



AQUA
B O R A C A Y
by **yoo**



A wide-angle photograph of a tropical beach. The foreground is dominated by golden sand with gentle ripples. The water is exceptionally clear, showing a gradient from light turquoise near the shore to a deeper, vibrant turquoise further out. The horizon is a sharp, straight line. Above the horizon, the sky is filled with soft, white and grey clouds, with a hint of blue sky visible between the cloud layers.

experience the ultimate
elegance of tropical island living

WELCOME TO BORACAY'S FIRST BRANDED RESORT RESIDENCES

Imagine waking up on an island where your first glimpse of the day is an endless horizon of blue skies and golden sands.

Welcome to Aqua Boracay by yoo, the first branded resort residences on the tropical island of Boracay in the Philippines.

Recently named "World's Best Island" by Travel + Leisure magazine, Boracay is set to attract the world's most discerning travellers.

Situated on absolute beachfront and comprising 144 one and two bedroom apartments and penthouses, Aqua Boracay by yoo is a boutique offering providing year round designer living for those seeking a retreat from the every day.

[Best Island in the World](#)

"World's Best Awards 2012", Travel + Leisure magazine

[Top Asian Beach Destination](#)

"Travelers' Choice Awards 2011, 2012 & 2013" by TripAdvisor

[Second Best Beach in the World](#)

"Travelers' Choice Awards 2011" by TripAdvisor

[Top 10 Islands](#)

"World's Best Awards 2011", Travel + Leisure magazine







WHO ARE YOO?

yoo is a collaboration of ideas;
the experience of the world's
most celebrated designer,
Philippe Starck, matched with the
vision of the international property
entrepreneur John Hitchcox.

These two leaders in their field
came together with a single ground
breaking concept: to harness the
creative diversity of Starck, with the
innovative buildings developed by
Hitchcox.

The idea is yoo.

yoo designs extraordinary places,
allowing people to buy functional
brilliantly designed homes.



John Hitchcox

*'Hitchcox is the Miuccia Prada of the property industry, he knows how we want to live before we do',
Independent on Sunday*

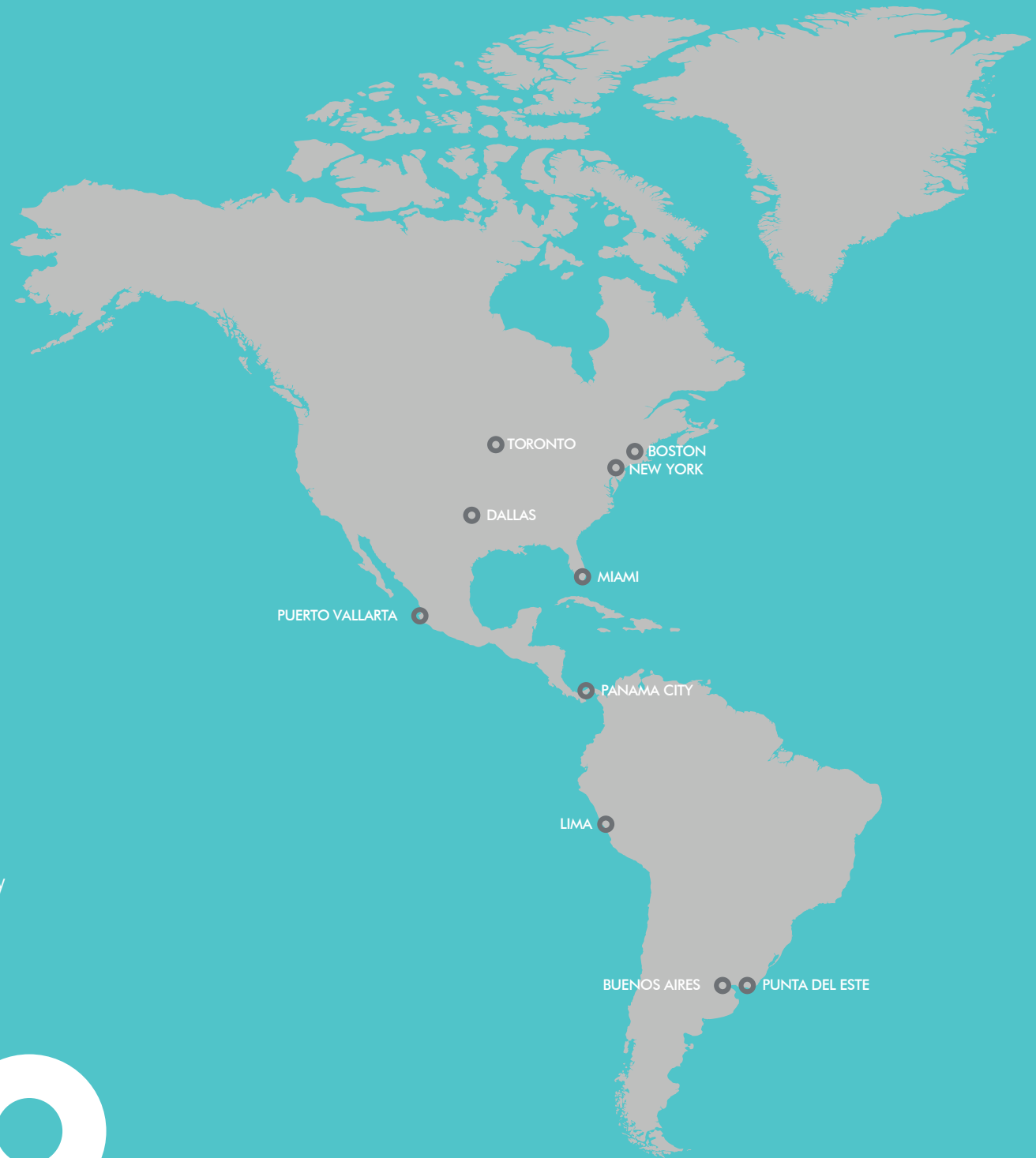


Philippe Starck

*'Starck is the most celebrated designer in the world',
Sunday Times*

"Branded residences command an average uplift of 31% compared to equivalent non branded schemes"

Knight Frank



WHERE ARE YOO?

yoo is synonymous with luxury property
in prime locations across the globe

yoo



ESCAPE TO BORACAY

Glistening like a jewel amongst the Philippines' archipelago of islands lies Boracay. Famed for its translucent waters and flawless white powder sand, Boracay is an unspoilt tropical island paradise only seven kilometres long.

The year round holiday destination saw a 25% increase in tourists in 2012, with numbers swelling to over one million.

Increases in tourist numbers are set to continue with the introduction of additional international flights and the upgrading of facilities at Kalibo and Caticlan airports.

Boracay is the perfect year-round getaway for Asian visitors. The island is conveniently located one hour from Manila while flights from Hong Kong, Taipei, Shanghai, Singapore and Seoul can be completed in a few hours making travel to Boracay accessible, affordable and comfortable.





