

TERESA VILLE 2



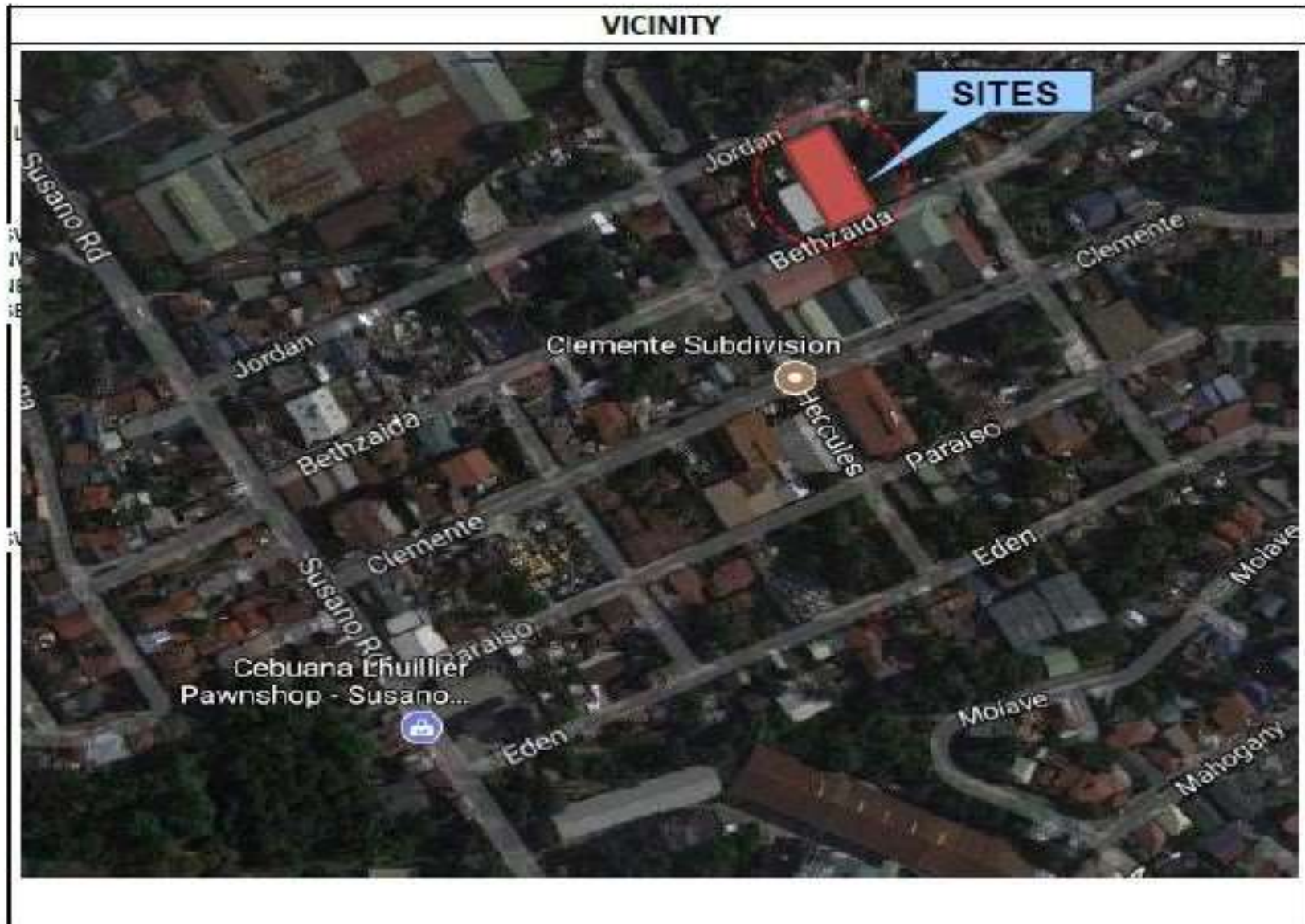
By

 **G - L a n d**

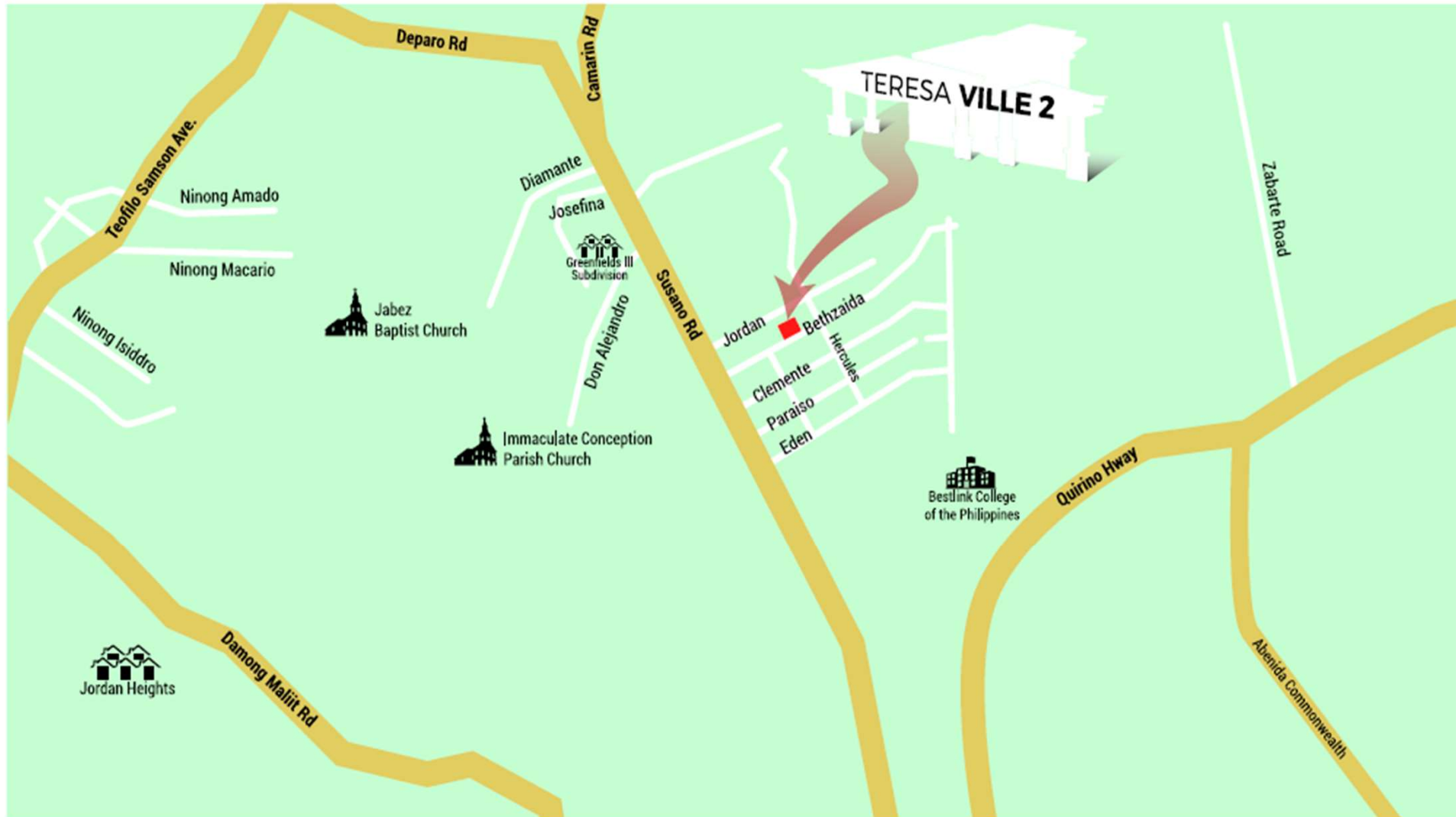
TERESA VILLE 2

- Allow us to introduce briefly our new project dubbed as Teresa Ville 2. The project is located at Bethzaida Street, Clemente Subd., Brgy. San Agustin, Novaliches, Quezon City which is just 260 meters away from the Susano Road. Accessible to nearby Schools, Malls, Restaurants, Hospital, Church and public transportation.
- The project is a 1000 square meter pocket subdivision with modern design entrance gate and guardhouse. The project is composed of 12 units of modern design townhomes with floor area ranges from 56 to 70 square meters. Key features of each unit are the wide facade with minimum width of eight meter, three spacious bedrooms, three T&B and one car garage.
