





WHAT IS **Tagaytay Clifton Resort Suites**

- A resort-type condo-hotel* project by developer CitiGlobal Realty and Development, Inc.
- A P2.3-billion project in Tagaytay
- Has 11 condominium buildings, 8 floors on each building (mid-rise building)



WHAT IS **Tagaytay Clifton Resort Suites**

- Sold as condominium, will operate as a hotel, a **condotel**
- Endorsed by “Bossing” Vic Sotto



Why Tagaytay Clifton Resort Suites?

HOTEL-LIKE OPERATIONS

Our high-class amenities and resort-style design makes it more attractive and suitable as a vacation home. In line with this, a trusted and credible hotel operator shall be in charge of maintaining your unit and looking for occupants.

REASONABLE PRICING

Given our prime location and superb design, our prices are much reasonable. We offer flexible payment terms, NO DOWNPAYMENT with NO INTEREST AT 4 YEARS TO PAY starting only P9,500/month on the smallest unit size. We may also arrange a more suitable payment scheme for you.

PRO-NATURE

70%-80% of the project is open-spaced, with viewing decks and balconies in order for one to appreciate the landscape and natural beauty of Tagaytay, away from the hustle and bustle of the almost Manila-like town proper.

WE'LL DO IT ALL FOR YOU

The investment does not require any of your time to manage. Expect our professional hotel operators to market and look for occupants under your terms as a unit owner. Our knowledge and expertise on the real estate market will make us trusted partners in your investment, which means we will handle the paperwork and all other procedures and all you need to do is to 'keep calm and do nothing.'

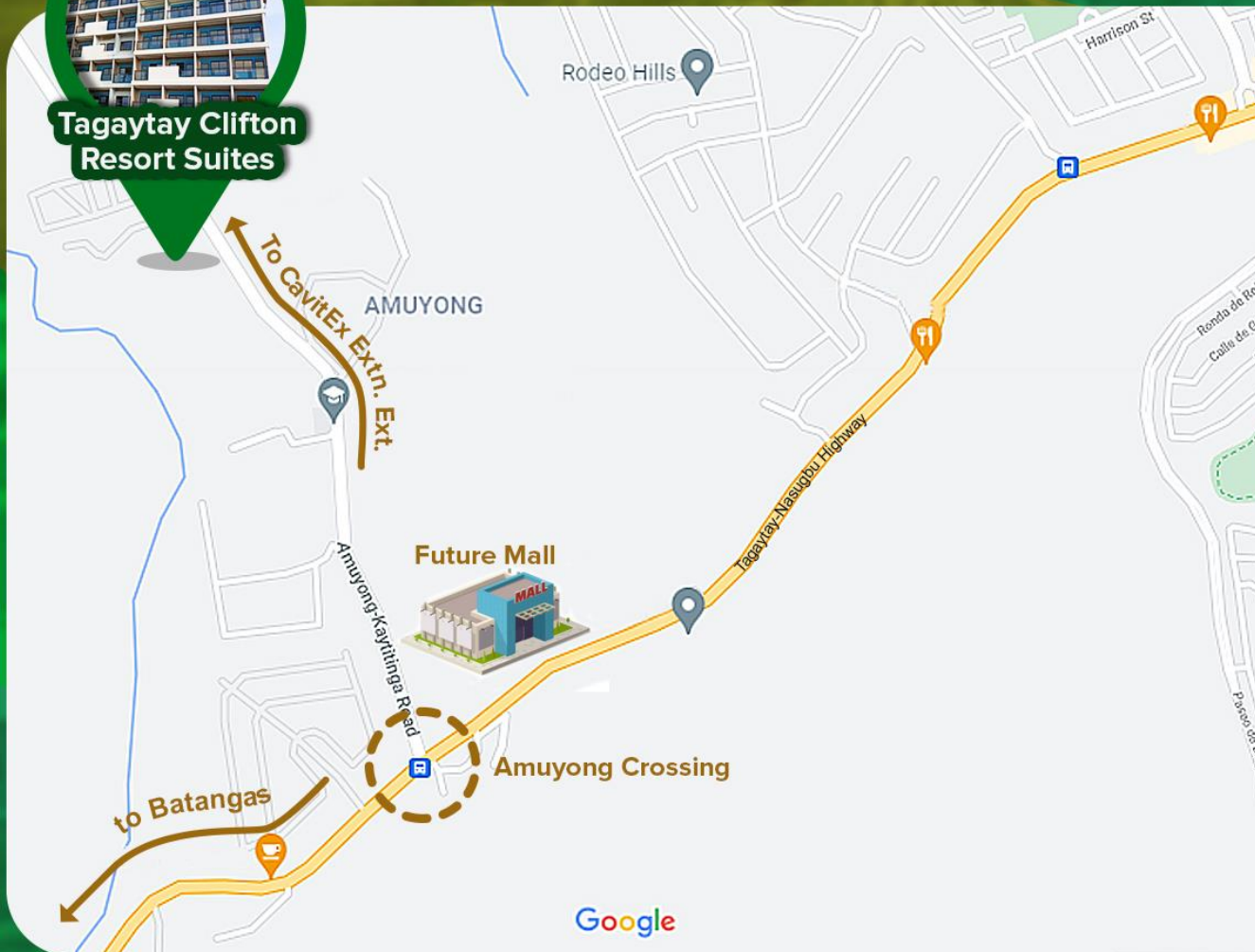
PRIME LOCATION

Our nearby landmarks include a walkable future mall, Sky Ranch Tagaytay, Sonya's Garden, Casino Filipino and more! It is 30-40 minutes away from Batangas beaches, and about 20 minutes away from the Tagaytay Rotunda. Upon completion of the CavitEx Extension, it'll only take a little over an hour to get there from Manila. The place is easily accessible via bus and other transportation, and its high altitude provides a cooler climate.

