



# LA VICTORIA

GLOBAL RESIDENCES

THE MACTAN NEWTOWN, CEBU

Live Life  
a Legacy.



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# 1521

Paying homage to history, La Victoria Global Residences hosts a harmony of designs inspired both from pre-colonial Mactan and traditional Spanish architecture.

Artist's impression



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With its collection of 181 luxury homes, ranging from 37 to 117 square meters, it will be The Mactan Newtown's hallmark of timeless elegance.



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THE MACTAN NEWTOWN, CEBU  
SITE DEVELOPMENT PLAN

NEWTOWN BOULEVARD

THE PEARL  
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THE MACTAN NEWTOWN, CEBU

LA VICTORIA



# THE MACTAN NEWTOWN

MASTER DEVELOPMENT PLAN



HILUTUNGAN CHANNEL

## PROJECT HIGHLIGHTS

- ❖ Address: Newtown Boulevard, The Mactan Newtown, Lapu-Lapu City, Cebu
- ❖ Total Land Area: Approx. 2,829 sqm
- ❖ Number of Buildings: One (1) Building, 20 storeys
- ❖ Number of Residential Lvls: 16 levels
- ❖ No. of Parking Lvls: 1 level (2F); slots at 12.5 sqm
- ❖ Total No. of Units: 181 units
- ❖ Turnover Date: October 31, 2022  
+ 12 months grace period
- ❖ Principal Architect: Design Alliance
- ❖ Interior Design Consultant: Design Alliance



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# BUILDING FACILITIES AND SERVICES

- ❖ Residential lobby with reception counter and lounge area
- ❖ Two passenger elevators
- ❖ Security command center for 24-hour monitoring of all building facilities
- ❖ Video-phone security system connecting reception / security counter to all units
- ❖ Centralized mail room
- ❖ Closed Circuit TV (CCTV) monitoring for selected areas
- ❖ Retail Spaces
- ❖ Automatic heat / smoke detection and fire sprinkler system to all units
- ❖ Overhead tank and underground cistern for ample water supply
- ❖ Standby power generator for selected common areas and residential units' specified areas



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# AMENITY AND LEISURE FACILITIES



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Ship Playground



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Covered Pool



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Wood Sunbathing Deck



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Gym



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Trellis



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Function Room



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Urn Fountain



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Artist's impression

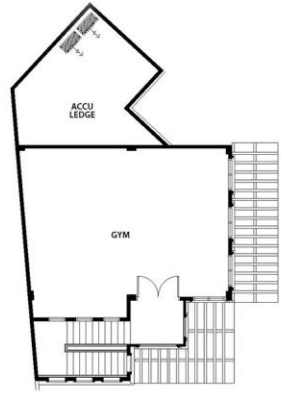
Daycare Center



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3RD FLOOR (AMENITY DECK)



All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



# UNIT MIX, LAYOUTS AND RENDERS



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## TYPICAL RESIDENTIAL FEATURES

Floor Finish (7.1.9.1)

Living and Dining: Ceramic Planks for Studio, Ceramic Tiles for 1BR, 2BR, 3BR

Kitchen: Ceramic Planks for Studio, Ceramic Tiles for 1BR, 2BR, 3BR

Bedrooms: Ceramic Planks

Toilet and Bathroom: Ceramic Tiles

Powder Room Ceramic: Tiles

Inclusions

2-burner Cooktop with hood (Studio and 1BR Units)

4-burner Cooktop with built-in oven and hood (2BR, 3BR)

Split type Air-conditioning units for living/dining/bedroom



## TYPICAL RESIDENTIAL FEATURES

- ❖ Other Deliverables (7.1.9.10)
- ❖ Kitchen with modular under counter and overhead cabinets
- ❖ Mechanical ventilation
- ❖ Fibr-to-the-Home triple play technology
- ❖ Other provider's telephone and CATV lines
- ❖ Glass shower partition
- ❖ Provision for Hot & Cold Water Lines (all T&B and Powder Room except Maid's Toilet)
- ❖ Mechanical Ventilation or Natural Ventilation
- ❖ Modular closet
- ❖ Entrance panel door with viewer
- ❖ Video Intercom
- ❖ Individual electrical and water meter
- ❖ Individual mail boxes with keys
- ❖ Automatic heat/smoke detector and fire sprinkler system
- ❖ Individual Condominium Certificate of Title (CCT)



**UNIT MIX****AREA RANGE****TOTAL UNITS**

Executive Studio Unit w/ Balcony	38.00 - 40.50 m <sup>2</sup>	57
Executive Studio Unit w/ Lanai	46.50 - 49.50 m <sup>2</sup>	2
1 Bedroom Unit w/ Balcony	46.00 - 58.00 m <sup>2</sup>	26
Executive 1 Bedroom Unit w/ Balcony	53.00 - 57.00 m <sup>2</sup>	57
Executive 1 Bedroom Unit w/ Lanai	65.50 m <sup>2</sup>	1
2 Bedroom Unit w/ Balcony	75.00 - 79.50 m <sup>2</sup>	27
2 Bedroom Unit w/ Lanai	91.50 - 95.50 m <sup>2</sup>	3
3 Bedroom Unit	99.50 - 119.50 m <sup>2</sup>	8



