

# BUENA MANO

Q4-2010

# GREATER METRO MANILA

**FREE  
COPY**  
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IS PUBLISHED  
QUARTERLY



**WHERE GOOD BUYS NEED NOT BE EXPENSIVE**

Property in cover photo is FOR SALE. See page 45 for details.

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### MAIN OFFICE, MAKATI:

Ground Floor, The Enterprise Center Tower 2,  
Paseo De Roxas cor. Dela Rosa St. Makati City

### PRIME PROPERTIES

(above P10 Million Selling Price)

**Alfredo "BU" D. Carlos Jr.**  
• 845-5805


**Pedro "DAGUB" T. Baoy**  
• 816-9956

**Benedict "DICK" M. Balangue**  
• 845-5807

**Heidi T. Intia**  
• 845-5870



PROPERTY  
SALES AND  
LEASES

 : 8455800

 : BUENAMANO@bpi.com.ph

 : www.e-buenamano.com

### SUPERVALUE PROPERTIES

(P10 Million and below Selling Price)

**James "JONG" R. Ong**  
• 816-9957

**Jermy M. Tabuzo**  
• 816-9267

**Paulino "PHOLLIE" M. Geluz**  
• 816-9370

**Lester "TENG" S. Apolonio**  
• 845-5229

**Tressa "MAI" V. Sedillo**  
• 845-5803

**Ma. Karen T. Abad**  
• 845-5804

**Agapito "PETE" F. Marasigan**  
• 845-5815

**Joana B. Tiangco**  
• 816-9727

# **PROPERTY CLASSIFICATION**

## **GREEN TAG PROPERTIES**

**GREEN TAG** properties are real estate properties with Titles and Tax Declarations duly consolidated / transferred under the name of the bank which foreclosed the property/ies.

The bank holds possession of the foreclosed property/ies with its authorized caretakers, particularly those with improvements and can be visited / inspected anytime.

## **YELLOW TAG PROPERTIES**

**YELLOW TAG** properties are real estate properties with any of the following "special concerns": Titles and / or Tax Declarations are still in process of transfer to the name of the bank which foreclosed the property/ies; Titles are already under the name of the bank which foreclosed the property/ies but the properties are still occupied by the former owners, tenants or illegal occupants; or there are property documents that still need to be updated.

***Properties in the next pages are color-coded to identify its classification (Green Tag Properties and Yellow Tag Properties)***

**PARAÑAQUE**

• **TRESSA : 845-5803**

**HOUSE & LOT**

Lot 29 Block 10 Francisco Cruz St.,  
BF Homes Subd., Parañaque City  
LA: 300 sqm FA: 310 sqm  
1-storey house with 4BR & 3TB



**SELLING PRICE: P 5,000,000**

**HOUSE & LOT**

No. 23 Cologne St., BF Homes,  
Parañaque City  
LA: 840 sqm FA: 520 sqm  
1-storey house with 7BR & 6TB



**SELLING PRICE: P 8,000,000**

**HOUSE & LOT**

No. 17 Barreto cor. Bataac St.,  
BF Homes Subdivision,  
Parañaque City  
LA: 416 sqm FA: 640 sqm  
2-storey house



**SELLING PRICE: P10,700,000**

**HOUSE & LOT**

Lot 43 Block 14 No.82  
C.C. Santos St.,  
BF Homes Subd.,  
Parañaque City  
LA: 280 sqm FA: 410 sqm  
2-storey house with 7BR & 5TB



**SELLING PRICE: P 6,000,000**

**HOUSE & LOT**

Lot 20-B Luxembourg St.,  
Betterliving Subdivision,  
Parañaque City  
LA: 538 sqm FA: 401 sqm  
2-storey house with 8BR & 4TB



**SELLING PRICE: P9,350,000**

**HOUSE & LOT**

Lot 50 & 52 Block 5  
Georgia St., Annex 40,  
Betterliving Subd.,  
Parañaque City  
LA: 120 sqm FA: 240 sqm  
2-storey house with  
3BR & 2TB

