


El Nido Beach
REDISCOVER LIFE IN NATURE

Progress Report

January 2024



The image shows a modern, open-plan living area of a duplex villa. On the left, a large floor-to-ceiling window with a wooden frame provides a view of the ocean and a sandy beach. In the foreground, a wicker armchair with a white cushion sits on a patterned rug. A round, dark wood coffee table is in the center. To the right, a light blue sofa with dark cushions is visible. A tall potted plant stands near the window. The ceiling features a large, dark wood fan and white fringe curtains. A dark blue diagonal overlay on the right side of the image contains the text 'DUPLEX VILLAS' in white.

DUPLEX VILLAS



VILLA 11

Living Room



VILLA 11

Living Room



VILLA 11

Living Room



VILLA 11



Dining & Kitchen Area



Living Room Ceiling

VILLA 11

Bedroom



Bathroom



Washing



Walk-in Closet



VILLA 11

Bedroom



Bedroom Accessories



Entertainment



Queen Mattress





VILLA 11

Pool Deck



VILLA 11 UNIT B

Grout Application



VILLA 11 UNIT A & B

Grout Application



VILLA 11

UNIT A & B

Paint Primer Application



VILLA 11 UNIT A & B

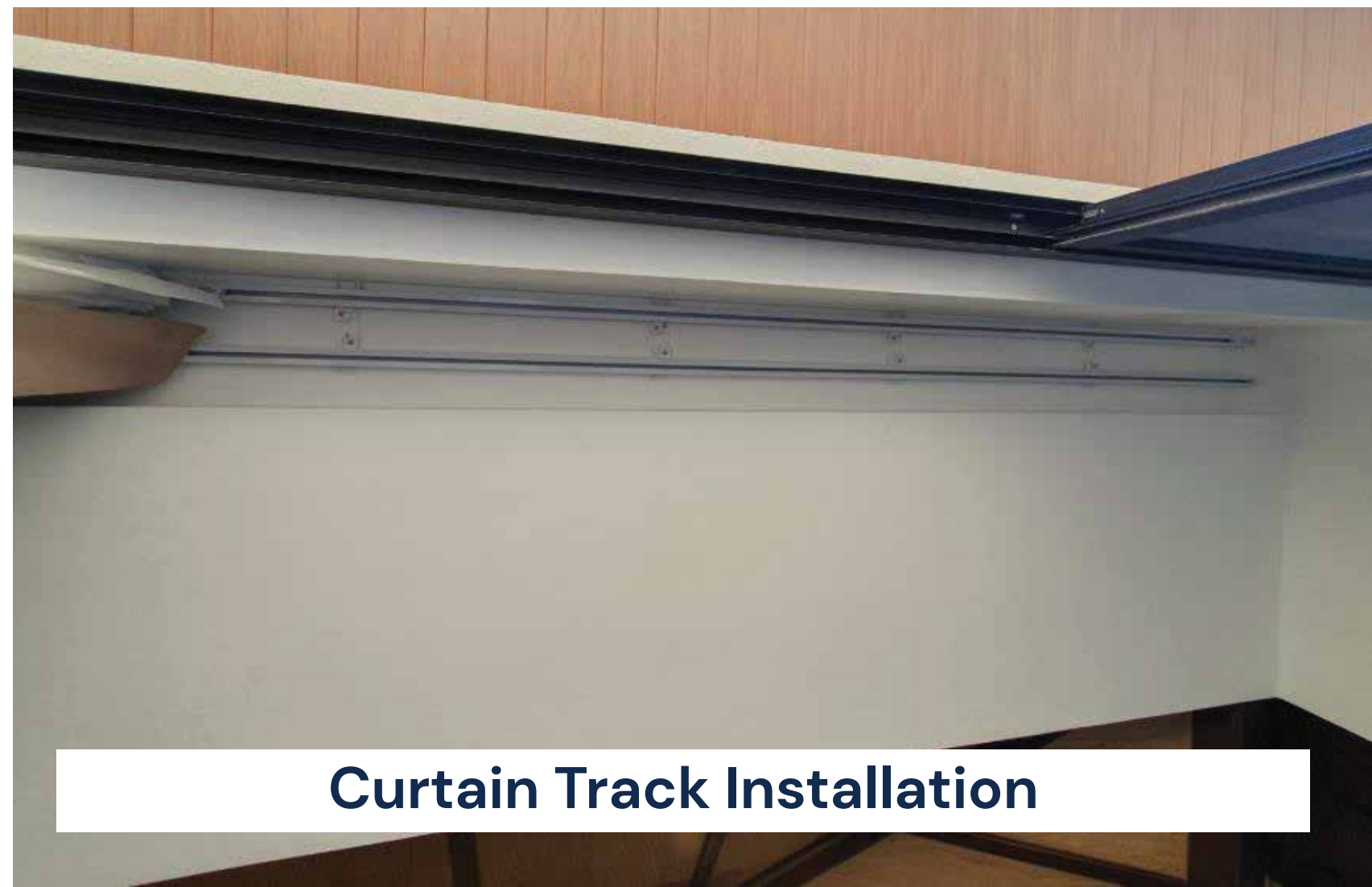
Gazebo Ceiling Fan Installation





Ceiling Painting

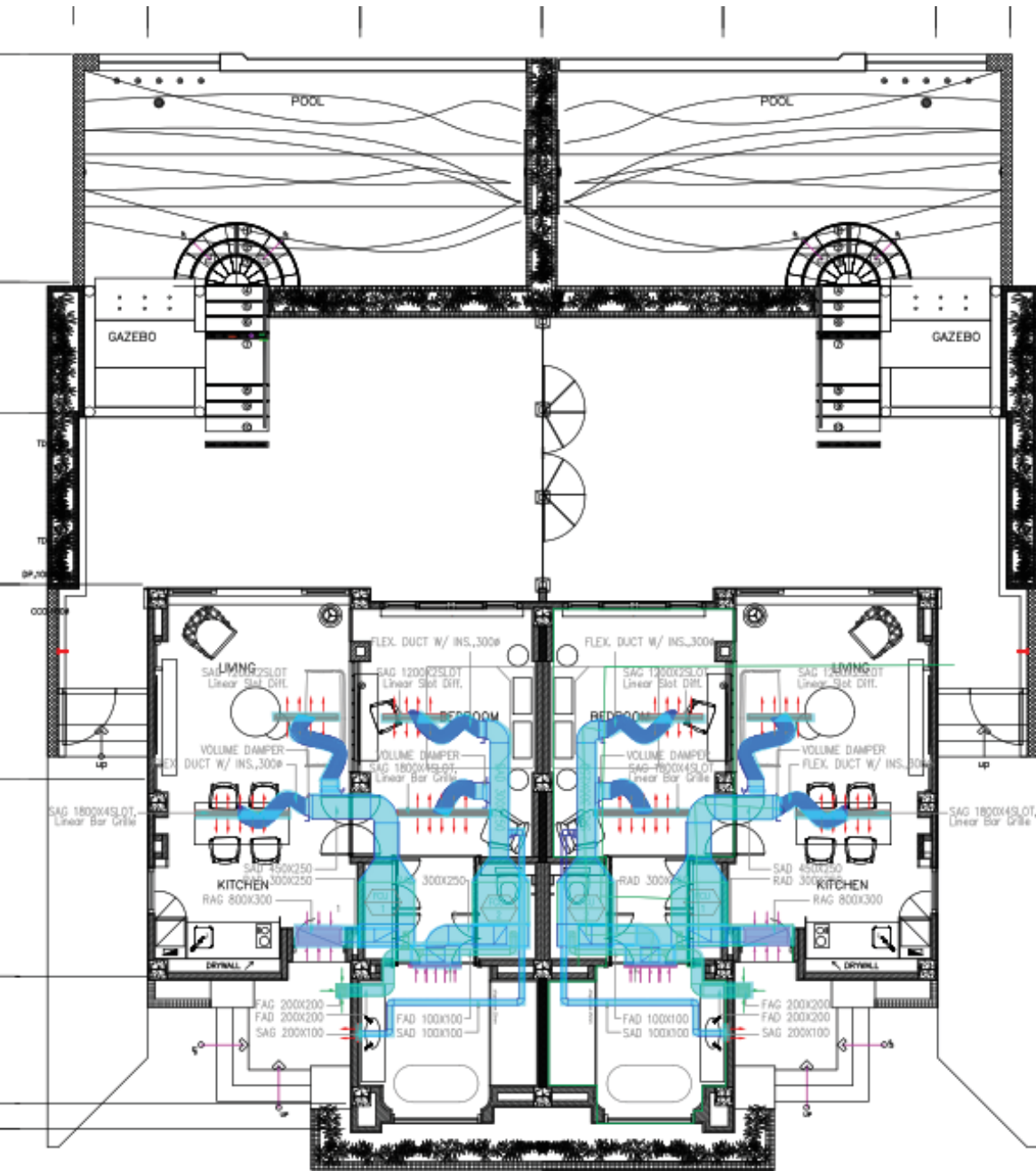
VILLA 11 UNIT A & B



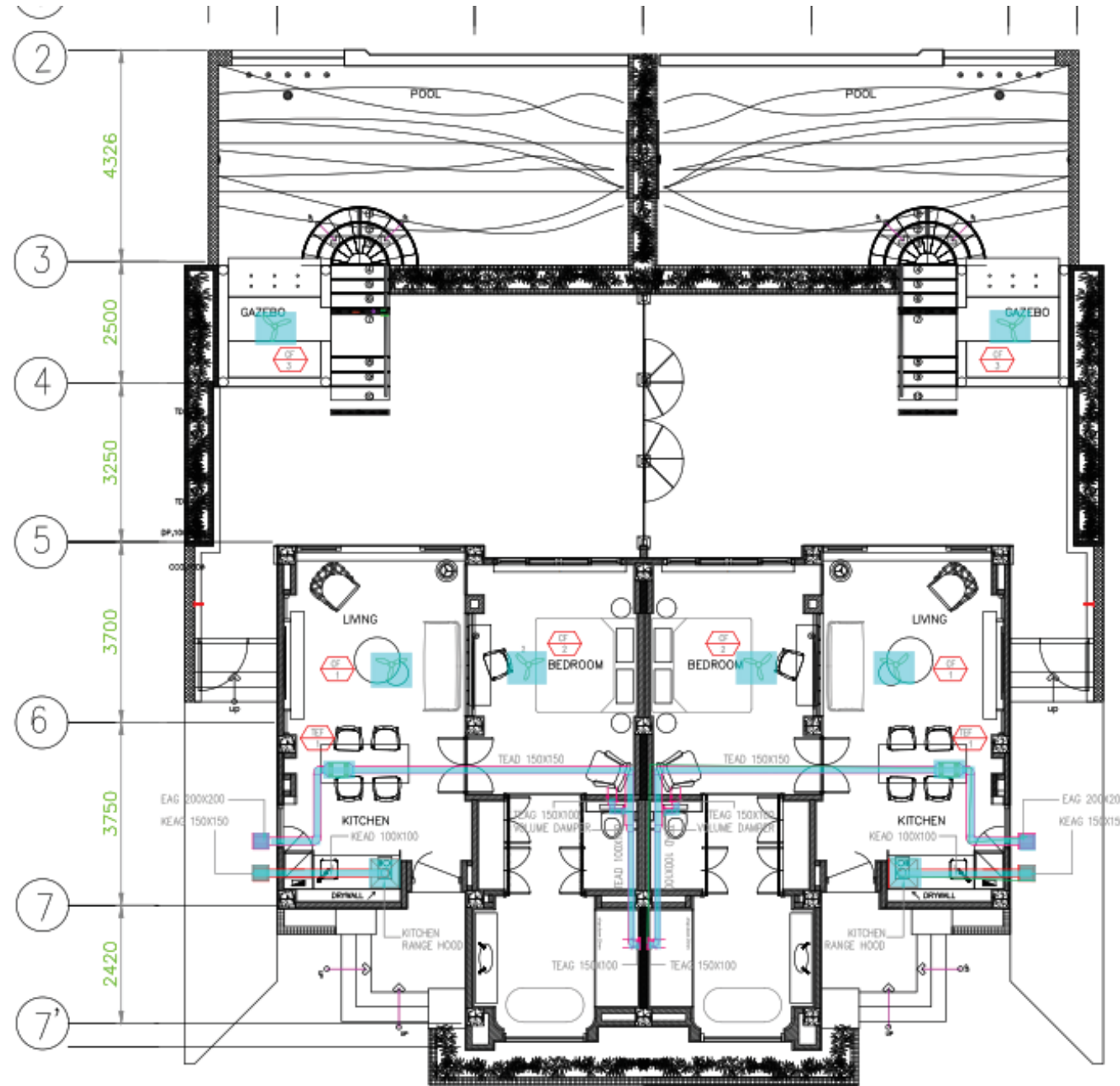
Curtain Track Installation

VILLA 11 MEPF

Mechanical Key Plan



VILLA-11
ME AIRCONDITIONING LAYOUT
01 SCALE NTS



VILLA-11
ME VENTILATION LAYOUT
01 SCALE NTS

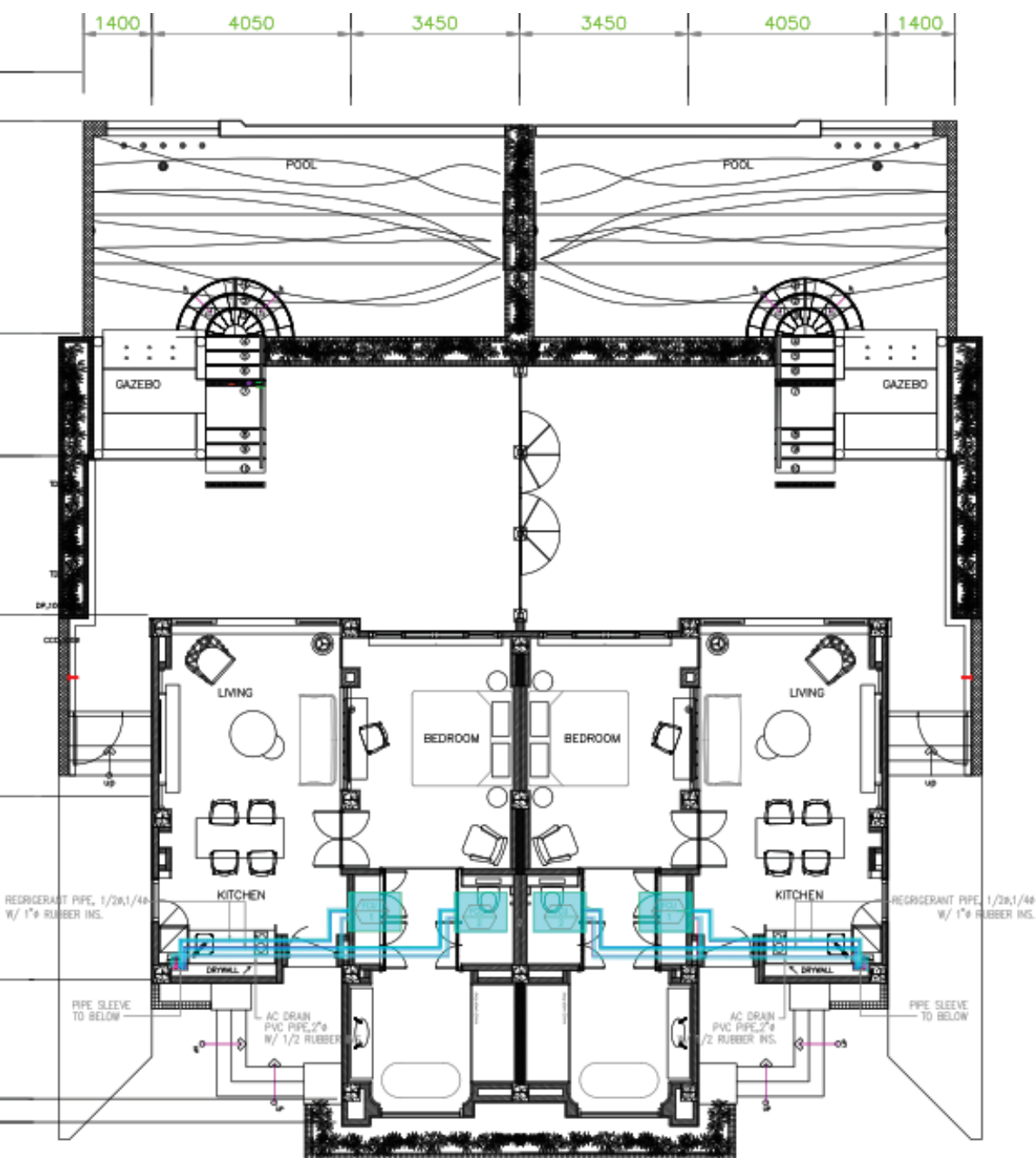
Installed

Not Installed

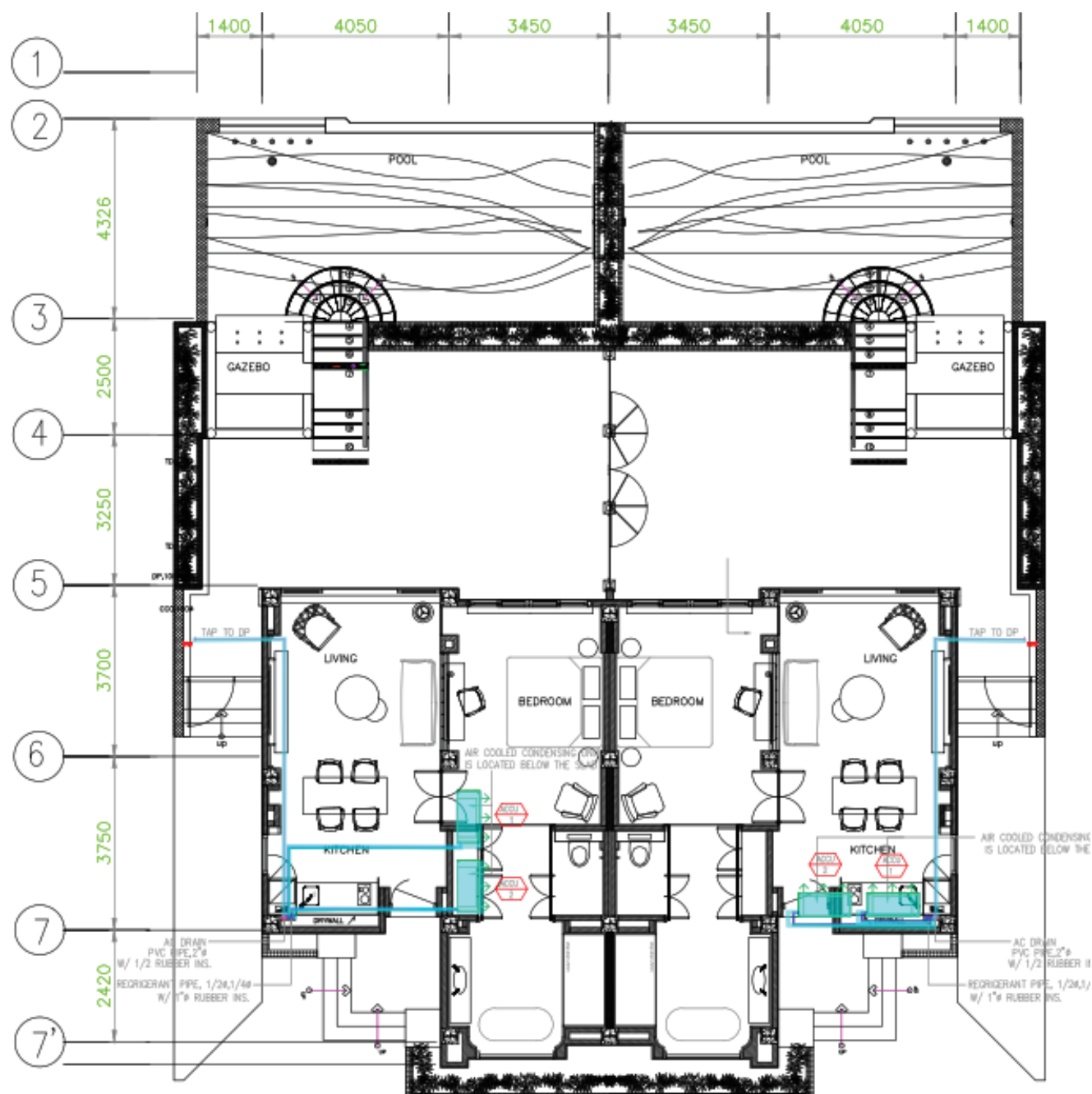
Installed but uninsulated

VILLA 11 MEPF

Refrigerant Key Plan



VILLA-11
ME REFRIGERANT PIPING LAYOUT
02 SCALE NTS



VILLA-11
ME REFRIGERANT PIPING LAYOUT
02 SCALE NTS

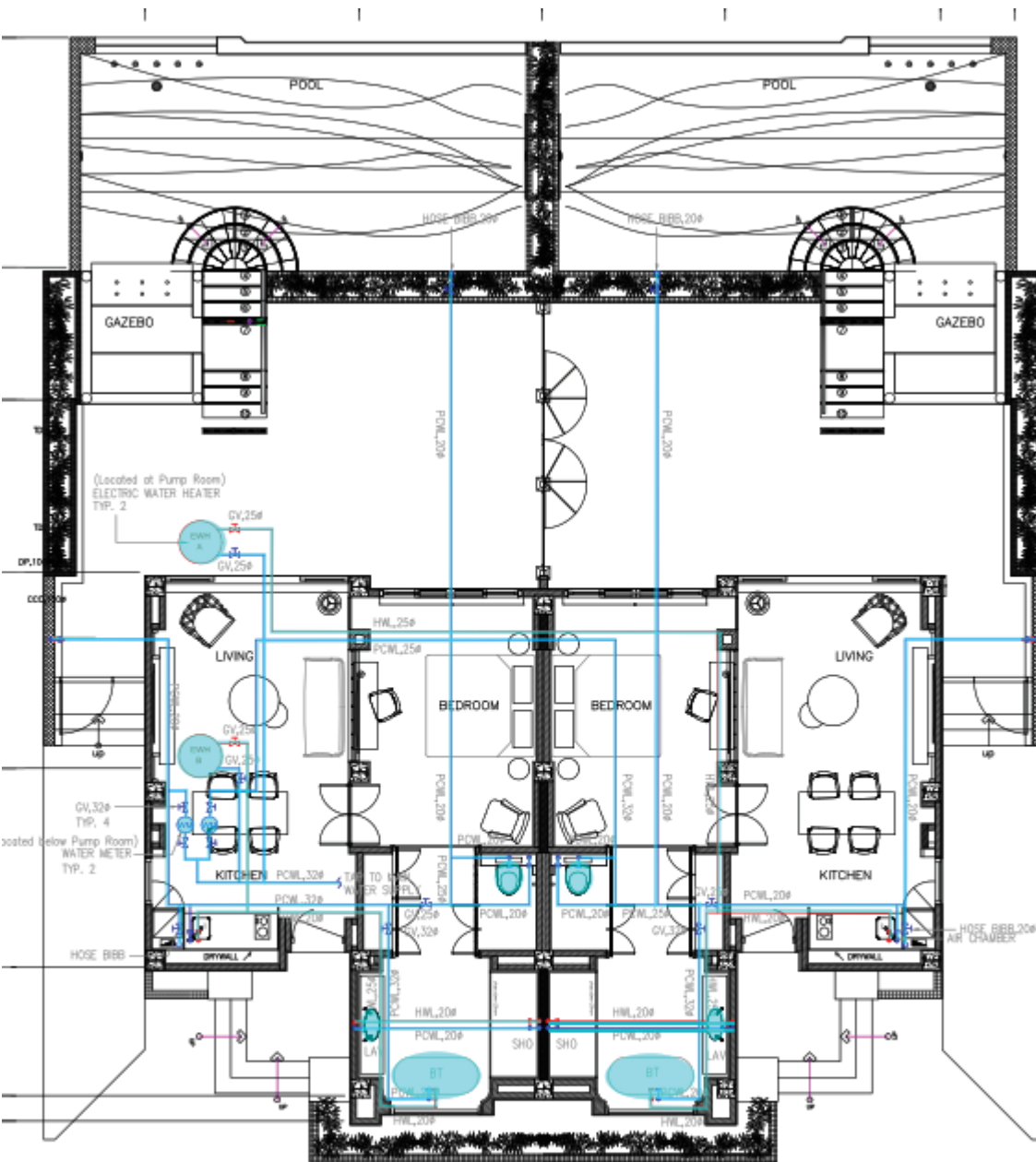
Installed

Not Installed

Installed but
uninsulated

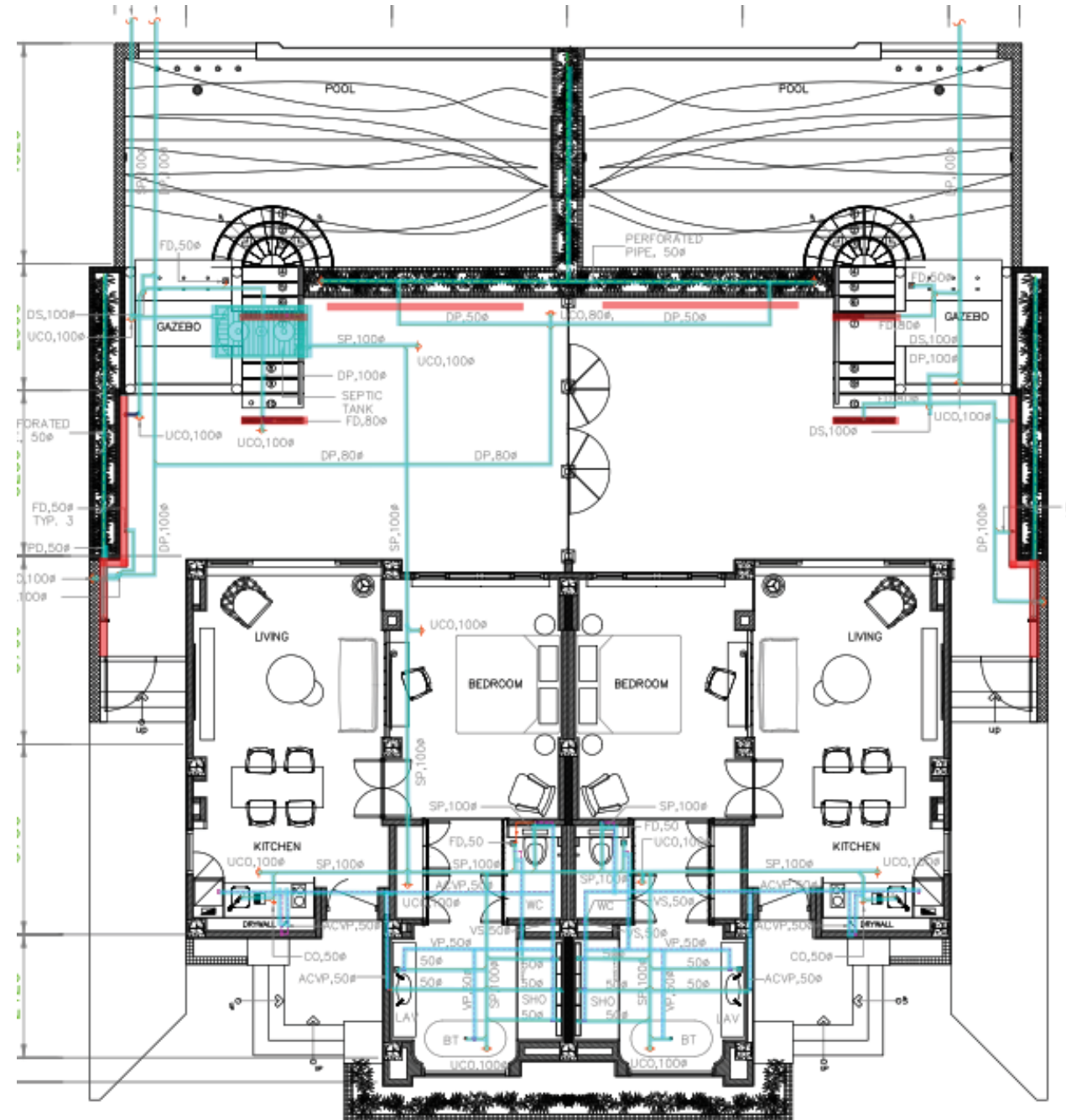
VILLA 11 MEPF

Plumbing



VILLA-11
PL POTABLE WATER LINE LAYOUT
01 SCALE NTS

Sanitary



VILLA-11
PL SANITARY LAYOUT
02 SCALE NTS

Installed

Not Installed

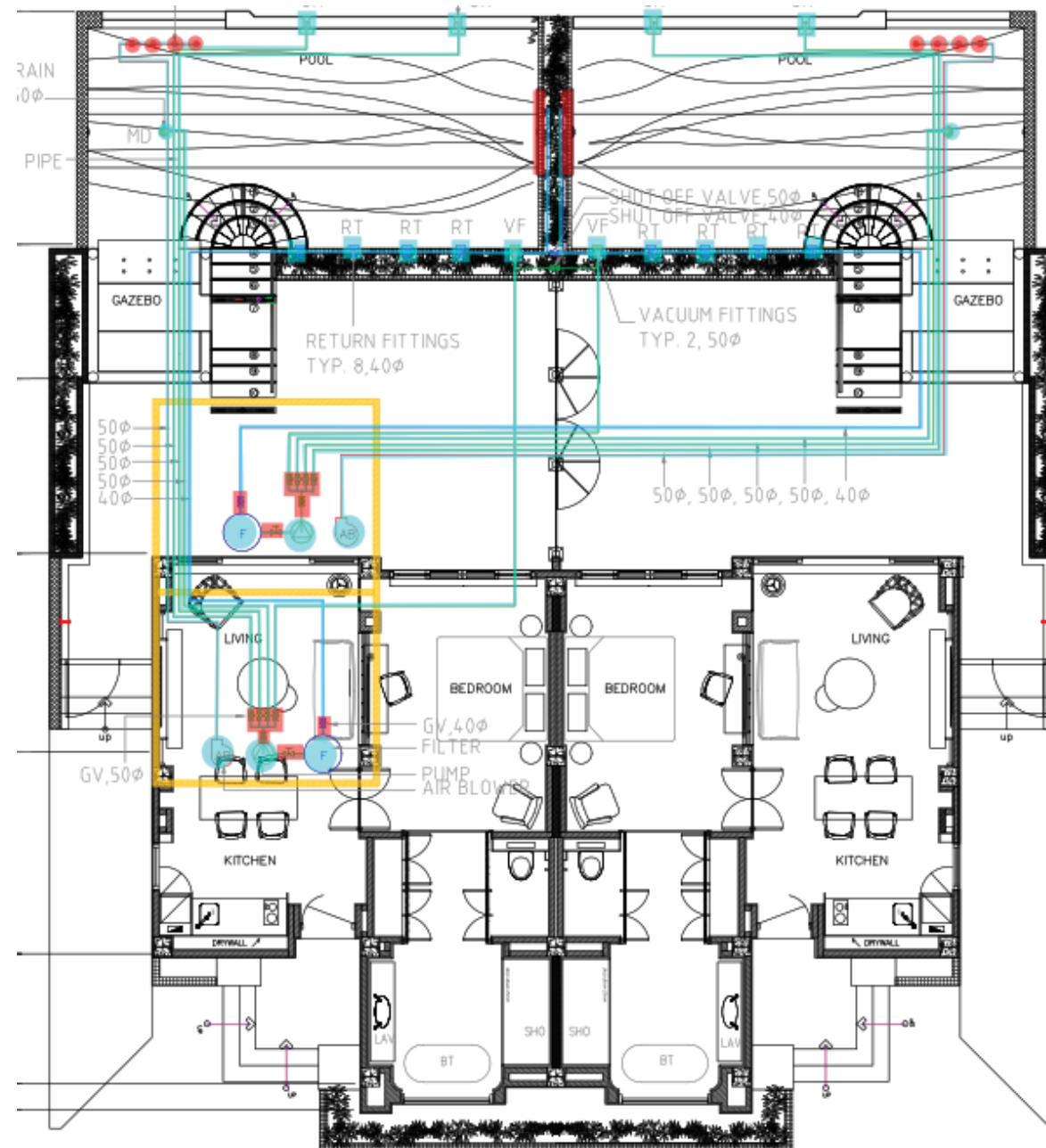
Installed but
uninsulated

Remaining Work:

