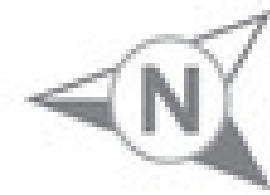




FUTURA EAST

CAINTA, RIZAL, PHILIPPINES

For training purposes only



For training purposes only

futura
BY FILINVEST

A condo community that offers prime property with more than enough space to breathe and relax.



For training purposes only

MIXED USED DEVELOPMENT

Futura East (Residential),
Enclave 2 and 1 (Reserved for
future development) and
Commercial area

FUTURA EAST

A residential development inside
the Mixed Used Development of
East Town.

**Futura Brand
ENCLAVE 3**
22,851.34 sqm
10-storey residential buildings



ACCESS ROAD
8,292.84 sqm

**COMMERCIAL
DEVELOPMENT**
5,636.20 sqm

**RESERVED FOR FUTURE
DEVELOPMENT**
38,709.5 sqm

SECONDARY ROAD
595.93 sqm
For construction phase



COMMERCIAL DEVELOPMENT

For training purposes only



COMMERCIAL DEVELOPMENT

For training purposes only



COMMERCIAL DEVELOPMENT

For training purposes only



COMMERCIAL DEVELOPMENT

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LOCATION AND ACCESSIBILITY



ACADEMIC AND COMMERCIAL ESTABLISHMENTS

