

PROPERTIES FOR SALE

PRICE LIST AS OF FEBRUARY 19 TO 26, 2026



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QUEZON CITY

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	MINIMUM BID PRICE
1	Condominium-Residential unit - w/ parking	Unit 3F, 3rd floor, Olympics Heights Tower III, Bagumbayan, Eastwood Libis, Quezon City	77 / 12.50	TITLE UNDER BANK'S NAME	₱7,752,000.00	₱5,814,000.00
		 <p>Point of interest: St. John Paul II Parish (650m = 4min), IBM Business Service (400m = 2min), Bluewater day Spa (600m = 4mins), Saint Pio of Pietrelcina Chapel (900m = 6min).</p> <p>How to get there: From Honda Cars Pasig, Turn right onto Eastwood Ave (300m), Eastwood Ave turns right and becomes Orchard Rd (350m)</p>				

QUEZON CITY

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE
2	Vacant lot	No. 47 (Lot 21 Blk 534, Alley 1/ Alley 3) Lumot Ave., Tatalon, Sta. Mesa Heights, Quezon City (with encroachment)	841.02	TITLE UNDER BANK'S NAME	₱18,502,000.00
		 <p>Point of interest: Puregold Qi Central, G. Araneta Avenue (1.4km = 6mins), De Los Santos Medical Center (750m = 3mins), Trinity University of Asia (1.2km = 5mins), The Santo Domingo Church and Convent (2.0km = 7min).</p> <p>How to get there: From La Funeraria Paz, Head south on G. Araneta Ave./C-3 toward Victory Ave. (350m), Turn right at the 1st cross street onto Victory Ave (96m), Turn right at the 1st cross street onto Manungal (140m)</p>			

QUEZON CITY

3	Vacant lot	West Riverside Street corner del Monte Avenue Barangay del Monte, San Francisco del Monte, Quezon City	423	TITLE UNDER BANK'S NAME	₱50,000,000.00
		  <p>Point of interest: Masambong Police Station - QCPD Station 2, (50 meters), Roosevelt Avenue (380 meters), EDSA (2.35 KM) Quezon City hall (5.1 KM).</p> <p>How to get there: From EDSA Munoz, Head south along Roosevelt Avenue then turn right at Quezon avenue. The property is 380 meters far from Roosevelt Avenue and is on the right side of the road.</p>			

CALOOCAN CITY

4	Commercial Building	298 A. Mabini Street, Brgy. 23, Maypajo, Caloocan City	674/ 2,241.70	TITLE UNDER BANK'S NAME	₱80,000,000.00
		  <p>Point of interest: SM City Grand Central (2.3km = 15min), LRT 5th avenue station (1.10km = 7min), San Roque Cathedral and La Consolacion College Caloocan (900m = 6min).</p> <p>How to get there: From SM City Grand Central - Head southwest on Rizal Avenue Extension, turn right at C-3 Road, upon reaching corner of C-3 and A. Mabini Road, the building is 200m far on the left.</p>			

VALENZUELA

5	Commercial Building	126 Pio Valenzuela St. Marulas, Valenzuela City (no possession)	392/ 1,764	TITLE UNDER BANK'S NAME	₱47,000,000.00
		 <p>Point of interest: SM City Grand Central (2.3km = 15min), LRT 5th avenue station (1.10km = 7min), San Roque Cathedral and La Consolacion College Caloocan (900m = 6min).</p> <p>How to get there: From SM City Grand Central - Head southwest on Rizal Avenue Extension, turn right at C-3 Road, upon reaching corner of C-3 and A. Mabini Road, the building is 200m far on the left.</p>			

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MANILA

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE
6	Condominium - Residential unit	12th Flr The Sunview Palace Kalaw Ave. Brgy. 662 Zone 72 Ermita, Manila (no possession)	132.2	TITLE UNDER BANK'S NAME	₱19,604,000.00
			<p>Point of interest: Luneta Theater (89m = 1m in), The Luneta Hotel Manila (120m = 1m in), Sterling Bank UN Branch (400m = 2m in), Luneta Park (450m = 2m in), Manila Doctors Hospital (600m = 4m in), Diamond Hotel (1.1km = 5m in)</p> <p>How to get there: From Diamond Hotel - Head northwest on Roxas Blvd East Svc Rd toward Pedro Gil St, Turn left onto Cuarteles St, Turn right onto Roxas Blvd/R-1, Turn right onto Kalaw Ave, Turn right after the gas station</p>		

