

ARTHALAND

Version 5 as of August 2021

“To see beauty is
to see light”

“To see beauty is
to see light”

Truer words have never been spoken...



LUCIMA

Lifestyle Image Only



LUCIMA

loo – SEE – mah

Coined Name

Lux (Latin - light) + *Estima* (Spanish - appreciation)

Lifestyle Image Only



Lifestyle Image Only

LIGHT symbolizes LIFE

LIGHT gives a strong architectural narrative, dictating what a space feels like. The features were carefully planned to allow generous light to penetrate inside while preventing indoor heat gain; indoors will require less energy or air-conditioning to cool the space.

LIGHT impacts mental and physical health— Vitamin D boost, enhanced mood and productivity, better quality of sleep



LUCIMA

The Luxury of Wellness and Sustainability



PRE-CERTIFIED
GOLD



REGISTERED



REGISTERED



ON-TRACK



Artist's Perspective

About the Developer



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

A publicly-listed company in the Philippine Stock Exchange (PSE), ARTHALAND is led by its mission to **build boutique, sustainable and exceptional developments** that provide a wealth of life at home, at work, in the community, and in the country.

Behind the Name

The brand derives its name from the Sanskrit word “**Artha**” which means purpose, knowledge, significance, and **wealth**. Though wealth is typically determined by material assets, the company sees it more in the **sense of spiritual progress and meaningful existence**, always striving **to uplift the lives of people: its tenants, residents, and communities.**

The ARTHALAND Portfolio of Green Developments



Actual Photograph

Arya Residences

Bonifacio Global City, Taguig, Metro Manila

The first and only dual certified residential green building in the country.

It is the fusion of architectural refinement and environmentally sensitive design. With its lush green spaces and featuring an Arya Plaza with premier lifestyle establishments, this two-tower luxury green condominium has become **one of the most desirable residential addresses in the Philippines.**



CERTIFIED
GOLD



4-STAR

ARTHALAND | Portfolio of Green Development

Arya Residences

Bonifacio Global City, Taguig, Metro Manila



Actual Photographs

ARTHALAND | Portfolio of Green Development

Arya Residences

Bonifacio Global City, Taguig, Metro Manila



Actual Photographs

ARTHALAND | Portfolio of Green Development

Arya Residences

Bonifacio Global City, Taguig, Metro Manila

Actual Photograph





Actual Photograph

Arthaland Century Pacific Tower

Bonifacio Global City, Taguig, Metro Manila

It is the **only multi-certified office project in the Philippines**, having received the highest and most prestigious categories in the green building rating standards. It was granted the **world's first net-zero award** under the World Bank Group's IFC EDGE program.

Designed by world-renowned architectural firm Skidmore, Owings & Merrill in collaboration with the local firm, GF & Partners Architects, it is **among the most highly sought-after business address in Bonifacio Global City**.



CERTIFIED
PLATINUM



5-STARS
NET ZERO ENERGY 2021



EDGE ADVANCED
ZERO CARBON 2019



WELL REGISTERED,
HEALTH-SAFETY RATE 2021

ARTHALAND | Portfolio of Green Development

Arthaland Century Pacific Tower

Bonifacio Global City, Taguig, Metro Manila



Actual Photographs



Artist's Perspective

Cebu Exchange

Cebu City, Cebu, Central Visayas

It is the **largest pre-certified WELL™ building in the Philippines.**

A masterpiece of sustainable development, Cebu Exchange will be a **well-balanced business ecosystem** with smart and sustainable office technologies, well-appointed amenities, and a diverse retail mix **where businesses and individuals can thrive in harmony.**



PRE-CERTIFIED
GOLD



DESIGN 5-STARS
CERTIFIED



PRE-CERTIFIED



REGISTERED

ARTHALAND | Portfolio of Green Development

Cebu Exchange

Cebu City, Cebu, Central Visayas



Artist's Perspective



Artist's Perspective

Savya Financial Center

Arca South, Taguig, Metro Manila

It is set to become **the capital address for business and commerce in ARCA South** in Metro Manila. It offers locators a world-class signature office experience hinged on sustainability, wellness, and accessibility.

It will feature various purposeful amenities, cutting-edge sustainable building features, and an exemplary design. Savya Financial Center will stand as a one-of-a-kind global address created to the highest standards.



PRE-CERTIFIED
GOLD



PRE-CERTIFIED



REGISTERED



REGISTERED

ARTHALAND | Portfolio of Green Development

Savya Financial Center

Arca South, Taguig, Metro Manila



Artist's Perspective



Artist's Perspective

Sevina Park

Biñan, Laguna, CALABARZON

Sevina Park is the **first and only master-planned mixed-use community in Southeast Asia to achieve Platinum certification** for both LEED for Neighborhood Development and LEED for Homes for its four-bedroom villa units.

This 8-hectare development is a thoughtfully planned and highly walkable community with **60% green and open spaces and sustainable features to improve its residents' well-being.**



CERTIFIED
PLATINUM FOR
NEIGHBORHOOD
DEVELOPMENT



CERTIFIED
PLATINUM
FOR HOMES



REGISTERED

ARTHALAND | Portfolio of Green Development

Sevina Park

Biñan, Laguna, CALABARZON



Artist's Perspective

CEBU

Queen City of the Philippines

CEBU, Queen City of the Philippines

Cebu is the largest island in the Visayas region which is comprised of 6 major cities namely Cebu, Danao, Lapu-Lapu, Mandaue, Toledo, and Talisay.

It is regarded as the gateway to the **Southern Philippines and one of the largest metropolises** in the country.

Photo of Cebu City

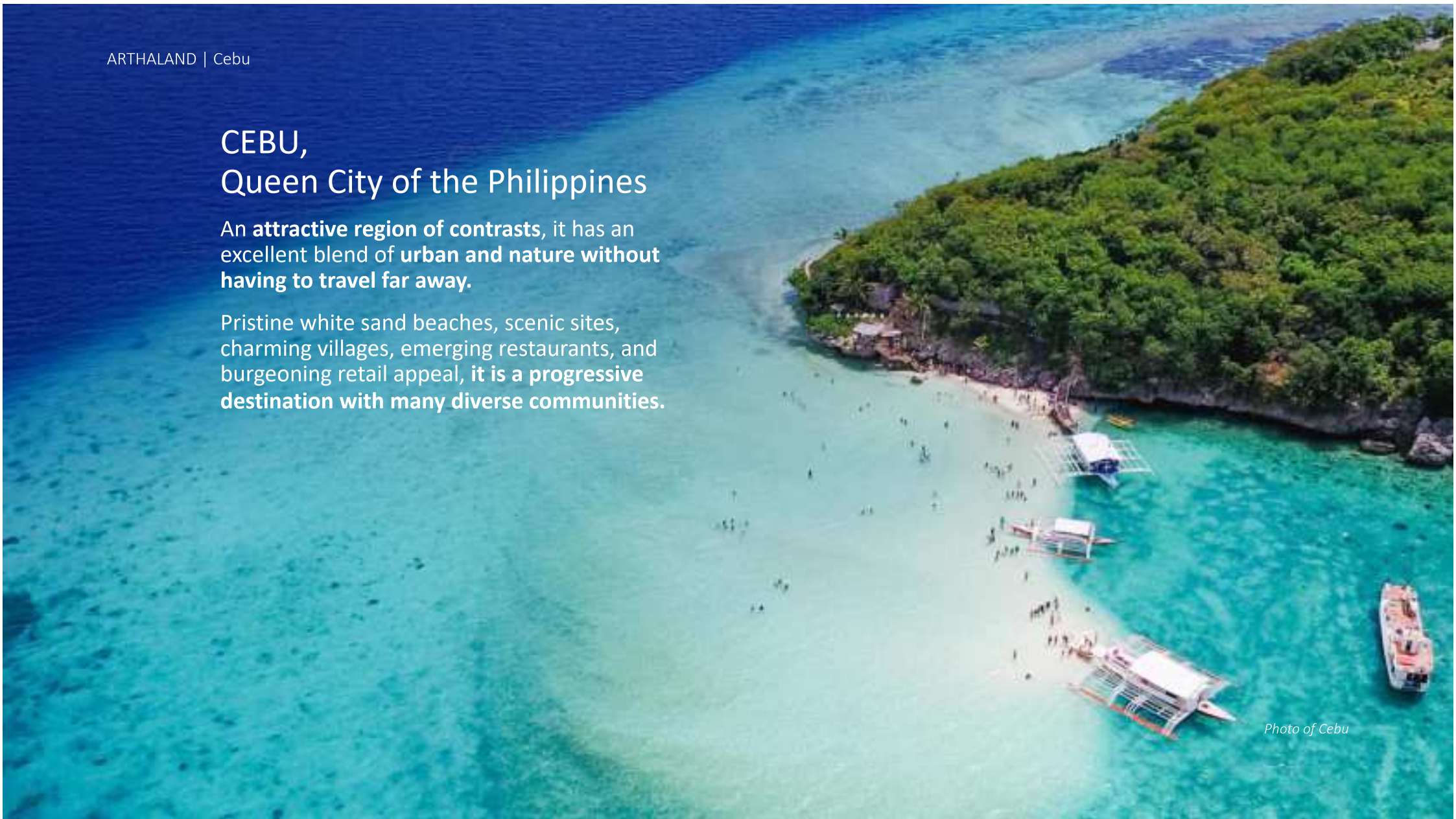
ARTHALAND | Cebu

CEBU, Queen City of the Philippines

An **attractive region of contrasts**, it has an excellent blend of **urban and nature without having to travel far away**.

Pristine white sand beaches, scenic sites, charming villages, emerging restaurants, and burgeoning retail appeal, **it is a progressive destination with many diverse communities**.

Photo of Cebu



CEBU CITY, The Cultural and Financial Hub

Celebrated as a melting pot of culture, Cebu City became a center for shipping, furniture-making, tourism, business processing services, and heavy industry to name a few.

It is **one of the nation's largest growth centers** and is the **foremost cultural and financial hub** in Southern Philippines.



Photo of Cebu City

ARTHALAND | Cebu City



Photo of Cebu City

CEBU CITY, A Strategic Address

Home to several global in-house companies, Cebu's economy is propelled by escalating **growth of multinational industries** that are fueling demand for office stock.

This progressive city will continue to be a strategic address to grow both enterprises and investments in the country.

It lays the groundwork for a profitable investment opportunity.

CEBU PARK DISTRICT

The Ideal Location

ARTHALAND | Cebu Park District – Cebu Business Park



Photo of Cebu Business Park



Cebu Business Park

50-Hectare Premier Business and Commercial District

Simply named Cebu Business Park, it is regarded as **Cebu City's main Central Business District** and is currently **one of the largest operating PEZA-accredited IT economic zones in the country.**

Cebu Business Park is home to several multinational and local offices, residential condos, hotels, a world class shopping mall, a sports club and a wide selection of parks.

ARTHALAND | Cebu Park District – Cebu Business Park



Cebu Business Park

50-Hectare Premier Business and Commercial District

Cebu Business Park integrates **business, commercial, residential, sports, recreation and leisure facilities.**

Its centerpiece is the 9-hectare Ayala Center Cebu shopping mall. Visitors find Cebu Business Park to be a **safe and enjoyable place to live and work** with its attractive shopping and dining options, refreshing expanses of greenery and wide avenues for walking and biking.



ARTHALAND | Cebu Park District – Cebu I.T. Park



Photo of Cebu I.T. Park



Cebu I.T. Park

27-Hectare I.T. Economic Zone and Modern Trading Hub

The Cebu I.T. Park is a 27-hectare **PEZA-accredited I.T. economic zone and trading hub** situated in Cebu City's northern district that hosts over 70% of the city's Business Process Outsourcing (BPO) industry.

As one of Cebu's top lifestyle destinations, it also brings together a wealth of dining, recreational, lifestyle and wellness features widely accessible to its citizenry thus making it the ideal environment for inspired living.



Vicinity

LUCIMA | Vicinity

TRANSCENTRAL
HIGHWAY
22.4 km | 13.9 mi



LUCIMA | Vicinity

AVENUES AND CONNECTIONS

Seaport (2.6 km | 1.6 mi)

Marcelo Fernan Bridge, U.N. Avenue (6.7 km | 4.2 mi)

Mactan-Cebu International Airport (8.2 km | 5.1 mi)

Future Infrastructure:

Cebu-Cordova Link Expressway (CCLEX)

(4.5 km | 2.8 mi) is an 8.5 km toll bridge expressway connecting Cebu City and Cordova set to open in 2021

Transcentral Highway

(22.4 km | 13.9 mi)



LUCIMA | Vicinity

BUSINESS AND COMMERCIAL CENTERS

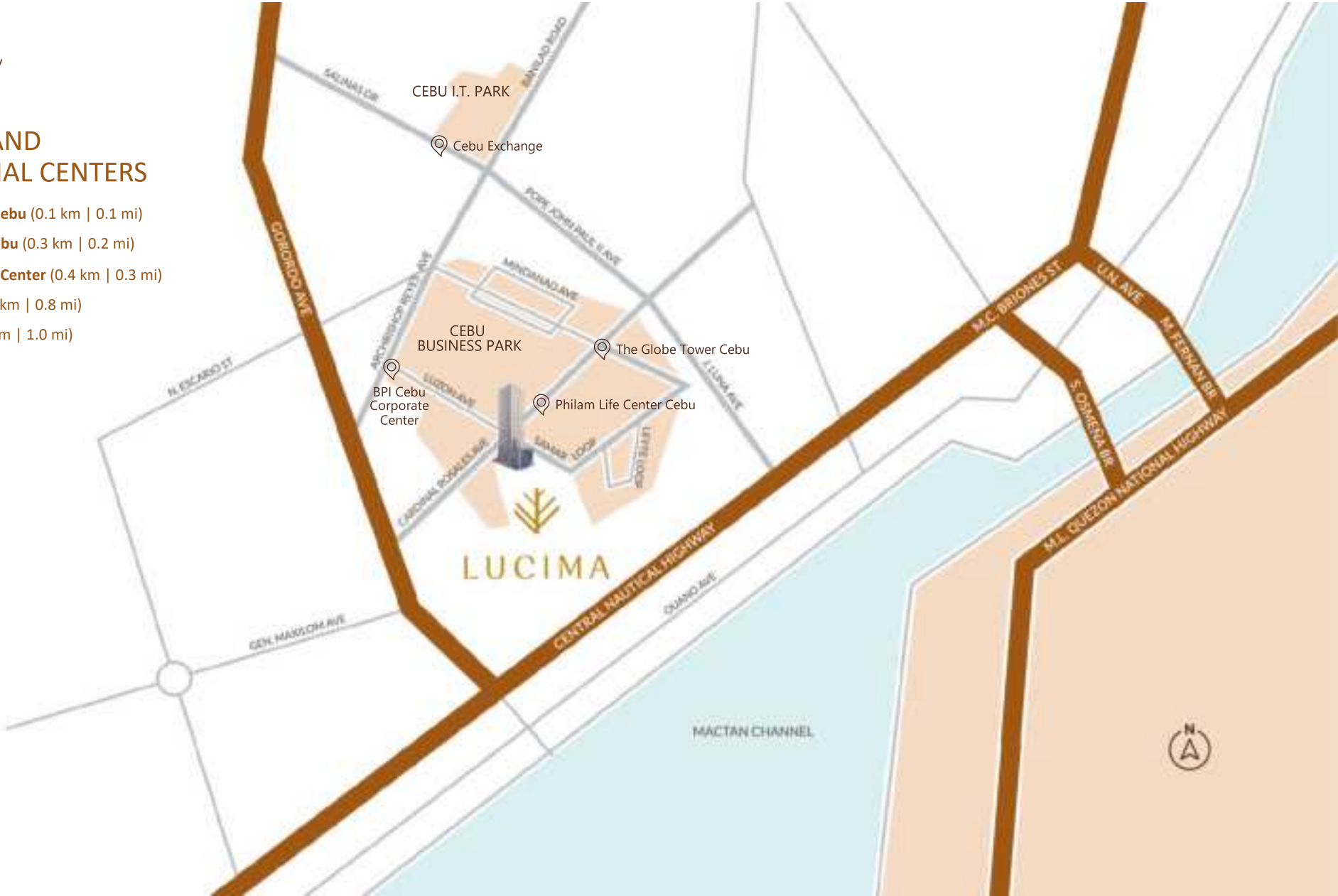
Philam Life Center Cebu (0.1 km | 0.1 mi)

