



La Contessa Clark
PRIME PROPERTIES DEVELOPMENT CORPORATION

JUNE 2023

Company Profile

 www.lacontessaclark.com





Who we are

- ▶ A premier real estate developer in the region that is well-positioned to provide valuable and attractive living spaces.
- ▶ It is founded in integrity, commitment, and value for customer, that are employed in its development activities and business dealings.

Our Mission and Vision

Mission

To help our clients experience superior satisfaction through quality developments and services at par with the changing environment.

Vision

To be a leading real estate development company trusted by everyone for providing quality life through innovative homes in the Philippines.



Our Brand Promise

To provide a centrally located condominium property with essential and recreational facilities within reach, a perfect space for an executive.



**Ease of Access
and Recreational
Lifestyle**



**Quality &
Generous Living
Spaces**



**Investment Value
Over Time**

Our Milestones

2020

Construction of Mid-rise
Residential
Condominium
15@Boni Place

2021

2 Storey Solar Powered
Smart Home Project
36 FPN

2022

Completion of Mid-Rise
Residential
Condominium
15@Boni Place

2023

Construction of 2 Smart
Home Projects
**"Reynosa" &
"VillaHermosa"**

JUNE 2023

Our Management Team



Marilou Manalang, CIPS

Chief Executive Officer



Charlie Chiang

Chief Finance Officer



Edwin Manalang

Chief Operating Officer



Reizl Oropeza

Corporate Manager



John Patrick Mallari

Sales & Marketing Manager



The Development: **15@Boni Place**

- ▶ **15@Boni Place** is a distinctive mid-rise condominium property at the heart of the residential and recreational enclave of Angeles City.

General Information



Address

15 Bonifacio Street, Malabañas, Angeles City,
Pampanga, Philippines 2009

No. of Floors

4 floors

No. of Units

24 Units

Total Land Area

605 sqm / 6,534 sqft

Completion Date

December 2022

PHASE 2
FUTURE DEVELOPMENT



La Contessa Clark

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Why

Invest in

 **BONI**
PLACE ?





- ▶ **STRATEGIC LOCATION**
- ▶ **GENEROUS LIVING SPACES**
- ▶ **VALUE FOR MONEY**
- ▶ **INVESTMENT VALUE OVER TIME**
- ▶ **EXECUTIVE LIFESTYLE**

