

Metro Gate

TAGAYTAY ESTATES

PROJECT PRESENTATION
Updated as of March 2024



QUICK FACTS ABOUT METROGATE TAGAYTAY ESTATES

TOTAL LAND AREA: 44.6 HECTARES

| Phase | LTS No. | Year Launched | Land Area (hectares) | Total No. of Lots | Lot Size (smallest to biggest) |
|-------|-----------------|------------------------------|----------------------|-------------------|--------------------------------|
| 2A | 16914 R4A-07-04 | April 2007 | 4.4271 | 105 | 180 sqm to 322 sqm |
| 1D | 22990 | January 2010 | 4.6617 | 119 | 180 sqm to 299 sqm |
| 2B | 28260 | August 2013 | 2.6703 | 67 | 240 sqm to 350 sqm |
| 1F | 031286 | April 2016 / January 2019 | 0.9449 | 30 | 180 sqm to 367 sqm |

PRODUCT OFFERING & INVENTORY

| Phase | Lot size | Total No. of Lots | (as of January 2024) | | |
|--------|--------------------|-------------------|----------------------|-----|-------|
| | | | Lots | RFO | Total |
| 2A | 180 sqm to 322 sqm | 105 | 3 | 0 | 3 |
| 1D | 180 sqm to 299 sqm | 119 | 12 | 0 | 12 |
| 2B | 240 sqm to 350 sqm | 67 | 13 | 1 | 14 |
| 1F | 180 sqm to 367 sqm | 30 | 10 | 0 | 10 |
| TOTALS | | 321 | 38 | 1 | 39 |

LOT PRICE PER SQM

| Phase | PRICE PER SQM Effective January 23, 2023 | | | |
|-------|---|----------------|-----------------|------------------|
| | Regular Inner | Regular Corner | Perimeter Inner | Perimeter Corner |
| 1F | 23,700 | 24,500 | 23,100 | 23,700 |
| 1D | 22,900 | 23,700 | 22,400 | 22,900 |
| 2A | 22,900 | 23,700 | 22,400 | 22,900 |
| 2B | 22,900 | 23,700 | 22,400 | 22,900 |

MetroGate

TAGAYTAY ESTATES

HOW TO GET THERE

Via SLEX

- Exit Mamplasan Southbound Toll Gate and head southwest
- At the roundabout, take the first exit and enter CALAX
- Head southeast towards Sta. Rosa-Tagaytay Road
- At the intersection of Sta. Rosa - Tagaytay Road and Isaac Tolentino Avenue turn right and drive toward Tagaytay Rotonda - Exit the roundabout onto Tagaytay-Nasugbu Highway
- Turn right onto Mahogany Avenue
- In 800 meters, turn right to Crisanto Delos Reyes Avenue
- In 1.5 kilometers, turn right to Cayenne Avenue (Main Gate) of Metrogate Tagaytay Estates

Via Aguinaldo Hi-way

- Drive toward Tagaytay Rotonda
- Exit the roundabout onto Tagaytay-Nasugbu Highway
- Turn right onto Mahogany Avenue
- In 800 meters, turn right to Crisanto Delos Reyes Avenue
- In 1.5 kilometers, turn right to Cayenne Avenue (Main Gate) of Metrogate Tagaytay Estates



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TAGAYTAY ESTATES

NEARBY ESTABLISHMENTS

MARKET / SUPERMARKET

| | |
|----------------|------------------------|
| 3.8 kilometers | Savemore Market Mendez |
| 2.6 kilometers | Mahogany Public Market |
| 2.7 kilometers | Robinsons Supermarket |
| 4.0 kilometers | Ayala Malls Serin |

SCHOOLS

| | |
|----------------|---|
| 2.2 kilometers | TISE Elite School |
| 180 meters | Carlos S. Batino Sr. Memorial Elementary School |
| 4.9 kilometers | Tagaytay Montessori School |
| 5.1 kilometers | Guang Ming College Tagaytay |
| 3.5 kilometers | Tagaytay City National High School |

HOSPITALS

| | |
|----------------|-----------------------|
| 4.5 kilometers | Tagaytay Medical City |
| 4.9 kilometers | Ospital ng Tagaytay |