OUR LOCATION



**Tagaytay Clifton
Resort Suites**



SITE & LANDMARKS

- Sonya's Garden
- SkyRanch Tagaytay
- Casino Filipino
- Churches
- Hotels & Inns
- Markets & Groceries
- Restaurants
- Schools

FUTURE DEVELOPMENTS

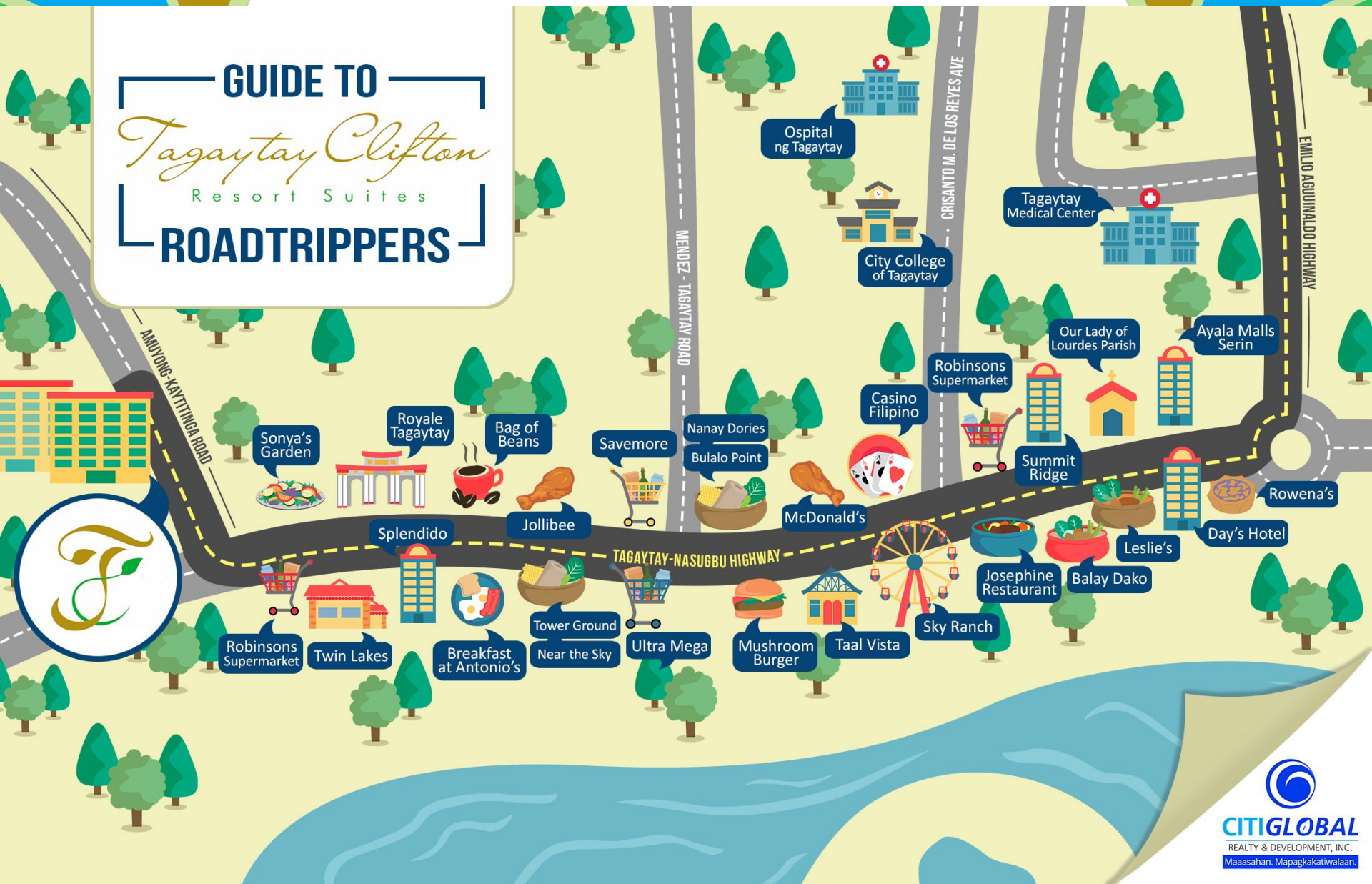
- Future Mall (across site)
- CavitEx Extension
- CTBEx
- Airport (will soon be only 40 minutes away from Manila)

GUIDE TO

Tagaytay Clifton

Resort Suites

ROADTRIPPERS



TOURIST SPOTS near *Tagaytay Clifton* Resort Suites

SONYA'S
GARDEN

2 MINS
AWAY

GOLF
COURSE

2 MINS
AWAY

BULALO
RESTAURANTS

AROUND
THE
AREA!

SKY
RANCH

5-10
MINS AWAY

CASINO
FILIPINO

5-10
MINS AWAY

TAAL
VISTA

5-10
MINS AWAY

PEOPLE'S
PARK

15 MINS
AWAY

TAGAYTAY
HIGHLANDS

20 MINS
AWAY

40 MINS
AWAY

NASUGBU
BEACHES

MANILA

1½ HOURS
AWAY
(subj to traffic)



CITIGLOBAL

REALTY & DEVELOPMENT, INC.

Maaasahan. Mapagkakatiwalaan.

OTHER SITES NEARBY



Churches:

Lady of Lourdes Parish, Pink Sisters



Hotels:

Days Hotel, The Lake Hotel, etc.



Hospitals:

Ospital ng Tagaytay, Tagaytay Medical Center



Schools:

Tagaytay City National High School, San Jose Elementary School



Market:

Mendez Market, Mahogany Market

ACCESSIBILITY

CALAX

The Cavite-Laguna Expressway (CALAX) subsection 5 from Silang East Interchange to Sta-Rosa Tagaytay Interchange in Cavite is now open.

The entire 45-kilometer Cavite-Laguna Expressway is seen to be completed by early 2023.



[BACK TO LOCATION
TITLE PAGE](#)

ACCESSIBILITY

Tagaytay Central Terminal

Commute to and from Tagaytay will now become more efficient. Tagaytay now has a central hub for passengers travelling to Batangas, Cavite, Alabang, and more!