**SELLING PRICE: P 2,400,000**

**HOUSE & LOT**

No. 9 M. Roxas Street,  
South Admiral Village,  
Parañaque City  
LA: 344 sqm FA: 216.95 sqm  
1-storey house with 4BR & 2TB



**SELLING PRICE: P 3,000,000**

**HOUSE & LOT**

No. 22 1st Street,  
Simplicio Cruz Compound,  
Sucat, Parañaque City  
LA: 297 sqm FA: 242.54 sqm  
1-storey house with 12BR & 9TB



**SELLING PRICE: P 2,100,000**

**HOUSE & LOT**

Lot 5 Block 1 Doña Alicia St.,  
Ina Executive Homes, Levitown,  
Parañaque City  
LA: 176 sqm FA: 90.25 sqm  
1-storey house with 3BR & 2TB



**SELLING PRICE: P 1,800,000**

**HOUSE & LOT**

No. 7356 Orchard St.,  
Marcelo Green Village,  
Parañaque City  
LA: 480 sqm FA: 353 sqm  
1-storey house with  
4BR & 3TB

**SELLING PRICE: P 5,800,000**

**HOUSE & LOT**

No. 15 Thomas St.,  
Multinational Village,  
Parañaque City  
LA: 204 sqm FA: 90 sqm  
1-storey house



**SELLING PRICE: P 2,500,000**

**HOUSE & LOT**

64 Nazareth St.,  
Multinational Village,  
Parañaque City  
LA: 560 sqm FA: 434 sqm  
2-storey house with 4BR & 4TB

**SELLING PRICE: P 8,500,000**

**HOUSE & LOT**

No. 17 La Naval St.,  
Remmanville Executive,  
Betterliving Subd.,  
Parañaque City  
LA: 144 sqm FA: 125 sqm  
1-storey house with 4BR & 2TB

**SELLING PRICE: P 2,600,000**

**HOUSE & LOT**

Lot 14-B No. 44-A  
Spain St., Betterliving Subd.,  
Parañaque City  
LA: 150 sqm FA: 194 sqm  
2-storey house with 4BR & 3TB



**SELLING PRICE: P 2,800,000**

• **TRESSA : 845-5803**

## PARAÑAQUE

### HOUSE & LOT

No. 9 San Francisco St.,  
San Antonio Valley 10,  
Parañaque City  
LA: 1,306 sqm FA: 336.2 sqm  
2-storey house with 5BR & 2TB



**SELLING PRICE: P 9,000,000**

### TOWNHOUSE

Lot 5 Block 2:  
Prince Court-Levitown Subd.,  
Parañaque City  
LA: 76.5 sqm FA: 90 sqm  
2-storey townhouse



**SELLING PRICE: P 1,400,000**

### TOWNHOUSE

Unit 11 Block 10  
Elysium Condominium,  
BF Homes Subd.,  
Parañaque City  
FA: 166.37 sqm  
2-storey townhouse

**SELLING PRICE: P 3,800,000**

### TOWNHOUSE

Unit C39 Multinational  
Garden Townhomes,  
Multinational Village,  
Parañaque City  
FA: 182 sqm  
2-storey townhouse

**SELLING PRICE: P 3,640,000**

### TOWNHOUSE

Unit 7 Chateau Anton,  
Swaziland St., Betterliving Subd.,  
Parañaque City  
LA: 43 sqm FA: 108 sqm  
3-storey townhouse with 4BR & 2TB



**SELLING PRICE: P 2,000,000**

### TOWNHOUSE

No. 741 Brooklyn Drive,  
Manhattan Villas, United States St.,  
Betterliving Subd., Parañaque City  
LA: 42 sqm FA: 64 sqm  
2-storey townhouse with 2BR & 2TB



**SELLING PRICE: P 1,300,000**

### TOWNHOUSE

No. 120 Broadway Drive,  
Manhattan Villas, United States St.,  
Betterliving Subd., Parañaque City  
LA: 42 sqm FA: 70 sqm  
2-storey townhouse with 2BR & 2TB