1. Installation of Linear Drain

VILLA 11 MEPF

Pool



Installed

Not Installed

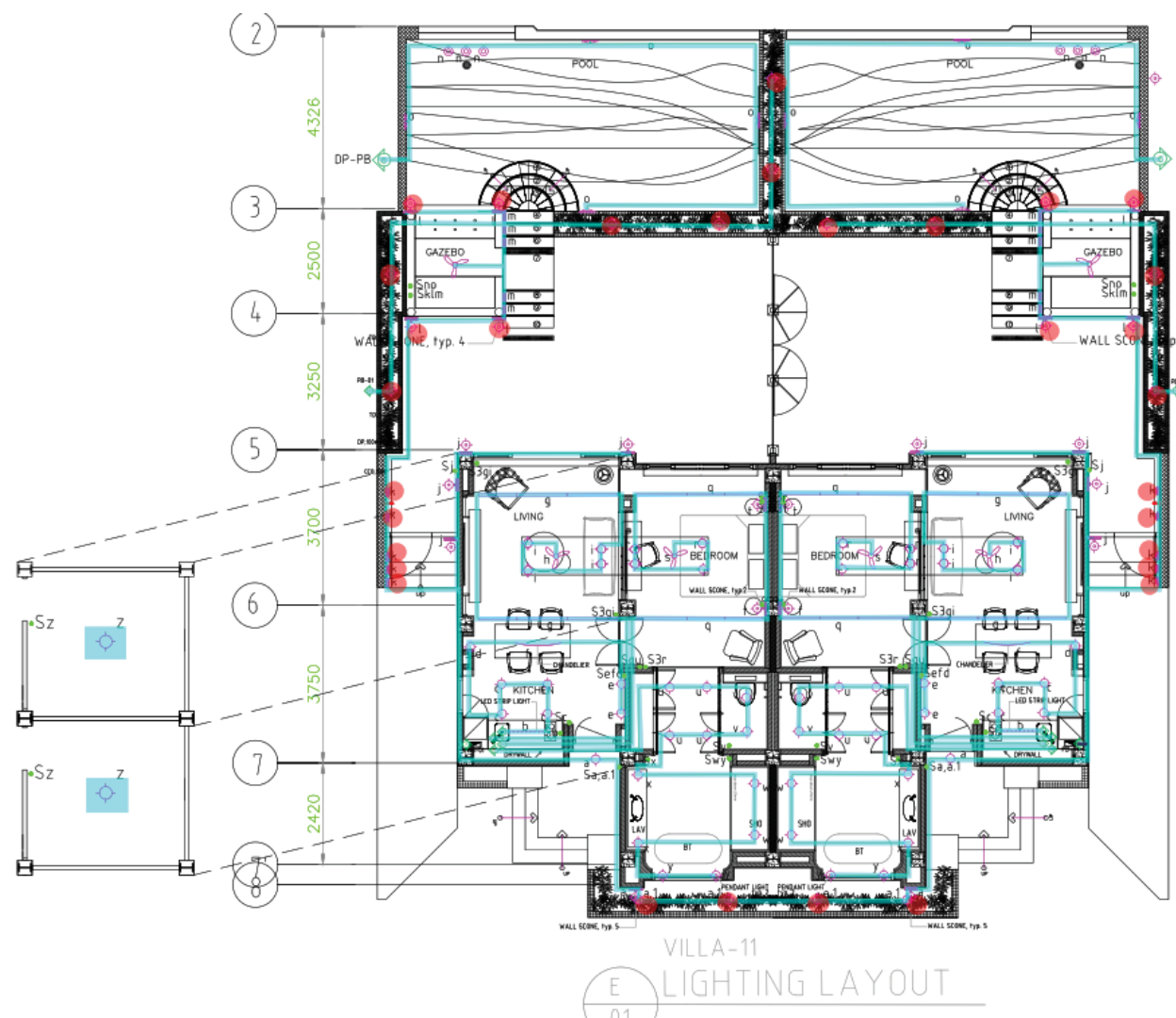
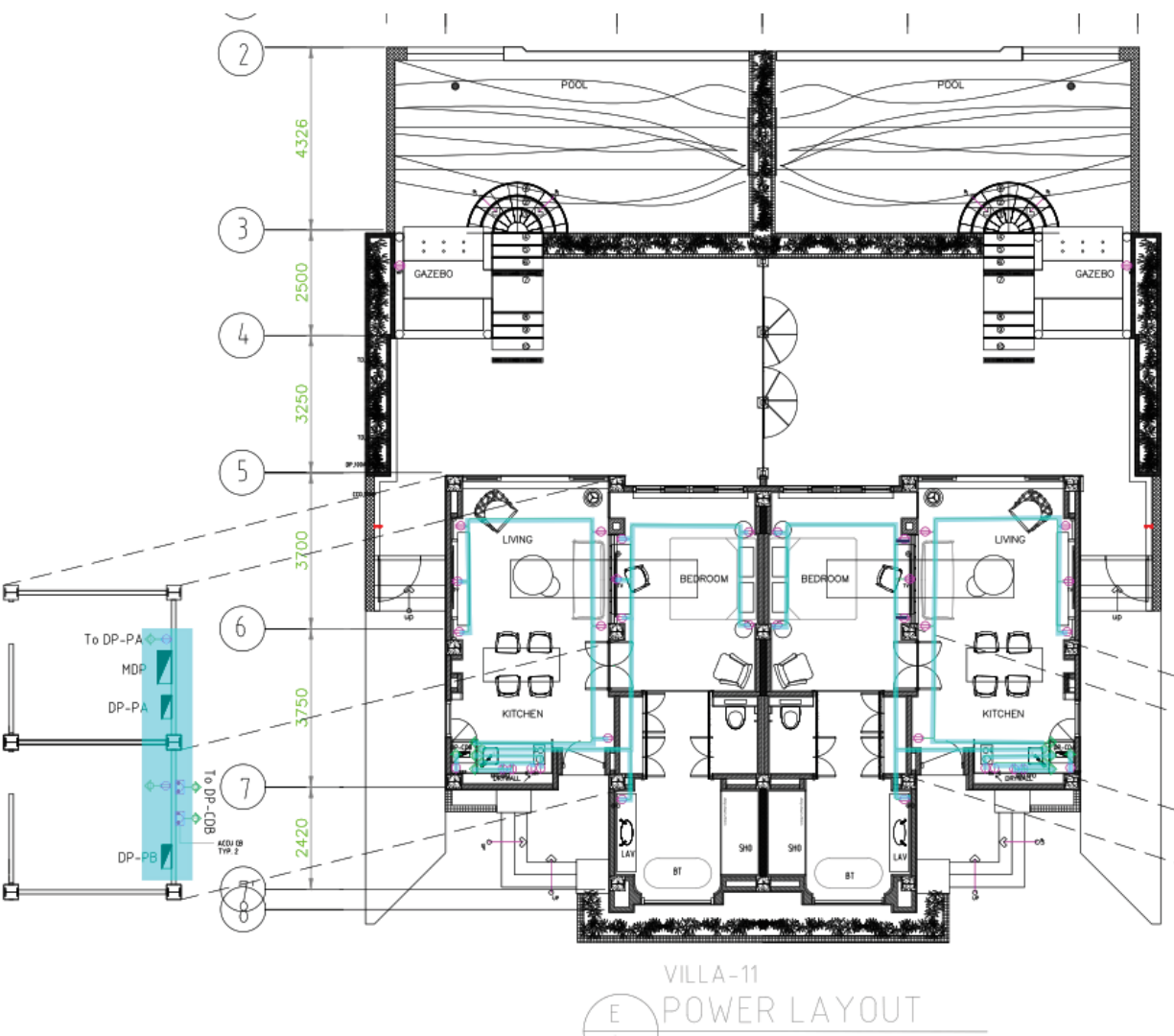
Installed but
uninsulated

Remaining Work:

1. Installation of Bubbler Fittings, Water Weir & Valve

VILLA 11 MEPF

Electrical



Installed

Not Installed

Installed but
uninsulated

Remaining Work:

1. Installation of
Electrical fixtures at Pool

VILLA 12



Erection of Pool Gazebo and installation of roofing thatches is completed.



On-going layout of Ceiling lights Units A & B



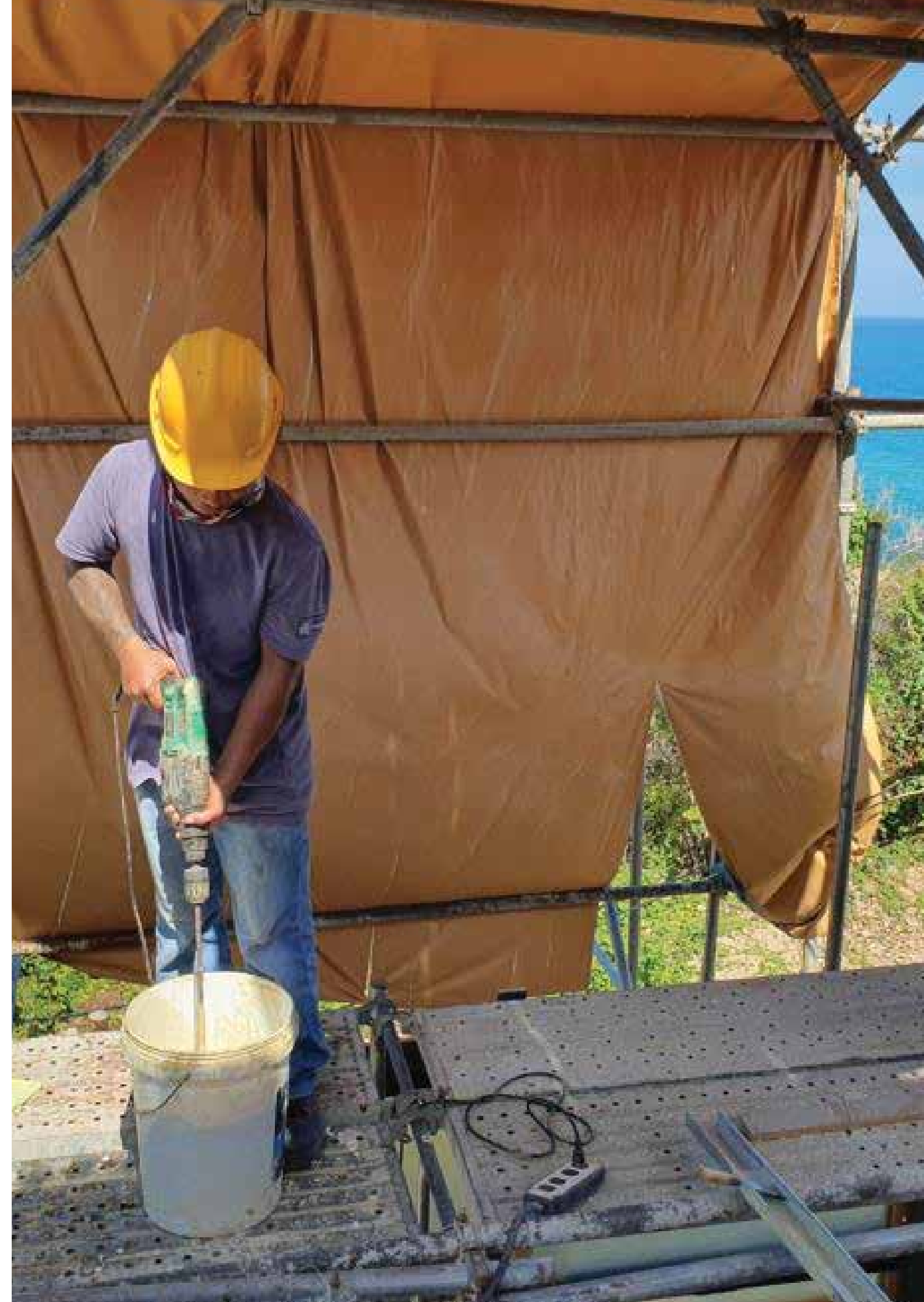
VILLA 12

Installation of Pool Glass



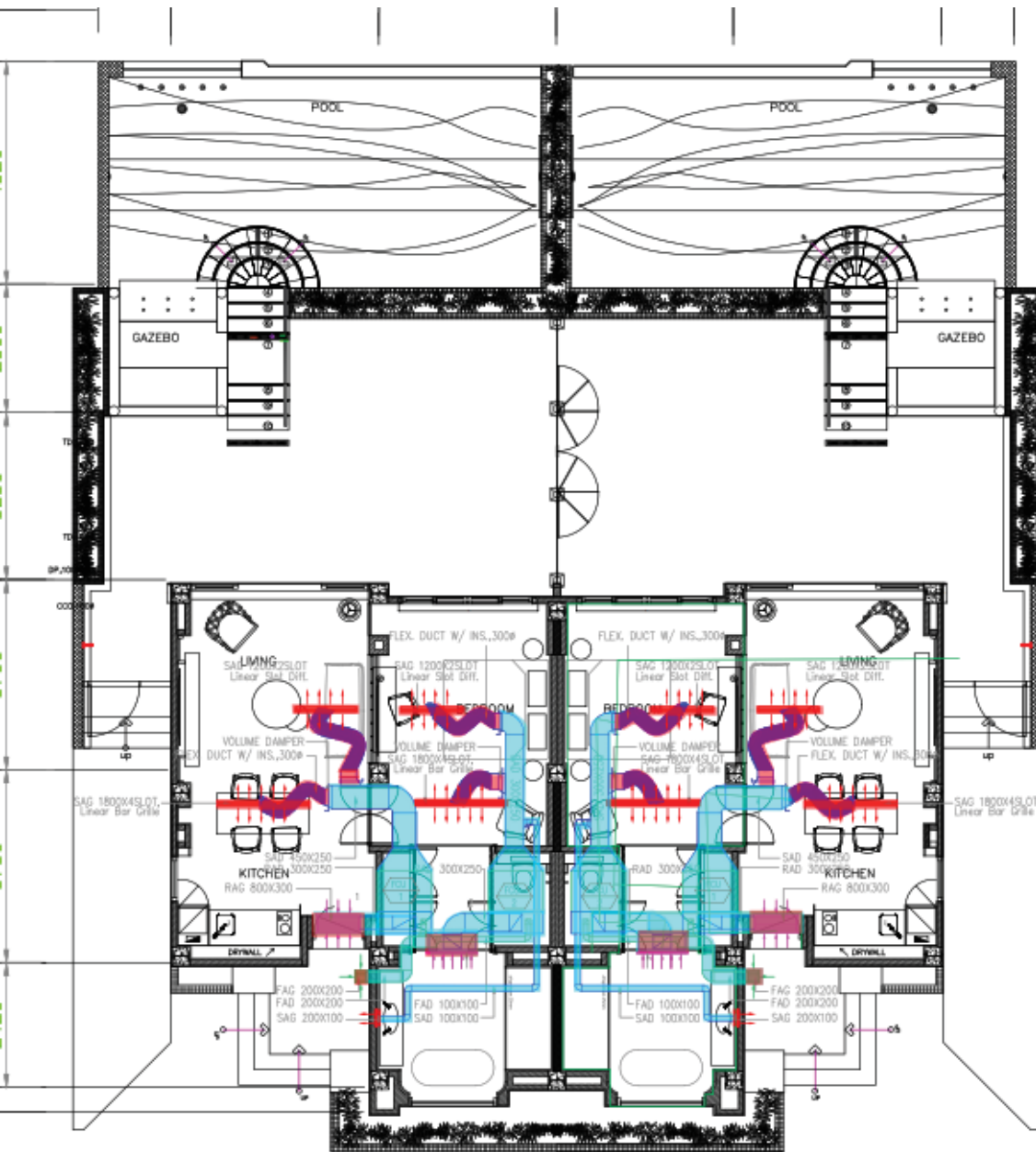
VILLA 12

Installation of Pool Glass

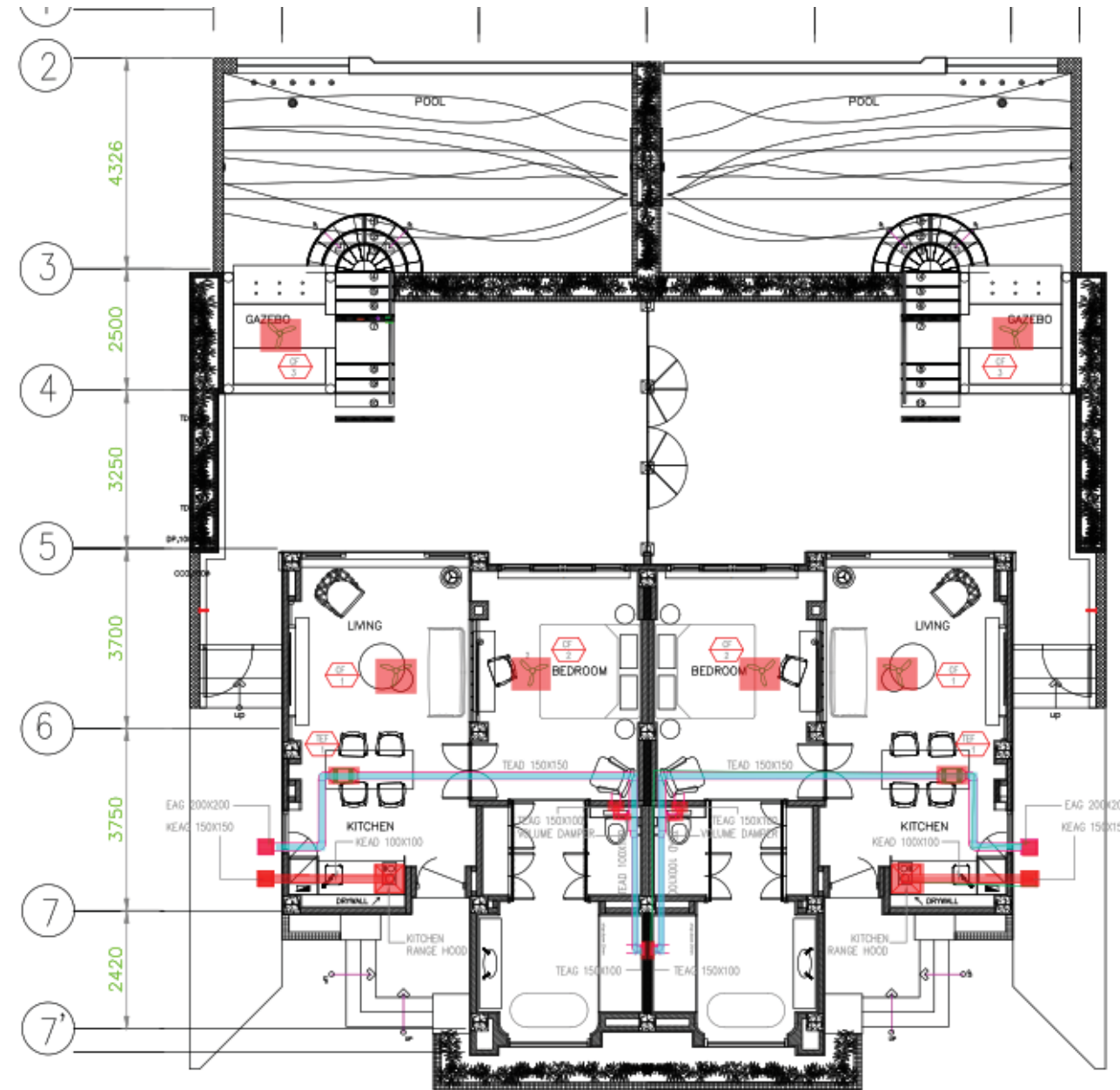


VILLA 12

Mechanical



VILLA-12
ME AIRCONDITIONING LAYOUT
01 SCALE NTS



VILLA-12
ME VENTILATION LAYOUT
01 SCALE NTS

Installed

Not Installed

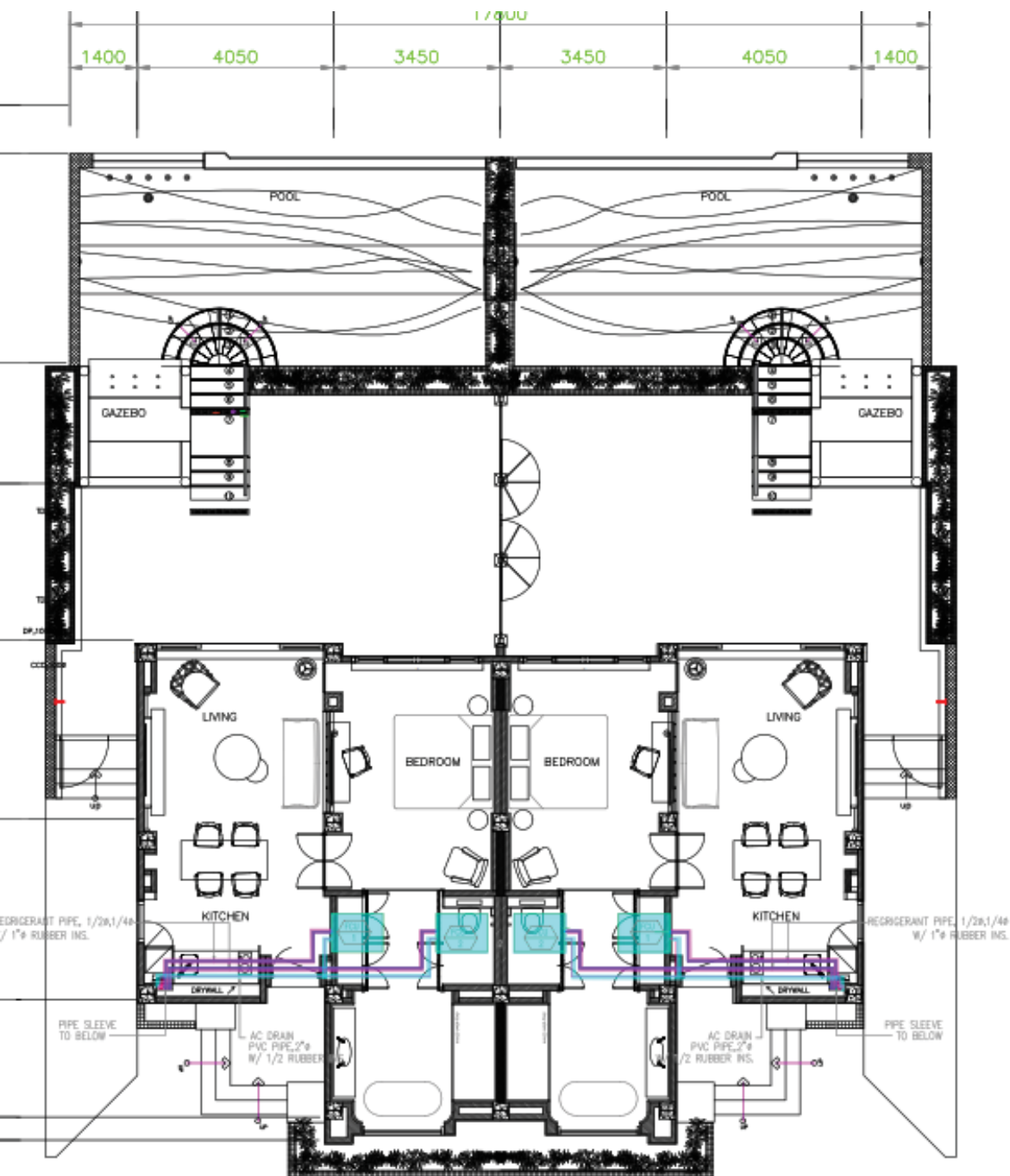
Installed but
uninsulated

Remaining Work:

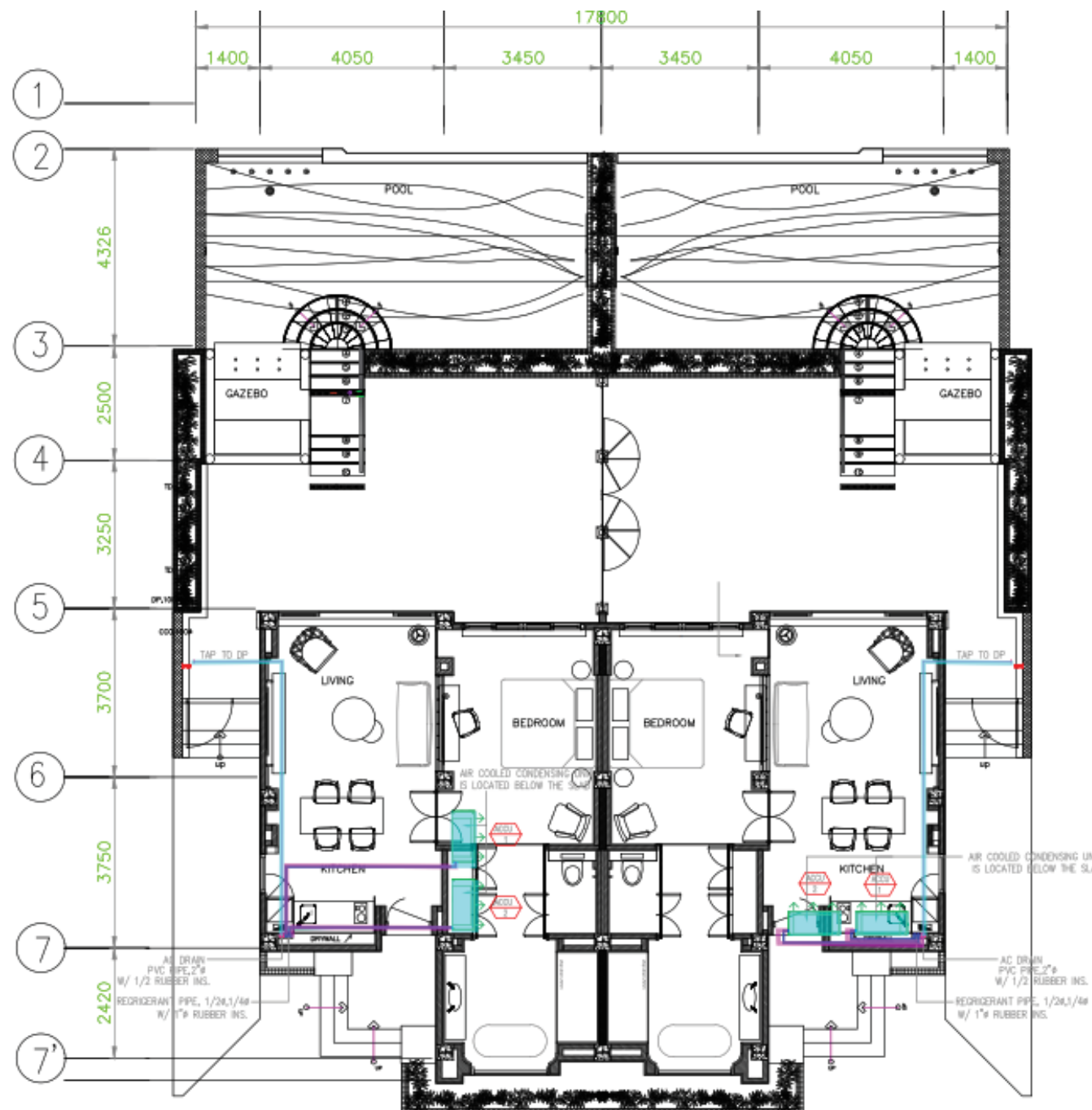
1. Installation of ceiling fan
2. Installation of exhaust fan
3. Installation of range hood
4. Installation air grilles
5. Installation of flexible duct
6. Installation of plenum box
7. Insulation of ducting

VILLA 12 MEPF

Refrigerant



VILLA 12
MEP REFRIGERANT PIPING LAYOUT
02 SCALE NTS



VILLA 12
MEP REFRIGERANT PIPING LAYOUT
02 SCALE NTS

Installed

Not Installed

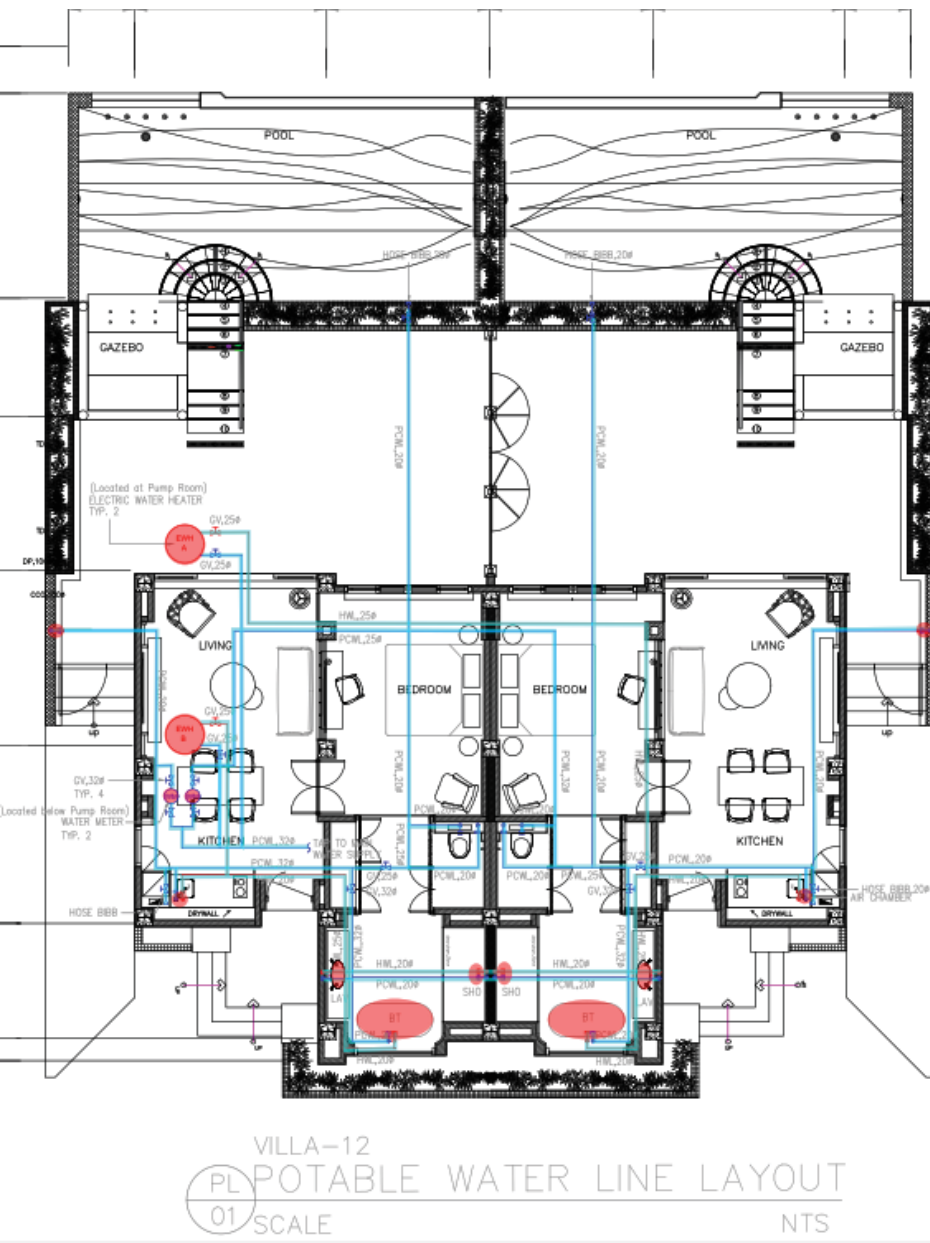
Installed but
not terminated

Remaining Work:

1. Termination of refrigerant pipe

VILLA 12 MEPF

Plumbing



Installed

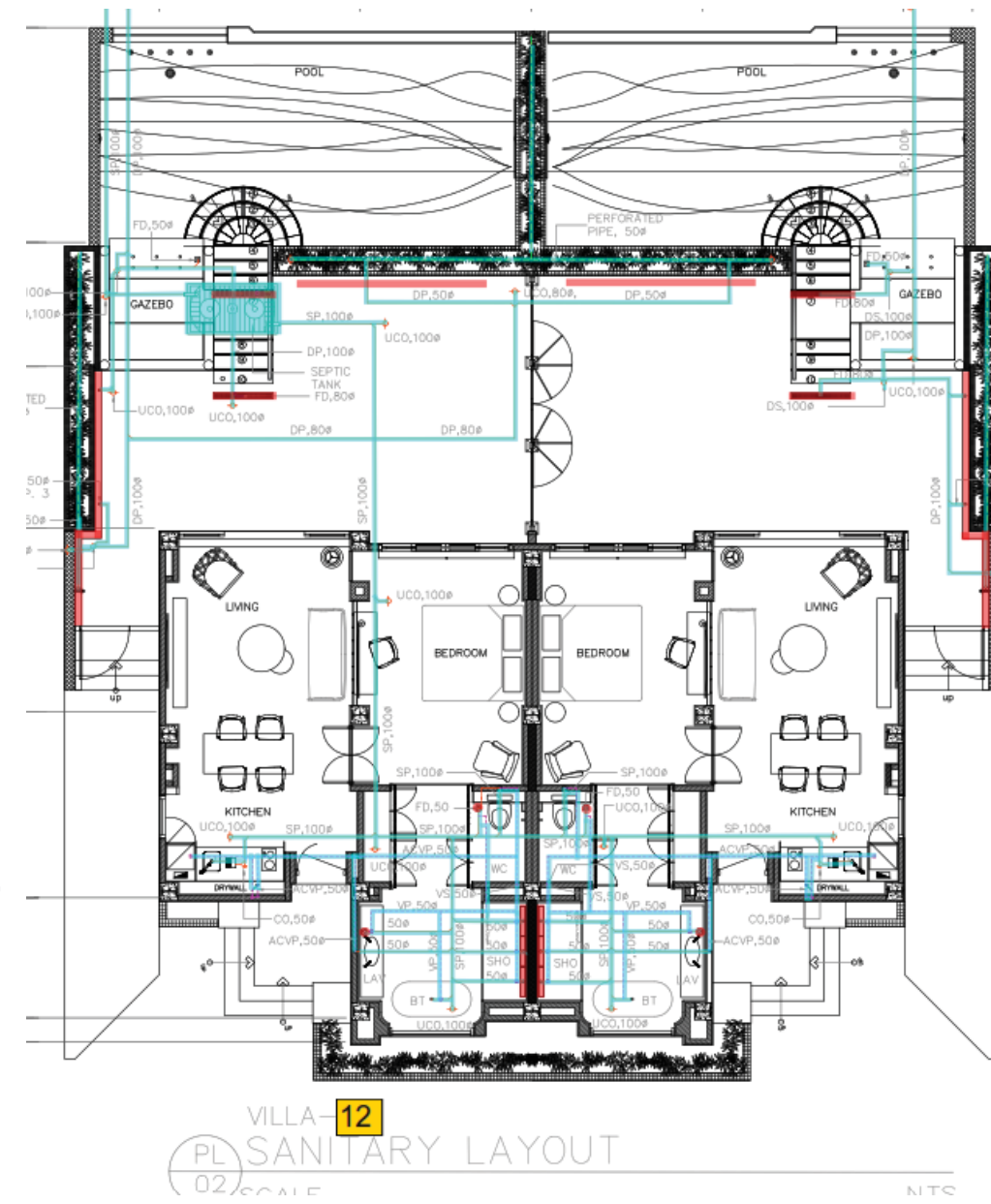
Not Installed

Installed but
uninsulated

Remaining Work:

1. Installation of Water heater
2. Installation of Bathtub
3. Installation of Shower set
4. Installation of Lavatory
5. Installation of Water meter

