



## PROJECT BRIEFING

All information stated is intended to give a general overview of the project and the Developer reserves the right to modify as it sees fit without prior notice. For training purposes only not for use as tool for selling

1. Location
2. Site Development Plan
3. Perspective
4. Technical Details
5. Floor Plans
6. Unit Plans
7. Unit Specifications
8. Value Proposition
9. Payment Terms
10. Competitive Landscape

# LOCATION

Aguinaldo Highway, Barangay Maharlika West, Tagaytay City



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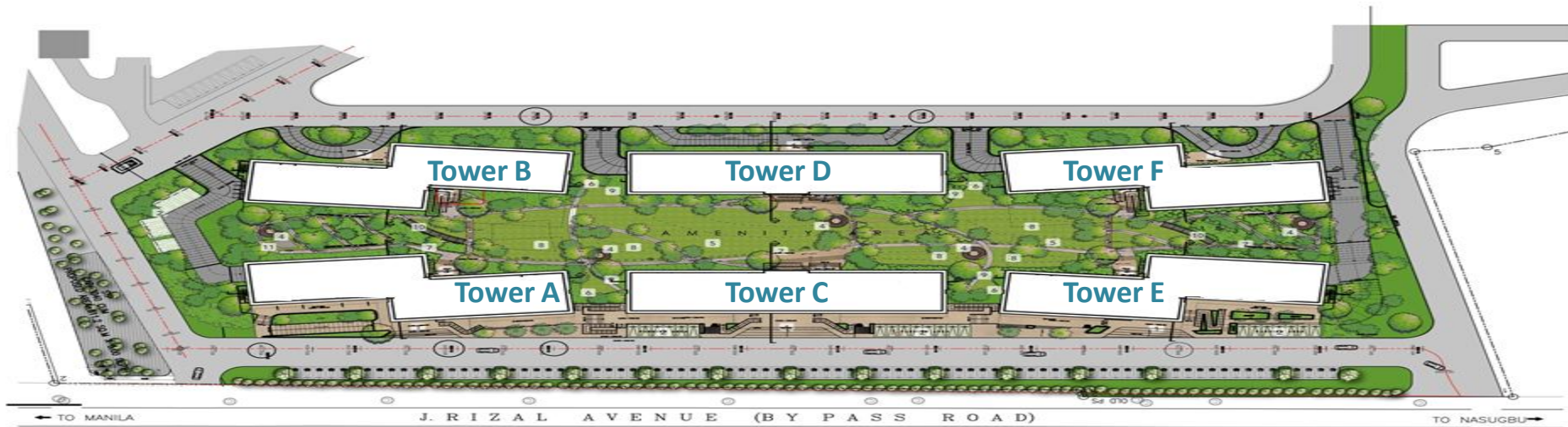
# SITE DEVELOPMENT





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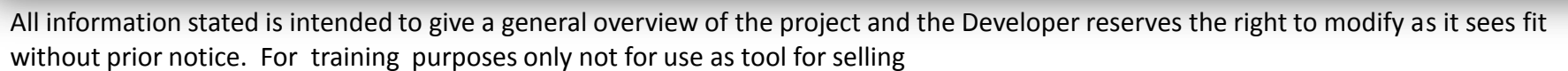




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# PERSPECTIVE









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# SHARED AMENITIES



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# TECHNICAL DETAILS



- Total Lot Area – 20,390 square meters
- 6 Towers, 10 residential floors each
- Commercial strip on the Ground Floor (Tower A,C & E)
- Total number of units
  - Tower A – 363 units
  - Tower B – 378 units
- Total number of Parking Slots
  - Tower A – 50 slots
  - Tower B – 54 slots