# TYPICAL UNIT LAYOUTS



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TYPICAL 5TH-15TH, 17TH-18TH FLOOR  
**UNIT A, F**  
TYPICAL 19TH-20TH FLOOR  
**UNIT A, D**  
EXECUTIVE STUDIO  
AREA = 37.50 SQ.M.+  
2.50 SQ.M. BAL

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**18TH FLOOR  
UNIT C, D**  
**1 BEDROOM UNIT**  
AREA = 43.50 SQ.M.+  
4.00 SQ.M. BAL

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**TYPICAL 5TH-18TH FLOOR  
UNIT B, E  
EXECUTIVE 1 BEDROOM UNIT**  
AREA = 50.50 SQ.M.+  
2.50 SQ.M. BAL

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**TYPICAL 5TH-15TH FLOOR**  
**UNIT G, L**  
**2 BEDROOM UNIT**  
 AREA = 73.50 SQ.M.+  
 6.00 SQ.M. BAL

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**TYPICAL 19TH-20TH FLOOR  
UNIT E, H  
3 BEDROOM UNIT  
AREA = 110.00 SQ.M.+  
9.50 SQ.M. BAL**

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Artist's impression

Executive Studio Unit



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One Bedroom Unit



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Artist's impression

Two Bedroom Unit



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Artist's impression

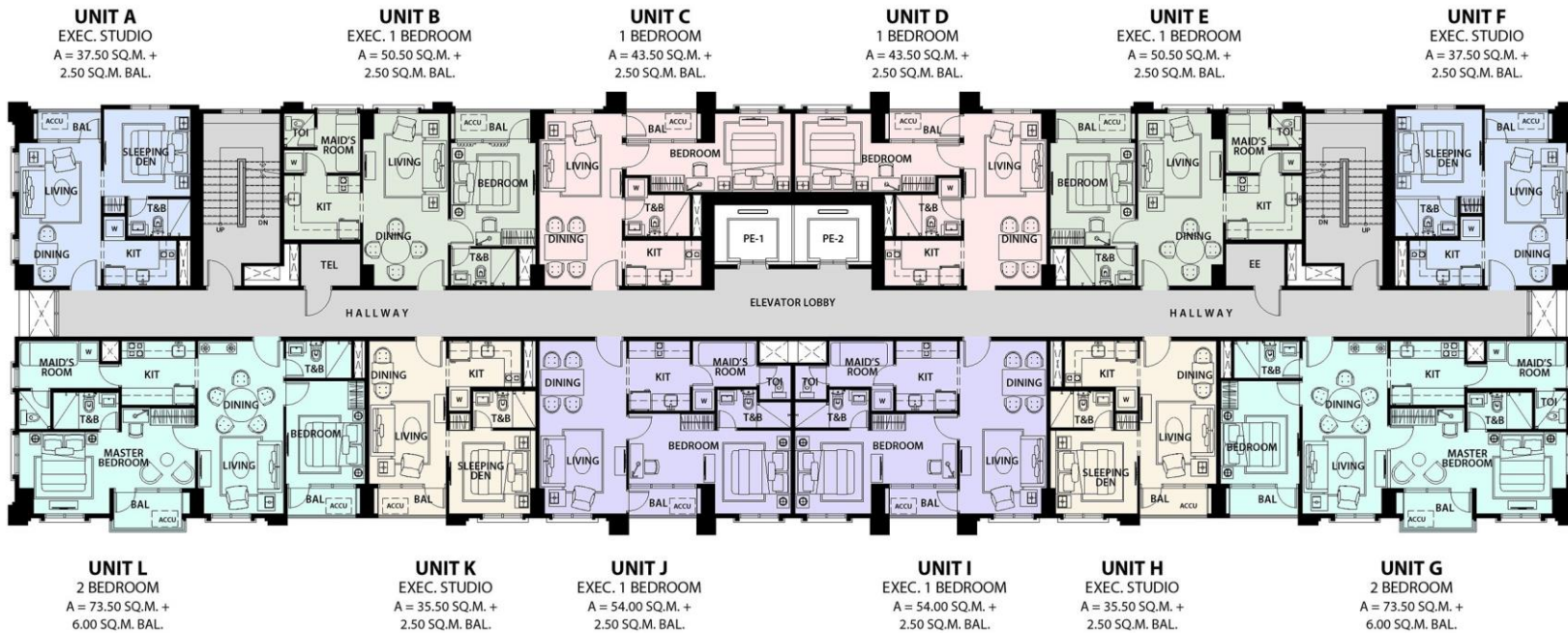
Three Bedroom Unit



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## Amenity and Sea view



Facing Savoy and Belmont Mactan Hotel

Sea view, Mactan Shangri-la Hotel, Beach Mall



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## SUMMARY

Estimated Turnover	-	<b>DEC 2024</b>
No. of Building	-	1
No. of Floors	-	20 floors
Total no. of units	-	181 luxury homes
No. of units per floor	-	12 luxury homes
Type of units	-	Executive Studio, 1BR, Exec 1BR, 2BR, 3BR
Amenities Location	-	3 <sup>rd</sup> level deck
Amenities	-	Swimming pool, children playground, daycare center, gym, trellis, urn fountain, function room
Reservation Fee	-	<b>P 25,000</b>
Loan Facility	-	Bank Financing and/or Inhouse Financing
Inhouse Financing	-	13% per annum for 10 years
Reservation requirement	-	Reservation fee payment 2 Valid ID Filled and signed Reservation Agreement Filled and signed Buyer Info Sheet Filled and signed Specimen signature card

