



Live the abundant life

amon sagana

A Green Sanctuary for Modern Living

A Credible
Developer



SYNTECH PROPERTIES

I N C O R P O R A T E D

Innovating Lifestyles Redefining Communities

An associated company of the
WOH HUP GROUP, Singapore

30 years in real estate development in Cebu.

A Credible Developer



QUICK FACTS:

LAND AREA: 42,000 SM

GFA: 76,000 SM

NSA: 47,500 SM

TOTAL UNITS: 360

TOTAL DEVELOPMENT COST:

PHP 1.8 BILLION

TOTAL GROSS SALES:

PHP 2.6 BILLION



Citylights
GARDENS

**CITYLIGHTS GARDENS CONDOMINIUM
LAHUG, CEBU CITY**



An accredited retirement
facility of the PRA

A Credible Developer



Established in 1927 – almost 100 years in the business

Principal businesses in building and civil engineering construction, property development and investment holdings

With 2,725 employees

With 21 companies operating in Singapore, Malaysia, Indonesia, India, Vietnam, Australia, UK and Philippines

Iconic Projects
Over S\$ 1 Billion
Undertaken by
WOH HUP



**THE COOLED CONSERVATORIES AT
GARDENS BY THE BAY, SINGAPORE**

Iconic Projects
Over S\$ 1 Billion
Undertaken by
WOH HUP



**THE JEWEL, CHANGI AIRPORT,
SINGAPORE**

Iconic Projects
Over S\$ 1 Billion
Undertaken by
WOH HUP



**PUNGGOL DIGITAL DISTRICT
SINGAPORE'S "SILICON VALLEY"**

Iconic Projects
Over S\$ 1 Billion
Undertaken by
WOH HUP



**REFLECTIONS AT KEPPEL BAY,
SINGAPORE**



Iconic Projects
Over S\$ 1 Billion
Undertaken by
WOH HUP

THE INTERLACE, SINGAPORE



Iconic Projects
Over S\$ 1 Billion
Undertaken by
WOH HUP



**KIM CHUAN BUS AND RAIL
DEPOT EXTENSION, SINGAPORE**

Project Location



TOP 10 MUNICIPALITIES IN CEBU BY TOTAL ASSETS

(Based on Latest Financial Reports)

RANK	MUNICIPALITY	TOTAL ASSETS (in Billion Pesos)	NOTES
1	CONSOLACION	₱3.0 billion	
2	MINGLANILLA	₱2.5 billion	
3	BALAMBAN	₱2.0 billion	~₱1.52 billion in equity
4	TUBURAN	₱1.7 billion	
5	LILOAN	₱1.4 billion	
6	OSLOB	₱1.35 billion	
7	DUMANJUG	₱1.34 billion	
8	BADIAN	₱1.3 billion	
9	ALEGRIA	₱1.21 billion	
10	PINAMUNGAHAN	₱1.2 billion	



Source: Latest Financial Reports of Municipalities in Cebu

Note: Figures may vary slightly based on the most recent audited financial statements.



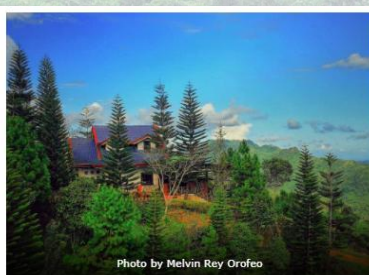
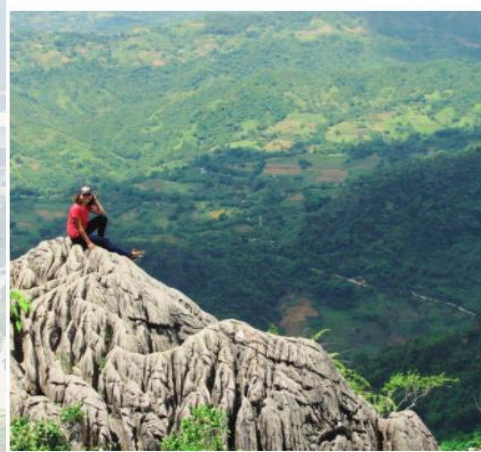
Market Overview - Balamban

