



## **IN THE MIDDLE OF EVERYWHERE**

Get on the railway of lifestyle enjoyment! Let this address take you off space hindrances and on to the city's best places in a swift!

Pioneer Woodlands is a 6-tower development situated right at the middle of thriving EDSA that instantly becomes the convergent zone of various business, shopping, leisure, entertainment and educational hubs in the city!

Its direct link to the Boni station of MRT-3 makes this development one of the most coveted addresses in the metro that would truly be ideal for yuppies, students and starting families.

## **GO WHEREVER. WHENEVER.**

Living right at the MIDDLE of the business and leisure stretch of EDSA naturally brings you right where life's most essential hubs meet! With its DIRECT PHYSICAL connection to the MRT Boni station, you can simply HOP INTO the city's main railway transit to be RIGHT ON TIME for parties, classes, movies, games, business meetings, client calls and presentations!

Pioneer Woodlands is located right at the MIDPOINT of EDSA's main railway transit particularly BONI STATION. This obviously central location is a great convenience having an easy travel reach to various business and leisure hubs such as the Central Business Districts in Ortigas and Makati as well as the big shopping malls and fab restos that line its vicinity. Students are also greatly considered in this new address that is close to a network of prestigious high schools and universities that are very accessible through various transportation means.

## **BREEZE THROUGH. PACE DOWN.**

Find your own excitement in your immediate vicinity that is merely a kick away from shopping, dining and leisure establishments like Megamall or Shangri-la Plaza. Yet, find solace at the end of each day in the rejuvenating amenities enclosed right within your home! Feel a sense of "vacation in a home" with the presence of your very own lap pools, zen gardens, jogging trails and playground for kids!

Get to the core of your lifestyle.



**Empire East**



# Pioneer Woodlands



## PIONEER WOODLANDS LOCATION MAP



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Pioneer  
Woodlands

## Project Facade



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## Amenity Area



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Pioneer  
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## SITE DEVELOPMENT PLAN



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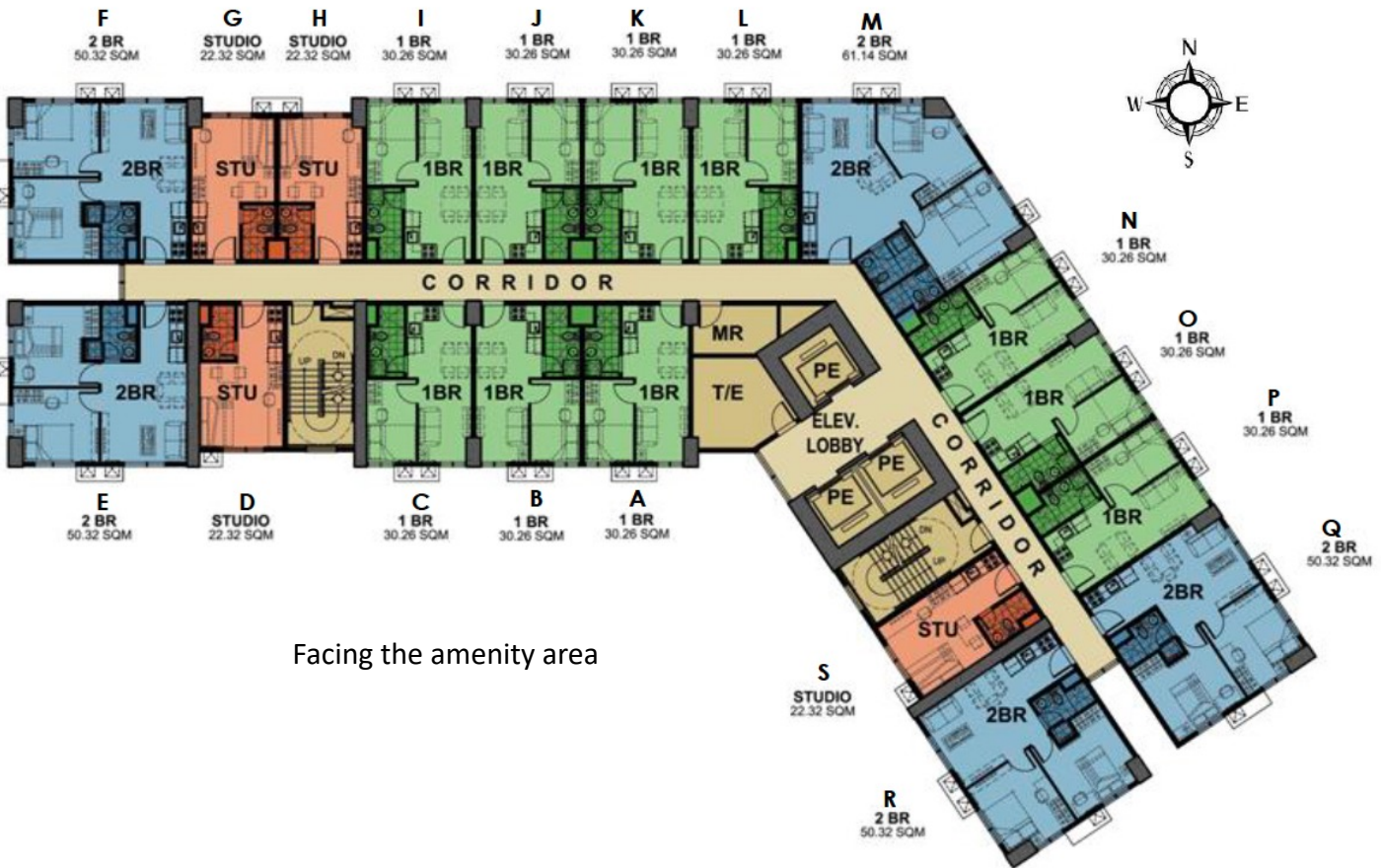