The Globe Tower Cebu (0.3 km | 0.2 mi)

BPI Cebu Corporate Center (0.4 km | 0.3 mi)

Cebu Exchange (1.3 km | 0.8 mi)

Cebu I.T. Park (1.6 km | 1.0 mi)



LUCIMA | Vicinity

SHOPPING DESTINATIONS

Ayala Center Cebu (0.2 km | 0.1 mi)

Rustan's Department Store and Supermarket
(0.1 km | 0.1 mi)

SM City Cebu (1.4 km | 0.9 mi)

Robinsons Galleria Cebu (1.4 km | 0.9 mi)

Gatewalk Central (2.1 km | 1.3 mi)

Metro Gaisano (2.4 km | 1.5 mi)



LUCIMA | Vicinity

EDUCATIONAL INSTITUTIONS

USC Montessori Academy (0.7 km | 0.4 mi)

Maria Montessori International School – Gorordo Campus (0.7 km | 0.4 mi)

St. Theresa's College Cebu (1.3 km | 0.8 mi)

PAREF Springdale (1.3 km | 0.8 mi)

CIE British School - Cebu (1.7 km | 1.0 mi)

Athenaeum International School
(2.2 km | 1.4 mi)

University of the Philippines Cebu
(2.3 km | 1.4 mi)

International Culinary Arts Academy Cebu (2.9 km | 1.8 mi)

Singapore School Cebu (3.1 km | 1.9 mi)

Woodridge International School - Cebu
(3.7 km | 2.3 mi)

University of San Carlos (4.2 km | 2.6 mi)

Ateneo de Cebu (6.2 km | 3.9 mi)

Cebu International School
(8.8 km | 5.4 mi)

University of San Carlos - South Campus

University of San Carlos - Main Campus



Woodridge International School - Cebu

Ateneo De Cebu

PAREF Springdale

University of the Philippines Cebu

CIE British School - Cebu

Maria Montessori International School - Gorordo Campus

Singapore School Cebu

USC Montessori Academy

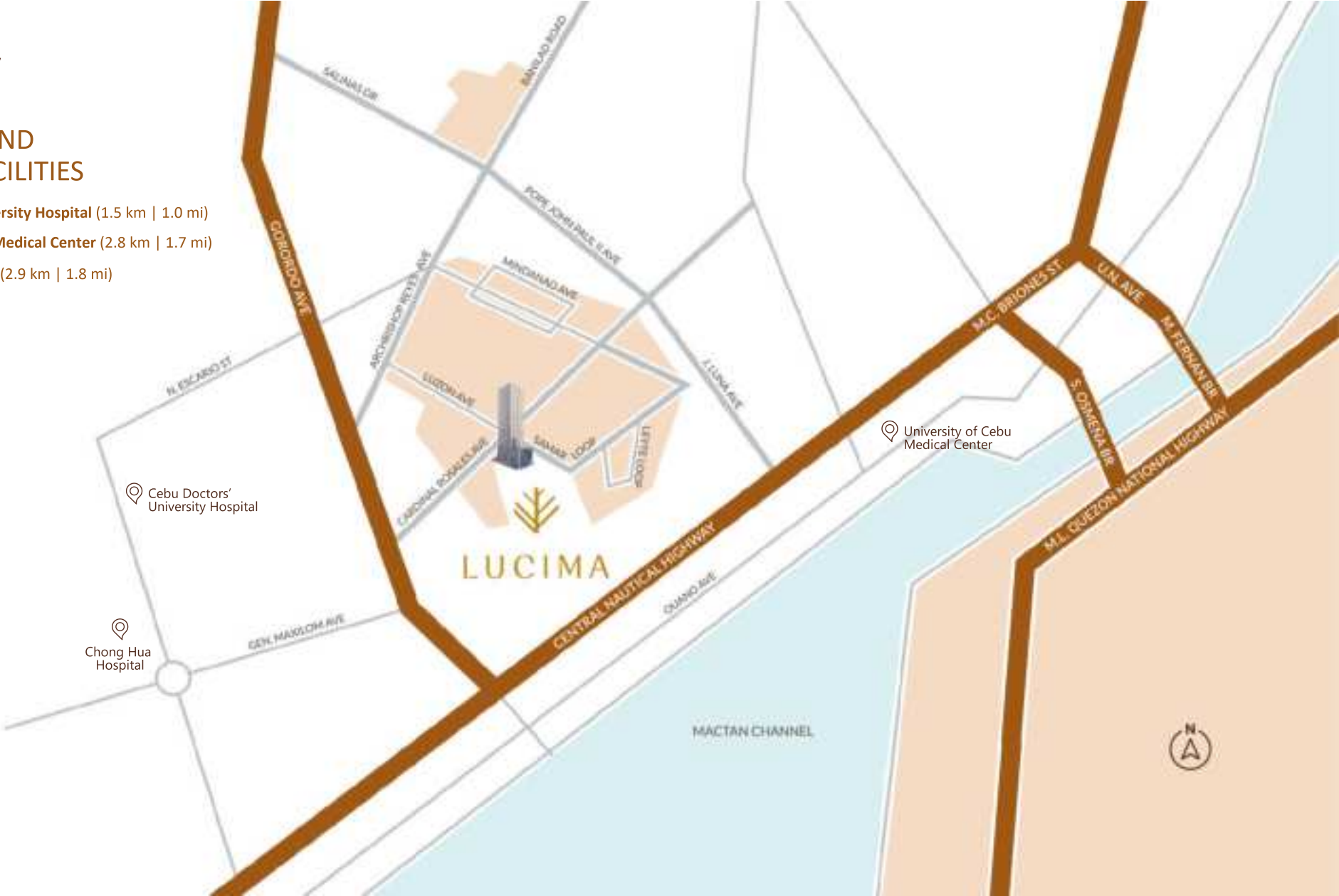
St. Theresa's College Cebu

University of San Carlos - North Campus

LUCIMA | Vicinity

MEDICAL AND HEALTH FACILITIES

- Cebu Doctors' University Hospital (1.5 km | 1.0 mi)
- University of Cebu Medical Center (2.8 km | 1.7 mi)
- Chong Hua Hospital (2.9 km | 1.8 mi)



LUCIMA | Vicinity

HOTELS AND RESORTS

Seda Ayala Center Cebu (0.3 km | 0.2 mi)

Waterfront Cebu City Hotel and Casino
(1.0 km | 0.6 mi)

Radisson Blu Cebu (1.6 km | 1.0 mi)

Seda Central Bloc Cebu (1.6 km | 1.0 mi)

Marco Polo Plaza Cebu Hotel (3.1 km | 1.9 mi)

Shangri-La's Mactan Resort and Spa
(12.5 km | 7.7 mi)

Sheraton Cebu Mactan Resort
(14.3 km | 8.9 mi)



LUCIMA | Vicinity

RECREATION AND LEISURE SPOTS

City Sports Club Cebu (0.2 km | 0.1 mi)

Cebu Country Club (1.8 km | 1.1 mi)

Mactan Island (6.6 km | 4.1 mi)

Mactan Island Golf Club (7.1 km | 4.4 mi)

Alta Vista Golf and Country Club (7.1 km | 4.4 mi)



 Alta Vista Golf and Country Club

LUCIMA | Vicinity

CHURCHES AND PLACES OF WORSHIP

- Asilo de la Milagrosa Church (0.4 km | 0.3 mi)
- Redemptorist Church (1.0 km | 0.6 mi)
- Sacred Heart Parish (1.1 km | 0.7 mi)
- Archbishop's Palace (1.2 km | 0.7 mi)
- Cebu Metropolitan Cathedral (2.3 km | 1.4 mi)
- Magellan's Cross (2.5 km | 1.6 mi)
- Cebu Taoist Temple (2.9 km | 1.8 mi)





Samar Loop

Cardinal Rosales Avenue

ARTHALAND's flagship
green residential development
in Cebu City



Artist's Perspective

Artist's Perspective



LUCIMA

The Luxury of Wellness and Sustainability



PRE-CERTIFIED
GOLD



REGISTERED



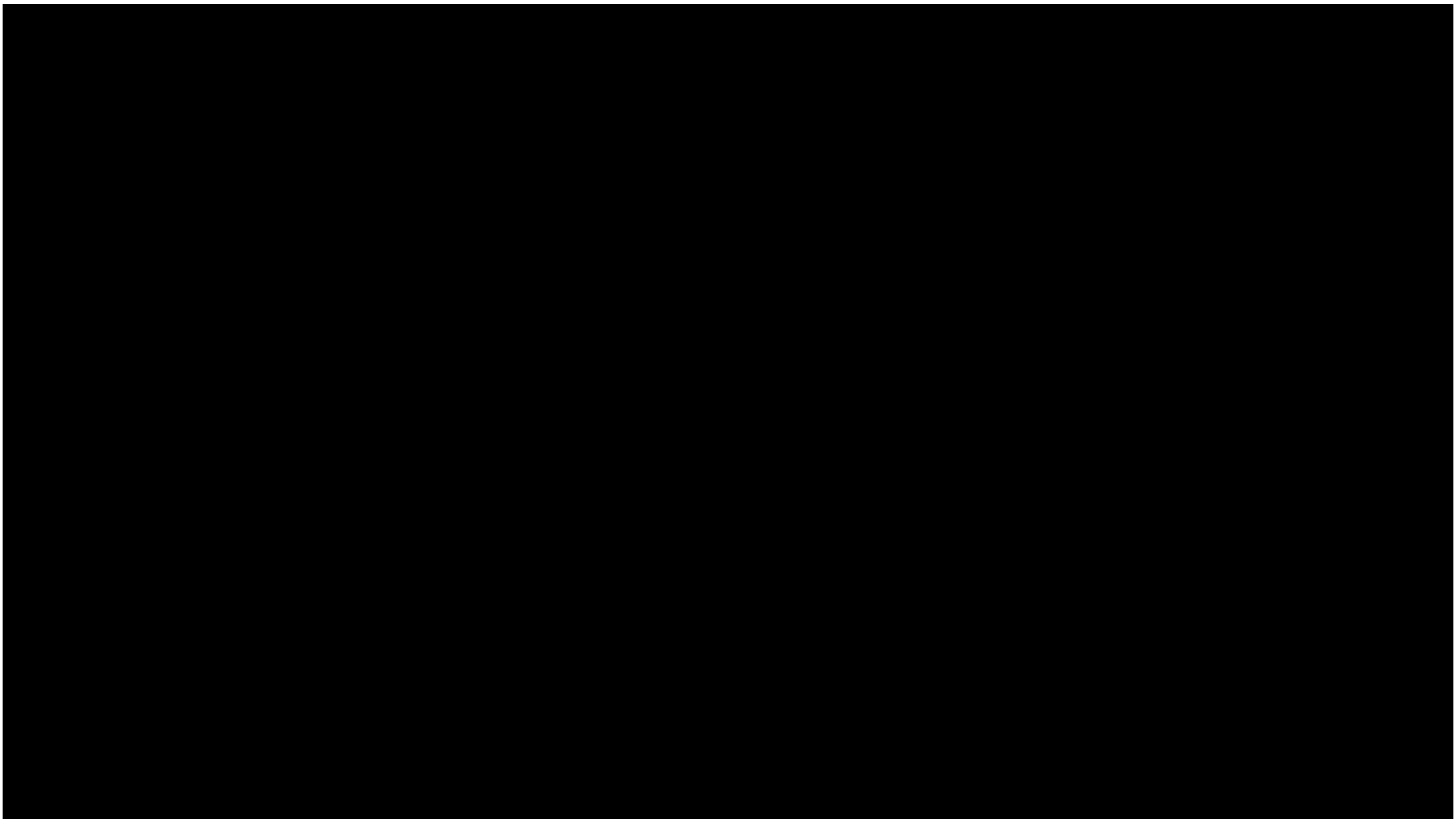
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Artist's Perspective





LUCIMA

Lucima at a Glance

Located at the corner of Samar Loop and Cardinal Rosales Avenue in **Cebu Business Park**, it is envisioned to be the **first quadruple-certified sustainable high-rise residential condominium in the country**, following the success of ARTHALAND's very own Arya Residences in Bonifacio Global City, Luzon.



Artist's Perspective



Designed by Saraiva+Associados

The structure lends an abstract representation of its elegant columns and thin slats, expressing a light and graceful feel. Through the beveled slabs making a sublime horizontal rhythm, a balance is created between the spaces.

Always **exuding quiet confidence.**

The façade treatment is materialized in pure white form, with ceramic and glass elements, for a clear panoramic view over Cebu, giving a noble touch to this exclusive residence.

LUCIMA

Development Summary

Project Name

Lucima

Location

Cardinal Rosales Avenue corner Samar Loop, Cebu Business Park, Brgy. Hipodromo, Cebu City, Cebu

Project Manager

ARTHALAND

Project Owner

Bhavana Properties Inc.,
a subsidiary of ARTHALAND

Land Area

2,245 sq.m.

Development Type

Residential condominium



Artist's Perspective



Artist's Perspective of Main Drop-off



Tower Specifications

Area Breakdown

Land Area	2,245 sq m	24,164 sq ft	679.1 坪
Gross Floor Area (GFA)	28,062 sq m	302,056 sq ft	8,488.7 坪

