

City di Mare

Amalfi and Sanremo Oasis Project Details



A masterplanned township by Filinvest



A Joint Venture Development Project
with the Cebu City Government

ABOUT THE DEVELOPER

FILINVEST
WE BUILD THE FILIPINO DREAM

HOMES



MEDIUM RISE ENCLAVES



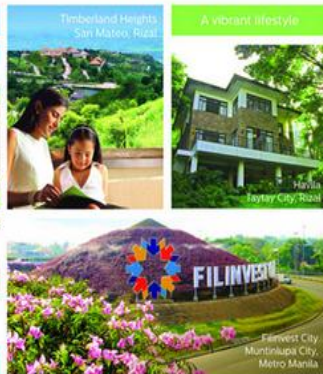
HIGH RISE CONDOS



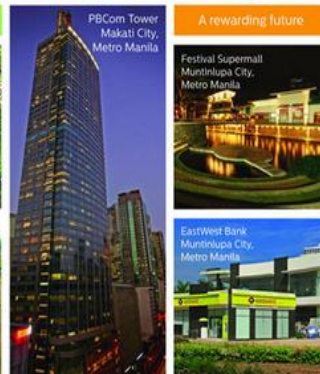
LEISURE



TOWNSHIPS



BUSINESS AND BANKING



- Almost **50 years** in the business and one of the country's **leading real estate developers**
- With a **diverse property portfolio**:
 - best-value homes,
 - premiere communities and townships,
 - retail and commercial establishments,
 - offices and business parks,
 - condominiums and
 - leisure developments strategically located in some 40 key areas nationwide
- Developed over **2,400 hectares of land** and more than **600,000 square meters** of prime office, residential and retail spaces
- Built on the Gotianun tradition of **integrity, quality and service**



**CITY di
MARE**
LIFESTYLE CAPITAL OF CEBU

**YOUR
LIFESTYLE
YOUR
CITY**



Artist's illustration



More Possibilities
Sweeping a broader horizon

*A joint venture development
with the city government of Cebu*



FILINVEST

SOUTH ROAD PROPERTIES





Welcome to your urban paradise,



CITY di
MARE
LIFESTYLE CAPITAL OF CEBU

An exciting hub of business and leisure in the midst of the beautiful views of the mountains and the calming views of the blue waters of the Visayas Region.

Designed as the premier 50-hectare township along the eastern coast of Cebu

CITY DI MARE is aptly named, as it is indeed a City by the Sea.

The logo represents its well-conceived masterplan to develop a city within a paradise.

The shade of **BLUE** and **WAVE** design symbolize its waterfront location and fantastic sea views. **GREEN** stands for lush open space and healthy living. The harmonious blend of the **PINK** and **ORANGE** symbolizes the spirited lifestyle City di Mare has to offer



