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Sonrisa GARDENS

Puerto Princesa City, Palawan

Suntrust Properties, Inc., a wholly owned subsidiary of Megaworld Corporation, has championed Filipino homeownership since 1997. From humble beginnings, Suntrust has grown into an industry leader, helping Filipinos realize their dreams through affordable, quality homes.

Today, our footprint spans North Luzon, Metro Manila, Cavite, Laguna, Batangas, Palawan, Visayas, and Mindanao, with a diverse residential and commercial portfolio that includes export processing zones and a prestigious golf community.

In 2018, Suntrust expanded its reach by acquiring Stateland, Inc., a 42-year-old real estate developer, further advancing its mission of providing a home for every Filipino. Now, with over 50 developments and 28 years of excellence, Suntrust remains committed to inspiring homeownership across the nation. Each home built is a canvas for dreams fulfilled, and every community crafted is a masterpiece for future generations.



Elevating Palawan's Landscape with Elegance and Nature

For PRESENTATION PURPOSES ONLY. As of July 2026

Architect's Perspective

SONRISA GARDENS SUNTRUST PROPERTIES, INC.

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- Reservation Requirements
- Contact Details



Architect's Perspective


Your gateway to the most pristine beaches and the
center of development in Palawan



SONRISA GARDENS is part of Megaworld's 6-hectare lifestyle estate in Puerto Princesa called BAYTOWN PALAWAN.

This 7-Billion development will host residential condominium, hotels and commercial retail developments.

This will transform the cityscape of Puerto Princesa as we bring the vibrant concept of a township development just like our very own Forbes Town BGC.



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Architect's Perspective

SONRISA GARDENS

SUNTRUST PROPERTIES, INC.

Set in the middle of a city where **captivating panoramic views** are complemented with **comfort and convenience**

COMMERCIAL CENTERS

Robinsons Place Palawan	1.4 km
SM City Puerto Princesa	3.6 km

SCHOOLS & UNIVERSITIES

Palawan State University	2.1 km
S.V. Montessori	1.3 km
Puerto Princesa School of Science & Tech	3.6 km
STI College, Puerto Princesa	4.2 km
Fullbright College Integrated School	3.5 km
Holy Trinity University	4.5 km
Western Philippines University	3.5 km
College of Arts and Humanity	2.2 km

HOSPITALS

ACE Medical Center	62 m
Palawan Adventist Hospital	1.1 km

TOURIST SPOTS

Balayong People's Park	2.5 km
Baker's Hill	4.8 km
Crocodile Farm	8.5 km
Butterfly Garden	3.7 km
Honda Bay Wharf	11.2 km
Iwahig Firefly Watching & Mangrove	16 km
Nagtabon Beach	29 km



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SUNTRUST

Site Development Plan

LAND AREA: 3.4 hectares

Towers: 7 towers







Development Overview

Brgy. San Pedro
Puerto Princesa City

34,955.52 sqm
Total Land Area

Modern Asian
Design Inspiration

21 – 69. sqm.
Floor Area

3,421
Approximate Number of Residential Units

33
Commercial Units

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Architect's Perspective

Development Overview

Studio, 1-Bedroom and 2-Bedroom
Residential Unit Offerings

Ground to Top Floor
Residential Floors

Basement Parking

3.7M
Minimum TCP



Architect's Perspective

Development Overview

Tower 1
Ten-Storey
293 units

Tower 2
Twelve-Storey
428 units

Tower 3
Fifteen-Storey
522 units



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Architect's Perspective



Modern Asian

Architectural Design

Sleek lines and large openings are in harmony with the refreshing elements of nature..

Sonrisa Gardens features resort-type amenities for ultimate relaxation and recreation

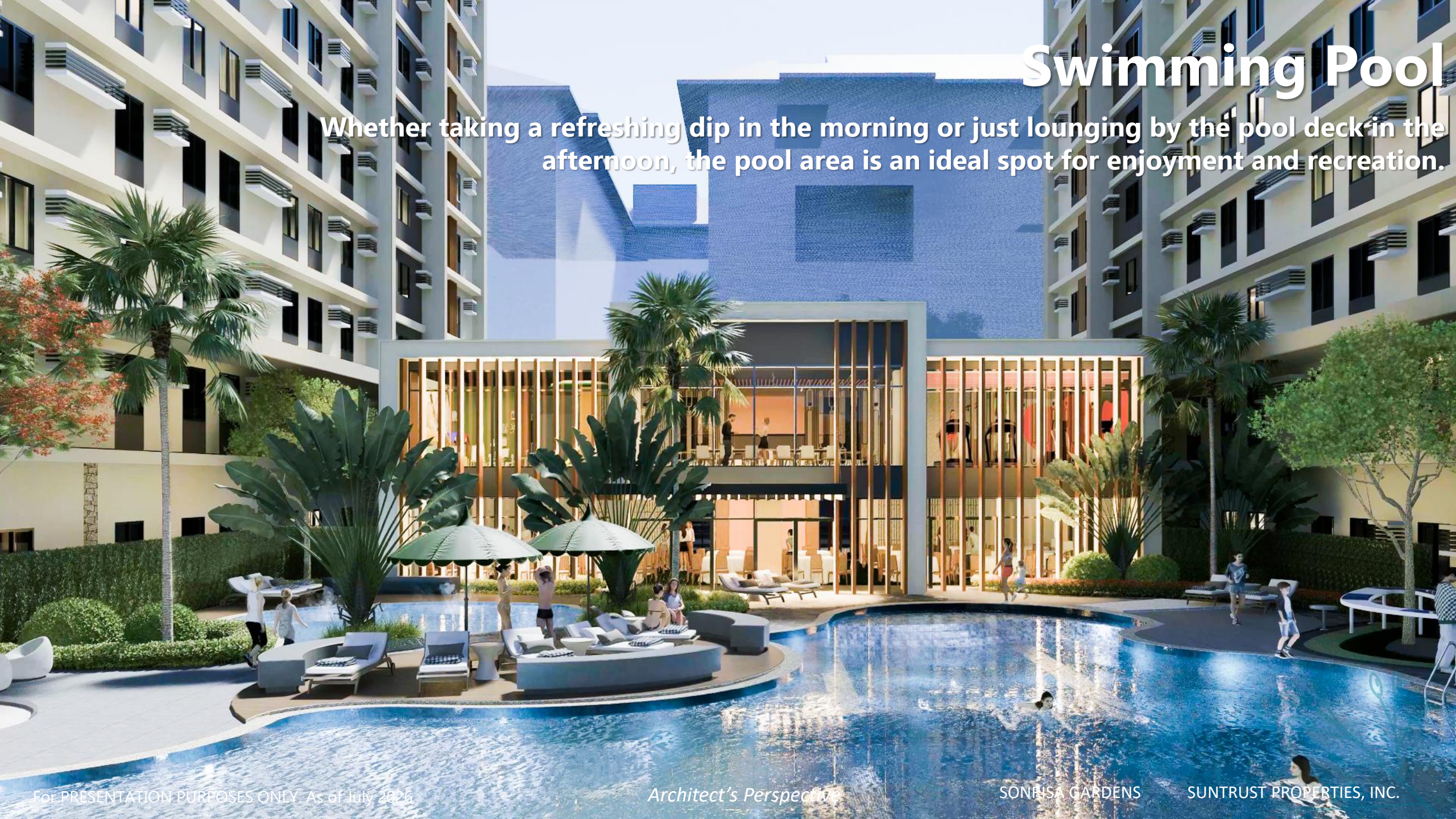


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Architect's Perspective

Swimming Pool

Whether taking a refreshing dip in the morning or just lounging by the pool deck in the afternoon, the pool area is an ideal spot for enjoyment and recreation.