- Balamban is a 1st class municipality in West Cebu, which ranked 3rd amongst the top 10 wealthiest LGUs in Cebu
- One of the municipalities with highest growth and development potential within the next 2 - 5 years



With Eco-Tourism Developments

- Charlie's Cup
- Treehouse de Valentine
- Mt. Mauyog
- Baguio de Cebu Eco-Mountain Adventures
- West 35 Eco-Mountain Resort
- EVO Nature Camp
- Buwakan ni Alejandra
- JVR Island in the Sky
- Adventure Cafe
- D' Village Antique House
- Florentino's Little Tagaytay
- Cambuhawe Spring



Major Residential Projects

- Amonsagana
- Foressa Mountain Town
- Sweetberries Community
- Proposed New Development by Sta. Lucia



- Relocation of light industries and export processing zone to West Cebu Estate
- New commercial and retail developments in the pipeline by Ayala and SM



Ayala *Malls*



- Development of Balamban Doctors Hospital by CebuDoc Group



"...with so much joy and pride, I announce the latest addition to CebuDoc Group's network - our 8th hospital - Balamban Doctors Hospital. We will already have the ceremonial groundbreaking to mark the start of building this new facility and the start of innovating healthcare in West Cebu."

Yong Larrazabal
President, CebuDoc Group



Construction update as at April 10, 2026



Project Overview

Amonsagana is a 38-hectare master-planned horizontal community in Balamban, Cebu designed as a sanctuary where nature, wellness, and sustainable living come together. It offers thoughtfully sized residential lots, generous green spaces, and modern infrastructure that support both peaceful living and long-term value. Rooted in the philosophy of gratitude and abundance, Amonsagana is more than a development — it is a place to grow, thrive, and celebrate life, the Amonsagana way.



ECO TOURISM ZONE
40,255 sq m
(TRAILS, CAMPING GROUNDS,
ORGANIC FARM, CAVE EXPLORATION,
HELL PAD)