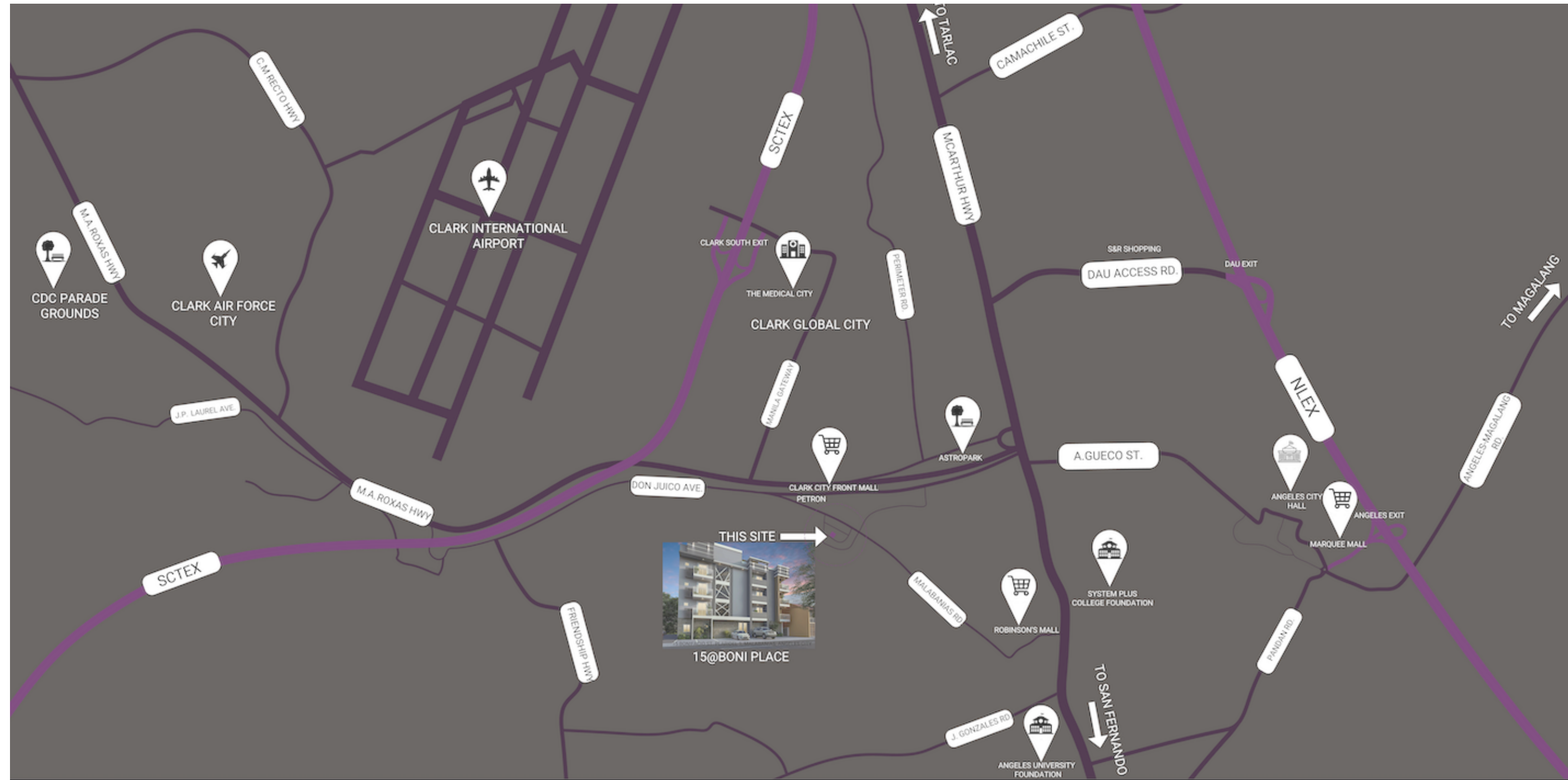


Units Available

Unit Type	QTY	Floor Area	Price (Peso)	Price (USD)
Studio	10 Units	39-40 sq.m.	P5.3M-P6.8M	\$97K - \$124K
1-Bedroom	5 unit	53-60 sq.m.	P8M-P9.4M	\$146K-\$171K
2-Bedroom	3 Units	82-86 sq.m.	P12.5M-13.1M	\$227K-\$238K

