



Adriatico Gardens, Manila

PHP 2,361,555

Broker Details: Marie Jasareno
ADVENT REALTY Phone Number:
+639195010091 Fax: Mobile
Number:

Bedrooms: 2 Bathrooms: 1 Move without boundaries. Set your life in motion. In a community so exceptional, it lets you go in places. In the city. And in life. Suntrust Adriatico Gardens, here, you have the passion to pursue your goals. The energy to do things you've always wanted. And each day, you discover new opportunities to enjoy the modern privileges waiting for you...right at the top. The pace in Manila, may be fast and frantic, but inside Adriatico Gardens, your city wears a warm, welcoming smile. Inviting you to slow down and soak up the serene surroundings. As soon as you're at the first-level podium deck, you feel like you're on vacation. Take a dip in the tranquil waters of the pool. Spend time with your children at the kiddie pool. Read a paperback at the pool lounge. And as you admire soothing views of tropical greenery, pamper yourself with a water jet massage at the outdoor spa. The more opportunities to unwind when you explore the rest of your playground. Chat with neighbors as you prepare a delicious grilled lunch at the barbecue pit. Commune with nature at the Zen garden. Take a quiet walk at the Palm court. And let your children run free in their very own playground. Suntrust Adriatico Gardens indulges you. AMENITIES (At the 3rd level) Adult Pool Wading Pool Children's Playground Pool Lounge Outdoor Spa with water jet massage Zen Garden Palm Court Barbeque pit Changing rooms Gym Internet Library BUILDING FACILITIES Ground Floor - Commercial Area & 70 Parking Slots Mezzanine Floor - 84 Parking Slots Six Elevators per Tower Closed circuit TV security system in selected areas GENERAL DESCRIPTION Three tower residential condominium with common podium Tower A - 14 floors Tower B - 18 floors Tower C - 20 floors EXTERIOR FINISHES Flat type units Executive studios (21 sqm) and Two-bedroom units (30 sqm) Modern Contemporary architectural design Concrete facade with glass windows HOME FEATURES Provision for an internet-ready telephone line (per unit) Individual electric and water meters Cable TV line A total of six elevators (per tower) Automatic sprinkler system LAUNCHING AND TURNOVER SCHEDULE *** TOWER A *** No. of Floors: 14 Floors No. of Saleable Units: 162 Units Launching Date: May 2008 Turnover Date: May 2011 *** TOWER B *** No. of Floors: 18 Floors No. of Saleable Units: 252 Units Launching Date: May 2008 Turnover Date: Nov 2011 *** TOWER C *** No. of Floors: 20 Floors No. of Saleable Units: 289 Units Launching Date: Nov 2008 Turnover Date: May 2012 Sample Computation: Unit Type: 2BR (CORNER) Floor Area (sqm): 30 Selling Price: 2,249,100.00 5% Misc.: 112,455.00 Total Contract Price: 2,361,555.00 Reservation Fee: 20,000 Option 1: 25% Down payment in 34 Months Monthly Amortization (for DP): 16,776.14 Option 2: 34 Months (20/75/5) Monthly Amortization (for DP): 13,303.26 5% Upon Turnover: 118,077.75 Option 3: Step Up 34 Months 1-12 month @ 7%: 12,109.07 13-23 month @ 8%: 17,174.95 24-34 month @ 10%: 21,468.68 Option 4: 34 Months Deferred Monthly Amortization: 68,869.26 ♦ For inquiries, assistance, appointment for tripping, & for reservation Please Contact me, MARIE O. JASARENO Real Estate Licensed Broker #20270 My Mobile Number +639195010091 Email add: info_restate@yahoo.com www.advent-center.com "Be Safe, Deal with a License Realtor" AGENTS ACCREDITATION ARE WELCOME MLS #: MJ704734 Listing Type: For Sale Property Type: Condominium Lot Area (sq. m): Floor Area (sq. m): 30 Garage / Parking Slot: No. of Storeys: Not Available Additional Out Buildings: Appliances Included: Features: Basketball Court Clubhouse Security Swimming Pool Submission Date: 08-17-2009 Last Update: 07-23-2010