

EMERALD SUITES

ANGELES CITY, PAMPANGA



EXECUTIVE SUMMARY

Architect, Likha
Awardee, Fellow,
Master Planner, Real
Estate Broker,
Environmental
Planner, Interior
Designer,
Legends of Real Estate
Awardee



Ar. NESTOR S. MANGIO
Chairman & President
A.C. Emerald Realty & Dev. Corp.

A.C. Emerald Realty & Development Corp., is the owner and developer for the Emerald Suites Project, to be located at Angeles City, Pampanga, headed by a team of seasoned veterans in the Real Estate Industry, Ar. Nestor Mangio and company is envisioning to create exquisitely curated condominium projects within the affordable price range.

LTS NO. : REGION 3 – TLS – 2025-034

Dated May 02, 2025



MAY 02 2025

ATTY. ARABELLE R. MORALES

Authorized Representative

ANGELES CITY EMERALD REALTY

AND DEVELOPMENT CORPORATION

Unit 6, 2F, Corporate House Bldg.

239 Santolan Rd corner C. Benitez St.,

Quezon City 1111

RE: DHSUD (TEMPORARY) LICENSE TO SELL

No. REGION 3 – TLS – 2025-034

Dear Atty. Morales:

This refers to your request for issuance of a Temporary License to Sell for the sale of condominium units and parking slots at **EMERALD SUITES – BUILDING 1** located at Brgy. Pampang, Angeles City covered by TCT Nos. 75759 to 75764, 75767, 76068, and 76068, with total project land area for development of 5,833.00 square meters. Your request is hereby granted pursuant to Presidential Decree 957 and its rules and regulations, and Department Order (DO) No. 2021-008 dated November 24, 2021, provided, however, that the Developer, owner/developer is obligated to comply strictly with the following:

1. This Temporary License to Sell (TLS) shall be valid for only one (1) year. The TLS may be granted an extension of six (6) months upon appeal for an extension filed by the owner and/or developer based on justifiable grounds or considerations and upon clear proof that the delay is not due to their fault. The merits of the appeal for extension shall be duly evaluated by the Regional Director and his recommendation shall be subject to approval by the Secretary of the Department.
2. No further extension shall be granted nor any other appeal be entertained and the effectivity of the issued TLS shall automatically or ipso facto lapse, and the developer shall refund any or all payments made by any buyer in accordance with Section 6 of DO 2021-008, unless a regular license to sell have been duly issued before such expiration. Sales made after the expiration of the said period shall be considered as sales without license to sell, in which case, this Office/Department may rescind or cancel the said contract at the instance of the aggrieved party, without prejudice to the imposition of administrative sanctions;
3. This TLS covers **EMERALD SUITES – BUILDING 1**;
4. All payments, inclusive of down payments, reservation, monthly amortization, etc., made by the buyer within the selling period, shall be done thru and deposited at **BDO UNIBANK, INC. through its TRUST AND**

pd / pnq / etb / ncd



DHSUD Regional Office 3

Diostado Macapagal Government Center, Brgy. Mampay, City of San Fernando, Pampanga
E-mail: region3@dhsud.gov.ph | Website: www.dhsud.gov.ph

REGION 3 – TLS – 2025-034

NOW ACCEPTING PAYMENTS!

RESERVE TODAY!



PAYMENT CHANNELS:

- * BAYANI GLOBALPAY:
<https://emeraldsuites.bayaniglobal.com/account-details>

- * BDO PESO ACCOUNT

Account Name: Angeles City
Emerald Realty & Devt Corp

Account No.: 001318047302

OVERVIEW

A 5-storey mix
of residential
and commercial
condominium
units

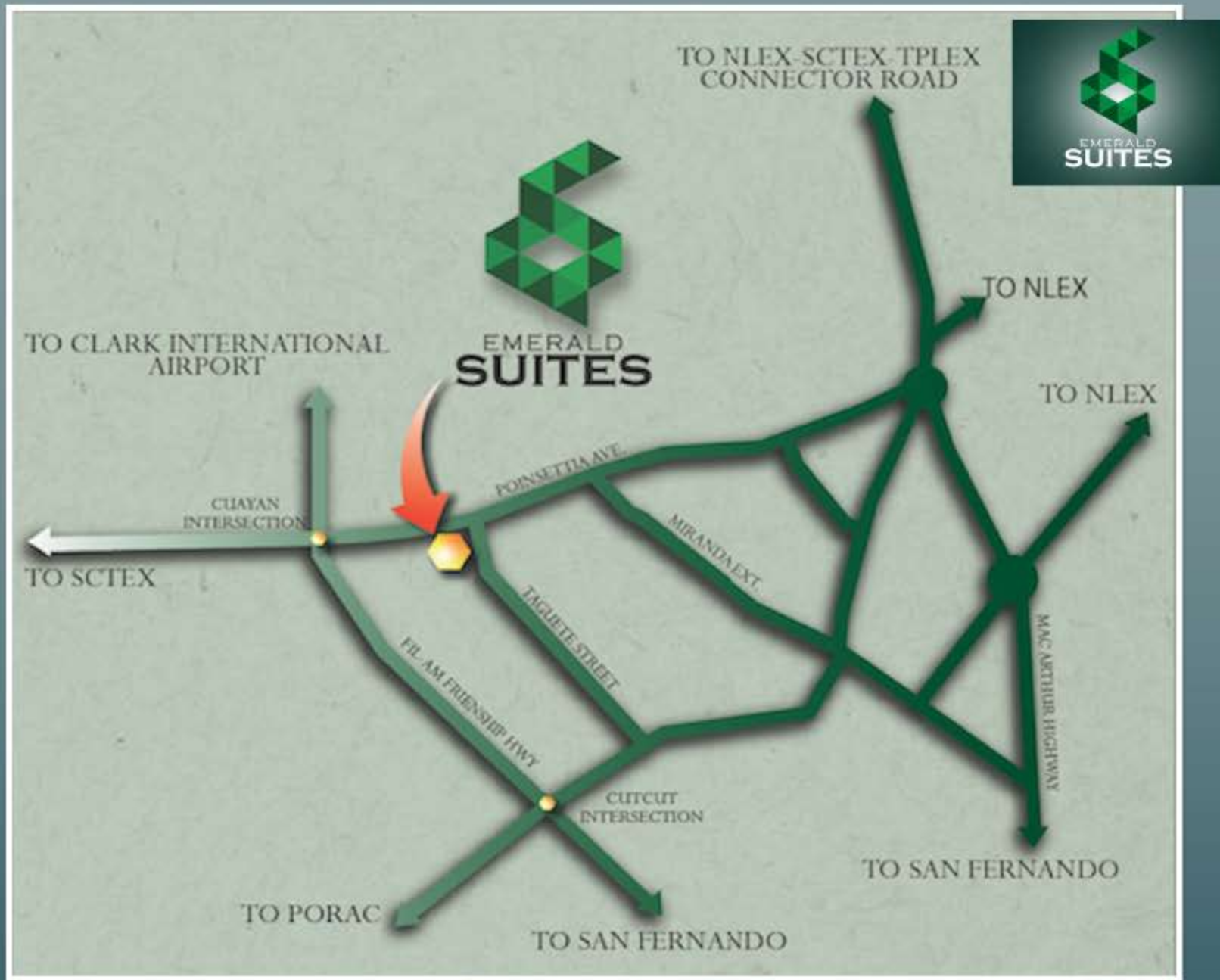
This Gem is up
for grabs!





LOCATION

Located at the heart of Angeles City, Pampanga. Emerald Suites is centrally located so you can enjoy easy access to expressways, business districts, and everything you need is within reach.