Completion Date

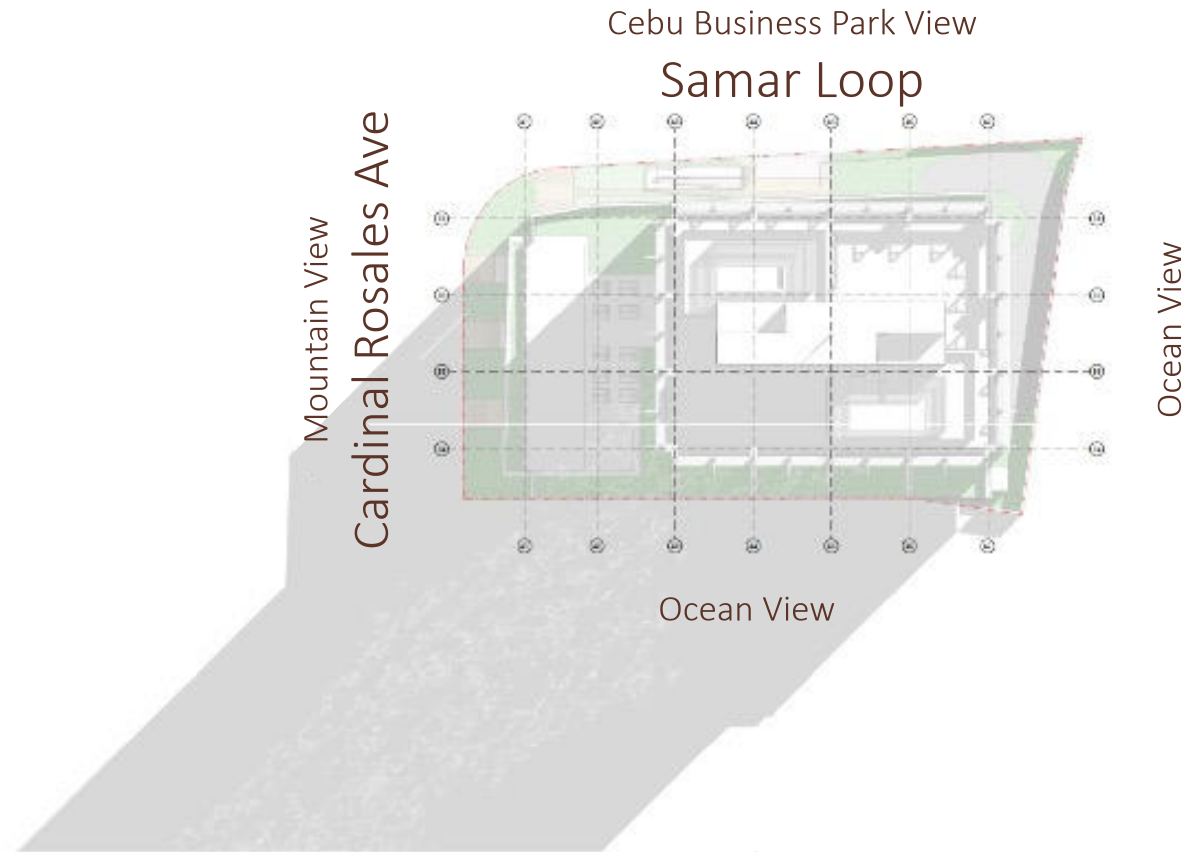
3Q 2024

Architectural Style

Modern Tropical

Floor Area Ratio

12.5



Number of Stories

3 Basement

6 Podium Levels

Residential Floors

2 Amenity (including bi-level)

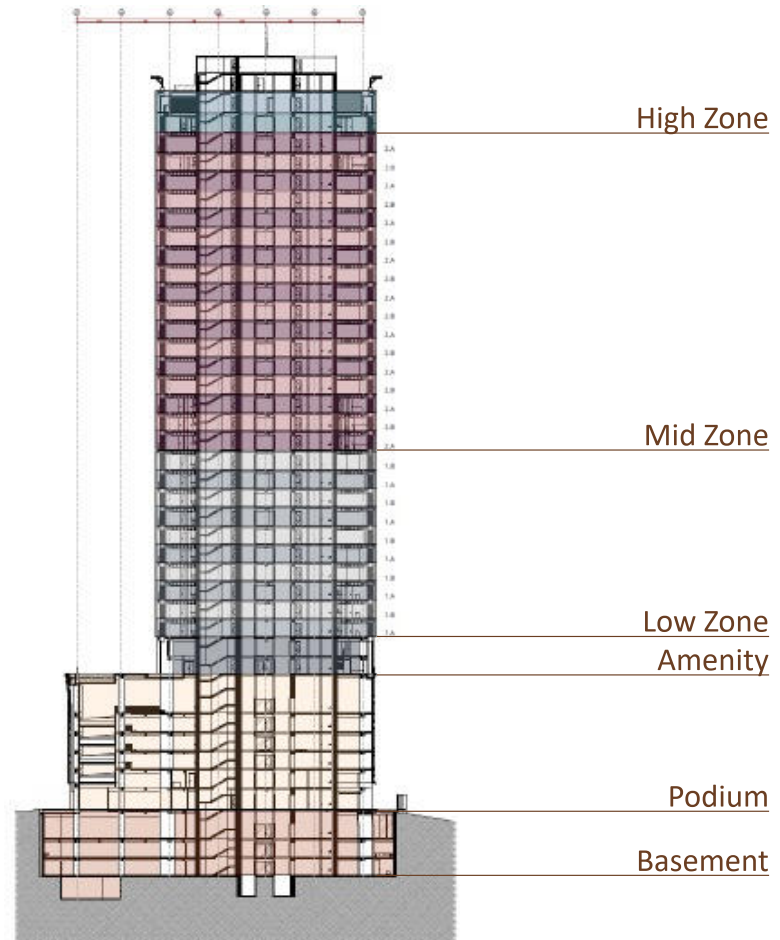
10 Low Zone

17 Mid Zone

2 High Zone (including bi-level)

37 physical floors

(FROM GF TO 36F, EXCLUDING 13F)



LUCIMA | Tower Specifications

Number of Units

263 Residential Units

Building Height

132 m or 443 ft

Building Envelope

Double glazed, full height window

Number of Elevator Lifts

3 Passenger Elevators

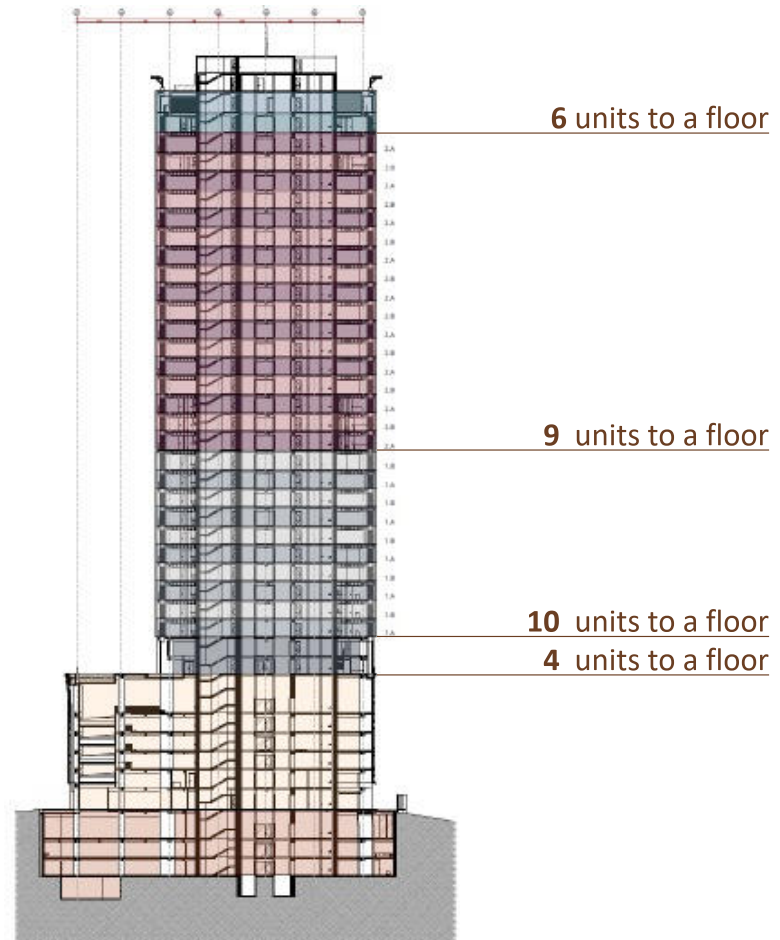
1 Service Elevator

Elevator Lobby Width

3.00 m

Hallway Width

1.40 m



LUCIMA | Tower Specifications

Parking Areas

Number of Slots

Residential	279
PWD	7
Retail & Guest	7
Carwash	1
Loading & Unloading Dock	2
Total Parking Slots	296

Parking Access

Parking entrance along the service road at the south part of the property accessible from Cardinal Rosales Avenue



Artist's Perspective



Main Features

LUCIMA | Main Features

Carefully planned with the health, safety, and security in mind, Lucima is designed to be an ideal address heading into the future as residents will benefit from **lower electric and water bills, and improved indoor air quality.**



Artist's Perspective

Sustainability



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



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



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



Double glazed façade, energy efficient air-conditioning and lighting system contribute to lowering your energy consumption to achieve at least **40% savings** in your electric bills



Artist's Perspective

Sustainability



Potager Garden at Lucima for a supply of fresh, nutritious and organic produce



Home to endemic and endangered vegetation to promote a vibrant biodiversity



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



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



Gender-inclusive restrooms for gender equality



Wellness



Vying for WELL certification



Equipped with Energy Recovery Ventilator (ERV) that improves indoor air quality by bringing in fresh, filtered air while controlling the humidity for thermal comfort; it comes with highly efficient air filters, the same grade used for laboratories, to prevent harmful microbes and pathogens from entering the unit



Equipped with Carbon Monoxide Monitors to keep track of pollutants for a safe and healthy indoor air quality



Artist's Perspective of Two-bedroom Unit

Wellness

-))) **Air tight units** to prevent sound and odor transmission between walls, promoting better acoustic performance and indoor air quality
-))) **Mechanically designed main door** to prevent unwanted dust, air, and odor transfer between spaces
- ☁️ **Optimized natural daylight** to appreciate the views of nature while getting that much-needed Vitamin D immunity boost from the sun for enhanced mood and productivity



Artist's Perspective of One-bedroom Unit

Wellness



Maximized natural ventilation to keep indoor air quality clean by allowing fresh air to circulate inside through its operable windows



All bathrooms are equipped with smart exhaust to expel excess moisture, reducing risk to respiratory health issues



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



Artist's Perspective of Three-bedroom Unit

Wellness



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



Thermal camera and virtual concierge for an enhanced contactless customer experience



Contactless technologies (faucet, elevator, lighting) in common areas



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



Artist's Perspective of Main Lobby

Luxury

Timeless and high-quality architecture

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

Well thought-out floor layouts and space plan

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

Comfortable tropical motif



Artist's Perspective of Five-bedroom Penthouse Unit



Other Features and Facilities

Health and Safety

- Disinfecting Mats at the lobby and parking entrances
- Thermal Camera in the main lobby
- Virtual Concierge in the main lobby
- Touchless Alcohol Dispensers in all common areas
- Air Purifiers with patented technology that removes up to 99% of airborne mold, bacteria, and viruses in all common areas
- Regular cleaning and sanitation of high-touch surfaces



These are not the actual deliverables. Lifestyle images only.

Health and Safety

- Regular misting of common areas using antimicrobial coating solution that kills pathogens for weeks on single application
- Physical distancing markers in high-foot traffic areas
- High Efficiency Filters in all common areas to prevent harmful microbes and pathogens into the space



These are not the actual deliverables. Lifestyle images only.

Security and Maintenance

- Property Management by Emera Property Management
- Security and safety command center
- Integrated CCTV camera security system in common areas
- Centralized Waste Disposal System
- Fire and Earthquake Monitoring or Alarm System



These are not the actual deliverables. Lifestyle images only.

Convenience and Efficiency

- Fiber-optic pathways for high-speed data and communications connectivity
- PWD-accessibility in all common areas
- Digital Lockers for resident's packages
- Digital Mobile Application for Property Management Office for connectivity and paperless transactions
- 100% Back-up Power



These are not the actual deliverables. Lifestyle images only.

Back-of-house

- Communal Area for back-of-house staffs
- Dedicated Property Management Office
- Fire Command Center Office at the ground floor



These are not the actual deliverables. Lifestyle images only.



Amenities

Outdoor

Sun Deck

Lounge Pool

Children's Pool



Artist's Perspective of Amenity Deck

Indoor

Fitness Center

Children's Play Room

Function Hall



Artist's Perspective of Fitness Center

Indoor

Fitness Center

Children's Play Room

Function Hall



Artist's Perspective of Children's Play Room



Artist's Perspective of Children's Play Room



Artist's Perspective of Function Hall



The Living Spaces

Unit Size Range*	Number of Units	Mix	Floor Area (sq m)		Floor Area (sq ft)		Floor Area (坪)		Units Variations
			Min	Max	Min	Max	Min	Max	
1 BR Classic	65	38%	38	52	409	559	11.5	15.7	5
1 BR Suite	35		41	53	441	570	12.4	16.0	2
1 BR Executive	30	11%	55	56	592	602	16.6	16.9	3
2 BR Suite	93	35%	88	108	947	1,162	26.6	32.7	10
3 BR Suite	34	13%	125	128	1,345	1,377	37.8	38.7	2
Garden Units**									
2 BR	2	1%	116	152	1,248	1,636	35.1	46.0	2
3 BR	2	1%	257	281	2,766	3,024	77.7	85.0	2
5BR Penthouse**	2	1%	539	542	5,769	5,790	163.0	164.0	2
263									28

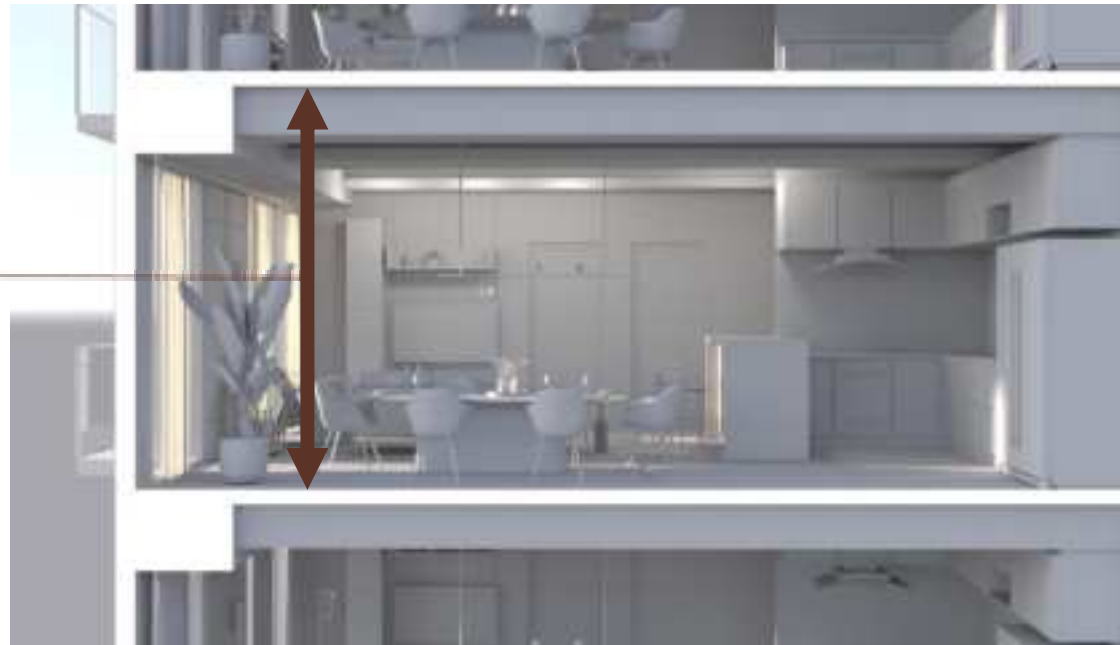
* All sizes are approximates only

** Bi-level units

Floor-to-Ceiling Height (Typical)

± 2.9 m (if underslab)

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



All sizes, measurements, and dimensions are approximates only.

Floor-to-Ceiling Height (Bi-level Units)

± 5.5 m (if underslab)

Living and Dining Area



All sizes, measurements, and dimensions are approximates only.



