



By Limbros Realty & Development Corp.
Edros Bldg., A.C. Cortes Ave., Mandaue City

Project Location

- Kagudoy Rd., Basak, Lapu-Lapu City
- 1.20 Km from Mactan Doctor's Hospital
- 0.60 Km from Indiana Aerospace University
- 1.80 Km from Gaisano Grand Mall of Mactan

Area

- 15,285 Sq. Meters
- 227 Saleable Lots

Amenities

- Fully fenced with Entrance/Exit Gate
- Exclusive Road Right of Way Access
- Integrated Drainage System
- Power System ready for individual household connection (MECO)
- Wide Concrete Roads
- Parks & Playground Area
- Community facility w/ Overhead Water Tanks (MCWD)
- Swimming Pool

Economic Housing Unit

- Lot Area - 40 sq.m.
- Lot Dimension - 4.00 x 10.00 (meters)
- Total Floor Area - 66.05 sq.m.
- Ground Floor
 - Concrete floors with Tiles and Grout
 - Painted Exterior & Interior Walls
 - Kitchen Cabinetry
 - Toilet & Bath (Common)
- Second Floor
 - Concrete Slab with Vinyl Tile Decking
 - Denarra Wall Partioning
 - Painted Exterior & Interior Walls
 - Toilet & Bath (Master's Bedroom)
- Doors
 - Painted Solid Wood Entrance Doors
 - Painted Wood Flush/Toilet Doors
- Window
 - UPVC Sliding Windows w/ Glass
 - UPVC Casement Windows w/ Glass (Terrace)
 - UPVC Awning Window w/ Glass (Toilet)
- Terrace
 - Tiled Floors w/ grout
 - Metal Railings w/ Wooden Hand Rail
- Kitchen Cabinetry
 - Granite/Stone Counter Tops
 - Painted Wood Cabinetry
- Toilet
 - Standard Floor and Wall Tiles
 - Ceramic Lavatory & Water Closet
 - Shower & Faucet
- Roofing
 - Pre-painted S-Ribs with Spanish Gutter and Metal Capping

- **Measurements/Areas**

- Master's Bedroom (10.85 sq.m.)
 - 3.50 x 3.10 (meters)
- Bedroom 2 (6.00 sq.m.)
 - 3.00 x 2.00 (meters)
- Bedroom 3 (4.00 sq.m.)
 - 2.10 x 2.00 (meters)
- Ground Floor Toilet (2.93 sq.m.)
 - 1.95 x 1.50 (meters)
- Second Floor Toilet (2.93 sq.m.)
 - 1.95 x 1.50 (meters)
- Ground Floor Elevation
 - 2.70 (meters)
- Second Floor Elevation
 - 2.30 (meters)
- Entry Porch (2.50 sq.m.)
 - 2.50 x 1.00 (meters)
- Second Floor Terrace (2.50 sq.m.)
 - 2.50 x 1.00 (meters)
- Service Area (6.00 sq.m.)
 - 4.00 x 1.50 (meters)



REGULAR	1,450,000.00
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PAG-IBIG FINANCING

Reservation (Full)	5,000.00
Maximum Loanable Amount- <i>Subject for appraisal</i>	1,250,000.00
Equity (Covered by Post Dated Checks)	195,000.00
Installment Period (Mos.)	18
Equity Amount	10,833.33
Interest Rate **	9.5%
Equity payment should start 30 days after reservation	
AMORTIZATION (Monthly excluding insurances)	
30 years	10,510.68
25 years	10,921.21
20 years	11,651.64
15 years	13,052.81
10 years	16,174.69
5 years	26,252.33
INSURANCES (Monthly)	962.50

BANK FINANCING

Reservation (Full)	5,000.00
Equity (30% of Contract Price)	435,000.00
* Equity payable w/in 3 mos w/o interest covered by PDC. *	
Loanable Amount	1,010,000.00
Maximum Loan Duration (Years)	VARIABLE
Interest Rate	VARIABLE
Interest Type	VARIABLE

SPOT CASH PURCHASES

Reservation (Full)	5,000.00
Discount(5%)	72,500.00
Balance	1,372,500.00
Balance should be paid within 1 week or else discount will be forfeited	

Units will be ready for occupancy within three (3) months from reservation payment