LEGEND

	 CITY di MARE
	 CITY di MARE
	 GARDEN SUITES CITY di MARE
	
	High-Rise Residential
	BPO & Mixed-Use
	Civic / Institutional

 **CITY di MARE**
LIFESTYLE CAPITAL OF CEBU

Artist's Perspective of City di Mare



**CITY di
MARE**
LIFESTYLE CAPITAL OF CEBU

**YOUR
LIFESTYLE
YOUR
CITY**



Artist's illustration

More Life
Your Lifestyle
on a Whole New Level

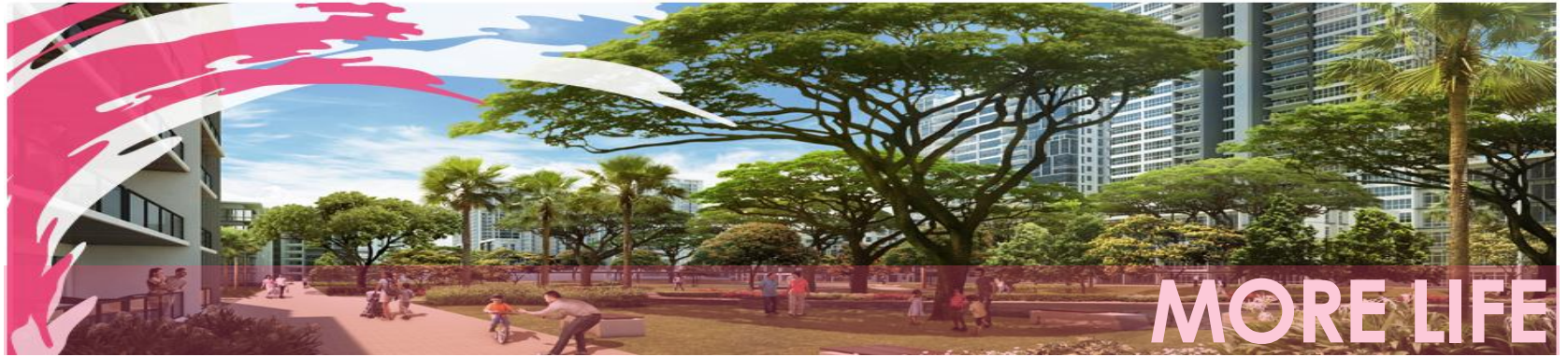
*A joint venture development
with the city government of Cebu*



FILINVEST

Where you widen your horizons, get out of your comfort zone
and seek more aspirations.





City di Mare boasts of an inspiring mix of work, leisure, shopping and pleasurable lifestyle



perspective of City di Mare



MORE LIFE

Business:

Cebu Business Park – 6.2km

Ports & Terminals:

Mactan-Cebu Int'l Airport – 12.1km

Cebu Int'l Port – 6.8km

Leisure & Recreation:

SM Seaside – 2.1km

Education:

UP Professional Schools – 500m

University of San Carlos – 10.2km

Cultural:

San Pedro Calungsod Chapel – 1.7km



Directions:

Take S. Osmeña Blvd. going towards SRP through Cebu South Coastal Road Tunnel.

City di Mare is right along the Coastal Road after the SRP Sugbu Grounds.

With every need easily within reach, life at City di Mare becomes one about **convenience and fulfillment**





**CITY di
MARE**
LIFESTYLE CAPITAL OF CEBU

**YOUR
LIFESTYLE
YOUR
CITY**



Artist's illustration

More Space
Expansive Greenery

*A joint venture development
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MORE SPACE

FLOOR AREA (FAR) RATIO = 1.95

LEGEND:

-  Boundary Line
-  Pedestrian / Cycle Link
-  Public Open Space
-  Private Open Space
-  Water body



Parks and open spaces make up for 60% of the landscape, providing a lush balance to the grand scenery and tranquility of the coast.

CENTRAL PARK



MORE SPACE

ORANGE PARK



MORE SPACE

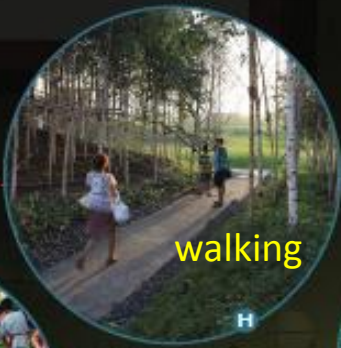
* Provision for Future Offices, temporarily developed as Park

City's Perspective of City di Mare

RED PARK



MORE SPACE



walking

H



bike ramp

J



feature mounds

K



weekend market

G



gathering



picnic

F

RED PARK



Orange Park

K

Green Architecture

Red Park

Visitor Center



sports

E



jogging



biking

E Corso



book reading

B



kids play area

Legend:

- A kids play area
- B book reading
- C biking
- D jogging
- E sports
- F picnic
- G weekend market
- H walking/strolling
- I gathering
- J bike ramp
- K feature mounds and buffer

MORE SPACE



**CITY di
MARE**
LIFESTYLE CAPITAL OF CEBU

**YOUR
LIFESTYLE
YOUR
CITY**



Artist's illustration

More Choices
A World Apart, A World Within

*A joint venture development
with the city government of Cebu*



FILINVEST





A World Apart, A World Within

City di Mare is masterplanned to create a perfectly-balanced and self-contained community in a stunning natural setting.

