

May 8,
2021

SITE DEVELOPMENT PLAN

Sofia
A SPECIAL PROJECT



SPECIAL DISCOUNT SCHEME

**New Discount
Scheme**

May 8,
2021

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1.) Minimum DP Rate (Balance can be paid in CASH or thru BANK Financing upon turn over)

- 5% Discount for 50% equity to be paid within 18 months
- 4% Discount for 40% equity to be paid within 18 months
- 3% Discount for 30% equity to be paid within 18 months
- 2% Discount for 20% equity to be paid within 18 months

2.) Additional **SPOT CASH DISCOUNTS** for chosen Equity Scheme

- 4% Discount for 50% Equity paid in CASH
- 3% Discount for 40% Equity paid in CASH
- 2% Discount for 30% Equity paid in CASH
- 1% Discount for 20% Equity paid in CASH

May 8,
2021

PRICELIST (as of May 8, 2021)

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BLK#	HOUSE TYPE	UNIT #	LOT AREA	FLOOR AREA	NEW PRICE (MAY8, 2021)	EQUITY (20%)	RESERVATION FEE	AMORTIZATION (24 MONTHS)	LOANABLE BALANCE (80%)	TRANSFER FEES
1	SOFIA SEMI-DETACH (SEA FRONT)	2	134	118.33	₱ 9,590,350.00	₱ 1,918,070.00	₱ 50,000.00	₱ 77,836.25	₱ 7,672,280.00	₱ 1,020,850.00
2	SOFIA (SD)	1	134	110	₱ 8,584,510.00	₱ 1,716,902.00	₱ 50,000.00	₱ 69,454.25	₱ 6,867,608.00	₱ 900,150.00
	SOFIA (SA)	2	95	91	₱ 6,389,400.00	₱ 1,277,880.00	₱ 50,000.00	₱ 51,161.67	₱ 5,111,520.00	₱ 636,730.00
	SOFIA (SA)	3	95	91	₱ 6,389,400.00	₱ 1,277,880.00	₱ 50,000.00	₱ 51,161.67	₱ 5,111,520.00	₱ 636,730.00
3	SOFIA (SD)	1	134	110	₱ 8,584,510.00	₱ 1,716,902.00	₱ 50,000.00	₱ 69,454.25	₱ 6,867,608.00	₱ 900,150.00
	SOFIA (SA)	2	95	91	₱ 6,389,400.00	₱ 1,277,880.00	₱ 50,000.00	₱ 51,161.67	₱ 5,111,520.00	₱ 636,730.00
	SOFIA (SA)	3	95	91	₱ 6,389,400.00	₱ 1,277,880.00	₱ 50,000.00	₱ 51,161.67	₱ 5,111,520.00	₱ 636,730.00
4	SOFIA (SD)	1	134	110	₱ 8,584,510.00	₱ 1,716,902.00	₱ 50,000.00	₱ 69,454.25	₱ 6,867,608.00	₱ 900,150.00
	SOFIA (SA)	2	95	91	₱ 6,389,400.00	₱ 1,277,880.00	₱ 50,000.00	₱ 51,161.67	₱ 5,111,520.00	₱ 636,730.00
	SOFIA (SA)	3	95	91	₱ 6,389,400.00	₱ 1,277,880.00	₱ 50,000.00	₱ 51,161.67	₱ 5,111,520.00	₱ 636,730.00



May 8,
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SEAFRONT SEMI-DETACH UNIT

As of May 8, 2021

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**KITCHEN, DINING, LIVING, 3 BEDROOMS, 1 MASTERS BEDROOM W/T&B & WALK-IN CLOSET,
3 T&B, BALCONY, SERVICE AREA & CARPORT**



BLK#	HOUSE TYPE	UNIT #	LOT AREA	FLOOR AREA	NEW PRICE (MAY8, 2021)	TRANSFER FEES
1	SOFIA SEMI-DETACH (BEACH FRONT)	2	134	118.33	₱ 9,590,350.00	₱ 1,020,850.00

May 8,
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SEAFRONT SEMI-DETACH UNIT

