

# **BALESIN ISLAND CLUB**

*Polillo, 4339 Quezon*



Land area: **500 HECTARES**  
Category: **PROPRIETARY**  
Year Established: **2013**  
Developer: **ALPHALAND CORPORATION**

## **AMENITIES:**

### **CLUBHOUSE**

#### **MAIN FLOOR**

7 Two-Bedroom Unit Clubhouse Suites

- Reception
- Coral Bar
- The Clubhouse Lounge

The Balesin Dining Room

The Veranda

- Private Dining Rooms (Michelle's and Anna's)

Sakura Japanese Restaurant

Han Gang Restaurant

Viewdeck

- Balesin Sunset Sweets

- Balesin Music Lounge

#### **OUTDOOR**

- Lounge Pool
- 3 Outdoor Whirlpools
- Kiddie Pool
- Bars for Lounge Pool and Kiddie Pool
- Private Beach Cabanas
- Aquatic Sports Center

#### **GROUND FLOOR**

- Billiards and Table Tennis (Game Room)
- Balesin Souvenir Shop
- E.L. Tordesillas Library
- Tabacalera Cigar Divan
- KTV Rooms (Mike's and Rannie's)
- Mahjong and Poker Rooms
- Function Rooms
  
- Salon and Barber Shop
- Internet Gaming/ Business Center
- Wii © Room
- Locker Rooms (Male, Female & Children)
- Children's Indoor Playroom
- Screening Room
- Balesin Boutique
- Balesin Wine Cave
- Medical Clinic

## **RESTAURANT AND BARS**

### **MAIN CLUB HOUSE**

- Balesin Dining Room
- Clubhouse Lounge
- The Verandah
- Balesin Sunset Sweets
- Sakura Japanese Restaurant
- Han-Gang
- Tabacalera Cigar Divan
- Fish Fun
- Michelle's and Hannah's Private Dining Rooms

### **BALI VILLAGE**

- Bali Warung
- Sanur and Ubud Private Dining Rooms
- Nusa Dua Bar Korean Restaurant

### **PHUKET VILLAGE**

- Phuket Salathip
- Private Dining Rooms
- Hua Hin and Koh Samui Private Dining Rooms

### **MYKONOS VILLAGE**

- Thanassis Taverna
- Mykonos Cove Deck
- The Poseidon

### **TOSCANA VILLAGE**

- Trattoria Toscana
- La Nena
- Da Ventura
- La Meridiana
- Al Foghèr
- Anghiari
- Sezzano
- Antico Posto
- Molinello
- La Terrazza
- Un Rincón De Chile Cochagua

### **ST. TROPEZ VILLAGE**

- Crêperie
- The Nirvana Lounge
- Le Girelier
- Le Voile Rouge
- L'Escale
- Place de Lices
- Le Neptune Private Dining Room

### **COSTA DEL SOL VILLAGE**

- Casa Grande
- Tapas Bar
- The Alhambra Lounge
- Balesin Music Lounge
- Vista de la Playa, Vista del Mar, Marbella Club and Puerto Banús Private Dining Rooms

### **THE BALESIN ROYAL VILLA**

- The Salon

### **BALESIN VILLAGE**

- Balesin Sala
- Relic Bar

### **OTHERS**

- The Family Picnic Grove
- Rico's Hideaway
- Sports Center

## **THE BALESIN SPA**

- Spa Suites
- Spa Pool
- Sauna
- Steam Bath

## **AQUATIC SPORTS CENTER**

- Windsurfing
- Scuba Diving
- Hobie Bravo Sailing
- Paraw Sailing
- Waterskiing and Wakeboarding
- Snorkeling
- Kayaking
- Stand-up Paddle Boarding
- Deep Sea Fishing
- Boat Rental
- Surfing
- Sunset Cruises
- Volleyball
- Frisbee

## **THE BALESIN ROYAL VILLA**

- 4 Maharlika Suites
- 10 Royal Suites
- 2 Swimming pools with jet bubblers
- 4 Sunning Decks
- Direct access to the best beach on the island
- Fully air-conditioned dining salon
- Full bar facility
- Breakfast room service available
- Pre-arranged special a la carte menus for lunch and dinner
- Entertainment center (Karaoke/ Screening Room, Billiard and Foosball Tables, Private Bar)
- Wheelchair-accessible
- Dedicated vehicles for transport

## **SPORTS CENTER**

### **INDOOR**

- Basketball Court
- Tennis Court
- Badminton Courts
- Fully Equipped Gym
- Airsoft Target Shooting Range
- Rock Climbing Wall

