

20 Years of Masterful Development

20

CEBU LANDMASTERS

We Build with You in Mind







THE
CLI

ADVANTAGE

MASTERFUL LEADERSHIP



LEADING DEVELOPER IN VISMIN

COLLIERS REAL ESTATE MARKET STUDY
H2 2022 - H1 2023



2023 CREBA PILLAR AWARDS

HORIZONTAL RESIDENTIAL ECONOMIC
HOUSING CATEGORY IN VISAYAS



BCI ASIA AWARDS 2023

ONE OF THE TOP TEN DEVELOPERS
IN THE PHILIPPINES



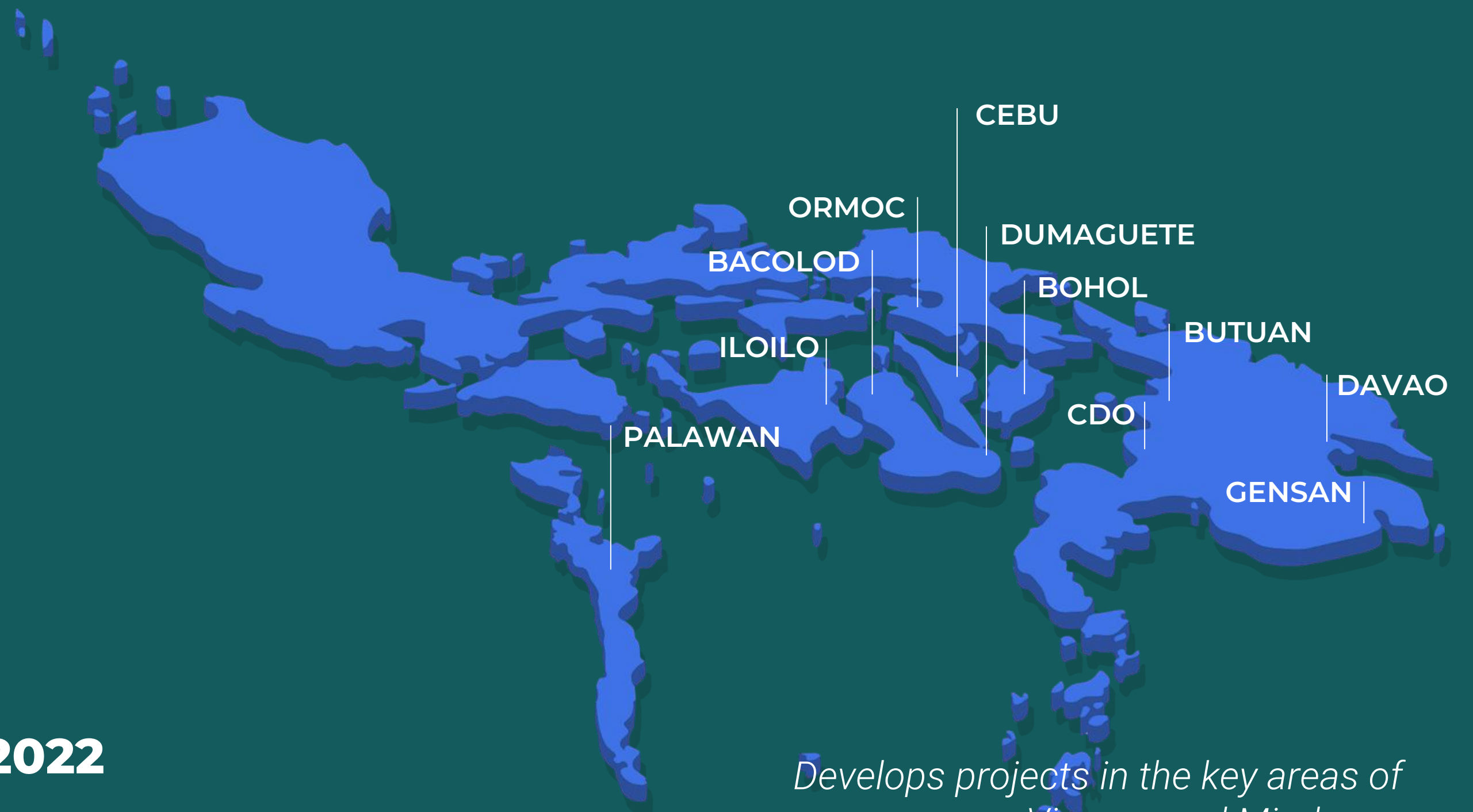
ACGS 2-GOLDEN ARROW AWARD

TOP PERFORMING PUBLICLY-LISTED COMPANY
IN THE PHILIPPINES



PROPERTYGURU PHILIPPINE PROPERTY AWARDS 2022

BEST DEVELOPER IN VISAYAS AND MINDANAO



*Develops projects in the key areas of
Visayas and Mindanao*



PREMIER MASTERS

CLI's masterpieces situated in prime urban locations offer a premium lifestyle and world-class living – perfect for those who want to enjoy more of life.



GARDEN SERIES

CLI's best selling series promises open spaces, great views and well-designed residences – perfect for those dreaming for a home filled with nature in a progressive urban setting.



CASA MIRA

CLI's economic housing community caters to the common aspiration of every Filipino family to own a home – perfect for families dreaming to live in a beautiful community while getting the best value for their money.



VILLA CASITA

CLI's socialized housing project provides families with simplified living spaces and enables residents to enjoy the necessities of life while being surrounded by the beauty of nature.



COSTA MIRA

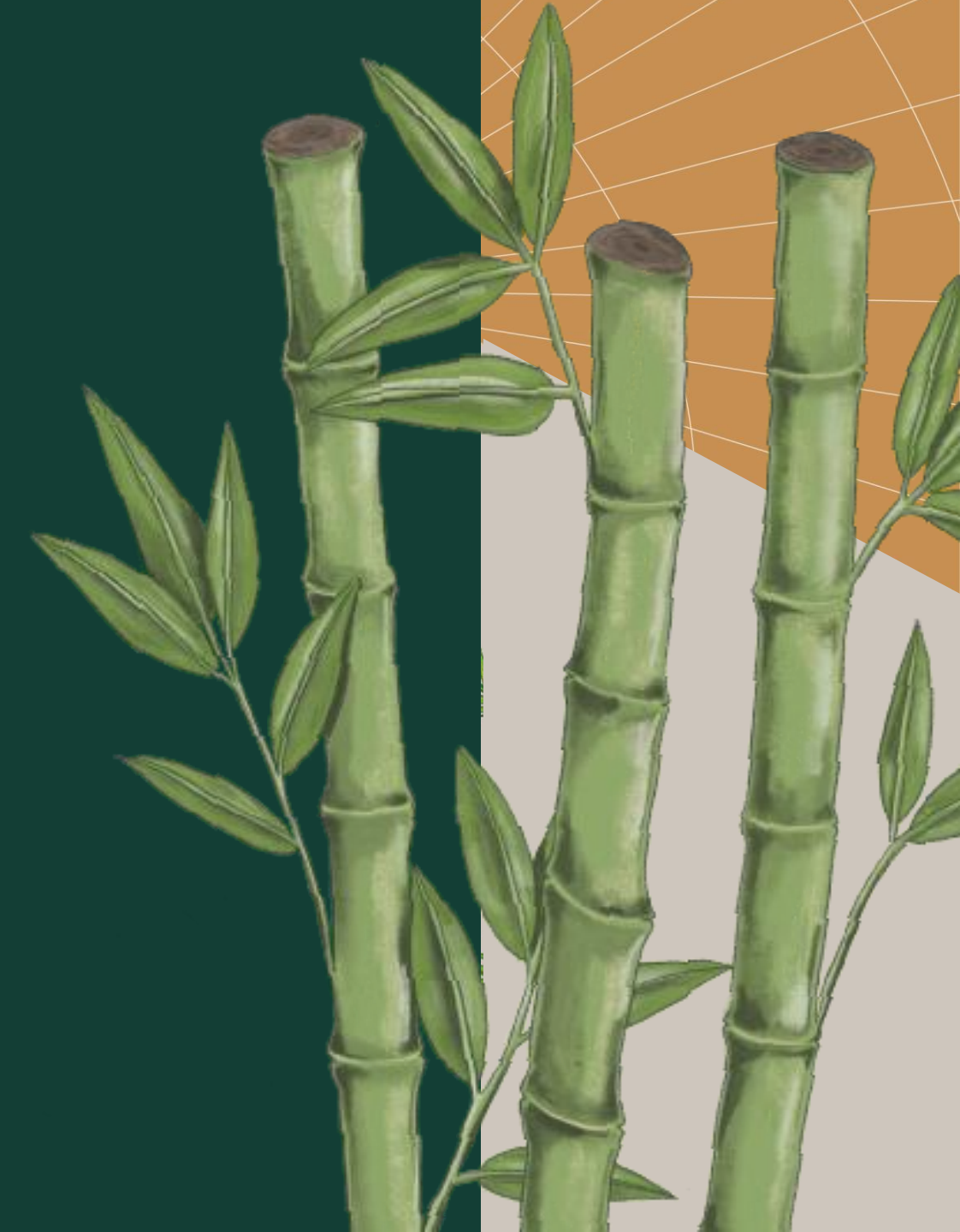
CLI's newly introduced beachtown community that highlights resort living.

WIDE ARRAY OF QUALITY DEVELOPMENTS



Mandtra

RESIDENCES





ROOTED Living




MODERN Living



BALANCED Living



An architectural rendering of a modern urban tropical courtyard. The scene features a large, paved walkway with a grid pattern, a swimming pool with a blue interior, and a prominent wooden pergola structure with a stepped roof. The courtyard is filled with lush greenery, including large trees, shrubs, and a planter box with white flowers. In the background, a multi-story building with balconies is visible. Several people are shown walking and talking on a phone, suggesting a vibrant community atmosphere. The overall aesthetic is clean, modern, and nature-oriented.

An urban tropical home,
built for the well-balanced
Cebuano life.



A JOINT VENTURE UNDER



DEVELOPED & MANAGED BY



TOGETHER WITH ONE OF THE COUNTRY'S MULTI-AWARDED ARCHITECTURAL FIRM



IN PARTNERSHIP WITH

iXidor hOldings iNc.

