

PRINCETON

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H E I G H T S

BACOR, CAVITE

**Aspire**  
BY FILINVEST

Ocean Cove, Davao  
LS No. 22863



Verna, Bulacan  
LS No. 030856



Montebello, Calamba  
LS No. 15280



Aldea de Sol, Cebu  
LS No. 410814



All images are actual photos

# Aspire

BY FILINVEST

Under its Aspire brand, Filinvest offers an array of well-crafted communities in accessible locations, ideal for families looking to upgrade their lifestyle.

**With 50 years in real estate,  
Filinvest has established a name in residential  
development.**



Somerset Lane, Tarlac  
LS No. 17919



# Exclusive Village Living, Suburban Charm



With New England-inspired architecture, Princeton Heights features exclusive village living in a progressive location that's close to everything a family needs.



# AMERICAN NEW ENGLAND STYLE OF ARCHITECTURE





## Project Overview

### Location

- Bacoor Boulevard, Bacoor, Cavite

### Type of Development

- Mid-rise residential with commercial area

### Total Area

- 44 has
- 14.56 hectares for Phases 1, 2 & 3
- 16 hectares for Phase 4

### Typical Lot Size

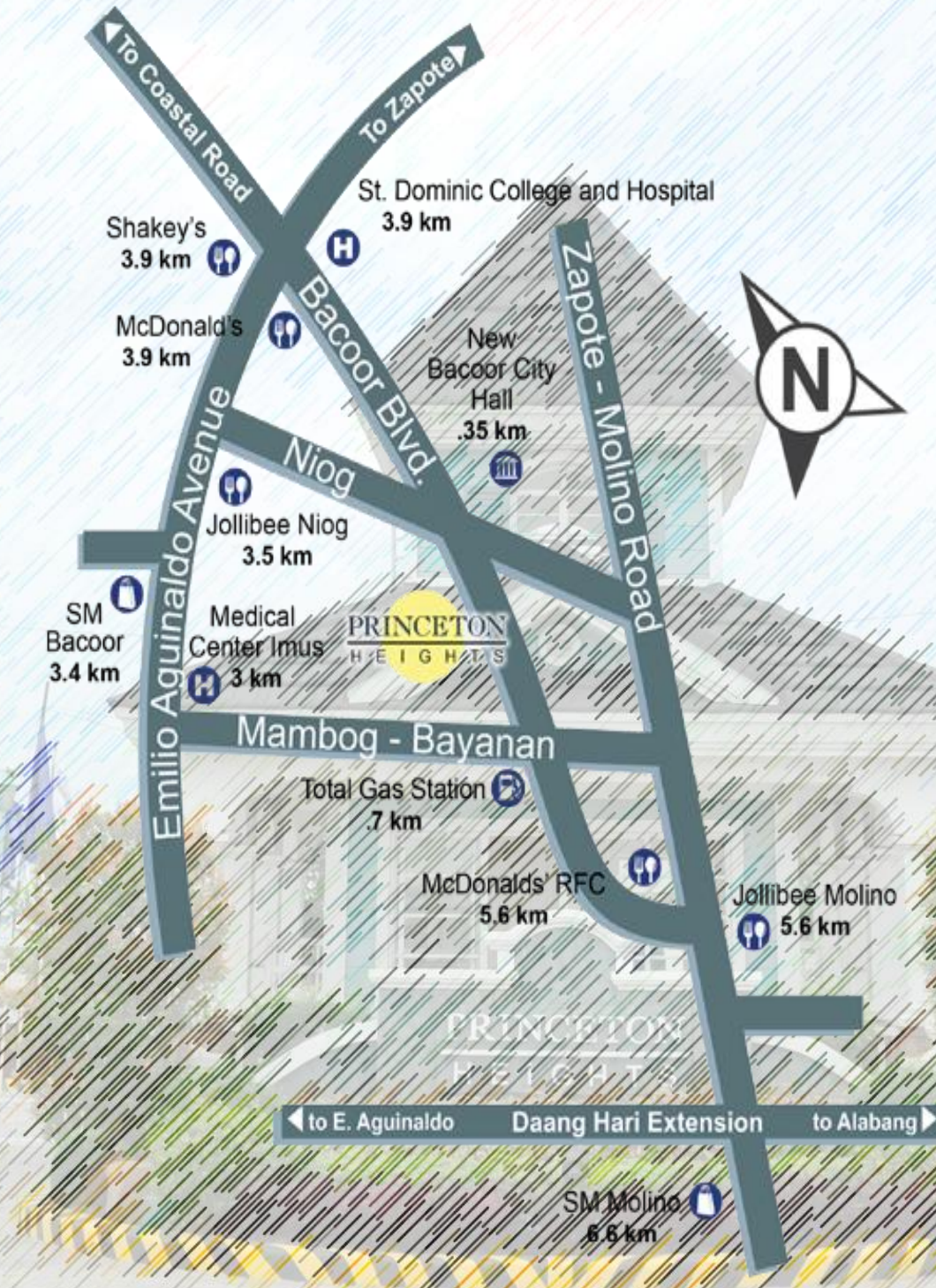
- House-and-Lot Packages - 144 and 250 sqm±
- Residential Lot Packages - 180 and 260 sqm±