Floor Layouts

North | Cebu Business Park View
SAMAR LOOP

Ground Floor

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue



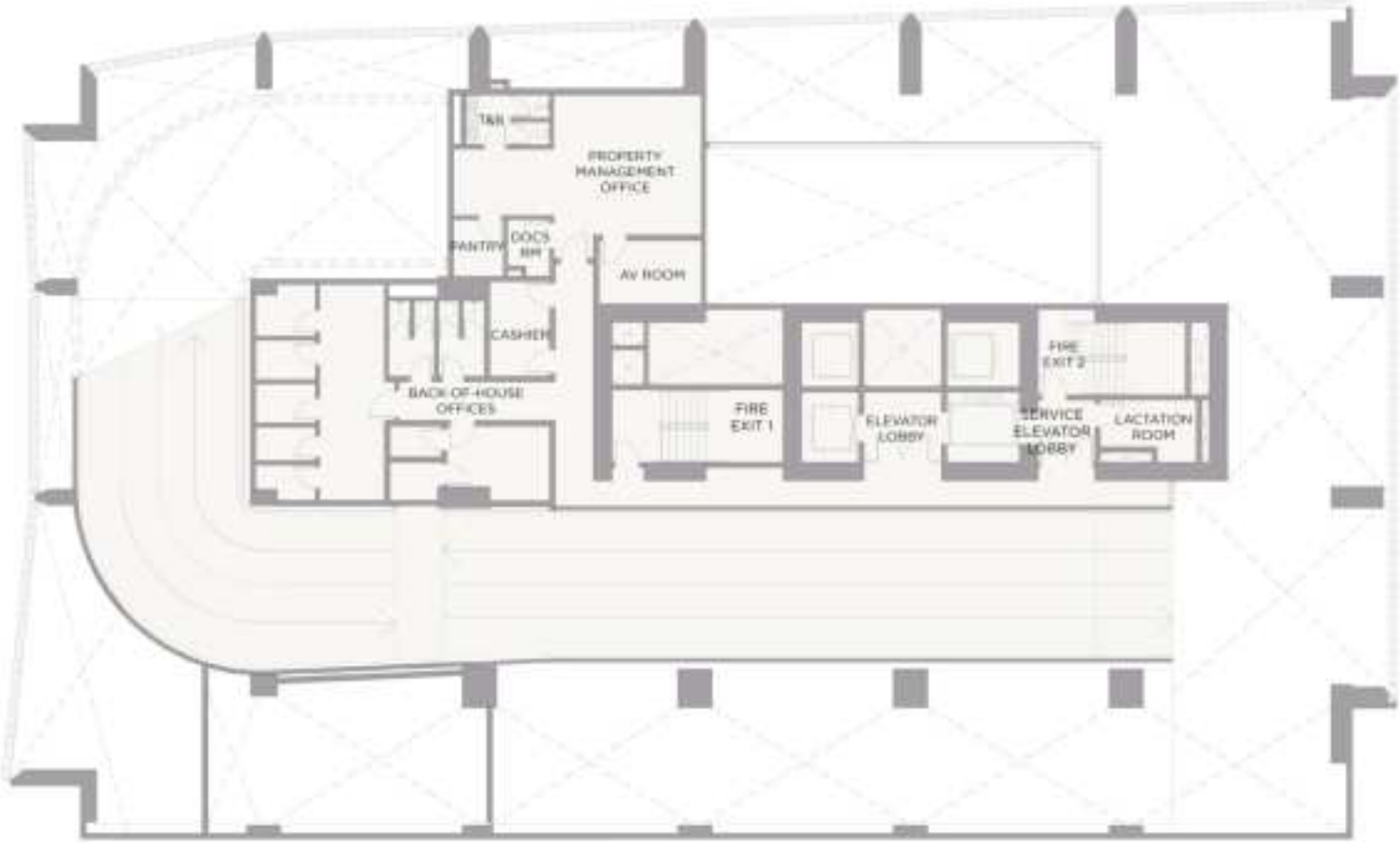
South | City and Ocean View

East | City and Ocean View



North | Cebu Business Park View
SAMAR LOOP

Ground Floor Mezzanine Floor Plan



South | City and Ocean View

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue

East | City and Ocean View



North | Cebu Business Park View
SAMAR LOOP

6TH Floor Plan

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue

- 1BR CLASSIC
- 1BR SLATE
- 1BR EXECUTIVE
- 2BR SLATE
- 2BR ALITE
- 2BR GARDEN
- 3BR GARDEN
- 5BR PHL
- 5BR PHL



East | City and Ocean View

DISCLAIMERS:
ALL SIZES ARE APPROXIMATES ONLY

South | City and Ocean View

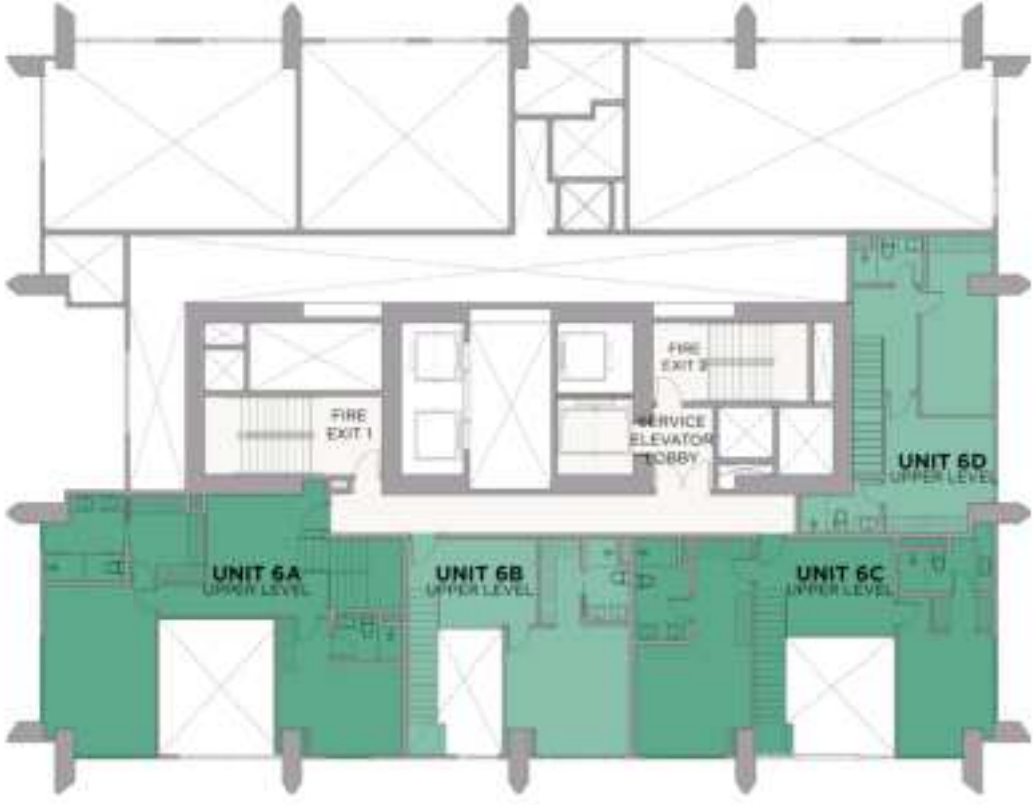


North | Cebu Business Park View
SAMAR LOOP

6TH Mezzanine Floor Plan

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue

- 1BR CLASSIC
- 1BR SLATE
- 1BR EXECUTIVE
- 2BR SLATE
- 2BR ALYX
- 2BR GARDEN
- 3BR GARDEN
- 50ft Pk1
- 50ft Pk2



South | City and Ocean View

East | City and Ocean View

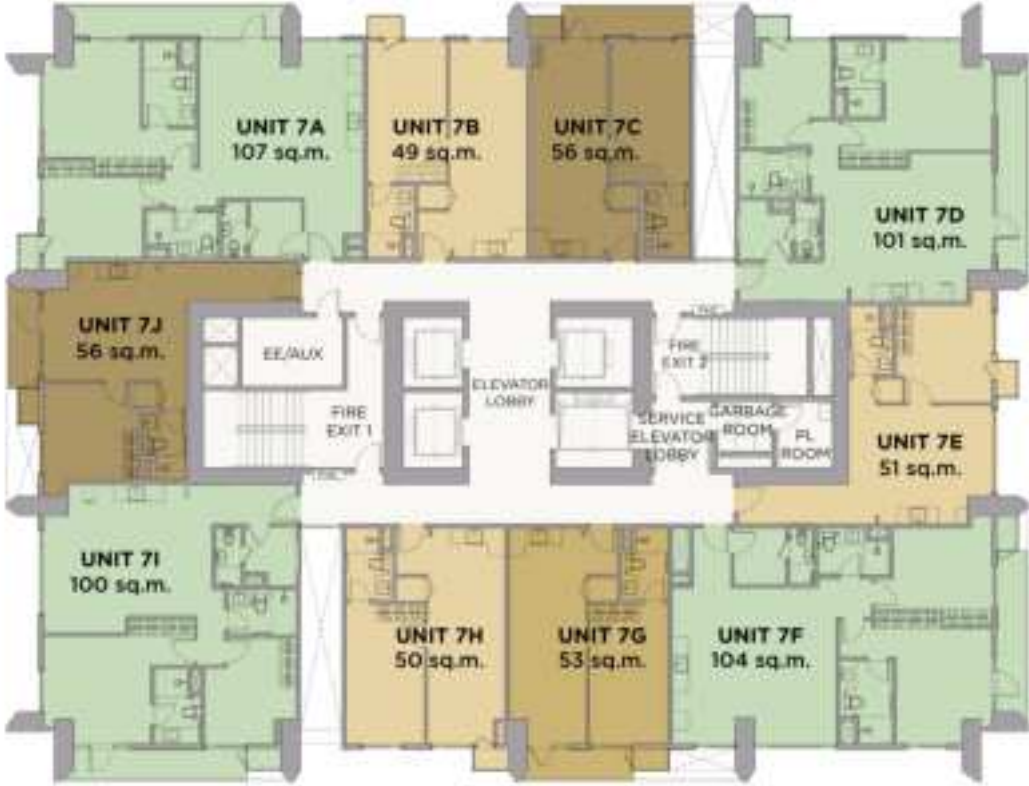


North | Cebu Business Park View
SAMAR LOOP

Low Zone 1A Floor Plan 7TH Floor Only

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue

- 1BR CLASSIC
- 1BR SUITE
- 1BR EXECUTIVE
- 2BR SUITE
- 2BR SUITE
- 2BR GARDEN
- 2BR GARDEN
- 3BR P&G
- 3BR P&G



South | City and Ocean View

East | City and Ocean View



North | Cebu Business Park View
SAMAR LOOP

Typical Low Zone 1A Floor Plan

9TH, 11TH, 14TH, 16TH

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue

- 1BR CLASSIC
- 1BR SUITE
- 1BR EXECUTIVE
- 2BR SUITE
- 2BR SUITE
- 2BR GARDEN
- 2BR GARDEN
- 2BR P&G
- 2BR P&G



South | City and Ocean View

East | City and Ocean View



North | Cebu Business Park View
SAMAR LOOP

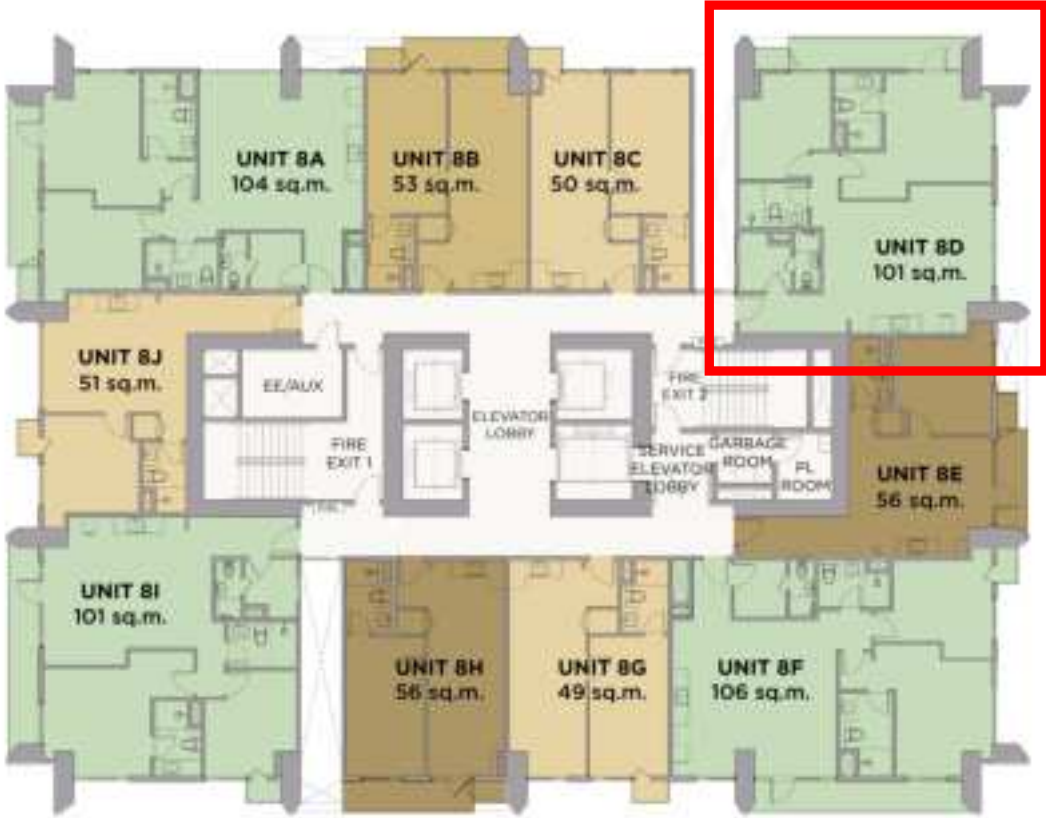
Typical Low Zone 1B Floor Plan

8TH, 10TH, 12TH, 15TH, 17TH

17-D間取り

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue

- 1BR CLASSIC
- 1BR SUITE
- 1BR EXECUTIVE
- 2BR SUITE
- 2BR SUITE
- 2BR GARDEN
- 2BR GARDEN
- 2BR P&G
- 2BR P&G



South | City and Ocean View

East | City and Ocean View

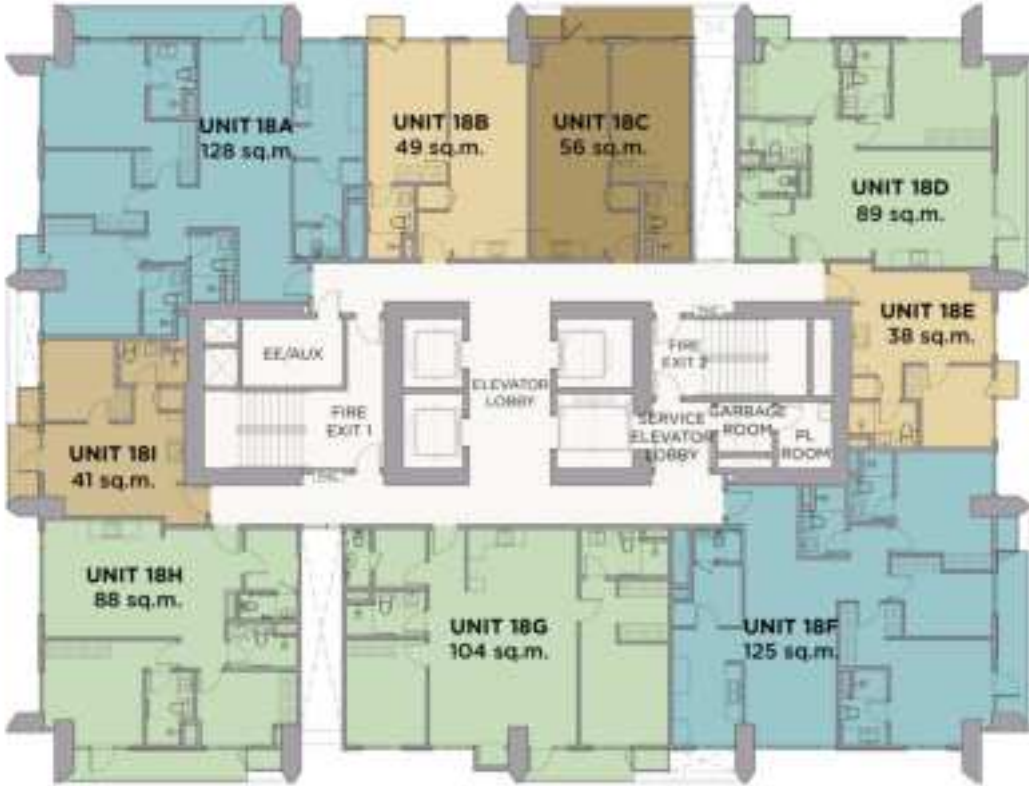


North | Cebu Business Park View
SAMAR LOOP

Mid Zone 2A Floor Plan 18TH Floor Only

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue

- 1BR CLASSIC
- 1BR SUITE
- 1BR EXECUTIVE
- 2BR SUITE
- 3BR SUITE
- 2BR GARDEN
- 2BR GARDEN
- 2BR POND
- 2BR POND



South | City and Ocean View

East | City and Ocean View



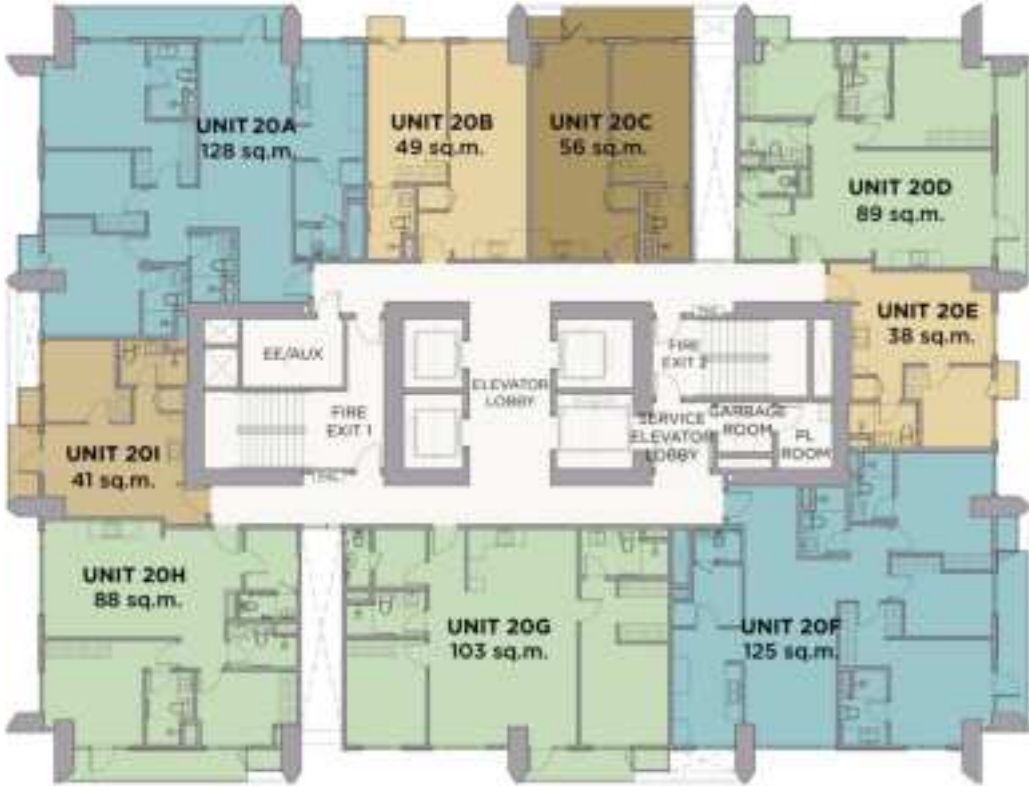
North | Cebu Business Park View
SAMAR LOOP

Typical Mid Zone 2A Floor Plan

20TH, 22ND, 24TH, 26TH, 28TH
30TH, 32ND, 34TH

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue

- 1BR CLASSIC
- 1BR SUITE
- 1BR EXECUTIVE
- 2BR SUITE
- 3BR SUITE
- 2BR GARDEN
- 2BR GARDEN
- 1BR POND
- 1BR POND



South | City and Ocean View



East | City and Ocean View

North | Cebu Business Park View
SAMAR LOOP

Typical Mid Zone 2B Floor Plan

19TH, 21ST, 23RD, 25TH, 27TH
29TH, 31ST, 33RD

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue

- 1BR CLASSIC
- 1BR SUITE
- 1BR EXECUTIVE
- 2BR SUITE
- 3BR SUITE
- 2BR GARDEN
- 2BR POND
- 3BR POND



25-1間取り

South | City and Ocean View

East | City and Ocean View

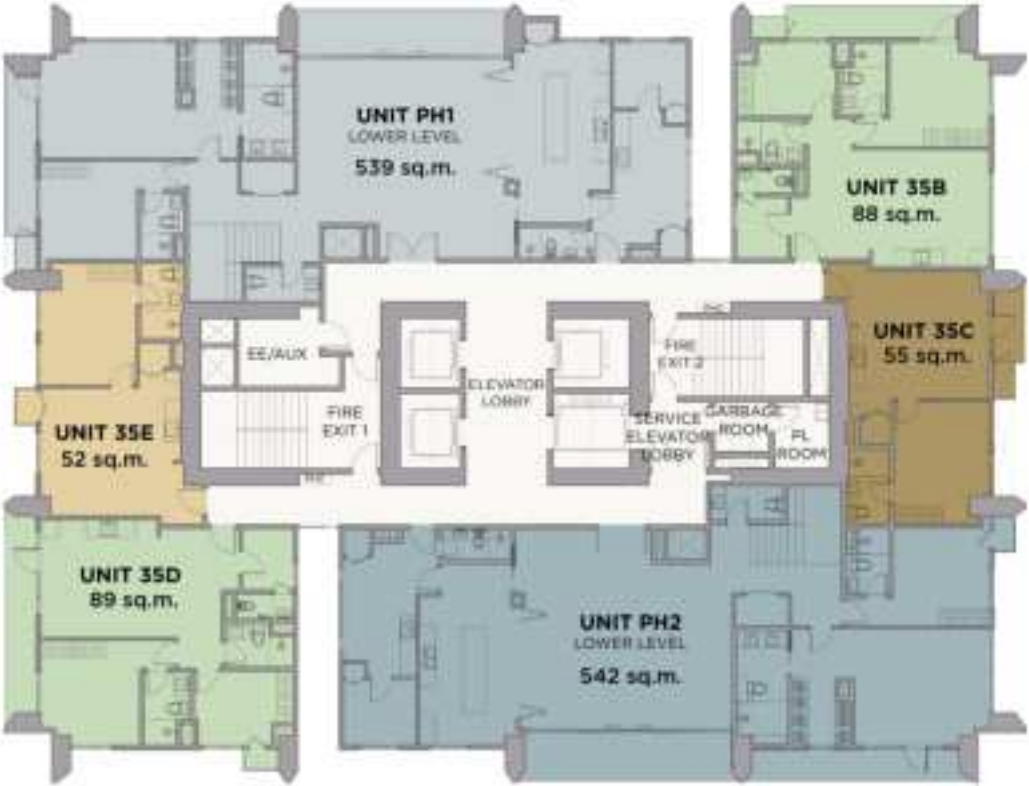


North | Cebu Business Park View
SAMAR LOOP

High Zone 35TH Floor Plan

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue

- 1BR CLASSIC
- 1BR SUITE
- 1BR EXECUTIVE
- 2BR SUITE
- 2BR SUITE
- 2BR GARDEN
- 3BR GARDEN
- 5BR PH1
- 5BR PH2



South | City and Ocean View

East | City and Ocean View



North | Cebu Business Park View
SAMAR LOOP

High Zone 36TH Floor Plan

West | Cebu Business Park and Mountain View
Cardinal Rosales Avenue

- 2BR CLASSIC
- 2BR SLATE
- 2BR FACULTY
- 2BR SLATE
- 3BR SLATE
- 3BR GARDEN
- 3BR GARDEN
- 5BR PH1
- 5BR PH2



South | City and Ocean View

East | City and Ocean View





Unit Types

I Bedroom Classic

NOTE: VARIATIONS DUE TO VARYING COLUMN PROVISION



Artist's Perspective of One-bedroom Unit

LUCIMA | Unit Types

1 Bedroom Classic
±38-52 sqm | 65 units in total

Type A1

Floor area	49 sq.m.
Total	19 units

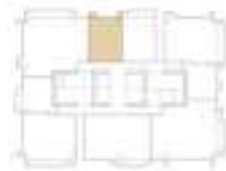
Area Breakdown	sq.m.	sq.ft.	坪
Living Area	9	97	2.7
Dining Area	9	97	2.7
Kitchen	8	79	2.2
Washer/Dryer	1	12	0.3
Master Bedroom	16	170	4.8
Master T&B	5	55	1.6
ACCU	1	12	0.4
TOTAL	49	522	14.7



LOW ZONE 1A
(5 Units)
UNIT B



LOW ZONE 1B
(5 Units)
UNIT G



MID ZONE 2A
(9 Units)
UNIT B



DISCLAIMERS

All sizes and measurements are approximates only.

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LUCIMA | Unit Types

1 Bedroom Classic
±38-52 sqm | 65 units in total