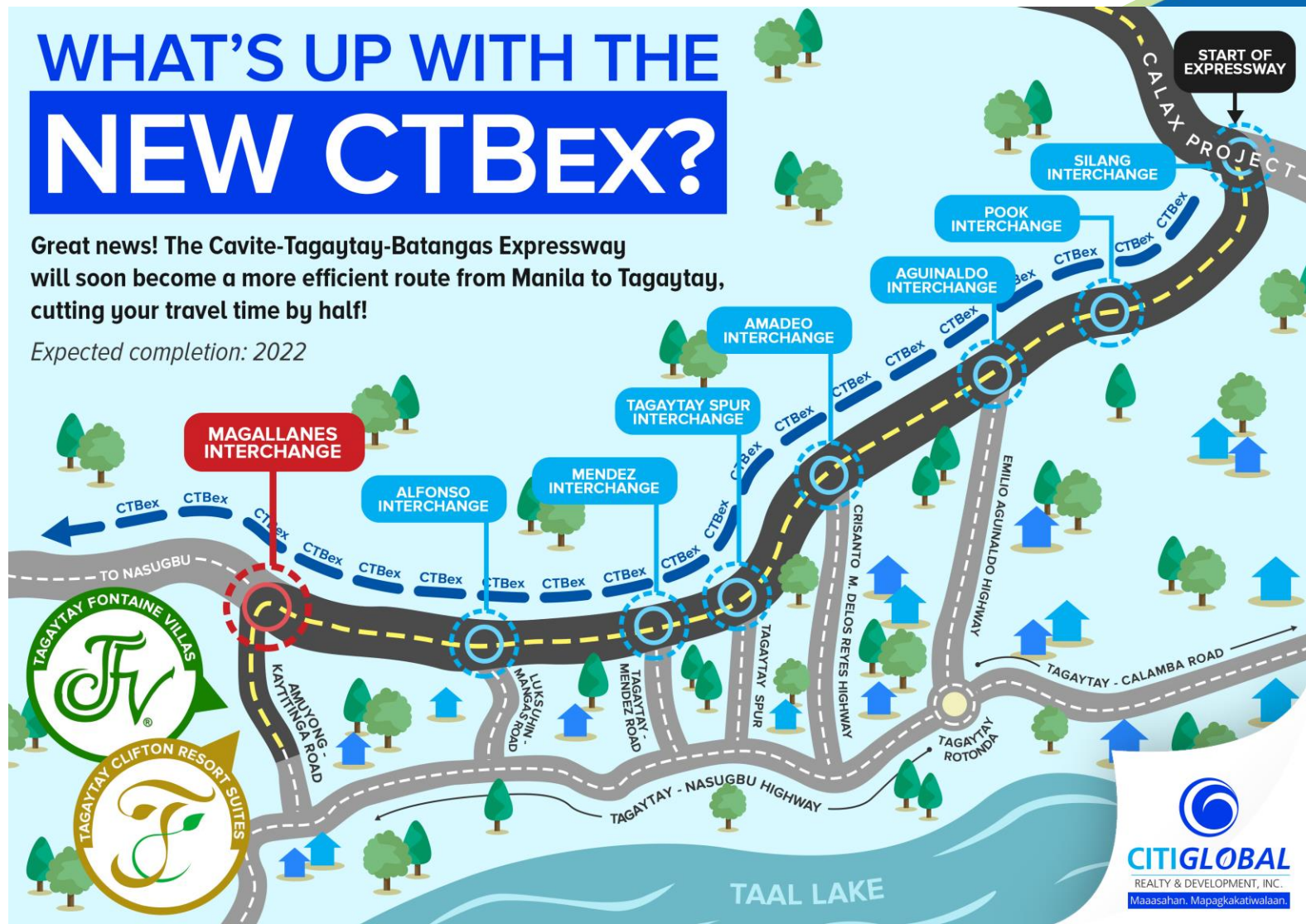
ACCESSIBILITY

Future Development

WHAT'S UP WITH THE NEW CTBEX?

Great news! The Cavite-Tagaytay-Batangas Expressway will soon become a more efficient route from Manila to Tagaytay, cutting your travel time by half!

Expected completion: 2022





OUR LOCATION

Tagaytay Clifton's concept may be attractive, but without the right location, guests won't think of staying in the condotel. Here are a few reasons why Tagaytay Clifton Resort Suites provides investment value in this aspect.

Our project is strategically located in an area with plenty of potential for value appreciation, considering the new developments around the area.

OTHER DEVELOPMENT

Acienda Designer Outlet

The Acienda Designer Outlet will give an opportunity for South residents to buy top-of-the-line designer bags, clothes, shoes, and more on a more affordable rate.



FUTURE DEVELOPMENT

Future Mall & Leisure Complex

Our project is located 2 minutes away from an existing commercial establishment just like Sky Ranch Tagaytay. It offers restaurants, supermarkets, a shopping area, and a striking view of the Taal Lake. Additional to their amenities are a bike trail, golf course, etc.





CLIMATE

- Located at a higher altitude than the rest of the city proper, hence the cooler climate.
- Foggy during rainy season.
- Not earthquake-prone, far from faultline.



WHAT DOES PRE-SELLING MEAN?

In real estate, a pre-selling condo is a condo being sold before its completion, during its construction, or while still in the planning stages. These mean that the **property has still yet to be fully built.**

Groundbreaking & Move-in Dates





WHAT IS 'TURN OVER'?

Ito yung **date** kung kailan magiging
ready to occupy ang unit.

BLDG 1 : CEDAR

CONSTRUCTION AS OF JANUARY 2022



BLDG 1 : CEDAR

CONSTRUCTION AS OF JANUARY 2022



BLDG 2 : CYPRESS

CONSTRUCTION AS OF JANUARY 2022



TCRS BLDG 2: CYPRESS
JANUARY 2022



BLDG 2 : CYPRESS

CONSTRUCTION AS OF JANUARY 2022



AMENITIES



We're 70% - 80% open-spaced, meaning our design is pro-nature and green.