### Road Networks

- 8 m to 15m road ROW

### Product Offering

- Lot only packages
- House-and-lot packages



Princeton Heights can be reached from Makati via Coastal Road to Bacoor Blvd. and from Alabang via Daang Hari. It will also be accessible through the proposed LRT extension which will have a station in Niog. The site is along Bacoor Blvd.

## HOW TO GET THERE

From Alabang

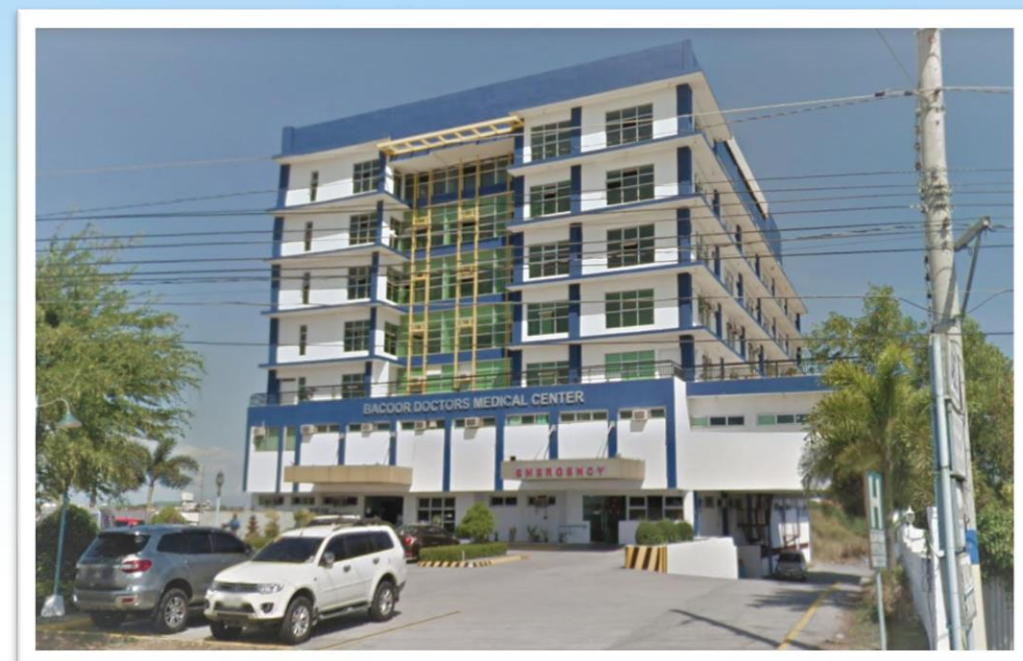
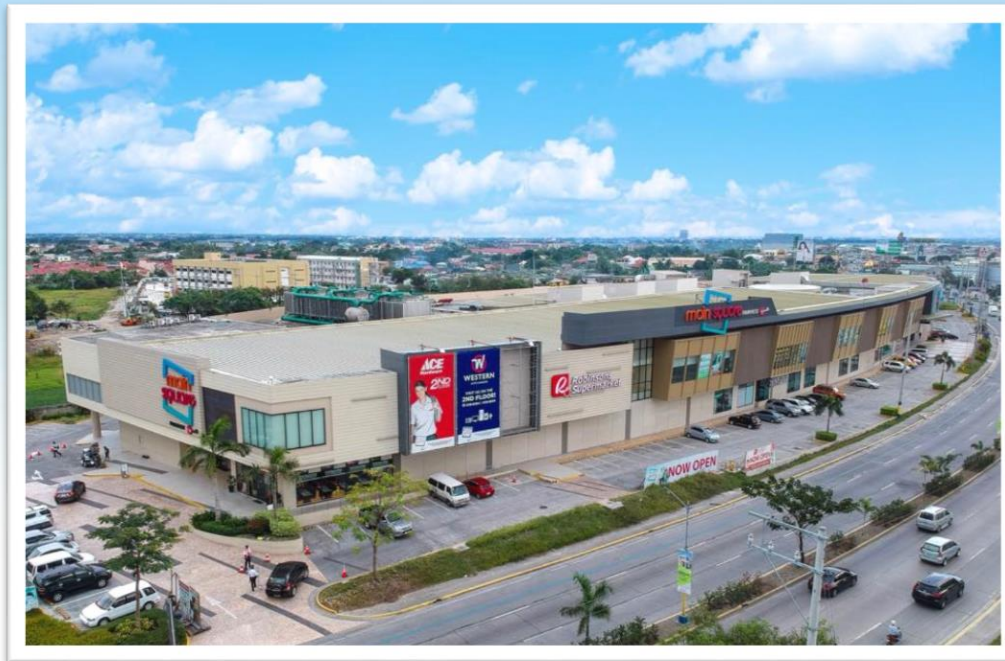
Take Daang Hari Road and turn right into Zapote - Molino Road. Turn left into Bacoor Blvd. and follow the road until you reach the site.