CHURCH AND PLACE OF WORSHIP

| | | | |
|----------------|--|------------|------------------|
| 3.8 kilometers | Our Lady of Lourdes Parish Church | 210 meters | Church of Christ |
| 800 meters | Iglesia ni Cristo – Lokal ng Northern Tagaytay | | |

RESTAURANTS

| | |
|----------------|--------------------------|
| 4.5 kilometers | Bag of Beans Main |
| 2.6 kilometers | Balay Dako |
| 2.7 kilometers | Starbucks Reserve Hiraya |

RECREATIONAL AREAS

| | |
|----------------|--------------------|
| 4.6 kilometers | Casino Filipino |
| 2.5 kilometers | Sky Ranch Tagaytay |



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9 kilometers Tagaytay Picnic Grove

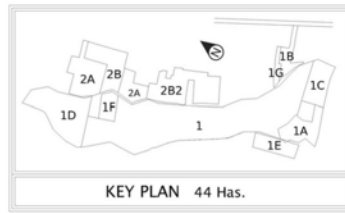
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TAGAYTAY ESTATES

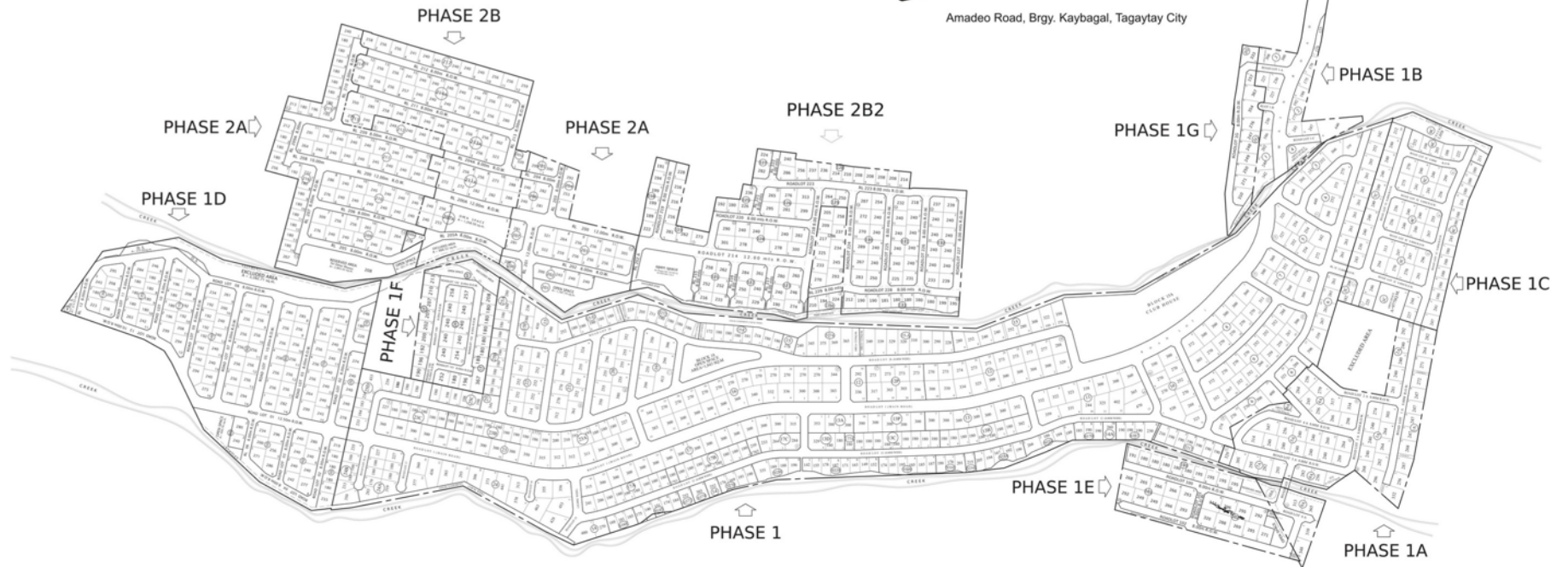
SITE DEVELOPMENT PLAN



Site Development Plan



Amadeo Road, Brgy. Kaybagal, Tagaytay City



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TAGAYTAY ESTATES

Features and Amenities

- Entrance Gate with guardhouse
- 24/7 Security and street lighting
- Landscape parks and walkways
- Underground drainage system
- Perimeter Fence
- Concrete road and gutters



- Dedicated estate admin



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Features and Amenities



- Main Clubhouse
- Swimming Pool
- Basketball Court
- Children's Playground
- Tennis Court
- Pocket Park and Landscaped Gardens



Features and Amenities

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RFO Unit – Aurora Model



| | |
|-----------------------------------|----------------------|
| LOT CLASSIFICATION | Regular Inner |
| LOT AREA (sqm) | 240 |
| HOUSE & LOT LIST PRICE | 11,765,000.00 |
| LESS: RFO PROMO DISCOUNT | 313,450.00 |
| NET LIST PRICE | 11,451,550.00 |
| ADD: 12% VAT | 1,374,186.00 |
| TOTAL CONTRACT PRICE | 12,825,736.00 |
| 20% DOWNPAYMENT | 2,565,147.20 |
| DP TERM FOR RFO – 6 MONTHS | 417,524.53 |
| 80% BALANCE – BANK FINANCING | 10,260,588.80 |
| MA – 15 YRS @ 10% INTEREST | 165,539.11 |
| RESERVATION FEE | 60,000.00 |
| OTHER CHARGES: | |
| REGISTRATION FEES | 830,237.38 |
| MOVE-IN FEES | 125,967.05 |

House For Construction - Adriana

ADRIANA

FLOOR AREA : 198 SQ.M.*
MIN. LOT AREA : 240 SQ.M.
*Usable floor area



Architect's perspective



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House For Construction - Adriana

FLOOR PLAN



GROUND



SECOND FLOOR

HOUSE AREA TABULATION

GROUND FLOOR

| | |
|---------------|-----------|
| LIVING | 23.00 SQM |
| DINING | 17.50 SQM |
| KITCHEN | 11.70 SQM |
| ENTERTAINMENT | 11.90 SQM |
| FOYER | 6.60 SQM |
| T&B 1 | 5.80 SQM |
| MAID ROOM | 7.00 SQM |
| STAIR/HALLWAY | 6.00 SQM |
| STORAGE | 3.00 SQM |

SECOND FLOOR

| | |
|----------------|-----------|
| FAMILY AREA | 23.40 SQM |
| MASTER BEDROOM | 22.15 SQM |
| MASTER T&B | 8.80 SQM |
| WALK-IN-CLOSET | 6.40 SQM |
| BEDROOM 1 | 16.00 SQM |
| BEDROOM 2 | 13.55 SQM |
| STAIR/HALLWAY | 7.40 SQM |
| T&B 3 | 3.90 SQM |
| T&B 4 | 3.90 SQM |

EXCLUDED AREA

| | |
|--------------|-----------|
| CARPORT | 33.00 SQM |
| SERVICE AREA | 7.30 SQM |
| PORCH | 6.50 SQM |
| PATIO | 7.12 SQM |
| BALCONY | 24.00 SQM |



House For Construction - Adriana

DESIGN INSPIRATION



Architect's perspective of Living



Architect's perspective of Dining



Architect's perspective of Kitchen



Architect's perspective of Entertainment Room



House For Construction - Adriana



Architect's perspective of Master Bedroom



Architect's perspective of Comfort Room

Sample Computation - Adriana



| | |
|------------------------------|----------------------|
| HOUSE MODEL | ADRIANA |
| FLOOR AREA | 198 sqm |
| LOT AREA (sqm) | 240 |
| HOUSE & LOT LIST PRICE | 18,783,000.00 |
| LESS: PROMO DISCOUNTS | 504,720.00 |
| NET LIST PRICE | 18,278,280.00 |
| ADD: 12% VAT | 2,193,393.60 |
| TOTAL CONTRACT PRICE | 20,471,673.60 |

FLOOR PLAN



| | |
|------------------------------------|-------------------|
| 20% DOWNPAYMENT | 4,094,334.72 |
| DP TERM FOR RFO – 24 MONTHS | 166,430.61 |
| 80% BALANCE – BANK FINANCING | 16,377,338.88 |
| MA – 15 YRS @ 10% INTEREST | 264,223.63 |
| RESERVATION FEE | 100,000.00 |
| OTHER CHARGES: | |
| REGISTRATION FEES | 1,325,175.30 |
| MOVE-IN FEES | 201,061.08 |