



We Build with You in Mind



PRESENTS

6<sup>th</sup> of Cebu Landmasters' **Best-selling**  
**GARDEN SERIES**

**Midori**  
Residences

BANILAD, CEBU CITY

**MIVESA**  
Garden Residences

LAHUG, CEBU CITY

**Mesatierra**  
Garden Residences

DAVAO CITY

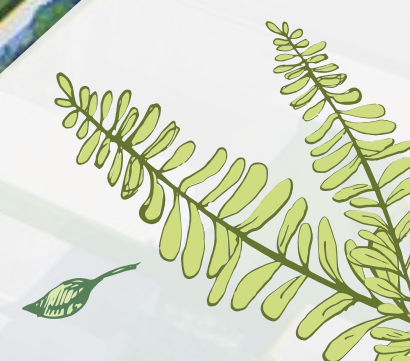
**MESAVERTE**  
RESIDENCES

CAGAYAN DE ORO

**MESAVIRRE**  
Garden Residences

BACOLOD CITY

Another beautiful community set to rise in  
**CEBU CITY**



# MIVELA

Garden Residences



ARTIST'S PERSPECTIVE

# LOCATION

Situated at the **prime** Banilad Estate of Cebu City, it is within a 1-kilometer radius to **major establishments**:

- 400m from **Montebello Villa Hotel**
- 600m from **Gaisano Country Mall**
- 700m from **Banilad Town Center**
- 700m from **UC Banilad**
- 800m from **Streetscape Mall**
- 900m from **PAREF Southcrest**
- 900m from **Camp Lapu-Lapu Hospital**
- 1km from **Adoration Convent of Divine Peace**
- 1km from **Cebu IT Park**

## Vicinity Map



# MASTERPLAN



Total Land Area: **1.26 Hectares**

Residential Tower	No. of Floors	No. of Residential Units	No. of Parking Units
TOWER 1	15 floors	384 units	104 units
TOWER 2	16 floors	505 units	250 units
TOWER 3	15 floors	360 units	71 units
TOWER 4	14 floors	336 units	82 units
<b>TOTAL</b>		<b>1,585 Units</b>	<b>507 Units</b>

# SITE DEVELOPMENT PLAN



## LEGEND :

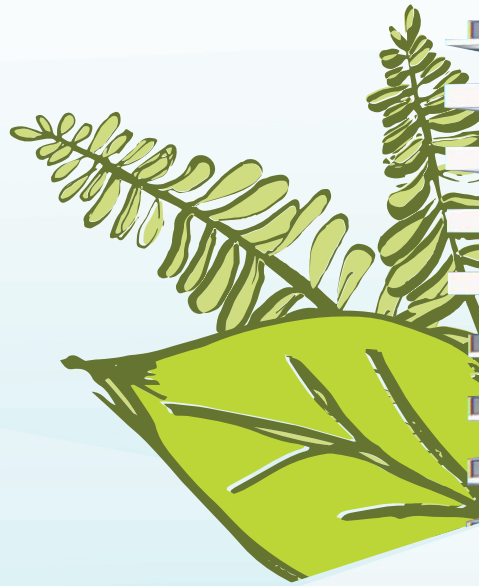
- |                      |                     |
|----------------------|---------------------|
| 1.) ENTRY POINT      | 7.) KIDDIE POOL     |
| 2.) CLUBHOUSE        | 8.) LEISURE POOL    |
| 3.) CLUBHOUSE POOL   | 9.) MIVELA TOWER 1  |
| 4.) ZEN GARDEN       | 10.) MIVELA TOWER 2 |
| 5.) PLAY AREA        | 11.) MIVELA TOWER 3 |
| 6.) SEATING PAVILION | 12.) MIVELA TOWER 4 |





# BUILDING FEATURES

- Balcony on selected units
- All units are combinable
- 1.5-meter wide corridors
- 3 Passenger Elevators for Towers 1,3 & 4
- 6 Passenger Elevators for Tower 2
- Garbage Holding Room per floor
- 100% Back-Up Power
- 24/7 Security System
- Ample Parking Space
- Property Management Services



# COMMUNITY AMENITIES

- Gate & Guardhouse
- Perimeter Fencing
- Multi-Level Clubhouse with Lap Pool
- Function room
- Gym
- Lobby Lounge
- Pavilion with swimming pool
- Zen garden
- Pedestrian Pathways and Jogging Paths
- Wi-Fi hotspots in amenity areas
- Outdoor Lounges
- Retail Area
- Designated Parking Spaces
- 24-hour CCTV security system





# PAVILION WITH SWIMMING POOL

Architect's Perspective



**MULTI-LEVEL CLUBHOUSE  
with SWIMMING POOL**

Architect's Perspective



**OPEN SPACES & JOGGING PATHS**  
Architect's Perspective



ZEN GARDEN  
Architect's Perspective

# UNIT FINISHES

## TYPICAL STUDIO



TYPICAL STUDIO UNIT – A1  
TOWERS : 1 – 2 – 3 - 4



TYPICAL STUDIO UNIT – B1  
TOWERS : 1 – 2 – 3 - 4



TYPICAL STUDIO UNIT – C1  
TOWERS : 1 – 2 – 3 - 4

AREA	A	B	C
Bedroom	6.05	6.05	6.05
Living & Dining	5.45	5.45	5.45
Kitchen	3.50	3.50	3.50
Toilet & Bath	5.00	5.00	5.00
Balcony	-	6.00	5.11
<b>TOTAL (sqm)</b>	<b>20.00</b>	<b>26.00</b>	<b>25.11</b>

# UNIT FINISHES

## NEW STUDIO UNITS



**NEW STUDIO UNIT – A1**  
TOWERS : 1-2



**NEW STUDIO UNIT – B1**  
TOWERS : 1-2

AREA	A1	B1
Bedroom	8.02	7.54
Living & Dining	8.05	10.15
Kitchen	5.55	4.00
Toilet & Bath	6.00	5.00
Balcony	2.80	-
<b>TOTAL (sqm)</b>	<b>30.42</b>	<b>26.69</b>

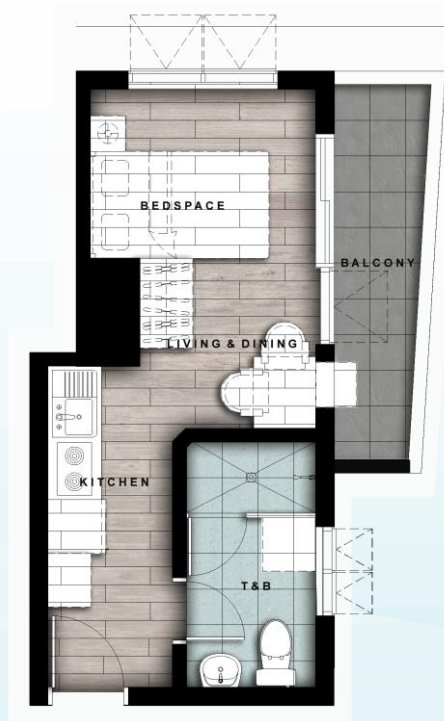


# UNIT FINISHES

## NEW STUDIO UNITS



NEW STUDIO UNIT – A17  
TOWER : 2



NEW STUDIO UNIT – B17.1  
TOWER : 2



NEW STUDIO UNIT – B17.2  
TOWER : 2

AREA	A17	B17.1	B17.2
Bedroom	6.75	5.88	5.88
Living & Dining	8.41	5.05	5.05
Kitchen	3.74	5.67	5.67
Toilet & Bath	5.79	5.21	5.21
Balcony	-	4.99	2.80
<b>TOTAL (sqm)</b>	<b>24.69</b>	<b>26.80</b>	<b>24.61</b>

# UNIT FINISHES

## TYPICAL 1 - BEDROOM



TYPICAL 1-BEDROOM UNIT – A  
TOWERS : 1 – 2 – 3 - 4



TYPICAL 1-BEDROOM UNIT – B  
TOWERS : 1 – 2 – 3 - 4



TYPICAL 1-BEDROOM UNIT – C1  
TOWERS : 1 – 2 – 3 - 4

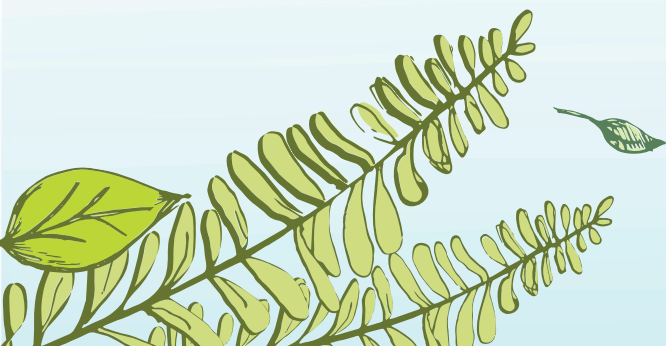


TYPICAL 1-BEDROOM UNIT – D1  
TOWERS : 1 – 2 – 3 - 4

AREA	A	B	C	D
Entrance	4.78	4.78	4.78	4.78
Bedroom	19.36	15.44	15.63	12.42
Living	8.44	7.83	8.64	7.90
Dining	5.90	6.57	4.78	5.12
Kitchen	8.34	7.48	5.44	5.10
Toilet & Bath	5.79	5.79	5.79	5.79
Balcony	2.70	15.24	2.70	14.36
<b>TOTAL (sqm)</b>	<b>55.31</b>	<b>63.13</b>	<b>47.76</b>	<b>55.47</b>

# UNIT FEATURES

- Painted Walls, Partitions & Ceilings
- Tiled Flooring
- Tiled Toilet & Bath with Complete Bathroom Fixtures
- Kitchen Sink with Countertop
- Kitchen Base Cabinet
- Installed Fire Detection & Suppression System
- Provision for Kitchen Exhaust
- Provision for Window Type Air Conditioning Unit
- Provision for Cable, Internet & Telephone
- Provision for Water Heater





