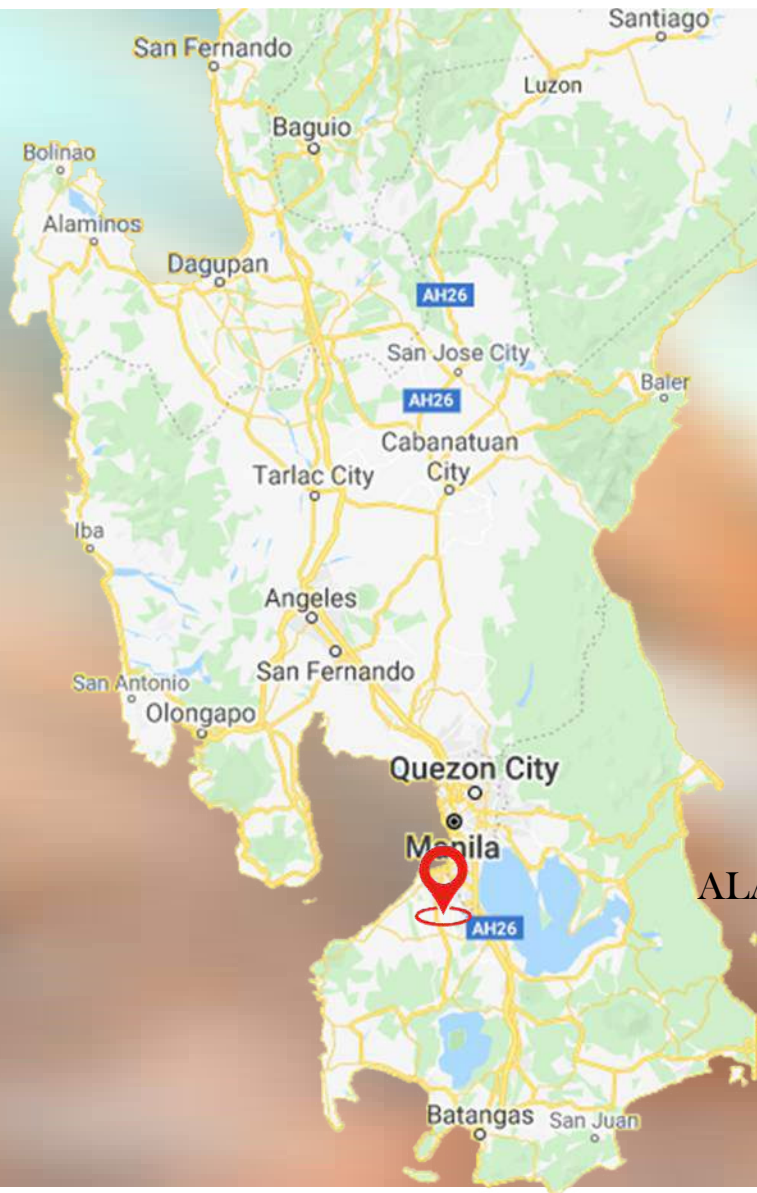


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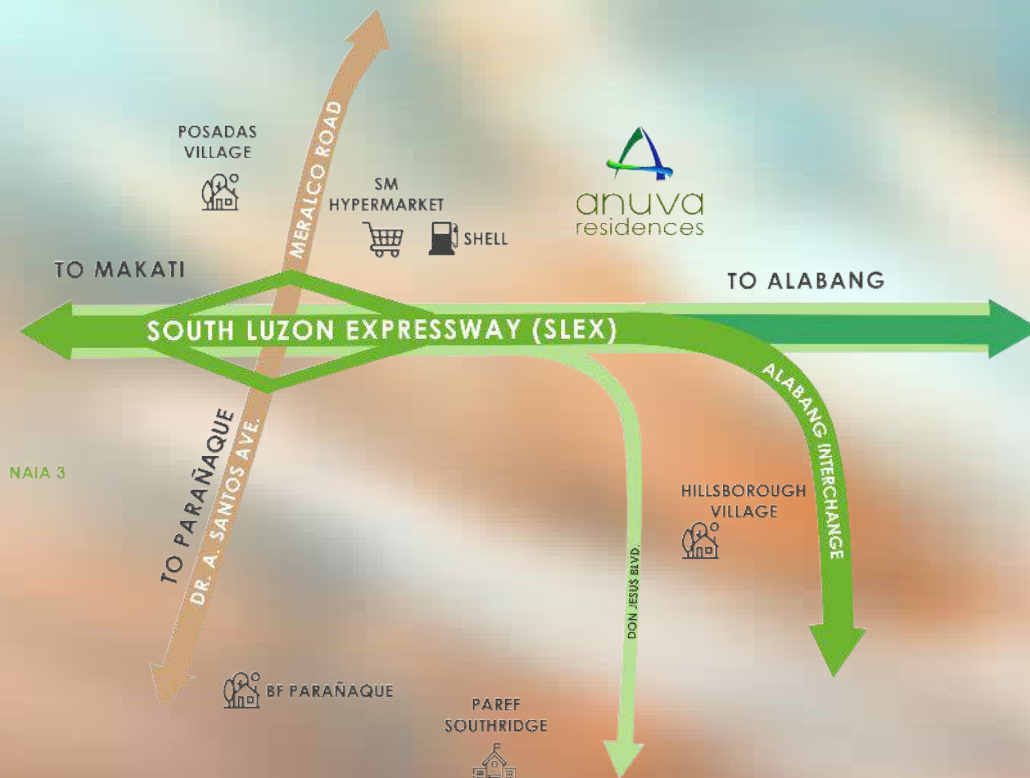


ALABANG, MUNTINLUPA CITY



Anuva Residences

- Location: Sucat SLEX Interchange
- 2.4 hectares, 4 towers
- Tower 1 Sold out
- Tower 2 launched October 2019 – 70% sold
- Access to North-South Rail and South Luzon Expressway
- with future direct access to C-6 Road



Approximate travel time:

Alabang CBD : 10 mins.
Makati CBD: 15mins.
Manila: 18 mins.
BGC: 20 mins.
NAIA Airport: 15 mins.





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 **SOC LAND**
Change the way you dream.





