

IGNATIUS² ENCLAVE

BALULANG, CAGAYAN DE ORO CITY



Actual Unit

*Elevate your lifestyle instantly with our ready for occupancy homes.
Your perfect home is ready to welcome you.*

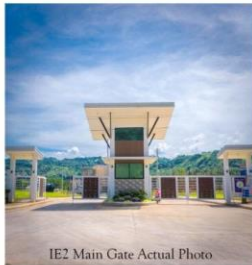


SECOND FLOOR PLAN
FLOOR AREA: 49.95 SQ.M.



GROUND FLOOR PLAN
FLOOR AREA: 63.05 SQ.M.
FLOOR AREA WITH CARPORT AREA: 70.10 SQ.M.

TOTAL LOT AREA: 120SQ.M.



IE2 Main Gate Actual Photo

RFO UNIT FOR SALE

Ruby Model Unit

@ Php 9.5M

FOR SPOT CASH BUYER ONLY



Actual photo of the Clubhouse

**A
BROWN
COMPANY, INC.**

XAVIER ESTATES PHASE 6
IGNATIUS²
 ENCLAVE
 Upper Baulang, Cagayan de Oro City

Legend:

- Unsold House & Lot
- Sold House & Lot



UPDATED AS OF OCTOBER 5, 2023

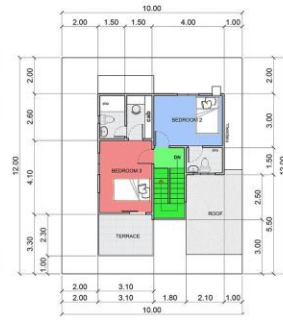
TO TAGUANA O BRIDGE →



Ruby

FLOOR AREA 120.05 SQ.M.
 LOT AREA 120 SQ.M.

Perspective



Second Floor Plan
 FLOOR AREA: 49.95 SQ.M.

- House features:*
- Master's Bedroom w/ T&B and Terrace
 - Bedroom w/ T & B



Ground Floor Plan
 FLOOR AREA: 53.05 SQ.M.
 FLOOR AREA WITH CARPORT AREA: 70.10 SQ.M.

- House features:*
- Bedroom
 - Toilet & Bath
 - Kitchen
 - Dining
 - Living
 - Guest Room
 - Lanai
 - Carport

MODEL: RUBY

RFO UNIT

House type :	"complete / finished"
Classification	regular/ Model House
BLOCK	9
LOT	5
AREA, in sqm	120
Floor Area, in sqm	120.05
TCP of House & Lot (VAT inclusive)	P9,500,000
<i>add: Miscellaneous fee, 7.5%</i>	P712,500
TOTAL	P10,212,500

SPOTCASH

100% on TCP + Misc fee

P10,212,500

- 1 Reservation Fee is non-refundable and non-transferable. It forms part of equity.
- 2 with Value Added Tax (VAT). Price is subject to change without prior notice.
In case of typographical errors, A Brown Company, Inc. reserves the right to correct the figures in this proposal.
- 3 Total Contract Price excludes cost of retitling fee. Processing expenses and taxes are subject to change based on the government mandated rates. The estimated cost of retitling fee will be billed once the account is fully paid.
- 4 Postdated checks required
- 5 All checks should be made payable to A BROWN COMPANY, INC.