








ANTEL GRAND VILLAGE








A Quiet Place in the City

Existing Infrastructure

-  Parañaque Integrated Terminal Exchange (2018)
-  International Airport (NAIA)
-  Naia Expressway (NAIAX)
-  Manila-Cavite Expressway (CaviteX)

-  Alabang-Zapote Road
-  Muntinlupa-Cavite Expressway (MCX)
-  Daang Hari Road
-  Aguinaldo Highway
-  Centennial Road

Future Infrastructure

-  Cavite-C5 Southlink (2019)
-  Rosario-Tanza Bypass Bridge
-  LRT Expansion (2020)
-  Cavite-Laguna Expressway (2020)
-  Gen. Trias-Tanza Bypass Bridge
-  Sangley Airport (proposed)
-  Daang Hari Extension





Antel Grand Village is the first and only self-contained island community south of Metro Manila with more than 150 hectares of masterfully planned residential villages, social and commercial districts, and a 1.7 hectare clubhouse, all in the midst of verdant scenery and breathtaking riverside vistas.

Why Invest In Cavite?

01

EXPECT UNPRECEDENTED GROWTH IN THE AREA WITH MOST DEVELOPERS AND BUYERS OPTING TO INVEST IN CAVITE DUE TO ITS RISE IN INFRASTRUCTURE DEVELOPMENT AND LACK OF LARGE TRACTS OF LAND IN METRO MANILA.



02

BE IN CLOSE PROXIMITY IN METRO MANILA AND INTERNATIONAL AIRPORTS, WITHOUT CONGESTIONS.

03

OWN ONE OF THE MOST **HIGHLY-VALUED, RAPIDLY APPRECIATING REAL ESTATE** IN THE COUNTRY.

04

FIND EVERYTHING YOU NEED WITHIN REACH, WITH NEIGHBORING TOWNSHIP PROJECTS OFFERING **COMPREHENSIVE LEISURE AND RECREATIONAL OPTIONS.**

05

ESTABLISH & EXPAND YOUR BUSINESS IN A **RAPIDLY FLOURISHING INDUSTRIAL AND ECONOMIC EPICENTER.**

06

SEIZE **ENTREPRENEURIAL OPPORTUNITIES AND AN EXTENSIVE CUSTOMER BASE** WITH AUGMENTED PURCHASING POWER FROM SURROUNDING BPO COMPANIES, IT PARKS AND CORPORATE OFFICES.

07

RELISH BETTER AIR QUALITY AND GREENER SETTINGS THAT **IMPROVE OVERALL HEALTH AND STRESS LEVELS.**

Points of Interest



MEDICAL CENTERS

- De La Salle University Medical Center
- Divine Grace Medical Center
- Emilio Aguinaldo Medical Center
- St. Dominic Medical Center



PLACES OF WORSHIP

- Imus Cathedral
- Saint Mary Magdalene Parish Church
- Saint Michael the Archangel Parish Church
- San Roque Parish Church
- Saint Francis of Assisi Parish Church



EDUCATIONAL INSTITUTIONS

- De La Salle University - Dasmariñas
- De La Salle Zobel
- Lyceum University Cavite
- San Sebastian Recoletos de Cavite
- St. Joseph College
- Philippine Christian University
- Elizabeth Seton Cavite



LEISURE DESTINATIONS

- Mall of Asia
- Alabang Town Center
- SM Bacoor
- All-Home Kawit
- Robinson's Place General Trias
- Future Maple Grove Mall
- Future Evo City Mall
- Future SM Tanza Mall

Establishments

Multiple residential and commercial establishments are poised to launch in the next 5-8 years, amplifying property value and making it a fully-integrated community. The country's best universities, world-class medical facilities, and well known shopping centers are also putting down their roots in the south.

Masterplan

Located between Kawit and General Trias Cavite, AGV is just a few Kilometers away from all major destinations, Mall of Asia via the Cavite Expressway, Alabang via the Daang Hari Road extension, and Tagaytay via the Aguinaldo Highway.