STUDIO UNIT  
Architect's Perspective



1 BEDROOM UNIT  
Architect's Perspective

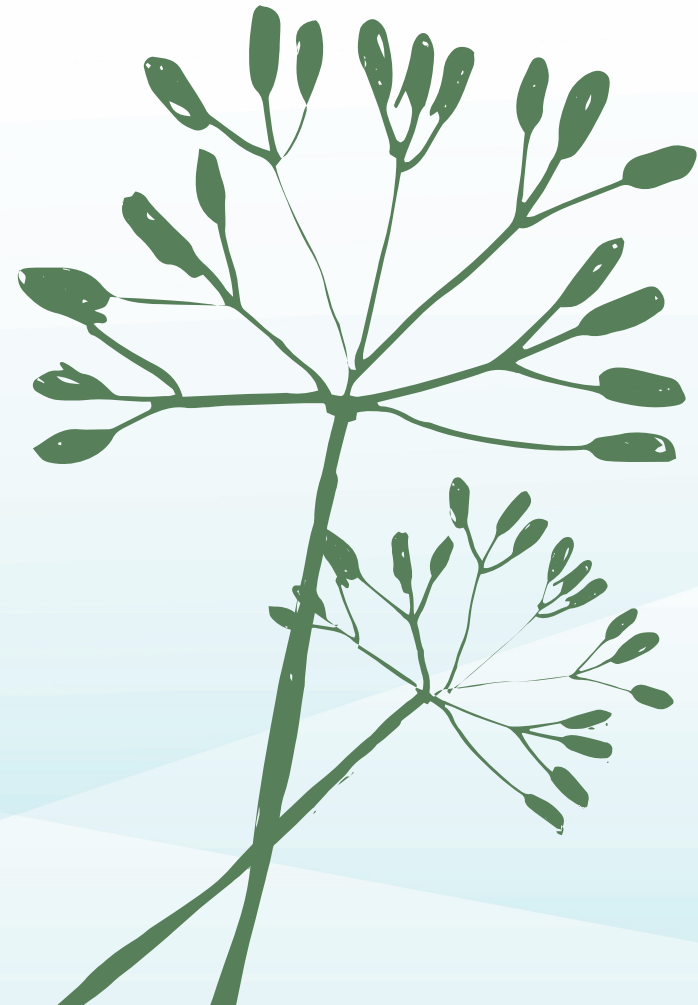


1 BEDROOM UNIT  
Architect's Perspective



1 BEDROOM UNIT  
Architect's Perspective

# FLOOR PLANS



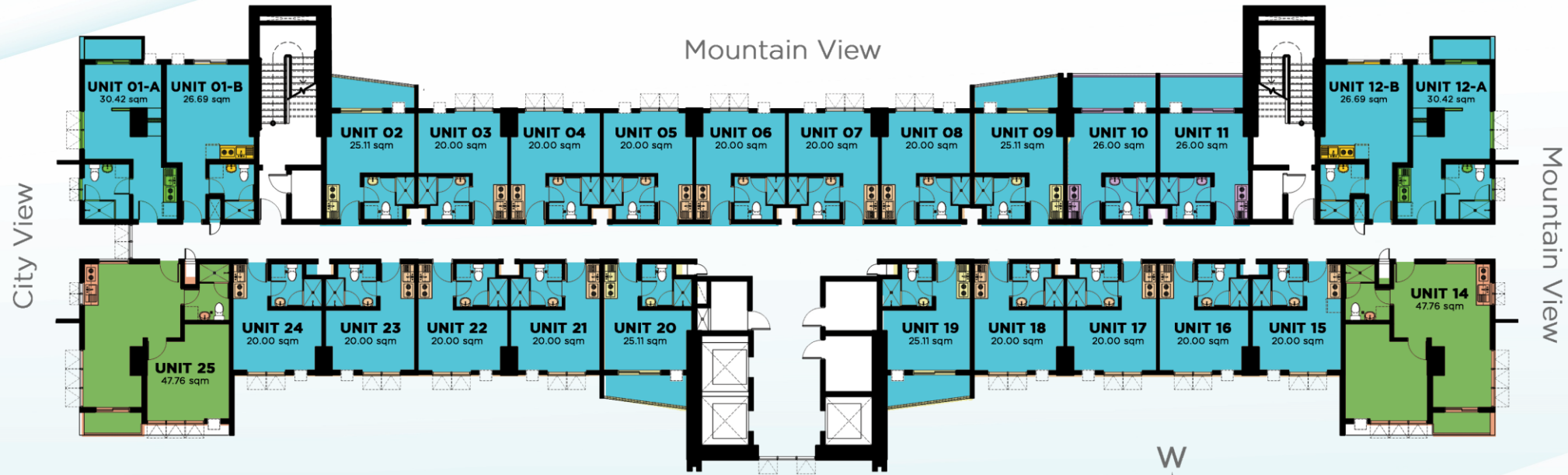




**UNITS PER FLOOR: 24**

- Studio : **20** units
- 1 - BR : **4** units

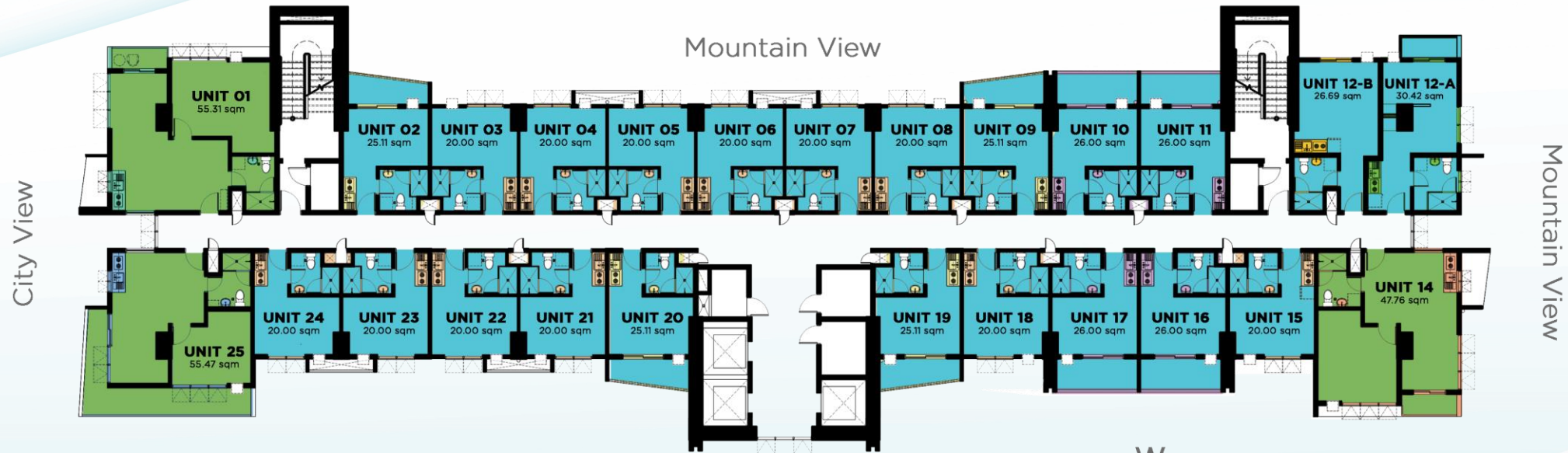




**UNITS PER FLOOR: 26**

- Studio : **24** units
