



D M C
URBAN PROPERTY DEVELOPERS
I N C O R P O R A T E D

MAGALLANES RESIDENCES
PROPOSED SELLING PRICES
BUILDING 1

UNIT CODE	A R E A				BASE PRICE	PROMO PRICE (WITH 10% DISC)	CASH PRICE (WITH 7.5% DISC)
	Condo	Balcony	Drying Cage	TOTAL			
GAC2BR-1	56.00	7.20	4.95	68.15	3,038,200.00	2,734,380.00	2,529,301.50
GAI2BR-1	48.00	7.20	4.95	60.15	2,585,200.00	2,326,680.00	2,152,179.00
GACL2BR-1	58.00	7.20	4.95	70.15	3,108,400.00	2,797,560.00	2,587,743.00
GACL2BR-2	58.00	7.20	4.95	70.15	3,108,400.00	2,797,560.00	2,587,743.00
GAI2BR-2	48.00	7.20	4.95	60.15	2,585,200.00	2,326,680.00	2,152,179.00
GAC2BR-2	56.00	7.20	4.95	68.15	3,038,200.00	2,734,380.00	2,529,301.50
2AC2BR-1	56.00	7.20	4.95	68.15	3,111,300.00	2,800,170.00	2,590,157.25
2AI2BR-1	48.00	7.20	4.95	60.15	2,647,200.00	2,382,480.00	2,203,794.00
2AI2BR-2	48.00	7.20	4.95	60.15	2,647,200.00	2,382,480.00	2,203,794.00
2AI2BR-3	48.00	7.20	4.95	60.15	2,647,200.00	2,382,480.00	2,203,794.00
2AI2BR-4	48.00	7.20	4.95	60.15	2,647,200.00	2,382,480.00	2,203,794.00
2AI2BR-5	48.00	7.20	4.95	60.15	2,647,200.00	2,382,480.00	2,203,794.00
2AC2BR-2	56.00	7.20	4.95	68.15	3,111,300.00	2,800,170.00	2,590,157.25
2BC2BR-1	56.00	7.20	4.95	68.15	3,021,000.00	2,718,900.00	2,514,982.50
2BI2BR-1	48.00	7.20	4.95	60.15	2,595,100.00	2,335,590.00	2,160,420.75
2BS-1	24.00	3.60	-	27.60	1,489,500.00	1,340,550.00	1,240,008.75
2BS-2	24.00	3.60	-	27.60	1,489,500.00	1,340,550.00	1,240,008.75
2BS-3	24.00	3.60	-	27.60	1,489,500.00	1,340,550.00	1,240,008.75
2BS-4	24.00	3.60	-	27.60	1,489,500.00	1,340,550.00	1,240,008.75
2BS-5	24.00	3.60	-	27.60	1,489,500.00	1,340,550.00	1,240,008.75
2BS-6	24.00	3.60	-	27.60	1,489,500.00	1,340,550.00	1,240,008.75
2BI2BR-2	48.00	7.20	4.95	60.15	2,595,100.00	2,335,590.00	2,160,420.75
2BC2BR-2	56.00	7.20	4.95	68.15	3,021,000.00	2,718,900.00	2,514,982.50
3AC2BR-1	56.00	7.20	4.95	68.15	3,184,300.00	2,865,870.00	2,650,929.75
3AI2BR-1	48.00	7.20	4.95	60.15	2,709,200.00	2,438,280.00	2,255,409.00
3AI2BR-2	48.00	7.20	4.95	60.15	2,709,200.00	2,438,280.00	2,255,409.00
3AI2BR-3	48.00	7.20	4.95	60.15	2,709,200.00	2,438,280.00	2,255,409.00
3AI2BR-4	48.00	7.20	4.95	60.15	2,709,200.00	2,438,280.00	2,255,409.00
3AI2BR-5	48.00	7.20	4.95	60.15	2,709,200.00	2,438,280.00	2,255,409.00
