

PERSPECTIVE SUNSHINE100 CITY PLAZA TOWER 3



AGS AND PARTNERS

The Chairman

Dr. ALFONSO G. SIY

- President of the Filipino Chinese Chamber of Commerce and Industry

The Partners

- Fellow members and officers of the Filipino Chinese Chamber of Commerce and Industry

It is the most prestigious business organization in the filipino-chinese industry



Owner and Developer

- Graduated From **the University of East** in 1969 with a Bachelor of Science degree in Business Administration
- PRESIDENT Federation of Filipino Chinese Chamber of Commerce and Industry
- PRESIDENT – Philippine Plastic Industries Association.
- He serves as a VICE-CHAIRMAN of the Board of Citystate Savings Bank Inc.
- He has been a DIRECTOR since the start of the Bank in 1997, and member of the TRUST COMMITTEE
- **PRESIDENT and OWNER FORTUNE NET GROUP OF COMPANIES, a company that trail blazed the manufacturing industry**
- Aside from being a Director of the bank, HE is **also a DIRECTOR** of the:
 - **1. Ever Fortune Thermoplas Corporation**
 - **2. Fortune Net & Twine Manufacturing Corp.**
 - **3. Fortune International Trading Corporation**
 - **4. Philippine Fishing Gear Industries**
 - **5. Neltex Manufacturing & Export Corporation**
 - **6. Altamar Industries**

➤ **OWNER and DEVELOPER:**

1. Congressional Town Center – Q.C
2. Sunshine 100 – Pioneer, Mandaluyong
3. Valero Grand Suite – Valero, Makati
4. D’ Ace Plaza – Brixton, Pasig
5. Sandari Batulao – Nasugbu, Batangas
6. Embassy Point Tower – Ermita, Manila
7. Westgate Plaza – Makati
8. Fortune Place – San Juan
9. Sunnyville Townhouse – Quezon City
10. Valencia Homes – San Juan
11. Altaville Townhomes – Quezon City
12. Southville Garden Townhomes – Q.C.
13. Ace Water SPA – Quezon City
14. Luxe Residence – Fort, Makati
15. Ocean Aire – Mall of Asia

Owner and Developer

COMPLETED PROJECTS (Selected)



LUXE RESIDENCES
FORT, MAKATI CITY



EMBASSY POINT
ERMITA, MANILA



WESTGATE PLAZA
MAKATI CITY

ON-GOING PROJECTS (Selected)



SUNSHINE 100
MANDALUYONG CITY



CONGRESSIONAL
QUEZON CITY



VALERO GRAND SUITES
MAKATI CITY



ACE PLAZA
PASIG CITY



SANDARI
BATULAO, BATANGAS



OCEAN AIRE,
MOA

**SUNSHINE 100 CITY PLAZA PIONEER* OWNER/ DEVELOPER: FEDERAL PIONEER DEV'T. CORP
SALES AND MARKETING MANAGED BY: PROPERTY 101 INC.**

An Overview of the Project

Sunshine 100 City Plaza Pioneer

commercial- residential project Development on a 1 Hectare prime lot at Pioneer corner Sheridan Sts., Mandaluyong City

3 Towers with common amenities and consists of Commercial spaces and parking levels

Offers studio, 1br, 2br and 3br Units



Tower 1: 28-storey
RFO



Tower 2: 32-storey
RFO by Q4 2018



Tower 3: 36-storey
TBA

Project Location

Pioneer corner Sheridan Streets, Mandaluyong City



SUNSHINE 100 CITY PLAZA-PIONEER

ADDRESS: 4 PIONEER STREET CORNER SHERIDAN,
MANDALUYONG CITY,
PHILIPPINES



LOCATION

Located in the middle of 4 MAJOR Central Business Districts:



**Bonifacio Global
City**



Eastwood City



Makati - CBD



Ortigas - CBD

NEARBY ESTABLISHMENT



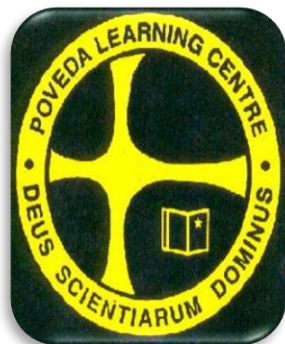
5-10 minutes away from major shopping malls:

- Shangri-La Plaza
- Eastwood Mall
- The Podium
- SM Megamall
- Robinsons Galleria
- Glorietta
- Greenbelt
- Market Market

GOV'T. OFFICES & HOSPITALS



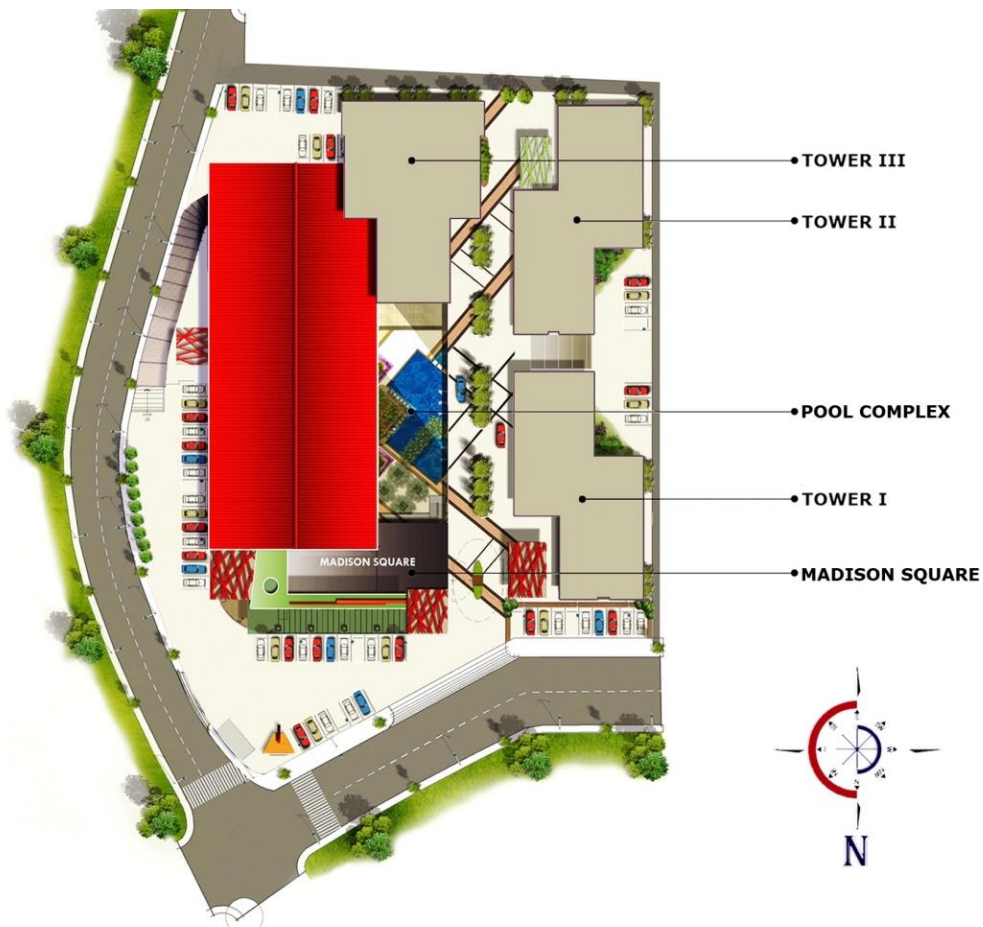
SCHOOLS



5-10 minutes away from top academic institution:

•De Lasalle Greenhilss,Poveda Learning Center, British School of Manila, Rizal Technological University, Lourdes School, Jose Rizal University, Asia Pacific College, International School.