From Coastal Road

Cross Emilio Aguinaldo Ave., into Bacoor Blvd. and follow the road until you reach the site.

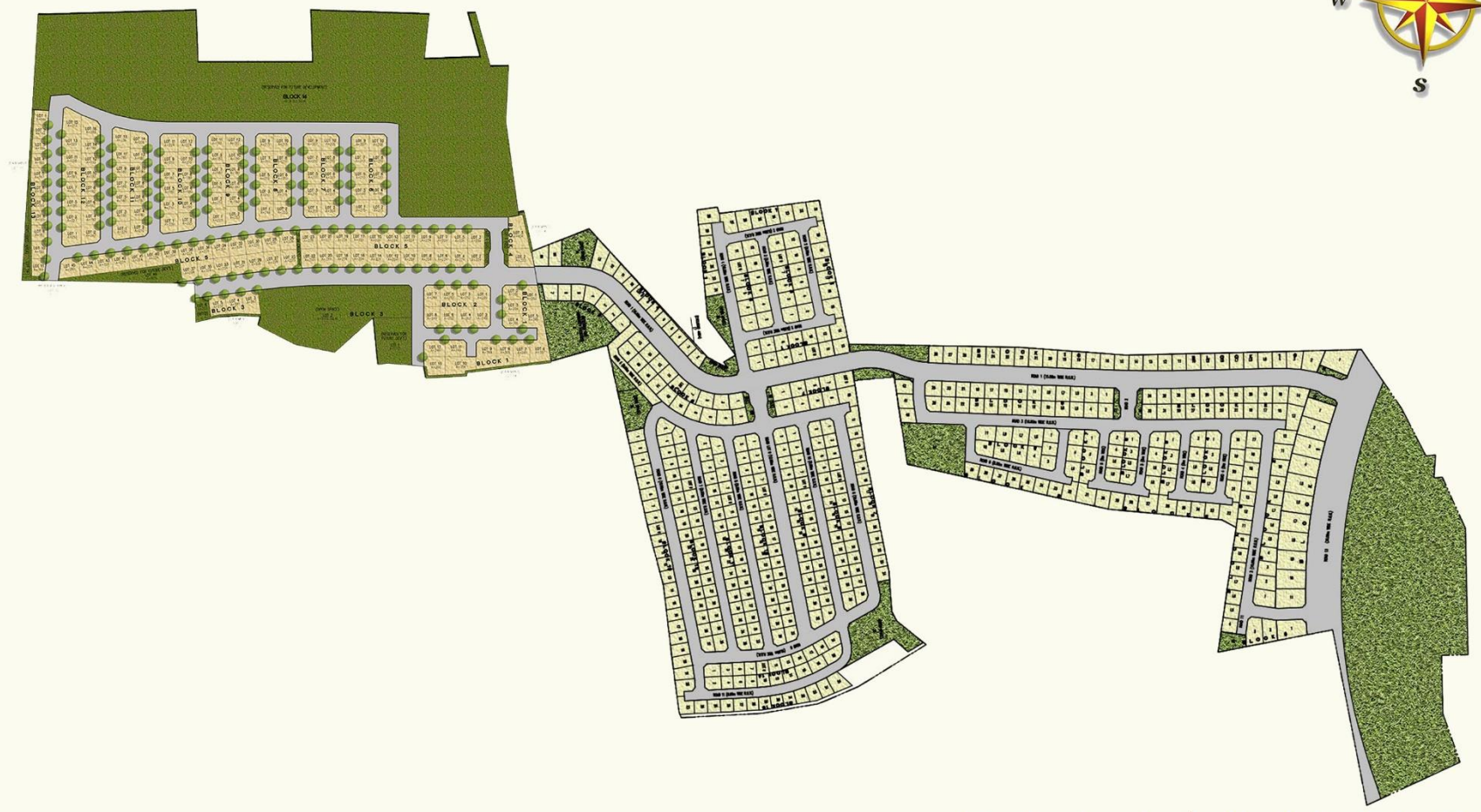


# Nearby Landmarks





# PRINCETON HEIGHTS



FILINVEST



# Site Development Plan (Phase 3)





# Phase 1 Amenities



Actual Photo

•Pavillion



Actual Photo

•Children's playground



Actual Photo

•Basketball court

PRINCETON  
PLAZA



# Phase 2 Amenities



Actual Photo



Actual Photo



Actual Photo

•Pocket Park

•Children's playground

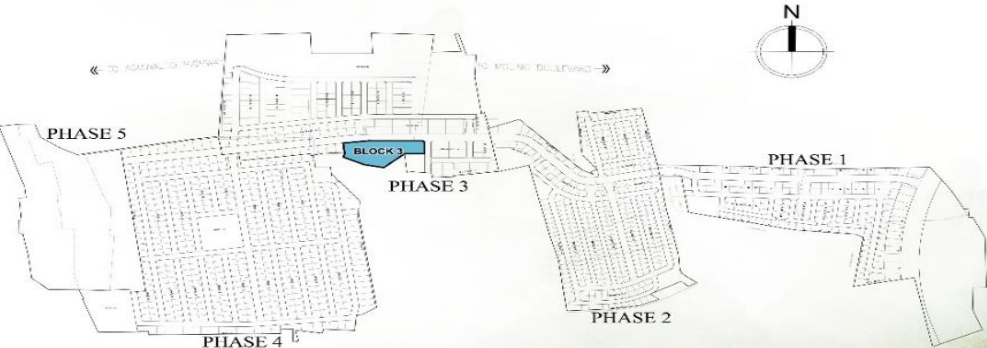
•Volleyball court

PRINCETON  
HEIGHTS

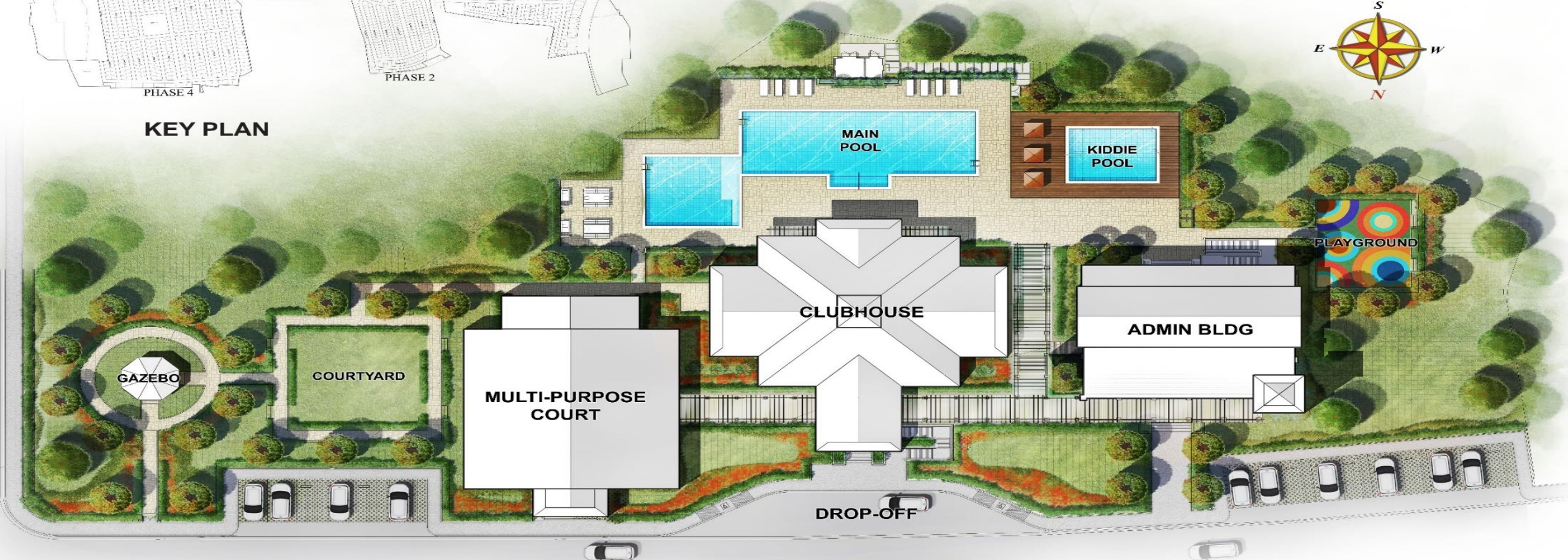


# Phase 3 Central Amenities

# PRINCETON HEIGHTS



KEY PLAN



