



LUCIMA





THE LUXURY OF WELLNESS AND SUSTAINABILITY

A signature development of ARTHALAND and ARCH Capital, Lucima is the flagship green high-rise residential condominium in the Queen City, where a seamless interweaving of sustainability and wellness in a prime address awaits.

ARTHALAND is the only real estate developer in the Philippines with a portfolio which is 100% certified as sustainable, recognized for its focus on sustainability, wellness, high quality and superior design.

ARTHALAND is led by its mission to build boutique, sustainable, and exceptional developments that will provide a wealth of life at home, at work, in the community, and in the country.

ARCH Capital is an independently owned real estate private equity investment platform with a well-established track record investing across major markets in Asia Pacific.

Its portfolio of assets is diversified across 29,000 residential units for sale and for lease and over 1.3 million square meters of office, retail, and mixed-use assets in key cities such as Hong Kong, Singapore, Sydney, Macau, Manila, Bangkok, Shanghai, and Taipei.



PRE-CERTIFIED
GOLD



REGISTERED



REGISTERED



REGISTERED

Artist's Perspective



A SIGNATURE ADDRESS

Samar Loop

Cardinal Rosales Avenue

As one of Asia's top performing economies as of late, the Philippines is peppered with a multitude of economic growth centers that contribute to its overall performance — right at the center of it all is Cebu City.

A region of picturesque contrasts, Cebu has an excellent mix of urban and nature offerings always just a few minutes away, from pristine white sand beaches and scenic sites to bustling city centers. Regarded as the 'Queen City of the Philippines,' it is a strategic location known to be the center for business, education, and trade in the southern region of the country and is also considered a regional hub for business processing services, furniture-making, tourism, and shipping, offering a highly profitable investment opportunity.





Artist's Perspective

Lucima offers a signature ARTHALAND address located within Cebu City's main central business and lifestyle district, Cebu Business Park, and is also in close proximity to the Cebu I.T. Park, one of the largest PEZA-accredited IT economic zones in the country.

DEVELOPMENT SUMMARY

Project Name	LUCIMA
Location	Cardinal Rosales Avenue corner Samar Loop, Cebu Business Park, Brgy. Hipodromo, Cebu City, Cebu
Project Manager	ARTHALAND
Project Developer	Bhavana Properties Inc., a subsidiary of ARTHALAND and ARCH Capital
Land Area	2,245 sq.m.
Development Type	Residential condominium

Unit Mix	Unit Type	No. of Units	Mix
	1 BR Classic	65	38%
	1 BR Suite	35	
	1 BR Executive	30	11%
	2 BR Suite	93	36%
	3 BR Suite	34	13%
	Garden Units *		
	2 BR	2	1%
	3 BR	2	1%
	Total	261	

* Bi-level units

AVENUES AND CONNECTIONS	KM.	MI.
Seaport	2.6	1.6
Marcelo Fernan Bridge, U.N. Avenue	6.7	4.2
Mactan-Cebu International Airport	8.2	5.1
Future Infrastructure:		
Cebu-Cordova Link Expressway	4.5	2.8
<small>CCLEX IS AN 8.5 KM TOLL BRIDGE EXPRESSWAY CONNECTING CEBU CITY AND CORDOVA SET TO OPEN IN 2022</small>		
Transcentral Highway	22.4	13.9

ARTS AND CULTURE	KM.	MI.
Cebu Cultural Center	1.1	0.7
Museo Sugbo	1.3	0.8
Casa Gorordo Museum	1.8	1.1
University of San Carlos Museum	1.9	1.2
The Cathedral Museum of Cebu	2.2	1.4

BUSINESS AND COMMERCIAL CENTERS	KM.	MI.
Philam Life Center Cebu	0.1	0.1
The Globe Tower Cebu	0.3	0.2
BPI Cebu Corporate Center	0.4	0.3
Cebu Exchange	1.3	0.8
Cebu I.T. Park	1.6	1.0

CHURCHES AND PLACES OF WORSHIP	KM.	MI.
Asilo de la Milagrosa Church	0.4	0.3
Redemptorist Church	1.0	0.6
Sacred Heart Parish	1.1	0.7
Archbishop's Palace	1.2	0.7
Cebu Metropolitan Cathedral	2.3	1.4
Magellan's Cross	2.5	1.6
Cebu Taoist Temple	2.9	1.8

EDUCATIONAL INSTITUTIONS	KM.	MI.
USC Montessori Academy	0.7	0.4
Maria Montessori International School - Gorordo Campus	0.7	0.4
St. Theresa's College Cebu	1.3	0.8

