



PREMIERE
REALTY

ETHICS • EFFICIENCY • ESTEEM

Licence No. L3009712B



BORACAY NEWCOAST



Discover the Exciting New face of Boracay

- Global acceptance of Boracay as a beach destination makes the island a top choice for Sustainable long-term tourism.
- Boracay ranked No. 1 in Asia and No. 2 in the world in the 2011 Travelers' choice awards of TripAdvisor, the world's largest travel website. The island bested Maldives, Aruba, Jamaica, Grand Cayman and Hawaii.
- The number of tourist to the island reached 779,666 in 2010, up 20 percent from 2009. Tourist receipts hit a high of 14 billion.
- Tourist arrival and receipts are expected to double in the next five to six years.
- Boracay Newcoast, located on the single largest piece of contiguous land in Boracay, makes up more than 14% of the island. Its main attraction is an exclusive, kilometer long white sand beach.
- The project also features the upgraded 18-hole Fairways and Bluewater golf course and various themed districts with international and boutique hotels, shophouses, ocean villas and retail-centered Newcoast Station.
- Boracay Newcast is set to bring in an additional 350,000 visitors to island yearly and generate 7,000 new jobs.
- The project is seen to double per capita income in Boracay within the next few years.



BORACAY

Top Tourist Destination



Top 10 Beach Destinations in Asia

1 Boracay, Philippines



At only 4.5 miles long, Boracay is small enough to navigate by rented bicycle or motorbike. But don't let its small size fool you—you'll have several excellent... [more »](#)

Don't miss these Boracay beaches

- Balinghai Beach
- Diniwid Beach
- Yapak Beach (Puka Shell Beach)
- Bulabog Beach



TRAVEL+LEISURE
**WORLD'S
BEST
AWARDS**

TOP 10 ISLANDS

Rank	'11	Name
1	4	Boracay, Philippines
2	2	Bali
3	10	Galápagos
4	9	Maui
5	5	Great Barrier Reef Islands
6	1	Santorini, Greece
7	8	Kauai
8	7	Big Island
9	6	Sicily, Italy
10		Vancouver Island, British Columbia

BORACAY

Playground of the Rich & Famous



HOME | NEWS | EVENTS | MAGAZINE | SUBSCRIBE | HOLIDAY POSSIBILITIES | LUXURY DEALS | TR

LOOK FOR US ANYTIME

SEARCH

ARTS & CULTURE

CAR CITIES

CRUISE

DESTINATIONS

Malaysia's Hidden Gems

Luxury on the Côte

Crouching Tiger, Hidden Dragon

Where the wild things are

Love for Laos Vietnam

Revisited by Martha

Dovled over by Garbados

Sitones in the show

HOME | HOLIDAY POSSIBILITIES | DESTINATIONS |
BORACAY - PLAYGROUND OF THE RICH & FAMOUS |

BORACAY - PLAYGROUND OF THE RICH & FAMOUS



Boracay - Playground Of The Rich & Famous

Web Contented, Issue #1 - Autumn '11
Boracay, Philippines

BORACAY'S FAMOUS WHITE BEACH HAS ALWAYS ATTRACTED LOCAL CELEBRITIES AND WEALTHY FILIPINO HOLIDAYERS. BUT THE RECENT VISIT OF BRAD PITT AND ANGELE BA JOLE HAS GIVEN THE PLACE SERIOUS INTERNATIONAL CACNET REPORTS MARK OVERWHELED.

THE island of Boracay may not yet provide the same enviable resorts as Sant Tropez, St. Bart's or The Maldives, but this Filipino jewel, best known for its immaculate white beaches and tranquil waters, is already a magnet for



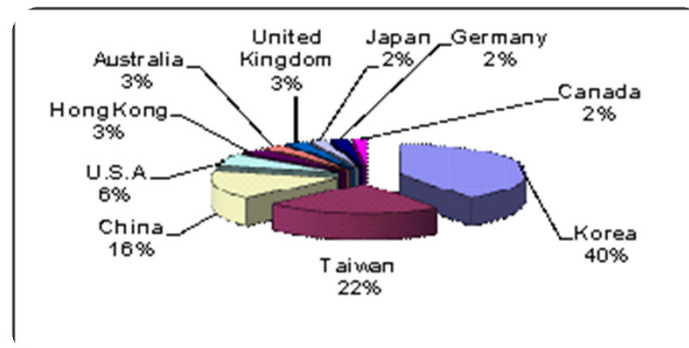
Why should I buy / invest?