3AC2BR-2	56.00	7.20	4.95	68.15	3,184,300.00	2,865,870.00	2,650,929.75
3BC2BR-1	56.00	7.20	4.95	68.15	3,091,900.00	2,782,710.00	2,574,006.75
3BI2BR-1	48.00	7.20	4.95	60.15	2,655,800.00	2,390,220.00	2,210,953.50
3BS-1	24.00	3.60	-	27.60	1,504,400.00	1,353,960.00	1,252,413.00
3BS-2	24.00	3.60	-	27.60	1,504,400.00	1,353,960.00	1,252,413.00
3BS-3	24.00	3.60	-	27.60	1,504,400.00	1,353,960.00	1,252,413.00
3BS-4	24.00	3.60	-	27.60	1,504,400.00	1,353,960.00	1,252,413.00
3BS-5	24.00	3.60	-	27.60	1,504,400.00	1,353,960.00	1,252,413.00
3BS-6	24.00	3.60	-	27.60	1,504,400.00	1,353,960.00	1,252,413.00
3BI2BR-2	48.00	7.20	4.95	60.15	2,655,800.00	2,390,220.00	2,210,953.50
3BC2BR-2	56.00	7.20	4.95	68.15	3,091,900.00	2,782,710.00	2,574,006.75
4AC2BR-1	56.00	7.20	4.95	68.15	3,257,300.00	2,931,570.00	2,711,702.25
4AI2BR-1	48.00	7.20	4.95	60.15	2,771,200.00	2,494,080.00	2,307,024.00
4AI2BR-2	48.00	7.20	4.95	60.15	2,771,200.00	2,494,080.00	2,307,024.00
4AI2BR-3	48.00	7.20	4.95	60.15	2,771,200.00	2,494,080.00	2,307,024.00
4AI2BR-4	48.00	7.20	4.95	60.15	2,771,200.00	2,494,080.00	2,307,024.00
4AI2BR-5	48.00	7.20	4.95	60.15	2,771,200.00	2,494,080.00	2,307,024.00
4AC2BR-2	56.00	7.20	4.95	68.15	3,257,300.00	2,931,570.00	2,711,702.25
4BC2BR-1	56.00	7.20	4.95	68.15	3,162,700.00	2,846,430.00	2,632,947.75
4BI2BR-1	48.00	7.20	4.95	60.15	2,716,600.00	2,444,940.00	2,261,569.50
4BS-1	24.00	3.60	-	27.60	1,519,400.00	1,367,460.00	1,264,900.50
4BS-2	24.00	3.60	-	27.60	1,519,400.00	1,367,460.00	1,264,900.50
4BS-3	24.00	3.60	-	27.60	1,519,400.00	1,367,460.00	1,264,900.50
4BS-4	24.00	3.60	-	27.60	1,519,400.00	1,367,460.00	1,264,900.50
4BS-5	24.00	3.60	-	27.60	1,519,400.00	1,367,460.00	1,264,900.50
4BS-6	24.00	3.60	-	27.60	1,519,400.00	1,367,460.00	1,264,900.50
4BI2BR-2	48.00	7.20	4.95	60.15	2,716,600.00	2,444,940.00	2,261,569.50
4BC2BR-2	56.00	7.20	4.95	68.15	3,162,700.00	2,846,430.00	2,632,947.75
5AC2BR-1	56.00	7.20	4.95	68.15	3,330,300.00	2,997,270.00	2,772,474.75
5AI2BR-1	48.00	7.20	4.95	60.15	2,833,100.00	2,549,790.00	2,358,555.75
5AI2BR-2	48.00	7.20	4.95	60.15	2,833,100.00	2,549,790.00	2,358,555.75
5AI2BR-3	48.00	7.20	4.95	60.15	2,833,100.00	2,549,790.00	2,358,555.75