Perspective for Commercial Mall

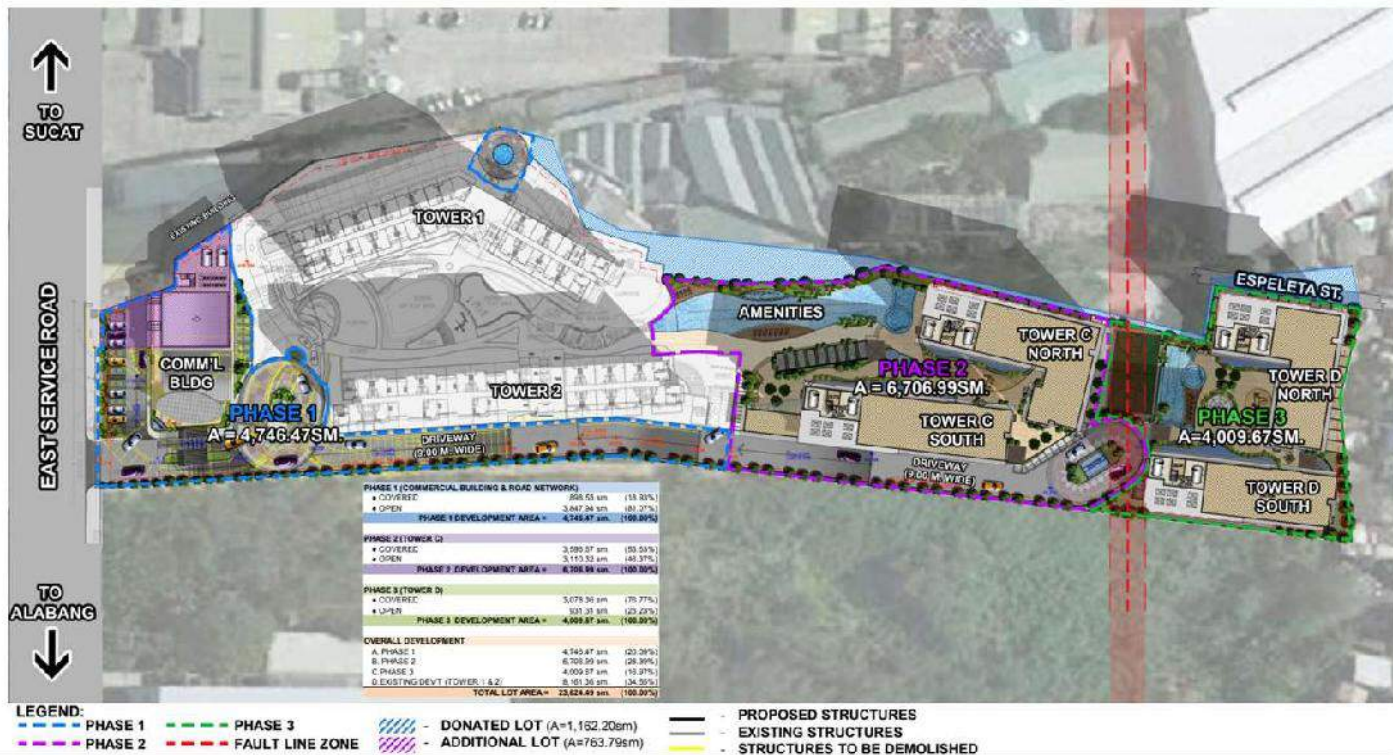
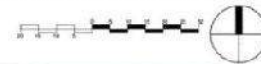


SITE DEVELOPMENT PLAN



Anuva is a carefully master-planned community set in a strategically-located 2.4 hectare property just a kilometer off the Sucat Interchange. It will house only 4 towers thereby preserving 80% of its open space for the general benefit of future residents.

SITE DEVELOPMENT PLAN



POINTS OF INTEREST



SCHOOLS



COMMERCIAL CENTER/MALLS



SUPERMARKET

All Day 
Supermarket

South
SUPERMARKET



SHOPWISE




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HOSPITALS



ASIAN HOSPITAL AND
MEDICAL CENTER

Global Expertise. Filipino Heart.