With the upcoming construction of the LRT in Cavite, as well as the Cavite-Laguna Expressway, AGV positions itself near important establishments making it a prime choice for families and investors who want both luxury and convenience.

GRAND OAKRIDGE

GRAND PARKLANE

GRAND FORBES

GRAND CATALINA

GRAND CEDARCREST

GRAND OAKRIDGE CLUBHOUSE

GRAND PASADENA

GRAND MEADOWS

AQUAMUNDO

GRAND RIVERDALE

GRAND RIVERDALE CLUBHOUSE

GRAND BROADMORE



RESIDENTIAL



COMMERCIAL



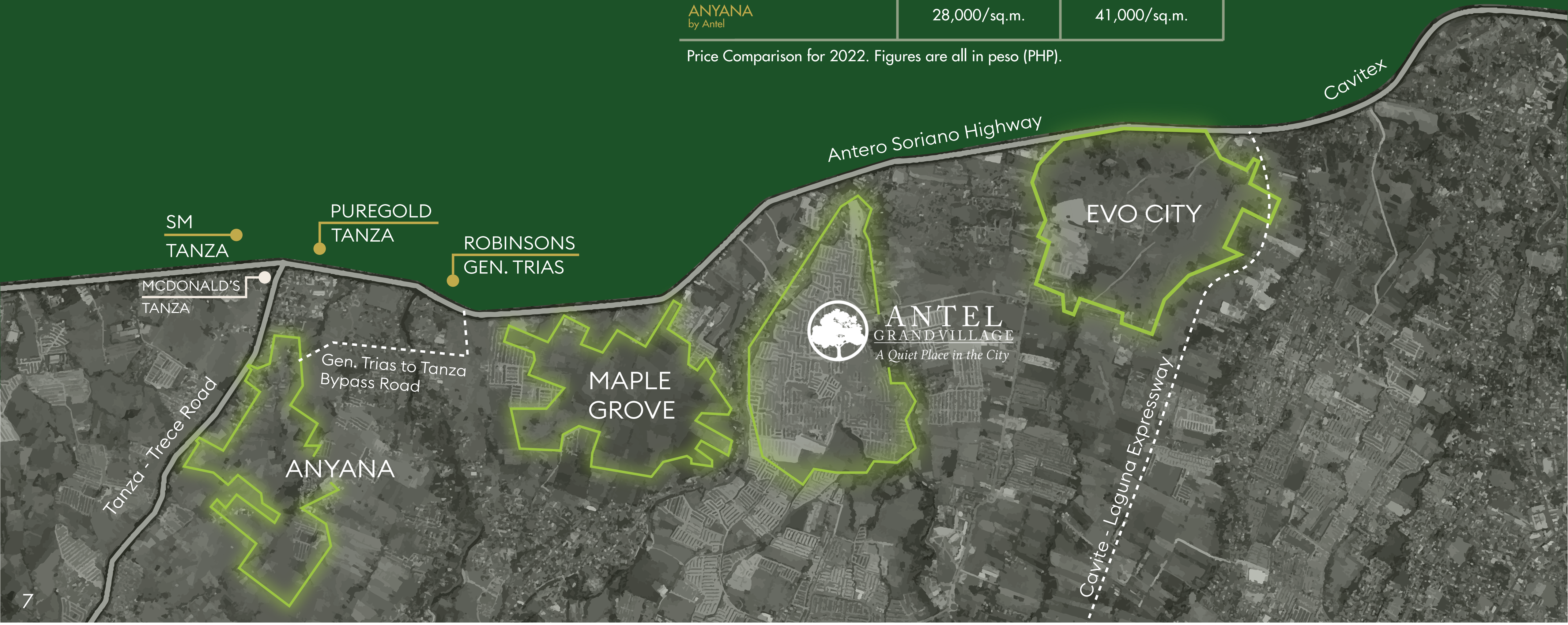
RECREATIONAL

Vicinity Scan

Strategically situated in General Trias, Cavite, beside major townships such as Evo City and Maple Grove.

