



COSTA
VISTA
BORACAY

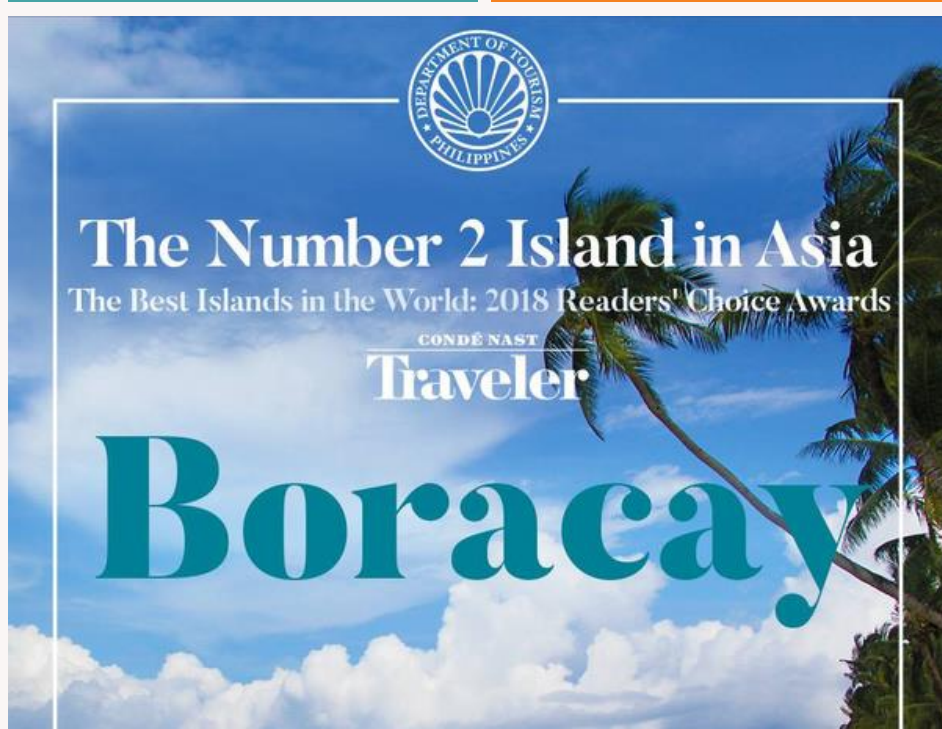




Boracay

A tropical island located in the western Visayas region of the Philippines. It is called Paradise on Earth. Some call it gateway and escape, now you can call it [home](#).

Best Island in Asia



One of the World's Greatest Places 2022
Time Magazine

Best Island in Asia 2022
Conde Nast Traveler

The Number 5 Island in Asia 2019
Readers' Choice Awards

The Number 2 Island in Asia 2018
Readers' Choice Awards

Boracay is an award-winning Island with its crystal azure waters, powdery white sand, and diverse marine life.

It is a sought-after destination not just by Filipinos but also foreigners through the years.



COSTA VISTA BORACAY

Now you can stay

Costa Vista Boracay is a retreat in this island paradise. It is a five-hectare of multi-tower mixed-used development that sits atop one of the highest points on the island that is both undisturbed and exclusive.

