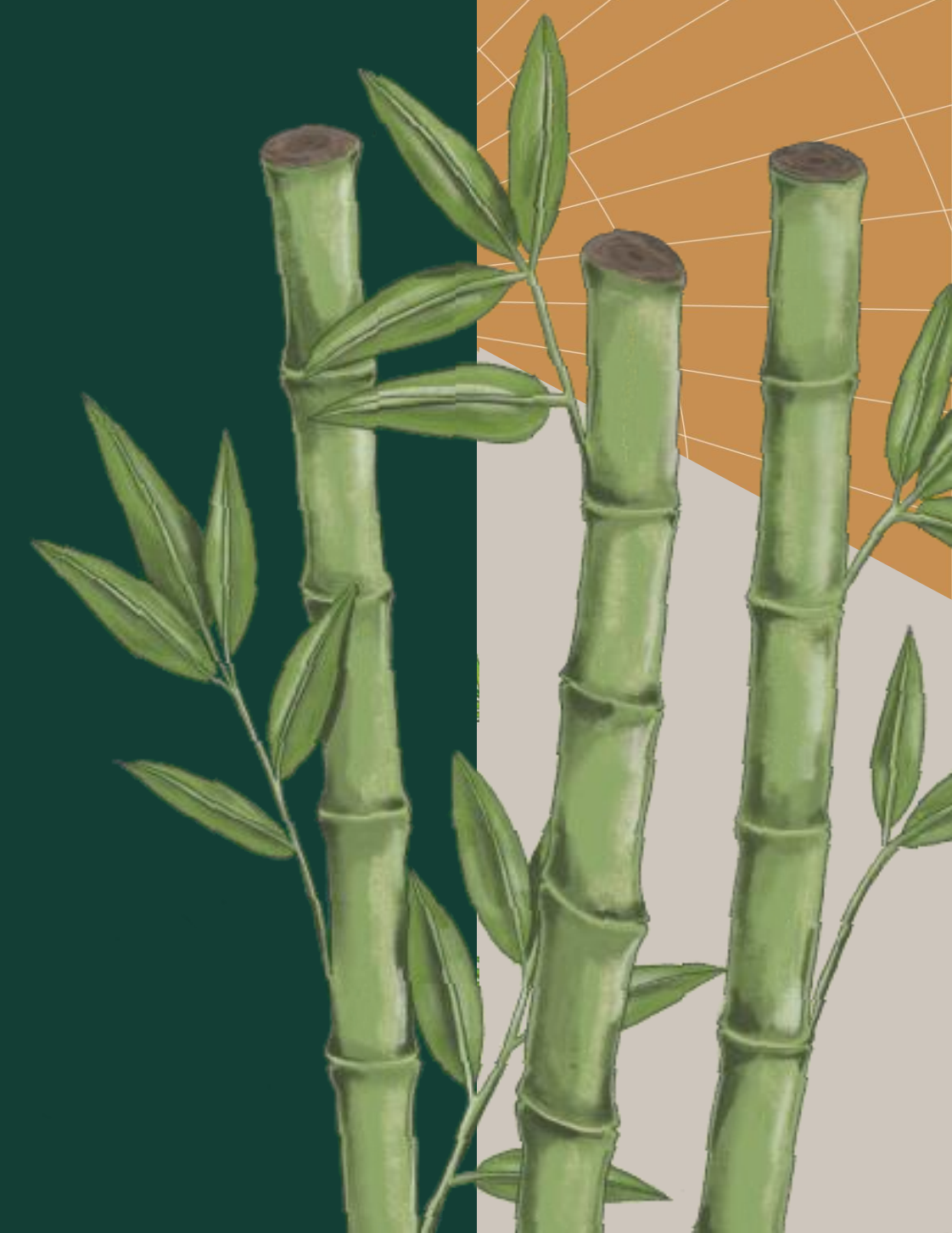




# Mandtra

RESIDENCES







# ROOTED Living




# MODERN Living



# BALANCED Living





An architectural rendering of a modern urban tropical courtyard. The scene features a large, paved walkway with a grid pattern, a swimming pool with a blue interior, and a wooden pergola structure with a slanted roof. The courtyard is surrounded by lush greenery, including trees and various plants. In the background, a multi-story building is visible. The overall atmosphere is bright and inviting, suggesting a well-balanced and comfortable living environment.

An urban tropical home,  
built for the well-balanced  
Cebuano life.





