

20 Years of Masterful Development

20

CEBU LANDMASTERS

We Build with You in Mind





PRESENTS

6th of Cebu Landmasters' **Best-selling**
GARDEN SERIES

Midori
Residences

BANILAD, CEBU CITY

MIVESA
Garden Residences

LAHUG, CEBU CITY

Mesatierra
Garden Residences

DAVAO CITY

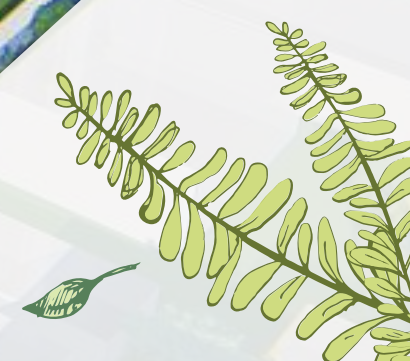
MESAVERTE
RESIDENCES

CAGAYAN DE ORO

MESAVIRRE
Garden Residences

BACOLOD CITY

Another beautiful community set to rise in
CEBU CITY



MIVELA

Garden Residences



ARTIST'S PERSPECTIVE

LOCATION

Situated at the **prime** Banilad Estate of Cebu City, it is within a 1-kilometer radius to **major establishments**:

- 400m from **Montebello Villa Hotel**
- 600m from **Gaisano Country Mall**
- 700m from **Banilad Town Center**
- 700m from **UC Banilad**
- 800m from **Streetscape Mall**
- 900m from **PAREF Southcrest**
- 900m from **Camp Lapu-Lapu Hospital**
- 1km from **Adoration Convent of Divine Peace**
- 1km from **Cebu IT Park**

Vicinity Map



MASTERPLAN



Total Land Area: **1.26 Hectares**

Residential Tower	No. of Floors	No. of Residential Units	No. of Parking Units
TOWER 1	15 floors	384 units	104 units
TOWER 2	16 floors	505 units	250 units
TOWER 3	15 floors	360 units	71 units
TOWER 4	14 floors	336 units	82 units
TOTAL		1,585 Units	507 Units

SITE DEVELOPMENT PLAN



LEGEND :

- | | |
|----------------------|---------------------|
| 1.) ENTRY POINT | 7.) KIDDIE POOL |
| 2.) CLUBHOUSE | 8.) LEISURE POOL |
| 3.) CLUBHOUSE POOL | 9.) MIVELA TOWER 1 |
| 4.) ZEN GARDEN | 10.) MIVELA TOWER 2 |
| 5.) PLAY AREA | 11.) MIVELA TOWER 3 |
| 6.) SEATING PAVILION | 12.) MIVELA TOWER 4 |



BUILDING FEATURES

- Balcony on selected units
- 1.5-meter wide corridors
- 3 Passenger Elevators for Towers 1,3 & 4
- 4 Passenger Elevators for Tower 2
- Garbage Holding Room per floor
- 100% Back-Up Power
- 24/7 Security System
- Ample Parking Space
- Property Management Services



COMMUNITY AMENITIES

- Gate & Guardhouse
- Perimeter Fencing
- Multi-Level Clubhouse with Lap Pool
- Function room
- Gym
- Lobby Lounge
- Pavilion with swimming pool
- Zen garden
- Pedestrian Pathways and Jogging Paths
- Wi-Fi hotspots in amenity areas
- Outdoor Lounges
- Retail Area
- Designated Parking Spaces
- 24-hour CCTV security system



UNIT TYPES:

TYPICAL STUDIO



TYPICAL STUDIO UNIT – A1
TOWERS : 1 – 2 – 3 - 4



TYPICAL STUDIO UNIT – B1
TOWERS : 1 – 2 – 3 - 4



TYPICAL STUDIO UNIT – C1
TOWERS : 1 – 2 – 3 - 4

AREA	A	B	C
Bedroom	6.05	6.05	6.05
Living & Dining	5.45	5.45	5.45
Kitchen	3.50	3.50	3.50
Toilet & Bath	5.00	5.00	5.00
Balcony	-	6.00	5.11
TOTAL (sqm)	20.00	26.00	25.11

UNIT TYPES:

NEW STUDIO UNITS



NEW STUDIO UNIT – A1
TOWERS : 1-2



NEW STUDIO UNIT – B1
TOWERS : 1-2

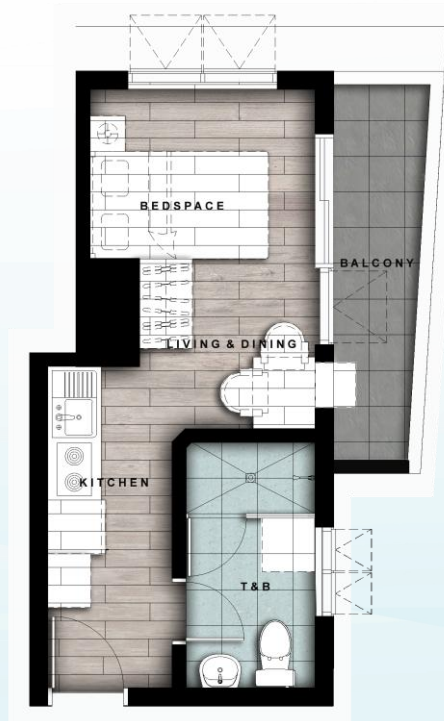
AREA	A1	B1
Bedroom	8.02	7.54
Living & Dining	8.05	10.15
Kitchen	5.55	4.00
Toilet & Bath	6.00	5.00
Balcony	2.80	-
TOTAL (sqm)	30.42	26.69

UNIT TYPES:

NEW STUDIO UNITS



NEW STUDIO UNIT – A17
TOWER : 2



NEW STUDIO UNIT – B17.1
TOWER : 2



NEW STUDIO UNIT – B17.2
TOWER : 2

AREA	A17	B17.1	B17.2
Bedroom	6.75	5.88	5.88
Living & Dining	8.41	5.05	5.05
Kitchen	3.74	5.67	5.67
Toilet & Bath	5.79	5.21	5.21
Balcony	-	4.99	2.80
TOTAL (sqm)	24.69	26.80	24.61

UNIT TYPES:

TYPICAL 1 - BEDROOM



TYPICAL 1-BEDROOM UNIT – A
TOWERS : 1 – 2 – 3 - 4



TYPICAL 1-BEDROOM UNIT – B
TOWERS : 1 – 2 – 3 - 4



TYPICAL 1-BEDROOM UNIT – C1
TOWERS : 1 – 2 – 3 - 4

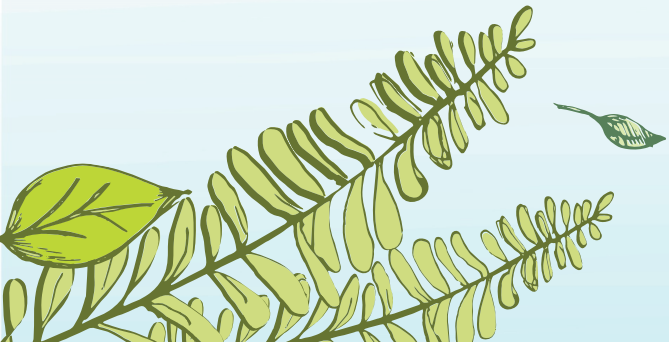


TYPICAL 1-BEDROOM UNIT – D1
TOWERS : 1 – 2 – 3 - 4

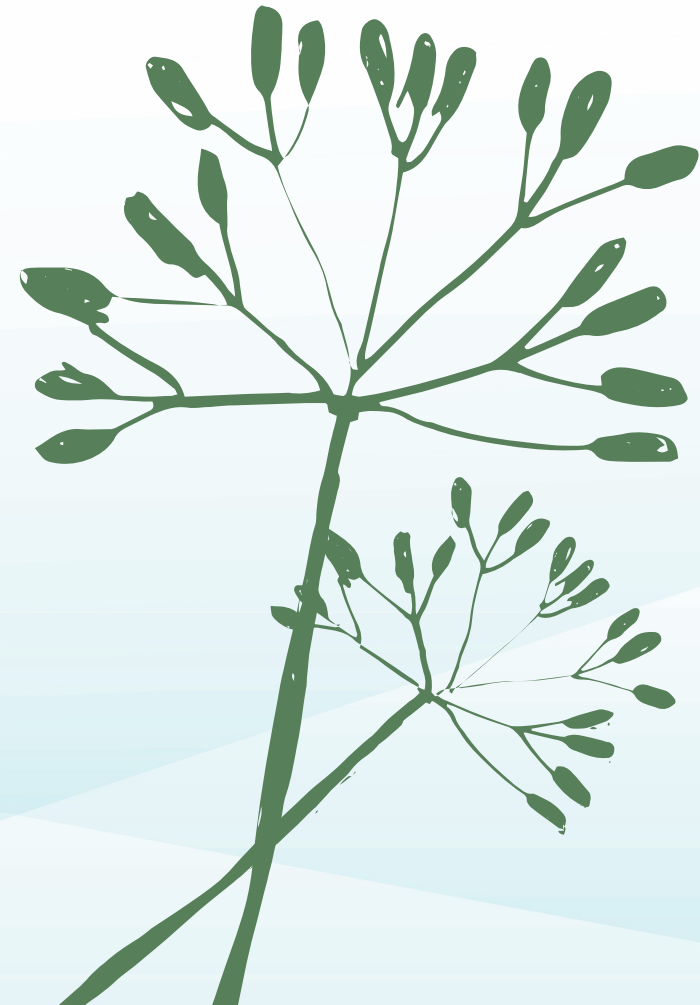
AREA	A	B	C	D
Entrance	4.78	4.78	4.78	4.78
Bedroom	19.36	15.44	15.63	12.42
Living	8.44	7.83	8.64	7.90
Dining	5.90	6.57	4.78	5.12
Kitchen	8.34	7.48	5.44	5.10
Toilet & Bath	5.79	5.79	5.79	5.79
Balcony	2.70	15.24	2.70	14.36
TOTAL (sqm)	55.31	63.13	47.76	55.47

UNIT FEATURES

- Painted Walls, Partitions & Ceilings
- Tiled Flooring
- Tiled Toilet & Bath with Complete Bathroom Fixtures
- Kitchen Sink with Countertop
- Kitchen Base Cabinet
- Installed Fire Detection & Suppression System
- Provision for Kitchen Exhaust
- Provision for Window Type Air Conditioning Unit
- Provision for Cable, Internet & Telephone
- Provision for Water Heater