- Investment
- For Returns \$\$
- Holiday Home / Retirement Plan

Projected tourist arrival in Boracay in 5 years

Year	Visitor Arrivals	% Change
2007	596,707.00	8
2008	634,263.00	7
2009	649,559.00	3
2010	779,666.00	20
2011	927,802.00	19
2012	1,104,085.00	19
2013	1,313,861.00	19
2014	1,563,494.00	19
2015	1,860,558.00	19
2016	2,214,064.00	19

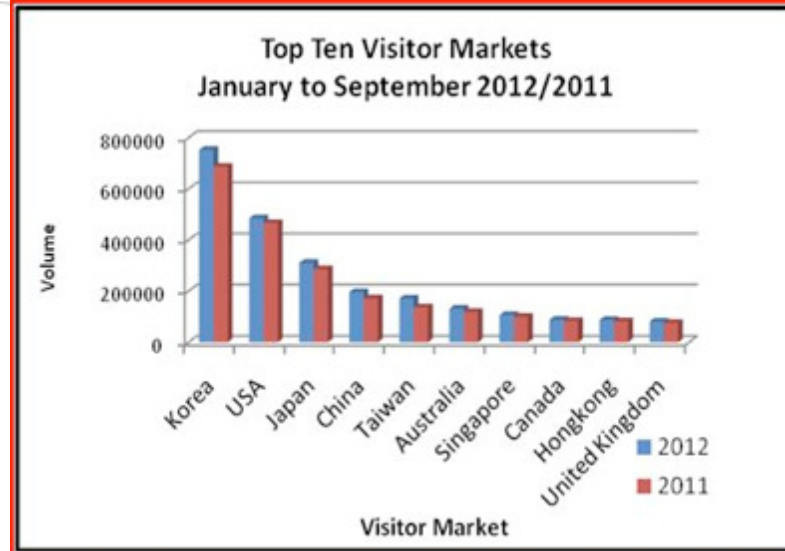


Average percentage increase is 19% annually

Peak season: March to June (Domestic)

Peak Season : February, July, August (Tourists)

Tourist arrival in the Philippines



Korea remained as the country's number one tourist market with 752,918 arrivals, for 23.90% share to the total visitor volume, and posting a growth of 9.61%. This market is followed by the U.S.A. which made up 15.41% or 485,484 of the total arrivals. This market registered 4.01% gain from the 466,767 visitors recorded for the same period last year. Meanwhile, Japan contributed 311,008 arrivals for 9.87% share to total visitor traffic, bringing the numbers up by 8.52% from 2011.

Why invest in the Philippines

House Price Change, Annual (%)



Source: Colliers International

An improving economy, rapid growth in foreign investment, and a reform-minded government are boosting confidence among house buyers in the Philippines. In the first quarter of 2012, the average price of a luxury 3-bedroom condominium in Makati CBD rose 4.8% to PHP 114,000 (USD 2,727.53) per sq. m. (q-o-q), according to Colliers International, or by 10.68% during the year to Q1 2012 (7.34% when adjusted for inflation).

High-end residential real estate prices are likely to rise by another 9.9% during the next twelve months, according to Colliers.

Boracay Island Map



- Located on the single largest piece of contiguous land in Boracay
- Boracay Newcoast makes up 14% of the island (including the golf course).
- Boracay Newcoast has an entire area of 1,5069,474 sq ft (*140 hectares*)
- Popular activities include beach sports, scuba diving, golf, zipline
- Expected annual growth for investment in Boracay is 5% to 15%



BORACAY NEWCOAST

Boracay Newcoast is an integrated tourism estate with world-class resort offerings.