Pioneer  
Woodlands

# WOODLAND PARK II – RFO (Tower 4)

Facing Madison Street



Facing the amenity area

## TYPICAL FLOOR PLAN 6<sup>th</sup> to 36<sup>th</sup> FLOOR

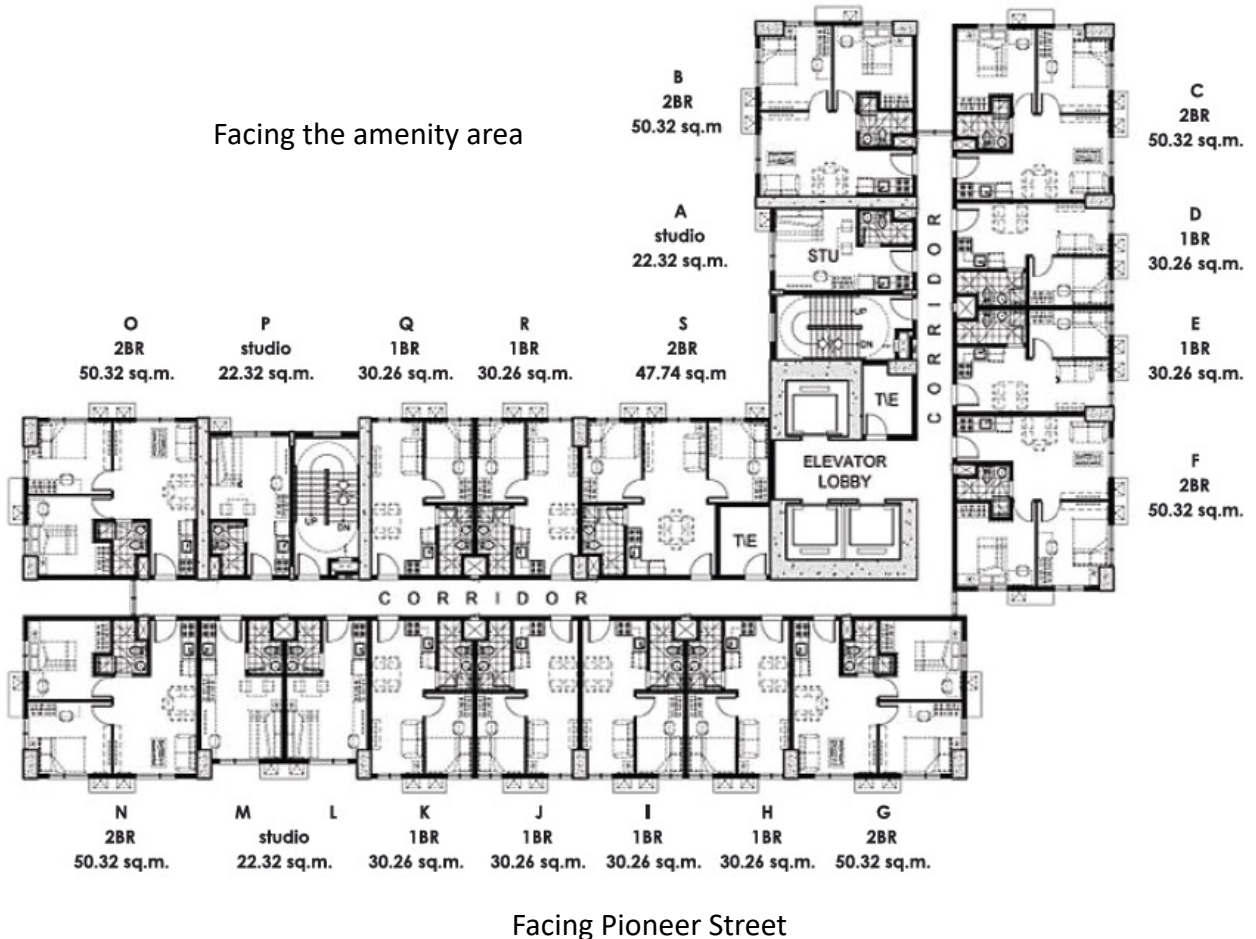


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# WOODLAND PARK III – RFO (Tower 5)



## TYPICAL FLOOR PLAN 6<sup>th</sup> to 36<sup>th</sup> FLOOR



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# TYPICAL ONE-BEDROOM UNIT LAYOUT



30.26 sqm







**COMPUTATION SHEET**  
WOODLAND PARK II (TOWER 4)  
WOODLAND PARK III (TOWER 5)  
1-BEDROOM – 30.26 SQM

Selling Price	6,561,240.89
5% Less: Promo Discount	<u>328,062.04</u>
	6,233,178.85
12% Add: VAT	<u>747,981.46</u>
Net Selling Price	6,981,160.31

**TERMS OF PAYMENT**

Outright Down Payment	400,000.00
Amortization on Month 1-30	40,000.00
Balance	5,381,160.31
Reservation Fee	40,000.00
Due on Month 31	5,341,160.31

**OTHER FEES**

7% Other Fees (Due on Month 31)	459,286.86
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**NOTES:**

1. Empire East Land Holdings, Inc reserves the right to correct any error that may appear on this computation.
2. All payments made, including reservation fee, is non-refundable in case of cancellation or withdrawal by the buyer.
3. All check payments must be made payable to **EMPIRE EAST LAND HOLDINGS INC**
4. Prices and other details are subject to change without prior notice.
5. Other Fees is computed at 7% of Selling Price and shall be settled separately thru Empire East's Credit and Collection Department.



# TYPICAL TWO-BEDROOM UNIT LAYOUT



50.32sqm







**COMPUTATION SHEET**  
WOODLAND PARK II (TOWER 4)  
WOODLAND PARK III (TOWER 5)  
2-BEDROOMS – 50.32 SQM

Selling Price	10,877,681.48
5% Less: Promo Discount	<u>543,884.07</u>
	10,333,797.41
12% Add: VAT	<u>1,240,055.69</u>
Net Selling Price	11,573,853.09

**TERMS OF PAYMENT**

Outright Down Payment	600,000.00
Amortization on Month 1-30	60,000.00
Balance	9,173,853.09
Reservation Fee	60,000.00
Due on Month 31	9,113,853.09

**OTHER FEES**

7% Other Fees (Due on Month 31)	761,437.70
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Pioneer  
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# WOODLAND PARK IV - Preselling (Tower 6)