BEAUTIFUL BULABOG BEACH

Aqua Boracay by yoo is ideally positioned on the tranquil Bulabog Beach, a 2.5 kilometre stretch of golden sandy beach, its coastline dotted with wind and kite surfers.

Bulabog Beach presents a prime location for island living. Locals mingle with visitors seeking peace and calm away from the vibrant hub of White Beach.

Connected by a new circumferential road, Aqua Boracay by yoo is only five minutes walk from D'Mall, the central shopping and commercial district adjacent to White Beach.

Here residents will find a vibrant mix of cafes and upscale gourmet restaurants, bars and shops.









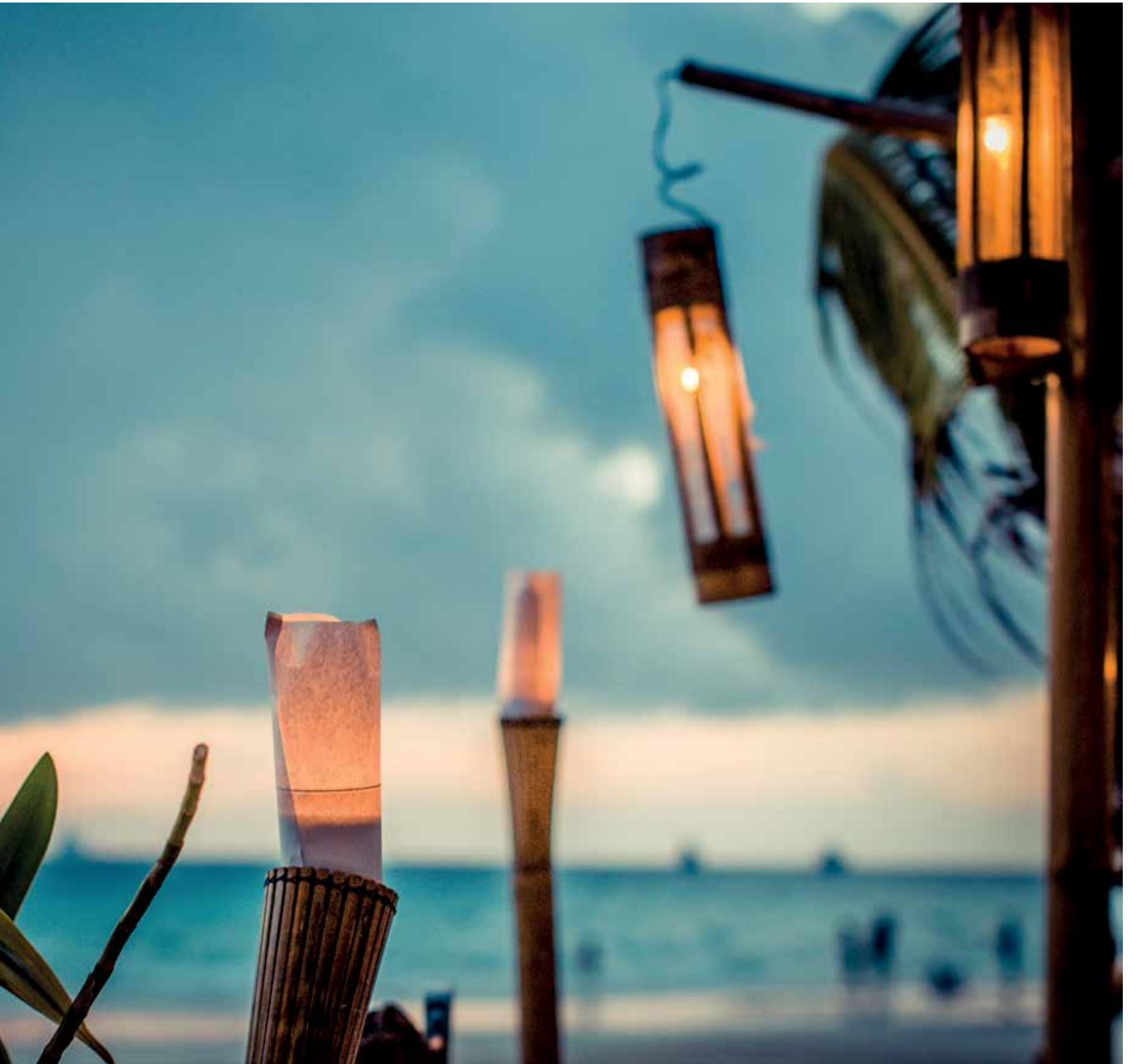
A TROPICAL PLAYGROUND

Whether your passion is kite surfing, wind surfing, snorkelling, diving or sitting back and enjoying a scenic boat trip around the island, Boracay has a stunning array of activities for you to choose from. And those are just the watersports, there is an entire tropical island waiting to be explored. Inland adventures include cycling, horseback riding, all-terrain buggies, beach walks, a championship golf course, tennis, volleyball, beach football and beach tennis.

WHEN THE SUN SETS

Once the sun has slipped into the sea, there's a whole other side of Boracay to discover, from fine dining delights to rustic seaside shacks, smooth grooves and ambient bars to glitzy and glamorous discos. Tantalise your taste buds with an array of exquisite seaside and al fresco restaurants, sip on a refreshing cocktail while listening to some live music and then head down to the beach to feel the sand between your toes while you dance the night away.





LIVE THE LIFE YOU'VE ONLY DREAMT OF

Aqua Boracay by yoo is a luxury beach front boutique collection of 144 stunning one and two-bedroom units and penthouses nestled amongst 16,000 square meters of tropical gardens, mere seconds from swathes of golden sand and clear blue waters.

The development brings yoo's unmistakable design magic to the team's first ever resort residence in the Philippines. Aqua Boracay by yoo presents a rare investment opportunity, combining sophisticated interiors and five-star service with one of the world's most exotic locations.

Adorned with everything you could ever need, these private residences arrive completely furnished with electronic appliances, kitchen & dining ware and linen sets.

Aqua Boracay by yoo furniture packages have been chosen to reflect the style and grace of luxurious living with premium quality products handpicked to complement the design of your new home.





Aqua Boracay by yoo beachfront



The Beach, Koh Samui



THE AMENITIES

Aqua Boracay by yoo offers luxury amenities to refresh the mind, body and spirit.

Elegantly appointed, yoo designed spaces will cater to your every whim, perfectly capturing the mood of the island whilst enhancing the lush surrounds.

The extensive on-site five star services include a yoo designed clubhouse, two large swimming pools, a convention center, private day spa, resort facilities, restaurants and more.

Also on offer at Aqua Boracay by yoo:

- Concierge
- Guest services
- Housekeeping & laundry
- On-site water sports
- Exclusive access to the clubhouse and swimming pool



CONCIERGE SERVICE

Our exclusive 24 hour concierge service will take care of your every need, making your life as comfortable, hassle free and pleasurable as possible so that you can sit back and enjoy your stay.