MANDALUYONG CITY

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	MINIMUM BID PRICE
7	Condominium - Commercial Unit	Unit A - GF One Sapphire Condominium - 858 Fabella St., Brgy. Plainview, Mandaluyong City (with renovation)	82.47	TITLE UNDER BANK'S NAME	₱6,103,000.00	₱4,272,100.00
			<p>Point of interest: Mandaluyong City Medical Center (800m = 4m in), Rizal Technological University (1.4km = 7m in), Near SM Hypermarket (2.3km = 15m in), Archdiocesan Shrine of the Divine Mercy (850m -4m ins)</p> <p>How to get there: From Mandaluyong City Medical Center, Head northwest on Boni Ave toward Sto Rosario (80m), Turn right onto Maysilo Circle (130m), Turn right toward F. Martinez Ave (46m), Continue onto F. Martinez Ave (180m), Turn left onto Dr Jose Fabella Rd (190m).</p>			
8	Condominium - Residential unit	Unit 201 2F One Sapphire Condominium 858 Fabella St., Brgy. Plainview, Mandaluyong City	72.32	TITLE UNDER BANK'S NAME	₱4,484,000.00	₱3,138,800.00
9	Condominium - Residential unit	Unit 301 3F One Sapphire Condominium 858 Fabella St., Brgy. Plainview, Mandaluyong City	72.32	TITLE UNDER BANK'S NAME	₱4,484,000.00	₱3,138,800.00
10	Condominium - Residential unit	Unit 501 5F One Sapphire Condominium 858 Fabella St., Brgy. Plainview, Mandaluyong City	72.32	TITLE UNDER BANK'S NAME	₱4,918,000.00	₱3,442,600.00
11	Condominium - Residential unit	Unit 502 5F One Sapphire Condominium 858 Fabella St., Brgy. Plainview, Mandaluyong City	72.32	TITLE UNDER BANK'S NAME	₱4,918,000.00	₱3,442,600.00
12	Condominium - Residential unit	Penthouse 1 6F One Sapphire Condominium 858 Fabella St., Brgy. Plainview, Mandaluyong City	72.32	TITLE UNDER BANK'S NAME	₱4,918,000.00	₱3,442,600.00
13	Condominium - Residential unit	Penthouse 5 6F One Sapphire Condominium 858 Fabella St., Brgy. Plainview, Mandaluyong City	76.53	TITLE UNDER BANK'S NAME	₱5,205,000.00	₱3,643,500.00
			<p>Point of interest: Mandaluyong City Medical Center (800m = 4m in), Rizal Technological University (1.4km = 7m in), Near SM Hypermarket (2.3km = 15m in), Archdiocesan Shrine of the Divine Mercy (850m -4m ins)</p> <p>How to get there: From Mandaluyong City Medical Center, Head northwest on Boni Ave toward Sto Rosario (80m), Turn right onto Maysilo Circle (130m), Turn right toward F. Martinez Ave (46m), Continue onto F. Martinez Ave (180m), Turn left onto Dr Jose Fabella Rd (190m).</p>			

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MANDALUYONG CITY

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14	Condominium - Residential unit	Unit A0109 and A0111 GF Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City	21 EACH UNIT	TITLE UNDER BANK'S NAME	₱4,200,000.00	₱3,360,000.00
15	Condominium - Residential unit	Unit A0125 GF Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City	21	TITLE UNDER BANK'S NAME	₱2,100,000.00	₱1,680,000.00
16	Condominium - Residential unit	Unit A0220 & A0222 2F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	21 EACH UNIT	TITLE UNDER BANK'S NAME	₱4,200,000.00	₱3,360,000.00
17	Condominium - Residential unit	Unit A0309 & A0311 3F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City	21 EACH UNIT	TITLE UNDER BANK'S NAME	₱4,200,000.00	₱3,360,000.00
18	Condominium - Residential unit	Unit A0328 3F Sunny Ridge Residences - Phase 1 J.P Rizal St., Brgy. Namayan Mandaluyong City	21	FOR TITLE CONSOLIDATION	₱2,100,000.00	₱1,680,000.00
19	Condominium - Residential unit	Unit A0406 & A0408 4F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	22 EACH UNIT	FOR TITLE CONSOLIDATION	₱4,400,000.00	₱3,520,000.00
20	Condominium - Residential unit	Unit A0414 4F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City	21	TITLE UNDER BANK'S NAME	₱2,100,000.00	₱1,680,000.00
21	Condominium - Residential unit	Unit A0527 5F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	21	TITLE UNDER BANK'S NAME	₱2,310,000.00	₱1,848,000.00
22	Condominium - Residential unit	Unit A0616 6F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	21	TITLE UNDER BANK'S NAME	₱2,310,000.00	₱1,848,000.00
23	Condominium - Residential unit	Unit A0623 & A0625 6F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City	22 EACH UNIT	TITLE UNDER BANK'S NAME	₱4,840,000.00	₱3,872,000.00
24	Condominium - Residential unit	Unit A0720 & A0722 7F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City	22 EACH UNIT	TITLE UNDER BANK'S NAME	₱4,840,000.00	₱3,872,000.00
25	Condominium - Residential unit	Unit A0806 & A0808 8F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City	22 EACH UNIT	TITLE UNDER BANK'S NAME	₱4,840,000.00	₱4,114,000.00
26	Condominium - Residential unit	Unit A0810 8F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	21	TITLE UNDER BANK'S NAME	₱2,310,000.00	₱1,848,000.00
27	Condominium - Residential unit	Unit A0823 8F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	22	TITLE UNDER BANK'S NAME	₱2,420,000.00	₱1,936,000.00
28	Condominium - Residential unit	Unit A0904 9F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	21	TITLE UNDER BANK'S NAME	₱2,520,000.00	₱2,016,000.00

