

PRIME REALTY

AT PICO DE LORO

E-CATALOGUE

PRIME REALTY AT PICO DE LORO | ONLINE CATALOGUE



ABOUT US

PRIME REALTY AT PICO DE LORO is the go-to real estate marketplace for resale properties at the exclusive residential membership resort located on the coast of Nasugbu, Batangas: Pico de Loro Beach and Country Club. Owned and operated by a member of the resort for over a decade, Prime Realty at Pico de Loro aims to provide its clients with the first-class choices of real estate at the resort tailored to their needs. Allow us to bring you closer to your dream vacation home at the tip of your fingers.







ABOUT THE RESORT

PICO DE LORO COVE is a 40-hectare "Residential Resort Village" and is the first development in the "Premier Sustainable Coastal Resort Town" of Hamilo Coast. Hamilo Coast is an expansive 5,900-hectare property located in Nasugbu Batangas with 13 coves, a 31-kilometer coastline, rich marine life, and abundant flora and fauna. 70 kilometers from Manila, it is about a 90-minute drive from Mall of Asia via the Cavitex-Ternate-Nasugbu route.




PHOTO CREDIT: WWW.HAMILOCOAST-PICODELORO.COM
CAROLA
PICO SANDS
HOTEL



PRIME REALTY
AT PICO DE LORO



PRIME REALTY

AT PICO DE LORO



AVAILABLE CONDO UNITS

2BR-01

















2-BEDROOM LOFT

2 BATHROOMS

100.03 SQM (SQUARE METERS)

FULLY FURNISHED

BUILDING MYNA B

PRICE: P10,200,000

2BR-02

















2-BEDROOM UNIT

2 BATHROOMS

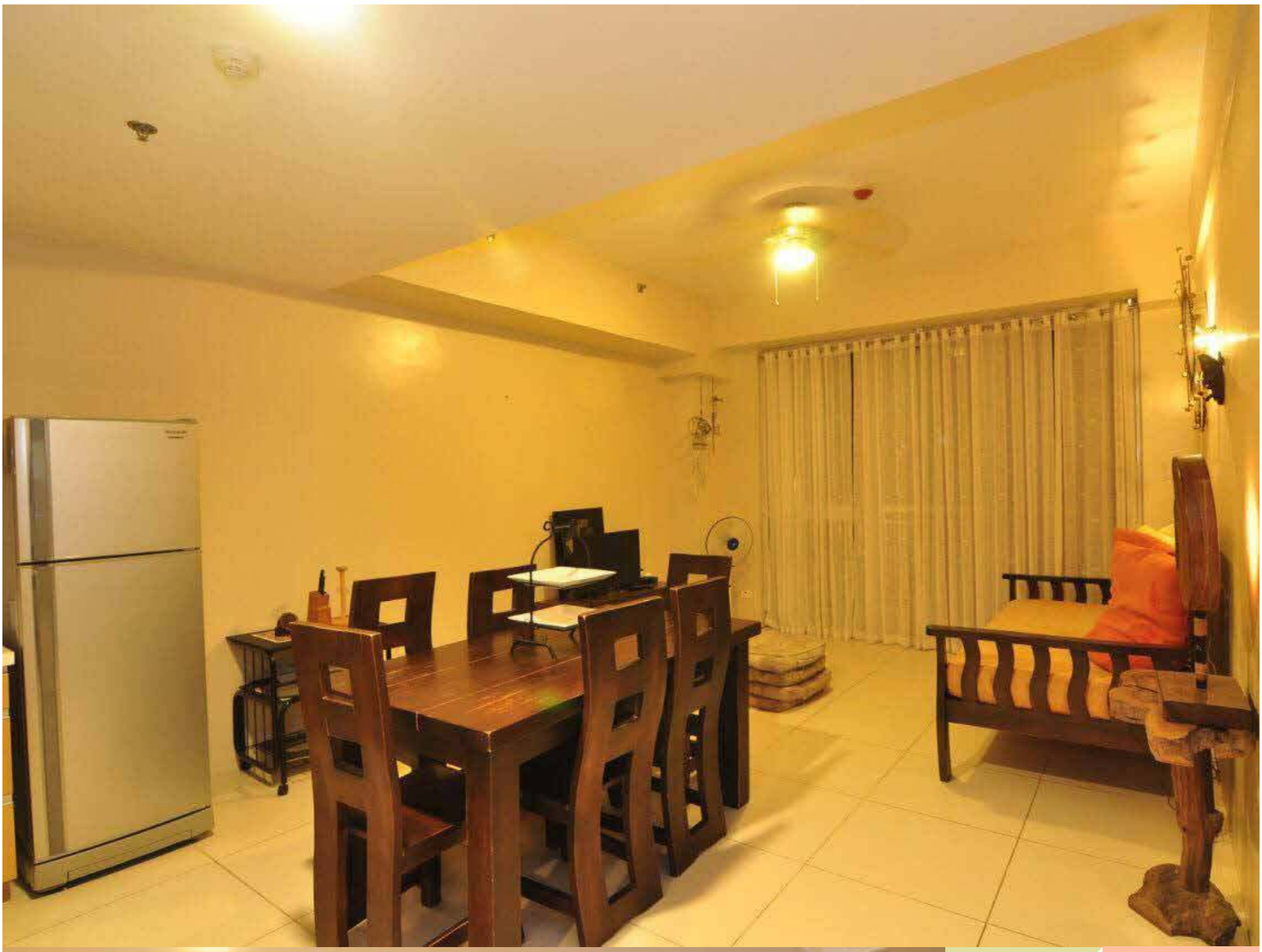
92 SQM (SQUARE METERS)

