

Price

COMPUTATION

NON-READY FOR OCCUPANCY

Name	:		
Project	:	Lumina Panabo	Project Address: Brgy. Salvacion, Panabo City
House Model	:	Elena Rowhouse - Inner	House Status: Non-Ready for Occupancy
Block	:	29	Lot Area: 36 sqm
Lot	:	13	Floor Area: 22 sqm

TOTAL CONTRACT PRICE	PHP	955,000
Reservation Fee		10,000.00

OPTION 1: SPOT CASH	
Discount w/in 7 Days	Balance
5% 47,750.00	907,250.00
OPTION 2: BANK FINANCING	
10% Downpayment in 18 months	
Total Contract Price	955,000
All-In Downpayment	95,500
Reservation Fee	10,000
Monthly DP in 18 months	4,750
90% Est. Loanable Amount	859,500
5 years	17,428
10 years	10,428
15 years	8,214
20 years	7,189
25 years	6,634
Required Income	40,000

ELENA MODEL

Interior Unit:

Floor Area : 22 sqm
Typical Lot Area : 36 sqm

House Feature:
Living Area, 1-Bedroom, Kitchen & Dining Area, Toilet & Bath, Service Area, Fence & Extension Provision.

Building Type : **Bungtown/Rowhouse**
Construction Type : **Reinforced Concrete**
Package : **Finished Unit**

SPECIFICATIONS

FLOORING
Main Floor (Living area): carpet
Bed Room: carpet

WALL FINISH / PARTITIONS
Living Area: Painted Wall
Bed Room: Painted Wall
Kitchen: Painted Wall
Toilet: Painted Wall
Bath: Painted Wall
Service Area: Painted Wall
Fence: Painted Wall

DOORS / WINDOWS
Main Floor: Painted Steel Door
Bed Room: Painted Steel Door
Kitchen: Painted Steel Door
Toilet: Painted Steel Door
Bath: Painted Steel Door
Service Area: Painted Steel Door
Fence: Painted Steel Door

CERILING
Painted Steel Ceiling

PLUMBING FIXTURES
Toilet & Bath: Dual Flush water closet, ceramic wall hung
Kitchen: Kitchen sink with accessories
Toilet: Toilet paper holder

BRIA

Thank you for the opportunity to present to you our residential project of Bria Homes.

Quotation By: Marketing Officer

Date: July 9, 2026

- Owned and Managed by: BRIA HOMES, INC.
1. The reservation fee is NOT REFUNDABLE & NOT TRANSFERABLE.
 2. Monthly amortization is subject to change based on the prevailing rate and appraisal value of the BANK upon loan release.
 3. Prices are subject to change without prior notice.
 4. This sample computation is for presentation only.

Price

COMPUTATION

NON-READY FOR OCCUPANCY

Name	:		
Project	:	Lumina Panabo	Project Address: Brgy. Salvacion, Panabo City
House Model	:	Elena Rowhouse - End	House Status: Non-Ready for Occupancy
Block	:	29	Lot Area: 57 sqm
Lot	:	12	Floor Area: 22 sqm

TOTAL CONTRACT PRICE	PHP	1,290,000
Reservation Fee		10,000.00

OPTION 1: SPOT CASH	
Discount w/in 7 Days	Balance
40% 516,000.00	774,000.00
OPTION 2: BANK FINANCING	
10% Downpayment in 18 months	
Total Contract Price	1,290,000
All-In Downpayment	129,000
Reservation Fee	10,000
Monthly DP in 18 months	6,611
90% Est. Loanable Amount	1,161,000
5 years	23,541
10 years	14,086
15 years	11,095
20 years	9,711
25 years	8,961
Required Income	40,000.00

ELENA MODEL

End Unit

Floor Area : 22 sqm
Typical Lot Area : 60 sqm

House Feature:
Living Area, 1-Bedroom Provision,
Kitchen & Dining Area, Toilet & Bath,
Service Area,
Fence & Extension Provision.

Building Type : Singlestory/Rowhouse
Construction Type : Reinforced Concrete
Package : Bare-type

SPECIFICATIONS

FLOORING
High-density Triplex on common areas
Floor tiles on toilet and bath

WALL FINISH
Exterior : T & S
Interior : Painted/Plush
Wall Tiles

DOORS / WINDOWS
Main : Painted Steel Door
Service Area : Painted Steel Door
T & S : Paint Door
All Windows : Aluminum sliding window

CEILING
Pre-painted / Rusted steel

PERMANENT FIXTURES
Toilet & Bath : Oval Flush water closet, ceramic wall tiling
Kitchen with accessories
Kitchen : Stainless kitchen sink with accessories,
with triple faucet

Illustration, images, drawings and specifications are for information only and do not constitute an offer. All prices are subject to change without prior notice. All prices are in Philippine Pesos.

