



7STONES BORACAY BEACH FRONT PROPERTY

- Prime location on Bulabog Beach, home of Asia's number.1 kite and surfing beach
- A short stroll to White Beach restaurants, bars and shopping
- Professionally managed by Prestige International Property Management Group Inc.
- Profit from Boracay's international tourism appeal with a rental return and capital growth

LUXURY TWO BEDROOM APARTMENT 1080 FOR SALE

- Luxury apartment featuring 2-bedrooms, 2 bathrooms including one with Jacuzzi tub and separate shower, open plan kitchen, living and dining area
- Convenient ground floor location with pool and excellent pool and ocean views from the balcony
- Interior space 110.26 sq meters and balcony of 25.70 sq meters
- Roof Deck of 27.12 sq meters
- Luxury finishes from renowned international brands such as Grohe, Samsung LCD TV, Franke, Carrier
- Fully furnished including designer king sized bed in the master bedroom and convertible single beds in the guest room (these beds can be used as 2 singles or one extra-large king size bed), linens, quality kitchen appliances
- Apartment Cost USD 330,000.00 including Budji Layug custom design furniture package

Location:

Prime location on Bulabog Beach, Boracay Island, Philippines. A short stroll to D'Mall and White Beach.

Development:

3-level beachfront development set on 4000 square meters of tropical gardens. The development features 30 apartments in a range of one, two and three bedroom layouts, with resort facilities.

Facilities:

25 meter lagoon swimming pool, swim-up pool bar, children's pool, sun lounges, 7th Note Cafe, high speed internet, 24-hour reception

Apartments:

Spacious, modern, individual apartments with large balconies, terraces and roof decks. Luxury fittings from internationally renowned brands such as Kohler, Grohe, Franke, Cical, Blu Bleu and Carrier. Apartments also include Cable TV with a large selection of international channels and internet access.

Management:

Prestige International Property Management Group Inc manage 7Stones Boracay and ensure that the property is fully maintained.

Rental Scheme:

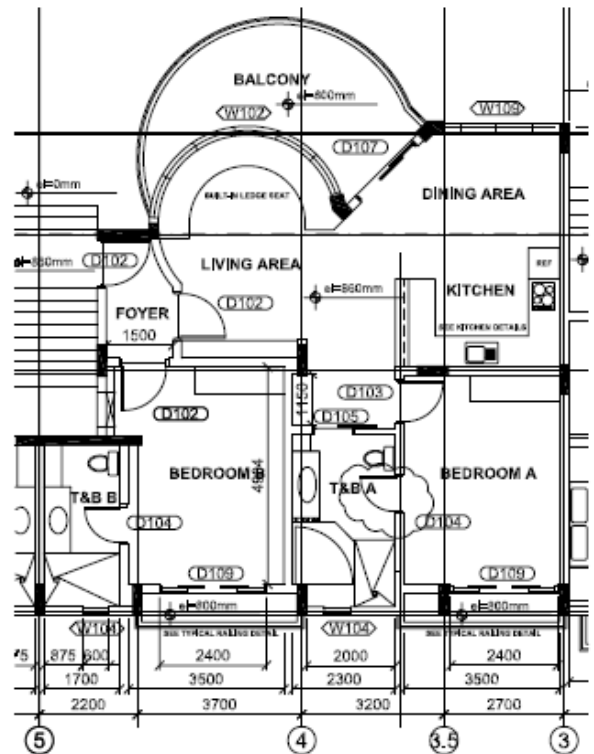
The Property Managers have established a rental scheme to give owners an opportunity to maximize their return on investment by renting out their homes when not in residence. Participation is voluntary. The majority of owners at 7Stones Boracay participate in the Boracay accommodation rental pool.

Ownership:

Foreigners or Foreign Corporations can purchase apartments in their own names. Purchasers will receive an officially registered Tax Declaration for their apartment. The land that the development is situated on is controlled by a nonprofit corporation (7Stones Boracay Homeowner's Association Inc.) formed especially for this development. The membership of this corporation is limited to the 30 individual apartment owners.

Homeowners' Association:

7Stones Boracay has a Homeowners' Association in place. The first election was held on October 10th 2009 and an independent Board of Directors comprised of Homeowners was duly elected. The Homeowners through their elected Board now control the development and determine the budget, policies and house rules for 7Stones Boracay. Homeowners pay their fees twice yearly and this payment covers items such as building and public liability insurance, building painting and maintenance, pool maintenance, gardening, lighting, cleaning, garbage collection and 24-hour guards/security.



LIVING SPACE

①	9.50 X 3.35 = 31.83
②	4.05 X 2.30 = 9.32
③	4.45 X 10.40 = 46.28
④	0.70 X 2.40 = 1.68
⑤	9.12 X 0.44 = 4.01
⑥	$\frac{3.14 \times (2.07)^2}{2} = 6.73$
⑦	$\frac{2.00 \times 2.22}{2} = 2.22$
⑧	2.99 X 2.22 = 6.64
TOTAL AREA = 108.71	

PATIO/BALCONY

①	$\frac{3.14 \times (3.21)^2}{2} = 16.18$
②	$\frac{1.68 \times 2.29}{2} = 1.92$
③	$\frac{2.12 \times 2.44}{2} = 2.59$
④	3.80 X 0.80 = 3.04
⑤	3.80 X 0.80 = 3.04
TOTAL AREA = 26.77	

ROOFTOP TERRACE

SEE ATTACHED PLAN = 31.57

TOTAL AREA = 167.05 SQM

SPECIALLY DESIGNED FURNITURE PACKAGE

Your Boracay home is fully furnished and the furniture package has been chosen to reflect the style and grace of luxurious tropical living with premium quality products handpicked to complement the design of the apartment. Everything from your designer king-sized bed, linens, Samsung LCD TVs, home theatre and quality kitchen appliances are included - all you need to do is arrive at your new beachfront address and relax!

