

# 3 Bedroom Townhouse

**69,900 USD**

|                           |                |
|---------------------------|----------------|
| Living area, inside only  | <b>87</b> sqm  |
| Living area incl. veranda | <b>111</b> sqm |
| Plot Size                 | <b>177</b> sqm |

*prices are subject to change, prices excluding furniture*



|          |                                       |               |
|----------|---------------------------------------|---------------|
| <b>1</b> | Master Bedroom with en-suite Bathroom | <b>17</b> sqm |
| <b>2</b> | Public Bathroom                       | <b>3</b> sqm  |
| <b>3</b> | Extra Bedroom 1                       | <b>12</b> sqm |
| <b>4</b> | Front Veranda                         | <b>14</b> sqm |
| <b>5</b> | Living & Dining Room                  | <b>32</b> sqm |
| <b>6</b> | Kitchen                               | <b>8</b> sqm  |
| <b>7</b> | Pantry                                | <b>2</b> sqm  |
| <b>8</b> | Extra Bedroom 2                       | <b>13</b> sqm |
| <b>9</b> | Rear Veranda                          | <b>10</b> sqm |

## SUPPLEMENTS

|                              |                  |
|------------------------------|------------------|
| <b>Cornerplot</b>            | <b>5,000</b> USD |
| <b>Parkview</b>              | <b>5,000</b> USD |
| <b>Parkview &amp; Corner</b> | <b>8,000</b> USD |

## OTHER COSTS

|   |                     |
|---|---------------------|
| <b>Facilitation Fee</b>                               | <b>5.00</b> %       |
| <i>due with 1st Instalment</i>                        |                     |
| <b>Annual Service Charge</b>                          | <b>1,044.00</b> USD |
| <i>due annually, starting 3 months after handover</i> |                     |

## PAYMENT PLAN

\*interval of instalments depend on the location of the property and construction timeline \*\*payment plan estimated to complete within 18-24 months

|                        |                   |  |
|------------------------|-------------------|--|
| <b>Reservation Fee</b> | <b>2,000</b> USD  | due with execution of reservation agreement      |
| <b>1st Instalment</b>  | <b>24,465</b> USD | 30% + facilitation fee due with execution of PSA |
| <b>2nd Instalment</b>  | <b>20,970</b> USD | 30% due with completion of substructure          |
| <b>3rd Instalment</b>  | <b>20,970</b> USD | 30% due with completion of superstructure        |
| <b>4th Instalment</b>  | <b>4,990</b> USD  | 10% reduced by reservation fee due with handover |