

Suntrust 
ASCENTIA

New Panaderos St., Sta. Ana, Manila

**Suntrust Ascentia
is the place to
experience a
higher quality of
living in Manila**

**LAUNCH DATE : SEPTEMBER 2021
LTS NO. : 192**





Features – Advantages - Benefits

Features	Advantages	Benefits
2 kilometers away from Skyway-Quirino Ave. exit ramp	Minutes away from bypass access to areas in the North & South of the metro	Faster travel time to key places
Located in Sta. Ana, Manila	Manila's gateway to the cities of Makati, Mandaluyong and San Juan	Access to Circuit Makati, Greenhills Shopping District, & Ortigas CBD
Along New Panaderos main road	Access to various private and public transit points Transport oriented residence	Open to all kinds of public transport and delivery service
Close proximity to schools, hospitals, churches, commercial centers, and other public facilities	Basic needs of any household is nearby	Convenient lifestyle at your fingertips

Location: New Panaderos St., Sta. Ana, Manila

NEARBY LANDMARK

- Sta. Ana Church - 200 m

NEARBY ESTABLISHMENTS / BUSINESS CENTERS

- SM Savemore Market - 450 m
- Xentro Mall Sta. Ana - 400 m
- Sta. Ana Market Plaza - 400 m
- Circuit Makati - 1.8 km
- McDonald's Sta. Ana - 350 m

NEARBY SCHOOLS & UNIVERSITIES

- St. Mary's Academy of Sta. Ana - 500 m
- St. Francis School - 120 m
- OB Montessori - 600 m
- La Concordia College - 1.6 km

NEARBY HOSPITALS

- Sta. Ana Hospital - 68 m

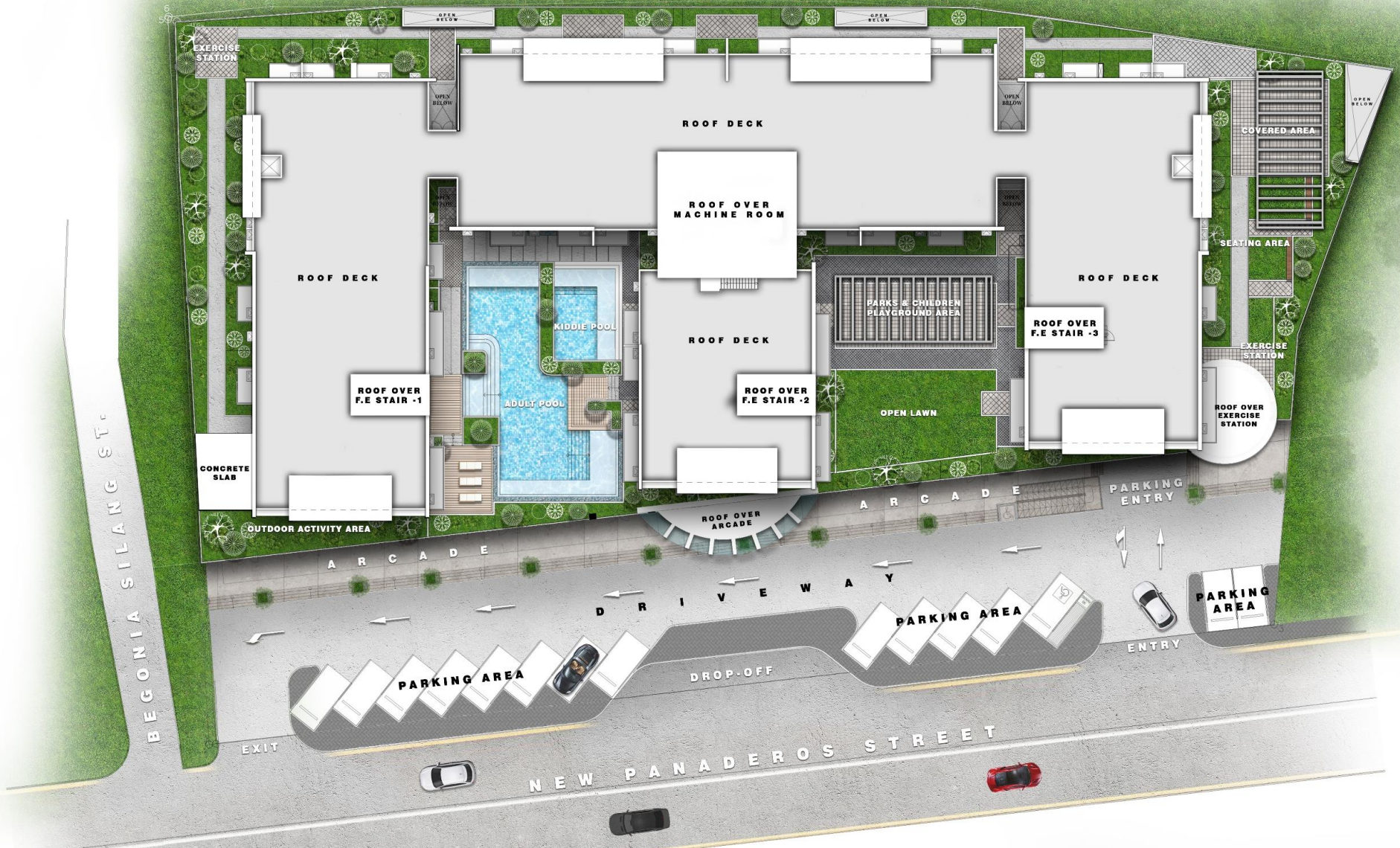
NEARBY BANKS

- BPI - 280 m
- BDO - 400 m



1,316 UNITS (Residential)
13 UNITS (Commercial)

5,120 sqm



SITE DEVELOPMENT PLAN



Building Perspective

1, 316 Residential Units
7th to 36th Floor

13 Commercial Units
Ground Floor

476 Parking Units
GF- 6th floor

65 Motor Parking Slots
2F-6th Floor

UNIT MIX

Unit	Floor Area (sqm)	Balcony Area (sqm)	Total Floor Area (sqm)	Total # of Units
Studio	20.60	--	20.60	753 units
	20.60	3.70	24.30	
	23.65	--	23.65	
	23.65	3.70- 3.80	27.35- 27.45	
	24.80	3.80	28.60	
	24.60	3.40	29.80	
	26.20-26.70	--	26.20-26.90	
2BR	34.80	3.80	38.60	394 units
	35.10	3.70-3.75	38.80-39.25	
	37.10	3.50-7.25	40.60-44.35	
	38.20	7.25	45.45	
	39.90	7.85	47.75	
3BR	50.70	6.50	57.20	169 units
	51.80-51.90	6.50-7.20	58.30-59.10	
	52.60-52.90	6.80-6.70	59.40-59.60	

Building Features

- 8 elevators
- Property Management Office
- 24-hour Security
- Centralized Mail Area
- Automatic Fire Sprinkler for all units
- Emergency Backup Power (for selected common areas)
- Overhead water tank & underground cistern for ample water supply
- Multi-level Podium Parking

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A fusion of modernity & heritage in the historic place of Sta. Ana



OUTDOOR AMENITIES





AMENITY AREA
JACUZZI

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AMENITY AREA
SWIMMING POOL



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AMENITY AREA
PARKS & CHILDREN PLAYGROUND AREA



AMENITY AREA
SWIMMING POOL

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RESORT TYPE AMENITIES

- Main Pool
- Kiddie Pool
- Landscaped Garden at the 7F
- Outdoor Lounge
- Multi-Purpose Area
- Pool Deck
- Pool Lounge
- Jogging / Walking Path
- Jacuzzi

