



Fact Sheet

Location: Prime location on Bulabog Beach, Boracay Island, Philippines. A short stroll to D'Mall and White Beach.

Development: 4-level beachfront development set on 16,000 square meters of tropical gardens. The development features 112 apartments in a range of one & two bedroom layouts with resort facilities. Wireless internet access is provided in the areas around the swimming pools and restaurant.

Apartments: Spacious, modern, individual apartments with large terraces and the best view on the ocean. The structural concept of each building is specifically designed to look aesthetically bold and dynamic, inside and out in order to give each apartment the best sea view possible thru the window panels and sliding doors windows all over the frame which is built without structural walls. Luxury fittings from internationally renowned brands. Apartments also include Cable TV with a large selection of international channels and internet access.

Apartment Sizes: One Bedroom apartments range from 80 to 95 square meters, Double Bedroom apartments of 180sqm.

Parking: A private parking area is available for each apartment to be purchased apart and it is suitable for 1 bicycle 1 motor bike and 1 electrical club car.

Facilities: Swimming pools , SPA, Restaurants, Clubhouse, Laundry, 24-hour reception

Pricing: Prices start at PHP 10,000,000

Completion: Phase 1 construction began on October 2011.
Phase 2 construction will commence second quarter of 2012.
Phase 3 construction will commence second quarter of 2013.

Other Costs: Purchasers should allow an additional 10% on top of the purchase price to cover costs such as taxes and legal fees.

Furniture: One Bedroom apartments are purchased completely furnished ready to join the rental pool. Double Bedroom apartments are purchased unfurnished, specially designed furniture packages will be available from PHP 2,200,000.00

These packages have been chosen to reflect the style and grace of luxurious living with premium quality products handpicked to complement the design of your new home.

Each package is tailored to the unique design of each individual apartment. Everything from your king-sized beds and linen to Plasma/LCD TVs and coffee maker will be carefully transported, unpacked and placed for you – all you need do is arrive at your new home and relax!

Management: The Property Managers have been contracted to manage and maintain Aqua Boracay Beach Village. They will ensure the property is fully maintained in your absence and that your investment is protected.

The monthly management fee will be PHP 100.00 per square meter per month. This fee will include services such as gardening, lighting, garbage collection, 24-hour guards/security. There is also a compulsory sinking fund for capital repairs.

Rental Scheme: The Property Managers have also established a rental scheme to give owners an opportunity to maximize their return on investment by renting out their homes when not in residence.

Participation is voluntary. The management company will take care of all rental management and will retain 40% of the net operational profit.

This Rental Scheme fee includes advertising, marketing, cleaning, general maintenance and general management including collection of rental.



Ownership: Foreigners or Foreign Corporations can purchase apartments in their own names. Purchasers will receive an officially registered Tax Declaration for their apartment.

Purchase Process: Purchasing your piece of paradise is a simple 6-step process.

Payment	Amount	Due
1	PHP 100,000	Signing of the Reservation Agreement
2	10% of purchase price	Signing of Contract to Buy and Sell
3	20% of purchase price	Commencement of construction
4	30% of purchase price	Completion of building structure
5	30% of purchase price	Lock up stage
Final	Balance Owning	Signing of the Deed of Sale within 30 days of completion

Boracay: Boracay is the dream tropical location with its white sandy beaches and relaxed atmosphere. Recreation, entertainment and laughter typify the lifestyle.

Activities:

Kite Boarding	Wind Surfing	Snorkeling
Scuba Diving	Massage	Golf
Sailing/Boating	Mountain Bike Riding	Horse Riding
Beach Walks	Forest Walks	Shopping
Alfresco Dining	Tennis	All Terrain Buggies
Yoga	Swimming	Jet Skis
Parasailing	Dance Classes	much, much more

Boracay Facilities:

Restaurants	Bars & Nightclubs	Coffee shops
World Class Day Spas	Supermarkets	Medical Centers
Gourmet Delicatessens	Banks	

Getting There: 35 minutes by air from Manila to Caticlan Airport and then a short 5-minute boat trip to Boracay.

Developers: Aqua Boracay Group is an experienced team of developers committed to building quality, luxury homes. The Group has international property sales and development experience in Philippines, Europe, and Russia.

Aqua Boracay team have designed and developed sought after properties on Boracay. They will personally oversee every aspect of the design, sales, customer service, construction and finish of the property.

**For further information please contact (036)288-1536 or (+63)9189859110
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Information included was correct at the time of printing however is subject to change without notice.

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