- Selling price per unit ranges from 5.2M to 6.1M. Our standard payment terms is 20k reservation fee with validity of 15 days, 15 to 30% down payment depending on the bank where you intend to avail your home loan and payable in 24 months and full payment shall be either by cash payment or thru home loan from our partner Banks.

VICINITY MAP



LOCATION MAP



PERSPECTIVE VIEW (ENTRANCE GATE)











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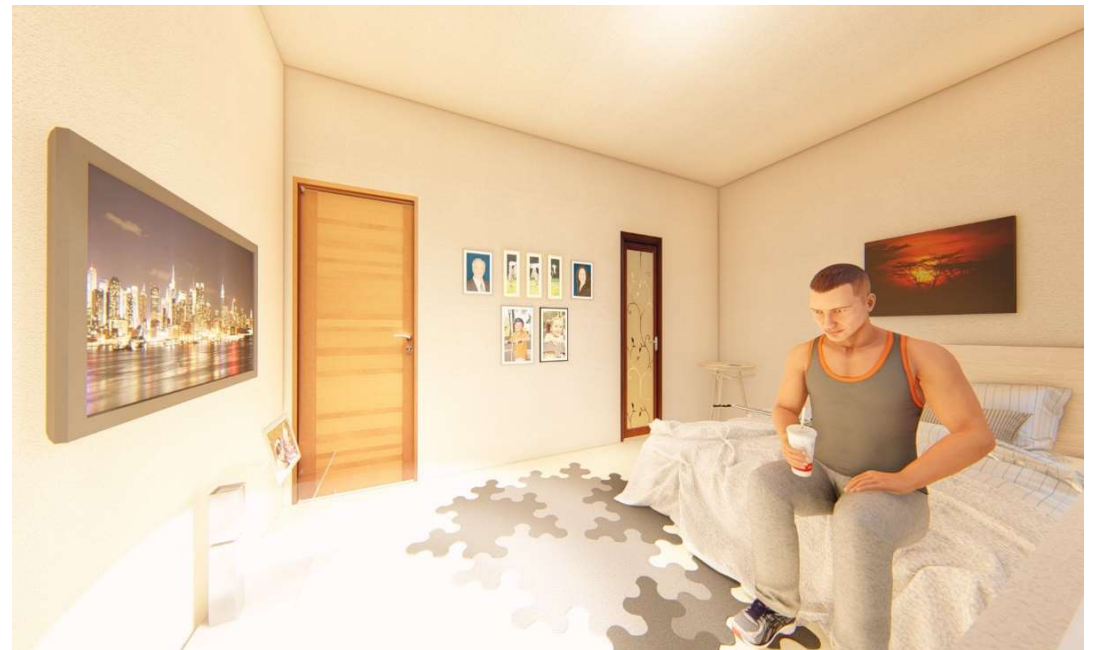
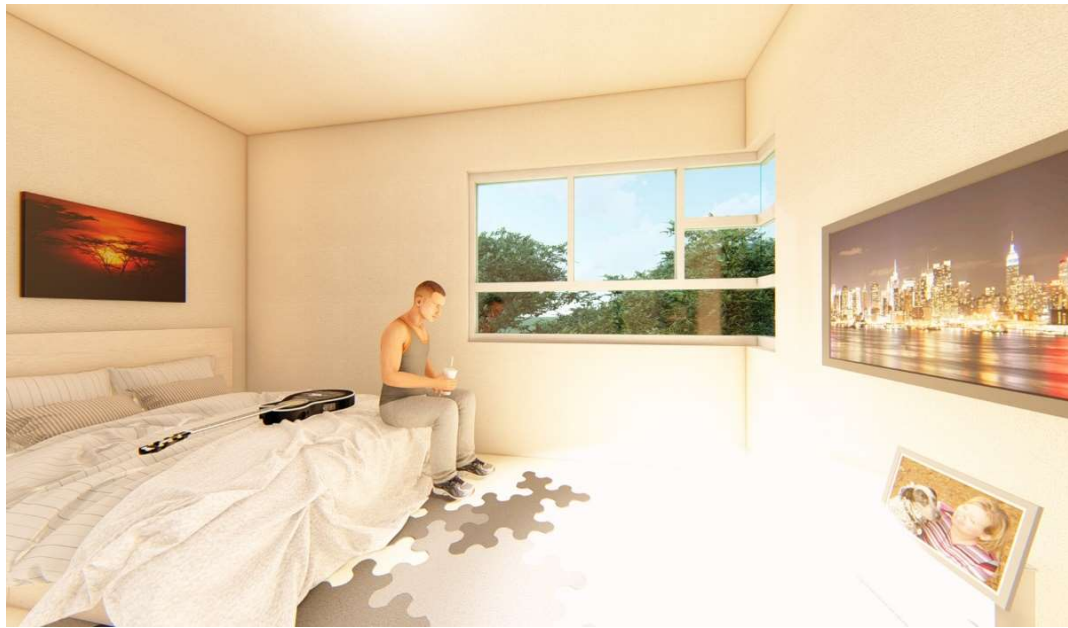
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Author, 10/5/2018