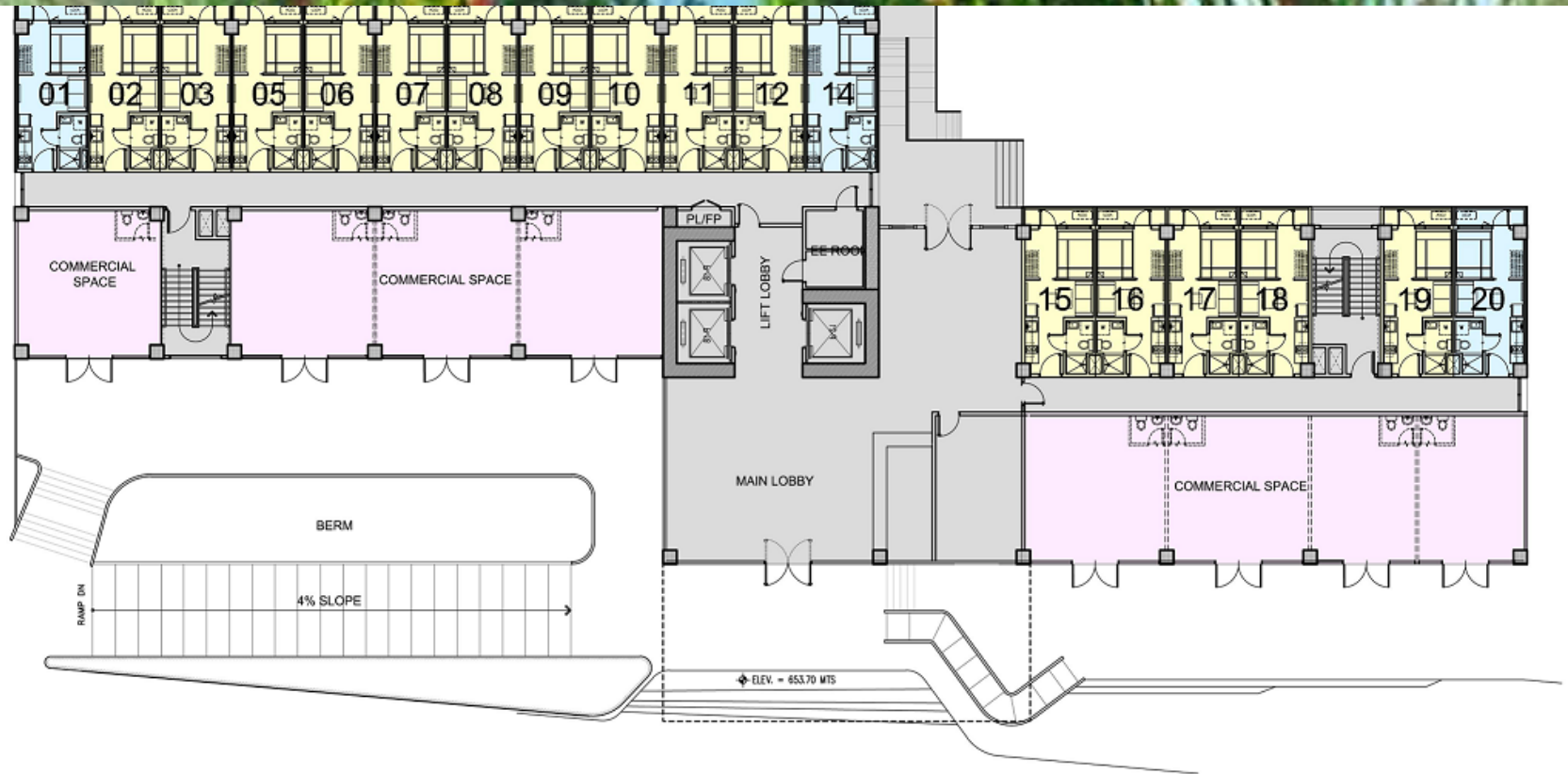
- Sufficient Elevator
- 24/7 Security
- Automatic Fire Sprinkler System
- Back-up power
  - Commercial spaces: 100%
  - Common Areas: 100%
  - Residential units:
    - 1 light receptacle
    - 1 convenience outlet at living room
    - 1 outlet for refrigerator
- Fire exits
- Centralized cistern tank
- Sewer Treatment Plant

- Construction Schedule
  - Tower A – 1<sup>st</sup> Quarter, 2015
  - Tower B – 3<sup>rd</sup> Quarter, 2015
  
- Estimated Turnover Date – CTS Declaration
  - Tower A – 1<sup>st</sup> Quarter, 2017
  - Tower B – 3<sup>rd</sup> Quarter, 2017