PAREF Springdale	1.3	0.8
CIE British School - Cebu	1.7	1.0
Athenaeum International School	2.2	1.4
University of the Philippines Cebu	2.3	1.4
International Culinary Arts Academy Cebu	2.9	1.8
Singapore School Cebu	3.1	1.9
Woodridge International School - Cebu	3.7	2.3
University of San Carlos	4.2	2.6
Ateneo de Cebu	6.2	3.9
Cebu International School	8.8	5.4

HOTELS AND RESORTS	KM.	MI.
Seda Ayala Center Cebu	0.3	0.2
Waterfront Cebu City Hotel and Casino	1.0	0.6
Radisson Blu Cebu	1.6	1.0
Seda Central Bloc Cebu	1.6	1.0
Marco Polo Plaza Cebu Hotel	3.1	1.9
Shangri-La's Mactan Resort and Spa	12.5	7.7
Sheraton Cebu Mactan Resort	14.3	8.9

MEDICAL AND HEALTH FACILITIES	KM.	MI.
Cebu Doctors' University Hospital	1.5	1.0
University of Cebu Medical Center	2.8	1.7
Chong Hua Hospital	2.9	1.8

SHOPPING DESTINATIONS	KM.	MI.
Ayala Center Cebu	0.2	0.1
Rustan's Department Store and Supermarket	0.1	0.1
SM City Cebu	1.4	0.9
Robinsons Galleria Cebu	1.4	0.9
Gateway Central	2.1	1.3
Metro Gaisano	2.4	1.5

RECREATION AND LEISURE SPORTS	KM.	MI.
City Sports Club Cebu	0.2	0.1
Cebu Country Club	1.8	1.1
Mactan Island	6.6	4.1
Mactan Island Golf Club	7.1	4.4
Alta Vista Golf and Country Club	7.1	4.4



LUCIMA IS SETTING THE STANDARD OF LUXURY LIVING THROUGH ITS SEAMLESS INTERWEAVING OF WELLNESS AND SUSTAINABILITY

Envisioned to be the first quadruple-certified sustainable high-rise residential condominium in the country, Lucima will provide ease, comfort and wellness, enhancing the living conditions of its residents. Carefully planned with health, safety, and security in mind, Lucima is designed to be an ideal address heading into the future as residents will benefit from lower electricity and water bills, and improved indoor air quality.



PRE-CERTIFIED
GOLD



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The Potager Garden at Lucima provides residents and tenants access to fresh organic produce all year round.

Potager (pronounced as po-ta-je) comes from the French word potagère, which translates to “for the soup pot.” What grows in the garden is what is served at the dinner table. The garden itself will be self-sustaining as proceeds from the sale of its produce will be used to maintain it and to purchase organic seedlings for the next harvest.



Artist's Perspective of Potager Garden

SUSTAINABILITY



Pre-certified LEED Gold, vying for EDGE and BERDE certifications



Potager Garden at Lucima to increase the supply of fresh, nutritious and organic produce for residents



Efficient building envelope to ensure that you have a cooler temperature inside your home all year round



Double glazed façade, energy efficient air-conditioning and lighting system to lower your energy consumption resulting in at least 40% savings on your electricity bills



Low-flow plumbing fixtures to lessen your water consumption and achieve at least 20% savings on your water bill



Home to endemic and endangered vegetation to promote vibrant biodiversity



Rainwater management to collect and to store rainwater as an alternative source for watering plants



Bicycle facilities with racks and repair station to promote convenient and healthier means of transportation



Artist's Perspective of Three-Bedroom Unit



Artist's Perspective of Amenity Deck

WELLNESS



Vying for WELL certification



Single tower design ensures healthy and low density living environment



24/7 semi-autonomous surveillance robots that promote a safer, contactless environment



Equipped with Energy Recovery Ventilators (ERV)* to improve indoor air quality by bringing in fresh, filtered air while controlling the humidity for thermal comfort



Equipped with Carbon Monoxide monitors to keep track of pollutants for safe and healthy indoor air



Air tight units to prevent sound and odor transmission between spaces, promoting better acoustic and indoor air quality



Main door is designed to prevent unwanted dust, air, and odor transmission between spaces



Optimized natural daylight for better views and much needed Vitamin D



Air purifiers with patented technology removes up to 99% of airborne mold, bacteria, and viruses in all common areas



Bathrooms are equipped with smart exhaust to expel excess moisture, reducing risk of respiratory health issues



Low-emitting and non-toxic building materials to reduce risk of exposure to toxic compounds



Thermal camera and virtual concierge in main lobby minimize risk of virus transmission

* The ERV is equipped with highly efficient air filters, the same grade used for laboratories, to prevent harmful microbes and pathogens from entering the space.