The concierge team can provide a wide range of lifestyle and organisational services for you, including:

- Airport transfers
- Grocery stocking
- Dinner reservations
- Laundry and dry cleaning
- Childcare





IMMACULATE INTERIORS

Beautiful interiors are what you do best. A neutral palette with natural woods and highlights of colour blends simplicity with luxury. The resulting space is a modern and sophisticated home which thoughtfully reflects the character of the local area.

Floor-to-ceiling sliding glass doors create a subtle transition between the stunning open plan living and dining areas and the expansive wrap around terraces offering sweeping ocean and resort views that are perfect for outdoor entertaining.

Each unit boasts luxury fixtures and fittings from globally lauded designers. All the comforts of home are included: flat screen smart televisions, cable TV, wireless high speed internet and a fully equipped kitchen.



WANT TO LOOK AROUND?
SOUNDS LIKE A PLAN



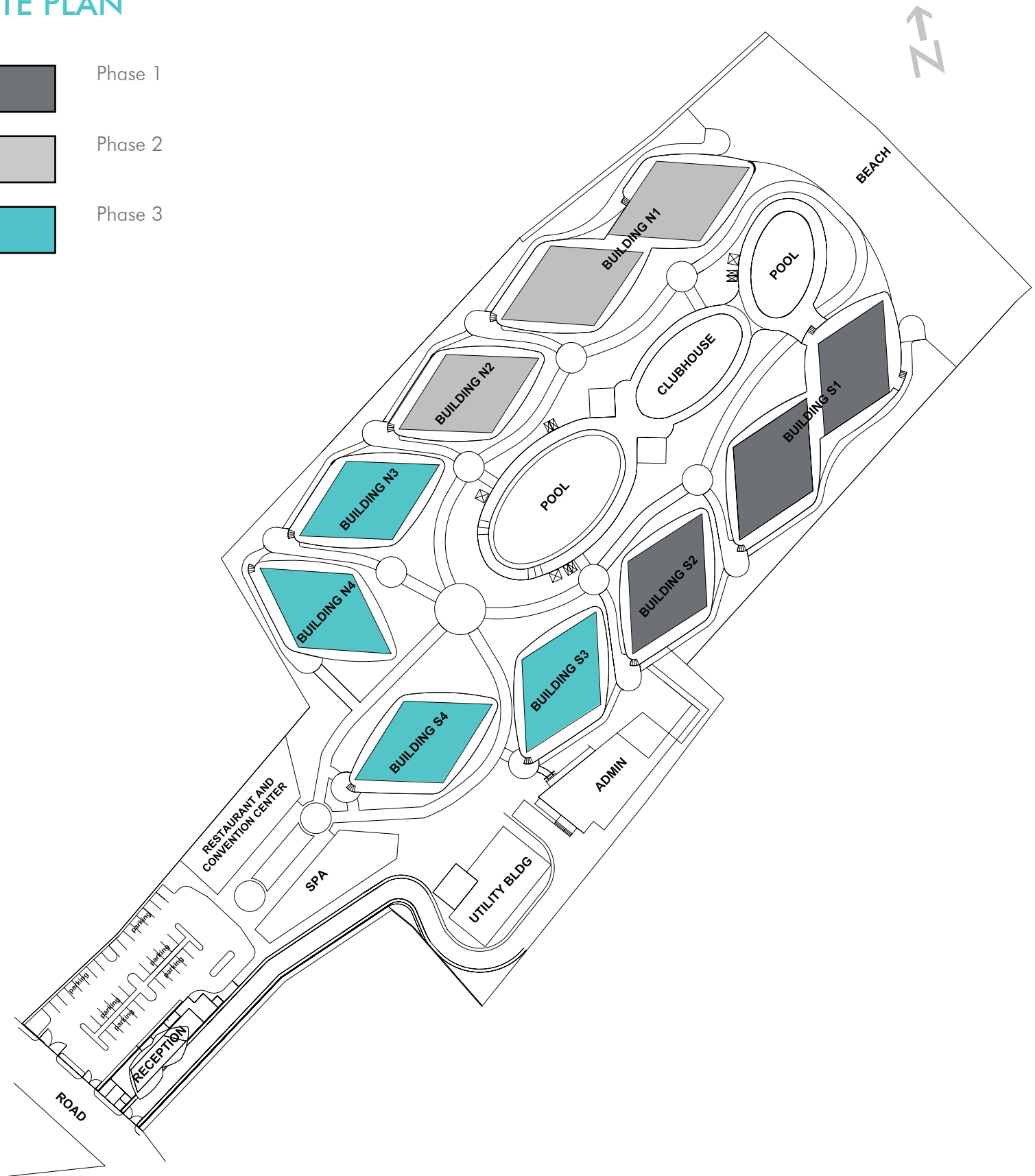


THE RESIDENCES

Homes at Aqua Boracay by yoo are intelligently designed to create living spaces that give you freedom and flexibility. Buyers can choose from a range of stunning one and two bedroom units and penthouses.



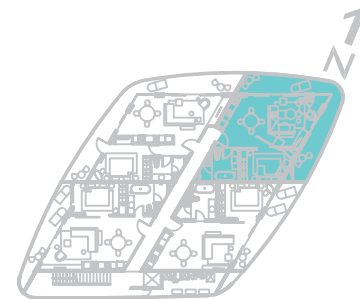
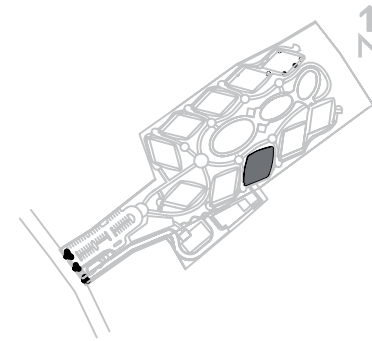
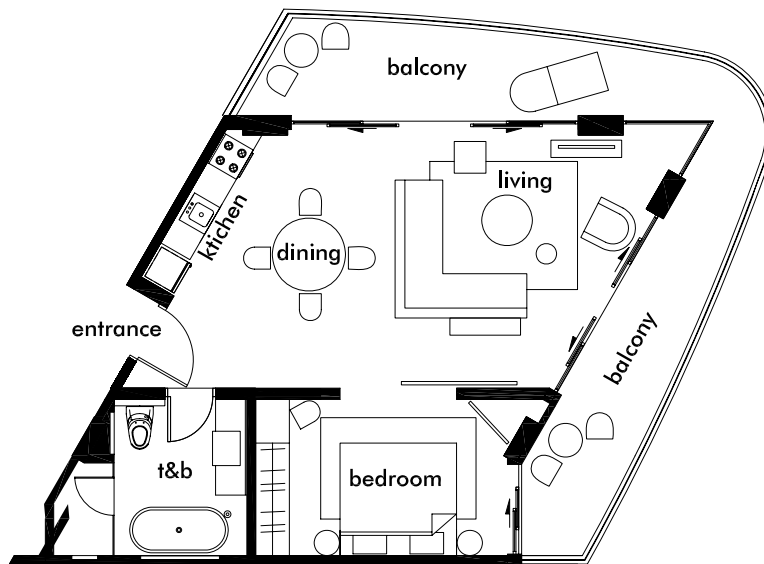
SITE PLAN



