

#Real Estate Tips

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Choose Your *First Home?*

PHIRST Batulao PARK HOMES A FIRST THAT LASTS

*Things to consider when choosing a
home as a first-time homebuyer.*



Team PAM
Licensed Real Estate Agent

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Are you a first-time homebuyer
and feeling overwhelmed with
choosing the perfect home? Don't
worry; we've got you covered!

Here are **six reason**
why Batulao
Tagaytay is TOP
Real Investment
Spot



BATULAO-TAGAYTAY FACTS

Tagaytay City in **the province of Cavite** is one of the best tourist destinations near Metro Manila. It is full of natural attractions and a perfect place for leisure activities such as picnic, horseback riding, sightseeing or just to hangout and to enjoy the cool Tagaytay weather. It is a **favorite go-to place** among tourists and weekenders searching for a quick whiff of refreshing air. Just a 2-hour drive from Manila or 2-3 hours by commute or public transportation, **Tagaytay** is a relaxing and safe haven where one can relax, unwind and be one with nature. You can find many places to visit and do many things in Tagaytay City, as well as find **a wide array of hotels and resorts with pool** for a memorable Tagaytay getaway.



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#01

Cool & Fresh Weather



One of the top-selling points of Tagaytay is its cool weather that brings a lot of people to the destination. Aside from that, it also has a fresh atmosphere as the city is less congested and less polluted than other heavily urbanized cities. People who live in the city do not have to crank up the air conditioning for comfort so they get to save more from their electricity bill.



#02

Stress-free lifestyle



With the recreational areas and natural environment that Tagaytay offers, the city serves as a quick retreat for people who want to unwind from the stress of city life. With the laid-back and stress-free lifestyle in the city, many also found Tagaytay the perfect place to retire. Investing in a condominium in Tagaytay is like getting your access to live near nature with the bonus of pleasant chirps of birds to greet you upon waking up. In addition to that is the advantage of having necessities and utilities that are comparably more affordable.



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#03

Perfect leisure spot



Whether you are a local or a foreigner, you'll find Tagaytay as a perfect leisure spot. The tallest Ferris wheel in the Philippines is found at the Sky Ranch. If you want to relax and just enjoy nature and amazing views, you can simply chill at the picnic grove or any coffee shops and restaurants in the city. There are also local delicacies such as bulalo, tawilis, and delectable tarts that people keep coming back to.



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#04

Developments

The construction of new highways made Tagaytay more accessible from Metro Manila. For instance, the Cavite-Laguna Expressway (CaLax) made trips shorter and reduced traffic in the city. Other highways like the Cavite-Tagaytay-Batangas Expressway (CTBex) is also in the works which will bridge connections across the towns of Silang, Amadeo, Indang, Mendez, Alfonso and Nasugbu. Overall, these developments are also factors in the emergence of potential leisure properties in the city.



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Developments



CAVITEX EXPRESSWAY



CALAX (CAVITE-LAGUNA EXPRESSWAY)