Artist's Perspective of Five-Bedroom Penthouse Unit

LUXURY

Timeless and high-quality architecture

Designed by one of the top European architects,
Saraiva+Associados

Well thought-out floor layouts and space plan

Comfortable tropical motif



Lifestyle Image

Lounge Pool, Children's Pool, Sun Deck with Lounge Chairs



Artist's Perspective

Fitness Center



Children's Play Room



Function Hall



Drop-Off Area

Artist's Perspective



Main Lobby

Artist's Perspective

THE LIVING SPACES

Through the building's timeless design, meticulously executed construction, and thoughtful sustainability features, Lucima clearly prioritizes the comfort, health and well-being of its residents while protecting the environment, leaving more for future generations.



± 2.9 m (if underslab)

Living and Dining Area,
Bedrooms 2-5, and
Master Bedroom



Artist's Perspective of Two-Bedroom Unit

*High floor-to-ceiling height of 2.9 meters
provide an abundance of natural light
and feeling of openness*

Unit Type	No. of Units	Mix	Floor Area sq.m.		Floor Area sq.ft.		Floor Area 坪		Unit Variation
			min.	max.	min.	max.	min.	max.	
1 BR Classic	65	38%	38	52	407	562	11.5	15.7	5
1 BR Suite	35		41	54	443	578	12.4	16.3	3
1 BR Executive	30	11%	55	56	597	599	16.6	16.9	4
2 BR Suite	93	36%	88	108	943	1,157	26.6	32.7	11
3 BR Suite	34	13%	125	128	1,345	1,373	37.8	38.7	2
Garden Units *									
2 BR	2	1%	116	154	1,245	1,659	35.1	46.6	2
3 BR	2	1%	258	282	2,775	3,040	78.0	85.3	2
261									