Type A2

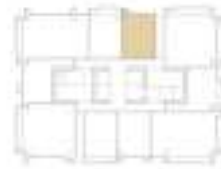
Floor area 50 sq.m.

Total 18 units

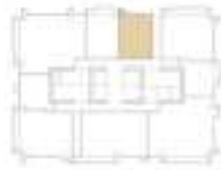
Area Breakdown	sq.m.	sq.ft.	坪
Living Area	10	106	3.0
Dining Area	9	97	2.7
Kitchen	8	79	2.2
Washer/Dryer	1	12	0.3
Master Bedroom	16	174	4.9
Master T&B	5	57	1.6
ACCU	1	15	0.4
TOTAL	50	540	15.2



LOW ZONE 1A
(5 Units)
UNIT H



LOW ZONE 1B
(5 Units)
UNIT C



MID ZONE 2B
(8 Units)
UNIT C



DISCLAIMERS

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LUCIMA | Unit Types

1 Bedroom Classic
±38-52 sqm | 65 units in total

Type B

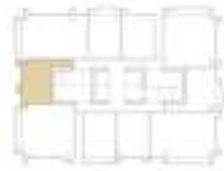
Floor area 51 sq.m.

Total 10 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	6	67	1.9
Living Area	9	102	2.9
Dining Area	6	64	1.8
Kitchen	8	84	2.4
Hallway	1	12	0.3
Washer/Dryer	1	10	0.3
Master Bedroom	14	150	4.2
Master T&B	5	51	1.4
ACCU	1	12	0.4
TOTAL	51	552	15.5



LOW ZONE 1A
(5 Units)
UNIT E



LOW ZONE 1B
(5 Units)
UNIT J



DISCLAIMERS

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1 Bedroom Classic
±38-52 sqm | 65 units in total

Type C

Floor area	38 sq.m.
Total	17 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	3	38	1.1
Living and Dining Area	11	122	3.4
Kitchen	7	71	2.0
Washer/Dryer	2	11	0.3
Master Bedroom	9	101	2.8
Master T&B	5	51	1.4
ACCU	1	12	0.4
TOTAL	38	406	11.4



DISCLAIMERS

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LUCIMA | Unit Types

1 Bedroom Classic
±38-52 sqm | 65 units in total

Type D

Floor area	52 sq.m.
Total	1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	3	32	0.9
Living and Dining Area	17	187	5.3
Kitchen	8	83	2.3
Washer/Dryer	1	14	0.4
Master Bedroom	16	175	4.9
Master T&B	6	60	1.7
ACCU	1	13	0.3
TOTAL	52	564	14.1



35TH FLOOR
(1 Unit)
UNIT E



DISCLAIMERS

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I Bedroom Suite



LUCIMA | Unit Types

1 Bedroom Suite

±41-53 sqm | 35 units in total

Type A

Floor area 53 sq.m.

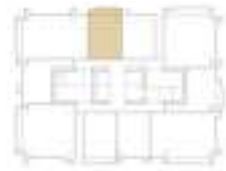
Total 18 units

Area Breakdown	sq.m.	sq.ft.	坪
Living Area	10	102	2.9
Dining Area	8	89	2.5
Kitchen	7	78	2.2
Washer/Dryer	1	12	0.3
Balcony	5	55	1.6
Master Bedroom	16	169	4.7
Master T&B	5	54	1.5
ACCU	1	12	0.3
TOTAL	53	571	16.1

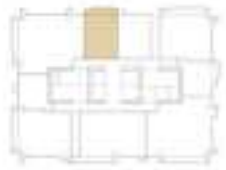
19-B



LOW ZONE 1A
(5 Units)
UNIT G



LOW ZONE 1B
(5 Units)
UNIT B



MID ZONE 2B
(8 Units)
UNIT B



DISCLAIMERS

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LUCIMA | Unit Types

1 Bedroom Suite
±41-53 sqm | 35 units in total

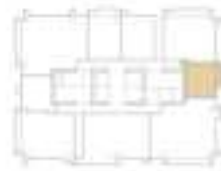
Type B

Floor area	41 sq.m.
Total	17 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	4	39	1.1
Living and Dining Area	11	121	3.4
Kitchen	7	70	2.0
Washer/Dryer	1	10	0.3
Balcony	3	38	1.1
Master Bedroom	8	101	2.8
Master T&B	5	50	1.4
ACCU	1	12	0.4
TOTAL	41	441	12.4



MID ZONE 2A
(9 Units)
UNIT I



MID ZONE 2B
(8 Units)
UNIT E



DISCLAIMERS

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1 Bedroom Executive

LUCIMA | Unit Types

1 Bedroom Executive
±55-56 sqm | 30 units in total

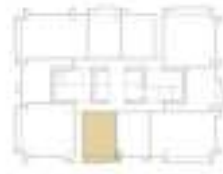
Type A

Floor area	56 sq.m.
Total	19 units

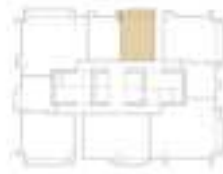
Area Breakdown	sq.m.	sq.ft.	坪
Living Area	10	104	2.9
Dining Area	9	97	2.7
Kitchen	8	79	2.2
Washer/Dryer	1	12	0.3
Balcony	6	63	1.8
Master Bedroom	16	172	4.8
Master T&B	5	57	1.6
ACCU	1	15	0.4
TOTAL	56	599	16.8



LOW ZONE 1A
(5 Units)
UNIT C



LOW ZONE 1B
(5 Units)
UNIT H



MID ZONE 2A
(9 Units)
UNIT C



DISCLAIMERS

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LUCIMA | Unit Types

1 Bedroom Executive
±55-56 sqm | 30 units in total

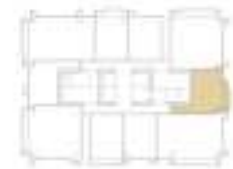
Type B

Floor area	56 sq.m.
Total	10 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	6	67	1.9
Living Area	8	88	2.5
Dining Area	7	75	2.1
Kitchen	8	84	2.3
Washer/Dryer	1	10	0.3
Balcony	5	51	1.4
Master Bedroom	14	150	4.2
Master T&B	5	51	1.4
ACCU	2	20	0.5
TOTAL	56	596	16.7



LOW ZONE 1A
(5 Units)
UNIT J



LOW ZONE 1B
(5 Units)
UNIT E



DISCLAIMERS

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LUCIMA | Unit Types

1 Bedroom Executive
±55-56 sqm | 30 units in total

Type C

Floor area 55 sq.m.

Total 1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	3	32	0.9
Living Area	17	183	5.1
Kitchen	8	83	2.3
Washer/Dryer	1	13	0.4
Balcony	3	39	1.1
Master Bedroom	16	175	4.9
Master T&B	6	59	1.7
ACCU	1	12	0.4
TOTAL	55	596	16.8



35TH FLOOR
(1 Unit)
UNIT C



DISCLAIMERS

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2 Bedroom Suite

NOTE: VARIATIONS DUE TO VARYING BALCONY LOCATIONS AND SHAFTS



Artist's Perspective of Two-bedroom Unit

LUCIMA | Unit Types

2 Bedroom Suite
±88-108 sqm | 93 units in total

Type A1

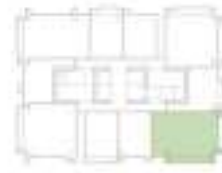
Floor area 106 sq.m.