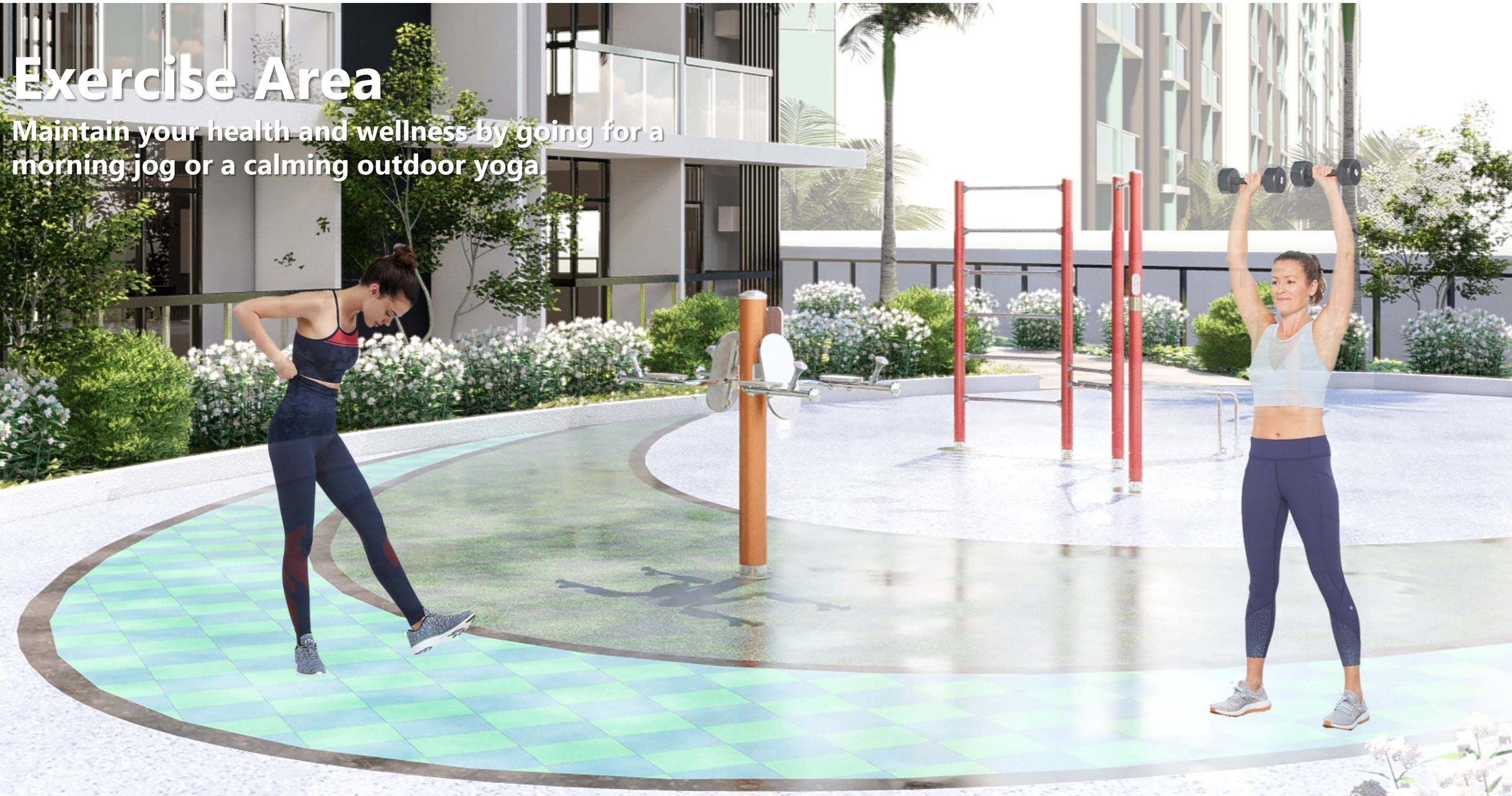


Children's Play Area

The perfect venue for frolic and fun

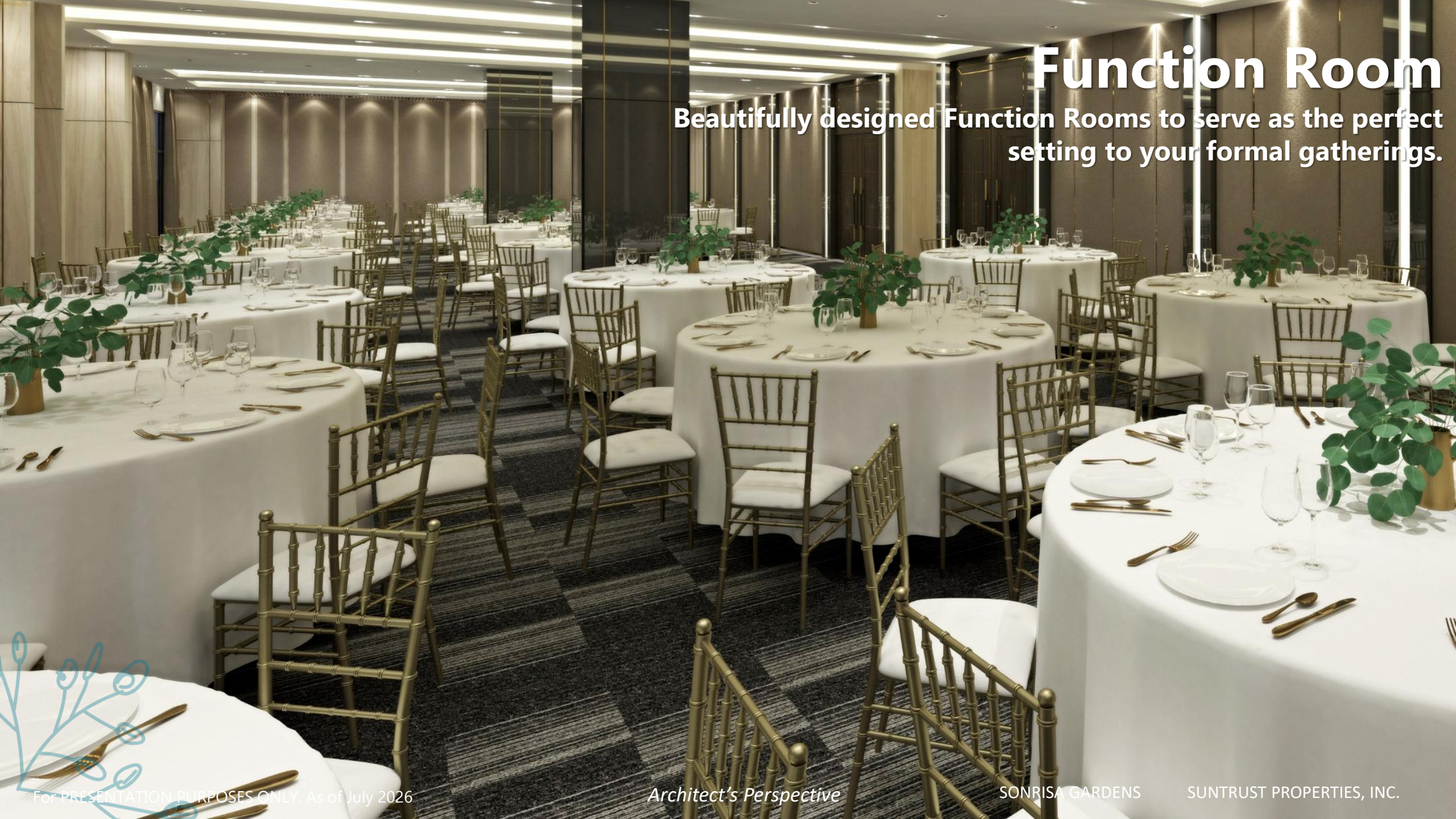
Exercise Area

Maintain your health and wellness by going for a morning jog or a calming outdoor yoga.



Function Room

Beautifully designed Function Rooms to serve as the perfect setting to your formal gatherings.