* Bi-level units



Artist's Perspective of Three-Bedroom Unit



Artist's Perspective of One-Bedroom Unit

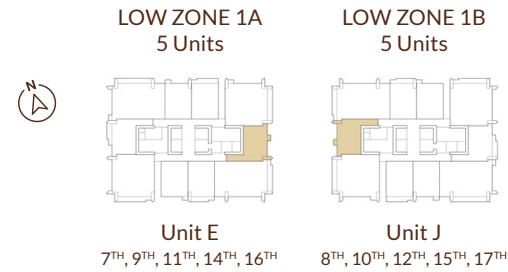


Artist's Perspective of Two-Bedroom Unit

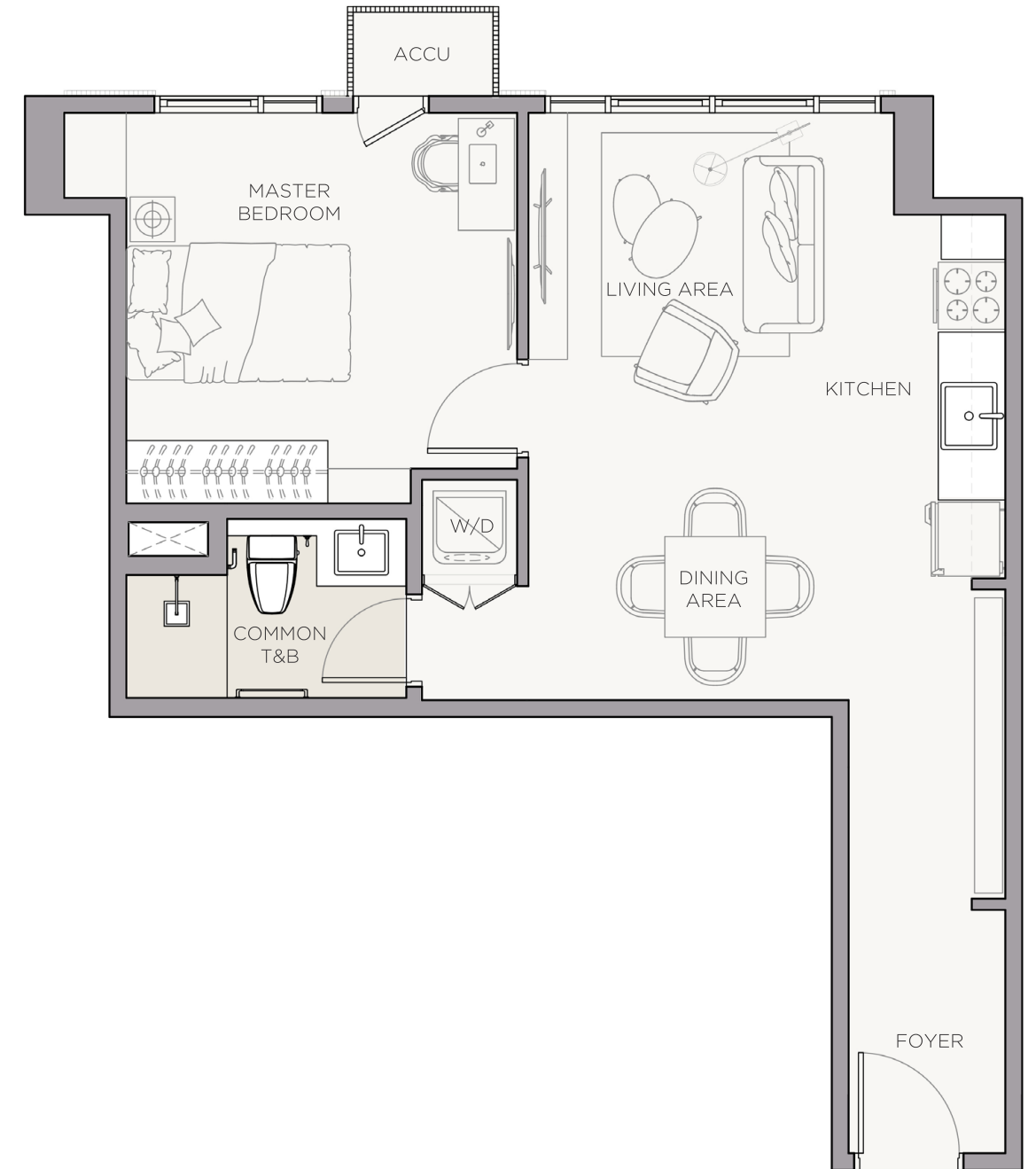
1 BR CLASSIC

38-52 sq.m. | 65 units in total

Unit	Type B
Floor Area	51 sq.m.
Total	10 units



Area Breakdown	sq.m.	sq.ft.	坪
Foyer	6	69	1.8
Living Area	9	102	2.7
Dining Area	6	62	1.8
Kitchen	8	83	2.4
Master Bedroom	14	151	4.2
Common T&B	5	50	1.5
Washer/Dryer	1	10	0.3
Hallway	1	12	0.3
ACCU	1	13	0.3
TOTAL	51	552	15.4



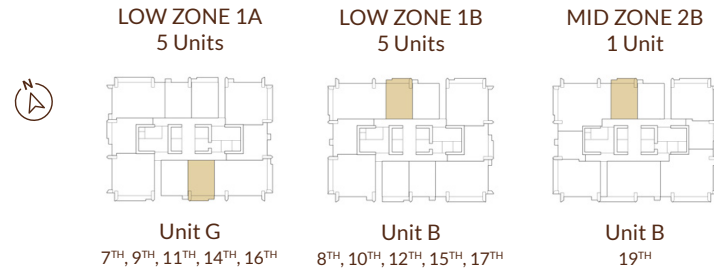
Unit size varies due to varying column provisions.

Furniture, appliances, electronics, white goods, accessories, plants represented in the plans are not deliverables.