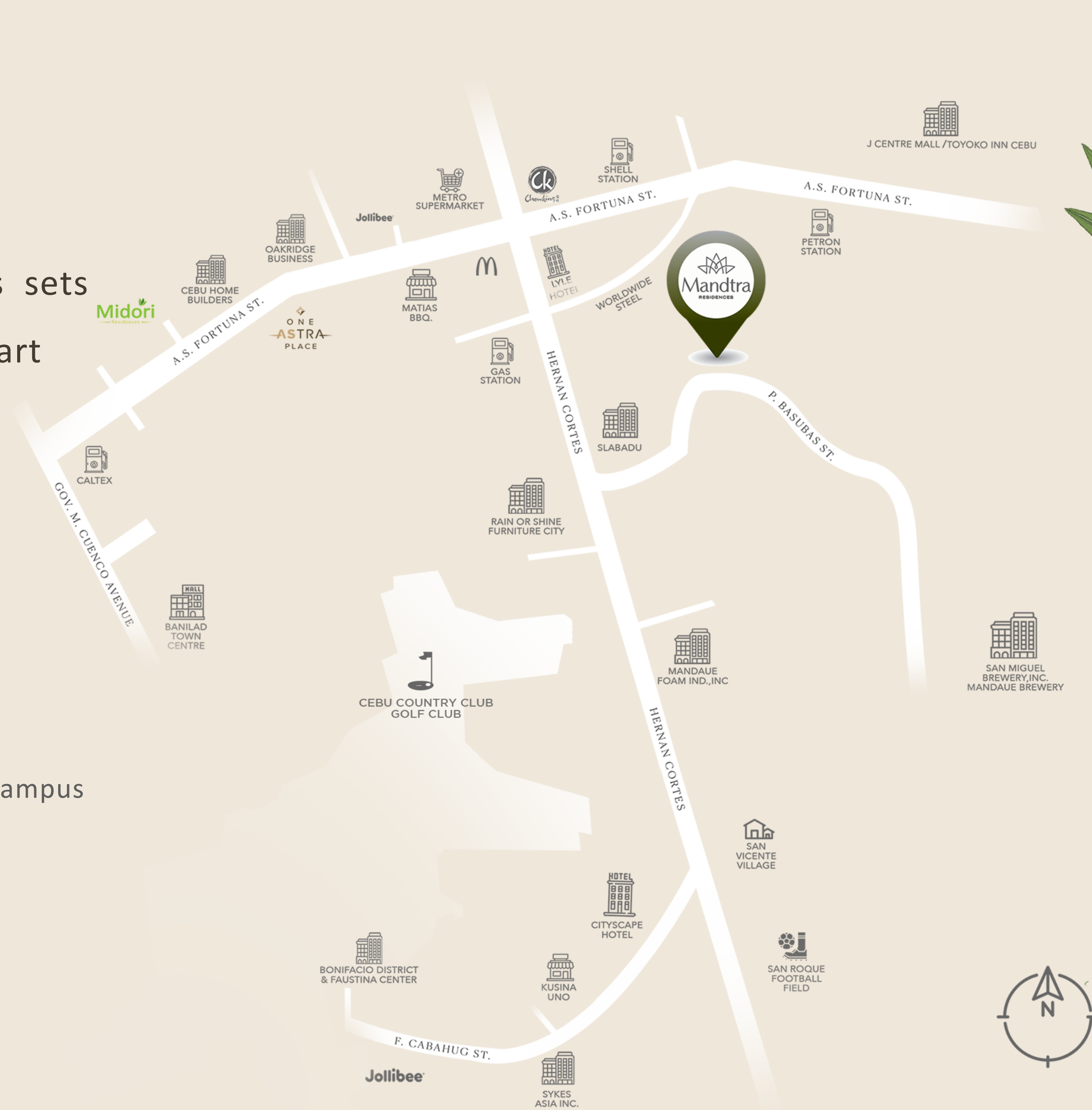


Mandtra
RESIDENCES

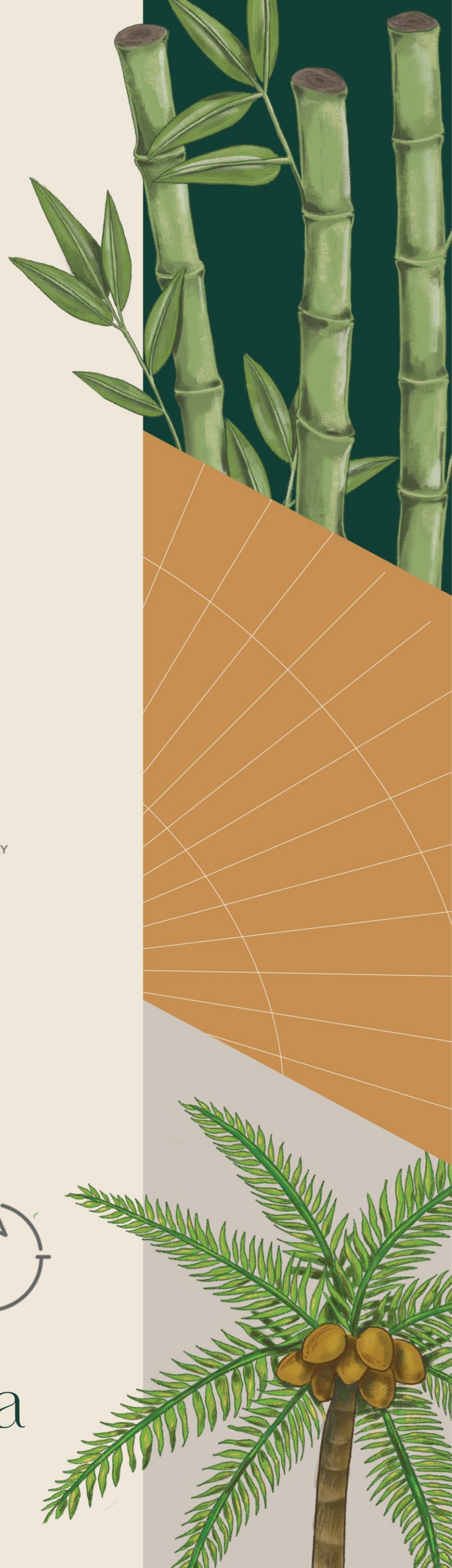
LOCATION

Located at P. Basubas Street, Tipolo, Mandaue City, Cebu, Mandtra Residences sets the standard for Cebuano living at the heart of its industrial heritage.

- 1.2 km from San Miguel Corporation
- 1.9 km from J Centre Mall
- 2.7 km from CIC School
- 2.7 km from Maayo Medical Center
- 2.9 km from University of Cebu Banilad Campus
- 3.5 km from Parkmall
- 3.9 km from University of San Carlos –Talamban Campus
- 4 km from SM City Cebu
- 4.1 km from IT Park Cebu City
- 5.3 km from Ayala Center Cebu
- 5.4 km from Pier 1 Terminal, Cebu City
- 7.9 km from Gullas College of Medicine
- 9.5 km from Mactan International Airport