Everything you need for a complete living experience is within easy reach. From comfortable homes replete with thoughtful amenities, a plethora of dining, shopping and entertainment options to dynamic work spaces, everything is readily available.

A school and a church are also located nearby, thus making City di Mare an even greater township to be in.

City di Mare provide everything that makes modern living possible. It's a forward thinking city that's designed to give you a pleasing, cut-above-the-rest living experience





The Desired Address in Cebu

Making City di Mare your home puts your place of work and posh entertainment areas a few steps away.

Beautifully landscaped open parks for your children to enjoy, shortened travel time to various destinations, and an abode for enjoyable get-togethers with family and friends sets City di Mare apart from mediocre.

Various masterfully built homes cater to people of different ages and backgrounds, ensuring a compelling alternative to congested city living.

This makes a relaxed and laid-back lifestyle a reality for everyone in City di Mare.





Your Cutting-Edge Business Hub

City di Mare offers high-technology architectural innovation to the traditional work environment.

Low to mid-rise office buildings surrounded by lush greens and nearby parks result in more beautiful and relaxed work spaces, while still being at the heart of business and commerce in the Visayas Region.

Modern-design office buildings geared for BPO and corporate requirements make the transition to City di Mare a breeze.

The scenic setting of office spaces built within this self-contained township allows you to work near the comforts of your own home, surrounded by the best views of Cebu.





Leisure and Retail

City di Mare is a trendsetter's paradise.

Top brands, best culinary options and exceptional parks for different activities can be found here, right outside your doorstep

One of the most exciting aspects of this unique township is the number of leisure and retail options made available for you.

The inspiring mix of recreation, and shopping – all brought together in one urban center will make City di Mare the leisure and lifestyle destination of choice





IL CORSO

CEBU



- Retail Mall
- 2-floors air-conditioned building
- Direct connection to City di Mare
- Bike and Pedestrian ramp
- Open parking (north side)

- Grand Entrance
- Stand-alone restaurants
- Ampitheater
- Landscaped park facing the sea
- Functional Lighthouse

- Anchor (supermarket/ department store)
- Few restaurants facing the sea
- Services facing inward
- Open parking (south side)
- Public Transport Hub



Amalfi
CITY di MARE

FILINVEST *Premiere*

The Idyllic Amalfi



Inspired by a coastal town in Italy known for its picturesque landmarks and scenic beauty, Amalfi of City di Mare lives up to its name as it offers a majestic view of both the mountain and the sea.

Indulge in a perfect mix of resort-inspired amenities, lush landscapes, and wide open spaces in this conveniently located enclave.



Paradise in the city



Truly your own patch of paradise, Amalfi boasts of low-density and refreshing greens in expansive courtyards typifying the generous amenity of 70 percent open space.





Start your day right with a brisk jog along free-lined paths



Have some fun under the sun in this spacious, refreshing courtyard



Sublime Pleasures



These relaxing resort-grade amenities are where fun moments are best shared with loved ones and friends.





Immortalize the best moments of your life in scenic function rooms designed for celebrations big and small.





