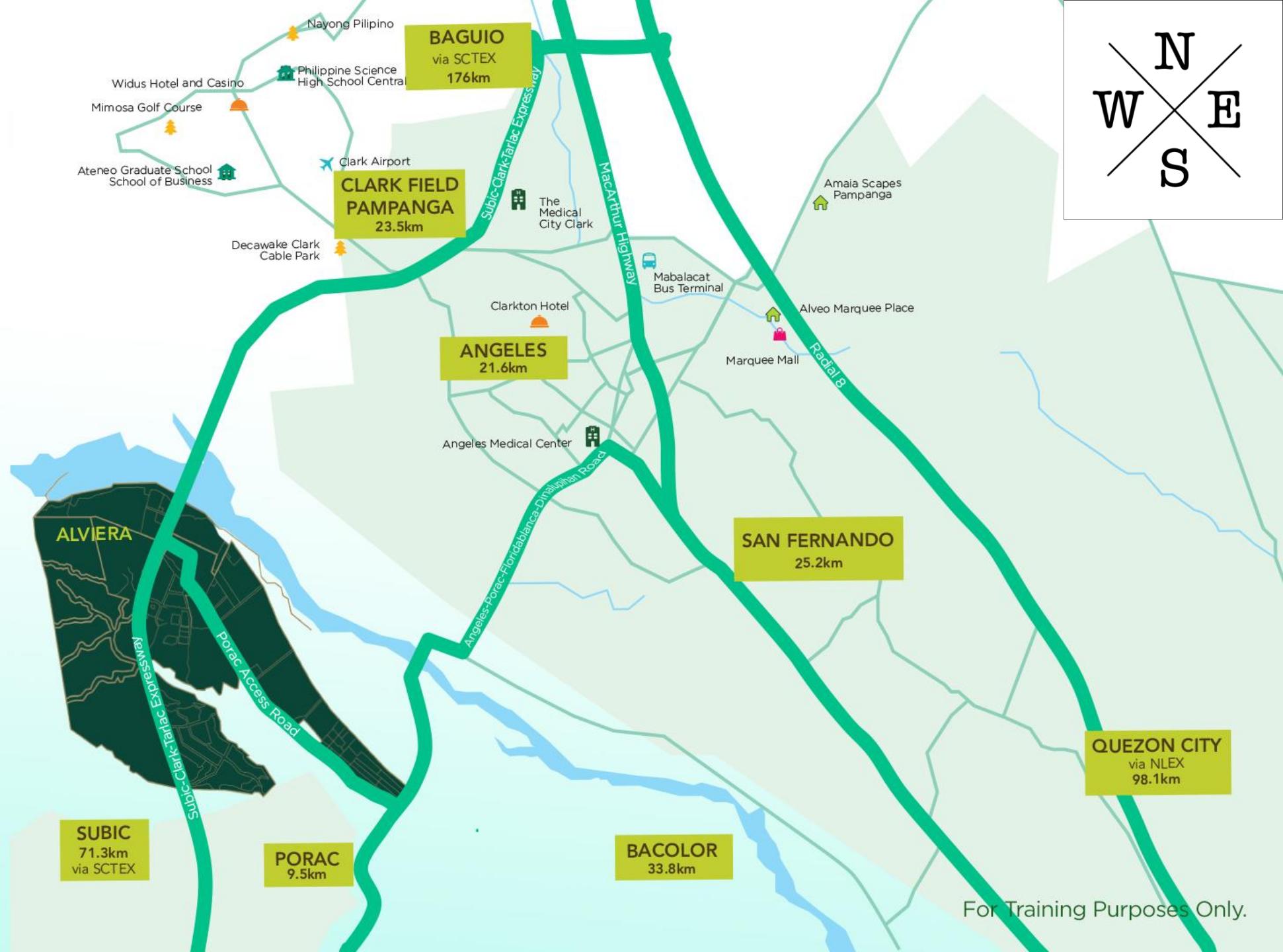




# Alviera East Commercial

# Vicinity Map



# Alviera Masterplan

## LEGEND

- City Center
- East Side
- Greenbelt
- Future Development



For Training Purposes Only.

# Alviera Phase 1 and 2

## LEGEND

- Commercial
- Industrial Park
- Holy Angel University
- Alveo Subdivision
- Avida Subdivision



For Training Purposes Only.

# Alviera East Commercial (7 has.)



For Training Purposes Only.

# Alviera Phase 1 and 2

- 7-hectare mixed-use commercial development surrounded by a
  - 10-ha University
  - 30-ha and 35-ha Industrial Parks
  - 100-ha Alveo Subdivision



# Alviera Phase 1 and 2

- Office
- Training/Conference
- Facilities/Studio/Workshops
- Hotel
- Dormitory/Apartments/Residential Condominium
- Tertiary (College) Level Schools or Higher Education (Professional Schools)
- Hospital/Clinic
- Retail (not exceeding 20% of total GFA of the building)
- Combination of the uses above subject to the approval of the Developer



# Alviera Phase 1 and 2

- FAR: 4
- Non-PEZA
- Bundled with Alviera Country Club Corporate Share (Plus P1,000,000 to Package Price)



# Lot Inventory and Pricing



## LEGEND P/SQM (VAT-EX)

A	P43,000.00
B	P45,000.00
C	P47,000.00
D	P50,000.00
E	Technical Hold

\*Price may change without prior notice



Available

# Payment Terms

Provisional Selling Price: **P45,000 (vat-ex)**  
 Ave Lot Cut: **2,000 sqm**  
 Ave Package Price:  
**P90,000,000 (vat-ex) + P1,000,000 for ACC Corporate Share**

PARTICULARS	CASH 30	95-5 (6 MONTHS)	50-50 (12 MONTHS)
<b>DISCOUNT/INTEREST</b>	10% discount	5% discount	0% discount
<b>RESERVATION FEE</b>	500,000	500,000	500,000
<b>PAYMENTS</b>			
a) First Amount	100% lump sum net of reservation	95% lump sum net of reservation	50% lump sum net of reservation
Due Date	30 days after reservation	30 days after reservation	30 days after reservation
Terms	N/A	post-dated check to be submitted 7 days after reservation	post-dated check to be submitted 7 days after reservation
<b>b) Second Amount</b>			
	N/A	5% lump sum	50% in 12 monthly installments
Due Date	N/A	180 days after payment of first amount	30 days after payment of first amount
Terms	N/A	post-dated checks are required	post-dated checks are required