FLOOR PLANS



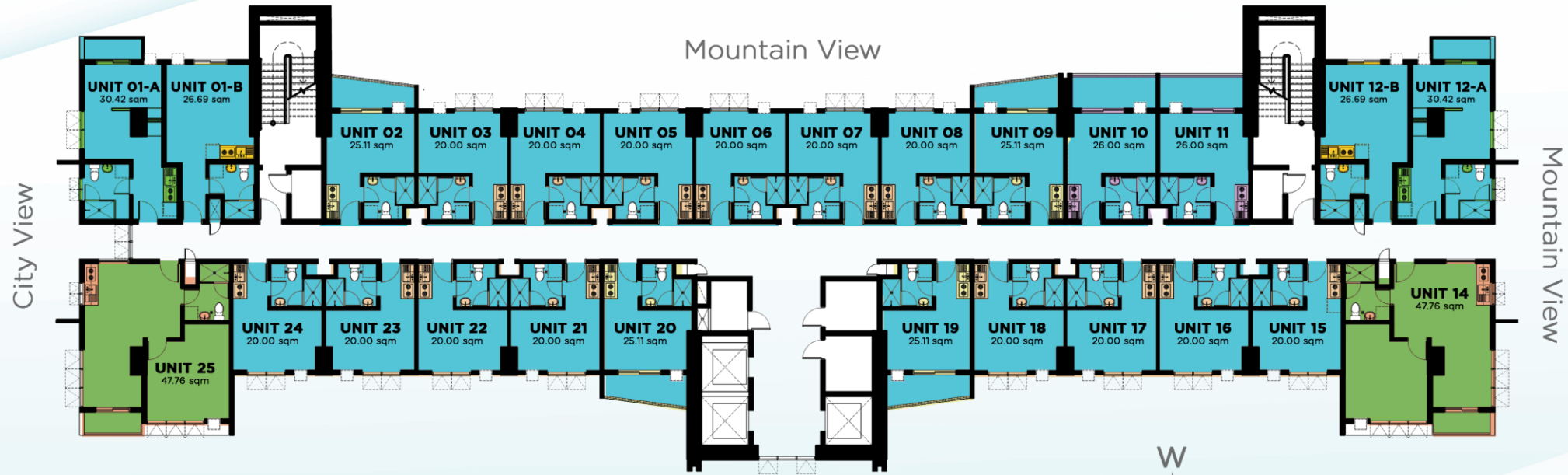


UNITS PER FLOOR: 24

- Studio : **20** units
- 1 - BR : **4** units



Amenity View / Sea View

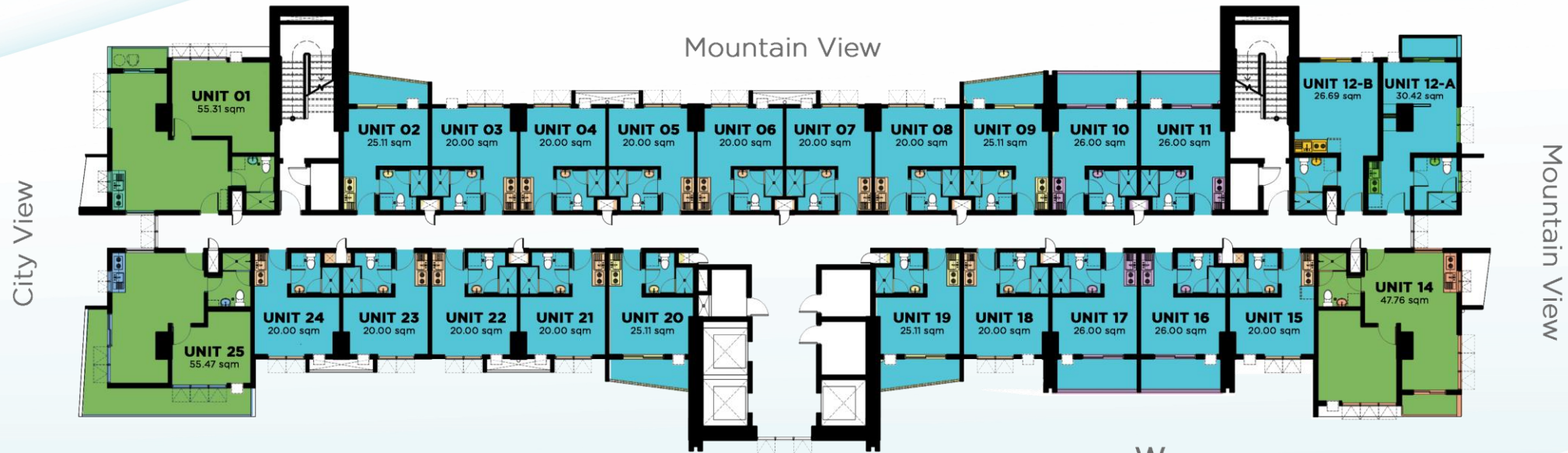


UNITS PER FLOOR: 26

- Studio : **24** units
- 1 - BR : **2** units



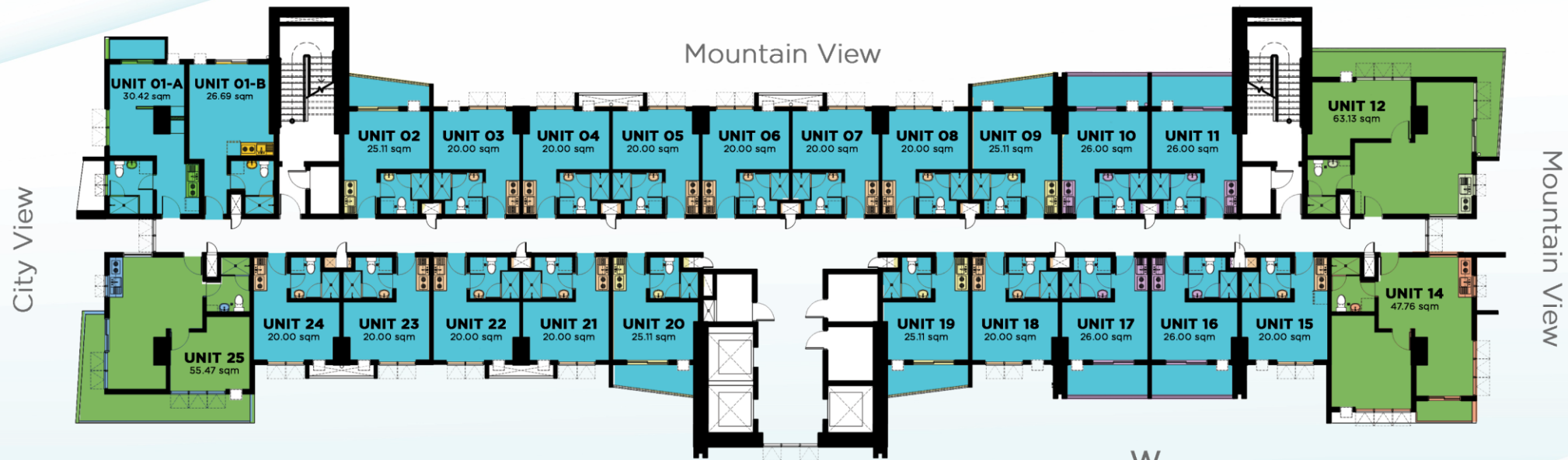
Amenity View / Sea View



UNITS PER FLOOR: 25

- Studio : **22** units
- 1 - BR : **3** units



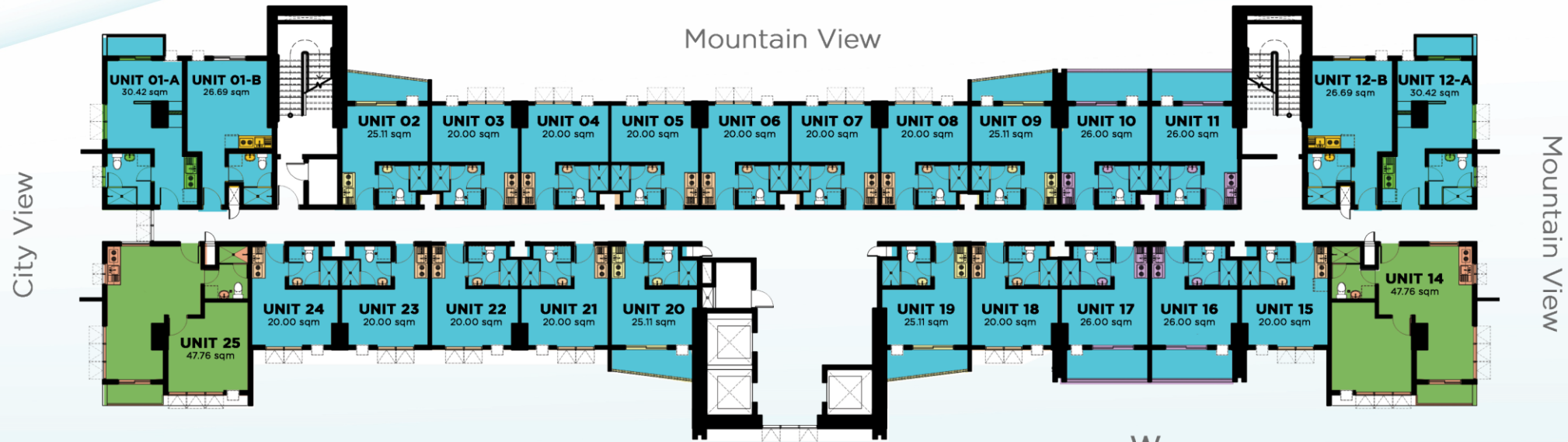


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- 1 - BR : **3** units



Amenity View / Sea View



UNITS PER FLOOR: 26

- Studio : **24** units
- 1 - BR : **2** units



Amenity View / Sea View

City View

Mountain View

Mountain View

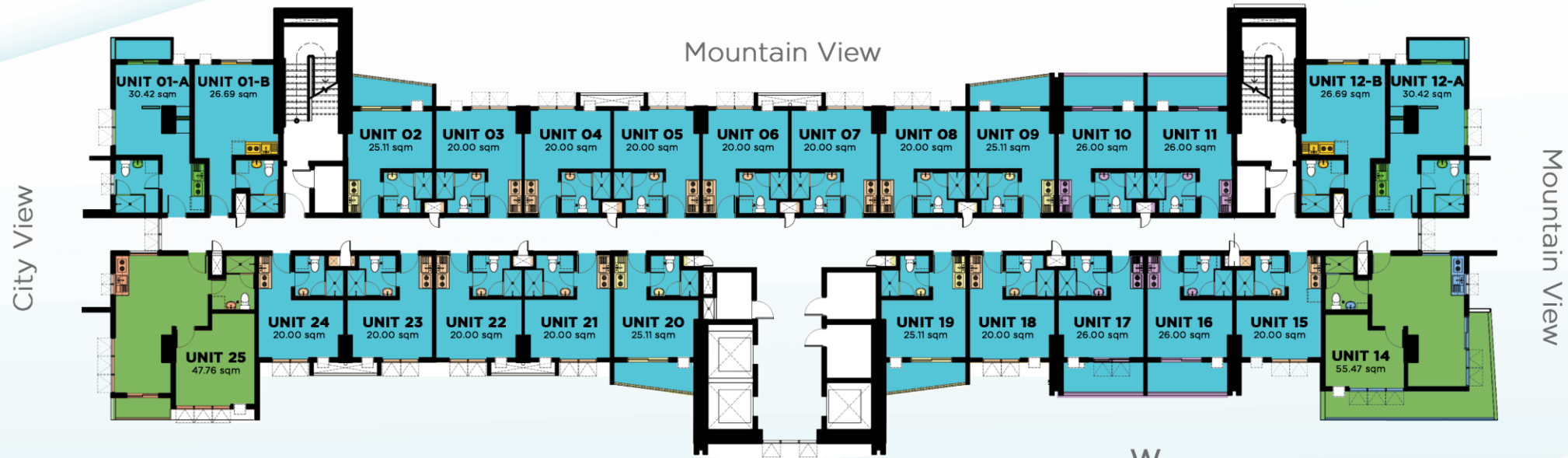