Total 9 units

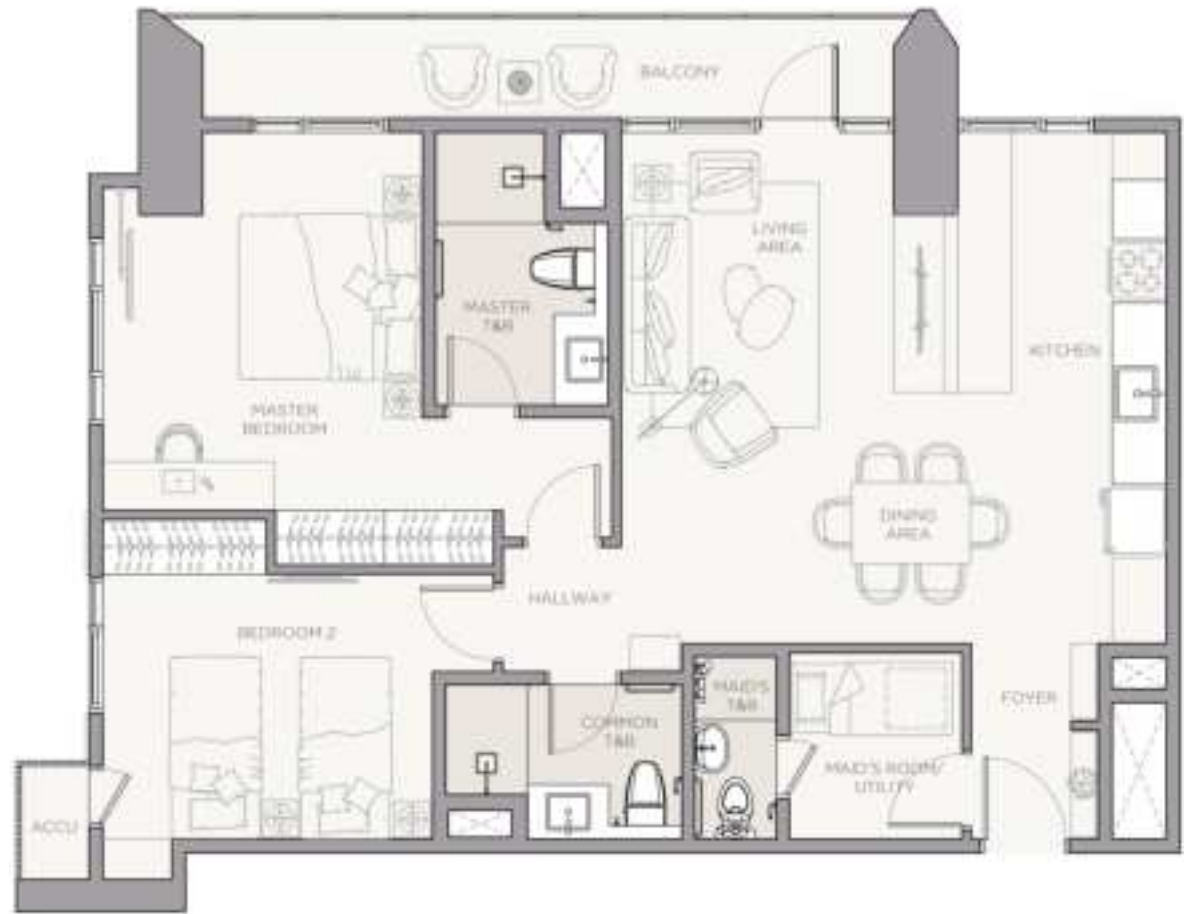
Area Breakdown	sq.m.	sq.ft.	坪
Foyer	4	40	1.1
Living Area	12	130	3.7
Dining Area	9	97	2.7
Kitchen	15	164	4.6
Hallway	2	21	0,6
Balcony	11	115	3.2
Master Bedroom	20	215	6.1
Master T&B	6	68	1.9
Bedroom 2	14	154	4.3
Common T&B	5	55	1.5
Maid's Room/Utility	5	46	1.3
Maid's T&B	2	23	0.7
ACCU	1	15	0.4
TOTAL	106	1,143	32.2



LOW ZONE 1A
(4 Units)
UNIT A



LOW ZONE 1B
(5 Units)
UNIT F



DISCLAIMERS

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LUCIMA | Unit Types

2 Bedroom Suite
±88-108 sqm | 93 units in total

Type A1A

Floor area 107 sq.m.

Total 1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	5	50	1.4
Living Area	12	130	3.7
Dining Area	9	97	2.7
Kitchen	15	164	4.6
Hallway	2	21	0,6
Balcony	11	115	3.2
Master Bedroom	20	215	6.1
Master T&B	6	68	1.9
Bedroom 2	14	154	4.3
Common T&B	5	55	1.5
Maid's Room/Utility	5	46	1.3
Maid's T&B	2	23	0.7
ACCU	1	15	0.4
TOTAL	107	1,153	32.4



LOW ZONE 1A
7TH FLOOR ONLY
(1 Unit)
UNIT A



DISCLAIMERS

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LUCIMA | Unit Types

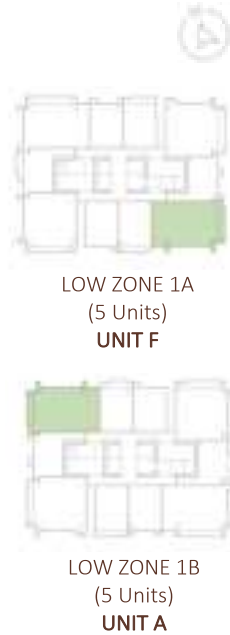
2 Bedroom Suite
±88-108 sqm | 93 units in total

Type A2

Floor area 104 sq.m.

Total 10 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	4	41	1.1
Living Area	12	133	3.7
Dining Area	9	97	2.7
Kitchen	15	161	4.5
Hallway	2	21	0,6
Balcony	8	86	2.4
Master Bedroom	20	215	6.1
Master T&B	7	72	2.0
Bedroom 2	14	151	4.3
Common T&B	5	54	1.5
Maid's Room/Utility	5	46	1.3
Maid's T&B	2	23	0.7
ACCU	1	15	0.4
TOTAL	104	1,115	31.3



DISCLAIMERS
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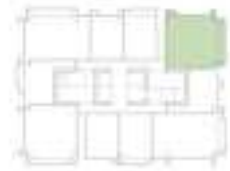
LUCIMA | Unit Types

2 Bedroom Suite
±88-108 sqm | 93 units in total

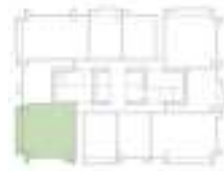
Type B1

Floor area	101 sq.m.
Total	10 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	6	67	1.9
Living Area	12	134	3.8
Dining Area	6	60	1.7
Kitchen	9	99	2.8
Hallway	6	61	1.7
Balcony	10	107	3.0
Master Bedroom	20	213	6.0
Master T&B	5	58	1.6
Bedroom 2	13	143	4.0
Common T&B	5	52	1.5
Maid's Room/Utility	5	51	1.4
Maid's T&B	2	25	0.7
ACCU	2	19	0.5
TOTAL	101	1,089	30.6



LOW ZONE 1A
(5 Units)
UNIT D



LOW ZONE 1B
(5 Units)
UNIT I



DISCLAIMERS

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LUCIMA | Unit Types

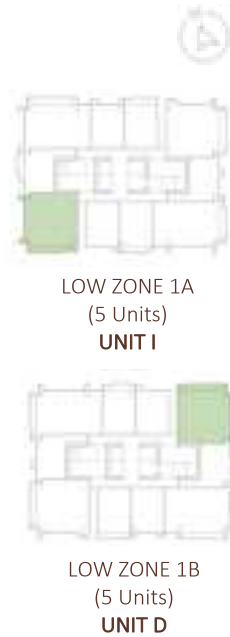
2 Bedroom Suite
±88-108 sqm | 93 units in total

Type B2

Floor area 100 sq.m.

Total 10 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	6	66	1.9
Living Area	13	139	3.9
Dining Area	6	60	1.7
Kitchen	9	99	2.8
Hallway	5	60	1.7
Balcony	9	94	2.6
Master Bedroom	20	213	6.0
Master T&B	5	56	1.6
Bedroom 2	13	142	4.0
Common T&B	5	52	1.4
Maid's Room/Utility	5	51	1.4
Maid's T&B	2	25	0.7
ACCU	2	19	0.5
TOTAL	100	1,076	30.2



17-D



DISCLAIMERS

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LUCIMA | Unit Types

2 Bedroom Suite

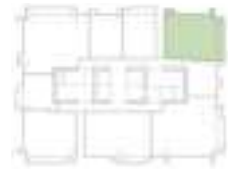
±88-108 sqm | 93 units in total

Type C1

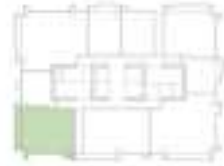
Floor area 89 sq.m.

Total 18 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	6	60	1.9
Living Area	10	103	2.9
Dining Area	7	72	2.0
Kitchen	7	79	2.2
Hallway	3	35	0.8
Balcony	10	108	3.0
Master Bedroom	16	172	4.9
Master T&B	5	58	1.7
Bedroom 2	11	117	3.3
Common T&B	4	51	1.4
Maid's Room/Utility	5	53	1.5
Maid's T&B	3	31	0.8
ACCU	2	19	0.5
TOTAL	89	958	26.9



MID ZONE 2A
(9 Units)
UNIT D



MID ZONE 2B
(8 Units)
UNIT H



35TH FLOOR
(1 Unit)
UNIT D



DISCLAIMERS

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LUCIMA | Unit Types

2 Bedroom Suite
±88-108 sqm | 93 units in total

Type C2

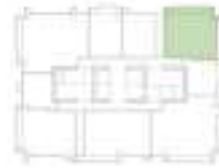
Floor area 88 sq.m.

Total 18 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	6	63	2.2
Living Area	10	106	3.0
Dining Area	7	72	2.0
Kitchen	7	77	2.2
Hallway	3	35	0.6
Balcony	8	92	2.6
Master Bedroom	16	173	4.9
Master T&B	5	56	1.6
Bedroom 2	11	116	3.2
Common T&B	5	51	1.4
Maid's Room/Utility	5	53	1.5
Maid's T&B	3	31	0.9
ACCU	2	19	0.5
TOTAL	88	944	26.5



MID ZONE 2A
(9 Units)
UNIT H



MID ZONE 2B
(8 Units)
UNIT D



35TH FLOOR
(1 Unit)
UNIT B



DISCLAIMERS

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LUCIMA | Unit Types

2 Bedroom Suite

±88-108 sqm | 93 units in total

Type D1

Floor area 103 sq.m.

Total 8 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	5	52	1.4
Living Area	16	167	4.7
Dining Area	11	113	3.2
Kitchen	13	147	4.1
Balcony	5	55	1.6
Master Bedroom	16	172	4.8
Walk-in-closet	4	48	1.4
Master T&B	6	67	1.9
Bedroom 2	13	136	3.8
Common T&B	5	58	1.6
Maid's Room/Utility	5	49	1.4
Maid's T&B	3	28	0.8
ACCU	1	12	0.4
TOTAL	103	1,104	31.0



MID ZONE 2A
EXCEPT 18TH FLOOR
(8 Units)
UNIT G



DISCLAIMERS

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LUCIMA | Unit Types

2 Bedroom Suite

±88-108 sqm | 93 units in total

Type D1A

Floor area 104 sq.m.

Total 1 unit



MID ZONE 2A
18TH FLOOR ONLY
(1 Unit)
UNIT G



Area Breakdown	sq.m.	sq.ft.	坪
Foyer	5	52	1.4
Living Area	16	164	4.6
Dining Area	11	113	3.2
Kitchen	14	147	4.1
Balcony	5	55	1.6
Master Bedroom	16	172	4.8
Walk-in-closet	4	48	1.4
Master T&B	6	67	1.9
Bedroom 2	13	136	3.8
Common T&B	5	58	1.6
Maid's Room/Utility	5	49	1.4
Maid's T&B	3	28	0.8
ACCU	1	12	0.4
TOTAL	104	1,101	30.9

DISCLAIMERS

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LUCIMA | Unit Types

2 Bedroom Suite

±88-108 sqm | 93 units in total

Type D2

Floor area 108 sq.m.

Total 8 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	5	52	1.4
Living Area	15	160	4.5
Dining Area	11	119	3.4
Kitchen	14	148	4.1
Balcony	10	109	3.1
Master Bedroom	16	174	4.9
Walk-in-closet	5	49	1.4
Master T&B	6	66	1.9
Bedroom 2	12	132	3.7
Common T&B	6	59	1.6
Maid's Room/Utility	5	49	1.4
Maid's T&B	3	28	0.8
ACCU	1	12	0.4
TOTAL	108	1,145	32.2



MID ZONE 2B
(8 Units)
UNIT G



DISCLAIMERS

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3 Bedroom Suite

NOTE: VARIATIONS DUE TO VARYING BALCONY LOCATIONS



Artist's Perspective of Three-bedroom Unit

LUCIMA | Unit Types

3 Bedroom Suite
±125-128 sqm | 34 units in total

Type A1

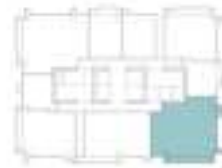
Floor area 128 sq.m.

Total 17 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	6	70	2.0
Living Area	13	145	4.1
Dining Area	10	108	3.0
Kitchen	12	127	3.6
Balcony	11	119	3.3
Hallway	5	53	1.5
Master Bedroom	20	218	6.1
Master T&B	5	56	1.6
Bedroom 2	10	107	3.0
Common T&B	5	50	1.4
Bedroom 3	15	165	4.6
En suite T&B	5	51	1.4
Maid's Room/Utility	6	61	1.7
Maid's T&B	3	27	0.8
ACCU	2	19	0.5
TOTAL	128	1,375	38.6



MID ZONE 2A
(9 Units)
UNIT A



MID ZONE 2B
(8 Units)
UNIT F



DISCLAIMERS

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Kitchen sliding door is not a deliverable.



Artist's Perspective of Three-bedroom Unit

LUCIMA | Unit Types

3 Bedroom Suite
±125-128 sqm | 34 units in total

Type A2

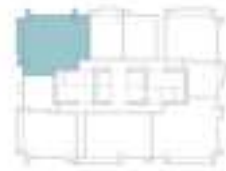
Floor area 125 sq.m.

Total 17 units

Area Breakdown	sq.m.	sq.ft.	坪
Foyer	6	70	2.0
Living Area	13	148	4.1
Dining Area	10	108	3.0
Kitchen	12	127	3.6
Balcony	8	86	2.4
Hallway	5	53	1.5
Master Bedroom	20	219	6.1
Master T&B	5	58	1.6
Bedroom 2	10	105	3.0
Common T&B	5	50	1.4
Bedroom 3	15	163	4.6
En suite T&B	5	51	1.4
Maid's Room/Utility	6	61	1.7
Maid's T&B	3	27	0.8
ACCU	2	19	0.5
TOTAL	125	1,345	37.8



MID ZONE 2A
(9 Units)
UNIT F



MID ZONE 2B
(8 Units)
UNIT A



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Kitchen sliding door is not a deliverable.