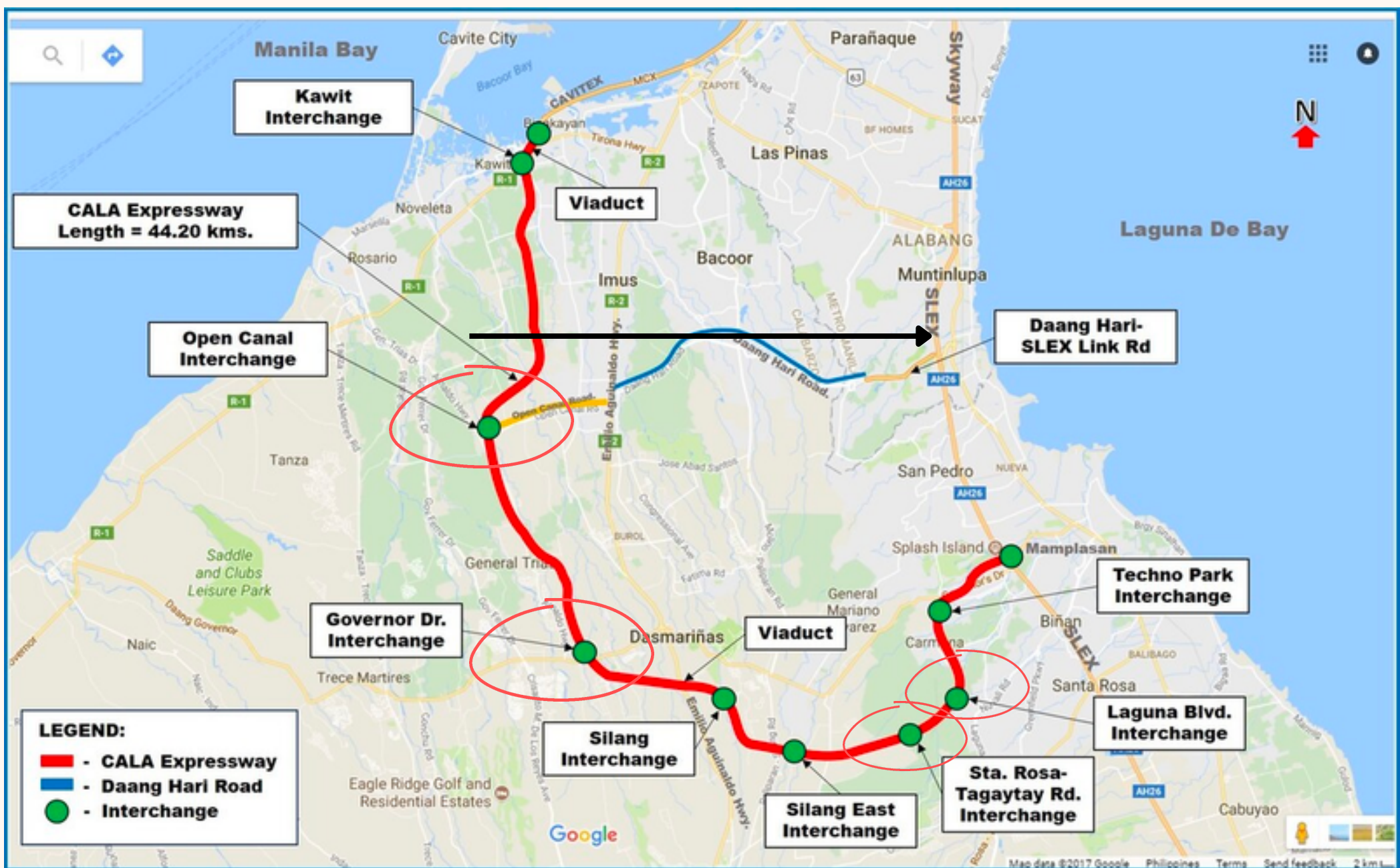


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Developments

CALAX (CAVITE-LAGUNA EXPRESSWAY)



#05

Residential communities

Many people are already aware of the benefits of living in Tagaytay so it has become a potential area for real estate developments. The city is home to residential communities that truly elevate the quality of life as it allows trouble-free living near hospitals, shopping centers, churches, schools, and other essential establishments. Its accessibility and livable environment are also among the factors that attract real estate investors.



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Location Map



The site is 80km away from Manila,
 1hr 42min drive via Sta. Rosa-Tagaytay Road.
 It is a 5-10 mins drive from Tagaytay and a 42min
 drive to the beaches of Nasugbu.

MT BATULAO

TAAL LAKE



- DINING**
- Antonio's
 - Lime and Basil
 - Don Limone Grill
 - Bag of Beans
 - Josephine's
 - Leslie's
 - Viewpoint
- LEISURE**
- Robinsons Tagaytay
 - Ayala Malls Serin
 - Twin Lakes Tagaytay

- SUPERMARKET**
- Robinsons Supermarket
 - SM Savemore
 - Walter Mart
 - SM Hypermarket
 - Puregold
- CHURCHES**
- San Antonio De Padua
 - Caleruega Church
 - Our Lady of Lourdes
 - Our Lady of Manaoag
 - Ina ng Laging Saklolo

