



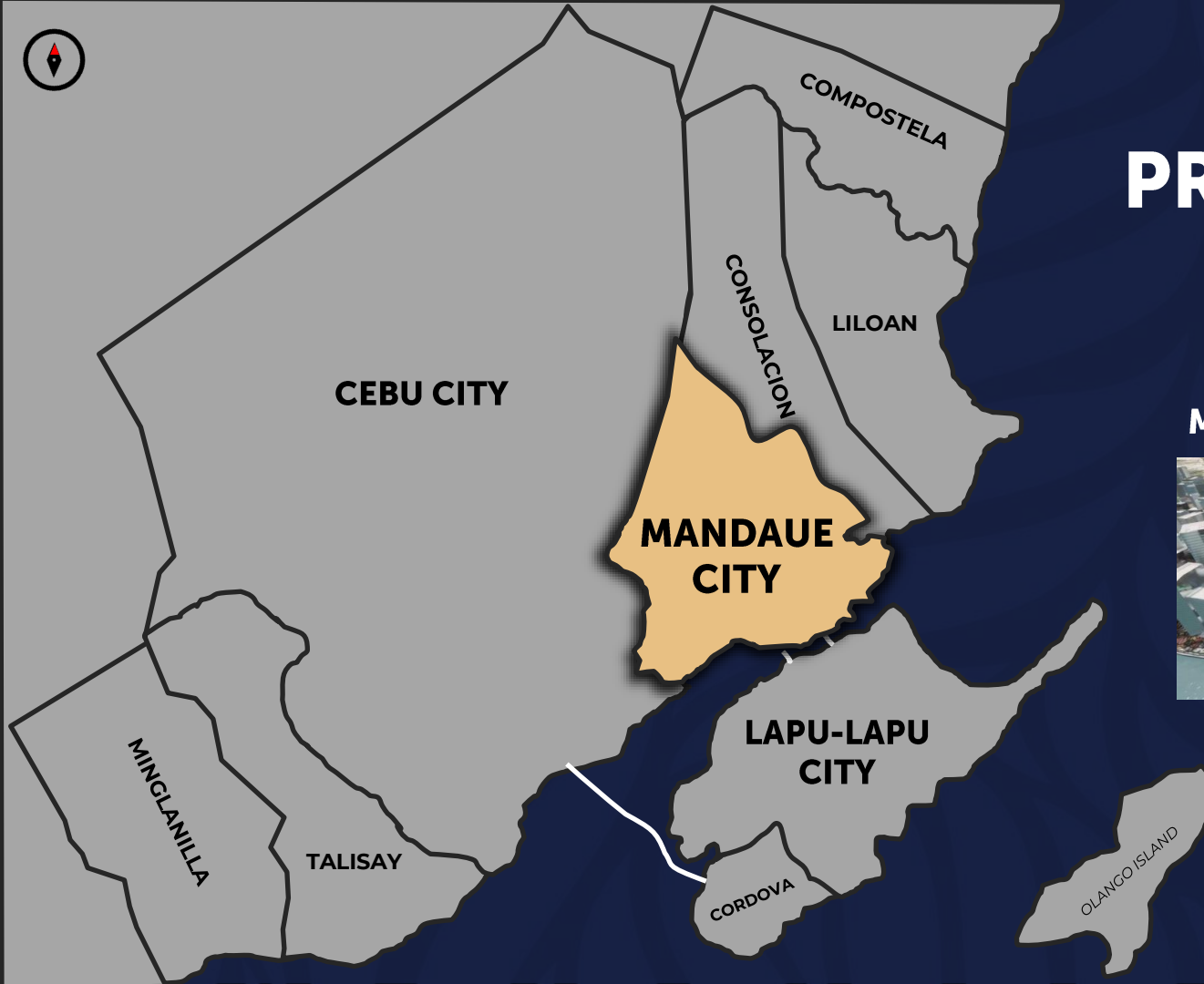


Cebu
The Premier Province



PROGRESSIVE CITY

MANDAUE GLOBAL CITY





PROGRESSIVE CITY

MANTAWI FESTIVAL





CEBU IT PARK
27Has

CEBU COUNTRY
CLUB

**MANDAUE
CITY**

CEBU
BUSINESS
PARK

CEBU CITY

OUANO AVE.

MANDANI
BAY 20Has

F.E ZUELLIG AVE.



SM CEBU

CEBU PORT

ROBINSONS GALLERIA
CEBU COMPLEX
4.6Has

Cebu Business Park ± 3.5 km.
Robinsons Galleria Cebu ± 2.5 km.
NuStar Resorts and Casino ± 8.5 km.
CCLEX Bridge ± 5.0 km.
Chong Hua Hospital ± 1.5 km.
Cebu Normal University ± 4.5 km.