2 Bedroom Garden Units

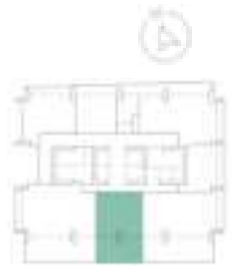
LUCIMA | Unit Types

2 Bedroom Garden Units
±116-154 sqm | 2 units in total

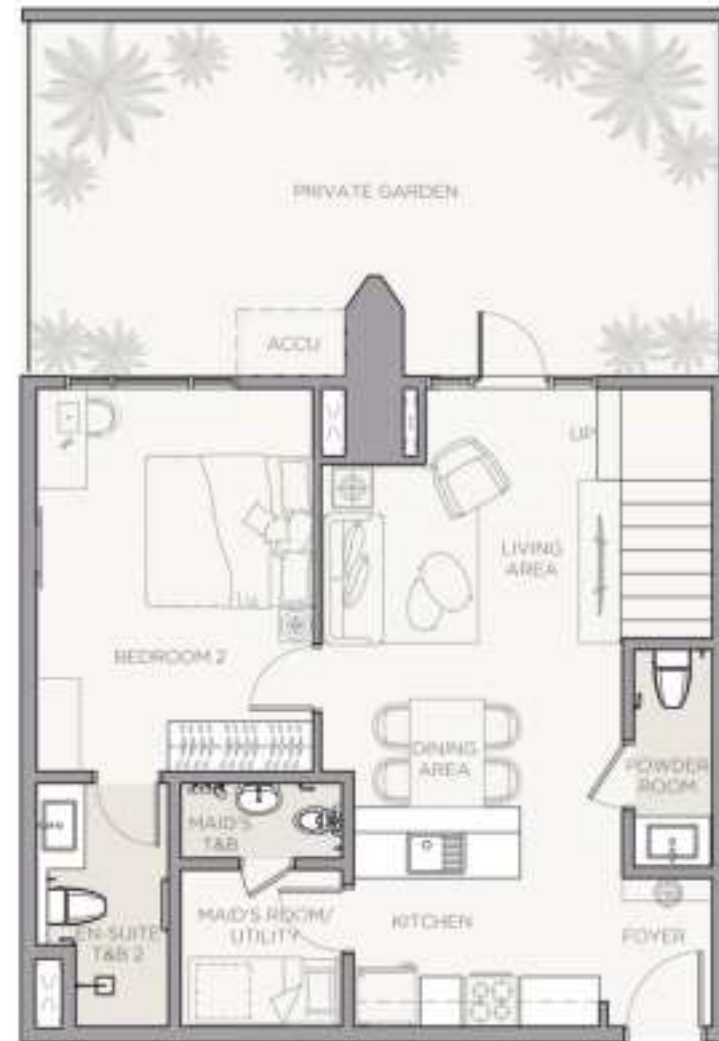
Type A

Floor area	154 sq.m.
Total	1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Lower Level			
Foyer	3	30	0.8
Living Area	11	115	3.2
Dining Area	8	86	2.4
Kitchen	8	87	2.4
Private Garden	37	400	11.2
Powder Room	3	33	0.9
Bedroom 2	17	183	5.2
En-suite T&B 2	5	55	1.6
Maid's Room/Utility	4	45	1.3
Maid's T&B	2	23	0.7
Stairway	8	82	2.3
Subtotal	106	1,139	32.0



6TH FLOOR AND
6TH FLOOR MEZZANINE
(1 Unit)
UNIT B



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LUCIMA | Unit Types

2 Bedroom Garden Units

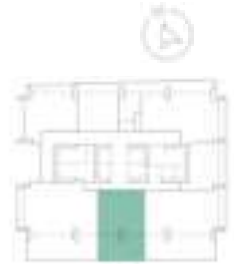
±116-154 sqm | 2 units in total

Type A

Floor area 154 sq.m.

Total 1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Upper Level			
Master Bedroom	24	252	7.1
Master T&B	5	57	1.6
Walk-in Closet	5	57	1.6
Home Office	14	153	4.3
Subtotal	48	519	14.6
TOTAL	154	1,658	46.6



6TH FLOOR AND
6TH FLOOR MEZZANINE
(1 Unit)
UNIT B



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LUCIMA | Unit Types

2 Bedroom Garden Units
±116-154 sqm | 2 units in total

Type B

Floor area 116 sq.m.

Total 1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Lower Level			
Foyer	4	43	1.2
Living Area	14	147	4.1
Dining Area	10	104	2.9
Kitchen	9	97	2.7
Private Garden	10	108	3.0
Maid's Room/Utility	5	52	1.5
Maid's T&B	2	23	0.7
Storage	1	12	0.3
Stairway	1	10	0.3
Subtotal	56	596	16.7



6TH FLOOR AND
6TH FLOOR MEZZANINE
(1 Unit)
UNIT D



DISCLAIMERS

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LUCIMA | Unit Types

2 Bedroom Garden Units
 ±116-152 sqm | 2 units in total

Type B

Floor area 116 sq.m.

Total 1 unit



6TH FLOOR AND
 6TH FLOOR MEZZANINE
 (1 Unit)
UNIT D



Area Breakdown	sq.m.	sq.ft.	坪
Upper Level			
Master Bedroom	18	194	5.4
Master T&B	6	60	1.7
Bedroom 2	13	142	4.0
Walk-in Closet	5	54	1.5
Common T&B	5	56	1.6
Hallway	7	77	2.2
Stairway	6	65	1.8
Subtotal	60	648	18.2
TOTAL	116	1,244	35.0

DISCLAIMERS

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3 Bedroom Garden Units

LUCIMA | Unit Types

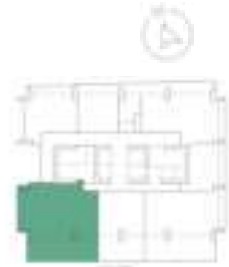
3 Bedroom Garden Units
±258-282 sqm | 2 units in total

Type A

Floor area 282 sq.m.

Total 1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Lower Level			
Foyer	10	103	2.9
Living Area	23	258	7.0
Dining Area	20	214	6.0
Kitchen	11	120	3.4
Private Garden 1	57	617	17.4
Private Garden 2	10	107	3.0
Powder Room	4	35	1.0
Bedroom 2	16	175	4.9
En-suite T&B 2	5	56	1.6
Maid's Room	7	80	2.3
Maid's T&B	3	28	0.8
Utility	12	131	3.7
Storage	3	37	1.0
Stairway	9	95	2.6
Subtotal	190	2,046	57.5



6TH FLOOR AND
6TH FLOOR MEZZANINE
(1 Unit)
UNIT A



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LUCIMA | Unit Types

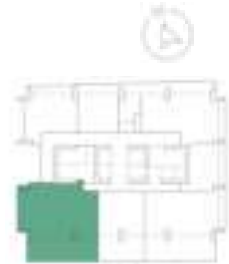
3 Bedroom Garden Units
±258-282 sqm | 2 units in total

Type A

Floor area 282 sq.m.

Total 1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Upper Level			
Master Bedroom	28	297	8.3
Master T&B	10	104	2.9
Walk-in Closet	9	99	2.8
Bedroom 3	19	209	5.9
En-suite T&B 3	5	53	1.5
Library/Den	21	229	6.5
Subtotal	92	991	27.8
TOTAL	282	3,037	85.4



6TH FLOOR AND
6TH FLOOR MEZZANINE
(1 Unit)
UNIT A



DISCLAIMERS

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LUCIMA | Unit Types

3 Bedroom Garden Units
±258-282 sqm | 2 units in total

Type B

Floor area 258 sq.m.

Total 1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Lower Level			
Foyer	6	63	1.8
Living Area	21	224	6.3
Dining Area	14	154	4.3
Kitchen	13	140	3.9
Private Garden	57	617	17.3
Balcony	10	107	3.0
Powder Room	3	32	0.9
Master Bedroom	29	312	8.7
Master T&B	6	66	1.9
Maid's Room/Utility	6	68	1.9
Maid's T&B	3	29	0.8
Stairway	7	73	2.0
Subtotal	175	1,885	52.9



6TH FLOOR AND
6TH FLOOR MEZZANINE
(1 Unit)
UNIT C



DISCLAIMERS

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LUCIMA | Unit Types

3 Bedroom Garden Units ±258-282 sqm | 2 units in total

Type B

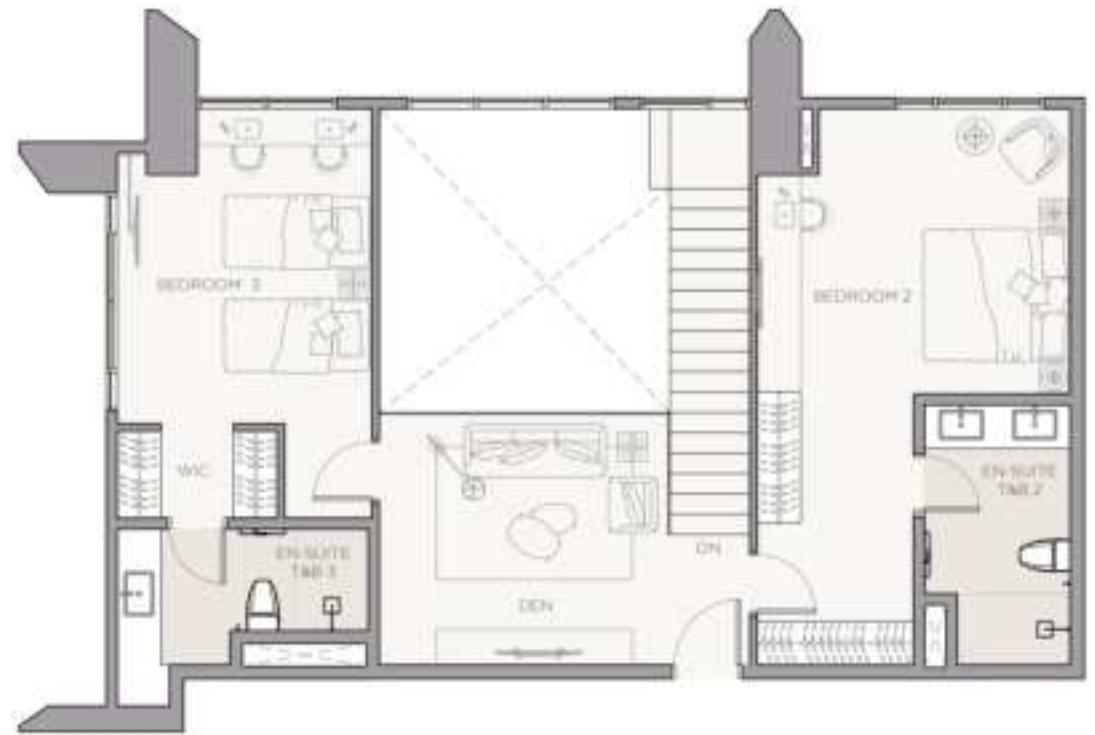
Floor area 258 sq.m.

Total 1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Upper Level			
Bedroom 2	27	294	8.3
En-suite T&B 2	10	103	2.9
Walk-in Closet	3	34	1.0
Bedroom 3	18	195	5.5
En-suite T&B 3	7	74	2.1
Library/Den	18	192	5.4
Subtotal	83	892	25.1
TOTAL	258	2,777	78.1



6TH FLOOR AND
6TH FLOOR MEZZANINE
(1 Unit)
UNIT C



DISCLAIMERS

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5 Bedroom Penthouse Units

NOTE: VARIATIONS DUE TO VARYING BALCONY LOCATIONS



Artist's Perspective of Five-bedroom Penthouse Unit

5 Bedroom Penthouse

±539-542 sqm | 2 units in total

Type PH1

Floor area	539 sq.m.
Total	1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Lower Level			
Foyer	14	149	4.2
Living Area	19	205	5.8
Dining Area	20	212	5.9
Gourmet Kitchen	23	249	7.0
Utility Kitchen	17	185	5.2
Powder Room	4	41	1.1
Balcony 1	15	164	4.6
Hallway	13	143	4.0
Storage 1	2	27	0.8
Storage 2	2	17	0.5
Master Bedroom	26	283	8.0
Walk-in-closet	6	64	1.8
Master T&B	9	96	2.7
Balcony 2	8	86	2.4
Bedroom 2	16	171	4.8
En-suite T&B 2	4	47	1.3
Maid's Room	8	87	2.4
Maid's T&B	3	37	1.0
ACCU	1	15	0.4
Subtotal	210	2,278	64.0

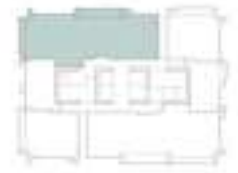
Upper Level

Bedroom 3	23	243	6.8
En-suite T&B 3	7	73	2.1
Bedroom 4	23	244	6.9
En-suite T&B 4	7	79	2.2
Bedroom 5	16	172	4.8
En-suite T&B 5	5	53	1.5
Hallway	26	284	8.0
Powder Room	5	48	1.4
Gallery	18	189	5.3
Den	28	303	8.5
Grand Terrace	159	1,611	45.3
Bar and Kitchen	21	220	6.2
Subtotal	329	3,519	99.1
TOTAL	539	5,797	163.1

LUCIMA | Unit Types

5 Bedroom Penthouse

±539-542 sqm | 2 units in total



High Zone 35TH Floor
UNIT PH1



DISCLAIMERS

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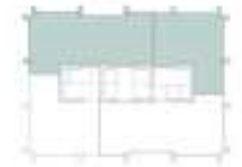
Furniture, appliances, electronics, white goods, accessories, plants, etc. represented in the plans are not deliverables.

Partition walls are not deliverables.

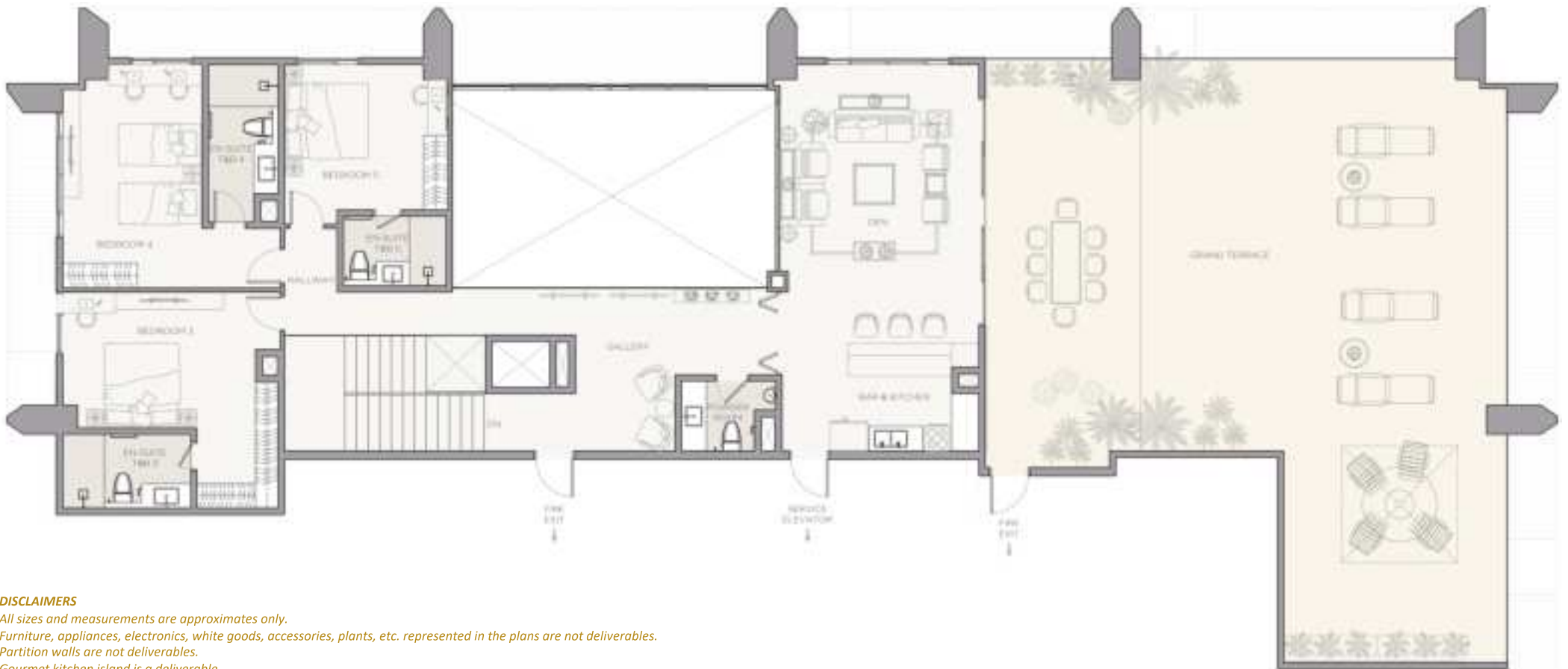
Gourmet kitchen island is a deliverable.

