

PAYMENT TERMS AND DISCOUNTS APPLICABLE

PAYMENT TERM	DISCOUNT
Spot Cash	10%
5% Outright DP / 95% Cash 30 Days	8% on the 95%
TCP Spread in 24 Months / (with 5% retention to be paid upon turnover)	1.5% on Net Selling Price
30% Outright DP / 30% Spread in 36 Months 40% BF	5% on 30%
15% Outright DP / 35% Spread in 30 Months / 50% BF	3% on 15%
5% Outright DP / 25% Spread in 24 Months / 70% BF	

NOTE: Other Charges will be collected 2 months before the end of the term.

For information purposes only.

PRICE LIST

TYPICAL STUDIO UNITS – 1st Tranche

FLOOR	UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP
10F – 15F	STUDIO	26	2,500,000.00	-	68,396.00	2,568,396.00

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TYPICAL STUDIO UNITS – 2nd Tranche

FLOOR	UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP	PAYMENT TERM TO MAKE THE UNIT “NON-VATABLE”
16F – 19F	STUDIO	26	2,511,300	301,356	68,668.35	2,881,324.35	<p>15% Outright DP (3% disc. on 15%) 35% Spread 30 months 50% BF <i>(DP – Php 325,000)</i> <i>(monthly amort. – Php 29,167)</i></p> <p>TCP Spread 24 months (1.5% disc. on NSP) <i>(monthly amort. – Php 95,831)</i></p> <p>5% Outright DP 95% Cash 30 days (8% disc. on 95%) <i>(DP – Php 66,022)</i> (95% Cash – Php2,204,419)</p>

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TYPICAL STUDIO UNITS – 2nd Tranche

FLOOR	UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP	PAYMENT TERM TO MAKE THE UNIT “NON-VATABLE”
16F – 19F	STUDIO	26	2,511,300	301,356	68,668.35	2,881,324.35	<p>30% Outright DP (5% disc. on 30%) 30% Spread 36 months 40% BF <i>(DP – Php 692,089.15)</i> <i>(monthly amort. – Php 20,613.59)</i></p> <p>Spot Cash (10% discount) <i>(Spot Cash Amount – Php 2,210,170)</i></p>

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PRICE LIST

TYPICAL STUDIO UNITS – 2nd Tranche

FLOOR	UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP	PAYMENT TERM TO MAKE THE UNIT “VARIABLE”
16F – 19F	STUDIO	26	2,511,300	301,356	68,668.35	2,881,324.35	5% Outright DP 25% Spread 24 months 70% BF <i>(DP – Php 90,632.80)</i> <i>(monthly amort. – Php29,298.49)</i>

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TYPICAL STUDIO UNITS – 2nd Tranche

FLOOR	UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP	PAYMENT TERM TO MAKE THE UNIT “NON-VATABLE”
20F – 23F	STUDIO	26	2,538,000	304,560	69,327	2,911,887.00	<p>30% Outright DP (5% disc. on 30%) 30% Spread 36 months 40% BF <i>(DP – Php 699,979)</i> <i>(monthly amort. – Php 20,833)</i></p> <p>TCP Spread 24 months (1.5% disc. on NSP) <i>(monthly amort. – Php 96,872)</i></p>

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TYPICAL STUDIO UNITS – 2nd Tranche

FLOOR	UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP	PAYMENT TERM TO MAKE THE UNIT “NON-VATABLE”
20F – 23F	STUDIO	26	2,538,000	304,560	69,327	2,911,887.00	<p>5% Outright DP 95% Cash 30 days (8% on 95%) <i>(DP – Php 67,256)</i> <i>(95% Cash – Php 2,227,856)</i></p> <p>Spot Cash (10% discount) <i>(Spot Cash Amount – Php 2,234,200)</i></p>

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TYPICAL STUDIO UNITS – 2nd Tranche

FLOOR	UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP	PAYMENT TERM TO MAKE THE UNIT “VARIABLE”
20F – 23F	STUDIO	26	2,538,000	304,560	69,327	2,911,887.00	<p>5% Outright DP 25% Spread 24 months 70% BF <i>(DP – Php 92,128)</i> <i>(monthly amort. – Php 29,610)</i></p> <p>15% Outright DP (3% disc. on 15%) 35% Spread 30 months 50% BF <i>(DP – Php 374,465.27)</i> <i>(monthly amort. – Php33,013.97)</i></p>