S2 UNIT 401 ONE BEDROOM

Floor Area

Interior	65.98 sqm	712.58 sqft
Balcony	28.03 sqm	302.72 sqft
Total	94.01 sqm	1015.3 sqft

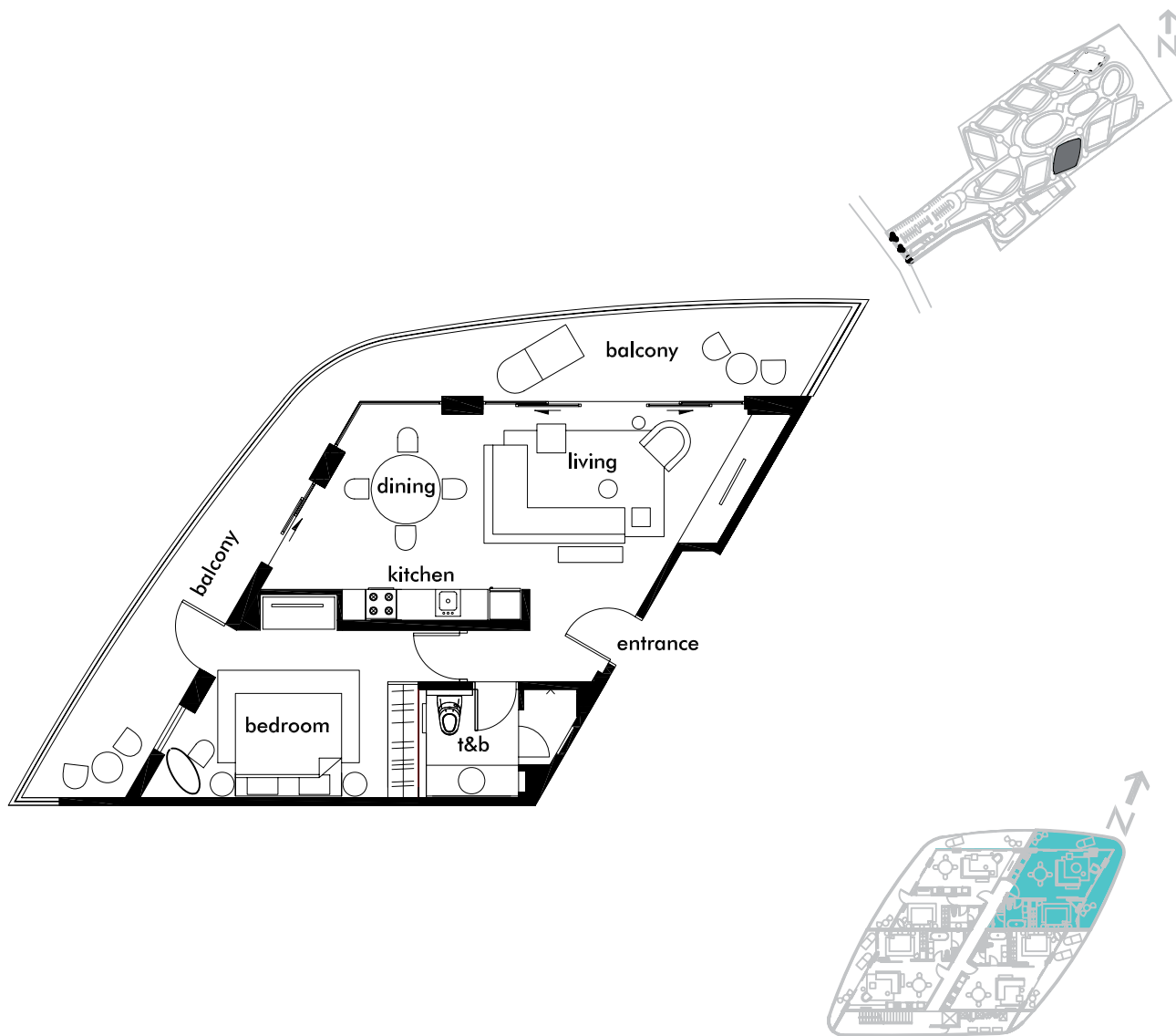


Floor areas are approximate measurements and subject to final survey.
The plans are subject to changes as required or approved by relevant authorities.

S2 UNIT 402 ONE BEDROOM

Floor Area

Interior	65.87 sqm	711.40 sqft
Balcony	31.69 sqm	342.25 sqft
Total	97.56 sqm	1053.65 sqft