Sanitary



Installed

Not Installed

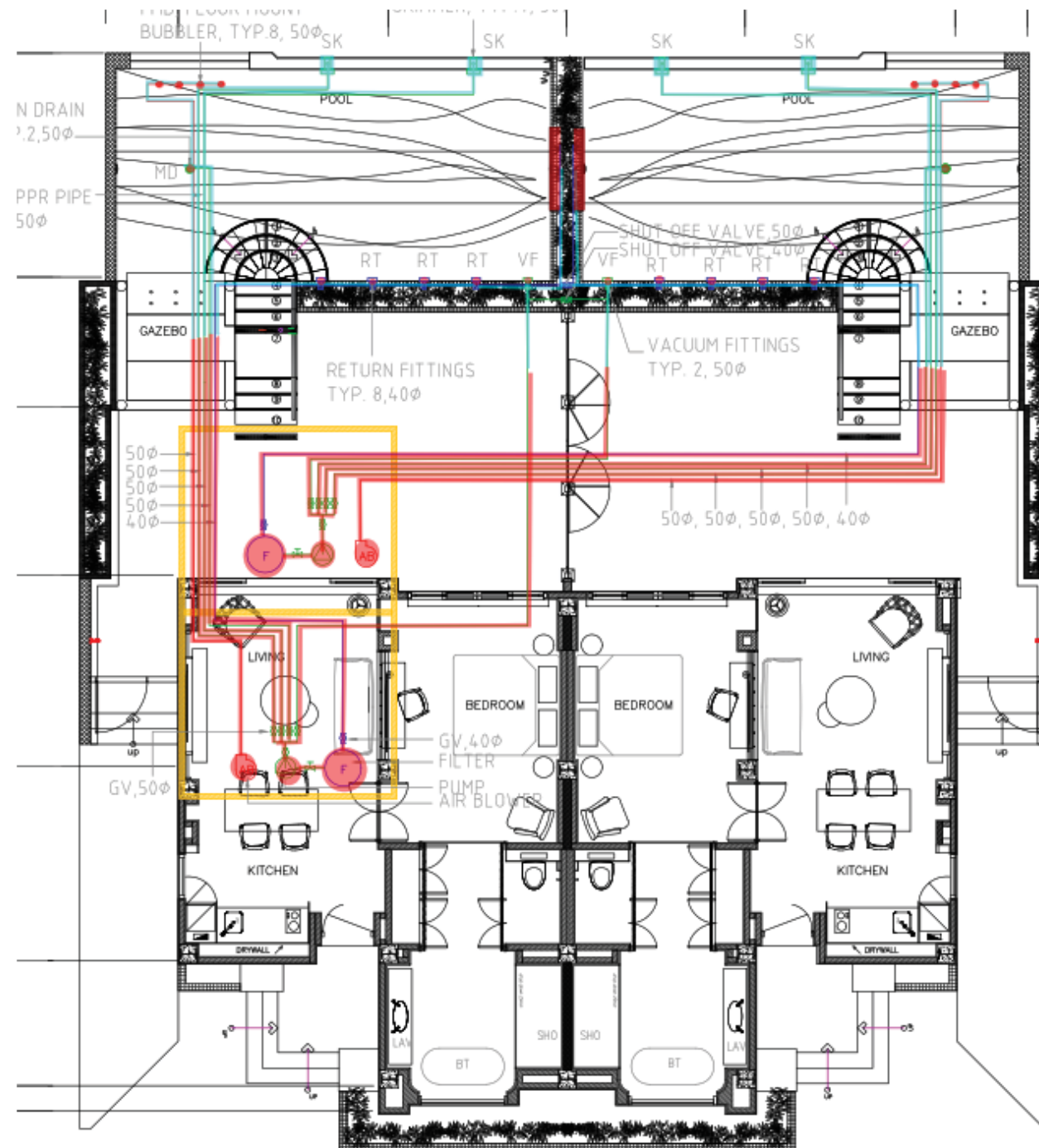
Installed but
uninsulated

Remaining Work:

1. Installation of Linear deck drain
2. Installation of Linear deck drain
3. Installation of toilet floor drain
4. Installation of shower floor drain
5. let floor drain
6. Installation of shower floor drain

VILLA 12 MEPF

Pool



VILLA-12 SWIMMING POOL AREA
PLUMBING AND SANITARY LAYOUT

Installed

Not Installed

Installed but
uninsulated

Remaining Work:

1. Installation of Bubbler Fittings
2. Installation of Water Weir
3. Installation of valves for pool equipment
4. Installation of pool equipment
5. Installation of piping
6. Installation of pool drain
7. Installation of return fitting
8. Installation of vacuum fitting

VILLA 12 ^{MEPF}

Electrical

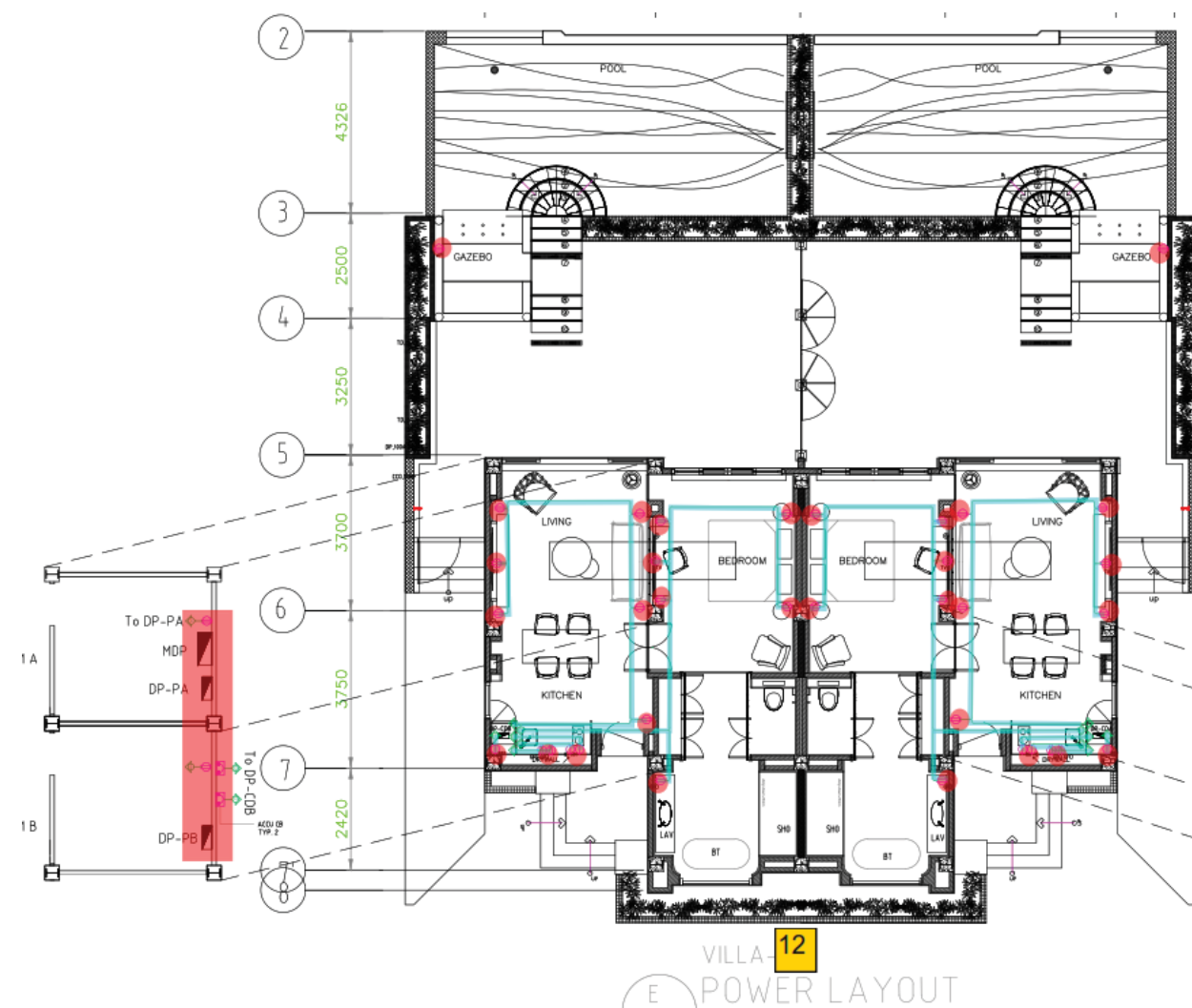
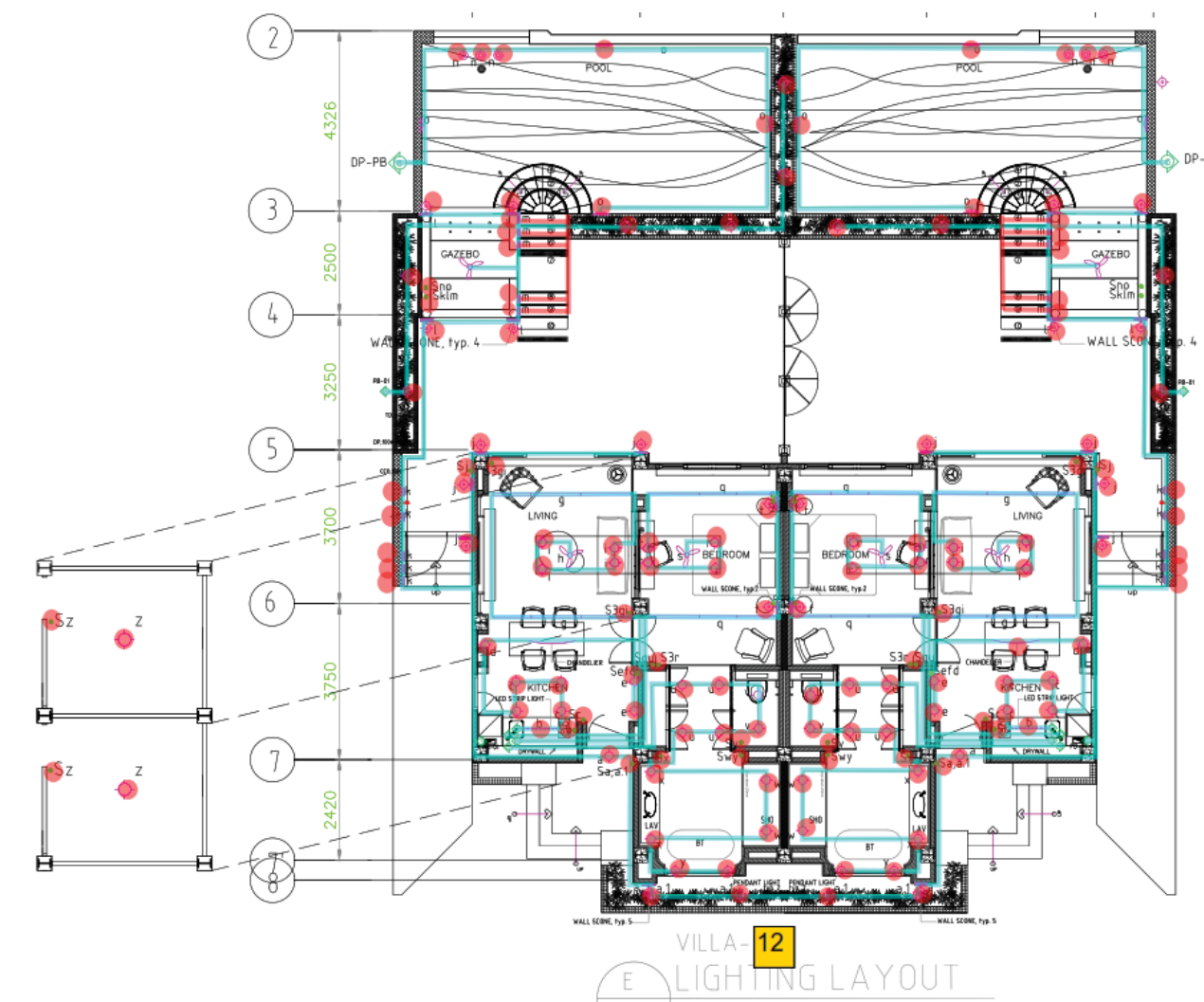
Installed

Not Installed

Roughed in
but no wire

Remaining Work:

1. Roughing ins installation at pool step light
2. Installation of lighting fixtures at bedroom living, dining and pool deck area
3. Installation of pool under water lights
4. Installation of electrical fixtures
5. Installation of panel boards



VILLA 13

On-going Application of Skimcoat



Rear View

#EUREKA #Villa #13



Rear View



Rear View

VILLA 13

Chipping Works for Additional drain



Rear View

VILLA 13

Waterline Works





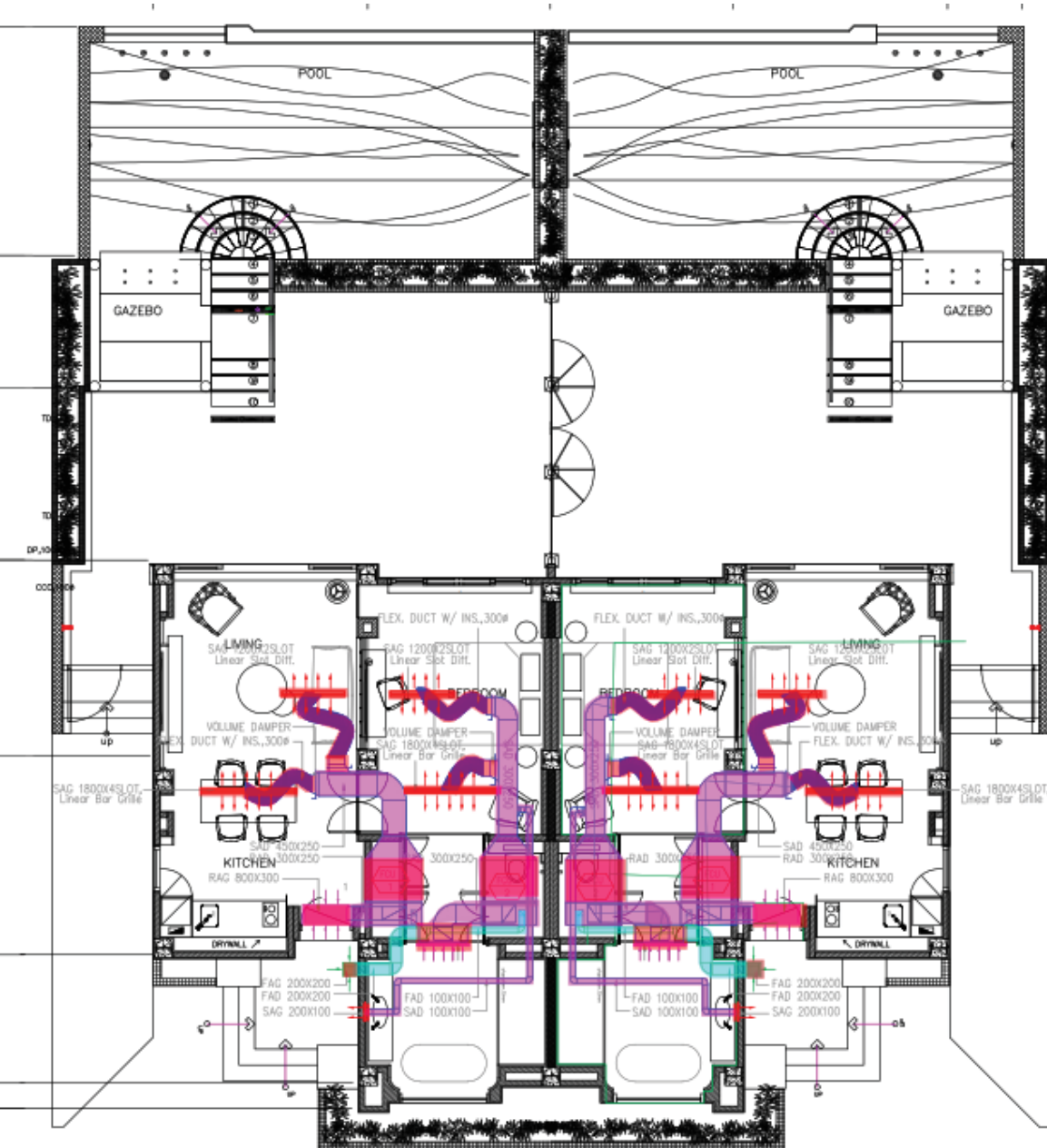
VILLA 13

Sewer line Works

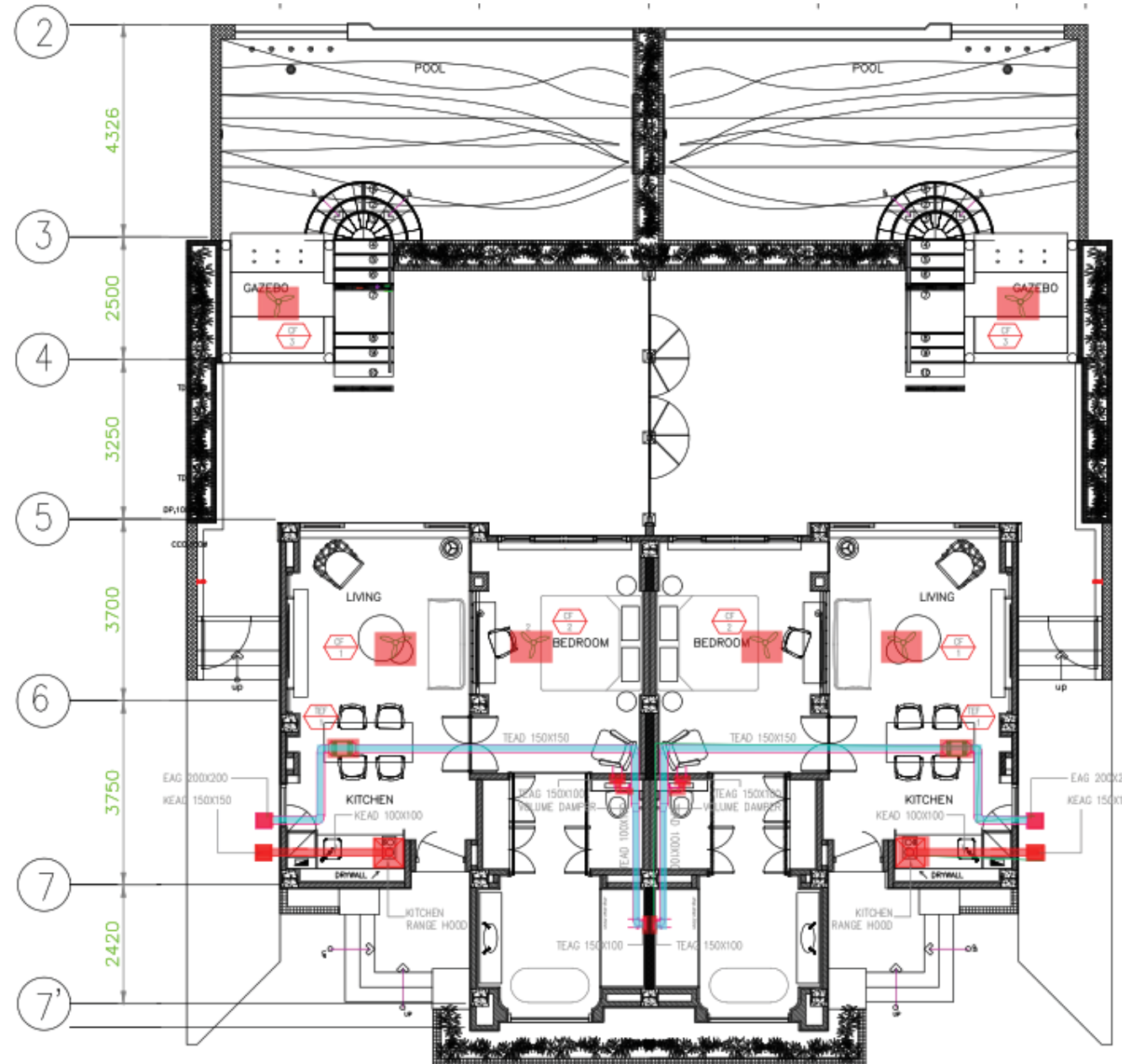


VILLA 13 MEPF

Mechanical



VILLA 13
MEP AIRCONDITIONING LAYOUT



VILLA 13
MEP VENTILATION LAYOUT

Installed

Not Installed

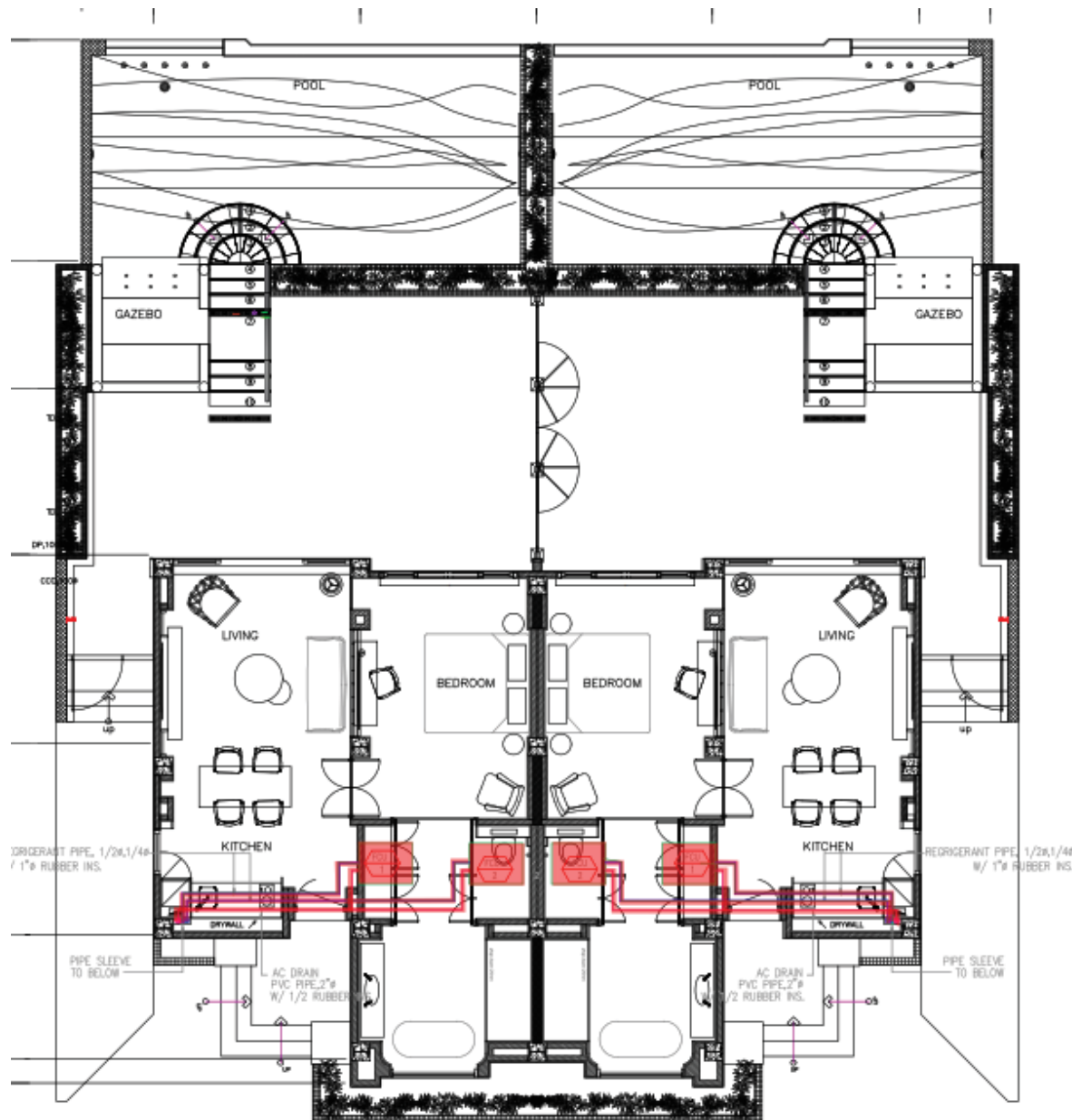
Installed but
uninsulated

Remaining Work:

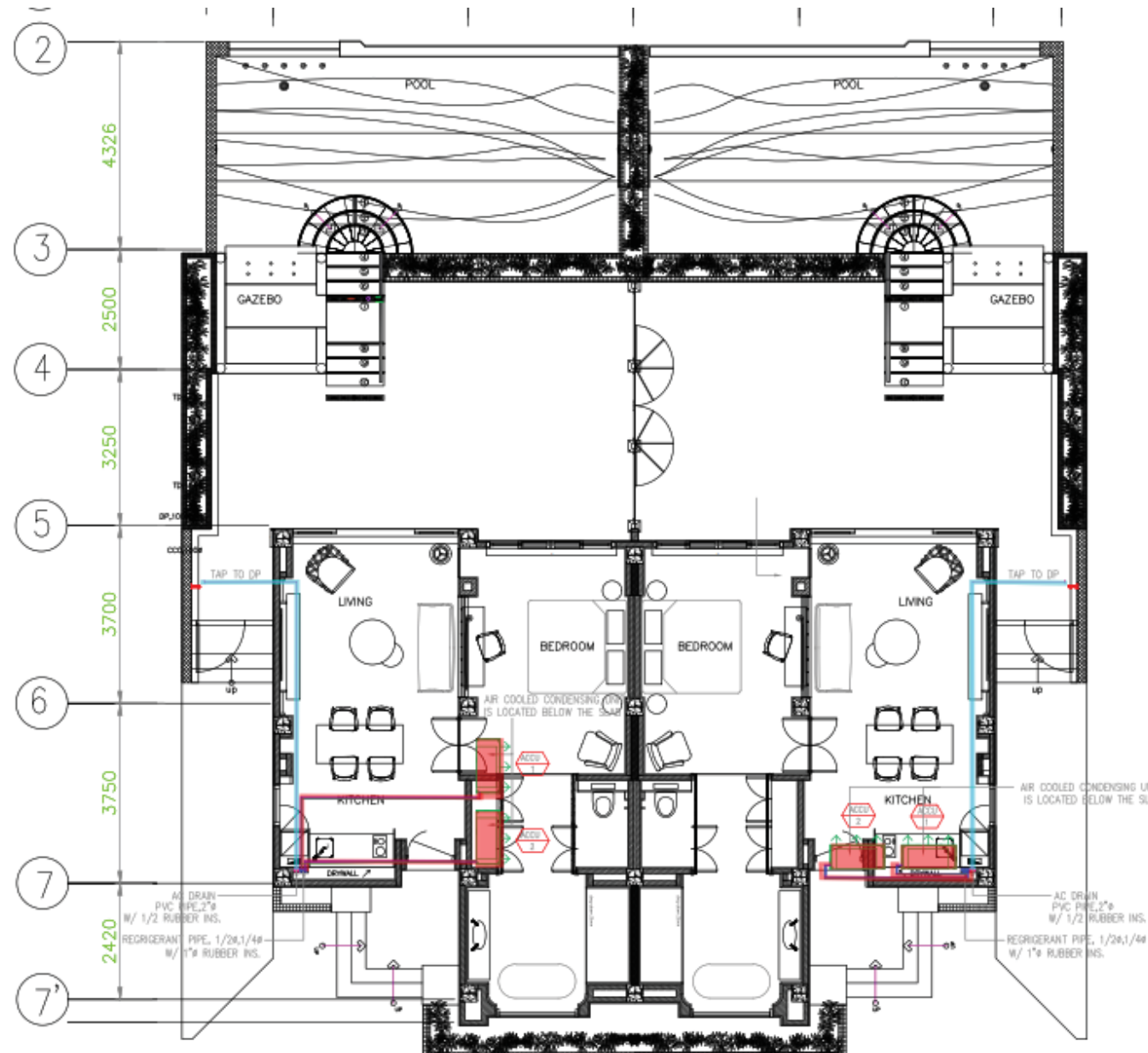
1. Installation of ceiling fan
2. Installation of exhaust fan
3. Installation of range hood
4. Installation air grilles
5. Installation of flexible duct
6. Installation of plenum box
7. Insulation of ducting

VILLA 13 MEPF

Refrigerant



VILLA-13
MEP REFRIGERANT PIPING LAYOUT
02 SCALE NTS



VILLA-13
MEP REFRIGERANT PIPING LAYOUT
02 SCALE NTS

Installed

Not Installed

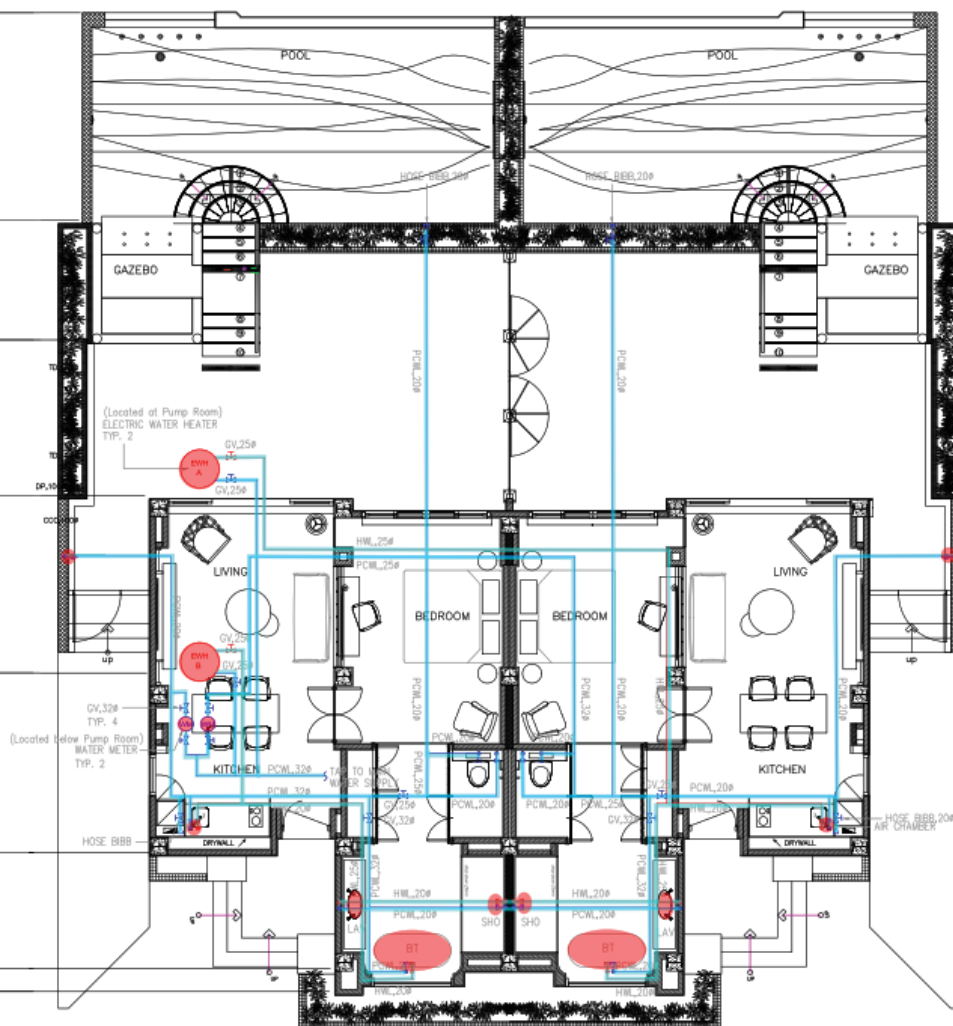
Installed but
not terminated

Remaining Work:

1. Installation of pipes
2. Installation of ac equipment

VILLA 13 MEPF

Plumbing



Installed

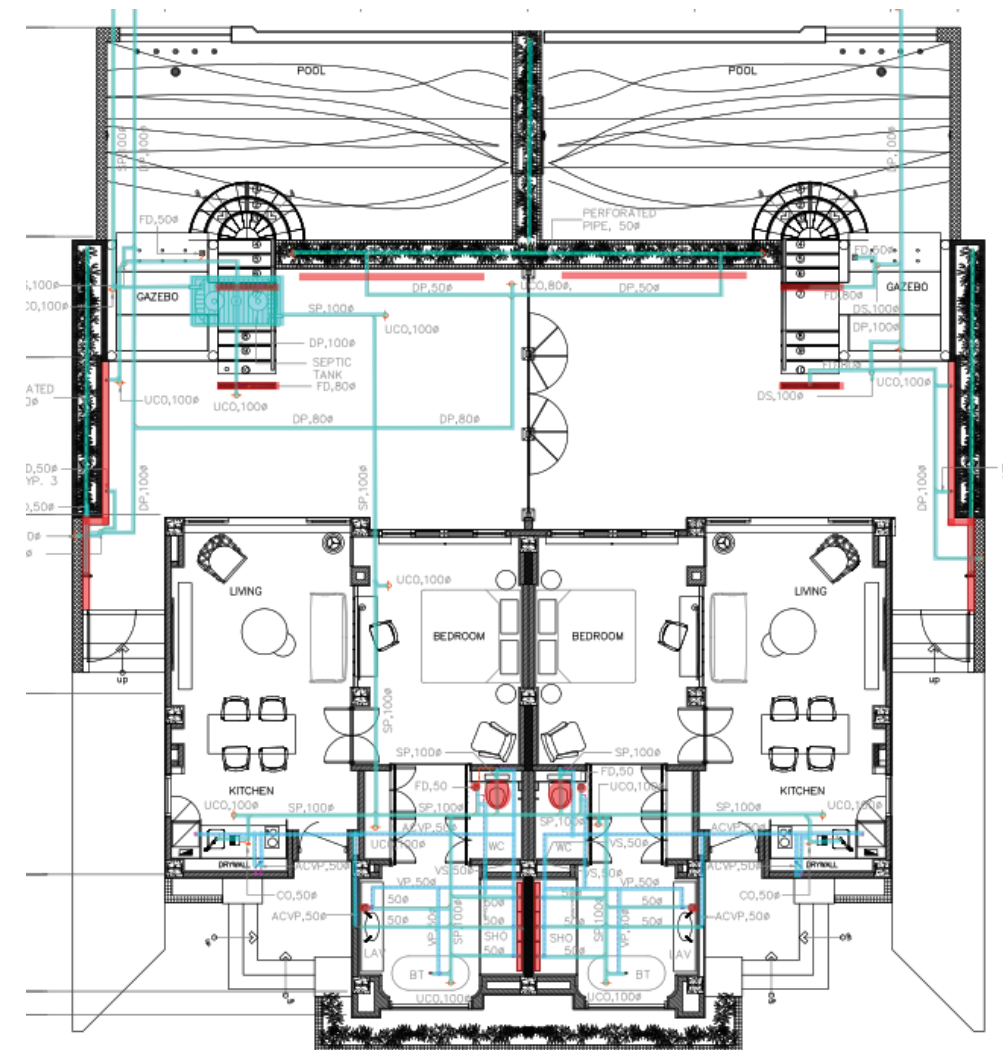
Not Installed

Installed but
uninsulated

Remaining Work:

1. Installation of Water heater
2. Installation of Bathtub
3. Installation of Shower set
4. Installation of Lavatory
5. Installation of Water meter