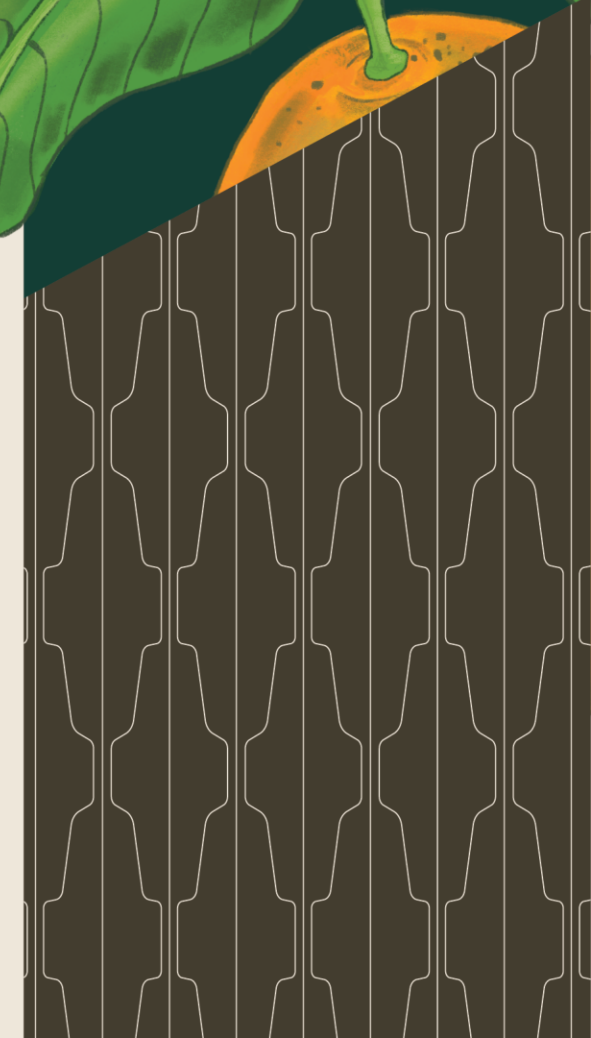


Mandtra
RESIDENCES



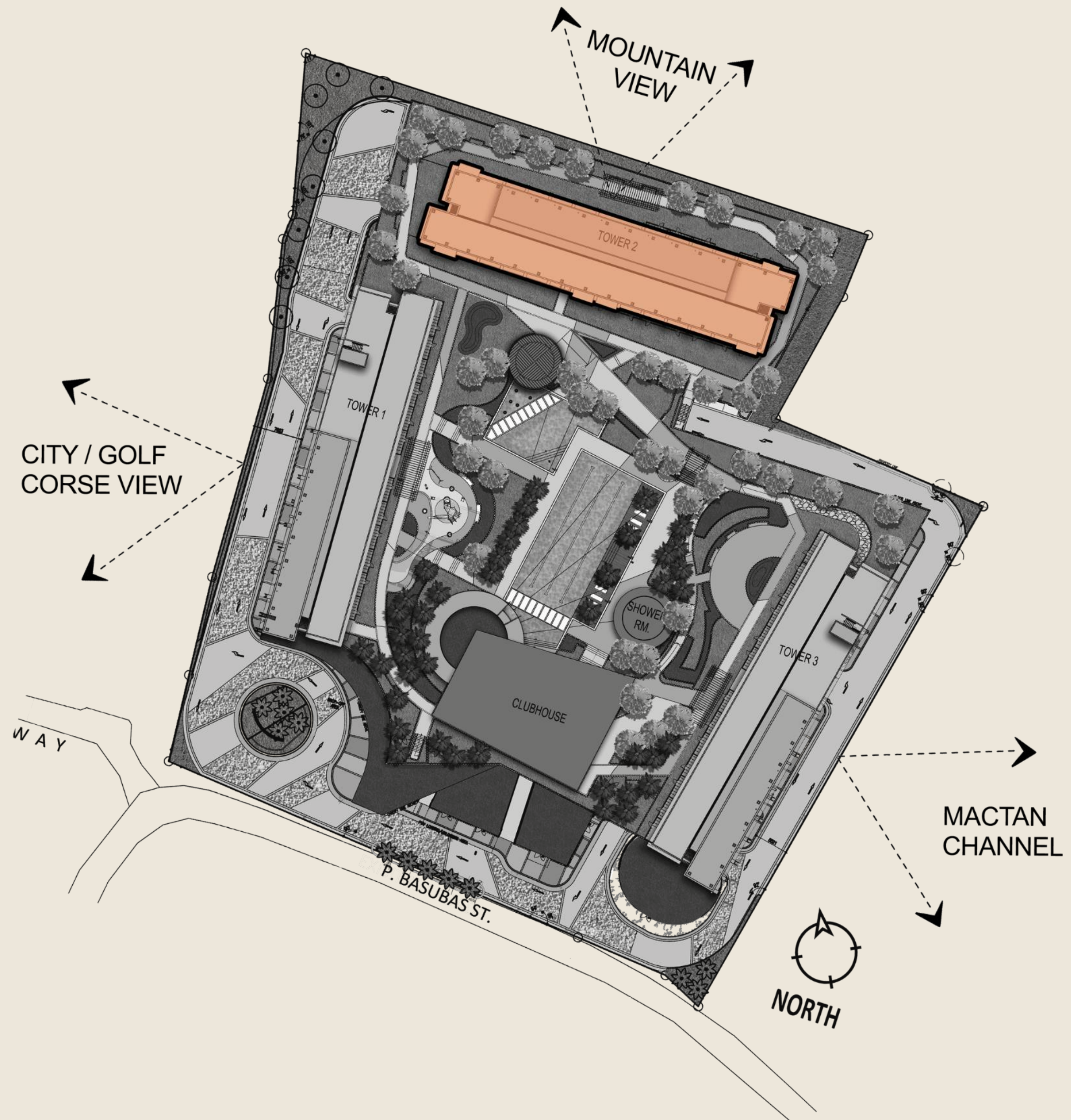
SITE DEVELOPMENT PLAN

- 01 Retail
- 02 Retail Drop-off
- 03 Towers 1, 2 & 3 Drop Off
- 04 Club House
- 05 Amenity Pool
- 06 Kid's Play Area
- 07 Shower Area
- 08 Tower 1
- 09 Tower 2
- 10 Tower 3



TOWER TWO

VIEWS



THE PROJECT

PROJECT TYPE

Residential Condominium
with Retail Podium

TOTAL LAND AREA

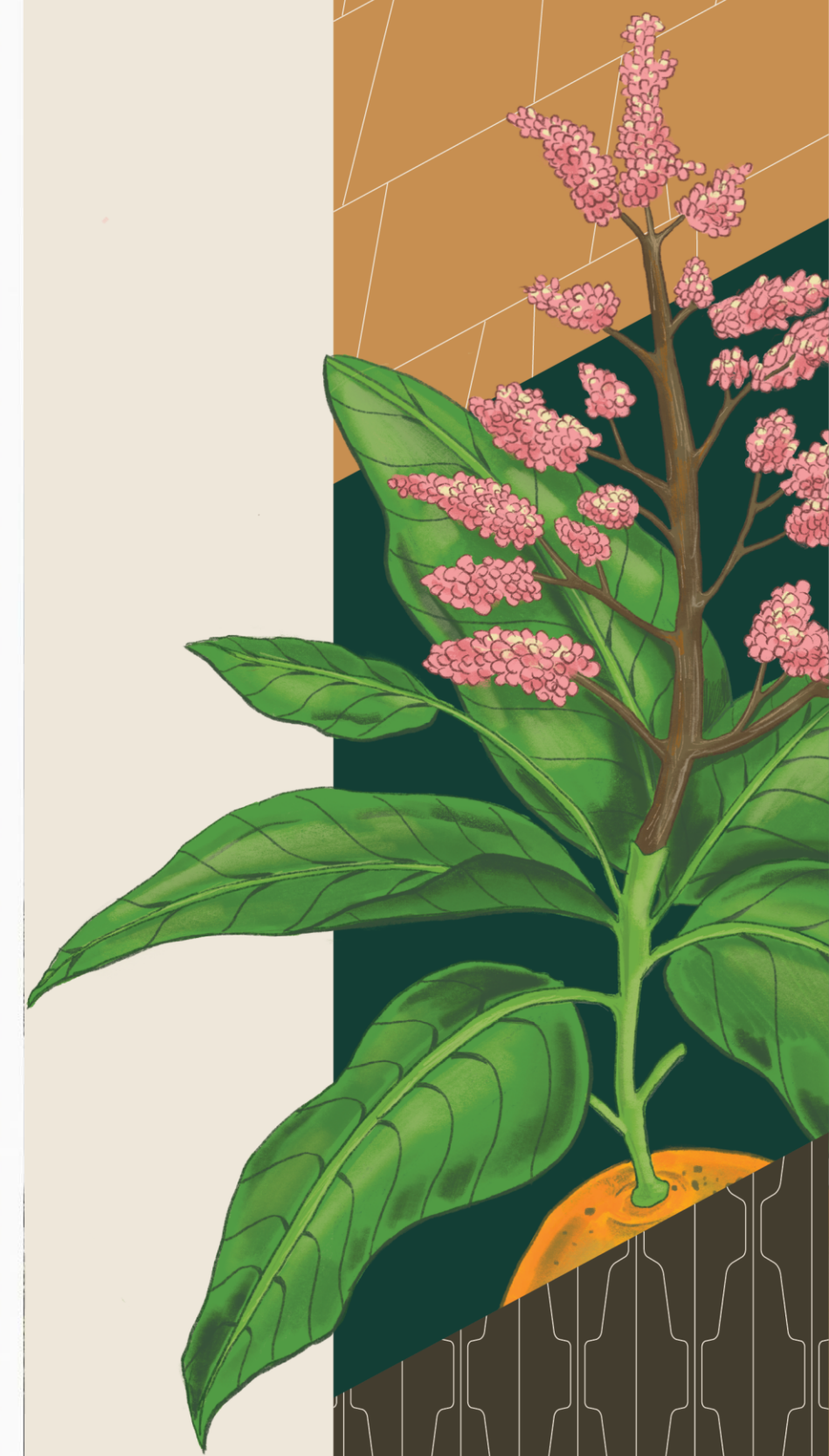
12,405 Square Meters

NO. OF BUILDINGS

3 Residential Towers

COMPONENTS

Three Residential Towers
Three Levels of Podium Parking
Generous Amenity Features
Retail Component



MASTER PLAN

Residential Tower 1

595 Units

26 Floors

Residential Tower 2

685 Units

30 Floors

Residential Tower 3

599 Units

26 Floors

LTS No.

DHSUD LTS NO. LS-RO7-21-087






Mandtra
 RESIDENCES

Total Units

Available Units (as of 4/15/24)

Tower 1	595	46
Tower 2	685	201
Tower 3	599	97
TOTAL	1,879	344



MANDTRA RESIDENCES

BUILDING FEATURES

Lobby with Reception Area
3 Passenger Elevators
Mail Room
Three-Level Podium Parking
24/7 Security

100% Back-up Power
Garbage Holding Room per Level
Administration Office
Property Management Services