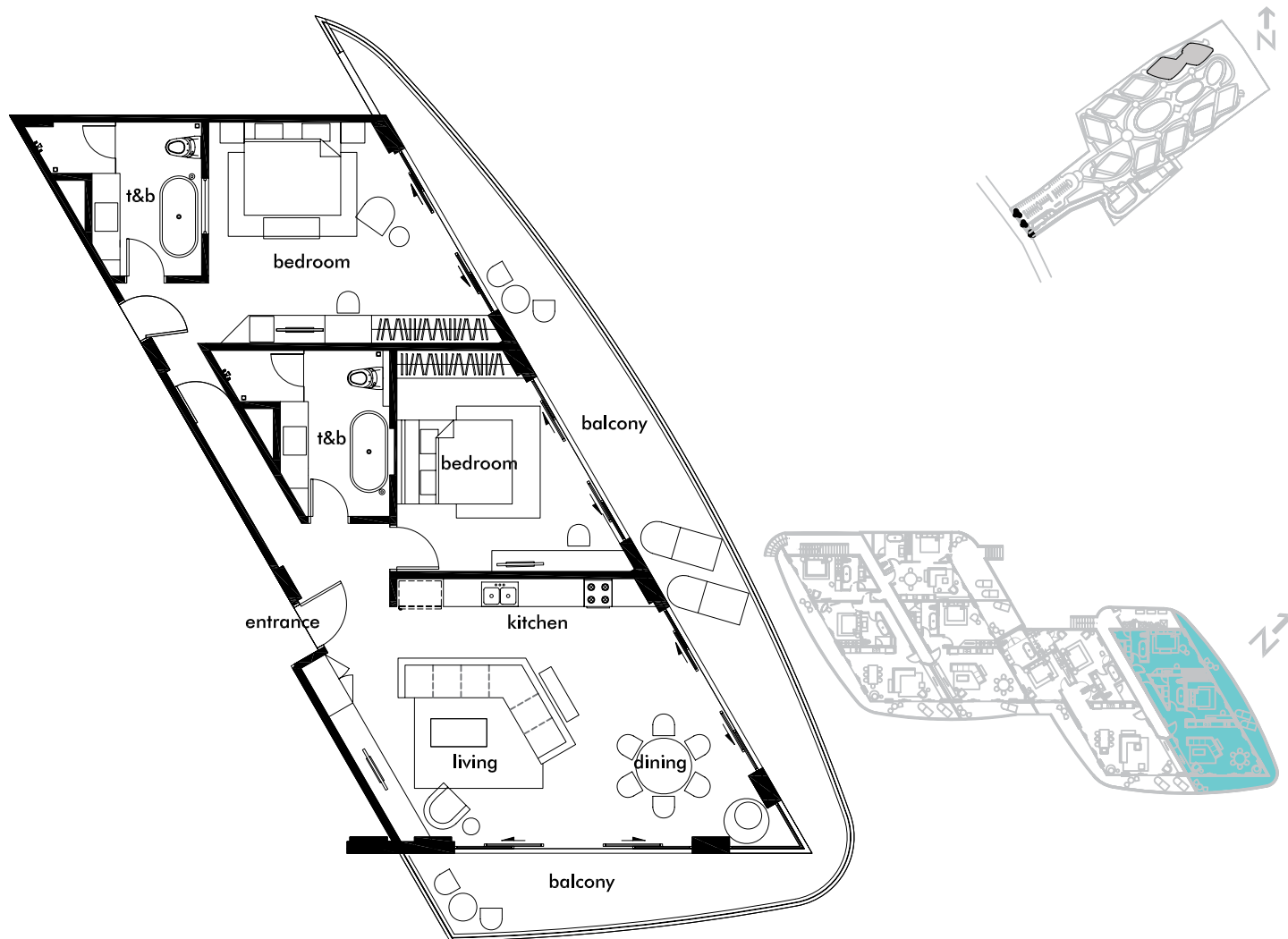


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N1 UNIT 101 TWO BEDROOM

Floor Area

Interior	130.90 sqm	1408.99 sqft
Balcony	45.17 sqm	486.21 sqft
Total	176.07 sqm	1895.20 sqft



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N1 UNIT 102 TWO BEDROOM

Floor Area

Interior	158.00 sqm	1700.70 sqft
Balcony	33.20 sqm	357.36 sqft
Total	191.20 sqm	2058.06 sqft

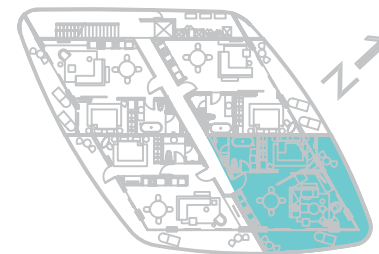
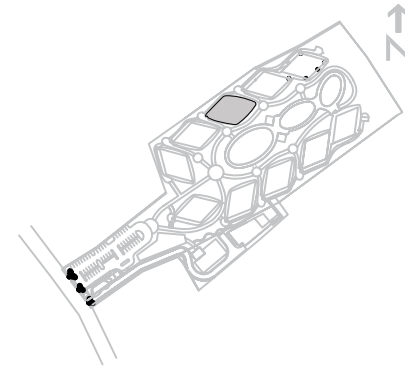
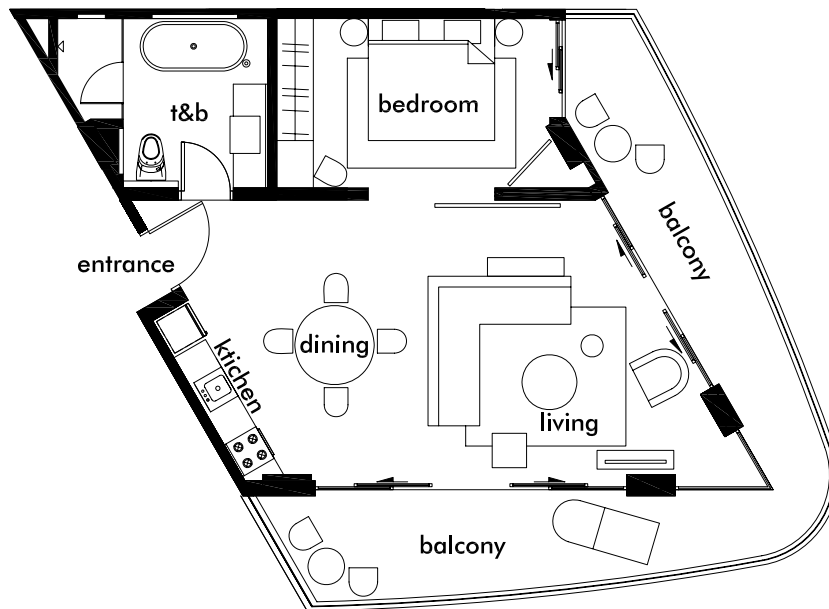


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N2 UNIT 401 ONE BEDROOM

Floor Area

Interior	65.98 sqm	712.58 sqft
Balcony	28.03 sqm	302.72 sqft
Total	94.01 sqm	1015.30 sqft