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VICINITY MAP



Studio Unit

BONI
PLACE



1-Bedroom

BONTI
PLACE



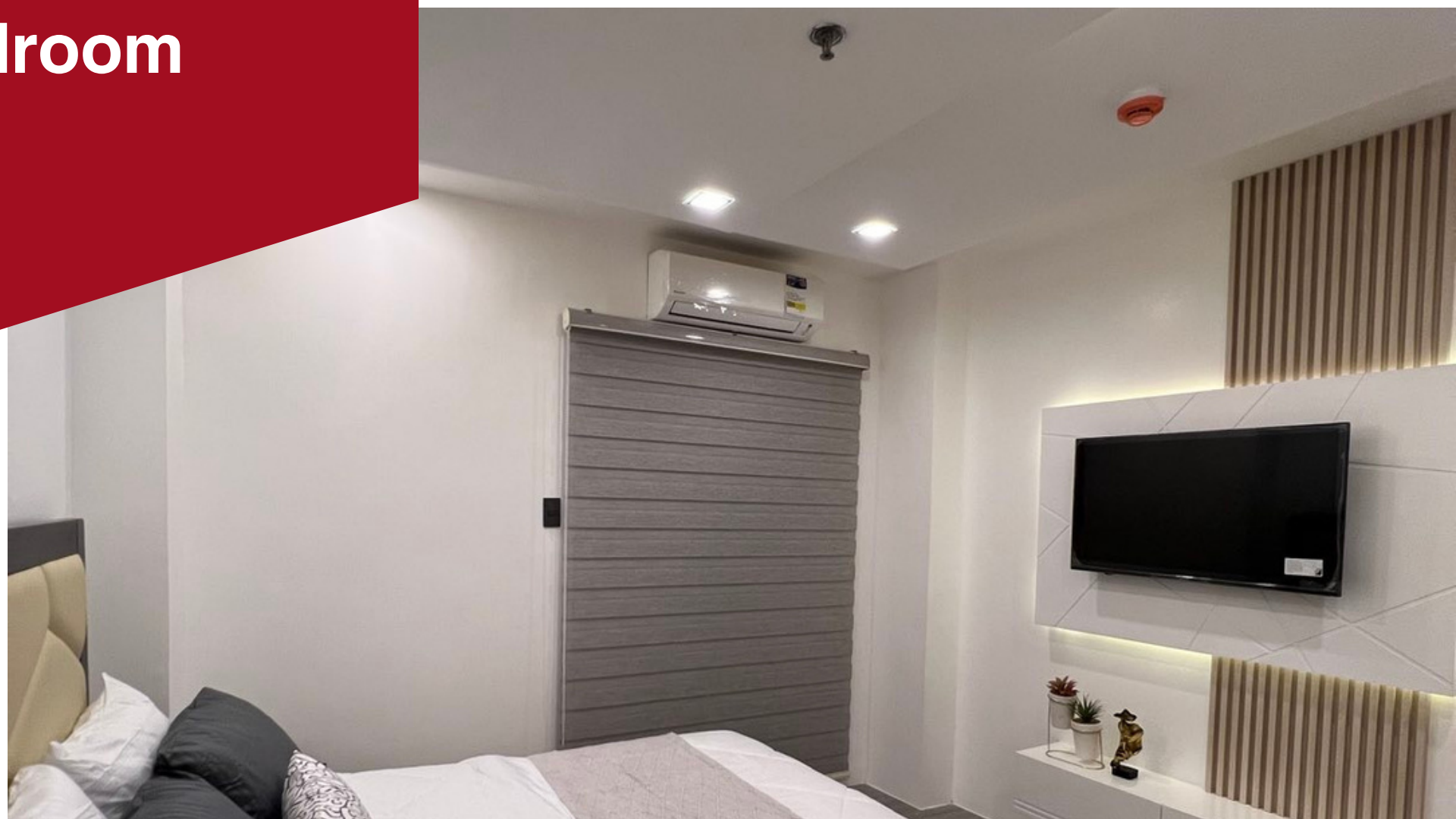
2-Bedroom

BONTI
PLACE





**Our Model Unit
2-Bedroom**





**Our Model Unit
Studio Unit**



A modern, multi-level indoor swimming pool. The pool is rectangular with a blue tiled interior and a light-colored stone or concrete deck. A waterfall feature is built into the back wall of the pool, which is covered in light-colored stone tiles. Above the pool, there is a balcony with a glass railing and a wooden door. The ceiling is white with recessed lighting. A potted plant is visible on the left side of the pool deck.

Heated Swimming Pool

AMENITIES

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STONY
HILL
PLACE

City View Lounge

Exclusive City View Lounge

AMENITIES

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Unit Finishes

LIVING & DINING

Polished Porcelain Tiles

KITCHEN

Polished Porcelain Tiles

BEDROOM

Wood Finish Ceramic Tiles

TOILET & BATH

Ceramic Tiles

BALCONY

Non Slip Outdoor Ceramic Tiles



Units Deliverables

LIVING & DINING

Inverter Split Type Airconditioning Unit;
Entertainment Console with Floating
Cabinets

KITCHEN

Metallic Backsplash; Quartz Countertop;
Modular Undercounter and Overhead
Cabinets; Induction Cooktop with Range
Hood; Water Line & Power Outlet for
Washer-Dryer; Single Bowl Sink with
Faucet

BEDROOM

Modular Closet; Inverter Split
Airconditioning Unit; Entertainment
Console with Floating Cabinets



Units Deliverables

TOILET & BATH

Shower Set with Mixer; Water Closet; Vanity Sink with Mixer; Soap Dish, Towel Rod; Tissue Paper Holder; Bidet Spray; Facial Mirror with LED Light; Full Tempered Glass Shower Enclosure; Hot and Cold Water for Multi-point Water Heater