1

DISCOVER



2

EXPERIENCE



3

MYSTIQUE



4

INDULGE



5

MOMENT





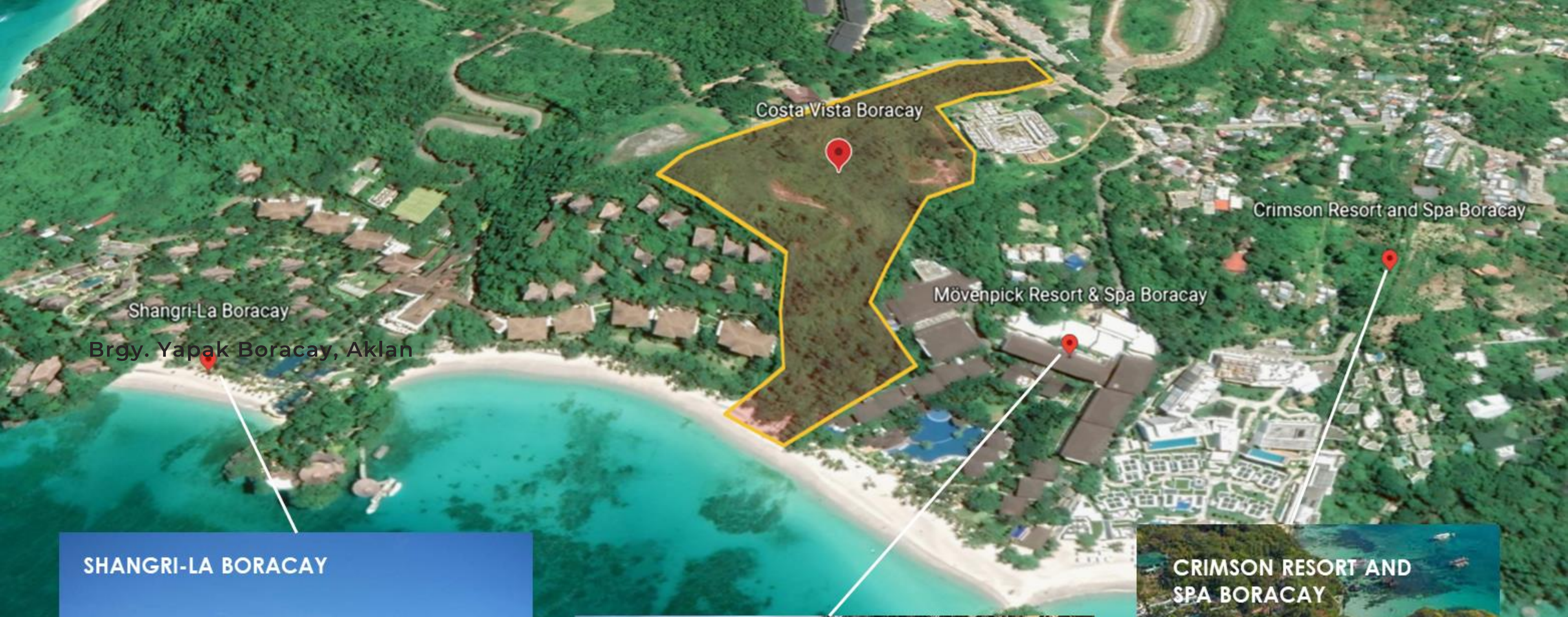
DISCOVER



Brgy. Yapak Boracay, Aklan

With direct access to Punta Bunga Beach, Costa Vista Boracay can also be reached through a major highway, making transport to other points on the island, as well as a myriad of tourist destinations and establishments, relatively easy.





Costa Vista Boracay

Crimson Resort and Spa Boracay

Mövenpick Resort & Spa Boracay

Shangri-La Boracay

Brgy. Yapak Boracay, Aklan

SHANGRI-LA BORACAY



MOVENPICK RESORT & SPA BORACAY



CRIMSON RESORT AND SPA BORACAY





Nearby Hotels

- Shangrila Boracay
- Movenpick Resort and Spa
- Crimson Resort and Spa

Nearby Food Establishments

- Jonah's Fruitshake and Bar
- D' alipapa
- Barlo Resto Lounge, Two Seasons Boracay
- Lemonie Cafe
- Los Indios Bravos





Famous Night Spot

- Epic Boracay
- Paraw Beach Club
- OM Boracay Bar
- Exit Bar
- Pub Crawl

Nearby Commercial Establishments

- D' Mall
- City Mall Boracay
- Boracay Tourist Center
- Boracay Galleria





EXPERIENCE



Fun Beach Activities

- Scuba Diving
- Snorkeling
- Jetski
- Banana Boat
- Parasailing
- Island Hopping
- Sun Bathing
- Water Sports