Complete hotel-like, first-class amenities



Includes common parking



Reception and eco roofdeck per building



MAIN ENTRANCE

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COURTYARD

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WATER FEATURES

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BUILDING EXTERIOR

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RECEPTION AREA

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AMENITIES VIEW

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ECO ROOFDECK

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FUNCTION HALL

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INFINITY POOL

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GARDEN DECK

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FITNESS CENTER

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AMPITHEATER

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CABANA FOR SPA

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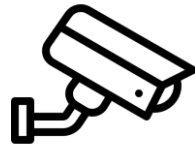


GAZEBO

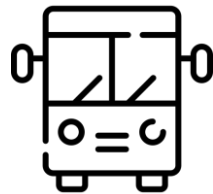
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OTHER FEATURES / HIGHLIGHTS



24-hour security, roving guards, CCTV's, etc.



Free shuttle service to nearby establishments in Tagaytay

UNIT TYPES OFFERED

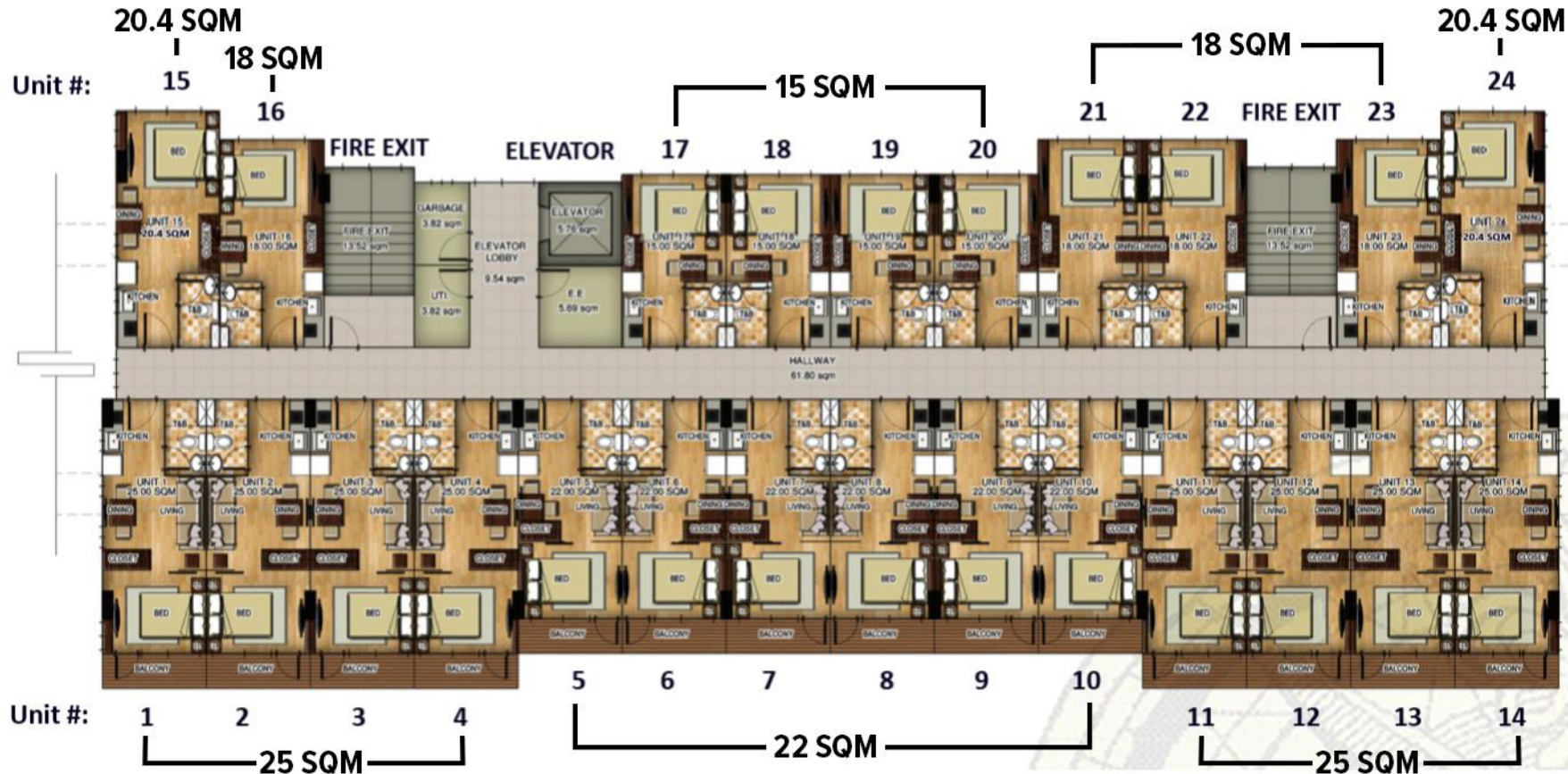
- **Studio Unit**
15 sqm, 18 sqm, 20.4 sqm
- **1-Bedroom Unit** (with balcony)
22 sqm, 25 sqm
- **2-Bedroom Unit** (Combined Unit)
30 sqm, 36 sqm, 38.4 sqm, 44 sqm, 50 sqm