Sanitary



Installed

Not Installed

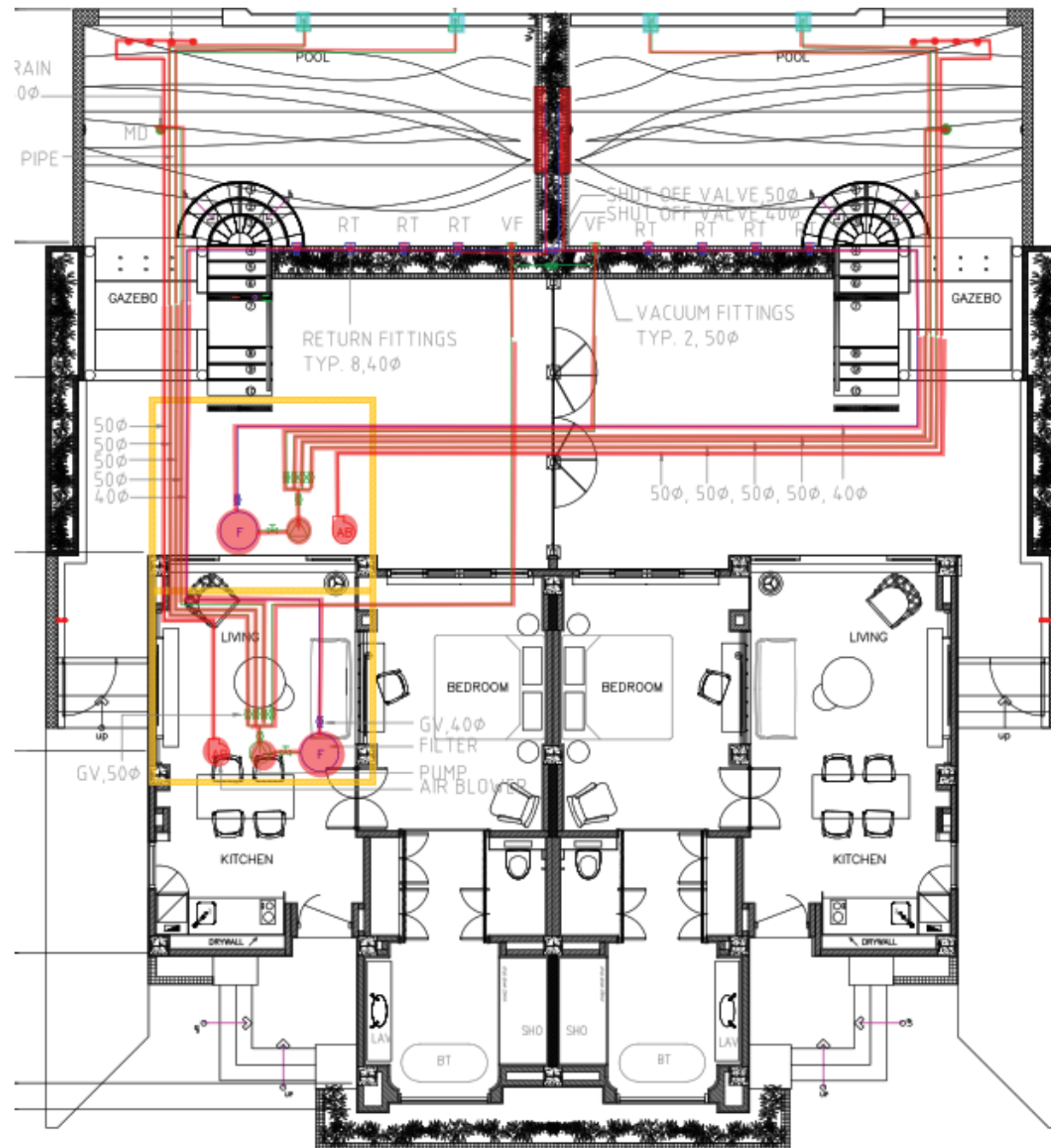
Installed but
uninsulated

Remaining Work:

1. Installation of Linear deck drain
2. Installation of toilet floor drain
3. Installation of shower floor drain

VILLA 13 MEPF

Pool



Installed

Not Installed

Installed but
uninsulated

Remaining Work:

1. Installation of Bubbler Fittings
2. Installation of Water Weir
3. Installation of valves for pool equipment
4. Installation of pool equipment
5. Installation of piping
6. Installation of pool drain
7. Installation of return fitting
8. Installation of vacuum fitting

VILLA 13

Electrical

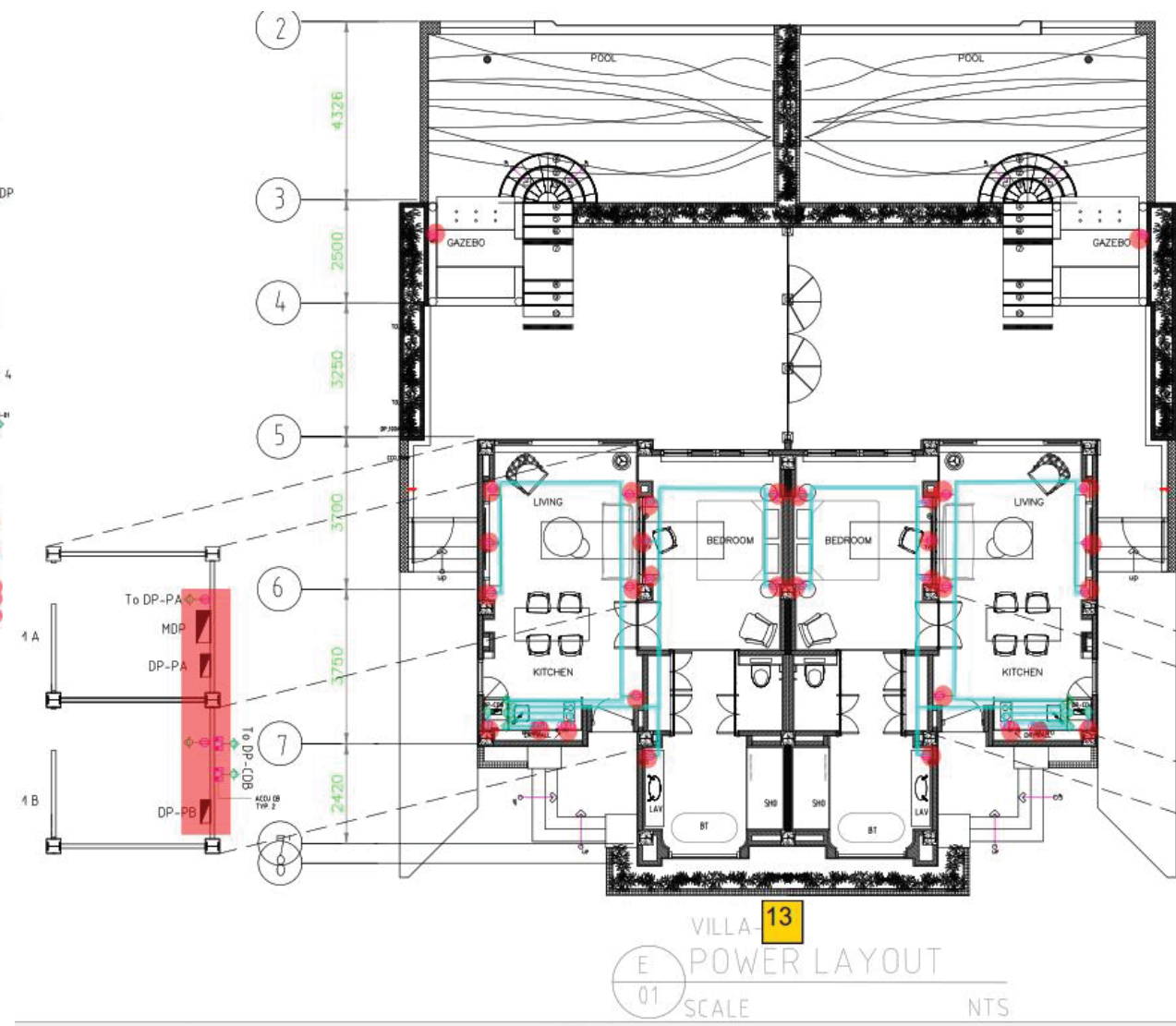
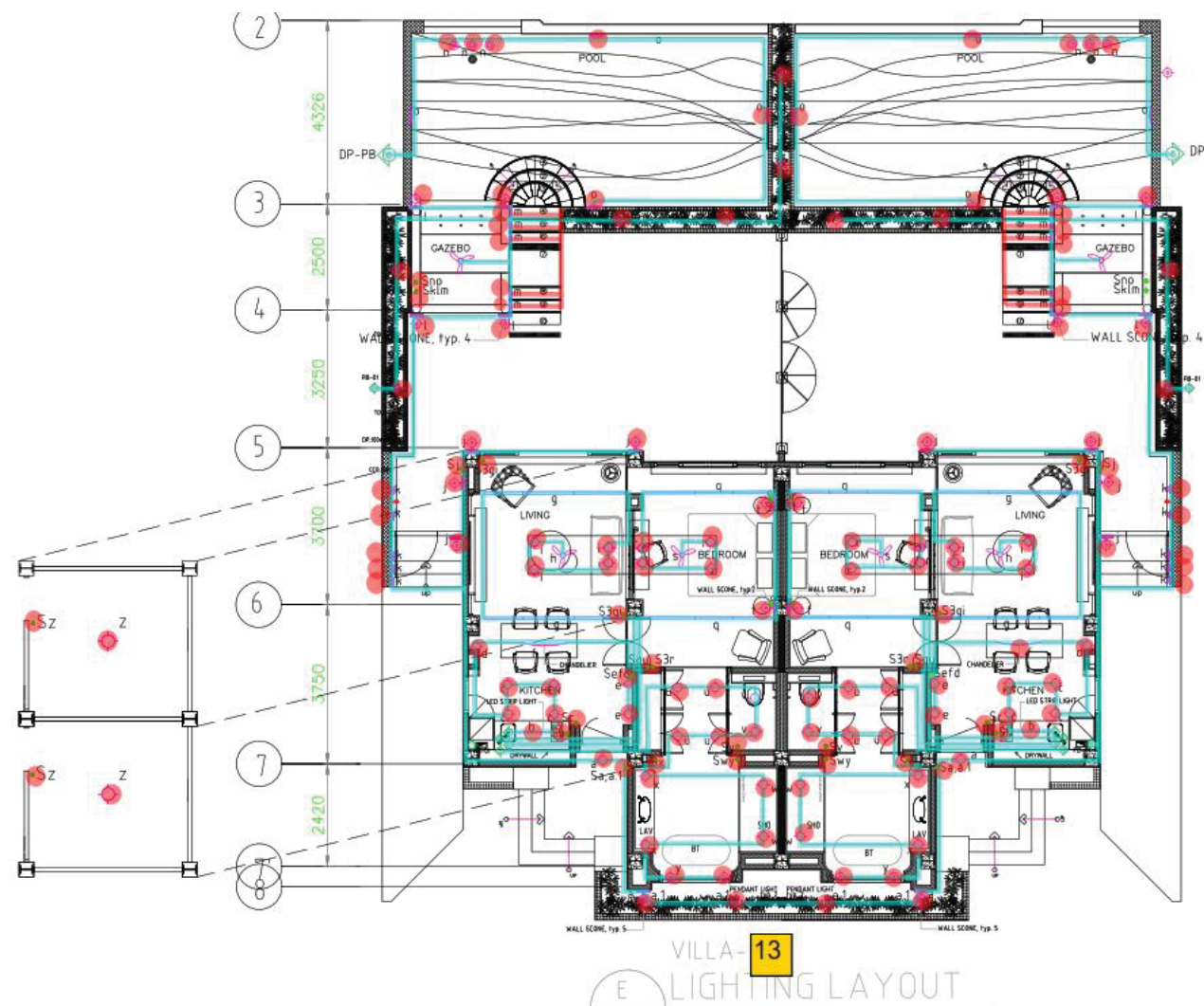
Installed

Not Installed

Installed but
uninsulated

Remaining Work:

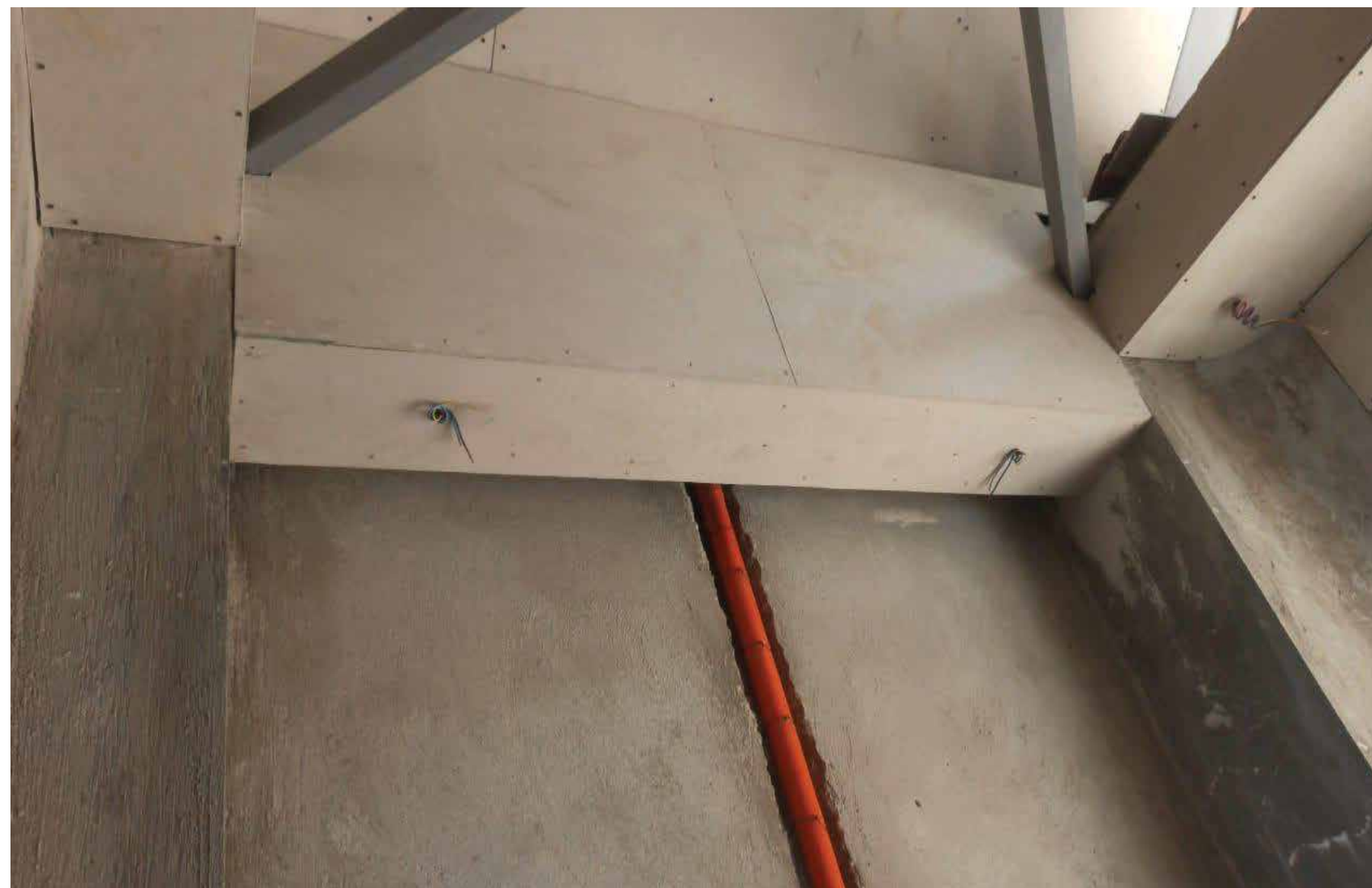
1. Roughing ins installation at pool step light
2. Installation of lighting fixtures at bedroom living, dining and pool deck area
3. Installation of pool under water lights
4. Installation of electrical fixtures
5. Installation of panel boards





VILLA 14

Ceiling Completed



VILLA 14

Electrical Utility Box



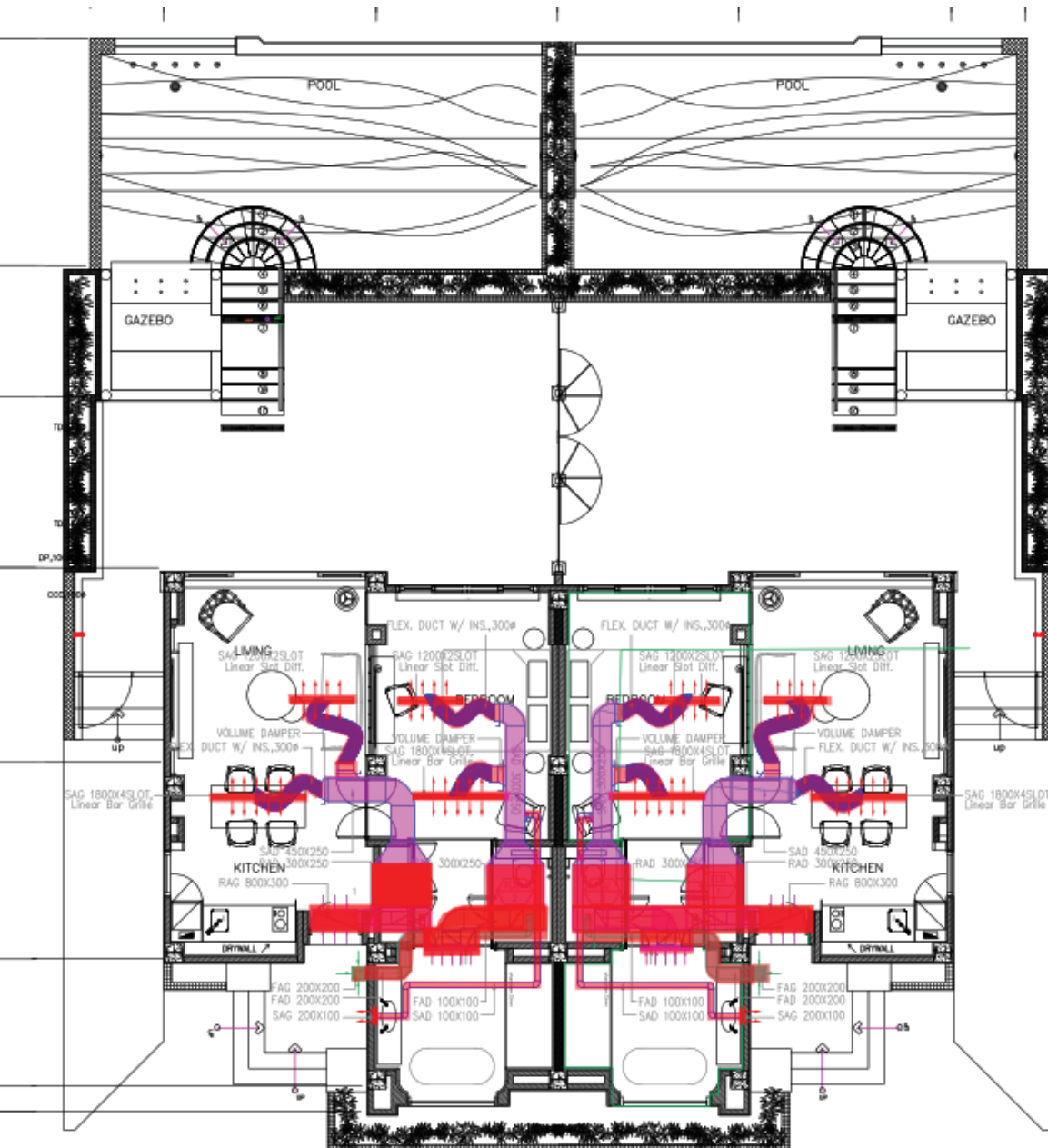
VILLA 14

Sanitary Works

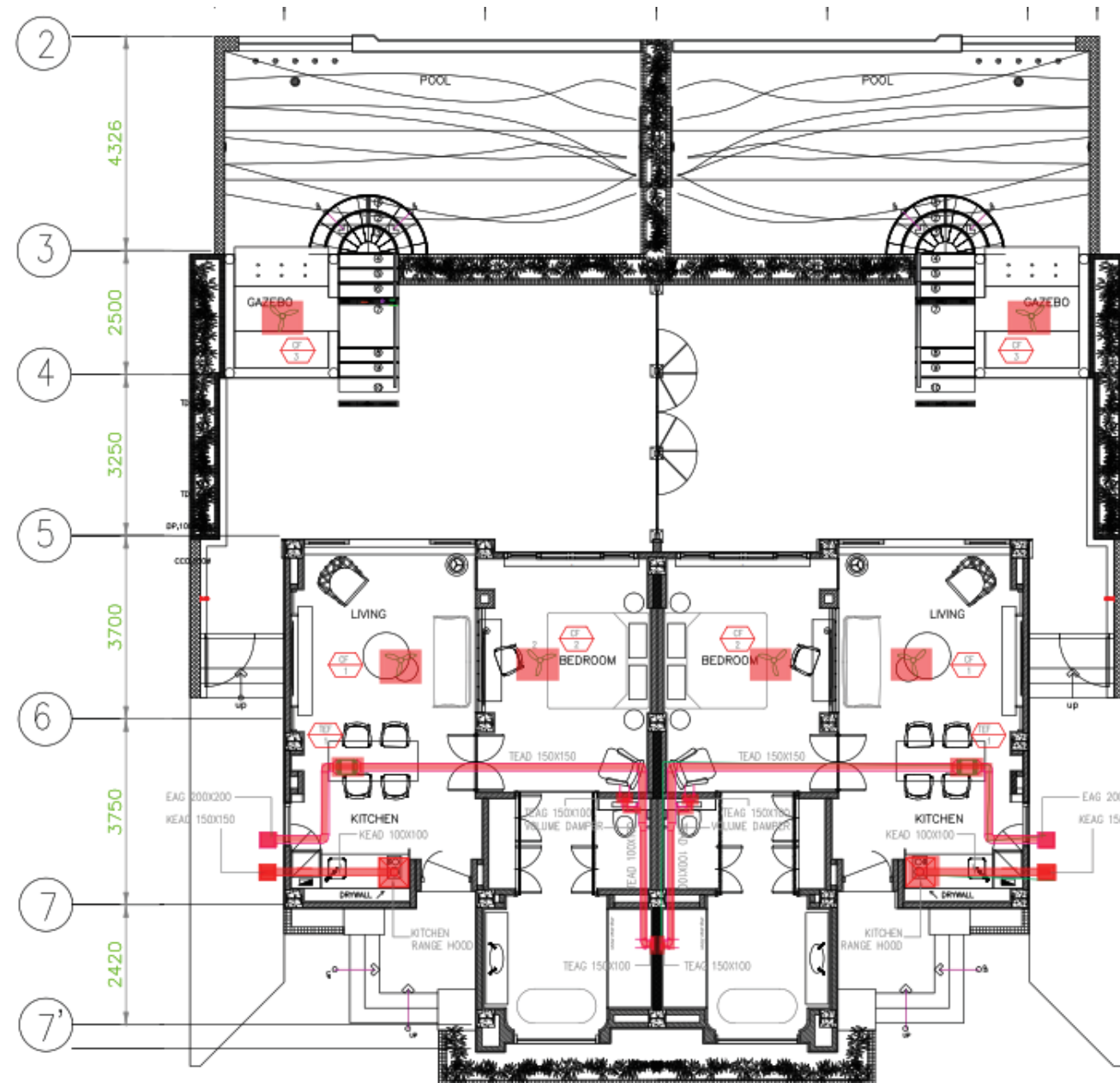


VILLA 14 MEPF

Mechanical



VILLA-14
MEP AIRCONDITIONING LAYOUT



VILLA-14
MEP VENTILATION LAYOUT

Installed

Not Installed

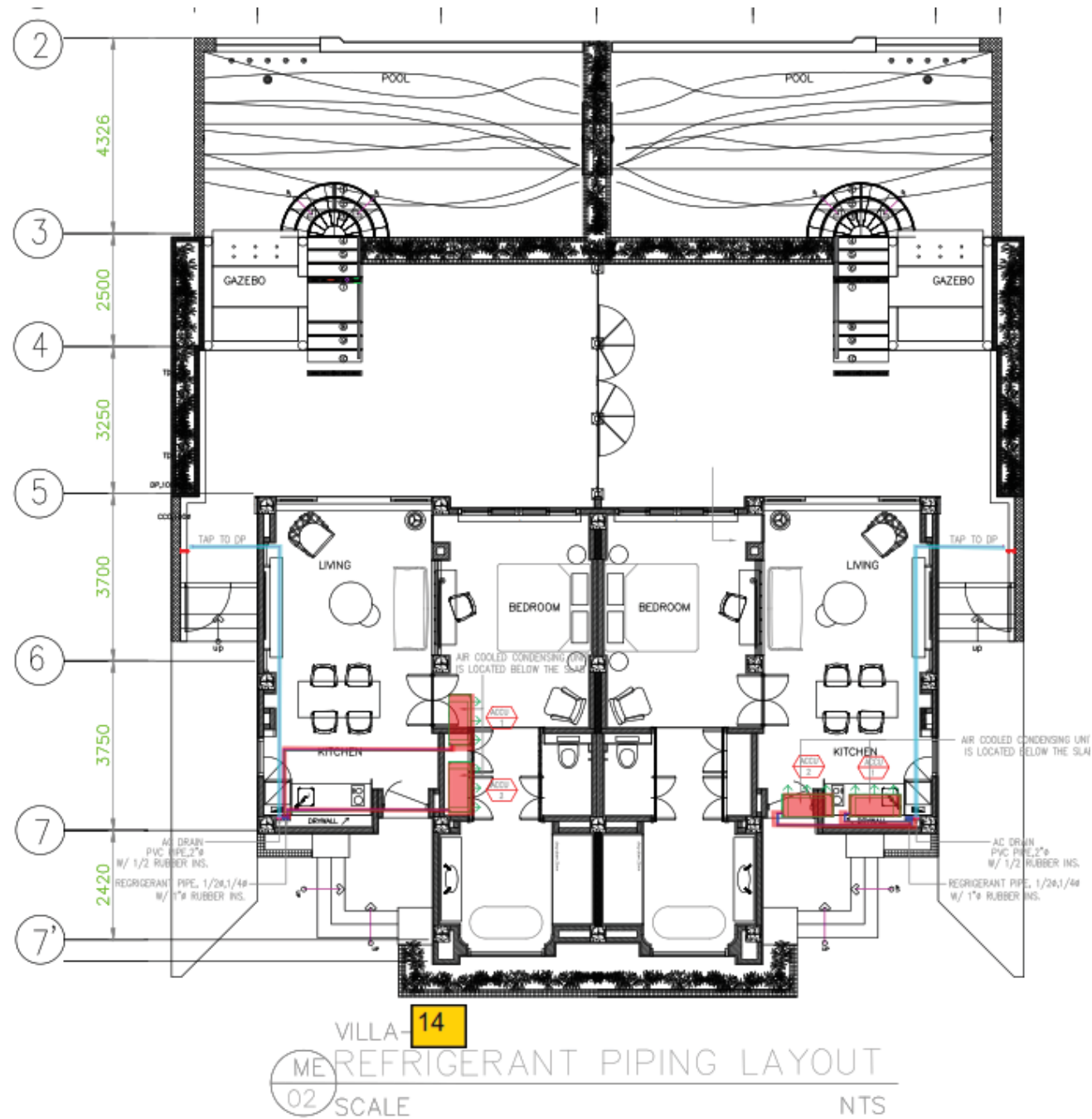
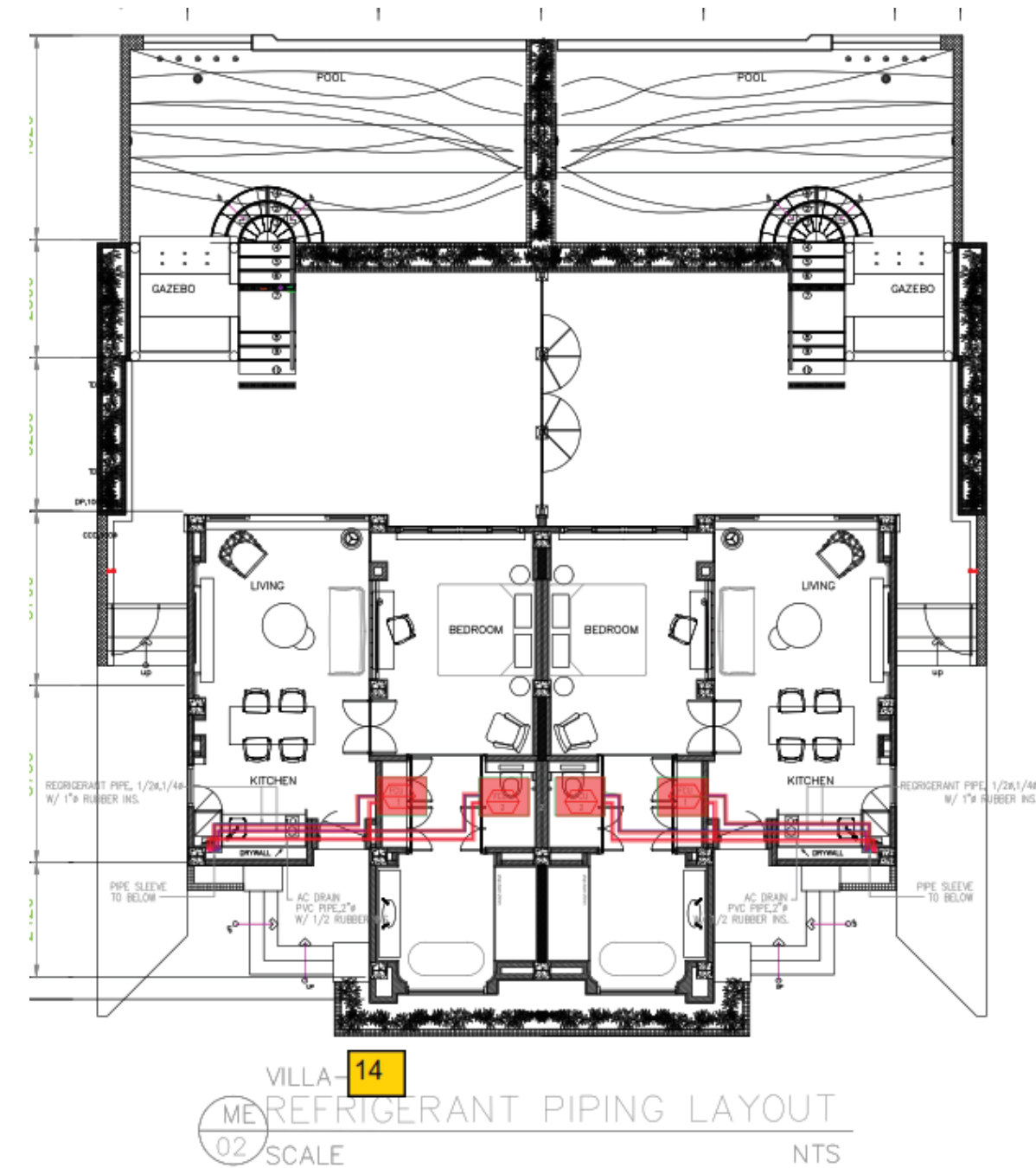
Installed but
uninsulated

Remaining Work:

1. Installation of ceiling fan
2. Installation of exhaust fan
3. Installation of range hood
4. Installation air grilles
5. Installation of flexible duct
6. Installation of plenum box
7. Installation of ducting
8. Insulation of ducting

VILLA 14 MEPF

Refrigerant



Installed

Not Installed

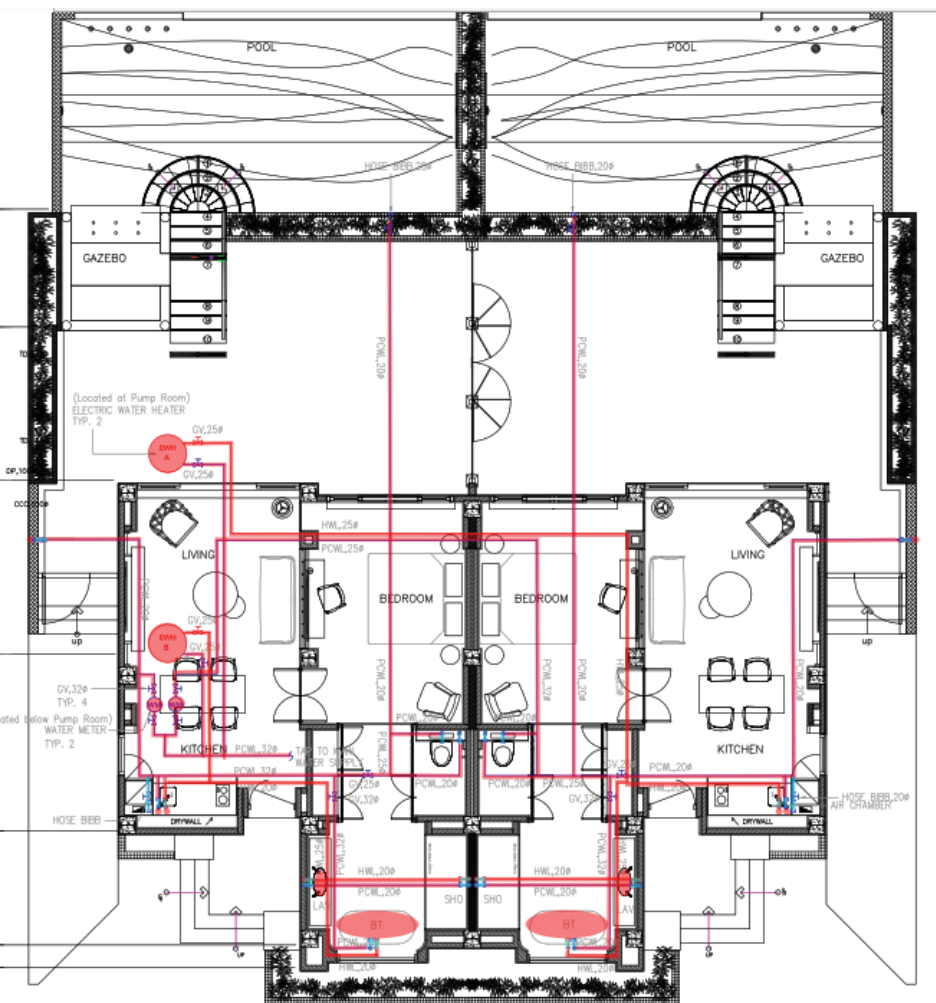
Installed but
not terminated

Remaining Work:

1. Installation of pipes
2. Installation of
ac equipment

VILLA 14 MEPF

Plumbing



VILLA-14
PL POTABLE WATER LINE LAYOUT

Installed

Not Installed

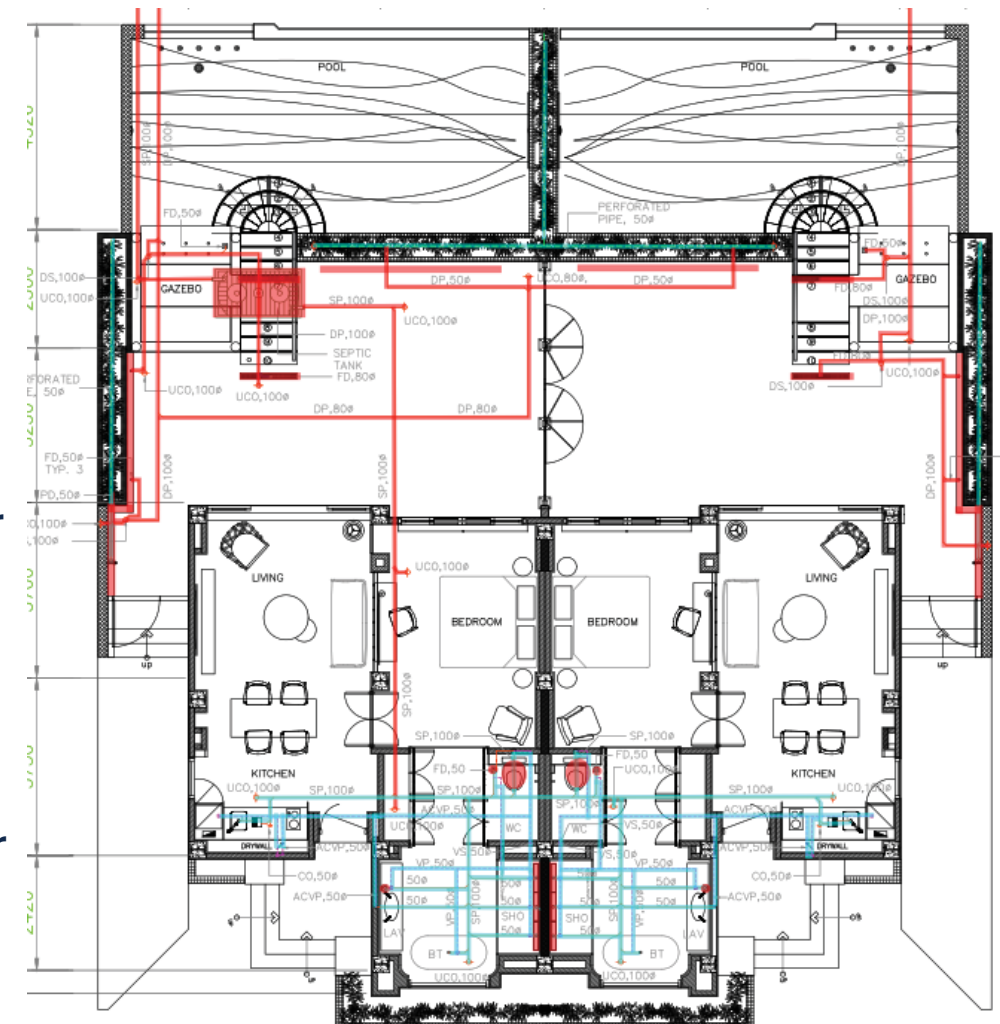
Installed but
uninsulated

Remaining Work:

1. Installation of Water heater
2. Installation of Bath tub
3. Installation of Shower set
4. Installation of Lavatory
5. Installation of Water meter
6. Installation of pipes at underslab

Note : Only pipe penetration through walls and floors are installed

Sanitary



VILLA-14
PL SANITARY LAYOUT

Installed

Not Installed

Installed but
uninsulated

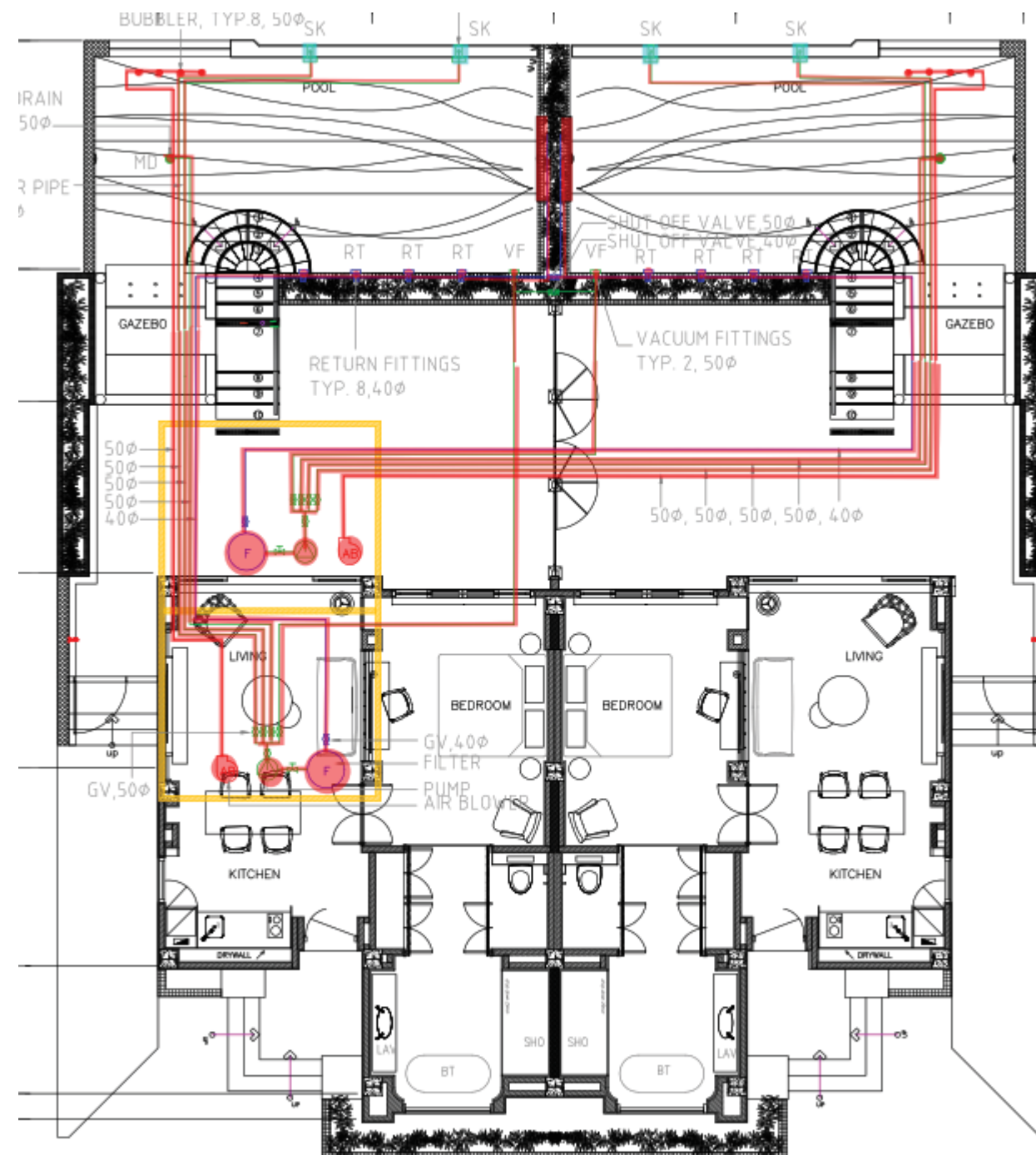
Remaining Work:

1. Installation of Water heater
2. Installation of Bath tub
3. Installation of Shower set
4. Installation of Lavatory
5. Installation of Water meter
6. Installation of pipes at underslab

Note : Only pipe penetration through walls and floors are installed

VILLA 14 MEPF

Pool



Installed

Not Installed

Installed but
uninsulated

Remaining Work:

1. Installation of Bubbler Fittings
2. Installation of Water Weir
3. Installation of valves for pool equipment
4. Installation of pool equipment
5. Installation of piping
6. Installation of pool drain
7. Installation of return fitting
8. Installation of vacuum fitting

VILLA 14

Electrical

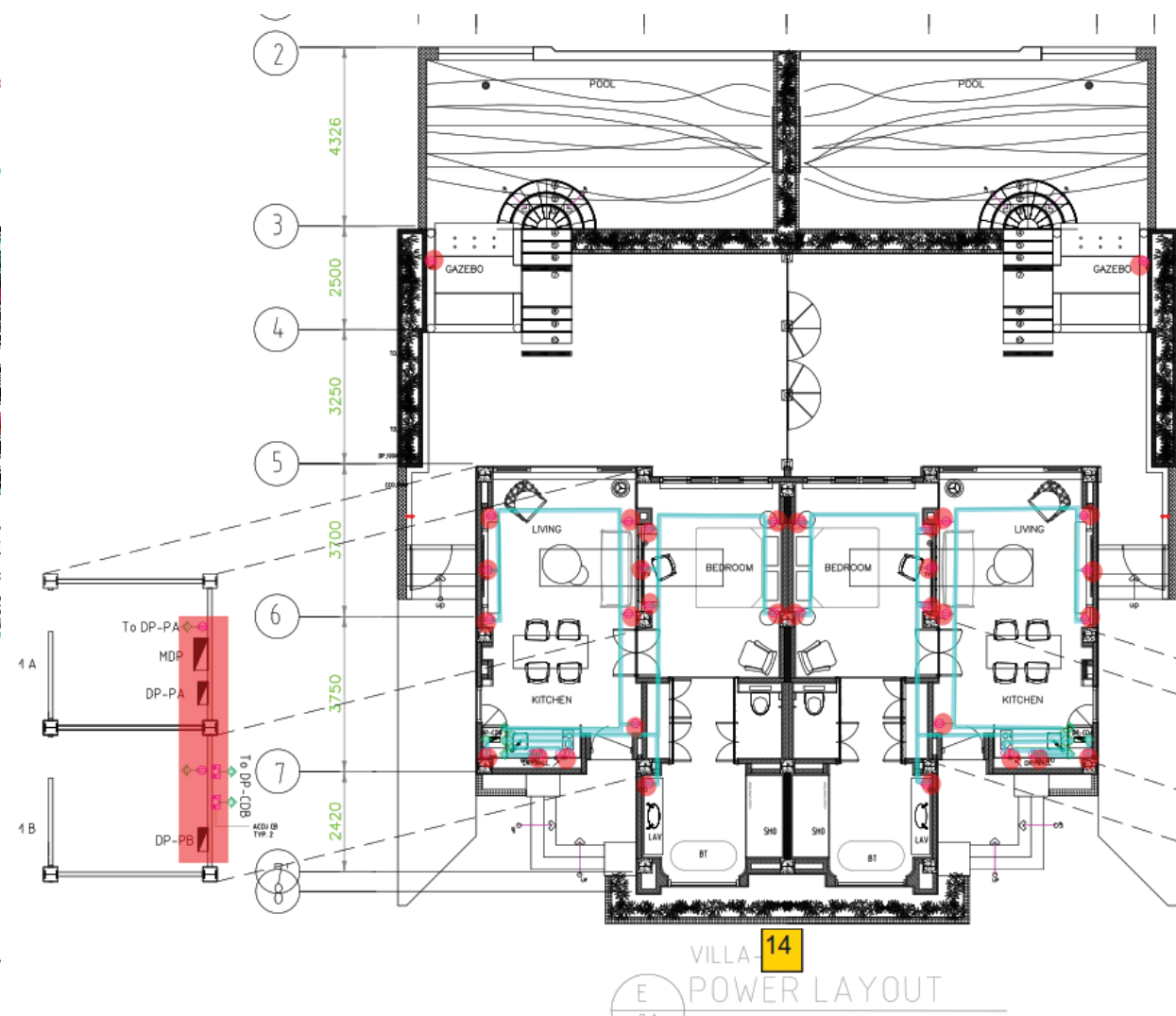
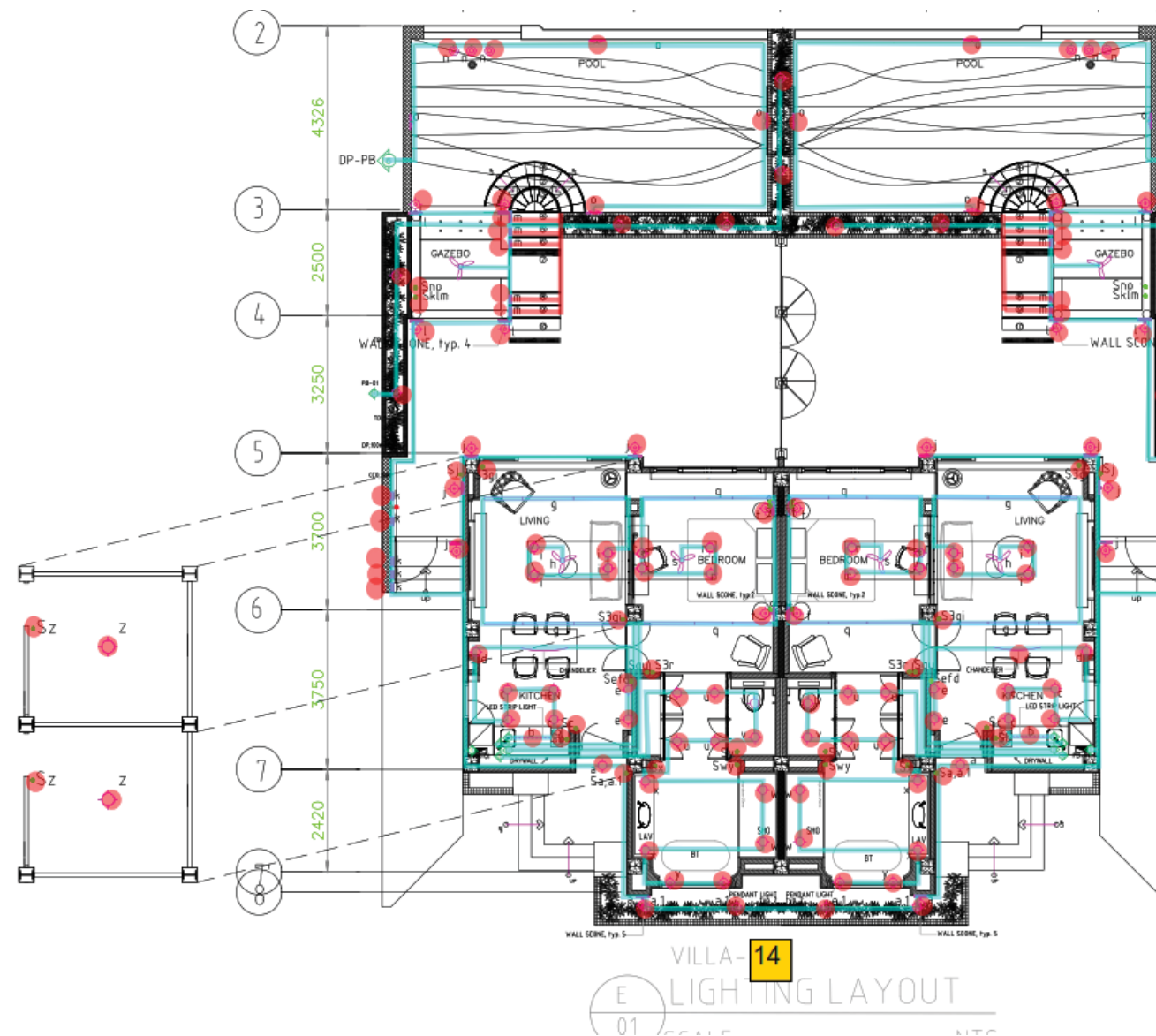
Installed

Not Installed

Roughed in
but no wire

Remaining Work:

1. Roughing ins installation at pool step light
2. Installation of lighting fixtures at bedroom living, dining and pool deck area
3. Installation of pool under water lights





VILLA 15

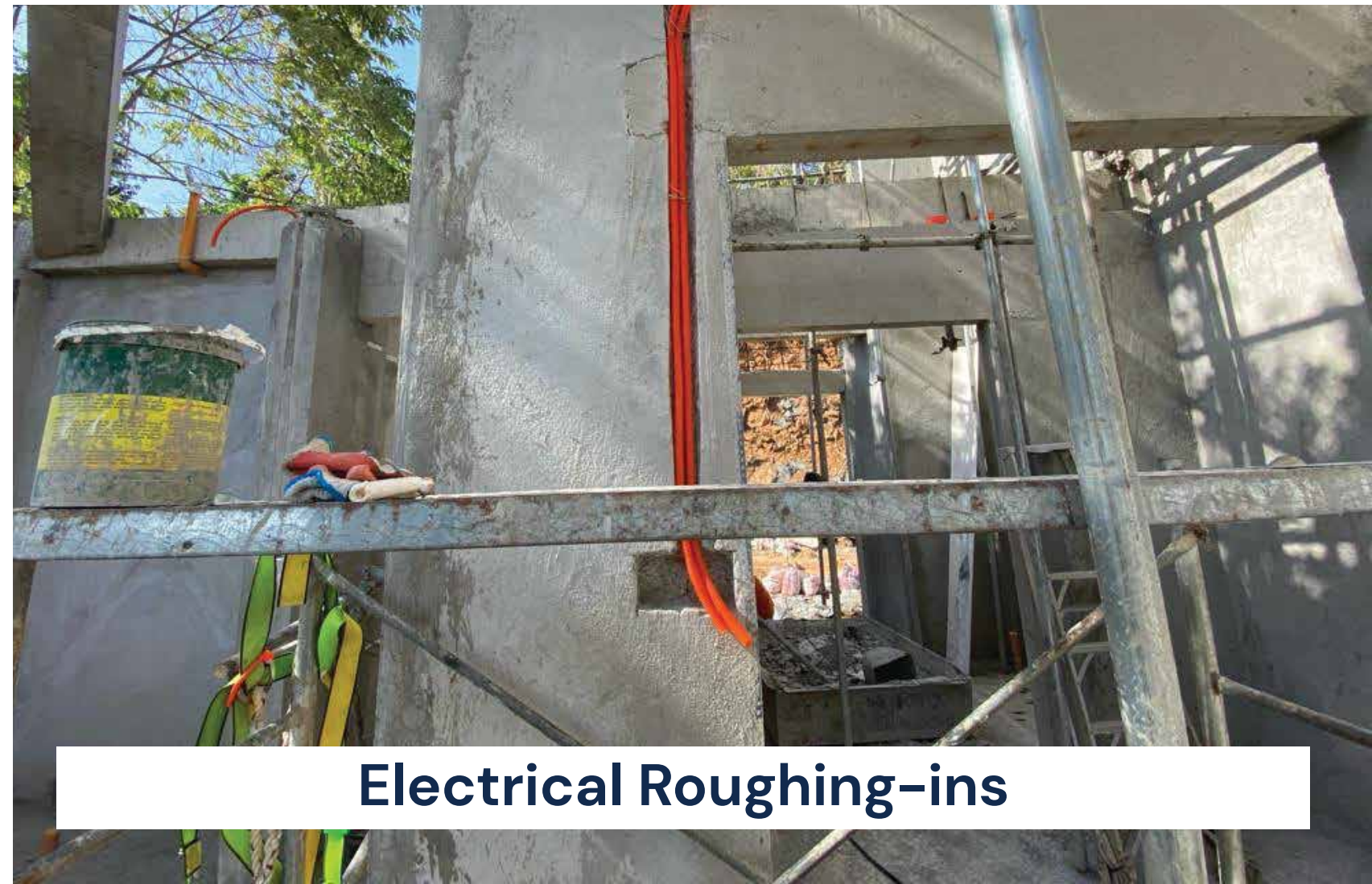
On-going Interior & Exterior Plastering





**Concreting of Swimming Pool Stairs
is completed**

VILLA 15



Electrical Roughing-ins

VILLA 15

Electrical Roughing-ins



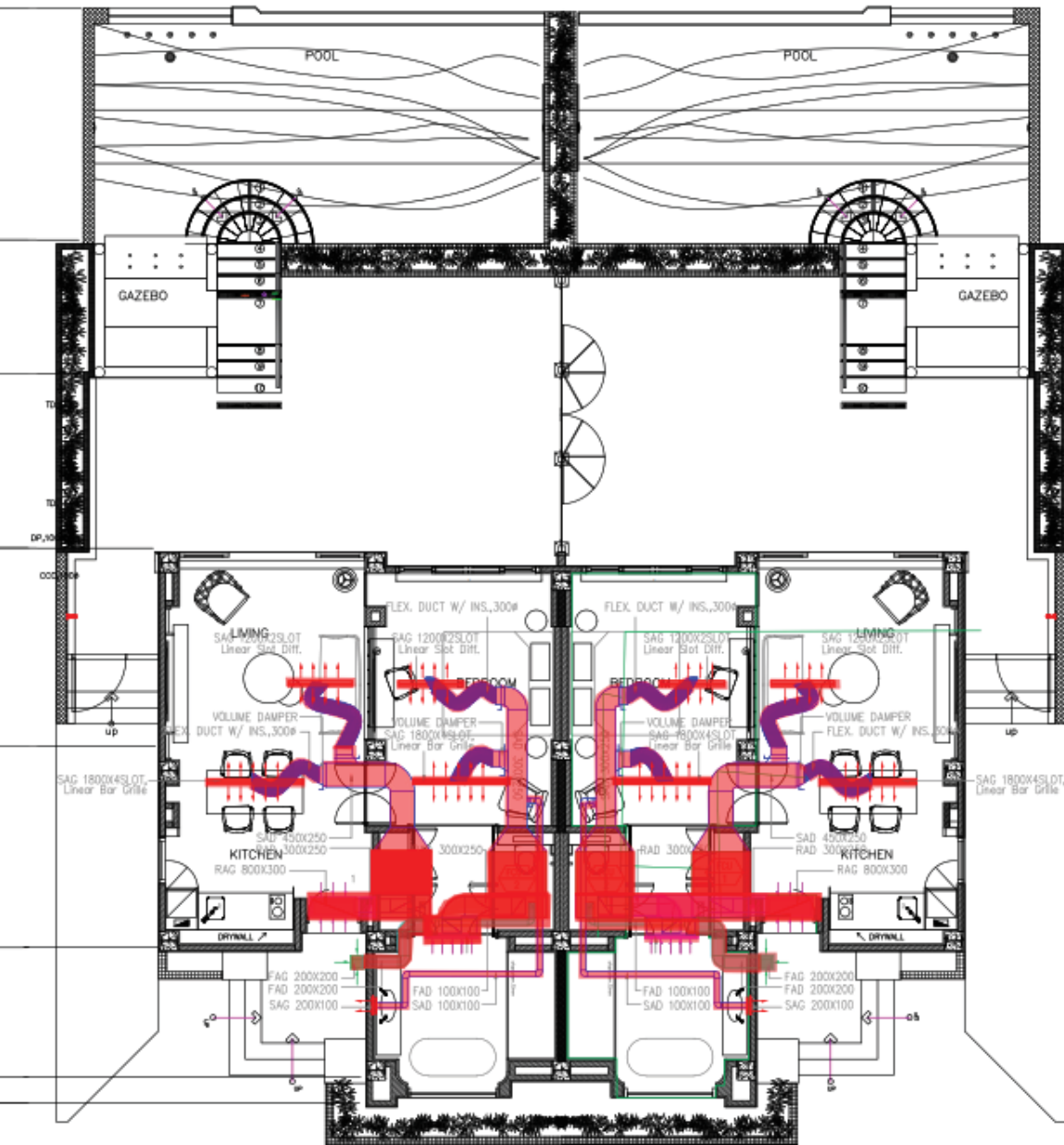
VILLA 15

Drainage Works

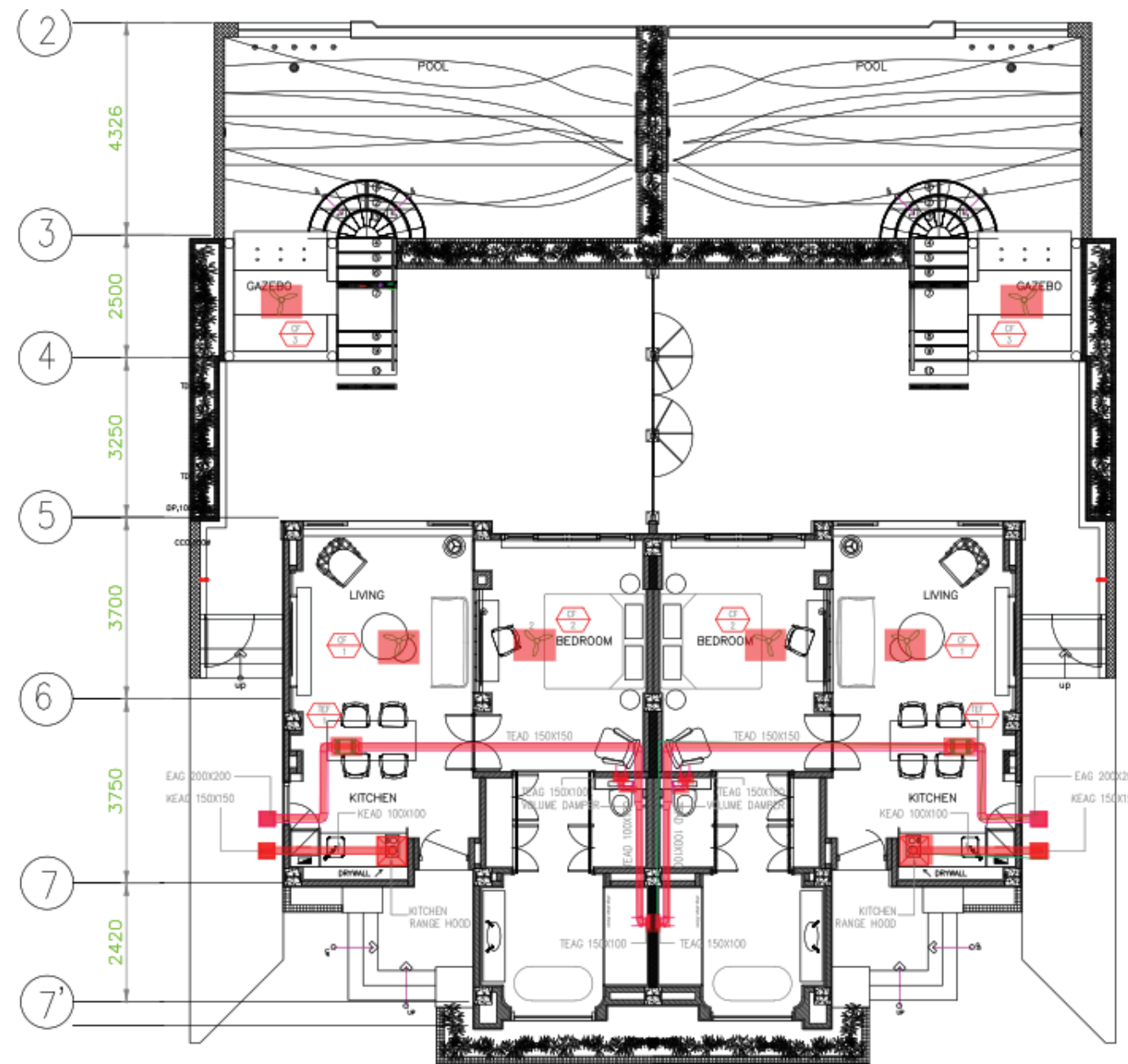


VILLA 15 MEPF

Mechanical



VILLA 15
MEP AIRCONDITIONING LAYOUT
01 SCALE N.T.S.



VILLA 15
MEP VENTILATION LAYOUT
01 SCALE N.T.S.

Installed

Not Installed

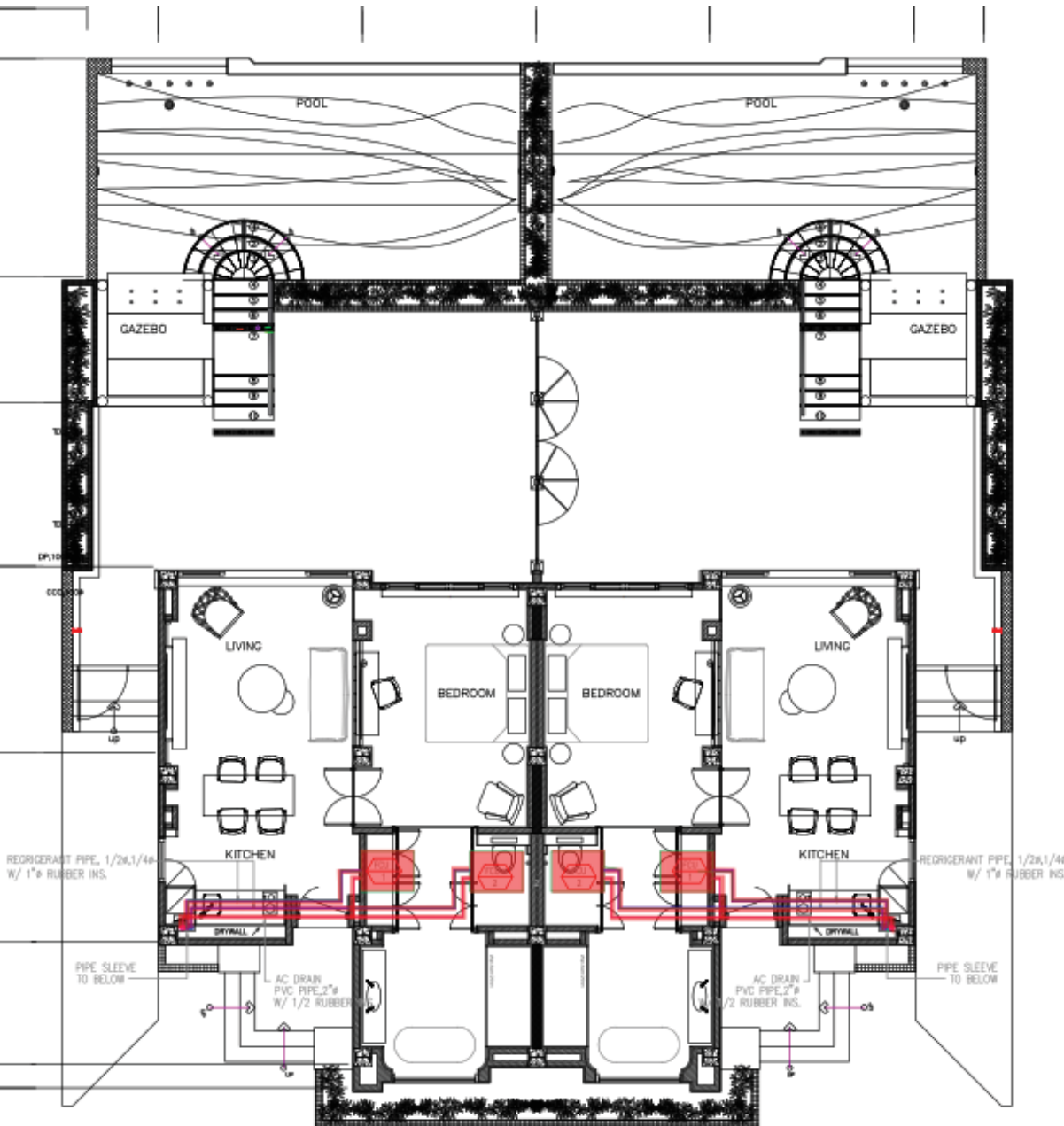
Installed but
uninsulated

Remaining Work:

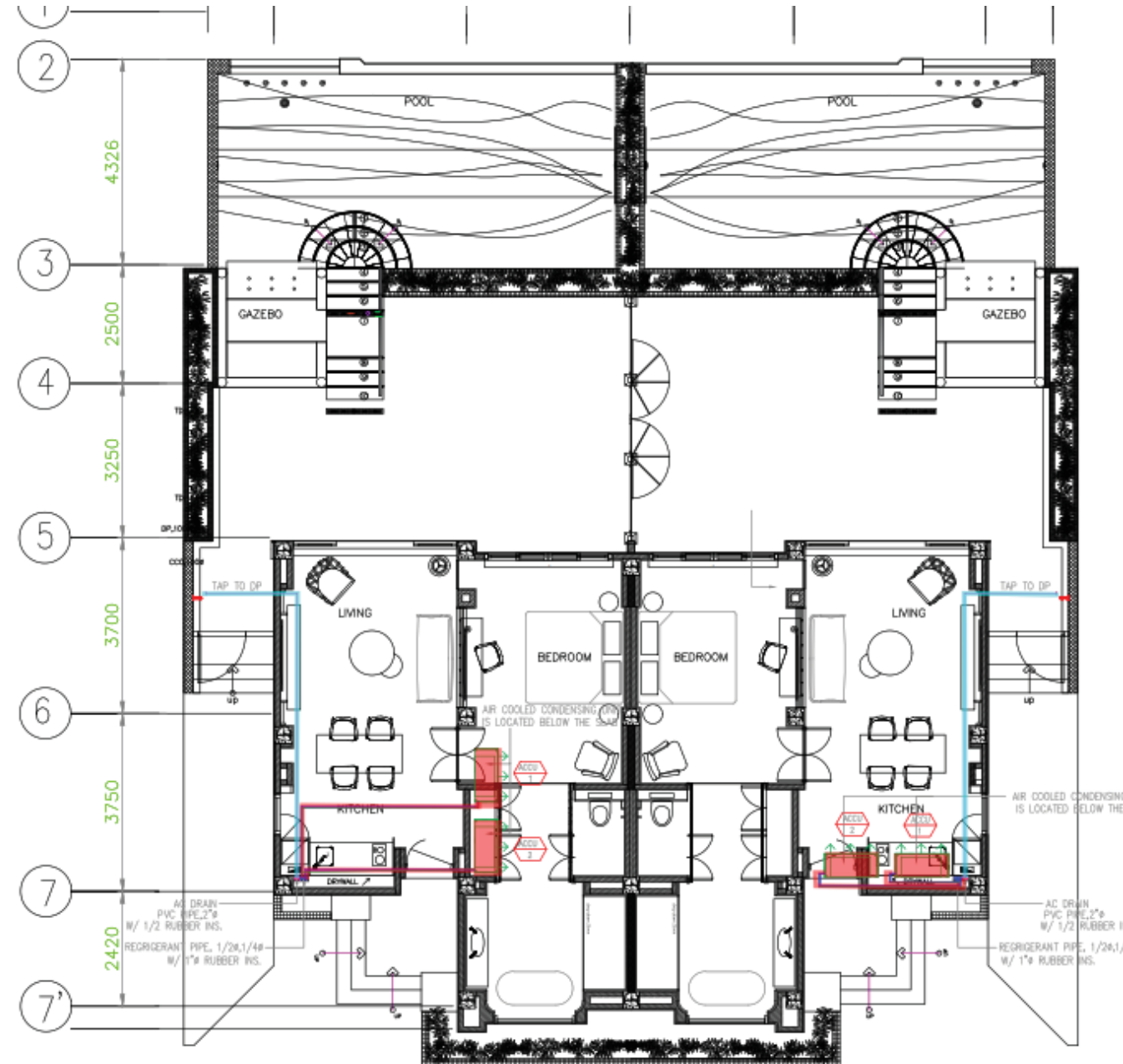
1. Installation of ceiling fan
2. Installation of exhaust fan
3. Installation of range hood
4. Installation air grilles
5. Installation of flexible duct
6. Installation of plenum box
7. Installation of ducting
8. Insulation of ducting