It is the first and only master-planned leisure oriented community in Boracay.

Situated northeast of the island, it is a fresh tourism inspired development that will help Boracay attract more tourists and investors over the long-term.





BORACAY NEWCOAST

- 50 Hectare Master planned Community
- International Brand Hotels
- Luxury Condominiums
- Newcoast Station
- Shophouse District
- Boutique Hotel District
- Wellness Center
- Leisure Center
- Golf Course



How to get to Boracay

The two flight options you have, is to fly directly to either the cities of Kalibo or Caticlan on Panay Island. The flight time to either city is 1 hour.

Manila to Boracay – Plane & Boat

The quickest way to travel to Boracay Island, is to take a plane from Manila domestic terminal to Caticlan. Tourists will have a 20 minute *boat* trip to Boracay Island from the Caticlan Jetty port.

Total Travel Cost is approx \$1,200 SGD



Philippine Climate

November to February is the coolest months and a good time to visit the Philippines as far as weather is concerned.

Meanwhile, **March to May** is the summer months in the country and are classified as hot and dry.

June to October is rainy, with the months between July and September characterized by typhoons.

The average temperature in the Philippines is 86 degrees F / 30 degrees C; average humidity is 77%. Some parts of the country such as Cebu and its neighboring provinces in the Visayas are warm and comfortable in all seasons and can be visited throughout the year.

Visa Information

TOURIST VISA

Tourists can visit the Philippines without a visa if staying in the country for 21 days or less; provided tourists have a passport that is valid for at least 6 months and a return ticket or a ticket to another destination outside the Philippines. If you wish to stay longer you must obtain a Visa Extension either before your trip from a Philippine Consulate or Embassy. Or, once in the country, you may obtain it from the Bureau of Immigrations.

SPECIAL RESIDENT RETIREE VISA (SRRV)

<http://www.pra.gov.ph/>

To encourage foreigners to invest in the Philippines, there is a long term visa granted to persons who invest a sum of money or open a Philippines bank account.





Developer Experience

Megaworld's communities have always been regarded as some of the most well-planned, well-designed and well-developed in the country. Providing the very essence of "The Good Life," Megaworld's integrated townships provide not only the comfort and convenience that residents need but also additional perks that make living highly enjoyable as well. It is no wonder that Megaworld has earned the distinction of being the country's largest residential condominium developer on top being the country's top BPO office developer and landlord.

Eastwood City



Newport City



McKinley Hill





MEGAWORLD
CORPORATION

AWARD WINNING COMPANY

- **Overall Best Managed Company and Best in Investor Relations in the Philippines** , Asia Money Polls
- Best Investor Relations in the Singapore Market by a Philippine Company, IR Magazine (Singapore)
- **Philippines Best Managed Company, Most Committed to Corporate Governance, and Best in Investor Relations**, Finance Asia



Alliance Global Group, Inc. is one of the Philippines' largest conglomerates, with interests in the food and beverage industry, real estate development and quick service restaurants. AGI is a holding company for a group of companies controlled by the Tan Family. Through its subsidiaries, associates and other investments, the Company operates a diversified range of businesses in the Philippines that focus on developing products and services that cater to the growing Philippine middle class.

The company's major business segments—real estate through Megaworld Corporation (Megaworld); food and beverage through Emperador Distillers, Inc. (EDI); quick-service restaurants through Golden Arches Development Corporation (GADC), which holds the local franchise for McDonald's fastfood restaurants; and tourism entertainment and gaming through Travellers International Hotel Group, Inc. (Travellers International)—all produced record figures as they outdid themselves and came up with exceptional achievements for the year.

Launching another exclusive Santorini-inspired project, soon to be a prime township development in BORACAY, AKLAN



BORACAY NEWCOAST



The tycoon, Mr. Andrew Tan, is looking at making Boracay a more vibrant place that will attract even more tourists with the soft launch of Boracay Newcoast. This is his first venture into island tourism estates, invested P5 billion in Fil-Estate Land Inc. and renamed it Global-Estate Resorts Inc. (GERI).

