



J U E Z

R E S I D E N C E S

*JUEZ ANCESTRAL HOMES HOLDINGS INC.*



# Welcome back to Malabon



Experience the old grandeur  
of Malabon with



# Strategic Location



Strategically located along M.H. Del Pilar road in Maysilo, Malabon City, Metro Manila.

# Area Profile

- Sits on 1.3 hectares of prime residential land area located along M.H. Del Pilar road, Barangay Maysilo.
- Only minutes away from the NLEX highway, MRT and LRT stations.
- Surrounded by different residential communities.
- Near schools, churches and commercial areas.
- Caloocan lies to the south and east, Navotas to the west, and Valenzuela to the north.

# Points of Interest



Malabon is famous for its variety of sumptuous local delicacies such as Pancit Malabon, Sapin-sapin, bibingka, etc.





# Points of Interest

Malabon is a progressive city known for industries including sugar refinery, patis making, cigar making and fishing.



# Points of Interest

Malabon is also known for its rich heritage and preservation of local culture. Malabon houses several old homes of historical value.





*First Master-planned, multi-building, mixed use community...*







# *Angat ka Dito!*

Juez Residences  
is a master planned  
community  
designed for modestly  
earning young families  
who are looking  
for an upgraded lifestyle  
in Malabon.





# *Angat sa Security!*

Juez Residences ensures  
you peace of mind with its  
24/7 security.

Be comforted to know  
that your family will grow  
in a safe and secure  
environment.





# *Angat sa Quality!*

Experience upscale living  
without having to pay the  
premium price.

Juez Residences' affordable financing  
packages  
gives you a chance to  
level-up your life.



