



**MEGAWORLD
INTERNATIONAL**

One Lakeshore Drive
DAVAO PARK DISTRICT

S. P. Dakudao Loop, Davao Park
District, Lanang, Davao City

Why invest in DAVAO City?





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- Strategically located in the Asia- Pacific rim, the city serves as a gateway to the world.
- Mindanao's center of commerce, trade and services.
- Population as of 2020: 1,776,949
- 4th safest city in the world in the user-contributed survey site, numbeo.com ;
- One of the most livable cities in the Philippines *

Why One Lakeshore Drive?

Inside
Mindanao's first-
ever live-work-
play-learn
township

Neighboring
schools,
hospitals and
commercial
establishments

Your address
puts you a **few
minutes away**
from the best
places in
Davao City

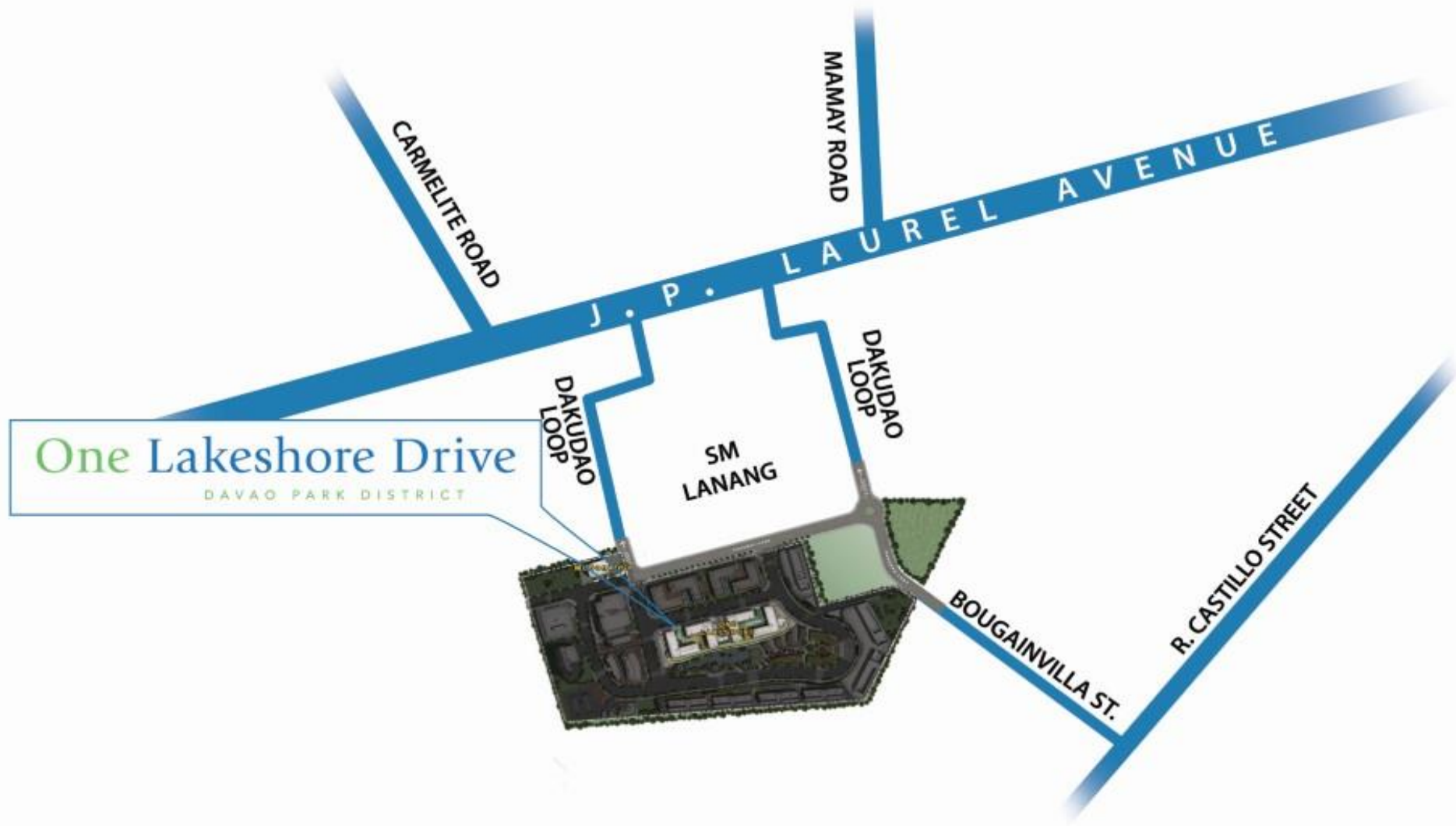
Developed by
**Suntrust
Properties,
Inc.**





