



Vine

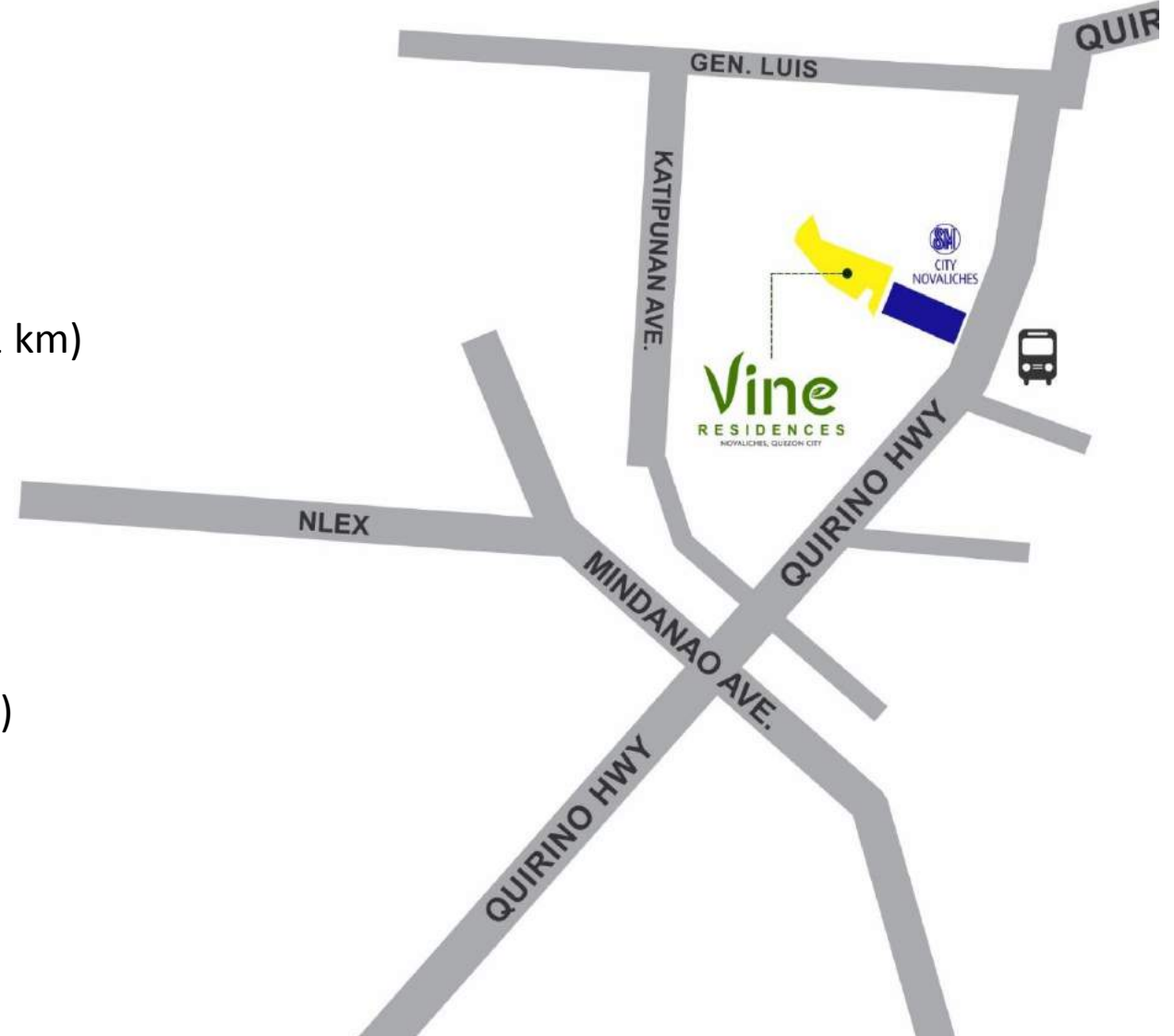
RESIDENCES

NOVALICHES, QUEZON CITY

