



APRIL EDITION NEWSLETTER



Lapu Lapu: Where Lifestyle Meets Yield

Capital is moving into income producing coastal assets. Cebu is leading that shift.

INVESTMENT OPPORTUNITY : <https://www.dnaproperty.ph/property-sales>

MARKET INTELLIGENCE

The numbers are telling a clear story:

**Philippine real estate market projected to grow from ~\$95B to ~\$135B+ long-term
Residential prices up ~7.5% year-on-year**

**Metro Cebu showing ~11.5% annual growth
Regional markets like Cebu are now outperforming Metro Manila**



Cebu is no longer an emerging alternative, it is now a leading growth market outperforming Metro Manila.

Investors entering today are prioritizing income-generating coastal assets over long-term land speculation.

The current window favors early positioning in high demand beachfront and township developments before pricing fully reflects tourism and rental recovery.

<https://www.cebubusinessnews.ph>

Book Investor Call : <https://www.dnaproperty.ph/property-sales>



INSIDE THE DEVELOPMENTS

**Premium beachfront inventory is tightening.
Early positioning is where value is captured.**

Across developer pipelines, a shift is already underway:

- **Beachfront inventory is now released in controlled, limited phases**
- **High performing units are being secured pre-launch**
- **Developers are moving toward rental focused, hospitality driven models**
- **Flexible terms still exist but premium inventory is tightening fast**

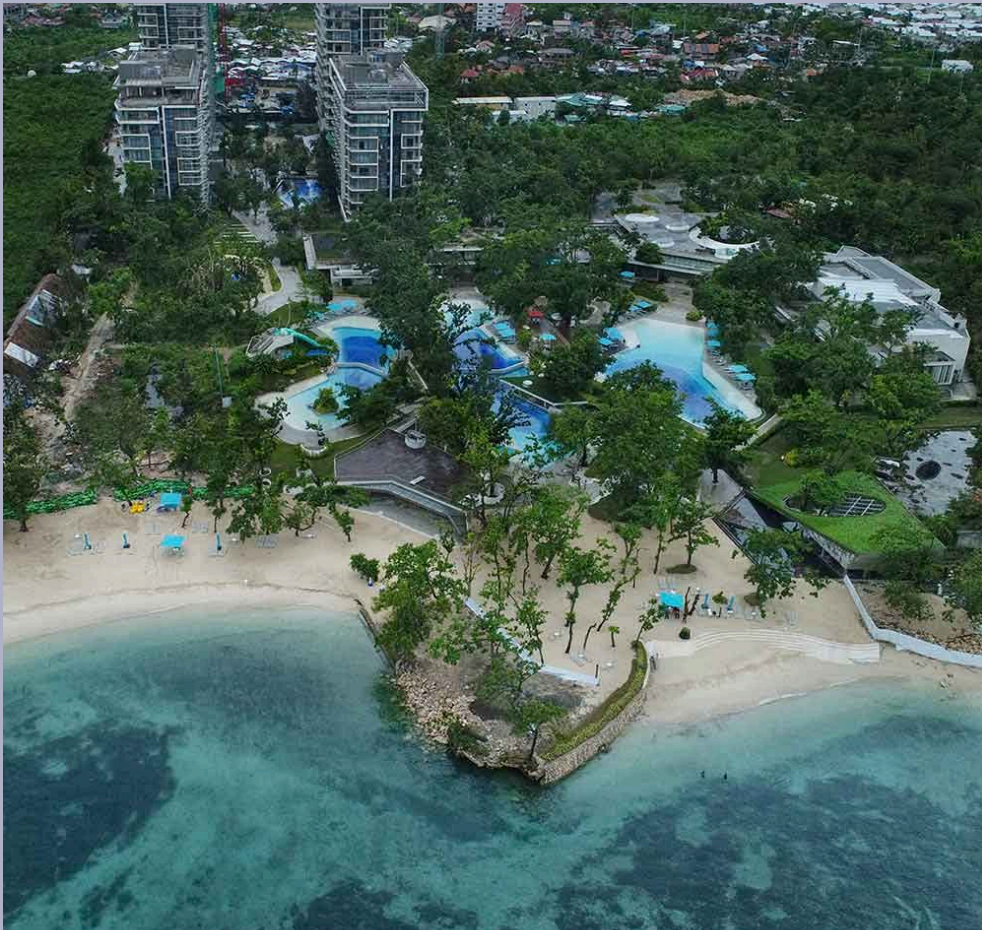
Access not timing is now the key advantage. Highperforming units are often secured before public release, meaning investors with early visibility are capturing the strongest positions. Waiting for full market confirmation typically results in higher entry prices and reduced unit selection.