# FLOOR PLANS



# TOWER A – GROUND FLOOR PLAN



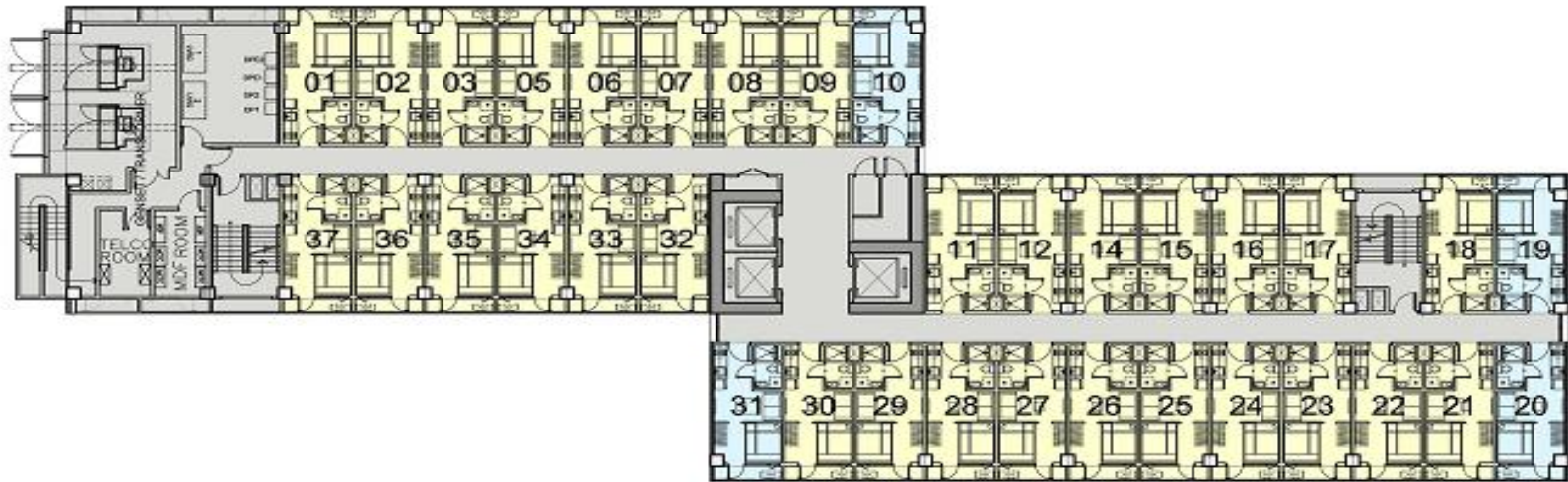
- 1-BEDROOM UNIT W/ BALCONY
- 1-BEDROOM END UNIT W/ BALCONY

**18 Residential Units**

**TOWER A  
GROUND FLOOR**

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# TOWER A – 2ND – 5TH FLOOR PLAN



**35 Residential Units**

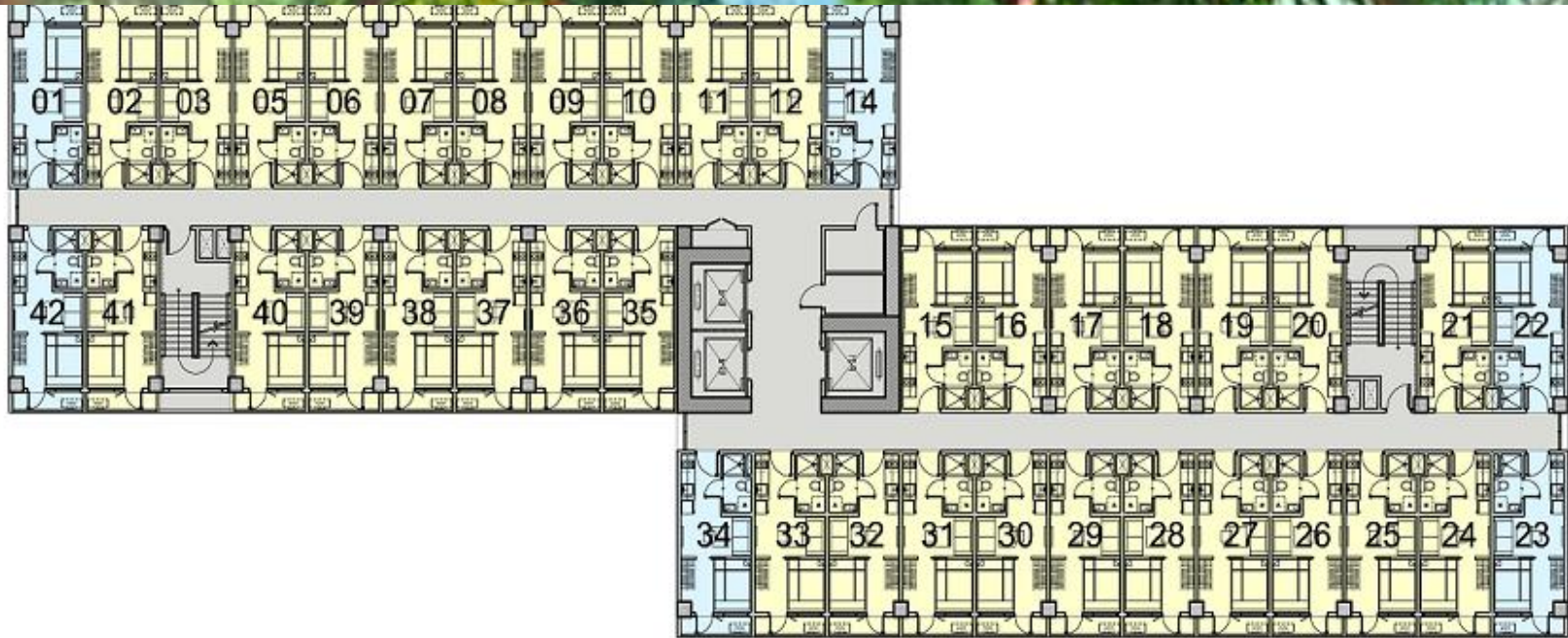
- 1-BEDROOM UNIT W/ BALCONY
- 1-BEDROOM END UNIT W/ BALCONY

**TOWER A  
2ND - 5TH FLOOR**

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# TOWER A – 6TH-11TH FLOOR PLAN



