



SYMPHONY

H O M E S

M A B A L A C A T

A HOUSE AND A LOT MORE

a lot more LIFE



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a lot more SERENITY



MAIN ENTRY FEATURE

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a lot more SAFE



MAIN ENTRY FEATURE

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Main Entrance, Artist's Perspective

a lot more OPEN SPACES



MAIN AMENITY PARK

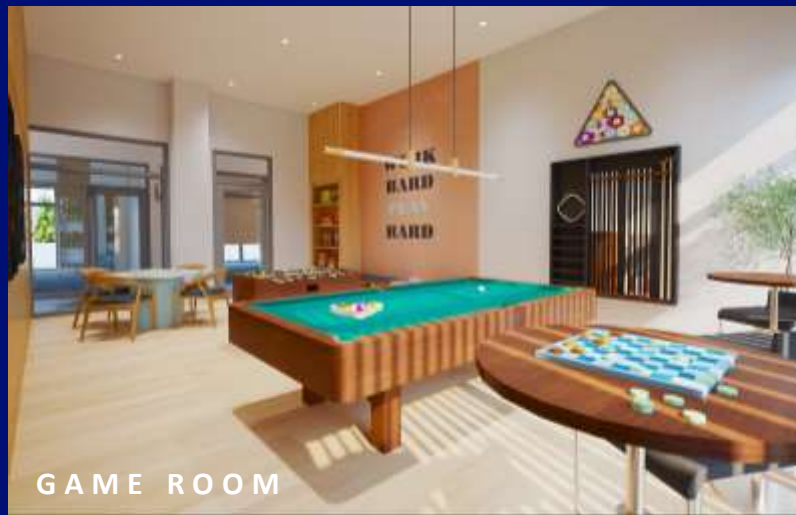
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a lot more GREAT TIMES



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a lot more ENGAGING MOMENTS



CLUBHOUSE AREA

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a lot more RELAXING



ADULT POOL

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a lot more ENJOYABLE



KIDDIE POOL

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a lot more RECREATIONAL ACTIVITIES



SPORTS COMPLEX

a lot more FUN



PLAY AREA

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a lot more FRIENDLY



PAW PARK

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a lot more CALMING



NEIGHBORHOOD PARK

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a lot more RELAXING



NEIGHBORHOOD PARK

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a lot more NATURE



NEIGHBORHOOD PARK

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SYMPHONY
H O M E S

MABALACAT, PAMPANGA

TECHNICAL DETAILS

PLACES OF INTEREST

Project is located in Brgy. Atlu-Bola, Mabalacat, Pampanga.
It is 4.9 kilometers or 13 minutes away from the North Luzon Expressway (NLEX) Sta. Ines Exit.

Around the site:

- **SM City Clark** 10.1km
- SM Hypermart Mabalacat 6.9 km
- SM City Telabastagan 17 km

Retails

- Mabalacat Public Market 3.3 km
- Puregold Mabalacat 3.8km
- **Clark Freeport** 10 km
- S&R Membership Shopping 11.1km
- MarQueue Mall 13.8km

Churches

- Baptist Church 2.3km
- Our Lady of Grace Parish Church 2.9km

Schools/Universities

- Mabalacat City College 3.6 km
- Don Bosco Academy 5.8km
- St. Mutien College 7.6km
- Philippine Science Highschool 9.0km
- University of the Philippines 9.4km
- National University (NU) Clark 9.6km
- National Academy of Sports 20.6km

Government Services

- **Mabalacat City Hall** 4 km
- New Mabalacat City Hall (Camachiles) 6 km
- Mabalacat District Hospital 6.8km

Transportation

- Mabalacat-Magalang Bus Terminal 3.8 km
- Dau Bus Terminal 6.9 km
- **Clark Airport** 7.6 km



PROJECT DETAILS

SYMPHONY HOMES MABALACAT 1

Location	Brgy. Atlu-Bola, Mabalacat City, Pampanga
Land Area	28 Has.
Product Type	Residential House & Lot (PD 957)
Unit Types	2-storey Townhouse 2-storey Single Attached 2-storey Shophouse
Modal Lot	54 sqm - Townhouse 120 sqm - Single Attached 108 sqm - Shophouse
Target Launch Date	1Q 2025
Target Completion	4Q 2029



PRODUCT OFFERING

TYPICAL / INNER UNIT



Suggested floor layout, no partition delivered.

GROUND FLOOR PLAN
A = 20.00 SQM

SECOND FLOOR PLAN
A = 28.00 SQM



TOWNHOUSE – SONATA



Inner Unit	End Unit	Corner Unit
LA = 54 sq.m	LA = 95 sq.m	LA = 102 sq.m
FA = 48 sq.m	FA = 48 sq.m	FA = 48 sq.m

ARTIST PERSPECTIVE OF SUGGESTED IMPROVEMENTS



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PAYMENT TERMS

Payment Scheme	Particular	Discount
Standard Payment Term		
Spot Cash*	100% Spot Cash in 30 Days	10%
Spot DP	10% Spot: 10% 29mos. 80% balance thru cash, bank or HDMF	2%
Deferred Cash	100% in 48 mos.	-
Spread DP	15% in 36 months / 90% through cash, bank or HDMF	
Special Payment Term		
Special 10/10 DP	10% DP in 3 months + 10% DP in 33 months / 80% through cash, bank or HDMF	2%
Special 5/15 DP	5% DP in 3 months + 15% DP in 33 months / 80% through cash, bank or HDMF	1%
Spread DP	10% in 36 months / 90% through cash, bank or HDMF	-