Architect's Perspective



Fitness Gym

Combining comfort and convenience, our fully air-conditioned Fitness Gym and its well-selected exercise equipment will motivate you to stay on your fitness routine.



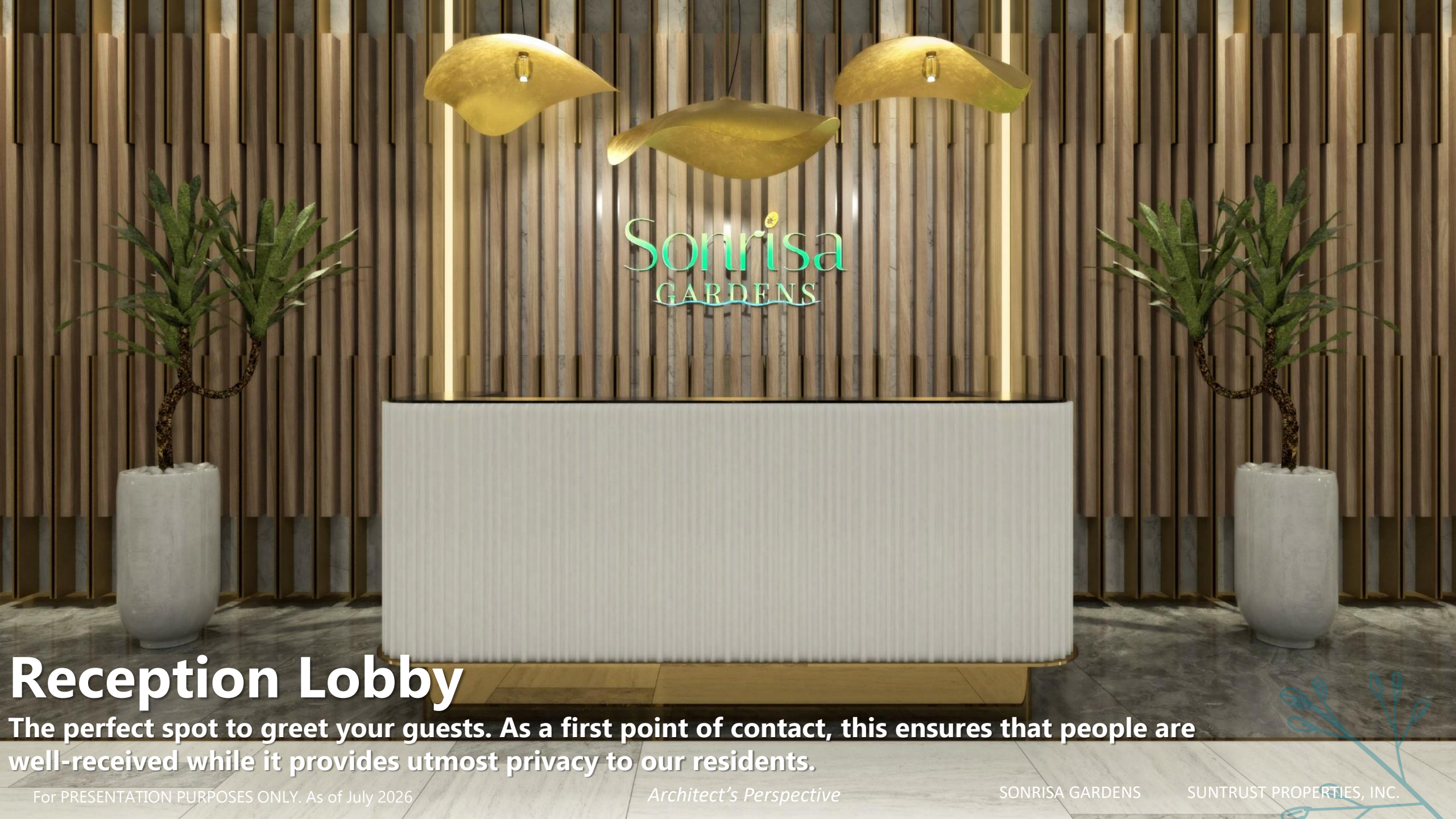
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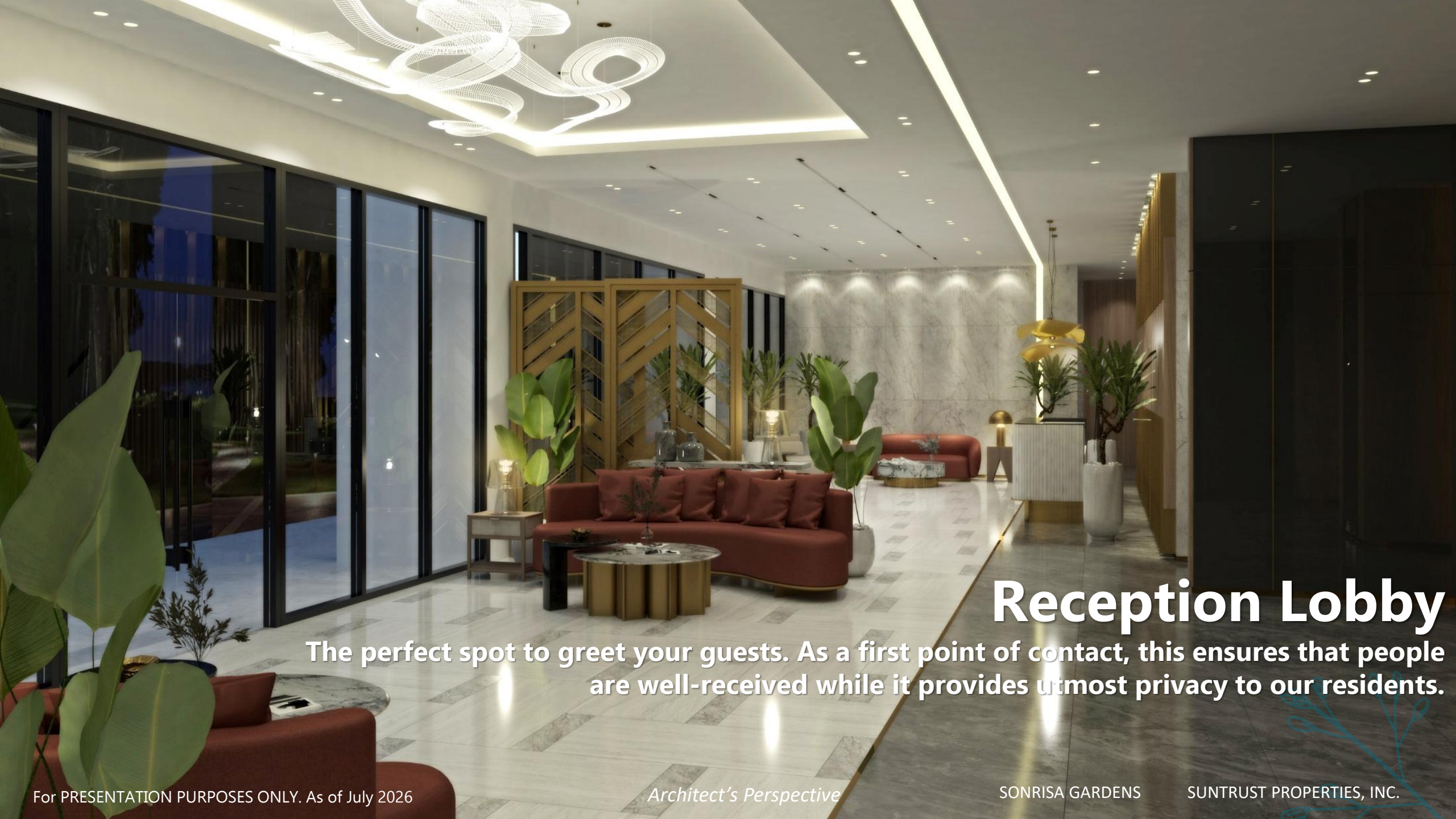
Day Care