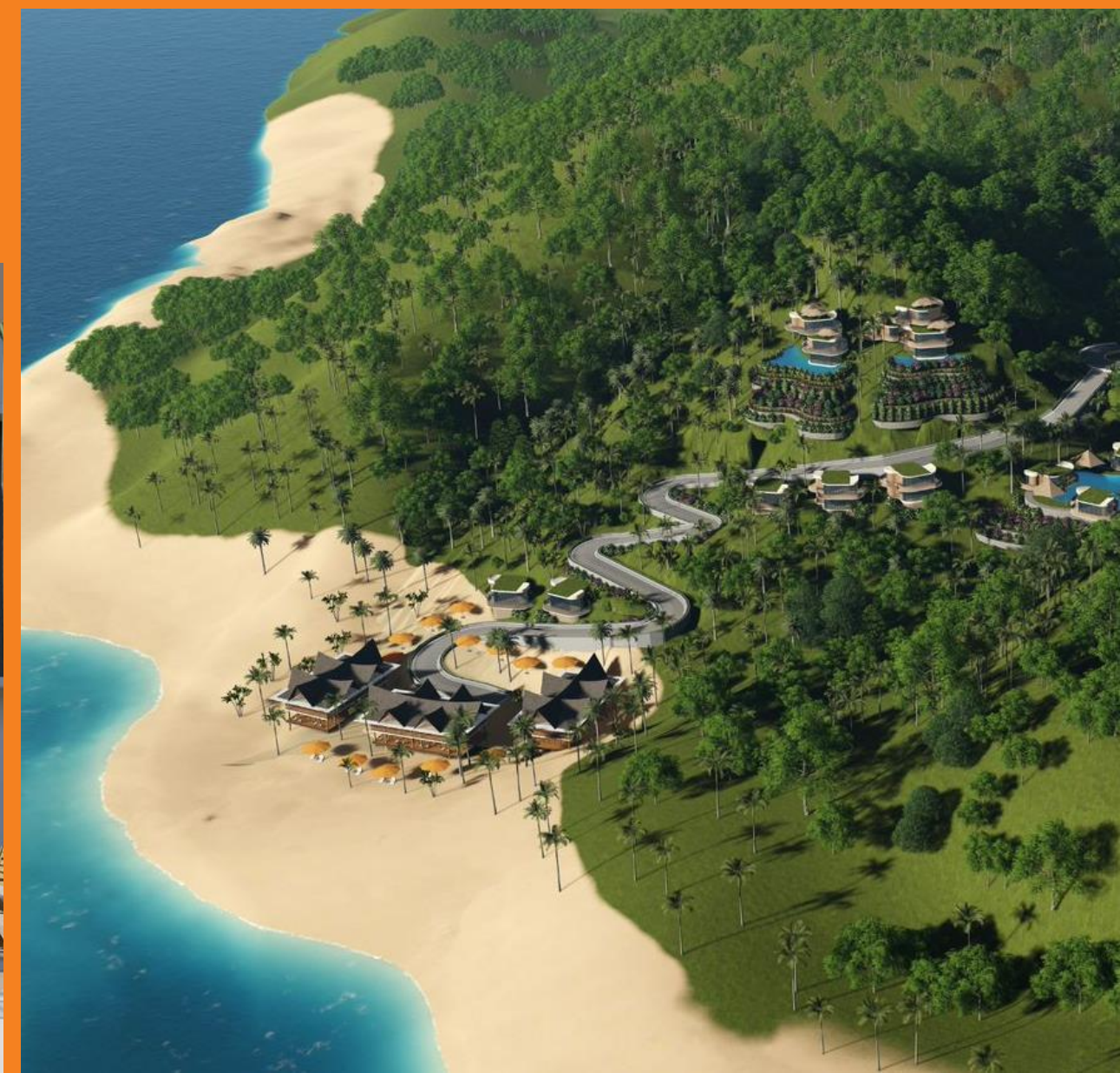
Life's Milestones

- Engagement
- Wedding
- Anniversaries
- Birthdays
- Holidays





MYSTIQUE



COSTA VISTA BORACAY

Costa Vista Boracay will offer four mid-rise low-density towers spread over five hectares mixed-use development.

It will be designed with efficient space planning in the midst of the finest enclaves and world-class hospitality chains the island can possibly offer.





**Future
Development**

Hotel and Resort

**COSTA
VISTA
BORACAY**

Private Road going to Shangrila Boracay

Boracay HIGH-WAY



Beach Front to
Costa Vista Towers

Tower 1: 400 mtrs.

Tower 2: 350 mtrs.

Tower 3: 300 mtrs.

Tower 4: 250 mtrs.



Elevation from Beach to Tower
50 meters | 18 Storey Bldg.