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AMENITY AREA
EXERCISE AREA





INDOOR AMENITIES





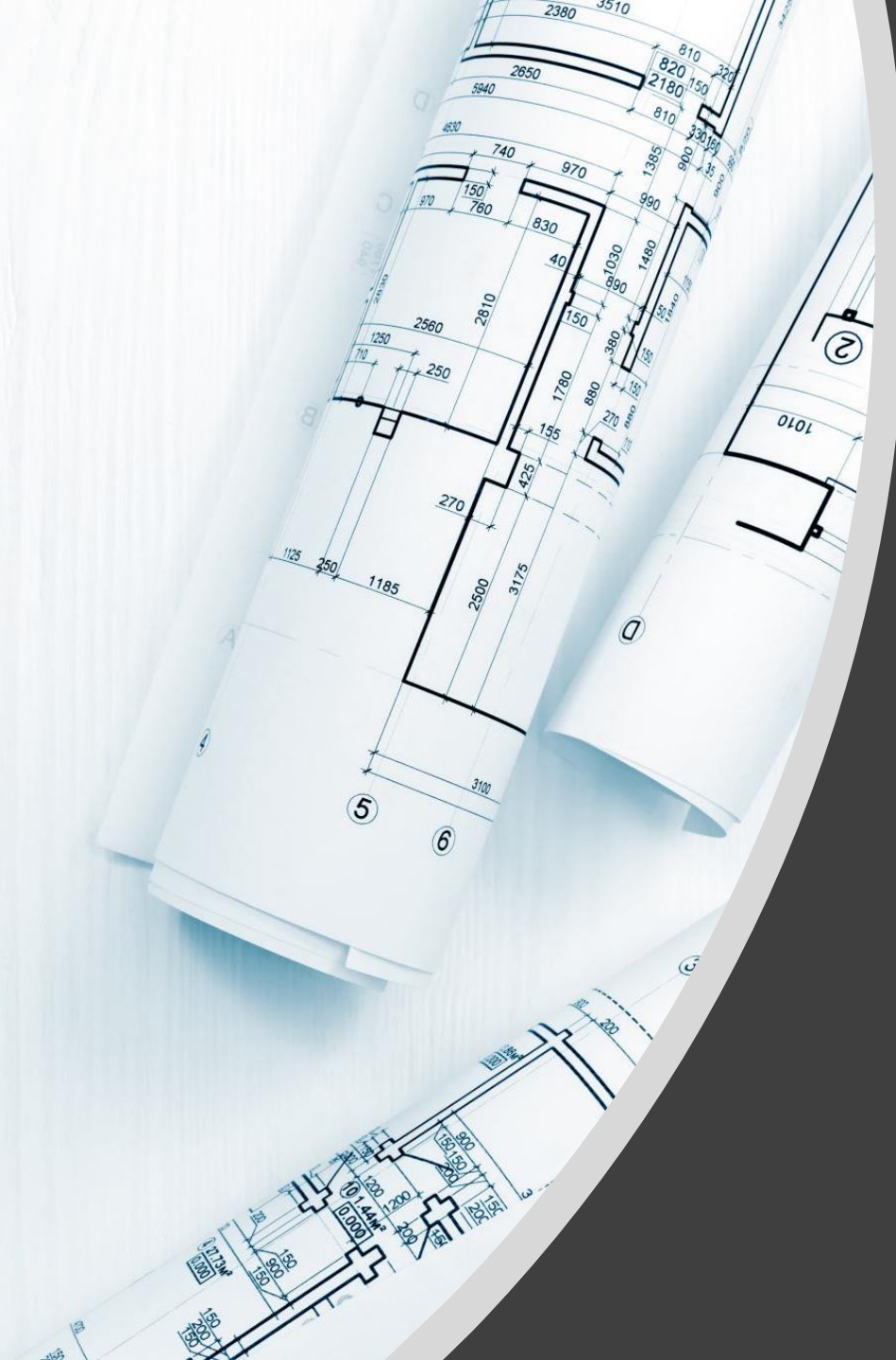
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FUNCTION ROOM



INDOOR AMENITIES

- Fitness Gym
- Function Hall
- Daycare
- Lounge Area
- Ground Floor Lobby



Floor Plans



7th FLOOR - AMENITY PLAN





MANILA SKYLINE 8th FLOOR PLAN



Units	#
Studio	27
2BR	10
3BR	5
Total	42



MANILA SKYLINE

9th - 36th FLOOR PLAN



Units	#
Studio	27
2BR	14
3BR	6
Total	47

Unit Plans






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STUDIO TYPE
Model A_Unit 35

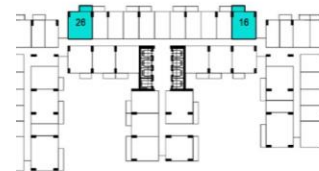
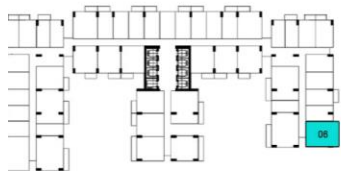
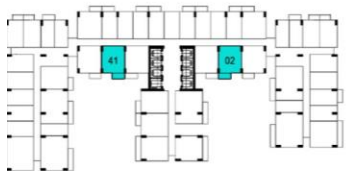
Area: 23.65 sq. m
Balcony Area: 3.80 sq. m



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STUDIO UNIT
SLEEPING AREA





(2) TWO BEDROOM
Model D_Unit 02 & 41

Area: 35.50 sq. m
 Balcony Area: 3.70 sq. m

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from the actual deliverable condition.



