

MILANO

A Prime Development of Vista Land





The future of township development is here.



The Location

Hugging the coastline of Bacoor Bay, its location gives it easy access to some of the country's richest bodies of water, including Manila Bay and the Zapote and Imus Rivers.

Aside from its proximity to Metro Manila, Milano is easily reached through Via NoMo, Molino Boulevard and soon through Via Firenze. The completion of LRT-1 Cavite extension will soon make commuting in and out of Milano a breeze.

Here, everything is within reach, especially, the home of one's dreams and one's hopes for the future.



LRT 1: Niog Station Extending the Metro to Bacoor, Cavite

LRT LINE 1 Niog Station coming through!

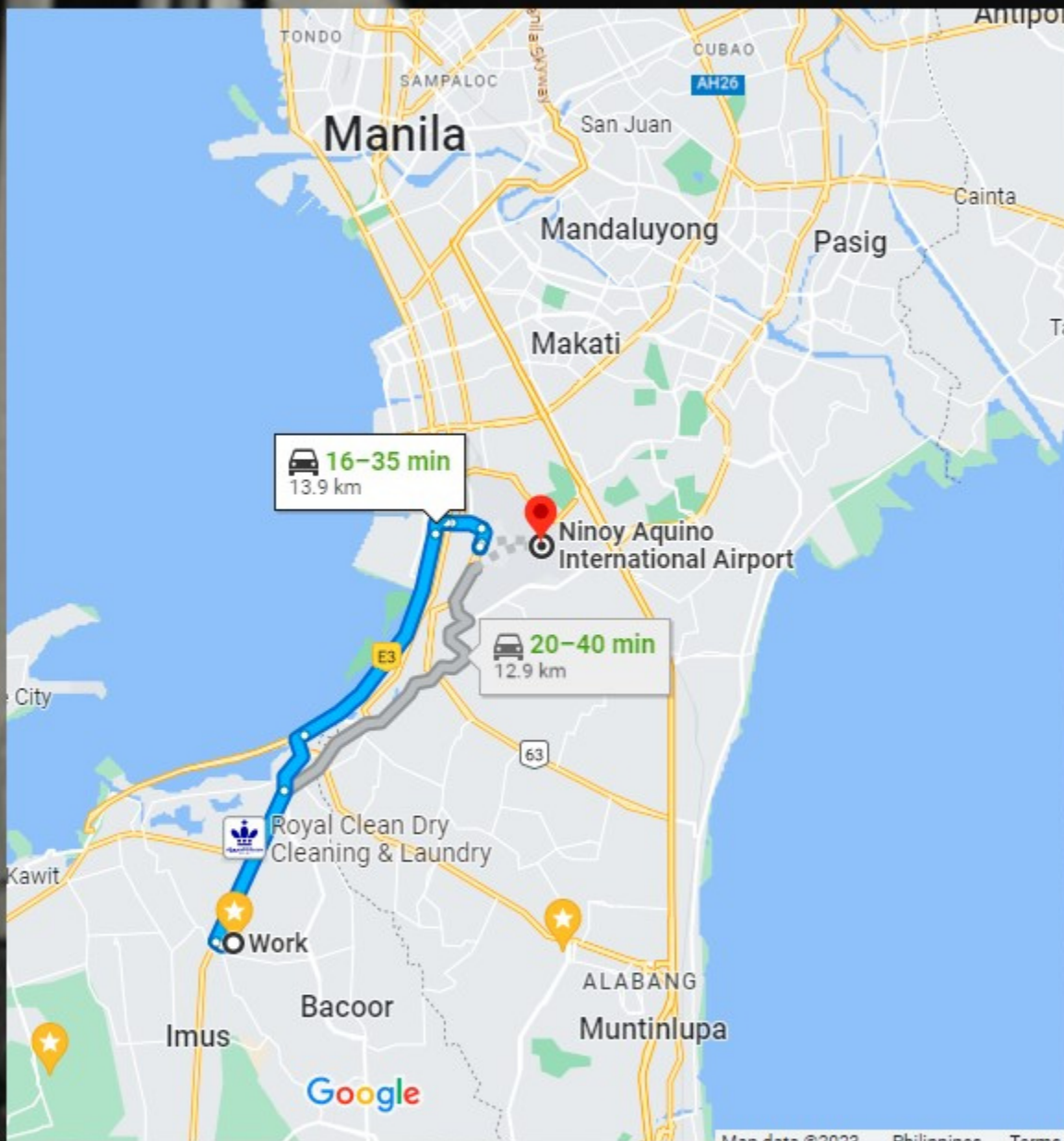
Bacoor, Cavite will soon have its very own LRT Station, called Niog Station. This will be located in Bacoor Boulevard and just less than 10 minutes away from Milano