Regardless of the weather, the Day Care is a great venue for a fun play or a learning activity.



Reception Lobby

The perfect spot to greet your guests. As a first point of contact, this ensures that people are well-received while it provides utmost privacy to our residents.



Reception Lobby

The perfect spot to greet your guests. As a first point of contact, this ensures that people are well-received while it provides utmost privacy to our residents.

Sky Garden

Landscaped atrium that allows light and air to pass through the building making our residential towers more well-lit and well-ventilated.



Architect's Perspective



Retail Area

For utmost convenience and next level lifestyle, the commercial area makes our dining, shopping and essential services within reach.



Retail Area

For utmost convenience and next level lifestyle, the commercial area makes our dining, shopping and essential services within reach.



Retail Area

For utmost convenience and next level lifestyle, the commercial area makes our dining, shopping and essential services within reach.

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Architect's Perspective

SONRISA GARDENS SUNTRUST PROPERTIES, INC.



Bamboo Garden

Enjoy the refreshing nature and the development's principle of open air and beautiful gardens.

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Architect's Perspective

SONRISA GARDENS SUNTRUST PROPERTIES, INC.



Zen Garden

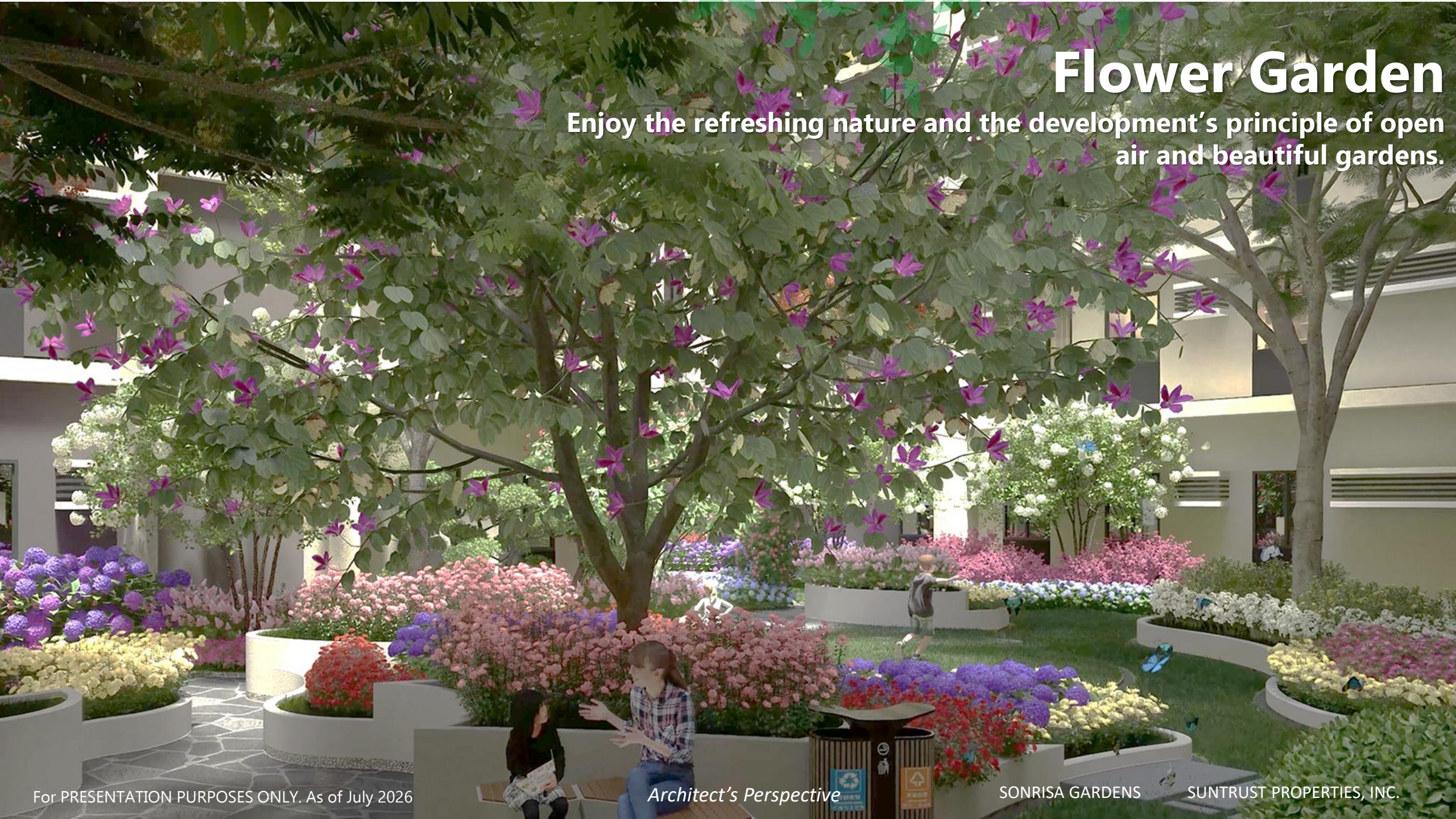
Enjoy the refreshing nature and the development's principle of open air and beautiful gardens.