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29	Condominium - Residential unit	Unit A1004 10F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	21	TITLE UNDER BANK'S NAME	₱2,520,000.00	₱2,016,000.00
30	Condominium - Residential unit	Unit A1009 10F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	22	TITLE UNDER BANK'S NAME	₱2,640,000.00	₱2,112,000.00
31	Condominium - Residential unit	Unit A1011 10F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	22	TITLE UNDER BANK'S NAME	₱2,640,000.00	₱2,112,000.00
32	Condominium - Residential unit	Unit A1021 10F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	21	TITLE UNDER BANK'S NAME	₱2,520,000.00	₱2,016,000.00
33	Condominium - Residential unit	Unit A1023 & A1025 10F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	22 EACH UNIT	TITLE UNDER BANK'S NAME	₱5,280,000.00	₱4,224,000.00
34	Condominium - Residential unit	Unit A1101 11F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	30	TITLE UNDER BANK'S NAME	₱3,600,000.00	₱2,880,000.00
35	Condominium - Residential unit	Unit A1110 11F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	21	TITLE UNDER BANK'S NAME	₱2,520,000.00	₱2,016,000.00
#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	
36	Condominium - Residential unit	Unit A0418 4F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	21	FOR TITLE CONSOLIDATION	₱2,100,000.00	
37	Condominium - Residential unit	Unit A1116 11F Sunny Ridge Residences - Phase 1 JP Rizal St., Brgy. Namayan Mandaluyong City (no possession)	21	FOR TITLE CONSOLIDATION	₱2,520,000.00	



Point of interest: Mandaluyong City Hall (2.2km = 7min), Century City Mall (2.5m = 11min), Santa Ana Hospital (1.8m = 8min), St. Therese Private School (1.9km = 9min), National Shrine of Our Lady of the Abandoned (2.3km = 8m).

How to get there: From Mandaluyong City Hall Head southwest toward Maysilo Circle, Continue onto San Francisco St (Pass by Syabon Dama Laundromat (on the left in 600m), Turn right after Aquakit (on the right), Continue onto J.P. Rizal, turn right to Sunny Ridge

LAS PIÑAS

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	MINIMUM BID PRICE
38	Condominium - Residential unit	Unit 205 Madison, 2nd floor, Manhattan bldg, Manor Condominium Complex, Manila Doctors Access rd, Almanza Uno, Las Pinas City	37.2	FOR TITLE CONSOLIDATION	₱2,100,000.00	₱1,890,000.00



Point of interest: SM Southmall (600m = 3min), Robinsons Las Pinas (2.2km = 9min), Puregold Las Pinas (1.2km = 6min), Las Pinas City Medical Center (1.8km = 8min) Alabang Toll Plaza (5.4km = 14min)

How to get there: SM Southmall - Head southeast on Alabang-Zapote Rd toward Manila Doctors Village Access Rd, Turn left toward Manila Doctors Village Access Rd, Turn right onto Manila Doctors Village Access Rd, Destination will be on left.