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Amenity View / Sea View



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- Studio : **24** units
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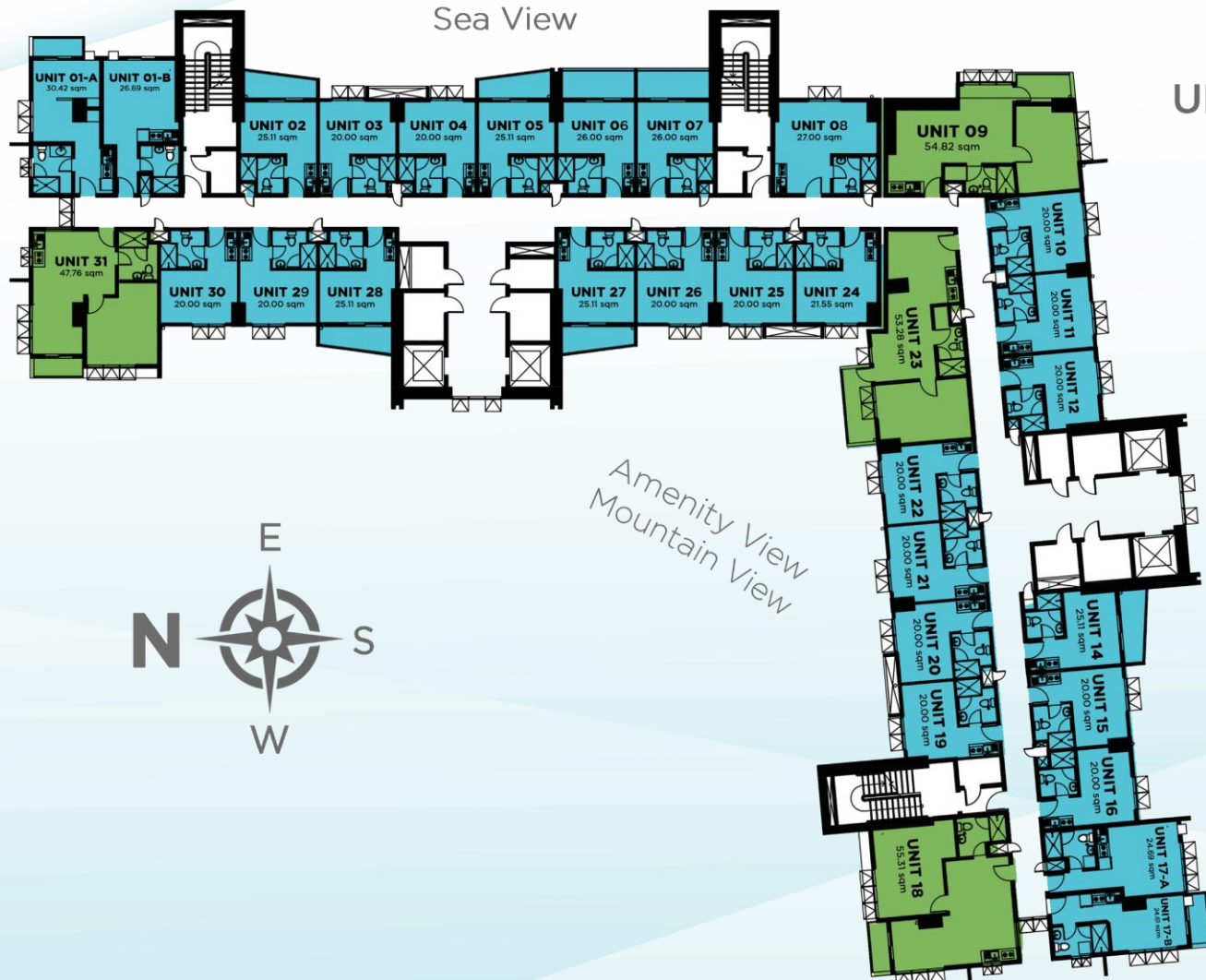


Amenity View / Sea View

City View

Mountain View

Mountain View



UNITS PER FLOOR: 32

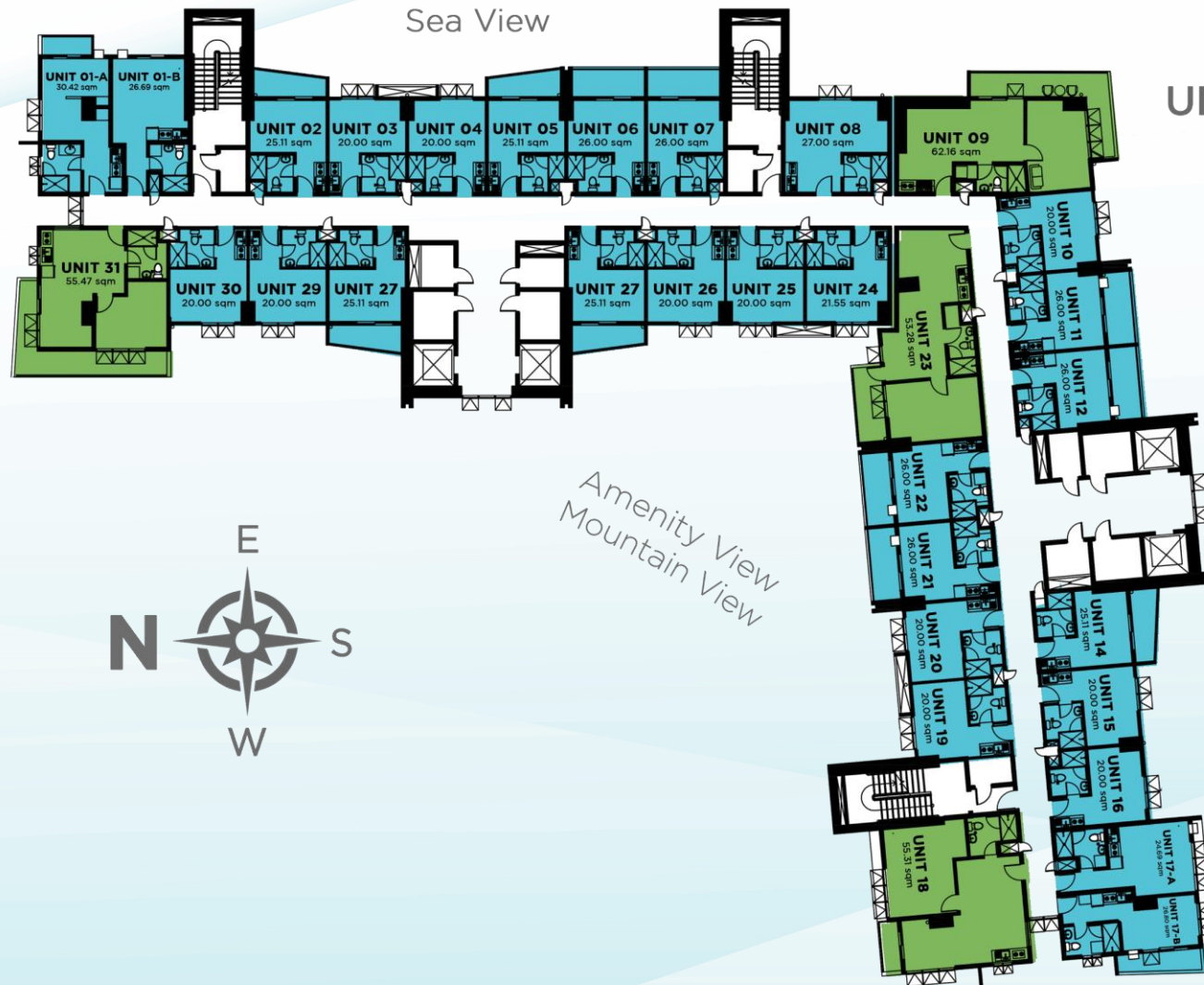
- Studio : **28** units
- 1 - BR : **4** units



Amenity View
Mountain View

City View

Sea View



UNITS PER FLOOR: 32

- Studio : **28** units
- 1 - BR : **4** units





UNITS PER FLOOR: 30

- Studio : **24** units
- 1 - BR : **6** units



UNITS PER FLOOR: 31

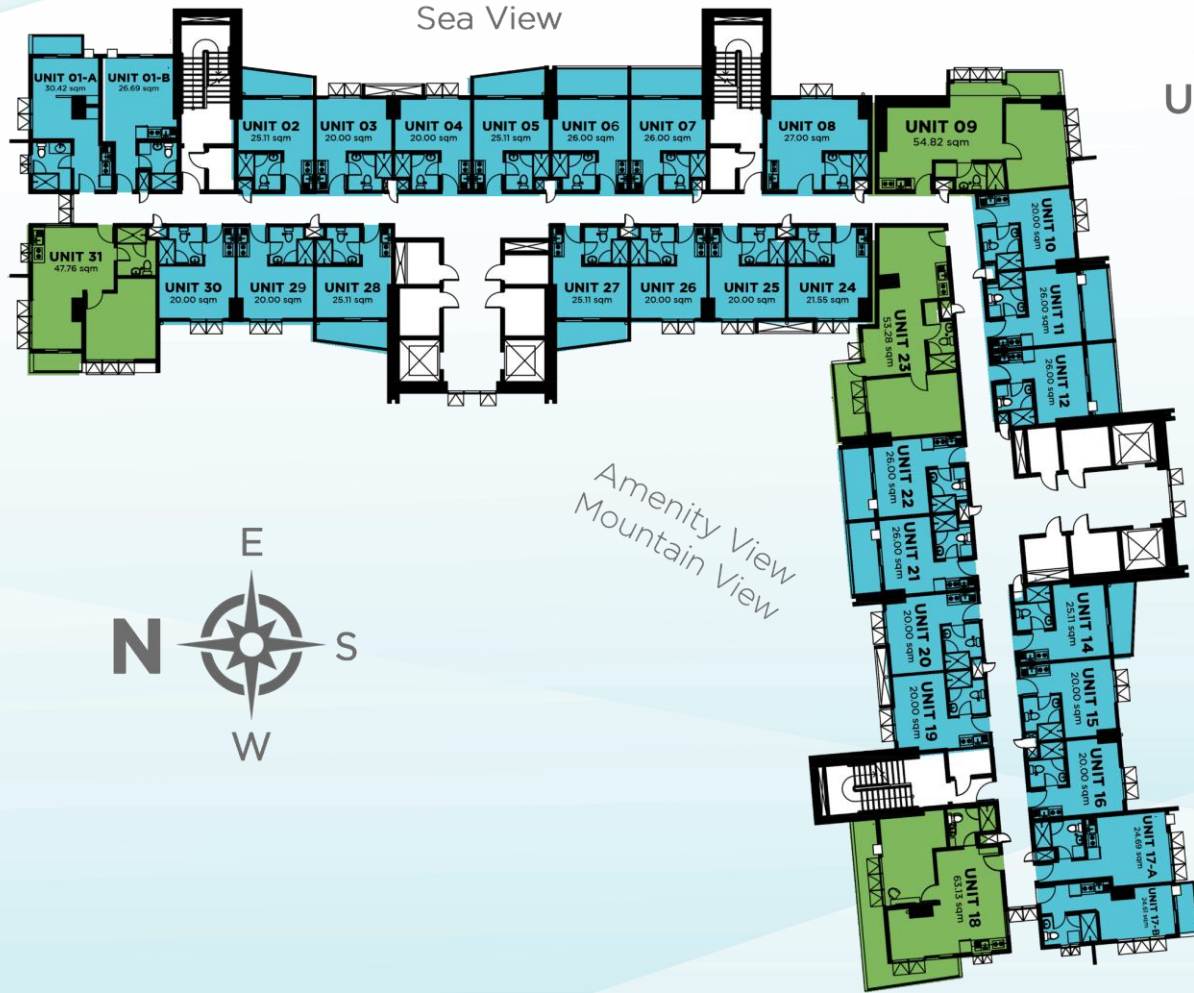
- Studio : **26** units
- 1 - BR : **5** units