(BLOCK 1 LOT 2 : SAMPLE COMPUTATION)

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50% EQUITY IN 18 MONTHS (5% DISCOUNT)	40% EQUITY IN 18 MONTHS (4% DISCOUNT)	30% EQUITY IN 18 MONTHS (3% DISCOUNT)	20% EQUITY IN 18 MONTHS (2% DISCOUNT)	20% EQUITY IN 24 MONTHS (NO DISCOUNT)
TOTAL SELLING PRICE PHP 9,590,350.00	TOTAL SELLING PRICE PHP 9,590,350.00	TOTAL SELLING PRICE PHP 9,590,350.00	TOTAL SELLING PRICE PHP 9,590,350.00	TOTAL SELLING PRICE PHP 9,590,350.00
TRANSFER FEES PHP 1,020,850.00	TRANSFER FEES PHP 1,020,850.00	TRANSFER FEES PHP 1,020,850.00	TRANSFER FEES PHP 1,020,850.00	TRANSFER FEES PHP 1,020,850.00
EQUITY AMOUNT (50%) PHP 4,795,175.00	EQUITY AMOUNT (40%) PHP 3,836,140.00	EQUITY AMOUNT (30%) PHP 2,877,105.00	EQUITY AMOUNT (20%) PHP 1,918,070.00	EQUITY AMOUNT (20%) PHP 1,918,070.00
5% DISCOUNT PHP 239,758.75	4% DISCOUNT PHP 153,445.60	3% DISCOUNT PHP 86,313.15	2% DISCOUNT PHP 38,361.40	NO DISCOUNT PHP 0.00
RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00
MONTHLY AMORTIZATION (18 MONTHS) PHP 250,300.90	MONTHLY AMORTIZATION (18 MONTHS) PHP 201,816.36	MONTHLY AMORTIZATION (18 MONTHS) PHP 152,266.21	MONTHLY AMORTIZATION (18 MONTHS) PHP 101,650.48	MONTHLY AMORTIZATION (24 MONTHS) PHP 77,836.25
BALANCE (50%) BANK FINANCING PHP 4,795,175.00	BALANCE (60%) BANK FINANCING PHP 5,754,210.00	BALANCE (70%) BANK FINANCING PHP 6,713,245.00	BALANCE (80%) BANK FINANCING PHP 7,672,280.00	BALANCE (80%) BANK FINANCING PHP 7,672,280.00
EST. BANK MONTHLY (20YRS) 20 YEARS PHP 41,613.64 15 YEARS PHP 47,219.99 10 YEARS PHP 59,453.31 5 YEARS PHP 98,380.36	EST. BANK MONTHLY (20YRS) 20 YEARS PHP 49,936.37 15 YEARS PHP 56,663.98 10 YEARS PHP 71,343.97 5 YEARS PHP 118,056.43	EST. BANK MONTHLY (20YRS) 20 YEARS PHP 58,259.10 15 YEARS PHP 66,107.98 10 YEARS PHP 83,234.63 5 YEARS PHP 137,732.50	EST. BANK MONTHLY (20YRS) 20 YEARS PHP 66,581.83 15 YEARS PHP 75,551.98 10 YEARS PHP 95,125.29 5 YEARS PHP 157,408.57	EST. BANK MONTHLY (20YRS) 20 YEARS PHP 66,581.83 15 YEARS PHP 75,551.98 10 YEARS PHP 95,125.29 5 YEARS PHP 157,408.57

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SINGLE DETACH UNIT

As of May 8, 2021

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KITCHEN, DINING, LIVING, 3 BEDROOMS, 1 MASTERS BEDROOM W/T&B,
2 T&B, BALCONY, SERVICE AREA & CARPORT



BLK#	HOUSE TYPE	UNIT #	LOT AREA	FLOOR AREA	NEW PRICE (MAY8, 2021)	TRANSFER FEES
2	SOFIA (SD)	1	134	110	₱ 8,584,510.00	₱ 900,150.00
3	SOFIA (SD)	1	134	110	₱ 8,584,510.00	₱ 900,150.00
4	SOFIA (SD)	1	134	110	₱ 8,584,510.00	₱ 900,150.00