ROAD LOT (15M R.O.W.)

CENTRAL AMENITY  
SITE DEVELOPMENT PLAN



# Useful Facilities



- Landscaped entrance gate & guardhouse
- 8 to 15 meter wide roads
- Perimeter fence
- Power distribution and street lighting by Meralco
- Centralized water system
- 24-hour security



# House Models



Cypress Prime



Chelsea Prime



Chopin



Vivaldi



# CYPRESS PRIME

American New England



Minimum Lot Size : 130 sqm.

## HOUSE FEATURES

2-storey, Single-detached

Usable Floor Area 170 sqm. ±

Livable Floor Area 90.56 sqm. ±

**Features** 3 Bedrooms

2 T&B

Family Room

Balcony

Roof Deck



# Cypress Prime

Ground Floor



Living Area : 13.05 sqm.  
 Dining Area : 8.25 sqm.  
 Kitchen, Bedroom 1, T&B : 7.65 sqm.  
 Stairs : 5.20 sqm.

GF LIVABLE AREA : 45.28 sqm.

Carport/Porch : 16.47 sqm.

GF USABLE AREA : 16.47 sqm.

TOTAL GF LIVABLE & USABLE AREA : 61.75 sqm.

TOTAL LIVABLE FLOOR AREA : 90.56 sqm.

TOTAL LIVABLE & USABLE FLOOR AREA : 170.17 sqm.

Second Floor



Master Bedroom : 15.90 sqm.  
 Bedroom 2, Family Room : 10.35 sqm.  
 T&B : 3.48 sqm.  
 Stairs : 5.20 sqm.

2F LIVABLE AREA : 45.28 sqm.

Balcony : 14.17 sqm.

2F USABLE AREA : 14.17 sqm.

TOTAL 2F LIVABLE & USABLE AREA : 59.45 sqm.



# Cypress Prime

Roof Deck



## ROOF DECK USABLE AREA

Roof Deck : 45.28 sqm.  
Stairs : 3.69 sqm.

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ROOF DECK USABLE AREA : 48.97 sqm.