THE RESIDENTIAL

Floor Plans



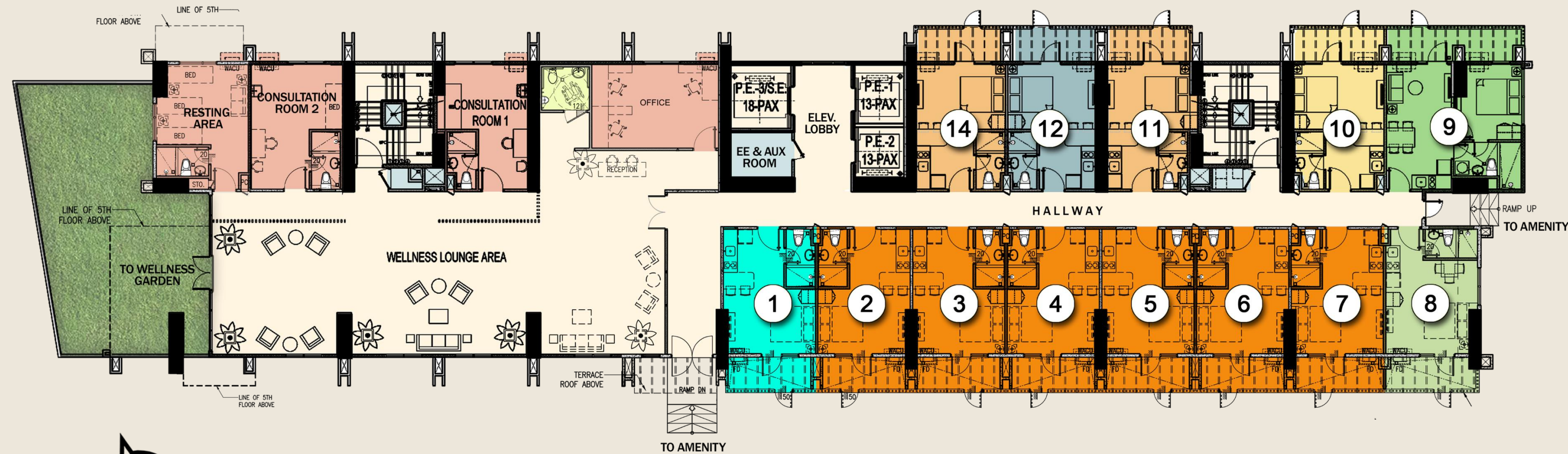
Mandtra
RESIDENCES

TOWER 2

RESIDENTIAL FLOOR PLAN

4TH

MOUNTAIN VIEW



ACCESS TO AMENITY



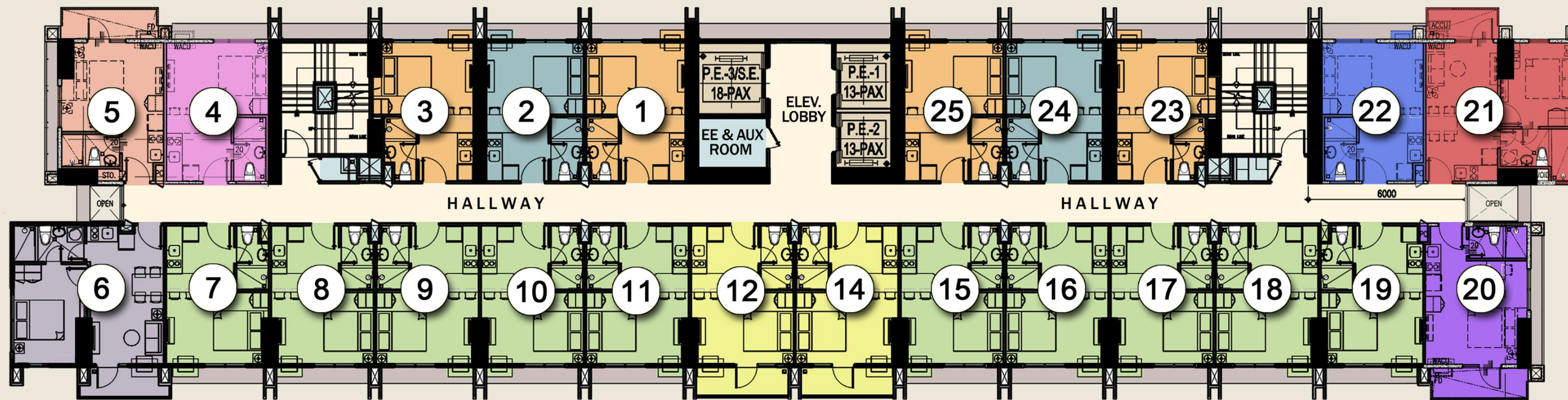
LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO w/ TERRACE (28.48 sqm.)	1
STUDIO w/ TERRACE (27.45 sqm.)	2
STUDIO w/ TERRACE (27.04 sqm.)	1
STUDIO w/ TERRACE (28.00 sqm.)	6
STUDIO w/ TERRACE (28.27sqm.)	1
STUDIO w/ TERRACE (27.85sqm.)	1
1-BR w/ TERRACE (41.64 sqm.)	1
TOTAL	13



TOWER 2

RESIDENTIAL FLOOR PLAN

5TH-12TH, 14TH-25TH, 28TH-34TH



AMENITY VIEW



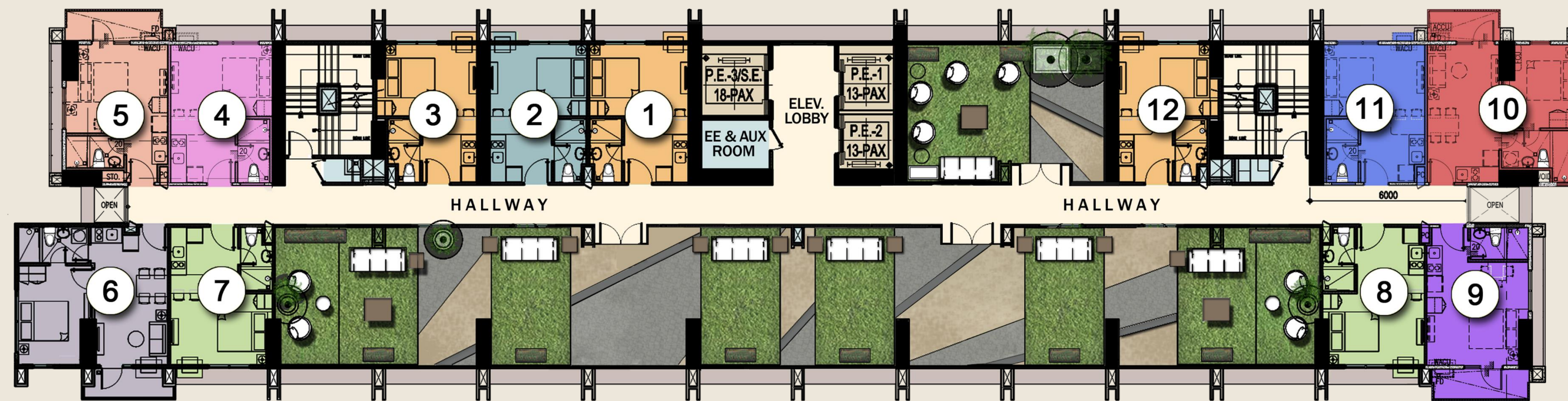
LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO UNIT (22.00 sqm.)	10
STUDIO UNIT (21.45 sqm.)	4
STUDIO UNIT (21.04 sqm.)	2
STUDIO w/ BALCONY (26.79 sqm.)	1
STUDIO w/ BALCONY (26.20 sqm.)	2
1BR w/ BALCONY (36.00 sqm.)	1
STUDIO UNIT (22.15 sqm.)	1
STUDIO UNIT (21.85 sqm.)	1
STUDIO w/ BALCONY (26.94 sqm.)	1
1BR w/ BALCONY (36.15 sqm.)	1
TOTAL	24

TOWER 2

RESIDENTIAL FLOOR PLAN

26TH

MOUNTAIN VIEW



AMENITY VIEW



LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO UNIT (22.00 sqm.)	2
STUDIO UNIT (21.45 sqm.)	3
STUDIO UNIT (21.04 sqm.)	1
STUDIO w/ BALCONY (26.79 sqm.)	1
1BR w/ BALCONY (36.00 sqm.)	1
STUDIO UNIT (22.15 sqm.)	1
STUDIO UNIT (21.85 sqm.)	1
STUDIO w/ BALCONY (26.94 sqm.)	1
1BR w/ BALCONY (36.15 sqm.)	1
TOTAL	12



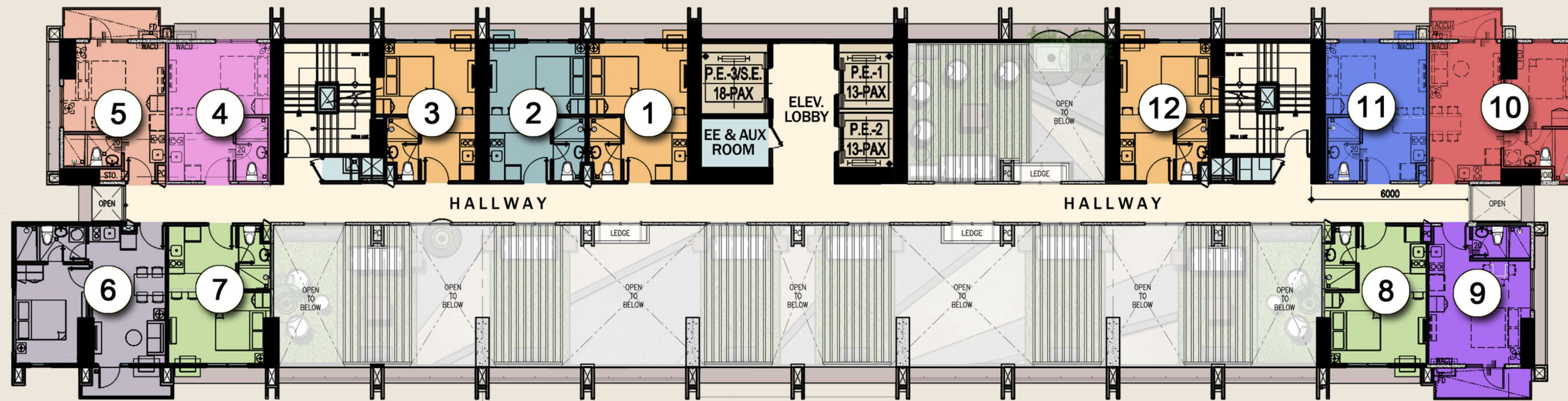
TOWER 2

RESIDENTIAL FLOOR PLAN

27TH

MOUNTAIN VIEW

AMENITY VIEW



LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO UNIT (22.00 sqm.)	2
STUDIO UNIT (21.45 sqm.)	3
STUDIO UNIT (21.04 sqm.)	1
STUDIO w/ BALCONY (26.79 sqm.)	1
1BR w/ BALCONY (36.00 sqm.)	1
STUDIO UNIT (22.15 sqm.)	1
STUDIO UNIT (21.85 sqm.)	1
STUDIO w/ BALCONY (26.94 sqm.)	1
1BR w/ BALCONY (36.15 sqm.)	1
TOTAL	12