Height from Ground to 6F
20 meters

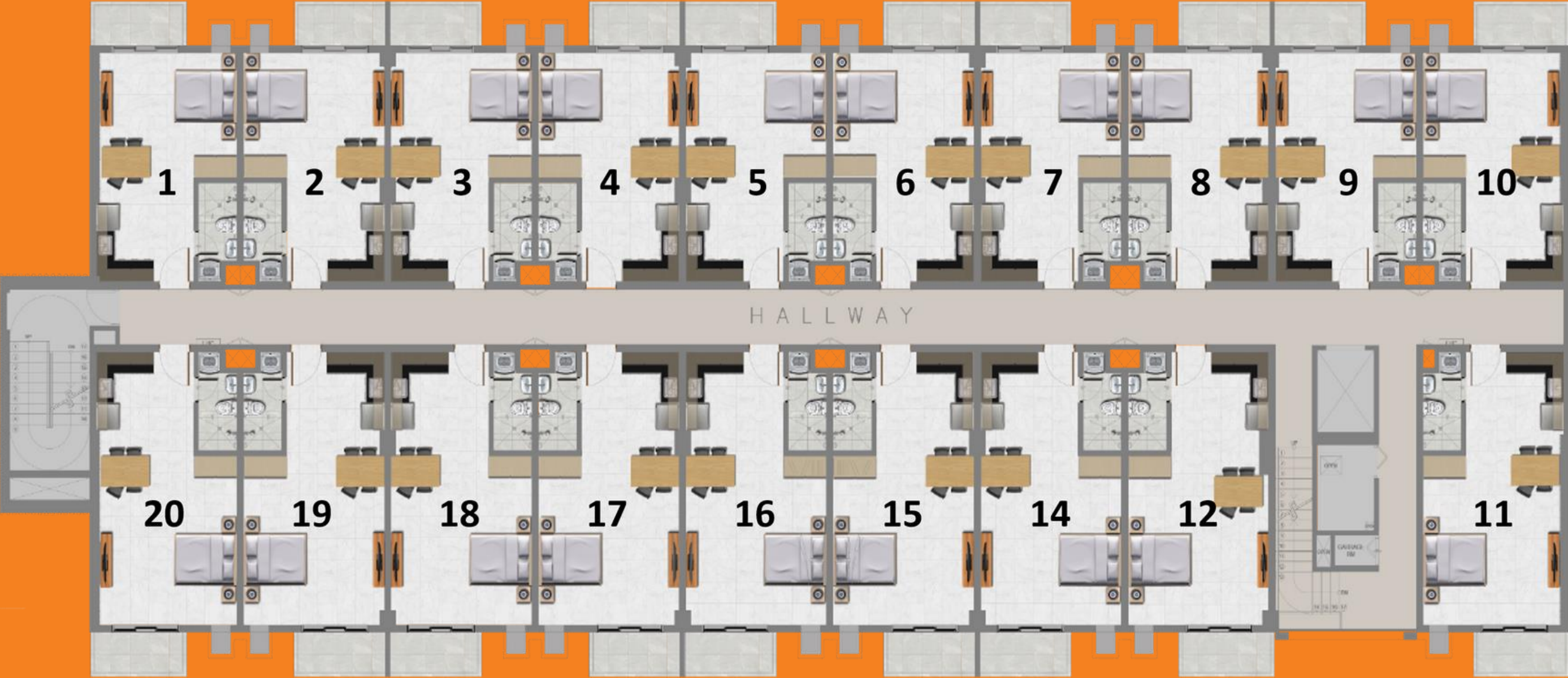






TYPICAL FLOOR PLAN

AMENITY VIEW



FOREST VIEW

TYPICAL UNIT LAYOUT



Studio A
34.62 sqm.
Units 1 & 10



Studio B
33.96 sqm.
Units 2 - 9



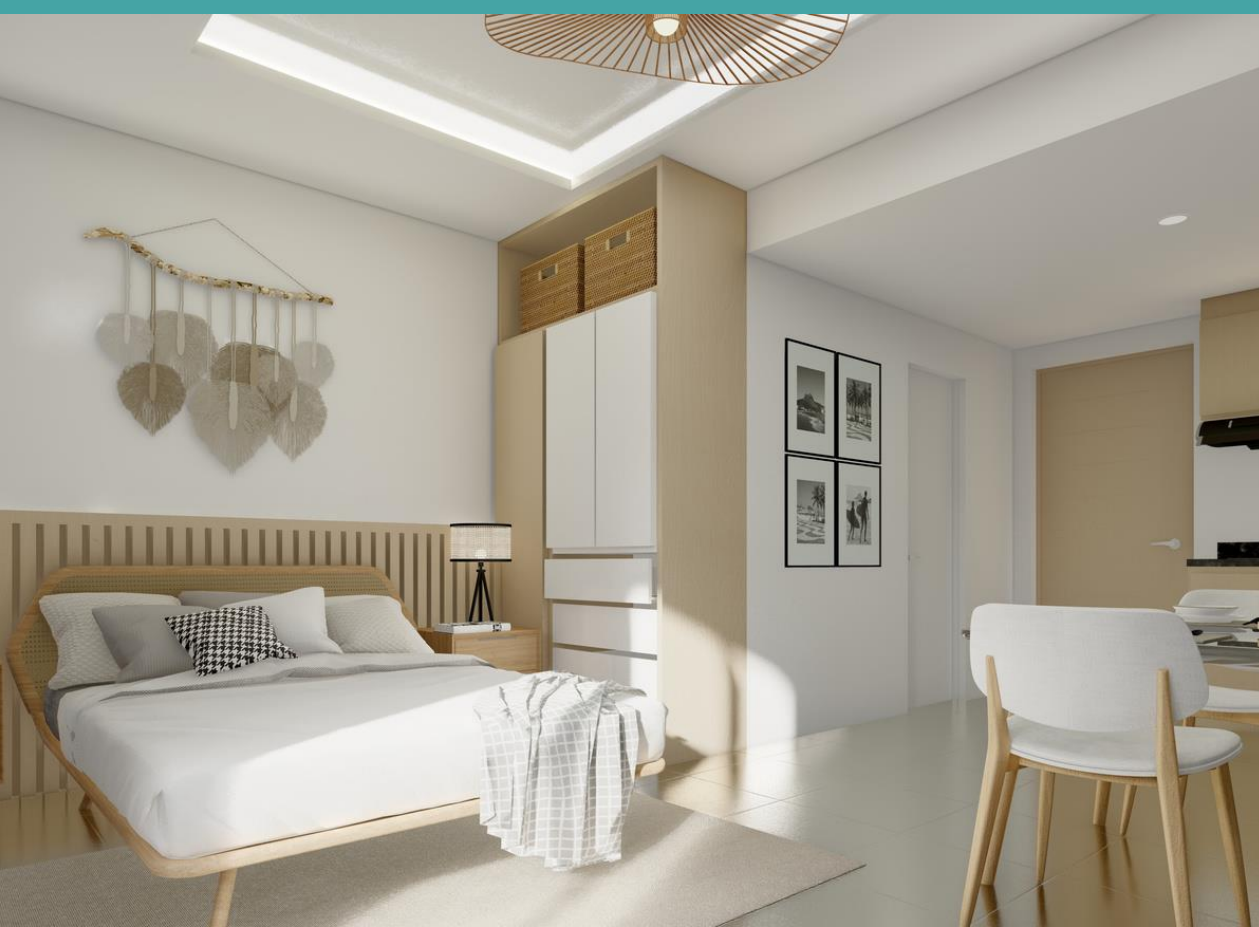
Studio C
40.26 sqm.
Units 11 - 20



Studio D
39.48 sqm.
Units 12 - 19



INDULGE

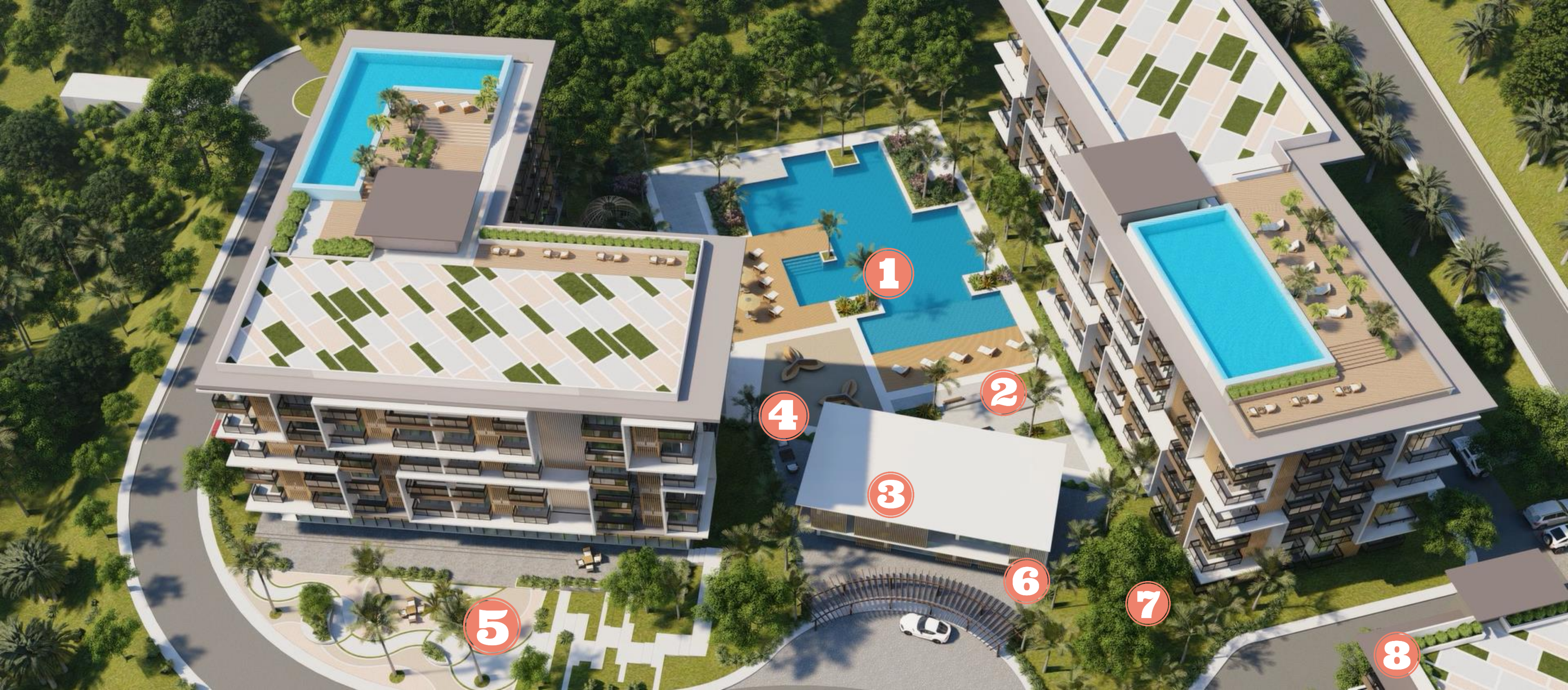




COSTA VISTA BORACAY

Costa Vista Boracay will lay out a variety of activities within the development.

The retail sprawl will offer boutique and dining options while the pavilion with view deck will gather residents on a slow day or on a cozy night. The lounge pool is ideal for a dip during sunrise or a fiery sunset dive.