A JOINT VENTURE UNDER



DEVELOPED & MANAGED BY



TOGETHER WITH ONE OF THE COUNTRY'S MULTI-AWARDED  
ARCHITECTURAL FIRM



IN PARTNERSHIP WITH

**iXidor hOldings iNc.**



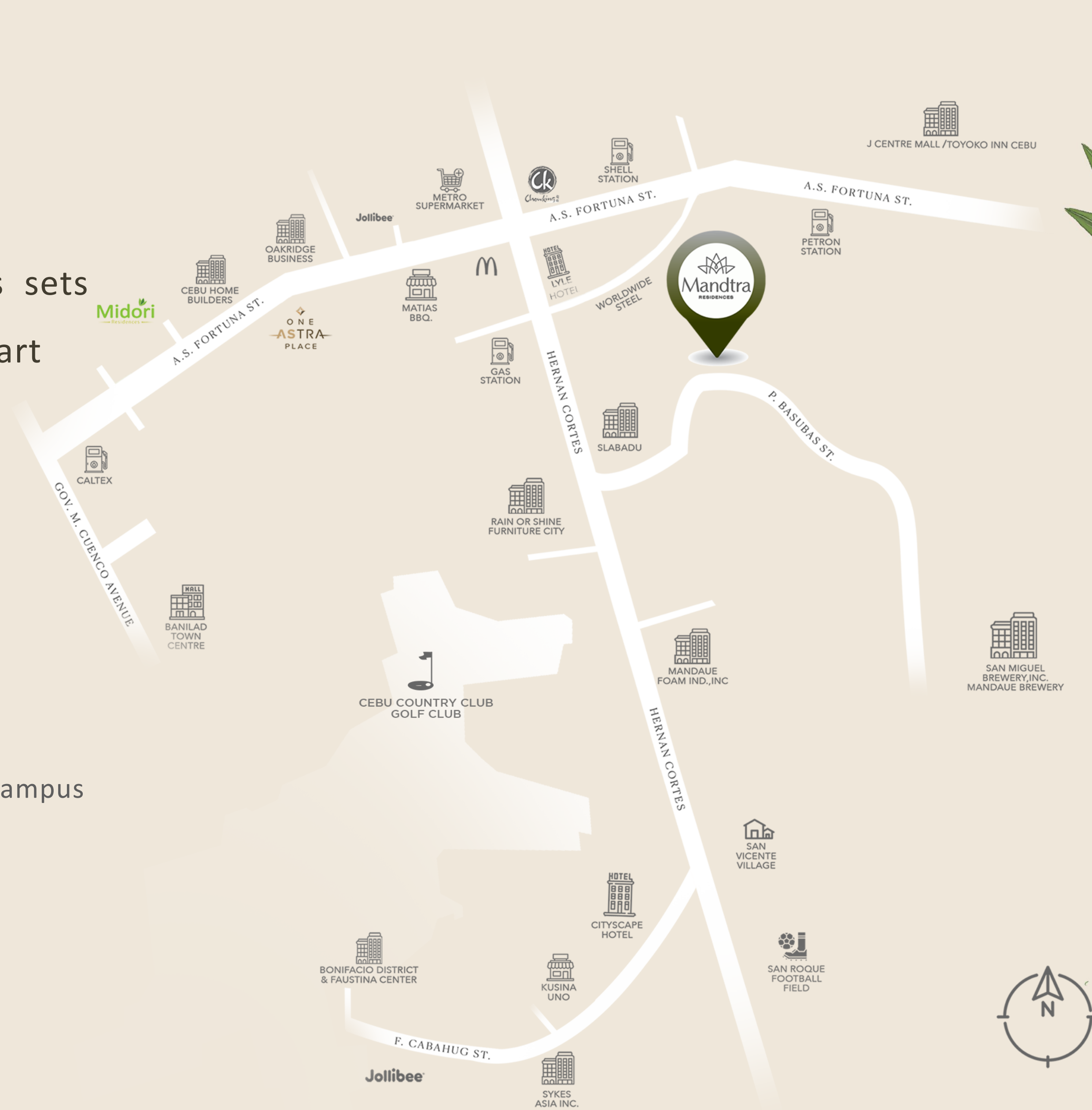
**Mandtra**  
RESIDENCES



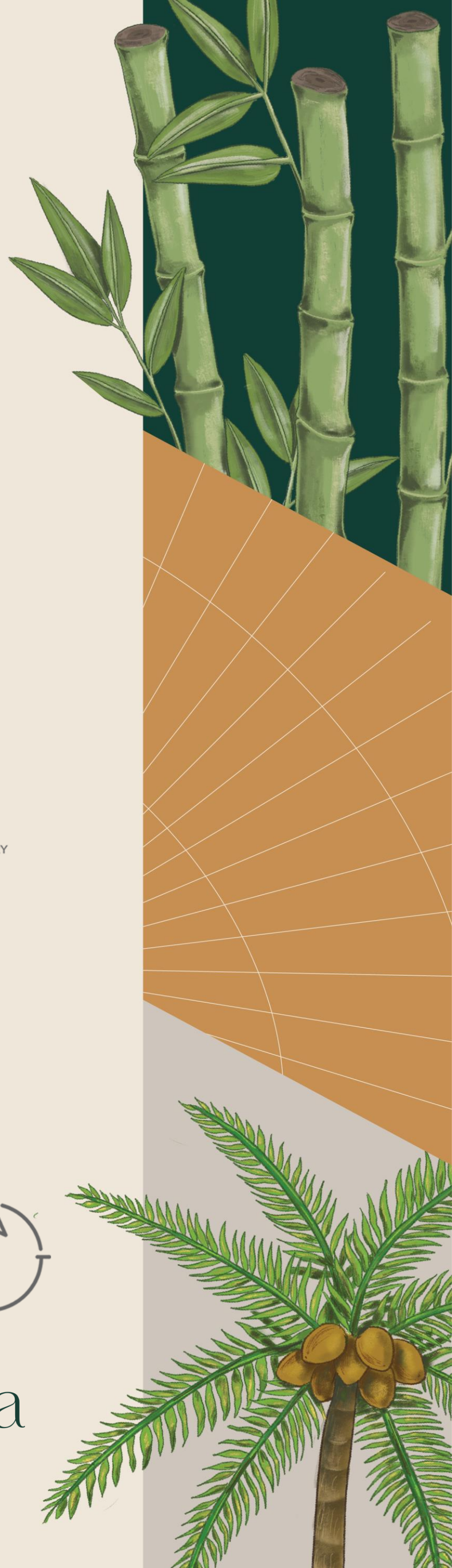
## LOCATION

Located at P. Basubas Street, Tipolo, Mandaue City, Cebu, Mandtra Residences sets the standard for Cebuano living at the heart of its industrial heritage.

- 1.2 km from San Miguel Corporation
- 1.9 km from J Centre Mall
- 2.7 km from CIC School
- 2.7 km from Maayo Medical Center
- 2.9 km from University of Cebu Banilad Campus
- 3.5 km from Parkmall
- 3.9 km from University of San Carlos –Talamban Campus
- 4 km from SM City Cebu
- 4.1 km from IT Park Cebu City
- 5.3 km from Ayala Center Cebu
- 5.4 km from Pier 1 Terminal, Cebu City
- 7.9 km from Gullas College of Medicine
- 9.5 km from Mactan International Airport



Mandtra  
RESIDENCES





# SITE DEVELOPMENT PLAN

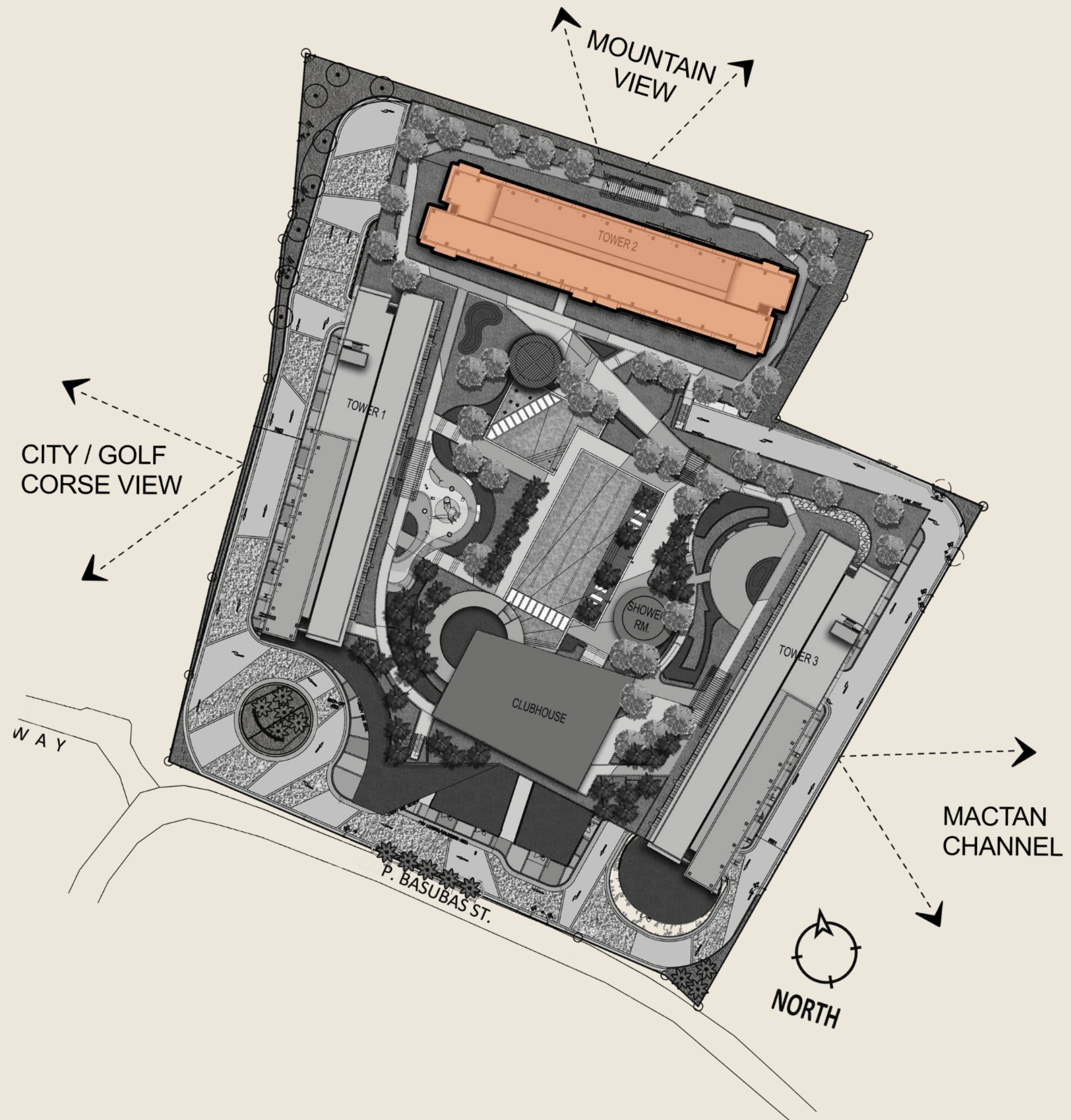
- 01 Retail
- 02 Retail Drop-off
- 03 Towers 1, 2 & 3 Drop Off
- 04 Club House
- 05 Amenity Pool
- 06 Kid's Play Area
- 07 Shower Area
- 08 Tower 1
- 09 Tower 2
- 10 Tower 3