THE CREEK SHALL BE PRESERVED
AND FUNCTION AS THE MAIN
DRAINAGE CHANNEL. THIS ZONE
IS THE

PHASE 4
40,025 sq m, 45 lots
LOT-ONLY SUBDIVISION

ALTERNATIVE ENTRY
FROM THE NEW GOVERNMENT CENTER
FOR CONFIRMATION

PHASE 5
64,894 sq m, 480 units
CONDOMINIUM ENCLAVE

PHASE 2
55,013 sq m, 110 lots
LOT-ONLY SUBDIVISION

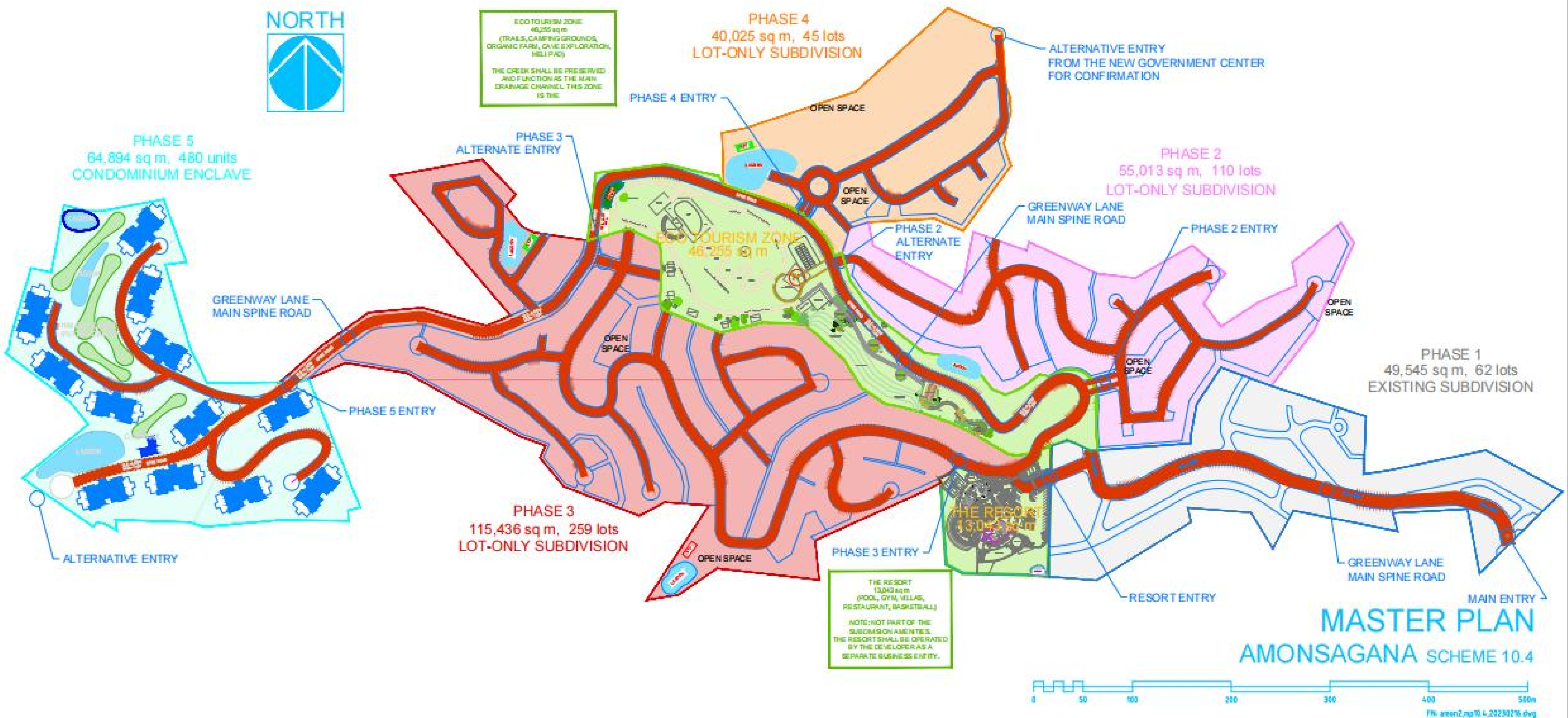
PHASE 1
49,545 sq m, 62 lots
EXISTING SUBDIVISION