- SCHOOLS**
- Kaylaway Elementary School
 - Payapa National
 - Buck Estate
 - Tagaytay Montessori
 - Mendez-Nunez Montessori
 - La Belle Montessori
- HOSPITALS**
- Metropolitan Medical Center
 - Tagaytay Medical Center

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PARK HOMES

PRIME HUB (CLUBHOUSE)



Basketball Court



Linear Park



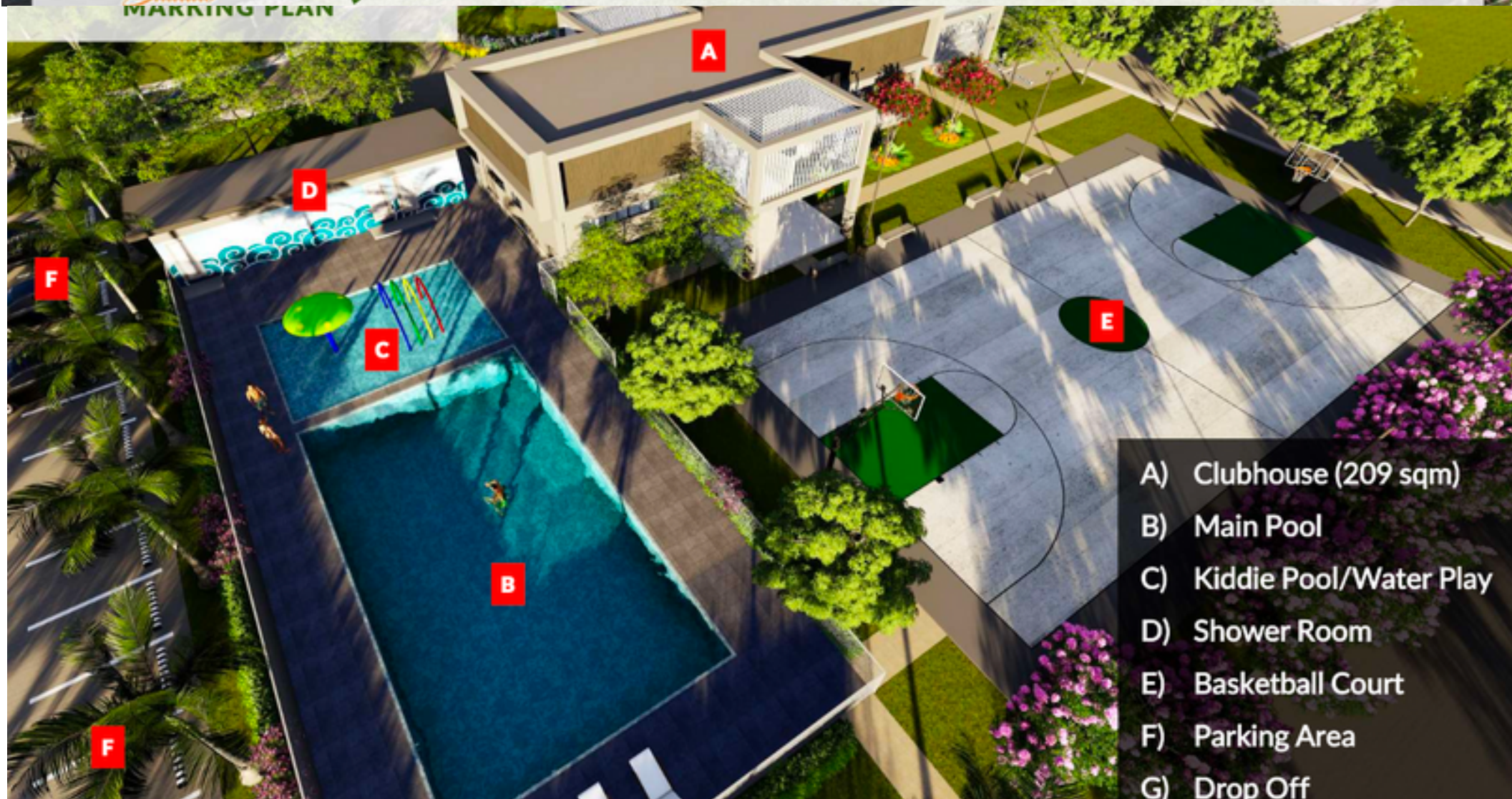
Swimming Pools



Outdoor Cinema



- ✓ Clubhouse with Function Rooms,
- ✓ Multi-purpose Hall, Karaoke, WiFi Internet
- ✓ Car Parking & Bicycle Racks
- ✓ Showers and Changing Rooms
- ✓ Water Play
- ✓ Pavilion
- ✓ Picnic Lawn
- ✓ Skate Park