- 1 - BR : **2** units

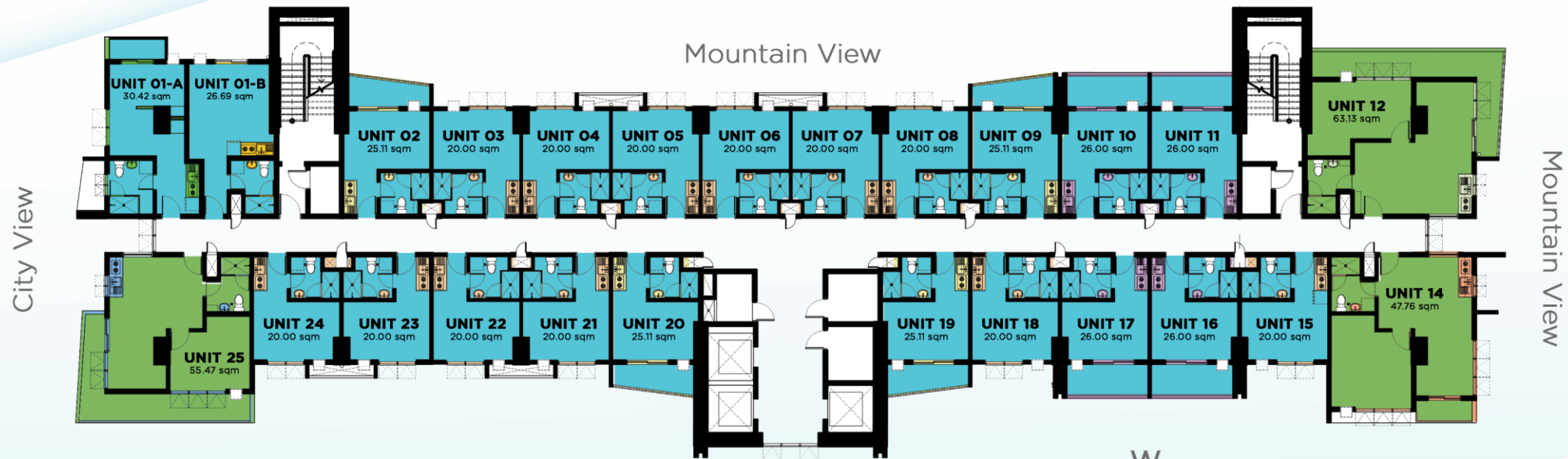




**UNITS PER FLOOR: 25**

- Studio : **22** units
- 1 - BR : **3** units





City View

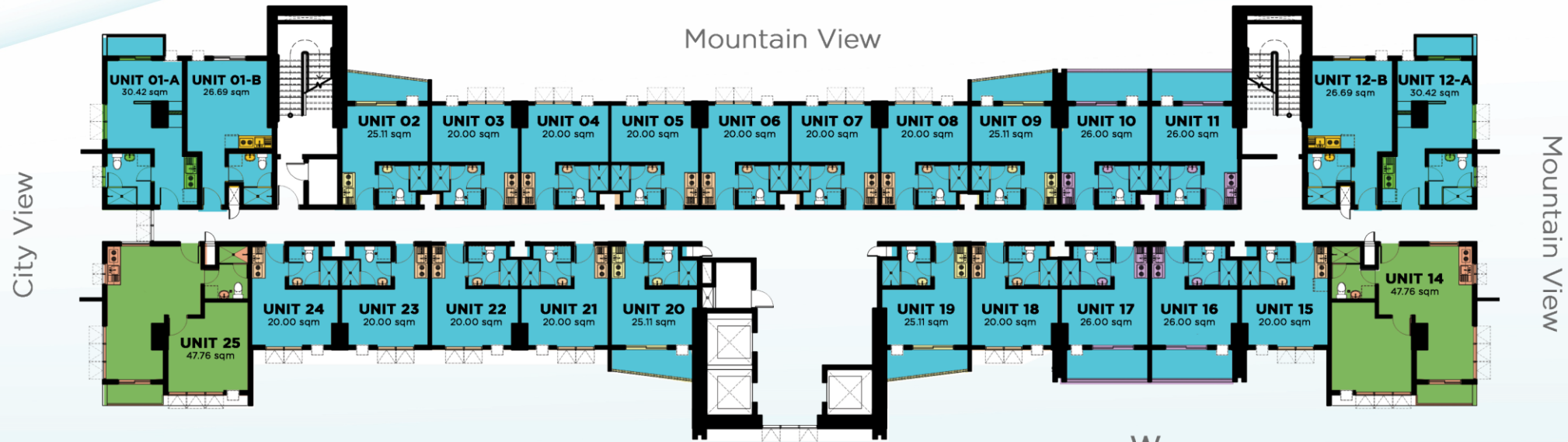
Mountain View

Amenity View / Sea View



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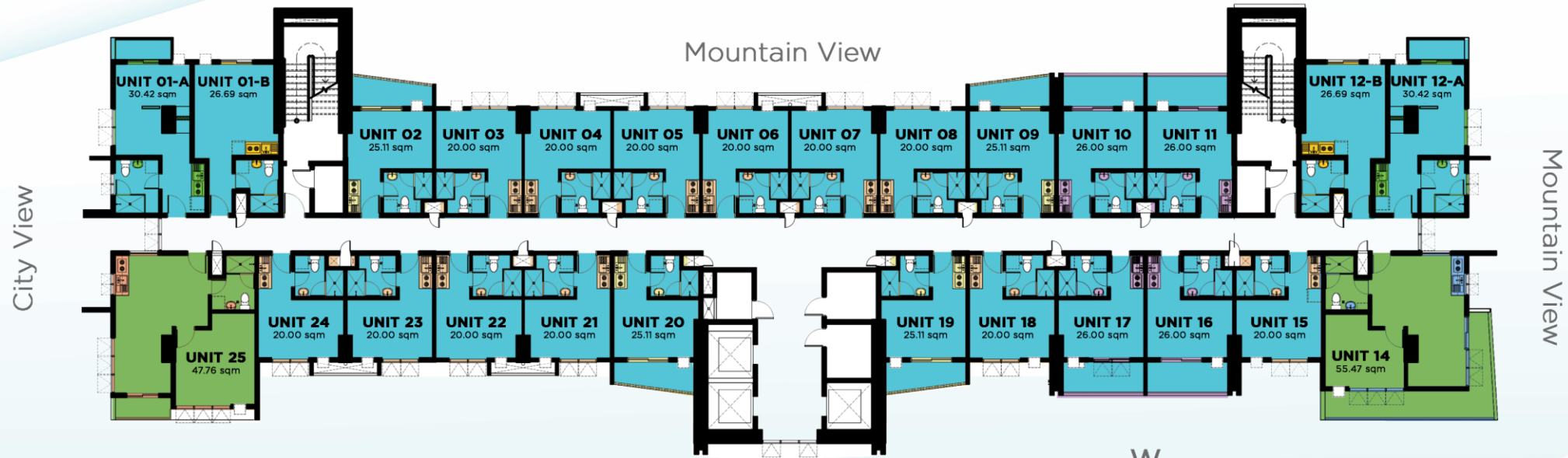




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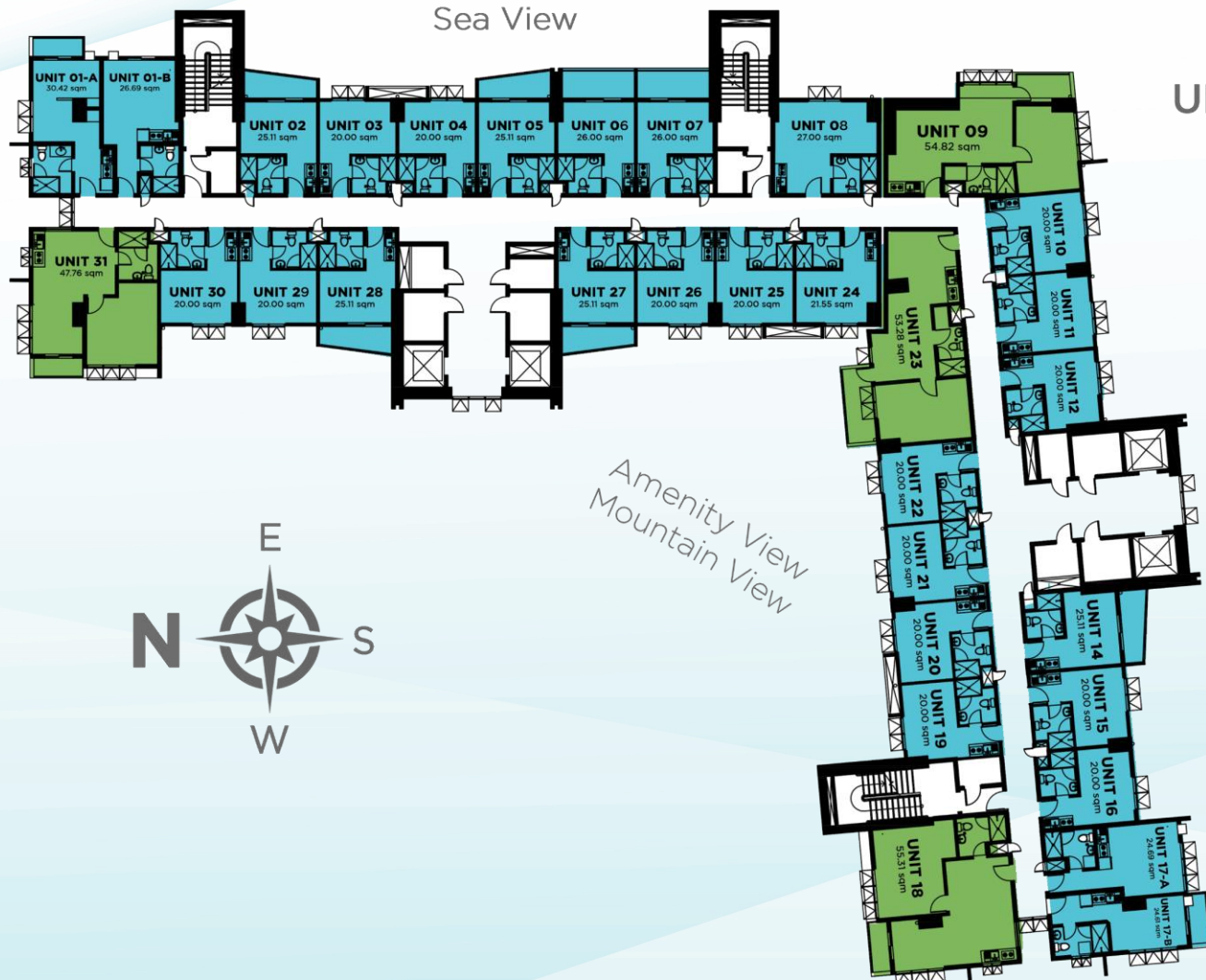


**UNITS PER FLOOR: 26**

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- 1 - BR : **2** units

Amenity View / Sea View





**UNITS PER FLOOR: 32**

- Studio : **28** units
- 1 - BR : **4** units

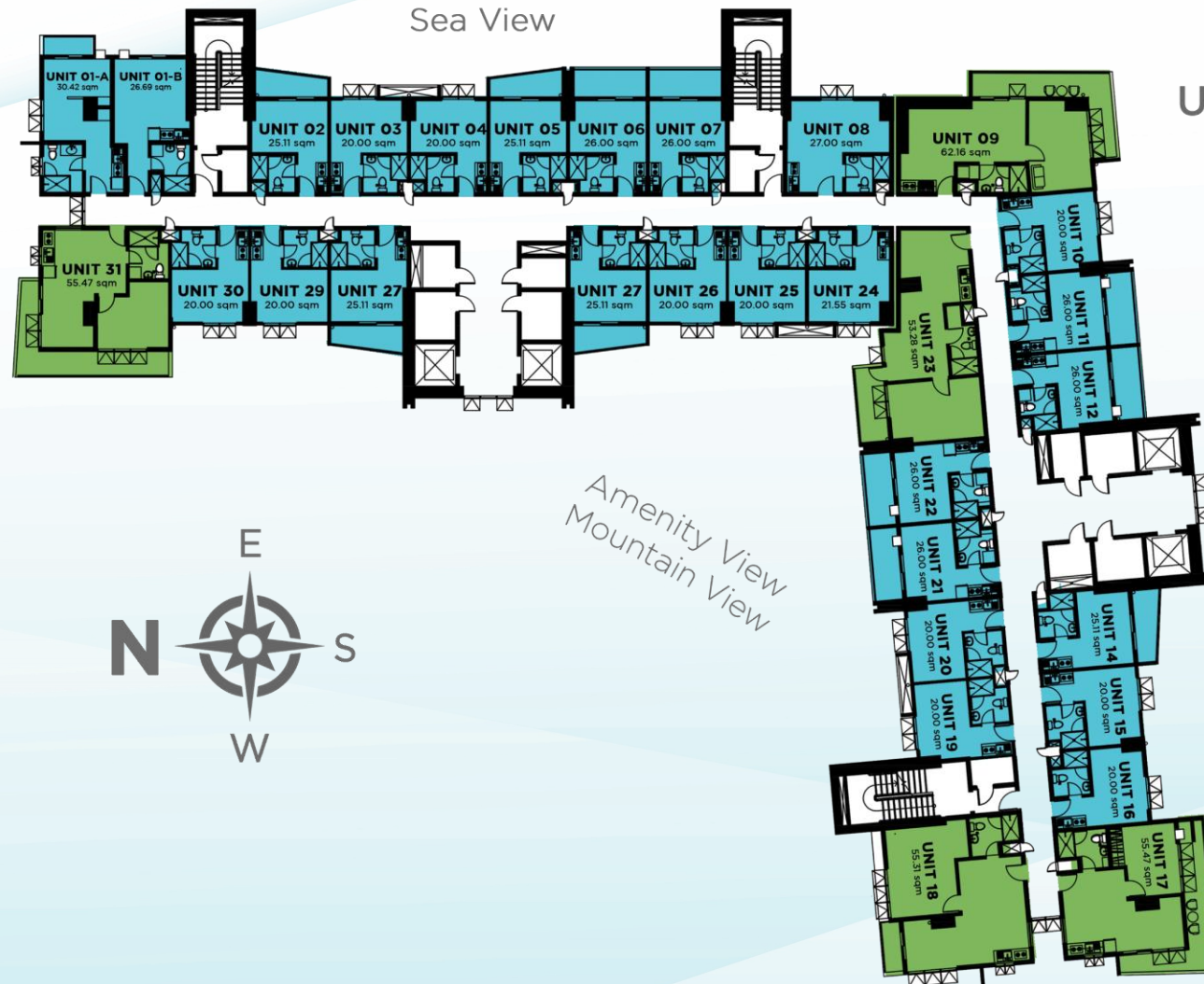


Amenity View  
Mountain View

City View

Sea View





**UNITS PER FLOOR: 31**

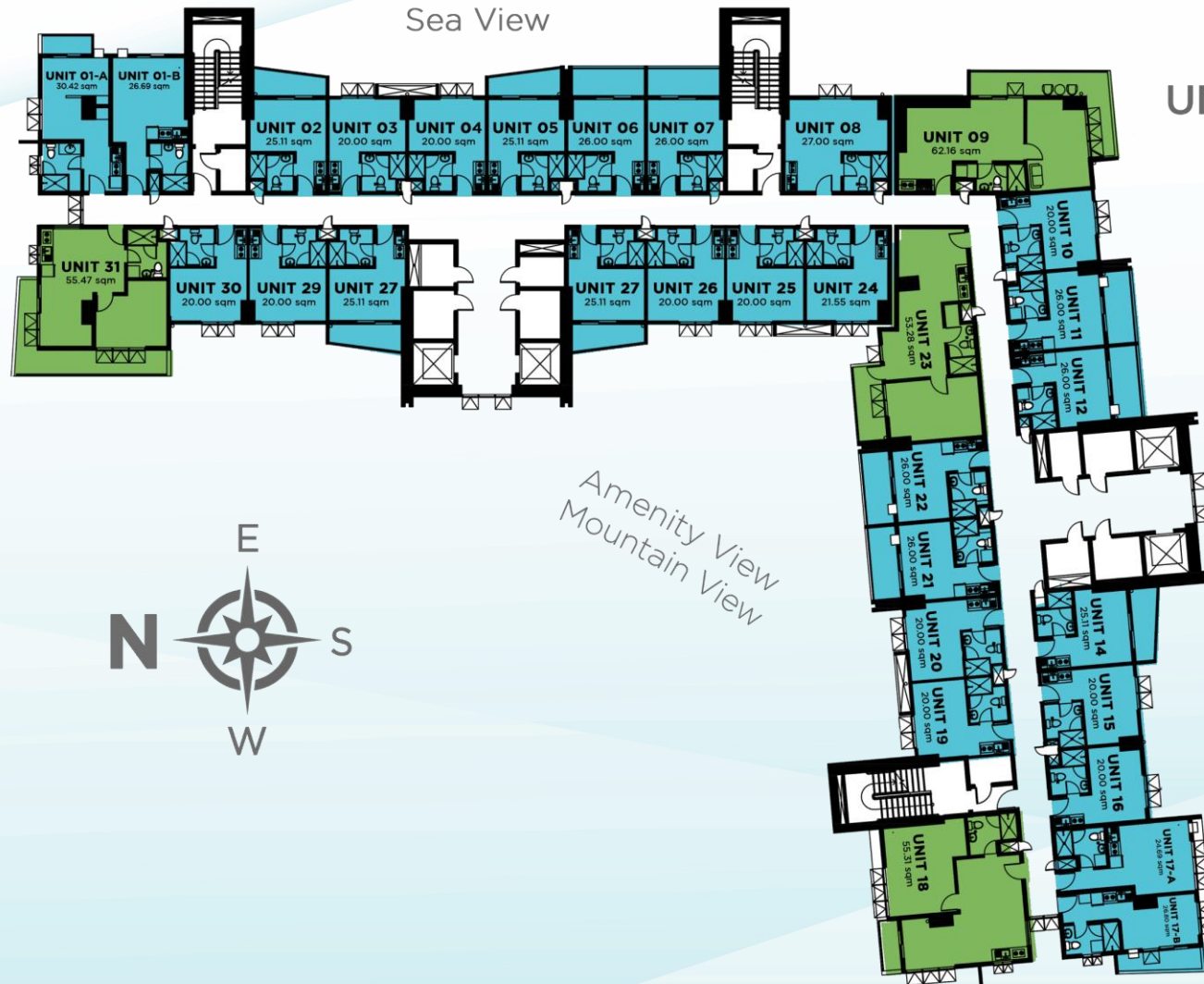
- Studio : **26** units
- 1 - BR : **5** units



Amenity View  
Mountain View

City View

Sea View



**UNITS PER FLOOR: 32**

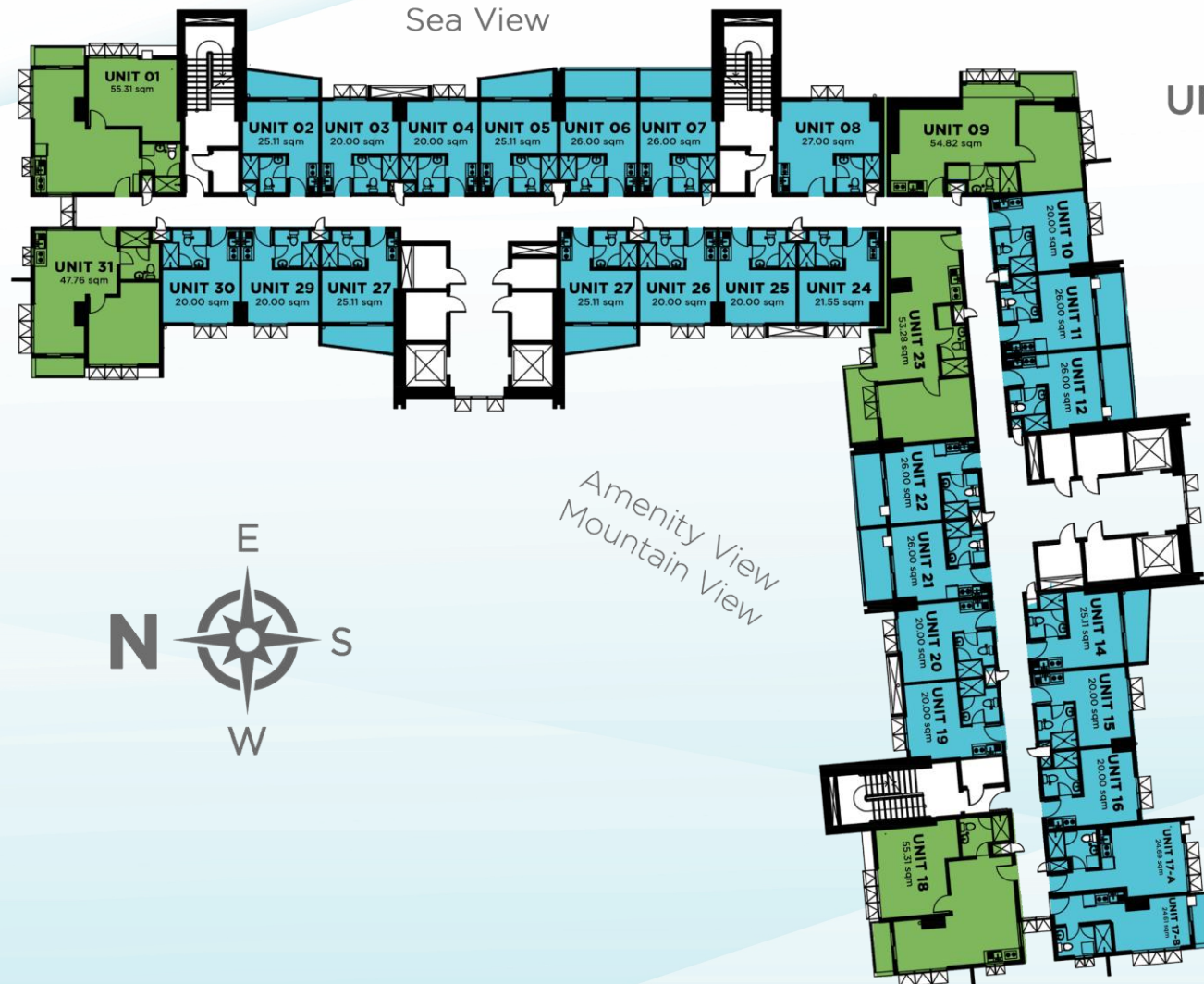
- Studio : **28** units
- 1 - BR : **4** units



**UNITS PER FLOOR: 30**

- Studio : **24** units
- 1 - BR : **6** units





**UNITS PER FLOOR: 31**

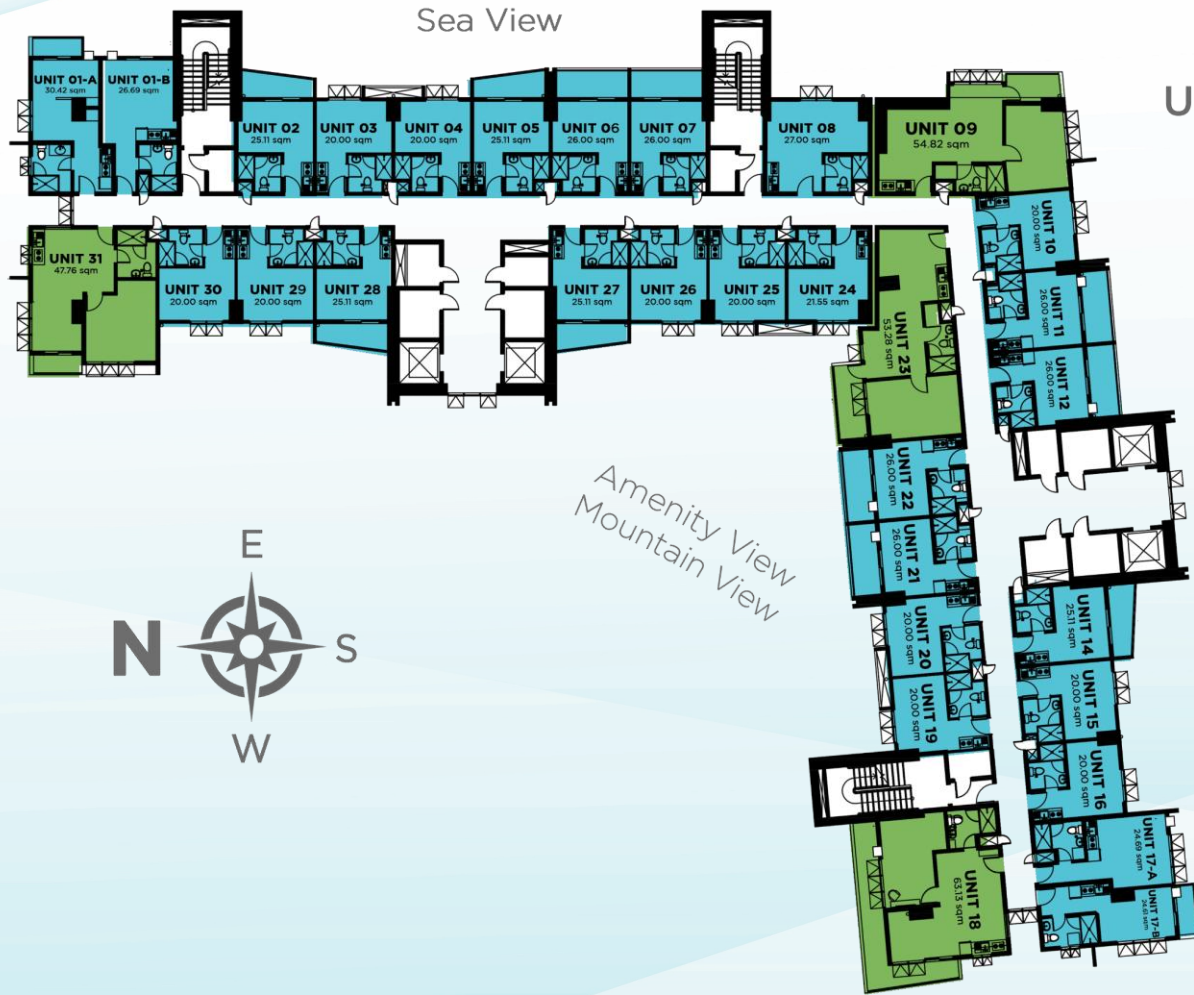
- Studio : **26** units
- 1 - BR : **5** units