Near the gateway to the Philippines

Milano is just **20-30 minutes** away from Ninoy Aquino International Airport

The perfect location where you don't have to suffer from the aircraft noise pollution, and yet, you can easily catch your flight.



Vicinity Map

Accessibility and connectivity are paramount in ensuring the best quality of life within Milano. Via Firenze will soon link the estate to commercial establishments such as AllHome, while Via NoMo connects Milano to all other lifestyle offerings including Roma Café, the NoMo Lifestyle Center, and much more.



What's Nearby?

1 minute away to:

Medical Center Imus

3 to 5 minutes away to:

AllHome Imus
Roma Cafe
Bacoor City Hall
NoMo Lifestyle Center

10 minutes away to:

SoMo (Vista Mall Daang Hari)
De La Salle University
St. Dominic College of Asia
SM Bacoor

15 minutes away to:

Evia Lifestyle Center
Palazzo Verde
SM Mall of Asia

Transportation and Road Networks

Via NoMo Avenue (3 minutes through Via Firenze)
LRT-1 Niog Station Opening Soon (10 minutes)
MCX (15 minutes)
Ninoy Aquino International Airport (20 minutes)

City of Las Piñas (15 minutes)
Alabang, Muntinlupa (20 minutes)



Welcome to Milano!

Milano is one of the five major districts nestled within the expansive 157-hectare master planned Vista Land development transcending Bacoor and Imus in Cavite.

In Milano, one can live and celebrate the Italian way of life – one that values family, community, and beauty in all its forms.

A Piece of Italy Beckons

Covering 5.7 hectares of prime real estate, Milano is a dynamic development composed of three vertical enclaves designed to allow its residents to capture a taste of Italy.

Inspired by its namesake city in northern Italy, best known as one of the fashion capitals in the world, Milano is veiled with distinct Italian aesthetic elements that give its guests and residents a taste of la dolce vita.





An Italian Commune in the Heart of Bacoor

Strides away from Milano
is a commercial complex that will
expand the residents' choice
for entertainment and leisure.
This commercial sprawl will
wind around criss-crossed gardens
and parks along
Italian-themed piazzas.

Be regaled by top
retail brand stores, well-loved
food and beverage concepts,
supermarkets, and a home depot.



Little Italy Commercial Strips



Little Italy Commercial Strips



Little Italy Commercial Strips

A Taste of Exquisite Italian Living

A walk through Milano will take one to the outdoor pool and deck coupled with a kiddie pool. Strewn among tropical foliage will be play courts, play areas, and a yoga deck. Stroll paths that will thoroughly link to various nodes as well as the community's facilities.

Within the vertical enclave will rise a clubhouse and co-working areas where families and friends can gather and celebrate. For the health conscious, there will also be a wellness center fitted out with top-of-the-line gym equipment.