For PRESENTATION PURPOSES ONLY. As of July 2026

Architect's Perspective

Flower Garden

Enjoy the refreshing nature and the development's principle of open air and beautiful gardens.



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Architect's Perspective

SONRISA GARDENS SUNTRUST PROPERTIES, INC.

Other Amenities

Sauna
Jacuzzi
Kiddie Pool
Water Feature



Architect's Perspective

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Tower 3
Ground Floor Plan

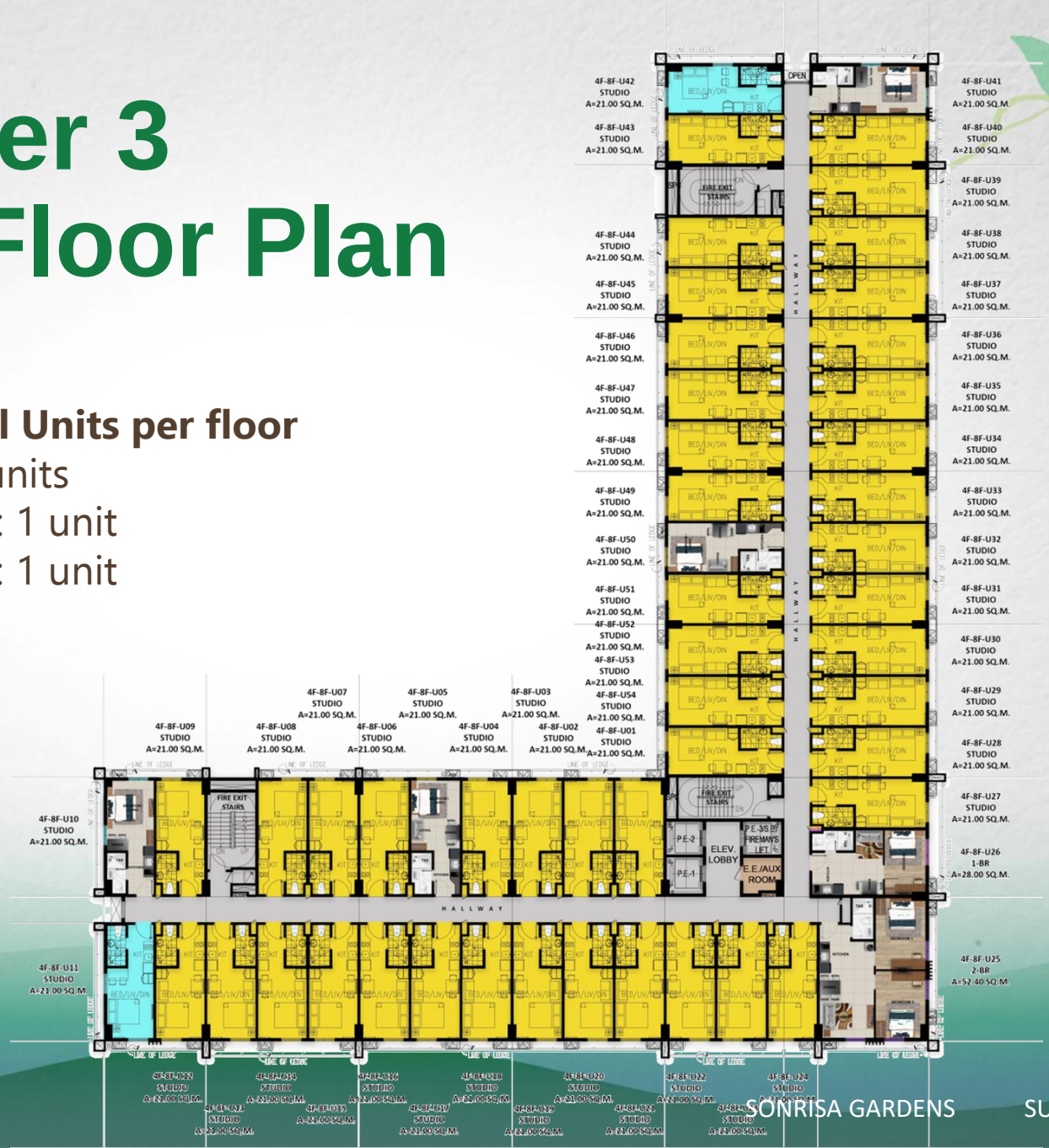
44 Studio Units



Tower 3
4th to 8th Floor Plan

54 Residential Units per floor

- Studio: 52 units
- 1-Bedroom: 1 unit
- 2-Bedroom: 1 unit



Tower 3
9th Floor Plan

54 Residential Units per floor

- Studio: 52 units
- 1-Bedroom: 1 unit
- 2-Bedroom: 1 unit





Tower 2
Ground Floor Plan