Amenity View  
Mountain View

City View

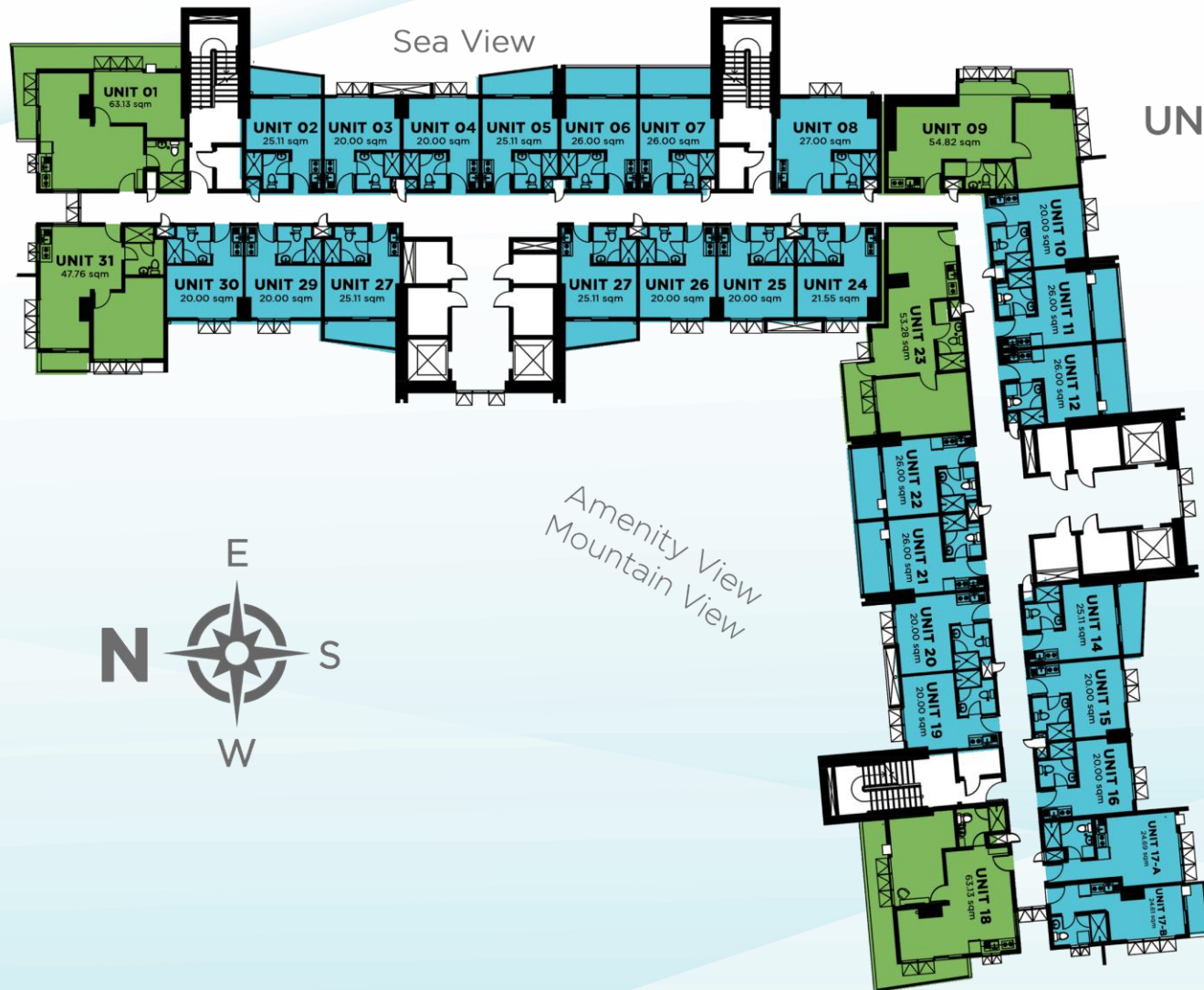
Sea View



**UNITS PER FLOOR: 32**

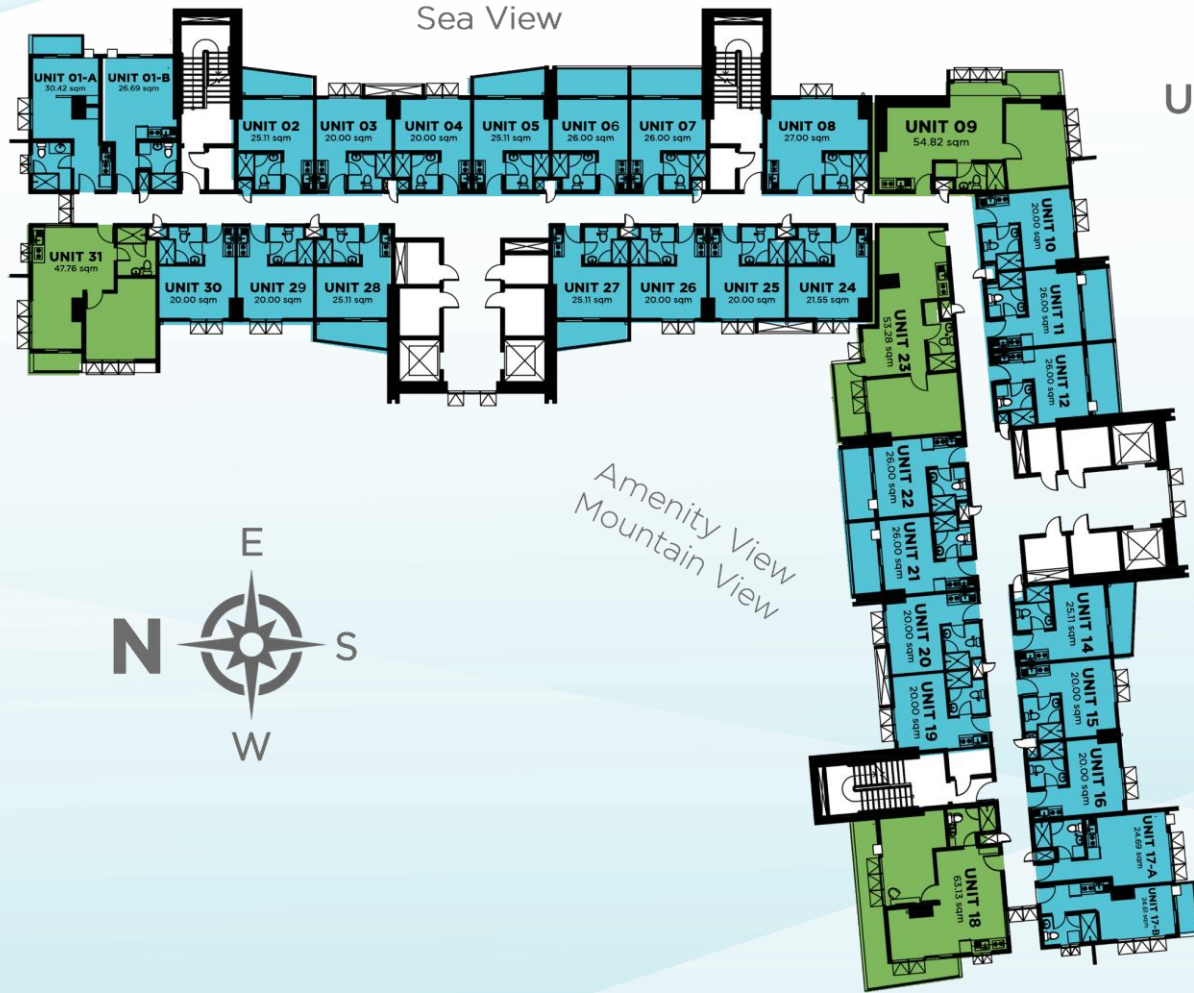
- Studio : **28** units
- 1 - BR : **4** units