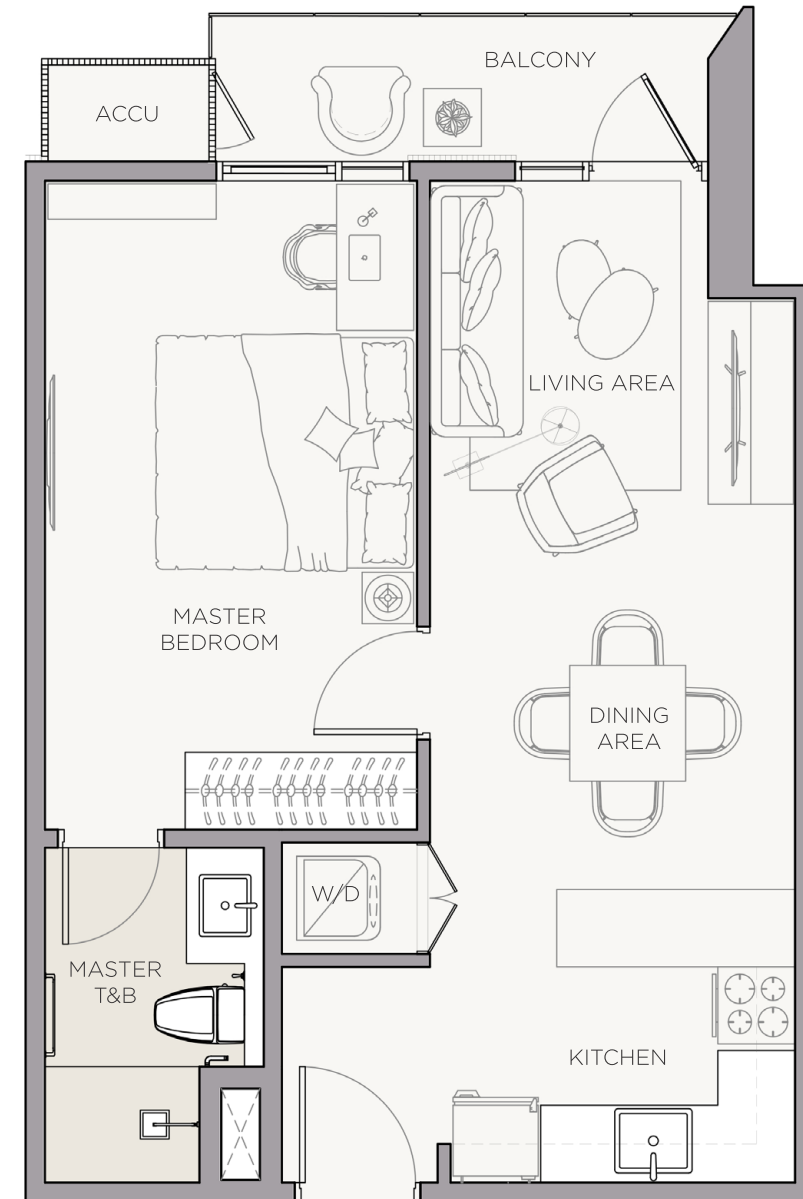
1 BR SUITE

41-54 sq.m. | 35 units in total

Unit	Type A
Floor Area	53 sq.m.
Total	11 units



Area Breakdown	sq.m.	sq.ft.	坪
Living Area	9	95	2.7
Dining Area	9	97	2.7
Kitchen	7	79	2.1
Master Bedroom	16	168	4.8
Master T&B	5	55	1.5
Washer/Dryer Area	1	12	0.3
Balcony	5	56	1.5
ACCU	1	13	0.3
TOTAL	53	575	16.0



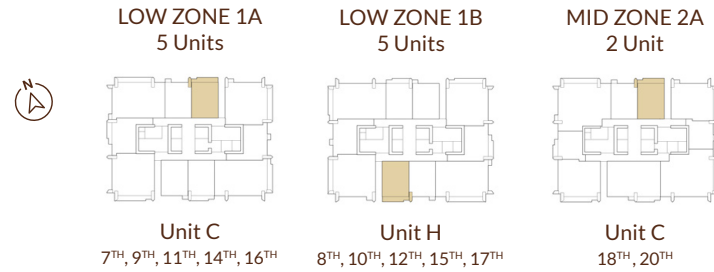
Unit size varies.