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PARAÑAQUE CITY

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	MINIMUM BID PRICE
39	Condominium - Residential unit	Unit 503 5TH floor., Garnet Tower Lancris Residences, Dominic Savio corner Japan Streets, San Antonio Paranaque City	52.25	TITLE UNDER BANK'S NAME	₱4,233,000.00	₱3,386,400.00
 		<p>Point of interest: SM Bicutan (3.9km = 15min), Paranaque City Hall (1.1km = 5min), SM Paranaque (4.0km = 13min)</p> <p>How to get there: From SM Bicutan - Head southwest on Dona Soledad toward Don Bosco Subdivision. As you traverse France street, Lancris Residences will be within the trail and is just few minutes away.</p>				
#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	
40	Condominium - Residential unit	Unit 533 5th Aria B, Amaia Steps, Bicutan Ph1, West Service Road, Sun Valley, Bicutan, Paranaque City	39.06	FOR TITLE CONSOLIDATION	₱6,924,000.00	
 		<p>Point of interest: SM Bicutan (850m = 12 min), Alfamart (1.0km = 14 min), PDH United Hospital Builders Inc. (2.8km = 38 mins), SLEX Alabang Toll Plaza (8.2 km = 22 min)</p> <p>How to get there: From SM City Bicutan Head north on W Service Rd (800 m) turn left onto Sun Valley Dr (75 m)</p>				

CAINTA, RIZAL

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	
41	Condominium	Unit B Cluster 5 4f Cambridge Village, East Bank Road, San Andres, Cainta, Rizal	40	FOR TITLE CONSOLIDATION	₱1,920,000.00	
42	Condominium	Unit J Cluster 14B Ground Flr. Cambridge Village, East Bank Road San Andres Cainta, Rizal	30	FOR TITLE CONSOLIDATION	₱1,500,000.00	
 		<p>Point of interest: 18 minutes from Pasig Rainforest Park, 11 minutes from Rizal Technological University, 13 minutes from Pasig City General Hospital</p> <p>How to get there: From Rainforest Park Take Rainforest to Francisco Legaspi 46 sec (120 m) Turn left onto Francisco Legaspi 2 min (400 m) Continue to Javier Brgy 5 min (1.6 km) Take E Bank Rd to Block 19 in Cainta</p>				

CALUMPIT, BULACAN

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	MINIMUM BID PRICE
43	Res. H&L (2 storey)	Bik 11, Lot 3 & 5, Monyeka St. (Road Lot 3) La Residencia PH-3 Subdivision, Brgy. Balite, Calumpit, Bulacan (no possession)	240/327	TITLE UNDER BANK'S NAME	₱6,046,000.00	₱4,836,800.00
		<p>Point of interest: South Supermarket (3.6km = 7min), Centro Escolar University (3.4km = 6min), St. John The Baptist Church Calumpit (1.7km = 4min), Colegio De Calumpit (2.2km = 5mins)</p> <p>How to get there: From New Malolos City Hall, Head northeast (64m), turn left (270m), turn right onto MacArthur Hwy / Manila N Rd/R9 (4.6km), Turn right (450m), Turn right (300m), Turn left (140m), Turn right (15m)</p>				

SAN JOSE DEL MONTE, BULACAN

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	MINIMUM BID PRICE
44	Res. H&L	L9 B13 Road Lot 12 Residencia De Muzon PH3 Gaya-gaya San Jose Del Monte Bulacan (no possession)	139/70	TITLE UNDER BANK'S NAME	₱3,228,000.00	₱2,905,200.00
		<p>Point of interest: Kairos Hospital (1.0KM), Savemore (800m), St. Margaret School City (2.0KM)</p> <p>How to get there: From Savemore, Head southeast toward M. Villarica Rd/San Jose del Monte-Marilao Road (26 m), Turn left onto Carriedo Ave/M. Villarica Rd/San Jose del Monte-Marilao Road, Continue to follow M. Villarica Rd/San Jose del Monte-Marilao Road (850 m), Turn right after 7-Eleven 586 Muzon (on the right)</p>				

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BACOR, CAVITE

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE
45	Res. H&L	Lot 9 Block 1 Phase 1 Victoria St., Lotus Lakeside, Brgy. Molino III, Bacoor, Cavite	101/127	TITLE FOR CONSOLIDATION	₱6,800,000.00
			Point of interest: Conti's Bakeshop (550m), Medline Dialysis Center (550m), Paseo de Bacoor (550m) How to get there: From Head southwest on Masaito Dr 160 m, Slight left to stay on Masaito Dr 73 m, Slight left to stay on Masaito Dr Partial restricted usage road 260 m, Turn left road 53 m		