MASTER PLAN



- Planned for 2 condominium buildings, 1st Building which is on the corner of Poinsettia Ave and Taguete Street is first to be offered for sale.
- 1st Building consists of the following:
 - 19 Commercial Units (various sizes)
 - 128 Residential Units of 27.6 sqm
- Clubhouse and Amenities are to be centrally located within the Project

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STUDIO UNIT

Typical turnover unit is a 27.60 square meter Studio with enough room for a work station, living area, kitchen, dining, and service area. These units are to be located on the 2nd and 3rd Floors.

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Artist's Perspective of a Studio Unit

FLEXIBILITY

Designed to suit the Buyer's taste, this 27.60 sqm unit may be transformed into a 1-Bedroom or 2-Bedroom unit once turned over to our Buyers.



Sample 1BR Unit



Sample 2BR Unit

1-BR UNIT EXECUTIVE

This unit will allow more living space with a total floor area of 55.20 square meter. These units are to be located on the 5th Floor.



This unit will cater to more breathable living space with a total floor area of 82.80 square meter

These units are to be located on the 5th and Penthouse Floors.

1-BR UNIT PRIME

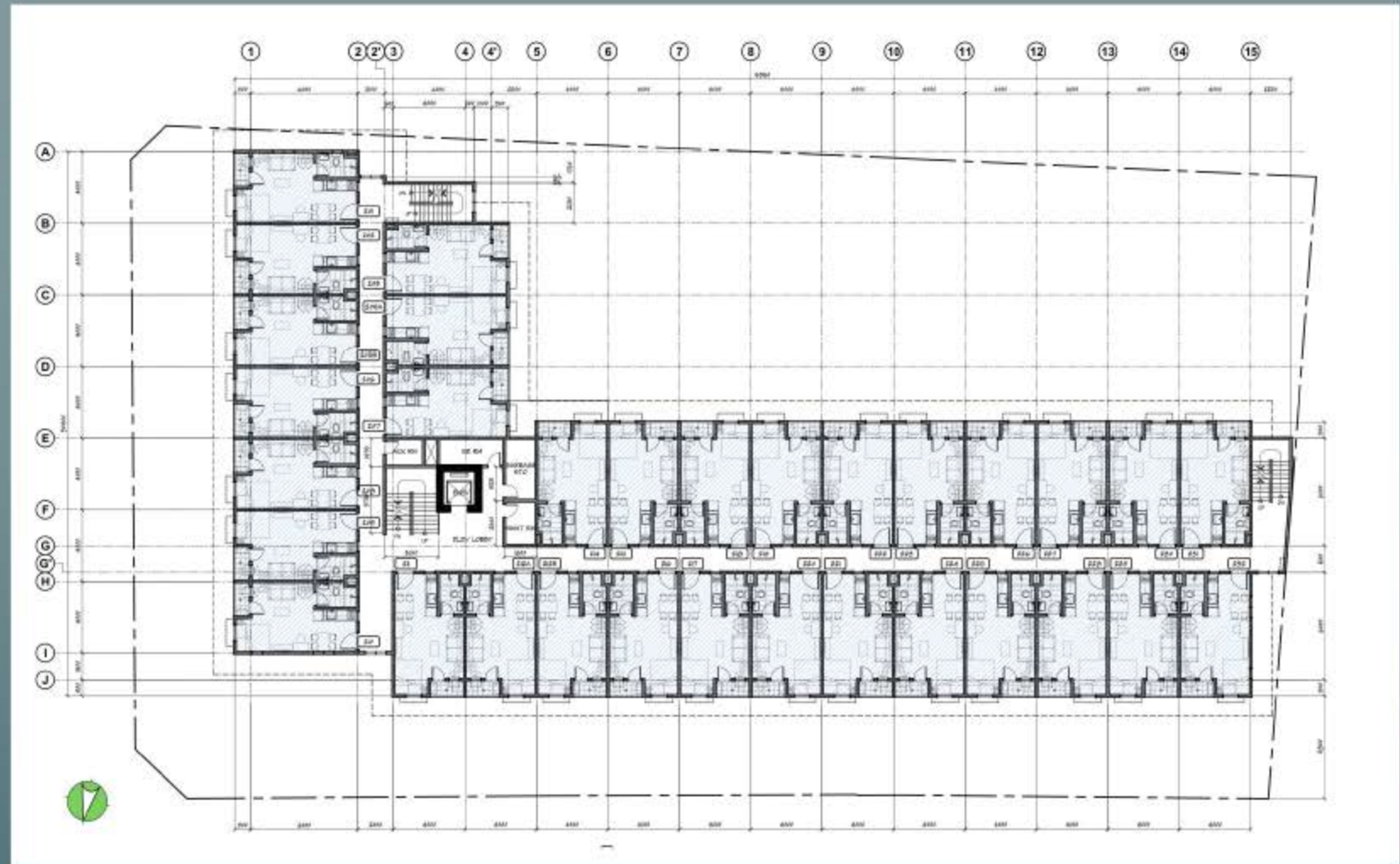


Only Two (2) Units are to be made available. This unit will cater to a family of 4 or for a Home Office setup with a total floor area of 110.40 square meters. These units are only available on the Penthouse.