News

Invest In Boracay Now, Foreign Realtor Says In Property Report

Section Editor: PINKY CONCHA COLMENARES
Asst. Editor: JOHANNES L. CHUA

Apparently, now is the “Time for the Philippines,” as international realtor Claire Brown asserts.

Brown (www.clairebrownrealty.com), in her buyer’s advisory column in Property Report South East Asia luxury magazine in its September issue, gave a “little tip” for foreign and local investors: “Boracay is about to rock!”

First, she narrated to her readers why Boracay is truly special: It “is famous for its gorgeous and bustling pure white sand beaches, turquoise waters and swaying palms... Boracay is already a well established and dearly loved tourist destination.”

And echoing the Philippines’ tourism campaign, she said: “For me, it’s the funniest place on earth and my favorite place in the Philippines for a great beach holiday and a side order of hell raising by night, if that happens to take my fancy.”

After lauding with nostalgia, she then gave her invaluable investment assessment, she attributed it mainly to the upgrade of Boracay’s airport in nearby Calapan to international status in 2014. That’s just two years away. With the construction of the new terminal and extended runway, “this will mean direct flight routes with all major Asian gateway hubs, notably HK, Singapore, Seoul, Shanghai and Beijing.”

“Add this unprecedented influx of well heeled leisure seekers to an island that is already raked out for a decent proportion of the year, and add on top of that an already acute shortage of luxury accommodation... and you have yourselves the perfect



SAVOY HOTEL BORACAY

storm,” she declared.

The public or private sector can choose to step in to weather what Brown foresees as a perfect storm. Among the projects in the island that can help Boracay seize its tourism potential is Boracay Newcast on the island’s eastern side.

Covering 140 hectares and an estimated 14 percent of the island’s total

area, Boracay Newcast is this paradise’s first master-planned integrated tourism estate.

Boracay Newcast boasts of two districts that are ideal for the investing community.

First is the Shophouse District for restaurants, souvenir shops, diving equipment and rental stores and the like.

Second and perhaps more significant is the Boutique Hotel District. Let buyers here will get to build their own hotel broods or tie up with foreign institutional hotels. This district is particularly enticing because their guests will have access to three private beach coves with one kilometer of pristine white sand.

“Once our Boutique Hotel District institutional investors start building their hotels and launch their accommodations

in the next few years, this will partly solve the ‘perfect storm’ that Brown predicts. On the other hand, this also means that more foreign tourists will get to experience the pleasures of Boracay as a paradise,” Global Estate Resorts Inc. (GERI) Vice President for Marketing and project head Abraham Mercado said.

GERI is the developer behind Boracay Newcast and is the tourism development arm of Filipino tycoon Andrew Tan.

On its own, GERI intends to develop five international and local hotels within Boracay Newcast to beef up Boracay’s main inventory by 1,500 hotel units. GERI also intends to transform Boracay into the Asia of Asia.

Home to Boracay’s only pool concert arena, Savoy Hotel Boracay will host various electronic dance music festivals and concerts. Overlooking the pool and bar area is a 500-sign dance roof deck capping a row of commercial establishments.

“Ms. Brown is clearly a realty clairvoyant. With all the business and tourism activities happening in Boracay, it will only grow more intensive, investment-wise, in the years to come. So now is the perfect time to invest, with a view to reaping the fruits of your hard work in the future,” Mercado concluded.

NEWCAST PANORAMA VIEW



Apparently, now is the “Time for the Philippines,” as international realtor Claire Brown asserts.

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Boracay Newcoast plans tourism community

MANILA, Philippines — With an aggregate score of 89.83, Boracay made a strong debut in Travel and Leisure magazine's annual list of "World's Best Islands." In a recent issue of the magazine, Boracay splashed into fourth place in the list, as voted by the magazine's readers and frequent travelers.

"Now that even tiny islands such as Koh Samui are becoming mainstream, Boracay may be one of the last little-known Asian beach getaways. Already a growing number of travelers are lured by five-star properties. As proof of its rising profile, 2011 is the first year Boracay has ranked in the World's Best Awards," the magazine noted.

