



Sail to your New Home

The Spinnaker at Club Laiya is 22-storey beachfront condominium with a unique structure that resembles the headsail of a yacht that will carve the sky as the new iconic architectural landmark and premium condotel at the beachfront of Club Laiya.

Named after a special boat sail, the Spinnaker looks and feels like a sail in full breeze, its glitz and momentum pushing upwards.

<p>LOCATION: Club Laiya San Juan Batangas 2.5hrs drive distance from Manila, 120kilometers</p> <p>LAND AREA: 3,150sqm.</p> <p>LAUNCHED DATE: January 2023</p> <p>TARGET TO COPMLETE: 2027-2028</p> <p>OWNER/ DEVELOPER: Landco Pacific Corporation</p> <p>ARCHITECT: Visionary Architecture Inc.</p> <p>HOTEL OPERATOR: Landco Lifestyle Ventures</p>	
--	--

STACKING PLAN:

- 22-storey building with helipad – take note, 4th and 13th floors are excluded in the floors naming.
- 1st floor** - Commercial are, lobby utilities, admin office, drop-off area and common parking.
 - 2nd floor** - Podium parking, meeting rooms and storage units.
 - 3rd floor** - Podium parking, meeting rooms and storage units.
 - 5th floor** - Podium parking, gym, spa, and storage units.
 - 6th floor** - Infinity lap pool, kids pool, lounge area, bar, kids play zone, and bi-level residential units.
 - 7th to 20th floor** - Residential Units
 - 21st floor** - Lower Penthouse
 - 22nd floor** - Upper Penthouse
 - 23rd floor** - Ballroom, Sky Bar, and Kitchen
 - 24th floor** - Roof deck, Water tank, Utilities with helipad

SUSTAINABILITY PROGRAM:

- Double-piped waterline system to use non-potable water for flushing and irrigation.
- Provide Electric Vehicle (EV) charging station.
- Uses of solar panels at the rooftop and parking canopies.
- Mandatory use of energy saving appliances and LED lighting fixtures.
- Uses double glazed low-E windows for better energy efficiency and reduced solar heat gain and improved sound insulation.
- Constructed with recycled aluminum for window frames, steel rebars (same strength as new steel) and low carbon cement for masonry.
- Registered and proudly certified EDGE. At least 20% energy and water savings.

DELIVERABLES:

- Complete finished
- With split-type aircon, refrigerator, 2-burner induction cooktop, rangehood and water heater.

DETAILS FOR CONDO UNITS AND PARKING:

Unit Type	Minimum Area in sqm.	Minimum Price Range per sqm.	Selling Price in Peso	Selling Price in USD Dollar
Studio Unit	36.6sqm.	351,400	12.7Mn	217,437
2-Bedroom	85.7sqm.	325,700	28.9Mn	495,956
3-Bedroom	135sqm.	365,400	49.5Mn	848,384
2-Bedroom Bi-Level	129.8sqm.	356,400	46.2Mn	791,788
3-Bedroom Bi-level	135.5sqm.	354,700	49.5Mn	495,956
Parking Slot Car	12.5sqm	79,500	993,750	17,027
Parking Slot Motorcycle	2.8sqm.	62,600	175,280	3,003
Commercial Unit	68.3sqm	374,100	25.5Mn	437,817

NOTE: All 1-BR unit and storage are sold out.

STANDARD PAYMENT TERMS:

1. Cash less 15% discount
2. 3 yrs Deferred less 7.5% discount
3. PROMO Installment: Less 3% Discount, Spot DP of 5%, 20%Down Payment payable over 36 months; 75% Balance in Bank Fin/ Lumpsum Payment
4. PROMO Installment: 25 %Down Payment payable over 36 months; 75% Balance in Bank Fin. / Lumpsum Payment

Reservation Fee: 100,000

PROMO PAYMENT TERM:

1. Cash: less 20% discount
2. Deferred Payment: less 15% Outright discount: 5% Spot DP; 95% payable in 48 mos. 0% interest.
3. Deferred Payment: less 10% Outright discount: Payable in 48 mos. 0% interest.
4. Installment: less 5% Outright discount: 5% Spot DP payable in 3 mos.; minimum of 60K monthly installment for 48 mos.; Balance Lumpsum or thru Bank Financing
5. Installment: less 2.5% Outright discount: minimum of P80,000 payable in 48 mos.; Balance Lumpsum or thru Bank Financing

Transfer Title Fee: 6% of Net Contract Price

FEATURES:

- Perpetual rights of ownership
- All units are with sea and mountain view
- All units are with balcony
- Hotel like amenities
- Beach front condominium
- Master Planned Project
- Distinctly curated units (we don’t build boxes)
- Privileges under Landco Privilege Program
- Hassle-free investment under the optional lease-back program
- RFID enabled elevators
- With bicycle parking stand area
- With mail room
- Automatic fire alarm, fire detection and sprinkler systems
- CCTV monitoring for common area
- 24hrs security
- Open for Airbnb business/rental or personal use
- With Hotel management – Landco Lifestyle Ventures.