2-BR UNIT VIP SUITE

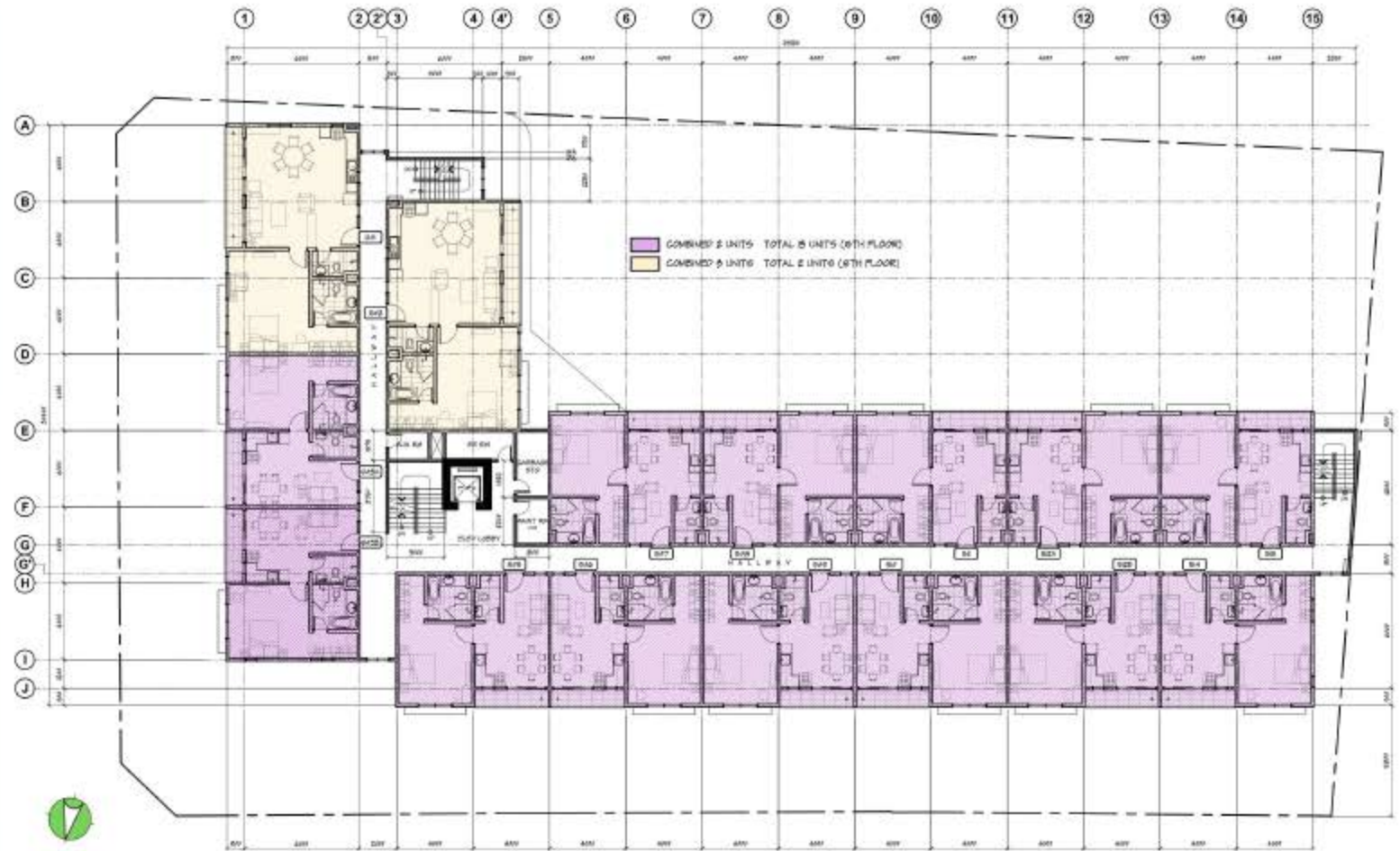


Building Floor Plan