GENERAL TRIAS, CAVITE

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE
46	VACANT LOT	Lot 68, Blk. 107, South Boulevard, Eagle Ridge Golf & Country Club and Res'l Estates Javalera, Gen. Trias, Cavite	351	TITLE UNDER BANK'S NAME	₱5,967,000.00
			Point of interest: Gentr Medical Center And Hospital Inc. (5.8km), V-Central Mall (5.8km) How to get there: From V-Central Mall, General Trias, Head west on Governor's Dr (1.3 km), Turn left onto Metro SAve (2.1 km) Continue onto North Blvd (550 m), Turn right onto Sydney (1.5 km), Turn right (300 m), Turn left		
47	Res. H&L	Lot 5, Blk. 7, Road Lot 17 Le Rica Homes Subd., San Francisco, General Trias Cavite (ongoing writ of possession)	80sqm	52sqm	₱2,800,000.00
			Point of Interest: Puregold-Brookside (850m), SM City Dasmariñas (8.4km), Robinson Place Dasmariñas (6.8km), Gentr Doctors Medical Center (5.6km), Lyceum of the Philippines University-Cavite (4.4km) How to get there: From SM City Dasmariñas, Head southeast (150m), Turn right toward Governor's Drive (42m), Turn right at the 1st cross street onto Governor's drive (4.0km), Turn right onto Arnaldo Hwy (3.4km).		

SILANG, CAVITE

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	MINIMUM BID PRICE
48	Res. H&L	Blk. 6 Lot 17, Alley Lot 4 Rcd Royale Homes Phase 2 Brgy. Kalubkob Silang Cavite (no possession)	73/ 55	FOR TITLE CONSOLIDATION	₱2,000,000.00	₱1,600,000.00
			Point of interest: Premier Plaza (1.76km), Toyota Silang (1.6km), Puregold Silang (1.89km) How to get there: From Toyota Silang, Toyota Silang, Cavite, Emilio Aguinaldo Hwy. Head north on Emilio Aguinaldo Hwy/R-2 toward J Rizal(600 m), Turn left onto Silang-Banaybanay Rd(1.9 km)			

DASMARIÑAS, CAVITE

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE
49	Res. H&L	Blk. 2 Lot 32, Road Lot 3 Valle Verde Subd. Phase 4 Langkaan II Dasmariñas Cavite (no possession)	50/ 44.50	FOR TITLE CONSOLIDATION	₱1,422,000.00
			Point of Interest: Waltermart (3km), City Mall Gen. Trias (1.66km), Landbank - Dasmariñas (1.59Km), Dasmariñas Jeppney Terminal (1.59km), De La Salle Medical and Health Sciences Institute (1.97km) How to get there: From Waltermart, Head north toward Emilio Aguinaldo Hwy/R-2 (46 m), Take Camerino Ave to D. Mangubat St. (1.1 km), Take Amuntay Rd to your destination (1.9 km)		

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TANZA, CAVITE

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50	Vacant Lot	L11 B8 Road Lot 15 Anyana Tanza - Bel Air Central Sanja Mayor Tanza Cavite	101	FOR TITLE CONSOLIDATION	₱1,818,000.00
			<p>Point of interest: Seattle's Best Coffee(1 km), Vista Mall (5.1 km), Tanza Doctor's (5.1 km)</p> <p>How to get there: From Amanda's Resort (Tanza, Cavite), Head south on San Agustin (350 m), Slight left onto Tanza - Trece Martires Rd (1.7 km), Turn left (31 m) Turn right</p>		

ALFONSO, CAVITE

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	MINIMUM BID PRICE
51	Res. H&L	Unit H (8) Paradise Ridge Townhomes, No. 18 Alilio Drive, Brgy. UPLI, Alfonso, Cavite	200.85	TITLE UNDER BANK'S NAME	₱6,387,000.00	₱5,109,600.00
52	Res. H&L	Unit K (11) Paradise Ridge Townhomes, No. 18 Alilio Drive, Brgy. UPLI, Alfonso, Cavite	202.73	TITLE UNDER BANK'S NAME	₱6,427,000.00	₱5,141,600.00
53	Res. H&L	Unit L (12) Paradise Ridge Townhomes, No. 18 Alilio Drive, Brgy. UPLI, Alfonso, Cavite (no possession)	203.48	FOR TITLE CONSOLIDATION	₱6,500,000.00	₱5,200,000.00
54	Res. H&L	Unit P-B (16-B) Paradise Ridge Townhomes, No. 18 Alilio Drive, Brgy. UPLI, Alfonso, Cavite	78.46	TITLE UNDER BANK'S NAME	₱2,534,000.00	₱2,027,200.00
55	Res. H&L	Unit Q-B (17B) Paradise Ridge Townhomes, No. 18 Alilio Drive, Brgy. UPLI, Alfonso, Cavite (no possession)	85.24	FOR TITLE CONSOLIDATION	₱2,557,000.00	₱2,045,600.00
			<p>Point of interest: Located along Alilio Drive, approximately 720 meters from Tagaytay-Nasugbu highway. 5 minutes drive to Royal Tagaytay Estates</p> <p>How to get there: From Tagaytay Rotunda, take Tagaytay-Nasugbu highway, upon reaching Alfonso, Alilio drive will be on the right side just before a Shell Gasoline station. Enter Alilio drive and property is just 720 meters to your right.</p>			