LOCATION MAP

VICINITY MAP



PLACES OF INTEREST

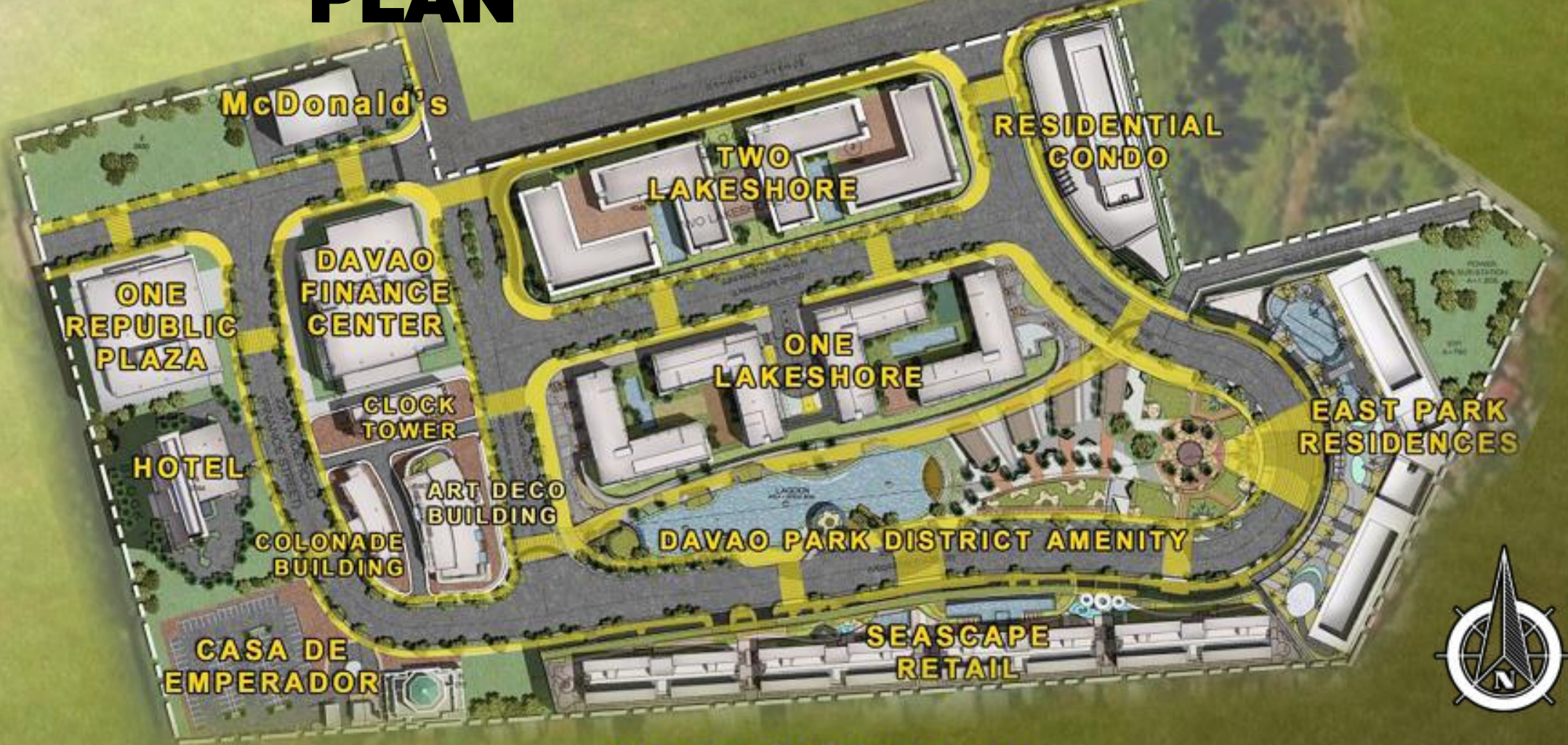
- Davao Park District
- SM Lanang Premier
- Chinatown Shopping Center
- Victoria Plaza
- Gaisano Mall
- Robinsons Cybergate Davao
- People's Park Davao
- Davao Crocodile Park
- Philippine Nikkei Jin Kai Int'l School
- The Abba's Orchard Montessori
- St. Patrick Math Science School
- Mindanao Medical Foundation College
- Asian International School of Aeronautics

AT A GLANCE

- Location: S. P. Dakudao Loop, Davao Park District, Lanang, Davao City
- Theme: Modern Contemporary
- Total Land Area: 6,858 sq. m.
- Number of towers and units: 4 Towers, 1,260 units



MASTER DEVELOPMENT PLAN



MASTER DEVELOPMENT PLAN



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ACTUAL PICTURES

(as of June 2023)



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ACTUAL PICTURES

(as of June 2023)



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ACTUAL PICTURES

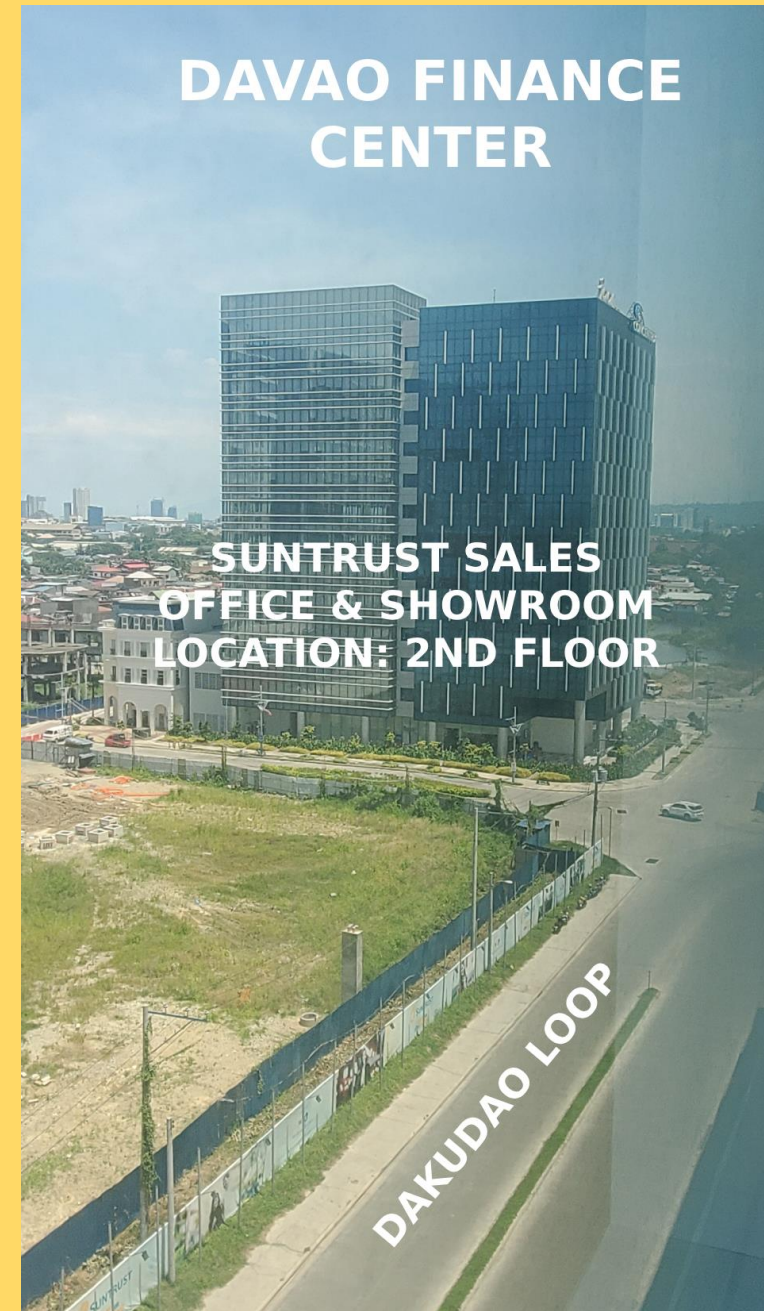
(as of June 2023)