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ACADEMIC INSTITUTIONS



ATENEO DE MANILA
UNIVERSITY



UNIVERSITY OF THE
PHILIPPINES



MIRIAM COLLEGE

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COMMERCIAL CENTERS



SANTA LUCIA HEIGHTS



AYALA MALLS FELIZ



SM HYPERMARKET

COMMERCIAL CENTERS



SANTA LUCIA HEIGHTS



AYALA MALLS FELIZ



SM HYPERMARKET

FUTURA EAST

PROJECT DETAILS

CAINTA, RIZAL

ADDRESS

22, 851.34 SQM

AREA

RESIDENTIAL

TYPE OF DEVELOPMENT

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PROJECT DETAILS


FUTURA EAST



7 BUILDINGS

Total no. of buildings



9 RESIDENTIAL FLOORS

No. of floors



2BR

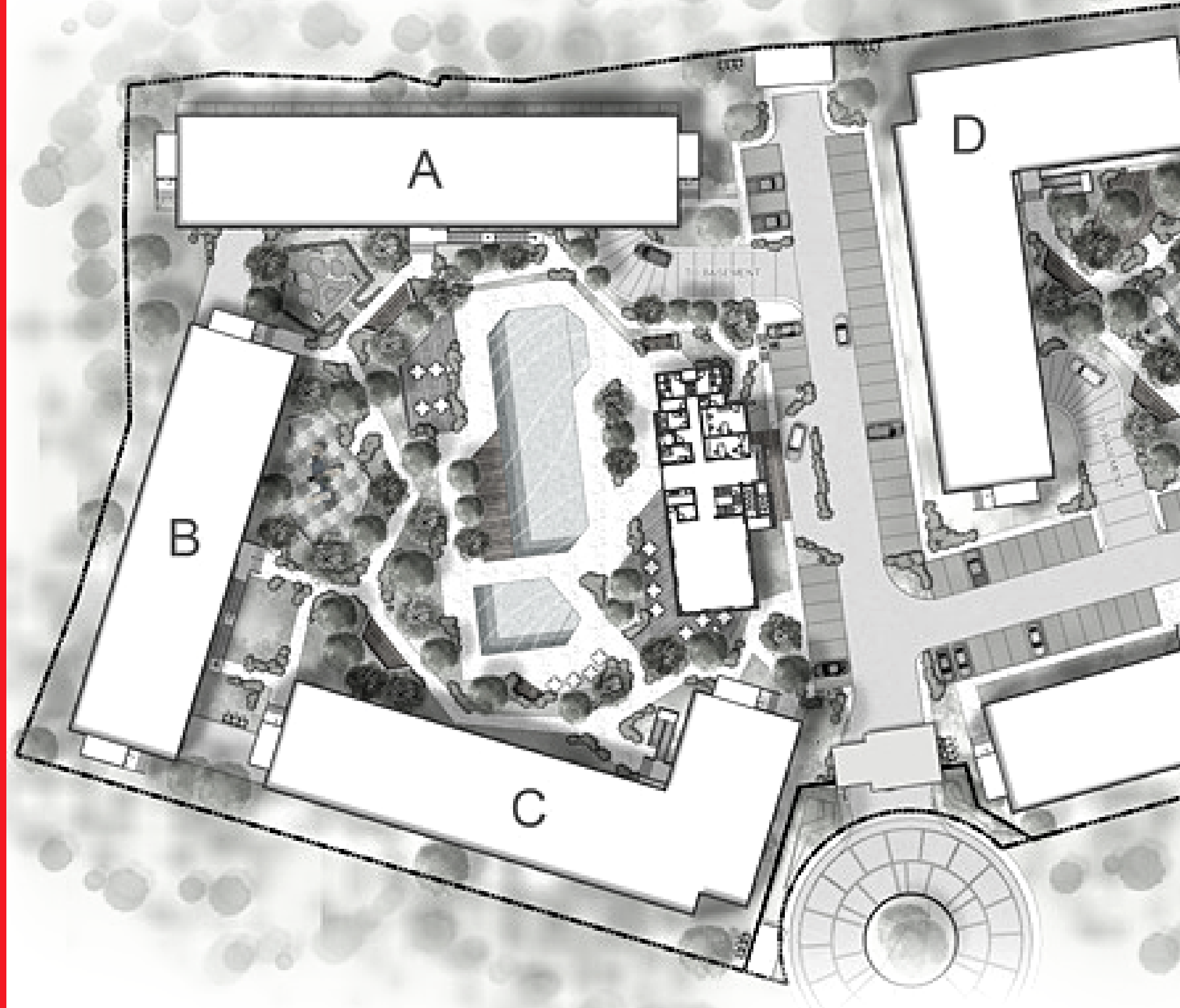
Unit Offering

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SITE DEVELOPMENT PLAN

FUTURA EAST IS COMPOSED OF
7 BUILDINGS, 10 STOREYS HIGH
WITH 1,611 UNITS

The buildings are designed
with a moder minimalist
theme of Architecture.

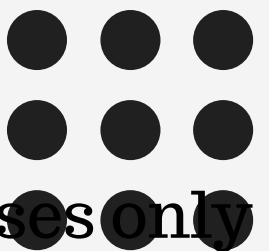


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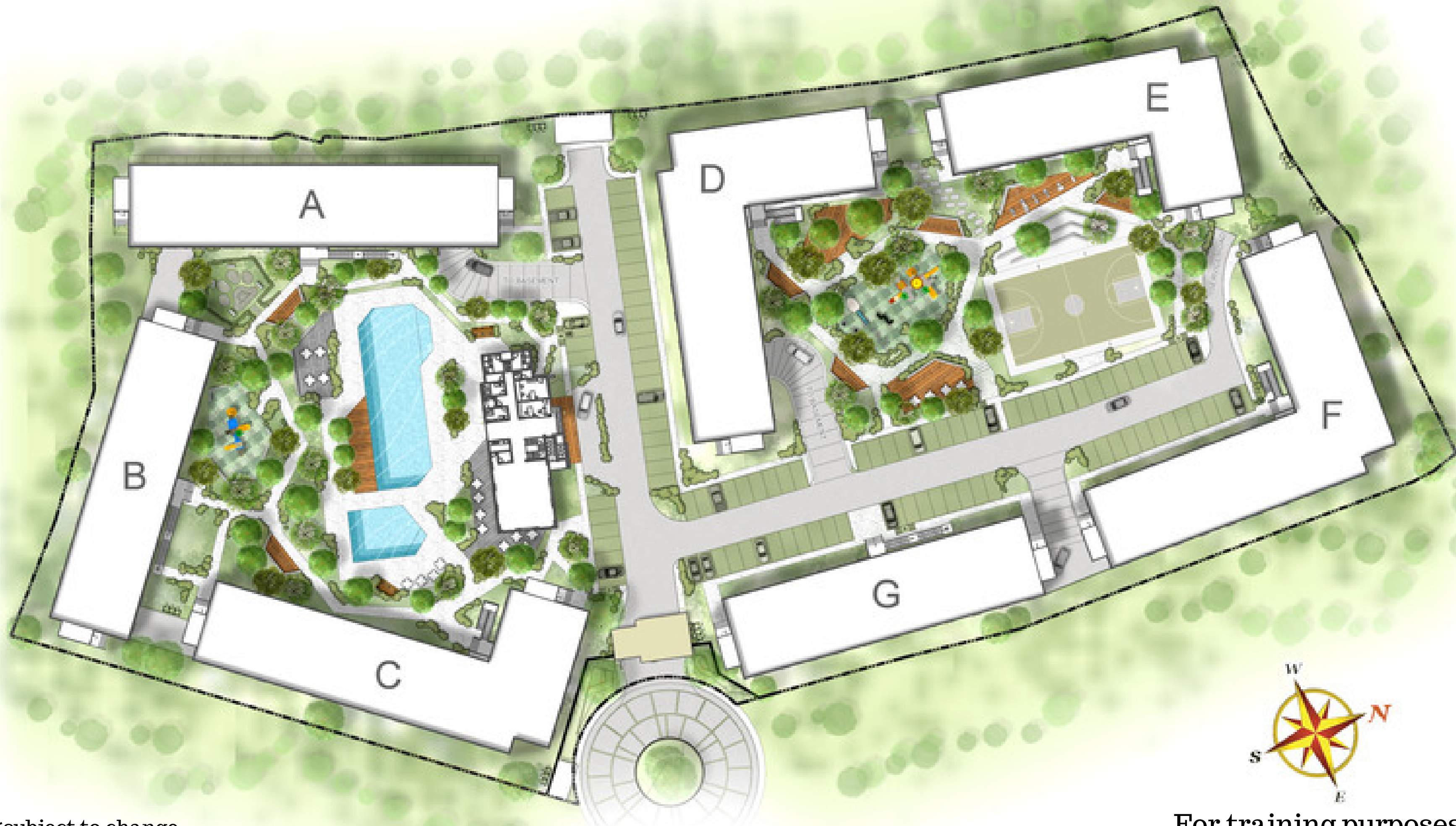