ALFONSO, CAVITE

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE
56	Res. H&L	Unit D & E (4 & 5) Paradise Ridge Townhomes, No. 18 Alilio Drive, Brgy. UPLI, Alfonso, Cavite (no possession)	198.22 & 198.79	FOR TITLE CONSOLIDATION	₱13,000,000.00
57	Res. H&L	Unit M & N (13 & 14) Paradise Ridge Townhomes, No. 18 Alilio Drive, Brgy. UPLI, Alfonso, Cavite (no possession)	204.05 & 204.79	FOR TITLE CONSOLIDATION	₱13,000,000.00
58	Res. H&L	Unit P-A & Q-A (16A & 17A) Paradise Ridge Townhomes, No. 18 Alilio Drive, Brgy. UPLI, Alfonso, Cavite (no possession)	203.06 & 216.44	FOR TITLE CONSOLIDATION	₱13,300,000.00
			<p>Point of interest: Located along Alilio Drive, approximately 720 meters from Tagaytay-Nasugbu highway. 5 minutes drive to Royal Tagaytay Estates</p> <p>How to get there: From Tagaytay Rotunda, take Tagaytay-Nasugbu highway, upon reaching Alfonso, Alilio drive will be on the right side just before a Shell Gasoline station. Enter Alilio drive and property is just 720 meters to your right.</p>		

PROPERTIES FOR SALE

PRICE LIST AS OF FEBRUARY 19 TO 26, 2026



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 Customer Service Email: customer.service@sterlingbankasia.com

CALAMBA, LAGUNA

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	MINIMUM BID PRICE
59	Res. H&L	<i>Blk. 5 Lot 14, Kamagong (Road Lot 8) Calamba Park Residences Brgy. Makiling Calamba City Laguna (no possession)</i>	100/77	FOR TITLE CONSOLIDATION	₱2,304,000.00	₱1,843,200.00
60	Res. H&L	<i>Lot 21 Blk 12 Road Lot 15 Calamba Park Residences Makiling Calamba City Laguna (no Possession)</i>	60/44	FOR TITLE CONSOLIDATION	₱1,419,000.00	₱1,135,200.00
			<p>Point of interest: Walmart Shopping Center (850m), Makiling Elementary School (4.8m),</p> <p>How to get there: From Waltermart, Head south on Maharlika Hwy/ Pan-Philippine Hwy/AH26(650 m), Make a U-turn(180 m), Turn right(280 m), Turn right (24m)</p>			

STA. ROSA, LAGUNA

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	MINIMUM BID PRICE
61	Condominium	<i>Unit LS 201 2nd Flr. Las Sargas Building San Jose Residences Balibago Sta. Rosa City Laguna (no possession)</i>	30	FOR TITLE CONSOLIDATION	₱1,900,000.00	₱1,520,000.00
62	Condominium	<i>LS 216 2F, Las Sargas Bldg. San Jose Residencias, Balibago Santa Rosa City Laguna (no possession)</i>	30	FOR TITLE CONSOLIDATION	₱1,900,000.00	₱1,520,000.00
63	Condominium	<i>Unit LP 217 2nd Flr. Las Palmas Building San Jose Residences Balibago Sta. Rosa City Laguna (no possession)</i>	30	FOR TITLE CONSOLIDATION	₱1,900,000.00	₱1,520,000.00
			<p>Point of interest: Target Mall (170m), ATM Country Builders Bank (810m), Dominican College Of Sta. Rosa (1.43km),</p> <p>How to get there: From Dominican College, Head southwest on Dominican Ave(16 m),Turn right (300m), Turn left, (650 m), At the roundabout, take the 2nd exit, (210m), Turn left</p>			

