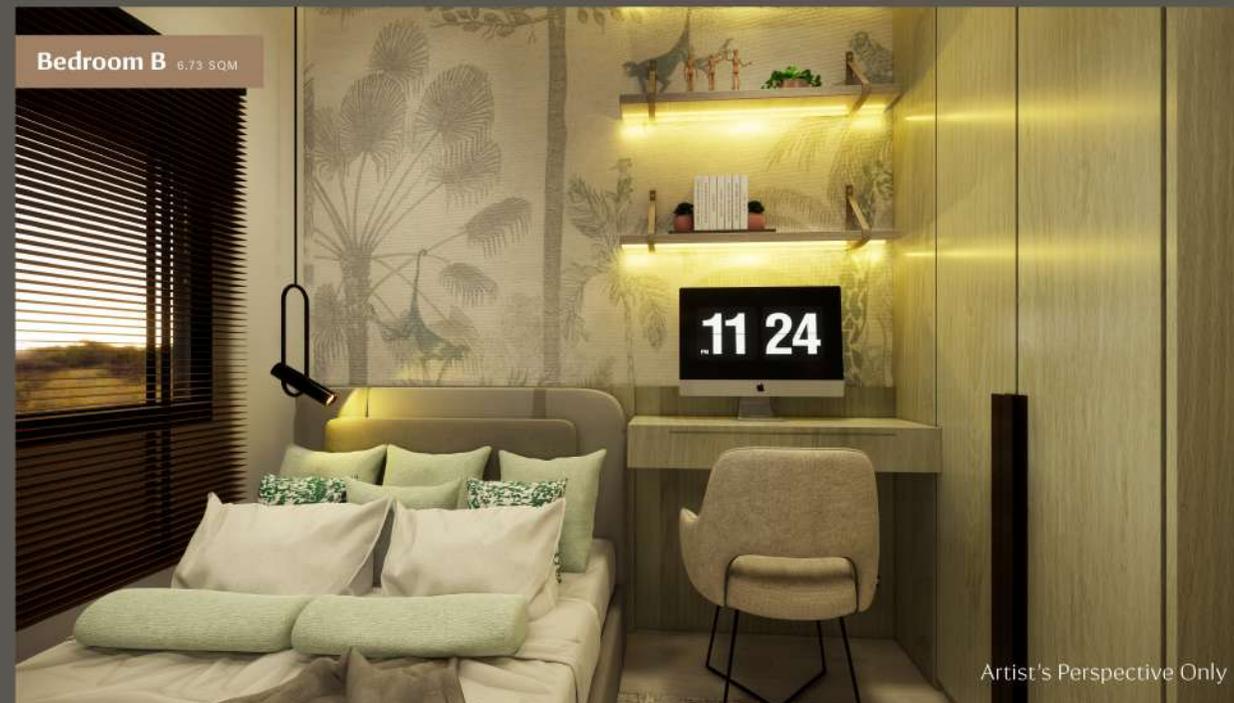
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**Master Toilet & Bath and Walk-in Closet**

17.62 SQM



**Bedroom B** 6.73 SQM

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**Bedroom C** 6.52 SQM

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OF PRIME LIVING

BK11011

HLURB XXXXXX | SMR AA-XX /XXX  
Sitio Walog, Talomo, Davao City, Davao del Sur  
Completion Date: January 1, 2023  
Project Developer: Prestige Homes & Realty Development Corp.

**NORWOOD**  
RESIDENCES

A COMMUNITY BY  
PRESTIGE HOMES & REALTY  
DEVELOPMENT CORP.

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ABOUT THE DEVELOPER

## Prestige Homes & Realty Development Corporation

**Prestige Homes and Realty Development Corporation (PHRDC)** is one of Davao City's most trusted and fast growing land and property developers. Our experience for more than 10 years and expertise in property development make a real difference as we put our customers at the heart of our business.

Humbly owned by Miraluna Idong Cerbo and her children – Manuel III Idong Cerbo, Michael Adrian Idong Cerbo, Mark Keaneth Idong Cerbo, and Mico Angelo Idong Cerbo. PHRDC has a rich heritage, with its business beginnings in small-scale residential design and construction. Thru the hard work, good financial stewardship, and dedication of the owners, the business grew and expanded into the construction materials business through its subsidiary **Kean Solid Blocks and Aggregates Industries Corporation** with its high-quality aggregates and machine-made hollow blocks. It also paved the way for industrial partnerships with the region's prominent property developers for their various successful projects in Davao City.

Our differentiation in delivering excellent service, quality workmanship of our houses and communities, expertise of Engineers and Architects and our modern construction methods and technologies resulted to the successful launch of **GRANVILLE** community brand in Davao City.

Today, we offer homes in Granville I, Granville II, Granville III, and Granville Crest (IV) for our customers who want to experience firsthand what a modern, peaceful, connected and vibrant community really feels like. We designed our Granville house units to suit buyers at every stage of life.