- A) Clubhouse (209 sqm)
- B) Main Pool
- C) Kiddie Pool/Water Play
- D) Shower Room
- E) Basketball Court
- F) Parking Area
- G) Drop Off

ACTIVITY NODES

EXPANDED LEISURE AREAS THROUGHOUT THE COMMUNITY



Reviving traditional Pinoy Street Games



- a) Basketball Court
- b) Sweat Zone & Playground
- c) Treble (Tumbang Preso)
- d) Hop Pod (Piko)
- e) Base Pod (Patintero)
- f) Marble Pod (Holen)
- g) Maze Pod (Taguan)
- h) Outdoor Cinema

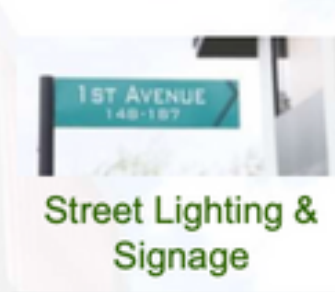
ESSENTIAL CONVENIENCES AND SAFETY MEASURES



Exclusive Shuttle Service
(for select projects)



Gate with House no. & Perimeter Fence



Street Lighting & Signage

Circuit Breaker



Shop Houses
(Commercial Units)



Bicycle Racks



Main Gate with CCTV Camera & Guard House manned 24/7



PHirst Stop
(Loading/Unloading Area)

PHIRST Batulao PARK HOMES

ELEGANTLY DESIGNED FUTURE-READY LEGACY HOMES



Smart Unit Layout with **Expansion Plans**



Finished Ceiling, Flooring, Bathroom



with Provision for **Garden** and **Compact Car Port**



Package is inclusive of **Perimeter Fence & Gate**

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BATULAO HOUSE MODELS

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OFFICIAL COMPUTATION SHEET

Phase	Block	Lot	Lot Area	Floor Area	Model	Estimated Turnover
1			44.00	40.00	Calista Mid	Jan-2024
Total Contract Price						2,506,900.00

*Completion of requirements and payment beyond the indicated due date below shall be subject to reassessment of discount.

Net Contract Price after Discount	2,506,900.00
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Value-Added Tax (VAT) 12%

Net Contract Price after VAT	2,506,900.00
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PAYMENT SCHEDULE : DOWNPAYMENT

Downpayment	10% of Total Contract Price	Term:	12 month/s	250,690.00
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	Due Date	Amount
Reservation Fee	5-Mar-23	15,000.00
1st Month Downpayment	5-Apr-23	20,000.00
2nd Month Downpayment	5-May-23	20,000.00
3rd Month Downpayment	5-Jun-23	20,000.00
4th Month Downpayment	5-Jul-23	20,000.00
5th Month Downpayment	5-Aug-23	20,000.00
6th Month Downpayment	5-Sep-23	20,000.00
7th Month Downpayment	5-Oct-23	20,000.00
8th Month Downpayment	5-Nov-23	20,000.00
9th Month Downpayment	5-Dec-23	20,000.00
10th Month Downpayment	5-Jan-24	20,000.00
11th Month Downpayment	5-Feb-24	20,000.00
12th Month Downpayment	5-Mar-24	15,690.00

PAYMENT SCHEDULE : BALANCE

DUE AND PAYABLE ON	90%	on or before:	05-Mar-24	2,256,210.00
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Bank Financing Projected Amortization

Term	Interest Rate *please see Note 6	
15 years to pay		20,279.45
10 years to pay		26,196.51
5 years to pay		44,675.66