The top three in the category are champion Santorini, Greece; runner-up Bali, Indonesia; and Cape Breton, Canada. Boracay edged out other world-famous islands such as the Great Barrier Reef in Australia (fifth place) and Big Island, Hawaii (seventh place).

Commendations such as this bode well for the prospects of the tourism business in Boracay, including all hotel, tour, diving and restaurant operators in the future as Boracay becomes more popular with travelers worldwide via word of mouth and inclusion in world's best lists by elite travelers.

It also couldn't have come at a better time, with the soft launch of the largest development project in the island to date. Boracay Newcoast on the island's eastern shore is master-planned to become the island's first tourism-oriented community. It will gather four international hotels and one local hotel and offer more than 1,500 hotel suites to beef up Boracay's capability to serve a growing number of travelers.

"We have been projecting all along that tourist arrivals will go up as Boracay's pull on travelers worldwide grows stronger, and here comes Travel and Leisure specifically advising tourists to come now before the crowd becomes bigger. Citations such as this will only add to the allure of Boracay and in prestigious projects such as Boracay Newcoast in particular," noted Global Estate-Resorts Inc. (GERI) VP for sales and marketing and project head Abraham Mercado. GERI is the developer of Boracay Newcoast.

Boracay Newcoast can certainly help boost Boracay's strength. The master plan includes a leisure center and the Newcoast Station, with outdoor activities for tourists. Boutique hotels will further add to the wide array of accommodations, while the Shophouse district will feature restaurants and souvenir shops, among others. Also in the plan is Boracay Newcoast Village, the first exclusive subdivision to rise in Boracay.

Malaya Business Insight

Global Equities Corp. (Global-Estate) is developing Boracay Newcoast with the care for the environment in mind.

Boracay Newcoast sets the bar high with our action plans that promote stewardship of this beautiful island and its preservation,” said Edgardo Pinga, Global-Estate vice president for project development.

As the Andrew Tan-led company begins to unveil projects in the 140- hectare property, company officials are ensuring that the development of the area which comprises 14 percent of the total island will have minimal impact on the its surroundings.

In order not to add to the problem of sewage waste polluting seawater around the island, Global-Estate is setting up its own sewage and treatment plant at Boracay Newcoast, which recycles the water from the sewage for other uses.

“Not only is the effluent prevented from simply being discharged into the sea, the sewage treatment also benefits Fairways and Bluewater Resort and Country Club, which hosts the island’s only golf course, in two ways. First, sludge has become the main source of organic fertilizer for the golf club’s greens and trees. Second, the recycled water is used for irrigation of the fairways, thus lessening the estate’s dependence of fresh water supply from the main island of Panay,” said Global-Estate.

Boracay Newcoast will also have a storm drain facility to collect rainwater for watering and irrigation use. Water tanks will be located in key elevated areas to preventing the reverse flow of water during high tide, while being designed to releases excess water into the sea when needed.

This mechanism ensures that it will keep the views of Boracay Newcoast’s private beach coves pristine, said Global-Estate.

Boracay Newcoast will also have solar-powered street lamps, electric-powered jeepneys and a material-recovery facility to separate recyclable matter from other waste.

With age-old trees part of the greenery in the property, Global-Estate is also working preserve these trees and integrate these natural features into the project’s design.

Part of the plan highlights the estate’s lush foliage including a banyan tree guarding a private beach.

“We initiated a meeting with the Department of Environment and Natural Resources to ensure that none of the trees is on the endangered species list. After they’ve taken an inventory of our tree cover, we will perform tree planting and preservation exercises based on their recommendations,” Pinga said.

This is expected to convince investors and future residents of Boracay Newcoast that they will become part of “a growing community that injects and practices environmental aspects into tourism,” according to Global-Estate.

Boracay Newcoast is Boracay island’s first and only integrated tourism estate master planned for a residential subdivision called Boracay Newcoast Village, a shophouse district, an area set aside for boutique hotels, five hotels and an entertainment center called Newcoast Station.