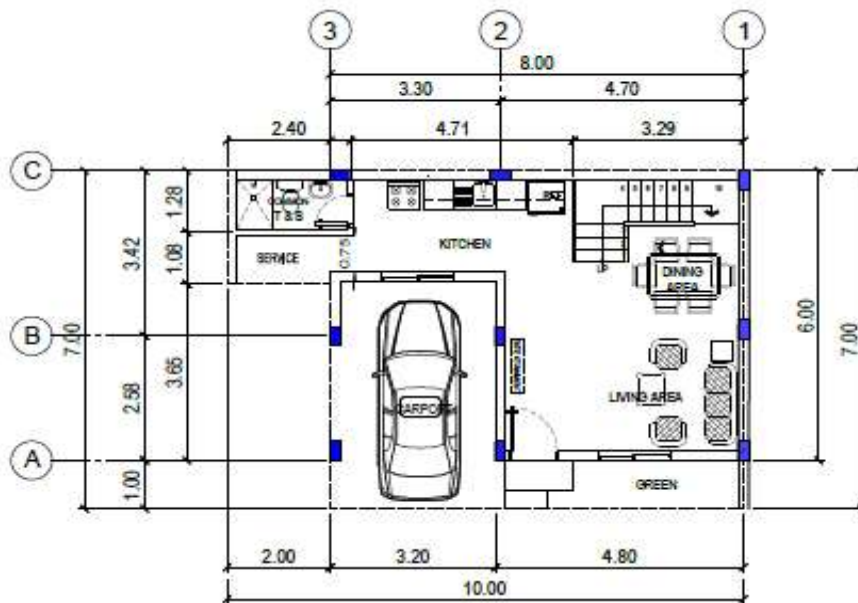




RECOMMENDED FLOOR PLAN



- NOTES:**
- All interior designs, furniture & accessories of any building factors and landscaping incorporated on approved plans, are purely suggestions by the Architect and not included in the contract.
 - Any and all items NOT INCLUDED herein, or are NOT shown in the working plans/ drawings, approved specifications or indicated "not approved" are deemed EXCLUDED and not forming part of the Contract & Agreement, unless agreed upon with Additional Works or Change Orders.
 - The Developer shall exert all efforts to conform to the specifications specified herein. However, the Developer reserves the right to alter plans, as deemed necessary, in the best interest of the product and the client.



GROUND FLOOR PLAN

SCALE:

NTS

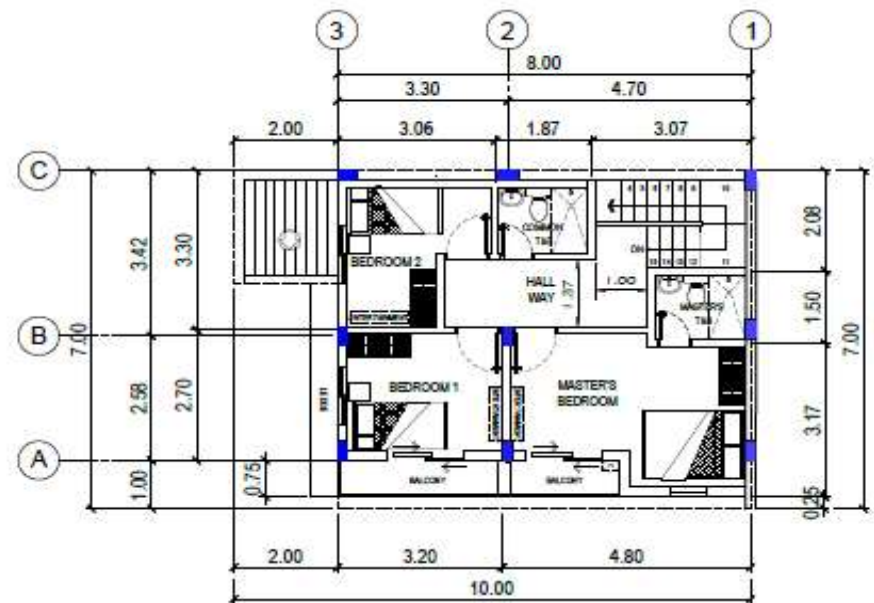
CLUSTER 1 LOT 1

LOT AREA : 61 SQ.M

GROSS FLOOR AREA : 111 SQ.M

TERESA VILLE 2

Lot Area	61		
Cluster 1 Lot 1		Open Space	
Enclosed		Carport	15
Ground Floor	39	Service Area	2
Second Floor	50	Green	5
Sub-Total	89.00	Sub-Total	22.00
Grand Total	111.00		



