



KING

PROPERTIES

Buyer's Guide

JUANITO KING & SONS, INC.



... entering a new era as it launches its real estate arm

Globe: +63917.327.6415

Sun: +63932.865.2976

Smart: +63929.283.2345



KING

PROPERTIES

Aiming to create peaceful, harmonious and sustainable communities that enrich people's lives while preserving the gift of nature.

Globe: +63917.327.6415

Sun: +63932.865.2976

Smart: +63929.283.2345

The background of the image features several light green palm fronds. One frond is positioned on the left side, partially behind the word 'MODENA'. Another large frond is in the upper right corner, and a third is in the lower left corner. The word 'MODENA' is written in a dark green, serif font, centered horizontally. A dark green, curved line underlines the word, starting from the left and ending on the right.

MODENA

...a dream of modern living

GENERAL DETAILS

- Project Location



GENERAL DETAILS

- **Total Subdivision Area**

30,110 Square Meters

- **Total House & lot**

230 units

Model Units

Adora

Adrina

Callisto

Adagio

Evania

Elysia

 MODENA



Adora

....BELOVED

P2,125,000 – 2,290,000



2-STOREY TOWNHOUSE • 3 BEDROOMS, 2 T&B

FLOOR AREA 67 SQ.M. • LOT AREA 60 SQ.M.



MODENA



Callisto

...BEAUTIFUL

P 2,490,000 – 2,600,000



2-STOREY DUPLEX • 3 BEDROOMS, 2 T&B

FLOOR AREA 74 SQ.M. • LOT AREA 80 SQ.M.

MODENA



Adriana

...HAPPINESS

P2,700,000 – 2,865,000



2-STOREY SINGLE ATTACHED • 4 BEDROOMS, 2 T&B

FLOOR AREA 75 SQ.M. • LOT AREA 90 SQ.M.



MODENA

Adagio

...RELAXED

P2,840,000 – 2,945,000



2-STOREY SINGLE ATTACHED • 4 BEDROOMS, 2 T&B

FLOOR AREA 76 SQ.M. • LOT AREA 100 SQ.M.

 MODENA



Evania

...TRANQUIL

P2,200,000 – 2,400,000
Available only in Phase 2



1-STOREY SINGLE ATTACHED • 2 BEDROOMS, 1 T&B

FLOOR AREA 51 SQ.M. • LOT AREA 100 SQ.M.



MODENA

Elysia

...BLESSED

P3.600.000 – P3.800.000
Available only in Phase I



2-STOREY SINGLE DETACHED • 4 BEDROOMS, 2 T&B

FLOOR AREA 86 SQ.M. • LOT AREA 120 SQ.M.

Features & Amenities

- Landscaped Entrance
- Sophisticated gate
- Elegant Guardhouse
- Expansive Green Areas
- Tree-lined concrete roads w/ street signage
- Cemented sidewalks with street lights
- Cemented curbs and gutter
- 24- hour security
- Underground Drainage system

Features & Amenities

- Convertible Basketball court
- Intricately- designed multi-functional hall
- power and water supply provisions
- Perimeter fence
- Communal Parking Areas
- Lush Parks
- Children's Playground
- TV Cable & Telephone lines provisions

Advantages

- Value for Money
- Sound investment
- Superb Location
- Product Quality
- Reasonable price
- Accessibility to:
 - Public transportation
 - Utilities
 - Hospitals, churches, schools and malls
 - Luxury beaches & hotel

Outright Cash payment on TCP

- Reservation Fee

Php 30,000.00

Non-refundable-nintransferable

- Full payment of TCP within 30 days from reservation date

5% discount

Outright Cash payment on Equity

- Reservation Fee

Php 30,000.00

- Outright payment of Equity within 30 days from reservation date

2% discount for the buyer

Regular Equity Payment

Equity should be at least 30% of the Total Contract Price

30% of the Equity : 30 days from the reservation date

70% of the Equity : 60 days reservation date

Sample Computation

ADORA Townhouse

TCP	P 2,125,000	
Equity	P 637,500	(30% of TCP)
Balance	P 1,487,500	(70% of TCP)
<i>Payment Schedule</i>		
Reservation	P 30,000	
Balance of the Equity	P 607,500	
30 days from the reservation	P 182,250	(30% of Equity)
30 days from the reservation	P 425,250	(70% of Equity)

FEIS (scheme 1)

Equity can be paid in six (6) months
with zero interest

Sample Computation

Adora (Townhouse)

TCP	P 2,125,000	
Equity	P 637,500	(30% of TCP)
Balance	P 1,487,500	(70% of TCP)
<i>Payment Schedule</i>		
Reservation	P 30,000	
Balance of the Equity	P 607,500/6 months	
Monthly Amortization	P 101,250/month	

FETPS (scheme 2)

Equity can be paid in 12 months

- First 6 months – no interest
- Second half – 2% interest per month

Sample Computation

Adora Townhouse

TCP	P 2,125,000	
Equity	P 637,500	(30% of TCP)
Balance	P 1,487,500	(70% of TCP)
<i>Payment Schedule</i>		
Reservation	P 30,000	
Balance of the Equity	P 607,500/2	
First 6 months	P 303,750/6 months	
	P 50,625/mo. for 6 months	0% int.
Second 6 months	P 303,750 x12%	
	P 56,700/mo for 6 months	2% per month

Accredited Financial Institution

- BPI Family
- Unionbank
- BDO
- Metrobank
- Pag-IBIG
- RCBC
- Chinabank

Construction update: As of January 2012



Construction update: As of January 2012



Construction update: As of January 2012



For On Line Reservations,

Please Call:

Office Number:

+6332.580.8304

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+63917.327.6415

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