

UPDATE AS OF MAY 23, 2026

1 STOREY

2 STOREY

TBA

To Be Annou

MODEL HOUSE	BLOCK	LOT	LOT AREA (sq.m.)	FLOOR AREA (sq.m.)	TYPE	PACKAGE COST		% of Completion
MH 76	8	27	339.00 sq.m.	283.20 sq.m.	2 STOREY [5 BR, 6 T&B, and 1 Carport]	PHP.	45,000,000.00	100.00%
Percentage completion as of MARCH 13, 2026								
MH 294	2	3	180.00 sq.m.	148.70 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	PHP.	17,124,000.00	100.00%
MH 349	3	15	180.00 sq.m.	186.396 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	PHP.	19,973,400.00	93.19%
MH 350	3	16	180.00 sq.m.	122.6785 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	PHP.	13,755,900.00	62.26%
MH 351	19	5	180.00 sq.m.	122.6785 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	PHP.	13,912,800.00	HOLD
MH 352	19	6	180.00 sq.m.	122.6785 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	PHP.	13,957,700.00	HOLD
MH 353	20	8	180.00 sq.m.	122.6785 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	PHP.	13,868,000.00	HOLD
MH 354	22	4	180.00 sq.m.	122.6785 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	PHP.	13,946,500.00	HOLD

Notes: Prices, terms of payment and availability of units are subject to change without prior notice. SANTOS LAND DEVELOPMENT CORPORATION reserves the right to correct any error that may appear on this pricelist. The Reservation Fee or Initial Monthly Fee is non-refundable in case of cancellation.



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phase 2

TOTAL PACKAGE: 13,957,700.00

RESERVATION: P 50,000.00

MODEL HOUSE 352

1 STOREY

Floor Area: 122.6785 sq.m
Lot Area: 180.00 sq.m

Property Features:

- 3 Bedrooms
- 2 Toilets and Baths
- Living Area
- Dining Area
- Kitchen Area
- Laundry Area
- Entry Porch
- 1 Carport



8.1133	11.7382	4.5499
24.0735	12.9144	
2.2766 4.3281 13.4513		
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11.70	11.1333	9.3015
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SANTOS LAND DEVELOPMENT CORPORATION

Santos Building, Gov. Duterte St., Davao City

ILUMINA PHASE 2 BLK 19 LOT 6 MH 352- Amethyst

LOT AREA: 180 sq.m. FLOOR AREA: 122.6785 sq.m

Total Package Cost	13,957,700.00
Less 4% Discount DP paid within 6 mons	558,308.00
	13,399,392.00

B. BANK FINANCING

1.) 10% Downpayment	1,395,770.00
Less: Reservation	50,000.00
Downpayment Balance	1,345,770.00
Payable in 6 months	224,295.00

2.) estimated loanable net of discount #DP paid within 6 months	12,003,622.00
estimated mo. amort. 5 years	243,385.44
estimated mo. amort. 10 years	145,639.95
estimated mo. amort. 15 years	114,718.62

*Loanable amount is subject to loan approval

C. TRANSFER OF TITLE	405,907.65
Payable in 6 mons	67,651.28
D. PROCESSING FEE	7,840.00
E. MEMBERSHIP FEE	5,000.00
F. BANK CHARGES	

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TOTAL PACKAGE: 13,868,000.00

RESERVATION: P 50,000.00

MODEL HOUSE 353

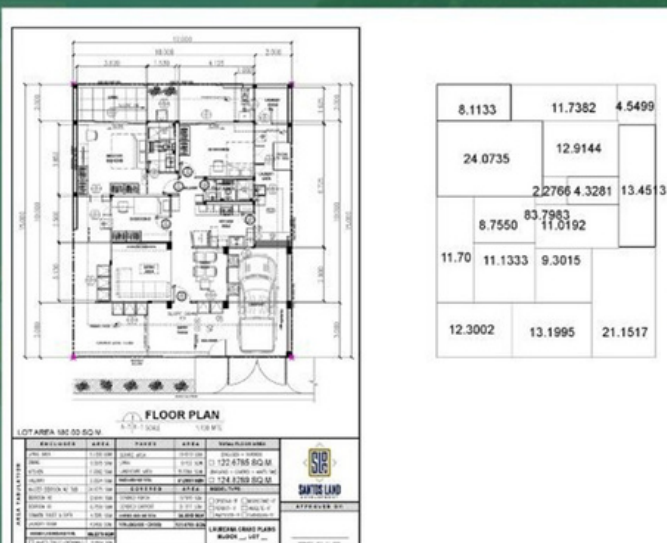
1 STOREY

Floor Area: 122.6785 sq.m

Lot Area: 180.00 sq.m

Property Features:

- 3 Bedrooms
- 2 Toilets and Baths
- Living Area
- Dining Area
- Kitchen Area
- Laundry Area
- Entry Porch
- 1 Carport



SANTOS LAND DEVELOPMENT CORPORATION
Santos Building, Gov. Duterte St., Davao City

ILUMINA PHASE 2 BLK 20 LOT 8 MH 353 - Carnelian
LOT AREA: 180 sq.m. FLOOR AREA: 122.6785 sq.m

Total Package Cost 13,868,000.00
Less 4% Discount DP paid within 6 mons 554,720.00
13,313,280.00

B. BANK FINANCING

1.) 10 % Downpayment 1,386,800.00
Less: Reservation 50,000.00
Downpayment Balance 1,336,800.00
Payable in 6 months 222,800.00

2.) estimated loanable net of discount if DP paid within 6 months 11,926,480.00
estimated mo. amort. 5 years 241,821.31
estimated mo. amort. 10 years 144,703.98
estimated mo. amort. 15 years 113,981.37

*Loanable amount is subject to loan approval

C. TRANSFER OF TITLE

Payable in 6 mons 403,413.66

D. PROCESSING FEE

67,235.61

E. MEMBERSHIP FEE

7,840.00

F. BANK CHARGES

5,000.00

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C. TRANSFER OF TITLE	405,645.21
Payable in 6 mons	67,607.54
D. PROCESSING FEE	7,840.00
E. MEMBERSHIP FEE	5,000.00
F. BANK CHARGES	

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ILUMINA
ESTATES

PHASE 2

*A home where every wall
tells your story.*


**PRE-SELLING
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MODEL HOUSE 349

 **2 STOREY**

FLOOR AREA
186.396 sq.m.

LOT AREA
180.00 sq.m.

PROPERTY FEATURES

-  4 Bedrooms
-  3 Toilets and Baths
-  Living Area
-  Dining Area
-  Kitchen Area
-  Laundry Area
-  Entry Porch
-  1 Carport



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Santos Building, Gov. Duterte St., Davao City

ILUMINA ESTATES PH. 2 MH 349

LOT AREA: 180.00 sq.m.

FLOOR AREA: 186.396 sq.m. 4BR; 3 T&B

TOTAL PACKAGE COST

₱19,973,400.00

LESS: 3% DISCOUNT IF DP PAID WITHIN 6 MONTHS

₱599,202.00

NET TOTAL

₱19,374,198.00

PAYMENT TERMS

A BANK FINANCING

1) 10% DOWNPAYMENT	₱1,997,340.00
Less: Reservation	₱50,000.00
Downpayment Balance	₱1,947,340.00
Payable in 6 months at	₱324,556.67

2) ESTIMATED LOANABLE NET OF DISCOUNT IF DP PAID IN 6 MOS.	₱17,376,858.00
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Estimated Monthly Amortization:

5 YEARS	₱352,333.17
10 YEARS	₱210,833.42
15 YEARS	₱166,070.63

* Loanable amount is subject to loan approval

B	PROCESSING FEE	₱7,840.00
C	TRANSFER OF TITLE Payable in 6 months	₱575,845.14 ₱95,974.19
D	MEMBERSHIP FEE	₱5,000.00
E	BANK CHARGES	—
F	SPOT CASH LESS 8% DISCOUNT (30 DAYS)	₱18,375,528.00



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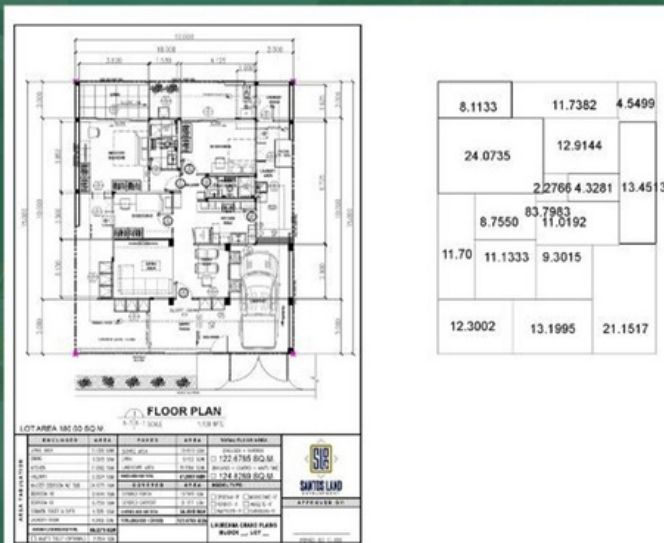
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**RESERVATION: P 50,000.00**