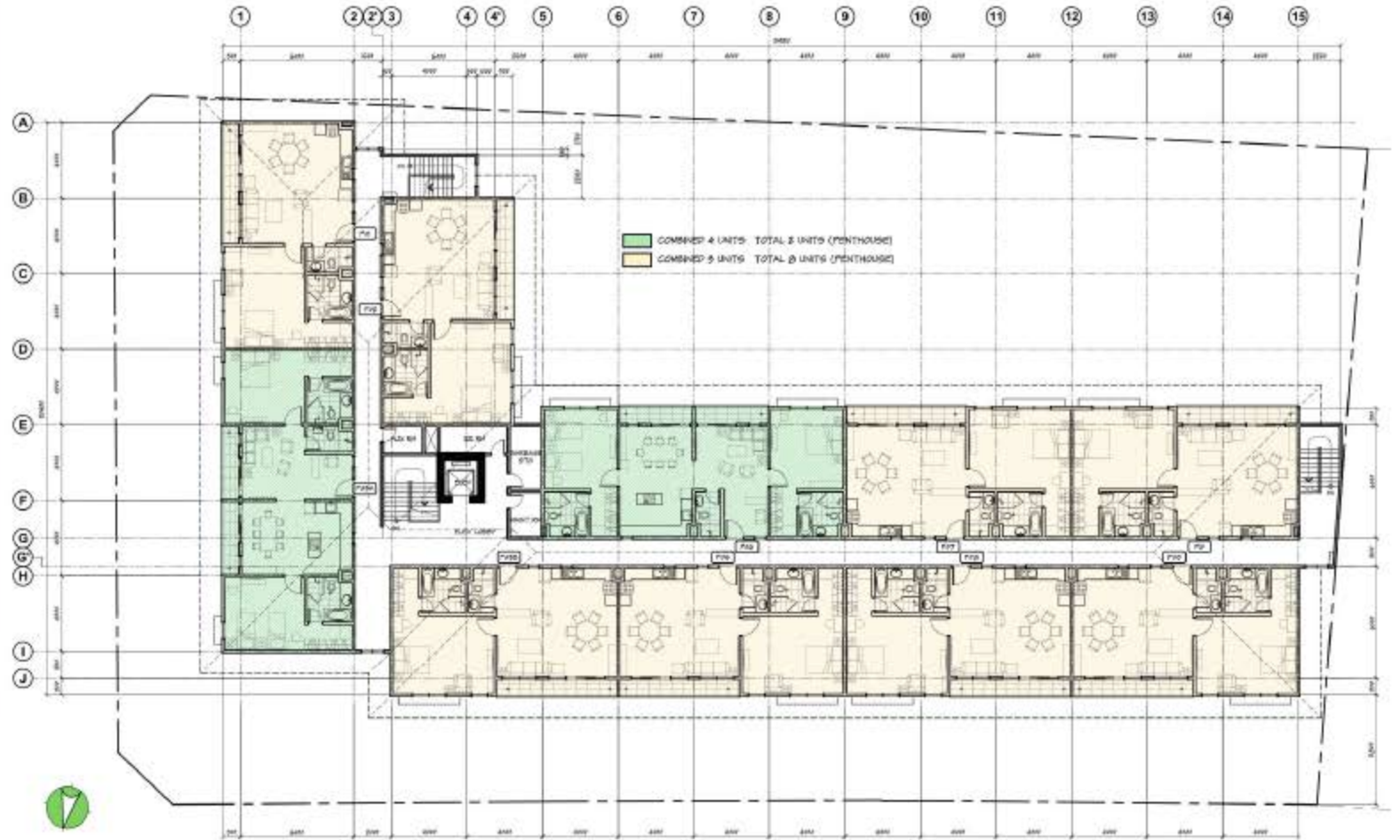
2nd to 3rd Floor Layout
Residential Units