SECOND FLOOR PLAN

SCALE:

NTS

**LIVING AND DINING
2 BALCONY
3 BEDROOMS
KITCHEN
3 T&B
SERVICE AREA
1 CARPORT**

Designed by: Ash Joel D. Natividad Uap

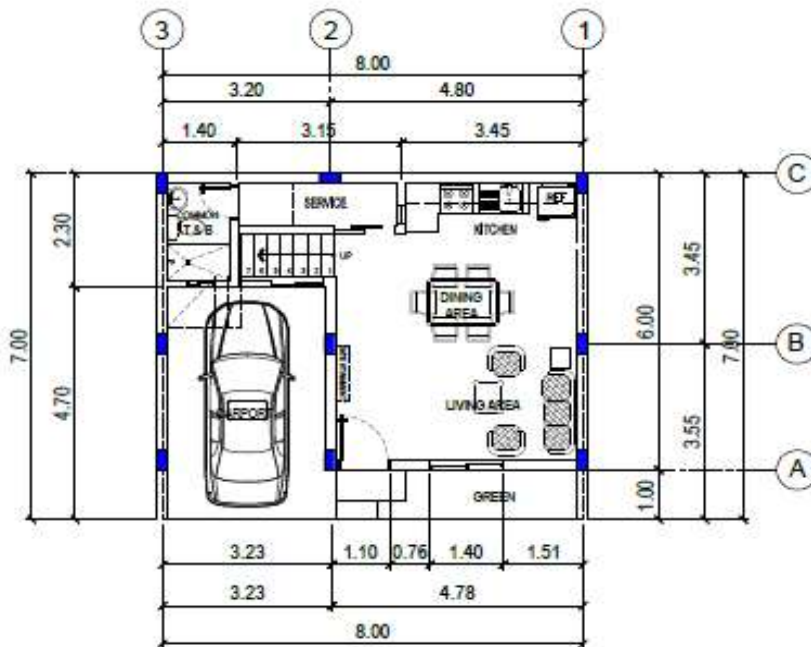
RECOMMENDED FLOOR PLAN



PROPERTY & DEVELOPMENT CORPORATION

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GROUND FLOOR PLAN

SCALE:

NTS

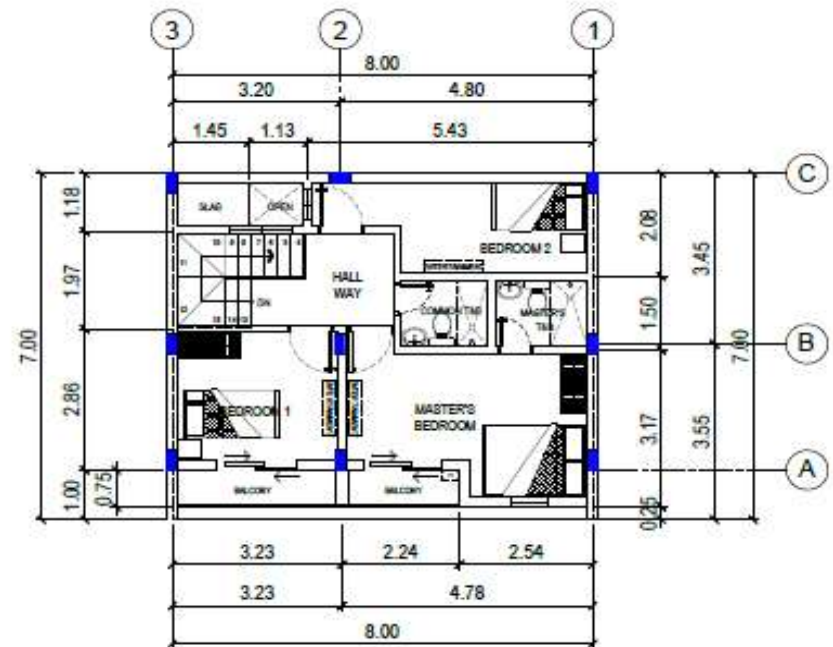
CLUSTER 1 LOT 2-6

CLUSTER 2 LOT 2-6

LOT AREA : 56 SQ.M

GROSS FLOOR AREA : 105 SQ.M

TERESA VILLE 2



SECOND FLOOR PLAN

SCALE:

NTS

LIVING AND DINING
2 BALCONY
3 BEDROOMS
KITCHEN
3 T&B
SERVICE AREA
1 CARPORT

Lot Area	56		
Cluster 1&2 Lot 2-6		Open Space	
Enclosed		Carport	15
Ground Floor	34	Service Area	4
Second Floor	47	Green	5
Sub-Total	81.00	Sub-Total	24.00
Grand Total	105.00		