DEVELOPMENT	RESIDENTIAL	COMMERCIAL
EVO CITY by Ayala Land	55,000/sq.m.	150,000/sq.m.
MAPLE GROVE by Megaworld	45,000/sq.m.	150,000/sq.m.
ANTEL GRAND VILLAGE by Antel	35,000/sq.m.	57,000/sq.m.
ANYANA by Antel	28,000/sq.m.	41,000/sq.m.

Price Comparison for 2022. Figures are all in peso (PHP).





Clubhouse

The Antel Grand Village Clubhouse features an extensive array of luxurious amenities to cater to your every need. Take a dip in one of its seven serene swimming pools, keep fit in the well-appointed gym, spend time with the kids in the skate park and playground.

Relax and recharge at the tranquil spa by the end of a long day, or come together with friends and family as you celebrate events and milestones in the elegant grand ballroom or multipurpose center.



GRAND BALLROOM

CLUBHOUSE

LEISURE POOL

PLAYGROUND

LAP POOL

PLANT NURSERY

MULTI-PURPOSE HALL

BEACH POOL

POOL COTTAGES

SKATE PARK



BEACH POOL



FITNESS CENTER



SAUNA

Other Amenities

The whole Antel Grand Village will have access to all of its amenities.

In addition, each village will have an extensive range of security measures with state-of-the-art safety systems and dedicated activity grounds including a basketball court and common play areas.



GUARDHOUSE



DAY CARE CENTER



BASKETBALL COURT



PLAYGROUND



RESIDENTIAL LOTS

Start building your dream on strong foundations. Find a place where your unique visions can finally take form.

COMMERCIAL LOTS

Select the perfect spot for your store or office and plan out the future of your business.

HOUSE & LOT PACKAGES

Choose from our collection of stunning turn-key options that work for your lifestyle.

Model Units

Choose your dream home from a variety of Mediterranean and modern inspired styles. These tastefully designed model units are available for construction in Antel Grand Village.



ALEXA

FLOOR AREA: 80 sq.m.
REQUIRED LOT AREA: 80 sq.m.



AUDREY

FLOOR AREA: 78.95 sq.m.
REQUIRED LOT AREA: 80 sq.m.



FELICITY

FLOOR AREA: 109 sq.m.
REQUIRED LOT AREA: 120 sq.m.



JUSTINE

FLOOR AREA: 133.90 sq.m.
REQUIRED LOT AREA: 120 sq.m.



ANASTACIA

FLOOR AREA: 152 sq.m.
REQUIRED LOT AREA: 120 sq.m.



SOFIA

FLOOR AREA: 152 sq.m.
REQUIRED LOT AREA: 120 sq.m.



DANIELLA

FLOOR AREA: 130.62 sq.m.
REQUIRED LOT AREA: 100 sq.m.



ISABEL

FLOOR AREA: 157.84 sq.m.
REQUIRED LOT AREA: 120 sq.m.

GRAND
RIVERDALE

ANTHEL GRAND VILLAGE



Antel Grand Village's final gated community spanning nine hectares of meticulously planned space. Featuring expansive open courtyards, peaceful green areas, generous road networks, and spacious lots, this sprawling modern suburb is an ideal residential retreat just a short distance from the city.



Project Details

TOTAL GROSS AREA	9.23 HECTARES
NUMBER OF LOTS	280
DENSITY	30 LOTS PER HECTARE
LOT SIZE RANGE	125 sq.m. - 250 sq.m.
AVERAGE LOT SIZE	150 sq.m.