- Lounge Pool
- Sunken Deck
- Pavilion Hall

- 4. Pavilion Grounds
- 5. Lounge Gardens
- 6. Fitness Gym

- 7. Sprawling Gardens
- 8. Retail Sprawl





Building Features

- Entrance Lobby
- Reception Counter
- One (1) Passenger Elevator
- CCTV Monitoring
- Automatic Fire Sprinkler System
- Fully Addressable Fire Detection and Alarm System
- Water Tank and Water Cistern
- Standby Power Generator
- Individual Mail Boxes





SMART LOCK

Smart lock ensures that extra security and flexibility when managing and controlling access at home. You can unlock the door in 6 different ways.

- Tap Card
- Wifi App Access
- Fingerprint
- Mechanical Key
- TT Phone Access
- Passcode



SMART SOCKET

Smart Socket allows you to control plugged appliances whenever and wherever you are.



SMART HOME



- Waterproof and Scratch Resistant
- Over Current Protection
- Phone App, Siri, Alexa and Google Home Controlled
- Displays Power Function Statistics
- High Temperature Reminder
- On and Off Functionality



SMART REPEATER

Smart Infrared (IR) Repeater gives you the power to control appliances wherever and whenever you are using your smart phone.

- Support all IR devices which include Air conditioner&TV&LED&FAN & DVD player etc.
- Control your IR appliances from anywhere in the world via mobile phone APP.
- Timers for your appliances.
- Wide IR code coverage.
- Work with Alexa and Google Assistant.





All Costa Vista Boracay units
have their own balconies.