(2) TWO BEDROOM
Model J_Unit 06

Area: 39.90 sq. m
 Balcony Area: 7.85 sq. m

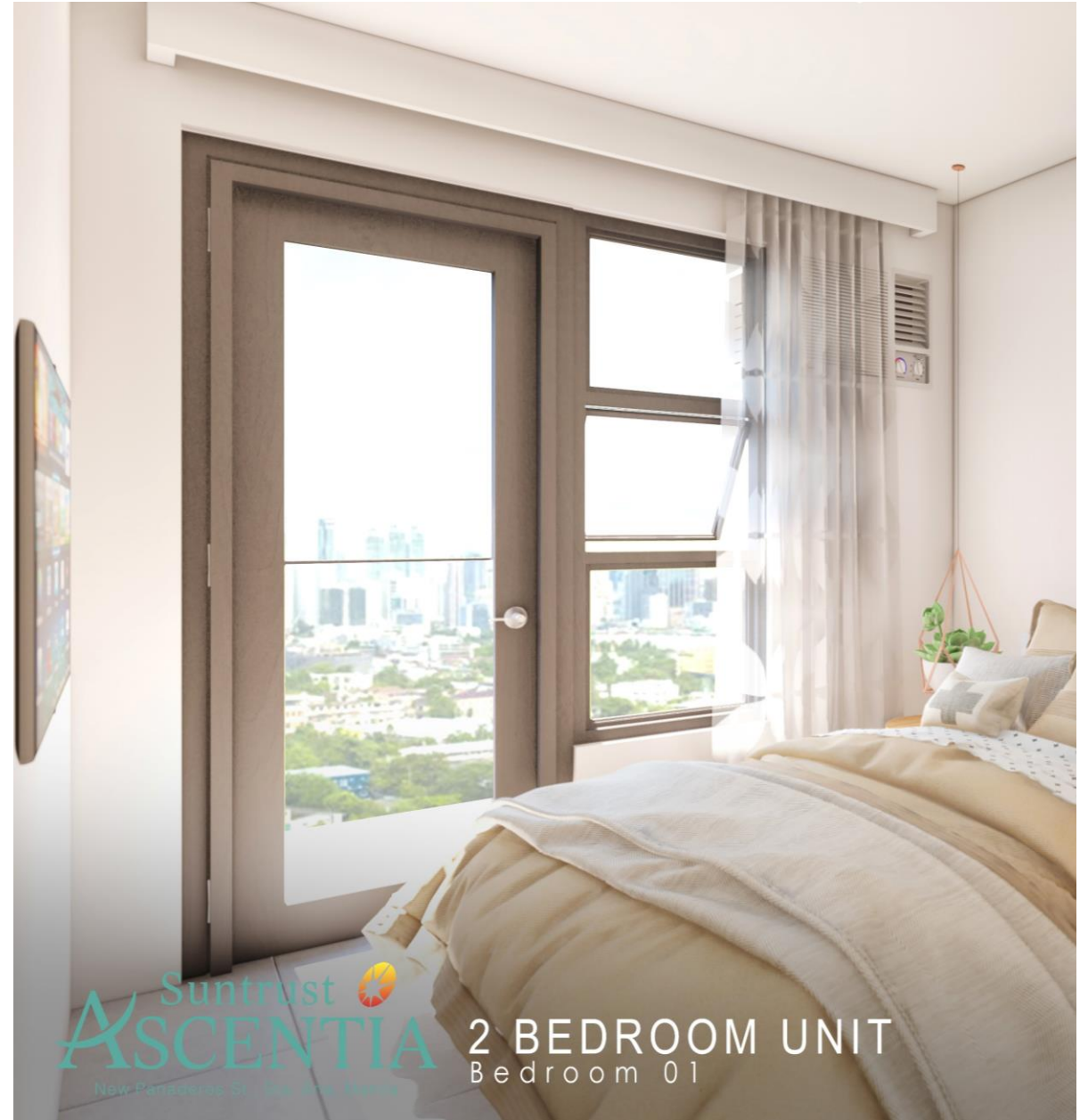
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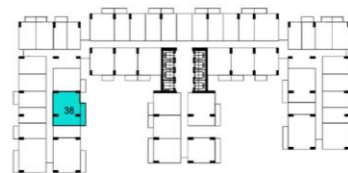
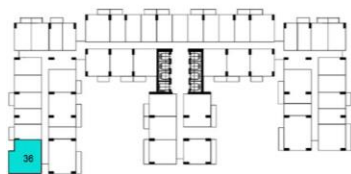
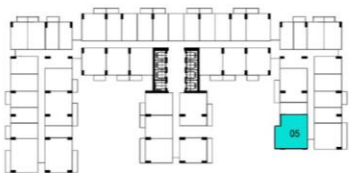