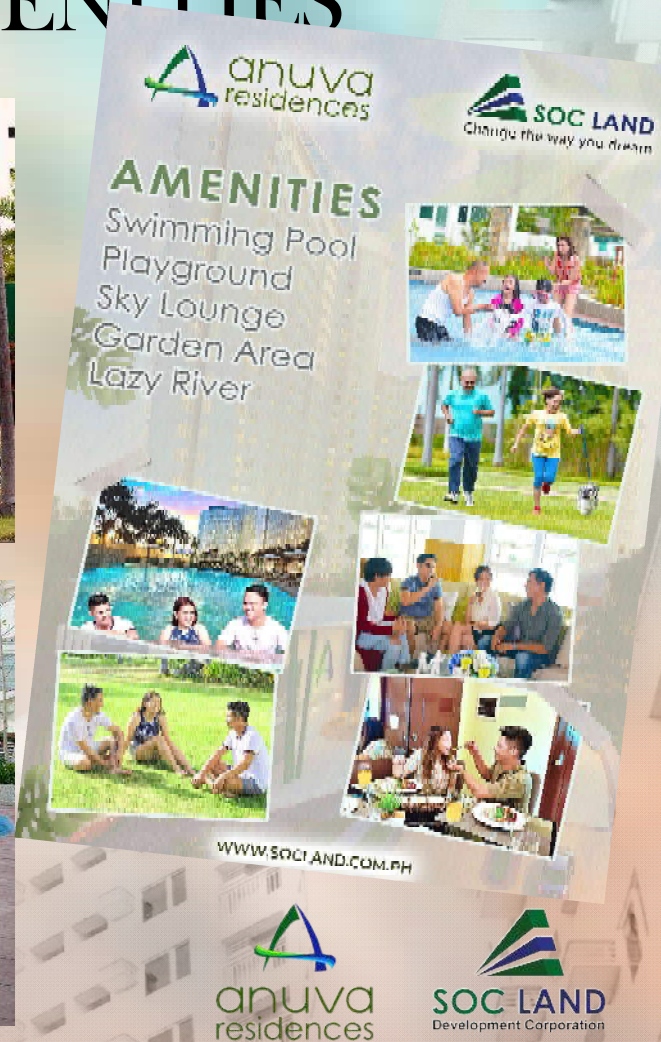
2.4 Hectare Property

80% Open Space



- Four Tandem Buildings
 - Anala (RF0)
 - Azalea (Pre-Selling)
 - Aurora
 - Aria
- Unit Type
 - Studio
 - 1 Bedroom
 - 2 Bedroom