PHASE 3
115,436 sq m, 259 lots
LOT-ONLY SUBDIVISION

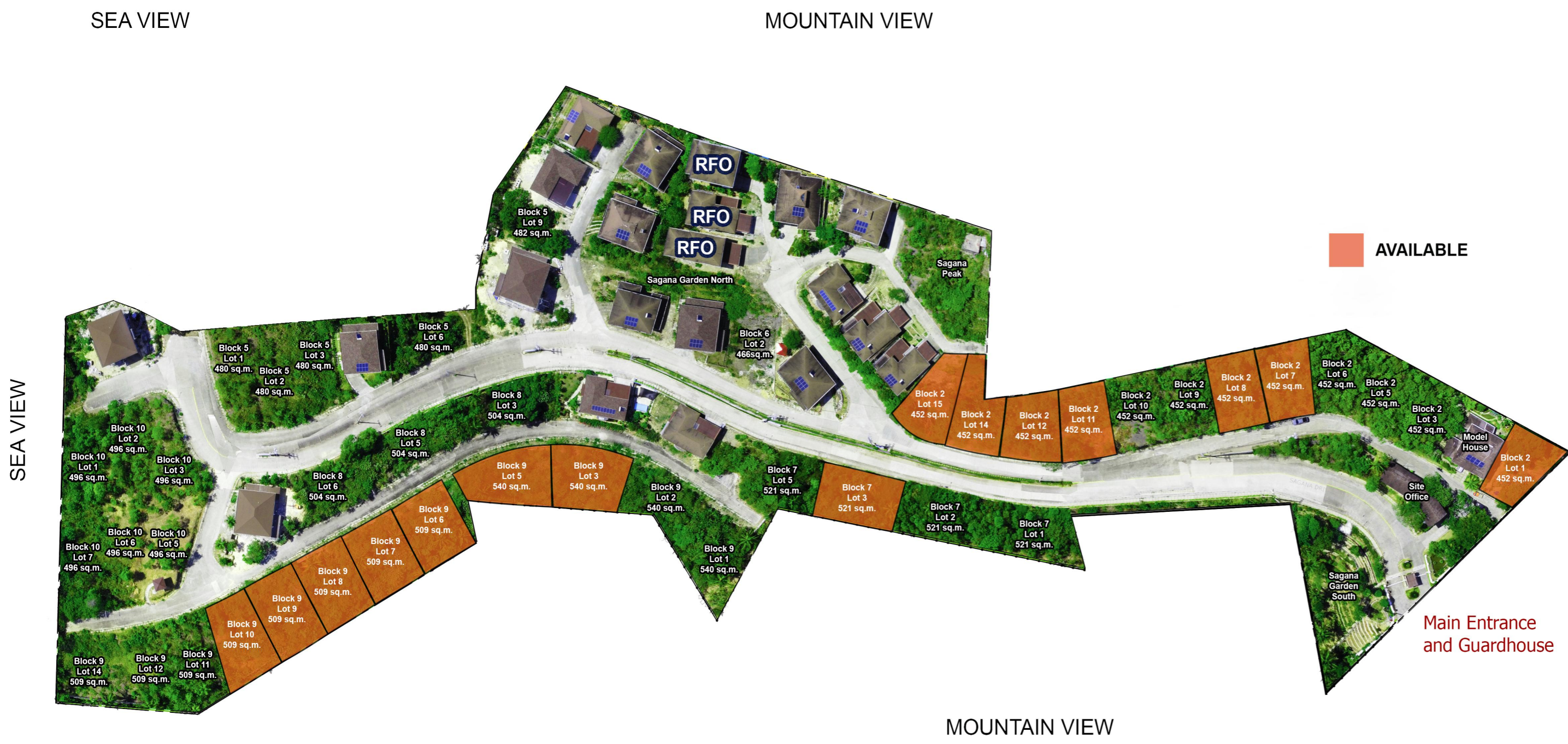
THE RESORT
13,043 sq m
(POOL, GYM, VILLAS,
RESTAURANT, BASKETBALL)

NOTE: NOT PART OF THE
SUBDIVISION AMENITIES.
THE RESORT SHALL BE OPERATED
BY THE DEVELOPER AS A
SEPARATE BUSINESS ENTRY.

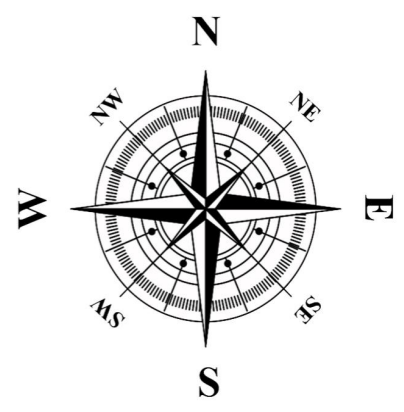
MASTER PLAN AMONSAGANA SCHEME 10.4



- **Total Area**
5 hectares
- **Total No. of Lots**
66 Lots
- **Lot Sizes**
450 - 540 sqm
- **Price Range**
P 7.5M - P 9M



AMONSAGANA - PHASE 1 (SAGA TIERRA) SUBDIVISION PLAN



- **Total Area**
5.51 hectares
- **Total No. of Lots**
110 Lots
- **Lot Sizes**
192 - 718 sqm
- **Price Range**
P 3.8M - P 12M





Value Proposition

Value Proposition

01

Freehold titled
lands

02

Site
development
certified by
DHSUD as fully
completed

03

Ready for
construction of
houses on the
lots

Value Proposition

04

Ready
connection to
all utilities –
power, water,
Internet / Tele-
communication

05

Prime lots on high
elevations with
panoramic views
of mountains and
sea

06

Low-density,
gated mountain
community

Value Proposition

07

High capital
appreciation
potential

08

Focused on
environmental
protection and
sustainability

09

In close proximity
to nearby
churches, malls,
markets, beaches,
and tourism
destinations

Value Proposition

10

Flood-free,
elevated terrain
with minimal
earthquake
exposure

11

Flexible
payment terms
and higher
discounts

12

Sagana Resort &
Eco-Park as its
centerpiece: driving
sustained
appreciation,
lifestyle appeal, and
investment growth.