Clubhouse



Swimming Pool



Pathwalks



Play Area

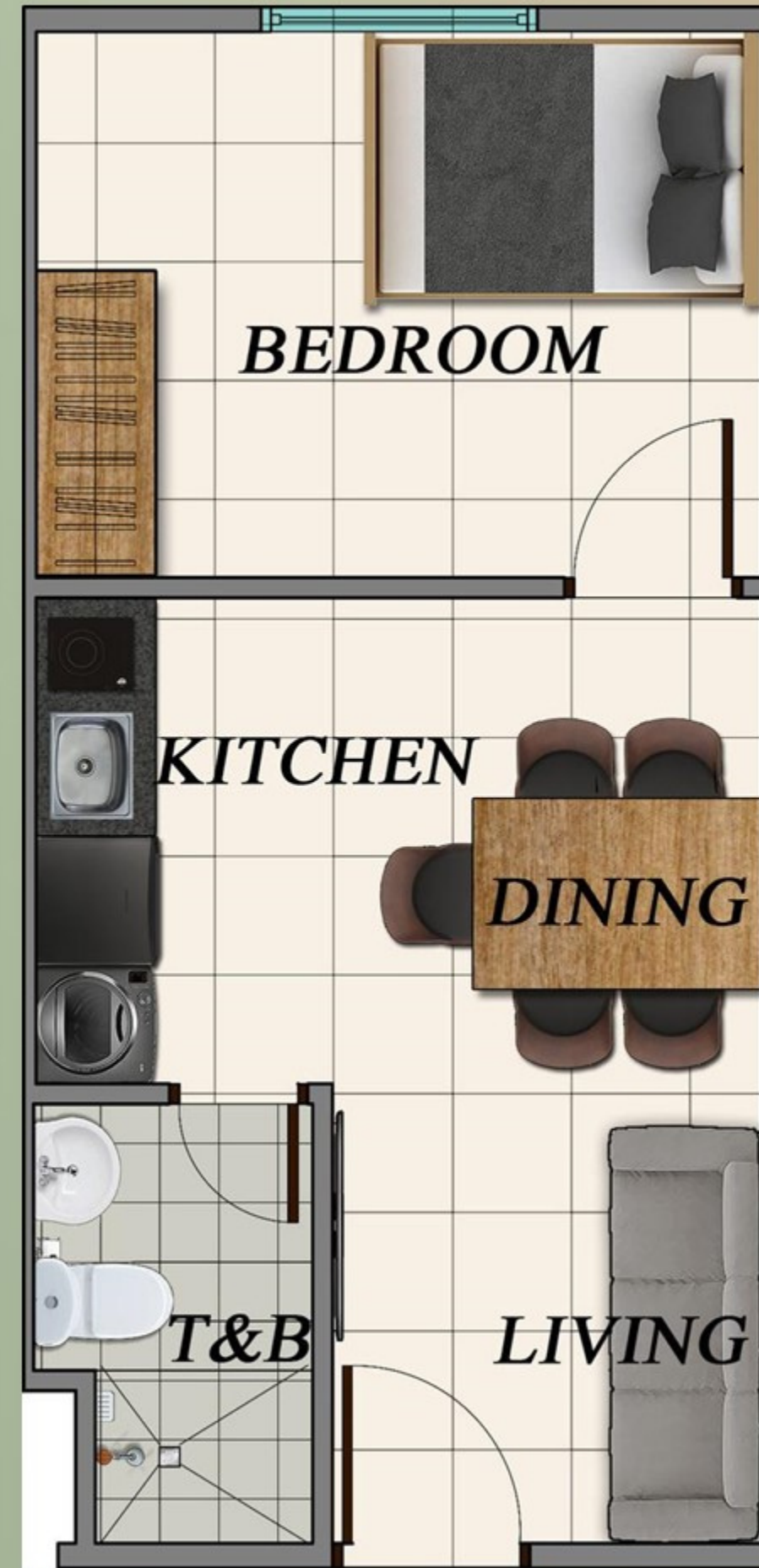


Capri

Azalea

Bluebell

One Bedroom Unit 30 sqm.



Two Bedroom Unit
40 - 42.60 sqm.



Sweeter this time around as Milano offers you

La Dolce Vita

A taste of exquisite living with furnished unit

AllHome
One-stop shop for *your* home

Inclusions:

- Bedframe with Mattress (Double)
- Dining Table w/ Chairs (4-Seater)
- 40" Android TV
- Microwave Oven
- Washing Machine
- Window-type Aircon
- Water Heater
- Sofa
- Nite Table
- Refrigerator
- Smart Door Lock
- Overhead Cabinet



MILANO



Furnished unit turnover

SAMPLE COMPUTATION

PROJECT	Milano		
BUILDING	Azalea - RFO		
POSITION:	Inner Unit Riverdrive		
UNIT TYPE:	1 Bedroom	<i>Updated as of</i>	01/19/2024
FLOOR AREA:	30 SQM	FLOOR LEVEL:	Third Floor