# TOWER TWO

VIEWS





# THE PROJECT

## PROJECT TYPE

Residential Condominium  
with Retail Podium

## TOTAL LAND AREA

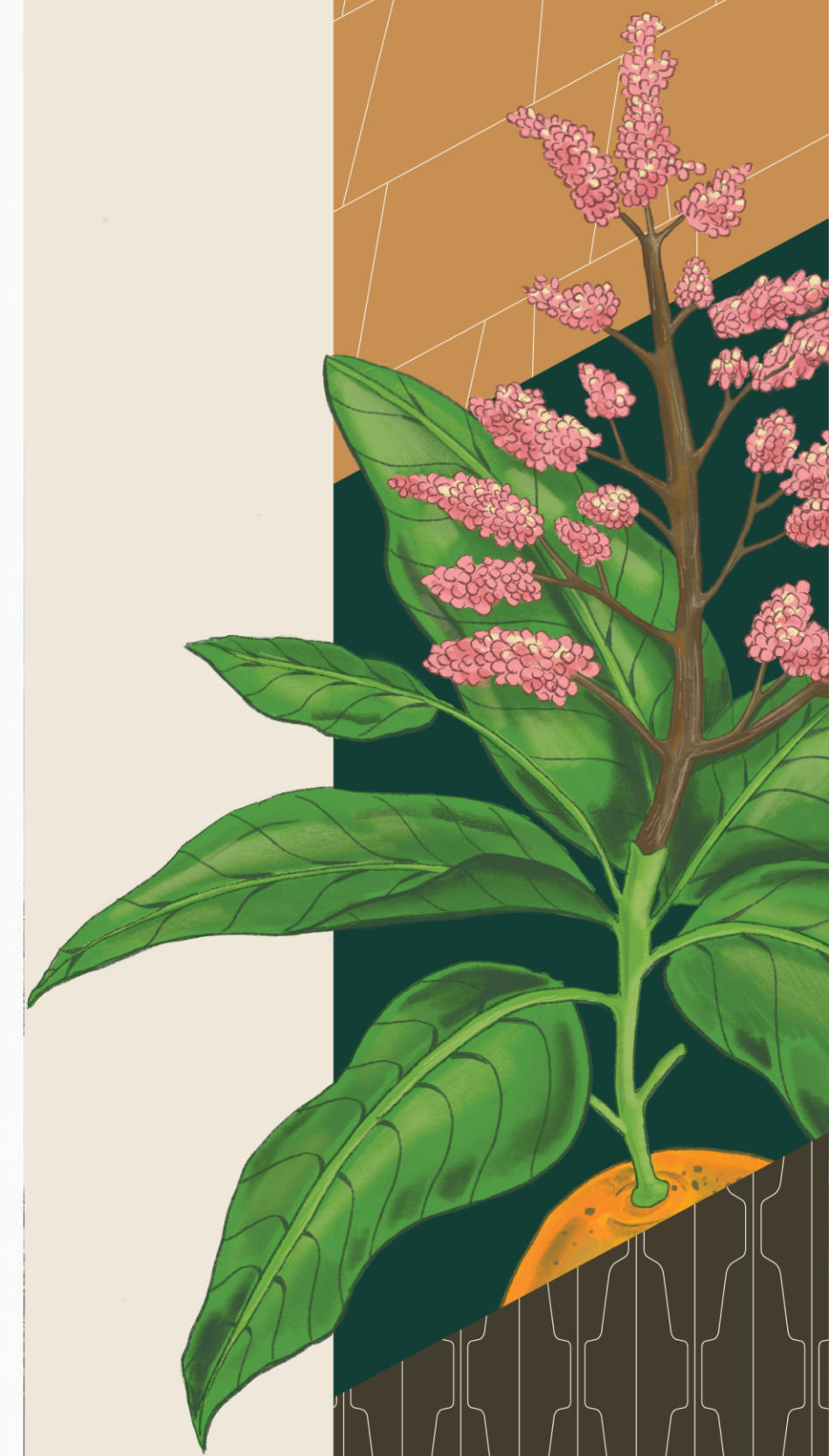
12,405 Square Meters

## NO. OF BUILDINGS

3 Residential Towers

## COMPONENTS

Three Residential Towers  
Three Levels of Podium Parking  
Generous Amenity Features  
Retail Component





# MASTER PLAN

Residential Tower 1

595 Units

26 Floors

Residential Tower 2

685 Units

30 Floors

Residential Tower 3

599 Units

26 Floors

LTS No.

DHSUD LTS NO. LS-RO7-21-087







**Mandtra**
  
 RESIDENCES

**Total Units**

**Available Units (as of 2/8/24)**

<b>Tower 1</b>	<b>595</b>	<b>43</b>
<b>Tower 2</b>	<b>685</b>	<b>459</b>
<b>Tower 3</b>	<b>599</b>	<b>106</b>
<b>TOTAL</b>	<b>1,879</b>	<b>608</b>





MANDTRA RESIDENCES

## BUILDING FEATURES

Lobby with Reception Area  
3 Passenger Elevators  
Mail Room  
Three-Level Podium Parking  
24/7 Security



100% Back-up Power  
Garbage Holding Room per Level  
Administration Office  
Property Management Services



THE RESIDENTIAL

# Floor Plans



Mandtra  
RESIDENCES



# TOWER 2

RESIDENTIAL FLOOR PLAN

4<sup>TH</sup>

MOUNTAIN VIEW



LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO w/ TERRACE ( 28.48 sqm.)	1
STUDIO w/ TERRACE ( 27.45 sqm.)	2
STUDIO w/ TERRACE (27.04 sqm.)	1
STUDIO w/ TERRACE ( 28.00 sqm.)	6
STUDIO w/ TERRACE ( 28.27sqm.)	1
STUDIO w/ TERRACE ( 27.85sqm.)	1
1-BR w/ TERRACE (41.64 sqm.)	1
TOTAL	13



ACCESS TO AMENITY

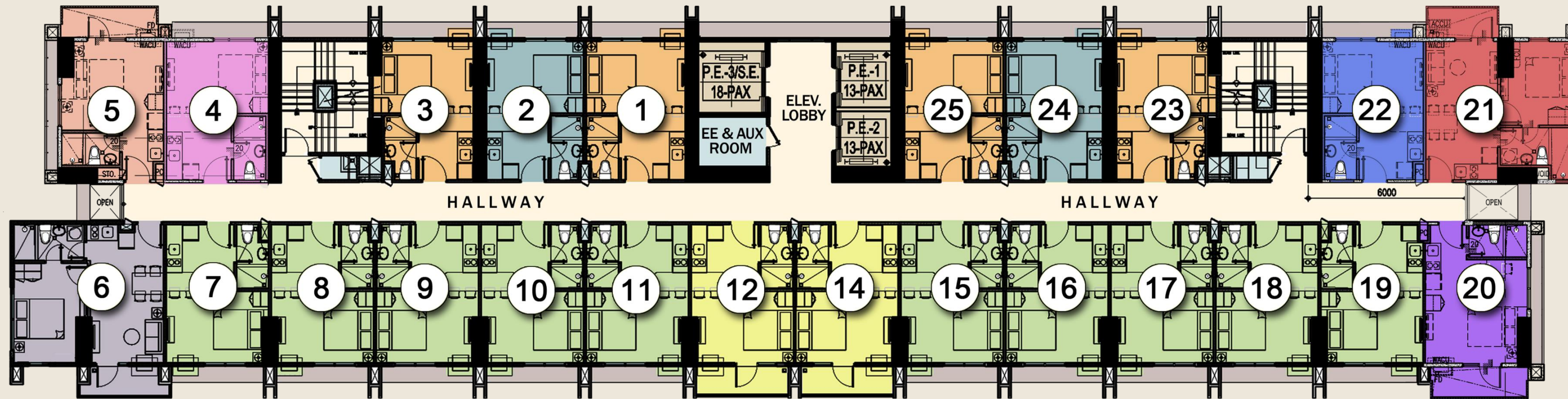




# TOWER 2

RESIDENTIAL FLOOR PLAN

5<sup>TH</sup>-12<sup>TH</sup>, 14<sup>TH</sup>-25<sup>TH</sup>, 28<sup>TH</sup>-34<sup>TH</sup>



AMENITY VIEW



LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO UNIT (22.00 sqm.)	10
STUDIO UNIT (21.45 sqm.)	4
STUDIO UNIT (21.04 sqm.)	2
STUDIO w/ BALCONY (26.79 sqm.)	1
STUDIO w/ BALCONY (26.20 sqm.)	2
1BR w/ BALCONY (36.00 sqm.)	1
STUDIO UNIT (22.15 sqm.)	1
STUDIO UNIT (21.85 sqm.)	1
STUDIO w/ BALCONY (26.94 sqm.)	1
1BR w/ BALCONY (36.15 sqm.)	1
TOTAL	24



# TOWER 2

RESIDENTIAL FLOOR PLAN

26<sup>TH</sup>

MOUNTAIN VIEW



AMENITY VIEW



LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO UNIT (22.00 sqm.)	2
STUDIO UNIT (21.45 sqm.)	3
STUDIO UNIT (21.04 sqm.)	1
STUDIO w/ BALCONY (26.79 sqm.)	1
1BR w/ BALCONY (36.00 sqm.)	1
STUDIO UNIT (22.15 sqm.)	1
STUDIO UNIT (21.85 sqm.)	1
STUDIO w/ BALCONY (26.94 sqm.)	1
1BR w/ BALCONY (36.15 sqm.)	1
<b>TOTAL</b>	<b>12</b>