VICINITY MAP

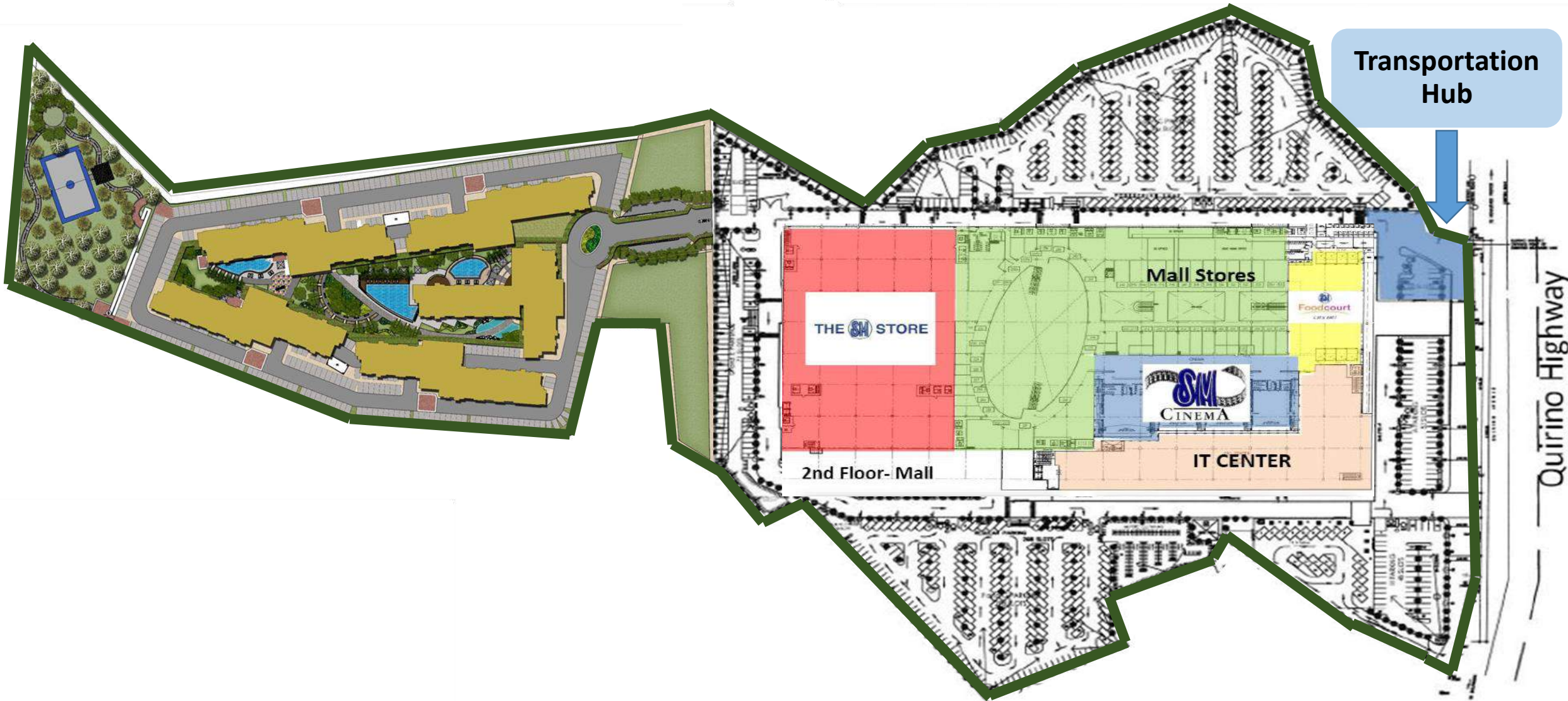
Nearby Establishments:

- Educational hubs
 - St. James College (3.5 km)
 - Our Lady of Lourdes Technological College (1.1 km)
 - AMA University (5 km)
 - FEU – NRMF (3.35 km)
 - Sacred Heart Academy (3 km)
- Health Institutions
 - FEU – NRMF Hospital (3.3 km)
 - Veterans Memorial Medical Center (5 km)
 - National Kidney and Transplant Institute (5 km)
 - Lung Center of the Philippines (5 km)
 - Philippine Heart Center (5 km)
- TV 5 News (0.4 km)



A **MORE** dynamic lifestyle
awaits your family





Transportation
Hub

Quirino Highway

MORE shopping and dining
options your family can enjoy



An architectural rendering of a modern, multi-story apartment complex. The building features a light-colored facade with numerous windows and balconies. In the foreground, there is a central courtyard area with a paved walkway, a set of stairs, and a pergola structure covered in greenery. A yellow and black striped caution tape is visible across the courtyard. The overall scene is bright and sunny, suggesting a secure and well-maintained environment.

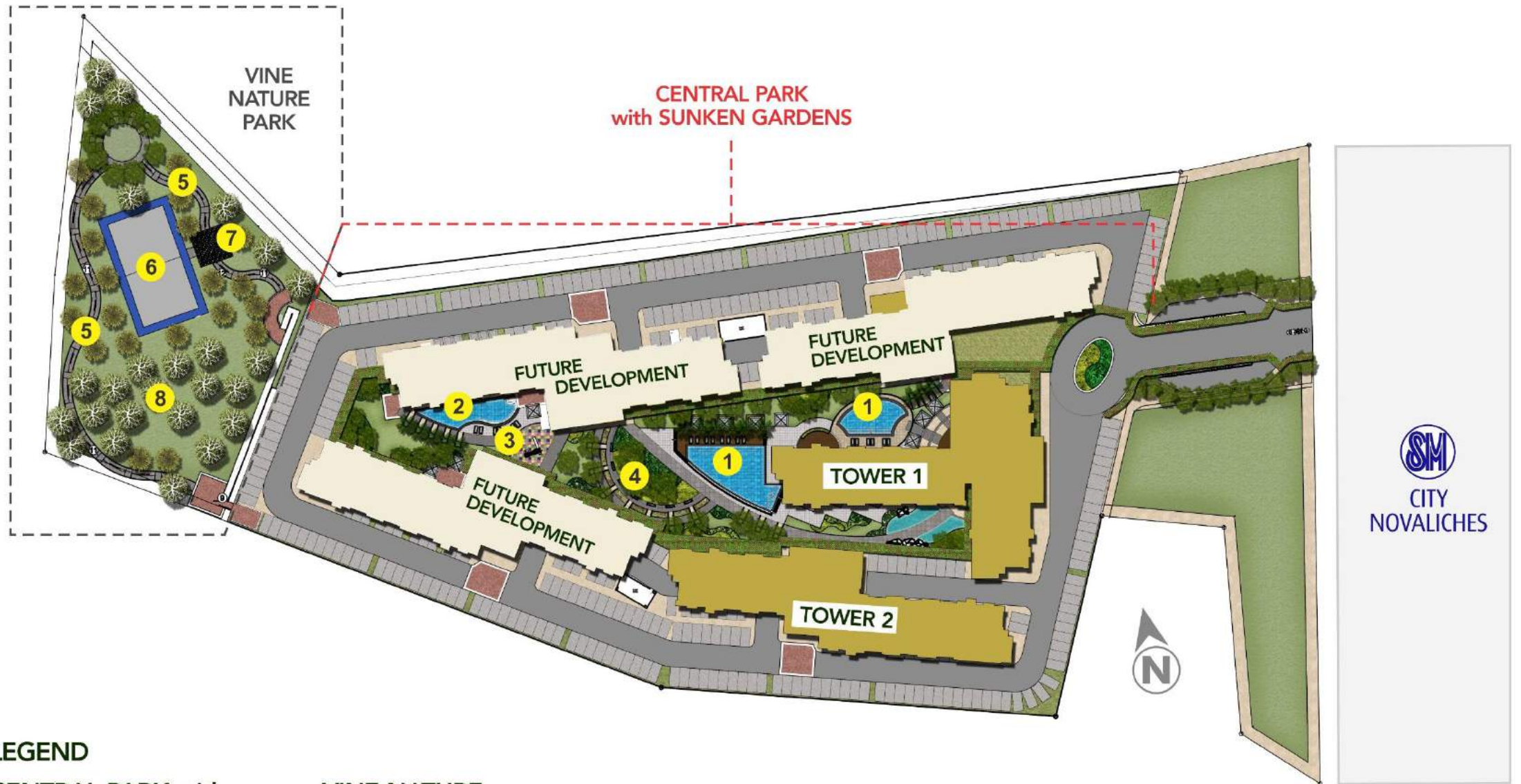
A **MORE** secure environment



MORE grand welcome for your family



MORE amenities and activities to
choose from



LEGEND

CENTRAL PARK with SUNKEN GARDEN

- 01. Adult Lounge Pool
- 02. Children's Splash Pool
- 03. Children's Play Zone
- 04. Sunken Gardens