FLOOR LEVEL: 2nd to 8th floor Level

NO. OF UNITS: 24 units per floor with a total of 168 units

STUDIO-TYPE UNITS; 2BR UNITS

FACING BATANGAS LANDSCAPE

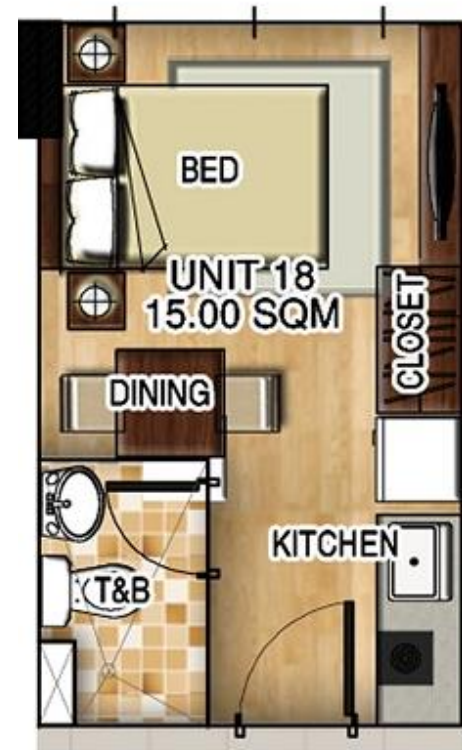


FACING AMENITIES

1BR WITH BALCONY UNITS; 2BR UNITS

STUDIO-TYPE UNITS

15 SQM



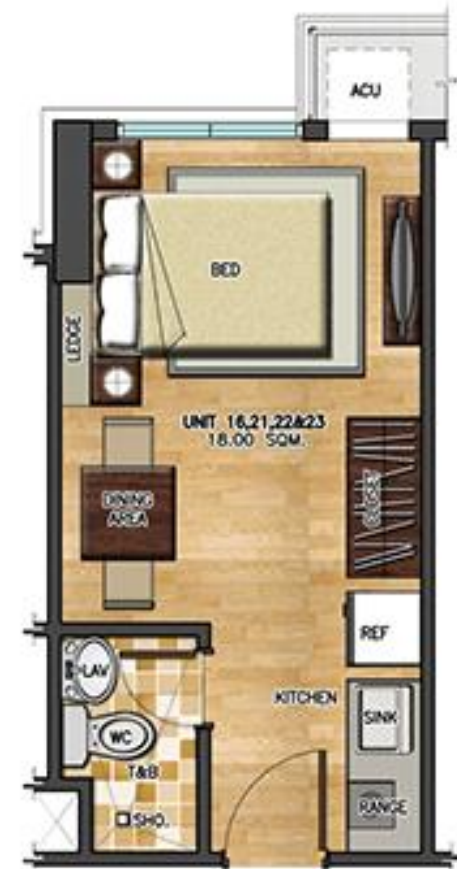
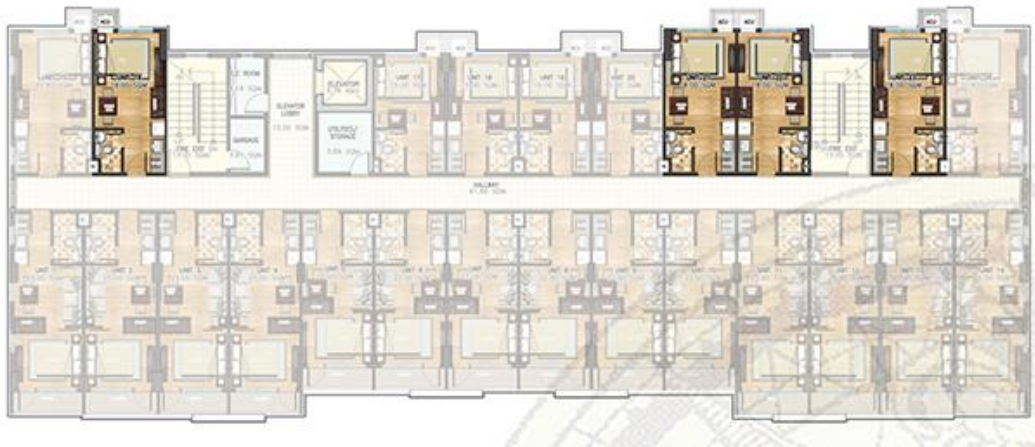
ROOM A
STUDIO-TYPE

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STUDIO-TYPE UNITS

18 SQM

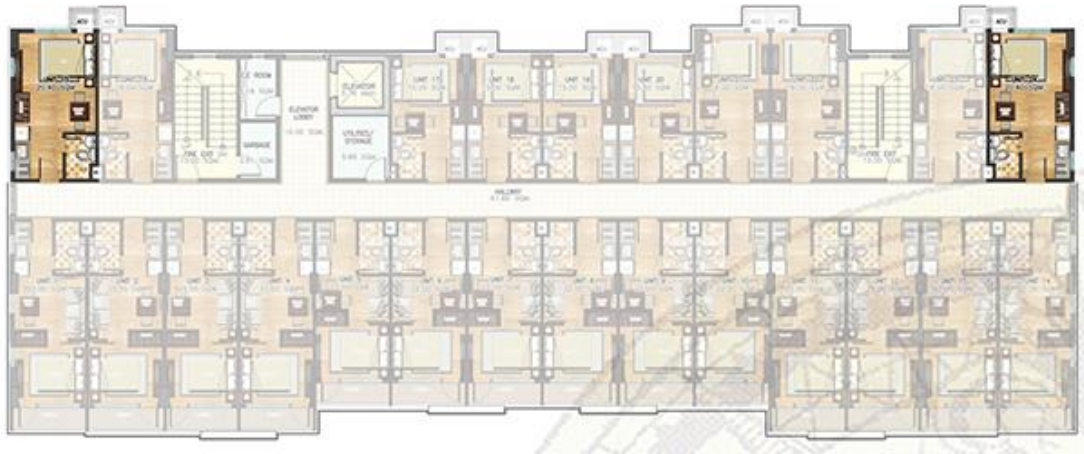


UNIT B
STUDIO-TYPE

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STUDIO-TYPE UNITS: 20.4 SQM



UNIT C
STUDIO-TYPE

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1-BEDROOM UNITS

22 SQM



ROOM C
1-BED UNIT

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1-BEDROOM UNITS

25 SQM



ROOM D
1-BED UNIT

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2-BEDROOM UNITS

30 SQM

COMBINED 15 SQM



30 SQM. UNIT
COMBINED UNIT 1
SCALE 1:50 MTS

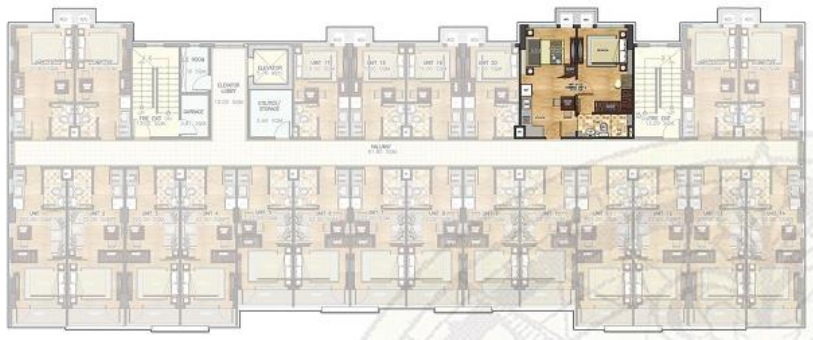
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2-BEDROOM UNITS