# Turnover Specifications

## CYPRESS PRIME

HOUSE SPECIFICATIONS	
FLOOR	
Kitchen, Living, and Dining Area	Vinyl tiles
Bedroom	Vinyl planks
T&B	Vitrified ceramic floor tiles
WALLS	
Living, Dining, Kitchen, Family Hall, and Bedroom	Smooth faced, paint finish
Bathroom	Plain cement paint finish with ceramic wall tiles
CEILING	
Living, Dining, Kitchen, Family Hall, and Bedroom	Exposed underslab, textured paint finish
Bathroom	
1st floor	Fiber cement board, paint finish
2nd floor	Exposed underslab, paint finish
KITCHEN	
Countertop	Vitrified ceramic tiles
Base Cabinet	Marine plywood cabinet door with solid wood edging, paint finish
Sink	Stainless steel sink with polished chrome faucet



# Turnover Specifications

## CYPRESS PRIME

HOUSE SPECIFICATIONS	
BATHROOM	
Lavatory	Wall hung with polished chrome finish faucet
Water Closet	Oval front
Shower Set Fixtures	In-wall shower with metal knob and plastic head, polished chrom faucet
STAIRS	Concrete infill treads on steel frames, paint finish
UTILITIES & SERVICES	
Waterline	UPVC pipes and fittings
Electrical	UPVC pipes and fittings
1st floor	Fiber cement board, paint finish
2nd floor	Exposed underslab, paint finish



# CHELSEA PRIME

American New England



*Chelsea House Model  
New England Theme*

Minimum Lot Size : 156 sqm.

## HOUSE FEATURES

2-storey, Single Firewall

Usable Floor Area 177.78 sqm. ±

Livable Floor Area 114.03 sqm. ±

**Features** 4 Bedrooms

2 T&B

Maid's Room with  
T&B

Balcony

Terrace



# Chelsea Prime

## Ground Floor



Living & Dining Area	: 22.37 sqm.
Kitchen	: 6.93 sqm.
Bedroom 1 & 2	: 10.91 sqm.
Maid's Bedroom	: 5.94 sqm.
Maid's T&B	: 3.12 sqm.
Common T&B	: 4.94 sqm.
Stairs	: 3.03 sqm.

GF LIVABLE AREA : 68.15 sqm.

Carport	: 14.70 sqm.
Porch	: 2.42 sqm.
Service Area	: 6.30 sqm.

GF USABLE AREA : 23.42 sqm.  
 TOTAL GF LIVABLE & USABLE AREA : 91.57 sqm.

TOTAL LIVABLE FLOOR AREA : 114.03 sqm.  
 TOTAL LIVABLE & USABLE FLOOR AREA : 177.78 sqm.

## Second Floor



Master Bedroom	: 16.24 sqm.
Walk-in Closet	: 3.45 sqm.
Master T&B	: 5.71 sqm.
Bedroom 3	: 17.79 sqm.
Hallway	: 2.69 sqm.

2F LIVABLE AREA : 45.88 sqm.

Stairs	: 2.29 sqm.
Terrace	: 20.84 sqm.
Balcony	: 17.20 sqm.

2F USABLE AREA : 40.33 sqm.  
 TOTAL 2F LIVABLE & USABLE AREA : 86.21 sqm.



# Turnover Specifications

## CHELSEA PRIME

HOUSE SPECIFICATIONS	
FLOOR	
Kitchen, Living, and Dining Area	Vinyl tiles
Bedrooms	Vinyl planks
Bathroom	Vitrified ceramic floor tiles
WALLS	
Kitchen, Living, and Dining Area	Plain cement plaster, painted finish
Bedrooms	Plain cement plaster and fiber cement board, painted finish
Bathroom	Glazed ceramic tiles (lower portion) / plain cement plaster, paint finish (upper portion)
KITCHEN/SERVICE	
Countertop	Vitrified ceramic tiles
Base Cabinet	Wood cabinet, wood finish
Sink	Stainless steel sink with polished chrome faucet
BATHROOM	
Water Closet	Vitreous china, round front elongated
Lavatory	Vitreous china, wall hung lavatory with polished chrome faucet
Shower Set Fixtures	Polished chrome shower knobs / faucet and plastic heads
Soap/Paper Holders	Vitreous china, recessed soap & paper holders



# Turnover Specifications

## CHELSEA PRIME

HOUSE SPECIFICATIONS	
UTILITIES & SERVICES	
Waterline	UPVC pipes and fittings
Electrical	Provision for 1 window type aircon for master's bedroom and bedroom 3
Telephone	Provision for 1 telephone line each at living room and master's bedroom
Cable TV Line	Provision for 1 cable tv line each at living room and family room



# CHOPIN

American New England



Minimum Lot Size : 168 sqm.