Sagana Resort

CONSTRUCTION ONGOING







Sagana Eco-Park

Future Development connected
to the Sagana Resort

HIKE AND BIKE
CURATED TRAIL

BARRACKS

LAGOON
POOL

ADMIN
BUILDING

PARKING

AMPITHEATER

VILLAS / CHALET

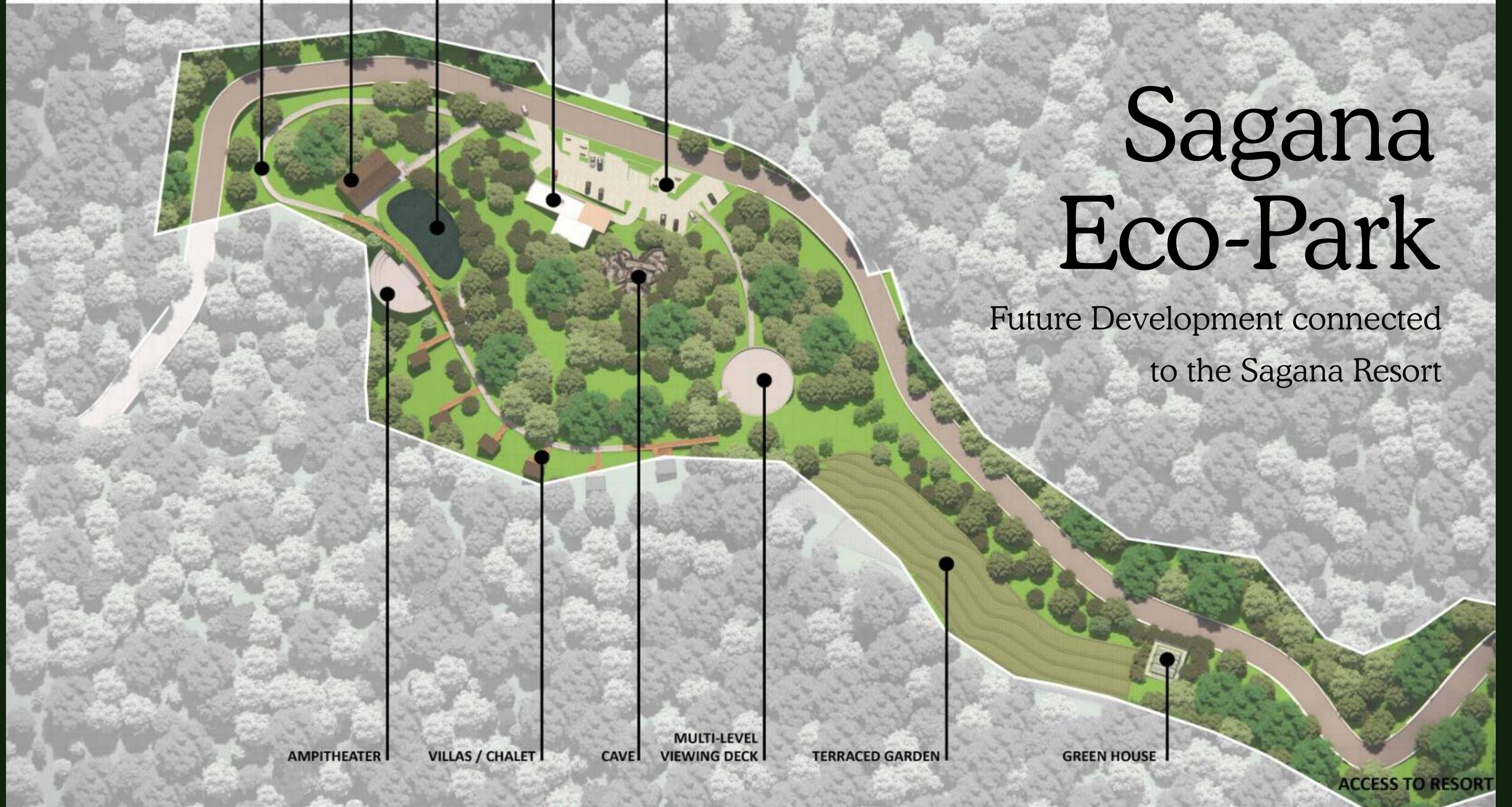
CAVE

MULTI-LEVEL
VIEWING DECK

TERRACED GARDEN

GREEN HOUSE

ACCESS TO RESORT





Flexible Payment Terms

Phase 1

RESERVATION FEE

PHP 50,000

TERMS

10% DP up to
36 months

DISCOUNTS

- 10-12% Promo Discount on TSP
- Up to 10% Discount on Cash Payments

DP instalment for 36 months at 0% interest starts at

Php 20,000/month.

Phase 2

RESERVATION FEE

PHP 25,000

TERMS

10% DP up to
36 months

DISCOUNTS

- 5% Promo
Discount on TSP
- Up to 10%
Discount on
Cash Payments

DP instalment for 36 months at 0% interest starts at

Php 10,000/month.

FUEL CRISIS PROMO

(Until September 30, 2026)

**Applicable to selected lots only.*

PHASE 1

- Reservation Fee:
 - **PHP 50,000**
- Promo Discount:
 - **10%-12% on TSP + 10% on Cash Payments**
- Terms:
 - **10% DP for 36 months** (then Balloon Payment + 80% Balance)
 - **Starting with P15,000/month only on 1st year**
 - *Ladderized payment
- **RESERVE NOW, PAY AFTER 2 MONTHS!**
 - **Your first 2 months are on us.**

FUEL CRISIS PROMO

(Until September 30, 2026)

*Applicable to selected lots only.

PHASE 2

- Reservation Fee:
 - **PHP 25,000**
- Promo Discount:
 - **5% on TSP + 10% on Cash Payments**
- Terms:
 - **10% DP for 36 months** (then Balloon Payment + 80% Balance)
 - **Starting with P10,000/month only on 1st year**
 - *Ladderized payment
- **RESERVE NOW, PAY AFTER 2 MONTHS!**
 - **Your first 2 months are on us.**



YOUR REFUGE FROM RISING COSTS IS READY

Move in now and ease
the burden of city living



Buy before July 15, 2026 to avail of:

Furnishing Package

worth **₱1,000,000**



Brand New EV

BYD eMAX 7