Sea View

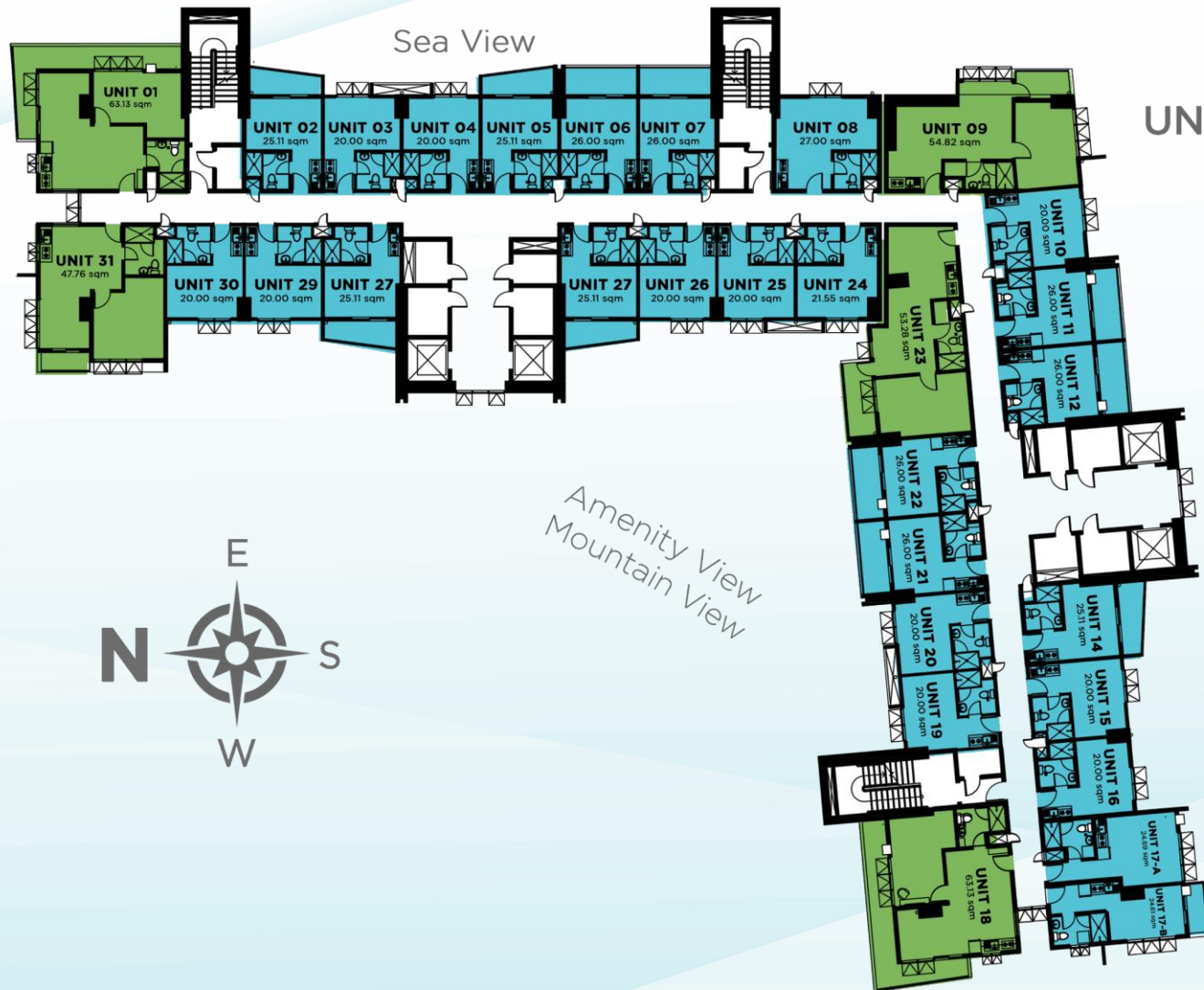
City View

Amenity View
Mountain View



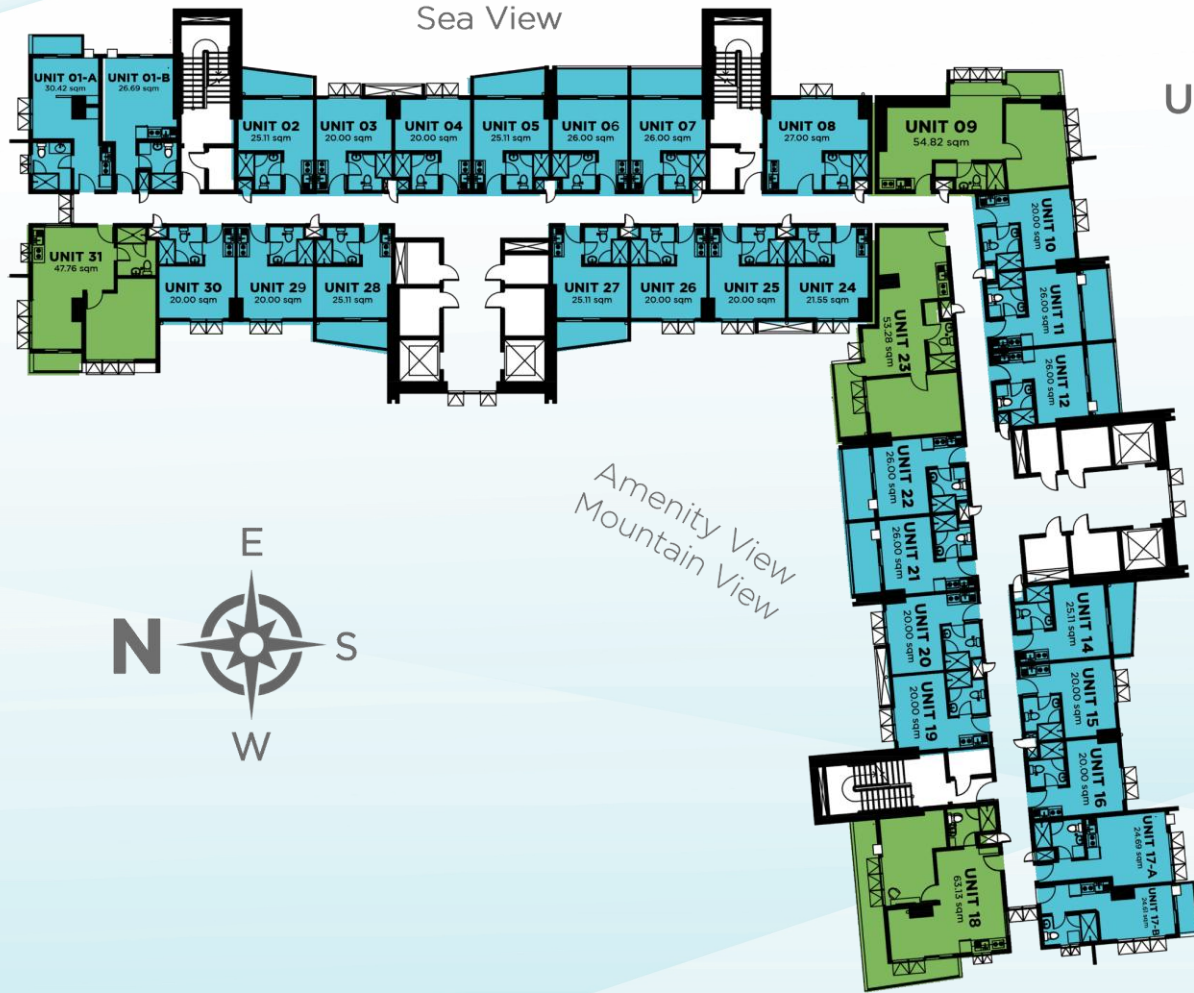
UNITS PER FLOOR: 32

- Studio : **28** units
- 1 - BR : **4** units



UNITS PER FLOOR: 31

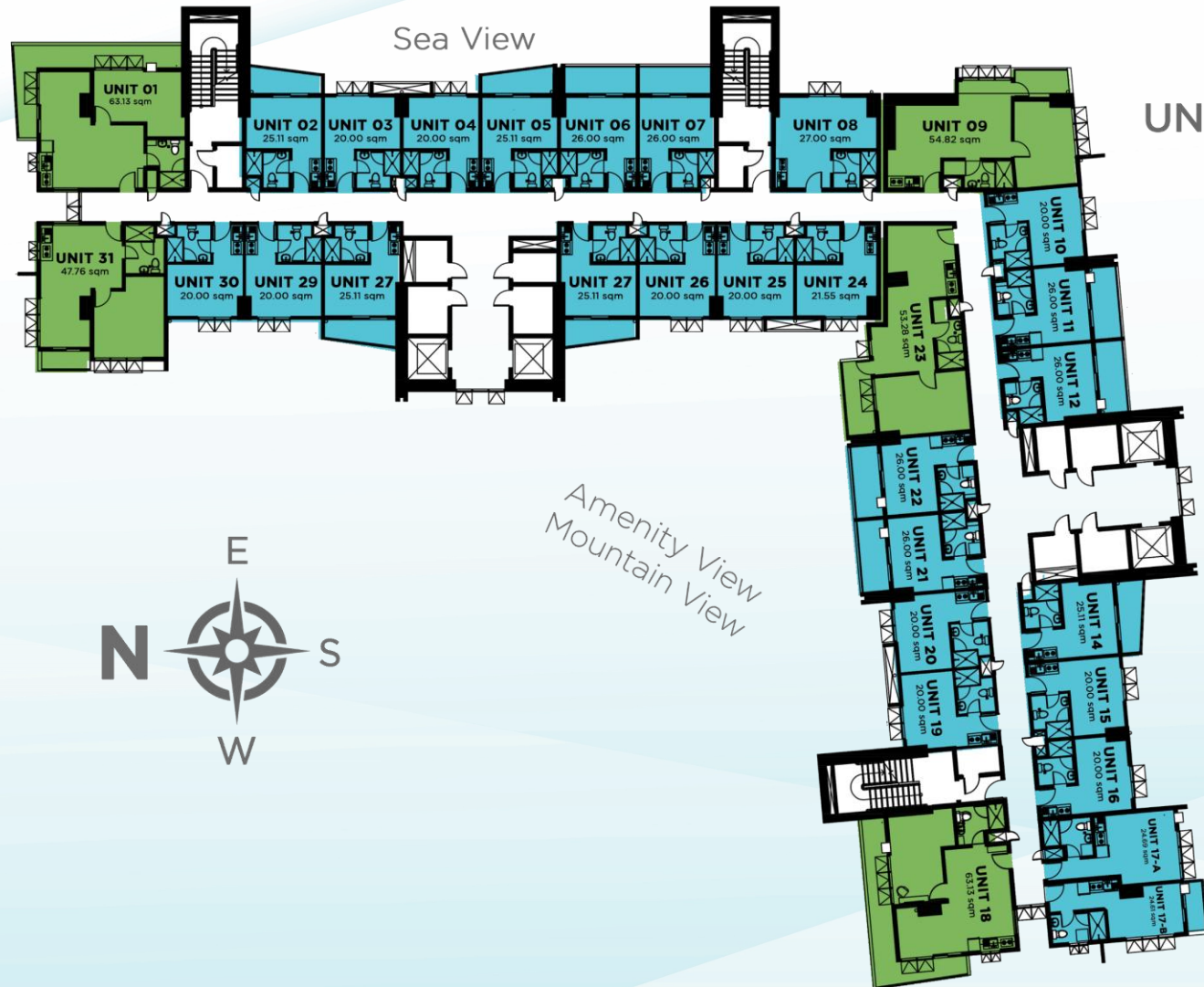
- Studio : **26** units
- 1 - BR : **5** units