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SINGLE DETACH UNIT

(SAMPLE COMPUTATION)

50% EQUITY IN 18 MONTHS (5% DISCOUNT)	40% EQUITY IN 18 MONTHS (4% DISCOUNT)	30% EQUITY IN 18 MONTHS (3% DISCOUNT)	20% EQUITY IN 18 MONTHS (2% DISCOUNT)	20% EQUITY IN 24 MONTHS (NO DISCOUNT)
TOTAL SELLING PRICE PHP 8,584,510.00	TOTAL SELLING PRICE PHP 8,584,510.00	TOTAL SELLING PRICE PHP 8,584,510.00	TOTAL SELLING PRICE PHP 8,584,510.00	TOTAL SELLING PRICE PHP 8,584,510.00
TRANSFER FEES PHP 900,150.00	TRANSFER FEES PHP 900,150.00	TRANSFER FEES PHP 900,150.00	TRANSFER FEES PHP 900,150.00	TRANSFER FEES PHP 900,150.00
EQUITY AMOUNT (50%) PHP 4,292,255.00	EQUITY AMOUNT (40%) PHP 3,433,804.00	EQUITY AMOUNT (30%) PHP 2,575,353.00	EQUITY AMOUNT (20%) PHP 1,716,902.00	EQUITY AMOUNT (20%) PHP 1,716,902.00
5% DISCOUNT PHP 214,612.75	4% DISCOUNT PHP 137,352.16	3% DISCOUNT PHP 77,260.59	2% DISCOUNT PHP 34,338.04	NO DISCOUNT PHP 0.00
RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00
MONTHLY AMORTIZATION (18 MONTHS) PHP 223,757.90	MONTHLY AMORTIZATION (18 MONTHS) PHP 180,358.44	MONTHLY AMORTIZATION (18 MONTHS) PHP 136,005.13	MONTHLY AMORTIZATION (18 MONTHS) PHP 90,698.00	MONTHLY AMORTIZATION (18 MONTHS) PHP 69,454.25
BALANCE (50%) BANK FINANCING PHP 4,292,255.00	BALANCE (60%) BANK FINANCING PHP 5,150,706.00	BALANCE (70%) BANK FINANCING PHP 6,009,157.00	BALANCE (80%) BANK FINANCING PHP 6,867,608.00	BALANCE (80%) BANK FINANCING PHP 6,867,608.00
EST. BANK MONTHLY (20YRS)	EST. BANK MONTHLY (20YRS)	EST. BANK MONTHLY (20YRS)	EST. BANK MONTHLY (20YRS)	EST. BANK MONTHLY (20YRS)
20 YEARS PHP 37,249.19	20 YEARS PHP 44,699.02	20 YEARS PHP 52,148.86	20 YEARS PHP 59,598.70	20 YEARS PHP 59,598.70
15 YEARS PHP 42,267.53	15 YEARS PHP 50,721.04	15 YEARS PHP 59,174.55	15 YEARS PHP 67,628.05	15 YEARS PHP 67,628.05
10 YEARS PHP 53,217.82	10 YEARS PHP 63,861.38	10 YEARS PHP 74,504.95	10 YEARS PHP 85,148.51	10 YEARS PHP 85,148.51
5 YEARS PHP 88,062.18	5 YEARS PHP 105,674.62	5 YEARS PHP 123,287.06	5 YEARS PHP 140,899.49	5 YEARS PHP 140,899.49