MANTAWI
RESIDENCES

FOR TRAINING PURPOSES ONLY



FOR TRAINING PURPOSES ONLY



SITE DEVELOPMENT

LOCATION: OUANO AVE. COR. F.E. ZUELLIG AVE., MANDAUE CITY

LOT AREA: 20,328 SQM

NUMBER OF TOWERS: 4 RESIDENTIAL TOWERS

CONSTRUCTION PHASING:

PHASE 1 – TOWERS 1 & 2, PORTION OF BASEMENT AND PODIUM

PHASE 2 – TOWERS 2 & 3, PORTION OF BASEMENT AND PODIUM



RLC RESIDENCES'

MOST PREMIUM DEVELOPMENT IN CEBU



FOR TRAINING PURPOSES ONLY

1.3 HECTARES OF AMENITIES

LEVEL	INDOOR	OUTDOOR	
GROUND FLOOR	MAIN RESIDENTIAL LOBBY		
PODIUM 2	RESIDENTIAL LOUNGE WORK LOUNGE BUSINESS CENTER		
PODIUM 3	MULTI-USE STUDIO FITNESS CENTER KIDS PLAY ROOM GAME ROOM FUNCTION ROOM PANTRY ROOM PRIVATE THEATER SPA	KIDS PLAY AREA PET PARK KIDS POOL ADULT POOL POOL DECKS	LANDSCAPED AREAS JOGGING TRAIL AL-FRESCO DINING AREAS GRILLING STATION CHANGING ROOM

**Phase 1 Amenities*

OUTDOOR AMENITIES



1. KIDS PLAY AREA
2. JOGGING TRAIL
3. POOL DECK
4. LANDSCAPES
5. ADULT POOL
6. KIDS POOL
7. GRILLING STATION
8. AL-FRESCO DINING
9. PET PARK
10. CHANGING ROOM



FOR TRAINING PURPOSES ONLY

KIDS POOL



ADULT POOL



FOR TRAINING PURPOSES ONLY

RESIDENTIAL LOUNGE



KIDS PLAY ROOM



GAME ROOM



FITNESS CENTER



PRIVATE THEATERS



FUNCTION ROOM



RETAIL STRIP

- **FOOD AND BEVERAGE SERVICES**
- **SPECIALTY SHOPS**
- **LIFESTYLE SERVICES**

FOOD AND BEVERAGE



SPECIALTY SHOPS



LIFESTYLE SERVICES





MANTAWI
RESIDENCES

OUANO AVENUE



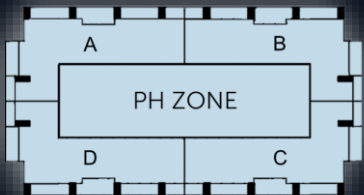
QUANO AVE.

F.E. ZUELLIG AVE.



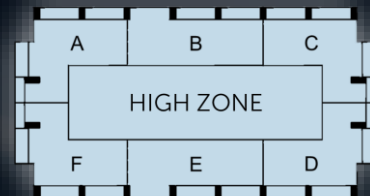


BUILDING STACKING

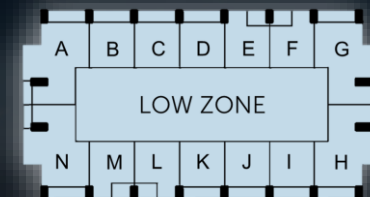


PENTHOUSE LEVEL: 40th FLOOR

MID ZONE: 35th – 37th FLOOR



HIGH ZONE: 38th - 39th FLOOR



LOW ZONE: 4th - 34th FLOOR

PODIUM 3: RESIDENTIAL UNITS & AMENITY LEVEL

GROUND FLOOR :

RESIDENTIAL LOBBY / RETAIL ESTABLISHMENTS

PODIUM 2: RESIDENTIAL UNITS & PARKING
WITH AMENITY ACCESS

BASEMENT LEVEL : RESIDENTIAL PARKING

UNIT MIX

UNIT	AREA	COUNT	RATIO
1BR	46 sqm	310	65%
2BR	92sqm & 115sqm	148	31%
3BR	138 sqm	12	3%
PH	207 sqm	4	1%
TOTAL		474	100%



LOW ZONE - UNIT B

1 BEDROOM

AREA	SIZE (in sqm.)
LIVING/ DINING/KITCHEN	±19.6
MASTERS BEDROOM	±10.0
TOILET & BATH	±6.4
LOGGIA	±10.0
TOTAL	± 46.0

1 BEDROOM

UNIT FEATURES AND DELIVERABLES



LOW ZONE - UNIT B









2 BEDROOM



MID ZONE - UNIT B

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN	±41.0
MASTERS BEDROOM	±19.4
MASTERS T&B	±6.6
JUNIOR MASTERS BEDROOM	±15.5
JUNIOR MASTERS T&B	±6.0
UTILITY ROOM	±6.0
POWDER ROOM	±3.5
BALCONIES/ LOGGIAS	±17.0
TOTAL	± 115.00