Building Floor Plan



5th Floor Layout
Residential Units

Building Floor Plan



Penthouse Residential Units

AMENITIES

Emerald Suites Clubhouse

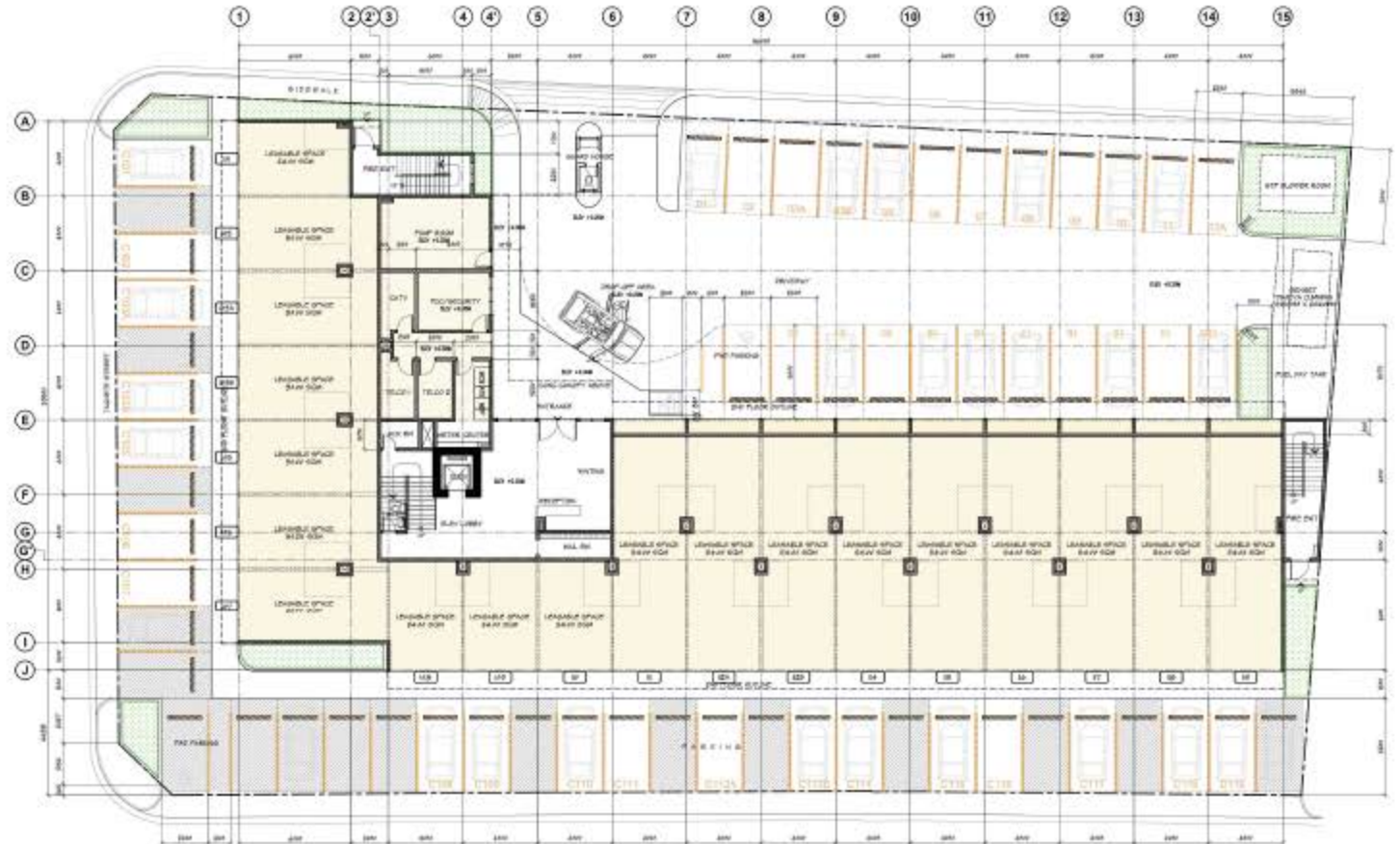




THE EMERALD SUITES CLUBHOUSE

Ground Floor Commercial Units (Each Comm'l unit comes w/ 1 Parking Slot)

Building Floor Plan





Artist's illustration of Interiors for the Commercial Units

A photograph of a multi-story building under construction. The structure features a prominent red steel frame with vertical columns and horizontal beams. Scaffolding is visible around the building, and a worker can be seen on one of the upper levels. In the foreground, there are large, weathered concrete blocks and corrugated metal sheets. The sky is blue with scattered white clouds.

STEEL FRAME TECHNOLOGY



SELLING PRICE



UNIT TYPE	FLOOR AREA (SQM)	TOTAL CONTRACT PRICE	VAT	GMTOE	TOTAL PURCHASE PRICE
RESIDENTIAL PARKING SLOT	12.50	1,250,000.00	150,000.00	100,000.00	1,500,000.00
2ND & 3RD FLOOR RESI - TYPICAL UNIT	27.60	3,588,000.00	-	287,040.00	3,875,040.00
2ND & 3RD FLOOR RESI - END UNIT	27.60	4,140,000.00	496,800.00	331,200.00	4,968,000.00
5TH FLOOR RESI - TYPICAL UNIT (2 Combined)	55.20	8,832,000.00	1,059,840.00	706,560.00	10,598,400.00
