

**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.



in a sustainable community.



lifestyle-experience.



Brgy. Navarro, ADDRESS: 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:

  - NAIAX
  - CAVITEX

  - CALAX ILNC's Open Canal gate will be likm away from
- 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











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







- 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



- 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



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



POWER

PLDT Smart Globe

CONVERGE

CONNECTIVITY Multiple connectivity options to ensure prope coverage & connection

agualink

WATER sustainable water supply











**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







JOGGING PATHS & DEDICATED BIKE LANES Exercise in the outdoors



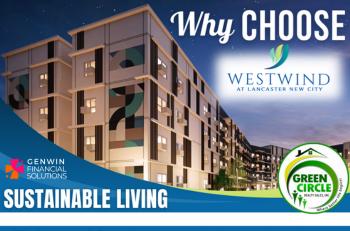


Nature walk is becoming one of the most increasingly popular features in condominium developments today. It is designed to create a sense of serenity, while getting away from the hustle and bustle of city life. Residents can also enjoy a relaxing experience of being able to reconnect not only with nature,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



Outdoor working spaces in condominiums provide

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



"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
Give priority to the most vulnerable people from vehicles.

DROUGHT RESISTANCE SOFTSCAPE
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

garden pockets that allow water to return back to soil, excess water is directed back to cisterns to be re-used for irrigation purposes.



# 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	28R
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 VEARS

(Indicative price only. Special intro price TBA.)



# UNIT SPECIFICATIONS & OTHER PROVISIONS





### \*TECHNICAL SPECIFICATIONS

- Painted plain cement finish on the wall
- Tiled flooring (including balcony)
- Modular kitchen counter with stainless kitchen sink
- Powder-coated aluminum
- Tiled toilet & bath with

window

- 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



TYPICAL 1-BR UNIT (with balcony



TYPICAL 2-BR UNIT (with balcony



TYPICAL 3-BR UNIT (with balcony option)



# UNIT FEATURES & PROVISIONS



### **TYPICAL 1-BR**

Area: 30.10 sq.m.

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





#### SAMPLE COMPUTATION

BANK FINANCING SCHEMES	18R
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)	
MONTHLY EQUITY	18,140.56
% of top	80.00%
Term (months)	180
ESTIMATED LOANABLE AMOUNT*	2,712,240.00
	7.50%
Term (fears)	15 YEARS
EST. MONTHLY AMORTIZATION	25,142.80

(Indicative price only. Special intro price TBA.)



## **BUILDING FEATURES** & SERVICES









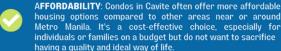
- LOBBY RECEPTION
  - **GUEST WAITING AREA**
  - **ELEVATOR PER BUILDING**
- CARD ACCESS ENTRY
- **DRYING CAGES**
- **BACK-UP GENERATOR**
- **GUARDED COMMUNITY** 
  - LEASING MANAGEMENT SERVICES
- PROPERTY MANAGEMENT

### SERVICES:

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



# Benefits of Condo Living in Cavite





**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.

WESTWIND is PROFRIENDS latest upcoming 15-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.

FOR MORE INQUIRIES CONTACT:



