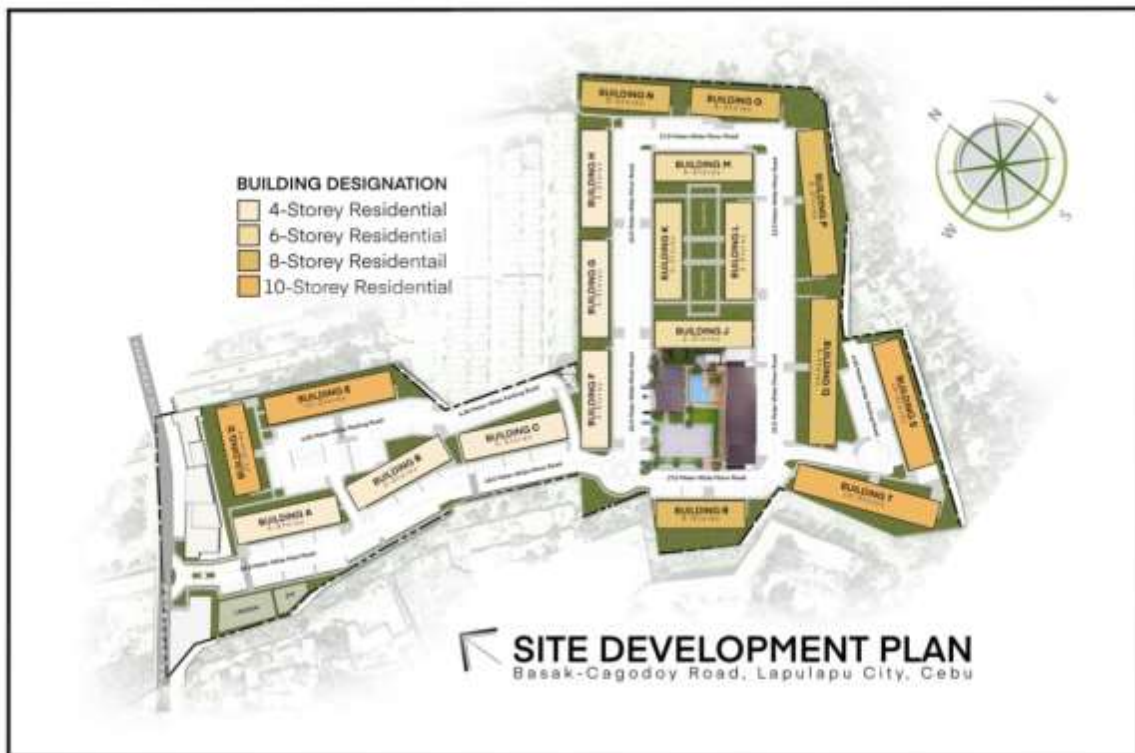


**Plumera Mactan**, developed by **Johndorf Ventures Corporation**, is the first residential condominium cluster in the area. The cluster comprises six 4-story walk-up condominiums, four 6-story mid-rise residences, five 8-story mid-rise residences, and two 10-story mid-rise condominiums.



#### MAIN ENTRANCE AND EXIT FEATURES

The entrance features a modern arch canopy. It has a minimalist design and natural and neutral finish creating a sleek and harmonious entrance that embodies the essence of the modern Scandinavian design concept. The development includes two commercial areas catering to residents' needs: mini grocery stores, pharmacies, laundry shops, and food stores. These commercial areas occupy 82.81% of the 128-meter property frontage.



#### PROJECT DESIGN CONCEPT

**Plumera** adopts the modern Scandinavian architectural design concept, known for its clean lines, minimalist aesthetic, focus on functionality, and use of natural materials such as wood/stone.

## MAIN ENTRANCE AND EXIT FEATURES

- Strict security checks for residents, official visitors and guests
- 24/7 Roving security and CCTV surveillance throughout the community



## BUILDING FEATURES

- Buildings space 4-5 meters apart
- Each floor in the building has 4 CCTV cameras with fire extinguishers each unit
- Mailbox Area
- Material recovery facility
- Underground drainage sewer system
- Water management systems
- 5 septic tank/ 5 building
- Sewerage treatment plant (STP)
- Fire suppression system
- Fire alarm
- Water sprinkler system
- 2 sets of fire tanks and a fire pump



## AVAILABLE UNITS

Based on the standard floor layout, each floor has 22-24 units, 3 of these units are 1-bedroom units while the rest are studio units. The hallway of each floor is 1.5 meters wide.