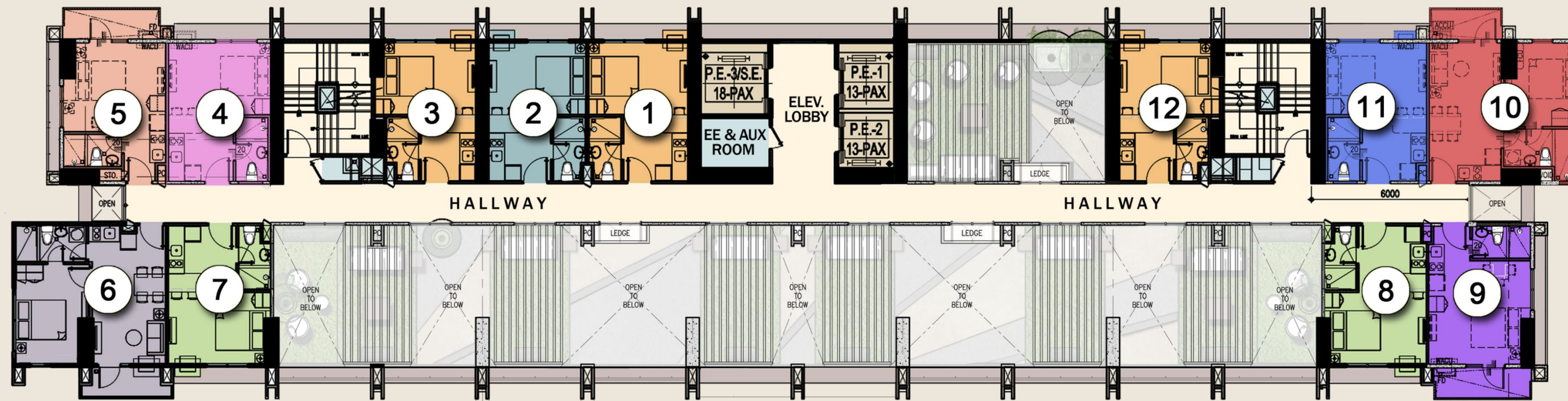
# TOWER 2

RESIDENTIAL FLOOR PLAN

27<sup>TH</sup>

MOUNTAIN VIEW

AMENITY VIEW



LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO UNIT (22.00 sqm.)	2
STUDIO UNIT (21.45 sqm.)	3
STUDIO UNIT (21.04 sqm.)	1
STUDIO w/ BALCONY (26.79 sqm.)	1
1BR w/ BALCONY (36.00 sqm.)	1
STUDIO UNIT (22.15 sqm.)	1
STUDIO UNIT (21.85 sqm.)	1
STUDIO w/ BALCONY (26.94 sqm.)	1
1BR w/ BALCONY (36.15 sqm.)	1
<b>TOTAL</b>	<b>12</b>







MANDTRA RESIDENCES

# THE UNIT

## Types & Plans





STUDIO UNIT





STUDIO UNIT

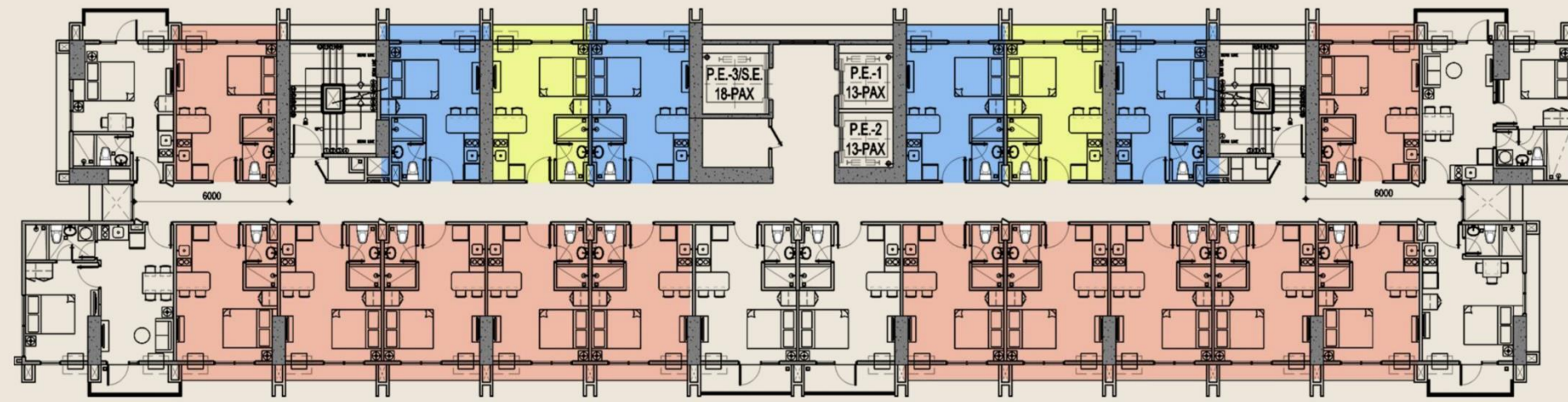




THE UNIT PLAN

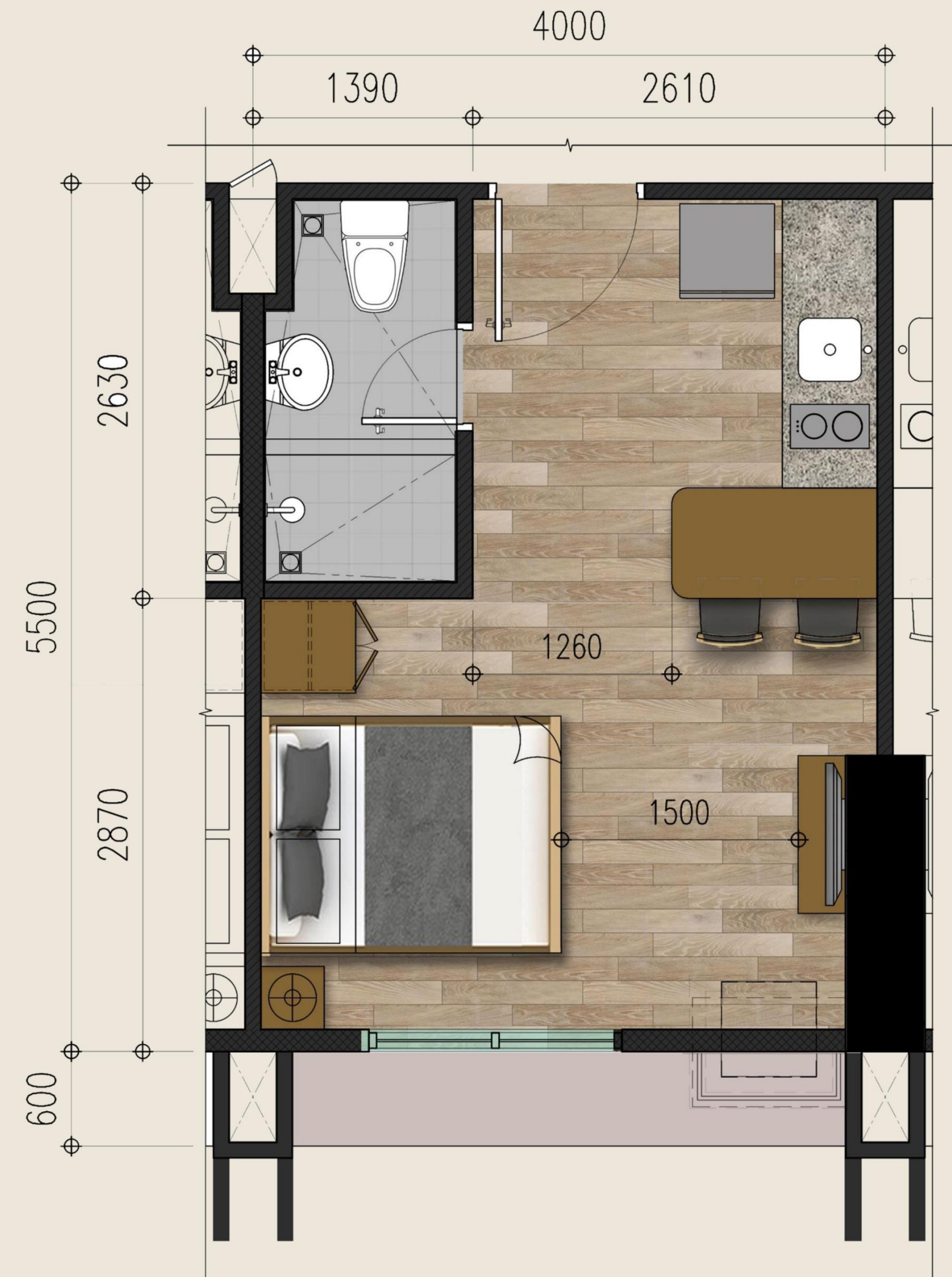
# STUDIO UNIT

Sleeping Area • Toilet • Kitchen



TYPICAL FLOOR KEYPLAN  
(5TH-12TH, 14TH-25TH & 28TH-34TH FLOOR PLAN)

