



MARVEL COMMUNITIES MANAGEMENT INC.

Good Shepherd Road, Banawa, Cebu City
Tel no. 032-261-4305 Fax no. 032-2612813

Ocean Villa – Lot Number	19
Approximate Lot Size	229 sqm
Approximate Total Floor Area (plus additional unfinished basement of 65 sqm)	260 sqm with provision for 330 sqm
House Cost	PHP 16,640,000.00
Kitchen Cost	PHP 280,000,00.00
Bedroom Cabinet Cost	PHP 250,000,00.00
Total Cost	PHP 17,270,000.00

PAYMENT SCHEME A – DEFERRED DOWN PAYMENT

BASIC HOUSE PRICE	PHP 17,270,000.00
TERM	40% Down Payment payable in 1 year/Balance in 18 months or turnover date

DATE	AMOUNT
RESERVATION	200,000.00
MONTHLY PAYMENT 1	375,666.67
MONTHLY PAYMENT 2	575,666.67
MONTHLY PAYMENT 3	575,666.67
MONTHLY PAYMENT 4	575,666.67
MONTHLY PAYMENT 5	575,666.67
MONTHLY PAYMENT 6	575,666.67
MONTHLY PAYMENT 7	575,666.67
MONTHLY PAYMENT 8	575,666.67
MONTHLY PAYMENT 9	575,666.67
MONTHLY PAYMENT 10	575,666.67
MONTHLY PAYMENT 11	575,666.67
MONTHLY PAYMENT 12	575,666.67
COMPLETION DATE (24 MONTHS)	10,362,000.00
TOTAL PAYMENTS	17,270,000.00

FINISHING SPECIFICATIONS

Area	Specifications
Exterior Walls	Painted textured exterior finish on CHB Stone tile for accent Recessed wall lighting provision Painted concrete fence with steel on left and right sides
Roof	Steel Trusses on marine plywood with Asphalt Shingles Concrete Gutter with double sided insulation
Garage	Cement with Pebble finish Pin lights Electrical provisions
Foyer	Painted smooth wall finish Wood panel door in main entrance with lockset Square pinlight Tile flooring Electric switch Flat Ceiling painted gypsum board Ceiling painted gypsum board Interior walls painted Hardiflex double wall
Bathroom	Tile flooring Tile and painted cement walls Flat Ceiling painted gypsum board Square pinlight Hot and cold water lines Provision for heater Electrical provision Mirror Electric switch Electric outlet 1 Aluminum glass window Wood molded door with lockset Bathroom fixtures
Kitchen	Tile flooring Ceiling painted gypsum board Interior walls painted Hardiflex double wall Wood molded door with lockset Plumbing and electrical provisions Square pin light Electric switch Electric outlets
Living/Dining	Painted smooth wall finish wood molded door with lockset Square pin light Tile flooring Flat Ceiling painted gypsum board Interior walls painted Hardiflex double wall Electric switch Electric outlet Cable TV provision Phone provision All Aluminum glass windows and doors for exterior
Stairs	Wood planks Aluminum glass windows Square pin light Provision for drop light
Second floor common area	Painted smooth wall finish Wood molded door with lockset Square pin light Laminated wood Flat Ceiling painted gypsum board Interior walls painted Hardiflex double wall Electric switch Electric outlet

Master's Bedroom	Painted smooth wall finish Wood molded door with lockset Square pin light Laminated wood flooring Flat Ceiling painted gypsum board Interior walls painted Hardiflex double wall Electric switch Electric outlet All aluminum windows and doors for exterior Phone provision Cable TV Provision
Masters Bathroom	Overhead shower and faucet Floor tiles Flat Ceiling painted gypsum board Wall tile boarders and painted cement Square pin lights Electric switch Electric outlet Aluminum standard size glass window for exterior Wood molded door with lockset Hot and cold water lines Provision for heater Mirror
Bedroom 1and 2	Painted smooth wall finish Wood molded door with lockset Square pin light Laminated wood flooring Flat Ceiling painted gypsum board Interior walls painted Hardiflex double wall Electric switch Electric outlet Aluminum glass sliding window for exterior Cable TV Provision
Bathrooms	Shower and faucet Floor tiles Flat Ceiling painted gypsum board Wall tile boarders and painted cement Provision for lighting Electric switch Electric outlet 1 Aluminum window Hot and cold water lines Provision for heater Wood molded door with lockset Mirror
Maids Room	Painted smooth wall finish Flush door with lockset Local or china tiles flooring Ceiling painted gypsum board Interior walls painted Hardiflex double wall Electric switch Electric outlet Round pinlight 1 Aluminum glass casement window
Maids Bath	Local shower and faucet Local or china tiles flooring Wall tile boarders and painted cement Round pinlight Electric switch 1 Aluminum window Flush door with lockset

Utility Area	Tiled flooring Tile utility counter with option for granite slab Polycarbonate ceiling with steel frames Painted walls Provision for lighting Electric switch Electric outlet Concrete wash area pedestal with tile finish
Garden/Terrace	Landscaping Optional garden lighting
Electrical/Plumbing Specs	Electrical wires (Philflex/Columbia brand or equivalent) Water Lines (PPR type water line) Plumbing lines (Neltex/Atlanta or Equivalent)
Water/Plumbing/Waste	Common Deep well Underground common storage with reserve tank Individual water storage tank Individual septic tank
Electrical/Cable Connection	Underground electric wiring in common areas provided Veco individual electric meter and transformers to paid by home owner (VECO requires buyer based on load) Television cable installation to be paid by home owner Standby generator for water pump and emergency lighting provided
Common areas	Clubhouse Park Pump room Guard house Landscaped common areas Lighting Security System Camera

POSSIBLE OPTIONS & ESTIMATED COST

AIRCON UNIT PANASONIC SPLIT TYPE INVERTER UNIT	PHP 32,000.00-45,000.00 PER UNIT
AIRCON PIPING	PHP 10,000.00 -15,000.00 PER UNIT
WATER HEATER	PHP9,000.00-12,000.00 PER UNIT
COMPLETION OF BASEMENT EXPANSION (65 PLUS SQUARE METERS)	PHP 900,000.00 -1,100,000.00