



Project Address: Gabinete Road, Brgy. Bancao-Bancao, Puerto Princesa City, Palawan

List of Lot Only Available
NON-RFO

April 10, 2026

The Island (Phase 1)

Subdivision	BLOCK	LOT	HOUSE MODEL	FLOOR AREA	LOT AREA	Total Contract Price	30% Outright Discount	Discount TCP	RF	Down Payment		Bank Financing		SPOTCASH	
										3% in 3 Months	7% LR Discount	90% LA	20 years @8%	50% Discount	Payable w/in 7 Days
The Islands (Ph1)	6	27	Lot Only	N/A	111	4,084,000	1,225,200	2,858,800	20,000	21,921	200,116	2,572,920	21,521	2,042,000	2,022,000
The Islands (Ph1)	11	11	Lot Only	N/A	99	3,654,000	1,096,200	2,557,800	20,000	18,911	179,046	2,302,020	19,255	1,827,000	1,807,000
The Islands (Ph1)	12	15	Lot Only	N/A	99	3,654,000	1,096,200	2,557,800	20,000	18,911	179,046	2,302,020	19,255	1,827,000	1,807,000
The Islands (Ph1)	13	4	Lot Only	N/A	100	3,690,000	1,107,000	2,583,000	20,000	19,163	180,810	2,324,700	19,445	1,845,000	1,825,000
The Islands (Ph1)	13	15	Lot Only	N/A	134	4,943,000	1,482,900	3,460,100	20,000	27,934	242,207	3,114,090	26,047	2,471,500	2,451,500
The Islands (Ph1)	14	26	Lot Only	N/A	145	5,305,000	1,591,500	3,713,500	20,000	30,468	259,945	3,342,150	27,955	2,652,500	2,632,500

The Cove (Phase 2)

Subdivision	BLOCK	LOT	HOUSE MODEL	FLOOR AREA	LOT AREA	Total Contract Price	30% Outright Discount	Discount TCP	RF	Down Payment		Bank Financing		SPOTCASH	
										3% in 3 Months	7% LR Discount	90% LA	20 years @8%	50% Discount	Payable w/in 7 Days
The Cove (Ph2)	1	6	Lot Only	N/A	120	4,407,000	1,322,100	3,084,900	20,000	24,182	215,943	2,776,410	23,223	2,203,500	2,183,500
The Cove (Ph2)	1	7	Lot Only	N/A	150	5,484,000	1,645,200	3,838,800	20,000	31,721	268,716	3,454,920	28,898	2,742,000	2,722,000
The Cove (Ph2)	1	8	Lot Only	N/A	120	4,407,000	1,322,100	3,084,900	20,000	24,182	215,943	2,776,410	23,223	2,203,500	2,183,500
The Cove (Ph2)	1	11	Lot Only	N/A	120	4,407,000	1,322,100	3,084,900	20,000	24,182	215,943	2,776,410	23,223	2,203,500	2,183,500
The Cove (Ph2)	2	18	Lot Only	N/A	108	3,977,000	1,193,100	2,783,900	20,000	21,172	194,873	2,505,510	20,957	1,988,500	1,968,500
The Cove (Ph2)	2	19	Lot Only	N/A	108	3,977,000	1,193,100	2,783,900	20,000	21,172	194,873	2,505,510	20,957	1,988,500	1,968,500
The Cove (Ph2)	3	10	Lot Only	N/A	96	3,546,000	1,063,800	2,482,200	20,000	18,155	173,754	2,233,980	18,686	1,773,000	1,753,000
The Cove (Ph2)	3	15	Lot Only	N/A	96	3,546,000	1,063,800	2,482,200	20,000	18,155	173,754	2,233,980	18,686	1,773,000	1,753,000
The Cove (Ph2)	3	16	Lot Only	N/A	123	4,546,000	1,363,800	3,182,200	20,000	25,155	222,754	2,863,980	23,955	2,273,000	2,253,000
The Cove (Ph2)	6	4	Lot Only	N/A	126	4,623,000	1,386,900	3,236,100	20,000	25,694	226,527	2,912,490	24,361	2,311,500	2,291,500
The Cove (Ph2)	7	3	Lot Only	N/A	121	4,443,000	1,332,900	3,110,100	20,000	24,434	217,707	2,799,090	23,413	2,221,500	2,201,500
The Cove (Ph2)	7	1	Lot Only	N/A	109	4,013,000	1,203,900	2,809,100	20,000	21,424	196,637	2,528,190	21,147	2,006,500	1,986,500
The Cove (Ph2)	10	11	Lot Only	N/A	190	6,920,000	2,076,000	4,844,000	20,000	41,773	339,080	4,359,600	36,465	3,460,000	3,440,000
The Cove (Ph2)	10	28	Lot Only	N/A	123	4,515,000	1,354,500	3,160,500	20,000	24,938	221,235	2,844,450	23,792	2,257,500	2,237,500
The Cove (Ph2)	12	1	Lot Only	N/A	95	3,510,000	1,053,000	2,457,000	20,000	17,903	171,990	2,211,300	18,496	1,755,000	1,735,000
The Cove (Ph2)	12	2	Lot Only	N/A	92	3,403,000	1,020,900	2,382,100	20,000	17,154	166,747	2,143,890	17,932	1,701,500	1,681,500
The Cove (Ph2)	12	3	Lot Only	N/A	89	3,295,000	988,500	2,306,500	20,000	16,398	161,455	2,075,850	17,363	1,647,500	1,627,500
The Cove (Ph2)	12	4	Lot Only	N/A	87	3,223,000	966,900	2,256,100	20,000	15,894	157,927	2,030,490	16,984	1,611,500	1,591,500
The Cove (Ph2)	12	5	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	6	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	7	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	8	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	9	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	12	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	15	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	16	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	17	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	18	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	19	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	20	Lot Only	N/A	84	3,115,000	934,500	2,180,500	20,000	15,138	152,635	1,962,450	16,415	1,557,500	1,537,500
The Cove (Ph2)	12	21	Lot Only	N/A	115	4,228,000	1,268,400	2,959,600	20,000	22,929	207,172	2,663,640	22,280	2,114,000	2,094,000