UNIT TYPE	UNIT AREA
STUDIO UNIT	22 SQ. M.
STUDIO UNIT	21.45 SQ. M.
STUDIO UNIT	21.04 SQ. M.
TOTAL	



SIZE RANGE : 21.04 - 22.00 SQM

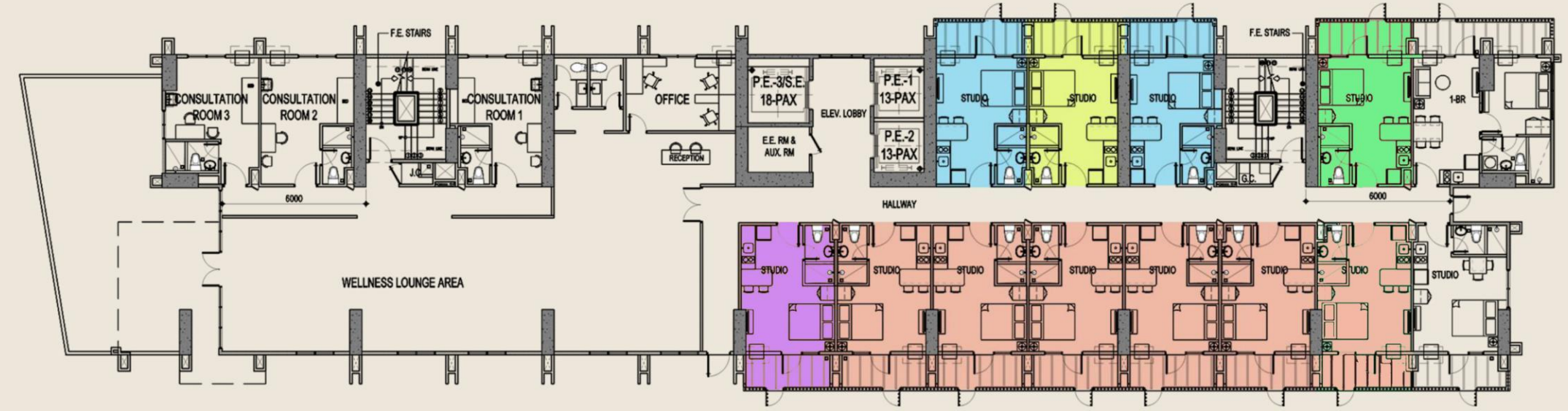




THE UNIT PLAN

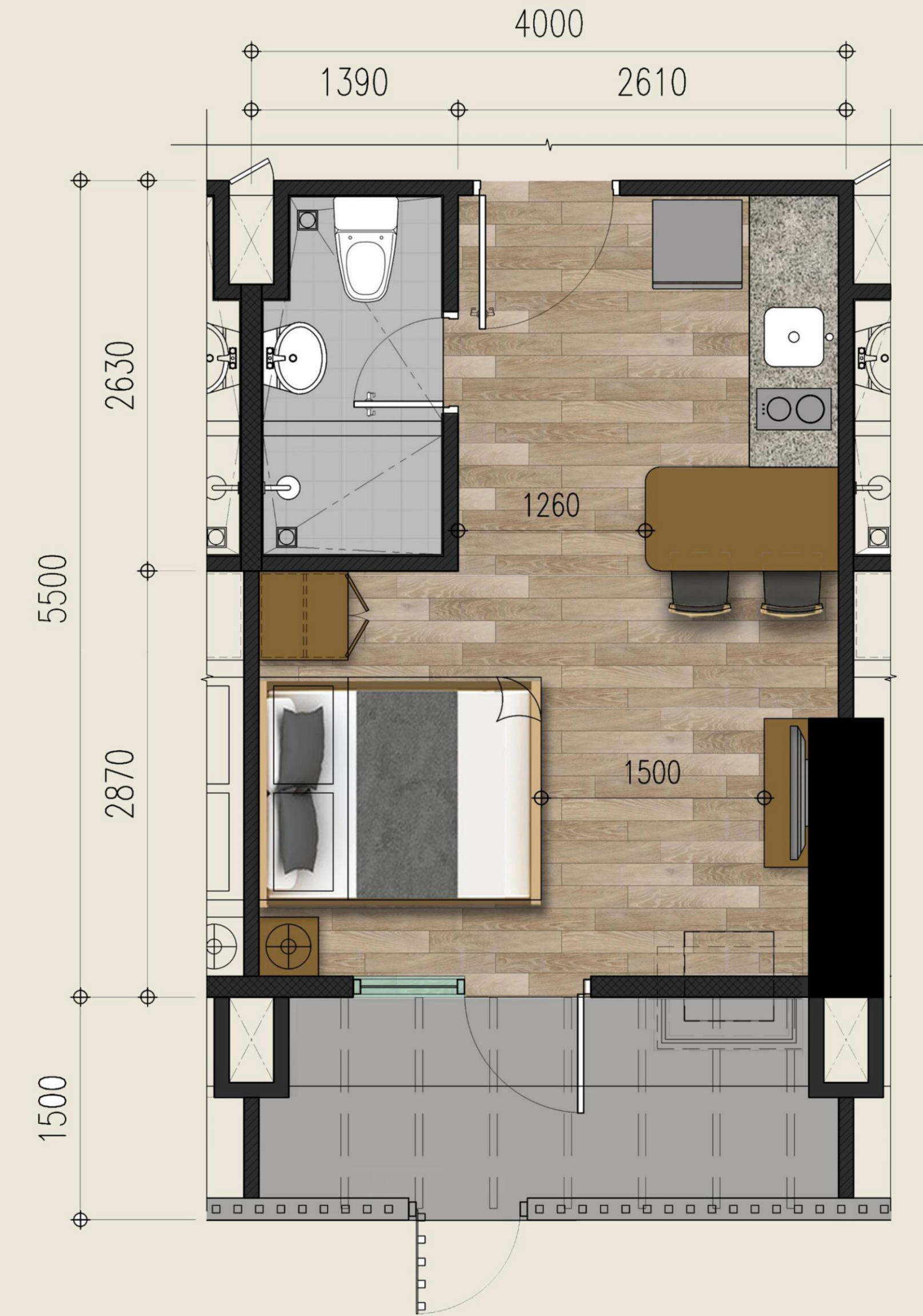
# STUDIO UNIT with Terrace

Sleeping Area • Toilet • Kitchen



4TH FLOOR KEYPLAN

UNIT TYPE	UNIT AREA	TERRACE AREA
STUDIO W/ TERRACE	22 SQ. M.	6 SQ. M.
STUDIO W/ TERRACE	21.45 SQ. M.	6 SQ. M.
STUDIO W/ TERRACE	21.04 SQ. M.	6 SQ. M.
STUDIO W/ TERRACE	21.85 SQ.M.	6 SQ.M.
STUDIO W/ TERRACE	22.27 SQ.M.	6 SQ.M.



SIZE RANGE: 21.04 - 22.27 SQ.M.