FULLY FURNISHED

BUILDING MYNA B

PRICE: P9,000,000

2BR-03

















2-BEDROOM UNIT

2 BATHROOMS

92 SQM (SQUARE METERS)

FULLY FURNISHED

BUILDING MIRANDA B

PRICE: P9,500,000

1BR-01















1-BEDROOM UNIT

1 BATHROOM

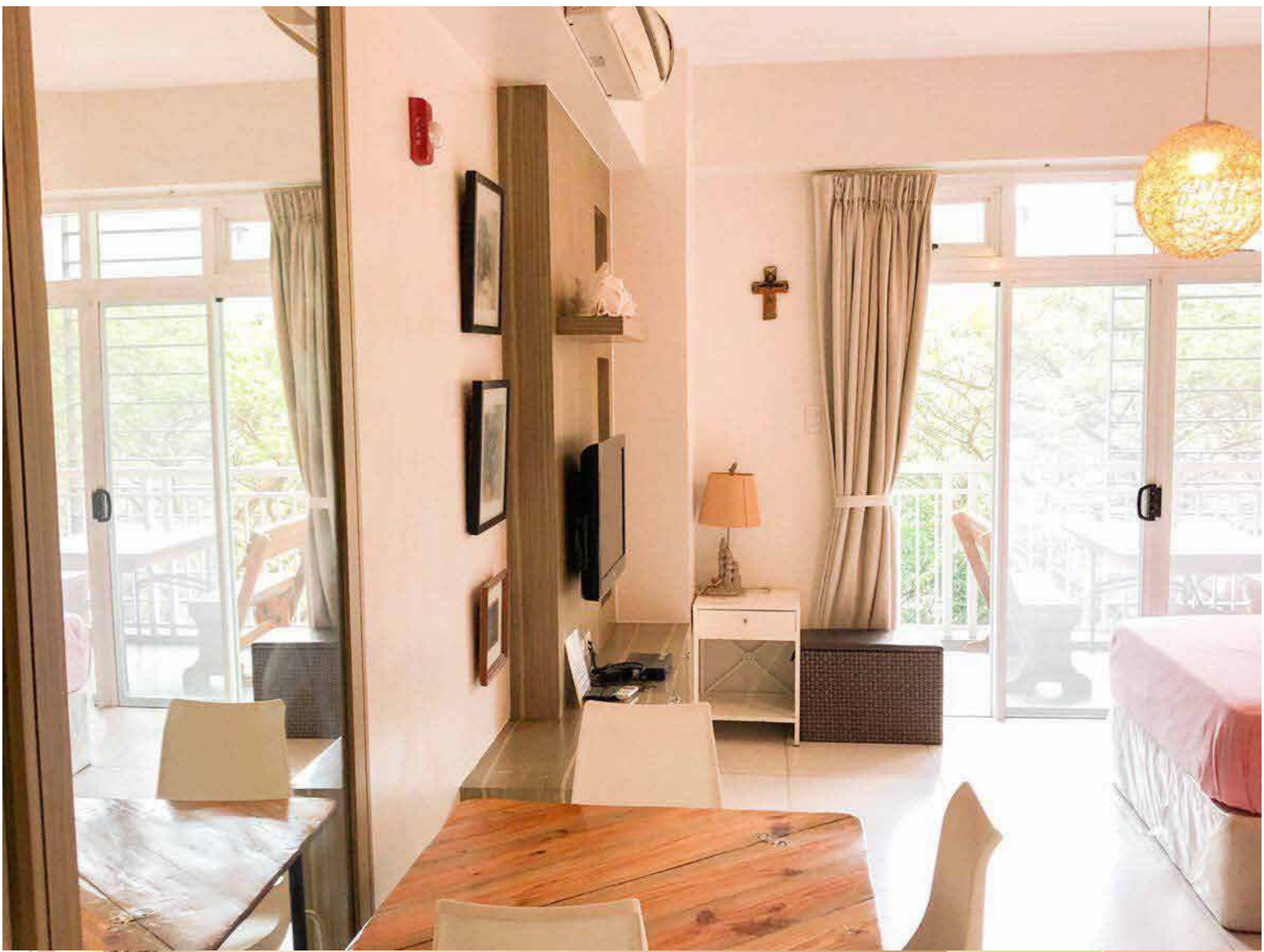
45 SQM (SQUARE METERS)