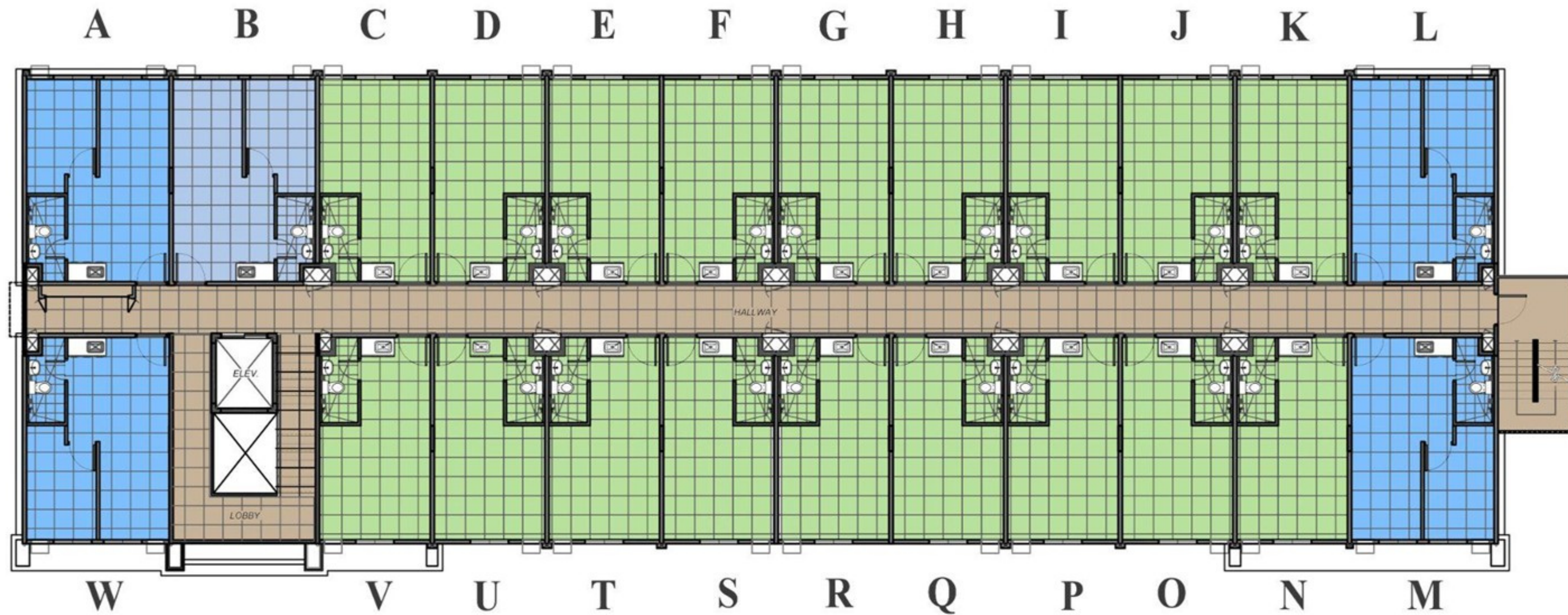
5% DP in 6 mos; 10% Discount upon Loan Release		
TOTAL CONTRACT PRICE:		7,299,000
RESERVATION FEE		40,000
DOWNPAYMENT	20%	1,459,800
5% SPOT DP		324,950
5% DP in 6 mos		364,950
Monthly DP		60,825
10% Discount upon Loan Release		
LOANABLE AMOUNT:	80%	5,839,200
BANK 10 YRS AT 8%		70,846
BANK 15 YRS AT 8%		55,803
REQUIRED INCOME:		
10 YEARS		236,153
15 YEARS		186,010



1BR - UNIT
30 SQM







LEGEND:

- 23.76 SQM STUDIO UNIT
- 30.36 SQM 1-BEDROOM UNIT
- 30.77 SQM 1-BEDROOM UNIT

TYPICAL FLOOR LAYOUT

DISCLAIMER:

The floor plan is for presentation purpose only. The developer reserves the right to alter, add or delete any specifications or areas mentioned herein without any prior notice. The furniture shown in the plan is only for the purpose of illustrating a possible layout and does not form a part of the offering.