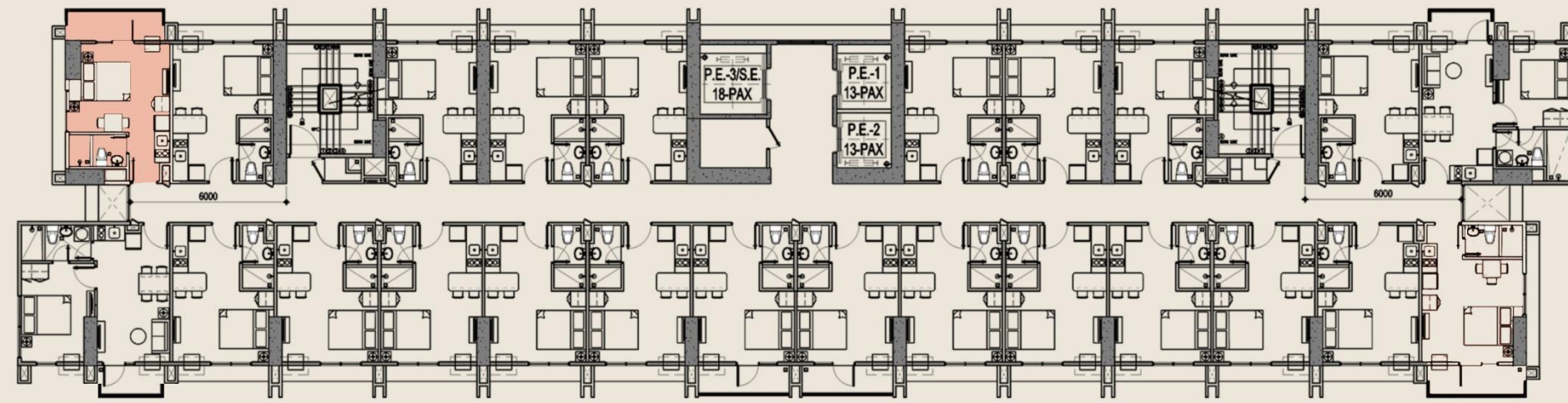




THE UNIT PLAN

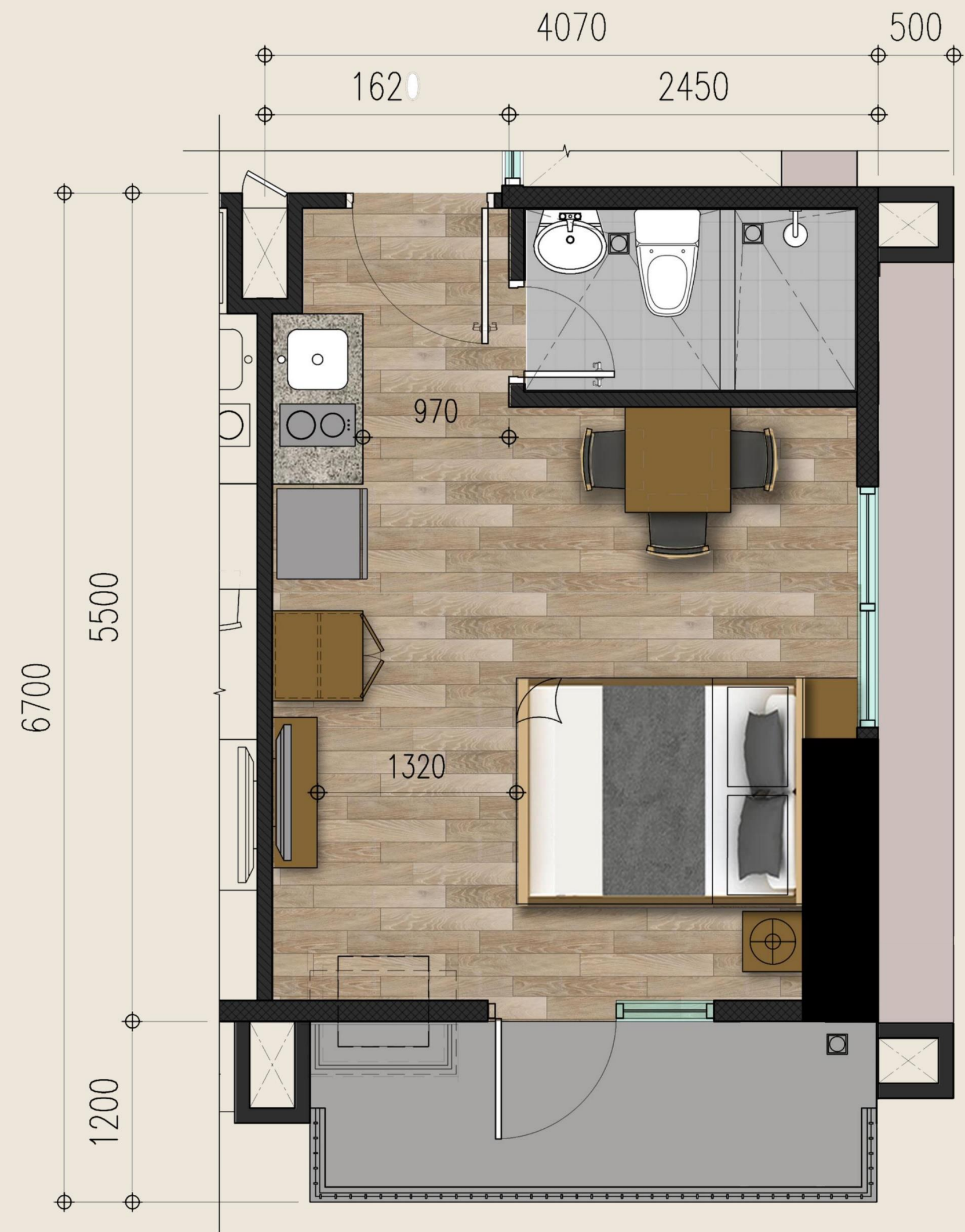
# CORNER STUDIO UNIT with Balcony

Sleeping Area • Toilet • Kitchen



TYPICAL FLOOR KEYPLAN  
(5TH-12TH, 14TH-25TH & 28TH-34TH FLOOR PLAN)

UNIT TYPE	UNIT AREA	BALCONY AREA
CORNER STUDIO W/ BALCONY	22.33 SQ.M.	4.46 SQ.M.



UNIT SIZE : 26.79 SQ.M.