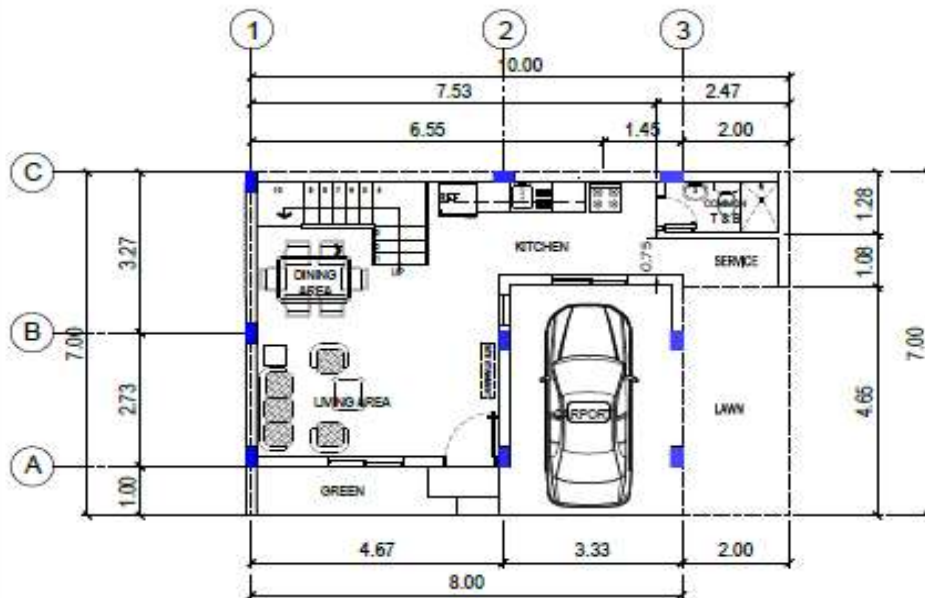
Designed by: Arch. Joel D. Natividad Up

RECOMMENDED FLOOR PLAN



NOTES:

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GROUND FLOOR PLAN

SCALE:

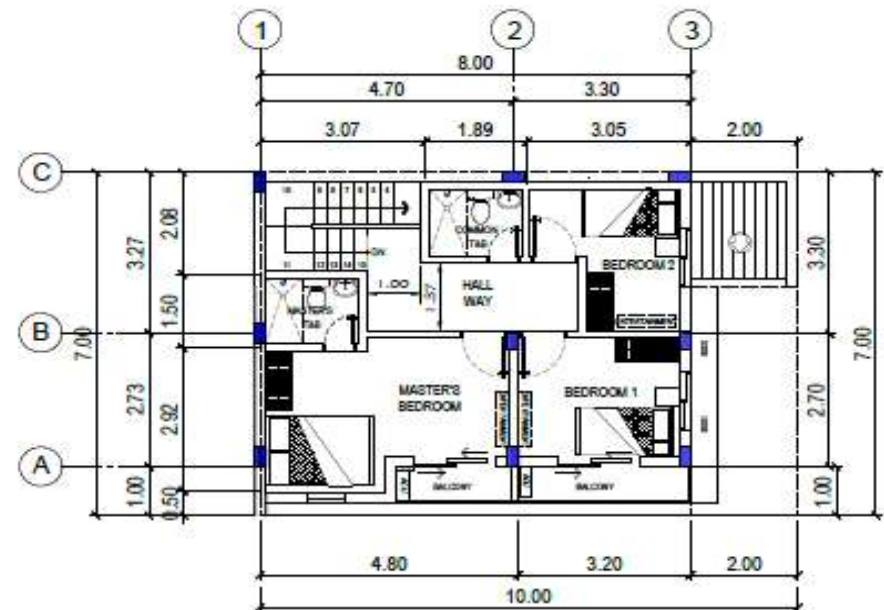
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CLUSTER 2 LOT 1

LOT AREA : 70 SQ.M

GROSS FLOOR AREA : 120 SQ.M

TERESA VILLE 2



SECOND FLOOR PLAN

SCALE:

NTS

**LIVING AND DINING
2 BALCONY
3 BEDROOMS
KITCHEN
3 T&B
SERVICE AREA
1 CARPORT**

Lot Area	70		
Cluster 2 Lot 1		Open Space	
Enclosed		Carport	15
Ground Floor	39	Service Area	2
Second Floor	50	Green	14
Sub-Total	89.00	Sub-Total	31.00
Grand Total	120.00		

Designed by: Ash-Jee D. Natividad Usp

PRICE LIST : 15% Downpayment

PROJECT : TERESA VILLE 2

ADDRESS : Bethsaida St., Brgy. San Agustin, Novaliches, Quezon City

Cluster	Unit	AREA		Selling Price (House & Lot Package)	Reservation (valid for 15days)	2 years Installments on Downpayment after reservation	Total Downpayment (15%)	Principal Balance (85%)	Monthly Income Required for 15 Years	Sample Bank - Monthly Amortization (Fixed for 5 Years)				Remarks
		Lot	House							5 years	10 years	15 years	20 years	
1	1	61	111	5,582,000.00	20,000.00	34,054.17	837,300.00	4,744,700.00	149,449.84	93,950.75	55,089.99	42,646.70	36,785.61	OPEN
1	2	56	105	5,236,000.00	20,000.00	31,891.67	785,400.00	4,450,600.00	137,525.37	88,127.21	51,675.24	40,003.25	34,505.45	OPEN
1	3	56	105	5,236,000.00	20,000.00	31,891.67	785,400.00	4,450,600.00	137,525.37	88,127.21	51,675.24	40,003.25	34,505.45	OPEN
1	4	56	105	5,236,000.00	20,000.00	31,891.67	785,400.00	4,450,600.00	137,525.37	88,127.21	51,675.24	40,003.25	34,505.45	OPEN
1	5	56	105	5,236,000.00	20,000.00	31,891.67	785,400.00	4,450,600.00	137,525.37	88,127.21	51,675.24	40,003.25	34,505.45	OPEN
1	6	56	105	5,236,000.00	20,000.00	31,891.67	785,400.00	4,450,600.00	137,525.37	88,127.21	51,675.24	40,003.25	34,505.45	SOLD
2	1	70	120	6,140,000.00	20,000.00	37,541.67	921,000.00	5,219,000.00	170,724.78	103,342.46	60,597.02	46,909.85	40,462.85	OPEN
2	2	56	105	5,236,000.00	20,000.00	31,891.67	785,400.00	4,450,600.00	137,525.37	88,127.21	51,675.24	40,003.25	34,505.45	OPEN
2	3	56	105	5,236,000.00	20,000.00	31,891.67	785,400.00	4,450,600.00	137,525.37	88,127.21	51,675.24	40,003.25	34,505.45	SOLD
2	4	56	105	5,236,000.00	20,000.00	31,891.67	785,400.00	4,450,600.00	137,525.37	88,127.21	51,675.24	40,003.25	34,505.45	OPEN
2	5	56	105	5,236,000.00	20,000.00	31,891.67	785,400.00	4,450,600.00	137,525.37	88,127.21	51,675.24	40,003.25	34,505.45	OPEN
2	6	56	105	5,236,000.00	20,000.00	31,891.67	785,400.00	4,450,600.00	137,525.37	88,127.21	51,675.24	40,003.25	34,505.45	OPEN

