



WESTWIND

AT LANCASTER NEW CITY



WESTWIND is PROFRIENDS' latest upcoming 13-hectare mix-used development that will offer inter-connected 4 to 6-storey low-rise condominium buildings located inside the complete township of Lancaster New City.



A vertical mix-used development that promotes connected, healthy and convenient living in a **sustainable community**.



A welcoming park-like entrance leading to green outdoor spaces that sets you up for a whole new **lifestyle-experience**.



ADDRESS: Brgy. Navarro,
General Trias, Cavite

WESTWIND Is Strategically Located Inside The Complete Township Of LANCASTER NEW CITY

LANCASTER NEW CITY CAVITE

A prime township strategically located to capture the spillover from Metro Manila

- **2,000 Hectare Township** spanning the towns of Kawit, Imus, Gen. Trias, and Tanza, Cavite
- **Accessible to Manila in less than an hour via strategic infrastructure linkages:**
 - SLEX
 - NAIAX
 - CAVITEX
 - PITX
 - CALAX *(LNC's Open Canal gate will be 3km away from nearest exit)*
- Strong demand has propped up property values evidenced by existing and upcoming mixed-use developments thereby creating a holistic living experience to its residents and investors:
 - Riverpark Development
 - Future SM and NU Campus
 - Ayala's S Evo City
 - Megaworld's Maple Grove

WESTWIND
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EXPERIENCE THE JOYS OF MODERN CONDO LIVING ALONG WITH THE CONVENIENCES OF A COMPLETE & THRIVING TOWNSHIP!

ACCESS TO HEALTH NEEDS INSIDE LNC



COMMUNITY CENTERS INSIDE LNC



ACCESS TO FINANCIAL SERVICES INSIDE LNC



Lancaster New City has a bustling commercial center that is home to the biggest shopping, dining, and service establishment brands



Lancaster New City has its own school system in St. Edward Integrated School that provides quality K-12 education to residents within and around Lancaster



- Low-rise condominium buildings (4 to 6 storeys): less elevator waiting time, healthy option because you may use the stairs
- With a Nature Walk: for easy access; everything is within a 3-5 minute walk
- With a Park-like entrance: for a whole new condo living experience to live freely
- With Green Lifestyle Open Spaces: areas to bond with family, friends, or simply to disconnect for awhile.



RETAIL ROW
For your day-to-day needs

Why CHOOSE

WESTWIND
AT LANCASTER NEW CITY



CONVENIENT LIVING

- Low-rise buildings offer better access to the generous open space, better view of the greens, and less elevator waiting time
- With Retail Area
- Multi-purpose hall
- Clubhouse with function rooms
- Parking Building, Motorcycle Parking, Bike Racks
- Flexible WFH Spaces indoors and outdoors
- Co-working Spaces offered (c/o Tenant)
- 3-5 minutes away from Hospital, Wet & Dry Market, Gasoline stations



PARKING BUILDINGS
For vehicles & motor bikes.
With EV charging stations.

WESTWIND is also a highly promising investment opportunity as numerous commercial establishments continue to flourish inside & around the township of **Lancaster New City**. In addition, its location is accessible to existing and future major infrastructure projects.

SUSTAINABLE ACCESS BASIC & ADVANCE UTILITIES INSIDE LNC



POWER

Electricity is powered by its very own Meralco Substation



CONNECTIVITY

Multiple connectivity options to ensure proper coverage & connection quality



Meralco-Profrendo JV Signing Ceremony



WATER

A strongly backed joint venture that will ensure sustainable water supply & quality



Why CHOOSE

WESTWIND
AT LANCASTER NEW CITY

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HEALTHY LIVING



Experience new and more family-friendly ways to live an active, healthy and fun lifestyle in WESTWIND. The availability of jogging paths, bike lanes, as well as open green spaces enhances the residents' physical and mental well-being. Also, the convenience and time-saving benefits of condo living allow residents to allocate more time to engage in healthy activities.



KIDDIE PLAYGROUND
Where children can exercise and play



OUTDOOR EXERCISE GROUNDS
Workout in the fresh air



JOGGING PATHS & DEDICATED BIKE LANES
Exercise in the outdoors

Why CHOOSE

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CONNECTED LIVING

NATURE WALK

Your connection to your family and Westwind community



Nature walk is becoming one of the most increasingly popular features in condominium developments today. It is designed to create a sense of serenity, while getting away from the hustle and bustle of city life. Residents can also enjoy a relaxing experience of being able to reconnect not only with nature, but also with their family, which can further enhance overall quality of life.

OUTDOOR WORKING SPACE

Connects you to work and the net without being boxed in



Outdoor working spaces in condominiums provide residents with a refreshing environment for work or study. These spaces offer an alternative to regular or traditional indoor offices, allowing residents to enjoy natural light, fresh air, and a change of scenery. Thoughtfully designed outdoor working areas are proven to result to more productive and enjoyable remote work set-up experience.

"Home, work and community are seamlessly connected in WESTWIND."

Why CHOOSE


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SUSTAINABLE LIVING



"Embrace safety and nature preservation together with your WESTWIND community."

It is a very valuable initiative for a condominium development to adopt sustainable living features and practices and incorporate these within the community. This creates a more eco-friendly living environment for the residents and promotes a greener and more environmentally responsible lifestyle.