### **OUTDOOR**

- Basketball Court
- Tennis Court
- Paintball Shooting/ War Games
- Golf Driving Range and Putting Green
- Archery Range
- Mountain Biking

## **THE STABLES**

- Island Trail Ride
- Bullring
- Horse Stables & Paddock

## **FLORA AND FAUNA**

### **THE CHAPEL**

### **AEGLE WELLNESS CENTER**

## **SEVEN VILLAGES**

- Balesin
- Bali
- Mykonos
- Phuket
- St. Tropez
- Costa Del Sol
- Toscana

**CLUB FEES:**

<b>MONTHLY DUES</b>	<b>(PhP)</b>
Diamond & Platinum	8,960
Consumable	4,000
Gold	10,080
Consumable	4,000
Corporate (for entire membership)	48,000
<b>TRANSFER FEE</b>	<b>150,000</b>

**CLUB INFORMATION:**

- Letters of Intent to sell and to buy: REQUIRED
- Dependents' age limit: up to 25 years old; unmarried
- Membership Card:
  - Temporary card – issued 1-2 days after submission of the requirements (DOAS, transfer fee and application forms; provided that the Letters of Intent are approved)
  - Permanent card – issued 10 working days
- Earliest time to use Club facilities: Upon approval of the Letters of Intent and submission of requirements
- Classifications of share:

<b>CLASS</b>	<b>ANNUAL FREE NIGHTS STAY IN VILLAS</b>	<b>NOS. OF NOMINEES</b>
Corporate	70	10
Platinum	28	3
Diamond	14	2
Gold	7	

## **REQUIREMENTS AND PROCESSING**

### **BUYER**

1. Letter of Intent to Buy- indicating the selling price of the share, name and Buyer's resume and proof of financial capacity such as but not limited to Bank Statement and ITR
2. Transfer Fee
3. Stock Certificate (Original)
4. Membership Application Form and Direct Relatives Form
5. 1x1 Picture of Principal Member - 1 pc.
6. 1x1 Picture of Dependent/s - 1 pc.
7. Marriage Contract (Photocopy)
8. Birth Certificate of Dependents -25yrs old & below children (Photocopy)
9. Alien Certificate of Registration-ACR for Foreign Applicant (Photocopy)
10. Passport of the Principal Member (Photocopy)
11. Valid ID with picture and signature of Dependents (Photocopy)
12. SEC Registration, Articles of Incorporation and latest General Information Sheet (Photocopy) - for Corporate Applicant
13. Latest audited Financial Statement for Corporate Applicant
14. Secretary's Certificate or Board Resolution - To purchase (specify name of signatory & nominee) – for Corporate Applicant (Original/ notarized)
15. Valid ID of the Corporate Signatory
16. Tax Identification Number (T.I.N.) - Shareholder (buyer) FOR FILING OF TAXES

### **SELLER**

1. Letter of Intent to sell-indicating the selling price of the share, name and Buyer's resume and proof of financial capacity such as but not limited to Bank Statement and ITR
2. BIR Certification
3. Clearance of Account
4. Deed of Sale
5. Resignation Letter
6. Membership Card
7. Membership Cards of Dependents
8. Passport (Photocopy)
9. Secretary's Certificate or Board Resolution - To sell (specify name of signatory) – for Corporate Seller (Original/ notarized)
10. Latest General Information Sheet (Photocopy) – for Corporate Seller
11. Valid ID of the Corporate Signatory
12. Tax Identification Number (T.I.N.) - Shareholder (seller) FOR FILING OF TAXES
13. Proof of Acquisition Cost - FOR FILING OF TAXES

## **CLUB PROCESSING**

1. Approval of Letters of Intent to sell and to buy– indicating the selling price of the share, Buyer’s name and resume and proof of financial capacity such as but not limited to Bank Statement and ITR (with less than a month). For corporations: SEC Registration, Articles of Incorporation and By-Laws, General Info Sheet (GIS)

If the Club elects not to purchase the share, the Seller may proceed to selling the share to a third party and furnish the Club with the following documents:

- 1.a- Original signed and notarized transfer documents (e.g. Deed of Sale, etc.)
- 1.b- Certificate Authorizing Registration (CAR) of the transfer issued by the Bureau of Internal Revenue (BIR)
- 1.c- Original Stock Certificate covering the subject share
2. Settle all outstanding balance of the Seller
- Issuance of Temporary Card - 1-2 days after submission of the requirements (Deed of Sale, transfer fee and application forms; provided that the Letters of Intent are approved)
3. Issuance of Permanent Card – 10 working days after approval of Letters of Intent and submission of requirements
- Issuance of Stock Certificate- 30 days from submission of complete documentary requirements and payment of the required transfer fee
- 5.