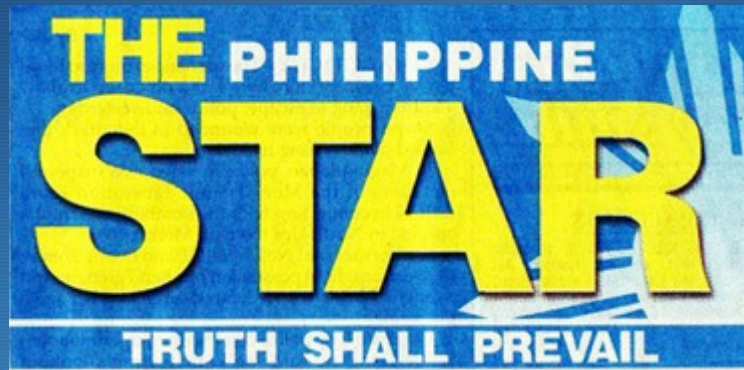
The hotel cluster will have 1,500 hotel suites with access to a private beach. Newcoast Station meanwhile will serve as the center of the project and the take off point to other clusters.

Boracay Newcoast Village meanwhile is the first and only subdivision to be offered in Boracay and will cater to the second home market.

The Santorini-inspired tourism-estate is being positioned by Global Estate as a “catalyst” for the area’s tourism growth, which is set “to redefine the leisure and holiday experience of visitors in the area and help attract 350,000 more tourist each year.”

Boracay Newcoast is part of a P5 billion tourism investment Global-Estate have unveiled including Twin Lakes in Tagaytay City.

Alain Sebastian, Global Estate assistant vice president, said they plan to complete Boracay Newcoast “in five years time” in the current plan.



Boracay Newcoast sets environment initiatives

Manila, Philippines - With hundreds of thousands of tourists flocking to the various hotels on offer at Boracay Island year-round and their activities undoubtedly having a long-term impact, actions must be taken to preserve the island's pristine environment for the enjoyment of more tourists in the future. This is why the company behind Boracay Newcoast, a new tourism estate along the island's eastern side, has decided to set the bar for stewardship by instituting key environment-friendly features.

"Boracay Newcoast sets the bar high with our action plans that promote stewardship of this beautiful island and its preservation," announced Edgardo Pinga, vice president for Project Development at Global-Estate Resorts Inc. (GERI).

Sewage is a primary concern, so Boracay Newcoast operates its own sewage and treatment plant or STP. Not only is the effluent prevented from simply being discharged into the sea, the sewage treatment also benefits Fairways and Bluewater Resort and Country Club, which hosts the island's only golf course, in two ways. First, sludge has become the main source of organic fertilizer for the golf club's greens and trees. Second, the recycled water is used for irrigation of the fairways, thus lessening the estate's dependence of fresh water supply from the main island of Panay.

Another environment-friendly feature is the estate's storm drain facility, which collects rainwater for irrigation. The facility releases excess water into the sea when needed. Water tanks are located in key elevated areas, thus preventing the reverse flow of water during high tide and keeping the views of Boracay Newcoast's private beach coves pristine.

Other environment-friendly features of Boracay Newcoast include solar-powered street lamps, electric-powered jeepneys and a materials recovery facility to separate recyclable matter from other waste.

Since Boracay Newcoast covers 14% of the entire island, it hosts thousands of trees. Thus, GERI is doing its best to preserve old-growth trees and integrate these natural features into the project's design. The estate's lush foliage includes a majestic banyan tree guarding a private beach.

"We initiated a meeting with the Department of Environment and Natural Resources to ensure that none of the trees is on the endangered species list. After they've taken an inventory of our tree cover, we will perform tree planting and preservation exercises based on their recommendations," Pinga assured. With these action plans in place, investors and future residents of Boracay Newcoast will take comfort in the knowledge that they will become part of a growing community that injects and practices environmental aspects into tourism.

The island's first and only integrated tourism estate has been master planned to include a residential subdivision, Boracay Newcoast Village, a shophouse district, an area set aside for boutique hotels, five hotels and a vibrant entertainment center at Newcoast Station, among others.