VINE NATURE PARK

- 05. Eco Trail / Jogging Trail
- 06. Basketball / Volleyball Court
- 07. Lounge Pods
- 08. Camp Hill Site

MORE quality time
with your family



Get **MORE** out of
your investment



COMPETITION

Project	SB Residences	Kathleen Place 4
Developer	Jeika Properties Corp	Jeika Properties Corp
Unit Types & Sizes	LA: 50 sqm FA: 89 sqm (3 Bedroom, Maids Room, Car Garage)	2 Storey Building (LA: 60 sqm - 94 sqm) (FA: 104 sqm)
TLP	P3,935,680	P2,900,000 - P4,000,000
Reservation Fee	P30,000	P30,000
Payment Scheme	15%-25% DP within 18 mos; balance thru pag-ibig/BF	20% DP within 12-18 mos; 80% thru In house or BF
Monthly Amortization	P32,797.33	P32,222
		

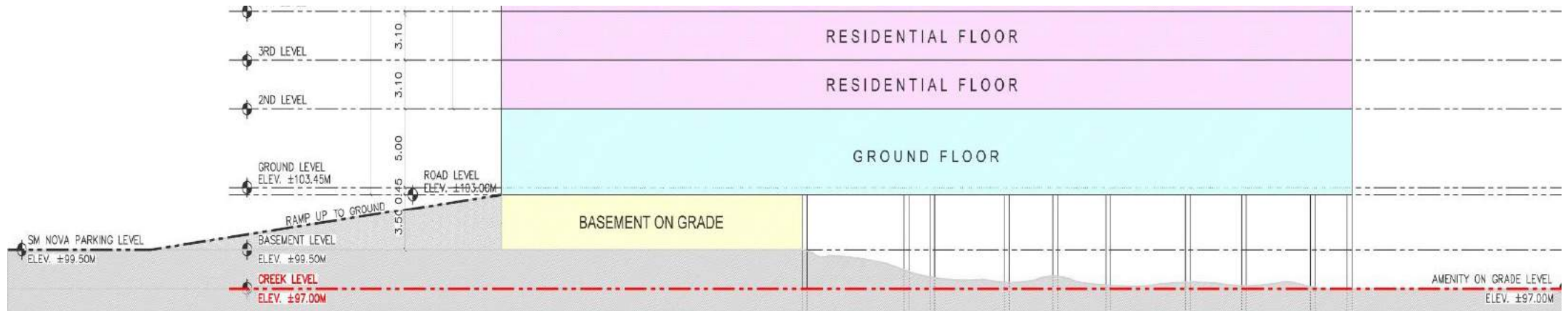
Project Details

Architectural Theme	Modern Suburban
Total Land Area	31,070.67 sqm.
No. of Buildings (Towers)	5 Towers/3 Phases
No. of Floors / Building	11 Residential Floors – Towers 1, 2 & 5 12 Residential Floors – Towers 3 & 4
Number of Units Per Typical Floor	38 units per floor – Tower 1 36 units per floor – Towers 2 - 5
Total Number of Units	2,014 units T1 – 418 T3 – 402 T5 – 396 T2 – 396 T4 – 402
Total No. of Parking Slots	579 Parking Slots (378 - GF; 201 - Basement)
With Commercial Strip	No
Amenity Area	10,772.77 sqm. (required 1 unit = 3.2 sqm (6,444.8 sqm)
Unit Area	2 BR (29.65 - 33.70sqm)