AMENITIES OFFERED

- Gate and Guardhouse
- Clubhouse
- Adult and kiddie pools
- Playground and seating areas
- Outdoor gym
- Landscaped Parks
- Pet zone
- Basketball Full court



For training purposes only



*subject to change

For training purposes only



Building B

189 Residential Units
35 Ground Parking
12 Street Parking

For training purposes only

2BR

UNIT OFFERING

189 UNITS

RESIDENTIAL UNITS

35 SLOTS

GROUND PARKING



12

STREET PARKING

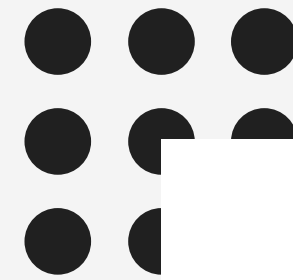
**MODERN
MINIMALIST**

ARCHITECTURE

2.6 M TO 2.9 M

AVERAGE LIST PRICE

Unit Offering



2BR



TANDEM UNIT

For training purposes only

BUHOS TIBAY

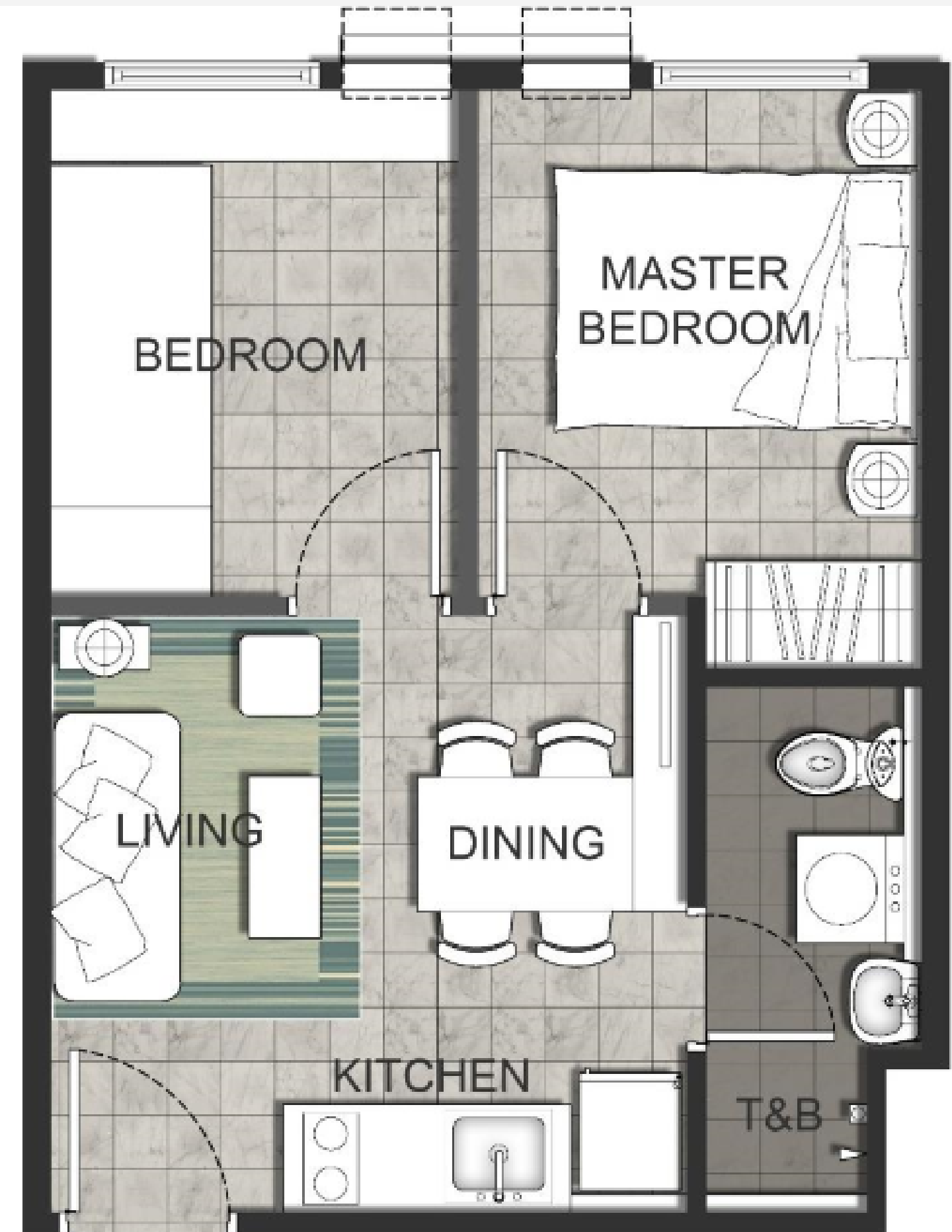
Reinforced concrete system which is 6 times sturdier than concrete hollow blocks.



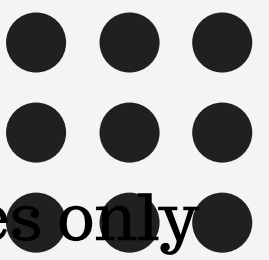
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TYPICAL UNIT