19 Commercial Units

15 Residential Units

- Studio: 13 units
- 2-Bedroom: 2 units



Tower 2
2nd Floor Plan

39 Residential Units

- Studio: 26 units
- 1-Bedroom: 8 units
- 2-Bedroom: 5 units



Tower 2
3rd Floor Plan

39 Residential Units

- Studio: 26 units
- 1-Bedroom: 8 units
- 2-Bedroom: 5 units



Tower 2

4th to 6th Floor Plan

39 Residential Units

- Studio: 26 units
- 1-Bedroom: 8 units
- 2-Bedroom: 5 units



Tower 2
7th Floor Plan

35 Residential Units

- Studio: 26 units
- 1-Bedroom: 4 units
- 2-Bedroom: 5 units



Tower 2
8th Floor Plan

35 Residential Units

- Studio: 26 units
- 1-Bedroom: 4 units
- 2-Bedroom: 5 units



Tower 2
9th Floor Plan

35 Residential Units

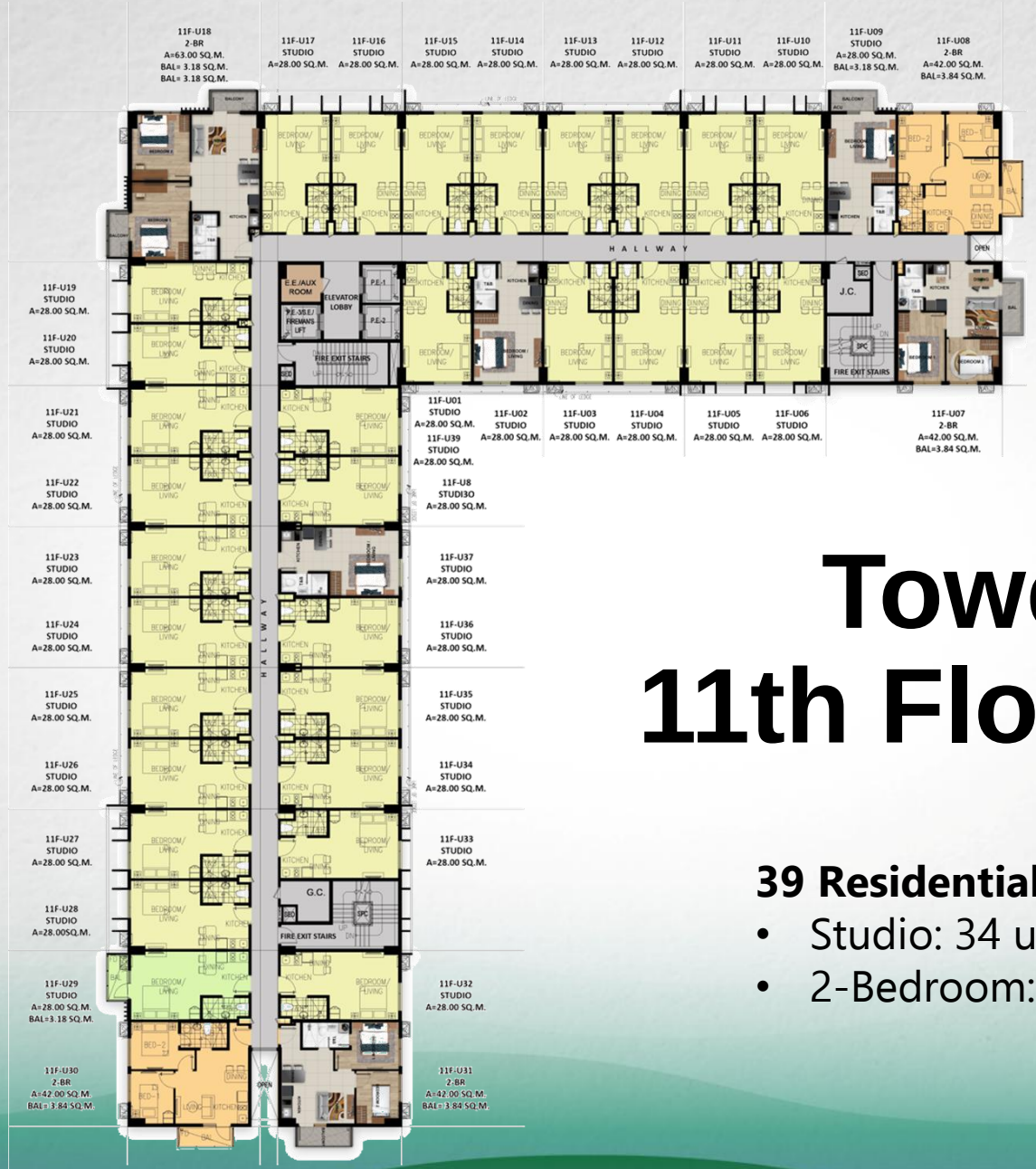
- Studio: 26 units
- 1-Bedroom: 4 units
- 2-Bedroom: 5 units