1 STOREY

Property Features:

- 3 Bedrooms
- 2 Toilets and Baths
- Living Area
- Dining Area
- Kitchen Area
- Laundry Area
- Entry Porch
- 1 Carport



Santos Building, Gov. Duterte St., Davao City

ILUMINA PHASE 2 BLK 3 LOT 16 MH 350 - Obsidian

LOT AREA: 180 sq.m. **FLOOR AREA:** 122.6785 sq.m

Total Package Cost	13,755,900.00
Less 4% Discount DP paid within 6 mons	550,236.00
	13,205,664.00

B. BANK FINANCING

1.) 10% Downpayment	1,375,590.00
Less: Reservation	50,000.00
Downpayment Balance	1,325,590.00
Payable in 6 months	220,931.67

2.) estimated loanable net of discount if DP paid within 6 months	11,830,074.00
estimated mo. amort. 5 years	239,866.58
estimated mo. amort. 10 years	143,534.29
estimated mo. amort. 15 years	113,060.02

***Loanable amount is subject to loan approval**

C. TRANSFER OF TITLE	400,212.99
Payable in 6 mons	66,702.17
D. PROCESSING FEE	7,840.00
E. MEMBERSHIP FEE	5,000.00
F. BANK CHARGES	

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MODEL HOUSE 76

Total Package: P45,000,000.00

Reservation: P 50,000.00

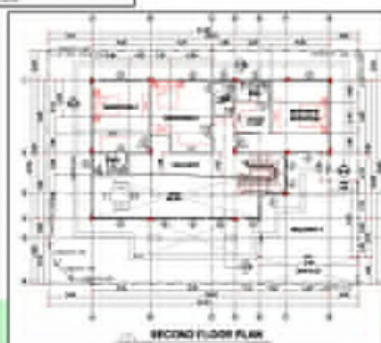
Two Storey

Floor Area: 283.20 sq.m.

Lot Area: 339.00 sq.m.

Property Features:

- ✓ 5 Bedrooms
- ✓ 6 Toilet and Baths
- ✓ Living Area
- ✓ Dining Area
- ✓ Kitchen Area
- ✓ Laundry Area
- ✓ Entry Porch
- ✓ 2 Balcony
- ✓ 1 Carport



SANTOS LAND DEVELOPMENT CORPORATION

Santos Building, Gov. Duterte St., Davao City

ILUMINA ESTATES PH. 2 MH 76 Corner Lot

LOT AREA: 339 sq.m. FLOOR AREA: 283.20 sq.m. 5DR; 6 T&B

Total Package Cost 45,000,000.00

BANK FINANCING

1.) 50% Downpayment	22,500,000.00
Less: reservation	50,000.00
Downpayment Balance	22,450,000.00
payable in 12 months at	1,870,833.33

2.) estimated loanable net of discount if DP paid in 12 months	22,500,000.00
estimated mo. amort. 5 years	456,210.00
estimated mo. amort. 10 years	272,992.50
estimated mo. amort. 15 years	215,032.50

* Loanable amount is subject to loan approval

C. PROCESSING FEE	7,840.00
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D. TRANSFER OF TITLE	1,282,682.46
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Payable in 12 months	106,890.21
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E. MEMBERSHIP FEE	5,000.00
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F. BANK CHARGES	
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G. SPOT CASH LESS 8% DISCOUNT (30 DAYS)	41,400,000.00
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THE COMMUNITY BUILDER



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TOTAL PACKAGE: 13,912,800.00