D M C
URBAN PROPERTY DEVELOPERS
I N C O R P O R A T E D

MAGALLANES RESIDENCES
PROPOSED SELLING PRICES
BUILDING 1

UNIT CODE	A R E A				BASE PRICE	PROMO PRICE (WITH 10% DISC)	CASH PRICE (WITH 7.5% DISC)
	Condo	Balcony	Drying Cage	TOTAL			
5AI2BR-4	48.00	7.20	4.95	60.15	2,833,100.00	2,549,790.00	2,358,555.75
5AI2BR-5	48.00	7.20	4.95	60.15	2,833,100.00	2,549,790.00	2,358,555.75
5AC2BR-2	56.00	7.20	4.95	68.15	3,330,300.00	2,997,270.00	2,772,474.75
5BC2BR-1	56.00	7.20	4.95	68.15	3,233,600.00	2,910,240.00	2,691,972.00
5BI2BR-1	48.00	7.20	4.95	60.15	2,777,300.00	2,499,570.00	2,312,102.25
5BS-1	24.00	3.60	-	27.60	1,534,600.00	1,381,140.00	1,277,554.50
5BS-2	24.00	3.60	-	27.60	1,534,600.00	1,381,140.00	1,277,554.50
5BS-3	24.00	3.60	-	27.60	1,534,600.00	1,381,140.00	1,277,554.50
5BS-4	24.00	3.60	-	27.60	1,534,600.00	1,381,140.00	1,277,554.50
5BS-5	24.00	3.60	-	27.60	1,534,600.00	1,381,140.00	1,277,554.50
5BS-6	24.00	3.60	-	27.60	1,534,600.00	1,381,140.00	1,277,554.50
5BI2BR-2	48.00	7.20	4.95	60.15	2,777,300.00	2,499,570.00	2,312,102.25
5BC2BR-2	56.00	7.20	4.95	68.15	3,233,600.00	2,910,240.00	2,691,972.00
6AC2BR-1	56.00	7.20	4.95	68.15	3,403,400.00	3,063,060.00	2,833,330.50
6AI2BR-1	48.00	7.20	4.95	60.15	2,895,100.00	2,605,590.00	2,410,170.75
6AI2BR-2	48.00	7.20	4.95	60.15	2,895,100.00	2,605,590.00	2,410,170.75
6AI2BR-3	48.00	7.20	4.95	60.15	2,895,100.00	2,605,590.00	2,410,170.75
6AI2BR-4	48.00	7.20	4.95	60.15	2,895,100.00	2,605,590.00	2,410,170.75
6AI2BR-5	48.00	7.20	4.95	60.15	2,895,100.00	2,605,590.00	2,410,170.75
6AC2BR-2	56.00	7.20	4.95	68.15	3,403,400.00	3,063,060.00	2,833,330.50
6BC2BR-1	56.00	7.20	4.95	68.15	3,304,500.00	2,974,050.00	2,750,996.25
6BI2BR-1	48.00	7.20	4.95	60.15	2,838,100.00	2,554,290.00	2,362,718.25
6BS-1	24.00	3.60	-	27.60	1,550,000.00	1,395,000.00	1,290,375.00
6BS-2	24.00	3.60	-	27.60	1,550,000.00	1,395,000.00	1,290,375.00
6BS-3	24.00	3.60	-	27.60	1,550,000.00	1,395,000.00	1,290,375.00
6BS-4	24.00	3.60	-	27.60	1,550,000.00	1,395,000.00	1,290,375.00
6BS-5	24.00	3.60	-	27.60	1,550,000.00	1,395,000.00	1,290,375.00
6BS-6	24.00	3.60	-	27.60	1,550,000.00	1,395,000.00	1,290,375.00
6BI2BR-2	48.00	7.20	4.95	60.15	2,838,100.00	2,554,290.00	2,362,718.25
6BC2BR-2	56.00	7.20	4.95	68.15	3,304,500.00	2,974,050.00	2,750,996.25
7AC2BR-1	56.00	7.20	4.95	68.15	3,476,400.00	3,128,760.00	2,894,103.00
7AI2BR-1	48.00	7.20	4.95	60.15	2,957,100.00	2,661,390.00	2,461,785.75
7AI2BR-2	48.00	7.20	4.95	60.15	2,957,100.00	2,661,390.00	2,461,785.75
7AI2BR-3	48.00	7.20	4.95	60.15	2,957,100.00	2,661,390.00	2,461,785.75
7AI2BR-4	48.00	7.20	4.95	60.15	2,957,100.00	2,661,390.00	2,461,785.75
7AI2BR-5	48.00	7.20	4.95	60.15	2,957,100.00	2,661,390.00	2,461,785.75
7AC2BR-2	56.00	7.20	4.95	68.15	3,476,400.00	3,128,760.00	2,894,103.00
7BC2BR-1	56.00	7.20	4.95	68.15	3,375,400.00	3,037,860.00	2,810,020.50
7BI2BR-1	48.00	7.20	4.95	60.15	2,898,800.00	2,608,920.00	2,413,251.00
7BS-1	24.00	3.60	-	27.60	1,565,500.00	1,408,950.00	1,303,278.75
7BS-2	24.00	3.60	-	27.60	1,565,500.00	1,408,950.00	1,303,278.75
7BS-3	24.00	3.60	-	27.60	1,565,500.00	1,408,950.00	1,303,278.75
7BS-4	24.00	3.60	-	27.60	1,565,500.00	1,408,950.00	1,303,278.75
7BS-5	24.00	3.60	-	27.60	1,565,500.00	1,408,950.00	1,303,278.75
7BS-6	24.00	3.60	-	27.60	1,565,500.00	1,408,950.00	1,303,278.75
7BI2BR-2	48.00	7.20	4.95	60.15	2,898,800.00	2,608,920.00	2,413,251.00
7BC2BR-2	56.00	7.20	4.95	68.15	3,375,400.00	3,037,860.00	2,810,020.50

Notes

- 7.5% discount for spot cash payment
- Mortgage Redemption Insurance (MRI) shall be required for payment terms over two (2) years.
- Discount rates for other terms of payment to be issued accordingly.
- For Bank Financing, buyer shall enter into contract under in-house financing for at least 6 months before conversion or upon advise of the seller. The Total Contract Price/Balance Due shall be subject for recomputation.