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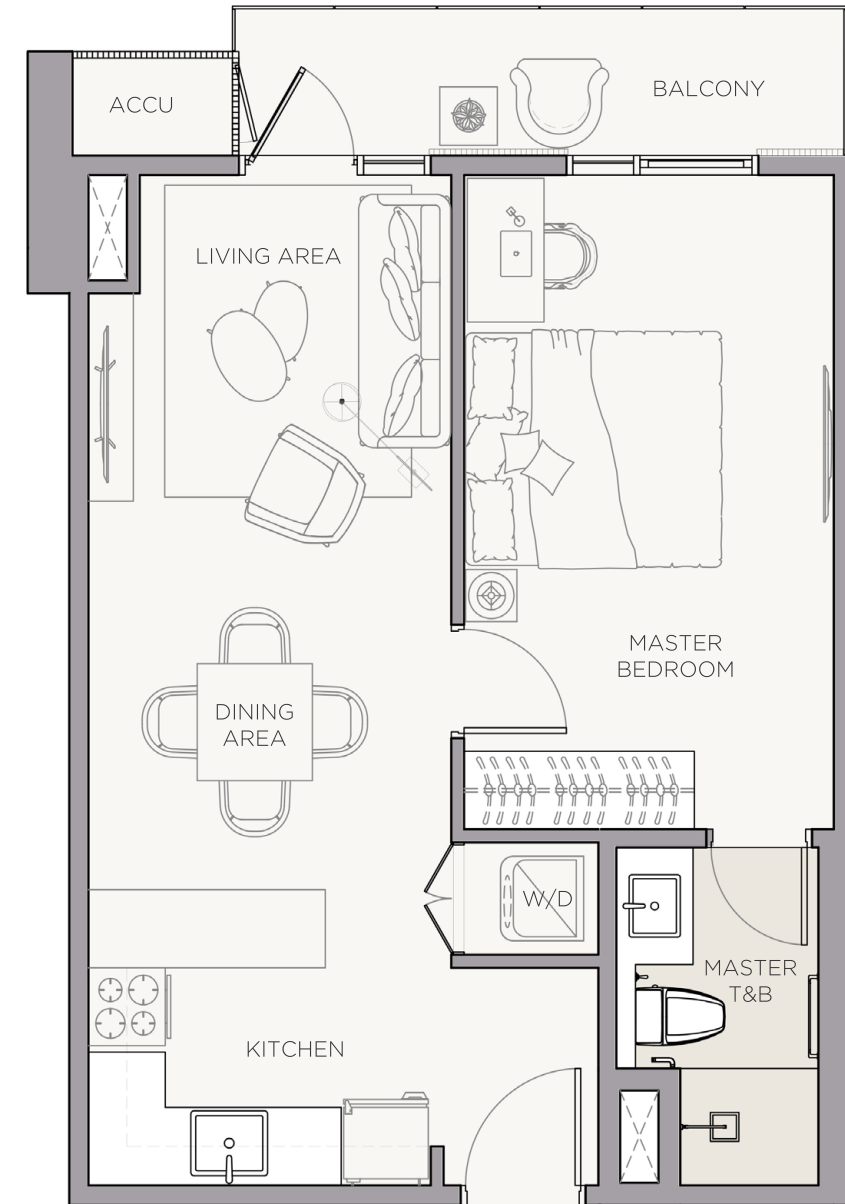
1 BR EXECUTIVE

55-56 sq.m. | 30 units in total

Unit	Type A
Floor Area	56 sq.m.
Total	12 units



Area Breakdown	sq.m.	sq.ft.	坪
Living Area	10	104	3.0
Dining Area	9	97	2.7
Kitchen	8	79	2.4
Master Bedroom	16	171	4.8
Master T&B	5	57	1.5
Washer/Dryer Area	1	12	0.3
Balcony	6	64	1.8
ACCU	1	15	0.3
TOTAL	56	599	16.9



Unit size varies.