Selling Points

MODERN THEMED

VILLAGE AMENITIES

GENEROUS ROAD NETWORKS

OPEN SPACES

**LAST RESIDENTIAL VILLAGE OF
ANTEL GRAND VILLAGE**

GREEN





PICNIC LAWN

FENCED HALF BASKETBALL COURT

OPEN PAVILION

PLAYGROUND

LANDSCAPED WALKWAY & JOGGING PATH

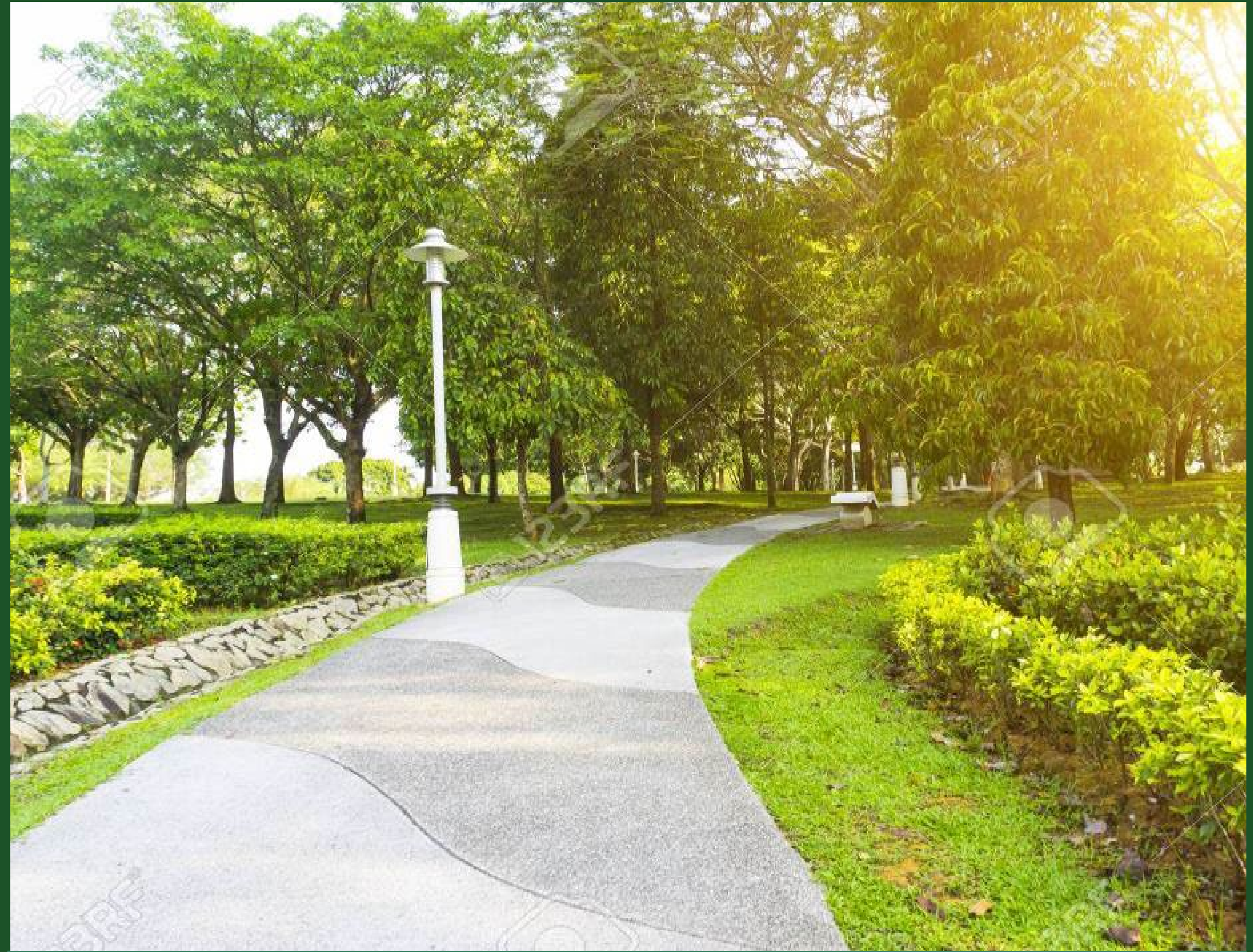
Features



LANDSCAPED WALKWAY



PICNIC & OUTDOOR GRILLING



JOGGING PATH



OPEN SPACE



ON-STREET PARALLEL PARKING SLOTS



PROMENADE



FLORIDA



Ground Floor



Second Floor

- Floor Area: 141.41 sq.m.
- Lot Area: 125 sq.m.