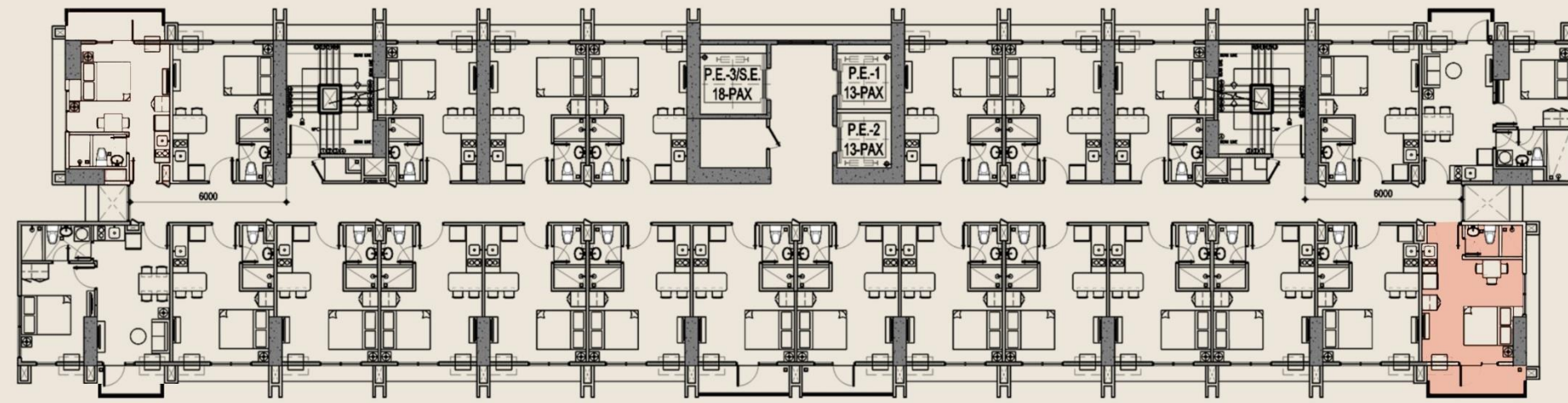




THE UNIT PLAN

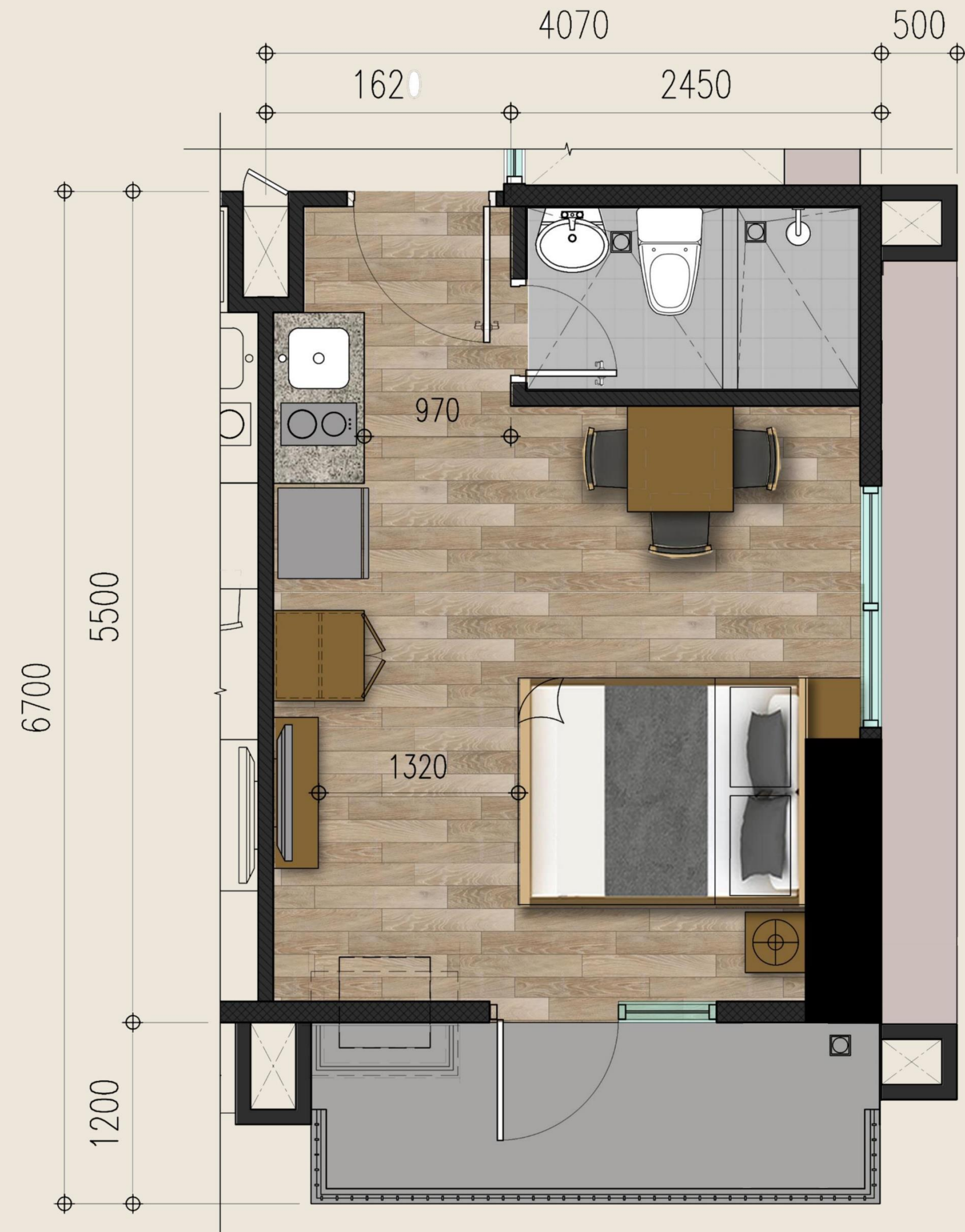
# CORNER STUDIO UNIT with Balcony

Sleeping Area • Toilet • Kitchen



TYPICAL FLOOR KEYPLAN  
(5TH-12TH, 14TH-25TH & 28TH-34TH FLOOR PLAN)

UNIT TYPE	UNIT AREA	BALCONY AREA
CORNER STUDIO W/ BALCONY	22.48 SQ.M.	4.46 SQ.M.



UNIT SIZE : 26.94 SQ.M.

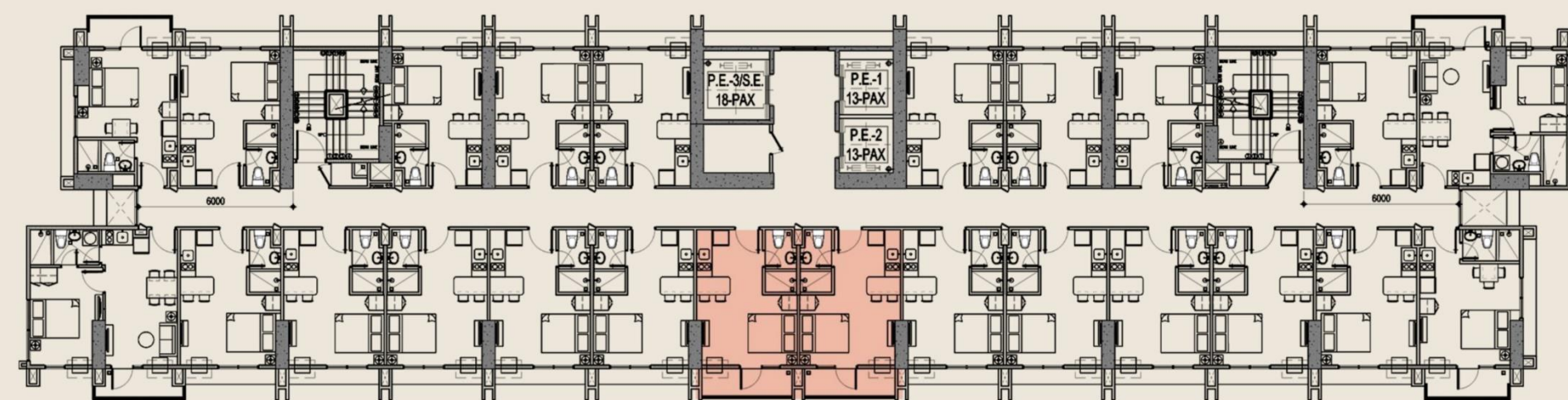




THE UNIT PLAN

# STUDIO UNIT with Balcony

Sleeping Area • Toilet • Kitchen



TYPICAL FLOOR KEYPLAN  
(5TH-12TH, 14TH-25TH & 28TH-34TH FLOOR PLAN)

UNIT TYPE	UNIT AREA	BALCONY AREA
STUDIO W/ BALCONY	22.0 SQ. M.	4.20 SQ.M.



UNIT SIZE : 26.20 SQ.M.