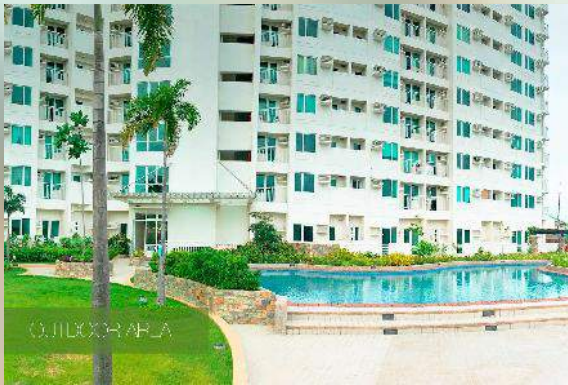
COUNTRY LIVING STYLE AMENITIES



COUNTRY LIVING STYLE AMENITIES



COUNTRY LIVING STYLE AMENITIES



FEATURE AMENITIES



FITNESS GYM



LAP POOL AND KIDDIE POOL



SKY DOME



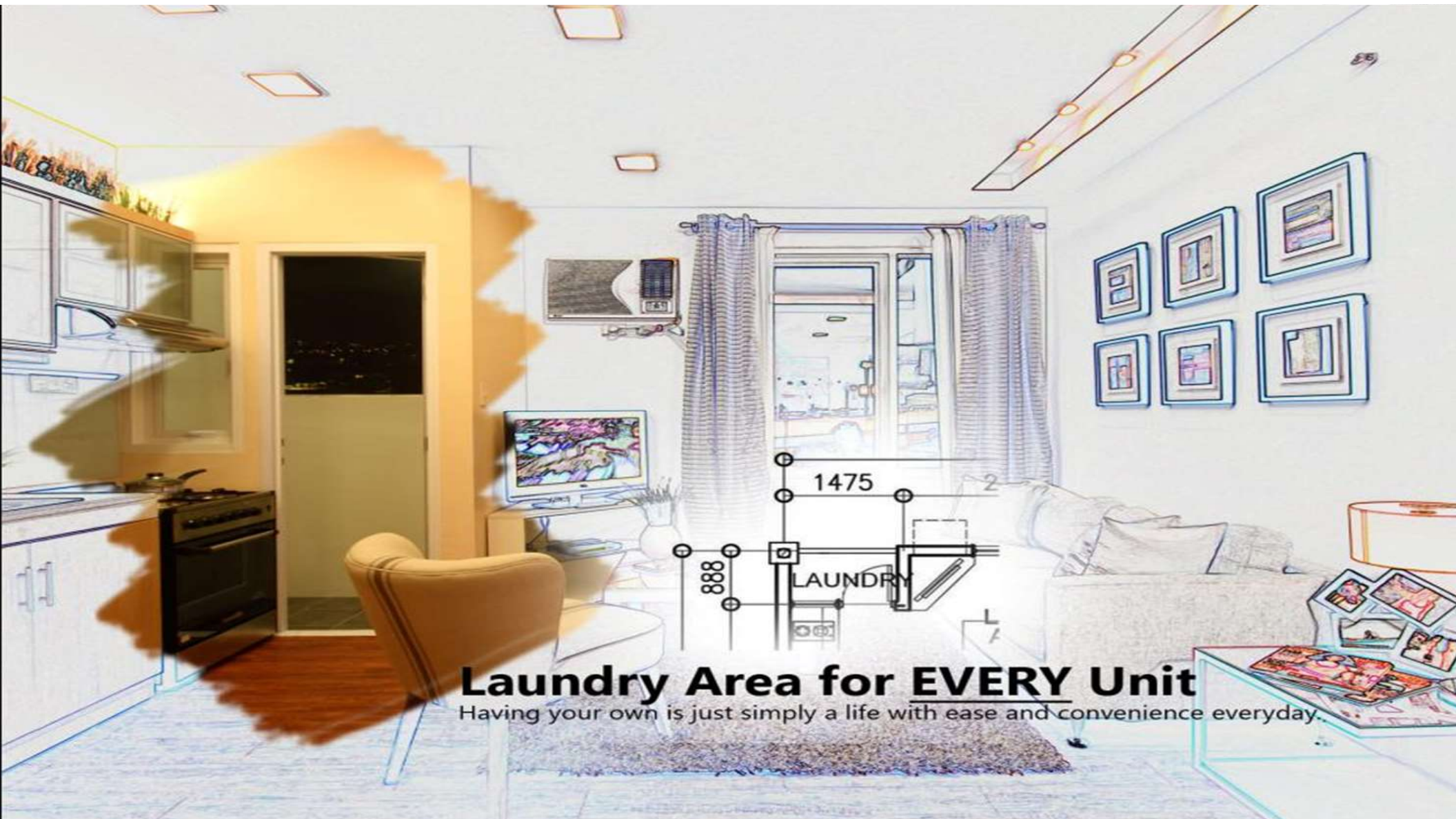
BASKETBALL COURT



Efficient Building Design







Laundry Area for **EVERY** Unit

Having your own is just simply a life with ease and convenience everyday.

Square and Simple

Square unit layouts give you more flexibility and creativity in space planning, unlike traditional rectangular units.





Anala

READY FOR OCCUPANCY
RENT TO OWN UNIT

533

Residential Units

90%

Occupied


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UNIT LAYOUT (ANALA)





STUDIO UNIT

Floor Area: 23.36 sq.m.



Studio Unit

Floor Area: 23.46sqm

- Living/Bedroom/
- Dining/kitchen Area
- 1 Toilet & Bath
- 1 Service Area / Laundry



FOR MORE INFORMATION
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Anala TOWER STUDIO

Floor Area 23.36 SQM
Term 2.5% Early Move In

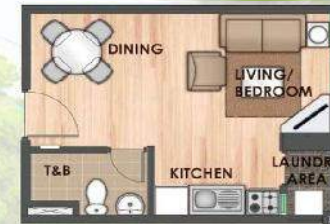
Selling Price	3,504,000.00
Less: Discount (10%)	350,400.00
Net List Price	3,153,600.00
Add: Other Charges & Taxes (17%)	536,112.00
Total Contract Price	3,689,712.00

Total Downpayment (10%)	368,971.20
Less: Reservation Fee	20,000.00
Net DP	348,971.20

Deposit to Move In (2.5%)	72,242.80
Monthly DP (18 Months)	15,373.80
Loanable Amount	3,320,740.80

Balance thru Bank Financing

15 years @ 8% interest rate	31,734.73
20 years @ 8% interest rate	27,776.01



- Toilet and Bath
- Dining | Living area
- Kitchen area
- Balcony area



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1-BEDROOM UNIT

Floor Area: 37.36 sq.m.