Actual Construction as of August 2024



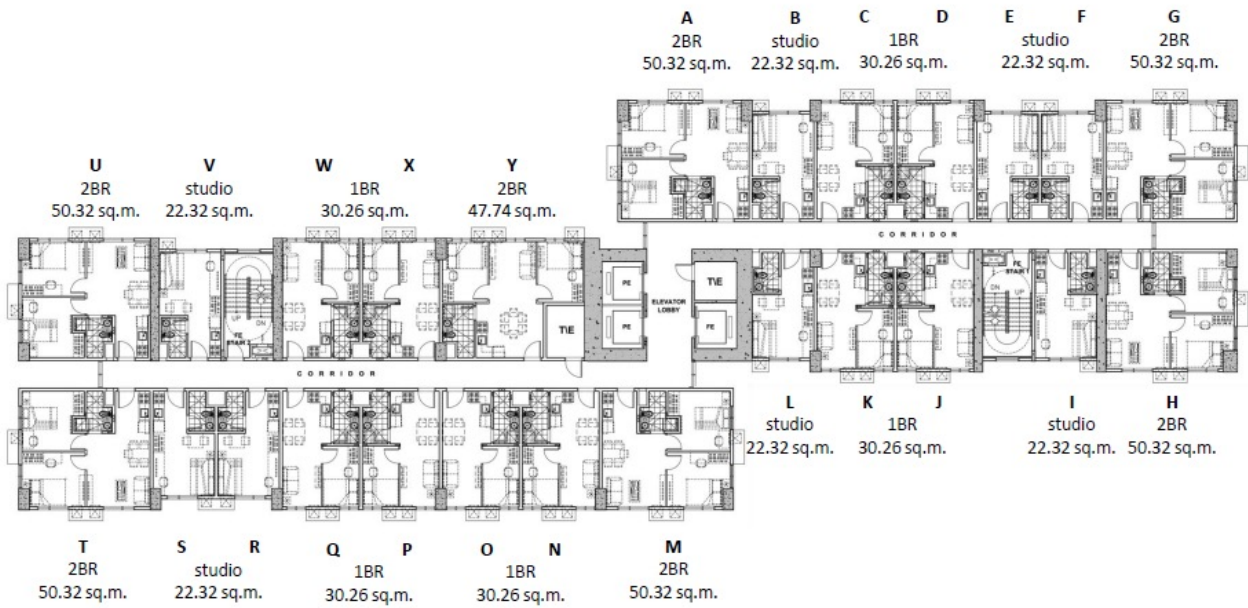
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Woodlands

# WOODLAND PARK IV - Preselling (Tower 6)



Pioneer St.

Facing Edsa

## TYPICAL FLOOR PLAN 6<sup>th</sup> to 37<sup>th</sup> FLOOR



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# TYPICAL STUDIO UNIT LAYOUT



22.32 sqm





**COMPUTATION SHEET**  
**WOODLAND PARK III (TOWER 6)**  
**STUDIO – 22.32 SQM**



Selling Price	4,337,663.07
5% Less: Promo Discount	<u>216,883.15</u>
	4,120,779.92
12% Add: VAT	<u>494,493.59</u>
Net Selling Price	4,615,273.51

**TERMS OF PAYMENT**

15.00% of Net Selling Price	692,291.03
Less: Reservation Fee	<u>25,000.00</u>
	667,291.03
Amortization for 36 Months	18,535.86
1.75% Lumpsum on Month 12, 24 and 36	80,767.29
79.75% Balance Upon Turnover	3,680,680.62