VILLA 15 MEPF

Refrigerant



VILLA-15
MEP REFRIGERANT PIPING LAYOUT
02 SCALE NTS



VILLA-15
MEP REFRIGERANT PIPING LAYOUT
02 SCALE NTS

Installed

Not Installed

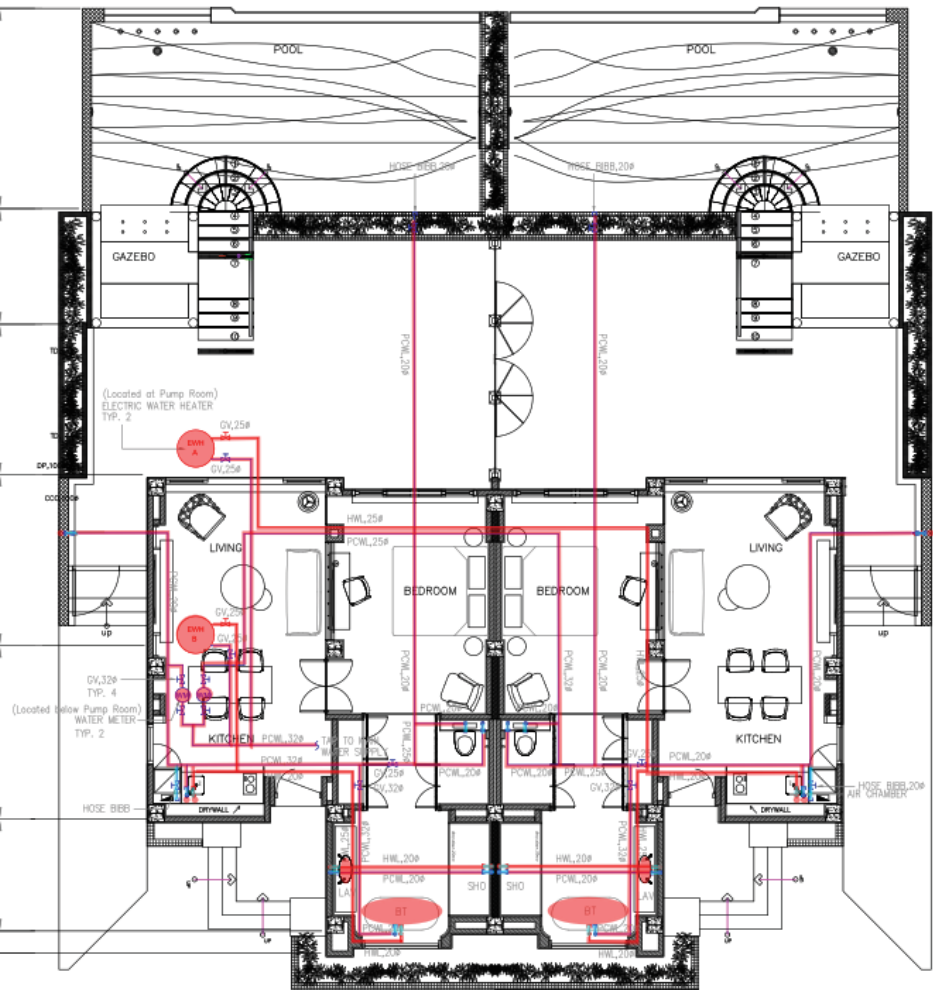
Installed but
not terminated

Remaining Work:

1. Installation of pipes
2. Installation of
ac equipment

VILLA 15 MEPF

Plumbing



Installed

Not Installed

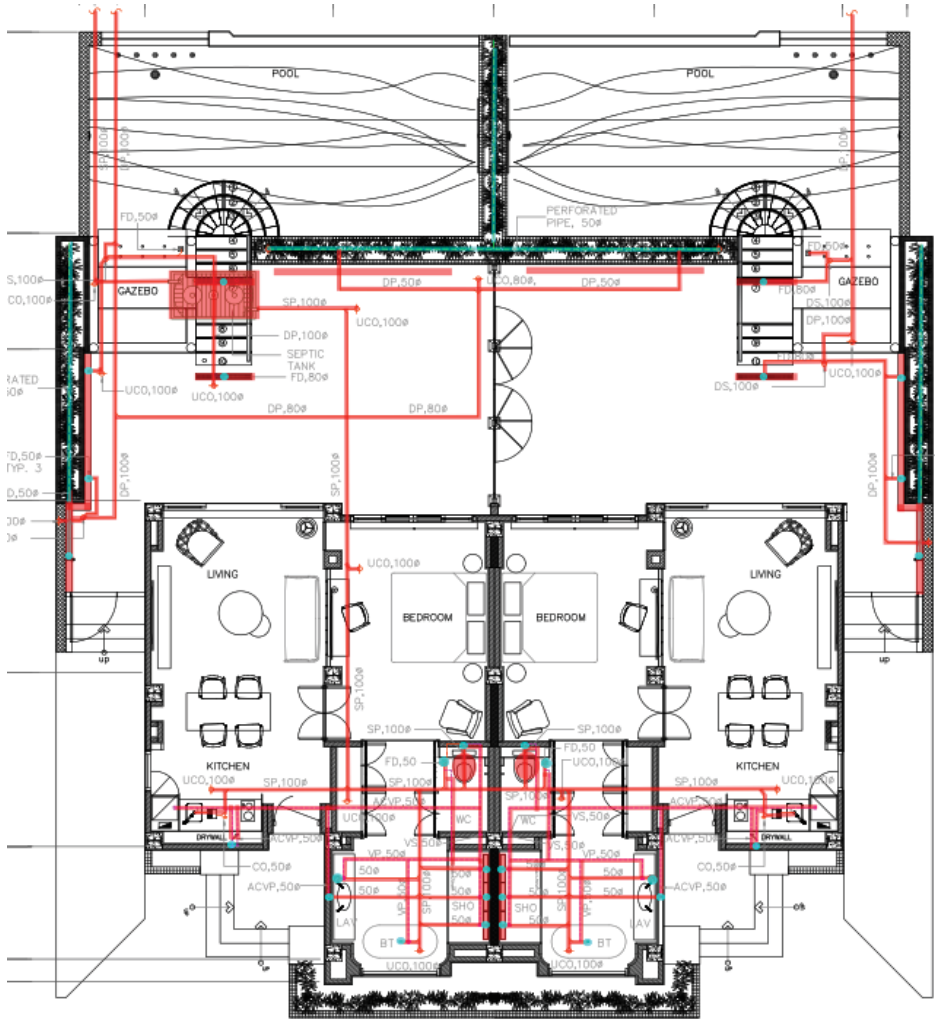
Installed but
uninsulated

Remaining Work:

1. Installation of Water heater
2. Installation of Bathtub
3. Installation of Shower set
4. Installation of Lavatory
5. Installation of Water meter
6. Installation of pipes at under slab

Note : Only pipe penetration through walls and floors are installed

Sanitary



Installed

Not Installed

Installed but
uninsulated

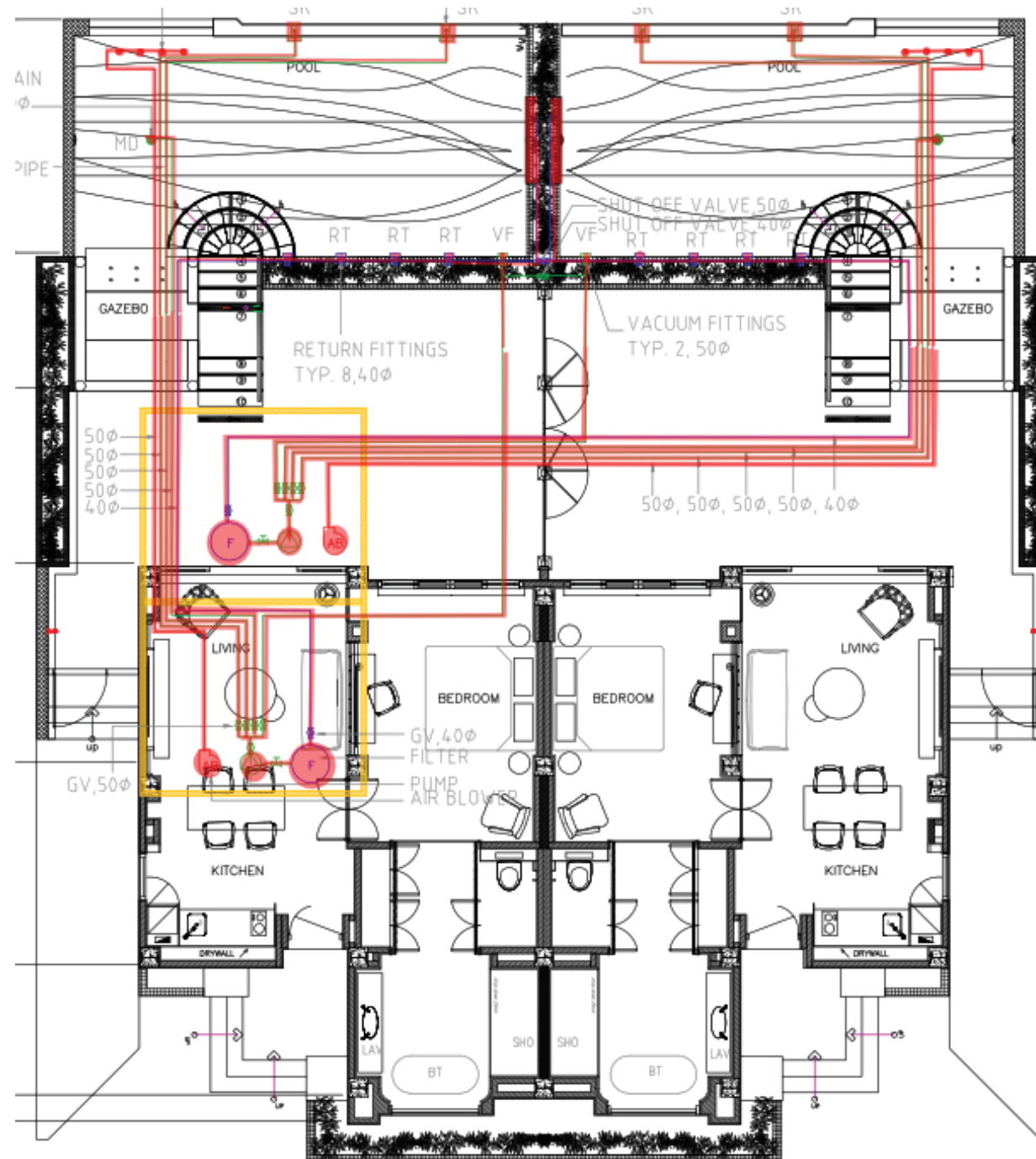
Remaining Work:

1. Installation of Linear deck drain
2. Installation of toilet floor drain
3. Installation of shower floor drain

Note : Only pipe penetration through walls and floors are installed

VILLA 15 MEPF

Pool



Installed

Not Installed

Installed but
uninsulated

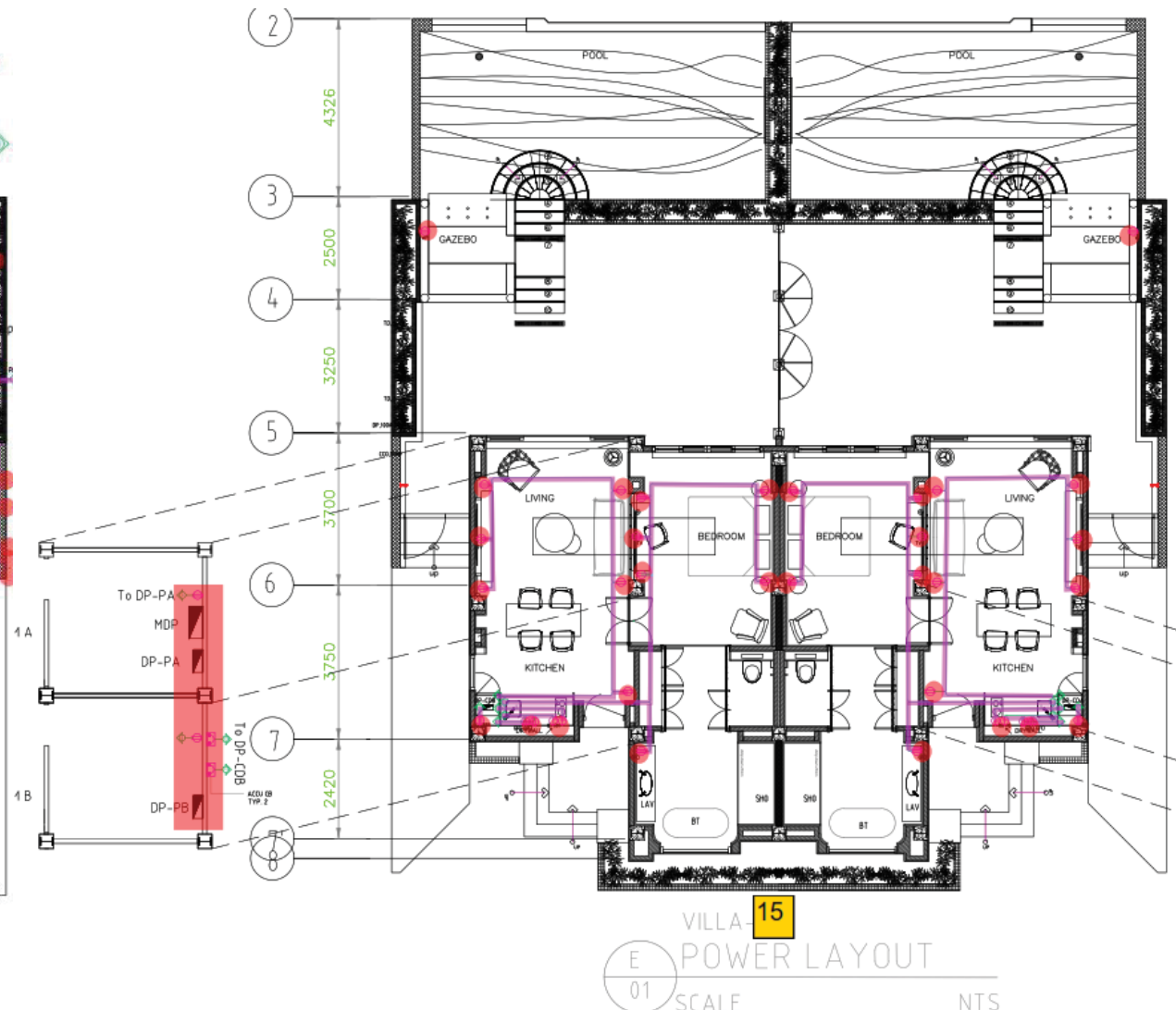
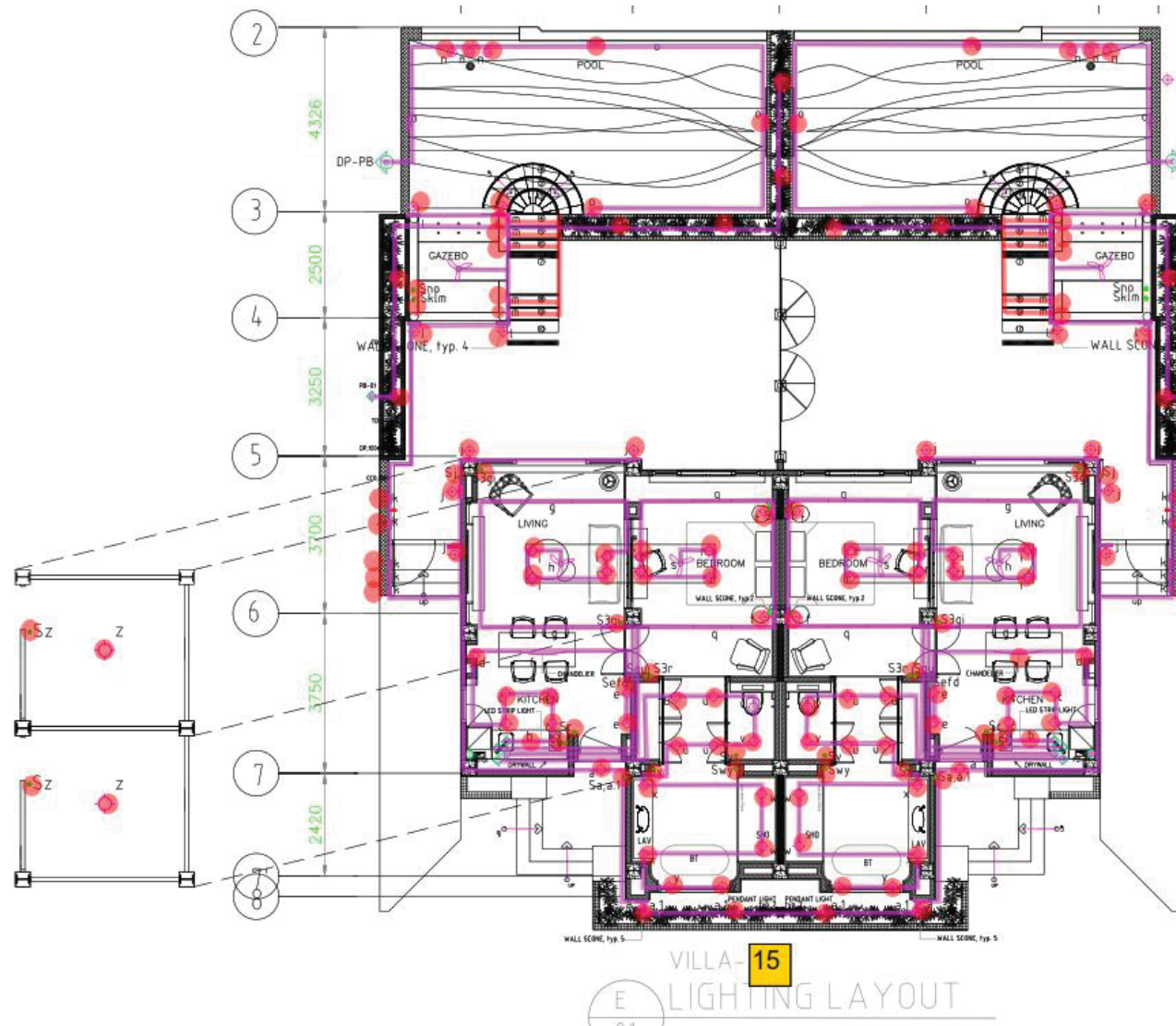
Remaining Work:

1. Installation of Bubbler Fittings
2. Installation of Water Weir
3. Installation of valves for pool equipment
4. Installation of pool equipment
5. Installation of piping
6. Installation of pool drain
7. Installation of return fitting
8. Installation of vacuum fitting

Note : Only pipe penetration through walls and floors are installed

VILLA 15

Electrical



Installed

Not Installed

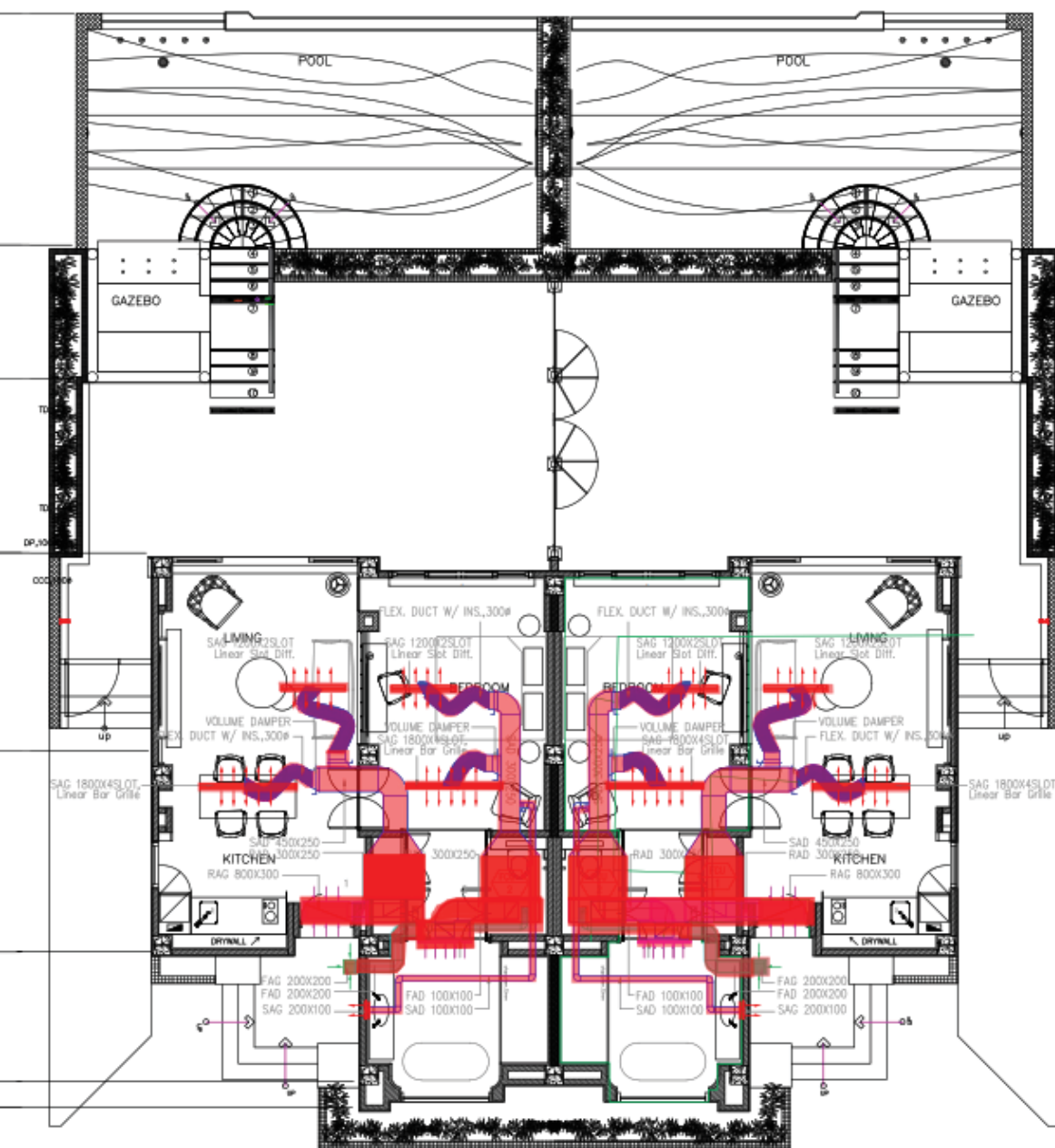
Roughed in
but no wire

Remaining Work:

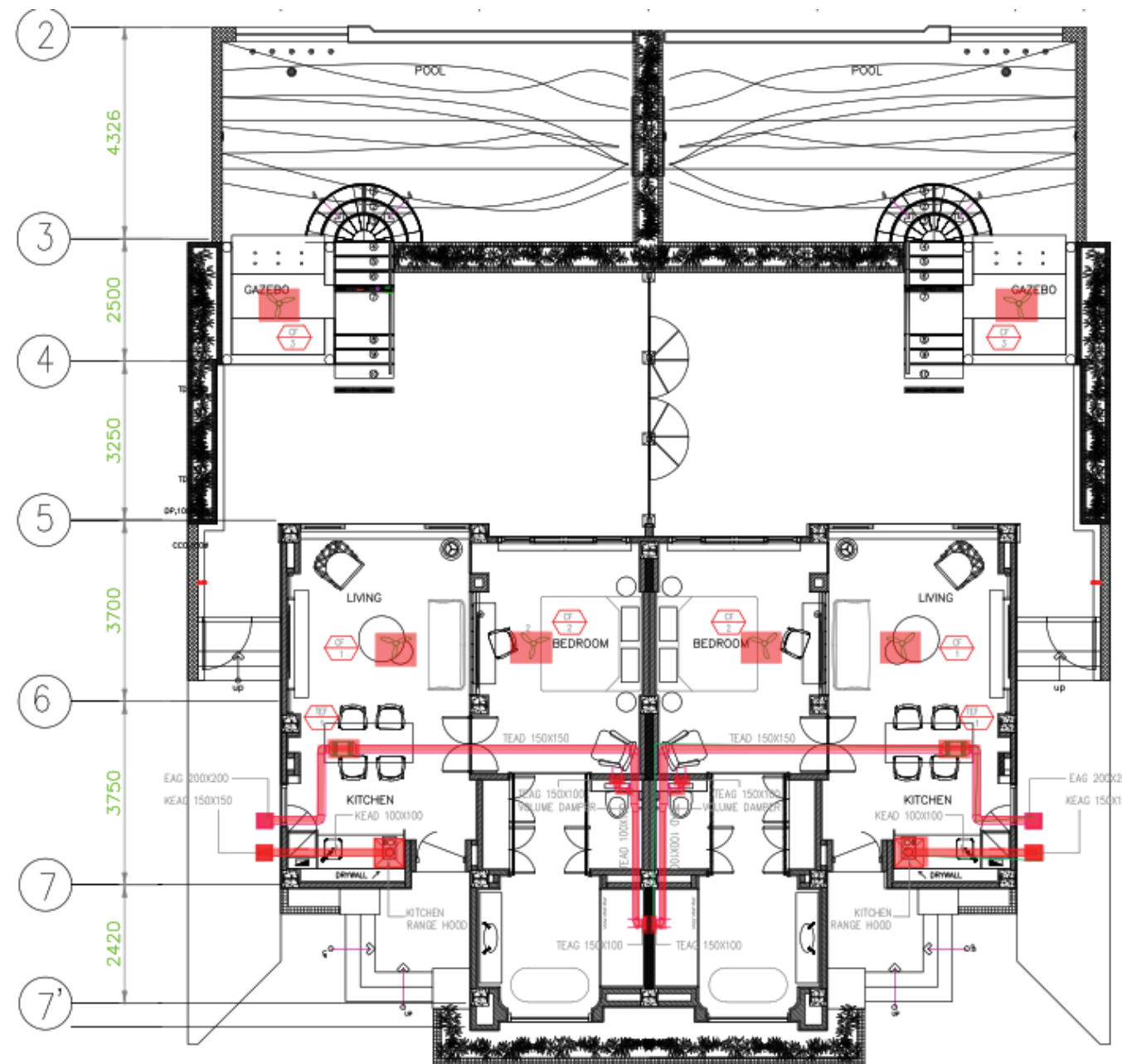
1. Roughing ins installation at pool step light
2. Installation of lighting fixtures at bedroom living, dining and pool deck area
3. Installation of pool under water lights
4. Cable pulling

VILLA 21 MEPF

Mechanical



VILLA 21
MEP AIRCONDITIONING LAYOUT



VILLA 21
MEP VENTILATION LAYOUT

Installed

Not Installed

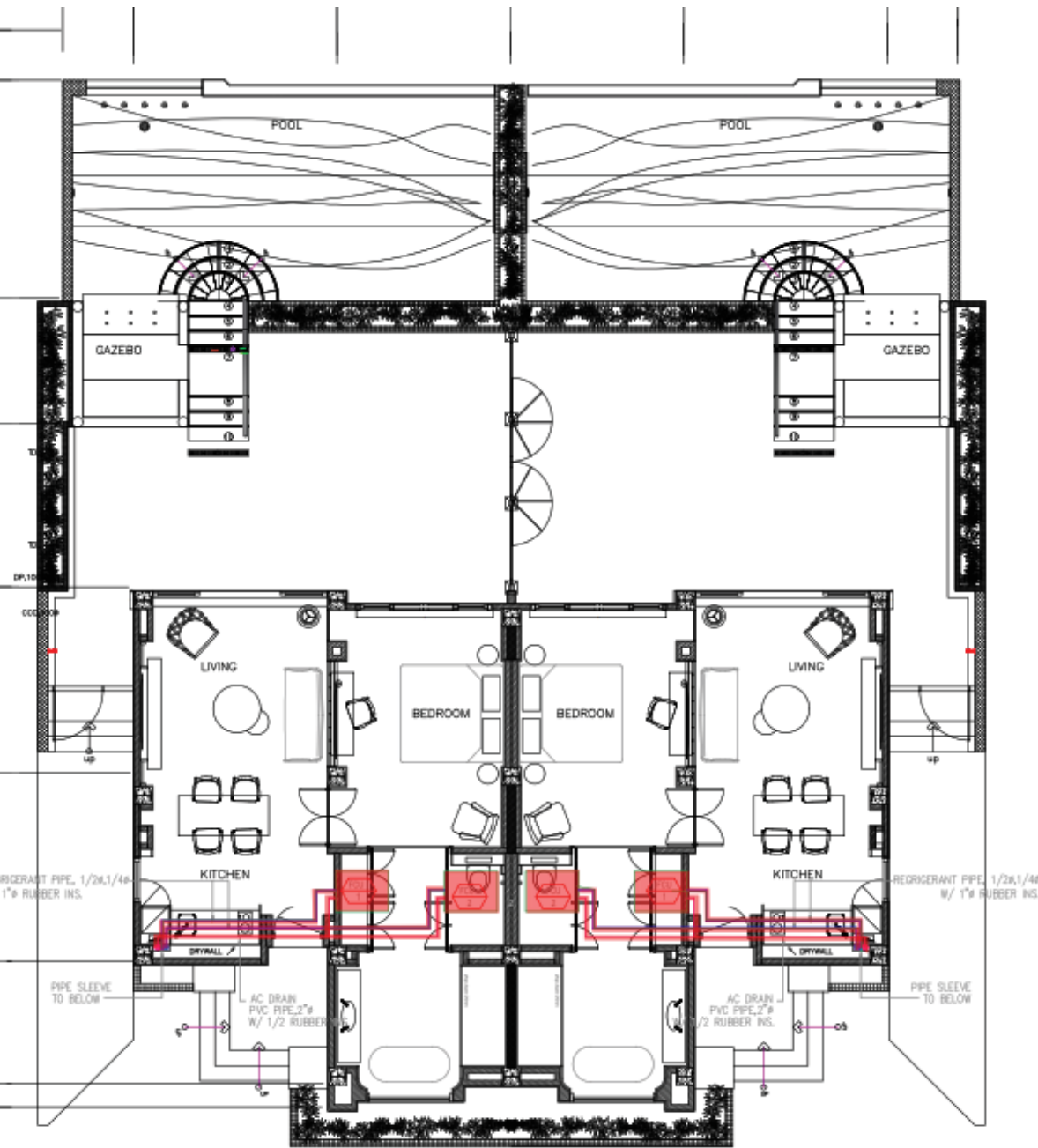
Installed but
uninsulated

Remaining Work:

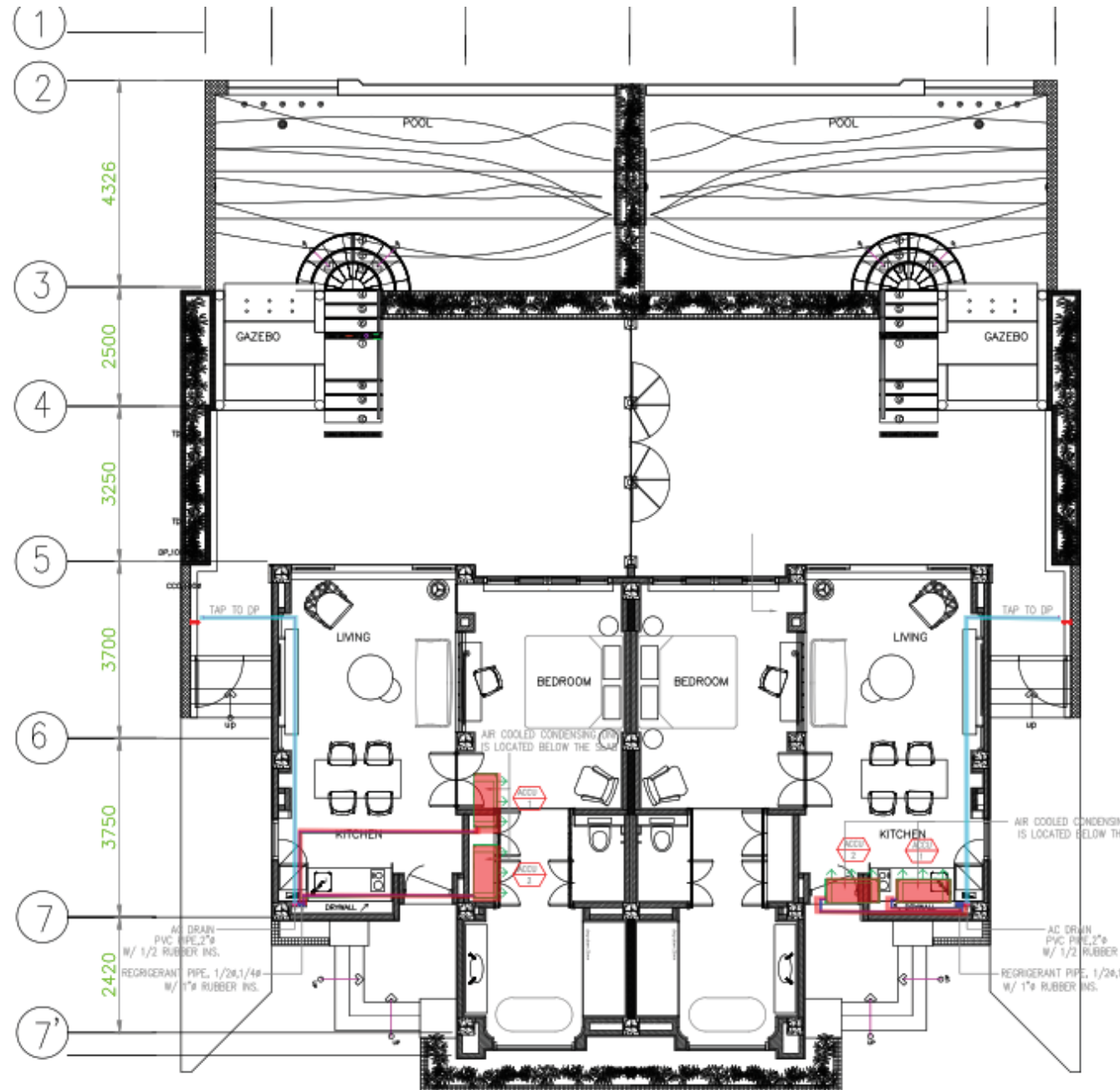
1. Installation of ceiling fan
2. Installation of exhaust fan
3. Installation of range hood
4. Installation air grilles
5. Installation of flexible duct
6. Installation of plenum box
7. Installation of ducting
8. Insulation of ducting