Standard



Terms and conditions apply.

A fully fitted 3-bedroom house set on a 900 sqm lot with 312 sqm of living space, featuring a master suite with walk-in closet and balcony, spacious living and dining areas, wet and dry kitchens with pantry, guestrooms, maid's room, and a 2-car garage — designed for comfort, function, and modern living.

READY FOR OCCUPANCY (RFO)

THE SAPPHIRE @ Block 5, Lots 7 & 8

Lot Area: 900 sqm | Floor Area: 312 sqm

Selling Price: PHP 35,000,000 (Inclusive of VAT and Transfer Charges)

- **FREE Furnishing Package worth PHP 1 Million**
- **FREE Brand New EV BYD eMAX 7 Standard**

Reservation Fee:

- **PHP 100,000**

Terms:

- **100% Cash**
- **100% in 6 Months**
- **20-50% in 6 Months | Balance thru Financing**



YOUR REFUGE FROM RISING COSTS IS READY

Move in now and ease
the burden of city living

**SPECIAL
PROMO**

Buy before July 15, 2026 to avail of:

Brand New EV
BYD eMAX 7
Standard



Terms and conditions apply.

A fully fitted 3-bedroom house set on a 452 sqm lot with 312 sqm of living space, featuring a master suite with walk-in closet and balcony, spacious living and dining areas, wet and dry kitchens with pantry, guestrooms, maid's room, and a 2-car garage — designed for comfort, function, and modern living.

READY FOR OCCUPANCY (RFO)

THE SAPPHIRE (Model House)

Lot Area: 452 sqm | Floor Area: 312 sqm

Selling Price: PHP 35,000,000 (Inclusive of VAT and Transfer Charges)

- **Furnished**
- **FREE Brand New EV BYD eMAX 7 Standard**

Reservation Fee:

- **PHP 100,000**

Terms:

- **100% Cash**
- **100% in 6 Months**
- **20-50% in 6 Months | Balance thru Financing**



YOUR REFUGE FROM RISING COSTS IS READY

Move in now and ease
the burden of city living

**SPECIAL
PROMO**

Buy before July 15, 2026 to avail of:

Brand New EV
BYD Seagull

Terms and conditions apply.