All components of Boracay Newcoast will be designed in an environment-friendly manner, Pinga vowed, thus giving a holistic approach to the tourism estate's environmental stewardship agenda.



BORACAY NEWCOAST





BORACAY NEWCOAST

LEGEND:

- | | | | |
|----|-----------------------------|----|---------------------------|
| 1 | EXCLUSIVE BEACH | 11 | INTERNATIONAL BRAND HOTEL |
| 2 | RICHMONDE HOTEL BORACAY | 12 | EXCLUSIVE VILLAS |
| 3 | COURTYARD BY MARRIOTT HOTEL | 13 | KEYHOLE |
| 4 | BOARDWALK | 14 | PROMENADE |
| 5 | GRAND PLAZA | 15 | MIXED-USE CLUSTER |
| 6 | CHURCH | 16 | COMMERCIAL DEVELOPMENT |
| 7 | HILTON HOTEL | 17 | WELLNESS CENTER |
| 8 | COMMERCIAL | 18 | TRANSPORT TERMINAL |
| 9 | LEISURE CENTER | 19 | GOLF COURSE |
| 10 | MAXIMS HOTEL | | |



Oceanway Residences Condominium Phase 2

- Located along Newcastle Drive
- Approximately 200 metres above sea level
 - (With beach / ocean view)
- 3 Tower Blocks (174 units)
- Tower A (54 Units)
- Tower B (66 Units)
- Tower C (54 Units)

Phase 1 Fully Sold Out !




PREMIERE
REALTY
ETHICS • EFFICIENCY • ESTEEM
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Oceanway Residences Condominium Phase 2

- 4 storey buildings (Towers A & B)
- For Tower B, there are 7 storey at the back (4 storey building with 3 basement floors (Rolling terrain))
- Shuttle service for residents
- Swimming pool located on the ground floor
- All units with a full view of the gold course



Condominium Room Sizes

- ◆ 1 Bedroom (2 sizes)
 - ◆ **449.93 sq.ft.**
 - ◆ (Livable space: 412.26 sq.ft. + Balcony: 37.67 sq.ft.)
 - ◆ **434 sq.ft.** (Livable space: 397 sq.ft. + Balcony: 37 sq.ft.)

- ◆ 2 Bedroom
 - ◆ **682 sq.ft.** (Livable space: 607 sq.ft. + Balcony: 75 sq.ft.)



Floor Plans



OCEANWAY
RESIDENCES 2
AT BORACAY NEWCOAST

1- BEDROOM
38.30 SQ.M.+
3.50 SQ.M.(BAL.)
=41.80 SQ.M.

UNIT A,E
GROUND FLOOR
UNIT A,G
TYP. 2nd,3rd,4th FLOOR
CLUSTER A,B,C



OCEANWAY
RESIDENCES 2
AT BORACAY NEWCOAST

1- BEDROOM
36.90 SQ.M.+
3.50 SQ.M.(BAL.)
=40.40 SQ.M.

UNIT B,C,D,E,F,I,J,K,L
TYP. 2nd,3rd,4th FLOOR
UNIT C,D,G,H,I,J
GROUND FLOOR
CLUSTER A,B,C
UNIT B,C,D,E
TYP. LOWER GROUND FLOOR 1-2
CLUSTER B



OCEANWAY
RESIDENCES 2
AT BORACAY NEWCOAST

1- BEDROOM
38.30 SQ.M.+
3.50 SQ.M.(BAL.)
=41.80 SQ.M.

UNIT F,K
GROUND FLOOR
UNIT H,M
TYP. 2nd,3rd,4th FLOOR
CLUSTER A,B,C
UNIT A,F
TYP. LOWER GROUND FLOOR 1-2
CLUSTER B
UNIT A,D
LOWER GROUND FLOOR
CLUSTER A,C
LOWER GROUND FLOOR 3
CLUSTER B

Floor Plans



OCEANWAY

RESIDENCES 2
AT BORACAY NEWCOAST

2- BEDROOM
56.40 SQ.M.+
7.00 SQ.M.(BAL.)
=63.40 SQ.M.

