



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 (w/ Car Port)

- Lot Area - 49 sq.m.
- Lot Dimension - 7.00 x 7.00 (meters)
- Total Floor Area - 88.00 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
- Car Port
 - Cemented Floor

- **Measurements/Areas**

- Master's Bedroom (13.30 sq.m.)
 - (3.10 x 3.00)+(2.00 x 1.00)+(2.00 x 1.00) (meters)
- Bedroom 2 (9.00 sq.m.)
 - 3.00 x 3.00 (meters)
- Bedroom 3 (7.50 sq.m.)
 - 3.00 x 2.50 (meters)
- Ground Floor Toilet (3.00 sq.m.)
 - 2.00 x 1.50 (meters)
- Second Floor Toilet (3.00 sq.m.)
 - 2.00 x 1.50 (meters)
- Ground Floor Elevation
 - 2.70 (meters)
- Second Floor Elevation
 - 2.30 (meters)
- Entry Porch (2.00 sq.m.)
 - 2.00 x 1.00 (meters)
- Second Floor Terrace (3.00 sq.m.)
 - 3.00 x 1.00 (meters)
- Service Area (4.50 sq.m.)
 - 3.00 x 1.50 (meters)
- Car Port (12.00 sq.m.)
 - 4.00 x 3.50 (meters)



INTRODUCTORY PRICE!!!	1,750,000.00
------------------------------	---------------------

PAG-IBIG FINANCING

Reservation (Full)	5,000.00
Maximum Loanable Amount <i>Subject for appraisal</i>	1,300,000.00
Equity (Covered by Post Dated Checks)	445,000.00
Installment Period (Mos.)	18
Equity Amount	24,722.22
Interest Rate **	10.5%
Equity payment should start 30 days after reservation	
AMORTIZATION (Monthly excluding insurances)	
30 years	11,891.61
25 years	12,274.36
20 years	12,978.94
15 years	14,370.19
10 years	17,541.55
5 years	27,942.07
INSURANCES (Monthly)	1,001.00

BANK FINANCING

Reservation (Full)	5,000.00
Equity (30% of Contract Price)	525,000.00
* Equity payable w/in 3 mos w/o interest covered by PDC. *	
Loanable Amount	1,220,000.00
Maximum Loan Duration (Years)	VARIABLE
Interest Rate	VARIABLE
Interest Type	VARIABLE

SPOT CASH PURCHASES

Reservation (Full)	5,000.00
Discount (5%)	87,500.00
Balance	1,657,500.00
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