Views and Phasing:



Vine Diagrammatic Section

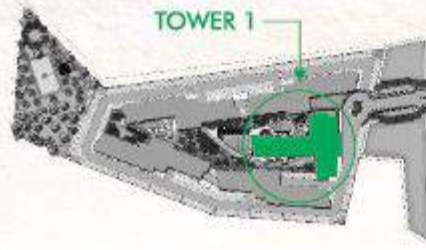


*Confirm with PD team the content of the slide

- ☐ 12 Physical Floors
- ☐ 11 Residential Floors

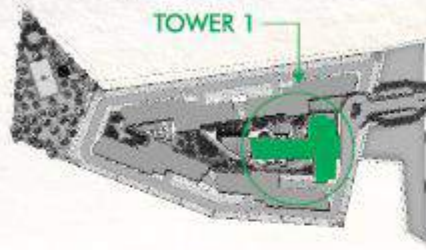
BUILDING FLOOR PLAN

TOWER 1 - 2nd to 11th FLOOR PLAN



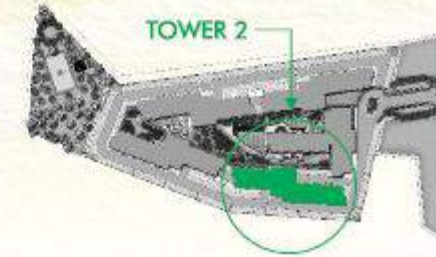
BUILDING FLOOR PLAN




TOWER 1 - 12th FLOOR PLAN



BUILDING FLOOR PLAN

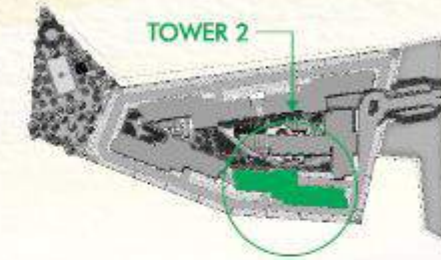
TOWER 2 - 2nd to 11th FLOOR PLAN






-  TWO-BEDROOM UNIT
-  TWO-BEDROOM END UNIT
-  TWO-BEDROOM UNIT WITH BALCONY

BUILDING FLOOR PLAN

TOWER 2 - 12th FLOOR PLAN



-  TWO-BEDROOM UNIT
-  TWO-BEDROOM UNIT WITH BALCONY
-  TWO-BEDROOM END UNIT WITH BALCONY

Unit Layout



**2 Bedroom Unit w/o
Balcony 29sqm**



Unit Layout



**2 Bedroom Unit w/
Balcony 31sqm**



Typical Unit Layout



2-BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Dining/Living Area	8.40	90.42
Kitchen	4.40	47.35
Bedroom 1	6.50	69.96
Bedroom 2	6.18	66.54
Toilet & Bath	4.17	44.87
TOTAL	±29.65	±319.14

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TYPE A

2-BEDROOM UNIT

SCALE: _____ NOT TO SCALE

Typical Unit Layout



2-BEDROOM UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Dining/Living Area	7.88	84.82
Kitchen	4.92	52.92
Bedroom 1	6.50	69.97
Bedroom 2	6.18	66.53
Toilet & Bath	4.17	44.87
Balcony	1.80	19.37
TOTAL	±31.45	±338.48

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TYPE C

2-BEDROOM UNIT W/ BALCONY

SCALE:

NOT TO SCALE

Unit Deliverables:

Wall Finishes	Painted Cement Finish
Floor Finishes	Ceramic Flooring
Bedroom Partition	Dry Wall Partitions
Doors	Main and Bedroom Door – Wood Door Toilet and Bath – PVC Door
Toilet and Bath	Wall – Ceramic Tiles and Painted Wall Finish Floor – Ceramic Tiles Ceiling – Painted Finish Fixtures – Water Closet, Lavatory, Shower Set
Kitchen	Base Cabinets with Kitchen Sink
Balcony (if applicable)	Floor – Ceramic Tiles

Regular Payment Terms for 1Q 2016

Reservation Fee : P20,000

- 1) 15% in 40 months; Balance Cash or Bank Financing

Promo Payment Terms

- 1) 5% Spot DP; 15% in 40 months with 2% TLP Discount
- 2) 10% Spot DP; 10% in 40 months with 3% TLP Discount
- 3) 15% Spot DP; 10% in 40 months with 4% TLP Discount
- 4) 20% Spot DP; 10% in 40 months with 5% TLP Discount

** Applicable to the first 200 buyers only*

Promo Payment Terms – 10k weekend discount

Sample Computation – Regular Terms

Unit		B010201
Unit Area		29.98 sqm.
Unit Type		2 BR
Payment Term		15% in 40 months
Total Amount Payable		2,510,418.00
Total List Price		2,357,200.00
TLP Discount	0%	-
Net TAP		2,510,418.00
Gross Down Payment	15%	376,562.70
Reservation Fee		20,000.00
Net Downpayment (Gross DP - RF)		356,562.70
Spot DP Payable		n/a
DP in	40 months	8,914.07

Sample Computation – 5% Spot 15% in 40 months

Unit		B010201
Unit Area		29.98 sqm.
Unit Type		2 BR
Payment Term		5% Spot DP; 15% in 40 Months w/ 2% discount on the Spot DP
Total Amount Payable		2,510,418.00
Total List Price		2,357,200.00
TLP Discount	2%	47,144.00
Net TAP		2,460,209.64
Gross Down Payment	5%	123,010.48
Reservation Fee		20,000.00
Net Downpayment (Gross DP - RF)		103,010.48
Spot DP Payable		103,010.48
DP in	40 months	9,225.79

Sample Computation – 10% Spot 10% in 40 months

Unit		B010201
Unit Area		29.98 sqm.
Unit Type		2 BR
Payment Term		10% Spot DP; 10% in 40 Months w/ 3% discount on the Spot DP
Total Amount Payable		2,510,418.00
Total List Price		2,357,200.00
TLP Discount	3%	70,716.00
Net TAP		2,435,105.46
Gross Down Payment	10%	243,510.55
Reservation Fee		20,000.00
Net Downpayment (Gross DP - RF)		223,510.55
Spot DP Payable		223,510.55
DP in	40 months	6,087.76

Sample Computation – 15% Spot 10% in 40 months

Unit		B010201
Unit Area		29.98 sqm.
Unit Type		2 BR
Payment Term		15% Spot DP; 10% in 40 Months w/ 4% discount on the Spot DP
Total Amount Payable		2,510,418.00
Total List Price		2,357,200.00
TLP Discount	4%	94,288.00
Net TAP		2,410,001.28
Gross Down Payment	15%	361,500.19
Reservation Fee		20,000.00
Net Downpayment (Gross DP - RF)		341,500.19
Spot DP Payable		341,500.19
DP in	40 months	6,025.00

Sample Computation – 5% Spot 15% in 40 months

Unit		B010201
Unit Area		29.98 sqm.
Unit Type		2 BR
Payment Term		20% Spot DP; 10% in 40 Months w/ 5% discount on the Spot DP
Total Amount Payable		2,510,418.00
Total List Price		2,357,200.00
TLP Discount	5%	117,860.00
Net TAP		2,384,897.10
Gross Down Payment	20%	476,979.42
Reservation Fee		20,000.00
Net Downpayment (Gross DP - RF)		456,979.42
Spot DP Payable		456,979.42
DP in	40 months	5,962.24