# Juez Ancestral Homes Site Development Plan



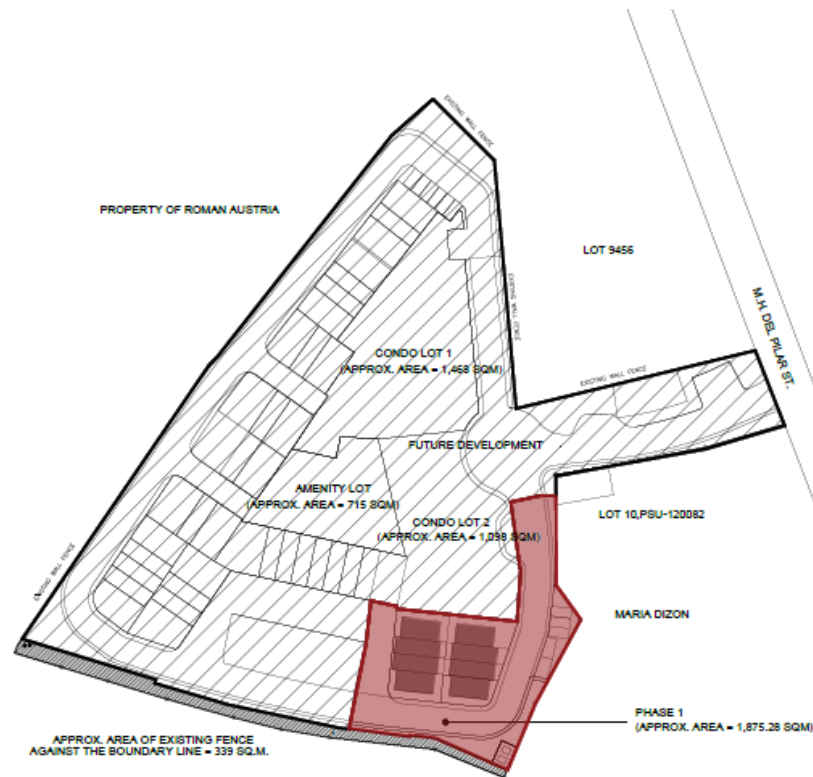
# Doña Nena Homes



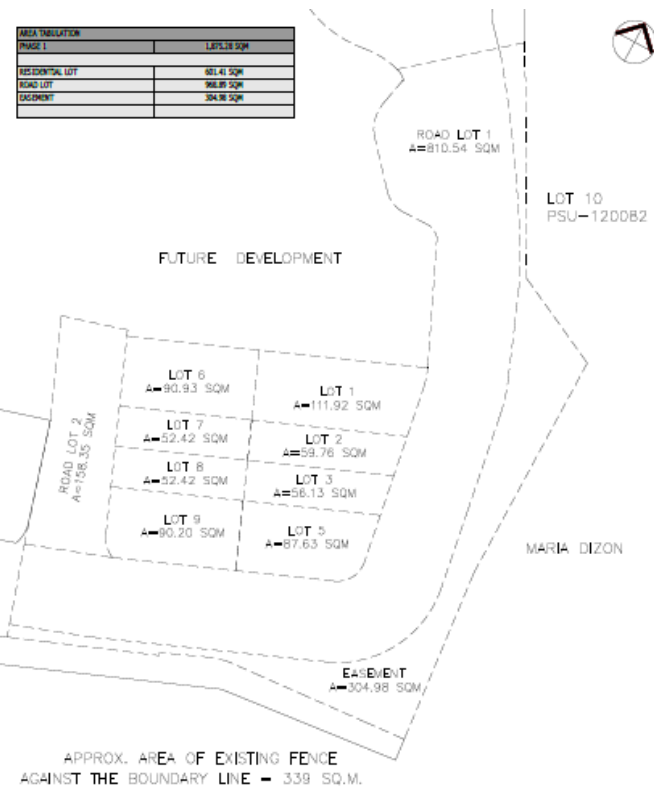
# Doña Nena Homes House Model



# Doña Nena Homes Phase 1 Site Development Plan



**PHASE 1 SITE DEVELOPMENT PLAN**  
SCALE 1:500



**PHASE 1 SUBDIVISION PLAN**  
SCALE 1:300

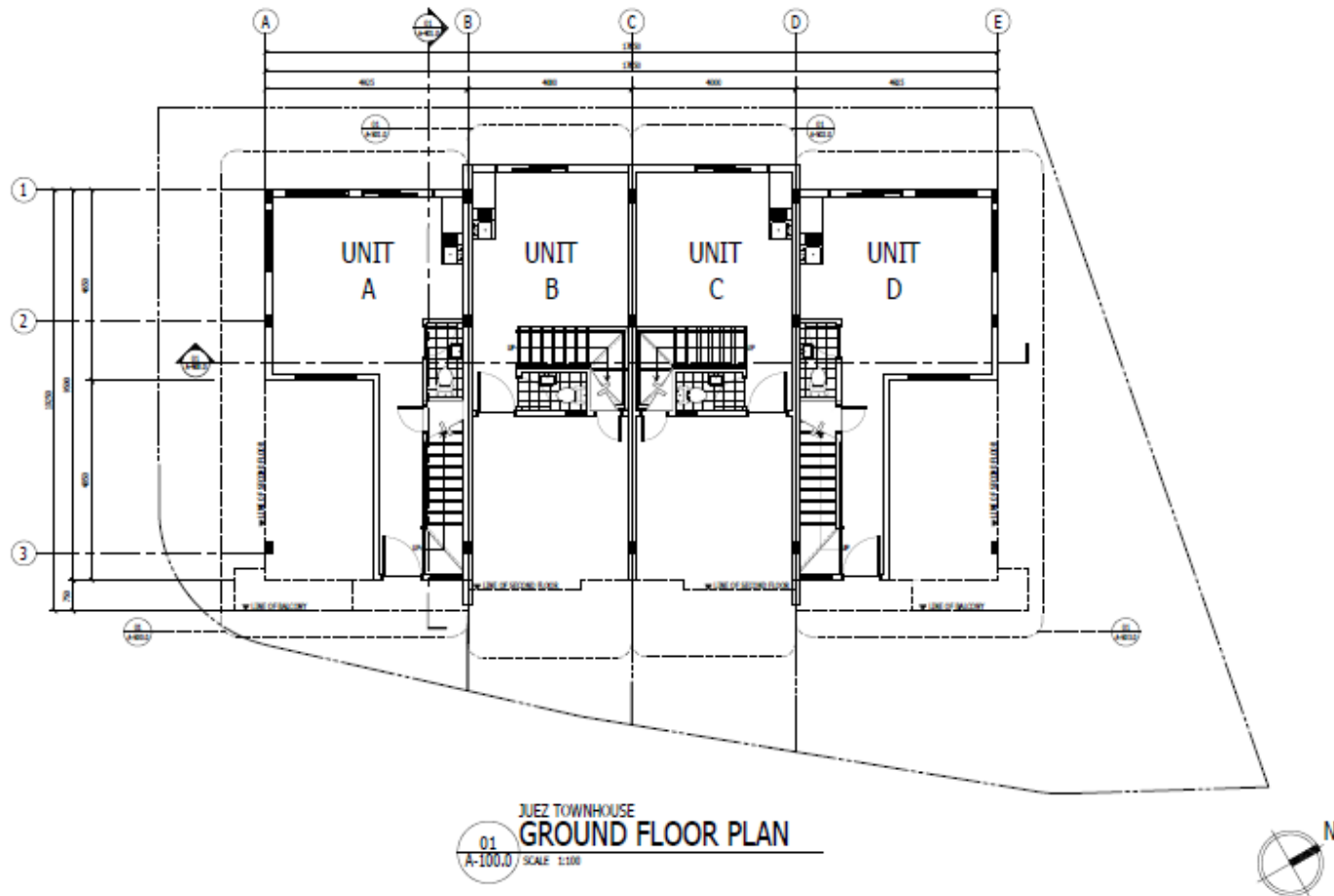
# Pricelist

NO	UNIT	LAND AREA	FLOOR AREA	AMOUNT	VAT INCLUSIVE
1	L1	111.92	90.00	7,307,280.00	8,184,153.60
2	L2	59.76	90.00	6,837,840.00	7,658,380.80
3	L3	56.13	90.00	6,805,170.00	7,621,790.40
4	L4	87.63	90.00	7,088,670.00	7,939,310.40
5	L5	90.93	90.00	7,118,370.00	7,972,574.40
6	L6	52.42	90.00	6,771,780.00	7,584,393.60
7	L7	52.42	90.00	6,771,780.00	7,584,393.60

