





At a glance

Location:

Coronado St., Mandaluyong

Total Area:

6,122 sqm

Concept / Theme:

Nature (greens)

No. of Towers:

One Tower, Three Clusters

* Estimated Saleable Units: Approx. 590 units

Treetop Villas





Advantages

- Access to Makati Central Business District thru
 Makati Mandaluyong Bridge
- Savings on transportation just a bridge away from Makati
- Affordable alternative to Makati city lifestyle- 45% lower versus Makati condo prices (about P5T/ month for 2-bedroom units)
- Near embassies, educational institutions, business centers
- Proximity to churches, commercial centers and other community establishments and public facilities

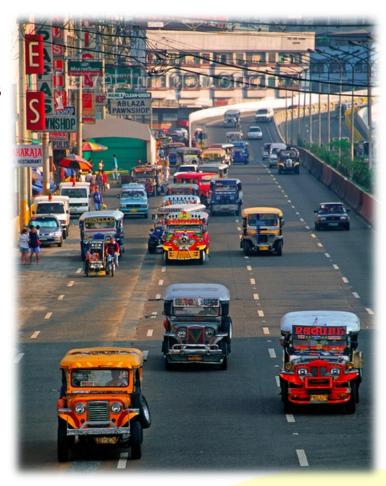


Modes of Transport

MRT, Ferry Boat and other Public Vehicles







Treetop Villas



Nearby Establishments

SCHOOLS

- Barangay Hulo Elementary School
- Mandaluyong Science High School
- Rizal Technological University

CHURCHES

- International Baptist Church
- St Peter & Paul Parish
- San Roque Parish Church

HOSPITALS

- Ospital ng Makati
- Santa Ana Trauma Center
- National Mental Health Center



Nearby Establishments

- BUSINESS CENTERS
 - Near Makati and Mandaluyong business centers
- EMBASSIES
 - International Baptist Church
 - St. Peter & Paul Parish
 - San Roque Parish Church
- COMMERCIAL AND LEISURE CENTERS
 - Rockwell Power Plant Mall

Sta Ana, Mandaluyong, Manila Bay Skyline



Makati Skyline



Mandaluyong, QC, Ortigas Skyline

Pasig River Makati Skyline



Orientation





Site Development Plan

*The Specifications, descriptions, plans and visuals shown here are intended to give a general idea of the project and are subject to change without prior notice





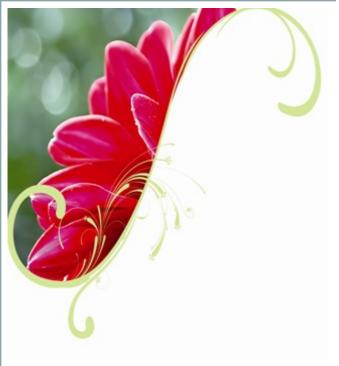








Treetop Villas



^{2nd} floor







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Building Features

- Low density condominium community living
- Only 590 units in about 6,546 sq.m project area
- Only 8 -12 residential floors
- About 50% of land devoted to parks, open spaces and amenities
- Treetop view for most units

Building Features

- No. of Towers: One Tower, Three Clusters
 - Cluster 1 = 27 units per floor, w/ top floor at 24 units (10 floors)
 - Cluster 2 = 19 units per floor, w/ top floor at 18 units (12 floors)
 - Cluster 3 = 19 units per floor, w/ top floor at 17 units (12 floors)
- Estimated Saleable Units:
 - Approximately 590 units
 - 2 BR units, averaging 30 sqm. Each
- No. of Elevators = 7
 - Cluster 1 = 3 elevators
 - Cluster 2 = 2 elevators
 - Cluster 3 = 2 elevators

Typical Residential Features

- Provision for:
 - Individual electric & water meters
 - Cable TV-ready line
 - Telephone line-ready per unit
 - Internet-ready cabling
- Individual CCT
- Automatic fire sprinkler system for all units
- Round the clock security
- Building Administration

Parking

- Ground Floor to Second Floor Parking
- Estimated No. of Parking Slots
 - Approximately 160 slots (Ground floor & Mezzanine)
- A ratio of 1:4 as per Mandaluyong City Ordinance
- Separate titles for parking slots with same options/terms of payment from that of the units.









Resort-Type Amenities

- Clubhouse (Showroom and Sales Office)
- Adult & Kiddie Infinity Pool
- Cabanas
- Pool Lounge
- Paved Sunbathing Area
- Shower Areas
- Playground
- Trellised Sitting Areas / Courtyard
- Jogging Path







Lobby

Treetop Villas







- Reservation stage
 - Reservation Agreement and Buyers' Information Sheet
 - General Specifications
 - Two (2) Valid Government ID
 - 1x1 ID Picture including spouse (if applicable)
 - Community Tax Certificate
 - Birth Certificate (if single) or marriage contract (if married) or Death certificate (if applicable)
 - Notarized Special Power of Attorney (if applicable)
 - Properly filled-up MRI (Mortgage Redemption Insurance) form

- Downpayment Stage
 - For Locally Employed
 - Application for In-House form
 - Certificate of Employment & Compensation
 - (ITR) (latest 2 years)
 - Payslip (latest 1 month)
 - Birth Certificate (if single), Marriage Certificate (if married),
 Death Certificate (if widowed or widower)
 - ID Picture (1x1) 2pcs. (including spouse if married)
 - 2 Government ID (including spouse if married)
 - CTC / Passport
 - Notarized SPA (if buyer/spouse in abroad)
 - Affidavit of Income (for buyers who cannot submit proof of income)

- For Self-employed
 - Application for In-House form
 - Business Registration / Permit
 - (ITR) (latest 2 years)
 - Audited Financial Statement
 - Birth Certificate (if single), Marriage Certificate (if married),
 Death Certificate (if widowed or widower)
 - ID Picture (1x1) 2pcs. (including spouse if married)
 - 2 Government ID (including spouse if married)
 - CTC / Passport
 - Notarized SPA (if buyer/spouse in abroad)
 - Affidavit of Income (for buyers who cannot submit proof of income)

- For OFW
 - Application for In-House form
 - Certificate of Employment & Compensation
 - (ITR) (latest 2 years)
 - Payslip (latest 1 month)
 - Birth Certificate (if single), Marriage Certificate (if married),
 Death Certificate (if widowed or widower)
 - ID Picture (1x1) 2pcs. (including spouse if married)
 - 2 Government ID (including spouse if married)
 - Passport
 - Notarized SPA (if buyer/spouse in abroad)

*Note:

Contract to sell (upon payment of First Month DP)

- Full Payment Stage
 - Deed of Absolute Sale
 - Condominium Certificate of Title (CCT) transferred to the name of the buyer

