

Payment Term: 15% DOWNPAYMENT PAYABLE OVER 70 MONTHS, 85% RETENTION ON THE 71ST MONTH

**Unit Type**

**Unit**

**Unit View**

Floor Area (in SQM)

Balcony (in SQM)

**Gross Floor Area**

Gross Unit Price

Less: 1.00% Focus Unit Discount

**Net Total Contract Price**

Price per SQM

**15%** Equity

Less: Reservation Fee (RF)

Total Equity Net of RF

**70** Monthly Amortizations

**85%** Retention

**6%** Closing Fee\*

	1 Bedroom	1 Bedroom	Executive 1 Bedroom	Parking
<b>Unit</b>	<b>120</b>	<b>351</b>	<b>28M</b>	-
East, Along Sapphire Road	South, Facing Onyx Road	North, Facing Amenity Area		Basement 5
Floor Area (in SQM)	36.00	36.00	49.50	-
Balcony (in SQM)	-	-	-	-
<b>Gross Floor Area</b>	36.00	36.00	49.50	-
Gross Unit Price	9,077,588.00	9,300,291.00	12,023,243.00	1,000,000.00
Less: 1.00% Focus Unit Discount	(90,775.88)	(93,002.91)	(120,232.43)	
<b>Net Total Contract Price</b>	<b>8,986,812.12</b>	<b>9,207,288.09</b>	<b>11,903,010.57</b>	<b>1,000,000.00</b>
Price per SQM	249,633.67	255,758.00	240,464.86	
<b>15%</b> Equity	1,348,021.82	1,381,093.21	1,785,451.59	150,000.00
Less: Reservation Fee (RF)	<b>(50,000.00)</b>	<b>(50,000.00)</b>	<b>(50,000.00)</b>	<b>(25,000.00)</b>
Total Equity Net of RF	1,298,021.82	1,331,093.21	1,785,451.59	125,000.00
<b>70</b> Monthly Amortizations	<b>18,543.17</b>	<b>19,015.62</b>	<b>25,506.45</b>	<b>1,785.71</b>
<b>85%</b> Retention	<b>7,638,790.30</b>	<b>7,826,194.88</b>	<b>10,117,558.98</b>	<b>850,000.00</b>
<b>6%</b> Closing Fee*	<b>539,208.73</b>	<b>552,437.29</b>	<b>714,180.63</b>	<b>60,000.00</b>

FROM 8/16/2022 TO 5/16/2028

DUE DATE 6/16/2028

DUE DATE 5/16/2028

Remarks

\*Covers pertinent national and local government fees and charges, including, but not limited to, documentary stamp tax, notarial fees, transfer taxes, registration fees and other expenses connected with the execution of the Deed of Absolute Sales and the issuance or transfer of the corresponding Condominium Certificate of Title, as well as Condominium Corporation Membership fees and creditable condominium dues, and utility bonds (if applicable).

1. For any discrepancy between this sample computation and that of the official pricelist, the latter shall prevail.
2. Price, availability of unit and parking slot, and other details appearing herein are subject to change without prior notice.
3. The Developer reserves the right to correct any errors appearing herein at anytime including, but not limited to, those resulting from typographical errors.
4. The Total Contract Price does not include fees relevant to the sale such as turnover taxes, fees and expenses, and installation of certain utilities/services (including meter deposits, connection charges and the like) which are exclusively for the buyer's account.
5. All areas are approximates (+ / -).