Amalfi's elegant lobby – a refreshing welcome to residents and guests



Maintain a healthy and well-rounded lifestyle with Amalfi's fitness gym and home theater



OTHER BUILDING PROVISIONS



Residential Parking

- Area size: 12.5 sqm,
- Basement
- Sold separately to the unit



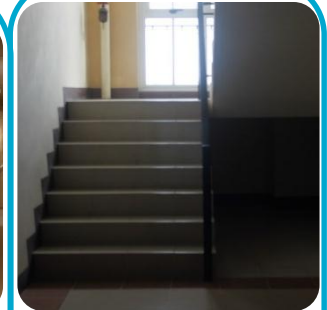
Laundry Cages

- Area size: 2 sqm,
- Roofdeck
- Included in unit pricing, one laundry cage allocated per unit



Building Elevators

- Capacity: 15 persons,
- Three (3) elevators per building



Staircase

- Four (4) staircases per building

Added Building Features



- Mailbox for every unit
- Generator Sets
- 24/7 CCTV Security System
- Automatic Fire Detection Alarm System
- Admin Building for Condo Corp
- Themed Perimeter Fence
- Gate and Guardhouse

Site Development Plan

Details	
Brand	Filinvest Premier
No. of buildings	9 Residential Buildings 2 Parking Buildings (Provisions)
No. of floors	5 floors per building
No. of units per bldg	150 units
Product Mix	2BR and 3BR units
No. of units per floor	33 units
Parking	Basement
Ready for Occupancy (RFO) Buildings	Buildings 1, 2, and 3

TOTAL LAND AREA: 40, 754 sqm.



MODEL UNIT



Typical 2-Bedroom Floor Plan



Area	Dimensions (sqm)
Living/dining	19.38
Kitchen	4.96
Toilet and bath	5.20
Master's bedroom	11.86
Bedroom 1	12
Balcony (attached to Master's bedroom)	3.39
TOTAL	56.79

- Total Contract Price: **6.4M to 8.4M**
- Unit Sizes: **49sqm to 58sqm**
- Laundry Cage: **2.00 sqm**

Typical 3-Bedroom Floor Plan



Area	Dimensions (sqm)
Living Area	19.57
Dining/kitchen	20.69
Toilet and bath 1	4.22
Toilet and bath 2	5.69
Master's bedroom	28.07
Bedroom 1	11.14
Bedroom 2	13.20
Nanny's Room	4.23
Balcony 1	3.46
Balcony 2	3.31
TOTAL	113.58

- Total Contract Price: **10.1M to 16.2M**
- Unit Sizes: **82sqm to 108sqm**
- Laundry Cage: **2.00 sqm**

Unit Specifications

Living/Dining/Kitchen	
Floor	600 x 600 mm homogeneous tiles
Walls / Ceiling	Plain Cement Finish; Painted
Kitchen Counter & Cabinets	Modular; granite countertop & splashboard
Bedroom	
Floor	Laminated (B1&B2) / Homogeneous tiles (B3)
Walls / Ceiling	Plain Cement Finish; Painted
Toilet and Bath	
Floor	300 x 300 mm homogeneous tiles
Walls	300 x 300 mm homogeneous tiles
Ceiling	Gypsum board MR on metal furring; Painted
Balcony	
Floor	300 x 300 mm ceramic tiles
Walls	Textured paint finish

Financing Schemes

✓ SPOT CASH

Save as much as,

1Mn or **8%**

of the total list price if paid spot upon reservation

or



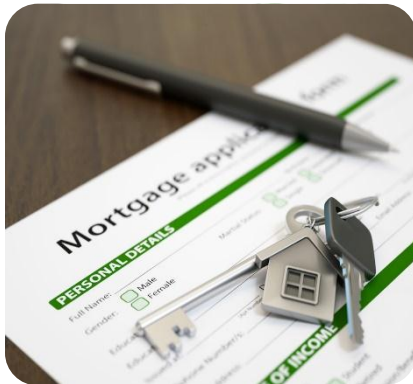
if paid spot within 30 days

Financing Schemes



✓ Deferred Cash

Payment term is stretched at 0% interest over 12 equal monthly installment



Own a **PREMIERE UNIT** for as low as **Php 53,643.08** per month under,

✓ 10/90 Bank Financing

Pay only 10% equity, 90% balance can be financed thru our accredited banks

Swimming Pool Usage Rates



Room Type	Max. Number of Users	Free of usage
2BR	7	4
3BR	9	6

Usage Rate (Php):
 12yrs. & below: **50.00**
 Above 12 yrs.: **100.00**

Function Hall Usage Rates



Rates for Members			
Usage Rate (Php)	Hours	Additional for succeeding hour/s (Php)	Capacity (pax)
9,000.00	5	2,000.00	90-100
4,000.00	5	1,000.00	60
3,000.00	5	1,000.00	30