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PRICE LIST

TYPICAL STUDIO UNITS – 2nd Tranche

FLOOR	UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP	PAYMENT TERM TO MAKE THE UNIT “NON-VATABLE”
24F – 25F	STUDIO	26	2,777,500	333,300	75,202.25	3,186,002.25	Spot Cash – 10% discount <i>(Spot Cash Amount – Php 2,449,750)</i>

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TYPICAL STUDIO UNITS – 2nd Tranche

FLOOR	UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP	PAYMENT TERM TO MAKE THE UNIT “VARIABLE”
24F – 25F	STUDIO	26	2,777,500	333,300	75,202.25	3,186,002.25	<p>5% Outright DP 95% Cash 30 days (8% disc. on 95%) <i>(DP – Php 386,289.70)</i> <i>(95% Cash – Php 2,438,089)</i></p> <p>5% Outright DP 25% Spread 24 months 70% BF <i>(DP – Php 105,540)</i> <i>(monthly amort. – Php 32,404.16)</i></p> <p>TCP Spread 24 months (1.5% disc. on NSP) <i>(monthly amort. – Php 118,955.46)</i></p>

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TYPICAL STUDIO UNITS – 2nd Tranche

FLOOR	UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP	PAYMENT TERM TO MAKE THE UNIT “VARIABLE”
24F – 25F	STUDIO	26	2,777,500	333,300	75,202.25	3,186,002.25	<p>15% Outright DP (3% disc. on 15%) 35% Spread 30 months 50% BF (DP – Php 414,520.21) (monthly amort. – Php 36,129.35)</p> <p>30% Outright DP (5% disc. on 30%) 30% Spread 36 months 40% BF (DP – Php 869,241.40) (monthly amort. – Php 25,534.48)</p>

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SPECIAL MERGEABLE STUDIO UNITS – 1ST TRANCHE

UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP PER UNIT	TOTAL PACKAGE PRICE
10A SP ST	43.66	3,914,760	469,771.20	103,061.22	4,487,592.42	6,758,883.42
10B STUDIO	26.00	2,210,000	-	61,291.00	2,271,291.00	
10F STUDIO	26.00	2,210,000	-	61,291.00	2,271,291.00	5,890,343.46
10G SP ST	35.84	3,155,880	378,705.60	84,466.86	3,619,052.46	
10H SP ST	36.08	3,098,000	371,760.00	83,047.00	3,552,807.00	5,824,098.00
10I STUDIO	26.00	2,210,000	-	61,291.00	2,271,291.00	
10N STUDIO	26.00	2,210,000	-	61,291.00	2,271,291.00	7,156,966.11
10O SP ST	46.89	4,262,580	511,509.60	111,585.51	4,885,675.11	
11F						
11A SP ST	43.66	3,926,504.28	471,180.51	103,352.79	4,501,037.58	6,779,126.57
11B STUDIO	26.00	2,216,630.00	-	61,458.99	2,278,088.99	
11F STUDIO	26.00	2,216,630.00	-	61,458.99	2,278,088.99	5,907,970.15
11G SP ST	35.84	3,165,347.64	379,841.72	84,691.80	3,629,881.16	
11H SP ST	36.08	3,107,294.00	372,875.28	83,270.29	3,563,439.57	5,841,528.56
11I STUDIO	26.00	2,216,630.00	-	61,458.99	2,278,088.99	
11N STUDIO	26.00	2,216,630.00	-	61,458.99	2,278,088.99	7,178,387.85
11O SP ST	46.89	4,275,367.74	513,044.13	111,886.99	4,900,298.86	

Special Studio (SP ST) unit is inclusive of balcony.

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SPECIAL MERGEABLE STUDIO UNITS – 1ST TRANCHE

UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP PER UNIT	TOTAL PACKAGE PRICE
12A SP ST	43.66	3,938,248.56	472,589.83	103,629.36	4,514,467.75	6,799,339.72
12B STUDIO	26.00	2,223,260.00	-	61,611.97	2,284,871.97	
12F STUDIO	26.00	2,223,260.00	-	61,611.97	2,284,871.97	5,925,596.83
12G SP ST	35.84	3,174,815.28	380,977.83	84,931.75	3,640,724.86	
12H SP ST	36.08	3,116,588.00	373,990.56	83,508.59	3,574,087.15	5,858,959.12
12I STUDIO	26.00	2,223,260.00	-	61,611.97	2,284,871.97	
12N STUDIO	26.00	2,223,260.00	-	61,611.97	2,284,871.97	7,199,809.59
12O SP ST	46.89	4,288,155.48	514,578.66	112,203.48	4,914,937.62	
14F						
14A SP ST	43.66	3,949,992.84	473,999.14	103,920.93	4,527,912.91	6,819,582.87
14B STUDIO	26.00	2,229,890.00	-	61,779.96	2,291,669.96	
14F STUDIO	26.00	2,229,890.00	-	61,779.96	2,291,669.96	5,943,223.52
14G SP ST	35.84	3,184,282.92	382,113.95	85,156.69	3,651,553.56	
14H SP ST	36.08	3,125,882.00	375,105.84	83,731.88	3,584,719.72	5,876,389.68
14I STUDIO	26.00	2,229,890.00	-	61,779.96	2,291,669.96	
14N STUDIO	26.00	2,229,890.00	-	61,779.96	2,291,669.96	7,221,246.33
14O SP ST	46.89	4,300,943.22	516,113.19	112,519.96	4,929,576.37	