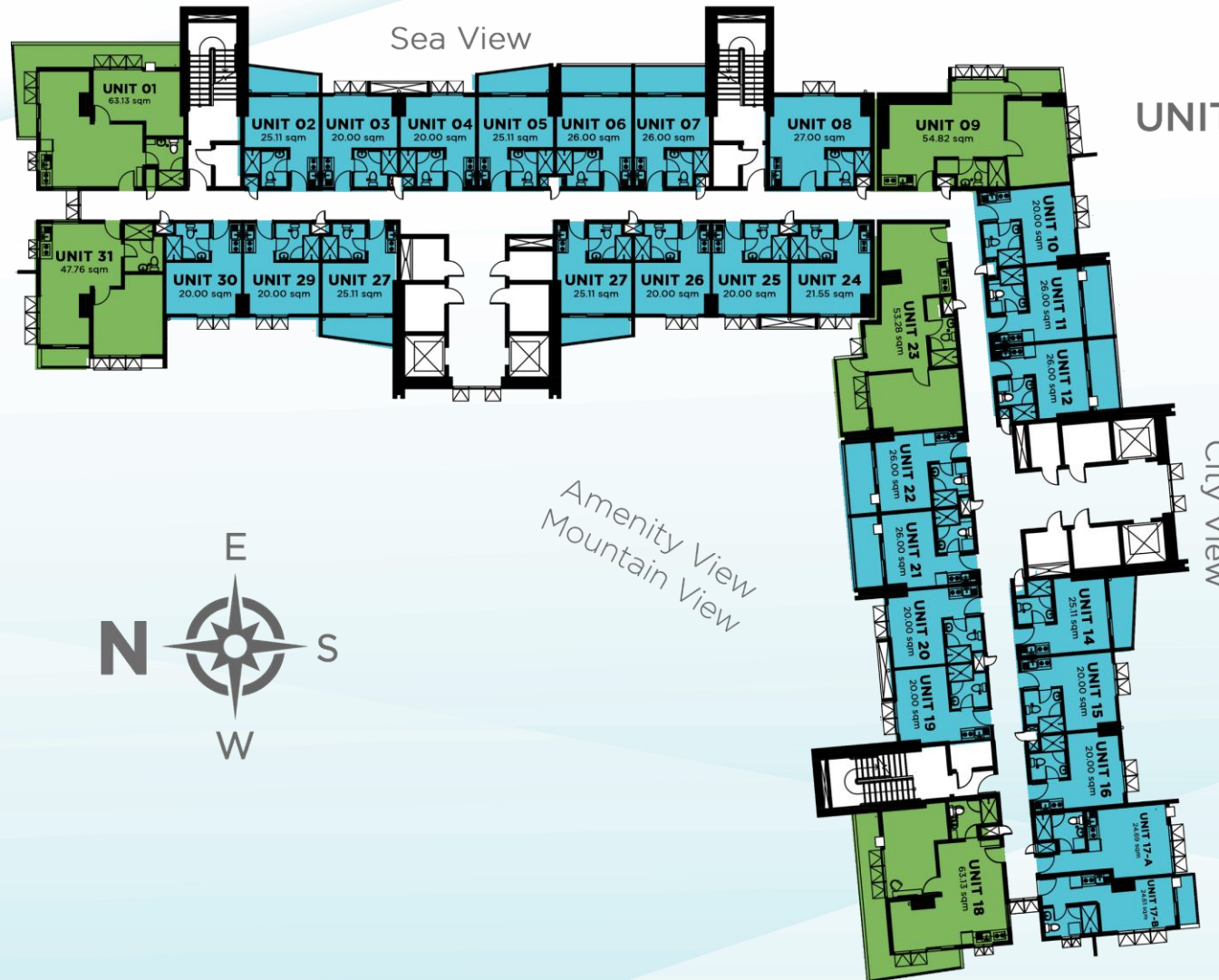
**UNITS PER FLOOR: 31**

- Studio : **26** units
- 1 - BR : **5** units



**UNITS PER FLOOR: 32**

- Studio : **28** units
- 1 - BR : **4** units

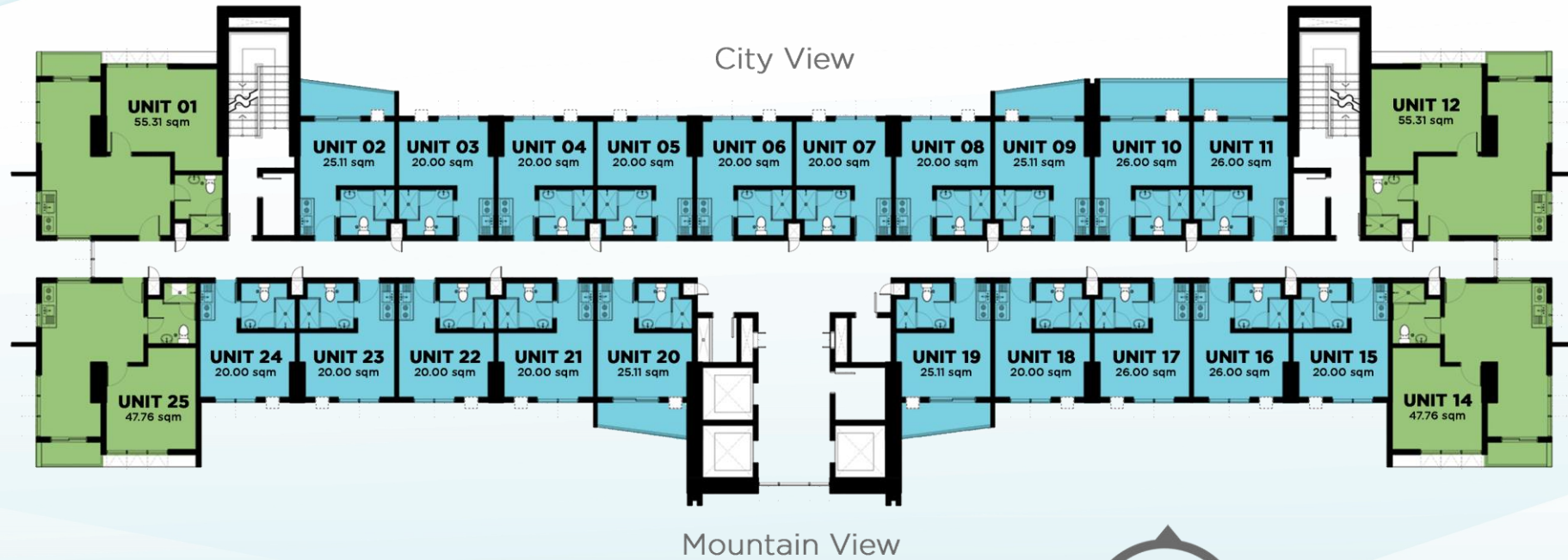


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- 1 - BR : **5** units



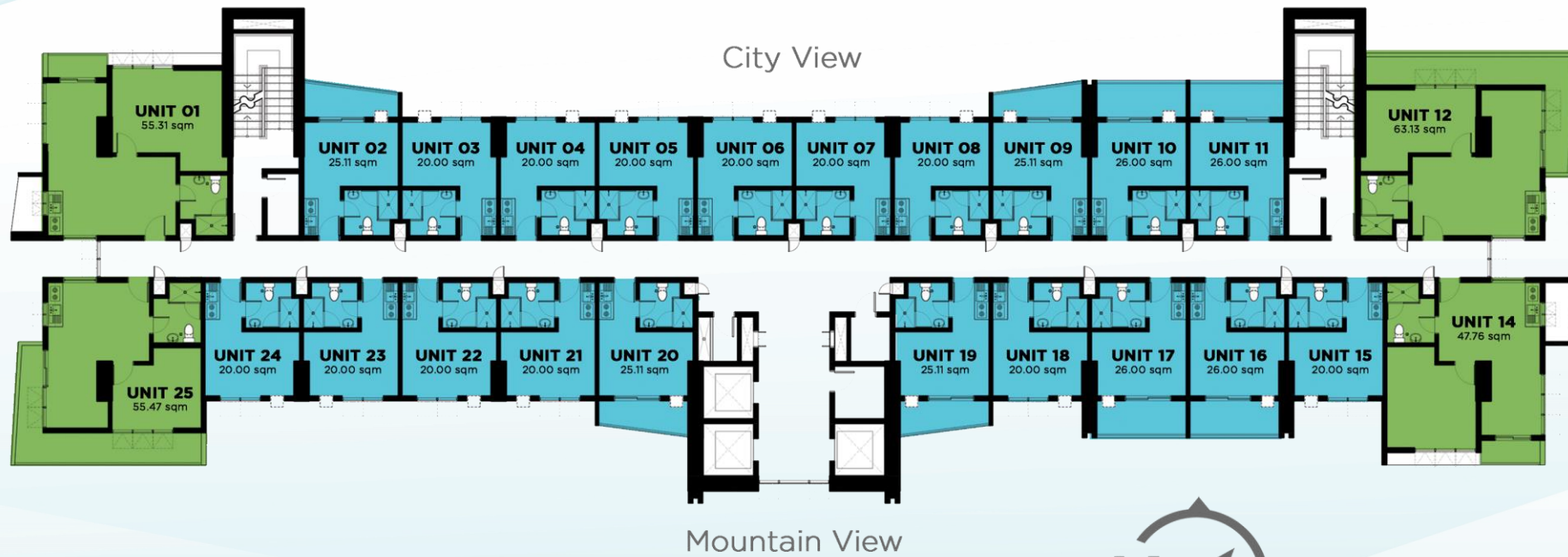




**UNITS PER FLOOR: 24**

- Studio : **20** units
- 1 - BR : **4** units