(2) TWO BEDROOM
Model A_Unit 16 & 26

Area: 37.10 sq. m
 Balcony Area: 3.70 sq. m

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from the actual deliverable condition.





(3) THREE BEDROOM UNIT
Model F_Unit 05

Area: 52.90 sq. m
 Balcony Area: 6.50 sq. m

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from the actual deliverable condition.



(3) THREE BEDROOM UNIT
Model A_Unit 36

Area: 51.80 sq. m
 Balcony Area: 6.50 sq. m

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from the actual deliverable condition.



(3) THREE BEDROOM UNIT
Model C_Unit 38

Area: 52.60 sq. m
 Balcony Area: 6.80 sq. m

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from the actual deliverable condition.



Unit Deliverables

FLOOR FINISHES

- Porcelain tiles in living, dining and kitchen
- Ceramic tiles in bedrooms except Studio units

KITCHEN FIXTURES

- Custom-built under counter kitchen cabinets and overhead cabinets with range hood
- Complete kitchen faucet, sink and countertop
- Kitchen with Mechanical ventilation

TOILET & BATH

- Ceramic tiles in toilet & bath
- Complete lavatory, water closet and shower set
- T&B with mechanical or natural ventilation

Typical Residential Features

- Provision for ACU opening in sleeping area/bedroom
- Provision for telephone lines/ cable TV line
- Provision for mechanical vent in kitchen
- Individual electric and water sub-meters
- Provision for single-point water heater at all toilet & baths
- Individual Condominium Certificate of Title (CCT)



PRICE AND PAYMENT TERMS



PRICE AND PAYMENT TERMS

Reservation	P30,000 – Studio P40,000 – 2BR P50,000 – 3BR
FLOOR AREA	20.60 sqm - 59.60 sqm
PRICE /SQM.	P139,000 - 166,000/sqm
TCP	P 4.8M – 11.3M

PAYMENT SCHEMES

SPOT CASH (TCP)

10% discount -if paid within 30 days
7% discount -if paid within 45 days
5% discount -if paid within 60 days

DEFERRED CASH

TCP payable within 60 months at zero interest

SPOT DP

7% discount -if paid within 30 days
5% discount -if paid within 60 days

INSTALLMENT PAYMENT SCHEMES

UNITS	TERMS
STUDIO	40% DP – PAYABLE IN 60 MOS / 60% BAL
2BR	35% DP – PAYABLE IN 60 MOS / 65% BAL
3BR	35% DP – PAYABLE IN 60 MOS / 65% BAL

SCHEMES	TERMS
OPTION 1	STRAIGHT DP – EQUAL PAYMENTS
OPTION 2	STEP UP DP
OPTION 3	BALLOON PAYMENT
OPTION 4	STEP UP - BALLOON

Floor Area	28.60 sqm
Selling Price	4,089,800.00
VAT (12%)	490,776.00
6% Misc. Fee	245,388.00
Total Contract Price	4,825,964.00
Reservation Fee	30,000.00

40% Downpayment	1,930,385.60
Less: Res. Fee	(30,000.00)
DP Balance	1,900,385.60

Option 1:

60 Mos. DP	31,673.09
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Option 2 Step-Up:

1-12 Mo.	25,651.46
13-24 Mo.	28,151.46
25-36 Mo.	32,173.09
37-48 Mo.	34,183.91
49-60 Mo.	38,205.55

STUDIO UNIT

SAMPLE COMPUTATION:

8th Floor– Unit 808 (Studio)

FA: 28.60 sq.m.