UNIT B,C
LOWER GROUND FLOOR
CLUSTER A,C

UNIT B,C
LOWER GROUND FLOOR 3
CLUSTER B



OCEANWAY

RESIDENCES 2
AT BORACAY NEWCOAST

2-BEDROOM
56.00 SQ.M.+
7.00 SQ.M.(BAL.)
=63.00 SQ.M.

UNIT B
GROUND FLOOR
CLUSTER A,B,C

Residential features

- ◆ Floor to floor height is 3 meters/ 9.6 ft.
- ◆ Floor to ceiling height is 2.85 meters/ 9 ft.
- ◆ Hallway is 1.65 meters wide/ 5 ft.
- ◆ Lobby is also 3 meters high/ 9.6 ft.
- ◆ Due to proximity to the ocean, only rust proof materials will be used (e.g. PVC will be used for windows)
- ◆ Entrance panel door with viewer
- ◆ Individual electric and water sub-meters
- ◆ Individual mail boxes with keys
- ◆ Provision for cable TV lines
- ◆ Provision for telephone/ internet-ready lines per unit
- ◆ Provision for hot and cold water supply lines
- ◆ Multi-point water heater for all toilet & baths
- ◆ Individual Condominium Certificate of Title (CCT)



Facilities and Furnishings

Ground Floor

Lounge area per cluster
2 High-speed lifts (each tower)
Concierge for each tower

Amenities/Facilities

Viewing deck
Outdoor lounge deck & swimming pool

All residences come pre-furnished with:

LCD TV with TV cabinet
Cooktop
Washing Machine with Dryer (stack type)
Refrigerator
Center Table and Sofa set
Dining Table set (4-Seater)
Bed frame with Mattress set for each bedroom
Night table for each bedroom



Note : Appliance brands may vary depending on availability.

Features & Highlights

One-Bedroom Residence

- Ceramic tiles in living, dining and bedroom
- Sleeping area with modular closet
- Ceramic tiles in kitchen and toilet & bath
- Shower enclosure in toilet & bath
- Kitchen with modular under counter and overhead cabinet
- Kitchen and toilets with mechanical ventilation
- Provision for window

Two- Bedroom Residence

- Master bedroom with own toilet & bath
- Modular closets for all bedrooms
- Ceramic tiles in living and dining areas
- Ceramic plank flooring for bedrooms
- Ceramic tiles in kitchen and toilet & baths
- Shower enclosure for toilet & baths
- Ceramic tiles in maid's/utility room
- Kitchen with modular under counter and overhead cabinet
- Kitchen and toilets with mechanical ventilation
- Provision for window-type ACU opening in bedrooms

View of Fairways and Bluewater Golf Club



What's the buying process?

Premiere Realty will be committed throughout the project term to help investors and home buyers ensure that there will be significant capital appreciation.



Our Commitment

- ◆ To work closely with Megaworld to develop other projects on Boracay to promote the island as a key tourist destination.
- ◆ Market Boracay Oceanway apartment units on behalf of investors

Invest Now!

- ◆ Original List Price for 3 blocks = SGD \$56,617,089
- ◆ There will be monthly administrative fee upon TOP : approx SGD \$100 (one bedroom), \$150 (two bedroom)
- ◆ Bulk Purchaser

For all 3 tower blocks purchase

- a. 12 % discount on cash outlay for 50% down
 - b. 10% discount for 40% downpayment
 - c. 8% discount for 30% downpayment
- ◆ For 2 block purchase: 6% discount on cash outlay for 50% down
 - ◆ For 1 block purchase : 5% discount on cash outlay for 50% down
 - ◆ Retail Bulk Purchase : More than 10 unit (3.5% to 4%), and Retail Resale: Individual Unit : 2 to 3% max

Invest in Boracay NewCoast Oceanway Residences (Phase 2)

- ◆ Top beach destination in Asia with expected tourism growth of 19% annually
- ◆ Property price will have average growth rate of 5% to 15%
- ◆ It is sheltered from typhoons or tsunamis by surrounding islands.
- ◆ The development of its infrastructure will help grow the overall economy of the island.

Contact Info

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