Dining/ Living/ Kitchen	13 sqm
Master Bedroom	8 sqm
Bedroom 1	7 sqm
Toilet and Bath	4 sqm

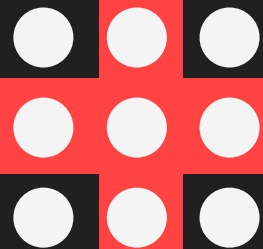


For training purposes only



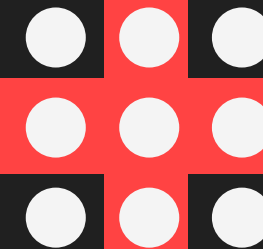
SPOT CASH

8% discount upon reservation or 5 % discount within 30 days



SPOT DOWNPAYMENT

20% downpayment with 3% discount for In-House, 15% discount with 3% discount for Bank Fin



IN HOUSE

20% DP payable in 24 months, 80% payable in 5, 7, 10 years

BANK FINANCING

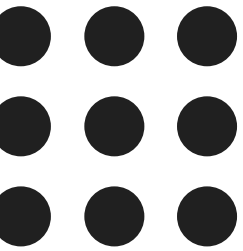
15% DP payable in 24 months, 85% payable in 5, 10, 15 years

RESERVATION FEE

Php 20, 000 residential unit

RESERVATION FEE

Php 10,00 parking unit



Sample Computation

In House

TSP	2,571,648.00
TLP	2,571,648.00
TCP	2,700,200.00

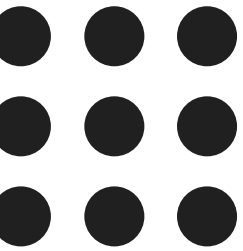
DP (20%)	540,000.00
Monthly DP (24mos)	22,500.00