## HOUSE FEATURES

2-storey, Single-detached

Usable Floor Area 164.8 sqm. ±

Livable Floor Area 113 sqm. ±

**Features** 3 Bedrooms

2 T&B

Powder Room

Maid's Room with  
T&B

Balcony

2-slot Carport



# Chopin

## Ground Floor



Living Area	: 16.0 sqm.
Dining Area	: 18.0 sqm.
Kitchen	: 9.0 sqm.
Powder Room	: 2.0 sqm.
Maid's Room	: 4.0 sqm.
Maid's T&B	: 2.0 sqm.
Stairs & Storage	: 4.0 sqm.

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GF LIVABLE AREA : 55.00 sqm.

Carport	: 25.0 sqm.
Service Area	: 1.8 sqm.

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GF USABLE AREA : 26.8 sqm.  
 TOTAL GF LIVABLE & USABLE AREA : 81.8 sqm.

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TOTAL LIVABLE FLOOR AREA : 113.0 sqm.  
 TOTAL LIVABLE & USABLE FLOOR AREA : 164.80 sqm.

## Second Floor



Master Bedroom	: 14.0 sqm.
Bedroom 1	: 10.2 sqm.
Bedroom 2	: 10.8 sqm.
Master T&B	: 7.8 sqm.
Common T&B	: 5.6 sqm.
Stairs, Hallway	: 9.6 sqm.

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2F LIVABLE AREA : 58.0 sqm.

Balcony	: 25.0 sqm.
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2F USABLE AREA : 25.0 sqm.  
 TOTAL 2F LIVABLE & USABLE AREA : 83.0 sqm.



# Turnover Specifications

CHOPIN

HOUSE SPECIFICATIONS	
FLOOR	
Kitchen, Living, and Dining Area	Vitrified unglazed ceramic floor tiles finish
Family/Bedrooms	Laminated floor finish
Bathroom	Ceramic floor tiles finish
Maid's Room	Vinyl tiles finish
WALLS	
Kitchen, Living, and Dining Area	Plain cement plaster, painted finish
Bedroom Partitions	Plain cement plaster, painted finish
Bathroom	Plain cement plaster, painted finish with ceramic tiles
CEILING	
Kitchen, Living, and Dining Area	Off-form RC exposed underslab, painted smooth finish
Family/Bedrooms	Fiber cement board ceiling, painted finish
Bathroom	Fiber cement board ceiling, painted finish
2nd floor	Exposed underslab, paint finish
KITCHEN	
Countertop	Granite finish
Base Cabinet	Modular kitchen base and wall cabinets with PVC laminate finish and high-grade hardware
Wall Cabinet	
Sink	Stainless steel sink



# Turnover Specifications

CHOPIN

HOUSE SPECIFICATIONS	
BATHROOM	
Lavatory	Wall hung lavatory with premium faucet
Water Closet	Push button-type water closet
Shower	Shower set; rain shower type head for master T&B
STAIRS & RAILING	
Stairs	Wood tread in varnish finish
Balusters	Steel balusters and handrail, painted finish
UTILITIES & SERVICES	
Laundry Sink	RC sink and counter, ceramic tiles finish
Telephone Line	One outlet each for living room and all bedrooms
CATV	One outlet each for living room and all bedrooms
Aircon Outlet	Window type for all bedrooms, split-type living/dining area
Water Heater Outlet	Provision for common and master's T&B



# VIVALDI

American New England



Minimum Lot Size : 168 sqm.

## HOUSE FEATURES

2-storey, Single-detached

Usable Floor Area 184.7 sqm. ±

Livable Floor Area 132.9 sqm. ±

**Features** 3 Bedrooms

3 T&B

Powder Room

Maid's Room with  
T&B

Balcony

2-slot Carport



# Vivaldi

## Ground Floor



Living Area	: 15.0 sqm.
Dining Area	: 16.55 sqm.
Kitchen	: 8.85 sqm.
Bedroom 1	: 10.50 sqm.
T&B	: 3.85 sqm.
Powder Room	: 2.35 sqm.
Maid's Room	: 3.70 sqm.
Maid's T&B	: 1.85 sqm.
Stairs & Storage	: 4.25 sqm.

Carport	: 25.0 sqm.
Service Area	: 1.8 sqm.

GF USABLE AREA	: 26.8 sqm.
TOTAL GF LIVABLE & USABLE AREA	: 93.7 sqm.