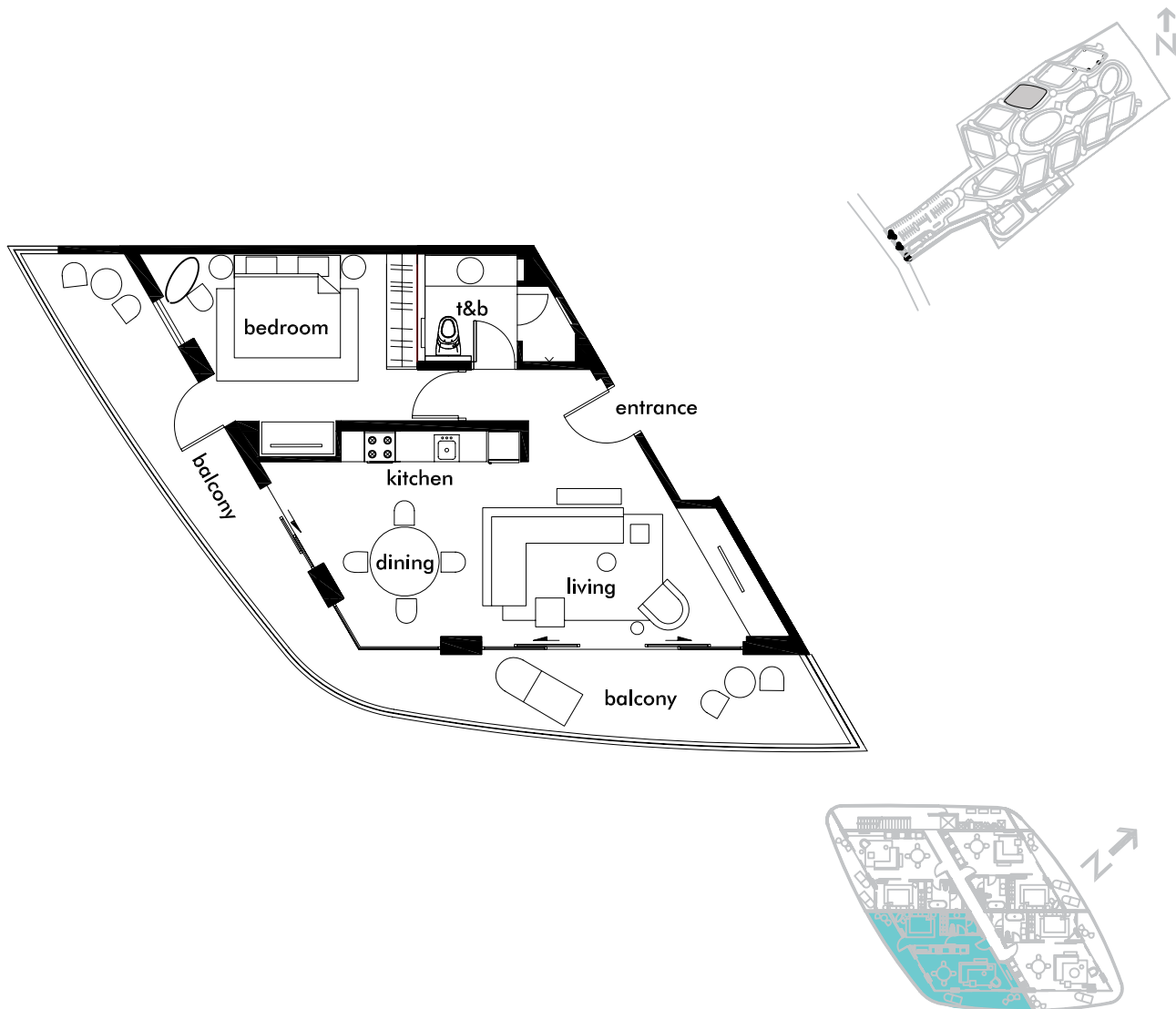


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Floor Area

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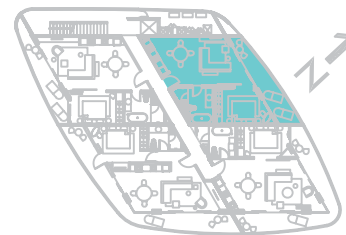
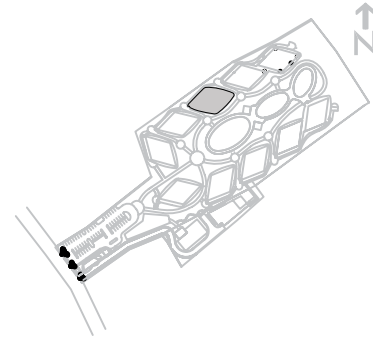
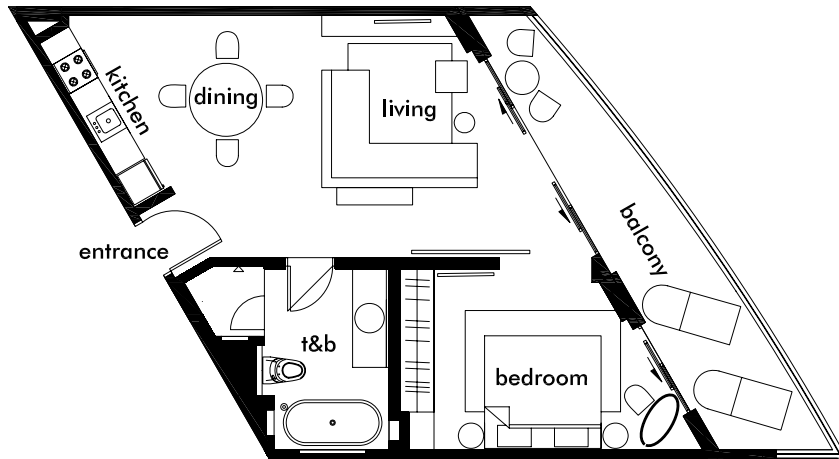


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N2 UNIT 403 ONE BEDROOM

Floor Area

Interior	64.17 sqm	693.04 sqft
Balcony	14.94 sqm	161.35 sqft
Total	79.11 sqm	854.39 sqft

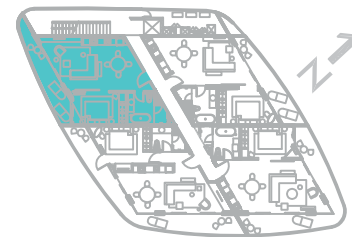
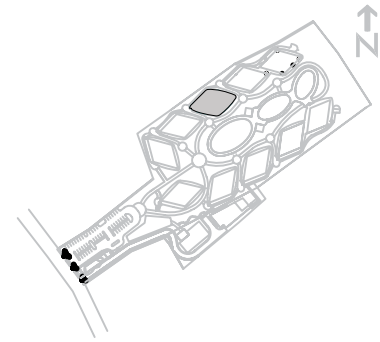
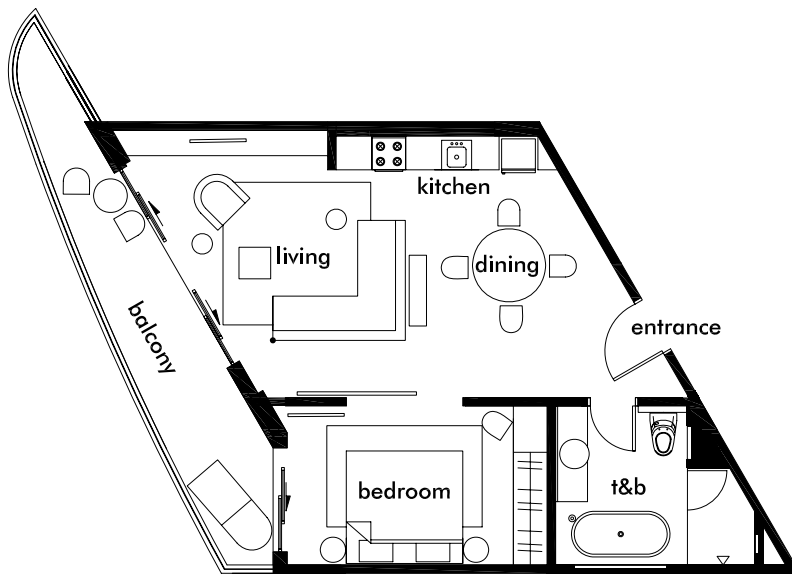


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N2 UNIT 404 ONE BEDROOM

Floor Area

Interior	64.20 sqm	693.36 sqft
Balcony	16.13 sqm	171.31 sqft
Total	80.33 sqm	864.67 sqft