STA. ROSA, LAGUNA

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE
64	Res. H&L	<i>L4, B2 Golden City Main Road Golden City Dila Sta Rosa Laguna</i>	162/ 432	TITLE UNDER BANK'S NAME	₱17,100,000.00
			<p>Point of interest: Dominican College of Sta. Rosa (1.60km), Target Mall (1.27km), ATM Country Builders Bank (1.38km)</p> <p>How to get there: From Victory Central Mall, Take Zircon Rd and Amethyst Rd to Maharlika Hwy/Manila SRd/Pan-Philippine Hwy/AH26 (700m), Turn right onto Maharlika Hwy/Manila SRd/Pan-Philippine Hwy/AH26 (600m), Drive to Entrance to Golden City Subdivision (500m)</p>		

TALISAY, CEBU

#	PROPERTY TYPE	PROPERTY ADDRESS	LA/FA (SQM)	STATUS OF TITLE	SUGGESTED SELLING PRICE	MINIMUM BID PRICE
65	Res. H&L (3 storey)	<i>Lot 1-B, Rafael Rabaya Road, Brgy. (Kimba) Cansojong, Talisay City, Cebu City (no possession)</i>	121/ 291.07	TITLE UNDER BANK'S NAME	₱5,200,000.00	₱4,160,000.00
			<p>Point of interest: Across of Aice Ice Cream warehouse about 85 meters northwest from Smon Enterprises; 150 meters northwest from VSTECS Philippines, Inc.; 630 meters northwest corner from Cebu South Coastal Road; and approximately 3.7 kilometers from Talisay City Hall.</p> <p>How to get there: From Gaisano Grand Fiestamall , head northeast on Cebu SRd, make U turn, Keep right to stay on Cebu SRd, Then turn left on the Rabaya Road.</p>			

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DISCOUNTED PRICE PROMO GUIDELINES

1. The published discounted price of the property will be the minimum bid price.
2. Offers received below the discounted price shall not be considered. The highest offer will be declared the winner.
3. Bidding period is from **February 19 to 26, 2026 (Thursday) at 3:00 P.M. only.**
4. THE INDICATED DISCOUNTED PRICE ARE ONLY VALID within the **PRESCRIBED BIDDING PERIOD.**
5. The prospective buyer/bidder agrees to be bound by the Discounted Price Promo's Bid Invitation Rules and Guidelines of Sterling Bank of Asia (the "Bank").
6. For properties with Regular Bidding Price, interested buyers must go through the regular bidding process.
7. Buyers with REGULAR BIDDING PRICE offers are treated on a first come, first served basis and is given priority over Discounted Promo Price offers.

BID INVITATION RULES AND GUIDELINES

1. This invitation is open to the public.
 2. **THE INDICATED PRICES ARE VALID ONLY UNTIL Thursday, February 26, 2026.**
 3. Inadvertent and excusable errors in the property condition and description shall not be deemed as misrepresentation on the part of the bank.
 4. The real estate properties are offered by Sterling Bank of Asia Inc. (the "Bank") on an "**as is, where is**" basis, thus, prospective buyers are advised to personally inspect them to ascertain their actual condition and status and to likewise verify all pertaining document/s of ownership. Pictures of the real estate properties offered for sale can be requested from the following personnel of the Bank's Acquired Assets Department: **Rona (8361-7771 / 8361-7766), Enjoli (09175948426), Rane (09178613513).** They may also be reached through **acquired.assets@sterlingbankasia.com**.
 5. Visit to the properties or requests of photocopies of ownership documents can be coordinated with the Bank's personnel mentioned in the preceding paragraph.
 6. All interested parties may submit their bids through:
 - a. In sealed envelopes to Audit Department
c/o Sterling Bank of Asia Caloocan Branch
Between 7th and 8th Ave. Rizal Ave. Grace Park Caloocan City
 - b. Via email to **audit.bids@sterlingbankasia.com**
- Submitted Bid Entry should include the following documents:
- a. Signed Bid Form indicated the property description, bid price, name, address, contact number, signature and name of Referrer (if any).
 - b. Signed Buyer's Information Sheet.
 - c. Copy of Proof of Reservation Deposit of 10% of the bid price or PhP 50,000.00 per property whichever is lower.
 - d. Copy of Valid Government-issued ID
 - e. Signed Discovery Application Form (if will acquire thru Real Estate Loan Financing)
- Bids emailed through employees will not be accepted and will deem the bid invalid.
7. All bids for Real Estate must be submitted in the prescribed bid form and must be accompanied by a deposit in the form of a check payable to Sterling Bank of Asia Inc. amounting to 10% of the bid price or PhP 50,000.00, whichever is lower. Please indicate Referrer's Name on the Bid Form. The deposit will form part of the purchase price for winning bidders. Cash or check deposits will be returned to losing bidders. A scanned copy of the check will not be accepted as bid deposit, the bid will be disqualified.
 8. The last day of submission of bids shall be on **Thursday, February 26, 2026 at 3:00 P.M.** The prices quoted for bidding shall be valid only up to the last day of submission.
 9. The bids will be opened by an authorized representative from Acquired Assets Department, and witnessed by the authorized representative from Internal Audit Group on the next banking day following the last day of submission of bids. The vehicles / real estate properties / machinery shall be awarded to the highest bidder. "In the event of a tie, the winning bidders shall be notified and requested to re-submit his best offer for the property.
 10. The Bank reserves the right to reject any or all intentions, to waive any formalities and to accept the offer most advantageous to the Bank. The decision of the Bank on this matter shall be final and binding.
 11. Winning bidders will be notified by Acquired Assets Department after the results of the bidding are approved by the Bank's management. Notified winners will have fifteen (15) working days from receipt of notice of approval to complete the purchase price either in cash or through a loan facility from the Bank. Failure to fully settle the approved price within the period provided in the Notice of Approval shall revoke the winning bidder's right to purchase the real estate properties and forfeit his/her bid deposit in favor of the Bank.