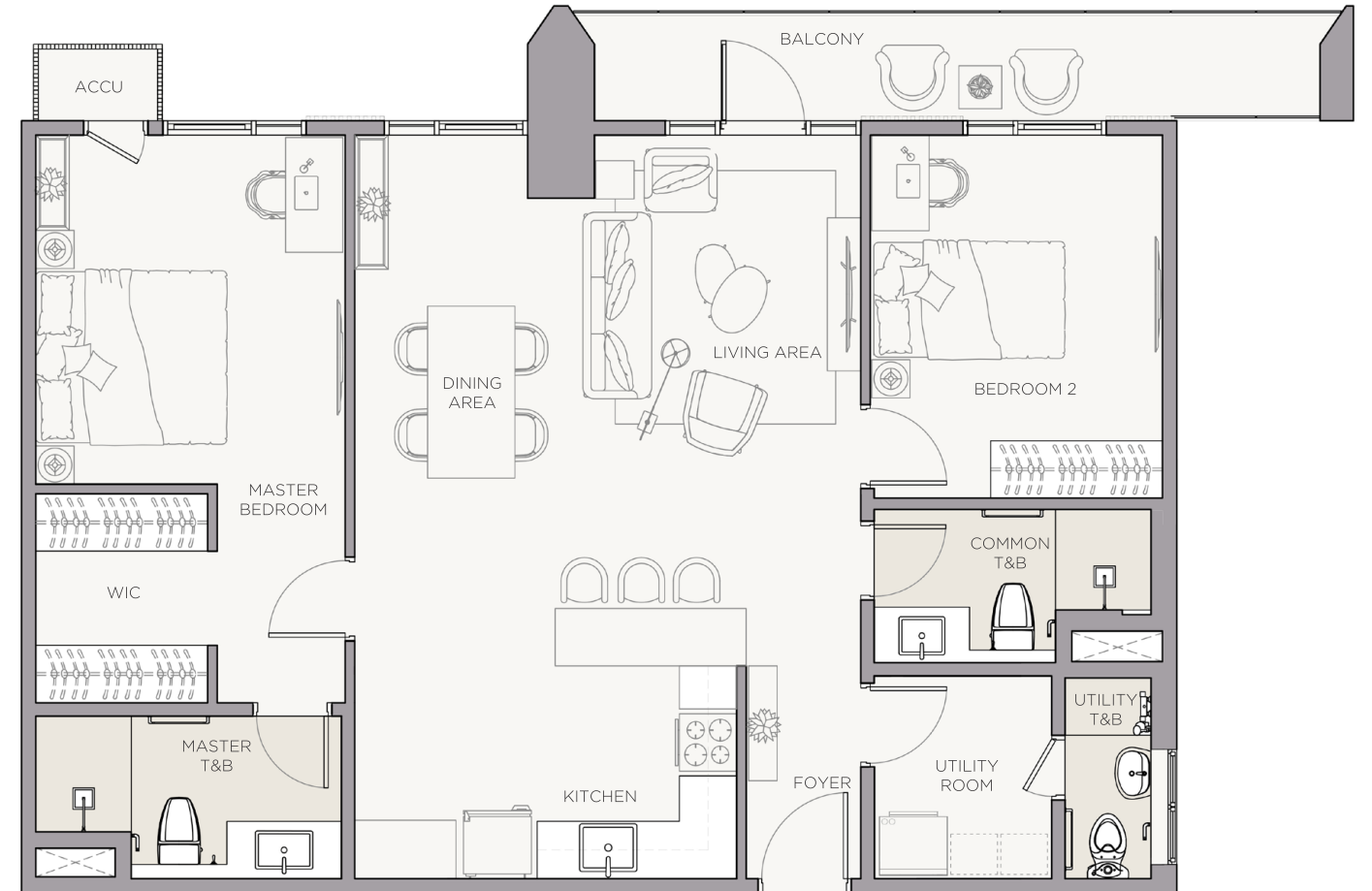
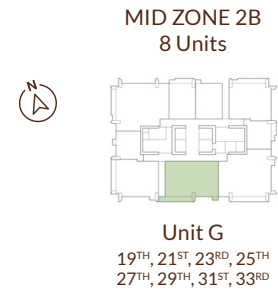
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2 BR SUITE

88-108 sq.m. | 93 units in total

Unit	Type D2
Floor Area	108 sq.m.
Total	8 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	4	47	1.2
Living Area	14	154	4.2
Dining Area	11	118	3.3
Kitchen	14	147	4.2
Master Bedroom	16	174	4.8
Walk-in-closet	5	49	1.5
Master T&B	6	67	1.8
Bedroom 2	13	138	3.9
Common T&B	6	60	1.8
Utility Room	5	49	1.5
Utility T&B	3	30	0.9
Balcony	10	111	3.0
ACCU	1	13	0.3
TOTAL	108	1,157	32.7



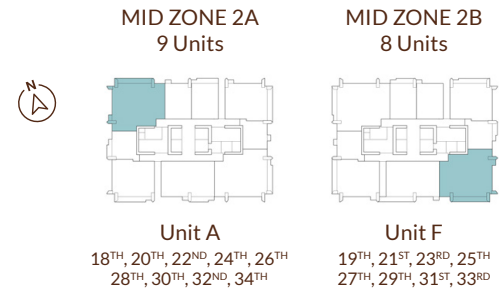
Unit size varies due to varying balcony locations and shafts.

Furniture, appliances, electronics, white goods, accessories, plants represented in the plans are not deliverables.