**OTHER FEES**

7% Other Fees (Upon Turnover)	303,636.41
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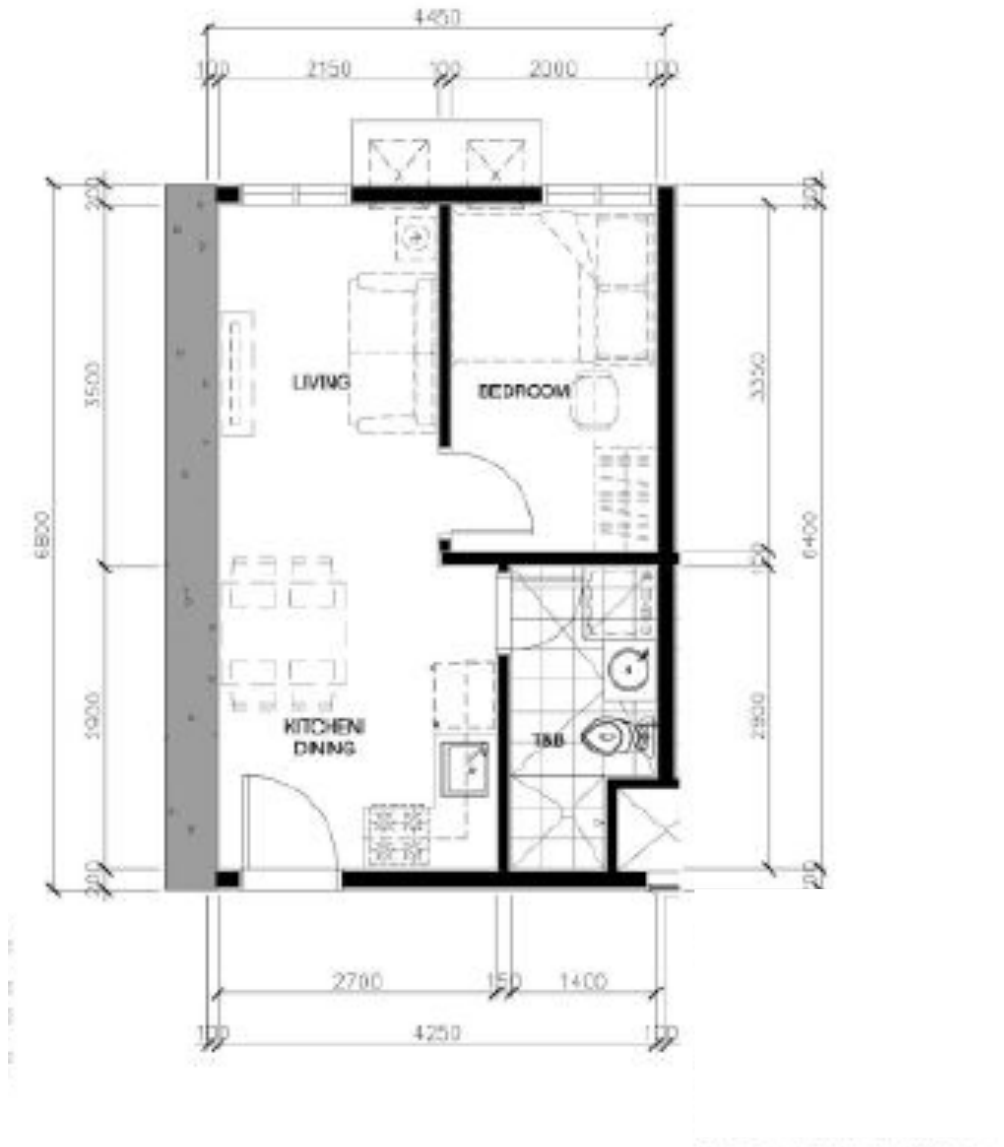
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3. All check payments must be made payable to **EMPIRE EAST LAND HOLDINGS INC**
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# TYPICAL ONE-BEDROOM UNIT LAYOUT



30.26 sqm



**COMPUTATION SHEET**  
**WOODLAND PARK III (TOWER 6)**  
**1-BEDROOM – 30.26 SQM**



Selling Price	5,862,933.90
5% Less: Promo Discount	<u>293,146.70</u>
	5,569,787.21
12% Add: VAT	<u>668,374.46</u>
Net Selling Price	6,238,161.67

**TERMS OF PAYMENT**

15.00% of Net Selling Price	935,724.25
Less: Reservation Fee	<u>25,000.00</u>
	910,724.25
Amortization for 36 Months	25,297.90
1.75% Lumpsum on Month 12, 24 and 36	109,167.83
97.75% Balance Upon Turnover	6,097,803.03

**OTHER FEES**

7% Other Fees (Upon Turnover)	410,405.37
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# TYPICAL TWO-BEDROOM UNIT LAYOUT



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47.74 sqm



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# TYPICAL TWO-BEDROOM UNIT LAYOUT



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50.32sqm



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# COMPUTATION SHEET

## WOODLAND PARK IV (TOWER 6)



	2-Bedrooms 47.74 sqm	2-Bedrooms 50.32 sqm
Selling Price	9,220,834.90	9,716,451.88
5% Less: Promo Discount	<u>461,041.75</u>	<u>485,822.59</u>
	8,759,793.16	9,230,629.29
12% Add: VAT	<u>1,051,175.18</u>	<u>1,107,675.51</u>
Net Selling Price	9,810,968.33	10,338,304.80

### TERMS OF PAYMENT

15.00% of Net Selling Price	1,471,645.25	1,550,745.72
Less: Reservation Fee	<u>25,000.00</u>	<u>25,000.00</u>
	1,446,645.25	1,525,745.72
Amortization for 36 Months	40,184.59	42,381.83
1.75% Lumpsum on Month 12, 24 and 36	171,691.95	180,920.33
79.75% Balance Upon Turnover	7,824,247.25	8,244,798.08

### OTHER FEES

7% Other Fees (upon Turnover)	645,458.44	680,151.63
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#### NOTES:

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Sample of completed unit as reference only for quality and specs





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## 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: 7-292-51897-4

SC: MBTCPHMM

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)
  - Scanned copy of two (2) valid IDs



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