OTHER DELIVERABLES

Provision for CATV Lines; Provision for Telephone / Internet-Ready Lines; Automatic Heat/Smoke Detectors; Automatic Fire Sprinkler System; Individual Condominium Certificate of Title (CCT)

Smart Units

MAIN DOOR

Lock & Unlock via Voice Command; Fingerprint; Passcode; Remotely Lock & Unlock with Smart Phone

SMART LIGHT SWITCHES

Turn On and Off Indoor and Outdoor Lights via Voice Command; Set Lights Schedule; Remotely Turn On & Off

SMART REMOTE

Turn On & Off TV, AC, Climate Control via Voice Command



Building Facilities

- Admin Office
- 24-hours maintenance and security service
- Close Circuit Television for common areas
- Provision for Telephone, Internet & Cable TV
- Individual Mailboxes
- Automatic Fire alarm & fire protection system in all common areas and all residential units
- Standby power generator for selected common areas

A nighttime photograph of a city street. The sky is a deep orange and red from the setting or rising sun. In the foreground, there are lush green trees. A road with multiple lanes shows long, colorful light trails from cars, primarily in red and white. Along the side of the road, there are decorative light fixtures shaped like butterflies, glowing with green, blue, and purple lights. In the background, several modern high-rise buildings are visible, some with lights on. A large, dark mountain is silhouetted against the orange sky in the distance.

**15@BONI PLACE IS
WELL POSITIONED AT
THE HEART OF THE NEW
BIG THING: CLARK**

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GET TO KNOW CLARK: **A PREMIER INTERNATIONAL** **GATEWAY**



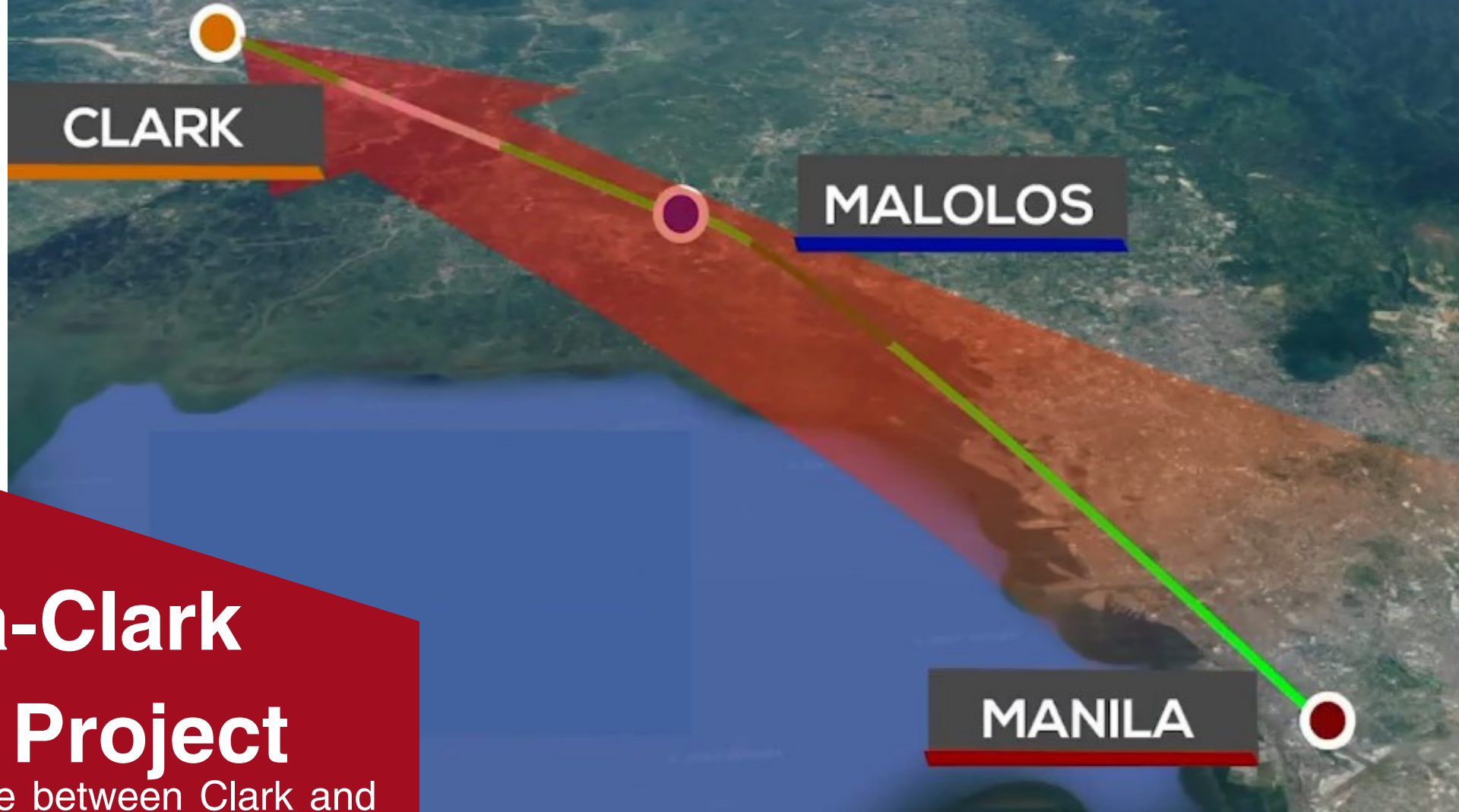
With an annual capacity of 12 million passengers, the Clark International Airport New Passenger Terminal offers the luxury of space and seamless connectivity.