## 40 Residential Units

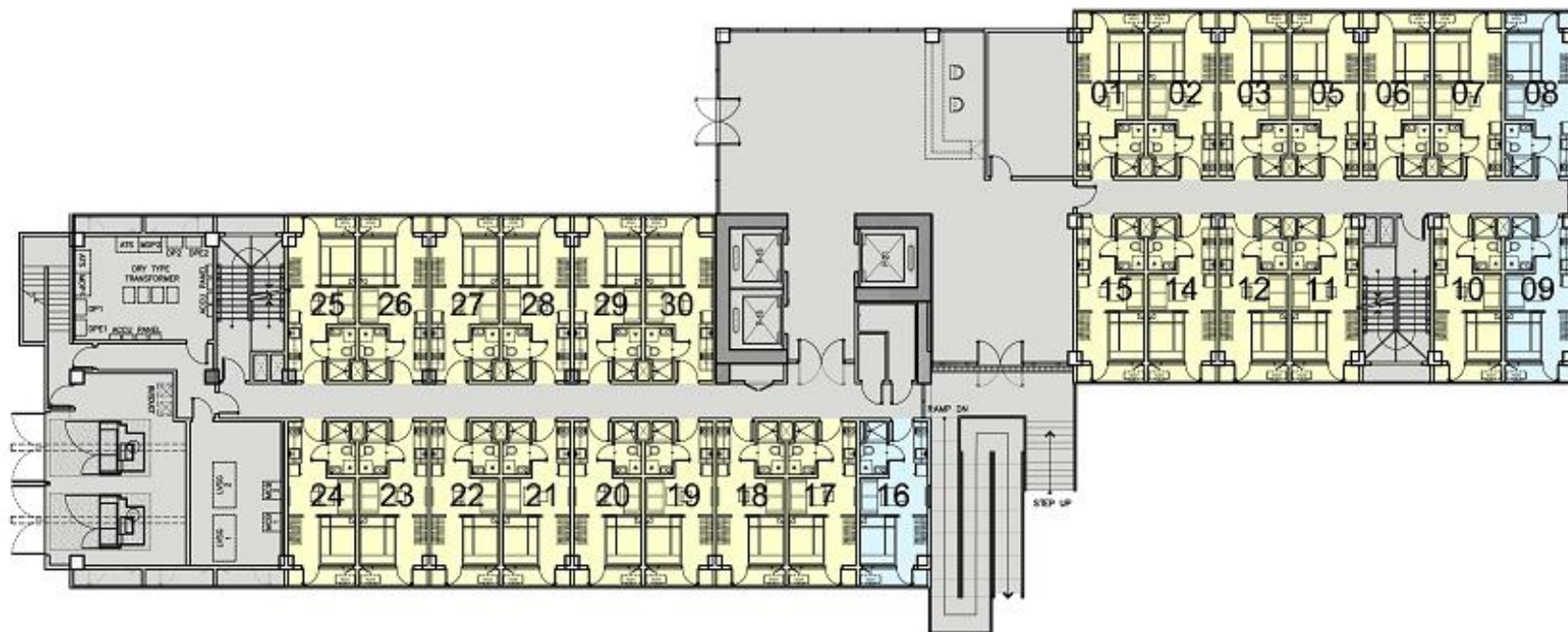
- 1-BEDROOM UNIT W/ BALCONY
- 1-BEDROOM END UNIT W/ BALCONY

TOWER A  
6TH - 11TH FLOOR

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# TOWER B – GROUND FLOOR PLAN