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ACTUAL PICTURES

(as of June 2023)



BUILDING FEATURES

- Exclusive Entrance Gate & Lobby drop-off area
- Property Management Office
- Centralized Mail Area
- Water supply and drainage system
- Electrical and Lighting system
- Mechanical Ventilation
- 2 High Speed Passenger Elevators and 1 High Speed Service Elevator per tower.
- Future-ready Units



GENERAL SPECIFICATIONS

As of May 2020

STUDIO, EXEC. STUDIO, 1-BEDROOM, AND 2-BEDROOM UNITS

FLOOR FINISHES

- Living/Dining/Kitchen/Sleeping Area (Studio Units): **Porcelain Tiles**
- Bedrooms: **Ceramic Planks**
- Toilet & Bath: **Unglazed Ceramic Tiles**
- Maid's Room: **Ceramic Tiles** (where applicable)
- Balcony: **Rustic Ceramic Tiles** (where applicable)

WALL FINISHES

- Interior Walls: **Plastered, Painted Finish** (with 100mm high basepaint)
- Bedroom Partitions (except Studio Units): **Painted Drywall Partition** (with 100mm high basepaint)
- Toilet & Bath: **Painted Cement Finish** above Wall Tiles

CEILING FINISHES

- Living/Dining/Sleeping Area (Studio Units): **Rubbed Concrete with Smooth, Flat Painted Finish**
- Bedrooms: **Rubbed Concrete with Smooth, Flat Painted Finish**
- Kitchen and Toilet & Bath: **Painted Gypsum Board Ceiling**
- Maid's Room: **Rubbed Concrete with Smooth, Flat Painted Finish**

DOORS

- Main Door: **Solid Core Wood Door** on TKD Wood Door Jamb, Painted Finish
- Bedroom Door: **Hollow Core Flush Door** on TKD Wood Door Jamb, Painted Finish
- T&B Door: **Hollow Core Flush Door** (with Bottom Louver) on TKD Wood Door Jamb, Painted Finish
- Maid's Room: **Hollow Core Flush Door** (with Bottom Louver) on TKD Wood Door Jamb, Painted Finish (where applicable)
- Balcony: **Aluminum Framed Swing Glass Door** (where applicable)

- Shower Head & Fittings: **Concealed Shower Set (Hand Shower & Faucet with diverter)**
- Soap & Toilet Paper Holder: **Wall-Mounted, Wire Basket Type Soap Holder, Wall-Mounted Tissue Paper Holder**
- T&B Exhaust: **Ceiling Mounted Exhaust Fan**
- Kitchen Sink: **Single Bowl, Top-Mounted Kitchen Sink**
- Kitchen Faucet & Fittings: **Gooseneck Type**
- Kitchen Exhaust: **Provision for Rangehood**

SPECIALTIES

- Kitchen Area: **Modular Base Kitchen Cabinet with Granite Countertop and 60cm x 60cm Glazed Ceramic Wall Tiles for Splashboard** (overhead cabinets not included)

OTHERS

- Provision of ACU opening (for window-type ACU) in sleeping area/bedrooms
- Provision for single-point water heater at all toilet & baths
- Provision for telephone lines/cable TV lines
- Individual electric and water sub-meters
- Individual Condominium Certificate of Title (CCT)

WINDOWS

- **Aluminum Framed Glass Panel** (Fixed/Operable Windows)

FINISHING HARDWARE

- Main Door: **Mortise Type Keyed Lockset (Lever Type Handle)**
- Bedroom Door: **Cylindrical Type Keyed Knobset**
- Toilet & Bath: **Cylindrical Type Keyed Knobset**
- Maid's Room: **Cylindrical Type Keyed Knobset** (where applicable)

TOILET & KITCHEN FIXTURES

- Water Closet: **Tank Type, Push Button Dual Flush** (for Common T&B and Master's Bedroom T&B); **Tank Type, Lever Type Single Flush** (for Maid's Room T&B – where applicable)
- Lavatory: **Wall-Hung Wash Basin** (with short pedestal)