MANDTRA RESIDENCES

THE UNIT

Types & Plans



STUDIO UNIT



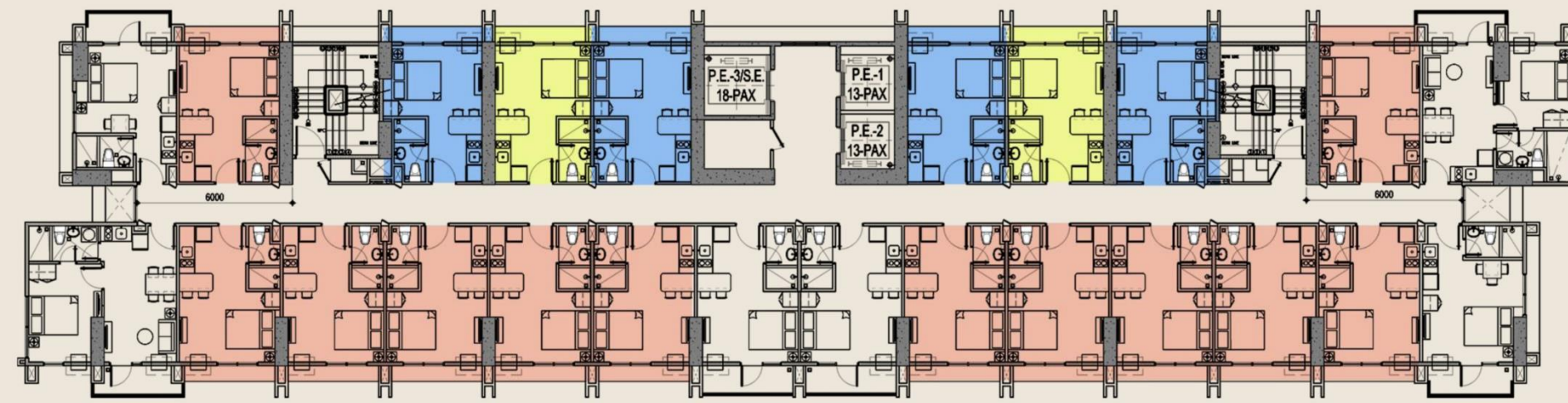
STUDIO UNIT



THE UNIT PLAN

STUDIO UNIT

Sleeping Area • Toilet • Kitchen



TYPICAL FLOOR KEYPLAN
(5TH-12TH, 14TH-25TH & 28TH-34TH FLOOR PLAN)

UNIT TYPE	UNIT AREA
STUDIO UNIT	22 SQ. M.
STUDIO UNIT	21.45 SQ. M.
STUDIO UNIT	21.04 SQ. M.
TOTAL	



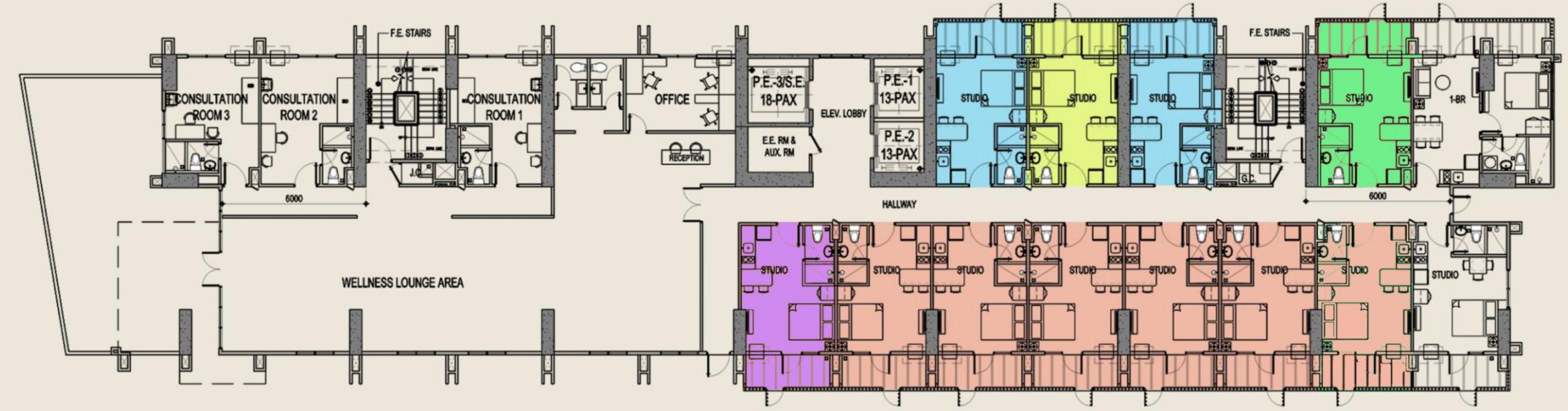
SIZE RANGE : 21.04 - 22.00 SQM



THE UNIT PLAN

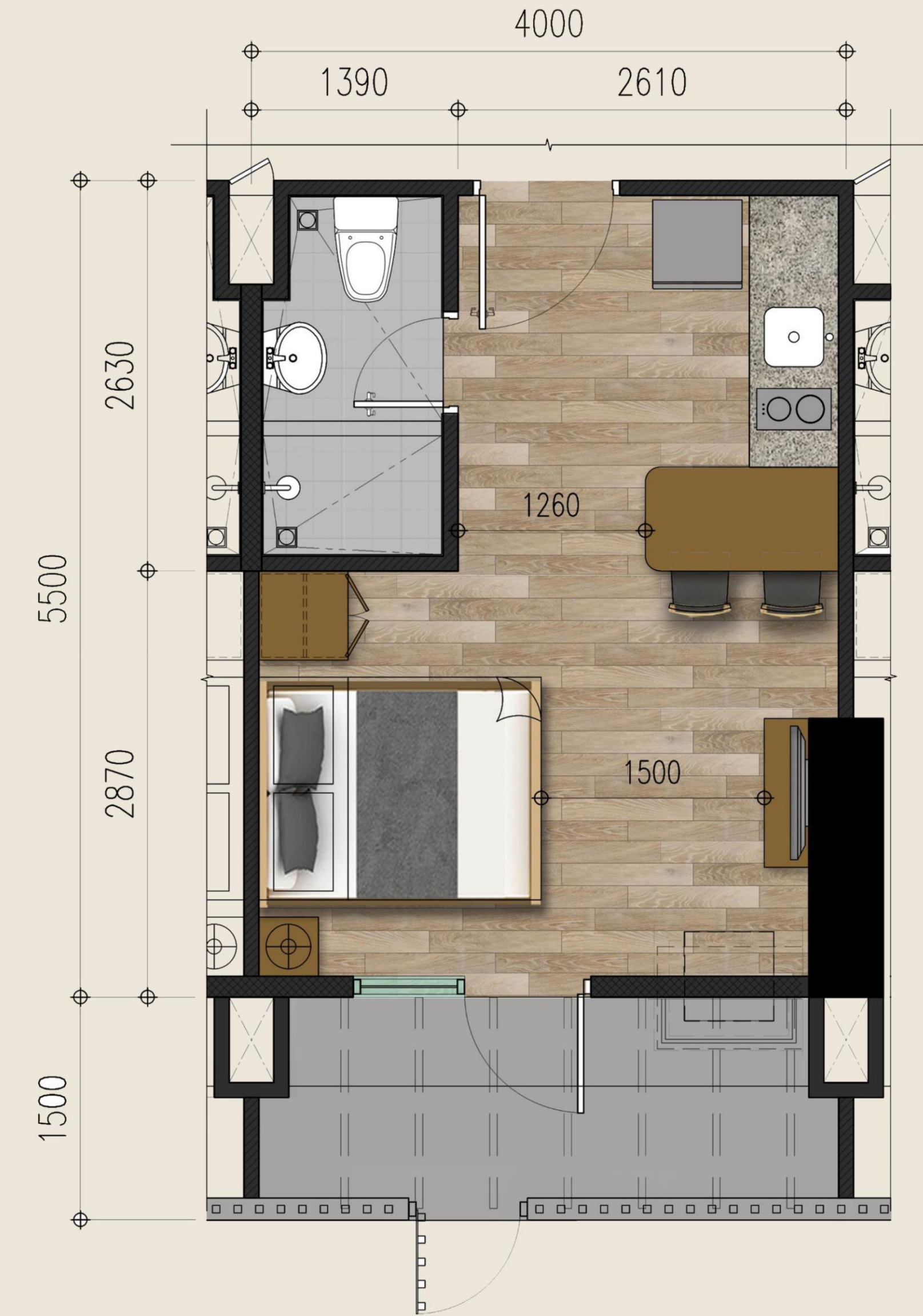
STUDIO UNIT with Terrace

Sleeping Area • Toilet • Kitchen



4TH FLOOR KEYPLAN

UNIT TYPE	UNIT AREA	TERRACE AREA
STUDIO W/ TERRACE	22 SQ. M.	6 SQ. M.
STUDIO W/ TERRACE	21.45 SQ. M.	6 SQ. M.
STUDIO W/ TERRACE	21.04 SQ. M.	6 SQ. M.
STUDIO W/ TERRACE	21.85 SQ.M.	6 SQ.M.
STUDIO W/ TERRACE	22.27 SQ.M.	6 SQ.M.



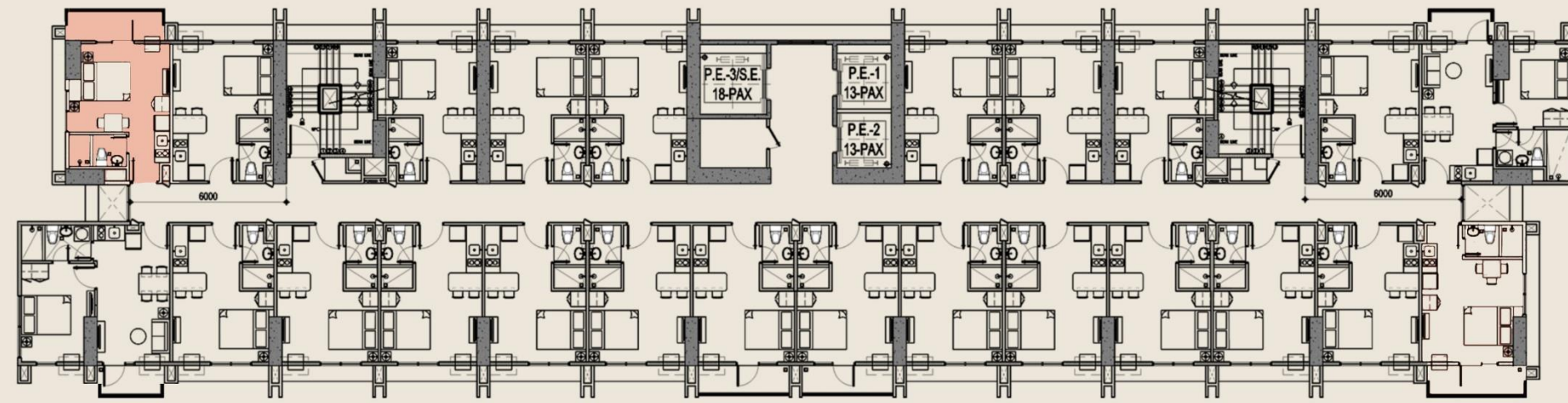
SIZE RANGE: 21.04 - 22.27 SQ.M.