SPEED TABLES

Speed tables, speedwells and ramps give priority to the most vulnerable people from cars and vehicles.

SPEED TABLES
Give priority to the most vulnerable people from vehicles.



DROUGHT RESISTANT SOFTSCAPE

Resilient shrubs and groundcovers consume 4 liters per day, reducing water consumption for irrigation.

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Resilient shrubs and groundcovers consume 4 liters per day, reducing water consumption for irrigation.

RAIN GARDENS & DETENTION PONDS
Rainfall is directed towards small garden pockets that allow water to return back to soil, excess water is directed back to cisterns to be re-used for irrigation purposes.

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UNIT FEATURES & PROVISIONS



TYPICAL 2-BR

Area: 36.40 sq.m.

- Living room that can fit L-shaped sofa
- Workspace inside the MBR
- Study area inside the Kids Bedroom
- Kitchen area with provision for electric stove top, range hood and washing machine



SAMPLE COMPUTATION:

| | |
|-----------------------------------|---------------------|
| BANK FINANCING SCHEMES | 2BR |
| Floor Area | 36.4 |
| TOTAL CONTRACT PRICE | 4,040,700.32 |
| Reservation Fee | 25,000.00 |
| % of top | 20.00% |
| Term (Months) | 36 |
| EQUITY | 808,140.06 |
| Equity Less Reservation Fee | 783,140.06 |
| Term (Months) | |
| MONTHLY EQUITY | 21,753.89 |
| % of top | 80.00% |
| Term (months) | 180 |
| ESTIMATED LOANABLE AMOUNT* | 3,232,560.26 |
| | 7.50% |
| Term (Years) | 15 YEARS |
| EST. MONTHLY AMORTIZATION | 29,966.23 |

*(Indicative price only.
Special Intro price
TBA.)*



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UNIT SPECIFICATIONS & OTHER PROVISIONS



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*TECHNICAL SPECIFICATIONS

- Painted plain cement finish on the wall
- Tiled flooring (including balcony)
- Modular kitchen counter with stainless kitchen sink
- Powder-coated aluminum window
- Tiled toilet & bath with lavatory and shower fixtures
- Fire sprinklers are provided in all units
- 2.8m Ceiling Height

UNIT PROVISIONS

- Bathroom:
 - Hot water provision (single point system)
 - Exhaust fan
- Kitchen:
 - Electric Stove
 - Range Hood
 - Washing Machine
- Window-type Air Conditioning Unit compartments
- Telephone and/or Internet Connection
- Fire sprinklers installed in all units



**STUDIO
UNIT**



**TYPICAL 1-
BR UNIT**
(with balcony
option)



**TYPICAL 2-
BR UNIT**
(with balcony
option)



**TYPICAL 3-
BR UNIT**
(with balcony
option)

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UNIT FEATURES & PROVISIONS



TYPICAL 1-BR

Area: 30.10 sq.m.

- Living room
- Dining area to study nook
- Bedroom with space for work-from home
- Kitchen area with provision for electric stove top, range hood and washing machine



SAMPLE COMPUTATION:

| BANK FINANCING SCHEMES | 1BR |
|-----------------------------------|---------------------|
| Floor Area | 30.10 sq.m. |
| TOTAL CONTRACT PRICE | 3,390,300.00 |
| Reservation Fee | 25,000.00 |
| % of top | 20.00% |
| Term (Months) | 36 |
| EQUITY | 678,060.00 |
| Equity Less Reservation Fee | 653,060.00 |
| Term (Months) | 36 |
| MONTHLY EQUITY | 18,140.56 |
| % of top | 80.00% |
| Term (months) | 180 |
| ESTIMATED LOANABLE AMOUNT* | 2,712,340.00 |
| | 7.50% |
| Term (Years) | 15 YEARS |
| EST. MONTHLY AMORTIZATION | 25,342.80 |

*(Indicative price only.
Special intro price
TBA.)*



WESTWIND

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BUILDING FEATURES & SERVICES



- LOBBY RECEPTION
- GUEST WAITING AREA
- ELEVATOR PER BUILDING
- CARD ACCESS ENTRY
- DRYING CAGES
- BACK-UP GENERATOR
- GUARDED COMMUNITY
- LEASING MANAGEMENT SERVICES
- PROPERTY MANAGEMENT SERVICES:



- Housekeeping & repairs of common areas
- Engineering & security concerns
- Payment of association dues

FOR MORE INQUIRIES CONTACT:

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Benefits of Condo Living in Cavite



AFFORDABILITY: Condos in Cavite often offer more affordable housing options compared to other areas near or around Metro Manila. It's a cost-effective choice, especially for individuals or families on a budget but do not want to sacrifice having a quality and ideal way of life.



AMENITIES: Condominium projects in Cavite usually come with a range of amenities and facilities, which include a wide range of commercial establishments. Easy access to these features enhances residents' lifestyle and provides convenient essential and recreational options within the community.



COMMUNITY: An ideal condominium living often fosters a great sense of community. The shared facilities and common areas provide opportunities for productive social interaction with different people, also promoting a sense of belongingness and fellowship among residents.

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