LUCIMA | Unit Types

5 Bedroom Penthouse ±539-542 sqm | 2 units in total



High Zone 36TH Floor
UNIT PH1



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Partition walls are not deliverables.
Gourmet kitchen island is a deliverable.



Artist's Perspective of Five-bedroom Penthouse Unit
Artist's Perspective of Five-bedroom Penthouse Unit

5 Bedroom Penthouse

±539-542 sqm | 2 units in total

Type PH2

Floor area	542 sq.m.
Total	1 unit

Area Breakdown	sq.m.	sq.ft.	坪
Lower Level			
Foyer	14	149	4.2
Living Area	19	206	5.8
Dining Area	20	212	5.9
Gourmet Kitchen	23	252	7.1
Utility Kitchen	17	185	5.2
Powder Room	4	40	1.1
Balcony 1 & 2	26	281	7.9
Hallway	13	143	4.0
Storage	3	26	0.8
Master Bedroom	26	282	7.9
Walk-in-closet	6	62	1.7
Master T&B	8	89	2.5
Bedroom 2	16	176	4.9
En-suite T&B 2	5	47	1.3
Maid's Room	8	88	2.4
Maid's T&B	3	37	1.0
ACCU	1	14	0.4
Subtotal	212	2,289	64.3

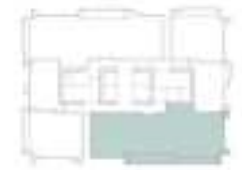
Upper Level

Bedroom 3	23	244	6.9
En-suite T&B 3	7	74	2.1
Bedroom 4	23	243	6.8
En-suite T&B 4	8	79	2.2
Bedroom 5	16	170	4.8
En-suite T&B 5	5	53	1.5
Hallway	27	296	8.3
Powder Room	5	48	1.4
Gallery	18	194	5.5
Den	28	303	8.5
Grand Terrace	150	1,611	45.3
Bar and Kitchen	20	221	6.2
Subtotal	330	3,536	99.5
TOTAL	542	5,825	163.8

LUCIMA | Unit Types

5 Bedroom Penthouse

±539-542 sqm | 2 units in total



High Zone 35TH Floor
UNIT PH2



DISCLAIMERS

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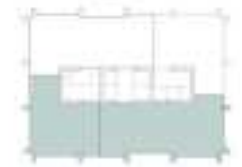
Furniture, appliances, electronics, white goods, accessories, plants, etc. represented in the plans are not deliverables.

Partition walls are not deliverables.

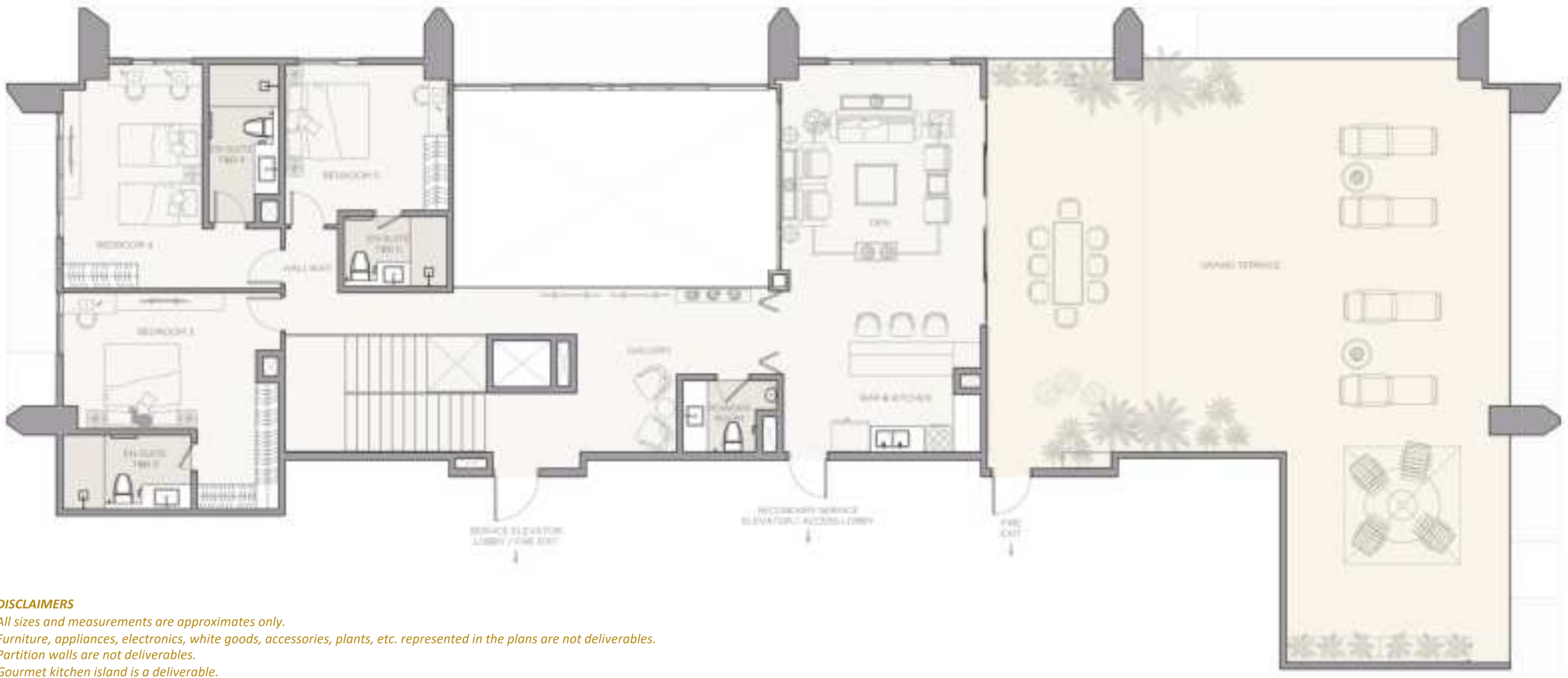
Gourmet kitchen island is a deliverable.

LUCIMA | Unit Types

5 Bedroom Penthouse ±539-542 sqm | 2 units in total



High Zone 36TH Floor
UNIT PH2



DISCLAIMERS

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Partition walls are not deliverables.

Gourmet kitchen island is a deliverable.



Standard Unit Deliverables

Standard Unit Deliverables

<i>Unit Deliverable</i>	<i>1 BR</i>	<i>2 BR</i>	<i>3 BR</i>	<i>Garden Units</i>	<i>5 BR</i>
Audio Intercom from reception to unit	✓	✓	✓	✓	✓
Telephone line provision in the living room and master bedroom	✓	✓	✓	✓	✓
CATV provision	✓	✓	✓	✓	✓
Rangehood, base and overhead cabinets, and grease trap in the kitchen	✓	✓	✓	✓	✓
Closets/cabinets in the bedrooms except maid's room/utility	✓	✓	✓	✓	✓

Standard Unit Deliverables

<i>Unit Deliverable</i>	<i>1 BR</i>	<i>2 BR</i>	<i>3 BR</i>	<i>Garden Units</i>	<i>5 BR</i>
Multi-point instantaneous water heater in all toilet and baths except maid's room/utility	✓	✓	✓	✓	✓
Hot and cold water line and electrical provision for kitchen	✓	✓	✓	✓	✓
All bedrooms' and common T&B accessories: robe hook, tissue holder, soap or shampoo niche, towel bar, mirror, water closet, lavatory sink with cabinet, wall or ceiling-mounted shower head with diverter and bath spout, handheld bidet sprays on water closets	✓	✓	✓	✓	✓

Standard Unit Deliverables

<i>Unit Deliverable</i>	<i>1 BR</i>	<i>2 BR</i>	<i>3 BR</i>	<i>Garden Units</i>	<i>5 BR</i>
Maid's room/utility T&B accessories: tissue holder, soap holder, towel bar, water closet, wall-hung lavatory, wall-mounted shower head with diverter and bath spout	X	✓	✓	✓	✓
VRF (Variable Refrigerant Flow) Air Conditioning System	✓	✓	✓	✓	✓
Washer/dryer power provision	✓	✓	✓	✓	✓
Energy Recovery Ventilator System	✓	✓	✓	✓	✓
Carbon Monoxide Monitor/s (per floor if bi-level)	✓	✓	✓	✓	✓
Smoke detector, fire sprinkler, and fire extinguisher	✓	✓	✓	✓	✓



Standard Unit Finishes

Flooring

<i>Area</i>	<i>Material</i>
Balcony	Homogeneous tiles
Living, dining, and kitchen	Homogeneous tiles
Bedroom	Laminated wood flooring
Bedroom and Common T&B	Homogeneous tiles
Maid's room/Utility and T&B	Ceramic
ACCU	Concrete topping

Walls, Enclosure, and Partitioning

<i>Area</i>	<i>Material</i>
Unit-to-unit partitions	Masonry wall, painted finish
Internal walls (unless toilet/wall with pipes embedded)	Dry wall with acoustic treatment; painted finish

Walls, Enclosure, and Partitioning For Kitchen

<i>Area</i>	<i>Material</i>
Trade wall	Masonry wall, 100 mm splashboard along countertop, painted
Countertop	Solid surface
Cabinetry	Soft closing Apron lighting underneath overhead cabinet

Walls, Enclosure, and Partitioning

For Master Bedroom Toilet and Bath

<i>Area</i>	<i>Material</i>
Dry area	300 mm base homogeneous tiles, masonry wall, painted, 300 mm high waterproofing
Shower area	Full height tiles, masonry wall painted 300 mm x 600 mm homogeneous tiles, 300 mm high waterproofing
Countertop	Solid surface; 100 mm high splashboard to match countertop finish

Walls, Enclosure, and Partitioning

For Bedroom Toilet and Bath, Common Toilet and Bath, and Powder Room

<i>Area</i>	<i>Material</i>
Dry area	300 mm base porcelain/homogeneous tiles, masonry wall painted, 300 mm high waterproofing
Shower area	1800 mm tiles, masonry wall painted 300 mm x 600 mm homogenous tiles, 300 mm high waterproofing
Countertop	Solid surface, 100 mm high splashboard to match countertop finish

Walls, Enclosure, and Partitioning

For Maid's Room/Utility

<i>Area</i>	<i>Material</i>
Trade wall	Masonry wall, 300 mm high bases tiles for washer/dryer area, 300 mm high waterproofing
Partition	Dry wall with acoustic treatment, painted
Maid's Room/Utility toilet and bath	1800 mm tiles, masonry wall painted 300 mm x 300 mm ceramic tiles, 300 mm high waterproofing

Ceiling

<i>Area</i>	<i>Material</i>
Kitchen	Moisture resistant and fire resistant gypsum, painted
Common area and bedroom	Painted underslab
Other areas with mechanical, electrical, plumbing, fire protection system	Painted gypsum (where needed)
Toilets	Moisture resistant gypsum, painted



Views

AMENITY
6TH FLOOR

MORNING VIEWS



AFTERNOON VIEWS



NIGHT VIEWS



NORTH
Ayala Center Cebu, Samar Loop, City and Mountain

EAST
Samar Loop, City Sports Club Cebu

SOUTH
City and Sea

WEST
Carrdinal Rosales Ave

LOW ZONE 1A
11TH FLOOR

MORNING VIEWS



AFTERNOON VIEWS



NIGHT VIEWS



NORTH
Ayala Center Cebu, Samar Loop, City and Mountain

EAST
Samar Loop, City Sports Club Cebu

SOUTH
City and Sea

WEST
Carrdinal Rosales Ave

LOW ZONE 1B

17TH FLOOR

MORNING VIEWS



AFTERNOON VIEWS



NIGHT VIEWS



NORTH
Ayala Center Cebu, Samar Loop, City and Mountain

EAST
Samar Loop, City Sports Club Cebu

SOUTH
City and Sea

WEST
Carrdinal Rosales Ave

MID ZONE 2A

18TH FLOOR

MORNING VIEWS



AFTERNOON VIEWS



NIGHT VIEWS



NORTH
Ayala Center Cebu, Samar Loop, City and Mountain

EAST
Samar Loop, City Sports Club Cebu

SOUTH
City and Sea

WEST
Carrdinal Rosales Ave

MID ZONE 2A

22ND FLOOR

MORNING VIEWS



AFTERNOON VIEWS



NIGHT VIEWS



NORTH
Ayala Center Cebu, Samar Loop, City and Mountain

EAST
Samar Loop, City Sports Club Cebu

SOUTH
City and Sea

WEST
Carrdinal Rosales Ave

MID ZONE 2B

27TH FLOOR

MORNING VIEWS



AFTERNOON VIEWS



NIGHT VIEWS



NORTH
Ayala Center Cebu, Samar Loop, City and Mountain

EAST
Samar Loop, City Sports Club Cebu

SOUTH
City and Sea

WEST
Carrdinal Rosales Ave

MID ZONE 2A

34TH FLOOR

MORNING VIEWS



AFTERNOON VIEWS



NIGHT VIEWS



NORTH
Ayala Center Cebu, Samar Loop, City and Mountain

EAST
Samar Loop, City Sports Club Cebu

SOUTH
City and Sea

WEST
Carrdinal Rosales Ave

HIGH ZONE
35TH FLOOR

MORNING VIEWS



AFTERNOON VIEWS



NIGHT VIEWS



NORTH
Ayala Center Cebu, Samar Loop, City and Mountain

EAST
Samar Loop, City Sports Club Cebu

SOUTH
City and Sea

WEST
Carrdinal Rosales Ave

HIGH ZONE
36TH FLOOR

MORNING VIEWS



AFTERNOON VIEWS



NIGHT VIEWS



NORTH
Ayala Center Cebu, Samar Loop, City and Mountain

EAST
Samar Loop, City Sports Club Cebu

SOUTH
City and Sea

WEST
Carrdinal Rosales Ave

TOP

MORNING VIEWS



AFTERNOON VIEWS



NIGHT VIEWS



NORTH
Ayala Center Cebu, Samar Loop, City and Mountain

EAST
Samar Loop, City Sports Club Cebu

SOUTH
City and Sea

WEST
Carrdinal Rosales Ave

PROPERTY MANAGEMENT

ARTHALAND | Property Management



Artist's Perspective of Main Lobby

EMERA Property Management

With Emera Property Management, a wholly owned subsidiary of ARTHALAND, handling every aspect of the development's upkeep and day-to-day management, you can rest easy knowing your investment is properly cared for.

Emera will provide a dedicated team of professionals that will ensure your property's value for years to come.

Responsive, efficient, and pleasing — Emera staff ensures the safety, security, and peace of mind of residents.

Typical Services Offered

ARTHALAND's Leasing Services creates seamless, proactive, and convenient management of your property investments to maximize earnings.

Looking for tenants

Negotiations

Preparation of contracts and documents

Collection of payments

Remittance / Distribution of rental proceeds

Management of properties for lease

Handling of tenant concerns





LUCIMA

The Luxury of Wellness and Sustainability



PRE-CERTIFIED
GOLD



REGISTERED



REGISTERED



ON-TRACK



Artist's Perspective

A PREMIUM GREEN DEVELOPMENT BY



ARTHALAND

BUILDING SUSTAINABLE LEGACIES



Artist's Perspective

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DHSUD LS-R07-21-061

LOCATION: BARANGAY HIPODROMO, CEBU BUSINESS PARK, CEBU CITY
DATE ISSUED: 05 JULY 2021 | COMPLETION DATE: 30 SEPTEMBER 2024
PROJECT OWNER AND DEVELOPER: BHAVANA PROPERTIES, INC.



Artist's Perspective



Thank you