Lancaster Condotel Buy-to-Let Investments

Contributed by RooT
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Philippine Condotel Buy to Let Investment Packages

Pacific Concord Properties, Inc., Flagship Lancaster Suites Tower I Condotel [Manila] development located along Shaw Boulevard, Mandaluyong City, Metro Manila, one of the hottest Philippine Condotel Investments now ready for occupancy has several Buy to Let purchase options available to real estate investors.

Beth Collingz, PLC International Marketing Networks Sales Director and lead Marketing Partners for Pacific Concord Properties Inc’s Lancaster Brand of Philippine Condotels anticipates substantial increases in construction costs over the next 18-24 months will force developers in the Country to make adjustments to their selling price for new condo developments going up in Manila and other cities.

The Philippines is seeing a phenomenal Hotel boom this year despite global crisis. Overall visitor numbers to the Philippines are growing. Airlines are reporting record numbers. For example, the country's flagship Philippine Airlines registered the highest number of international passengers ever last year - 3.38 million, up from 3.05 million in the previous year. Hotel developers in Manila, Cebu and Central Visayas region have poured in 50 billion pesos worth of new developments over the past 12 months.

Most interest for real estate investments are in condominiums and apartment hotel complexes.

Some twenty new hotels, including units of international chains, will rise in the Philippines this year, according to the Philippine Travel Agencies Association (PTAA). These include Shangri-La Hotels in Fort Bonifacio Manila, Shangri-La Resort and Spa in Boracay, Raffles/Fairmont in Makati, Bellevue Hotels in Alabang, Manila, Imperial Palace Waterpark Resort and Spa in Cebu, Sofitel Hotel and Resorts in Cebu, Bayan Tree Hotels and Resorts in Palawan and Newport Marriot Hotel and Maxims Hotel in Manila.

Now is the time to invest in Philippine Real Estate and lock in at current price levels said Collingz who’s Lancaster Condo Hotel brand offer the security of International Standards of Trust Account Escrow Banking facilities for all buyers payments. Buyers whom reserve now can take advantage of current prices locked in for their units and see an immediate equity return on their investment. Lancaster Suites Tower I, located along Shaw Boulevard, Metro Manila, now completed and ready for occupancy, provides unit owners with premier residential condo units with the option of enrolling their units in the Lancaster Condotel Rental Pool.

Condotels in the Philippines are a good Investment for Fil-Am's whom visit Manila for Vacations or Business and offshore property investors as they can earn Rental Incomes [at current purchase levels] of some 8% ROI per annum as Owner Non-Residents when not using their units through Condotel Management and reciprocal arrangement with Lancaster Cebu Resort Residences. There are no restrictions on foreign nationals purchasing condotel units and holding freehold title and the Philippines have no foreign currency exchange regulations. This makes Lancaster Suites one of the Hottest Investment Opportunities in the Philippines.

All Lancaster Suites have kitchen facilities. Monthly condo dues or maintenance fees are currently around 85 pesos per square meter of the unit floor area.

Lancaster Suites Manila - Tower I
Currently Available – Studio Investment Condotel Suites
Philippine Pesos Price Effective: June 1, 2010

Lot 1 - Five [5] Studio fully furnished ready occupancy Condotel Suites. Gross Floor Area 136.12sqm [1,465sqft] Price: -Pph-14,141,234.00 [Tax Exempt] with 25% discount on Contract Price. Saving -Pph-3,535,308.00. Plus Furniture and Furnishings -Pph-2,400,000,00 Effective Cash Price -Pph-13,005,926.00. Pay the Reservation of -Pph-1,250,000.00 then within 30 days [-Pph-10,580,333.00] balance -Pph-1,175,593.00 on turnover of units.

Lot 2 - Ten [10] Studio fully furnished ready occupancy Condotel Suites. Gross Floor Area 272.23sqm [2,935sqft] Price: -Pph-28,281,430.00 [Tax Exempt] with 30% discount on Contract Price. Saving -Pph-8,484,429.00. Plus Furniture and Furnishings -Pph-4,800,000.00. Effective Cash Price -Pph-24,597,001.00. Pay the Reservation of -Pph-2,500,000.00 within 30 days [-Pph-20,367,300.00] balance -Pph-1,729,701.00 on turnover of units.

Lancaster Suites Manila - Tower I
Currently Available – Two Bedroom Podium Investment Condotel Flats
Philippine Pesos Price Effective: June 1, 2010

Lot 3 - Five [5] Two Bedroom fully furnished ready occupancy Condotel Suites. Gross Floor Area 436.90sqm [4,705sqft] Price: -Pph-50,835,307.00 [Tax Inclusive] with 30% discount on Contract Price. Saving -Pph-15,250,592.00. Plus Furniture and Furnishings -Pph-5,350,000.00. Effective Cash Price -Pph-40,934,715.00. Pay the Reservation of -Pph-3,500,000.00 then within 30 days [-Pph-34,226,243.00] balance -Pph-3,208,472.00 on turnover of units.

We also have several ‘Buy-to-Let Investor’ units available at our Cebu Condotel development for serious investors said Collingz. Lancaster Cebu Resort Residences located a few minutes from Mactan-Cebu International Airport in Cebu, Philippines is now accepting Reservations for Studio and Two Bedroom Suites adopting International Standard Escrow Trust Account “Buyer Safe” payment plans, full condo ownership, no management costs for Condotel Suites and minimum monthly maintenance fees.