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LESSANDRA

Located at Brgy. Salvacion, Panabo City, Davao del Norte
DSHUD LTS NO. 034016 / 034017

Price

COMPUTATION

NON-READY FOR OCCUPANCY

Name	:		
Project	:	Lumina Panabo	Project Address: Brgy. Salvacion, Panabo City
House Model	:	Beatrice Townhouse - Inner	House Status: Non-Ready for Occupancy
Block	:	9	Lot Area: 36 sqm
Lot	:	3	Floor Area: 42 sqm

TOTAL CONTRACT PRICE	PHP	2,250,000
Reservation Fee		15,000.00

OPTION 1: SPOT CASH	
Discount w/in 7 Days	Balance
40% 900,000.00	1,350,000.00
OPTION 2: BANK FINANCING	
10% Downpayment in 18 months	
Total Contract Price	2,250,000
All-In Downpayment	225,000
Reservation Fee	15,000
Monthly DP in 18 months	11,667
90% Est. Loanable Amount	2,025,000
5 years	41,060
10 years	24,569
15 years	19,352
20 years	16,938
25 years	15,629
Required Income	60,000

BEATRICE MODEL

Ground Floor

2nd Floor

Floor Area : 22 sqm
Typical Lot Area : 36 sqm

House Features:
Living Area, 2-Bedrooms, Kitchen & Dining Area, Toilet & Bath, Service Area, Fence & Extension Provision

Building Type : 2-Storey townhouse
Construction Type Package : Reinforced Concrete
Finish : Finished Unit

SPECIFICATIONS

FLOORING
Carpeting: 100% on ground floor
Carpeting: 100% on 1st and 2nd floor
Hardwood floor: 100% on 1st and 2nd floor

WALL FINISH / PARTITIONS
Living Room: Painted Finish
Bedroom: Painted Finish
Kitchen: Painted Finish
Bathroom: Painted Finish
Toilet: Painted Finish
Hallway: Painted Finish
Staircase: Painted Finish

DOORS / WINDOWS
Main: Painted Steel Door
Bedroom: Painted Steel Door
Kitchen: Painted Steel Door
Bathroom: Painted Steel Door
Toilet: Painted Steel Door
Hallway: Painted Steel Door
Staircase: Painted Steel Door

CERAMIC
For installation on ground floor, 1st floor, 2nd floor, 3rd floor

PERMITS / FIXTURES
Water & Sewer: Built-in water closet, ceramic wall-hung
Bathroom with accessories
Kitchen: Equipped kitchen with accessories, wall-hung faucet

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DSHUD LTS NO. 034016 / 034017



Price COMPUTATION

READY FOR OCCUPANCY

Name	:	
Project	:	Lumina Panabo
Model	:	Elena Rowhouse - Inner
House Status	:	Ready for Occupancy
Block	:	23
Lot	:	9
Lot Area	:	36 sqm
Floor Area	:	22 sqm

Total Contract Price	955,000
OUTRIGHT DISCOUNT	49,444
DISCOUNTED PRICE	PHP 905,556
Reservation Fee	10,000.00
DISCOUNT (Upon Bank Loan Released)	39,232

OPTION 1: SPOT CASH	
Discount w/in 7 Days	Balance
5% 47,750.00	907,250.00
OPTION 2: BANK FINANCING	
6% Downpayment in 6 months	
Total Contract Price	905,556
5% All-In Downpayment	51,324.00
Reservation Fee	10,000
Monthly DP in 6 months	6,887
95% Est. Loanable Amount	815,000.00
5 years	16,525
10 years	9,888
15 years	7,789
20 years	6,817
25 years	6,290
Required Income	40,000

ELENA MODEL

Inner Unit

Floor Area : 22 sqm
Typical Lot Area : 36 sqm

House Feature:
Living Area, 1-Bedroom, Kitchen & Dining Area, Toilet & Bath, Service Area, Fence & Extension Provision.

Building Type : Rowhouse/Rowhouse
Construction Type : Reinforced Concrete
Package : Finished Unit

SPECIFICATIONS

FLOORING
Vinyl floor tiles on common areas
Porcelain floor tiles on toilet and bath

WALL FINISH / PARTITIONS
Living / Kitchen : Painted / White
T & B : Painted / White
Bedroom : Painted / White
Bathroom : Painted / White
T & B : Painted / White
Kitchen : Painted / White

DOORS / WINDOWS
Main : Painted / White
Bedroom : Painted / White
Bathroom : Painted / White
T & B : Painted / White
Kitchen : Painted / White

CEILING
Painted / White

PLUMBING FIXTURES
Toilet & Bath : Ceramic / White
Kitchen : Ceramic / White
Bathroom : Ceramic / White
T & B : Ceramic / White

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