Rates for Sponsored Non-members			
Usage Rate (Php)	Hours	Additional for succeeding hour/s (Php)	Capacity (pax)
10,000.00	5	2,000.00	90-100
5,000.00	5	1,000.00	60
4,000.00	5	1,000.00	30

*All usage rates already include 1hr preparation and 1hr clean-up

Home Theater Usage Rates



Max. Capacity	Rate for Members	Rates for Sponsored Non-members	Rate per succeeding hour
10 persons	P700.00 first 2 hours or a fraction thereof	P1,000.00 first 2 hours	P350.00/hr

Fitness Gym Usage Rates



Fitness Gym

Free use at maximum of **three (3)** users per unit



Sanremo
Oasis
CITY di MARE





Come home to a refreshing haven.

Inspired by the coastal town of San Remo at Liguria on the Italia Riviera famous for its music and flora, this residential enclave offers picturesque landscapes while exuding a soothing Mediterranean vibe.





Come home to an oasis of lush proportions.

Sanremo Oasis is 3.48-hectare haven featuring nine residential buildings amid verdant greens and open spaces. A welcome contrast to the concrete jungle. It generously allocates over 65% of its land area to parks, gardens and amenities



Come home to where your hard work is valued.



Sanremo Oasis gives you the best vacation lifestyle at the best value for your investment. With a Property Management Team dedicated to the community's overall maintenance and care, you have less worries and more time to indulge in life.





Come home to resort-inspired amenities.

An endless vacation, this is the lifestyle that Sanremo Oasis promises. Here, every day is an opportunity to share laughter and make precious memories with your loved ones as you indulge in these amenities: swimming pool, fitness gym, jogging path, play area, basketball court and clubhouse.





Come home to a place that maintains a healthy wellness.

At Sanremo, you are given the opportunity to maintain a healthy living without sacrificing the comfort of living.