1 Bedroom Unit

Floor Area: 27.89sqm

- Living/ Dining/ Kitchen Area
- 1 Toilet & Bath
- 1 Bedroom
- 1 Service Area / Laundry



FOR MORE INFORMATION
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Anala TOWER

1 BEDROOM

Floor Area 37.36 SQM
Term 2.5% Early Move In

Selling Price	5,604,000.00
Less: Discount (10%)	560,400.00
Net List Price	5,043,600.00
Add: Other Charges & Taxes (17%)	857,412.00
Total Contract Price	5,901,012.00

Total Downpayment (10%)	590,101.20
Less: Reservation Fee	20,000.00
Net DP	570,101.20

Deposit to Move In (2.5%)	127,525.30
Monthly DP (18 Months)	24,587.55
Loanable Amount	5,310,910.80

Balance thru Bank Financing

15 years @ 8% interest rate	50,753.83
20 years @ 8% interest rate	44,422.59



- Toilet and Bath
- Dining | Living area
- Kitchen | Laundry area
- Balcony area



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2-BEDROOM UNIT

Floor Area: 46.72 sq.m.




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2 Bedrooms Unit

Floor Area: 47.42sqm

-  Living/ Dining/
-  Kitchen Area
-  2 Toilet & Bath
-  2 Bedroom
-  1 Service Area / Laundry



FOR MORE INFORMATION
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Anala TOWER

2 BEDROOMS

Floor Area 46.72 SQM
Term 2.5% Early Move In

Selling Price	7,008,000.00
Less: Discount (10%)	700,800.00
Net List Price	6,307,200.00
Add: Other Charges & Taxes (17%)	1,072,224.00
Total Contract Price	7,379,424.00

Total Downpayment (10%)	737,942.40
Less: Reservation Fee	20,000.00
Net DP	717,942.40

Deposit to Move In (2.5%)	164,485.60
Monthly DP (18 Months)	30,747.60
Loanable Amount	6,641,481.60