SAMPLE FLOOR LAYOUT



One Lakeshore Drive
DVAVO PARK DISTRICT

TOWER 1 4TH FLOOR

All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



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SAMPLE FLOOR LAYOUT



One Lakeshore Drive
Davao Park District

TOWER 1 TYPICAL 5TH TO 16TH FLOORS

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SAMPLE UNIT LAYOUT

STUDIO 24 sq.m



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SAMPLE UNIT LAYOUT

Exec. STUDIO 29 sq.m



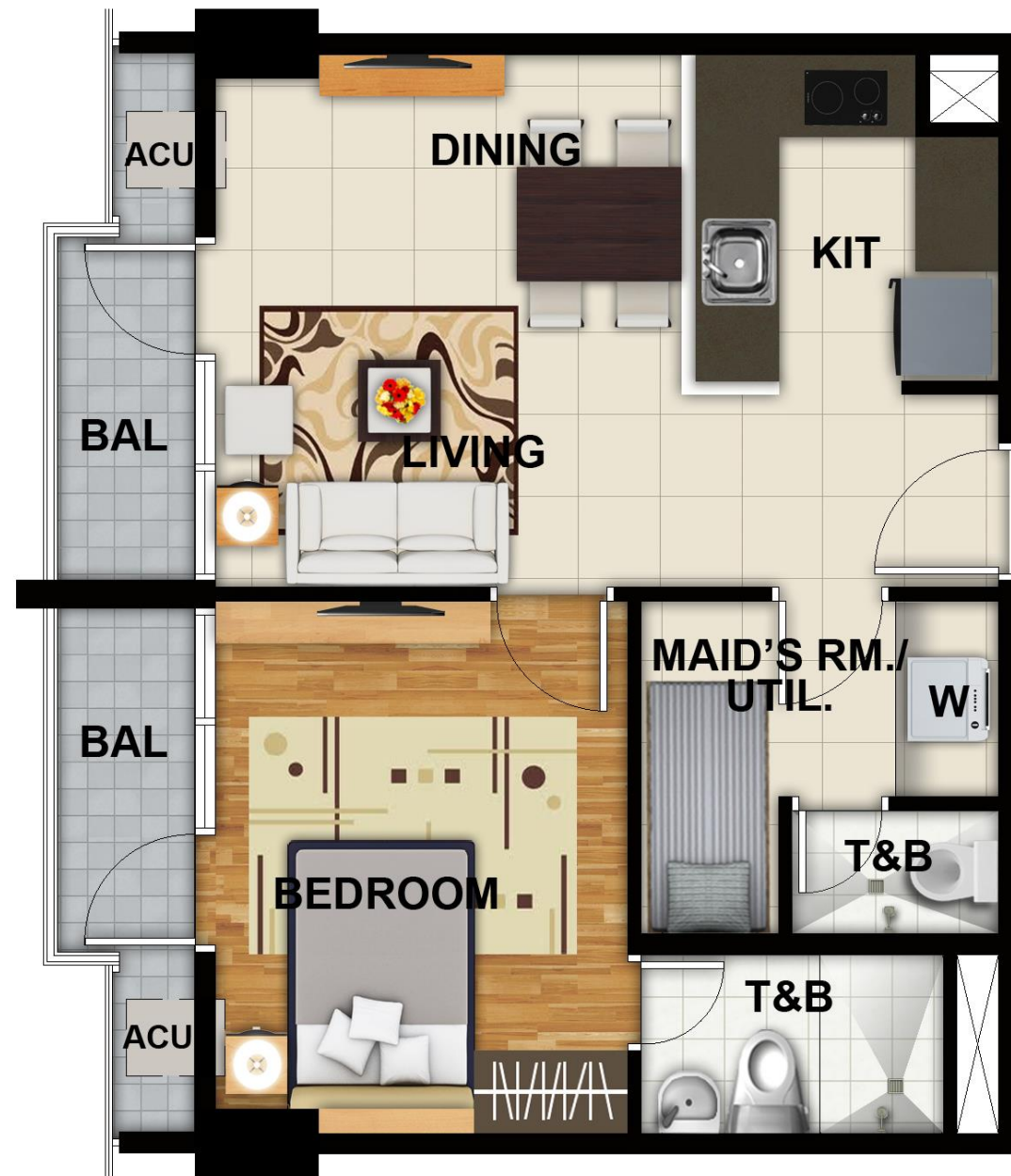
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SAMPLE UNIT LAYOUT