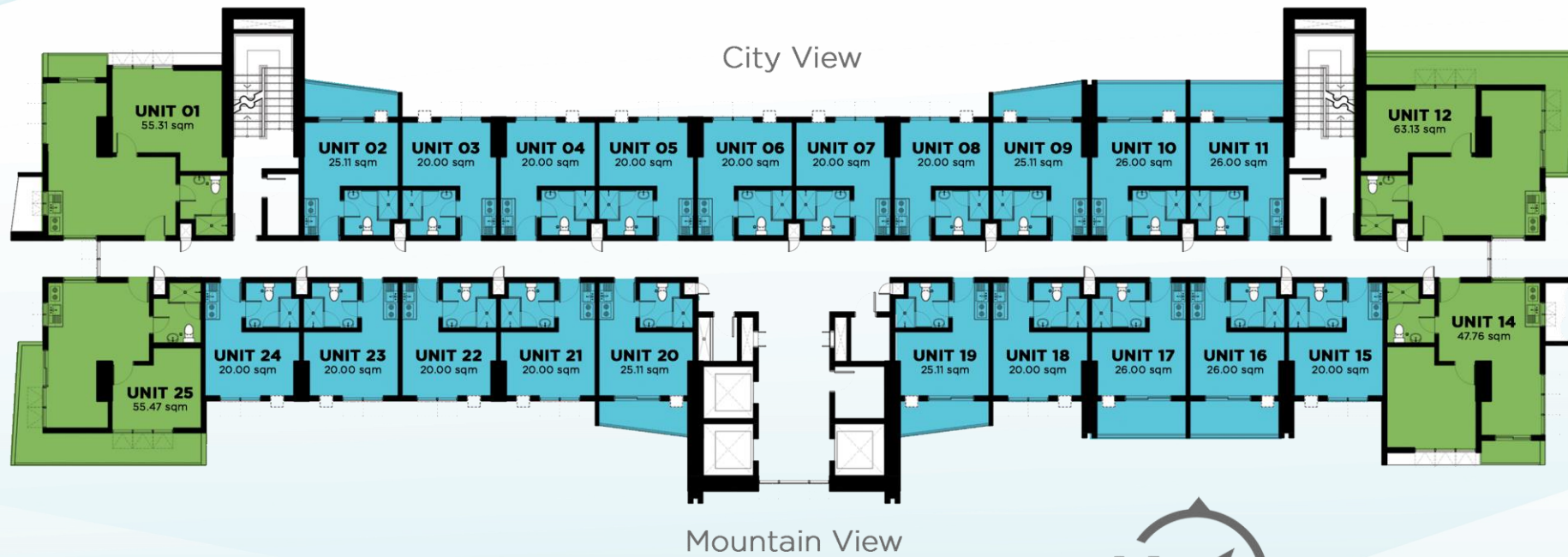




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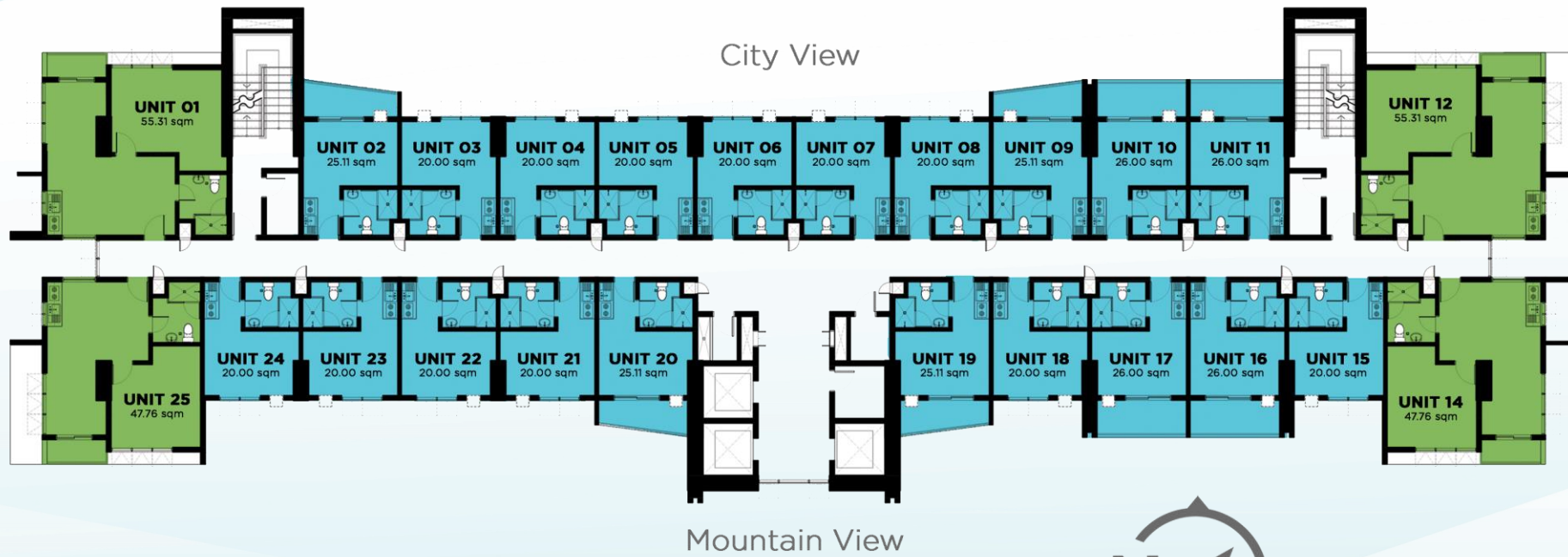




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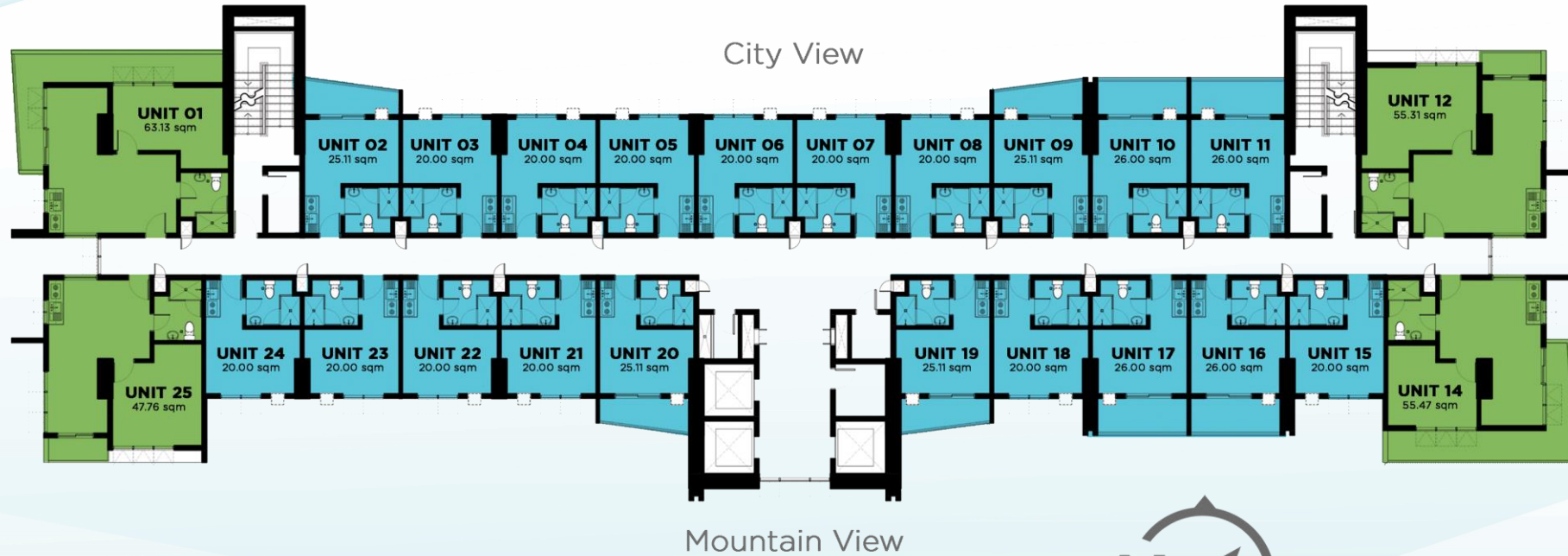
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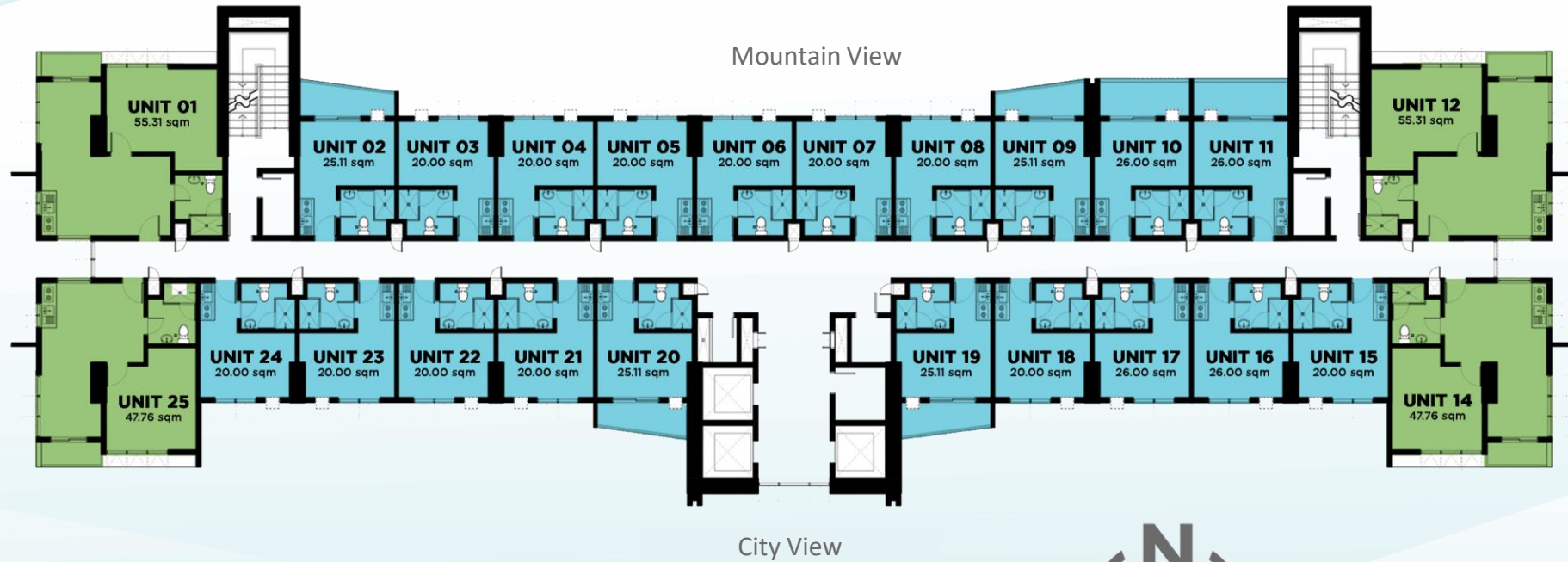
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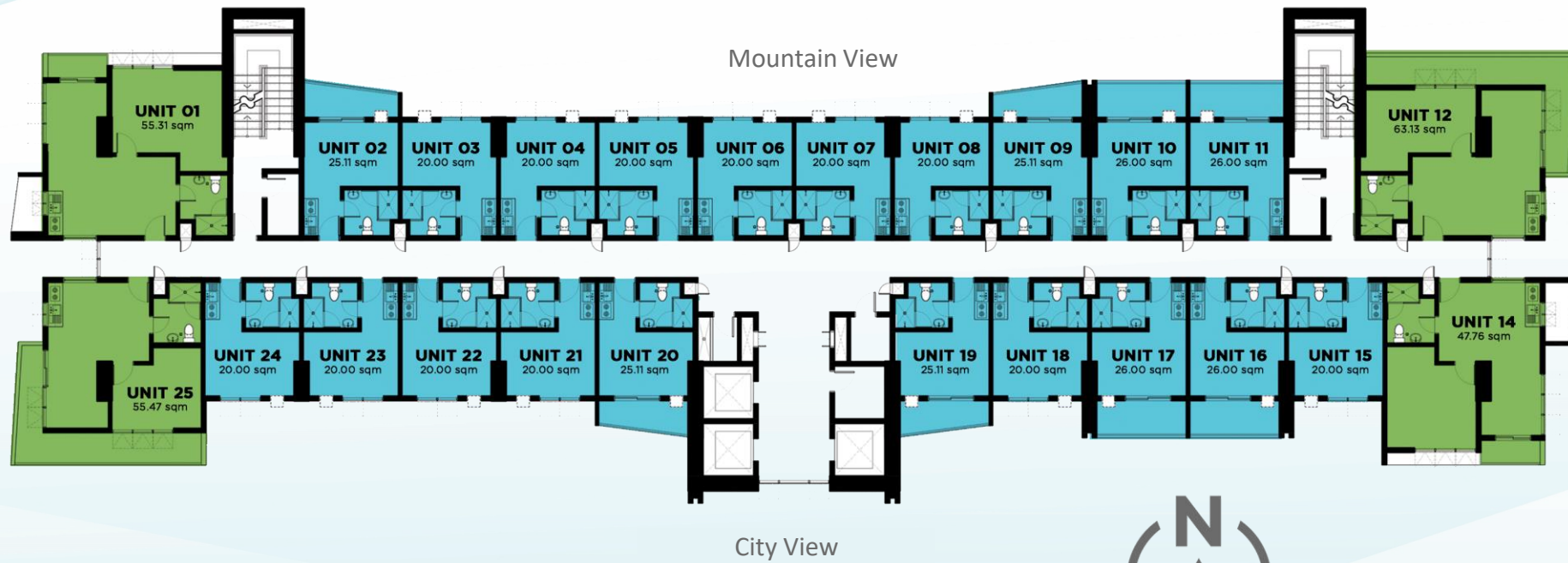




