



KING

PROPERTIES

Buyer's Guide

JUANITO KING & SONS, INC.



*... entering a new era as it launches its real
estate arm*

Globe: +63917.327.6415

Sun: +63932.865.2976

Smart: +63929.283.2345



KING

PROPERTIES

Aiming to create peaceful, harmonious and sustainable communities that enrich people's lives while preserving the gift of nature.

Globe: +63917.327.6415

Sun: +63932.865.2976

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The background of the image features several light green palm fronds. One frond is positioned on the left, partially behind the word 'MODENA'. Another large frond is in the upper right, and a third is in the lower left. The word 'MODENA' is written in a dark green, serif font, with a dark green swoosh underline that starts under the 'M' and ends under the 'A'.

MODENA

...a dream of modern living

GENERAL DETAILS

- Project Location



GENERAL DETAILS

- **Total Subdivision Area**

30,110 Square Meters

- **Total House & lot**

161 Units

Model Units

Adora

Adrina

Callisto

Adagio

Elysia

 MODENA



Adora

....BELOVED

P2,125,000



2-STOREY TOWNHOUSE • 3 BEDROOMS, 2 T&B

FLOOR AREA 67 SQ.M. • LOT AREA 60 SQ.M.



MODENA

Callisto

...BEAUTIFUL

P 2,490,000 – 2,600,000



2-STOREY DUPLEX • 3 BEDROOMS, 2 T&B

FLOOR AREA 74 SQ.M. • LOT AREA 80 SQ.M.

MODENA



Adriana

...HAPPINESS

P2,700,000



2-STOREY SINGLE ATTACHED • 4 BEDROOMS, 2 T&B

FLOOR AREA 75 SQ.M. • LOT AREA 90 SQ.M.



MODENA

Adagio

...RELAXED



1-STOREY SINGLE ATTACHED • 2 BEDROOMS, 1 T&B

FLOOR AREA 51 SQ.M. • LOT AREA 100 SQ.M.



MODENA

Elysia

...BLESSED



2-STOREY SINGLE DETACHED • 4 BEDROOMS, 2 T&B

FLOOR AREA 86 SQ.M. • LOT AREA 120 SQ.M.

Features & Amenities

- Landscaped Entrance
- Sophisticated gate
- Elegant Guardhouse
- Expansive Green Areas
- Tree-lined concrete roads w/ street signage
- Cemented sidewalks with street lights
- Cemented curbs and gutter
- 24- hour security
- Underground Drainage system

Features & Amenities

- Convertible Basketball court
- Intricately- designed multi-functional hall
- power and water supply provisions
- Perimeter fence
- Communal Parking Areas
- Lush Parks
- Children's Playground
- TV Cable & Telephone lines provisions

Advantages

- Value for Money
- Sound investment
- Superb Location
- Product Quality
- Reasonable price
- Accessibility to:
 - Public transportation
 - Utilities
 - Hospitals, churches, schools and malls
 - Luxury beaches & hotel

Outright Cash payment on TCP

- Reservation Fee

Php 30,000.00

Non-refundable-nintransferable

- Full payment of TCP within 30 days from reservation date

5% discount

Outright Cash payment on Equity

- Reservation Fee

Php 30,000.00

- Outright payment of Equity within 30 days from reservation date

2% discount for the buyer

Regular Equity Payment

Equity should be at least 30% of the Total Contract Price

30% of the Equity : 30 days from the reservation date

70% of the Equity : 60 days reservation date

Sample Computation

ADORA Townhouse

TCP	P 2,125,000	
Equity	P 637,500	(30% of TCP)
Balance	P 1,487,500	(70% of TCP)
<i>Payment Schedule</i>		
Reservation	P 30,000	
Balance of the Equity	P 607,500	
30 days from the reservation	P 182,250	(30% of Equity)
30 days from the reservation	P 425,250	(70% of Equity)

FEIS (scheme 1)

Equity can be paid in six (6) months
with zero interest

Sample Computation

Adora (Townhouse)

TCP	P 2,125,000	
Equity	P 637,500	(30% of TCP)
Balance	P 1,487,500	(70% of TCP)
<i>Payment Schedule</i>		
Reservation	P 30,000	
Balance of the Equity	P 607,500/6 months	
Monthly Amortization	P 101,250/month	



FEPS (scheme 2)

Equity can be paid in 12 months

- First 6 months – no interest
- Second half – 2% interest per month

Sample Computation

Adora Townhouse

TCP	P 2,125,000	
Equity	P 637,500	(30% of TCP)
Balance	P 1,487,500	(70% of TCP)
<i>Payment Schedule</i>		
Reservation	P 30,000	
Balance of the Equity	P 607,500/2	
First 6 months	P 303,750/6 months	
	P 50,625/mo. for 6 months	0% int.
Second 6 months	P 303,750 x12%	
	P 56,700/mo for 6 months	2% per month

Accredited Financial Institution

- BPI Family
- Unionbank
- BDO
- Metrobank
- Pag-IBIG
- RCBC
- Chinabank

For On Line Reservations,

Please Call:

Office Number:

+6332.580.8304

Mobile Numbers:

+63917.327.6415

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