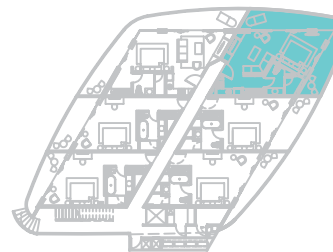
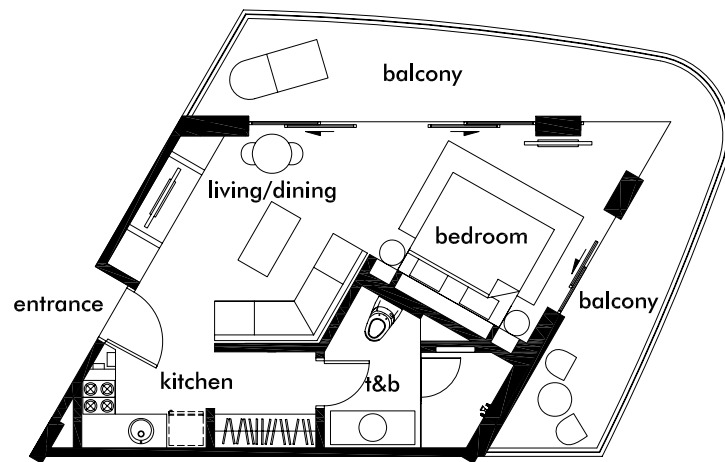
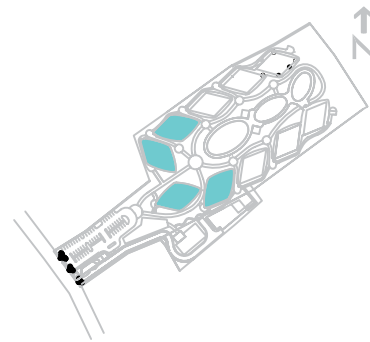


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S3/S4/N3/N4 UNIT 101 ONE BEDROOM

Floor Area

Interior	50.25 sqm	540.89 sqft
Balcony	23.72 sqm	255.32 sqft
Total	73.97 sqm	796.21 sqft

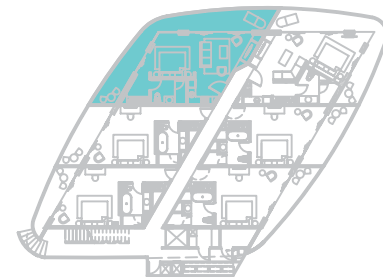
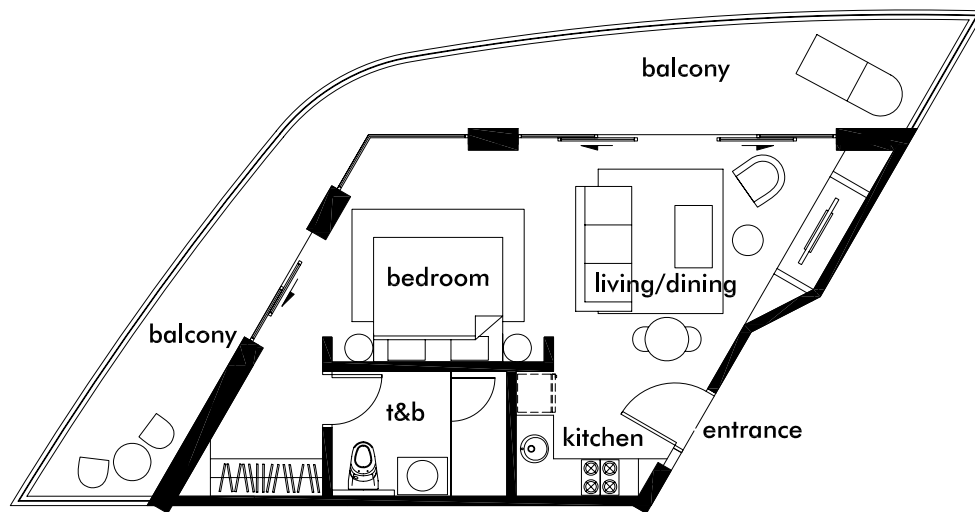
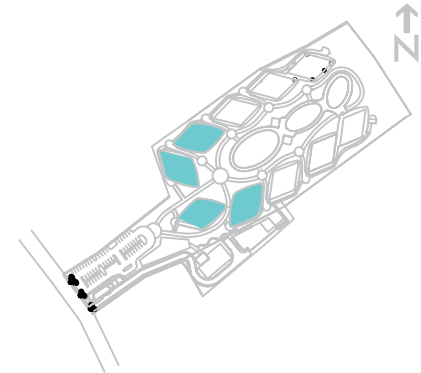


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S3/S4/N3/N4 UNIT 102 ONE BEDROOM

Floor Area

Interior	50.33 sqm	541.75 sqft
Balcony	27.49 sqm	295.90 sqft
Total	77.82 sqm	837.65 sqft



Floor areas are approximate measurements and subject to final survey.
The plans are subject to changes as required or approved by relevant authorities.

RESIDENTS' ASSOCIATION & RENTAL POOL

RENTAL POOL

Aqua Boracay by yoo offers affordable luxury and the opportunity to purchase an absolute beachfront property with exceptional capital growth potential. For ease of convenience, foreigners or foreign corporations are able to purchase apartments in their own names.

Should you wish to include your apartment in the rental pool, you have the opportunity to enjoy an ongoing return on your real estate investment.

RESIDENTS' ASSOCIATION

Aqua Boracay by yoo is proud to introduce its exclusive privileges to unit owners, offering five-star personalized service and unrivalled benefits, through its Residents' Association.

Being an owner in Aqua Boracay by yoo, you are not simply buying a quintessential holiday home, you are joining an elite club offering a range of unparalleled services. Our seasoned staff will know you, your family and your guests by name, and will usher you into your private utopia, with all the personal touches that make it feel like home.

Through Aqua Boracay by yoo's management services, your property will be managed with the highest standards and fully maintained in your absence, to protect and maximize the return on your investment.





BROUGHT TO YOU BY YOO COLLECTION

Aqua Boracay by yoo is managed by yoo Collection: a five star luxury offering from yoo Hotels.

The yoo Collection values of luxury, design, celebration and local ethos will create an experience for Aqua Boracay by yoo guests unlike any other in the region. A luxury that respects local culture, brought to life by seamless service from a team of professionals with an unwavering commitment to excellence.

Our yoo Collection experts guide the ethos of the hotel from design, to hotel booking, to the warm smile and guiding hand that comforts guests as they depart the lobby for the airport.

It all ensures an uncompromised hotel experience that carries forward the five-star experience of a yoo Collection hotel. It's a process we like to call 'handcrafting luxury'.

GLOBAL EXPERTISE

30 hotels

26 countries

10,000 residential units





Sans Souci Vienna



Sans Souci Vienna



Sans Souci Vienna

THE AQUA BORACAY GROUP

The Aqua Boracay Group is an experienced team of developers committed to building quality, luxury homes, built with integrity in delivering on every promise; an uncompromising commitment to the highest standards of excellence in products, services and workmanship; a corporate responsibility towards ecological sustainability, safety and security; social responsibility towards the community and the world; ethical and responsible management values; fairness and honesty towards business partners, customers and the entire team.