2 BEDROOM



MID ZONE - UNIT B

UNIT FEATURES AND DELIVERABLES

1. TWO-DOOR PANTRY CABINET
2. DOUBLE-TUB KITCHEN SINK
3. TWO (2) BALCONIES / LOGGIAS
4. POWDER ROOM
5. JR. MASTERS BEDROOM
6. UTILITY ROOM
7. WALK-IN CLOSET

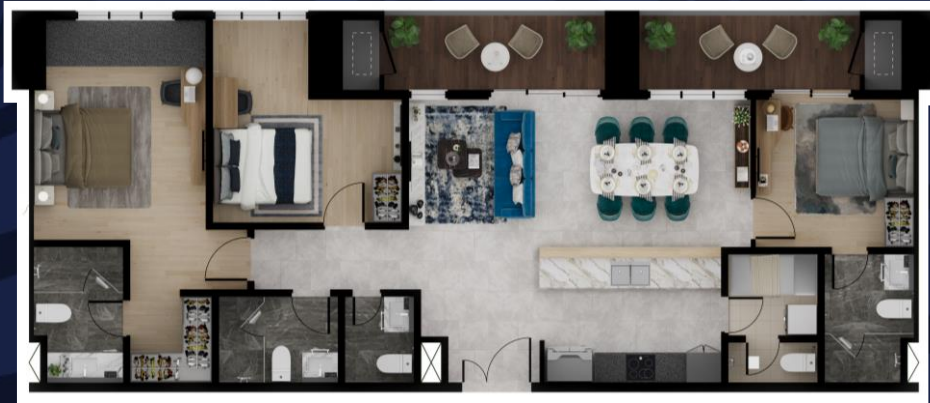








3 BEDROOM



HIGH ZONE - UNIT B

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN	±43.0
MASTERS BEDROOM	±23.0
MASTERS T&B	±6.3
JUNIOR MASTERS BEDROOM	±11.0
JUNIOR MASTERS T&B	±5.6
BEDROOM 3	±15.0
COMMON T&B	±5.2
UTILITY ROOM	±5.6
POWDER ROOM	±3.3
BALCONIES/ LOGGIAS	±20.0
TOTAL	± 138.00

3 BEDROOM



UNIT FEATURES AND DELIVERABLES

1. DOUBLE-LEAF DOOR
2. SPACIOUS KITCHEN COUNTER
3. COMMON T&B

HIGH ZONE - UNIT B











PENTHOUSE



PENTHOUSE – UNIT A

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN	±53.5
MASTERS BEDROOM	±27.8
MASTERS T&B	±10.6
JUNIOR MASTERS BEDROOM	±20.8
JUNIOR MASTERS T&B	±5.5
BEDROOM 3	±14.0
STUDY DEN	±8.5
COMMON T&B	±5.3
UTILITY ROOM	±7.5
POWDER ROOM	±3.5
BALCONIES/ LOGGIAS	±50.0
TOTAL	± 207.00

PENTHOUSE

UNIT FEATURES AND DELIVERABLES

1. TWO LAVATORIES
2. BATHTUB
3. PROVISION FOR KING-SIZED BED
4. STUDY DEN/ OFFICE



PENTHOUSE – UNIT A



















UNIT FINISHES

AREA	BEDROOM	LIVING/ DINING	KITCHEN	UTILITY ROOM/ PANTRY	T&B / POWDER ROOM	BALCONY/ LOGGIA
FLOOR	Laminated Wood	Porcelain Tiles		Non-skid Porcelain Tiles		
WALL	Plastered Painted Walls				Combination of Plastered Painted Walls and Porcelain Tiles	Combination of Glass and Concrete Railing
CEILING	Painted Slab Soffit		Painted Gypsum Board	Painted Moisture-Resistant Gypsum Board		Painted Slab Soffit



RLC RESIDENCES'