Note : 1. G-Land Property & Development Corporation reserves the right to change the above selling price without prior notice.

2. Estimated interest rate is subject to final approval of the bank.

3. Misc.Fees - More or Less Php 150,000.00. Documentary Stamp Tax, Transfer Tax, Registration Fees & Utility Application Fees shall be for the Account of the Buyer/s

PRICE LIST : 20% Downpayment

PROJECT : TERESA VILLE 2

ADDRESS : Bethzaida St., Brgy. San Agustin, Novaliches, Quezon City

Cluster	Unit	AREA		Selling Price (House & Lot Package)	Reservation (valid for 15days)	2 years Installments on Downpayment after reservation	Total Downpayment (20%)	Principal Balance (80%)	Monthly Income Required for 20 Years	Sample Bank - Monthly Amortization (Fixed for 5 Years)				Remarks
		Lot	House							5 years	10 years	15 years	20 years	
1	1	61	111	5,582,000.00	20,000.00	45,683.33	1,116,400.00	4,465,600.00	122,235.34	88,424.23	51,849.40	40,138.08	34,621.75	OPEN
1	2	56	105	5,236,000.00	20,000.00	42,800.00	1,047,200.00	4,188,800.00	112,482.29	82,943.26	48,635.52	37,650.12	32,475.72	OPEN
1	3	56	105	5,236,000.00	20,000.00	42,800.00	1,047,200.00	4,188,800.00	112,482.29	82,943.26	48,635.52	37,650.12	32,475.72	OPEN
1	4	56	105	5,236,000.00	20,000.00	42,800.00	1,047,200.00	4,188,800.00	112,482.29	82,943.26	48,635.52	37,650.12	32,475.72	OPEN
1	5	56	105	5,236,000.00	20,000.00	42,800.00	1,047,200.00	4,188,800.00	112,482.29	82,943.26	48,635.52	37,650.12	32,475.72	OPEN
1	6	56	105	5,236,000.00	20,000.00	42,800.00	1,047,200.00	4,188,800.00	112,482.29	82,943.26	48,635.52	37,650.12	32,475.72	SOLD
2	1	70	120	6,140,000.00	20,000.00	50,333.33	1,228,000.00	4,912,000.00	139,636.15	97,263.49	57,032.48	44,150.44	38,082.68	OPEN
2	2	56	105	5,236,000.00	20,000.00	42,800.00	1,047,200.00	4,188,800.00	112,482.29	82,943.26	48,635.52	37,650.12	32,475.72	OPEN
2	3	56	105	5,236,000.00	20,000.00	42,800.00	1,047,200.00	4,188,800.00	112,482.29	82,943.26	48,635.52	37,650.12	32,475.72	SOLD
2	4	56	105	5,236,000.00	20,000.00	42,800.00	1,047,200.00	4,188,800.00	112,482.29	82,943.26	48,635.52	37,650.12	32,475.72	OPEN
2	5	56	105	5,236,000.00	20,000.00	42,800.00	1,047,200.00	4,188,800.00	112,482.29	82,943.26	48,635.52	37,650.12	32,475.72	OPEN
2	6	56	105	5,236,000.00	20,000.00	42,800.00	1,047,200.00	4,188,800.00	112,482.29	82,943.26	48,635.52	37,650.12	32,475.72	OPEN

