

FREQUENTLY ASKED QUESTIONS

As of Aug 2, 2017

1. Where is Almonds Lane Residences located?

ALR is located in Uldog Street, Poblacion, Talisay City, Cebu, inside Fortune Homes gate, walking distance to Talisay City College, Malayan Academy and St. Therese of Avila Church.

2. How many number of units available for sale?

ALR has 25 British-inspired 2-storey units.

3. What are available house types?

ALR has 25 townhouses. Floor area ranges from 58 to 84sqm with lot area from 40-82sqm.

4. What is the price range?

ALR ranges from P3.4M to 5.4M.

5. How much is the reservation?

Reservation is only P30,000 good for fifteen (15) days.

5. How much is the down payment?

Down payment is minimum 10% payable up to 18 months to pay without interest, 90% is through bank financing. We also have 20% down payment, 80% through bank financing. Payment terms depend on the date of turn-over.

6. Do you have in-house financing? How about Pag-ibig financing?

As of now, we offer bank financing only.

7. How much discount for spot cash payment?

As of now, we offer (ten) 10% discount. When the house is ready for occupancy, we give five (5%) discount. We also have five (5%) discount for six (6) months deferred cash payment and P50,000 discount for 20% spot cash payment.

8. When is the turn-over?

Block 1 - January 2018

Block 3 - October 2018

Block 2 - June 2018

Block 4 - January 2019

9. What are the amenities?

ALR is a pocket subdivision, no swimming pool, basketball court and clubhouse. However, there are several recreation centers and beach resorts nearby for your enjoyment.

10. What are the project features?

Fully fenced

Underground Electrical System

Fully landscaped

MCWD Water Supply

Nighttime security guard

VECO Power Supply

Automated Gate System

Water Tank

Underground Drainage System

Property Management Services

11. Are the units fully finished?

The units are fully finished at the ground floor. The buyers have menu of lay-outs for the 2nd floor depending on their need – 3 bedrooms without toilet and bath, 2 bedrooms without toilet and bath and 2 bedrooms with additional toilet and bath.

12. How much is the monthly subdivision dues?

Monthly dues is P28 per sqm based on floor area. This covers maintenance of common area, garbage collection, security and property management personnel.
