



THE RESIDENCES

*From the developers of*

PUNTA FUEGO

*Rising Soon!*

**Sample Computation  
1 Bedroom Unit**



**LANDCO**  
P A C I F I C



**FILIPINAS M. ENGUERO**  
*Broker Manager*

+ 63 917 149 3395  
+ 63 917 125 8531

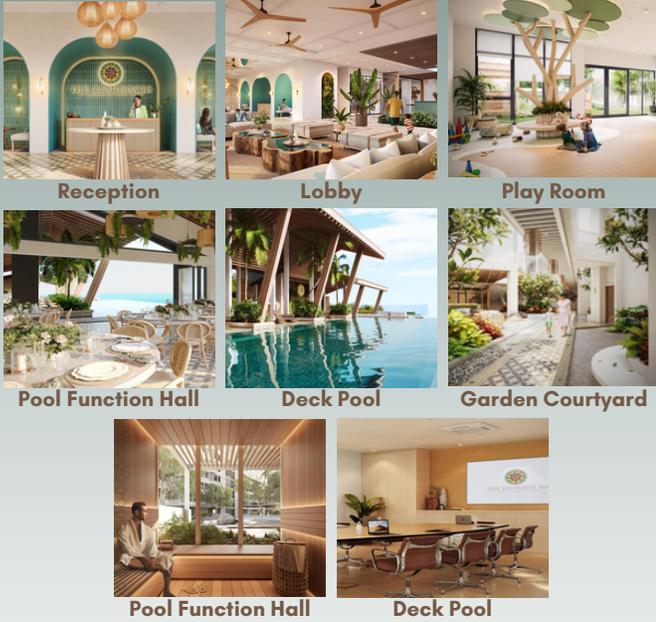
✉ [fmenguero@landcosales.ph](mailto:fmenguero@landcosales.ph)



## THE RESIDENCES

Indulge in coastal living at its finest in this one-bedroom haven. Spanning a generous area of at least 59.93 sqm, the residence offers ample space to unwind and embrace the breathtaking ocean vista. Step out onto your private balcony and breathe in the fresh sea air, while captivating ocean views become a constant presence throughout your day.

### Amenities



Reception

Lobby

Play Room

Pool Function Hall

Deck Pool

Garden Courtyard

Pool Function Hall

Deck Pool



### Unit Feature Deliverables

- Panoramic View of the Sea
- Balcony on all units
- 2.9m Floor to Ceiling Height
- T.V. and Telephone Outlets
- Individual Intercom
- Pre-installed LED Ceiling Fixtures
- Cove Ceiling
- Automatic Smoke Detectors and Fire Alarm Sprinkler System
- Main door Security Peep Hole
- Dedicate washing area



1-BEDROOM UNIT WITH BALCONY



# Sample Dressed Up Unit

# Deliverables





**THE RESIDENCES**  
AT TERRAZAS DE PUNTA FUEGO



Please input data

Date:	June 19, 2025
Client's Name:	-
Agent's Name:	-
Tower:	<b>THE RESIDENCES</b>
Floor:	7th Flr
Unit No:	71
Unit Type:	1 Bedroom
Floor Area (sqm):	60.61
Price/sqm:	473,542.37
Total Selling Price:	28,701,403.05

PAYMENT MILESTONE	Payment Term Options				
	STANDARD TERM SPOT CASH 30% Discount on Selling Price 95% Payable within 30 days after RF 5% Retention	STANDARD TERM DEFERRED 1 25% Discount on Selling Price, 5% Spot DP, 95% Payable over 48months, no interest	STANDARD TERM DEFERRED 2 23% Discount on Selling Price, 100% Net Selling Price Payable over 48months, no interest	STANDARD TERM INSTALLMENT 1 20% Discount on Selling Price, 5% DP payable in 3 months, Php 120,000.00 /month for 45months, Remaining balance Lumped sum	STANDARD TERM INSTALLMENT 2 17% Discount on Selling Price, Php 140,000.00 /month for 48 months, Remaining balance Lumped sum
<b>Total Selling Price</b>	P 28,701,403.05	P 28,701,403.05	P 28,701,403.05	P 28,701,403.05	P 28,701,403.05
<b>Outright Discount</b>	30%	25%	23%	20%	17%
Less: Outright Discount	-P 8,610,420.91	-P 7,175,350.76	-P 6,601,322.70	-P 5,740,280.61	-P 4,879,238.52
<b>Total Contact Price</b>	P 20,090,982.13	P 21,526,052.28	P 22,100,080.35	P 22,961,122.44	P 23,822,164.53
Payment Stage					
Reservation Fee (RF)	P 200,000.00	P 200,000.00	P 200,000.00	P 200,000.00	P 200,000.00
1st month	P 18,886,433.03	P 876,302.61	P 456,300.00	P 316,100.00	P 140,000.00
2nd month		P 426,100.00	P 456,300.00	P 316,100.00	P 140,000.00
3rd month		P 426,100.00	P 456,300.00	P 315,856.12	P 140,000.00
4th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
5th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
6th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
7th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
8th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
9th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
10th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
11th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
12th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
13th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
14th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
15th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
16th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
17th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
18th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
19th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
20th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
21st month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
22nd month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
23rd month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
24th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
25th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
26th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
27th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
28th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
29th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
30th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
31st month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
32nd month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
33rd month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
34th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
35th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
36th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
37th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
38th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
39th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
40th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
41st month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
42nd month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
43rd month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
44th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
45th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
46th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
47th month		P 426,100.00	P 456,300.00	P 120,000.00	P 140,000.00
48th month	P 1,004,549.11	P 426,100.00	P 453,980.35	P 120,000.00	P 140,000.00
49th month		P 423,049.67		P 16,413,066.31	P 16,902,164.53
50th month					
<b>Total Payments</b>	P 20,090,982.13	P 21,526,052.28	P 22,100,080.35	P 22,961,122.44	P 23,822,164.53
<b>Other Charges:</b>	P 1,205,458.93	P 1,291,563.14	P 1,326,004.82	P 1,377,667.35	P 1,429,329.87

17,790,733.66

18,331,494.40

- The sample computation above is being shown for presentation purposes only. The Registered Seller does not guarantee the availability of the unit/lot by the time the buyer decides to pursue with the purchase.
- In our continuing effort to improve our product, we reserve the right to make changes or modifications to the site plan in terms of sizes, dimensions and features, without notice.
- All lot area measurements are approximate and subject to final verification. Additional lot areas will be charged at the prevailing market prices.
- Prices are VAT inclusive (if applicable). VAT is stated per government regulation.
- The Net Contract Price is exclusive of fire insurance, mortgage redemption fees, miscellaneous fees, documentary stamp tax, transfer fees, etc. which are for the buyers' account.
- Other Charges is inclusive of admin fees, registration fees, miscellaneous fees and transfer tax.
- Prices are subject to change without prior notice.
- Seller reserves the right to make necessary changes on the other charges, as it may deem necessary, without prior notice.
- Buyer is required to issue post-dated checks for the Net Contract Price payable to Registered Seller and for the Other Charges payable to Landco Pacific Corporation.
- Other Charges are fixed percentage of Net Contract Price regardless of payment term option.