

BRGY MAGUYAM, SILANG, CAVITE
via CALAX SILANG EAST INTERCHANGE



CLIP

CAVITE LIGHT INDUSTRIAL PARK

at **MALLORCACITY**

A Quality Development of
CATHAYLAND



PROPERTY SIZE
45 hectares*
DEVELOPER
Cathay Land, Inc.
TOWNSHIP
Mallorca City
LOCATION
Brgy. Maguyam, Silang, Cavite
INVENTORY
Industrial Lots
Commercial Lots
PHASE 1
Fully Operational
PHASE 2
Ready for Construction (T1-T2)
Under Land Development (T3-T4)

*Based on Phases 1 & 2 only





CAVITE LIGHT INDUSTRIAL PARK

at MALLORCACITY

TO GOV DRIVE
GMA CAVITE

CLIP Phase 1
FULLY OPERATIONAL
SOLD OUT

CLIP Phase 2 T1-T2
READY FOR CONSTRUCTION
SOLD OUT

CLIP Phase 2 T3-T4
UNDER LAND DEVELOPMENT
ONLY FEW LOTS AVAILABLE

MAGUYAM ROAD

TO SUGAR ROAD
TO CARMONA
DLSU LAGUNA

DAVALIN ROAD

PALIGAWAN ROAD

TO CALAX
SILANG BAYAN



MALLORCA CITY ZONING

RESIDENTIAL



INDUSTRIAL



COMMERCIAL



CLIP Phase 1



CLIP Phase 2 - T1, T2, T3



CLIP Phase 2 - T3, T4





ROAD NETWORK ACCESSIBILITY

#	ROAD	ACCESS	TRAVEL TIME
1	Cavite-Laguna Expressway (CALAX)	1A. Silang East Interchange	10 mins (est)
		1B. Silang West (Aguinaldo) Interchange	20 mins (est)
2	Davilan-Sugar Road	Mallorca Commercial Boulevard	3 min (est)
3	Aguinaldo Highway	J Rizal Road	15 mins (est)
4	Governor's Drive	Kaong Road	10 mins (est)
5	South Luzon Expressway (SLEX)	Carmona Exit	25 mins (est)
6	<i>Proposed Cavite- Tagaytay- Batangas Expressway (CTBEX)</i>	Silang East Toll Barrier	10 mins (est)





18 METERS



INDUSTRIAL LOT INVESTMENT

Location	Ph2 T4 Lot 1
Area	5,219 sqm
Price Per SQM	14,550
Total Contract Price	75,936,450.00

OPTION 1: STAGGERED 10% Outright DP, 90% in 24 Months	
Reservation Fee	250,000.00
10% Net Down Payment	7,343,645.00
Monthly Amortization for 24 Months	2,847,616.88
Miscellaneous Expenses	4,556,187.00

OPTION 2: CASH	
10 % Discount	7,593,645.00
Reservation Fee	250,000.00
Net Balance	68,092,805.00
Miscellaneous Expenses	4,100,568.30



COMMERCIAL LOT INVESTMENTS

Location Blk 4A Lot 46
 Area 334 sqm
 Price Per SQM 34,500
 Total Contract Price 11,523,000.00

OPTION 1: STAGGERED 5% Outright DP, 95% in 60 Months	
Reservation Fee	50,000.00
5% Net Down Payment	576,150.00
Monthly Amortization for 60 Months	182,447.50
Miscellaneous Expenses	691,380.00

OPTION 2: CASH	
20% Discount	2,271,200.00
Reservation Fee	50,000.00
Net Balance	9,034,800.00
Miscellaneous Expenses	545,088.00



SOURCES OF FOOT TRAFFIC

LOCAL COMMUNITIES	SURROUNDING SUBDIVISIONS	NEARBY INDUSTRIAL & BUSINESS HUBS
<p>Maguyam, Silang Lantic, Carmona Kaong, Silang Poblacion, Biñan Malamig, Biñan San Gabriel, GMA Bulihan, Silang Ipil 1 & 2, Silang Narra 1 & 3 Silang Yakal, Silang Carmen, Silang</p>	<p>Mallorca Villas by Cathay Land Greenwoods Subdivision Kohana Grove Magnagon Spring Homes</p>	<p>Cavite Light Industrial Park Daiichi Industrial Park Special Economic Zone Greenway Business Park Sterling Technopark Special Economic Zone Maguyam Industrial Complex</p> <p><u>Future Communities</u> 936-ha Carmona-Silang CBD by Ayala Land & Royal Asia Land 200-ha Carmona Smart City by SM & Municipality of Carmona 20-ha Carmona Technohub by Cathay Land</p>

NAVIGATING THROUGH THE FUTURE OF INDUSTRIAL COMMUNITIES



Cathay Land revolutionizes the anatomy of a *Modern Industrial Estate* by designing roadside properties within Cavite Light Industrial Park that can be used both as a production facility and a sales showroom. It also prioritizes the overall welfare of the workforce by integrating CLIP into a township equipped with choices for housing, recreation, and day-to-day essentials.

ACIENDA DESIGNER OUTLET SILANG BAYAN AGUINALDO HIGHWAY GMA CAVITE DASMARINAS CITY GOVERNOR'S DRIVE



BINAN LAGUNA

SOUTH FORBES

NUVALI STA ROSA

STA ROSA-TAGAYTAY ROAD

CHIANG KAI SHEK COLLEGE

TIBIG SILANG

CALAMBA LAGUNA



TO SOUTH FORBES GOLF CITY

TO CAVITE LIGHT INDUSTRIAL PARK

CALAX
SILANG EAST INTERCHANGE