D M C
URBAN PROPERTY DEVELOPERS
I N C O R P O R A T E D

**MAGALLANES RESIDENCES
PROPOSED SELLING PRICES
COMMERCIAL UNITS**

EFFECTIVE MAY 2008				
UNIT NO.	AREA (SQM)	BASE PRICE	PROMO PRICE (WITH 10% DISC)	CASH PRICE (WITH 7.5% DISC)
C01	58.00	3,831,900.00	3,448,710.00	3,190,056.75
C02	57.00	3,628,900.00	3,266,010.00	3,021,059.25
C03	57.00	3,628,900.00	3,266,010.00	3,021,059.25
C04	57.00	3,628,900.00	3,266,010.00	3,021,059.25
C05	57.00	3,628,900.00	3,266,010.00	3,021,059.25
C06	57.00	3,628,900.00	3,266,010.00	3,021,059.25
C07	58.00	3,831,900.00	3,448,710.00	3,190,056.75

Notes

- The above prices is inclusive of two (2) units assign parking slots.
- 7.5% discount for spot cash payment
- Mortgage Redemption Insurance (MRI) shall be required for payment terms over two (2) years.
- Discount rates for other terms of payment to be issued accordingly.
- For Bank Financing, buyer shall enter into contract under in-house financing for at least 6 months before conversion or upon advise of the seller. The Total Contract Price/Balance Due shall be subject for recomputation.

UNIT CODING:

FLOOR LEVEL	LOCATION	TYPE	UNIT NO. CODE
GF	Amenities Side	Corner - 2BR	1 GAC2BR-1
GF	Amenities Side	Corner - 2BR	2 GAC2BR-2
GF	Amenities Side	Inner - 2BR	1 GAI2BR-1
GF	Amenities Side	Inner - 2BR	2 GAI2BR-2
GF	Amenities Side	Corner Lobby	1 GACL2BR-1
GF	Amenities Side	Corner Lobby	2 GACL2BR-2
2F	Amenities Side	Corner - 2BR	1 2AC2BR-1
2F	Amenities Side	Corner - 2BR	2 2AC2BR-2
2F	Amenities Side	Inner - 2BR	1 2AI2BR-1
2F	Amenities Side	Inner - 2BR	2 2AI2BR-2
2F	Amenities Side	Inner - 2BR	3 2AI2BR-3
2F	Amenities Side	Inner - 2BR	4 2AI2BR-4
2F	Amenities Side	Inner - 2BR	5 2AI2BR-5
2F	Bolton Side	Corner - 2BR	1 2BC2BR-1
2F	Bolton Side	Corner - 2BR	2 2BC2BR-2
2F	Bolton Side	Inner - 2BR	1 2BI2BR-1
2F	Bolton Side	Inner - 2BR	2 2BI2BR-2
2F	Bolton Side	Studio	1 2BS-1
2F	Bolton Side	Studio	2 2BS-2
2F	Bolton Side	Studio	3 2BS-3
2F	Bolton Side	Studio	4 2BS-4
2F	Bolton Side	Studio	5 2BS-5
2F	Bolton Side	Studio	6 2BS-6
3F	Amenities Side	Corner - 2BR	1 3AC2BR-1
3F	Amenities Side	Corner - 2BR	2 3AC2BR-2
3F	Amenities Side	Inner - 2BR	1 3AI2BR-1
3F	Amenities Side	Inner - 2BR	2 3AI2BR-2
3F	Amenities Side	Inner - 2BR	3 3AI2BR-3
3F	Amenities Side	Inner - 2BR	4 3AI2BR-4
3F	Amenities Side	Inner - 2BR	5 3AI2BR-5
3F	Bolton Side	Corner - 2BR	1 3BC2BR-1
3F	Bolton Side	Corner - 2BR	2 3BC2BR-2
3F	Bolton Side	Inner - 2BR	1 3BI2BR-1
3F	Bolton Side	Inner - 2BR	2 3BI2BR-2
3F	Bolton Side	Studio	1 3BS-1
3F	Bolton Side	Studio	2 3BS-2
3F	Bolton Side	Studio	3 3BS-3
3F	Bolton Side	Studio	4 3BS-4
3F	Bolton Side	Studio	5 3BS-5
3F	Bolton Side	Studio	6 3BS-6
4F	Amenities Side	Corner - 2BR	1 4AC2BR-1
4F	Amenities Side	Corner - 2BR	2 4AC2BR-2
4F	Amenities Side	Inner - 2BR	1 4AI2BR-1
4F	Amenities Side	Inner - 2BR	2 4AI2BR-2
4F	Amenities Side	Inner - 2BR	3 4AI2BR-3
4F	Amenities Side	Inner - 2BR	4 4AI2BR-4