Special Studio (SP ST) unit is inclusive of balcony.

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PRICE LIST

SPECIAL MERGEABLE STUDIO UNITS – 1ST TRANCHE

UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP PER UNIT	TOTAL PACKAGE PRICE
15F						
15A SP ST	43.66	3,961,737.12	475,408.45	104,212.50	4,541,358.07	6,839,826.01
15B STUDIO	26.00	2,236,520.00	-	61,947.94	2,298,467.94	
15F STUDIO	26.00	2,236,520.00	-	61,947.94	2,298,467.94	5,960,865.20
15G SP ST	35.84	3,193,750.56	383,250.07	85,396.63	3,662,397.26	
15H SP ST	36.08	3,135,176.00	376,221.12	83,955.17	3,595,352.29	5,893,820.23
15I STUDIO	26.00	2,236,520.00	-	61,947.94	2,298,467.94	
15N STUDIO	26.00	2,236,520.00	-	61,947.94	2,298,467.94	7,242,683.06
15O SP ST	46.89	4,313,730.96	517,647.72	112,836.44	4,944,215.12	

Special Studio (SP ST) unit is inclusive of balcony.

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SPECIAL MERGEABLE STUDIO UNITS – 2ND TRANCHE

UNIT TYPE 16F	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP PER UNIT	TOTAL PACKAGE PRICE
16A SP ST	43.66	4,169,219.40	500,306.33	109,288.58	4,778,814.31	7,197,279.99
16B STUDIO	26.00	2,353,650.00	-	64,815.68	2,418,465.68	
16F STUDIO	26.00	2,353,650.00	-	64,815.68	2,418,465.68	6,272,289.96
16G SP ST	35.84	3,361,012.20	403,321.46	89,490.62	3,853,824.28	
16H SP ST	36.08	3,299,370.00	395,924.40	87,975.02	3,783,269.42	6,201,735.10
16I STUDIO	26.00	2,353,650.00	-	64,815.68	2,418,465.68	
16N STUDIO	26.00	2,353,650.00	-	64,815.68	2,418,465.68	7,621,243.75
16O SP ST	46.89	4,539,647.70	544,757.72	118,372.65	5,202,778.07	
17F						
17A SP ST	43.66	4,181,727.06	501,807.25	109,602.41	4,793,136.72	7,218,835.42
17B STUDIO	26.00	2,360,710.95	-	64,987.75	2,425,698.70	
17F STUDIO	26.00	2,360,710.95	-	64,987.75	2,425,698.70	6,291,061.77
17G SP ST	35.84	3,371,095.24	404,531.43	89,736.40	3,865,363.07	
17H SP ST	36.08	3,309,268.11	397,112.17	88,219.05	3,794,599.33	6,220,298.03
17I STUDIO	26.00	2,360,710.95	-	64,987.75	2,425,698.70	
17N STUDIO	26.00	2,360,710.95	-	64,987.75	2,425,698.70	7,644,054.37
17O SP ST	46.89	4,553,266.64	546,392.00	118,697.03	5,218,355.67	

Special Studio (SP ST) unit is inclusive of balcony.