RESERVATION: P 50,000.00

MODEL HOUSE 351

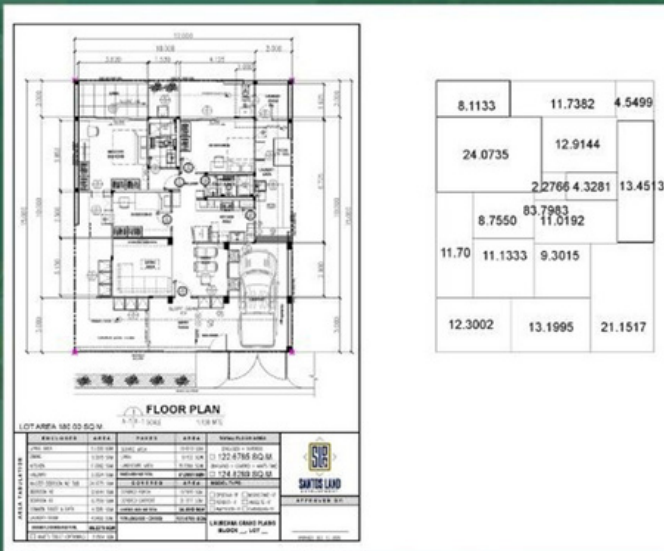
1 STOREY

Floor Area: 122.6785 sq.m

Lot Area: 180.00 sq.m

Property Features:

- 3 Bedrooms
- 2 Toilets and Baths
- Living Area
- Dining Area
- Kitchen Area
- Laundry Area
- Entry Porch
- 1 Carport



SANTOS LAND DEVELOPMENT CORPORATION

Santos Building, Gov. Duterte St., Davao City

ILUMINA PHASE 2 BLK 19 LOT 5 MH 351- Peridot

LOT AREA: 180 sq.m. FLOOR AREA: 122.6785 sq.m

Total Package Cost	13,912,800.00
Less 4% Discount DP paid within 6 mons	556,512.00
	13,356,288.00

B. BANK FINANCING

1.) 10% Downpayment	1,391,280.00
Less: Reservation	50,000.00
Downpayment Balance	1,341,280.00
Payable in 6 months	223,546.67

2.) estimated loanable net of discount if DP paid within 6 months	11,965,008.00
estimated mo. amort. 5 years	242,602.50
estimated mo. amort. 10 years	145,171.44
estimated mo. amort. 15 years	114,349.58

*Loanable amount is subject to loan approval

C. TRANSFER OF TITLE	404,660.22
Payable in 6 mons	67,443.37
D. PROCESSING FEE	7,840.00
E. MEMBERSHIP FEE	5,000.00
F. BANK CHARGES	

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SANTOS LAND
DEVELOPMENT
THE COMMUNITY BUILDER

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MODEL HOUSE 14

2 STOREY SINGLE DETACHED



FLOOR AREA
148.70 sq.m.



LOT AREA
180.00 sq.m.



4 Bedrooms



3 Toilets and Baths



Living Area



Dining Area



Kitchen Area



Laundry Area



Entry Porch



1 Carport



GROUND FLOOR PLAN



SECOND FLOOR PLAN

TOTAL PACKAGE PRICE
₱17,124,000.00

RESERVATION FEE **₱50,000.00**



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ILUMINA ESTATES PH. 2 MH 294

LOT AREA: 180.00 sq.m. FLOOR AREA: 148.70 sq.m. 4BR; 3 T&B

TOTAL PACKAGE COST	₱17,124,000.00
LESS: 3% DISCOUNT IF DP PAID WITHIN 6 MONTHS	-₱513,720.00
NET TOTAL PACKAGE COST	₱16,610,280.00



BANK FINANCING

1.) 10% DOWNPAYMENT	₱1,712,400.00
Less: Reservation Fee	-₱50,000.00
Downpayment Balance	₱1,662,400.00
Payable in 6 months at	₱277,066.67 /mo.
2.) ESTIMATED LOANABLE NET OF DISCOUNT IF DP PAID IN 6 MOS	₱14,897,880.00
Estimated Monthly Amortization (5 years)	₱302,069.41 /mo.
Estimated Monthly Amortization (10 years)	₱180,755.98 /mo.
Estimated Monthly Amortization (15 years)	₱142,379.04 /mo.
* Loanable amount is subject to loan approval.	



C. PROCESSING FEE **₱7,840.00**



D. TRANSFER OF TITLE **₱497,897.56**
Payable in 6 months **₱82,982.93 /mo.**



E. MEMBERSHIP FEE **₱5,000.00**



F. BANK CHARGES **—**



G. SPOT CASH LESS 8% DISCOUNT (30 DAYS) **₱15,754,080.00**



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