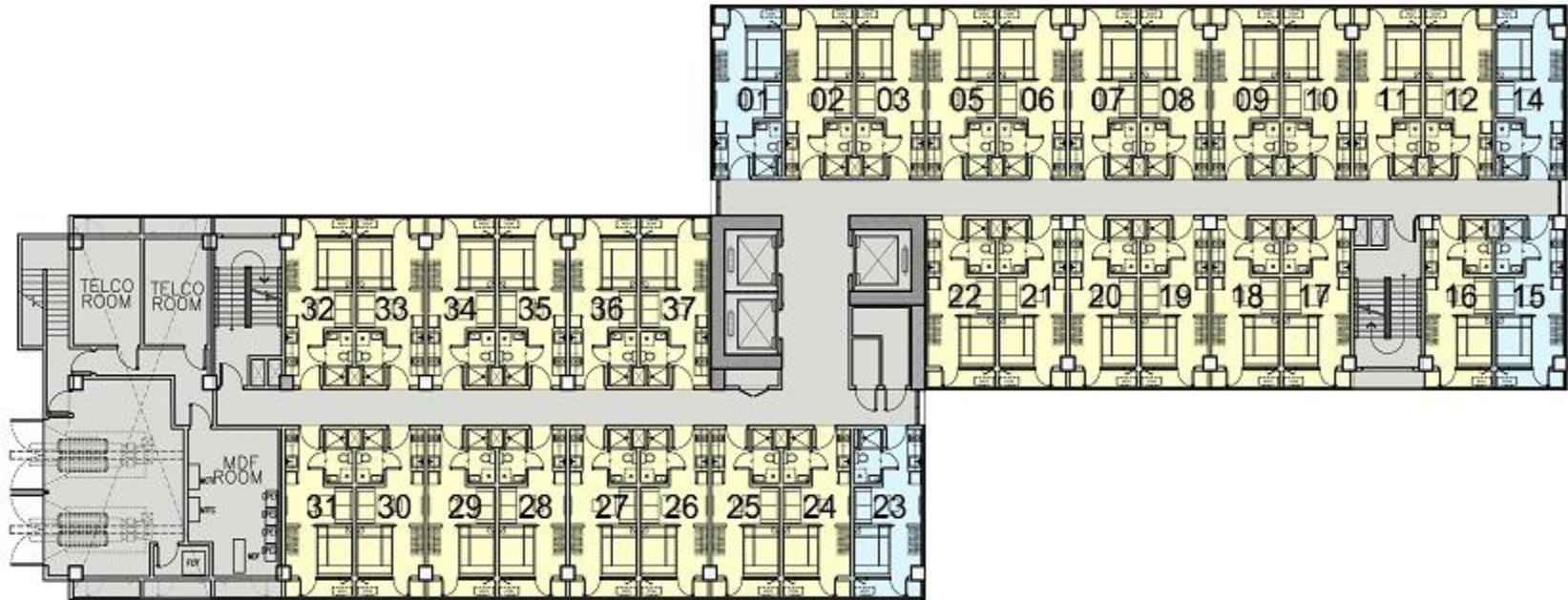


## 28 Residential Units

- 1-BEDROOM UNIT W/ BALCONY
- 1-BEDROOM END UNIT W/ BALCONY

TOWER B  
GROUND FLOOR

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## 35 Residential Units

- 1-BEDROOM UNIT W/ BALCONY
- 1-BEDROOM END UNIT W/ BALCONY

TOWER B  
2ND - 3RD FLOOR

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# TOWER B – 5th-11th FLOOR PLAN



## 40 Residential Units

- 1-BEDROOM UNIT W/ BALCONY
- 1-BEDROOM END UNIT W/ BALCONY

TOWER B  
5TH - 11TH FLOOR

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# UNIT PLANS

# UNIT BREAKDOWN

Tower	Unit Type	Unit Size	No. of Units
Tower A	1-Bedroom Unit with Balcony	23.23	312
	1-Bedroom End Unit with Balcony	23.78	51
Tower B	1-Bedroom Unit with Balcony	23.23	325
	1-Bedroom End Unit with Balcony	23.78	53



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## 1-BEDROOM END UNIT w/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living/Dining Area	5.16	55.54
Kitchen Area	4.81	51.77
Bedroom	7.66	82.45
Toilet & Bath	3.57	38.43
Balcony	2.58	27.77
Total	23.78	255.96



## 1-BEDROOM END UNIT W/ BALCONY

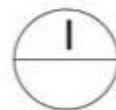
SCALE:

NOT TO SCALE





1-BEDROOM UNIT w/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living/Dining Area	5.04	54.25
Kitchen Area	4.62	49.68
Bedroom	7.48	80.51
Toilet & Bath	3.57	38.48
Balcony	2.52	27.12
Total	23.23	250.04



## 1-BEDROOM UNIT W/ BALCONY

SCALE: NOT TO SCALE

# UNIT SPECIFICATIONS



# UNIT SPECIFICATION

ITEM	AREA	LOCATION	SPECIFICATIONS
1	LIVING and DINING AREA	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic Tiles
		CEILING FINISH	Painted plain cement finish
2	KITCHEN AREA	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic tiles
		CEILING FINISH	Gypsum board
		FIXTURES	Under the counter cabinet
3	BEDROOM	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic tiles
		CEILING FINISH	Painted plain cement finish
4	TOILET AND BATH	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic tiles
		CEILING FINISH	Painted plain cement finish
		FIXTURES	Water Closet and Lavatory

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## Top 5 Reasons to Invest

- » **Located in a cool surroundings of Tagaytay**
- » **Top-notch amenities within the development**
- » **Integrated development, with commercial spaces at ground floor.**
- » **Assured increase in property values.**
- » **Perfect for the family looking for comfort, security and relaxation.**