Balance	2,160,200.00
---------	--------------

Monthly Ammortization

Term	Interest Rate	ADD: MRI	MA
5 YRS @ 13.5%	14%	0.0009083334	52,226.26
7 YRS @ 17%	17%	0.0009083334	46,107.61
10 YRS @ 19%	19%	0.0009083334	42,287.14

Sample Computation



Bank Fin

TSP	2,571,648.00
TLP	2,571,648.00
TCP	2,700,200.00

DP (15%)	405,000.00
Monthly DP (30mos)	13,500.00

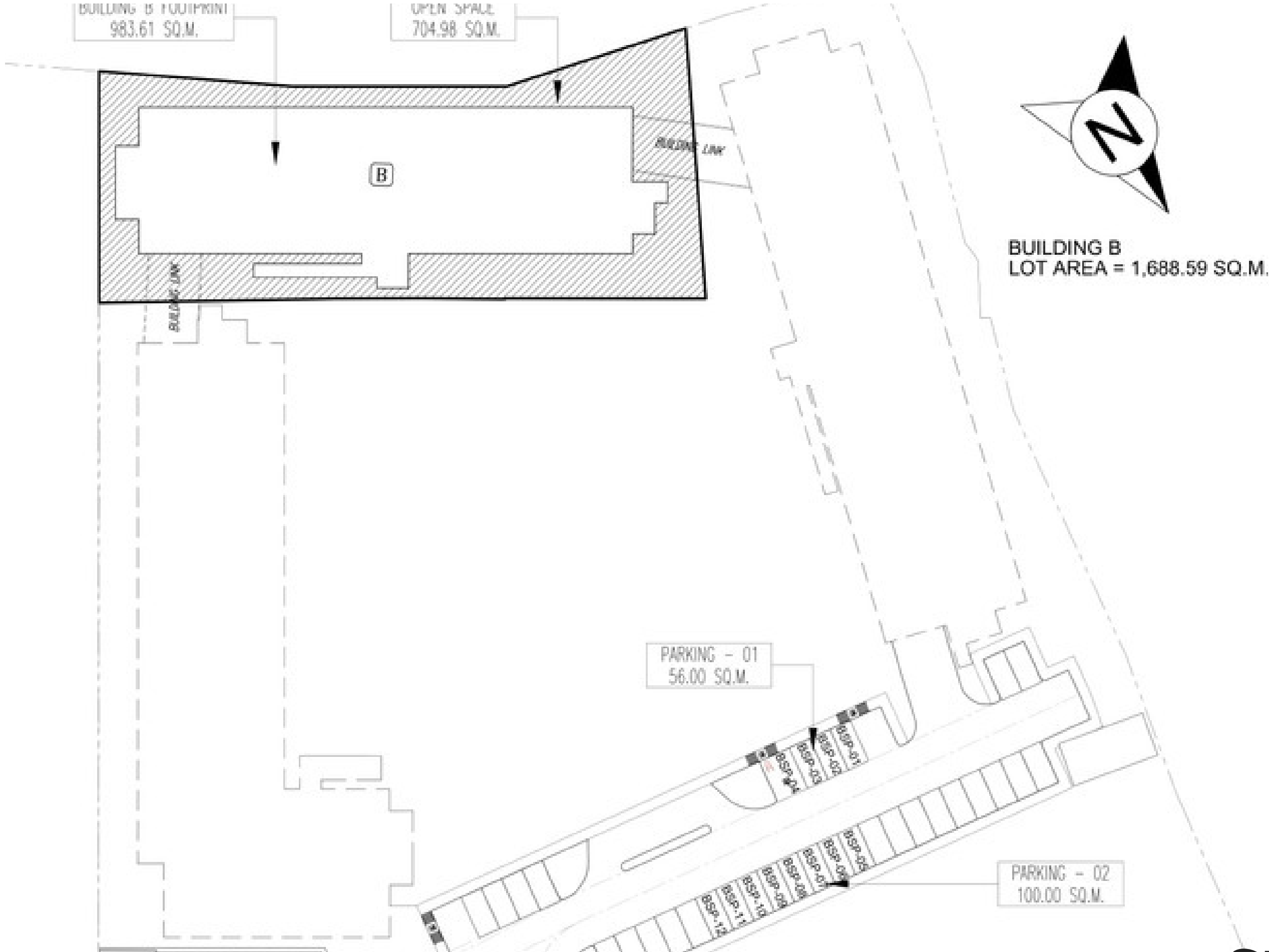
Balance	2,295,200.00
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Monthly Ammortization

