



Strategically located along N. Domingo Street and Aurora Boulevard near San Juan's Greenhills district, Little Baguio Terraces has the advantage of being just 10 minutes away via LRT Line 2 from Manila's university belt, where prestigious academies for higher learning such as Centro Escolar University, San Beda College, Far Eastern University, University of the East and the University of Sto. Tomas can be found.

The ease of commute enjoyed by residents extends to the Katipunan area, where the University of the Philippines Diliman and the Ateneo de Manila University are located. Exclusive schools for secondary education such as La Salle Greenhills, Xavier School, Immaculate Conception Academy, St. Paul College, Poveda College and Lourdes School can also be reached in minutes.



The community's advantageous location just right between J. Ruiz and Gilmore Stations of the LRT-2 makes the commute to the east and west districts of the metro faster than ever.

The four-tower address features spacious two-bedroom and three-bedroom units at the residential levels, and a wealth of amenities at the amenity level. A 15-meter pool, children's playground, fitness center, jogging path and pocket gardens all combine to create an environment conducive for fun. Shopping malls, supermarkets, restaurants, business districts and healthcare facilities can also be easily reached by its residents.



Empire East

Location Map



Actual Photos



Recreational Amenities



Fitness Gym



Day Care Center



Recreational Amenities



15-meter lap pool with kiddie pool and Jacuzzi



Empire East

Actual Photos



Residential lobby with mail area



Empire East

Actual Photos



Hallway - residential levels



Hallway - amenity level



Actual Deliverables



Empire East

Actual Deliverables



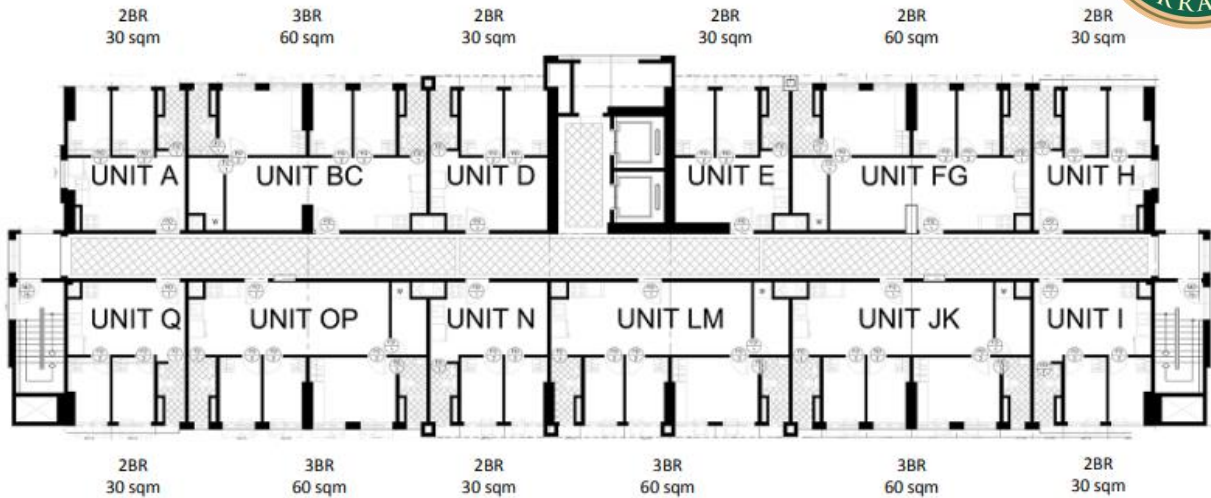
Empire East

Site Development Plan

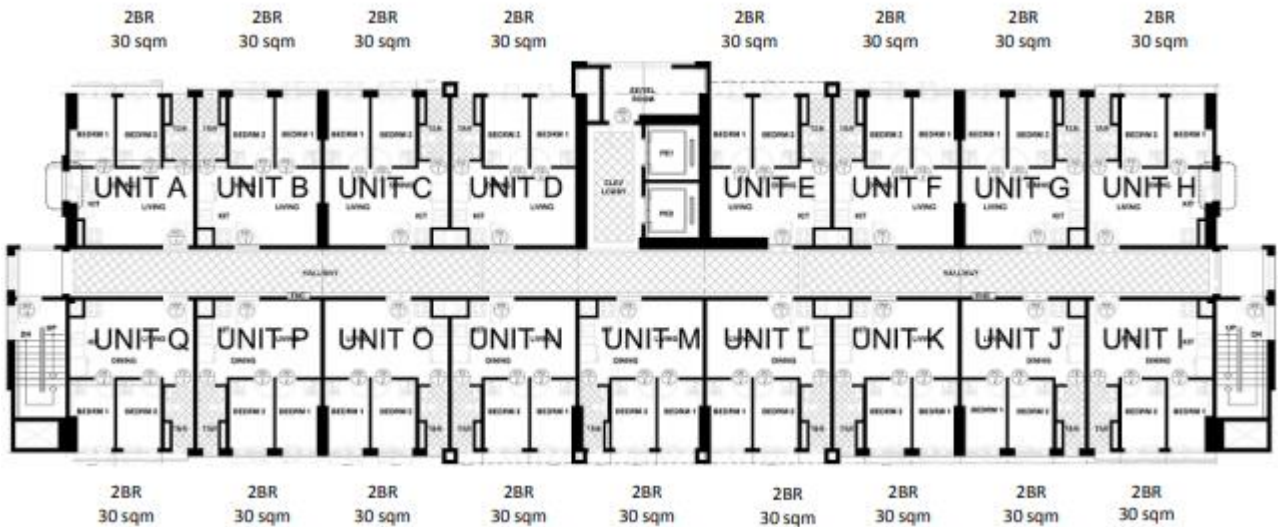


Empire East

Typical Floor Plan