## PAYMENT TERMS- TOWER A

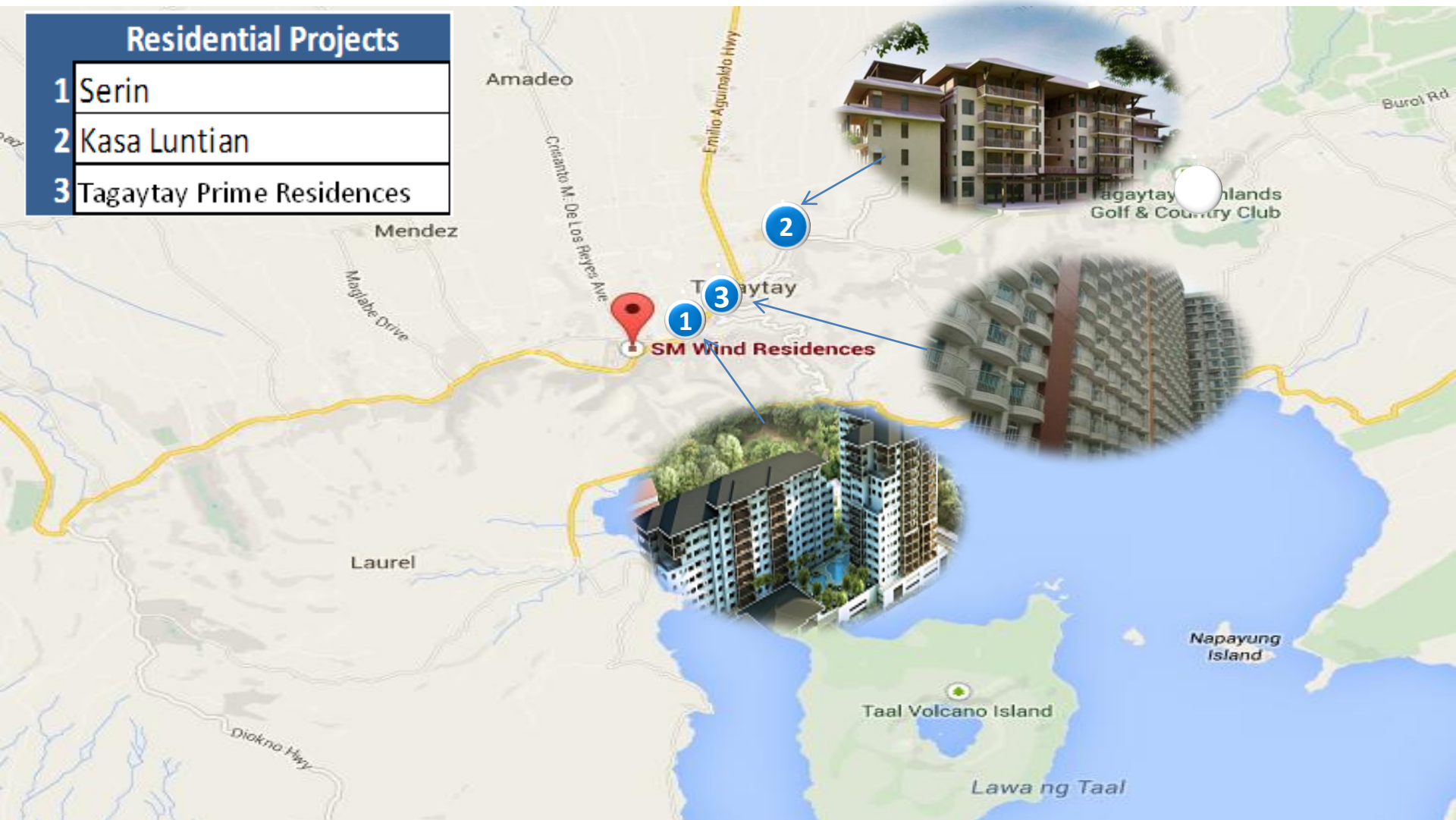
- 10% over 24 months, 10% on the 25<sup>th</sup> month, 80% cash or bank financing
- 10% over 24 months, 10%(2.5% every six months, ), 80% cash or bank financing
- 20% over 27 months, 80% cash or bank financing

# COMPETITIVE LANDSCAPE



## Residential Projects

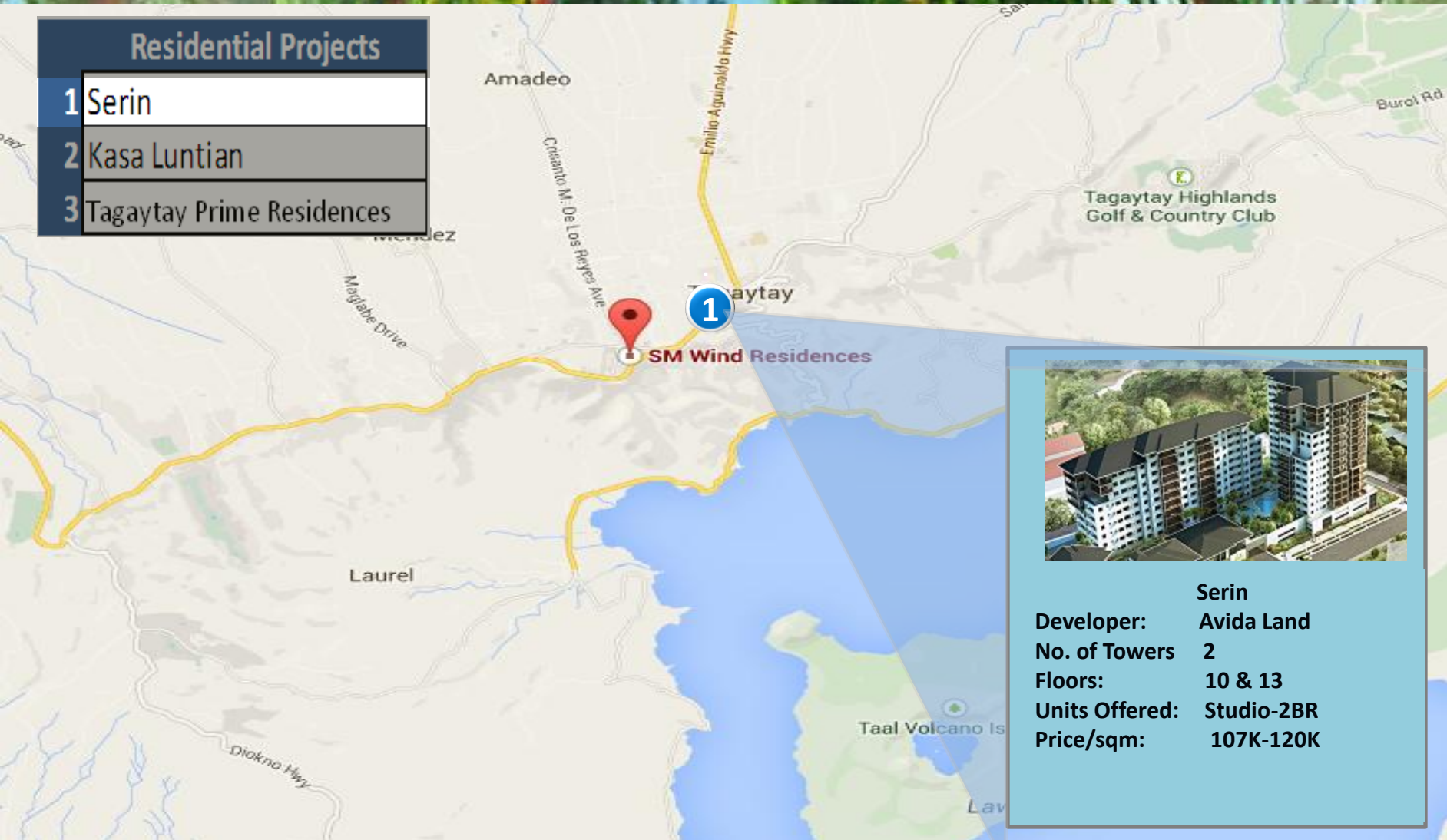
- 1 Serin
- 2 Kasa Luntian
- 3 Tagaytay Prime Residences