1 BEDROOM UNIT





1 BEDROOM UNIT

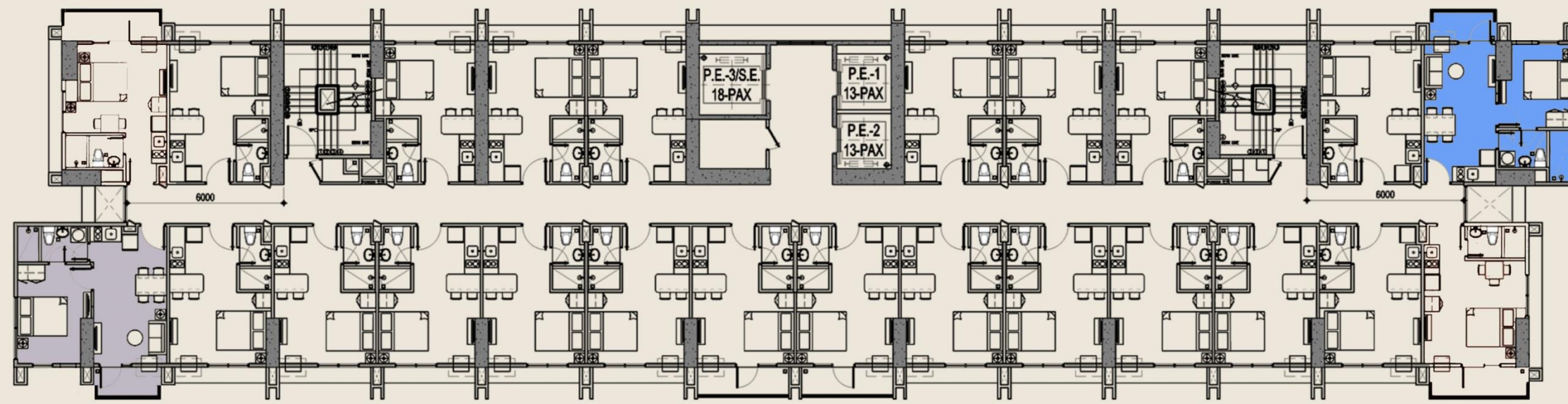




THE UNIT PLAN

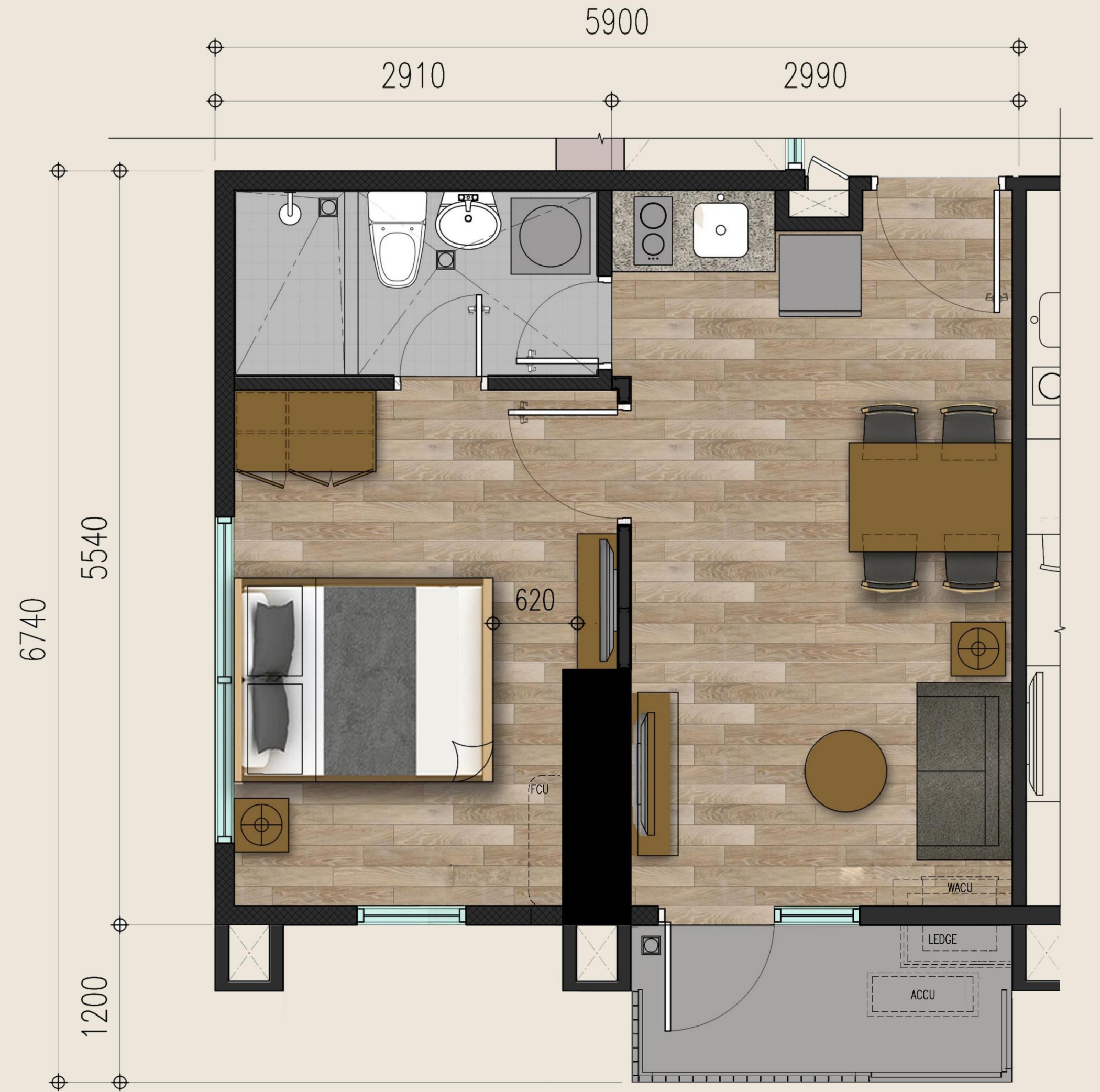
# 1-BEDROOM UNIT with Balcony

Sleeping Area • Living & Dining Area  
Toilet • Kitchen •



TYPICAL FLOOR KEYPLAN  
(5TH-12TH, 14TH-25TH & 28TH-34TH FLOOR PLAN)

UNIT TYPE	UNIT AREA	BALCONY AREA
1 BEDROOM WITH BALCONY	32.64 SQ.M.	3.36 SQ.M.
1 BEDROOM WITH BALCONY	32.79 SQ.M.	3.36 SQ.M.



SIZE RANGE: 36.00 - 36.15 SQ.M.







Architect's Perspective



Architect's Perspective

## UNIT FEATURES

- Painted Walls, Partition and Ceiling
- Vinyl Plank Flooring
- Ceramic Non-slip Floor Tiles for T&B and Balcony
- Complete T&B Fixtures with Shower Heater outlet only
- Kitchen Base Cabinets only with Granite Countertop
- Kitchen Sink with Grease Trap
- Provision Kitchen Exhaust
- Fire Smoke Detector and Suppression System
- Air Conditioning opening and outlet only
- Telephone, Internet ready and Cable outlet





MANDTRA RESIDENCES

## COMMUNITY AMENITIES

Retail

Sky garden

Adult and Kiddie Pool

Jogging Paths

Clubhouse

Children's Playground

Shower Area

Function Hall

Chapel

Fitness Gym

Landscape Area

Wellness Lounge







  
**Mandtra**  
RESIDENCES

RETAIL  
PODIUM

ARCHITECT'S PERSPECTIVE



ARCHITECT'S PERSPECTIVE



COURTYARD  
MANICURED  
LANDSCAPING

  
Mandtra  
RESIDENCES



ARCHITECT'S PERSPECTIVE



  
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RESIDENCES

WALKING & JOGGING  
PATHS





  
**Mandtra**  
RESIDENCES

ARCHITECT'S PERSPECTIVE

ADULT'S POOL





CHILDREN'S PLAY  
AREA



ARCHITECT'S PERSPECTIVE



FUNCTION ROOM

  
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ARCHITECT'S PERSPECTIVE



CHAPEL



ARCHITECT'S PERSPECTIVE



  
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RESIDENCES

FITNESS  
GYM

















## TOWER 2 – STUDIO

### Sample computation Unit 1201 (Bank Financing)

Area (sqm)	<b>21.45 sqm</b>
Total Contract Price	<b>2,840,151.60</b>
Reservation Fee	<b>10,000.00</b>
12% Down Payment at 60 months spread with TC	<b>5,600.00</b>
88% Balance for Bank Financing	<b>2,494,151.60</b>

**Note:**

- **Reservation is non-refundable and non-transferable**
- **Parking is sold separately AT 840,000.00**
- **For more details, please refer to the price list.**





## TOWER 2 – ONE BEDROOM

### Sample computation Unit 2306 (Bank Financing)

Area (sqm)	<b>36 sqm</b>
Total Contract Price	<b>5,989,352.40</b>
Reservation Fee	<b>10,000.00</b>
12% Down Payment at 60 months spread with TC	<b>11,900.00</b>
88% Balance for Bank Financing	<b>5,265,352.40</b>

**Note:**

- **Reservation is non-refundable and non-transferable**
- **Parking is sold separately AT 840,000.00**
- **For more details, please refer to the price list.**





**EXTENDED**  
until February 29, 2024



*Cheers for Deals!*

**10K**

**RESERVATION FEE**  
FOR ALL CEBU LANDMASTERS PROJECTS

**MECHANICS:**

- 1.) Reservation Fee of **P10,000** applicable to all projects of Cebu Landmasters Inc.
- 2.) Complete reservation requirements must be submitted:
  - Completely filled out BIS and SPA for reservation
  - 1 valid ID with 3 specimen signatures
  - Proof of TIN (BIR ID or Verified 1904 Form or ITR or COR)
  - Signed Reservation Documents (Term Sheet, Amortization Sheet and Reservation Agreement)
  - Atleast ONE (1) Proof of Income (Preferably Certificate of Employment with Compensation)
  - Atleast TWELVE (12) Post Dated Checks

**For more details, contact:**

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**PALAWAN**

- DJ +63 961 441 6968  
digelig@cebulandmasters.com



Start the  
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with

  
**Mandtra**  
RESIDENCES

Reserve now and get

  
**30K** worth of  
**Appliance GC**  
Limited to the first 200 units

**Mechanics:**

- 1.) Reserve a unit in **Mandtra Residences Tower 1, 2, 3.**
- 2.) Complete reservation requirements must be submitted:
  - Completely filled-out Buyer's Information Sheet
  - Proof of income
  - Signed Reservation Documents (Term Sheet, Reservation Agreement and Amortization Sheet)
  - Signed Contract to Sell, Valid Primary Government issued IDs with three (3) specimen signatures.
  - Philippine Tax Identification Number with proof of TIN (BIR ID/ TIN Verification slip / ITR / Verified 1904 Form / COR)
  - Copy of Birth Certificate, Copy of Marriage Certificate, SPA when applicable and complete Post-Dated Checks (PDCs)
- 3.) APPLIANCE GC worth 30,000.00 will be awarded upon the turnover of the unit (Full Payment of TCP) together with Authority to move-in.
- 4.) This promo is non-transferable to any other party.
- 5.) Limited to the first 200 units reserved.
- 6.) Promo is valid starting **January 25 - March 31, 2024**

DEVELOPED & MANAGED BY

  
**CEBULANDMASTERS**  
We Build with You in Mind

IN PARTNERSHIP WITH

  
**iXidor hOldings iNc.**

A JOINT VENTURE UNDER

  
**CEBU HOMEGROWN  
DEVELOPERS, INC.**





# IT'S **NAR** OR **NEVER**

The 60M Masters Challenge

- SELLERS PROMO -

SELL **60M** WORTH OF CLI PROJECTS

GET THE CHANCE TO JOIN THE  NATIONAL ASSOCIATION OF REALTORS® ASSEMBLY AT BOSTON, NEW YORK

### MECHANICS:

- 1.) Sell at least 60M worth of any CLI projects in THREE (3) months and get your ticket to NAR event.
- 2.) Accounts under this promotion must submit COMPLETE RESERVATION REQUIREMENTS including PDCs and with SIX (6) monthly equity payments.
- 3.) Accounts closed during this promotional period must be ACTIVE and UPDATED / NO DELINQUENCIES until the event date.
- 4.) This promo is limited to the first THIRTY (30) sellers only
- 5.) Convertible to cash equivalent:  
60M = P100,000
- 6.) Seller's name is strictly non transferable
- 7.) This promotion covers NAR 2024 Registration Fee and RT ticket to New York, USA
- 8.) Selling period is from **February 1 - April 30, 2024**
- 9.) Excludes new project launches





BE PART OF THE  
GRANDEST REAL ESTATE  
SELLERS & BROKERS AWARDS NIGHT



NIGHT OF THE  
MASTERS  
2024

- ★ INDIVIDUAL sales performance of NEW & ACTIVE accounts (complete requirements) amounting to no less than **10 MILLION ONLY.**
- ★ Sales Period: **Nov. 1, 2023 - Oct. 31, 2024**



THANK YOU

ARJIE ACEBEDO

[aoacebedo@cebulandmasters.com](mailto:aoacebedo@cebulandmasters.com)

+63 917-6235083



Mandtra

RESIDENCES