**Cash payment shall be subject to a retention amount of P50,0000.*

SAMPLE COMPUTATION

SONATA INNER

TOWNHOUSE INNER UNIT	DEFERRED CASH IN 48 MOS.		10% IN 3 MOS + 10% in 33 MOS 80% BANK/CASH		5% IN 3 MOS 15% in 33 MOS 80% BANK/CASH		SPECIAL TERM 10% IN 36 MOS. 90% BANK/CASH	
Typ. Lot Area: 54sqm; Flr Area: 48sqm	Standard	Discounted	Standard	Discounted	Standard	Discounted	Standard	Discounted
Total List Price	2,848,000.00	2,848,000.00	2,848,000.00	2,848,000.00	2,848,000.00	2,848,000.00	2,848,000.00	2,848,000.00
Discount								
Less: 100k on TLP for first 100 Buyers	-	100,000.00	-	100,000.00	-	100,000.00	-	100,000.00
Less: Discount, 15%								
Less: Discount, 10%			-	-	-	-	-	-
Less: Discount, 2%			56,960.00	56,960.00				
Less: Discount, 1%	-	-	-	-	28,480.00	28,480.00	-	-
Net List Price	2,848,000.00	2,748,000.00	2,791,040.00	2,691,040.00	2,819,520.00	2,719,520.00	2,848,000.00	2,748,000.00
Add: OC (8.5%/9.5% for HMDF)	242,080.00	233,580.00	237,238.40	228,738.40	239,659.20	231,159.20	242,080.00	233,580.00
Total Amount Payable	3,090,080.00	2,981,580.00	3,028,278.40	2,919,778.40	3,059,179.20	2,950,679.20	3,090,080.00	2,981,580.00
Reservation Fee	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
Downpayment (incl. of RF)	-	-	605,655.68	583,955.68	611,835.84	590,135.84	309,008.00	298,158.00
Monthly DP 1 to 3			94,275.95	90,659.28	44,319.65	42,511.32		
Monthly DP 4-36	63,960.00	61,699.58	9,176.60	8,847.81	13,905.36	13,412.18	8,028.00	7,726.61
For Loan Takeout	-	-	2,422,622.72	2,335,822.72	2,447,343.36	2,360,543.36	2,781,072.00	2,683,422.00
Bank MA (25 years)			₱17,122.59	₱16,509.11	₱17,297.31	₱16,683.83	₱19,656.04	₱18,965.87
GMI	-	-	57,075.31	55,030.36	57,657.71	55,612.76	65,520.13	63,219.56
Net Disposable Income	-	-	42,806.48	41,272.77	43,243.28	41,709.57	49,140.10	47,414.67

Notes/Disclaimer:

- Prices are subject to change without prior notice. Furthermore, SHDC reserves the right to correct errors in the computation.
- HDMF interest rate of 6.25% per year used
- Bank rate at 7% assumed
- GMI at 35%

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SAMPLE COMPUTATION

SONATA END

TOWNHOUSE END UNIT	DEFERRED CASH IN 48 MOS.		10% IN 3 MOS + 10% in 33 MOS 80% BANK/CASH		5% IN 3 MOS 15% in 33 MOS 80% BANK/CASH		SPECIAL TERM 10% IN 36 MOS. 90% BANK/CASH	
Typ. Lot Area: 95sqm; Flr Area: 48sqm	Standard	Discounted	Standard	Discounted	Standard	Discounted	Standard	Discounted
Total List Price	3,580,500.00	3,580,500.00	3,580,500.00	3,580,500.00	3,580,500.00	3,580,500.00	3,580,500.00	3,580,500.00
Discount								
Less: 100k on TLP for first 100 Buyers	-	100,000.00	-	100,000.00	-	100,000.00	-	100,000.00
Less: Discount, 15%								
Less: Discount, 10%			-	-	-	-	-	-
Less: Discount, 2%			71,610.00	71,610.00				
Less: Discount, 1%	-	-	-	-	35,805.00	35,805.00	-	-
Net List Price	3,580,500.00	3,480,500.00	3,508,890.00	3,408,890.00	3,544,695.00	3,444,695.00	3,580,500.00	3,480,500.00
Add: OC (8.5%/9.5% for HMDF)	304,342.50	295,842.50	298,255.65	289,755.65	301,299.08	292,799.08	304,342.50	295,842.50
Total Amount Payable	3,884,842.50	3,776,342.50	3,807,145.65	3,698,645.65	3,845,994.08	3,737,494.08	3,884,842.50	3,776,342.50
Reservation Fee	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
Downpayment (incl. of RF)	-	-	761,429.13	739,729.13	769,198.82	747,498.82	388,484.25	377,634.25
Monthly DP 1 to 3			120,238.19	116,621.52	57,433.23	55,624.90	10,235.67	9,934.28
Monthly DP 4-36	80,517.55	78,257.14	11,536.81	11,208.02	17,481.79	16,988.61		
For Loan Takeout	-	-	3,045,716.52	2,958,916.52	3,076,795.26	2,989,995.26	3,496,358.25	3,398,708.25
Bank MA (25 years)			₱21,526.49	₱20,913.01	₱21,746.15	₱21,132.66	₱24,711.53	₱24,021.36
GMI	-	-	71,754.97	69,710.02	72,487.16	70,442.21	82,371.78	80,071.21
Net Disposable Income	-	-	53,816.23	52,282.52	54,365.37	52,831.66	61,778.83	60,053.41

Notes/Disclaimer:

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- GMI at 35%

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Thank you