UNITS PER FLOOR: 32

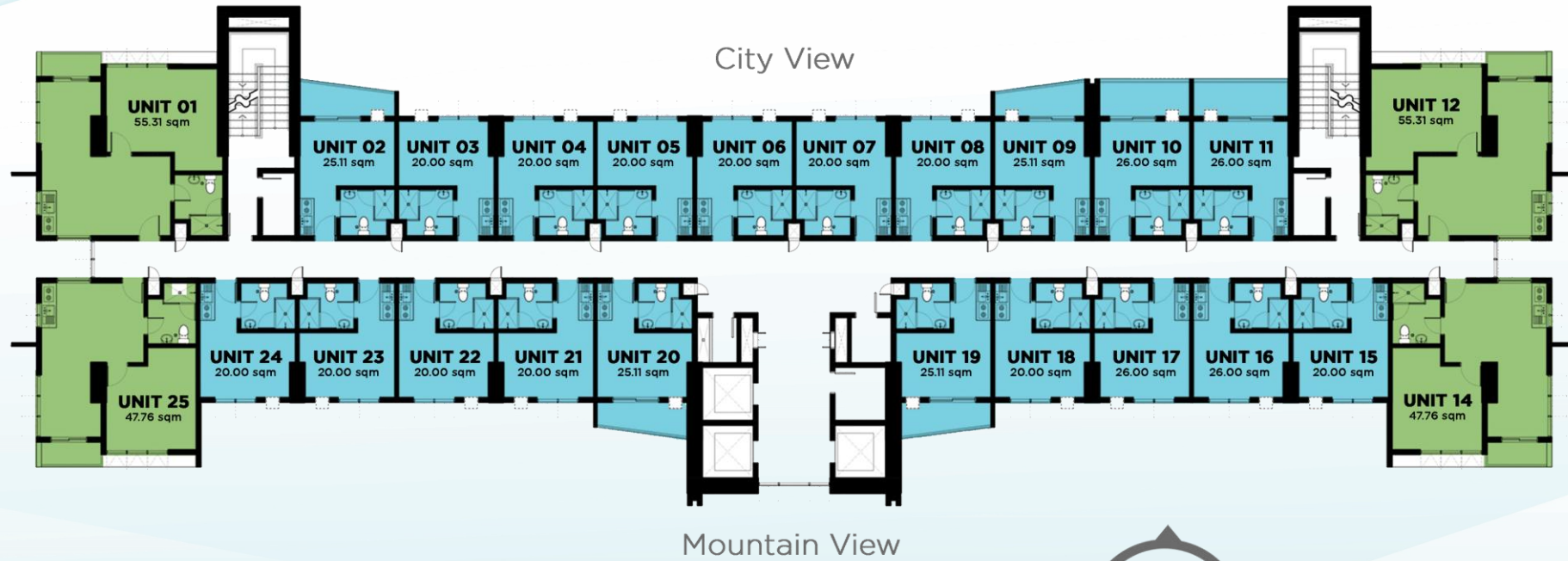
- Studio : **28** units
- 1 - BR : **4** units





UNITS PER FLOOR: 31

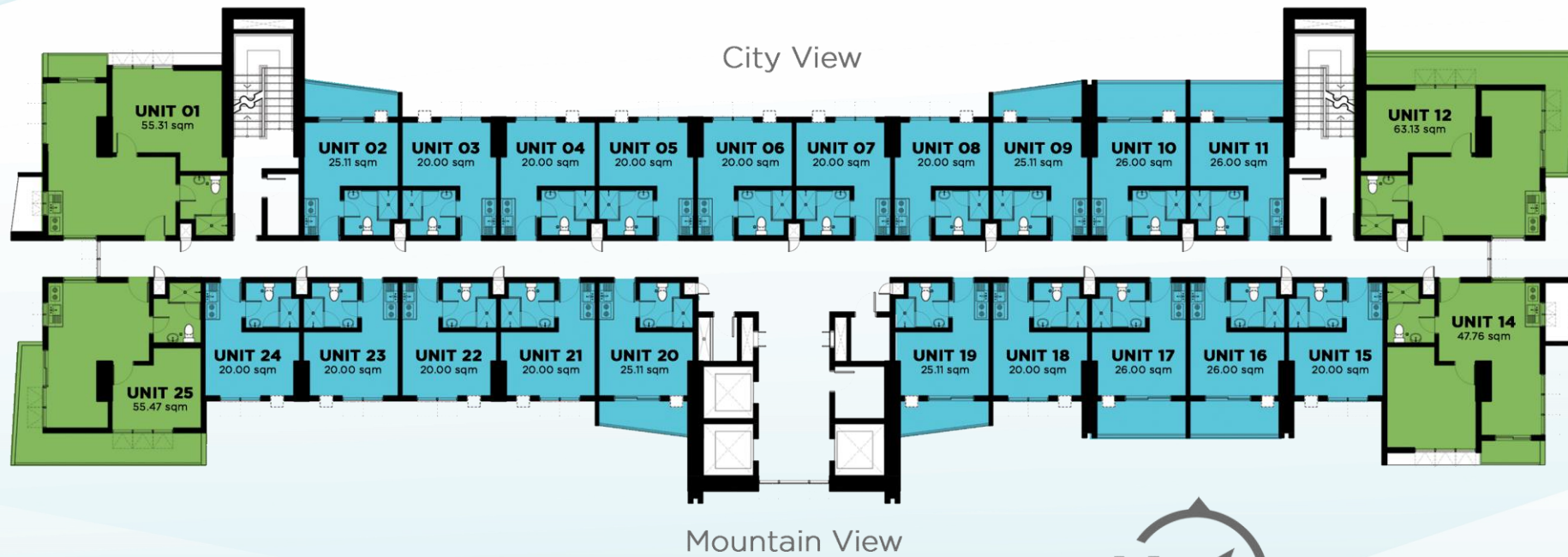
- Studio : **26** units
- 1 - BR : **5** units