# Payment Terms

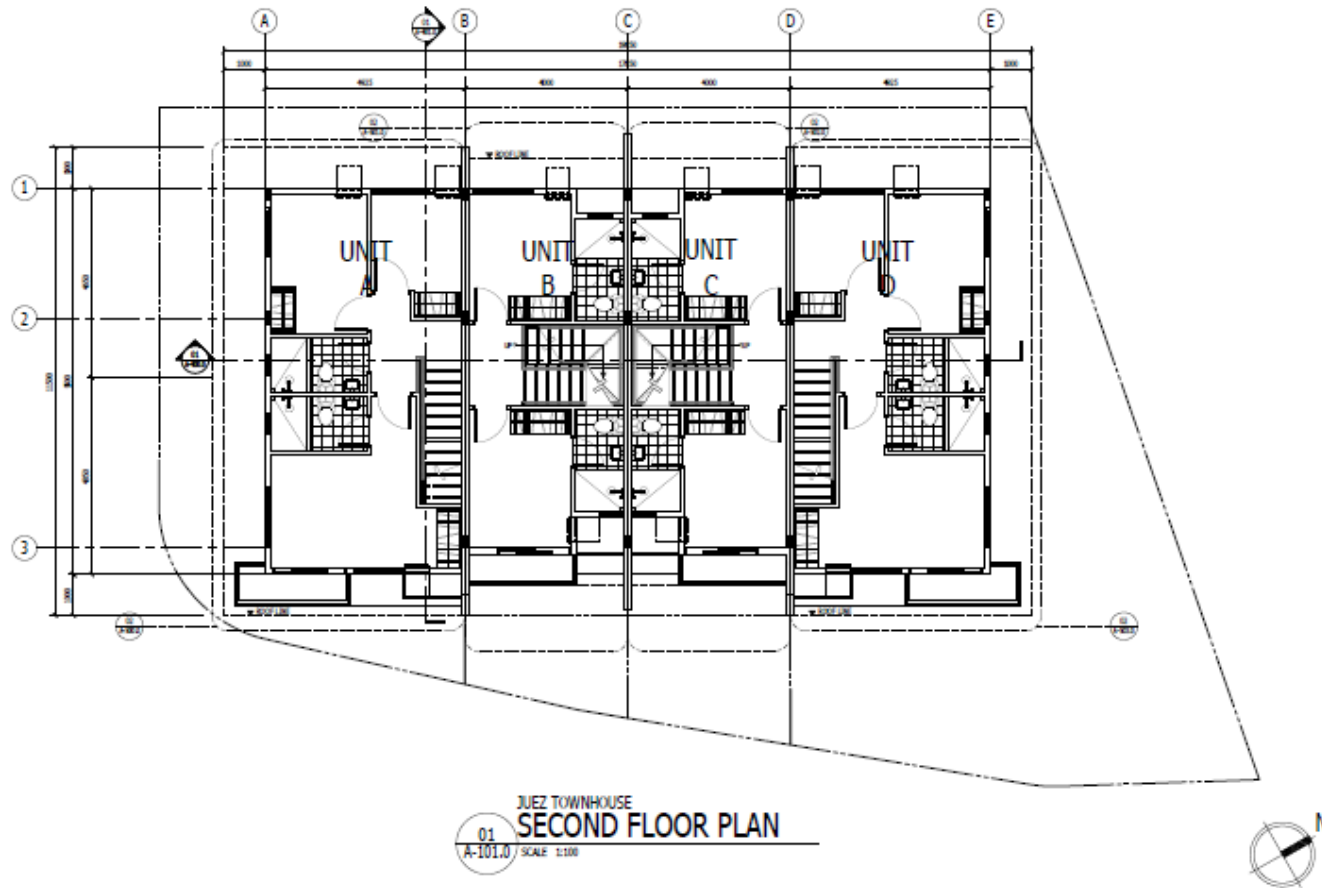
WITH VAT INCLUSIVE												
NO	UNIT	LOT AREA	FLOOR AREA	UNIT SELLING PRICE	UNIT SELLING PRICE VAT INCLUSIVE	20% EQUITY	LESS RF	NET 20% EQUITY	PAYABLE IN 12MOS.	PAYABLE IN 24MOS.	PAYABLE IN 30MOS.	80% BALANCE THRU BANK
1	L1	111.92	90.00	7,307,280.00	8,184,153.60	1,636,830.72	50,000.00	1,586,830.72	132,235.89	66,117.95	52,894.36	6,547,322.88
2	L2	59.76	90.00	6,837,840.00	7,658,380.80	1,531,676.16	50,000.00	1,481,676.16	123,473.01	61,736.51	49,389.21	6,126,704.64
3	L3	56.13	90.00	6,805,170.00	7,621,790.40	1,524,358.08	50,000.00	1,474,358.08	122,863.17	61,431.59	49,145.27	6,097,432.32
4	L4	87.63	90.00	7,088,670.00	7,939,310.40	1,587,862.08	50,000.00	1,537,862.08	128,155.17	64,077.59	51,262.07	6,351,448.32
5	L5	90.93	90.00	7,118,370.00	7,972,574.40	1,594,514.88	50,000.00	1,544,514.88	128,709.57	64,354.79	51,483.83	6,378,059.52
6	L6	52.42	90.00	6,771,780.00	7,584,393.60	1,516,878.72	50,000.00	1,466,878.72	122,239.89	61,119.95	48,895.96	6,067,514.88
7	L7	52.42	90.00	6,771,780.00	7,584,393.60	1,516,878.72	50,000.00	1,466,878.72	122,239.89	61,119.95	48,895.96	6,067,514.88
Note:												
*UNIT SELLING PRICE ARE EXCLUSIVE OF PROCESSING FEE												
*STANDARD DISCOUNT 10% FOR CASH BUYER												
*PROCESSING FEE @ 8% OF TCP												