**SELLING PRICE: P 1,400,000**

### CONDOMINIUM

Unit 702 Pacific Coast Plaza,  
1st Villamar St.,  
Tambo, Parañaque City  
FA: 172.69 sqm  
Residential condo with  
3BR & 3TB and 1 parking slot

**SELLING PRICE: P 3,000,000**

### CONDOMINIUM

Unit 703 Pacific Coast Plaza,  
1st Villamar St., Tambo,  
Parañaque City  
FA: 164.62 sqm  
Residential condo with  
3BR & 3TB and 1 parking slot

**SELLING PRICE: P 2,900,000**

### CONDOMINIUM

Unit 903, 9/F  
Chateau de Baie Condo,  
Roxas Blvd., Parañaque City  
FA: 95.15 sqm  
Residential condo  
with 1BR & 2TB

**SELLING PRICE: P 3,400,000**

### CONDOMINIUM

Unit 1902  
Bayview International Tower III,  
Roxas Blvd, Parañaque City  
FA: 195 sqm

**SELLING PRICE: P 6,825,000**

### VACANT LOT

Lots 28 Block 3 & Lot 2-D,  
Venice St., Betterliving Subd.,  
Parañaque City  
LA: 1,638 sqm  
2 adjacent residential lots



**PLEASE CALL : TRESSA**

• **DICK : 845-5807**

### HOUSE & LOT

25-27 LP Leviste Ave,  
Levitown, Parañaque City  
LA: 5743 sqm FA: 846.5 sqm  
2-storey house with 4BR & 5TB;  
old swimming pool,  
gazebo, etc.

**SELLING PRICE: P33,320,000**



### CONDOMINIUM

Unit 9-A, 9/F  
Washington Tower,  
Pacific Avenue, Asia World,  
Parañaque City  
FA: 333.20sqm  
Residential condo unit  
at the 9th floor unit has  
4BR & 5TB with  
2 parking slots

**SELLING PRICE: P14,000,000**



• **DICK : 845-5807**

**PARAÑAQUE • PASAY**

**BUILDING**

8333 Dr. A. Santos Avenue (Sucat Road),  
San Antonio, Parañaque City  
LA: 6,950 sqm FA: 6,460 sqm  
Industrial / Commercial complex consisting of 3-storey  
office building and 2 industrial warehouse buildings



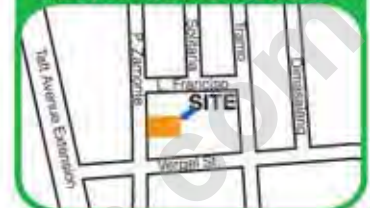
**SELLING PRICE: P135,000,000**



**BUILDING**

2744 P. Zamora St.,  
Brgy. San Roque, Pasay City  
LA: 1,727 sqm  
2 commercial bldg.  
& 1 residential bldg.

**SELLING PRICE: P30,200,000**



**VACANT LOT**

2247 Aurora Blvd.,  
San Roque, Pasay City  
LA: 1,411 sqm  
With old Structures

**SELLING PRICE: P30,000,000**



• **JOANA : 816-9727**

**PASAY • PASIG**

**CONDOMINIUM**

Unit BV-232 Florida Block II,  
Balagtas Villas, Along Balagtas  
cor. Leveriza Sts., Pasay City  
FA: 188.33 sqm  
Residential condo

**SELLING PRICE: P 4,750,000**

**VACANT LOT**

2457 M. Dela Cruz St.,  
San Roque, Pasay City  
LA: 516 sqm



**SELLING PRICE: P 4,500,000**

**VACANT LOT**

Lot 1-A Interior EDSA,  
Brgy. San Roque,  
Pasay City  
LA: 350.36 sqm

**SELLING PRICE: P 1,700,000**

**VACANT LOT**

Lot 1525 Parvenir St.,  
San Jose, Pasay City  
LA: 250 sqm  
Residential lot



**SELLING PRICE: P 3,000,000**

**HOUSE & LOT**

Lot 3 Block 6 No. 142  
Charisma St., Doña Andrea Subd.,  
Brgy. Rosario, Pasig City  
LA: 203 sqm FA: 321 sqm  
1-storey house with basement



**SELLING PRICE: P 2,800,000**

**HOUSE & LOT**

Lot 2-D-1-B-1 & Lot 2-D-1-B-2  
Psd-326662, Along Private Rd.,  
near A. Rodriguez Ave.,  
Santolan, Pasig City  
LA: 288 sqm FA: 106 sqm  
2-storey house



**SELLING PRICE: P 6,000,000**

**HOUSE & LOT**

120 Bern St. Greenpark Village,  
Manggahan, Pasig City  
LA: 234 sqm FA: 219.86 sqm  
2-storey house with 5BR & 3TB



**SELLING PRICE: P 3,800,000**

**HOUSE & LOT**

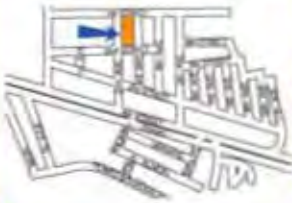
No. 26 F. Banaag St.,  
Brgy. Pineda, Pasig City  
LA: 348 sqm FA: 152 sqm  
1-storey house with 3BR & 3TB

**SELLING PRICE: P 5,900,000**

**HOUSE & LOT**

Block 12 between 1st & 2nd Sts., and 2nd & 3rd Ave.,  
Riverside Village, Brgy. Sta. Lucia, Pasig City  
LA: 4,984 sqm FA: 461 sqm  
2-storey house with 5BR & 4TB

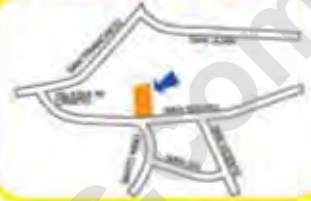
**SELLING PRICE: P32,000,000**



**HOUSE & LOT**

#57 San Isidro St.,  
Kapitolyo, Pasig City  
LA: 882 sqm  
FA: 860 sqm  
2-storey house (480 sqm)  
and 2-storey Office /  
warehouse (380 sqm)

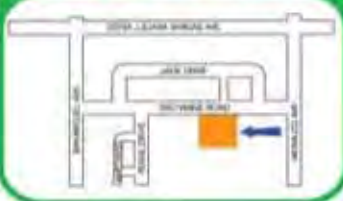
**SELLING PRICE: P 22,000,000**



**CONDOMINIUM**

34/F East Tower,  
Philippine Stock  
Exchange Center,  
Ortigas Center, Pasig City  
FA: 2,734.5 sqm  
Penthouse unit with  
25 parking slots &  
4 storage units

**SELLING PRICE: P 123,052,500**



**CONDOMINIUM**

Unit A and D,  
Strata 2000, Emerald Ave.,  
Ortigas Center, Pasig City  
FA: 515 sqm  
2 Office condo units  
(converted as one unit)  
with 3 parking slots

**SELLING PRICE: P 22,422,500**



**CONDOMINIUM**

Unit 2201B  
Tektit West Tower,  
Exchange Road,  
Ortigas Center, Pasig City  
FA: 227 sqm  
Office condo unit with  
2 parking slots

**SELLING PRICE: P 15,000,000**



**CONDOMINIUM**

Unit F-1801  
Renaissance Towers,  
Meralco Ave., Pasig City  
FA: 203.295 sqm  
Residential condo unit  
with 2 parking slots

**SELLING PRICE: P 13,200,000**



**OTHERS**

Lots 2 & 31 Block 2, Shaw Blvd. & San Rafael St.,  
Kapitolyo, Pasig City  
LA: 1,129 sqm  
2 parcels of commercial lots with Caltex Station.  
Contract to expire in 2020

**SELLING PRICE: P 91,449,000**



• JOANA : 816-9727

**PASIG**

**CONDOMINIUM**

**Skyway Twin Towers Condominium,  
Capt. Henry Javier St., Brgy. Oranbo, Pasig City  
(North Tower, 3 residential condominium units)**