Project Development Plan



SUNSHINE 100 CITY PLAZA-PIONEER

ADDRESS: 4 PIONEER STREET CORNER SHERIDAN,
MANDALUYONG CITY, PHILIPPINES



Project Features



ROOFDECK



FUNCTION HALL



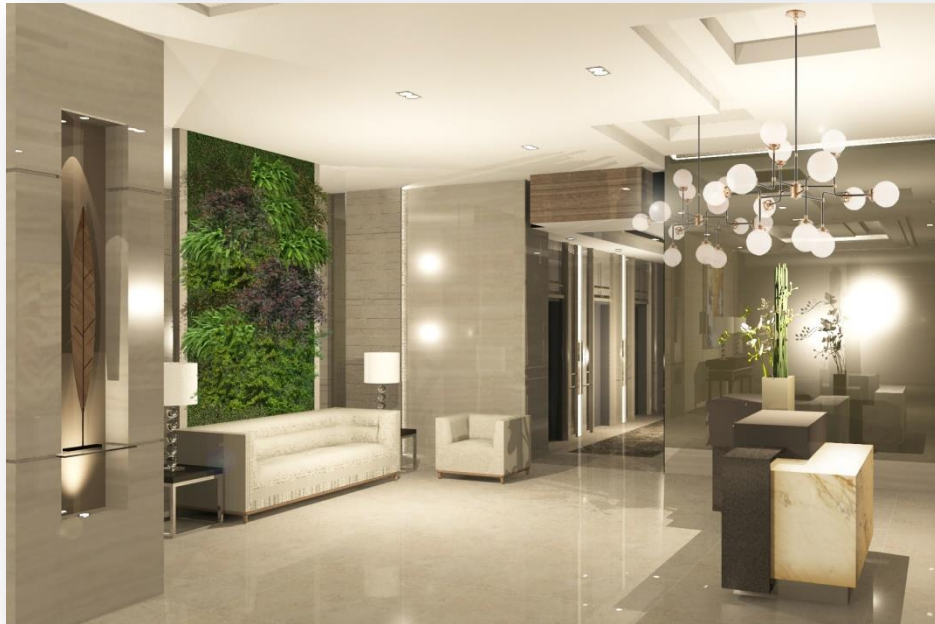
FITNESS GYM



RECEPTION AREA



SWIMMING POOL



Information and Lounge Area



Entrance and Elevator Lobby



Function Room and Amenities Floor

TOWER 3 INVENTORIES

On Going Construction
Project Completion TBA

**TOTAL NUMBER OF
UNITS**

633



SUNSHINE 100 CITY PLAZA PIONEER* OWNER/ DEVELOPER: FEDERAL PIONEER DEV'T. CORP
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TOWER 3 FLOOR PLAN

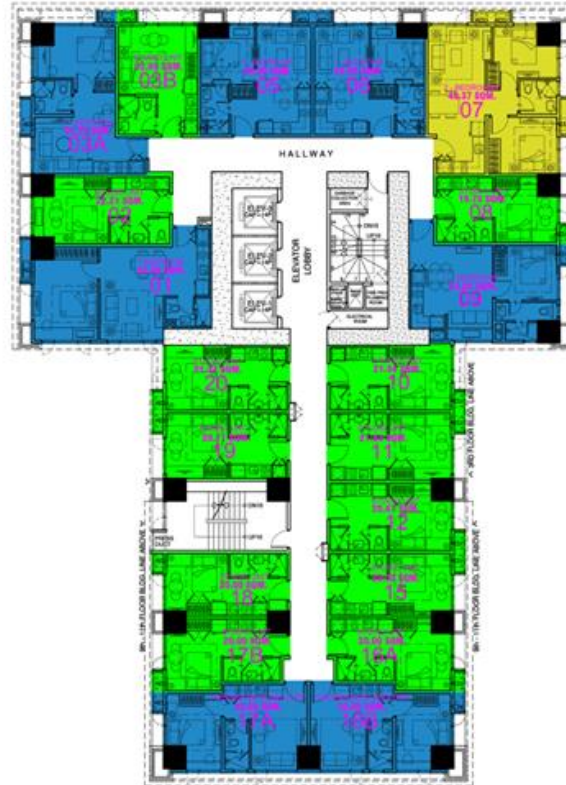


LEGEND:

- STUDIO UNIT**
- 1-BEDROOM UNIT**
- 2-BEDROOM UNIT**
- 1-BEDROOM UNIT W/ BALCONY**

2ND FLOOR
(CONSTRUCTION - 2ND FLOOR)

TOWER 3 FLOOR PLAN



LEGEND:



STUDIO UNIT



1-BEDROOM UNIT

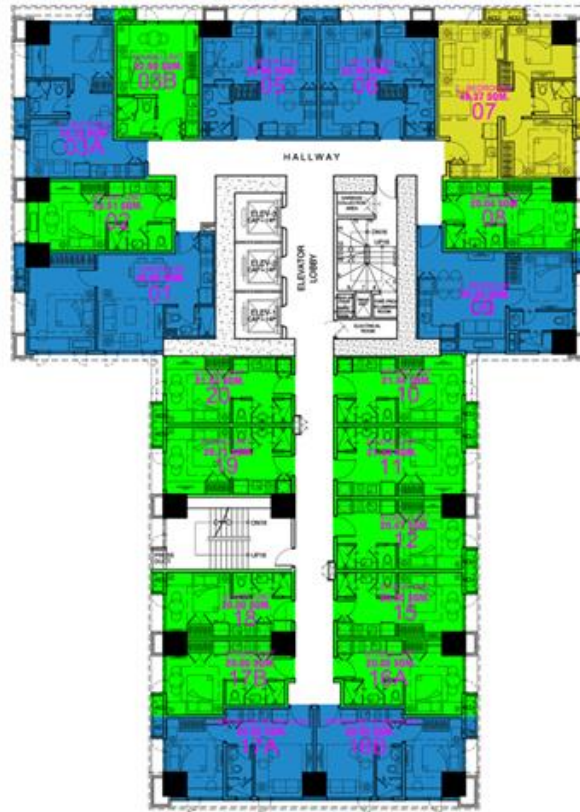


2-BEDROOM UNIT

TYP. 3RD - 20TH FLOOR

(CONSTRUCTION - TYP. 3RD-17TH FLOOR)

TOWER 3 FLOOR PLAN



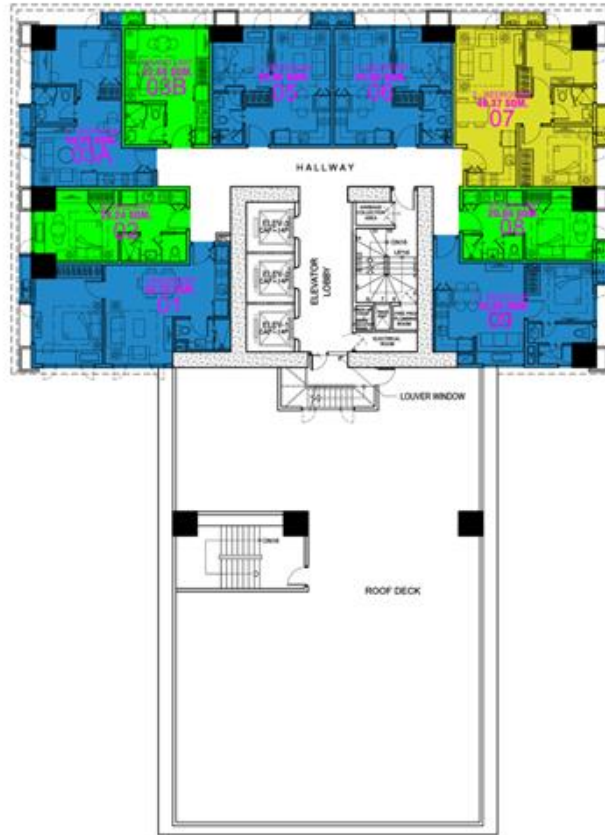
LEGEND:

- STUDIO UNIT**
- 1-BEDROOM UNIT**
- 2-BEDROOM UNIT**

TYP. 21ST - 35TH FLOOR

(CONSTRUCTION - TYP. 18TH-30TH FLOOR)

TOWER 3 FLOOR PLAN



LEGEND:



STUDIO UNIT



1-BEDROOM UNIT



2-BEDROOM UNIT

36TH FLOOR

(CONSTRUCTION - 31ST FLOOR)