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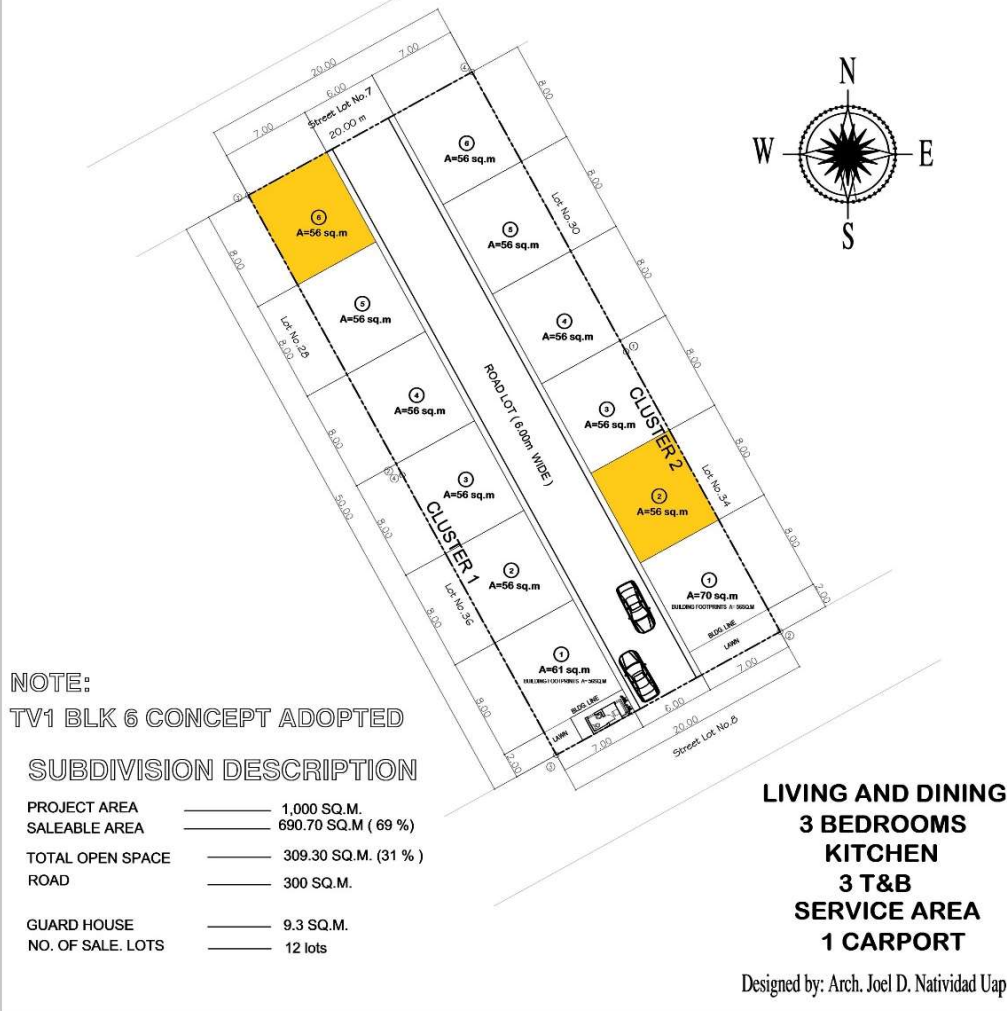
3. Misc.Fees - More or Less Php 150,000.00. Documentary Stamp Tax, Transfer Tax, Registration Fees & Utility Application Fees shall be for the Account of the Buyer/s

SUBDIVISION PLAN

TERESA VILLE 2

Bethzaida St. Clemente Subd. Brgy San Agustin
Novaliches, Quezon City

G-Land
PROPERTY & DEVELOPMENT CORPORATION



SPECIFICATIONS

"Annex C"

PROJECT : TERESA VILLE 2 Residential Subdivision
LOCATION : Bethzaida Street, San Agustin, Novaliches Quezon City
OWNER : G LAND PROPERTY & DEVELOPMENT CORPORATION

ARCHITECTURAL FEATURES

Design Criteria :

- | | | |
|---------------------|---|---------------------------|
| 1. No. of Bedrooms | : | THREE(3) Bedroom |
| 2. Toilet and Baths | : | THREE (3) Toilet & Bath |
| 3. Carport | : | ONE (1) Car Garage |
| 4. Balcony/ Terrace | : | ONE (1) Balcony |

Heights / Elevations :

- | | | |
|---|---|-----------------------|
| 1. Finished Ground Floor Line from sidewalk level | : | at least 0.40m |
| 2. Ground Floor (Floor to Floor height) | : | at least 2.80m |
| 3. Ground Floor Finished Floor to Ceiling height | : | at least 2.60m |
| 3. Second Floor (Floor to Floor height) | : | at least 3.00m |
| 4. Second Floor Finished Floor to Ceiling height | : | at least 2.70m |
| 5. Roof Apex Height from top of Roofbeams | : | at least 1.46m & 1.26 |

SCHEDULE OF SPECIFICATIONS

A. STRUCTURAL

Design Criteria :

- | | | |
|--|---|------------------------------|
| 1. For all footings, columns, girders, beams & slabs | : | F'c = 20.7 Mpa (3,000 psi) |
| 2. For all slabs on fill / grade | : | F'c = 20.7 Mpa (3,000 psi) |
| 3. Lean concrete and other non-structural elements | : | F'c = 17.5 Mpa (2,500 psi) |

Concreting / Masonry Works :

1. Concrete hollow blocks shall be 6" exterior and 4" interior walls

All samples for all masonry finishes shall be approved by the Architect prior to installation

Roofing / Tinsmithing Works :

- | | | |
|--|---|--|
| 1. Roof Framing | : | 2"x4"x2mm C Purlins/Sagrod 12mm Round Bar
Trusses 2"x2"x4.5mm |
| 2. Roofing Sheets / Roof Cover | : | 0.40mm thk Pre-painted G.I Rib Type Roofing
(chocolate brown) |
| 3. For all Flashings, Gutters, Ridge Rolls | : | Pre-painted S-Gutter & Roofing accessories |

Carpentry Works :

- | | | |
|---|---|--|
| 1. Ceiling Joists | : | Metal Furring |
| 3. Ceiling Boards (interior) | : | 4' x 8' x 3.5mm thk hardiflex
painted finish, . |
| 4. Ceiling Boards (exterior / eaves) | : | PVC Ceiling 4"x19.5ft.- Laminated with Jmoulding |
| 5. Ceiling Borders /
Cornices | : | NO Wood Cornice for ground floor and 2nd floor,
including all Bedrooms & for all Toilets. |
| 6. Kitchen Cabinets & Hanging Cabinet Cover | : | Plyboard Laminated Wenge Finish
Handle Stainless Steel
Hinges Soft
Close |

7. Built-in Closets / Clothes Cabinets (Optional, buyer's account)

- | | | |
|----------------------------------|---|---|
| | : | Plyboard Laminated Wenge Finish
Handle Stainless Steel
Hinges Soft
Close |
| 8. Door Jambs | : | 2" x 5" x 2.10m (tanguile) for all doors, except
those with PVC flush doors. |
| 9. Stair Handrails &
Railings | : | 2"x3" wooden handrail
19mmx2mm thk flat bar