# Ground Floor Plan

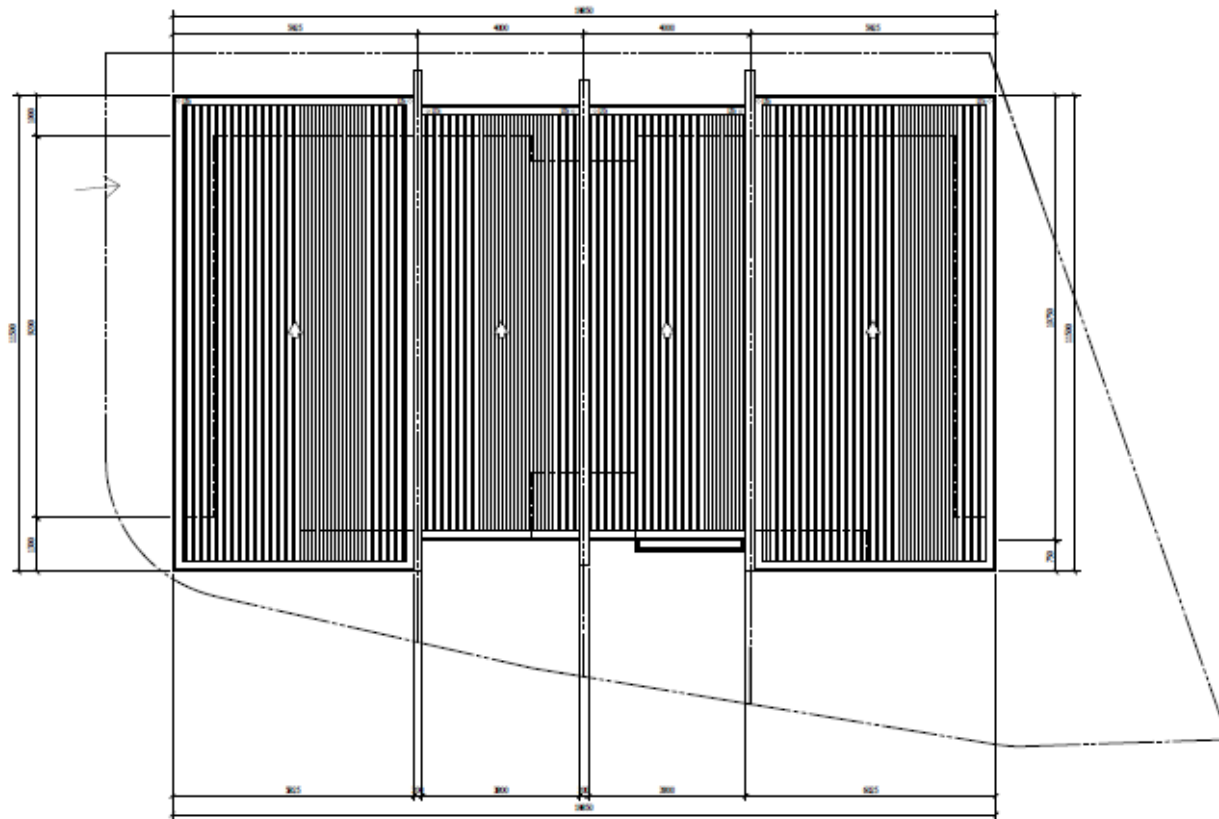




# Second Floor Plan



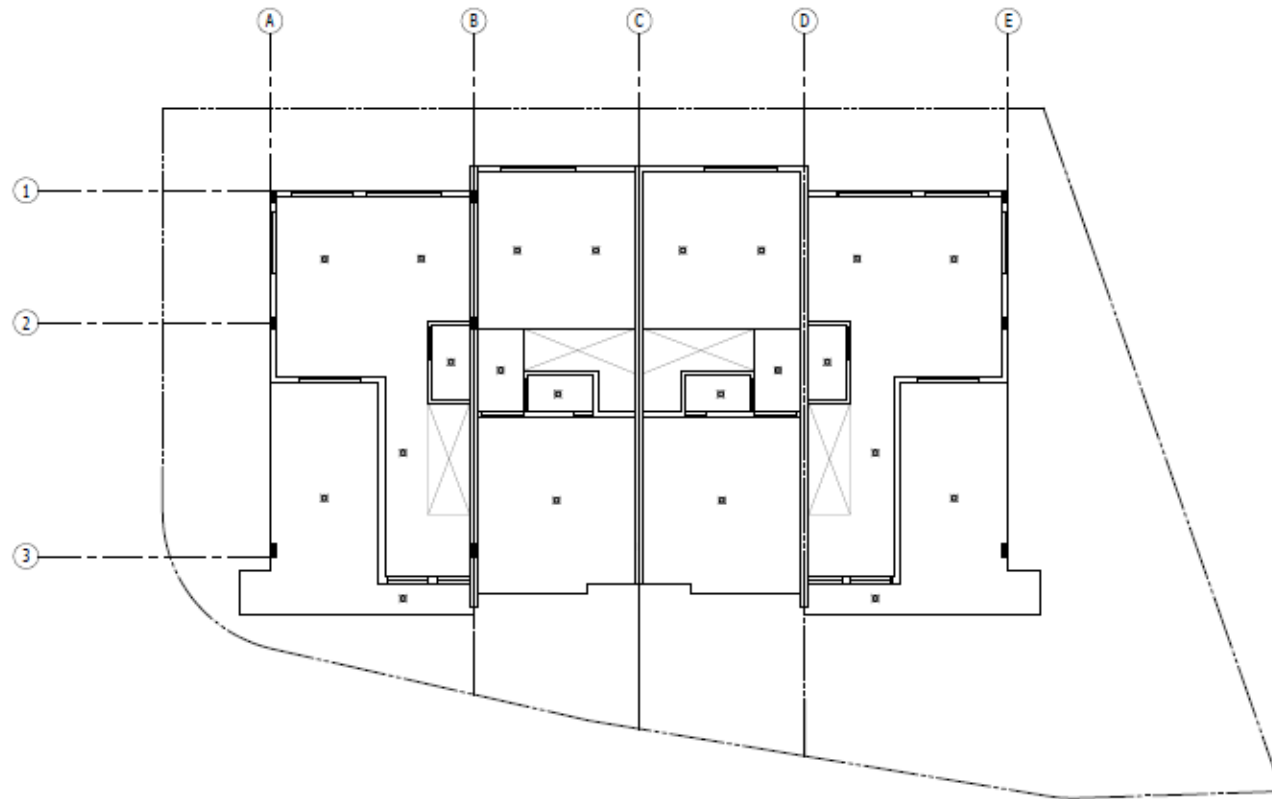
# Roof Plan



JUEZ TOWNHOUSE  
01 ROOF PLAN  
A-200.0 / SCALE 1:100



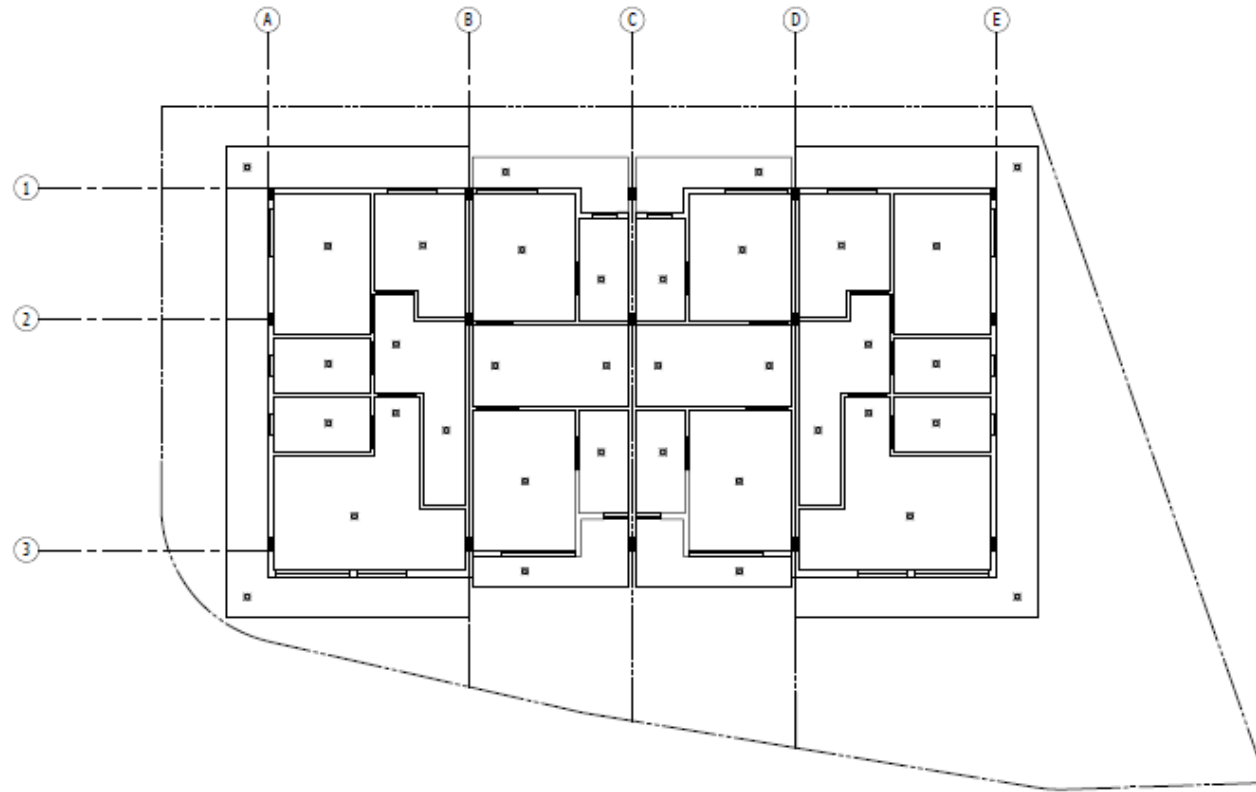
# Ground Floor Reflected Ceiling Plan



JUEZ TOWNHOUSE  
01  
A-570.0 SCALE 1:100  
GROUND FLOOR REFLECTED CEILING PLAN



# Second Floor Reflected Ceiling Plan



JUEZ TOWNHOUSE  