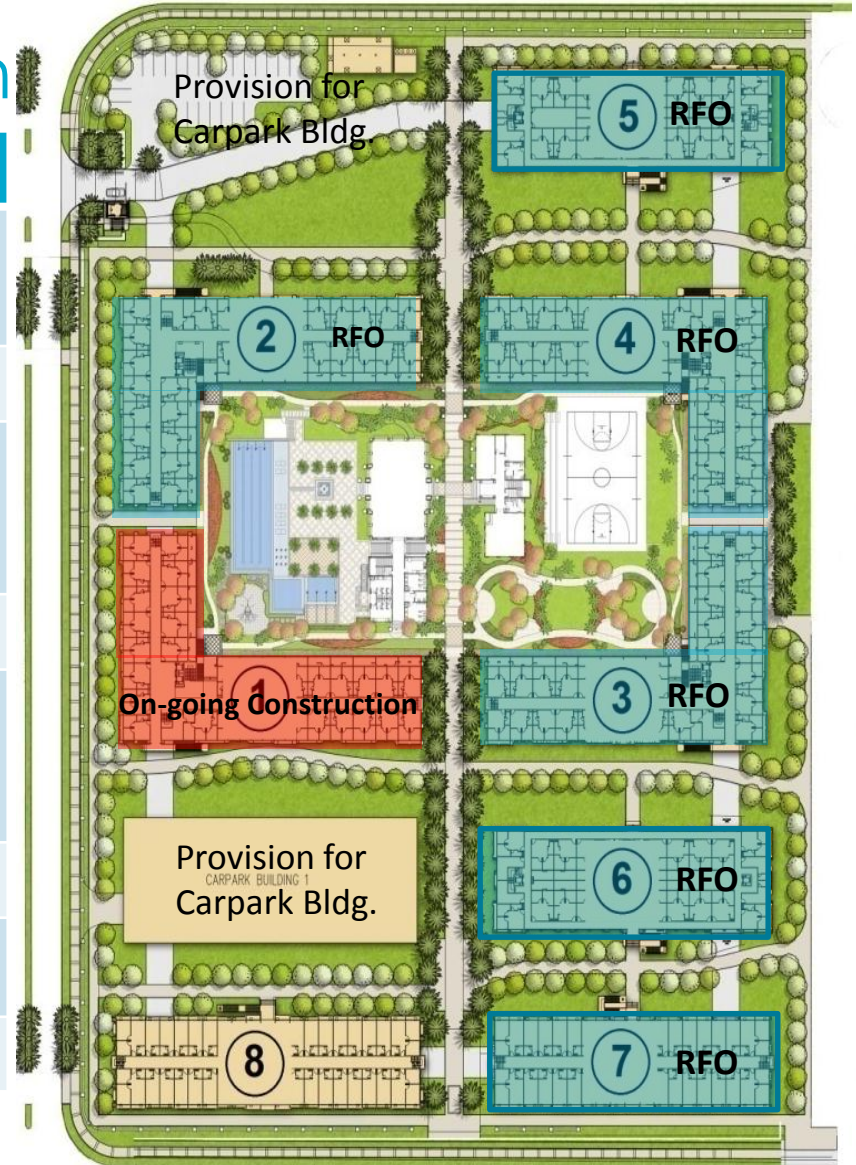


Site Development Plan

Details

No. of buildings	8 Residential Buildings 2 Parking Buildings (Provisions)
No. of floors	5 floors per building
No. of units per bldg.	<ul style="list-style-type: none"> L-type of bldgs: 162 or 172 units Standard hospital type bldgs: 130-158 units
Product Mix	Studio, 2BR, and 3BR units
No. of units per floor	<ul style="list-style-type: none"> L-type of bldgs: 33-35 units Standard hospital type bldgs: 26-28 units
Parking	Basement
Ready for Occupancy (RFO)	Buildings 2, 3,4,5,6, and 7
On-going Construction	Building 1

TOTAL LAND AREA: 34, 775 sqm.



Typical Studio Unit Floor Plan



Area	Dimensions (sqm)
Living/dining/kitchen	18.79
Toilet and bath	3.23
TOTAL	22.02

- Total Contract Price: **2.5 to 3.0M**
- Unit Sizes: **18 sqm to 22 sqm**
- Laundry Cage: **2.00 sqm**

Typical 2-Bedroom Floor Plan



Area	Dimensions (sqm)
Living/Dining/Kitchen	13.76
Toilet and bath	3.08
Bedroom 1	6.90
Bedroom 2	6.13
TOTAL	29.87

- Total Contract Price: **3.6M to 6.1M**
- Unit Sizes: **28 sqm to 45 sqm**
- Laundry Cage: **2.00 sqm**

Unit Specifications

Living/Dining/Kitchen	
Floor	Ceramic Tiles
Walls	Plain Cement Finish; Painted
Ceiling	Textured paint finish
Kitchen Counter & Cabinets	Homogenous tiles countertop & splashboard
Bedroom	
Floor	Ceramic Tiles
Walls	Plain Cement Finish; Painted
Ceiling	Textured paint finish
Toilet and Bath	
Floor	Vitrified unglazed floor tiles
Walls	Smooth faced paint finish with ceramic wall tiles
Ceiling	Fiber cement board ceiling on metal furring paint finish
Balcony	
Floor	Vitrified unglazed floor tiles
Walls	Textured paint finish