5TH FLOOR RESI - END UNIT (2 Combined)	55.20	9,936,000.00	1,192,320.00	794,880.00	11,923,200.00
5TH FLOOR RESI - END UNIT (3 Combined)	82.80	14,904,000.00	1,788,480.00	1,192,320.00	17,884,800.00
PENTHOUSE RESI - TYPICAL UNIT (3 Combined)	82.80	15,732,000.00	1,887,840.00	1,258,560.00	18,878,400.00
PENTHOUSE RESI - END UNIT (3 Combined)	82.80	17,388,000.00	2,086,560.00	1,391,040.00	20,865,600.00
PENTHOUSE RESI - END UNIT (4 Combined)	110.40	23,184,000.00	2,782,080.00	1,854,720.00	27,820,800.00
COMMERCIAL TYPICAL UNIT W/ 1 PARKING SLOT	24.00	6,890,000.00	826,800.00	551,200.00	8,268,000.00
COMMERCIAL TYPICAL UNIT W/ 1 PARKING SLOT	30.00	8,300,000.00	996,000.00	664,000.00	9,960,000.00
COMMERCIAL TYPICAL UNIT W/ 1 PARKING SLOT	30.25	8,358,750.00	1,003,050.00	668,700.00	10,030,500.00
COMMERCIAL TYPICAL UNIT W/ 1 PARKING SLOT	54.00	13,940,000.00	1,672,800.00	1,115,200.00	16,728,000.00
COMMERCIAL END UNIT W/ 1 PARKING SLOT	24.00	8,090,000.00	970,800.00	647,200.00	9,708,000.00
COMMERCIAL END UNIT W/ 1 PARKING SLOT	32.00	10,370,000.00	1,244,400.00	829,600.00	12,444,000.00
COMMERCIAL END UNIT W/ 1 PARKING SLOT	54.00	16,640,000.00	1,996,800.00	1,331,200.00	19,968,000.00