It is our goal not just to build properties, but to provide exquisite homes, with an eye on every detail to create a unique vision for luxurious island living.

Our property developments are the fulfillment of your dreams, and with each building block, we turn your aspirations into reality.

The Group has extensive international property sales and development experience in the Philippines, Europe, and Russia, with the most sought-after prime luxury properties in Boracay Island. We believe in hands-on project management, overseeing every aspect of the design, sales, customer service, construction and completion of the property.

Marco Biggiogero

Chairman / Co-Founder

Hands-on is an understatement to describe Marco Biggiogero. As chairman of Aqua Boracay, he believes that the devil is in the details, and is committed to every aspect of the business, paying particular attention to local government relations, business development, sales & marketing, legal, finance & accounting, aside from supervising other businesses here and abroad.

Marco Manzoni

Vice Chairman / Co-Founder

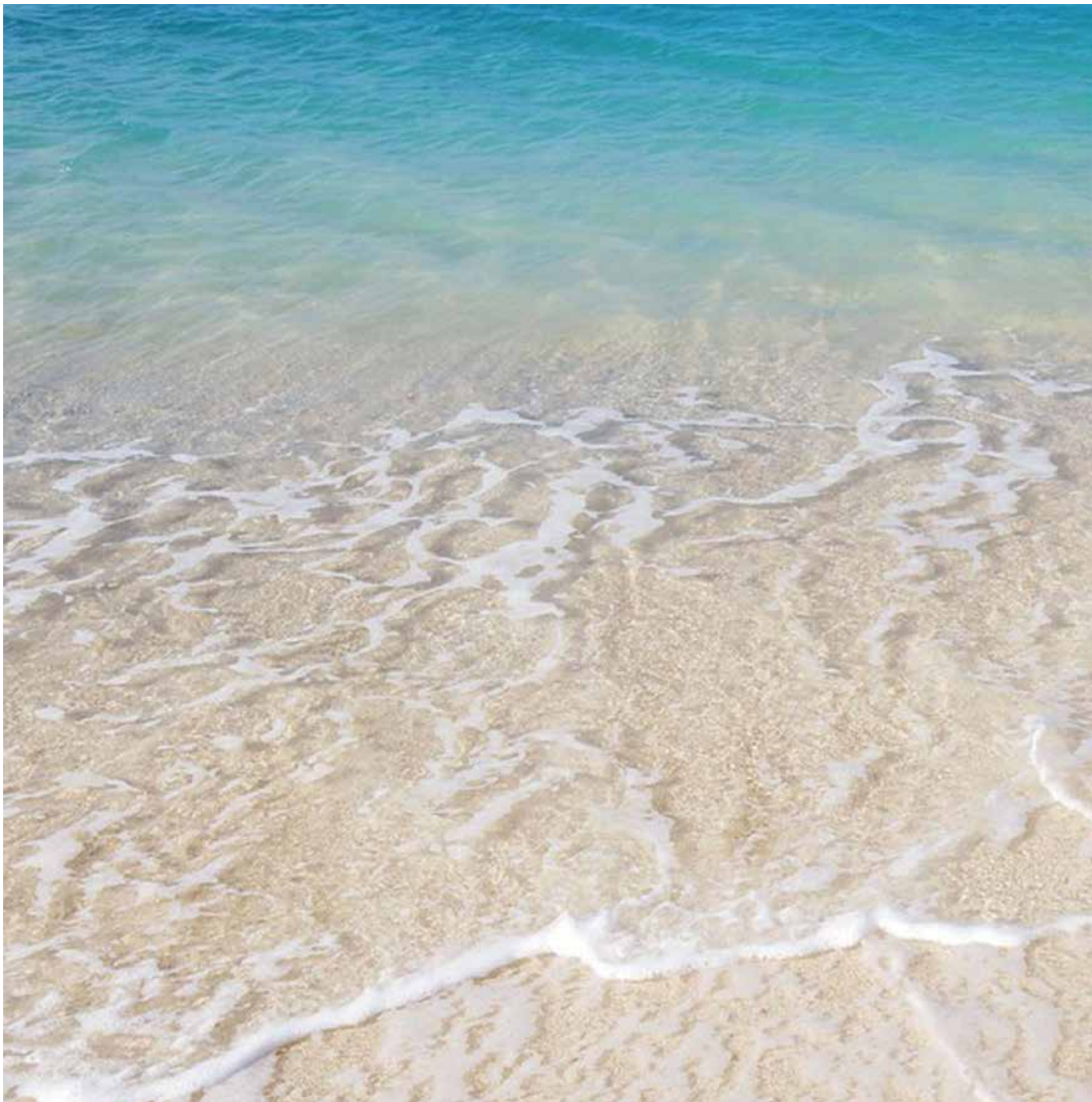
As Vice Chairman, Marco Manzoni likewise takes a very hands-on approach to Aqua Boracay as the development's chief civil engineer, in charge of construction supervision and material purchase, among many other departments he oversees alongside his partner and fellow Italian, Marco Biggiogero.

Dmitry Zhur

Director for the Russian Market

From 1998 to 2008, Dmitry Zhur held the position as Vice President for ROSBANK, supervising operations for the real estate investments for the Moscow government's Finance Department.

From 2009 to the present, Zhur holds the position of Vice President for the ONEXIM Group, which supports Russian economic growth through responsible investments in capital assets and infrastructure projects.



CBRE PHILIPPINES

CBRE Philippines, also known as CB Richard Ellis Philippines, Inc., is the country's largest commercial real estate services and advisory firm, in the Philippines and globally. By almost every metric: revenue, profit, head count, business lines, transactions completed and managed real estate per square meter, CBRE Philippines is number 1.

CBRE Philippines is part of the CBRE Group, Inc., a Fortune 500 and S&P 500 company, headquartered in Los Angeles. It is the world's largest and most recognized commercial real estate services firm-operating in almost every business district across the globe.

CBRE | Philippines



CLAIRE BROWN REALTY

Claire Brown Realty is a leading South East Asian real estate investment company with a highly regarded reputation for sourcing compelling investment opportunities, delivering candid, unbiased market information to prospective clients and conducting exhaustive due diligence on new developments. With an unparalleled level of local knowledge of luxury real estate in the region, Claire Brown Realty have selected Aqua Boracay by yoo as one of SE Asia's most exciting, innovative and high returning projects of today.







we look forward to welcoming
yoo home

DISCLAIMER

Important Notice

Aqua Boracay Group, you and their agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs, illustrations and plans are for guidance only and are not necessarily comprehensive.

3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may be revised during construction and final finishes could vary. Prospective purchasers should not rely on this information, but are responsible for the review of the plans and specification attached to their contract.

4. The reference to any mechanical or electrical equipment or other facilities of the property shall not constitute a representation (unless otherwise stated) as to its state, condition, or capability of fulfilling its intended function.

5. The illustrations are computer generated images. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



Boracay photography by Marco Manzoni.

AQUA

B O R A C A Y
by **yoo**

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