A fully fitted 3-bedroom house set on a 471 sqm lot with 312 sqm of living space, featuring a master suite with walk-in closet and balcony, spacious living and dining areas, wet and dry kitchens with pantry, guestrooms, maid's room, and a 2-car garage — designed for comfort, function, and modern living.

READY FOR OCCUPANCY (RFO)

THE SAPPHIRE @ Block 3, Lot 3

Lot Area: 471 sqm | Floor Area: 312 sqm

Selling Price: PHP 21,000,000 (Inclusive of VAT and Transfer Charges)

THE AMETHYST @ Block 3, Lot 5

Lot Area: 471 sqm | Floor Area: 291 sqm

Selling Price: PHP 20,000,000 (Inclusive of VAT and Transfer Charges)

THE AMETHYST @ Block 3, Lot 6

Lot Area: 471 sqm | Floor Area: 272 sqm

Selling Price: PHP 19,000,000 (Inclusive of VAT and Transfer Charges)

➤ FREE Brand New EV BYD Seagull

- Reservation Fee: **PHP 100,000**

- Terms:

- **100% Cash**

- **100% in 6 Months**

- **20-50% in 6 Months | Balance thru Financing**



Return on Investment

PHASE 1

Sample Computation
of ROI on Purchase
of LOT

OPTION 1:
BUY a Lot, HOLD for Capital Appreciation, then RESELL

	DEFERRED PAYMENT (PHP)	CASH PAYMENT (PHP)
Investment Cost <i>(Discounted Cost: from PHP 7,500,000)</i>	6,750,000	6,025,000
EXPENSES		
Real Property Tax	5,000	5,000
Total Expenses in 3 years:	15,000	15,000
Total Investment Cost	6,765,000	6,040,000
RESELL LOT AT MARKET PRICE AFTER 3 YEARS		
SAY AT PESO 12,000,000	12,000,000	12,000,000
NET CASH FROM INVESTMENT AFTER 3 YEARS	5,235,000	5,960,000
GROSS RETURN ON INVESTMENT AFTER 3 YEARS	77%	99%
AVERAGE PER ANNUM	26%	33%

PHASE 1

Sample Computation
of ROI on Purchase
of LOT

	DEFERRED PAYMENT	CASH PAYMENT
Total Price <i>(Discounted Cost: from PHP 7,500,000)</i>	6,750,000	6,025,000
ADD:		
Construction Cost for House	10,000,000	10,000,000
Furniture and Fixtures	1,500,000	1,500,000
Total Cost for House	11,500,000	11,500,000
Total Investment Cost	18,250,000	17,525,000
ANNUAL EXPENSES		
Real Property Tax	50,000	50,000
Fire Insurance Premium	15,000	15,000
Total Annual Expenses:	65,000	65,000
ANNUAL GROSS RENTAL AFTER 2 YEARS		
Year 1 at PHP90,000 / month	1,080,000	1,080,000
Year 2 at approx. 10% increase - PHP100,000 / month	1,200,000	1,200,000
Year 3 at approx. 10% increase - PHP110,000 / month	1,320,000	1,320,000
TOTAL RENTAL	3,600,000	3,600,000
LESS ANNUAL EXPENSES (3 YEARS)	195,000	195,000
TOTAL GROSS RENTAL FOR 3 YEARS	3,405,000	3,405,000
In Year 6 to SELL at 80% Capital Appreciation	32,850,000	31,545,000
NET CASH GAIN FOR RESALE	14,600,000	14,020,000
ADD:		
NET CASH FOR RENTAL INCOME OVER 3 YEARS	3,405,000	3,405,000
TOTAL NET CASH GAIN FROM INVESTMENT	18,005,000	17,425,000
GROSS RETURN ON INVESTMENT AFTER 5 YEARS	99%	99%
AVERAGE PER ANNUM	20%	20%