Introductory Price, subject to yearly escalation



ADDITIONAL CHARGES:

- a. 12% Value Added Tax shall be charged to buyer for TCP above P3.6M
- b. GMTOE of 8% shall be added, net of VAT

GMTOE shall cover the following expenses:

- 1. Documentary Stamp Taxes,
 - 2. Transfer Tax,
 - 3. Registration Fee,
 - 4. Notarization
 - 5. Occupancy Permit
 - 6. Move-in Fee
- And other out-of-pocket or miscellaneous expenses



PAYMENT MATRIX:

We propose the following terms of payment as the official options to be offered to buyers.

Reservation Fee. A reservation fee of Fifty Thousand Pesos (Php50,000.00) shall be required to hold the selected unit of the buyer for a maximum period of Thirty (30) days. The 1st monthly amortization shall then be required prior to the lapse of the 1st 30 days, otherwise, the reservation fee shall be forfeited in favor of the Developer



PAYMENT MATRIX:

Outright Cash. 1st 20 Buyers who opt's to pay the Total Purchase Price upfront, shall be entitled to a Twenty Percent (20%) Discount on the Total Contract Price before VAT and GMTOE.



PAYMENT MATRIX:

Deferred Payments. After the 1st 20 Buyers, Buyers who pay Outright Cash or Defer Payment in Three (3) Months shall then be entitled to a Fifteen Percent (15%) discount; and Deferred Payment for Six (6) Months shall then be entitled to Ten Percent (10%) discount on the Total Contract Price before VAT and GMTOE. Twelve (12) equal monthly payments shall entitle the Buyer to an Eight Percent (8%) discount on the TCP, or for Twenty Four (24) equal monthly payments shall entitle the Buyer to a Six Percent (6%) discount on the TCP before VAT and GMTOE.



PAYMENT MATRIX:

Regular Terms. Regular Terms of payment offered to Buyers shall require a Twenty Percent (20%) down payment which is payable within a period of Twenty Four (24) months, the 80% remaining balance should be settled through bank or Pagibig financing on the 25th month.



SAMPLE PAYMENT TERMS:

ANNEX A - Sample Payment Terms

Payment Term (Resi - Typical Unit)	Discount %	Original TCP	Discount	Discounted TCP	VAT	8% GMT0E	Reservation Fee	Monthly Amortization	Turnover Balance	Total Purchase Price	Approx MA of TOB thru Bank Financing at 8.5% Interest		
											5 years 0.0205165	10 years 0.0123986	15 years 0.0098474
Cash (1st 20 buyers only)	20.00%	3,588,000	717,600	2,870,400	-	229,632	50,000	-	-	3,100,032			
Cash 3 Months (w/ PDCs)	15.00%	3,588,000	538,200	3,049,800	-	243,984	50,000	1,081,261	-	3,293,784			
Cash 6 Months (w/ PDCs)	10.00%	3,588,000	358,800	3,229,200	-	258,336	50,000	572,923	-	3,487,536			
Deferred 12 Months (w/ PDCs)	8.00%	3,588,000	287,040	3,300,960	-	264,077	50,000	292,920	-	3,565,037			
Deferred 24 Months (w/ PDCs)	6.00%	3,588,000	215,280	3,372,720	-	269,818	50,000	149,689	-	3,642,538			
20% DP in 24 months, 80% 25th Month	0.00%	3,588,000	-	3,588,000	-	287,040	50,000	27,817	3,157,440	3,875,040	64,780	39,148	31,093



A Gem in the heart of Angeles City