Option 3 Balloon:	
Mos. 1-11, 13-23, 25-35, 37-47, 49-59	25,777.99
Mos. 12, 24, 36, 48, 60	96,519.28
Option 4 Step up - Balloon:	
1-11 Mo.	14,821.69
13-23 Mo.	21,936.20
25-35 Mo.	26,323.44
37-47 Mo.	30,710.68
49-59 Mo.	35,097.92
Mos. 12, 24, 36, 48, 60	96,519.28

STUDIO UNIT

SAMPLE COMPUTATION:

8th Floor– Unit 808 (Studio)

FA: 28.60 sq.m.

Min. Floor Area 35.50 sqm

Contract Price 5,857,500.00
12% VAT 702,900.00
6% Misc. Fee 351,450.00
Total Contract Price 6,911,850.00
Reservation Fee 40,000.00

35% Downpayment 2,419,147.50
Less: Res. Fee (40,000.00)
DP Balance 2,379,147.50

Option 1:
60 Mos. DP 39,652.46

Option 2 Step-Up:
1-12 Mo. 31,225.92
13-24 Mo. 34,559.25
25-36 Mo. 40,319.13
37-48 Mo. 43,199.06
49-60 Mo. 48,958.94

2-BR UNIT

SAMPLE COMPUTATION:

7th Floor– Unit 701 (Amenity)

FA: 35.50 sq.m.

Option 3 Balloon:	
Mos. 1-11, 13-23, 25-35, 37-47, 49-59	30,690.23
Mos. 12, 24, 36, 48, 60	138,237.00
Option 4 Step up - Balloon:	
1-11 Mo.	15,214.14
13-23 Mo.	25,134.00
25-35 Mo.	31,417.50
37-47 Mo.	37,701.00
49-59 Mo.	43,984.50
Mos. 12, 24, 36, 48, 60	138,237.00

2-BR UNIT

SAMPLE COMPUTATION:

7th Floor– Unit 701 (Amenity)

FA: 35.50 sq.m.

PARKING PAYMENT SCHEMES

8K PER MONTH

Parking	PHP
Contract Price	1,200,000.00
Misc Fees (6%)	72,000.00
VAT (12%)	144,000.00
TCP	1,416,000.00

SCHEMES	Studio with Parking	2BR/3BR with Parking
Reservation Fee	10,000.00	10,000.00
Down Payment	40% in 60 equal monthly payments	35% in 60 equal monthly payments
Balance	60%	65%



DISCOUNT

2% OFF FOR THE FIRST 25 UNITS



Documentation Requirements Reservation Stage

- Reservation Agreement and Buyers' Information Sheet (RABIS)
- General Specifications Sheet
- Submission of two (2) Valid Government IDs
- Properly filled-up MRI (Mortgage Redemption Insurance) form
- Duly signed schedule of payments
- Signed Purchase Agreement (if applicable)

PRIMARY TARGET MARKET

- Age Range : 35 – 55 yrs old
- Seasoned Business professionals who have the financial capacity to purchase real estate property for personal use or investment
- A mix of Local Employees : Managerial Level and Up
- Buyers can come from the City of Manila, Makati and Mandaluyong



Secondary Target Market

- Investors for rental income
- There is a big potential for sustainable income riding the wave of development within the city



WHY INVEST IN

Suntrust 
ASCENTIA

New Panaderos St., Sta. Ana, Manila



- Developed by Suntrust Properties Inc, a subsidiary of Megaworld
- More than 20 years of developing beautiful communities
- Government compliant
- Financially stable and secure company

A TRUSTED BRAND

- Safe and Secure Investment
- Managed by SPMI, a Suntrust subsidiary
- Land Value appreciation is guaranteed
- First price list opportunity

VALUE APPRECIATION

- Strategic Location
- Modern Features and Resort type Amenities
- Spacious designed Units
- Entry to the Modern Filipino lifestyle

VALUE FOR MONEY

**Kindly be advised that these
presentation materials are for
TRAINING PURPOSES ONLY**

THANK YOU

*The specifications, descriptions, plans and visuals shown
here are intended to give a general idea of the project
and are subject to change without prior notice.*

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