36 SQM

COMBINED 18 SQM



36 SQM. UNIT
COMBINED UNIT 2
SCALE 1:50 MTS

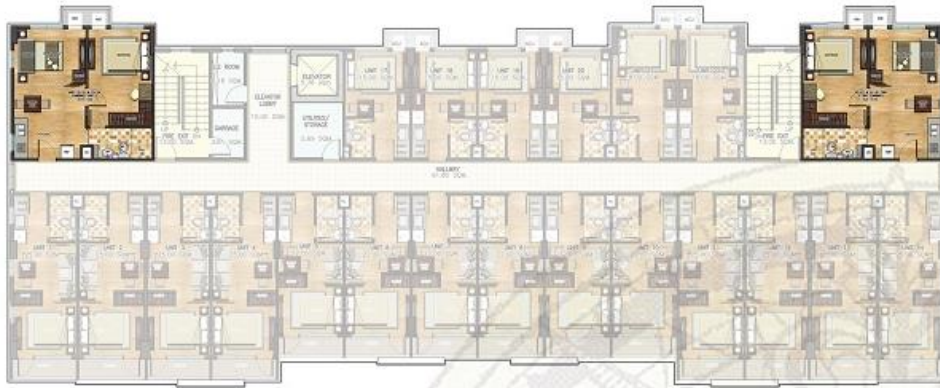
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2-BEDROOM UNITS

38.4 SQM

COMBINED 18 SQM & 20.4 SQM



38.40 SQM. UNIT
COMBINED UNIT 3
SCALE 1:50 MTS

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2-BEDROOM UNITS

44 SQM

COMBINED 22 SQM



44 SQM. UNIT
COMBINED UNIT 4
SCALE 1:50 MTS

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2-BEDROOM UNITS

50 SQM

COMBINED 25 SQM



50 SQM. UNIT
COMBINED UNIT 5
SCALE 1:50 MTS

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FINISHING DETAILS



Ready to Receive Unit (RRF)

This unit type is without fixtures / interior, Some call it 'bare' type. It is more affordable than a unit with interior.

Pros: Unit owner can choose to add fixtures according to his liking.

Cons: It might be a hassle to the unit owner to think about fixtures.

FINISHING DETAILS



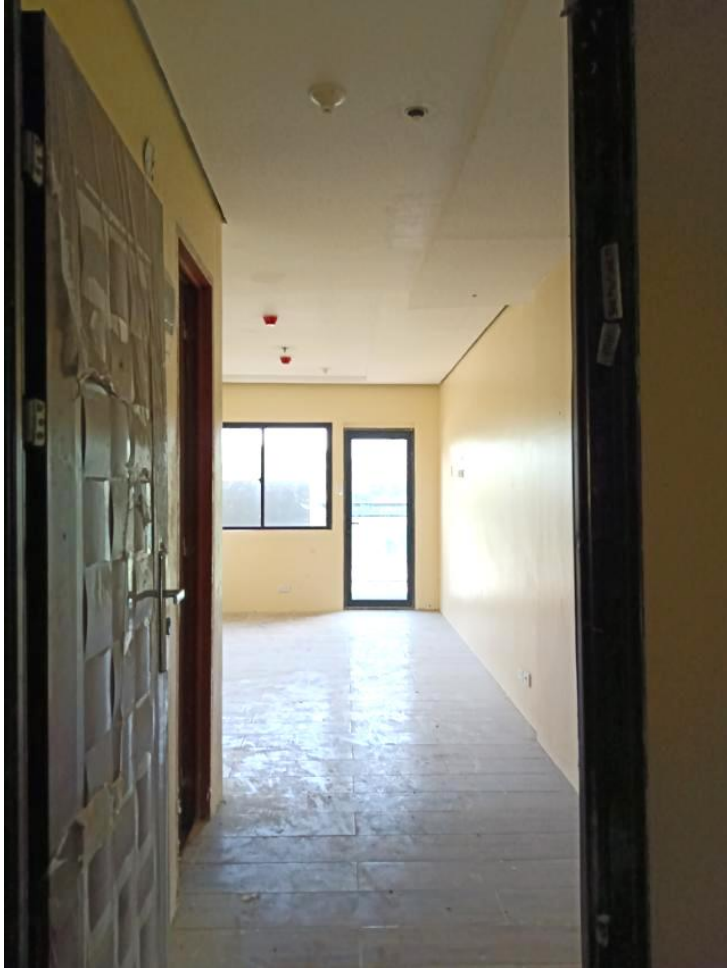
Model Unit Finish (MUF)

This unit type is with fixtures / interior. It is slightly more expensive than an RRF unit.

Pros: Unit owner doesn't need to worry about putting fixtures on his own.

Cons: Unit owner won't be able to modify / customize the interior of the unit.

FINISHING DETAILS



Hotel Unit Finish (HUF)

This unit type is with fixtures / interior (see next slide). It is slightly more expensive than an RRF unit.

Pros: Unit owner doesn't need to worry about putting fixtures on his own.

Cons: Unit owner won't be able to modify / customize the interior of the unit.

