



THE
PEARL
GLOBAL RESIDENCES
THE MACTAN NEWTOWN, CEBU

Architect's illustration

Modern luxury
transformed



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The iconic tower will be the first ever SMART home-ready residential building in The Mactan Newtown and in Cebu. Standing tall over the others, its roof deck offers a 360-degree view of the entire township — giving owners a spectacular display of the community and the Mactan skyline.



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 SITE DEVELOPMENT PLAN

SERVICE ROAD

SPANISH LOOP (Temporary)



ADULT POOL

KIDDIE AQUATIC PLAY

CHILDREN'S PLAY AREA

BENCH

POOL DECK LOUNGE

VIEWING DECK

OUTDOOR BAR

POOL LOUNGE

POOL DECK

BAR LOUNGE

POOL DECK

TRELLISED HAMMOCK DECK

ROOF DECK LOUNGE

OUTDOOR LOUNGE

SPILL-OVER AREA

OUTDOOR LOUNGE

WALL WATER FEATURE

READING NOOK

TRELLISED DECK

WATER FEATURE

OUTDOOR LOUNGE

BENCH

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THE **MACTAN NEWTOWN**
 MASTER DEVELOPMENT PLAN

HILUTUNGAN
 CHANNEL

Project Highlights

ADDRESS

The Mactan Newtown
Mactan, Lapu-Lapu City, Cebu

TOTAL LAND AREA

Approx 1.978sqm

NO. OF BUILDINGS

1 building and 20 floors

NO. OF RESIDENTIAL LEVELS

17 levels

NO. OF PARKING LEVELS

2 levels (Basement & GF); slots at 12.5sqm

TOTAL NO. OF UNITS

222 units

TURNOVER DATE

December 31, 2024 + 6 months grace period

DESIGN TEAMS

Design Alliance
RB Sanchez Consulting Engineers
Isagani M. Martinez Consulting Engineer



Buildings Facilities and Services

- Residential lobby with reception counter and lounge area
- Two (2) passenger elevators
- One (1) Service/ Passenger elevator
- Security command center for 24-hour monitoring of all building facilities
- Video-phone security system connecting reception/security counter to all units
- Overhead tank and underground cistern for ample water supply
- Fully addressable fire detection and alarm system for common areas
- Fire sprinkler system for common areas
- Standby power generator for 100% back-up power for common areas
- Closed circuit TV (CCTV) monitoring for selected areas
- Building administration/security office
- Annunciator panel at elevator lobbies
- Residential lobby with reception counter and lounge area
- Provision for Wi-Fi internet access at main lobby
- Centralized mail room
- Individual mail boxes with keys per unit
- Retail Spaces
- Business Alcove



Artist's impression

POOL

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Artist's impression

POOL



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OUTDOOR LOUNGE



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SEATING AREA



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DRY BAR



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ROOFDECK

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DAYCARE CENTER



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CHILDREN'S PLAY AREA

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GYM



HEALTHY LIFESTYLE
SHAPE YOUR BODY
FITNESS GYM

HEALTHY LIFESTYLE
TRAINING CENTER

ADD SHAPE
TO YOUR BODY
HEADLINE

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FUNCTION ROOM

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FUNCTION ROOM SPILLOVER



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GAMEROOM



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CO-WORKING SPACE



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Unit Mix

UNIT TYPE	AREA RANGE	TOTAL # UNITS	PERCENTAGE MIX
Executive Studio + Balcony	37.50 - 39.50	106	48%
Executive Studio + Lanai	37.50 - 38.50	4	2%
1 Bedroom + Balcony	49.50	16	7%
Executive 1 Bedroom + Balcony	52.00 - 59.00	42	19%
2 Bedroom + Balcony	59.00 - 79.50	44	20%
2 Bedroom + Lanai	59.00 - 78.50	2	1%
3 Bedroom + Balcony	99.00 - 116.00	8	4%
TOTAL SALEABLE AREA	11,196.00	222	100%

Typical Residential Features

FLOOR FINISH

LIVING AND DINING

Ceramic Planks for Executive Studio
Ceramic Tiles for 1Br, 2BR and 3BR

KITCHEN

Ceramic Planks for Executive Studio
Ceramic Tiles for 1Br, 2BR and 3BR

MASTER'S BEDROOM, BEDROOMS

Ceramic Planks

TOILET AND BATH

Ceramic Tiles

INCLUSIONS

2-burner cooktop with hood for Executive Studio and 1 BR
4-burner cooktop with built-oven and hood for 2BR and 3BR
Split-type air-conditioning unit/s

Artist's impression



Typical Residential Features

- Modular overhead and under-counter cabinets
- Mechanical and/or natural ventilation
- Glass shower partition
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)
- Modular Closet
- Entrance panel door with viewer
- Individual electrical and water meter
- Provision of Fibr-to-the-Home triple play technology
- Provision for CATV lines
- Provision for telephone/internet-ready lines for 2 service providers
- Automatic heat/smoke detection and fire sprinkler system
- Standby power generator for 1 lighting fixture in the living area, 1 power outlet for TV, 1 lighting fixture in the kitchen, and 1 power outlet for refrigerator
- Video Intercom
- Individual Condominium Certificate of Title (CCT)



All units are furnished with the furniture and appliances completely listed in the Fit-Out Agreement. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of 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.



Amenity and Sea view



EXECUTIVE STUDIO UNIT
 A = 36.00 SQM. + 2.50 SQM. BAL.
 2ND FLOOR (AMENITY DECK)
 UNIT A, F

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1 BEDROOM UNIT

A = 47.00 SQM. + 2.50 SQM. BAL.

3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)

UNIT B

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EXECUTIVE 1 BEDROOM UNIT
 A = 51.00 SQM. + 2.50 SQM. BAL.
 3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)
UNIT K

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2 - BEDROOM UNIT
 A = 56.00 SQM. + 3.00 SQM. BAL.
 2ND FLOOR (AMENITY DECK)
UNIT C

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3 BEDROOM UNIT
 A = 108.50 SQM. + 7.50 SQM.

19TH & 20TH FLOOR
UNIT G

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Artist's impression

EXECUTIVE STUDIO
BEDROOM



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EXECUTIVE STUDIO
LIVING & DINING ROOM



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ONE BEDROOM UNIT
BEDROOM



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ONE BEDROOM UNIT
LIVING & DINING ROOM

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Artist's impression

TWO BEDROOM UNIT
BEDROOM



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TWO BEDROOM UNIT
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TWO BEDROOM UNIT
LIVING & DINING ROOM



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THREE BEDROOM UNIT
BEDROOM



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THREE BEDROOM UNIT
LIVING & DINING ROOM



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- Estimated Turnover - **1ST QUARTER 2025**
- No. of Building - 1
- No. of Floors - 20 floors
- Total no. of units - 222 luxury homes
- No. of units per floor - 10 luxury homes
- Type of units - Executive Studio, 1BR, Exec 1BR, 2BR, 3BR
- Amenities Location - **2ND LEVEL**
- Amenities - Swimming pool, kiddie pool, children playground, daycare center, gym, function room, roof deck, outdoor launch, game room, co-working space, dry bar, roof deck seating area
- Reservation Fee - **P 25,000**
- 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



THE MACTAN
NEWTOWN