THE UNIT PLAN

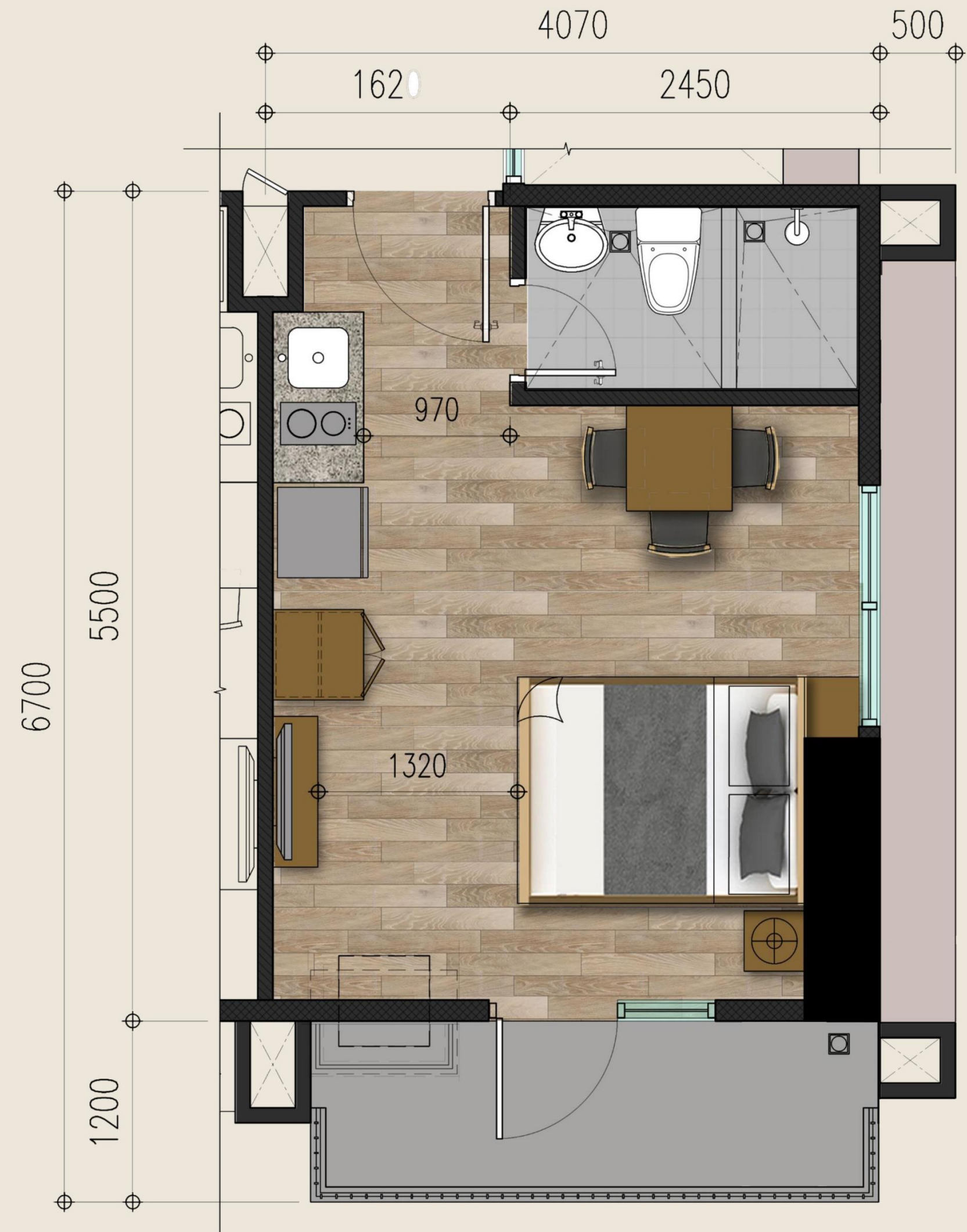
CORNER STUDIO UNIT with Balcony

Sleeping Area • Toilet • Kitchen



TYPICAL FLOOR KEYPLAN
(5TH-12TH, 14TH-25TH & 28TH-34TH FLOOR PLAN)

UNIT TYPE	UNIT AREA	BALCONY AREA
CORNER STUDIO W/ BALCONY	22.33 SQ.M.	4.46 SQ.M.



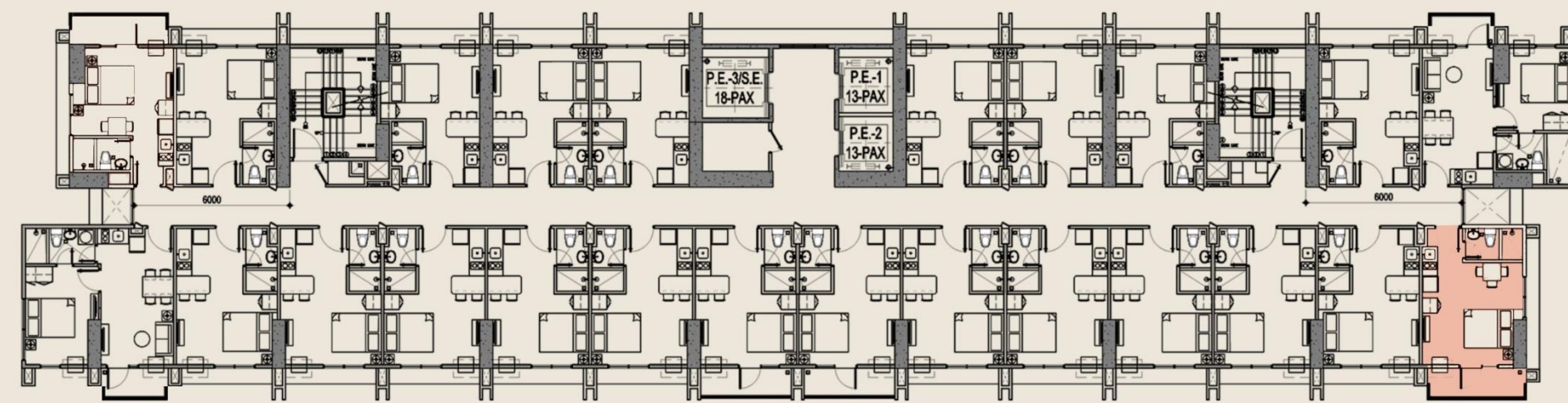
UNIT SIZE : 26.79 SQ.M.



THE UNIT PLAN

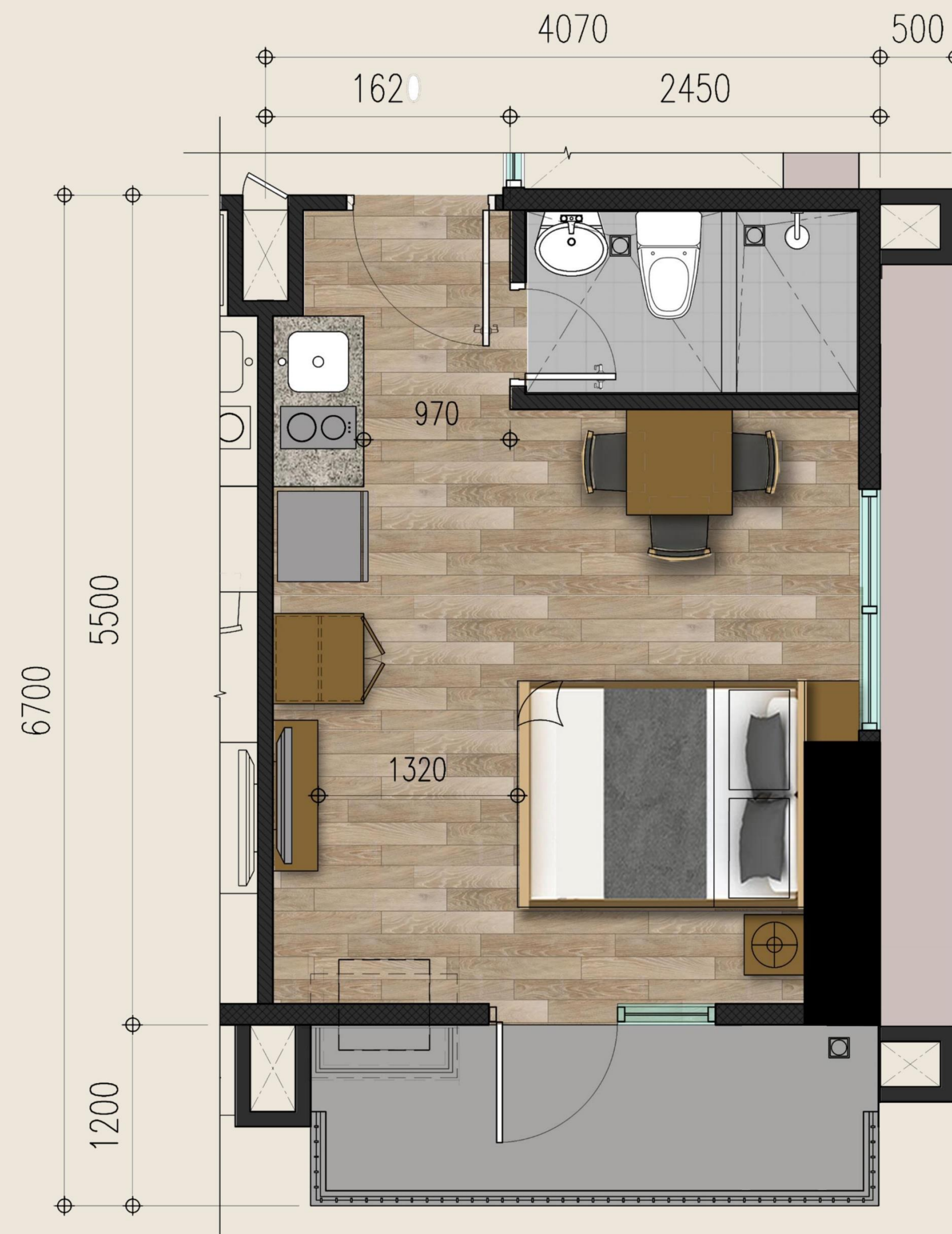
CORNER STUDIO UNIT with Balcony

Sleeping Area • Toilet • Kitchen



TYPICAL FLOOR KEYPLAN
(5TH-12TH, 14TH-25TH & 28TH-34TH FLOOR PLAN)

UNIT TYPE	UNIT AREA	BALCONY AREA
CORNER STUDIO W/ BALCONY	22.48 SQ.M.	4.46 SQ.M.