1 Bedroom 47.50 sq.m



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SAMPLE UNIT LAYOUT

2 Bedroom 70 sq.m

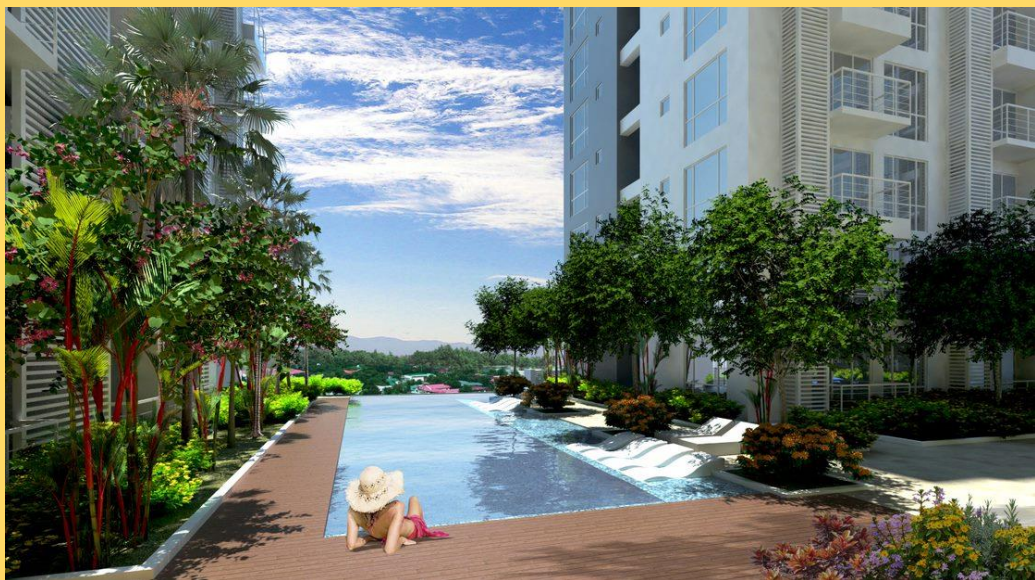


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AMENITIES

- 20M Lap Pool with infinity edge
- Composite wood deck pool area
- Splash Pool
- Male & Female Changing Rooms
- Outdoor Fitness Station
- Gazebo / Watch Area
- Kiddie Pool
- Children's Playground
- Pocket Garden with Reading Nook
- Fitness Stations
- Open Lawn
- Lift Lobby and Lounge
- Business Center
- Day Care
- Function Rooms
- Fitness Gym
- Restaurant and Retail Arcade





SAMPLE TERMS OF PAYMENT

SAMPLE COMPUTATION

One Lakeshore Drive D A V A O P A R K D I S T R I C T



CLUSTER/TOWER	4	SELLING PRICE	P 9,095,000.00
UNIT	3E	6% MISC. FEE	P 545,700.00
TYPE	1BR	12% VAT	P 1,091,400.00
AREA (SQM)	53.50	TOTAL CONTRACT PRICE	P 10,732,100.00
		RESERVATION FEE	P 50,000.00

NOTE: All units with selling price exceeding **P 3,199,200.00** are **subject to 12% VAT**.

OPTION 1 : 30% DEFERRED IN 36 MONTHS – 70% UPON TO

TOTAL CONTRACT PRICE	P 10,732,100.00
30% Downpayment	P 3,219,630.00
Less: Reservation Fee	P 50,000.00
	P 3,169,630.00
Payable in 36 Months	P 88,045.28 per month
To Start After 30 Days from Date of Reservation	
70% Balance	P 7,512,470.00
In-House Financing	
15 years @ 15% int.	0.013995871 P 105,143.56

SAMPLE TERMS OF PAYMENT

OPTION 2 : EASY STEP-UP		
TOTAL CONTRACT PRICE		P 10,732,100.00
7% of TCP		P 751,247.00
Less: Reservation Fee		P 50,000.00
		P 701,247.00
1 st - 12 th Months	P 58,437.25 per month	
To Start After 30 Days from Date of Reservation		
10% of TCP		P 1,073,210.00
13 th - 24 th Months	P 89,434.17 per month	
13% of TCP		P 1,395,173.00
25 th - 36 th Months	P 116,264.42 per month	
70% Balance		P 7,512,470.00
In-House Financing		
15 years @ 15% int.	0.013995871	P 105,143.56