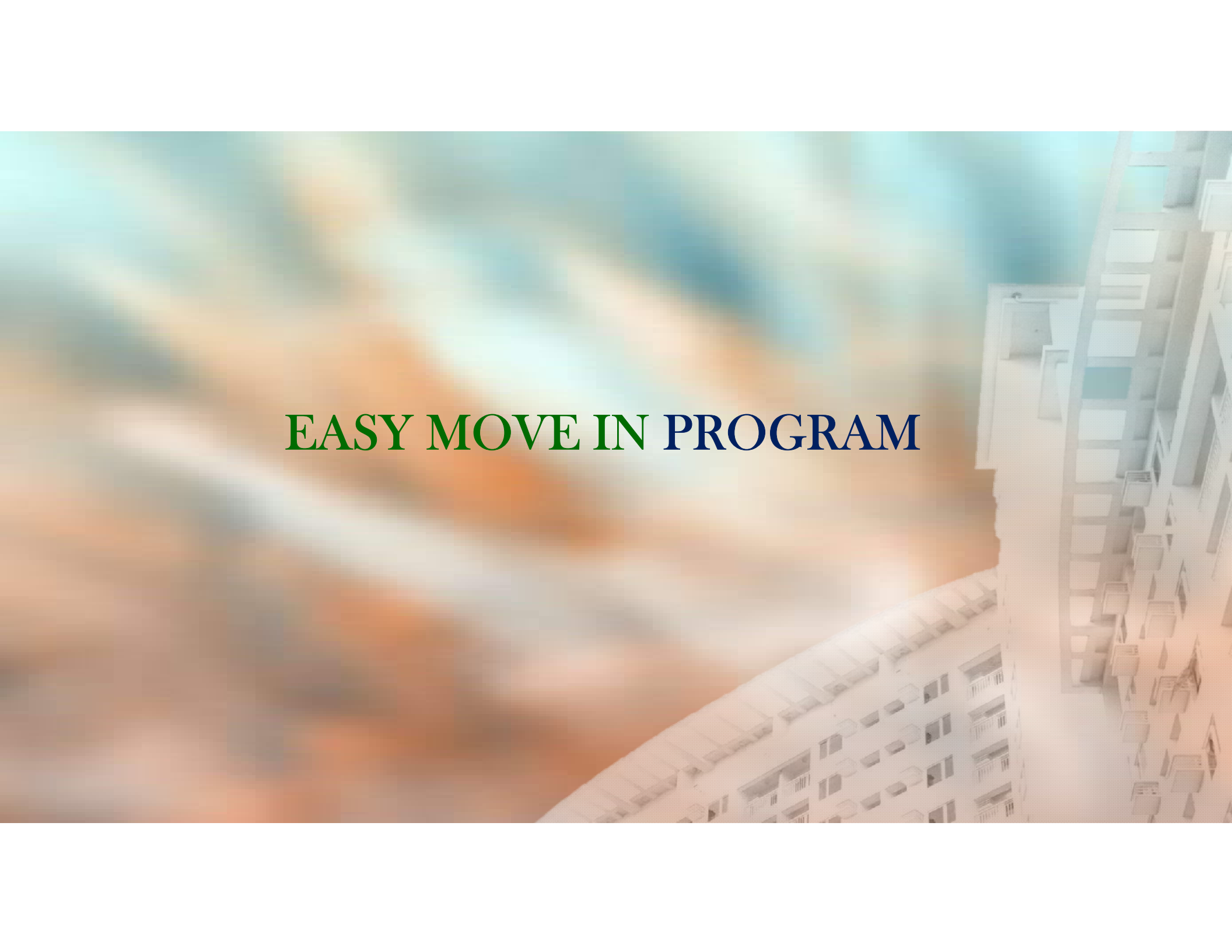
Balance thru Bank Financing	
15 years @ 8% Interest rate	63,469.46
20 years @ 8% interest rate	55,552.01



- 2 Toilet and Bath
- Dining | Living area
- Kitchen | Laundry area
- Balcony area



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EASY MOVE IN PROGRAM

MOVE IN , 7DAYS

2.5% Move-In Fee

18 pcs. Post Dated Checks for Studio

21 pcs. Post Dated Checks for 1 BR & 2BR

Complete Documents



Enjoy the lifestyle perks
of owning the condo

Easy move in at
2.5%
Terms and conditions apply

Anuva residences
Located at KM21 East Service Rd. Sucat, Muntinlupa City
www.socland.com.ph



Azalea

618
Residential Units

80%
Sold

UNIT LAYOUT (AZALEA)



STUDIO UNIT



Azalea
TOWER

STUDIO

Floor Area 20.11 SQM
Payment Term 1090 Term

Selling Price 3,016,500.00
Less: Booking Discount (10%) 301,650.00
Net List Price 2,714,850.00
Add: Other Charges & Taxes (17%) 461,524.50
Total Contract Price 3,176,374.50

Downpayment (10%) 317,637.45
Less: Reservation Fee 20,000.00
DP net of RF 297,637.45

OPTION 1: STRAIGHT PAYMENT

Monthly DP (30 Months) 9,921.25

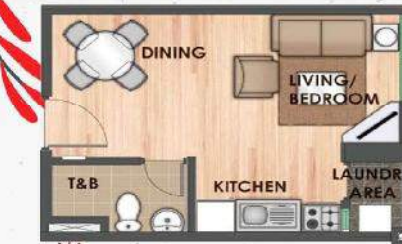
OPTION 2: WITH LUMP SUM

Monthly DP (29 Months) 4,786.85
Lump Sum (30th Month) 158,818.73

Loanable Amount 2,858,737.05

Balance thru Bank Financing

15 years @ 8% interest rate 25,801.83
20 years @ 8% interest rate 22,583.20



- Toilet and Bath
- Dining | Living area
- Kitchen area
- Balcony area



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STUDIO UNIT



Azalea
TOWER

STUDIO*

Floor Area 23.46 SQM
Payment Term 1090 Term

Selling Price 3,519,000.00
Less: Booking Discount (10%) 351,900.00
Net List Price 3,167,100.00
Add: Other Charges & Taxes (17%) 538,407.00
Total Contract Price 3,705,507.00