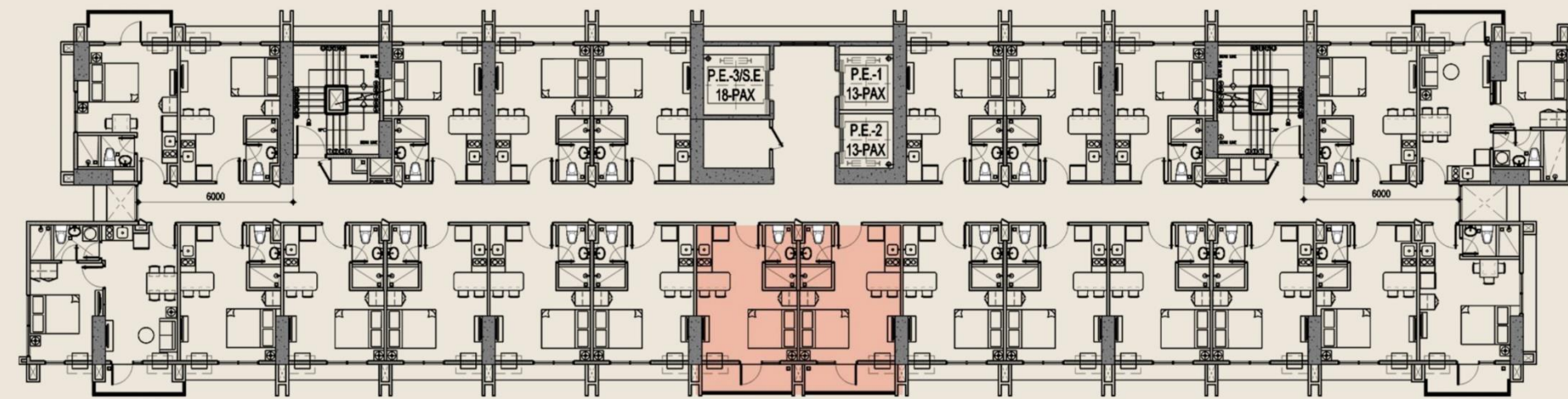
UNIT SIZE : 26.94 SQ.M.



THE UNIT PLAN

STUDIO UNIT with Balcony

Sleeping Area • Toilet • Kitchen



TYPICAL FLOOR KEYPLAN
(5TH-12TH, 14TH-25TH & 28TH-34TH FLOOR PLAN)

UNIT TYPE	UNIT AREA	BALCONY AREA
STUDIO W/ BALCONY	22.0 SQ. M.	4.20 SQ.M.



UNIT SIZE : 26.20 SQ.M.



1 BEDROOM UNIT



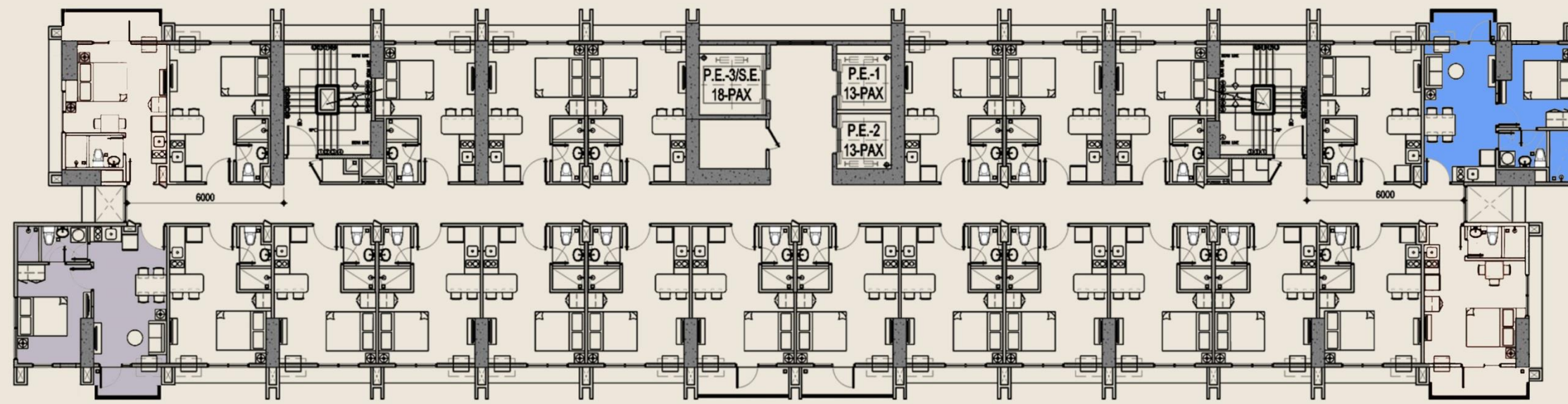
1 BEDROOM UNIT



THE UNIT PLAN

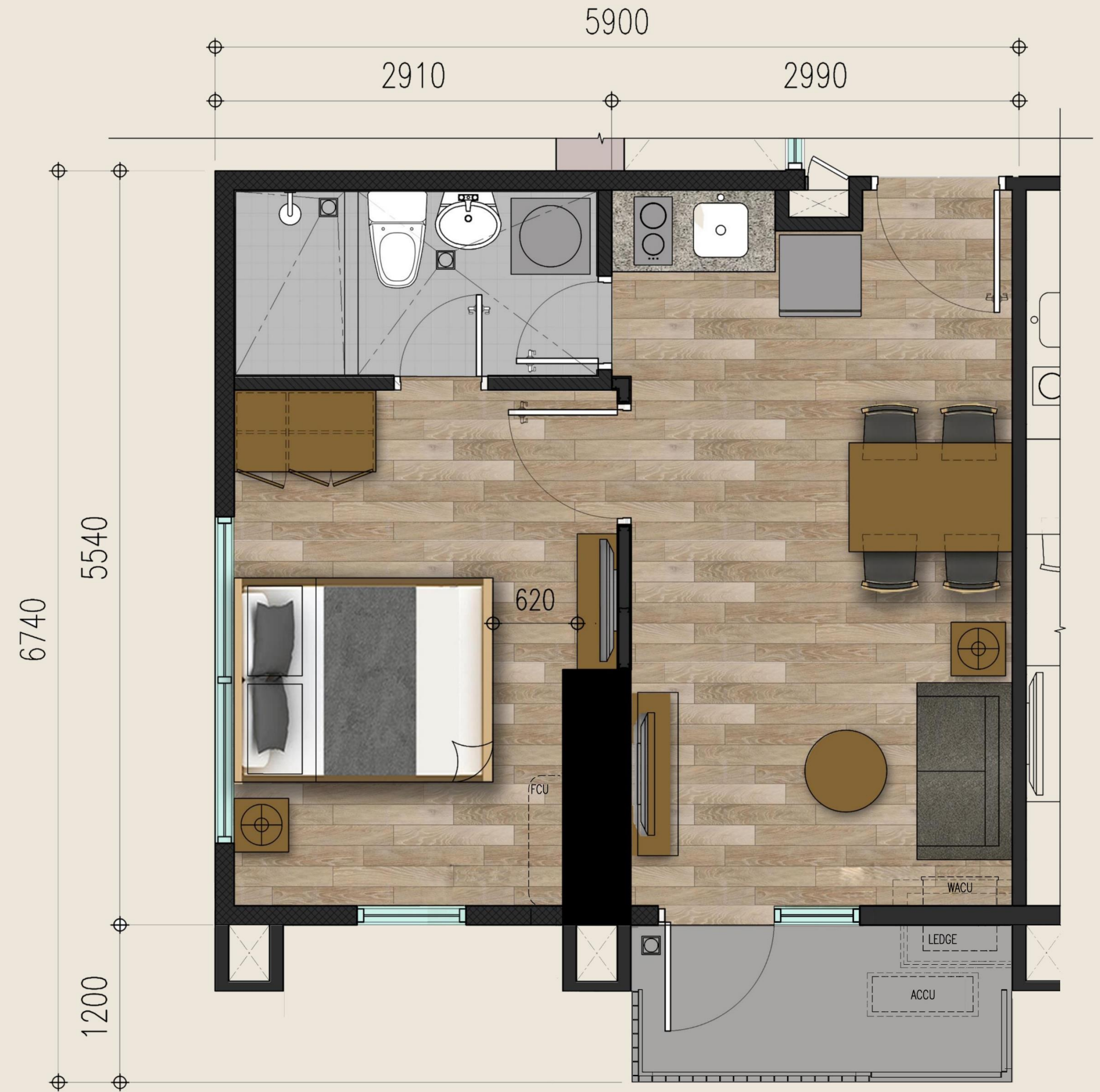
1-BEDROOM UNIT with Balcony

Sleeping Area • Living & Dining Area
Toilet • Kitchen •



TYPICAL FLOOR KEYPLAN
(5TH-12TH, 14TH-25TH & 28TH-34TH FLOOR PLAN)

UNIT TYPE	UNIT AREA	BALCONY AREA
1 BEDROOM WITH BALCONY	32.64 SQ.M.	3.36 SQ.M.
1 BEDROOM WITH BALCONY	32.79 SQ.M.	3.36 SQ.M.



SIZE RANGE: 36.00 - 36.15 SQ.M.