Now operational, Lancaster Cebu provides unit owners with premier residential condo units with option of enrolling their units in the Lancaster Condotel Rental Pool. Great Investment for Fil-Am's whom visit Manila for Vacations or Business as they can earn Rental Incomes [at current purchase levels] of some 8% ROI per annum as Owner Non-Residents when not using their units through Condotel Management and reciprocal arrangement with Lancaster Suites Manila.

Units at the Lancaster Cebu are sold fully fitted, furnished and Condotel ready.

Lancaster Cebu Resort Residences
Currently Available – Studio Investment Condotel Suites
Philippine Pesos Price Effective: June 1, 2010

Lot 1 - Five [5] Studio fully furnished ready occupancy Condotel Suites. Gross Floor Area 182.81sqm [1,970sqft] Price: -Pph-13,769,620.00 [Tax Inclusive] may be purchased with a full 15% discount on Total Contract Price. Saving -Pph-2,065,443.00. Effective Cash Price -Pph-11,704,177.00. Pay Reservation of -Pph-1,250,000.00 then 90% of contract price within 30 days [-Pph-9,408,759.93] 10% balance -Pph-1,045,418.00 on turnover of units.

Lot 2 - Ten [10] Studio fully furnished ready occupancy Condotel Suites. Gross Floor Area 365.62sqm [3,935sqft] Price: -Pph-27,539,240.00 [Tax Inclusive] may be purchased with a full 17.5% discount on Total Contract Price. Saving -Pph-4,819,367.00. Effective Cash Price -Pph-22,719,873.00. Pay Reservation of -Pph-2,500,000.00 then 90% of contract price within 30 days [-Pph-18,197,885.00] 10% balance -Pph-2,021,988.00 on turnover of units.

Lancaster Cebu Resort Residences
Currently Available – Two Bedroom ‘Loft Type’ Condotel Suites
Philippine Pesos Price Effective: June 1, 2010

Lot 3 - Five [5] Two Bedroom fully furnished ready occupancy Condotel Suites. Gross Floor Area 328.70sqm [3,540sqft] Price: -Pph-27,335,020.00 [Tax Inclusive] may be purchased with a full 20% discount on Total Contract Price. Saving -Pph-5,467,004.00. Effective Cash Price -Pph-21,868,016.00. Pay the Reservation of -Pph-2,500,000.00 then 90% of contract price within 30 days [-Pph-17,431,214.00] 10% balance -Pph-1,936,802.00 on turnover of units.

For a Copy of the Lancaster Cebu Slide Show Presentation...
Copy and paste the following URL directly into your Web Browser
http://www.lancastersuites.com/index.php?option=com_remository&Itemid=26&func=select&id=13

Pre-completion or off plan investors may take advantage of the buy to let investment packages on offer at Lancaster – The Atrium that is currently under construction for completion from December 2011

Lancaster - The Atrium Manila
Currently Available – Pre-completion One Bedroom Podium Investment Condotel Suites
Philippine Pesos Price Effective: June 1, 2010

Lot 1 - Five [5] One Bedroom [semi-fitted] Lancaster Atrium Pre-completion Podium Condotel Suites. Gross Floor Area 231.98sqm [2,500sqft] Price: -Pph-27,251,746.00 [Tax Inclusive] may be purchased with a full 25% discount on Total Contract Price. Saving -Pph-6,812,936.50. Effective Cash Price -Pph-20,438,810.00. Pay the Reservation Fee of -Pph-1,250,000.00 then 90% of the net discounted contract price within 30 days [-Pph-17,269,929.00] and 10% balance -Pph-1,918,881.00 on turnover of the units.

Lot 2 - Ten [10] One Bedroom [semi-fitted] Lancaster Atrium Pre-completion Podium Condotel Suites. Gross Floor Area 475.38sqm [5,120sqft] Price: -Pph-55,845,052.00 [Tax Inclusive] may be purchased with a full 30% discount on Total Contract Price. Saving -Pph-16,753,515.00. Effective Cash Price -Pph-39,091,537.00. Pay the Reservation Fee of -Pph-2,500,000.00 then 90% of the net discounted contract price within 30 days [-Pph-32,932,383.00] and 10% balance -Pph-3,659,154.00 on turnover of the units.
For a Copy of the Lancaster Atrium PowerPoint Presentation...
Copy and paste the following URL directly into your Web Browser

http://www.lancastersuites.com/index.php?option=com_remository&Itemid=26&func=select&id=13

For further info regarding Lancaster Philippines Condo Hotel Investments please do not hesitate to contact us.

PLC International Marketing Networks
Pacific Concord Properties Inc., Head Office
Lancaster Suites Manila
Shaw Boulevard, Mandaluyong City.
Metro Manila. Philippines
Phone: Manila [632] 717 1958

Pacific Concord Properties Inc., Cebu Office
Lancaster Cebu Resort Residences
Lapu-Lapu City, Mactan. Cebu. Philippines
Phone: Cebu [6332] 340 0721
Email: plcsales@lancastersuites.com
Email: plcmarketing@lancastersuites.com
Web: http://www.lancastersuites.com
Web: http://www.condotel-manila.com