OPTION 2:
BUY a lot and
BUILD A HOUSE
with swimming pool,
LEASE OUT for 3 years,
then RESELL
(Note: Construction
Period at 2 Years)

PHASE 2

Sample Computation
of ROI on Purchase
of LOT

OPTION 1:
BUY a Lot, HOLD for Capital Appreciation, then RESELL

	DEFERRED PAYMENT (PHP)	CASH PAYMENT (PHP)
Investment Cost <i>(Discounted Cost: from PHP 6,000,000)</i>	5,700,000	5,105,000
EXPENSES		
Real Property Tax	5,000	5,000
Total Expenses in 3 years:	15,000	15,000
Total Investment Cost	5,715,000	5,120,000
RESELL LOT AT MARKET PRICE AFTER 3 YEARS		
SAY AT PESO 10,000,000	10,000,000	10,000,000
NET CASH FROM INVESTMENT AFTER 3 YEARS	4,285,000	4,880,000
GROSS RETURN ON INVESTMENT AFTER 3 YEARS	75%	95%
AVERAGE PER ANNUM	25%	32%

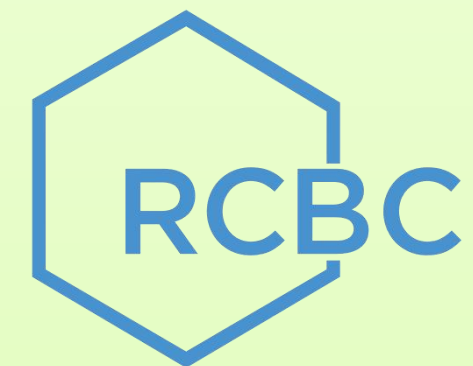
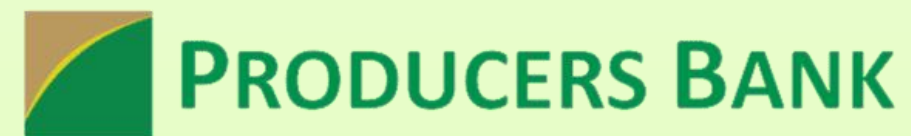
PHASE 2

Sample Computation
of ROI on Purchase
of LOT

	DEFERRED PAYMENT	CASH PAYMENT
Total Price <i>(Discounted Cost: from PHP 6,000,000)</i>	5,700,000	5,105,000
ADD:		
Construction Cost for House	10,000,000	10,000,000
Furniture and Fixtures	1,500,000	1,500,000
Total Cost for House	11,500,000	11,500,000
Total Investment Cost	17,200,000	16,605,000
ANNUAL EXPENSES		
Real Property Tax	50,000	50,000
Fire Insurance Premium	15,000	15,000
Total Annual Expenses:	65,000	65,000
ANNUAL GROSS RENTAL AFTER 2 YEARS		
Year 1 at PHP90,000 / month	1,080,000	1,080,000
Year 2 at approx. 10% increase - PHP100,000 / month	1,200,000	1,200,000
Year 3 at approx. 10% increase - PHP110,000 / month	1,320,000	1,320,000
TOTAL RENTAL	3,600,000	3,600,000
LESS ANNUAL EXPENSES (3 YEARS)	195,000	195,000
TOTAL GROSS RENTAL FOR 3 YEARS	3,405,000	3,405,000
In Year 6 to SELL at 80% Capital Appreciation	30,960,000	29,889,000
NET CASH GAIN FOR RESALE	13,760,000	13,284,000
ADD:		
NET CASH FOR RENTAL INCOME OVER 3 YEARS	3,405,000	3,405,000
TOTAL NET CASH GAIN FROM INVESTMENT	17,165,000	16,689,000
GROSS RETURN ON INVESTMENT AFTER 5 YEARS	100%	101%
AVERAGE PER ANNUM	20%	20%

OPTION 2:
BUY a lot and
BUILD A HOUSE
with swimming pool,
LEASE OUT for 3 years,
then RESELL
(Note: Construction
Period at 2 Years)

Accredited / Partner Banks





www.amonsagana.com



VIRTUAL TOUR

Thank you!