UNITS PER FLOOR: 24

- Studio : **20** units
- 1 - BR : **4** units

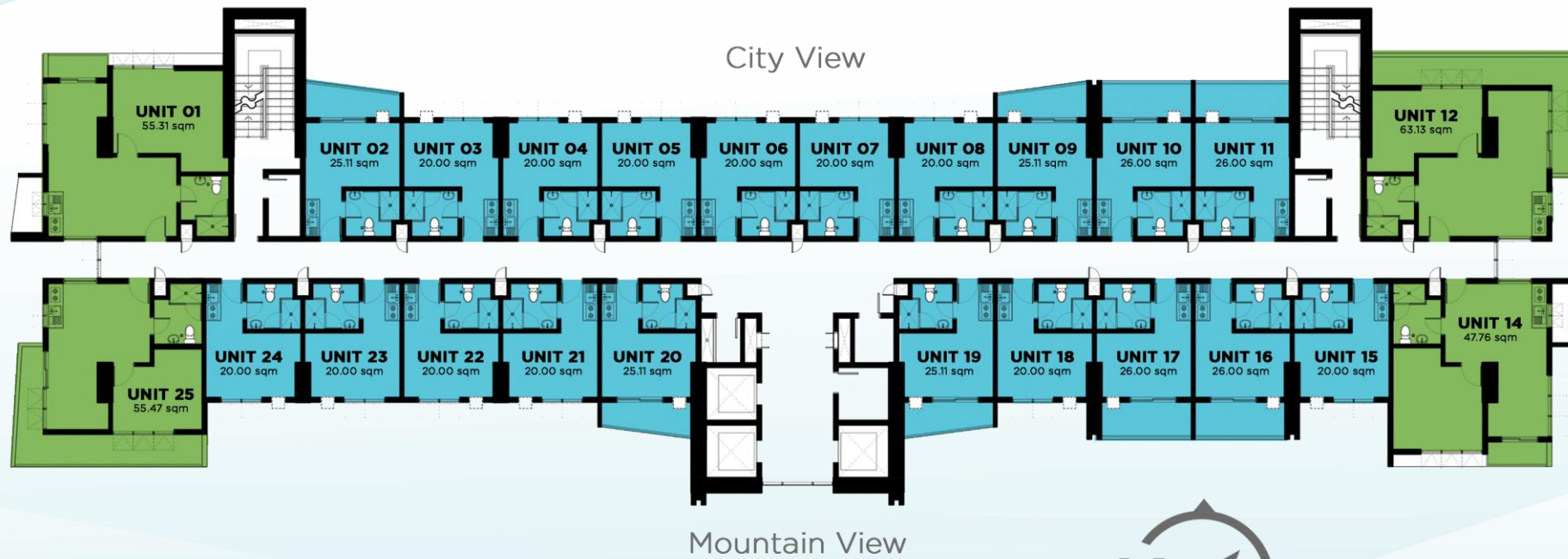




UNITS PER FLOOR: 24

- Studio : **20** units
- 1 - BR : **4** units

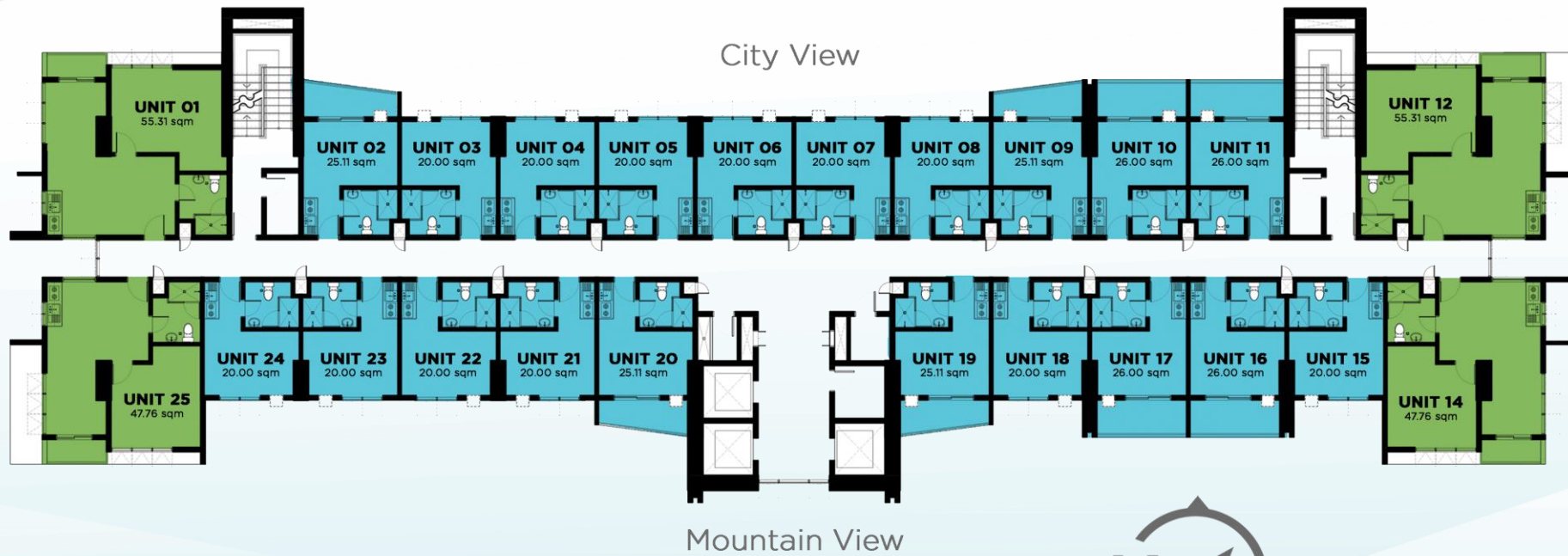




UNITS PER FLOOR: 24

- Studio : **20** units
- 1 - BR : **4** units

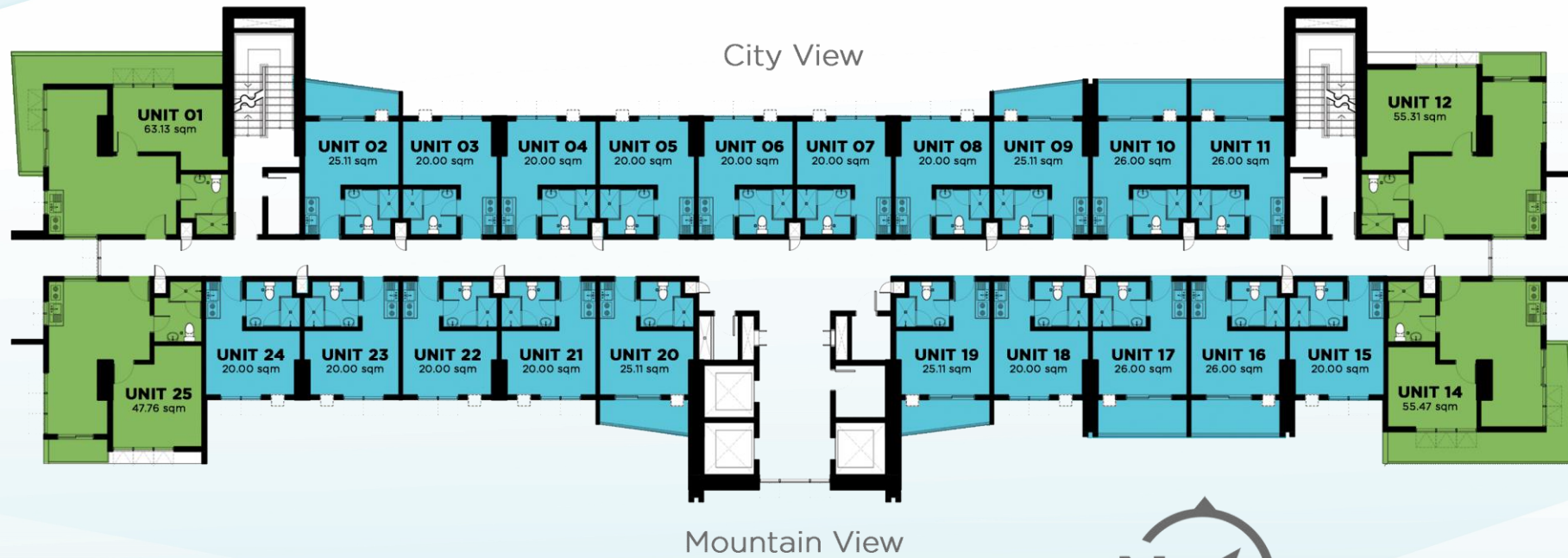




UNITS PER FLOOR: 24

- Studio : 20 units
- 1 - BR : 4 units

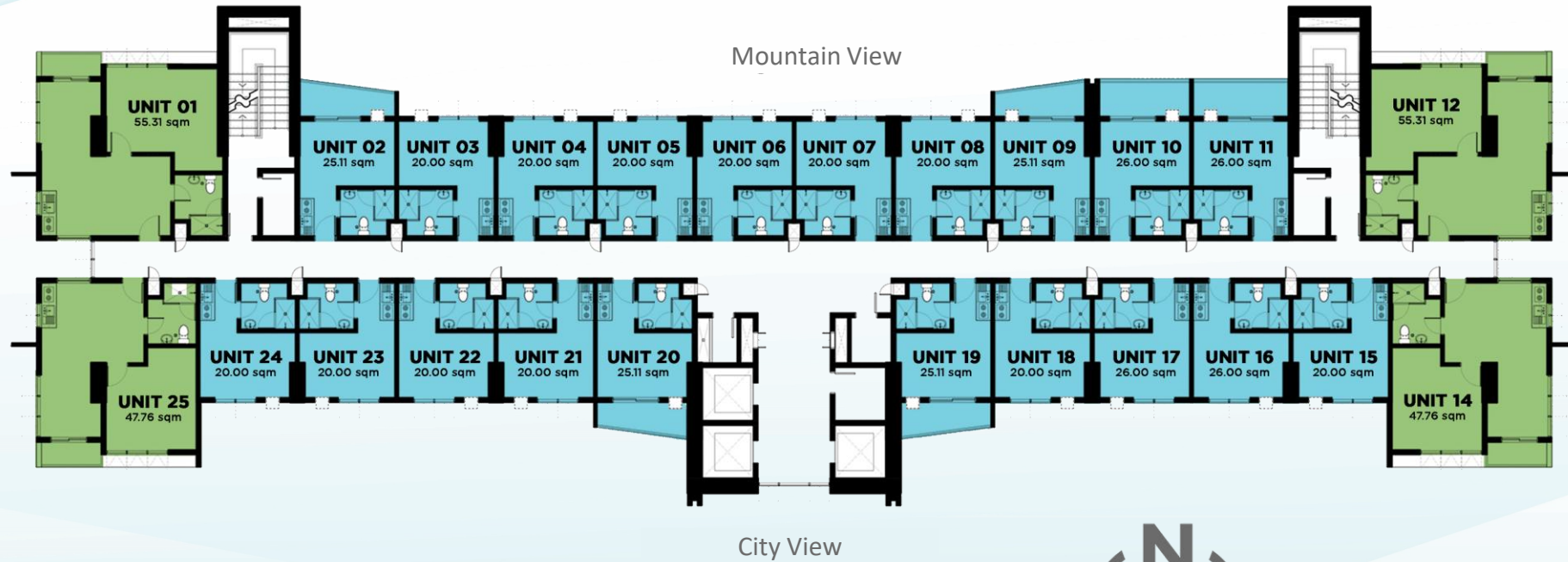




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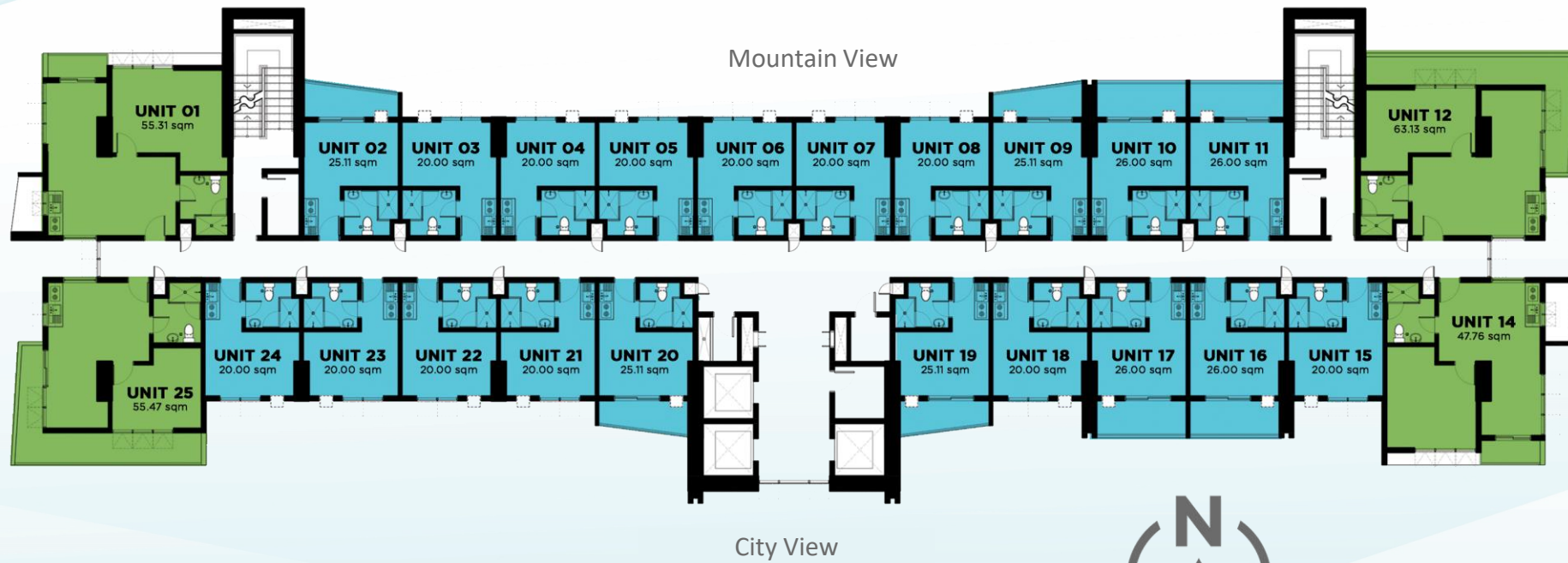