Term	Interest Rate	MA
5 YRS @ 11%	11%	49,903.21
10 YRS @ 11%	11%	31,616.38
15 YRS @ 11%	11%	26,087.17

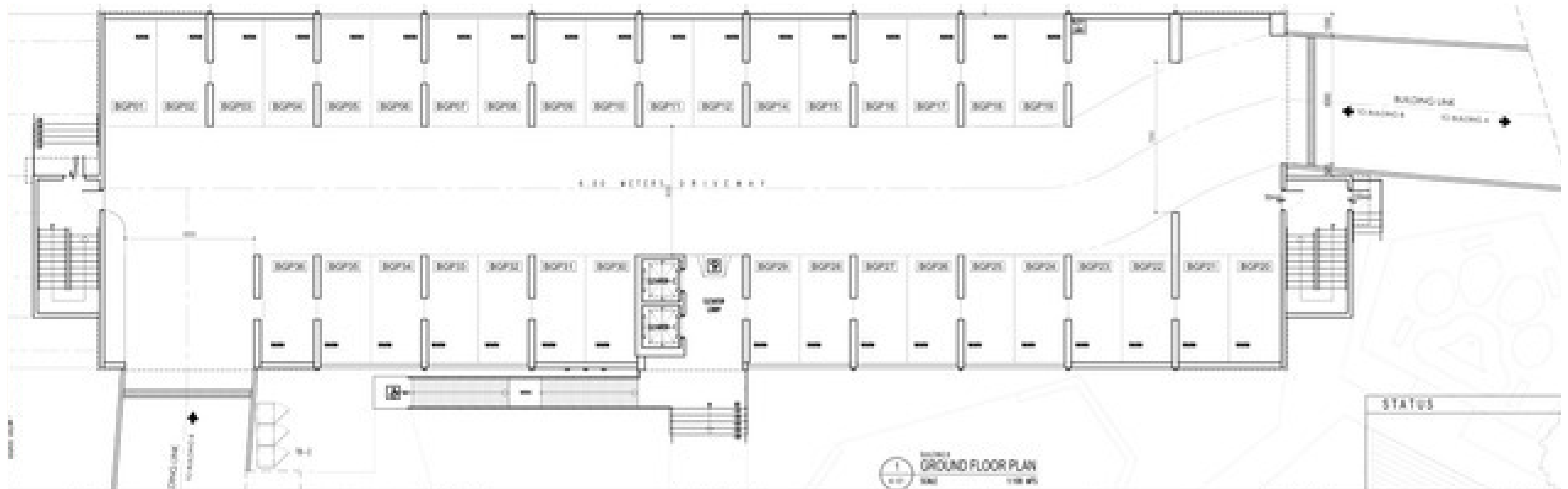
Available Units

STREET PARKING	GROUND PARKING	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR
BSP 04	BGP 01	303	403	502	601	701	803	910
BSP 05	BGP 02	304	404	503	602	702	804	911
BSP 06	BGP 03	305	405	504	603	703	807	912
	BGP 04	306	406	505	604	704	808	914
	BGP 05	307	407	506	605	705	809	915
	BGP 06	308	408	507	607	707	810	916
	BGP 07	309	409	508	608	708	811	917
	BGP 08	310	410	509	609	709	812	
	BGP 09	311	411	510	610	710	814	
	BGP 10	312	412	511	611	711	815	
	BGP 11	314	414	512	612	712	816	
	BGP 12	315	415	514	614	714		
	BGP 14	316	416	515	615	715		
	BGP 15	317	417	516	616	716		
	BGP 16			517				
	BGP 17							
	BGP 18							