01 SECOND FLOOR REFLECTED CEILING PLAN  
A-5/1.0 SCALE 1:100



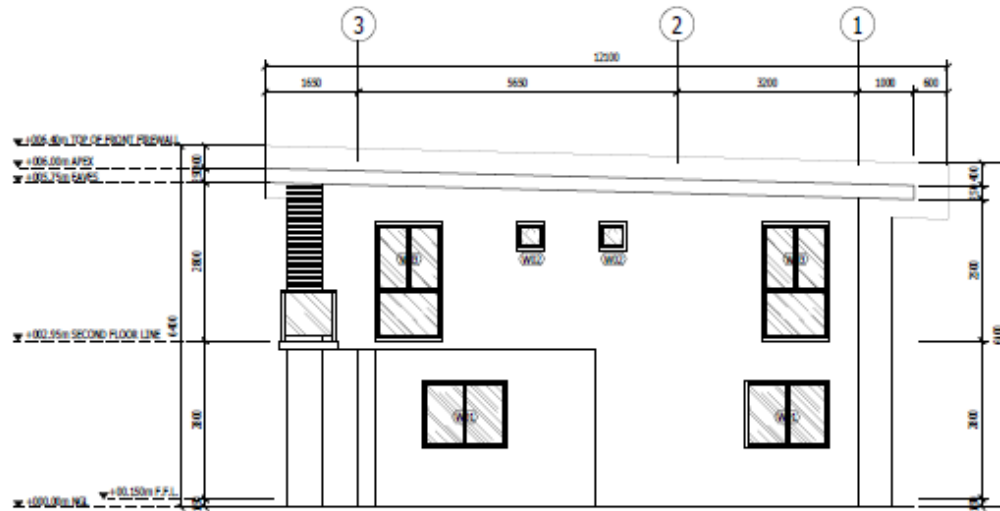
# Front Elevation



JUEZ TOWNHOUSE  
01 FRONT ELEVATION  
A-300.0 SCALE 1/75th

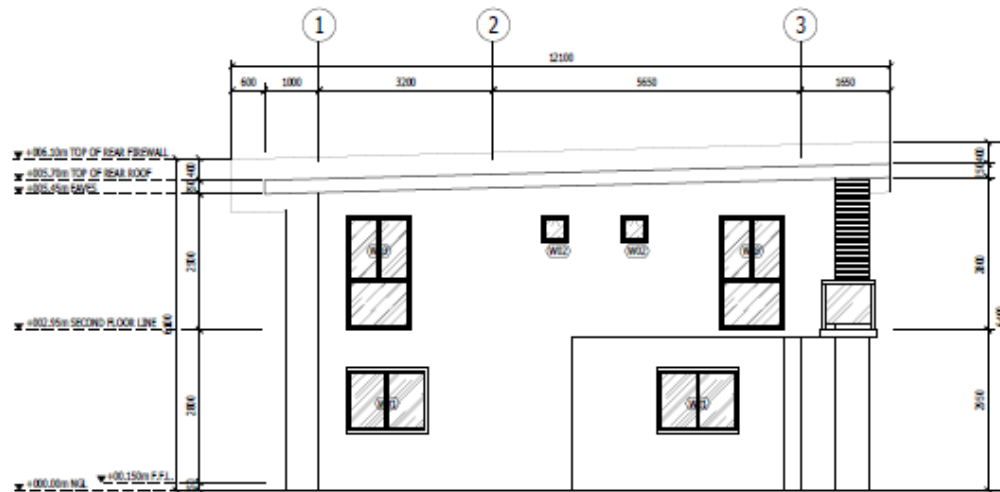


## Right Side Elevation



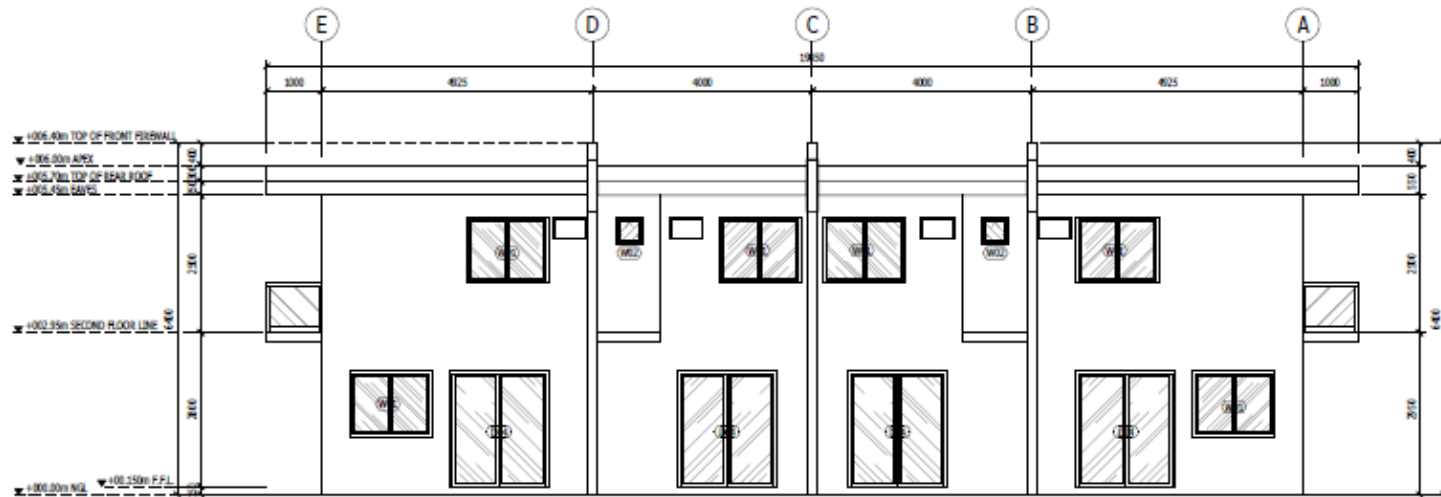
01  
A-301.0

# Left Side Elevation



JUEZ TOWNHOUSE  
01 LEFT SIDE ELEVATION  
A-302.0 SCALE 1/8"=1'-0"

# Rear Elevation



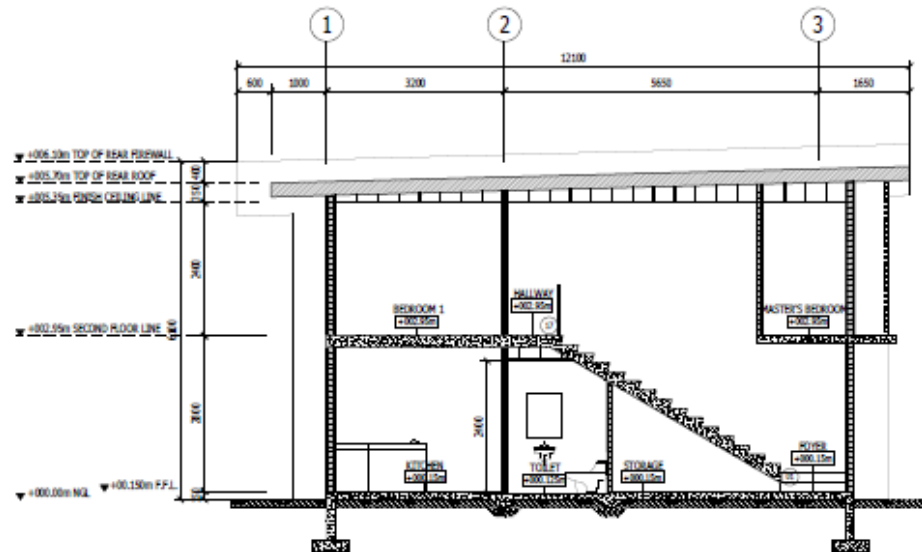
JUEZ TOWNHOUSE  
01 REAR ELEVATION  
A-303.0 SCALE 1/75m



JUEZ  
RESIDENCES

*"In the developer's continuing effort to meet the challenge of product improvement, the developer reserves the right to modify or change plans and specifications without prior notice. The information in this material is for identification and reference purposes only and does not authorize any person to render representation or warranty regarding this project."*