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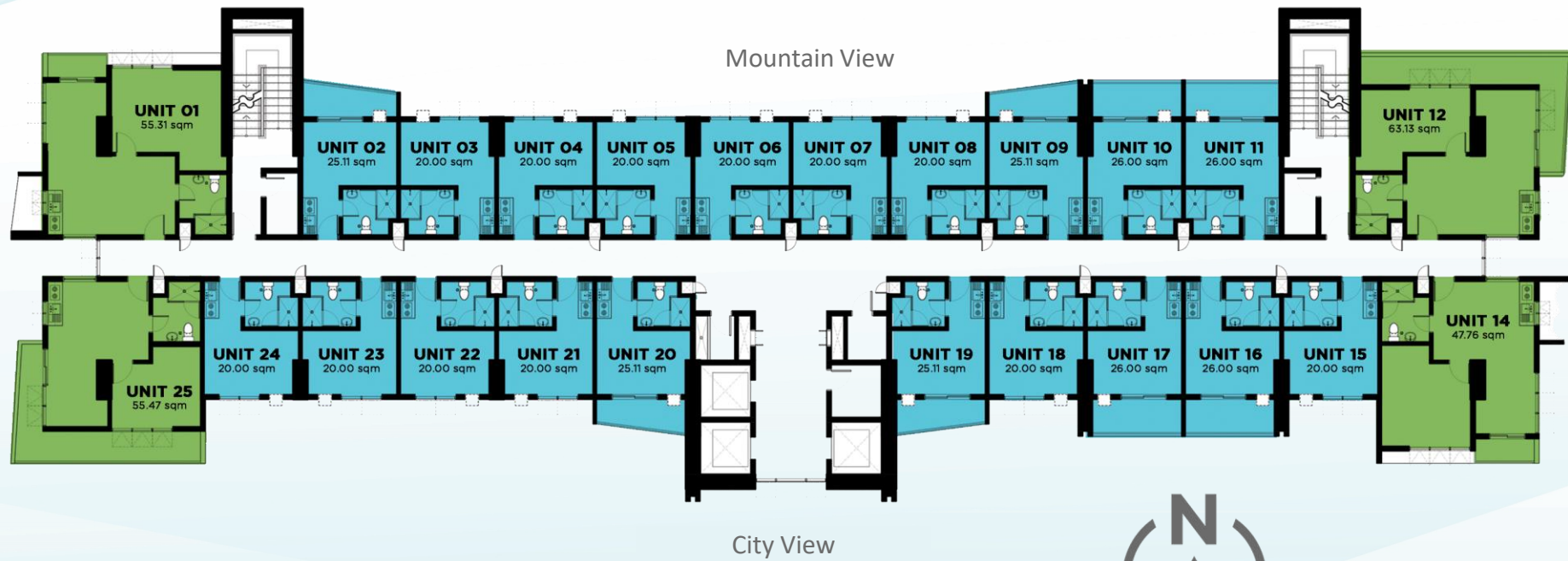




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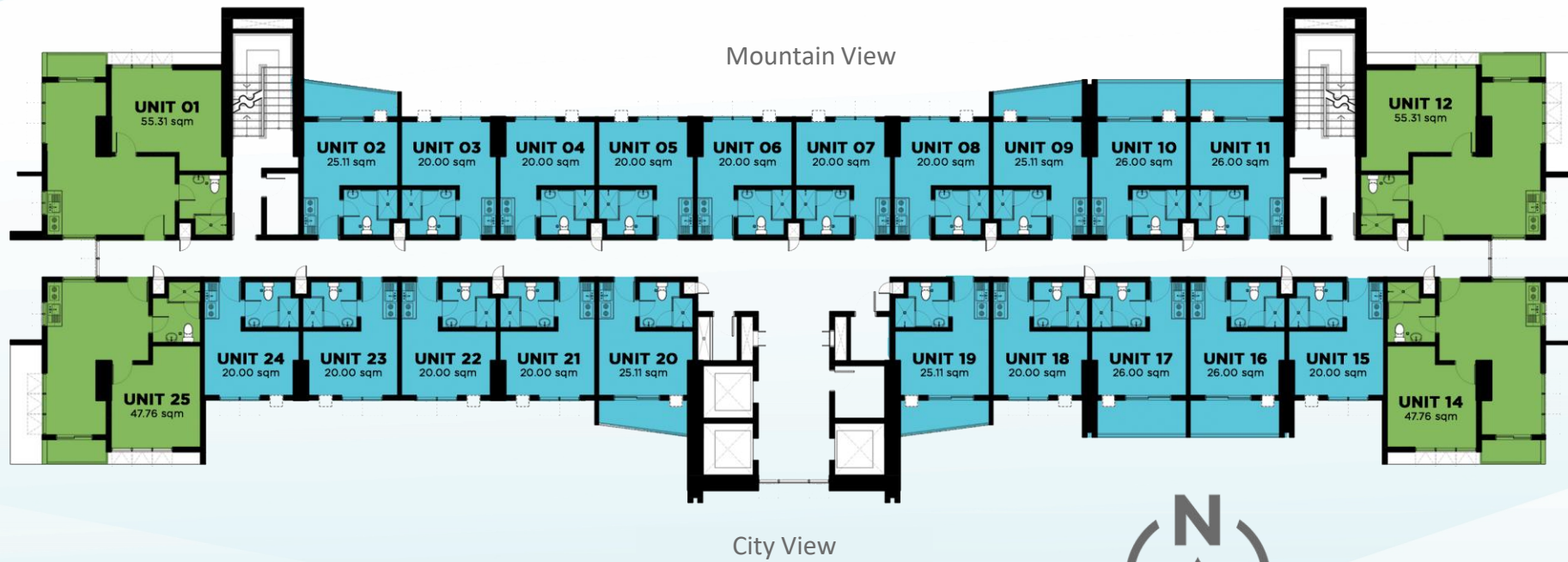




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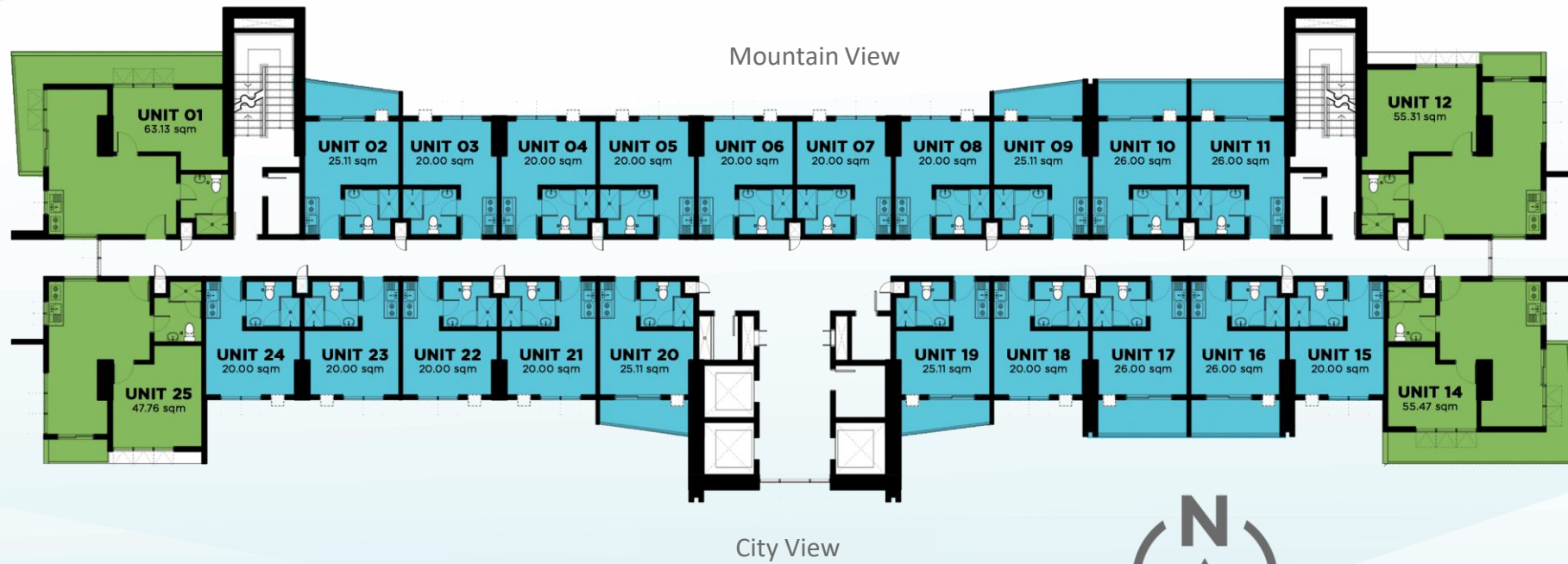




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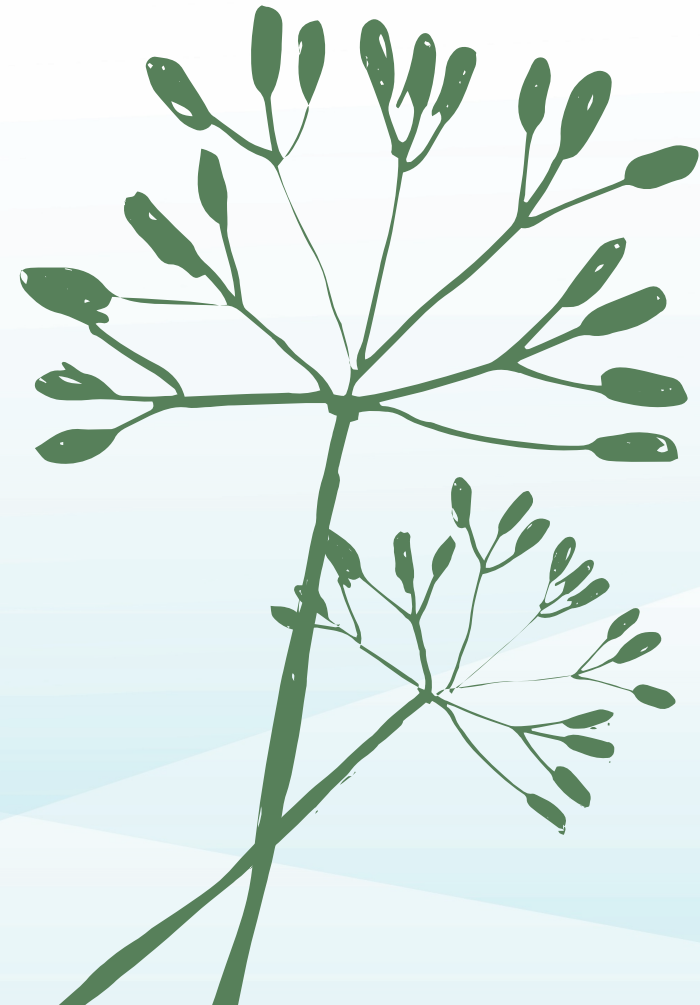