Unit Deliverables

- Floor Finish
600x600mm Homogenous Floor Tiles
- Wall Finish – Concrete Painted Finish
- Ceiling Finish – Concrete Painted Finish
- Main Door – Laminated Wood Finish
- Main Door Lockset – Smart Door Lock
- Balcony Door
Aluminum Powder – coated

Unit Deliverables

- Base and Overhead Kitchen Cabinet
- Solid Surface Countertop
- T&B: Water Closet, Lavatory, Shower Glass Partition, Soap Holder, Tissue - Holder, Shower Assembly Fixtures, Towel Rack, Facial Mirror
- Space and power provision for water heating system in T&B
- Space and provision for Washing Machine connection
- T&B exhaust system
- Fiber Optic FTTH system
- Fire Sprinkler System









MOMENT



spaces | LEASING

- Spaces Leasing (leasing services)
- Unparalleled selection of leasing options – each offering higher yields
 - Worry-free leasing
 - Ease in enrollment

Rental Rates

	Daily	Monthly
Studio Units	9,000.00	270,000.00
	15,000.00	450,000.00

COSTA
VISTA
BORACAY

Tower 1 STUDIO w/ Balcony

Unit 2F-0014

Indicative Price – Php. 16,607,831

Reservation Fee – Php. 100,000.00

Option 1 – Regular Payment

20% Downpayment

Php. 67,116 in 48 months

80% Loanable Amount

Option 2 – Step Up Financing

20% Downpayment

Starts at Php. 57,406

80% Loanable Amount



SAMPLE PAYMENT COMPUTATION TEMPLATE JANUARY 2023 COSTA VISTA BORACAY TOWER 1			
FLOOR	02F	UNIT NUMBER	14
UNIT TYPE	Studio with Balcony	ORIENTATION	Forest View
FLOOR AREA IN SQM	39.48 sqm	TIME & DATE COMPUTED	25/01/2023 13:01

	PHILIPPINE PESO	CONVERSION		
		US DOLLAR	SG DOLLAR	UAE DIRHAM
TOTAL CONTRACT PRICE	16,607,831	296,368	395,425	1,037,989
RESERVATION FEE	100,000	1,786	2,381	6,250

OPTION	REMARKS	AMOUNT	DUE DATE
REGULAR PAYMENT		16,607,831	296,368 395,425 1,037,989
<i>LESS: BUYER'S PROMO</i>		-	-
NET OF DISCOUNT		16,607,831	296,368 5,296 95
<i>LESS: RESERVATION FEE</i>		100,000	1,786 2,381 6,250
20.00%	48	67,116	1,198 1,398 4,195 MONTH 1 - 48
80.00%	BALANCE	13,286,265	237,255 316,340 830,392

STEP-UP FINANCING		AMOUNT	DUE DATE
STEP-UP FINANCING		16,607,831	296,368 395,425 1,037,989
<i>LESS: BUYER'S PROMO</i>		-	-
NET OF DISCOUNT		16,607,831	296,368 395,425 1,037,989
<i>LESS: RESERVATION FEE</i>		100,000	1,786 2,381 6,250
4.75%	12	57,406	1,025 1,367 3,588 MONTH 1 - 12
7.00%	18	64,586	1,153 1,338 4,037 MONTH 13 - 30
8.25%	18	76,119	1,309 1,812 4,757 MONTH 31 - 48
80.00%	BALANCE	13,286,265	237,255 316,340 830,392

INDICATIVE MONTHLY AMORTIZATION RATES AT 80% BALANCE						
BANK FINANCING	3 YEARS @ 10% INTEREST	282,294	5,041	6,721	17,643	THE PREVAILING INTEREST RATE ON THE LOAN APPLICATION DATE WILL BE USED.
	10 YEARS @ 10% INTEREST	175,579	3,135	4,180	10,974	
	15 YEARS @ 10% INTEREST	142,775	2,550	3,399	8,923	

MONTHLY AMORTIZATION IN-HOUSE RATES AT 80% BALANCE						
IN-HOUSE FINANCING	3 YEARS @ 12% INTEREST	295,546	5,278	7,037	18,472	THE PREVAILING INTEREST RATE ON THE LOAN APPLICATION DATE WILL BE USED.
	10 YEARS @ 14% INTEREST	206,291	3,684	4,912	12,893	

IMPORTANT

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