- Unit Type:
 - 4 Bedroom
 - 3 Toilet & Bath
 - Kitchen with Service Area
 - Living Area
 - Dining Area
 - Balcony & Carport

NEVADA



Ground Floor



Second Floor

- Floor Area: 163.81 sq.m.
- Lot Area: 150 sq.m.

- Unit Type:
 - 4 Bedroom
 - 3 Toilet & Bath
 - Kitchen with Service Area
 - Living Area
 - Dining Area
 - Balcony & Carport



CALIFORNIA



Ground Floor

- Floor Area: 197.38 sq.m.
- Lot Area: 175 sq.m.



Second Floor

- Unit Type:
 - 5 Bedroom
 - 3 Toilet & Bath
 - Kitchen with Service Area
 - Living Area
 - Dining Area
 - Balcony & Carport

House & Lot Package

COMPUTATION	FLORIDA	NEVADA	CALIFORNIA
TOTAL CONTRACT PRICE	9,987,951.80	12,883,675.78	15,116,192.32
ADD: MISCELLANEOUS FEE (4.5%)	401,301.63	517,647.69	607,347.01
TOTAL COLLECTIBLE AMOUNT	10,389,253.43	13,401,323.47	15,723,539.33
DOWNPAYMENT (20%)	2,077,850.69	2,680,264.69	3,144,707.87
LESS: RESERVATION FEE	50,000.00	50,000.00	50,000.00
REMAINING DOWNPAYMENT	2,027,850.69	2,630,264.69	3,094,707.87
MONTHLY DOWNPAYMENT (24 MONTHS)	84,493.78	109,594.36	128,946.16
BALANCE FOR BANK (80%)	8,311,402.75	10,721,058.77	12,578,831.47
MONTHLY AMORTIZATION (15 years to pay – 6.88% P.A)	74,148.74	95,646.07	112,219.87

Figures are all in peso (PHP) | Computation is exclusive of bank charges.
Interest rate will vary depending on the banks prevailing rate upon loan approval.



Payment Terms & Discount

1. CASH

10% discount on NET TCP (payable in 60 days)

2. BANK FINANCING

20% down payment (payable in 24 months)

80% balance for bank financing

3. DEFERRED PAYMENT

12 MONTHS DEFERRED 5% discount on NET TCP
(payable in 12 months)

24 MONTHS DEFERRED NET TCP
(payable in 24 months at 0% interest)

4. IN-HOUSE FINANCING

30% down payment (payable in 24 months)

70% balance (payable in 5 years) at 18% interest per annum

*in-house financing available for lot only units

5. OUTRIGHT DP

10% discount on down payment (payable in 30 days)

5% discount on down payment (payable in 60 days)

The Antel Track Record

The true mark of an Antel Property is its commitment to giving you the best value for your money. Each development is our growing portfolio is more than just a product of expert planning, innovative design and best-in-class facilities. Where communities thrive, and townships set out to inspire and improve the quality of life these are the cornerstones of every Antel property.

- ◆ The A. Venue Residences (2008)
- ◆ Antel Spa Suites (2008)
- ◆ A. Venue Mall (2008)
- ◆ Serenity Suites (2012)
- ◆ Centropolis Communities (2012)
- ◆ New Manila Townhomes (2013)
- ◆ AGV Clubhouse (2014)
- ◆ S. Laurel Townhomes (2017)
- ◆ One Hemady Townhomes (2018)
- ◆ Antel Platinum 1000 (1992)
- ◆ Antel Platinum 2000 (1994)
- ◆ Annapolis Wilshire Plaza (1994)
- ◆ Antel 1000 Corporate Center (1997)
- ◆ Antel 2000 Corporate Center (1997)
- ◆ Antel Seaview Towers (1998)
- ◆ Antel Global Center (2000)
- ◆ Antel Grand Village (2005)
- ◆ Grand Centennial Homes (1999)



ANTEL GRAND VILLAGE



ANTEL SEAVIEW TOWERS



ONE HEMADY TOWNHOMES

Secure your investment in the most sought after address in the South today.

Explore the best ownership options with our specialists, and take advantage of exclusive offers that take you a step closer to finding your dream property.

Reach us here:

www.antelgrandvillage.ph

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