



MOUNTAIN SUITES AND COUNTRY CLUB (MSCC)

1. What is the name of the project and who is the developer?

The project is called Mountain Suites and Country Club. It is developed by VHermosa Bright Corporation (VHBC).

2. Where is it located?

Inside Mountain View Leisure Community, Brgy. Munting Indang, Nasugbu, Batangas.

3. What is the project about/what is its concept?

A serene, low-density residential condominium and condotel within MVLC, thoughtfully designed for refined countryside living and complemented by full resort-style amenities while also being near stunning beaches, truly a dual lifestyle advantage. It is perfectly positioned for both personal leisure and hassle-free income generation, offering a beautiful location paired with world-class facilities and amenities.

4. What are the location features?

MSCC enjoys the same refreshing highland climate and breathtaking scenery as MVLC. Nestled in a peaceful, elevated setting near Tagaytay, it offers sweeping views of both mountains and the ocean; perfectly situated at the very peak of the mountain.

5. What are the amenities featured?

Resort-type swimming pool, wellness and leisure spaces, floral garden, chapel, helipad, grand lobby, and 360° mountain and sea views.

6. How big is the project/what are its specifications?

The whole MSCC development spans approximately 14,000 sqm with 2 towers, each having 6 floors and 135 units.

7. Who will build my unit? Can I bring my own contractor?

Units are delivered by the in-house contractor as per the buyer's chosen finish (Fully-furnished, semi-furnished, and bare units). Refer to Annex B for unit type inclusions. Third-party contractors are allowed for fit-outs, provided they comply with the building's rules and regulations.

8. How wide are the roads inside the community?

MSCC shares the same internal road system as MVLC: Main roads are 16 meters, collector roads 12 meters, and secondary roads 8–10 meters.

9. What utilities are available?

All basic utilities are provided, including electricity, water, drainage, etc. Internet connection and phone signals are also accessible in the community.

10. How much are the association/condo dues?

₱80/sqm (starting rate).

11. Is property management available?

Yes. VHBC has an in-house property management team. Hassle-free services (cleaning, leasing, marketing, and other related services) will start upon turnover of the property.



12. When will the property be turned over/when is the target completion?

Refer to the official timetable (Annex A).

13. What are the payment channels?

Payments may be made via cash, check, fund transfer, or POS (credit/debit card).

14. Is bank financing available?

VHBC is bank-accredited.

15. Can I choose how my unit is delivered?

Yes. Options are (See Annex B for more details):

- a. Fully-Furnished*
- b. Semi-Furnished*
- c. Bare*

16. What's included in Fully-Furnished units?

Refer to Annex B.

17. Are commercial spaces available?

Yes. Check map updates for inventory.

18. Is the project safe from earthquakes?

Yes. VHBC has secured a PHIVOLCS certificate covering the project.

19. Are there LTS Permits/Status Update?

Yes. Refer to the official timetable (Annex A).

20. Will there be an HOA?

Yes, and there will also be property management for your hassle-free business.

21. When is the title turnover?

Refer to the official timetable (Annex A).

22. Is there internet connection available?

Yes.

23. What are the requirements for purchasing?

Buyers must submit originally signed photocopies of valid government-issued IDs, a Client Information Sheet with TIN, and Reservation Agreement.

24. What is/are the development status/updates?

Refer to the official timetable (Annex A).

25. Are there alternate routes leading to the project?

Yes. Accessible via East-West Road, CALAX, Aguinaldo Highway, SLEX, and nearby bypass roads.

26. How safe is your project?

MSCC is within MVLC, a gated, secured community in a first-class municipality, with perimeter fencing and 24/7 security personnel.



27. Is the property classified as agricultural, residential, or mixed-use?

MSCC is classified as a condominium inside the master-planned Mountain View Leisure Community (MVLC).

28. What taxes and fees do I need to pay upon purchase and turnover?

Miscellaneous fees.

29. Will the development be done in phases? What's the timeline per phase?

Yes. Refer to the official timetable (Annex A).

30. Will there be model units, farm homes, or demo farms?

Yes. Model units will be made available during development for viewing.



ANNEX A

MVLC Turnover Year				
Phase	Date Opened	Development Completion	TLS/LTS	Title Delivery
Westgate Ph 1 (A, B, C)	2022	2027	2024	2024
Westgate Ph 2 (A, B)	2023	2027	2026	2027
Eastgate Ph 1	2024	2028	2025	2026
Eastgate Ph 2 (A, B)	2025	2028	2026	2027
Eastgate Ph 3	2024	2028	2026	2027
MSCC Turnover Year				
MSCC Tower 1 (Condotel)		2028	2026	2028
MSCC Tower 2 (Condo)		2029	2026	2029
Note: Once fully paid, title will be released within 90 days from notarization.				



ANNEX B

Fully-Furnished Units Inclusions	
Living Room	<ul style="list-style-type: none">• Sofa Set• Coffee Table / Side Table• TV stand / Entertainment Console• Television Set• Decorative Accessories
Bedroom	<ul style="list-style-type: none">• Bed Frame with Mattress• Complete Set of Linens, Pillows and Blankets• Nightstand with Bedside Lamp• Built-in Wardrobes / Closet
Kitchen and Dining	<ul style="list-style-type: none">• Sink with Overhead and Base Cabinet• Refrigerator• Stove with Range Hood• Microwave Oven• Coffee Maker• Dining Set (Table with Chairs)• Kitchen essentials: Cookware, Cutlery, Dishes, Glassware, Utensils
Bathroom	<ul style="list-style-type: none">• Water Heater• Shower• Toilet Bowl• Faucet and Lavatory with Mirror• Vanity Cabinet / Shelves
Unit Essentials & Extras	<ul style="list-style-type: none">• Air Conditioning Unit• Curtains / Blinds• Lighting Fixtures• Utilities (water, electricity, internet etc.)• Access to Building (Gym, Swimming Pool, Garden, Playground, and other amenities.)

Semi-Furnished Units Inclusions	
Fixed Infrastructure	<ul style="list-style-type: none">• Kitchen Sink with Overhead and Base Cabinet• Stove with Range Hood• Water Heater• Shower• Toilet Bowl• Faucet and Lavatory with Mirror
Furniture	<ul style="list-style-type: none">• Bed Frame with Mattress• Sofa Set• Dining Set (Table with Chairs)
Unit Essentials & Extras	<ul style="list-style-type: none">• Air Conditioning Unit• Lighting Fixtures• Utilities (water, electricity, internet etc.)• Access to Building (Gym, Swimming Pool, Garden, Playground, and other amenities).