4F	Amenities Side	Inner - 2BR	5 4AI2BR-5
4F	Bolton Side	Corner - 2BR	1 4BC2BR-1
4F	Bolton Side	Corner - 2BR	2 4BC2BR-2
4F	Bolton Side	Inner - 2BR	1 4BI2BR-1
4F	Bolton Side	Inner - 2BR	2 4BI2BR-2
4F	Bolton Side	Studio	1 4BS-1
4F	Bolton Side	Studio	2 4BS-2
4F	Bolton Side	Studio	3 4BS-3
4F	Bolton Side	Studio	4 4BS-4
4F	Bolton Side	Studio	5 4BS-5
4F	Bolton Side	Studio	6 4BS-6
5F	Amenities Side	Corner - 2BR	1 5AC2BR-1
5F	Amenities Side	Corner - 2BR	2 5AC2BR-2
5F	Amenities Side	Inner - 2BR	1 5AI2BR-1
5F	Amenities Side	Inner - 2BR	2 5AI2BR-2
5F	Amenities Side	Inner - 2BR	3 5AI2BR-3
5F	Amenities Side	Inner - 2BR	4 5AI2BR-4
5F	Amenities Side	Inner - 2BR	5 5AI2BR-5
5F	Bolton Side	Corner - 2BR	1 5BC2BR-1
5F	Bolton Side	Corner - 2BR	2 5BC2BR-2
5F	Bolton Side	Inner - 2BR	1 5BI2BR-1
5F	Bolton Side	Inner - 2BR	2 5BI2BR-2
5F	Bolton Side	Studio	1 5BS-1
5F	Bolton Side	Studio	2 5BS-2
5F	Bolton Side	Studio	3 5BS-3
5F	Bolton Side	Studio	4 5BS-4
5F	Bolton Side	Studio	5 5BS-5
5F	Bolton Side	Studio	6 5BS-6
6F	Amenities Side	Corner - 2BR	1 6AC2BR-1
6F	Amenities Side	Corner - 2BR	2 6AC2BR-2
6F	Amenities Side	Inner - 2BR	1 6AI2BR-1
6F	Amenities Side	Inner - 2BR	2 6AI2BR-2
6F	Amenities Side	Inner - 2BR	3 6AI2BR-3
6F	Amenities Side	Inner - 2BR	4 6AI2BR-4
6F	Amenities Side	Inner - 2BR	5 6AI2BR-5
6F	Bolton Side	Corner - 2BR	1 6BC2BR-1
6F	Bolton Side	Corner - 2BR	2 6BC2BR-2
6F	Bolton Side	Inner - 2BR	1 6BI2BR-1
6F	Bolton Side	Inner - 2BR	2 6BI2BR-2
6F	Bolton Side	Studio	1 6BS-1
6F	Bolton Side	Studio	2 6BS-2
6F	Bolton Side	Studio	3 6BS-3
6F	Bolton Side	Studio	4 6BS-4
6F	Bolton Side	Studio	5 6BS-5
6F	Bolton Side	Studio	6 6BS-6
7F	Amenities Side	Corner - 2BR	1 7AC2BR-1
7F	Amenities Side	Corner - 2BR	2 7AC2BR-2
7F	Amenities Side	Inner - 2BR	1 7AI2BR-1
7F	Amenities Side	Inner - 2BR	2 7AI2BR-2
7F	Amenities Side	Inner - 2BR	3 7AI2BR-3

7F	Amenities Side	Inner - 2BR	4 7AI2BR-4
7F	Amenities Side	Inner - 2BR	5 7AI2BR-5
7F	Bolton Side	Corner - 2BR	1 7BC2BR-1
7F	Bolton Side	Corner - 2BR	2 7BC2BR-2
7F	Bolton Side	Inner - 2BR	1 7BI2BR-1
7F	Bolton Side	Inner - 2BR	2 7BI2BR-2
7F	Bolton Side	Studio	1 7BS-1
7F	Bolton Side	Studio	2 7BS-2
7F	Bolton Side	Studio	3 7BS-3
7F	Bolton Side	Studio	4 7BS-4
7F	Bolton Side	Studio	5 7BS-5
7F	Bolton Side	Studio	6 7BS-6