## TURNOVER CONDITION

- Living / Dining / Kitchen - painted precast concrete walls
- Toilet & Bath - painted precast concrete walls with 4 layers wall tiles
- Floors - tiled floors (ceramic - 60x60)
- Kitchen Cabinet - modular kitchen cabinet with granite countertop and splashboard
- Windows - Aluminum sliding glass windows



The image shows two floor plans side-by-side, identical to the ones above, but with a light green background and a yellow underline under the title 'TURNOVER CONDITION'. The plans are labeled 'STUDIO LAYOUT Bare Handover' and '1BR LAYOUT Bare Handover'.

## SAMPLE COMPUTATION

### STUDIO UNIT WITH BALCONY

Date:	08/03/2025	 	
Building:	K		
Floor:	Third floor		
Unit #:	322		
Unit Type:	Studio Unit		
Area:	24 sqm		
<b>PRICE:</b>	<b>3,022,320.00</b>		
<b>PAGIBIG/HDMF FINANCING</b>		<b>BANK FINANCING</b>	
Total Contract Price:	3,022,320.00	Total Contract Price:	3,022,320.00
Discounts:	50,000.00	Discounts:	50,000.00
Net Price:	2,972,320.00	Net Price:	2,972,320.00
Equity:	596,320.00	Equity:	252,320.00
RESERVATION FEE	20,000.00	RESERVATION FEE	20,000.00
NET OF EQUITY	576,320.00	NET OF EQUITY	232,320.00
Monthly Equity for 30 months with 0% interest:	19,210.67	Monthly Equity for 30 months with 0% interest:	7,744.00
<b>FINANCING COMPUTATION</b>			
PAGIBIG LOANABLE AMOUNT	2,376,000.00	BANK LOANABLE AMOUNT	2,720,000.00
INTEREST RATE	6.50%	INTEREST RATE	7.75%
ESTIMATED MONTHLY AMORTIZATION FOR 30 YEARS	15,017.94	ESTIMATED MONTHLY AMORTIZATION FOR 20 YEARS	22,329.80
<small>Note: Above Computation are applicable until _____ only. The Total Contract Price does not include fees relevant to the sale such as transfer fees, miscellaneous fees, turnover fees, bank fees etc. which are exclusively for the buyer's account.</small>			
<b>Notes and Requirements for Move-in:</b>			
1. Your Loan with Funder must be Approved			
2. Pay at least 50% of Equity, PF, other Charges, etc.			
3. MECO Elec Meter Application, Water Meter, Internet Connection, etc. are for applicant's Account			
4. The financing computation is Estiamte only and does not include Insurance, Fire and bank fees. The actual computation may differ from the computation of the financing			

### ONE BEDROOM UNIT WITH BALCONY

Date:	08/03/2025	 	
Building:	N		
Floor:	Second floor		
Unit #:	209		
Unit Type:	1BR Unit		
Area:	36 sqm		
<b>PRICE:</b>	<b>4,644,473.60</b>		
<b>BANK FINANCING</b>			
Total Contract Price:	4,644,473.60		
Discounts:	75,000.00		
Net Price:	4,569,473.60		
Equity:	389,473.60		
RESERVATION FEE	20,000.00		
NET OF EQUITY	369,473.60		
Monthly Equity for 12 months with 0% interest:	30,789.47		
<b>COMPUTATION</b>			
BANK LOANABLE AMOUNT	4,180,000.00		
INTEREST RATE	7.75%		
ESTIMATED MONTHLY AMORTIZATION FOR 20 YEARS	34,315.65		
<small>Note: Above Computation are applicable until _____ only. The Total Contract Price does not include fees relevant to the sale such as transfer fees, miscellaneous fees, turnover fees, bank fees etc. which are exclusively for the buyer's account.</small>			
<b>Notes and Requirements for Move-in:</b>			
1. Your Loan with Funder must be Approved			
2. Pay at least 50% of Equity, PF, other Charges, etc.			
3. MECO Elec Meter Application, Water Meter, Internet Connection, etc. are for applicant's Account			
4. The financing computation is Estiamte only and does not include Insurance, Fire and bank fees. The actual computation may differ from the computation of the financing			

BUILDING N & O is estimated turn over this coming DECEMBER 2025 this year.



Thank you. Let us know ma'am what will be your decision ma'am. I will just attach the account number of JOHNDORF VENTURES CORP. BPI Account.

Johndorf BPI Account:

Acct. Name: JOHNDORF VENTURES CORP.

Acct. No.: 2943 0968 75

Just send me the receipt or screenshot ma'am. Thank you so much again and I hope we can do business here Plumera Mactan.