This is no longer about timing the market. It's about access.

<https://www.dnaproperty.ph/property-sales>

PROPERTY FEATURED

TAMBULI SEASIDE LIVING



BEACHFRONT INVESTMENT + RENTAL INCOME

Live operating rental units available
Strong short-term and long term demand
Resort style community with consistent occupancy potential

- Studio Units**
- 1-Bedroom Units**
- 2-Bedroom Units**
- Large 2-Bedroom Units**
- Penthouse Units**

Best suited for investors targeting immediate rental income, with existing occupancy demand and operational units already generating returns.

Request full availability:

<https://www.dnaproperty.ph/property-sales/tambuli-seaside-living>

ARUGA

**PREMIUM SCARCITY, LONG-TERM VALUE.
HIGH-END, HIGH APPRECIATION.
FOR END USERS AND INVESTORS.**

Aruga Resort & Residences

- Tower 1: 5% discount on selected 1BR, 2BR & penthouse beachfront units
- Payable over 24 months
- Tower 2: 3% introductory discounts
- → Payable over 55 months

Rockwell at IPI Center – Lincoln Tower

- Limited 0% down payment slots (3 units only)
- 5% promo discount under 10-20-70 payment scheme
- → Payable over 47 months

Rockwell Tower (Office Units)

- 2 remaining slots with 1% discount
- → Payable over 38 months

Positioned for premium capital appreciation, with limited beachfront inventory and structured payment terms ideal for mid- to long term investors.

[Access Full Investment Information :](https://www.dnaproperty.ph/property-sales/aruga-resort-residences)

<https://www.dnaproperty.ph/property-sales/aruga-resort-residences>



THE MACTAN NEWTOWN



**A township built for movement, tourism,
and long stay demand.**

City + Beach Lifestyle Investment
Master planned mixed-use township
Strong expat and tourist occupancy base
Ideal for leasing and personal use

Consistent rental activity driven by BPO, tourism, and long stay tenants. Flexible payment schemes depending on tower phase and unit type

Ideal for investors seeking consistent leasing demand, driven by BPO activity, tourism, and long stay tenants in a fully integrated township.

ACCESS OPPORTUNITY :

<https://www.dnaproperty.ph/property-sales/positano-mactan>

PRIMARYHOMES

The entry point for strategic first-time investors.

Affordable entry, smart investment.

Flexible payments in high-growth Cebu corridors.

Early Move-In Promo (RFO | Mar 16–May 2026)

- Move in after 3 months equity
- 33-month equity while occupying
- 1.5% move-in fee (TSP)
- Remaining balance via bank financing

Why it works:

- No pre-approval or income docs required
- Financing applies only to remaining balance

Includes: membership, utilities setup, advance dues, taxes & insurance

These payment structures are designed to lower entry barriers while securing current pricing, allowing investors to position early without full capital exposure upfront. In tightening markets, flexible terms like these are often reduced or removed first.

Access Private Pricing:

<https://www.dnaproperty.ph/property-sales>





DNA PROPERTY CORP IS NOW ACCREDITED WITH PRIMARYHOMES

Access Private Pricing:
<https://www.dnaproperty.ph/property-sales>

PROPERTY MANAGEMENT, HANDLED PROPERLY

For owners who want trusted support on
the ground in the Philippines



**Owning property overseas requires
structure, consistency, and reliable
people on the ground.**

**At DNA Property Corp, we manage your property as
if it were our own ensuring it is maintained, marketed,
and operated to a high standard at all times.**

Property Management Offers:
dnaproperty.ph/property-rentals



SHORT-TERM RENTAL MANAGEMENT

- Listing setup and optimisation
- Guest communication and bookings
- Check-in / check-out coordination
- Cleaning and turnover management
- Calendar and pricing oversight

OWNER SUPPORT

- Overseas owner management
- Property checks and inspections
- Furnishing and setup coordination
- Restocking and supplier handling
- Ongoing operational updates

ON-GROUND DELIVERY

- Local team in Cebu & Mactan
- Fast response to issues
- Guest experience management
- Property presentation standards
- Reliable day-to-day oversight

Property Management offers:

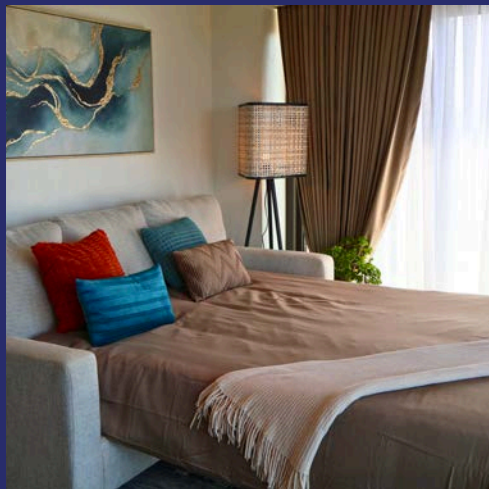
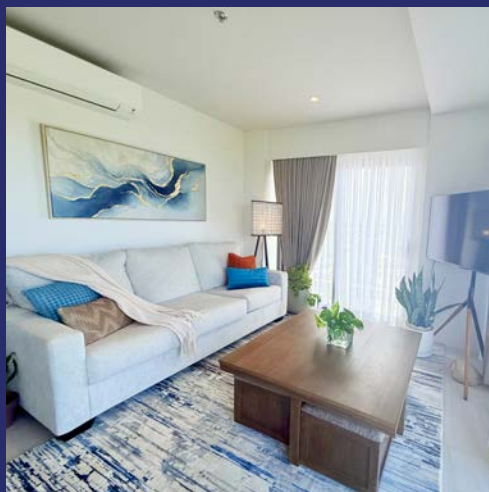
<https://www.dnaproperty.ph/property-rentals>

WE'VE RECENTLY SECURED A NEW PROPERTY MANAGEMENT CLIENT!

TOWER E - 10-O under active management.

For clients not based in the Philippines, structure is everything.

Check availability: airbnb.com/h/pm1br



GUEST FEEDBACK



★★★★★ · February 2026

The ocean view was nice, and the kitchen and living room were spacious, so it was comfortable to live in. The host responded quickly and I had a comfortable stay with my children. I had a great time using the resort pool. It was too close to the next building, so it was inconvenient to open all the windows, but overall I was satisfied.

This rental was located in the beautiful Tambuli resort complex. It was a nice new property with many amenities. The apartment had a wrap around balcony with 180 degree views from ocean to the city and mountains. Apartment interior was around 40+ sq meters not including balcony. The kitchen was equipped with cooking utensils, pots and pans as well as dishes and bowls. Host was very helpful and responsive. I highly recommend!

We loved our stay! Hosts met us at check in, and were always friendly and responsive. The unit looked exactly like the photos. Amazing wrap-around balcony and views especially at night. We loved the resort, pools, gym, beach. Would highly recommend.

Our host was incredibly kind, welcoming, and helpful. Communication was seamless, and we truly felt well taken care of throughout our entire stay ❤️
All in all, it was an absolutely fantastic experience with only positive things to say. We would love to come back and can highly recommend everyone to book this apartment — you won't regret it! ★★★★★

We had the most amazing stay in this beautiful apartment in Cebu! From the moment we walked in, we were absolutely blown away. The apartment is incredibly stylish, beautifully furnished, and the view is simply breathtaking — something you never get tired of waking up to 🥰🥰🌴

This structure is particularly relevant for overseas investors who want income producing assets without operational involvement. Instead of managing a property, clients hold a fully serviced, performance-driven asset designed for rental yield.

AIRBNB LISTING : <https://www.dnaproperty.ph/property-rentals>

PROPERTY SALES POSITIONED, NOT PUSHED

- Direct developer access
- Early inventory positioning
- Clear financial breakdowns
- Strategy-led acquisition approach

Growth is stabilising

Regional markets are outperforming

Buyers are becoming more selective

As the market stabilizes, opportunities are becoming more selective.

The strongest positions are no longer found through volume—but through access, timing, and structured entry into the right developments.

We don't sell units. We position assets.

[Access Private Pricing: https://www.dnaproperty.ph/property-sales](https://www.dnaproperty.ph/property-sales)

We work with a limited number of investors seeking structured access to Philippine real estate.

Full availability, pricing, and allocation options are shared privately.

Request current availability, pricing, and allocation options below.

Website: dnaproperty.ph

Email: teamph@dnaproperty.ph

Mobile: 09154616099

