



Inner Lot - Php. 15,680.00/sq.m. inclusive VAT
Corner Lot - Php. 16,800.00/sq.m. inclusive VAT

- For LAYOUT
- For H&L CONSTRUCTION
- HOLD LOTS
- SOLD OUT
- 1 STOREY
- 2 STOREY
- LOT FOR SALE



SANTOS LAND DEVELOPMENT CORPORATION

SALES AND MARKETING DEPARTMENT

ILUMINA ESTATES PHASE II - INVENTORY

[Communal Rd, Buhangin, Davao City]

Update as of March 9, 2022



1 STOREY



2 STOREY

TBA

To Be Announced

MODEL HOUSE	BLOCK	LOT	LOT AREA (sq.m.)	FLOOR AREA (sq.m.)	TYPE	PACKAGE COST	TARGET COMPLETION
MH 76	8	27	339.00 sq.m.	283.20 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php. 31,500,000.00	TBA
MH 139	5	30	180.00 sq.m.	73.50 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php. 8,367,000.00	RFO
MH 207	6	39	180.00 sq.m.	162.14 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php. 14,778,000.00	RFO
							Percentage completion as of January 3, 2022
MH 272	7	19	180.00 sq.m.	148.92 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php 15,001,000.00	96.82%
MH 276	11	4	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php 9,352,000.00	98.61%
MH 277	13	3	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php 9,352,000.00	86.13%
MH 278	6	46	180.00 sq.m.	146.73 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php 14,961,000.00	74.36%
MH 279	6	48	180.00 sq.m.	148.92 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php 15,001,000.00	93.72%
MH 280	7	4	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php 9,352,000.00	96.03%
MH 281	6	18	180.00 sq.m.	148.92 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php 15,001,000.00	98.07%
MH 282	9	13	180.00 sq.m.	148.92 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php 15,001,000.00	78.62%
MH 284	12	13	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php 9,352,000.00	63.85%
MH 285	13	11	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php 9,352,000.00	84.45%
MH 286	6	20	180.00 sq.m.	148.70 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php 15,073,000.00	77.77%
MH 287	6	21	180.00 sq.m.	148.70 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php 15,073,000.00	60.07%
MH 288	4	22	180.00 sq.m.	148.70 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php 15,073,000.00	59.49%
MH 289	15	15	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php 9,352,000.00	98.99%
MH 291	5	35	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php 9,352,000.00	94.89%
MH 292	4	18	180.00 sq.m.	148.70 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php. 15,073,000.00	50.89%
MH 293	4	20	180.00 sq.m.	148.70 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php. 15,073,000.00	65.88%
MH 294	2	3	180.00 sq.m.	148.70 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php. 15,073,000.00	38.66%
MH 295	1	6	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php. 9,352,000.00	53.73%
MH 296	1	7	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php. 9,352,000.00	32.95%
MH 297	1	8	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php. 9,352,000.00	43.71%
MH 298	7	23	180.00 sq.m.	148.70 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php. 15,073,000.00	28.03%
MH 299	4	14	180.00 sq.m.	148.70 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php. 15,073,000.00	55.85%
MH 300	4	16	180.00 sq.m.	148.70 sq.m.	2 STOREY [4 BR, 3 T&B, and 1 Carport]	Php. 15,073,000.00	71.70%
MH 301	1	12	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php. 9,352,000.00	8.97%
MH 302	1	13	180.00 sq.m.	73.65 sq.m.	1 STOREY [3 BR, 2 T&B, and 1 Carport]	Php. 9,352,000.00	7.34%

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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ILUMINA ESTATE PH. 2 LOT ONLY

Updated as of March 9, 2022

Total Contract Price

Lot Area:

Price per sq.m.

BLOCK 1 LOT 26	BLOCK 1 LOT 27	BLOCK 12 LOT 9	BLOCK 13 LOT 4
5,927,040.00	5,801,600.00	6,899,200.00	6,538,560.00
378 sq.m.	370 sq.m.	440 sq.m.	417 sq.m.
15,680./sq.m.	15,680./sq.m.	15,680./sq.m.	15,680./sq.m.

PAYMENT SCHEMES

A. IN-HOUSE FINANCING

1.) A. 30% Downpayment in Cash

Less: 3% discount on D/P

Net Downpayment

1,778,112.00	1,740,480.00	2,069,760.00	1,961,568.00
53,343.36	52,214.40	62,092.80	58,847.04
1,724,768.64	1,688,265.60	2,007,667.20	1,902,720.96

B. 30% Downpayment

Less: reservation

Downpayment Balance

Payable in 6 months at

1,778,112.00	1,740,480.00	2,069,760.00	1,961,568.00
30,000.00	30,000.00	50,000.00	30,000.00
1,748,112.00	1,710,480.00	2,019,760.00	1,931,568.00
291,352.00	285,080.00	336,626.67	321,928.00

2.) 70% Balance payable

If paid in 1 year-0% int

If paid in 2 year @ 15% interest per annum

If paid in 3 year @ 15% interest per annum

If paid in 4 year @ 18% interest per annum

If paid in 5 year @ 18% interest per annum

4,148,928.00	4,061,120.00	4,829,440.00	4,576,992.00
345,744.00	338,426.67	402,253.33	381,416.00
201,167.62	196,910.10	234,163.37	221,923.01
143,823.96	140,780.06	167,414.13	158,662.94
121,874.76	119,295.40	141,864.80	134,449.14
105,355.51	103,125.77	122,636.05	116,225.53

B. BANK FINANCING

1.) 20% Downpayment

Less: reservation

Downpayment Balance

payable in 6 months

1,185,408.00	1,160,320.00	1,379,840.00	1,307,712.00
30,000.00	30,000.00	30,000.00	30,000.00
1,155,408.00	1,130,320.00	1,349,840.00	1,277,712.00
192,568.00	188,386.67	224,973.33	212,952.00

2.) 80% estimates loanable

est.mo.amort. 5 years

est.mo.amort. 10 years

4,741,632.00	4,641,280.00	5,519,360.00	5,230,848.00
93,890.00	91,902.91	109,289.94	103,577.06
55,054.37	53,889.20	64,084.45	60,734.58

*Loanable amount is subject to loan approval

C. SPOT CASH (LESS 14.5% DISCOUNT)

D. TRANSFER OF TITLE

E. BANK CHARGES

5,067,619.20	4,960,368.00	5,898,816.00	5,590,468.80
177,840.01	174,313.28	205,241.00	195,052.33