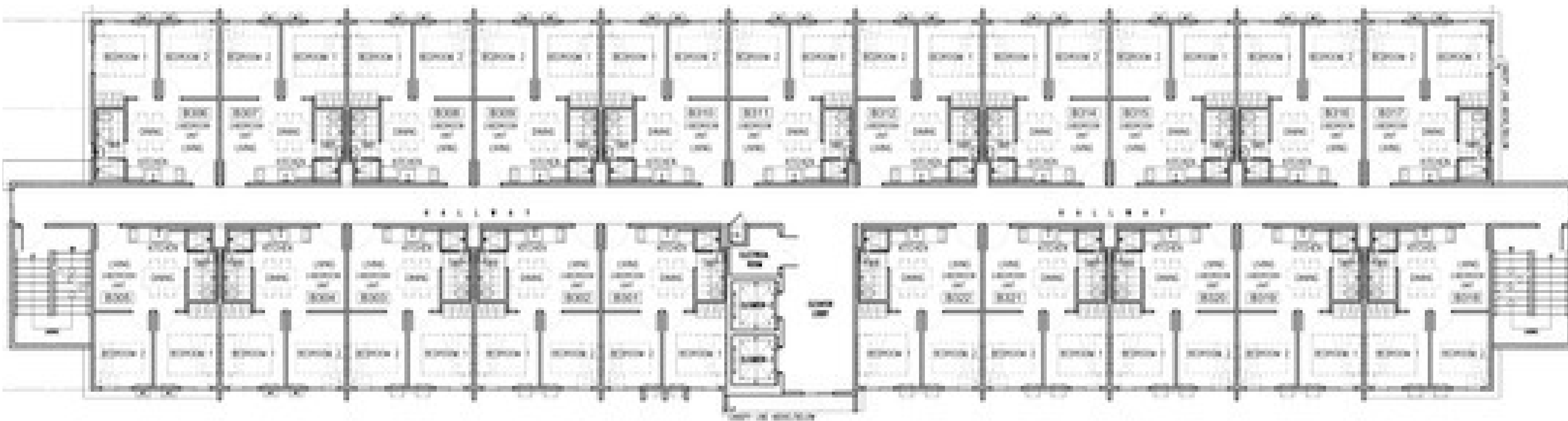
BUILDING B
LOT AREA = 1,688.59 SQ.M.

Street Parking





2nd Floor Plan



LEGEND:

- 1/2" WALL
- 1/4" PARTITION

1 THIRD FLOOR PLAN
DATE: 1/18/01

3rd Floor Plan

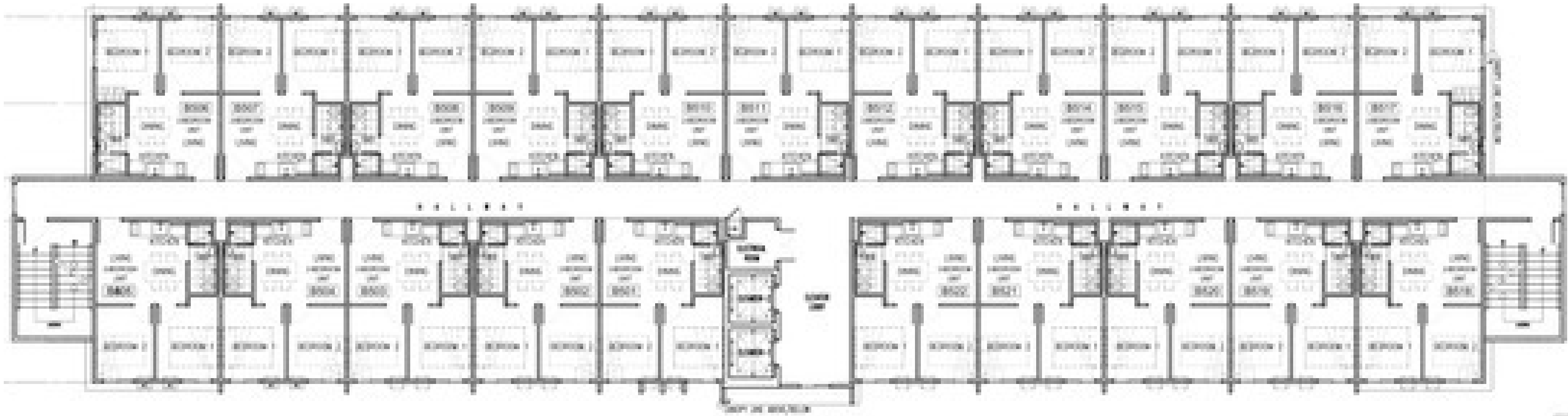


LEGEND:

- (thick line) — ST. WALL
- (thin line) — GLASS PARTITION

FOURTH FLOOR PLAN
1:100

4th Floor Plan



LEGEND:

- — — — — R.C. WALL
- — — — — CONCRETE PARTITION

FIFTH FLOOR PLAN
1:100



LEGEND:
——— = WALL
- - - - = OPENING PARTIAL

6
6TH FLOOR PLAN
1:50



7th Floor Plan



LEGEND:

- 12" WALL
- 8" WALL



8th Floor Plan



LEGEND:

- — — — — 12" WALL
- — — — — 6" WALL PARTITION

1
NINTH FLOOR PLAN
1/8" = 1'-0"
1-10-01

9th Floor Plan

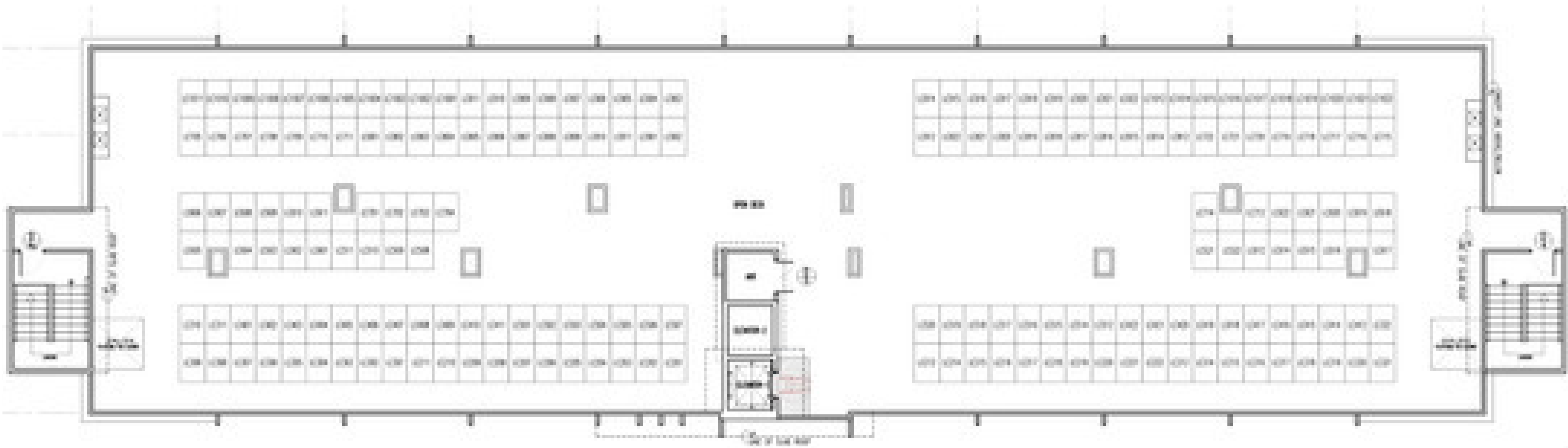


LEGEND:

- (thick line) — WALL
- - - (dashed line) - OTHER PARTITION



10th Floor Plan

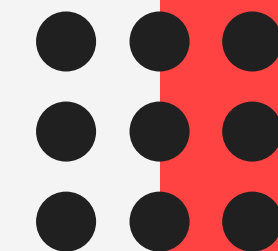


Roof Deck Plan



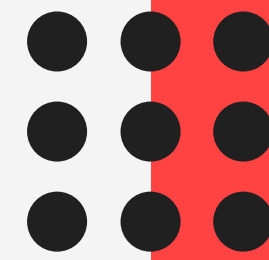
FUTURA SHOWROOM

Bali Oasis Phase 2, Marcos Highway



FUTURA SHOWROOM

Bali Oasis Phase 2, Marcos Highway

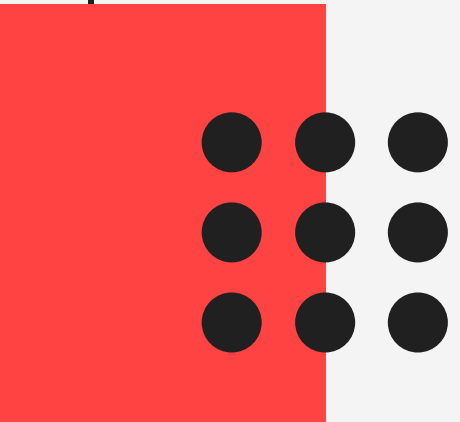


FUTURA SHOWROOM

Bali Oasis Phase 2, Marcos Highway



KEY SELLING POINTS



LOCATION



SAFETY AND SECURITY



AFFORDABILITY



**Thank you and
happy selling!**