Architect's Perspective



Architect's Perspective

UNIT FEATURES

- Painted Walls, Partition and Ceiling
- Vinyl Plank Flooring
- Ceramic Non-slip Floor Tiles for T&B and Balcony
- Complete T&B Fixtures with Shower Heater outlet only
- Kitchen Base Cabinets only with Granite Countertop
- Kitchen Sink with Grease Trap
- Provision Kitchen Exhaust
- Fire Smoke Detector and Suppression System
- Air Conditioning opening and outlet only
- Telephone, Internet ready and Cable outlet



MANDTRA RESIDENCES

COMMUNITY AMENITIES

Retail

Sky garden

Adult and Kiddie Pool

Jogging Paths

Clubhouse

Children's Playground

Shower Area

Function Hall

Chapel

Fitness Gym

Landscape Area

Wellness Lounge





RETAIL
PODIUM


Mandtra
RESIDENCES

ARCHITECT'S PERSPECTIVE

ARCHITECT'S PERSPECTIVE




Mandtra
RESIDENCES

COURTYARD
MANICURED
LANDSCAPING

ARCHITECT'S PERSPECTIVE




Mandtra
RESIDENCES

WALKING & JOGGING
PATHS




Mandtra
RESIDENCES

ARCHITECT'S PERSPECTIVE

ADULT'S POOL



CHILDREN'S PLAY
AREA

ARCHITECT'S PERSPECTIVE




Mandtra
RESIDENCES

FUNCTION ROOM

ARCHITECT'S PERSPECTIVE



CHAPEL

ARCHITECT'S PERSPECTIVE




Mandtra
RESIDENCES

FITNESS
GYM









TOWER 2 – STUDIO

Sample computation Unit 1903 (Bank Financing)

Area (sqm)	21.45 sqm
Total Contract Price	2,956,166.93
Reservation Fee	10,000.00
12% Down Payment at 60 months spread with TC	5,800.00
88% Balance for Bank Financing	2,598,166.93

Note:

- **Reservation is non-refundable and non-transferable**
- **Parking is sold separately AT 840,000.00**
- **For more details, please refer to the price list.**



TOWER 2 – ONE BEDROOM

**Sample computation Unit 2306
(Bank Financing)**

Area (sqm)	36 sqm
Total Contract Price	5,989,352.40
Reservation Fee	10,000.00
12% Down Payment at 60 months spread with TC	11,900.00
88% Balance for Bank Financing	5,265,352.40

SOLD OUT

Note:

- **Reservation is non-refundable and non-transferable**
- **Parking is sold separately AT 840,000.00**
- **For more details, please refer to the price list.**



BASIC INCENTIVE			
STUDIO	30,000.00	SHARING AGENT - 25,000.00 REALTY - 5,000.00	Advance Incentive 5,000.00 for the agent
ONE BEDROOM	35,000.00	SHARING AGENT - 30,000.00 REALTY - 5,000.00	Advance Incentive 5,000.00 for the agent

Note:

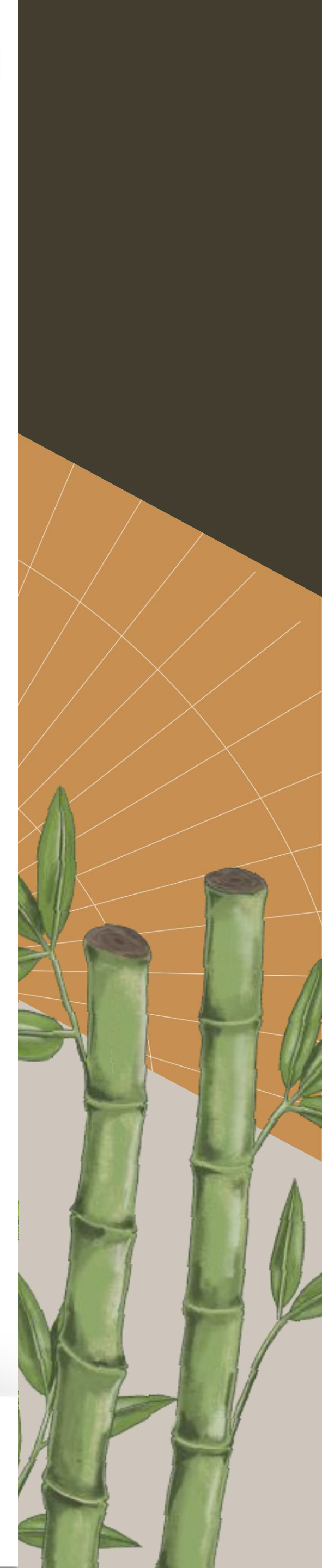
1. **Advance Incentive 5,000.00**
2. **Advance incentive forms part of the Basic Incentive.**
3. **Advance incentive will be released once the Basic Requirements are submitted.**
4. **Basic Requirements – completely filled out and signed Buyers information sheet, 1 government issued ID of the Principal buyer with three signature specimen, BIR ID or ITR or BIR form 1904 or COR. Signed Term sheet, Signed Reservation Agreement, Signed amortization sheet, Reservation payment has cleared.**
5. **Complete post-dated checks (PDCs) must be submitted before the 1st equity.**
6. **Proof of income (ITR/COE/3 months payslip/latest bank statement)**



Basic Incentive:
Studio 25,000
Sharing :
Realty: 5,000
Agent : 20,000

Advance Incentive is 5,000 with complete basic requirements

5,000 X 15 units = 75,000





PROMO EXTENDED
until April 30, 2024

20 Years of Masterful Development
20
CEBULANDMASTERS
 We Build with You in Mind

Cheers for Deals!

10K

RESERVATION FEE

FOR SELECT CEBU LANDMASTERS INC. PROJECTS

MECHANICS:

- Reservation Fee of **P10,000** applicable to selected Cebu Landmasters Inc project.
- Complete reservation requirements must be submitted:
 - Completely filled out BIS and SPA for reservation
 - 1 valid ID with 3 specimen signatures
 - Proof of TIN (BIR ID or Verified 1904 Form or ITR or COR)
 - Signed Reservation Documents (Term Sheet, Amortization Sheet and Reservation Agreement)
 - Atleast ONE (1) Proof of Income (Preferably Certificate of Employment with Compensation)
 - Atleast TWELVE (12) Post Dated Checks
- Promo does not apply to all Mivela sales and those using the 5/95 payment term.
- Promo period is extended until **April 30, 2024**

For more details, contact:

<p>CEBU</p> <p>Maechelle +63 917 823 0835 mscabatuan@cebulandmasters.com</p> <p>Rochie +63 917 710 9079 rochie@cebulandmasters.com</p> <p>Kass +63 917 627 2594 kdelosreyes@cebulandmasters.com</p> <p>Arjie +63 917 623 5083 aoacebedo@cebulandmasters.com</p> <p>Mayvel +63 915 563 1670 mvespiritu@cebulandmasters.com</p> <p>Gibb +63 917 317 9238 gibb@cebulandmasters.com</p> <p>Nina +63 917 796 2932 nina@cebulandmasters.com</p>	<p>Sheila +63 917 307 0085 sheila@cebulandmasters.com</p> <p>Madz +63 917 307 0083 madz@cebulandmasters.com</p> <p>Rachel +63 956 682 8873 rvidurens@cebulandmasters.com</p> <p>Jessica +63 915 845 1909 marama@cebulandmasters.com</p>	<p>CAGAYAN DE ORO</p> <p>Trudes +63 956 962 8441 hiltrudes@cebulandmasters.com</p> <p>Kathy +63 917 251 7544 ksmacapayag@cebulandmas-</p> <p>Eve +63 926 990 4934 esobasa@cebulandmasters.com</p>	<p>BOHOL & ORMOG</p> <p>Bianca +63 917 628 0189 Bianca_duran@cebulandmasters.com</p>	<p>DUMAGUETE</p> <p>Bianca +63 917 628 0189 Bianca_duran@cebulandmasters.com</p>	<p>ILOILO</p> <p>Fe +63 917 815 9298 fglaru-ani@cebulandmasters.com</p>	<p>PALAWAN</p> <p>D3 +63 961 441 6968 d3gelig@cebulandmasters.com</p>	<p>BACOLOD</p> <p>Kerstie +63 949 372 8124 kasausa@cebulandmasters.com</p>	<p>DAVAO</p> <p>Ela +63 917 628 4759 elaine@cebulandmasters.com</p> <p>Sonny +63 908 817 6019 crnitordeda@cebulandmasters.com</p> <p>Asean +63 929 472 9484 asean@cebulandmasters.com</p> <p>Arnold (088) 881 0630 aacastro@cebulandmasters.com</p>
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IT'S **NAR** OR **NEVER**

The 60M Masters Challenge

- SELLERS PROMO -

SELL **60M** WORTH OF CLI PROJECTS

GET THE CHANCE TO JOIN THE  NATIONAL ASSOCIATION OF REALTORS® ASSEMBLY AT BOSTON, NEW YORK

MECHANICS:

- 1.) Sell at least 60M worth of any CLI projects in THREE (3) months and get your ticket to NAR event.
- 2.) Accounts under this promotion must submit COMPLETE RESERVATION REQUIREMENTS including PDCs and with SIX (6) monthly equity payments.
- 3.) Accounts closed during this promotional period must be ACTIVE and UPDATED / NO DELINQUENCIES until the event date.
- 4.) This promo is limited to the first THIRTY (30) sellers only
- 5.) Convertible to cash equivalent:
60M = P100,000
- 6.) Seller's name is strictly non transferable
- 7.) This promotion covers NAR 2024 Registration Fee and RT ticket to New York, USA
- 8.) Selling period is from **February 1 - April 30, 2024**
- 9.) Excludes new project launches



BE PART OF THE
GRANDEST REAL ESTATE
SELLERS & BROKERS AWARDS NIGHT



NIGHT OF THE
MASTERS
2024

- ★ INDIVIDUAL sales performance of NEW & ACTIVE accounts (complete requirements) amounting to no less than **10 MILLION ONLY.**
- ★ Sales Period: **Nov. 1, 2023 - Oct. 31, 2024**

THANK YOU

ARJIE ACEBEDO

aoacedo@cebulandmasters.com

+63 917-6235083



Mandtra

RESIDENCES