Downpayment (10%) 370,550.70
Less: Reservation Fee 20,000.00
DP net of RF 350,550.70

OPTION 1: STRAIGHT PAYMENT

Monthly DP (30 Months) 11,685.02

OPTION 2: WITH LUMP SUM

Monthly DP (29 Months) 5,699.15

Lump Sum (30th Month) 185,275.35

Loanable Amount 3,334,956.30

Balance thru Bank Financing

15 years @ 8% interest rate 30,099.99
20 years @ 8% interest rate 26,345.19



- Toilet and Bath
- Dining | Living area
- Kitchen area
- Balcony area



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1-BEDROOM UNIT



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Azalea
TOWER

1 BEDROOM

Floor Area 27.89 SQM
Payment Term 1090 Term

Selling Price	4,183,500.00
Less: Booking Discount (10%)	418,350.00
Net List Price	3,765,150.00
Add: Other Charges & Taxes (17%)	640,075.50
Total Contract Price	4,405,225.50
Downpayment (10%)	440,522.55
Less: Reservation Fee	20,000.00
DP net of RF	420,522.55

OPTION 1: STRAIGHT PAYMENT

Monthly DP (30 Months)	14,017.42
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OPTION 2: WITH LUMP SUM

Monthly DP (29 Months)	6,905.56
Lump Sum (30th Month)	220,261.28

Loanable Amount	3,964,702.95
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Balance thru Bank Financing

15 years @ 8% interest rate	35,783.83
20 years @ 8% interest rate	31,320.01



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1-BEDROOM UNIT



Azalea
TOWER

1 BEDROOM

Floor Area 24.84 SQM
Payment Term 1090 Term

Selling Price 3,726,000.00
Less: Booking Discount (10%) 372,600.00
Net List Price 3,353,400.00
Add: Other Charges & Taxes (17%) 570,078.00
Total Contract Price 3,923,478.00

Downpayment (10%) 392,347.80
Less: Reservation Fee 20,000.00
DP net of RF 372,347.80

OPTION 1: STRAIGHT PAYMENT

Monthly DP (30 Months) 12,411.59

OPTION 2: WITH LUMP SUM

Monthly DP (29 Months) 6,074.96
Lump Sum (30th Month) 196,173.90

Loanable Amount 3,531,130.20

Balance thru Bank Financing

15 years @ 8% interest rate 31,870.58
20 years @ 8% interest rate 27,894.91



- Toilet and Bath
- Dining | Living area
- Kitchen | Laundry area
- Balcony area

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2-BEDROOM UNIT



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Azalea
TOWER

2 BEDROOMS

Floor Area 47.42 SQM
Payment Term 1090 Term

Selling Price	7,113,000.00
Less: Booking Discount (10%)	711,300.00
Net List Price	6,401,700.00
Add: Other Charges & Taxes (17%)	1,088,289.00
Total Contract Price	7,489,989.00
Downpayment (10%)	748,998.90
Less: Reservation Fee	20,000.00
DP net of RF	728,998.90

OPTION 1: STRAIGHT PAYMENT

Monthly DP (30 Months) 24,299.96

OPTION 2: WITH LUMP SUM

Monthly DP (29 Months) 12,224.12

Lump Sum (30th Month) 374,499.45

Loanable Amount 6,740,990.10

Balance thru Bank Financing

15 years @ 8% interest rate 60,841.50
20 years @ 8% interest rate 53,251.88



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