VILLA 21 MEPF

Refrigerant



VILLA-21
MEP REFRIGERANT PIPING LAYOUT



VILLA-21
MEP REFRIGERANT PIPING LAYOUT

Installed

Not Installed

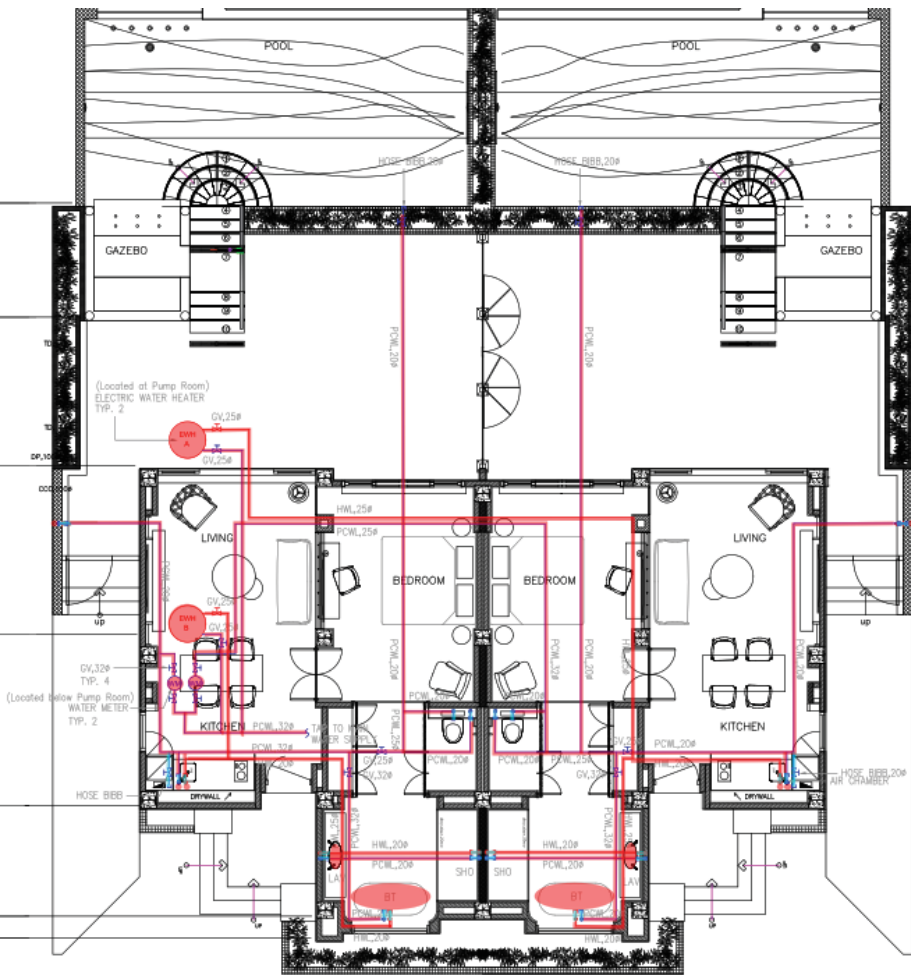
Installed but
not terminated

Remaining Work:

1. Installation of pipes
2. Installation of
ac equipment

VILLA 21 MEPF

Plumbing



VILLA-21
PL POTABLE WATER LINE LAYOUT

Installed

Not Installed

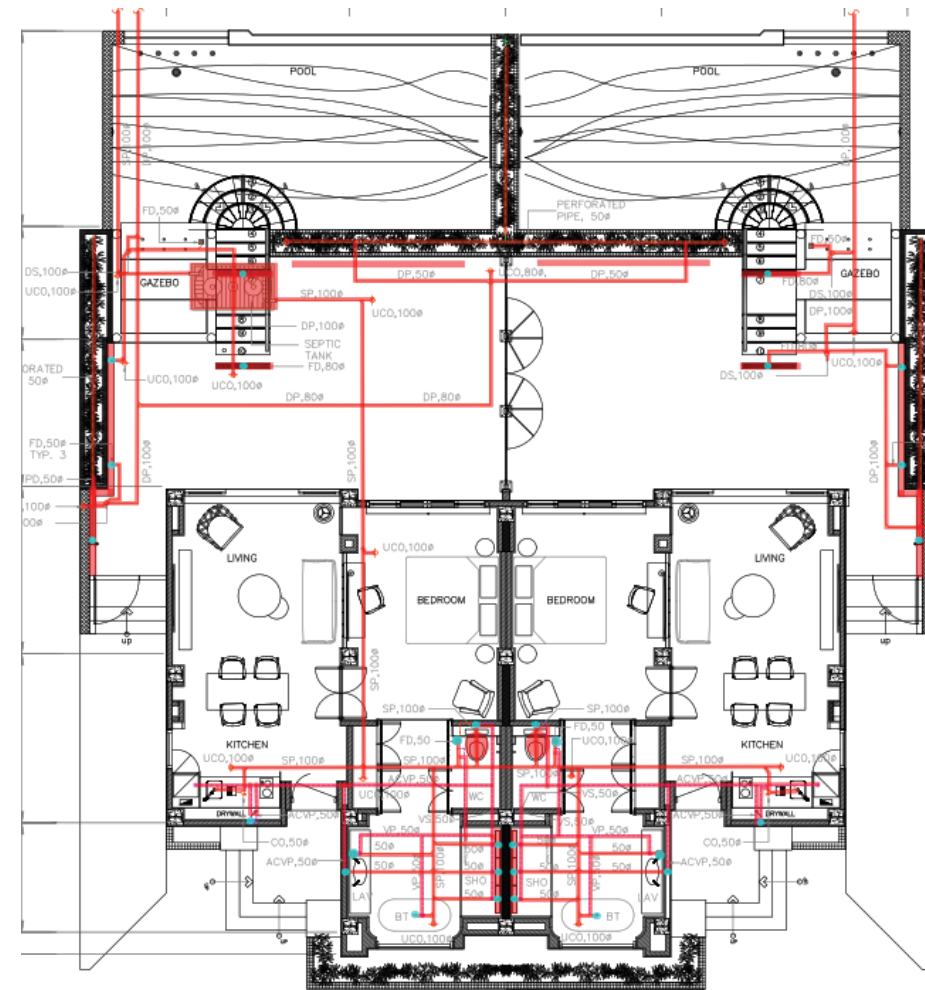
Installed but
uninsulated

Remaining Work:

1. Installation of Water heater
2. Installation of Bathtub
3. Installation of Shower set
4. Installation of Lavatory
5. Installation of Water meter
6. Installation of pipes at under slab

Note : Only pipe penetration through walls and floors are installed

Sanitary



VILLA-21
PL SANITARY LAYOUT

Installed

Not Installed

Installed but
uninsulated

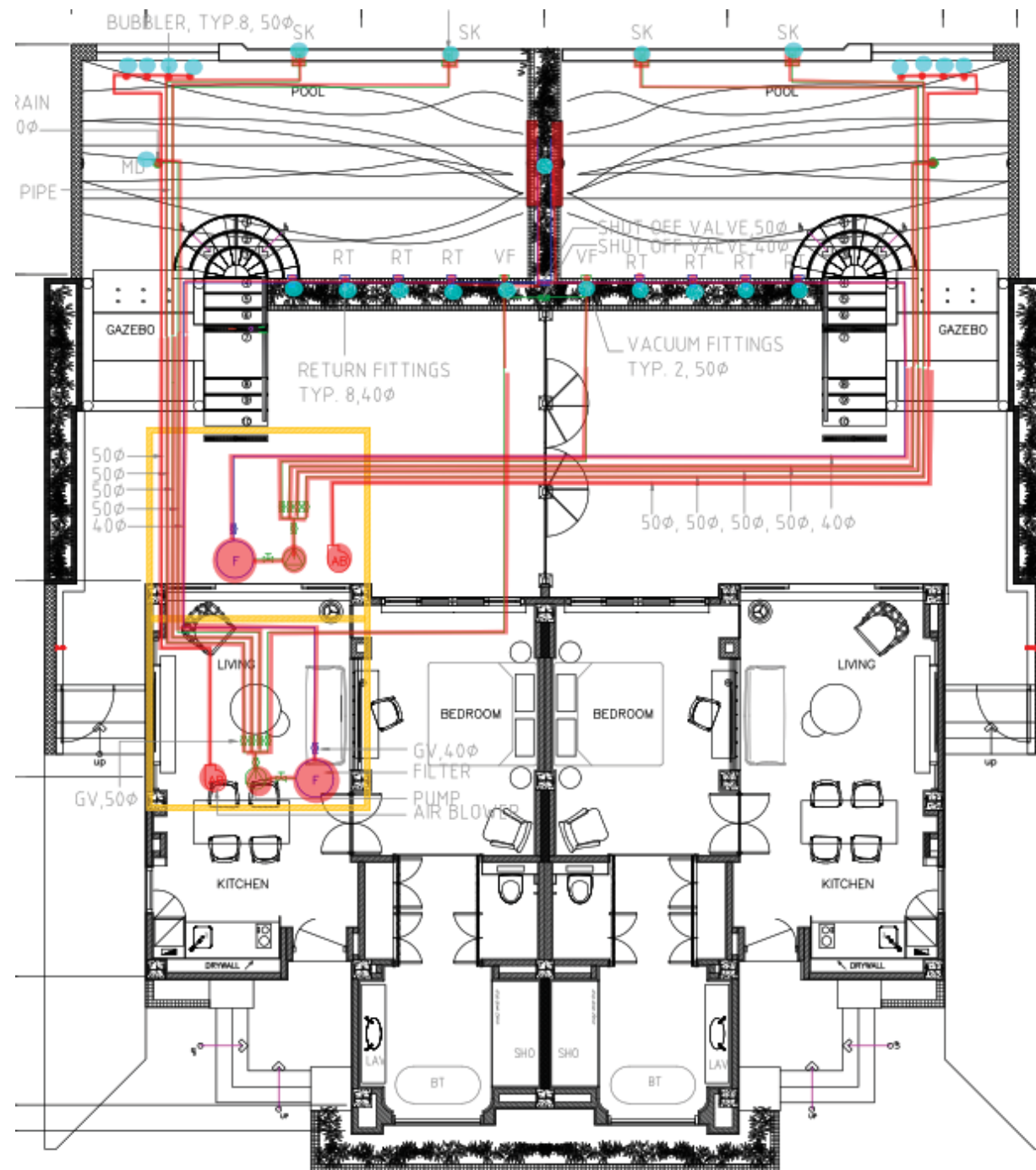
Remaining Work:

1. Installation of Linear deck drain
2. Installation of toilet floor drain
3. Installation of shower floor drain

Note : Only pipe penetration through walls and floors are installed

VILLA 21 MEPF

Pool



Installed

Not Installed

Installed but
uninsulated

Remaining Work:

1. Installation of Bubbler Fittings
2. Installation of Water Weir
3. Installation of valves for pool equipment
4. Installation of pool equipment
5. Installation of piping
6. Installation of pool drain
7. Installation of return fitting
8. Installation of vacuum fitting
9. Installation of skimmers

Note : Only pipe penetration through walls and floors are installed

VILLA 21 MEPF

Electrical

Installed

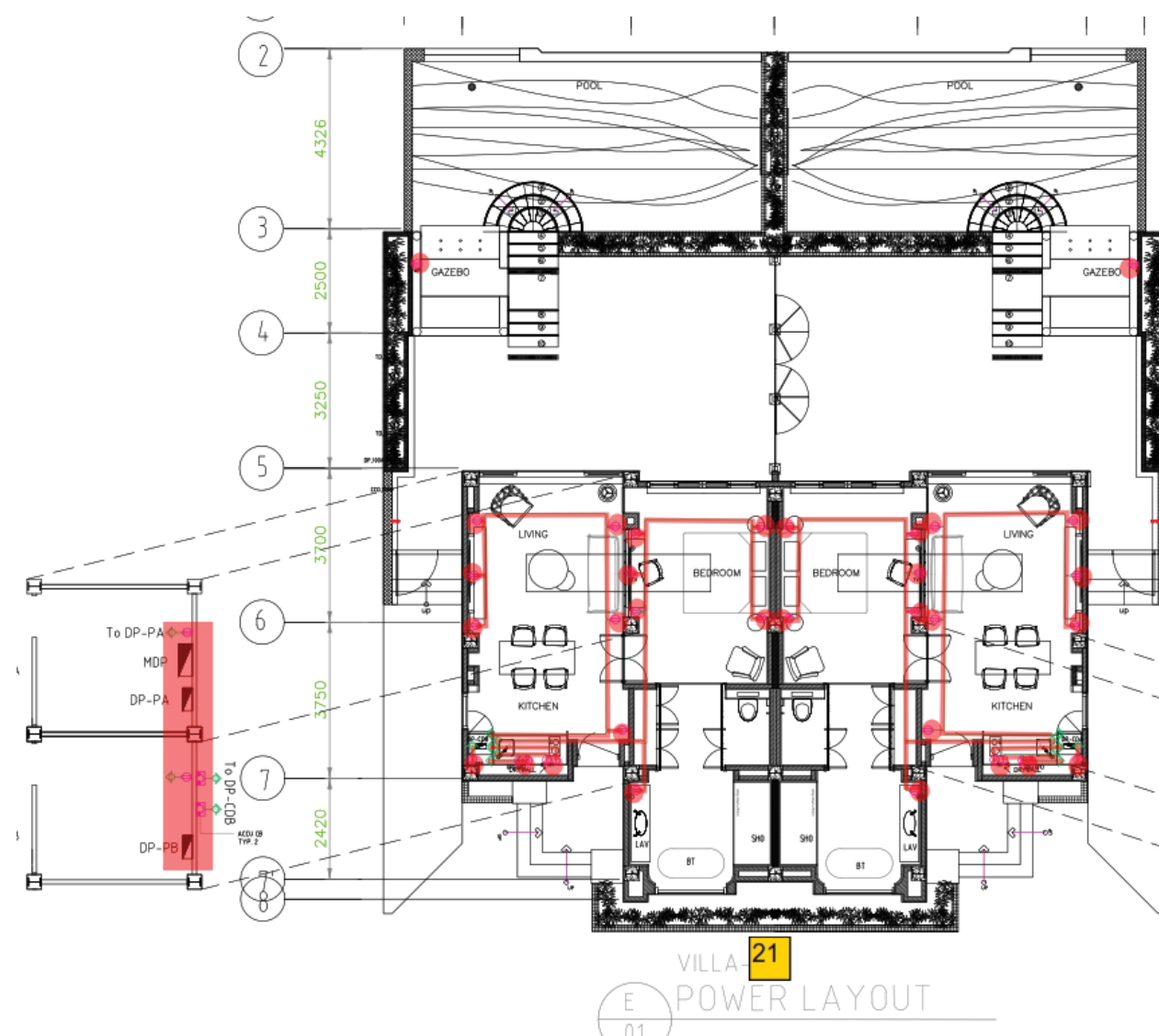
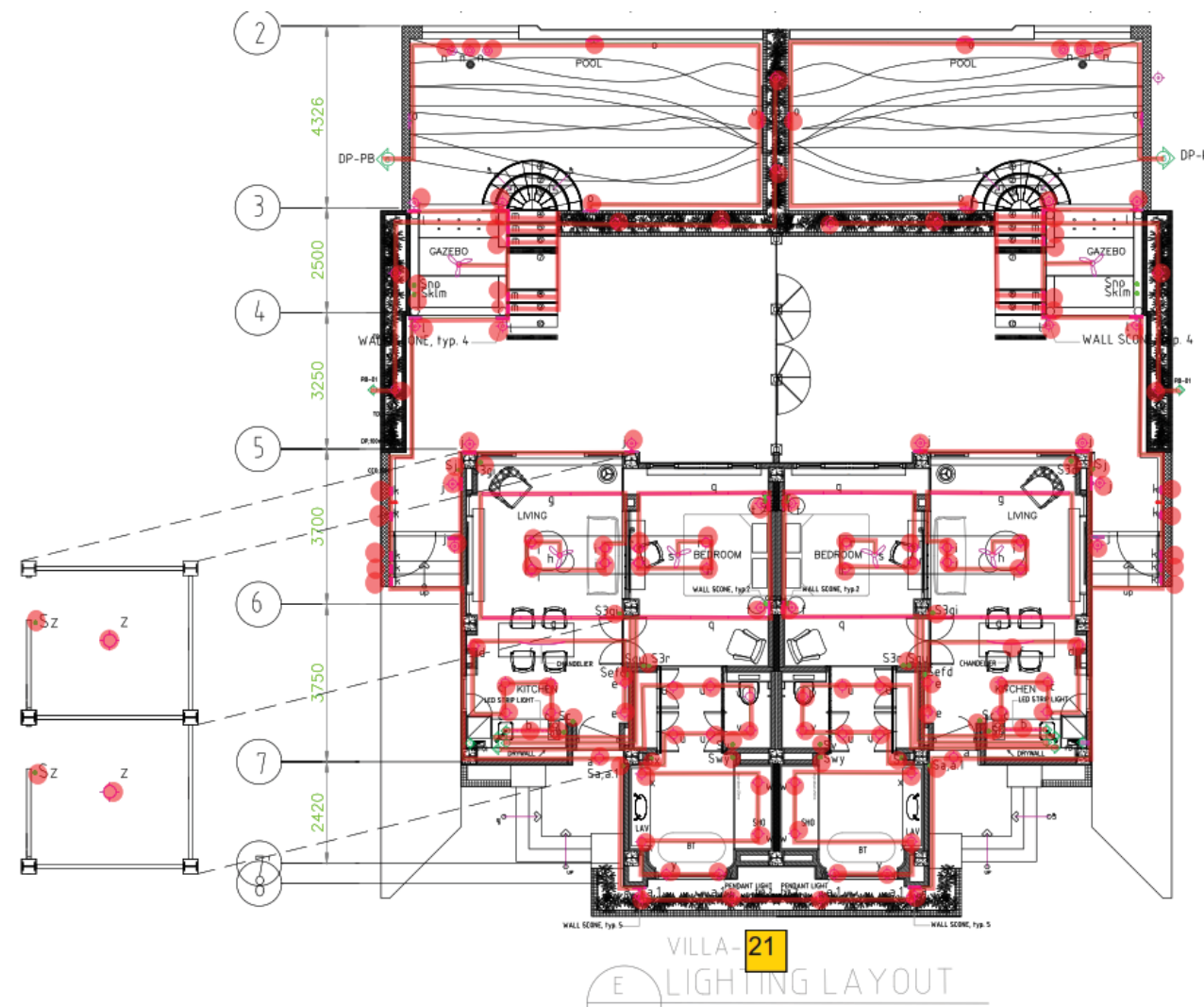
Not Installed

Roughed in
but no wire

Remaining Work:

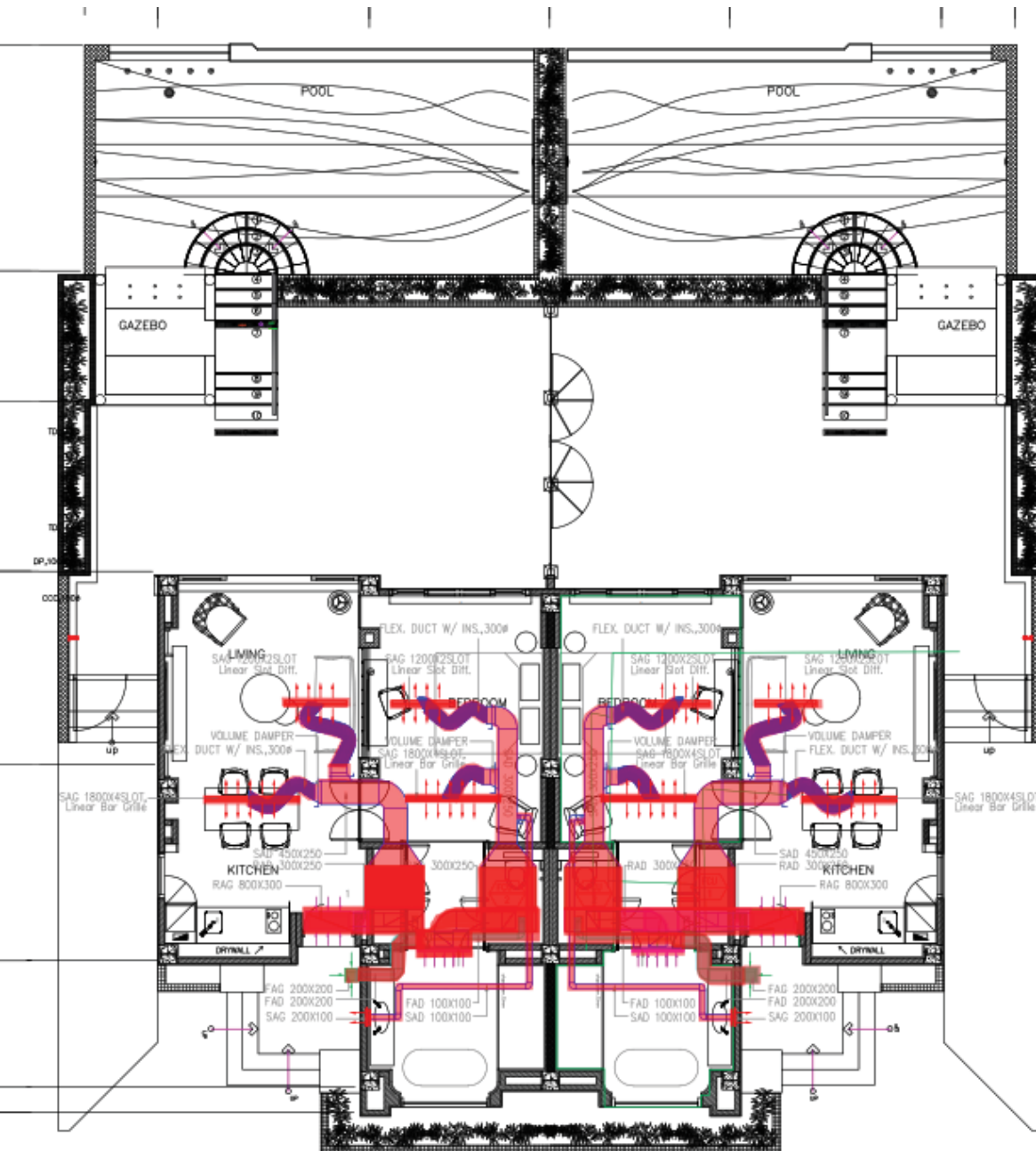
1. Roughing ins installation
2. Installation of lighting fixtures at bedroom living, dining and pool deck area
3. Installation of pool under water lights
4. Cable pulling
5. Installation of electrical fixtures
6. Installation of panel boards
7. Cable pulling
8. Roughing ins installation

Note : Only pipe penetration through walls and floors are installed

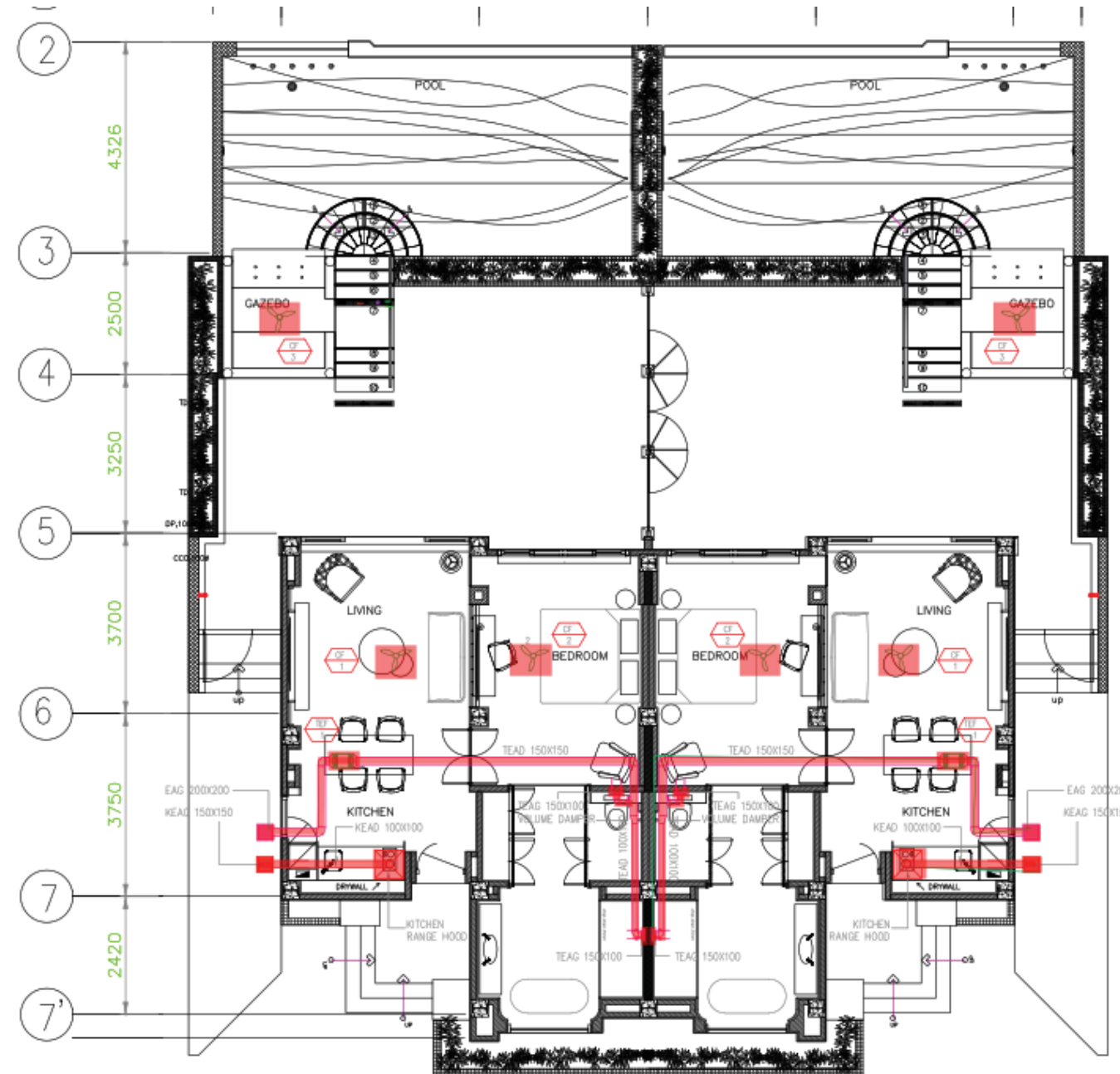


VILLA 22 MEPF

Mechanical



VILLA-22
ME AIRCONDITIONING LAYOUT



VILLA-22
ME VENTILATION LAYOUT

Installed

Not Installed

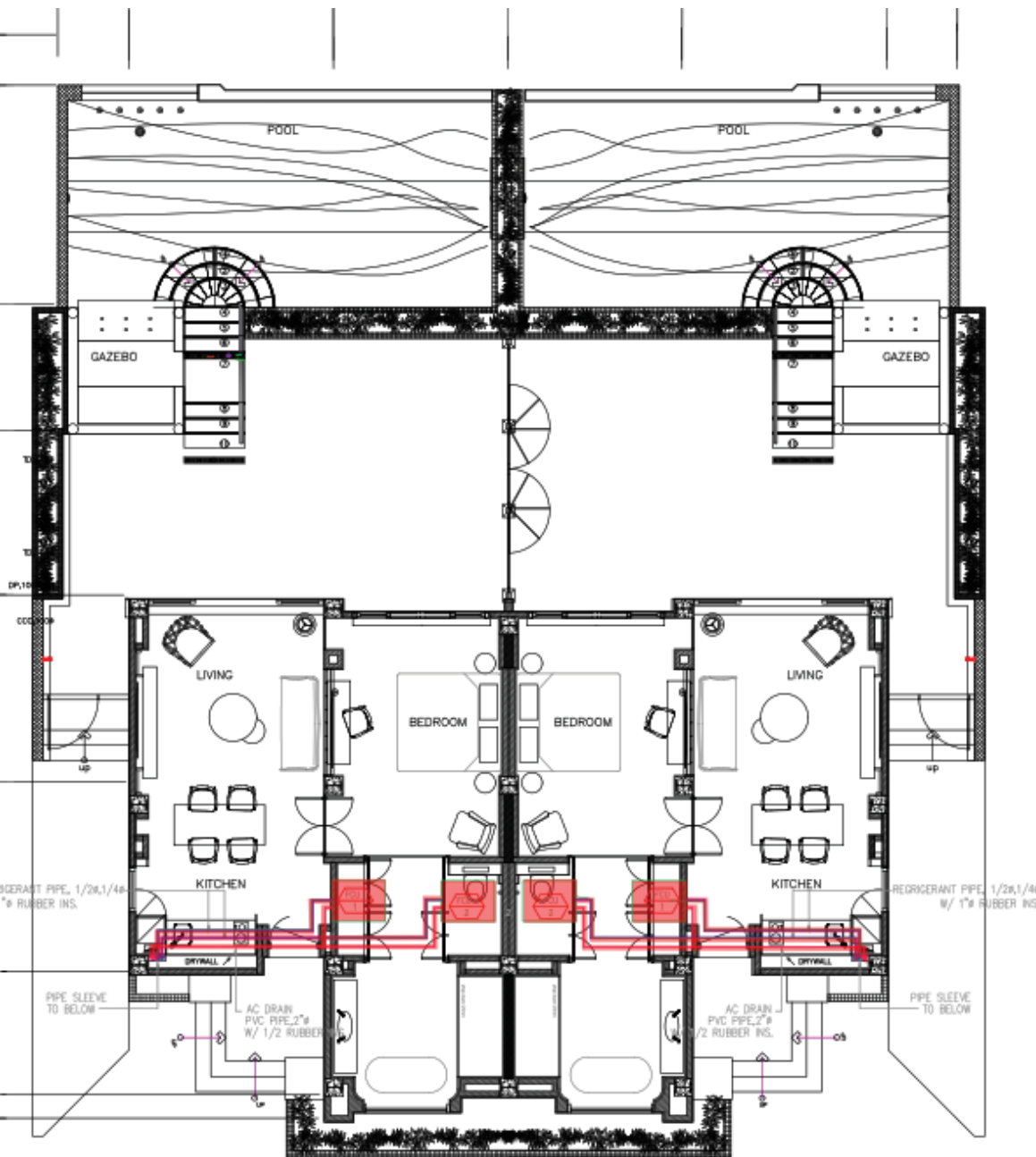
Installed but
uninsulated

Remaining Work:

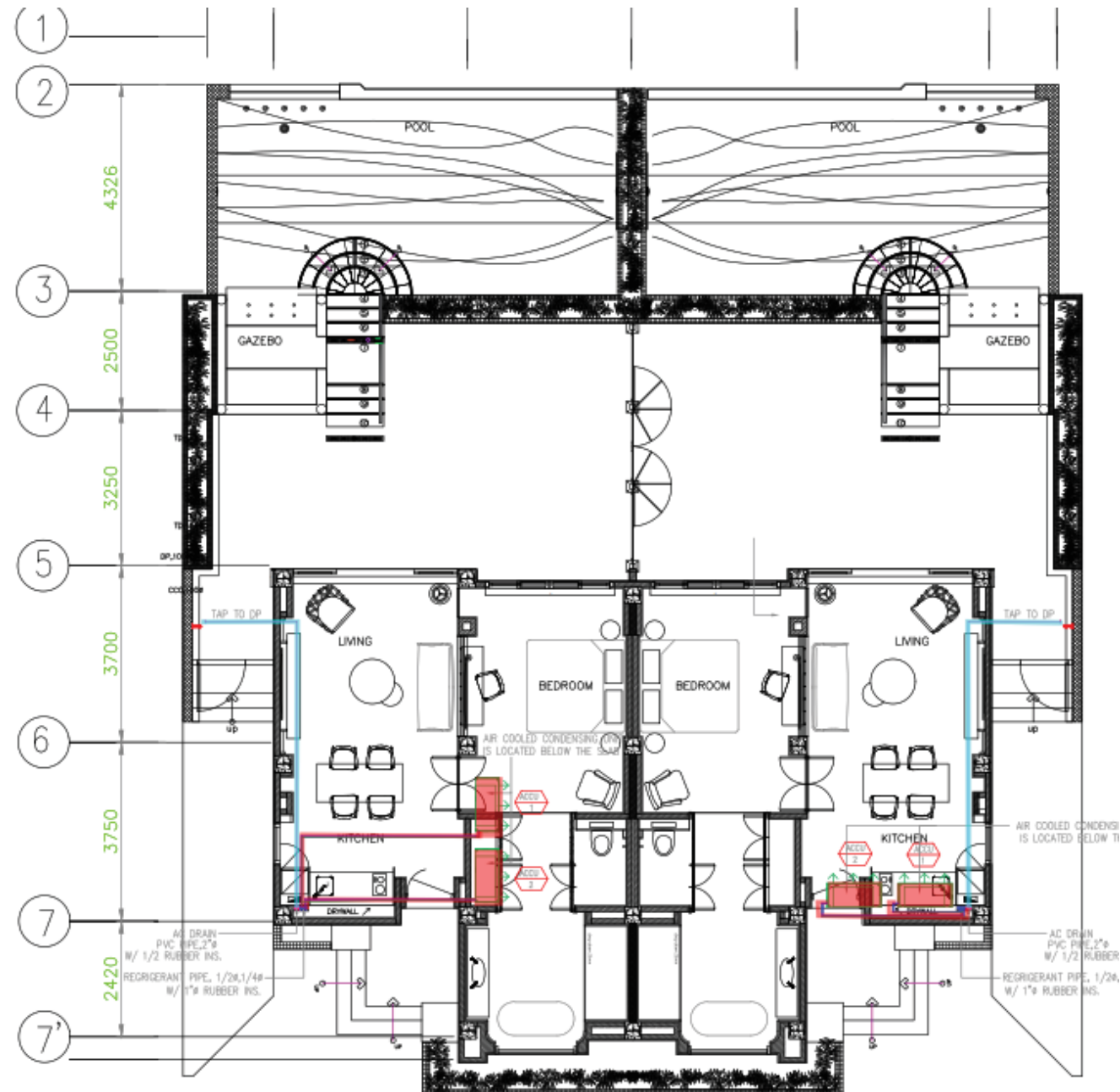
1. Installation of ceiling fan
2. Installation of exhaust fan
3. Installation of range hood
4. Installation air grilles
5. Installation of flexible duct
6. Installation of plenum box
7. Installation of ducting
8. Insulation of ducting