- Note:
- The Total Contract Price is inclusive of 12% VAT & Miscellaneous Charges.
 - Interest rate are subject to change based on the prevailing rate at the time of bank processing.
 - Prices are subject to change without prior notice.

DISCLAIMER: THE DEVELOPER RESERVES THE RIGHT TO CORRECT AND / OR CHANGE ANY ERROR



Project Address: Gabinete Road, Brgy. Banca-Bancao, Puerto Princesa City, Palawan

List of 1 List of House and Lot Available

April 10, 2026

NON-RFO

NON-RFO: THE ISLANDS (PHASE 1)

BLOCK	LOT	HOUSE MODEL	FA	LA	TCP	10% Outright Discount	Discounted TCP	RF	Regular Downpayment		Bank Financing			SPOTCASH	
									15% DP	24 Months	85% Loan Amount	15 years @8%	20 years @8%	25% Discount	Payable w/in 7 Days
6	27	Cara with CB	66	111	7,942,000	794,200	7,147,800	30,000	1,072,170	43,424	6,075,630	58,062	50,819	1,985,500	5,926,500
11	11	Cara with CB	66	99	7,514,000	751,400	6,762,600	30,000	1,014,390	41,016	5,748,210	54,933	48,080	1,878,500	5,605,500
12	15	Cara with CB	66	99	7,514,000	751,400	6,762,600	30,000	1,014,390	41,016	5,748,210	54,933	48,080	1,878,500	5,605,500
13	4	Cara with CB	66	100	7,547,000	754,700	6,792,300	30,000	1,018,845	41,202	5,773,455	55,174	48,291	1,886,750	5,630,250
14	26	Cara with CB	66	145	8,810,000	881,000	7,929,000	30,000	1,189,350	48,306	6,739,650	64,408	56,373	2,202,500	6,577,500

NON-RFO: THE COVE (PHASE 2)

BLOCK	LOT	HOUSE MODEL	FA	LA	TCP	10% Outright Discount	Discounted TCP	RF	Regular Downpayment		Bank Financing			SPOTCASH	
									15% DP	24 Months	85% Loan Amount	15 years @8%	20 years @8%	25% Discount	Payable w/in 7 Days
2	18	Cara with CB	66	108	7,814,000	781,400	7,032,600	30,000	1,054,890	42,704	5,977,710	57,126	50,000	1,953,500	5,830,500
2	19	Cara with CB	66	108	7,814,000	781,400	7,032,600	30,000	1,054,890	42,704	5,977,710	57,126	50,000	1,953,500	5,830,500
3	10	Bella	53	96	6,362,000	636,200	5,725,800	30,000	858,870	34,536	4,866,930	46,511	40,709	1,590,500	4,741,500
3	15	Bella	53	96	6,362,000	636,200	5,725,800	30,000	858,870	34,536	4,866,930	46,511	40,709	1,590,500	4,741,500
3	16	Cara with CB	66	123	8,346,000	834,600	7,511,400	30,000	1,126,710	45,696	6,384,690	61,015	53,404	2,086,500	6,229,500
6	4	Cara with CB	66	126	8,415,000	841,500	7,573,500	30,000	1,136,025	46,084	6,437,475	61,520	53,846	2,103,750	6,281,250
7	3	Cara with CB	66	121	8,248,000	824,800	7,423,200	30,000	1,113,480	45,145	6,309,720	60,299	52,777	2,062,000	6,156,000
3	15&16	Dana with CB	85	219	12,605,000	1,260,500	11,344,500	30,000	1,701,675	69,653	9,642,825	92,152	80,656	3,151,250	9,423,750
3	15&16	Ella	100	219	13,161,000	1,316,100	11,844,900	30,000	1,776,735	72,781	10,068,165	96,217	84,214	3,290,250	9,840,750
3	15&16	Freja	142	219	14,282,000	1,428,200	12,853,800	30,000	1,928,070	79,086	10,925,730	104,412	91,387	3,570,500	10,681,500
3	15&16	Greta	166	219	15,337,000	1,533,700	13,803,300	30,000	2,070,495	85,021	11,732,805	112,125	98,138	3,834,250	11,472,750

- Note:
- The Total Contract Price is inclusive of 12% VAT & Miscellaneous Charges.
 - Interest rate are subject to change based on the prevailing rate at the time of bank processing.
 - Prices are subject to change without prior notice.

DISCLAIMER: THE DEVELOPER RESERVES THE RIGHT TO CORRECT AND / OR CHANGE ANY ERROR