



MODENA

...a dream of modern living

By:



KING
PROPERTIES

Modena Mactan Location



- **Total Subdivision Area**
32,110 sq. m.

Modena Mactan Subdivision Map



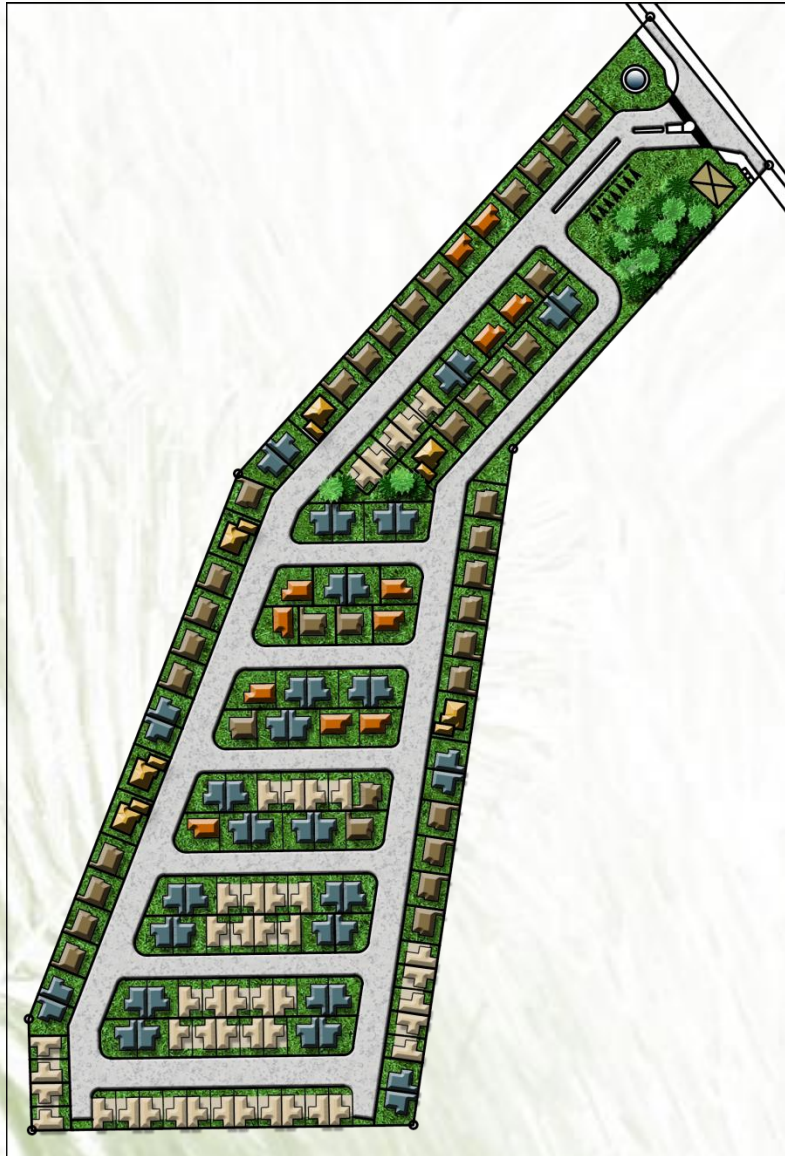
Modena Minglanilla Location



- **Total Subdivision Area**

20,719 sq. m.

Modena Minglanilla Subdivision Map



PHASE 1

- Adora – 5 units
- Callisto – 20 units
- Adrina – 28 units
- Adagio – 11 units
- Elysia – 3 units

PHASE 2

- Adora – 42 units
- Callisto – 28 units
- Adrina – 10 units
- Adagio – 1 unit
- Elysia – 3 units



Adora

Type: Townhouse

Bedroom: 3

Toilet and Bath: 2

Dimensions

Floor area: 66.45 sqm

Service area: 4.97 sqm

Carport: 13.5 sqm

Total Floor area: 85 sqm

Lot area: 60 sqm



Ground Floor



2nd Floor

Callisto

Type: Duplex

Bedroom: 3

Toilet and Bath: 2

Dimensions

Floor area: 73.36 sqm

Service area: 5.94 sqm

Carport: 17.5 sqm

Total Floor area: 79 sqm

Lot area: 80 sqm





Ground Floor



2nd Floor



Adrina

Type: Attached

Bedroom: 4

Toilet and Bath: 2

Dimensions

Floor area: 74.6 sqm

Service area: 9.48 sqm

Carport: 11.25 sqm

Total Floor area: 84 sqm

Lot area: 90 sqm



Ground Floor



2nd Floor

Adagio

Type: Attached

Bedroom: 4

Toilet and Bath: 2

Dimensions

Floor area: 75.6 sqm

Service area: 8 sqm

Carport: 17.85 sqm

Total Floor area: 84 sqm

Lot area: 100 sqm





Ground Floor



2nd Floor

Package:

- Upon delivery, unit comes fully finished
- Landscaping, electrical and plumbing fixtures, rainwater catchment tank, bedroom and kitchen cabinets included
- Transfer fees, move-in fees, other miscellaneous fees are already included in contract price.



Payment Terms

Spot Cash of TCP

Buyer is entitled to 5% discount on TCP

Spot Cash of Equity (20% of TCP)

Buyer is entitled to 2% discount of Equity

Flexible Equity Terms

Equity :20% Bank Financing: 80%

Equity may be paid in **6 months** (RFO and ongoing construction), or up to **12 months** (not constructed) without interest.

Sample Computation

Modena Mactan

Adora unit

TOTAL CONTRACT PRICE		2,125,000.00
20% EQUITY		425,000.00
80% EQUITY		1,700,000.00
Note: Subject for bank's approval		

Option 1:

Spot Cash on Equity

(2% discount on equity)

EQUITY		425,000.00
Less: RESERVATION FEE		30,000.00
BALANCE OF EQUITY		395,000.00
Less: DISCOUNT	2% of equity	8,500.00
NET EQUITY PAYABLE		386,500.00

Option 2:

6 MONTHS WITHOUT INTEREST

BALANCE OF EQUITY		395,000.00
MONTHLY PAYMENT		65,833.33

Option 3:

12 MONTHS WITHOUT INTEREST

(not applicable for units under construction)

BALANCE OF EQUITY		395,000.00
MONTHLY PAYMENT		32,916.67

Option 4:

24 MONTHS WITHOUT INTEREST

(only applicable to selected units)

BALANCE OF EQUITY		395,000.00
1ST TO 24TH MONTH	395,000/24	16,458.33

Accredited Financial Institution

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

Why King Properties?

- **We BUILD.**

Our philosophy is “Build and Sell”.

- **We build well.**

Our homes are built with the utmost attention to quality.

Potential buyers can see for themselves the unit being constructed at the site.

- **We care.**

We give our buyers the best value for their money: a unit that’s affordable, durable and beautiful.

Modena Mactan



Entrance

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Guardhouse

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Multi Function Area

Adora units





Phase 4



Callisto unit

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