ACTUAL FINISHING PACKAGE INCLUSIONS

FINISHING PACKAGE

Flooring Finishes

- Wood laminated flooring for hallway, and bedrooms
- 600x600mm granite tiles for living, dining, and kitchen area
- 300x300mm cream tiles for toilets and bath

Wall Finishes

- Ceramic tile for T&B's shower area
- Semi-gloss latex wall paint finish for living, kitchen, hallway, and bedroom area

Ceiling Finishes

- Flat latex painted Gypsum Board ceiling on metal framing for living, dining, and kitchen area
- Flat latex painted hardiflex on metal framing for T&B and shower room

Kitchen

- Solid surface countertop for kitchen counter
- Stainless steel kitchen sink with mixer and accessories
- Modular kitchen with laminated cabinet doors

T&B Finishes

- Lavatory with pedestal and complete fittings/accessories
- Water closet with complete fittings/accessories
- Shower with mixers and accessories
- Glass shower enclosure

Door

- Painted wooden flush door, complete with hardware and lockset
- PVC flush door for utility T&B, complete with hardware and lockset

EXCLUDED ITEMS

- Airconditioning Units
- Appliances
- Furniture and Furnishings
- Lighting Fixtures

*No need to memorize ;)

SAMPLE UNIT:



Disclaimer: The model unit is only a representation of the size of the unit. Please refer to your contract and signed Finishing Package details for exact inclusions.



KITCHEN AREA

Disclaimer: The model unit is only a representation of the size of the unit. Please refer to your contract and signed Finishing Package details for exact inclusions.



DINING AREA

Disclaimer: The model unit is only a representation of the size of the unit. Please refer to your contract and signed Finishing Package details for exact inclusions.



LIVING ROOM

Disclaimer: The model unit is only a representation of the size of the unit. Please refer to your contract and signed Finishing Package details for exact inclusions.



TOILET & BATHROOM

Disclaimer: The model unit is only a representation of the size of the unit. Please refer to your contract and signed Finishing Package details for exact inclusions.

BEDROOM



Disclaimer: The model unit is only a representation of the size of the unit. Please refer to your contract and signed Finishing Package details for exact inclusions.

BASIC RESERVATION PROCEDURE

PROCEDURE ON HOW TO AVAIL A UNIT

- 1** Choose a unit then pay the reservation fee -- **P25,000 for Studio or 1 BR, P50,000 for 2BR.** *(Through bank transfer / remittance to our company bank account / credit or debit card online, free of charge)*
- 2** Send the deposit / remittance slip copy as proof of payment *(Screenshot of landing page for card payments)*
- 3** Upon confirmation, documents are to be sent via email for signing and sending along with the requirements needed.
- 4** Official Receipt will be sent upon completion of payments and documents.
- 5** Monthly payments will start **1 month after reservation.**

BANK ACCOUNTS	REQUIREMENTS	DOCUMENTS TO BE SENT & SIGNED
BPI BDO PNB	<input type="checkbox"/> Proof of Billing Address <input type="checkbox"/> (2) Valid Government ID's <input type="checkbox"/> Marriage Contract <i>(if applicable)</i> <input type="checkbox"/> TIN ID / BIR Form <i>(if applicable)</i>	<input type="checkbox"/> Reservation Form <input type="checkbox"/> Chosen Computation + Annex A <input type="checkbox"/> Chosen Finishing Details <input type="checkbox"/> Buyer's Information Kit
MODE OF PAYMENT FOR RESERVATION		MODE OF PAYMENT FOR MONTHLY AMORTIZATION
PDC Bank-to-Bank	Remittance Credit or Debit <i>(with charge)</i>	PDC (Post Dated Check)

- * Documents are applicable to country of residence
- * Foreign residents are ALLOWED to own a condominium in the Philippines
- * Reservation Fee is NON-REFUNDABLE upon payment
- * Required to issue 12-month PDC before the due date of first monthly amortization



WHY TRUST CITIGLOBAL

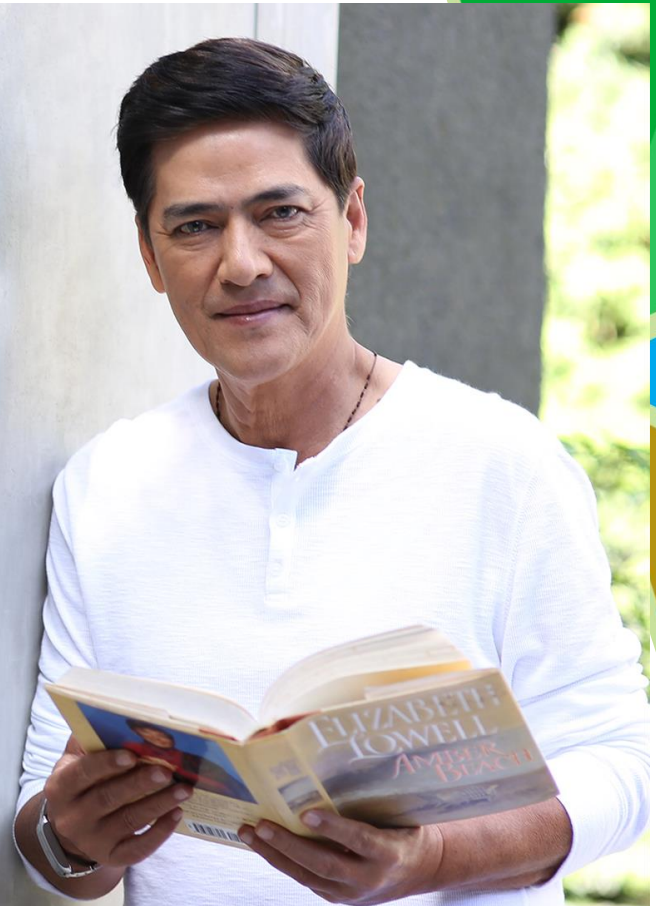
CERTIFIED

Only trusted real estate company by Bossing Vic

Before, owning a leisure property is an idea reserved for the very rich people.