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## Residential Projects

- 1 Serin
- 2 Kasa Luntian
- 3 Tagaytay Prime Residences

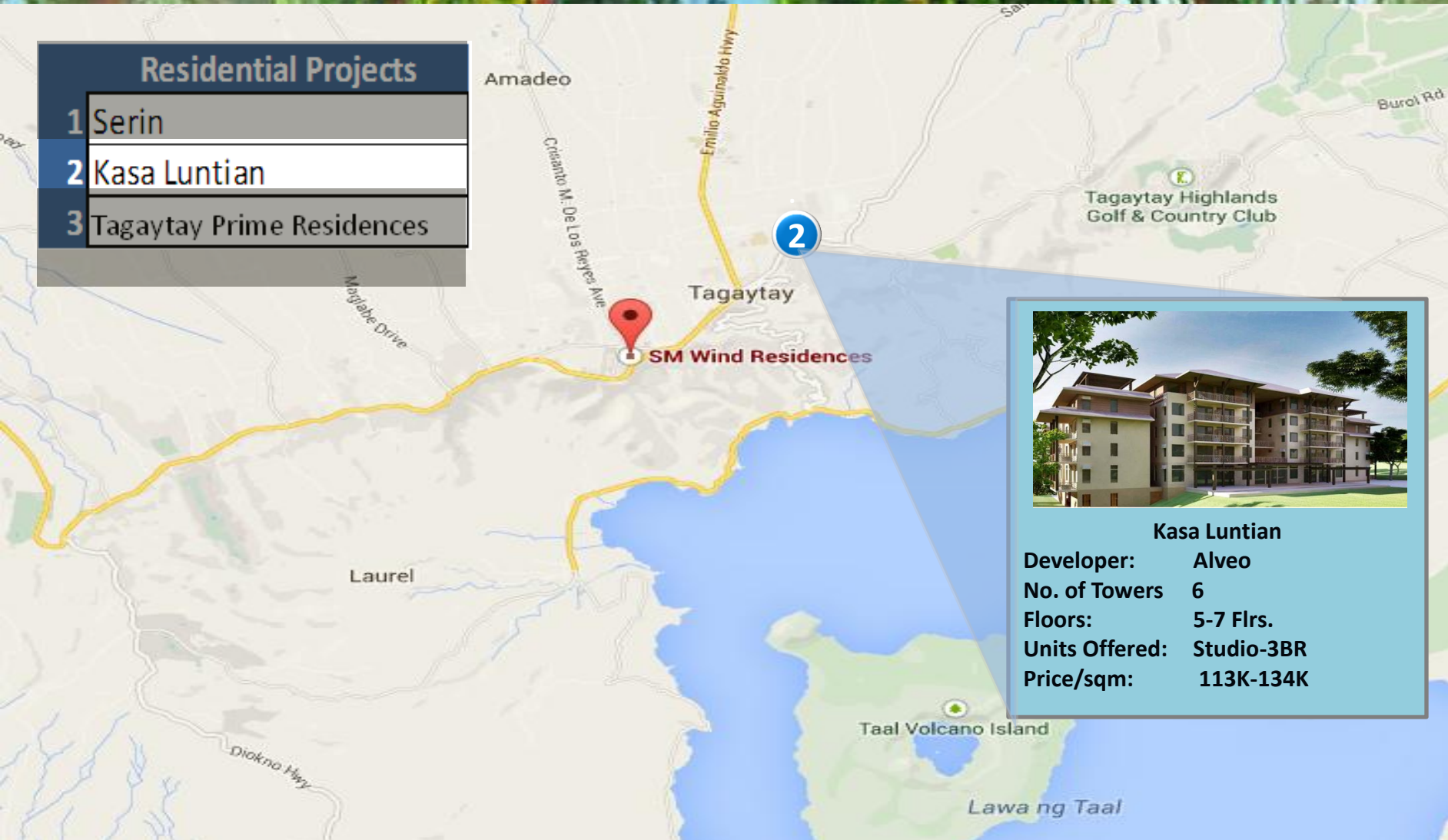


	<b>Serin</b>
<b>Developer:</b>	Avida Land
<b>No. of Towers</b>	2
<b>Floors:</b>	10 & 13
<b>Units Offered:</b>	Studio-2BR
<b>Price/sqm:</b>	107K-120K