MOST PREMIUM DEVELOPMENT IN CEBU





**FUTURE-READY
LIFE**

**UPSCALE
LIVING**

FUTURE-READY LIFE

STRATEGIC LOCATION: CEBU CITY x MANDAUE CITY



**UPSCALE
LIVING**

FUTURE-READY LIFE

STRATEGIC LOCATION: OUANO x F.E ZUELLIG



**UPSCALE
LIVING**

FUTURE-READY LIFE

SMART HOME-READY



**UPSCALE
LIVING**

FUTURE-READY LIFE

SUSTAINABLE DEVELOPMENT



**UPSCALE
LIVING**

FUTURE-READY LIFE

**STRATEGIC LOCATION
SMART HOME-READY
SUSTAINABLE DEVELOPMENT**

**UPSCALE
LIVING**

**FUTURE-READY
LIFE**

EFFICIENT LIVING SPACES

Spacious unit type



**UPSCALE
LIVING**

FUTURE-READY LIFE

EFFICIENT LIVING SPACES

Loggias and Glass Balcony Railings



UPSCALE LIVING

**FUTURE-READY
LIFE**

1.3 HECTARES OF AMENITIES



**UPSCALE
LIVING**

**FUTURE-READY
LIFE**

ELEVATED RETAIL EXPERIENCE



**UPSCALE
LIVING**



**FUTURE-READY
LIFE**

ELEVATED RETAIL EXPERIENCE

FOOD AND BEVERAGE SERVICES
SPECIALTY SHOPS
LIFESTYLE SERVICES

**UPSCALE
LIVING**

FUTURE-READY LIFE

**STRATEGIC LOCATION
SMART HOME-READY
SUSTAINABLE DEVELOPMENT**

**EFFICIENT LIVING SPACES
1.3 HECTARE OF AMENITIES
ELEVATED RETAIL EXPERIENCE**

**UPSCALE
LIVING**



MANTAWI RESIDENCES

Pricing / Promo / Timeline



RESERVATION FEE

UNIT	RF
STUDIO & 1 BEDROOM	Php 40,000
2 BEDROOM & UP	Php 80,000

PARKING
Php 25,000



PROMOTIONAL DISCOUNTS

PARTICULARS	APPLICABLE DISCOUNT
LAUNCH	5% ON GROSS TCP
* LOYALTY IF APPLICABLE	0.5% ON GROSS TCP

Valid until September 30, 2023



STANDARD PAYMENT SCHEMES

PAYMENT TERM	DOWNPAYMENT	MONTHLY AMORTIZATION	RETENTION	DISCOUNT
SPOT	99% OF NET TCP WITHIN 30 DAYS	-	1% OF NET TCP ON THE 79 TH MONTH	15%
DEFERRED	-	100% OF NET TCP SPREAD OVER 79 MONTHS	-	12%
SPOT 20	20% OF NET TCP WITHIN 1 MONTH	20% OF NET TCP SPREAD OVER 77 MONTHS	60% OF NET TCP ON THE 79 TH MONTH	7%
SPOT 10	10% OF NET TCP WITHIN 1 MONTH	20% OF NET TCP SPREAD OVER 77 MONTHS	70% OF NET TCP ON THE 79 TH MONTH	5.5%
BASE	-	20% OF NET TCP SPREAD OVER 78 MONTHS	80% OF NET TCP ON THE 79 TH MONTH	

PROMOTIONAL PAYMENT SCHEMES

PARTICULARS	EQUITY		RETENTION
	MONTHLY AMORTIZATION	DOWNPAYMENT	
BULLET	15% OF NET TCP SPREAD OVER 72 MONTHS	5% OF NET TCP EVERY 12 MONTHS FOR 6 YEARS	80% OF NET TCP ON THE 79 TH MONTH
STEP-UP	4% OF NET TCP SPREAD OVER 24 MONTHS 5% OF NET TCP SPREAD OVER 24 MONTHS 6% OF NET TCP SPREAD OVER 18 MONTHS 5% OF NET TCP SPREAD OVER 12 MONTHS	-	80% OF NET TCP ON THE 79 TH MONTH

BULLET PAYMENT - SAMPLE COMPUTATION

1- BEDROOM 46SQM

PARTICULARS	TOTAL AMOUNT	MONTHLY
GROSS	12,319,398.00	
5% LAUNCH DISCOUNT	677,566.89	
* 0.05% LOYALTY DISCOUNT	61,596.99	
NET	11,703,428.1	
RESERVATION FEE	40,000.00	P 23,826.59
15% MONTHLY AMORTIZATION (Less RF) SPREAD OVER 72 MONTHS	P1,715,514.215	
5% BULLET PAYMENTS SPREAD OVER 6 MONTHS (12 TH , 24 TH , 36 TH , 48 TH , 60 TH , 72 ND)	585,171.41	
80% RETENTION	9,362,742.48	

BUILDING FACADE
Artist's Perspective

RLC
RESIDENCES | Raise
Live
Connect


MANTAWI
RESIDENCES




DOT PROPERTY
AWARDS
2023

BEST HIGH-END LIFESTYLE CONDOMINIUM
Mantawi Residences

RLC
RESIDENCES


MANTAWI
RESIDENCES

TURNOVER TIMELINES



**TURNOVER
Q4 2029**