SUNSHINE 100 CITY PLAZA PIONEER* OWNER/ DEVELOPER: FEDERAL PIONEER DEV'T. CORP
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TOWER 3 FLOOR PLAN



LEGEND:



STUDIO UNIT



1-BEDROOM UNIT



2-BEDROOM UNIT

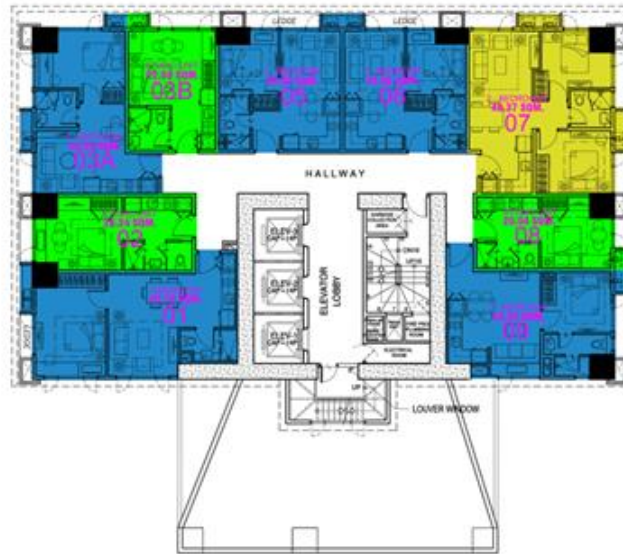
37TH FLOOR

(CONSTRUCTION - 32ND FLOOR)

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TOWER 3 FLOOR PLAN



LEGEND:



STUDIO UNIT



1-BEDROOM UNIT



2-BEDROOM UNIT

TYP. 38TH - 41ST FLOOR

(CONSTRUCTION - TYP. 33RD-36TH FLOOR)

Unit Specifications

FLOORING

HOMOGENOUS TILES- BEIGE (60 x 60 cm) for the LIVING & DINING AREA
CERAMIC TILES (30 x 30 cm) for T&B, color: neutral (white)

WALLS

Painted plastered wall

CEILING - ALL AREAS

Finish : Painted Finish Slab
Height : 2.8 meters

DOORS

Main Door : 2.3 m x 0.90 m molded core
Bedroom Doors : 2.3 m x 0.80 m flush hollow core
T&B : 2.3 m x 0.70 m PVC door

WINDOWS

Aluminum Frame

KITCHEN

Kitchen Counter : Modular Cabinet w/ Laminated Finish and Countertop
incl stainless steel sink & faucet

Overhead and Base Cabinet: Modular Cabinet w/ Laminated Finish

TOILET AND BATH

: Water Closet , lavatory, and shower fixtures, Shower Enclosure, with ceramic wall tiles
for T&B – full height

Tower 3 Payment Term

PRICING

- Pricing ranges from Php 3.1Mn (Studio unit) to Php 6.7 Mn (2-BR unit)
- Inclusive of Furniture, Processing Fee, Transfer Fee and E-VAT (if applicable)
- Exclusive of Move-in charges
- Parking slots to be sold separately.

PAYMENT TERM

RESERVATION FEE : Php 20,000

OPTION 1 • Cash payment for FULL CONTRACT PRICE WITH 10% DISCOUNT ON THE CONTRACT PRICE

**OPTION 2 • 50% Spot Downpayment WITH 7% DISCOUNT ON THE CONTRACT PRICE
50% Balance payable in 36 months at NO INTEREST**

OPTION 3 • Deferred Cash WITH 5% DISCOUNT ON THE CONTRACT PRICE

OPTION 4 • 20% Spot Downpayment WITH 10% DISCOUNT ON THE DP

OPTION 5 • 20% Downpayment payable within 36 months

80% Balance payable thru Bank Financing and PAG-IBIG Financing

OPTION 6 • Deferred Cash payable within 60 months , zero interest

Turn Over Unit





**Marketing Office: G/F Madison Square
#4 Pioneer Street corner Sheridan Street,
Mandaluyong City**

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