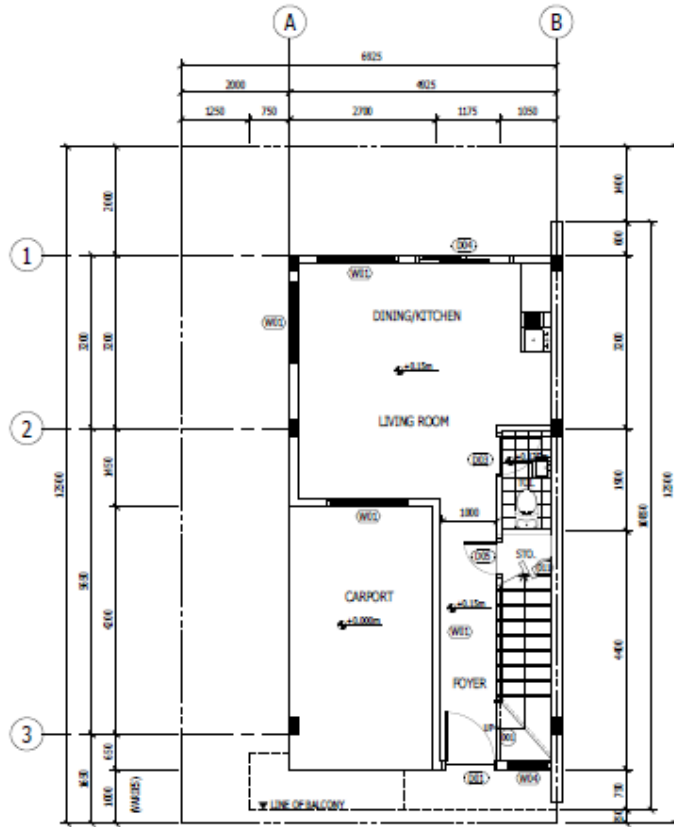
# Cross Section



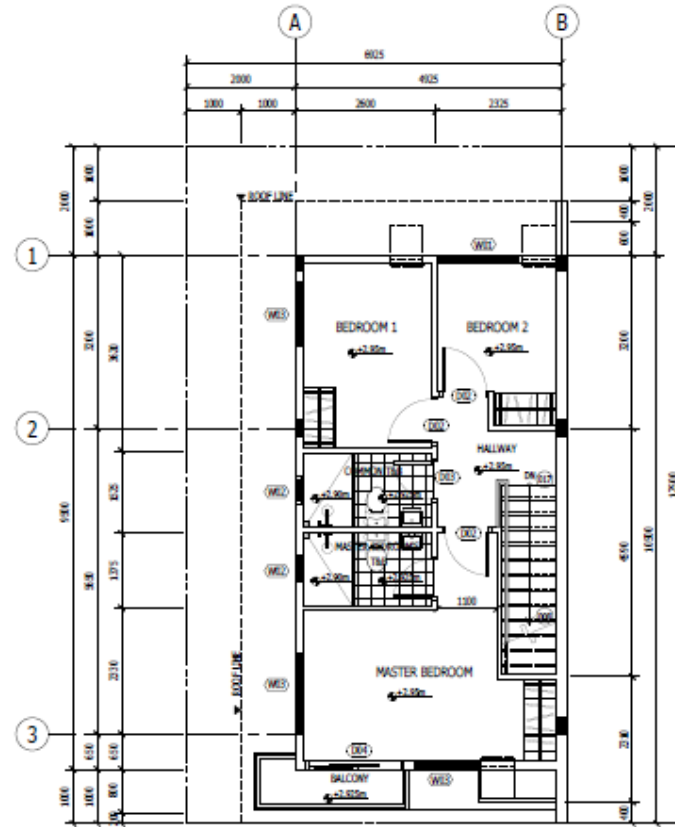
JUEZ TOWNHOUSE  
01 CROSS SECTION  
A-401.0 SCALE 1/8"=1'-0"



# Floor Plan – Unit A

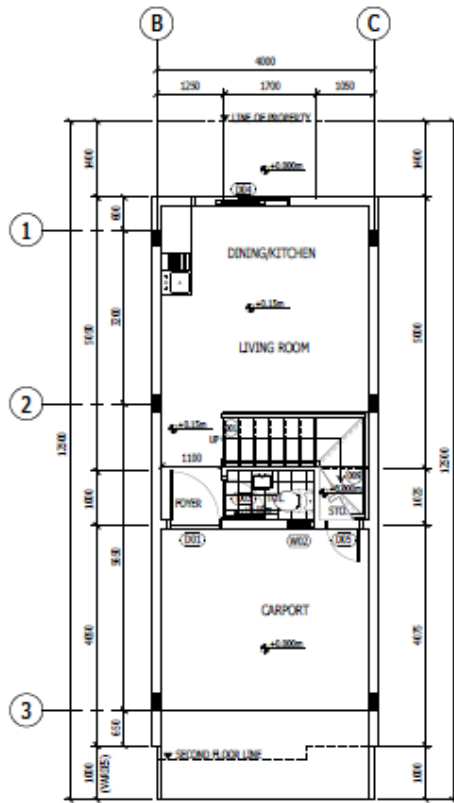


UNIT A  
GROUND FLOOR PLAN

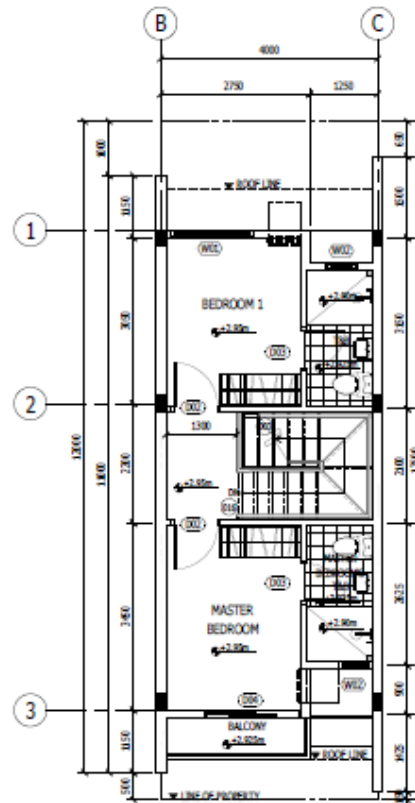


UNIT A  
02 SECOND FLOOR PLAN  
A-500.0 SCALE 1/8"=1'-0"