May 8,
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SINGLE ATTACH UNIT

As of May 8, 2021

KITCHEN, DINING, LIVING, 2 BEDROOMS, 1 MASTERS BEDROOM W/T&B,
2 T&B, BALCONY, SERVICE AREA & CARPORT



BLK#	HOUSE TYPE	UNIT #	LOT AREA	FLOOR AREA	NEW PRICE (MAY8, 2021)	TRANSFER FEES
2	SOFIA (SA)	2	95	91	₱ 6,389,400.00	₱ 636,730.00
	SOFIA (SA)	3	95	91	₱ 6,389,400.00	₱ 636,730.00
3	SOFIA (SA)	2	95	91	₱ 6,389,400.00	₱ 636,730.00
	SOFIA (SA)	3	95	91	₱ 6,389,400.00	₱ 636,730.00
4	SOFIA (SA)	2	95	91	₱ 6,389,400.00	₱ 636,730.00
	SOFIA (SA)	3	95	91	₱ 6,389,400.00	₱ 636,730.00

May 8,
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SINGLE ATTACH UNIT

(SAMPLE COMPUTATION)

50% EQUITY IN 18 MONTHS (5% DISCOUNT)	40% EQUITY IN 18 MONTHS (4% DISCOUNT)	30% EQUITY IN 18 MONTHS (3% DISCOUNT)	20% EQUITY IN 18 MONTHS (2% DISCOUNT)	20% EQUITY IN 24 MONTHS (NO DISCOUNT)
TOTAL SELLING PRICE PHP 6,389,400.00	TOTAL SELLING PRICE PHP 6,389,400.00	TOTAL SELLING PRICE PHP 6,389,400.00	TOTAL SELLING PRICE PHP 6,389,400.00	TOTAL SELLING PRICE PHP 6,389,400.00
TRANSFER FEES PHP 636,730.00	TRANSFER FEES PHP 636,730.00	TRANSFER FEES PHP 636,730.00	TRANSFER FEES PHP 636,730.00	TRANSFER FEES PHP 636,730.00
EQUITY AMOUNT (50%) PHP 3,194,700.00	EQUITY AMOUNT (40%) PHP 2,555,760.00	EQUITY AMOUNT (30%) PHP 1,916,820.00	EQUITY AMOUNT (20%) PHP 1,277,880.00	EQUITY AMOUNT (20%) PHP 1,277,880.00
5% DISCOUNT PHP 159,735.00	4% DISCOUNT PHP 102,230.40	3% DISCOUNT PHP 57,504.60	2% DISCOUNT PHP 25,557.60	NO DISCOUNT PHP 0.00
RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00	RESERVATION FEE PHP 50,000.00
MONTHLY AMORTIZATION (18 MONTHS) PHP 165,831.39	MONTHLY AMORTIZATION (18 MONTHS) PHP 133,529.42	MONTHLY AMORTIZATION (18 MONTHS) PHP 100,517.52	MONTHLY AMORTIZATION (18 MONTHS) PHP 66,795.69	MONTHLY AMORTIZATION (18 MONTHS) PHP 51,161.67
BALANCE (50%) BANK FINANCING PHP 3,194,700.00	BALANCE (60%) BANK FINANCING PHP 3,833,640.00	BALANCE (70%) BANK FINANCING PHP 4,472,580.00	BALANCE (80%) BANK FINANCING PHP 5,111,520.00	BALANCE (80%) BANK FINANCING PHP 5,111,520.00
EST. BANK MONTHLY (20YRS)	EST. BANK MONTHLY (20YRS)	EST. BANK MONTHLY (20YRS)	EST. BANK MONTHLY (20YRS)	EST. BANK MONTHLY (20YRS)
20 YEARS PHP 26,404.13	20 YEARS PHP 31,684.96	20 YEARS PHP 36,965.78	20 YEARS PHP 42,246.61	20 YEARS PHP 42,246.61
15 YEARS PHP 29,961.39	15 YEARS PHP 35,953.67	15 YEARS PHP 41,945.95	15 YEARS PHP 47,938.22	15 YEARS PHP 47,938.22
10 YEARS PHP 37,723.51	10 YEARS PHP 45,268.22	10 YEARS PHP 52,812.92	10 YEARS PHP 60,357.62	10 YEARS PHP 60,357.62
5 YEARS PHP 62,422.98	5 YEARS PHP 74,907.58	5 YEARS PHP 87,392.18	5 YEARS PHP 99,876.77	5 YEARS PHP 99,876.77