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SPECIAL MERGEABLE STUDIO UNITS – 2ND TRANCHE

UNIT TYPE 18F	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP PER UNIT	TOTAL PACKAGE PRICE
18A SP ST	43.66	4,194,234.72	503,308.17	109,901.23	4,807,444.12	7,240,375.85
18B STUDIO	26.00	2,367,771.90	-	65,159.83	2,432,931.73	
18F STUDIO	26.00	2,367,771.90	-	65,159.83	2,432,931.73	6,309,833.58
18G SP ST	35.84	3,381,178.27	405,741.39	89,982.19	3,876,901.85	
18H SP ST	36.08	3,319,166.22	398,299.95	88,463.08	3,805,929.25	6,238,860.98
18I STUDIO	26.00	2,367,771.90	-	65,159.83	2,432,931.73	
18N STUDIO	26.00	2,367,771.90	-	65,159.83	2,432,931.73	7,666,880.00
18O SP ST	46.89	4,566,885.59	548,026.27	119,036.41	5,233,948.27	
19F						
19A SP ST	43.66	4,206,742.37	504,809.08	110,215.05	4,821,766.50	7,261,931.26
19B STUDIO	26.00	2,374,832.85	-	65,331.91	2,440,164.76	
19F STUDIO	26.00	2,374,832.85	-	65,331.91	2,440,164.76	6,328,605.41
19G SP ST	35.84	3,391,261.31	406,951.36	90,227.98	3,888,440.65	
19H SP ST	36.08	3,329,064.33	399,487.72	88,707.11	3,817,259.16	6,257,423.92
19I STUDIO	26.00	2,374,832.85	-	65,331.91	2,440,164.76	
19N STUDIO	26.00	2,374,832.85	-	65,331.91	2,440,164.76	7,689,705.62
19O SP ST	46.89	4,580,504.53	549,660.54	119,375.79	5,249,540.86	

Special Studio (SP ST) unit is inclusive of balcony.

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SPECIAL MERGEABLE STUDIO UNITS – 2ND TRANCHE

UNIT TYPE	AREA (Sqm)	NSP	VAT	OTHER CHARGES	TCP PER UNIT	TOTAL PACKAGE PRICE
20F – 25F						
A – SP ST B – STUDIO	43.66 26.00	4,440,218.66 2,499,978.00	532,826.24 -	115,928.08 68,395.79	5,088,972.98 2,568,373.79	7,657,346.77
F – SP ST G – STUDIO	26.00 35.84	2,499,978.00 3,579,477.99	- 429,537.36	68,395.79 94,836.04	2,568,373.79 4,103,851.39	6,672,225.18
H – SP ST I – STUDIO	36.08 26.00	3,513,829.05 2,499,978.00	421,659.49 -	93,237.38 68,395.79	4,028,725.92 2,568,373.79	6,597,099.71
N – SP ST O – STUDIO	26.00 46.89	2,499,978.00 4,834,724.80	- 580,166.98	68,395.79 125,600.89	2,568,373.79 5,540,492.67	8,108,866.46

Special Studio (SP ST) unit is inclusive of balcony.

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GARDEN LANAI SUITES – 1st Tranche

Unit Type	Area * (Sqm)	NSP	VAT	Other Charges	TCP
9F					
2BR	94.99	9,313,492.86	1,117,619.14	235,319.18	10,666,431.19
	108.08	9,678,842.86	1,161,461.14	244,280.01	11,084,584.01
	122.88	11,380,842.86	1,365,701.14	285,979.01	13,032,523.01
	125.50	11,682,142.86	1,401,857.14	293,356.36	13,377,356.36
3BR	156.94	14,157,742.86	1,698,929.14	354,014.56	16,210,686.56

*Inclusive of Garden & Lanai

NOTE:

- 2BR and 3BR units - 1 appurtenant parking slot

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PENTHOUSE UNITS – 2nd Tranche

Unit Type	Area * (Sqm)	NSP	VAT	Other Charges	TCP
26F 2BR	96.28	10,921,482.86	1,310,577.94	274,715.09	12,506,775.89
	99.75	11,485,227.86	1,378,227.34	288,530.66	13,151,985.87
3BR	117.94	13,781,661.26	1,653,799.35	344,801.78	15,780,262.39
	152.05	17,838,996.86	2,140,679.62	444,201.47	20,423,877.95
27F					
2BR	96.28	11,095,242.86	1,331,429.14	278,975.81	12,705,647.81
	99.75	11,668,542.86	1,400,225.14	293,032.16	13,361,800.16
3BR	117.94	14,003,898.86	1,680,467.86	350,243.04	16,034,609.76
	152.05	18,130,002.86	2,175,600.34	451,331.03	20,756,934.23

*Inclusive of balcony

NOTE:

- 2BR and 3BR units - 1 appurtenant parking slot

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PARKING SLOT

LEVEL	PRICE (VAT inclusive)
2F – 4F	Php 750,000
5F – 8F	Php 700,000

NOTE: - Additional parking slot for bigger units (2BR & 3BR) is priced at Php750,000, VAT inclusive.

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- **Php50,000 Reservation Fee**
- **15 Days Reservation Period**
NON - REFUNDABLE

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