An aerial photograph of Clark City, showing a dense urban landscape with numerous buildings, mostly with colorful roofs. A prominent multi-lane highway with a concrete overpass structure curves through the middle of the city. In the background, several tall skyscrapers are visible against a blue sky with scattered clouds. One of the tallest buildings is under construction, with a green crane visible at the top.

GET TO KNOW CLARK: **LAND CONNECTIONS**

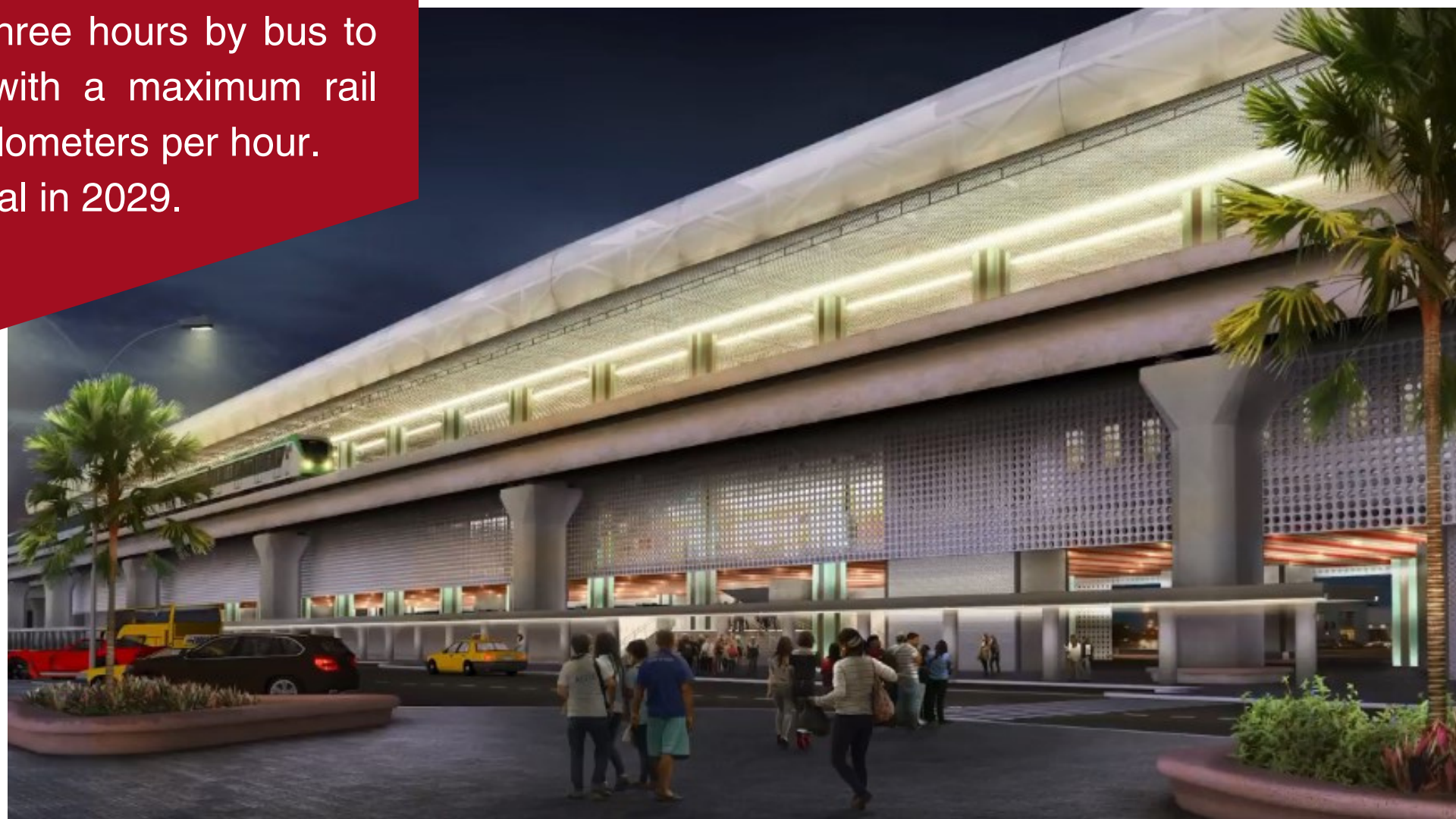
CLARK is connected by freeway coming and going to Metro Manila, the capital of the country, as well as numerous tourist destinations in Luzon.