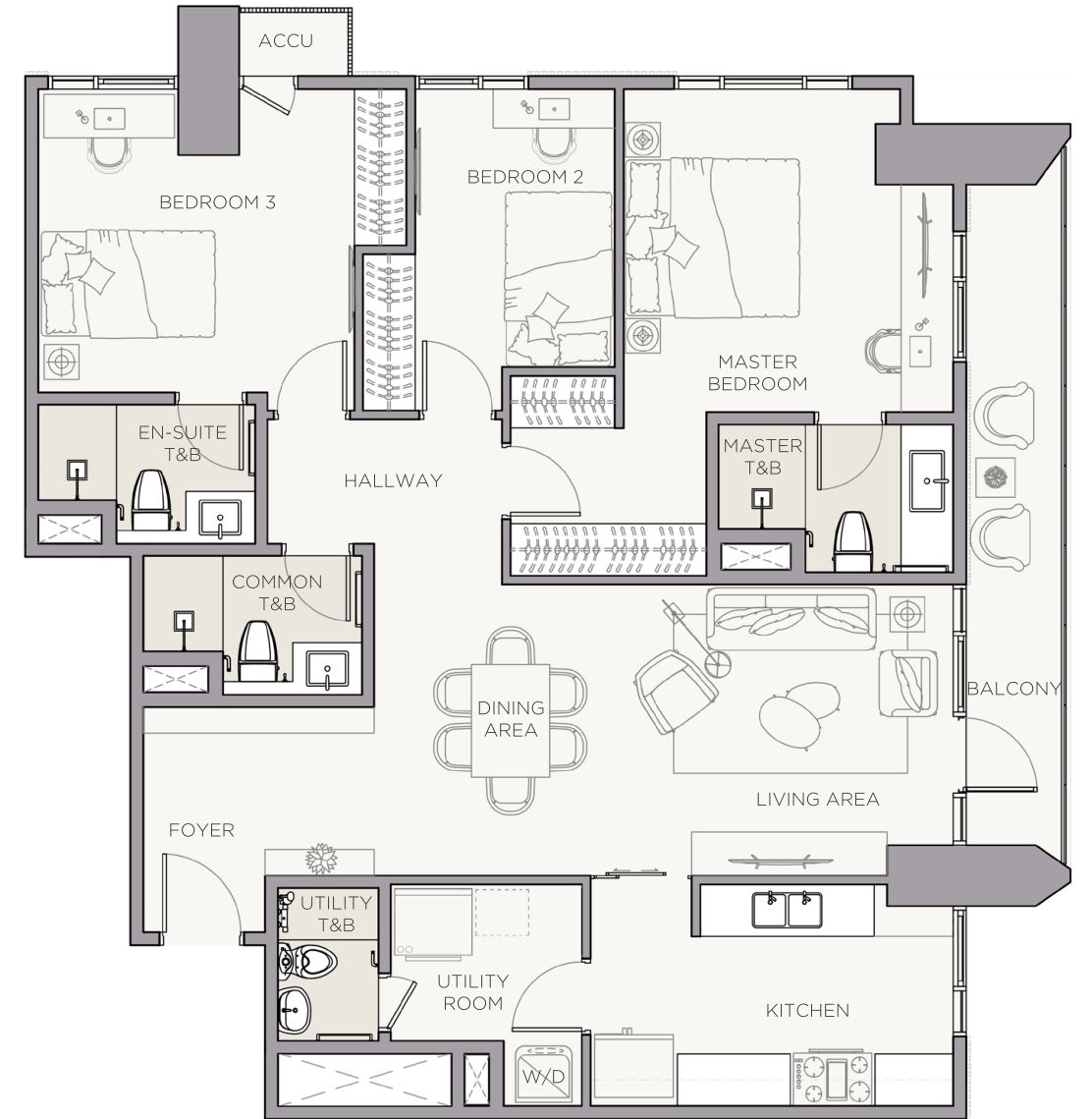
3 BR SUITE

125-128 sq.m. | 34 units in total

Unit	Type A1
Floor Area	128 sq.m.
Total	17 units



Area Breakdown	sq.m.	sq.ft.	坪
Foyer	6	70	1.8
Living Area	13	146	3.9
Dining Area	10	108	3.0
Kitchen	12	127	3.6
Master Bedroom	20	219	6.0
Master T&B	5	56	1.5
Bedroom 2	10	107	3.0
Bedroom 3	15	164	4.5
En-suite T&B	5	50	1.5
Common T&B	5	50	1.5
Utility Room	6	59	1.8
Utility T&B	3	27	0.9
Hallway	5	53	1.5
Balcony	11	118	3.3
ACCU	2	19	0.6
TOTAL	128	1,373	38.7



Unit size varies due to varying balcony locations.

Furniture, appliances, electronics, white goods, accessories, plants represented in the plans are not deliverables.
Kitchen sliding door is not a deliverable.



Artist's Perspective

ARTHALAND PRESTIGE PROPERTY SOLUTIONS

Arthaland Prestige Property Solutions, formerly known as Emera Property Management, will manage every aspect of Lucima, from upkeep to day-to-day operations. This wholly-owned subsidiary of ARTHALAND approaches property management from an owner's perspective to deliver unparalleled services and solutions, ensuring that investments are properly taken care of.

Responsive, efficient, and pleasing — its dedicated and well-trained in-house staff will ensure the safety, security, and peace of mind of residents.

Arthaland Prestige Property Solutions' leasing services will create seamless, proactive, and convenient management of your property investments to maximize earnings.

BHAVANA PROPERTIES, INC.

A SUBSIDIARY OF



ARTHALAND
BUILDING SUSTAINABLE LEGACIES