Tower 2
10th Floor Plan

35 Residential Units

- Studio: 26 units
- 1-Bedroom: 4 units
- 2-Bedroom: 5 units



Tower 2
11th Floor Plan

39 Residential Units

- Studio: 34 units
- 2-Bedroom: 5 units



Tower 2
12th Floor Plan

39 Residential Units

- Studio: 33 units
- 1-Bedroom: 1 units
- 2-Bedroom: 5 units

Tower 1
Ground Floor Plan

15 Commercial Units

13 Residential Units

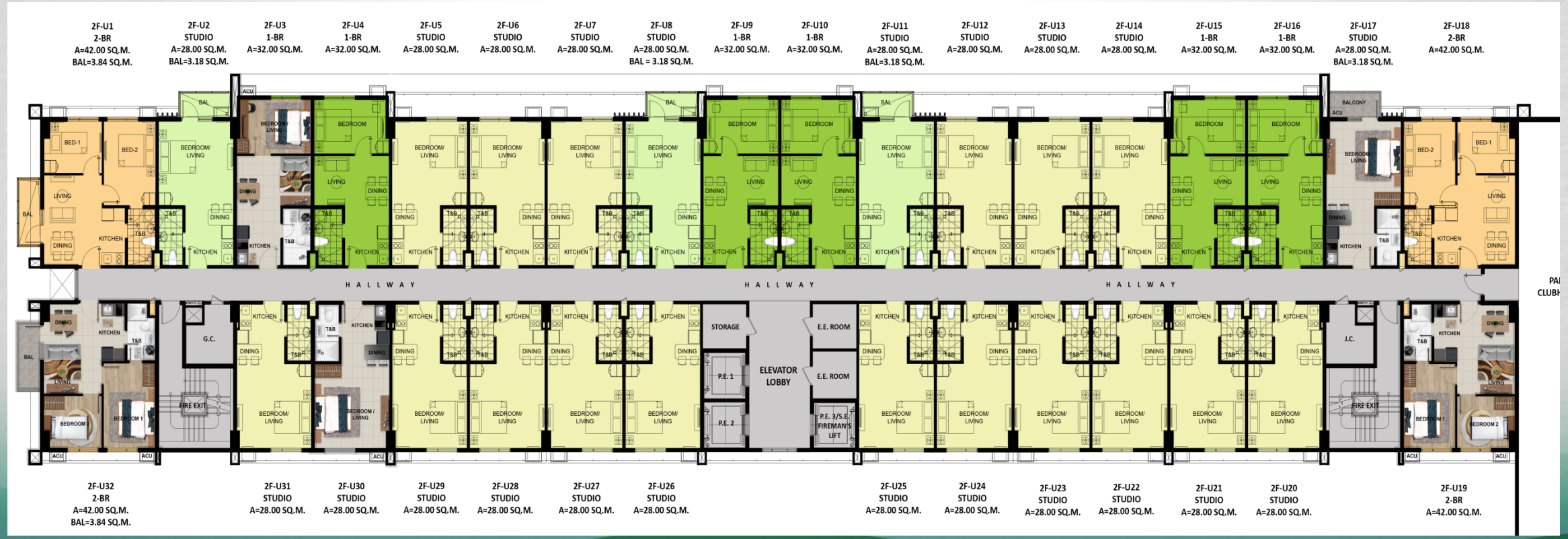
- Studio: 12 units
- 2-Bedroom: 1 unit



Tower 1
2nd Floor Plan

32 Residential Units

- Studio: 22 units
- 1-Bedroom: 6 units
- 2-Bedroom: 4 units



Tower 1
3rd Floor Plan

30 Residential Units

- Studio: 22 units
- 1-Bedroom: 4 units
- 2-Bedroom: 4 units



Tower 1
4th & 8th Floor Plan

30 Residential Units

- Studio: 22 units
- 1-Bedroom: 4 units
- 2-Bedroom: 4 units



Tower 1
5th & 6th Floor Plan

32 Residential Units

- Studio: 22 units
- 1-Bedroom: 6 units
- 2-Bedroom: 4 units



Tower 1
7th Floor Plan

30 Residential Units

- Studio: 22 units
- 1-Bedroom: 4 units
- 2-Bedroom: 4 units



Tower 1
9th Floor Plan

32 Residential Units

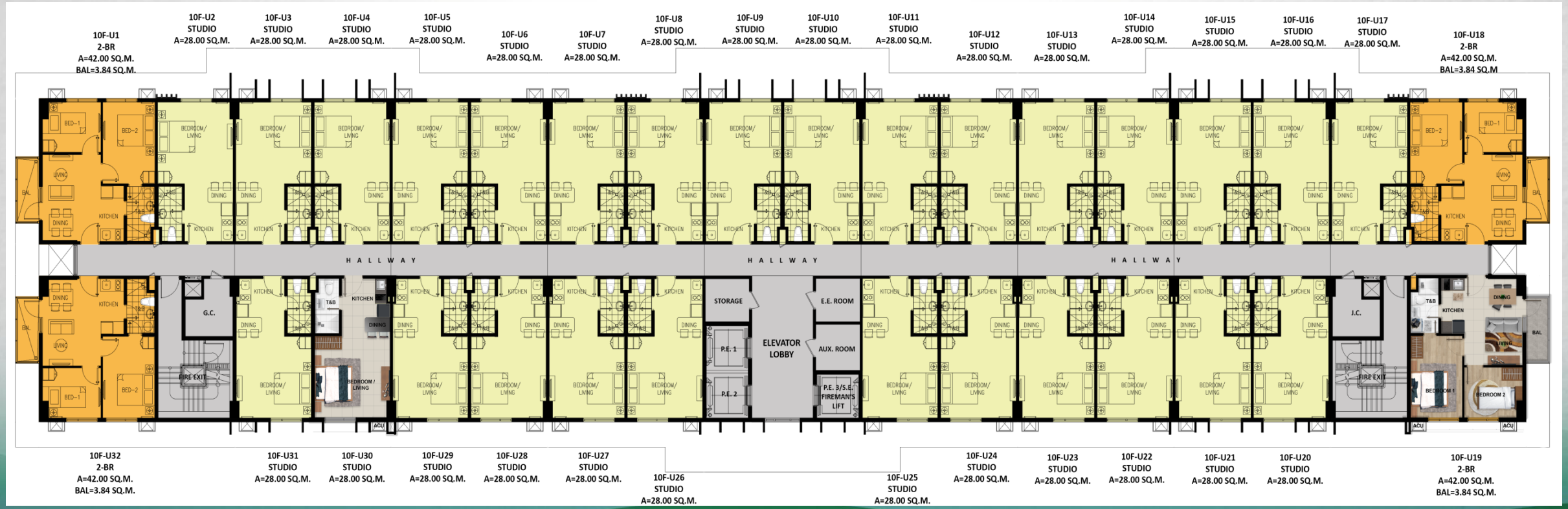
- Studio: 28 units
- 2-Bedroom: 4 units



Tower 1
10th Floor Plan

32 Residential Units

- Studio: 28 units
- 2-Bedroom: 4 units



Sonrisa
GARDENS

STUDIO UNIT



STUDIO
AREA: 28.00 SQ.M.



STUDIO A
AREA: 28.00 SQ.M.
BAL: 3.18 SQ.M.



STUDIO B
AREA: 21.00 SQ.M.



STUDIO C (CORNER)
AREA: 21.00 SQ.M.

Ideal for young professionals who are starting to be independent or beginning to build their investments.



Ideal for young professionals who are starting to be independent or beginning to build their investments.



Sonrisa
GARDENS

1 BEDROOM UNIT



1 BR
AREA: 32.00 SQ.M.



1 BR A
AREA: 31.40 SQ.M.



1 BR B
AREA: 28.00 SQ.M.



Ideal for those who want to have a **bigger** and **more defined living living spaces.**

Sonrisa
GARDENS

2 BEDROOM UNIT



2 BR
AREA: 42.00 SQ.M.



2 BR A
AREA: 42.00 SQ.M.
BAL: 3.84 SQ.M.



2 BR B
AREA: 42.00 SQ.M.



2 BR C
AREA: 42.00 SQ.M.
BAL: 3.84 SQ.M.



2 BR D
AREA: 63.00 SQ.M.



2 BR E
AREA: 63.00 SQ.M.
BAL: 3.18 SQ.M + 3.18 SQ.M.



2 BR F
AREA: 52.40 SQ.M.

Ideal for those seeking to have **more spaces** in their home either as an **extra storage** or a room for their **growing family**.



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Ideal for those seeking to have **more spaces** in their home either as an **extra storage** or a room for their **growing family**.