Unit 1128-A 12th Floor,  
FA: 97.91 sqm

**SELLING PRICE: P 5,800,000**

Unit 1097  
FA: 62.44 sqm  
with 1 parking slot

**SELLING PRICE: P 4,000,000**

Unit 1248-A  
FA: 97.91 sqm  
with 1 parking slot

**SELLING PRICE: P 5,800,000**

**TOWNHOUSE**

Unit 8 L. A. Townhomes,  
San Guillermo St.,  
Brgy. Buting, Pasig City  
LA: 62 sqm FA: 104.5 sqm  
2-storey townhouse with 3BR & 3TB



**SELLING PRICE: P 2,550,000**

**TOWNHOUSE**

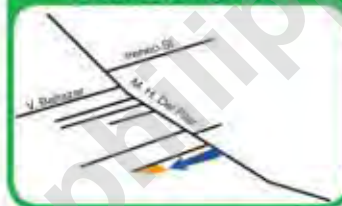
Lot 5 Block 2 Pasig Milenium  
Garden Townhomes  
along Jenny's Avenue,  
Maybunga, Pasig City  
LA: 70 sqm FA: 75.08 sqm  
2-storey townhouse  
with 4BR & 3TB

**SELLING PRICE: P 1,900,000**

**BUILDING**

Lot 343-B-1, Psd-129619 and  
Lot 343-B-2-A, Psd-205837,  
Interior M.H. Del Pilar St.,  
Brgy. Pinagbuhatan, Pasig City  
LA: 560 sqm FA: 612 sqm  
4-storey residential building  
with warehouse

**PLEASE CALL: JOANA**



**VACANT LOT**

Interior Sta. Monica Street,  
Pineda (MRR Road),  
Pasig City  
LA: 400 sqm

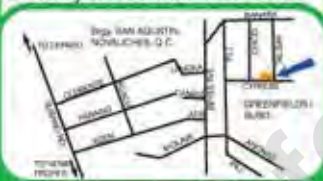
**SELLING PRICE: P 1,200,000**

• TENG : 845-5229

**QUEZON CITY**

**HOUSE & LOT**

Lot 2 Block 26 Talisay cor.  
Cypress Sts., Greenfields Subd. 1,  
Novaliches Quezon City  
LA: 207 sqm FA: 182 sqm  
2-storey house with 4BR & 3TB



**SELLING PRICE: P 2,500,000**

**HOUSE & LOT**

Lot 13 Block 9 Dao St.,  
Greenfields 1,  
Novaliches Quezon City  
LA: 232 sqm

**SELLING PRICE: P 2,050,000**

**HOUSE & LOT**

Lot 6 Block 1 Marytown Circle,  
Greenfields Subd.,  
Novaliches, Quezon City  
LA: 200 sqm FA: 145 sqm  
1-storey house with 3BR & 2TB

**SELLING PRICE: P 2,000,000**

**HOUSE & LOT**

Lot 1 Block 10 Bangsar corner  
Supiden St., New Haven Village,  
Novaliches, Quezon City  
LA: 280 sqm FA: 175 sqm



**SELLING PRICE: P 2,000,000**

**HOUSE & LOT**

Lot 6 119-A Gonzales Street,  
Gonzales Compound,  
Damong Malit, Novaliches,  
Quezon City  
LA: 176 sqm FA: 176 sqm



**SELLING PRICE: P 1,500,000**

**HOUSE & LOT**

No. 23 Lovebird corner  
Dove Sts., St. Jude Subd.,  
Kaligayahan, QC  
LA: 272 sqm FA: 473 sqm  
2-storey house with 3BR & 2TB;  
with attic

**SELLING PRICE: P 3,200,000**

**HOUSE & LOT**

#3 Pearl St., Northview 1,  
Batasan Hills, Quezon City  
LA: 200 sqm FA: 330 sqm  
2-storey house

**SELLING PRICE: P 3,600,000**

**HOUSE & LOT**

Lot 9-A-4 / Lot 9-A-10,  
No. 33 Boni Serrano Ave.,  
Bagong Lipunan ng Crame,  
Cubao, Quezon City  
LA: 68 & 10 sqm  
2-storey house with  
perpetual right of way



**SELLING PRICE: P 1,200,000**