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Manila-Clark Railway Project

To cut the travel time between Clark and Manila from two to three hours by bus to one hour by train, with a maximum rail speed of up to 160 kilometers per hour. NSCR fully operational in 2029.



GET TO KNOW CLARK: **PREMIERE TOURIST DESTINATION**

Clark is an expansive and diverse urban center, characterized by its cosmopolitan nature, abundant attractions, and a wide range of events and activities catering to a diverse array of tourists and visitors.

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An architectural rendering of the Clark Freeport development at dusk. The image shows a large, modern multi-story building with a grid-like facade of windows, many of which are illuminated from within. To the left, there's another building with a more solid, light-colored facade. In the foreground, a wide, paved plaza with some greenery and small trees is visible, with several small figures of people walking around. In the background, a city skyline is visible across a body of water under a twilight sky. The overall scene is a vibrant and modern urban environment.

GET TO KNOW CLARK: **PREMIERE TOURIST DESTINATION**

CLARK FREEPORT – The Clark Development Corporation (CDC) is recognized for its commitment to promoting ease of doing business, with a pledge to enhance government service delivery to all locators within the Freeport.

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GET TO KNOW CLARK: THE "BACK-UP CITY"

On this site will rise a
NEW BSP COMPLEX

BSP New Clark City
INTEGRITY | Main Building

National Government Administrative Center in New Clark City is designed to become the country's "back-up city" that will provide interoperability of government processes and business continuity as an alternative to the Capital City of Manila.

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YOUR WAY AROUND CLARK



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Video Gallery



15@Boni Place Studio Unit



15@Boni Place 2-Bedroom Unit



15@Boni Place - Strategic Location



Get to Know Clark

Sell with us!

La Contessa Clark offers competitive commission package for our selling partners topped with exciting sales incentives

COMMISSION STRUCTURE		
Description	Commission Percentage	Remarks
Regular Commission	5%	International Brokers
Additional Commission 1	1%	Total of 15M Pesos worth of Sales
Additional Commission 2	1%	Total of 20M Pesos worth of Sales

Note on additional Commission 1 & 2:

1. Total amount of sales to reach a milestone should be accumulated within 45 days (rolling).
2. Sales is considered “closed” once payment has reflected on LCC bank account and documents for title transfer are complete.
3. A certain sale may only be used once to reach a milestone.
4. Promo is valid until December 2023 only.

Connect with us.

Email

sales@lacontessaclark.com

Social Media

[@lacontessaclark](https://www.instagram.com/lacontessaclark)

Call us

John Patrick Mallari

Broker Coordinator/Sales & Marketing Manager
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