TOTAL LIVABLE FLOOR AREA	: 132.9 sqm.
TOTAL LIVABLE & USABLE FLOOR AREA	: 184.70 sqm.

GF LIVABLE AREA : 66.90 sqm.

## Second Floor



Master Bedroom	: 14.7 sqm.
Bedroom 2	: 14.4 sqm.
Family Room	: 15.50 sqm.
Master T&B	: 5.95 sqm.
Common T&B	: 3.45 sqm.
Stairs, Hallway	: 12.0 sqm.

Balcony	: 25.0 sqm.
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2F USABLE AREA	: 25.0 sqm.
TOTAL 2F LIVABLE & USABLE AREA	: 91.0 sqm.

2F LIVABLE AREA : 66.0 sqm.



# Turnover Specifications

VIVALDI

PRINCETON  
HEIGHTS  
BACOR, CAVITE

HOUSE SPECIFICATIONS	
FLOOR	
Kitchen, Living, and Dining Area	Vitrified unglazed ceramic floor tiles finish
Family/Bedrooms	Laminated floor finish
Bathroom	Ceramic floor tiles finish
Maid's Room	Vinyl tiles finish
WALLS	
Kitchen, Living, and Dining Area	Plain cement plaster, painted finish
Bedroom Partitions	Plain cement plaster, painted finish
Bathroom	Plain cement plaster, painted finish with ceramic tiles
CEILING	
Kitchen, Living, and Dining Area	Off-form RC exposed underslab, painted textured finish
Family/Bedrooms	Fiber cement board ceiling, painted finish
Bathroom	Fiber cement board ceiling, painted finish
KITCHEN	
Countertop	Granite finish
Base Cabinet	Modular kitchen base and wall cabinets with PVC laminate finish and high-grade hardware
Wall Cabinet	
Sink	Stainless steel sink



# Turnover Specifications

VIVALDI

PRINCETON  
HEIGHTS  
BACOR, CAVITE

HOUSE SPECIFICATIONS	
BATHROOM	
Lavatory	Wall hung lavatory with premium faucet
Water Closet	Push button-type water closet
Shower	Shower set; rain shower type head for master T&B
STAIRS & RAILING	
Stairs	Wood tread in varnish finish
Balusters	Steel balusters and handrail, painted finish
UTILITIES & SERVICES	
Laundry Sink	RC sink and counter, ceramic tiles finish
Telephone Line	One outlet each for living room and all bedrooms
CATV	One outlet each for living room and all bedrooms
Aircon Outlet	Window type for all bedrooms, split-type living/dining area
Water Heater Outlet	Provision for common and master's T&B



# Price Range

RESERVATION FEE	LOT ONLY		PRODUCT TYPE	RESERVATION FEE	TOTAL CONTRACT PRICE	
	From	To			From	To
20,000			<i>Cypress Prime</i>	20,000	11,347,000.00	12,613,000.00
20,000	5,643,000.00	9,835,900.00	<i>Chopin</i>	20,000	13,127,000.00	16,271,400.00
20,000			<i>Chelsea</i>	20,000	13,702,000.00	14,580,900.00



# Payment Scheme

## 1. IN-HOUSE FINANCING - LOT

20/80 12-mos. downpayment  
Monthly amortization. max 10 yrs.

## IN-HOUSE FINANCING - HOUSE & LOT

20/80 12-mos. downpayment  
Monthly amortization. max 10 yrs.

## 2. BANK FINANCING - HOUSE & LOT

10/90 12-mos. downpayment  
Monthly amortization mort. max 15 yrs.

## 3. DEFERRED CASH

12 to 24-mos. w/o interest

## 4. SPOT CASH

Outright (w/in 7 days)  
8% standard discount on TLP  
5% standard discount on TLP

## Additional Discount:

Within 7 days (3% discount) on the downpayment amount  
Within 30 days (2% discount) on the downpayment amount

\*Spot DP (min of 20 percent)

# PRINCETON

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## H E I G H T S

BACCOOR, CAVITE

Bacoor Blvd., Bacoor City, Cavite

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[www.filinvest.com](http://www.filinvest.com)

**LS Nos. 032145**

Owned by Niyog Property Holdings, Inc. and developed by Filinvest Land, Inc. • Completion: December 2020 • AA-