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BID INVITATION RULES AND GUIDELINES

12. Losing bidding participants will be notified of the results the day following the Bank's approval of the bidding results. Bid refund of losing bidders can be claimed at the nearest Sterling Bank of Asia Branch (once Manager's Check is available).
13. Upon full settlement of the approved price or purchase price, the Bank will execute a Deed of Sale in favor of the winning bidder and release all pertinent documents within fifteen (15) working days, subject to the documentary requirements of the Bank.
14. All Documentary Tax, Value Added Tax (if any), Transfer Tax, Notarial Fees and expenses for the preparation of the Deed of Sale and relevant documents; expenses/fees for the cancellation of previous ownership, corresponding transfer and renewal of registration (if applicable) in favor of the winning bidder, as well as other taxes and fees as may be imposed by law shall be for the winning bidder's account.

REQUIREMENTS FOR CASH PAYMENT:

If Employed	If Self-employed	For Corporation
Completely filled out and signed Buyer's information sheet (BIS)	Completely filled out and signed Buyer's information sheet (BIS)	Completely filled out and signed Buyer's information sheet (BIS) of the Company and the Authorized Signatory/ies
Two (2) Valid (Government Issued IDs) for all signatories	Two (2) Valid (Government Issued IDs) for all signatories	Two (2) Valid (Government Issued IDs) of the Authorized Signatory/ies and Corporate Secretary
Photocopy of Latest ITR OR Certificate of Employment with Compensation and Tenure OR Latest Contract (if employed abroad)	Business Registration with DTI	Secretary's Certificate (SBA format)
	Audited Financial Statement OR Latest ITR	SEC Registration and Articles of Incorporation and By Laws
	Bank Statements	Audited Financial Statement OR Latest ITR
Proof of Billing (Maybe waived if permanent address in BIS is same with address written on the valid ID submitted)	Proof of Billing (Maybe waived if permanent address in BIS is same with address written on the valid ID submitted)	Latest GIS

REQUIREMENTS FOR INSTALLMENT PAYMENT THROUGH SALES CONTRACT RECEIVABLES:

I. INDIVIDUAL

1. Two (2) Valid (Government-issued IDs) for all signatories
2. CENOMAR (if Single) or Marriage Certificate
3. Mode of Payment is via auto-debit from your SBA account or through post-dated checks
4. Original Proof of Billing (Acceptable are the following: Meralco, Utility Bills, Homeowner's Association SOA)
5. Completely filled-out Real Estate Loan Application Form
6. For Employed: Photocopy of Latest ITR OR Certificate of Employment with Compensation and Tenure or Latest Contract (if employed abroad)
7. Business Registration with DTI permit (if owned business)
8. Three (3) years Audited Financial Statements or Latest ITR (if owned business)

II. CORPORATION:

1. Completely filled-out Real Estate Loan Application Form
2. Corporate Profile
3. SEC Registration, Articles of Inc., By Laws and General Information Sheet
4. Latest ITR with Three (3) years Audited Financial Statements
5. Three (3) months bank statements