Financing Schemes

✓ SPOT CASH

Save as much as,

Php 500,000 or **8%**

of the total list price if paid spot upon reservation

or



if paid spot within 30 days

Financing Schemes



✓ Deferred Cash

Payment term is stretched at 0% interest over 12 equal monthly installment



Own a **UNIT** for as low as
Php 20,495.97 per month under,

✓ 10/90 Bank Financing

Pay only 10% equity, 90% balance can be financed thru our accredited banks

Swimming Pool Usage Rates



Room Type	Max. Number of Users
2BR	5
Studio	2

Usage Rate (Php):
12yrs. & below: **50.00**
Above 12 yrs.: **100.00**

Fitness Gym Usage Rates



- Free of use
- First come, first serve basis

Basketball Court Usage Rates



Time	Rate/hour
Daytime	Php 112.00
Nighttime	Php 280.00

Complete Requirements:

I. For Bank Financing Scheme

a. **Fix Income Earner/Employed Individuals**

1. Certificate of Employment
2. Latest Income Tax Return
3. Latest 6 months Bank Statement
4. Proof of Billing
5. 2 Valid IDs with 3 specimen signature
6. Marriage Contract/Birth Certificate
7. Post-dated checks
8. CTC/Passport

b. **Self-Employed Individuals/Sole Proprietorship/Corporation**

1. DTI Certificate of Registration/SEC
2. Articles of Incorporation (for Corporation only)
3. Updated Mayor's Business Permit
4. Latest Income Tax Return with Audited FS
5. Proof of Billing
6. 2 Valid IDs with 3 specimen signature
7. Latest 6 months Bank Statement
8. Marriage Contract/Birth Certificate
9. CTC/Passport
10. Post-dated checks
11. CTC for Corporation only
12. Lists of Supplier & Customers with contact nos.

c. **Seafarer**

1. Latest contract of Employment with Salary
2. Latest 6 months Bank Statement
3. Proof of Billing
4. 2 Valid IDs with 3 specimen signature
5. Marriage Contract/Birth certificate
6. Post-dated checks
7. CTC/Passport

➤ **Minimum Booking Requirements:**

- ID
- PAF
- EAM Approval for Lacking Contracts

➤ **Initial Requirements:**

- PAF
- PROXY
- TRU 1904
- DOAS
- CTS
- DOSREM
- DREM
- ID
- PDC

Complete Requirements:

II. OFW

1. Consularized Certificate of Employment with Salary
2. Consularized Special Power of Attorney (SPA from Bank)
3. Proof of Remittances/Latest 6 months Bank Statement
4. 2 Valid IDs with 3 specimen signature
5. Proof of Billing
6. Marriage Contract/Birth Certificate
7. Post-dated checks
8. CTC/Passport

III. For In-house Financing

1. Marriage Contract/Birth Certificate
2. Post-dated Checks
3. CTC/Passport
4. Insurance Form (if waived, letter is required)
5. Proof of Income/Bank Statement
6. Proof of Billing
7. Valid IDs
8. Lumpsum check (for the remaining balance)

- Minimum Booking Requirements:
 - ID
 - PAF
 - EAM Approval for Lacking Contracts
- Initial Requirements:
 - PAF
 - PROXY
 - TRU 1904
 - DOAS
 - CTS
 - DOSREM
 - DREM
 - ID
 - PDC

Complete Requirements:

IV. For Deferred

1. Marriage Contract/Birth Certificate
2. Post-dated checks
3. CTC/Passport
4. Insurance Form (if waived, letteris required)
5. Proof of Income/Bank Statement
6. Proof of Billing
7. Valid IDs

V. For Spot Cash

1. Marriage Contract/Birth Certificate
2. CTC/Passport
3. Valid IDs

- Minimum Booking Requirements:
 - ID
 - PAF
 - EAM Approval for Lacking Contracts
- Initial Requirements:
 - PAF
 - PROXY
 - TRU 1904
 - DOAS
 - CTS
 - DOSREM
 - DREM
 - ID
 - PDC

THANK YOU



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