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Residential Projects	
1	Serin
2	Kasa Luntian
3	Tagaytay Prime Residences



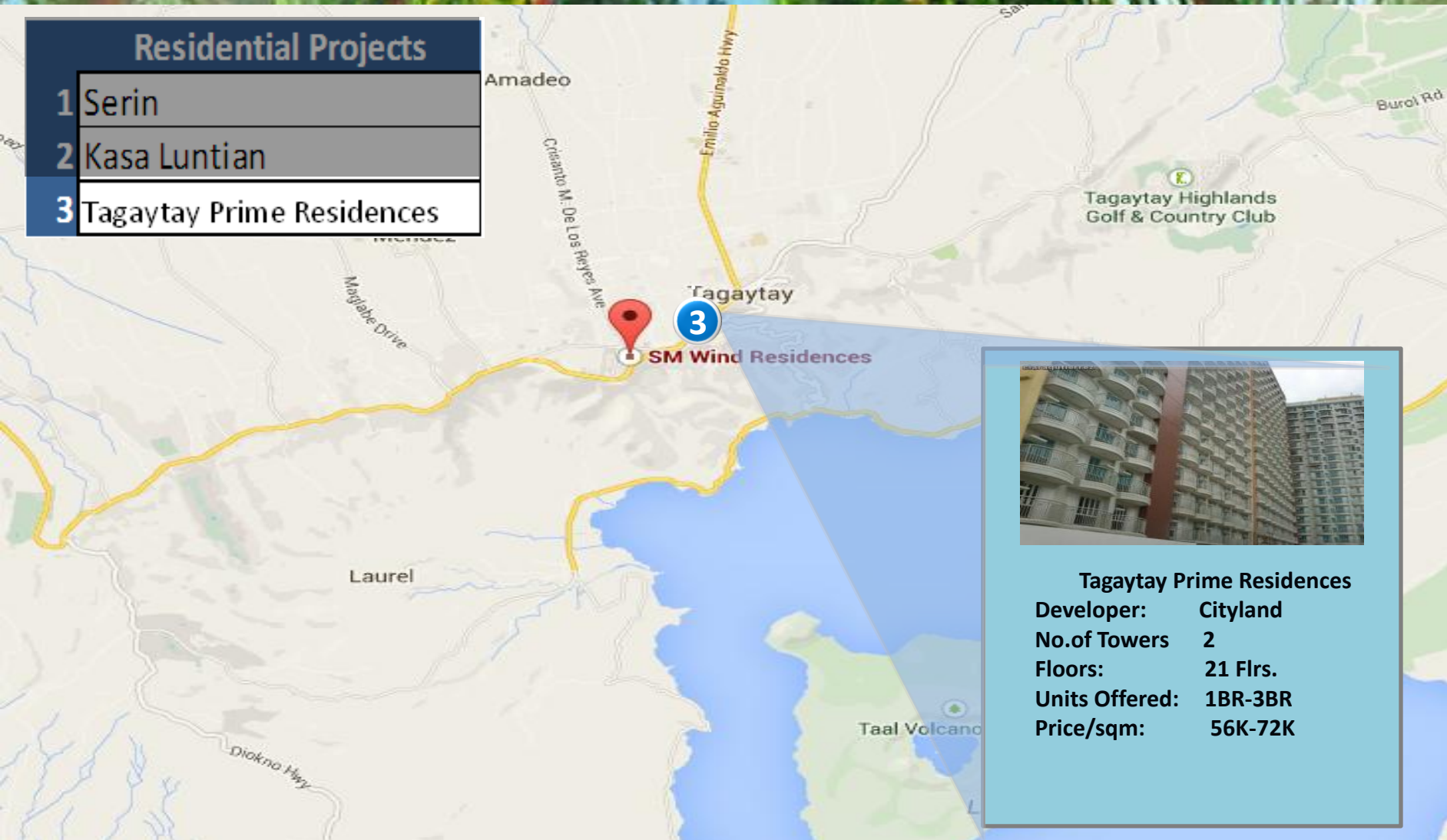
## Kasa Luntian

Developer:	Alveo
No. of Towers	6
Floors:	5-7 Flrs.
Units Offered:	Studio-3BR
Price/sqm:	113K-134K

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## Residential Projects

- 1 Serin
- 2 Kasa Luntian
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### Tagaytay Prime Residences

Developer:	Cityland
No. of Towers	2
Floors:	21 Flrs.
Units Offered:	1BR-3BR
Price/sqm:	56K-72K

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THANK YOU