Building Features

- 2-3 elevators per tower
- Ground Floor Parking slots
- Exclusive lobby area per tower
- Centralized Mail area per tower
- 24-hour Building Security

Efficiency Features

- Maximized natural lighting
- Maximized ventilation
- Non-toxic indoor and outdoor paint
- Garden and landscaping per tower
- Sky Gardens

Safety and Security Features

- Fire alarm and smoke detection system
- Automatic fire sprinkler system
- Fire exits per floor
- Emergency power
- CCTV cameras in critical areas
- 24-hour building security

Unit Deliverables

FLOOR FINISHES

- Ceramic tiles in living, dining and kitchen and bedrooms

KITCHEN FIXTURES

- Custom-built under counter kitchen cabinets
- Complete kitchen faucet, sink and countertop
- Kitchen with provision for mechanical ventilation

TOILET & BATH

- Ceramic tiles in toilet & bath
- Complete lavatory, water closet and shower set
- T&B with mechanical or natural ventilation

Typical Residential Features

- Provision for ACU opening in sleeping area/bedroom
- Provision for telephone lines / cable TV line
- Individual electric and water sub-meters
- Provision for single-point water heater at all toilet & baths
- Individual Condominium Certificate of Title (CCT)

Residential Unit Price

	TOWER 1	TOWER 2	TOWER 3
Payment Term	20% DP in 60 months, 80 through Cash or Financing		
Average Selling Price Per Sqm	176K	172K	166K
Minimum TCP	5.9 M	5.7 M	3.7 M
TCP Range	5.9 M – 10.8 M	5.7 M – 16 M	3.7 M – 11.1 M
Lowest Monthly DP	13,117.33	12,781.33	7,745.53
Reservation Fees	Studio: Php20,000.00 1-Bedroom: Php20,000.00 2-Bedroom: Php30,000.00		

Payment Schemes

STANDARD SCHEME **STRAIGHT DP (20/70)** **EQUAL PAYMENTS**	20% Down Payment in 60 months 80% Loanable thru bank or in-house financing
STEP UP **YEARLY INCREASE** **20/80**	MONTHLY DOWN PAYMENT: 1st– 12th Month 13th – 24th Month (increased) 25th – 36th Month (increased) 37th – 48th Month (increased) 49th – 60th Month (increased) 80% Loanable thru bank or in-house financing

Payment Schemes

STEP-UP BALLOON 20/80	MONTHLY DOWN PAYMENT: 1st – 11th Month 13th – 23rd Month (increased) 25th – 35th Month (increased) 37th – 47th Month (increased) 29th – 59th Month (increased) BALLOON PAYMENTS – 12th, 24th, 36th Months 80% Loanable thru bank or in-house financing

SAMPLE COMPUTATION		
Project:	**SONRISA GARDENS**	
Tower:	**3**	
Level:	**GF**	
Unit:	**39**	
Unit Type :	**STUDIO**	
Area:	**21 SQM**	
Selling Price :		**3,528,000.00**
Add: Misc Fee	**8.00%**	**282,240.00**
VAT	**0.00%**	**-**
Total Contract Price		**3,810,240.00**

Payment Schemes

STUDIO UNIT

Tower 3 Ground Floor

Unit 39

21 sqm

Bank rates are subject to prevailing interest rates at the time of loan take-out.

Downpayment	**20%**	**762,048.00**
	Less: Reservation Fee	**20,000.00**
Net Downpayment		**742,048.00**
OPTION 1:	**60 mos. Monthly DP (Straight)**	**12,367.47**
OPTION 2: STEP-UP	**1-12 mos (3%)**	**7,858.93**
	13-24 mos (3.25%)	**10,319.40**
	25-36 mos (4%)	**12,700.80**
	37-48 mos (4.5%)	**14,288.40**
	49-60 mos (5.25%)	**16,669.80**
OPTION 3: STEP-UP BALLOON	**1-11 mos (2.5%)**	**6,841.45**
	13-23 mos (2.5%)	**8,659.64**
	25-35 mos (3%)	**10,391.56**
	37-47 mos (3.75%)	**12,989.45**
	49-59mos (4.25%)	**14,721.38**
	12th, 24th, 36th, 48th , 60th month (4% Balloon payments)	**30,481.92**
Mortgage Redemption Insurance (MRI)	**Premium**	**14,213.40**
	Monthly	**1,184.45**

Payment Schemes

STUDIO UNIT

Tower 3 Ground Floor

Unit 39

21 sqm

Bank rates are subject to prevailing interest rates at the time of loan take-out.

Loanable Amount/ Remaining Balance	**80%**	**3,048,192.00**
		-
Bank Financing (8 % pa, for idea purposes only)	**Factor Rate**	**Monthly Amortization**
10 years	**0.01213276**	**36,982.98**
15 years	**0.00955652**	**29,130.11**
20 years	**0.0083644**	**25,496.30**
***intertest rate will be based on prevailing housing loan rate at the time of bank financing application; subject to yearly re-pricing…**		
In- House Finanacing	**Factor Rate**	**Monthly Amortization**
5 years (15%)	**0.023789930**	**72,516.27**
10 years (15%)	**0.016133496**	**49,177.99**
15 years (15%)	**0.013995871**	**42,662.10**

Payment Schemes

STUDIO UNIT

Tower 3 Ground Floor

Unit 39

21 sqm

Bank rates are subject to prevailing interest rates at the time of loan take-out.

Discounts to offer:

Spot Cash DP (based on 20% of Contract Price)	7% within 30 days from res. date
	5% within 45 days from res. date
	3% within 60 days from res. date
Spot Cash TCP (based on Contract Price)	10% within 30 days from res. date
	7% within 45 days from res. date
	5% within 60 days from res. date
Loyalty Discount (based on Contract Price)	3% Discount (2nd purchase)
	5% Discount (3rd and succeeding purchases)

Documents for buyer's submission:

1) 2 valid government ID with middle name, picture and signature (including spouse or co-owner, if applicable). And **three** specimen signatures.
2) Birth Certificate, if single / Marriage Certificate, if married (plus Death Certificate, if widow)
3) Original 1904 TIN Verification (to follow)

Value Appreciation

Upon Reservation	3,700,000.00
1st Year	4,070,000.00
2nd Year	4,477,000.00
3rd Year	4,924,700.00
4th Year	5,417,170.00
5th Year	5,958,887.00

Contact Us

Schedule a site visit and see how you can experience an elevated lifestyle at Sonrisa Gardens.

www.suntrust.com.ph

www.suntrust.com.ph

@suntrustpropinc

@suntrustpropinc



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Architect's Perspective

SONRISA GARDENS

SUNTRUST PROPERTIES, INC.

Thank You and Welcome to

Sonrisa
GARDENS

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