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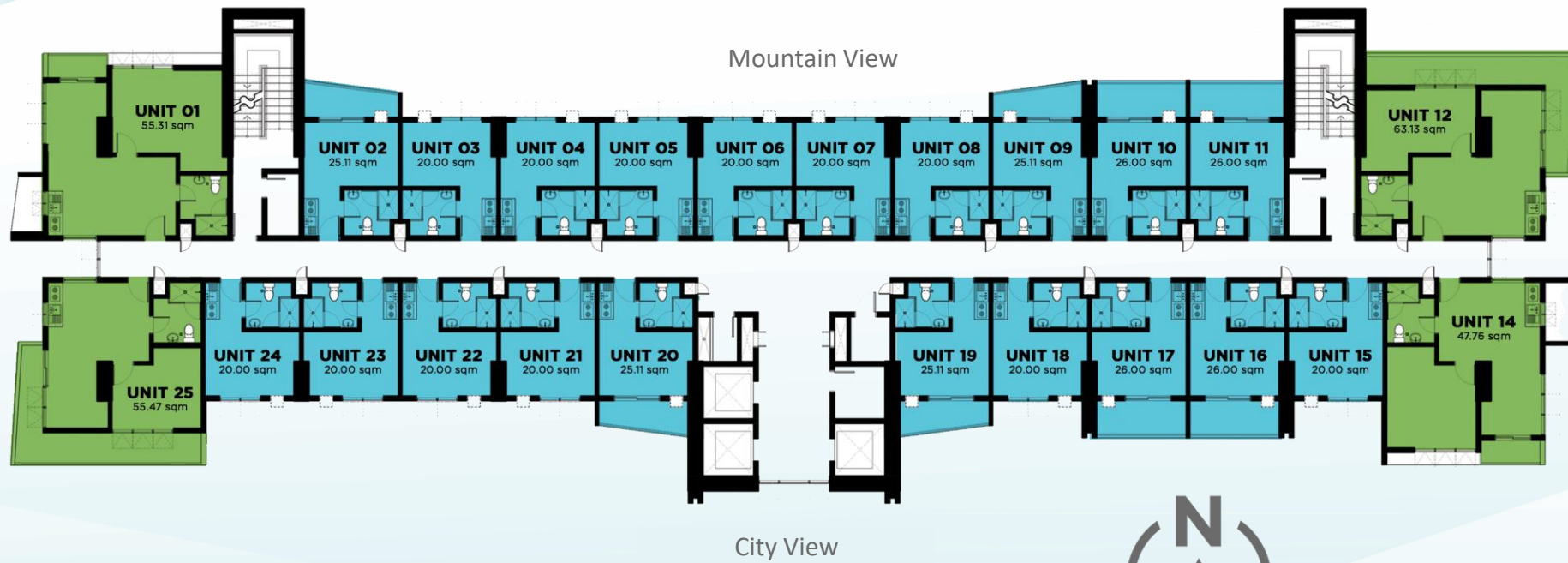




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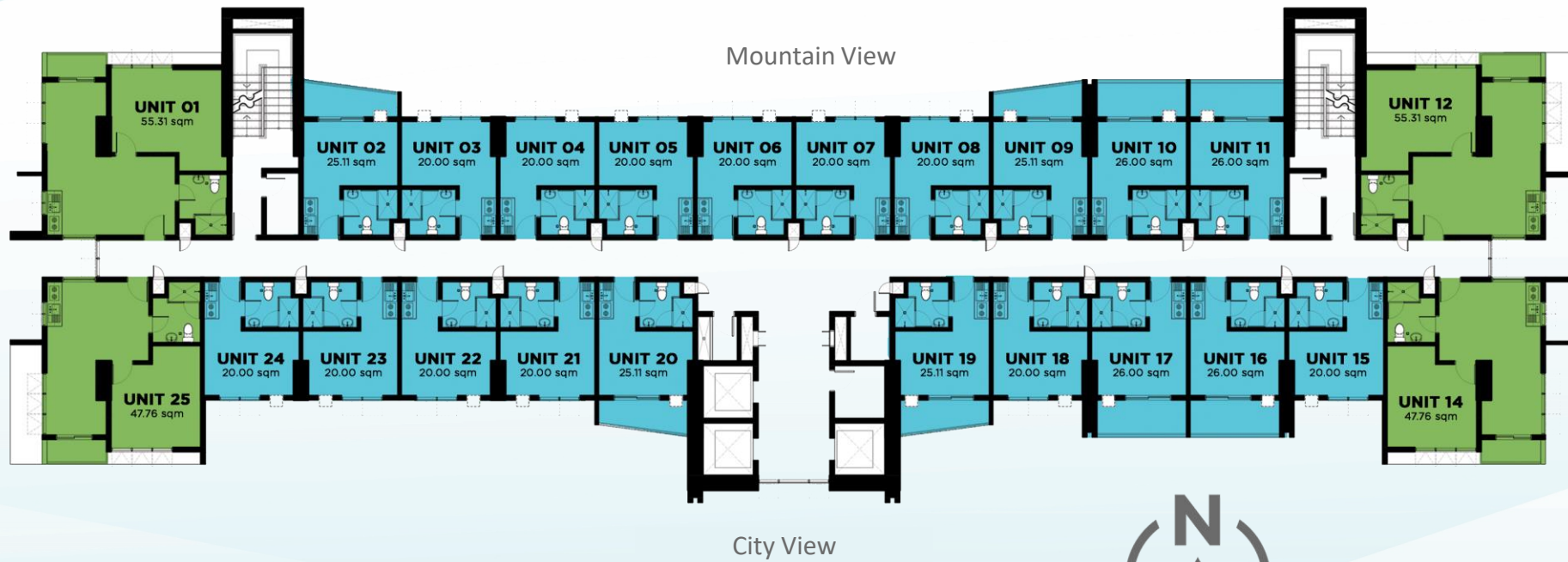


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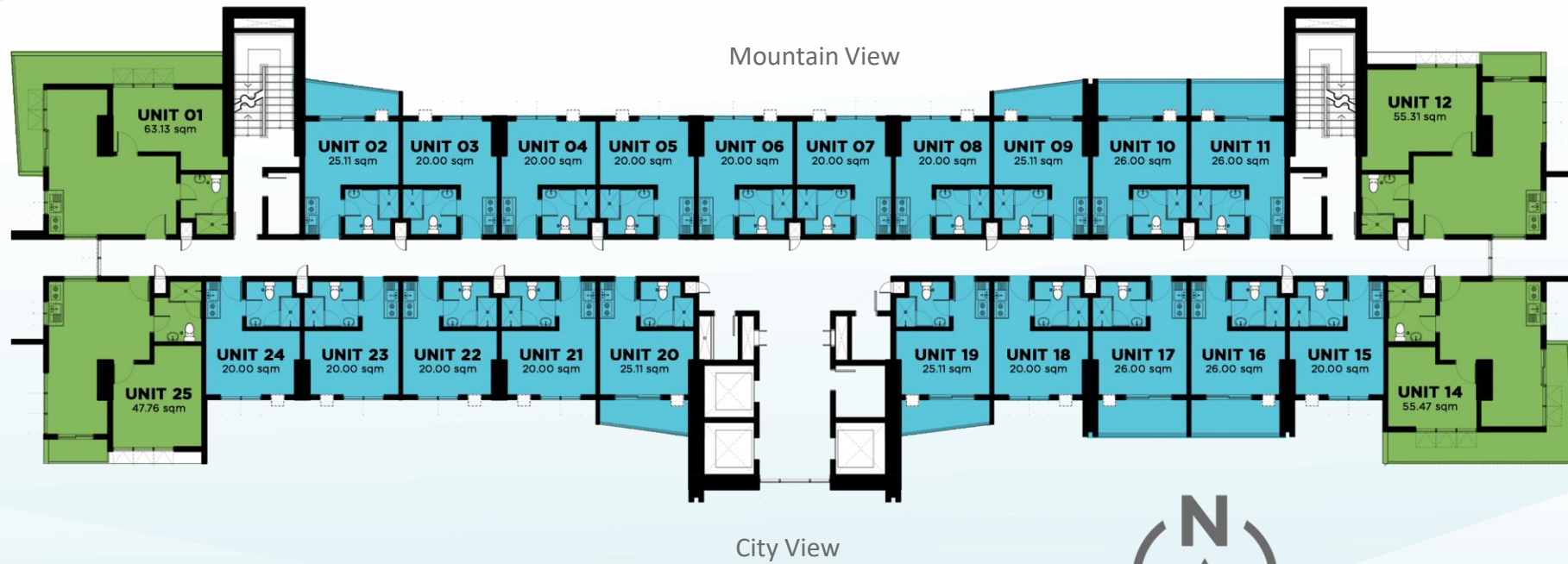




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# RESERVATION REQUIREMENTS

1. Reservation Fee
2. Completely filled-out and signed Buyers Information Sheet (BIS)
3. Two (2) Government-issued Identification Cards with three specimen signatures (spouses if married)
4. Tax Identification Number (Buyer/s)
5. Tax Identification Number (Seller)
6. CLI Special Power of Attorney or Authorization Letter
7. Signed Term Sheet & Reservation Agreement

## BALANCE RESERVATION REQUIREMENTS

**To be submitted within 30 days from Reservation Date:**

1. Post Dated Checks
2. Signed Contract To Sell (CTS)
3. Photocopy of Birth Certificate (if Single)
4. Photocopy of Marriage Certificate (if Married)

# TARGET COMPLETION Q4 2025