# Floor Plan – Unit B

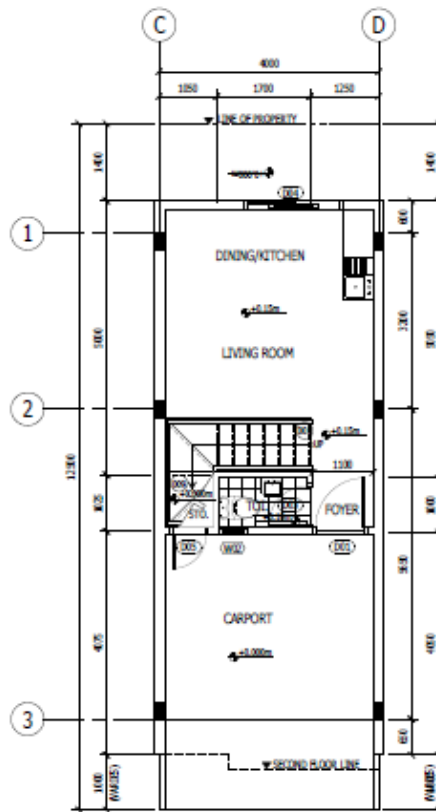


UNIT B  
01 GROUND FLOOR PLAN  
A-501.0 SCALE 1/75m

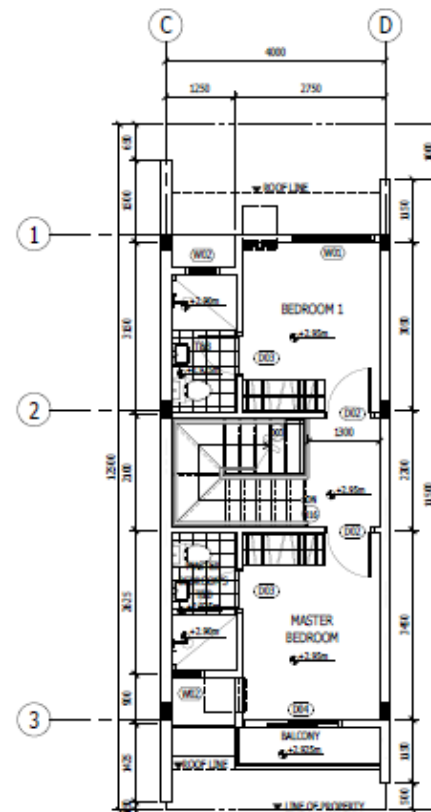


UNIT 8  
02 SECOND FLOOR PLAN  
A-501.0 SCALE 1/8"=1'-0"

# Floor Plan – Unit C

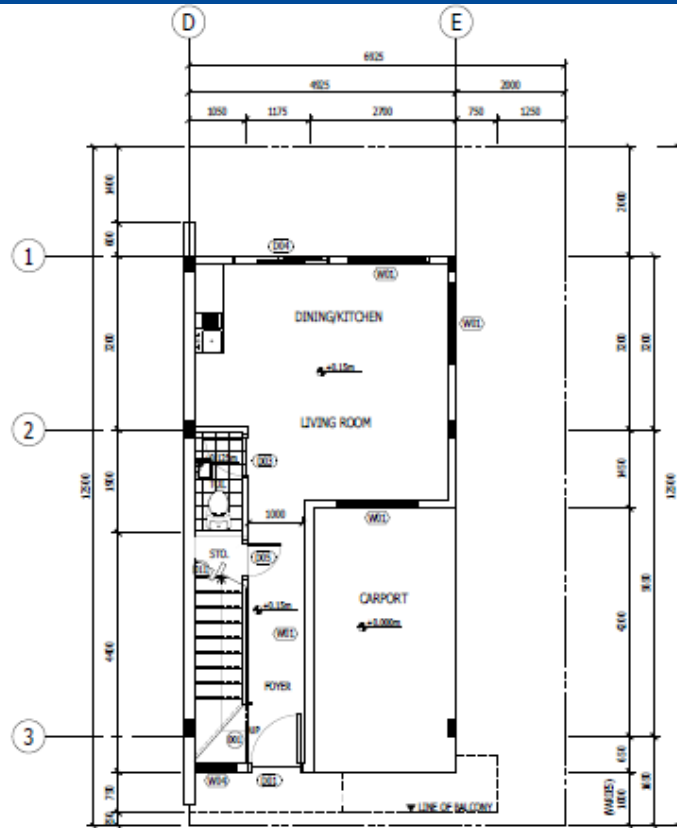


UNIT C  
01 GROUND FLOOR PLAN  
A-502.0 SCALE 1:75m

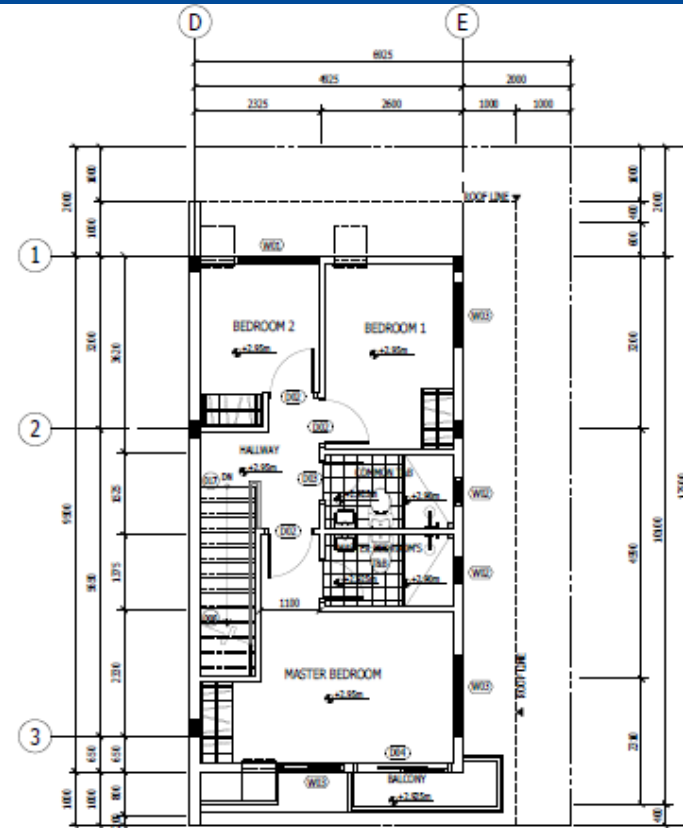


UNIT C  
02 SECOND FLOOR PLAN  
A-502.0 SCALE: 1/8"=1'-0"

# Floor Plan – Unit D



UNIT D  
01  
A-503.0  
SCALE 1:75m  
**GROUND FLOOR PLAN**



UNIT D  
02  
A-503.0  
SCALE 1:75m  
**SECOND FLOOR PLAN**