VILLA 22 MEPF

Refrigerant



VILLA-22
MEP REFRIGERANT PIPING LAYOUT
02 SCALE NTS



VILLA-22
MEP REFRIGERANT PIPING LAYOUT
02 SCALE NTS

Installed

Not Installed

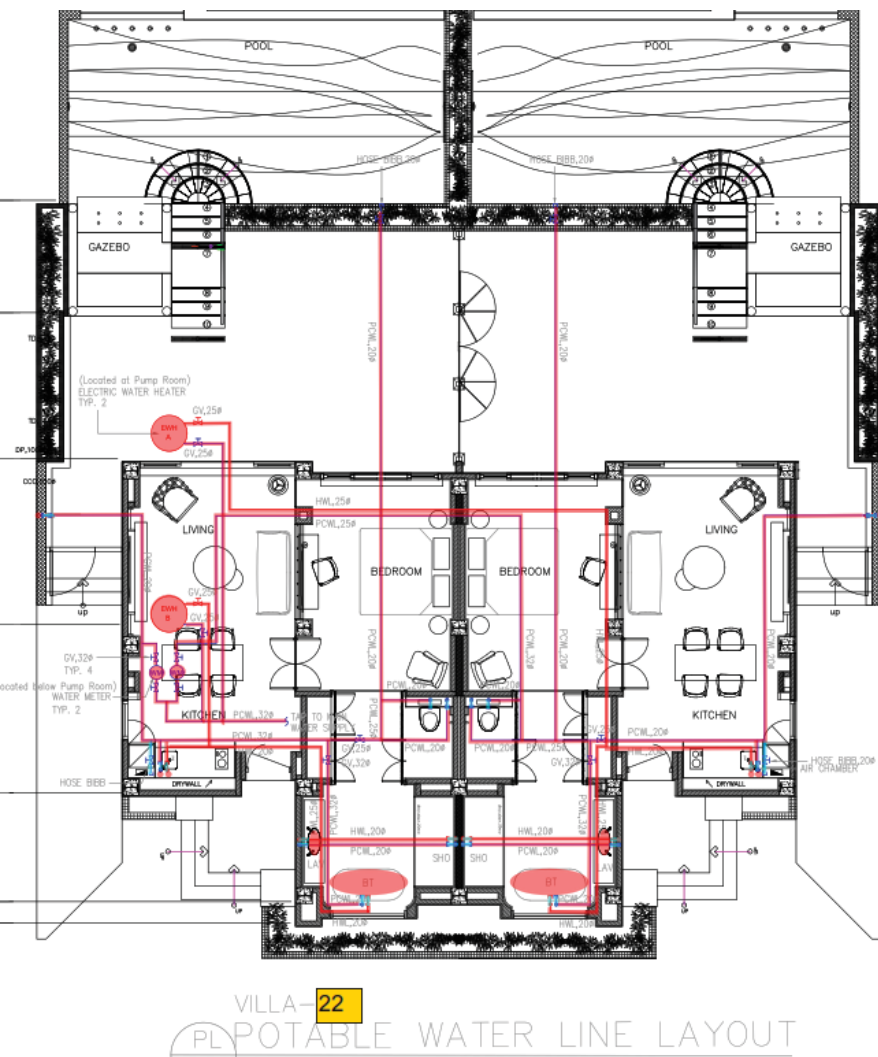
Installed but
not terminated

Remaining Work:

1. Installation of pipes
2. Installation of
ac equipment

VILLA 22 MEPF

Plumbing



Installed

Not Installed

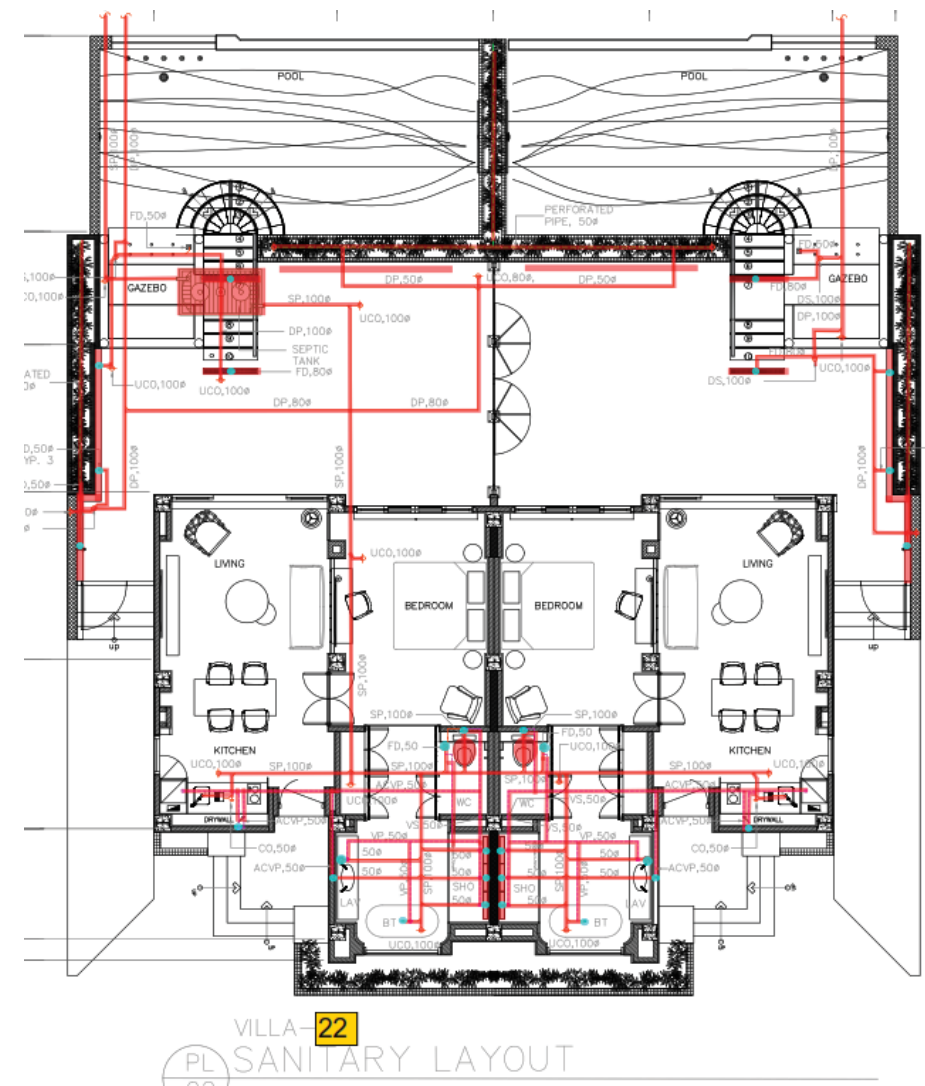
Installed but
uninsulated

Remaining Work:

1. Installation of Water heater
2. Installation of Bathtub
3. Installation of Shower set
4. Installation of Lavatory
5. Installation of Water meter
6. Installation of pipes at under slab

Note : Only pipe penetration through walls and floors are installed

Sanitary



Installed

Not Installed

Installed but
uninsulated

Remaining Work:

1. Installation of Linear deck drain
2. Installation of toilet floor drain
3. Installation of shower floor drain

Pool



Installed but uninsulated

- 1.Installation of Bubbler Fittings
- 2.Installation of Water Weir
- 3.Installation of valves for pool equipment
- 4.Installation of pool equipment
- 5.Installation of piping
- 6.Installation of pool drain
- 7.Installation of return fitting
- 8.Installation of vacuum fitting
- 9.Installation of skimmers

Note : only pipe stub outs for pool fittings are installed

VILLA 22 MEPF

Electrical

Installed

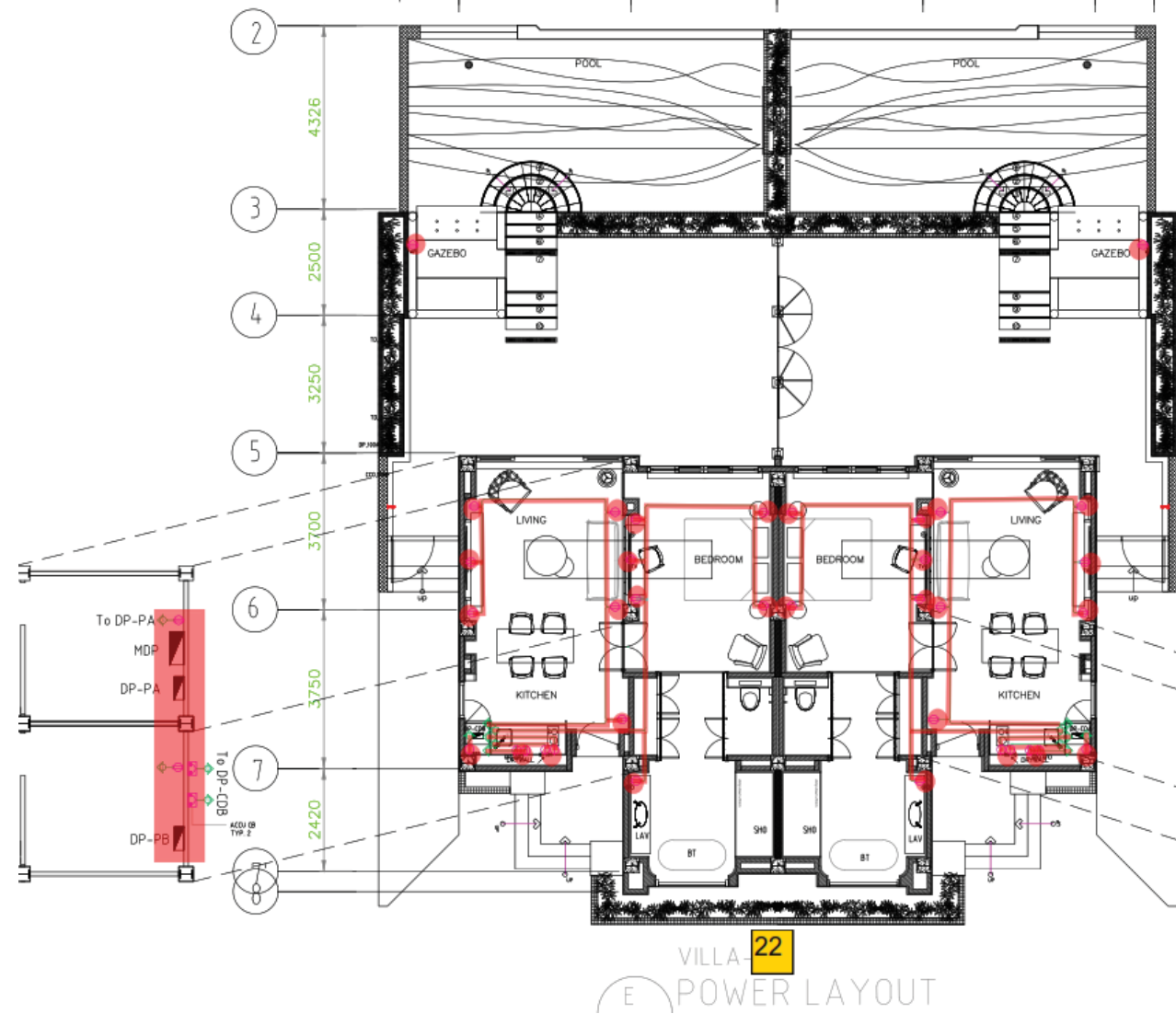
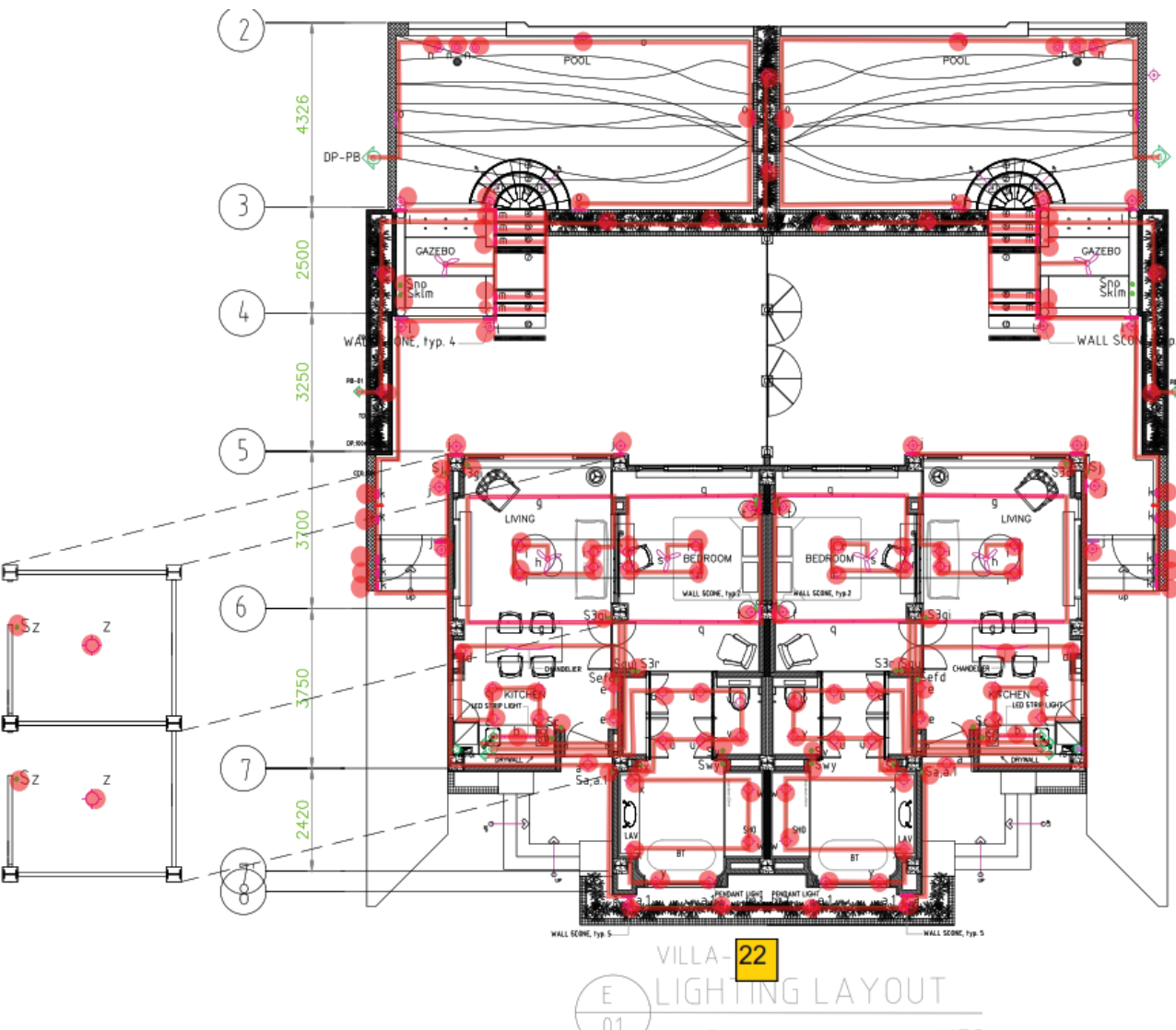
Not Installed

Roughed in
but no wire

Remaining Work:

1. Roughing ins installation
2. Installation of lighting fixtures at bedroom living, dining and pool deck area
3. Installation of pool under water lights
4. Cable pulling
5. Installation of electrical fixtures
6. Installation of panel boards
7. Cable pulling
8. Roughing ins installation

Note : only pipe stub outs for pool fittings are installed



Duplex Villas Percentage Completion

As per completed shell
structure (26 January 2024)

1. Villa 11 – 100.00%
2. Villa 12 – 100.00%
3. Villa 13 – 90.95%
4. Villa 14 – 90.79%
5. Villa 15 – 82.60%
6. Villa 21 – 77.11%
7. Villa 22 – 67.29%

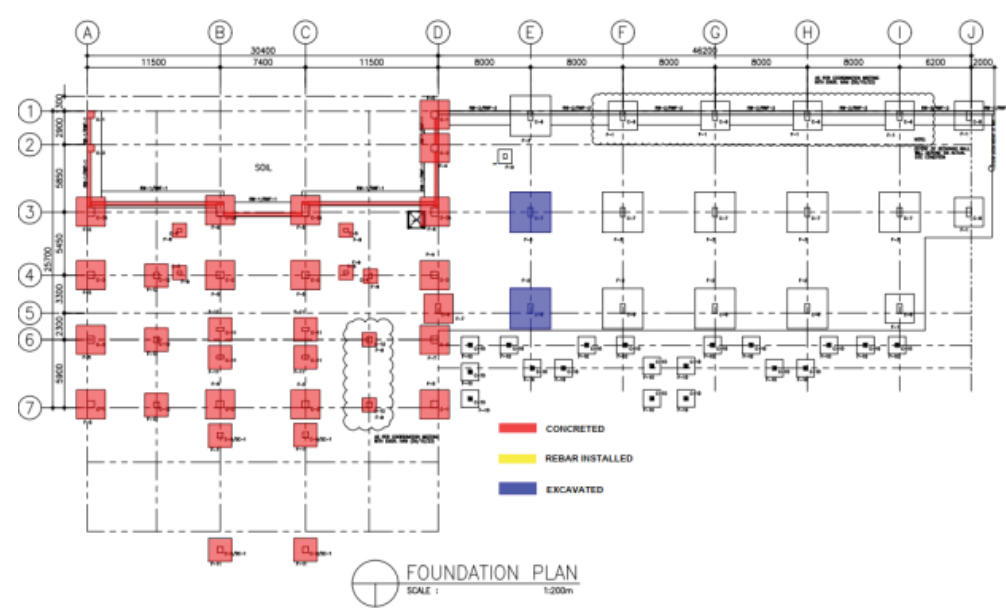




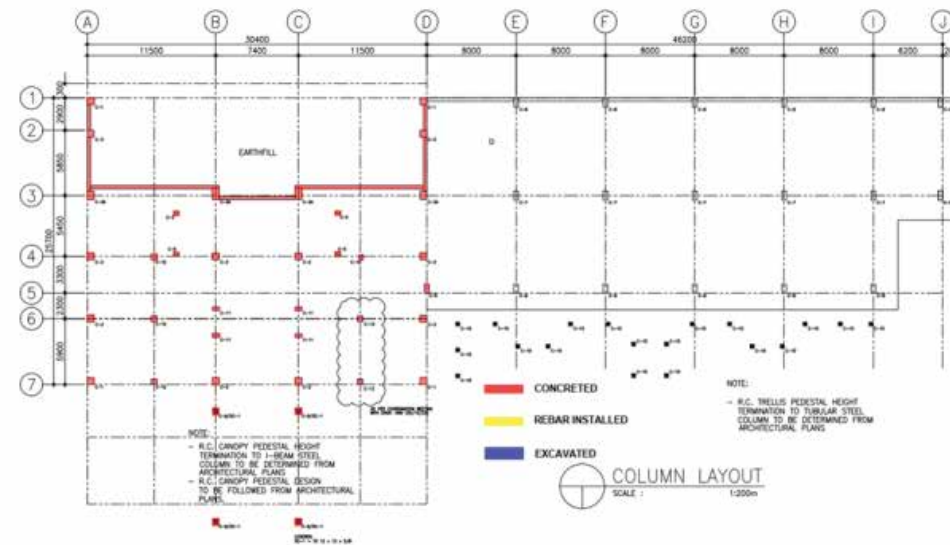
FRONT OF HOUSE & BACK OF HOUSE

Construction Progress

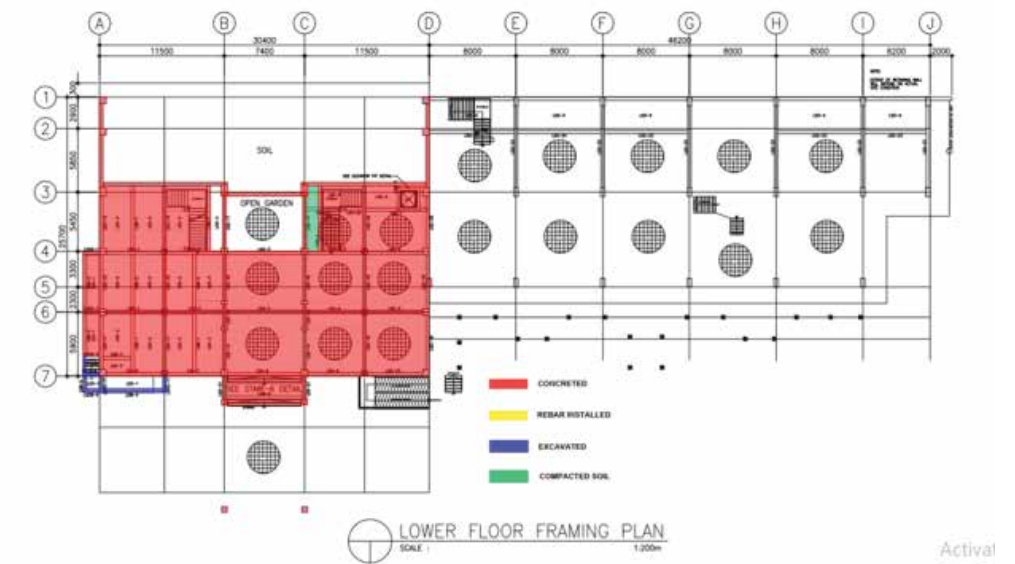
Foundation



Column

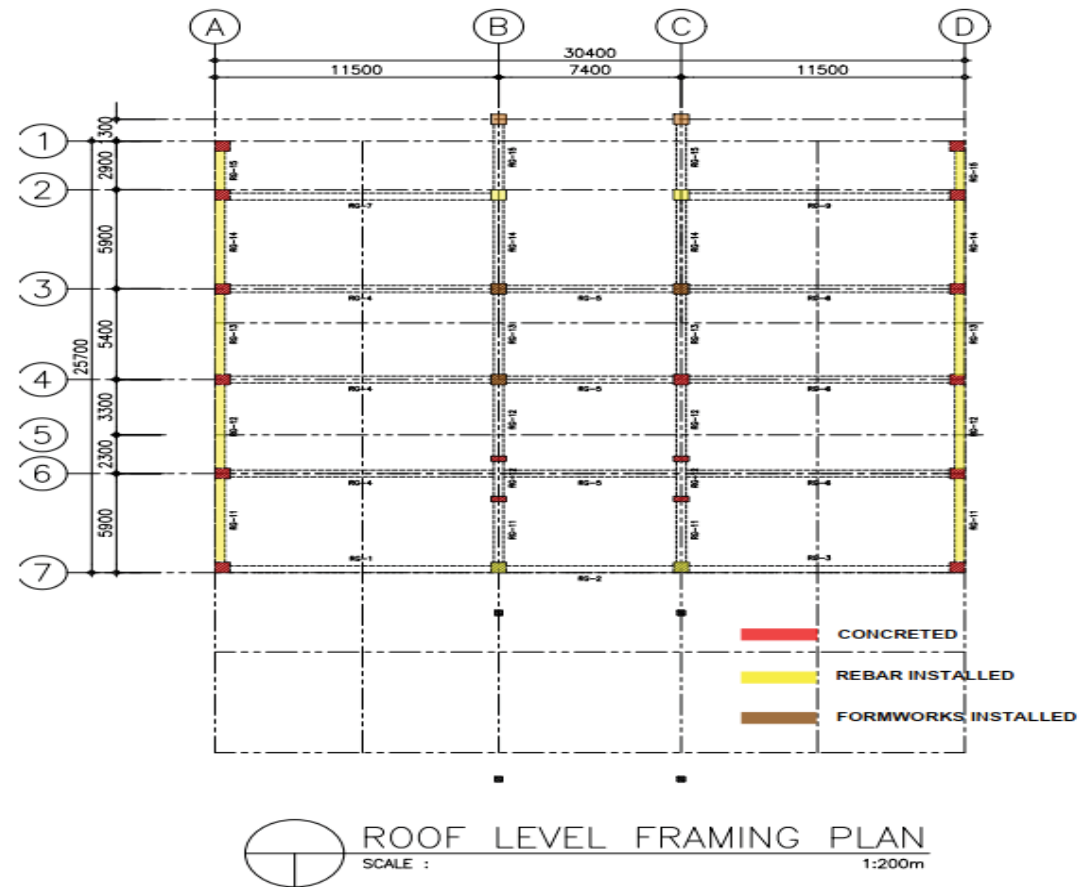


Lower Framing

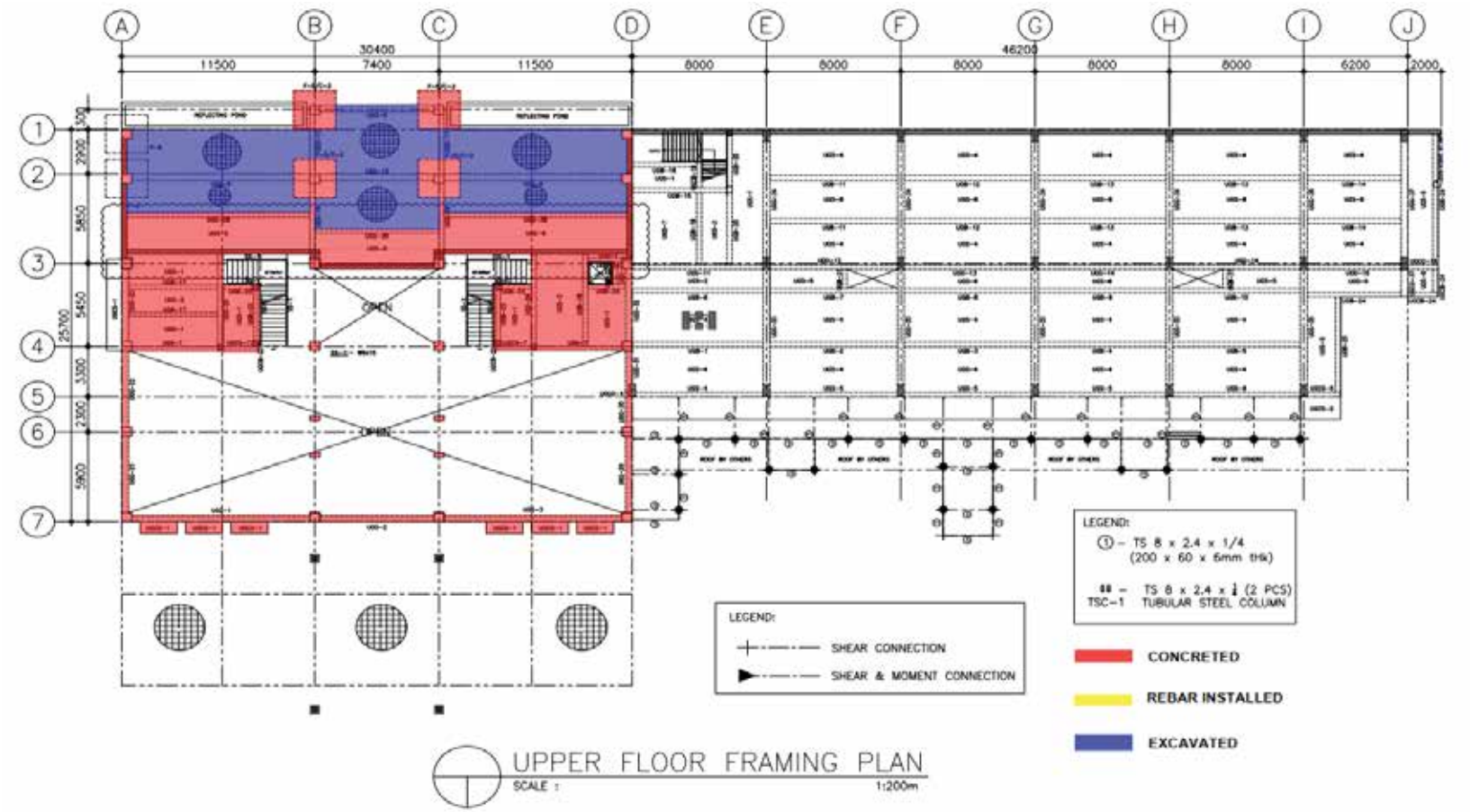


Construction Progress

Roof Framing



Upper Framing





Construction Progress

Forms & Scaffoldings



Construction Progress

Soil Treatment & Concreting Works



Concrete pouring of GL C/4 & C-6



Anti-termite treatment



Concrete pouring of GL D/6 & C-6

Construction Progress

Survey Works



Construction Progress

Housekeeping



LAND DEVELOPMENT





Construction Progress

Earthworks @ Villa 15



Construction Progress



Drainage Works



Form Stripping

Construction Progress

Road



Slope Protection

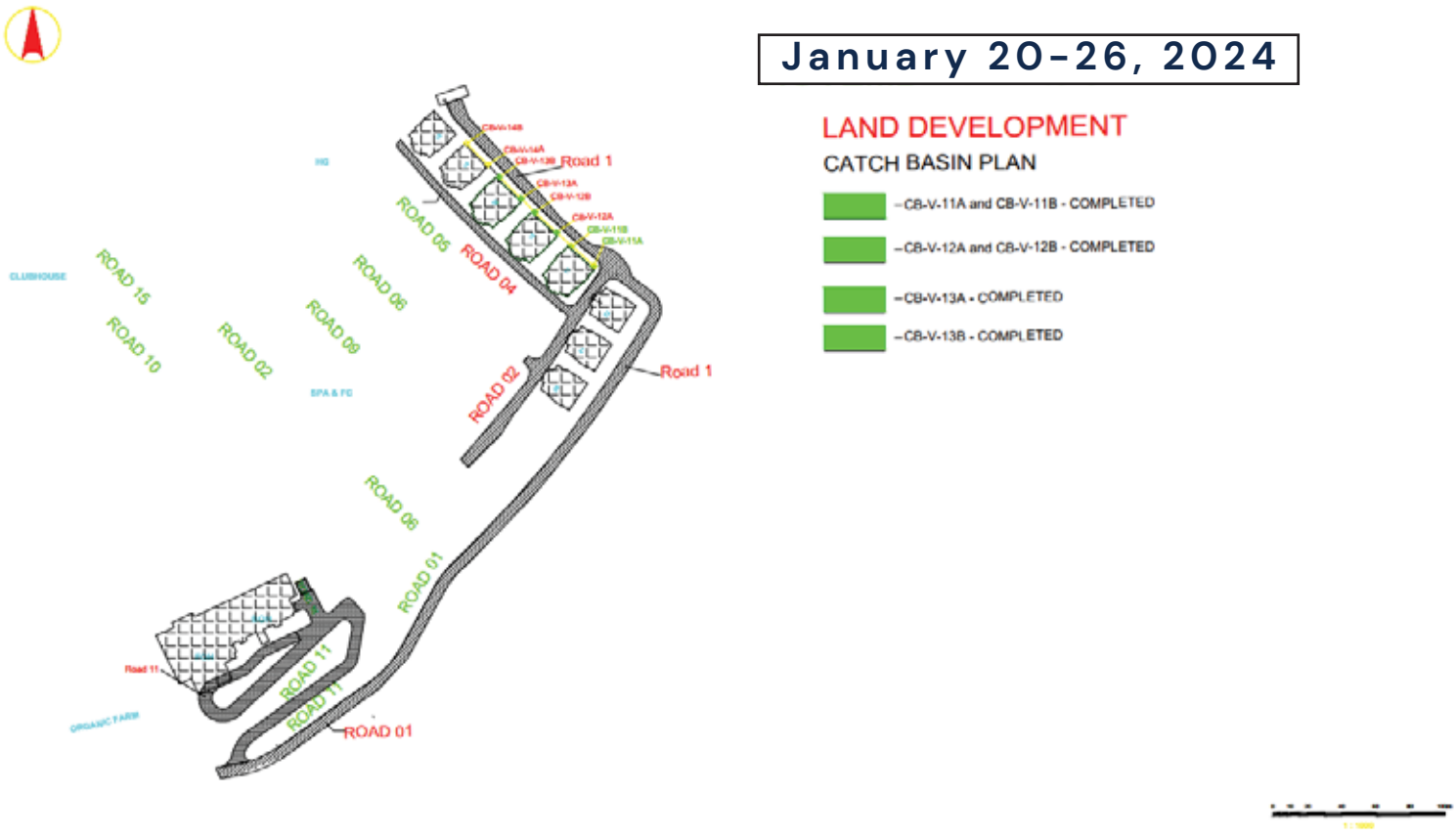


Construction Progress

Sewer Manhole



Catch Basin



Construction Progress

Drainage



Beach Restaurant



Pool Bar & Grill



Foreshore Planning



Area	Code	Approx	Area
Phase 1	Red	9,104	sqm
Phase 2	Green	7,805	sqm
Phase 3	Blue	8,754	sqm
Total		25,663	sqm

Heavy Equipment Productivity Rate (6–8hrs)
Est 100m3/hr

Est Duration

Phase 1	12	days
Phase 2	10	days
Phase 3	11	days
Total	33	days

Note: Image for visual purposes only

El Nido Beach

REDISCOVER LIFE IN NATURE

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support@elnidobeach.com