In-House Financing Projected Amortization

Term	on or before	Amort	MR/PI	Total MA
10 years to pay	05-Mar-24	37,794.48	1,566.81	188,017.50
5 years to pay	05-Mar-24	52,498.06	3,133.63	39,361.29
				55,631.69

Pag-ibig Financing Projected Amortization

Term	
30 years to pay	13,891.87
25 years to pay	14,883.53
20 years to pay	16,491.28
15 years to pay	19,345.26
10 years to pay	25,332.75

Notes:

- Reservation Fee is non-transferable and non-refundable.
- The Contract Price indicated herein is valid at the time of presentation and may be subject to change upon Official Reservation.
- The Developer reserves the right to correct the figures appearing herein in the event errors in pricing and computation are discovered at any time due to system error, among others.
- In the event that there is an increase in fees incurred to process the loan and transfer of title among others, the SELLER shall have the right to charge the BUYER, and the BUYER agrees to pay an amount proportionate to or corresponding to the said adjustment/s on or before the full payment of the Contract Price.
- If the final Loanable Value is lower than initially presented amount, the BUYER agrees to pay the Loan Difference within the remaining downpayment term. If the downpayment has already been fully paid or if the DP term has already lapsed, the Loan Difference shall be paid within fifteen (15) days from notice by the bank of its action on the loan application.
- The Monthly Amortization is based on indicative interest rate of the Financing Institution at the time of Reservation. The final applicable rate shall be based on the approved Letter of Guarantee (LOG).
- In the event that the Buyer is unable to secure financing from the SELLER's accredited bank / financial institution, and upon the SELLER's approval of the account's conversion to In-House Financing, the Buyer shall pay the Balance of the Net Contract Price based on the schedule above.
- All checks must be crossed and made payable to: PHirst Park Homes Inc.
 - Only Philippine Checks shall be accepted.
 - For Auto-Debit-Account (ADA), payment must be made on or before the approved above schedule payable to: PHirst Park Homes Inc.
 - Applicable charges for cancellations, pull out, stop payment requests, etc. may be applied.
- All required documents must be submitted on or before: 25-Mar-23
- For Bank Financing, house turnover shall be expected 90 days after house completion or home loan takeout whichever comes later.
- For In-House Financing, house turnover shall be expected 90 days after payment of at least 30% of the net contract price based on principal amount or house completion, whichever comes later.

Prepared by:

Confirms:

Signature Over Printed Name

Signature Over Printed Name

Signature Over Printed Name

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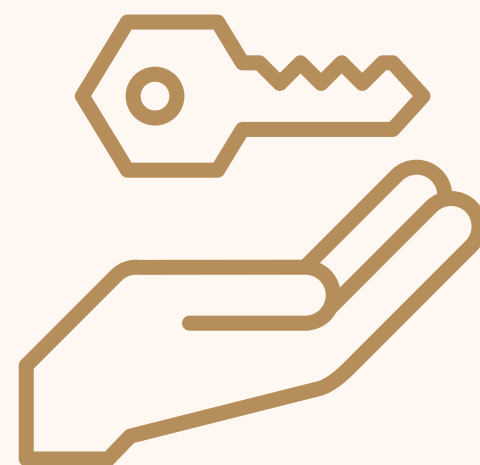


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#06

**Grab for the
future!**



#Recap

- #01** — Cool & Fresh Weather
- #02** — Stress-free lifestyle
- #03** — Perfect leisure spot
- #04** — Development
- #05** — Residential communities
- #06** — Grab for the future!



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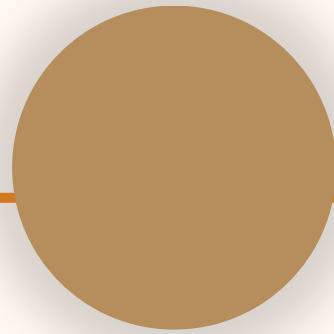
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Congratulations! You're one step closer to finding your dream home! But why stop there? Working with a professional realtor can make your home-buying experience smoother and less stressful.

Please feel free to contact us today to start your journey to homeownership. Let us help you find and make your dream home a reality!



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please like, share, and save it!



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Save For
Later