FULLY FURNISHED

BUILDING MYNA B

PRICE: P4,700,000

1BR-02















1-BEDROOM UNIT

45 SQM (SQUARE METERS)

FULLY FURNISHED

BUILDING JACANA B

PRICE: P5,600,000

1BR-03

















1-BEDROOM UNIT

SINGLE DEDICATED BATHROOM

45 SQM (SQUARE METERS)

FULLY FURNISHED

INTERIOR DESIGNED

BUILDING MIRANDA B

PRICE: P5,500,000

IBR-04

















1-BEDROOM UNIT

SINGLE DEDICATED BATHROOM

45 SQM (SQUARE METERS)

FULLY FURNISHED

INTERIOR DESIGNED

BUILDING MIRANDA B

PRICE: P5,500,000

HOW DOES THE PURCHASE PROCESS WORK?

STEP 1: SCHEDULE AN OCULAR FOR THE CONDO UNIT OF INTEREST

Once you have gone through all the available options of condo units available that match what you are looking for, schedule a visit to the resort with us. This visit will compose of an ocular of both the condo units of interest and the overall resort. All requested information and documents by the buyer will be provided by the seller as proof of ownership and legitimacy.

STEP 2: MAKE YOUR RESERVATION DEPOSIT (EARNEST MONEY)

When you have made your final choice of which condo unit you wish to purchase, and want to first make a partial deposit to reserve the unit, prepare an amount of at least 20% of the agreed sale price and allow us 2-3 days to draft a 'Contract to Sell' representing your intention of making the purchase whilst acknowledging receipt of earnest money.

STEP 3: EXECUTION OF DEED OF ABSOLUTE SALE

After receipt of earnest money, comes the drafting for approval of the Deed of Absolute Sale. Once approved by the Buyer and Seller, both parties will sign this document simultaneously or directly after the execution of the full payment transfer inside of the desired bank. This document may then be taken to an attorney of choice for notarization.

STEP 4: TRANSFER OF TITLE

After the execution of the full payment transfer and deed of sale, both parties will provide all necessary documents to begin the transfer of title. All outstanding taxes and fees (Capital Gains Tax, Documentary Stamps tax, transfer fee, etc.) will be paid for by the respective parties through the issuance of a manager's check. The broker will be in charge of all processes from here on out until the certificate of title is issued under the name of the new condo unit owner.

FAQ

IS THE LISTED PRICE INCLUSIVE OF THE MEMBERSHIP TO THE CLUB?

No, the price stated in each listing is the asking price only for the condominium and is not inclusive of the membership to the club which is purchased separately and has its own stock certificate title.

WHAT IS THE SET-UP FOR PAYMENT OF THE NECESSARY TAXES AND FEES? WHO PAYS FOR WHAT?

The seller/current owner of the unit is solely responsible for payment of the Capital Gains Tax and all outstanding dues payable to the condominium administration. All other taxes are for the account of the buyer of the unit.

HOW LONG WILL THE PROCESS TAKE TO TRANSFER OWNERSHIP OF THE CONDOMINIUM ONCE PURCHASED?

On average, the transfer of ownership of a condominium at Pico de Loro could take somewhere between 2-3 months. This number is subject to change depending on the operation of the involved government offices.



CONTACT INFORMATION

+63 915 879 1248

primerealtypdlcc@gmail.com