12mmx12mm square bar ballusters |

B. ARCHITECTURAL FINISHES

Doors :

- | | | |
|---|---|---|
| 1. Panel Doors | : | Tanguile Panel Doors w/ 6mm clear glass
Main doors (refer on drawings) |
| 2. MOLDED Doors (design shall be submitted to
the Architect for
approval). | : | FOR ALL BEDROOMS |
| 3. PVC Door w/ Louver | : | For all toilet and bath. |
| 4. Sliding
Door | : | Aluminum Analok Frame with 6mm clear glass |

Windows :

- 1. All Windows : Aluminum SLIDING ANALOK
with 6mm thk brown glass
Aluminum analok awning with 6mm thk
glass for T&B

Floors :

- 1. Ground Floor (living / dining /
kitchen) : 600 x 600 ASA6090 Polished Granite
(sample for Architect Approval)
- 2. Second Floor (hallways and all bedrooms
) : wood tiles 60cm x 60cm design
(sample for Architect Approval)
- 3. Stairs : wood planks
- 4. Carports : Concrete Paving Blocks (silver gray wave)
(sample for Architect Approval)
- 5. Service Areas (open) : Washout pebbles finish, black or white or
combination of both.
- 6. Porch : Vitrified Ceramic Tiles, 12 x 12 , color at
Architect/owner
options,

Walls :

- 1. All Interior Walls : Smooth plastered, painted finish, offwhite
- 2. Baseboard Linings : painted baseboard design, painted finish,
- 3. All Exterior Walls : Smooth plastered, painted finish,
Wood planks (exterior) fiber cement shera
splendid plank
as shown on
plan
- 4. Firewalls & Parapet
Walls : Plain Cement Plaster w/ waterproofing
admixtures
coated w/ rubberized paint (elastomeric).
- 5. Stone Cladding : Classic Ledge stone Moroccan
(sample for Architect Approval)

Kitchen & Fixtures :

1. Countertop & Splashboards : slab granite BLACK GALAXY / JET BLACK
2. Kitchen Sink : 22" x 48" stainless steel, single bowl without drainboard, including single top mounted faucets, fittings and accessories.
3. Dirty Kitchen / Laundry Slop Sink : Vitrified Glazed Ceramic Tiles, 8" x 8" , without any wall tile borders, only tile trims,

Toilets and Bathroom Fixtures :

1. Wall Tiles (up to ceiling) : Vitrified Glazed Ceramic Tiles, , 8" x 10", with 3" x 8" wall tile borders and tile trims,
2. Floor Tiles : Vitrified Unglazed Ceramic Tiles, 8" x 8" ,
3. Water Closets (push botton-type only) : " HCG / KARAT POSSI ", or any approved equivalent,
4. Lavatory (pedestal type - single faucet) : " HCG / KARAT POSSI ", or any approved equivalent,
5. Soapdish and Paper Holder : Vitrified Glazed Ceramics
6. Shower Heads and Valves : Fixed stainless chrome-coated finish, Taiwan, or any approved equivalent.
7. Faucets : Stainless chrome-coated finish, Taiwan, or any approved equivalent for all interior faucets. Brass for all hosebibbs faucets.
8. Floor Drains and Shower Drains : Ordinary 4" x 4" plastic or stainless chromed finish.

Hardwares :

1. Door Locksets : Knobtype for all doors "Yale" or any approved equivalent.
2. Hinges on Doors : Butterfly-type, chrome coated of appropriate sizes for all doors, at least three (3) pairs per molded door and four (4) pairs per panel door.

C. SANITARY / PLUMBING WORKS

- | | | |
|------------------------------------|---|---|
| 1. Water Distribution Lines | : | Ppr polythelene pipe |
| 2. Drainage and Sewer Lines | : | "Standard Pipes", 4" PVC for all sewers,soil and stack pipes, with 2" waste and vent pipes. |
| 3. Roofleaders and Downspouts | : | "Standard Pipes", 3" PVC pipes, exposed or embedded on concrete. |
| 4. Roof Drains / Catchbasins Cover | : | Concrete Cover |
| 5. Septic Tank / Vault | : | At least one (1) unit, refer to drawings. |

D. ELECTRICAL WORKS

- | | | |
|---|---|--|
| 1. Panel Board | : | Circuit Breaker, plug in, "GE or Westinghouse" or any approved equivalent, with appropriate amperage and number of branches. |
| 2. Conduits | : | PVC Standard Plain Conduit (orange) or any approved equivalent, of appropriate size. |
| 3. Service Entrance | : | Rigid Steel Conduit (RSC) on exposed service entrance drop to meter, of appropriate size. |
| 4. Electrical Wirings | : | Standard TW wires, of appropriate sizes. At least # 14 copper wire (solid) minimum size. |
| 5. Switches / Convenience Outlets | : | "Toshiba or National" or any approved equivalent. |
| 6. ACU Outlets | : | All Bedroom |
| 7. Electrical Lighting Fixtures (Option, buyer's account) | : | Refer to Plan |

E. SOIL & WOOD TREATMENT

- | | | |
|--|---|---|
| 1. For all excavated areas and slab on fill and immediate house sorroundings | : | "Leadrex" or "Chlordane" termiticide treatment. |
| 2. For all Wood Framings | : | "Solignum" treatment. |

F. PAINTING WORKS

Three (3) coatings, including application of putty or surface preparations. " BOYSEN " or any approved equivalent type of paints for all masonry, wood and metal surfaces, as follows :

- | | | |
|--------------------------------|---|--|
| 1. Concrete / Masonry surfaces | : | Latex Paints (semi-gloss) |
| 2. Wood Surfaces | : | Enamel Paints or Varnish |
| 3. Steel / Metal surfaces | : | Enamel Paints with Red Oxide for base. |



**END OF
PRESENTATION**