CAPRI

at MILANO



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SAMPLE COMPUTATION

PROJECT	Milano	Updated as of	01/17/2024
BUILDING	Capri	FLOOR LEVEL:	Ground Floor
POSITION:	Inner Unit Facing Amenity		
UNIT TYPE:	Studio		
FLOOR AREA:	23.76 sqm		

Regular

TOTAL CONTRACT PRICE:		4,012,000
RESERVATION FEE		30,000
DOWNPAYMENT	15%	601,800
Monthly DP in 40 months		14,295

Step-up

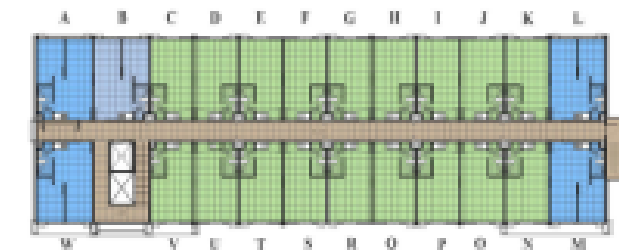
TOTAL CONTRACT PRICE:		4,012,000
RESERVATION FEE		30,000
DOWNPAYMENT	15%	601,800
1st- 10th month		12,000
11th - 20th month		13,000
21st- 30th month		15,000
31st- 39th month		17,000
40th		18,800

LOANABLE AMOUNT:	85%	3,410,200
BANK 10 YRS AT 8%		41,376
BANK 15 YRS AT 8%		32,590

CAPRI

at MILANO

Studio Unit
23.76 sqm.



LEGEND:
■ 23.76sqm (100%)
■ 14.16sqm (60%)
■ 10.71sqm (45%)

TYPICAL FLOOR LAYOUT

**with 50K ALLHOME
GC UPON MOVE-IN**

***DISCLAIMER

The Developer reserves the right to make necessary changes upon the final interview with the Marketing Officer

CAPRI

at MILANO

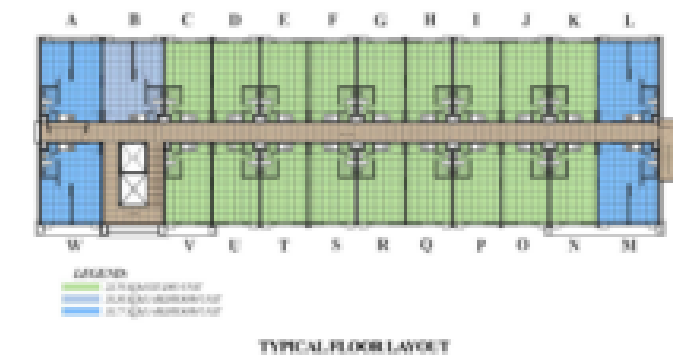
**with 100K ALLHOME
GC UPON MOVE-IN**

SAMPLE COMPUTATION

PROJECT	Milano		
BUILDING	Capri		
POSITION:	Corner Unit Facing Treeline		
UNIT TYPE:	1 Bedroom	<i>Updated as of</i>	01/17/2024
FLOOR AREA:	30.36sqm	FLOOR LEVEL:	Third Floor

Regular		
TOTAL CONTRACT PRICE:		6,067,000
RESERVATION FEE		40,000
DOWNPAYMENT	15%	910,050
Monthly DP in 40 months		21,751
Step-up		
TOTAL CONTRACT PRICE:		6,067,000
RESERVATION FEE		40,000
DOWNPAYMENT	15%	910,050
1st- 10th month		15,000
11th - 20th month		18,000
21st- 30th month		25,000
31st- 39th month		27,000
40th		47,050

LOANABLE AMOUNT:	85%	5,156,950
BANK 10 YRS AT 8%		62,569
BANK 15 YRS AT 8%		49,283



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At Milano, we are fairly valued.

*Price of meridian per year

*Potential value in next coming years

*Million Peso



Spaces Leasing Services



MARKETING



ACCEPTANCE



MAINTENANCE & SECURITY

1 BEDROOM UNIT	₱15,000.00	₱20,000.00	₱25,000.00
2 BEDROOM UNIT	₱25,000.00	₱30,000.00	₱35,000.00

Daily Rental Rate



Estimated Daily Rate
30sqm – 3,000/daily
40sqm – 4,500/daily

Conservative Expected Earnings
(if booked for 4 days a week)

30sqm – 12,000/week or P48,000/month
40sqm – 18,000/week or 72,000/month

**Based on average monthly rentals in
Bacoor, Cavite*



Marketing Officer
Irish De Rama
09158589758
irish_derama@vistaestates.com.ph



Marketing Officer
Jeff Darelle Gardon
09771918007
jjgardon@vistaestates.com.ph



VISTA ESTATES

ASPIRE FOR
AMAZING