



BALESIN ISLAND CLUB

Balesin, 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

St. Tropez Village

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

Toscana Village

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

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

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

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

Flora And Fauna

The Chapel

Aegle Wellness Center

Seven Villages

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

CLUB FEES

Payee: **ALPHALAND BALESIN ISLAND CLUB, INC.**

Monthly Dues

Diamond & Platinum Consumable	₱8,960
	₱4,000
Gold Consumable	₱10,080
	₱4,000
Corporate (for entire membership)	₱48,000

Transfer of Share

Transfer Fee	₱150,000
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Membership Application Guidelines & Policies

- 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:

Class	Annual Free Nights Stay In Villas	Numbers of Nominees
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) -
13. for Corporate Applicant
14. Latest audited Financial Statement for Corporate Applicant
15. Secretary's Certificate or Board Resolution - To purchase
16. (specify name of signatory & nominee) – for Corporate Applicant (Original/ notarized)
17. Valid ID of the Corporate Signatory
18. 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

- 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:

- a- Original signed and notarized transfer documents (e.g. Deed of Sale, etc.)
- b- Certificate Authorizing Registration (CAR) of the transfer issued by the Bureau of Internal Revenue (BIR)
- c- Original Stock Certificate covering the subject share
- 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)
- 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