Tower 1: 2nd to 15th level



Tower 2: 2nd to 24th level

Tower 3: 2nd to 20th level

Tower 4: 2nd to 18th level





Typical 2-Bedroom Unit Layout



INNER UNIT – 30 SQ.M.



Empire East

Sample Computation

Promo until May 31, 2022 only



Payment Options: Single Unit With Adjacent/Combined Unit

Tower/Unit: **LBTT401000N**
Floor area: **30 sqm**
Unit Description: **2BR**

Unit List Price **4,705,400.00**

Selling Price **4,201,250.00**

Less: Promo Discount **5 %** **210,062.50**

[Click for without Discount](#)

Net of Promo Discount **3,991,187.50**

Less: Additional Discount **0%** **0.00**

[Click for with Additional Discount](#)

Net of Additional Discount **3,991,187.50**

Less: Discount

Down Payment Discount: **0 %** **0.00**

Selling Price Excluding Vat **Vat Sales** **3,991,187.50**

Vat Amount **478,942.50**

Net Selling Price **4,470,130.00**

RESERVATION FEE **25,000.00**

Option 1: 4M Above Net Selling Price

5%	Outright payment for move-in if unit is available	223,506.50
P25,000	Payable on month 1 to 24	600,000.00
P30,000	Payable on month 25 to 48	720,000.00
6%	Lumpsum payment	268,207.80
	Payable on month 12, 24, 36 and 48	67,051.95
	All balances will due on month 49	2,633,415.70

Other Fees (7%) **294,087.50**



Empire East

SAMPLE COMPUTATION

Ready-for-Occupancy Terms



Project Name: Little Baguio Terraces
Floor / Unit ID:
Unit Type: 2 Bedrooms
Floor Area: 30sqm

Unit List Price	4,705,400.00
Selling Price	4,201,250.00
5% Less: Promo Discount	210,062.50
	<hr/>
	3,991,187.50
Less: Special Discount	-
	<hr/>
	3,991,187.50
12% Add: VAT	478,942.50
	<hr/>
Net Selling Price	4,470,130.00
Total Discounts Given	210,062.50

5% Down Payment	223,506.50
Less: Reservation fee	25,000.00
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	198,506.50

10% Monthly Amortization for Month 1 - 24	18,625.54
5% Lumpsum payment, on 12, 18 & 24	74,502.17
80% Payable on 25th Month	3,576,104.00
7% Miscellaneous Fee	294,087.50

Notes:

1. Empire East Land Holdings, Inc. reserves the right to correct error that may appear on this pricelist.
2. The Reservation Fee (25,000) is non-refundable in case of cancellation or withdrawal by the buyer.
3. Selling Price is subject to current VAT threshold as implemented by BIR.
4. All checks should be made payable to Empire East Land Holdings, Inc.
5. Buyers' issuance of complete PDCs within 30 working days from reservation date
6. Separate Provisional Receipt (PR) and Official Receipt (OR) shall be issued for all JV partner inventory.
7. All outstanding balances are due and demandable upon unit turnover.
8. Prices and other details are subject to change without prior notice.
9. This computation is exclusive of Move-in Charges and Miscellaneous Charges which shall be billed before unit turnover.
10. Miscellaneous fee is computed seven percent (7%) of the Selling Price exclusive of VAT.
11. Miscellaneous fee shall be settled through Empire East's Credit & Collection Department in which PDCs must be provided before unit turnover / move-in.

Presented by:

Acknowledged by: (Buyer's Signature over Printed Name)

SAMPLE COMPUTATION

Ready-for-Occupancy Terms



Project Name: Little Baguio Terraces
Floor / Unit ID:
Unit Type: 2 Bedrooms
Floor Area: 30sqm

Unit List Price	4,705,400.00
Selling Price	4,201,250.00
5% Less: Promo Discount	210,062.50
	<hr/>
	3,991,187.50
Less: Special Discount	-
	<hr/>
	3,991,187.50
12% Add: VAT	478,942.50
	<hr/>
Net Selling Price	4,470,130.00

Total Discounts Given 210,062.50

10% Down Payment	447,013.00
Less: Reservation fee	25,000.00
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	422,013.00

5% Monthly Amortization for Month 1 - 24	9,312.77
5% Lumpsum payment, on 12, 18 & 24	74,502.17
80% Payable on 25th Month	3,576,104.00
7% Miscellaneous Fee	294,087.50

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Presented by:

Acknowledged by: (Buyer's Signature over Printed Name)



UNIT RESERVATION

1. You may deposit the reservation payment to any of the following bank accounts:

Account Name: Empire East Land Holdings Inc

Metrobank Paseo De Roxas AN: 7-292-90814-4 SC: MBTCPHMM	Union Bank The World Centre AN: 00-124-000032-0 SC: UBPHPHMM	PNB Ayala AN: 140-370-0099-09 SC: PNBPHMM	UCPB Tordesillas AN: 132-114761-5 SC: UCPBPHMM
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2. You also have an option to pay through our Online Payment Portal through this link:

<https://realestate.aqwire.io/empireeast>

3. Submit the following documentary requirements:
 - Signed digital copy of Request for Reservation and Offer to Purchase (RROP) and Payment Mode Confirmation (PMC). Your salesperson shall be sending digital copy through your email.
 - Scanned copy of two (2) valid IDs
 - Scanned copy of Proof of billing
 - Scanned copy of Signed Computation sheet





Empire East



EMPIRE EAST HIGHLAND CITY
Pasig-Cainta area



SAN LORENZO PLACE
Makati City



PIONEER WOODLANDS
Mandaluyong City



THE PADDINGTON PLACE
Mandaluyong City



LITTLE BAGUIO TERRACES
San Juan City



MANGO TREE RESIDENCES
San Juan City



KASARA URBAN RESORT RESIDENCES
Pasig City



COVENT GARDEN
Sta. Mesa, Manila



THE SONOMA
Sta. Rosa City



LAGUNA BEL-AIR
Sta. Rosa City



LITTLE BAGUIO GARDENS
San Juan City



THE ROCHESTER
Pasig City



SAN FRANCISCO GARDENS
Mandaluyong City



CALIFORNIA GARDEN SQUARE
Mandaluyong City



KINGSWOOD MAKATI
Makati City



GOVERNOR'S PLACE
Mandaluyong City



THE XAVIER HILLS
Quezon City



GILMORE HEIGHTS
Quezon City



THE CAMBRIDGE VILLAGE
Pasig-Cainta area



GREENHILLS GARDEN SQUARE
Quezon City