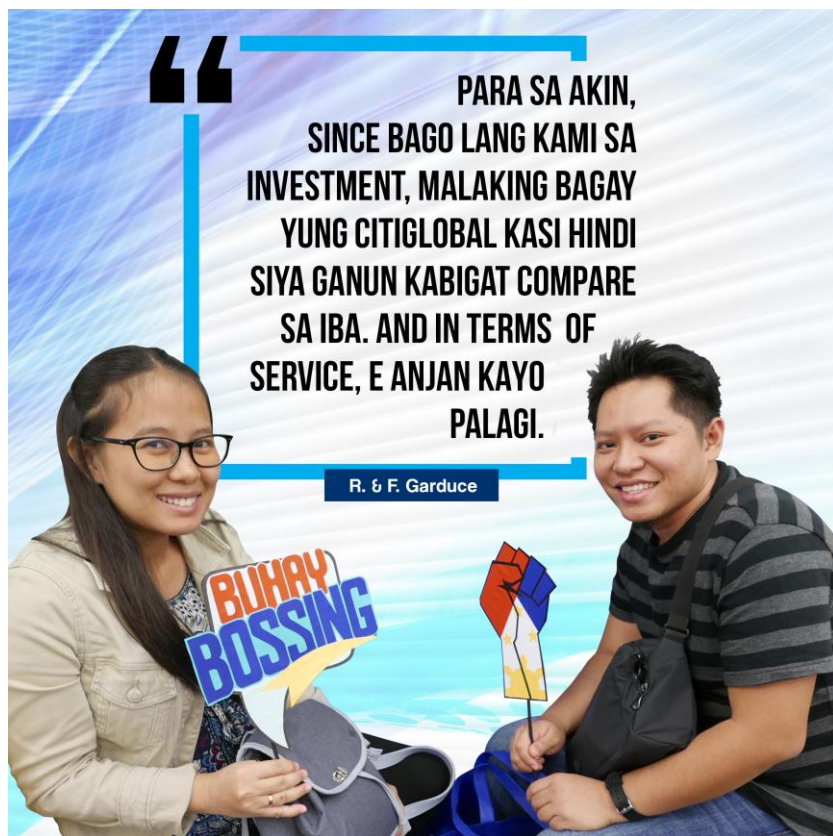
Today, with CitiGlobal, luxury can be enjoyed by hard-working people. Of all the real estate companies out there, it is only CitiGlobal that's making their far-fetched dream a reality for our OFWs


Vic Sotto



TESTIMONIES

Satisfied clients



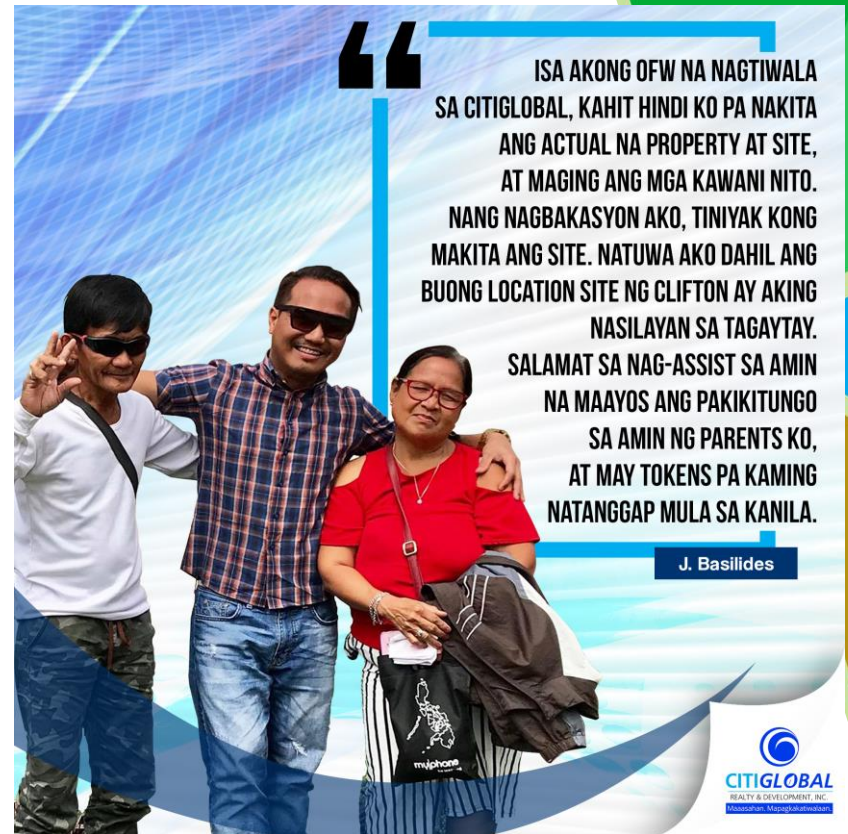
TESTIMONIES

Our Advocacy: For every OFW to be financially free with their own leisure properties.




“ I'M AN OFW FROM DUBAI FOR ALMOST 7YRS, AND I WANT TO INVEST FOR THE FUTURE OF MY FAMILY.. I AM GLAD THAT CITIGLOBAL IS FITTED TO FULFILL MY DREAM.. YOU HELPED US IN EVERY SINGLE DETAIL OF MY INQUIRY UNTIL WE GOT OUR UNIT.

J. & L. Sabado



“ ISA AKONG OFW NA NAGTIWALA SA CITIGLOBAL, KAHIT HINDI KO PA NAKITA ANG ACTUAL NA PROPERTY AT SITE, AT MAGING ANG MGA KAWANI NITO. NANG NAGBAKASYON AKO, TININYAK KONG MAKITA ANG SITE. NATUWA AKO DAHIL ANG BUONG LOCATION SITE NG CLIFTON AY AKING NASILAYAN SA TAGAYTAY. SALAMAT SA NAG-ASSIST SA AMIN NA MAAYOS ANG PAKIKITUNGO SA AMIN NG PARENTS KO, AT MAY TOKENS PA KAMING NATANGGAP MULA SA KANILA.

J. Basilides



FUTURE PROJECTS

Plenty of projects in the pipeline (Manila, Cebu, Palawan, etc.)



**BACK TO WHY
TRUST CITIGLOBAL
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Website Page



Facebook



Youtube Playlist



Construction

**BACK TO
TABLE OF CONTENTS**

THANK YOU!