UNITS PER FLOOR: 24

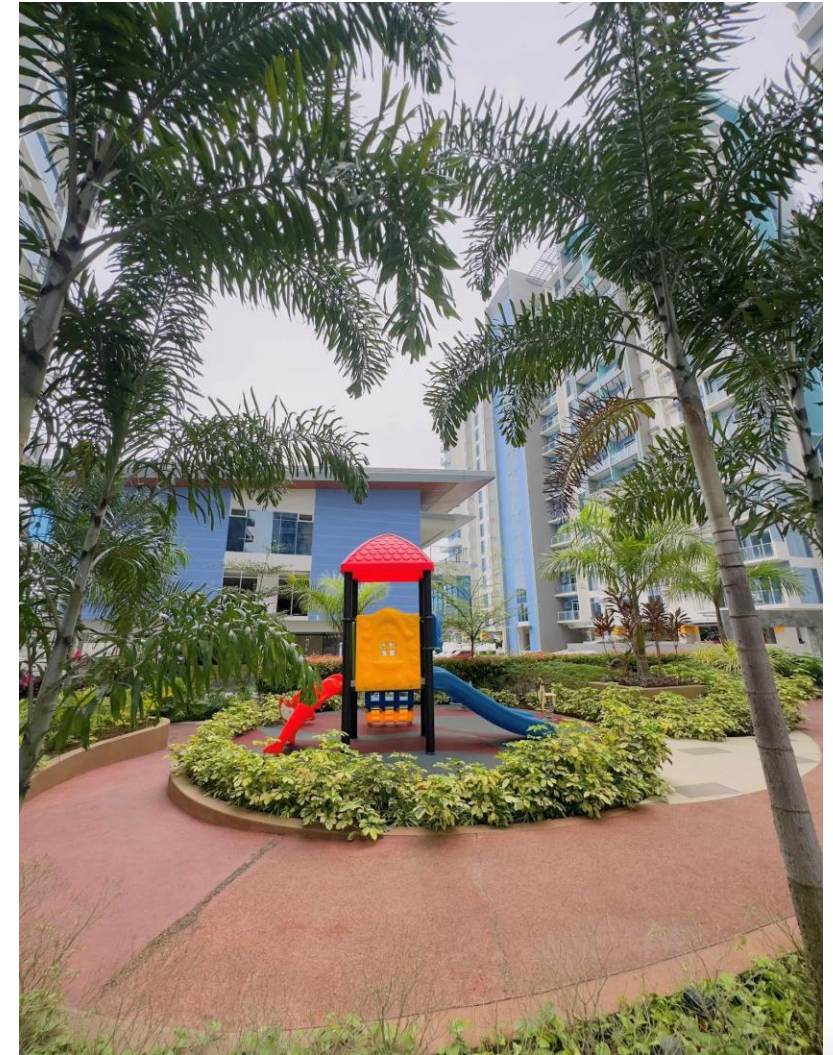
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ACTUAL PHOTOS

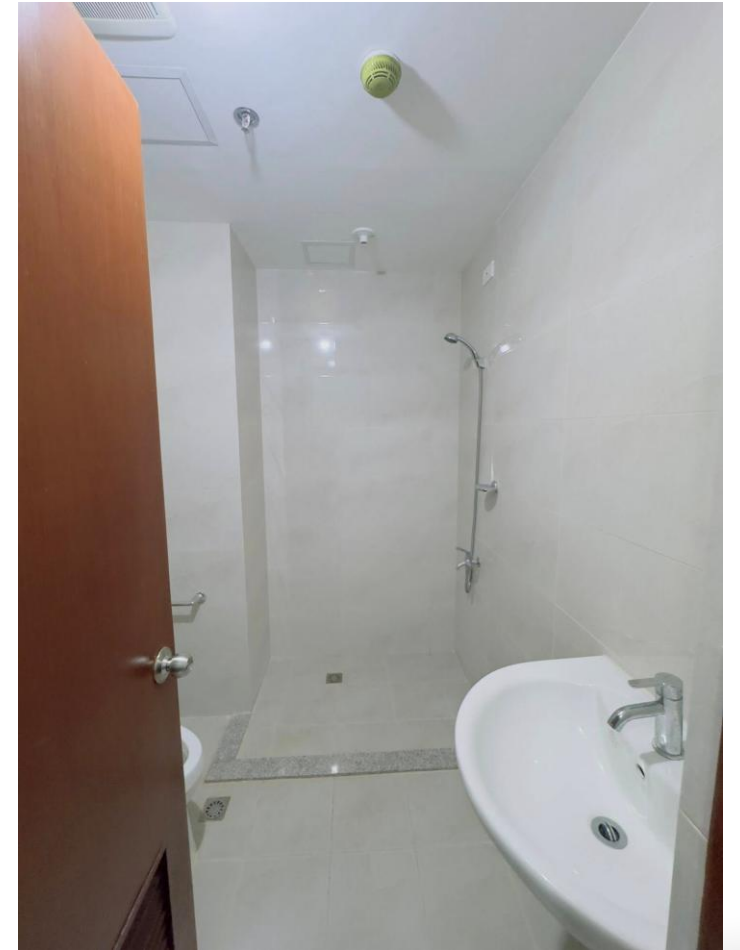
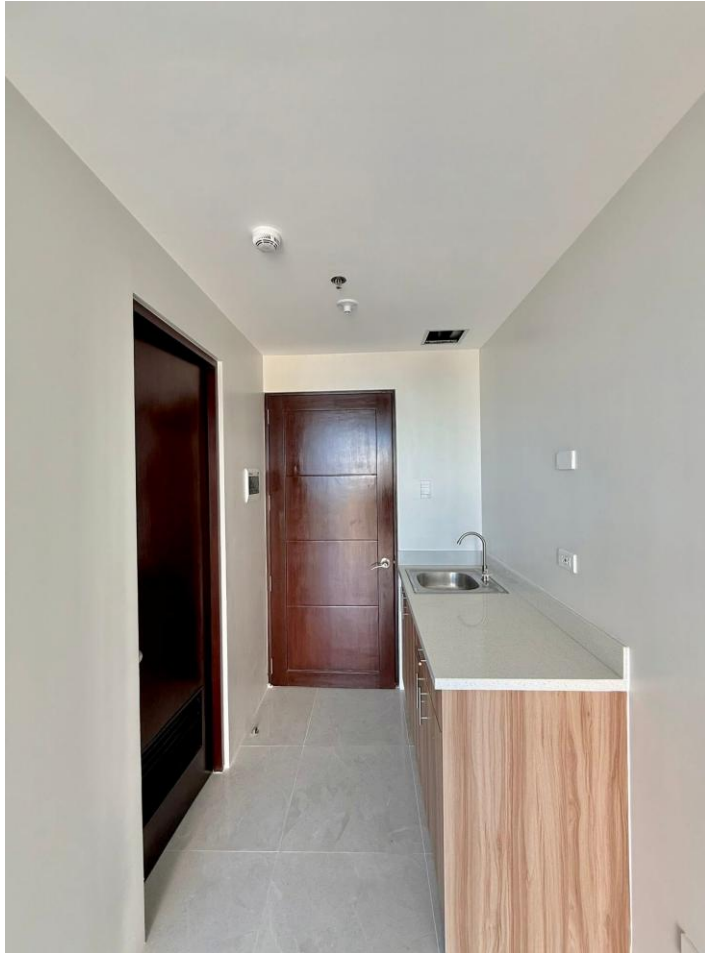








STUDIO UNIT WITH BALCONY



1BR UNIT WITH BALCONY



PARTNER SELLERS
CORE GROUP



PROMO TERMS FOR BUYERS

PROMO TERMS

FOR BUYERS



ONE BEDROOM UNITS : OPTION 1

AREA	63.13
TOTAL CONTRACT PRICE	9,444,924.00
20% DISCOUNT	1,888,984.80
RESERVATION FEE	50,000.00
DISCOUNTED TOTAL CONTRACT PRICE (DUE 30 DAYS FROM RESERVATION)	7,555,939.20

PROMO TERMS

FOR BUYERS



ONE BEDROOM UNITS : OPTION 2

AREA	63.13
TOTAL CONTRACT PRICE	9,444,924.00
10% DISCOUNT	944,492.40
DISCOUNTED TOTAL CONTRACT PRICE	8,500,431.60
RESERVATION FEE	20,000.00
5% DOWN PAYMENT OVER 12 MONTHS	33,800 PER MONTH
95% BALANCE THROUGH BANK FINANCING, DUE ON THE 13TH MONTH	8,074,831.60

PROMO TERMS

FOR BUYERS



ONE BEDROOM UNITS : OPTION 3

AREA	63.13
TOTAL CONTRACT PRICE	9,444,924.00
5% DISCOUNT	472,246.20
DISCOUNTED TOTAL CONTRACT PRICE	8,972,677.80
RESERVATION FEE	20,000.00
5% DOWN PAYMENT OVER 24 MONTHS	17,900 PER MONTH
95% BALANCE THROUGH BANK FINANCING, DUE ON THE 25TH MONTH	8,523,077.80



TERM SHEET (Annex C)

Buyer's Name : SAMPLE COMPUTATION
Buyer's TIN : REQUIRED
Address : REQUIRED
Contact No. / Email Address : REQUIRED
Date Printed : April 16, 2026

Details
Project : MGR03 - Mivela Garden Residences
RO / Unit : T214.026
Sales Category : 1-New Sale
Adjacent Units : No, Single Unit

Twr. Unit No	Level	Unit description	List Price
T2.1426	TOWER 2, 14TH FLOOR	UNIT T214.026 STUDIO 20 SQM.	3,357,700.00
			<u>3,357,700.00</u>

A. Computations : 5/95 SPOT DOWN PAYMENT

List Price:	3,357,700.00
	<u>3,357,700.00</u>
	3,357,700.00
Additional charges:	
Transfer & Registration charges	268,616.00
	<u>268,616.00</u>
TOTAL CONTRACT PRICE :	<u>3,626,316.00</u>

B. Payment Terms :

Reservation Fee	20,000.00
Reservation Date: _____	
2.5% Spot Downpayment from TCP, net of Reservation Fee	70,700.00
30 days after reservation	
Due on _____	
2.5% Promo Lump-Sum Downpayment	90,700.00
Due on _____	
Contract Balance shall be Paid in Cash / Bank Financing on or before 60 days from	
Reservation Date	3,444,916.00
Due on _____	
TOTAL PAYMENTS :	<u>3,626,316.00</u>



DISCOUNT

WHY

MIVELA
Garden Residences

IS A SMART
INVESTMENT

DEVELOPED AND MANAGED BY CEBULANDMASTERS

We Build with You in Mind

Key Investment Advantages

01 HIGH-DEMAND LOCATION

- Located in Banilad, a premium area with strong residential and rental demand
- 5 minutes away from Cebu IT Park and major commercial districts
- Easy access to key business and lifestyle hubs

02 STRONG RENTAL POTENTIAL

- Ideal for young professionals, students, and small families
- High occupancy rates in the area translate to stable rental income

03 ATTRACTIVE PRICING & VALUE

- Competitive price per sqm compared to nearby developments
- Strong long-term appreciation potential as the area continues to grow
- Zonal value increased up to 32% in the last 2 years, strengthening investment value.

Key Investment Advantages

04 READY FOR OCCUPANCY (RFO)

- Move-in ready units — enjoy your investment now with minimal cash out
- Perfect for buyers who want immediate returns through rental income

05 COMPLETE AMENITIES FOR MODERN LIVING

- Garden-themed community lifestyle
- Amenities designed to attract long-term tenants and boost property value

06 DEVELOPER CREDIBILITY

- Built by a trusted developer with a proven track record of quality projects
- Reliable project delivery and property management

07 EXCLUSIVE FINANCING ADVANTAGE

- Major banks are offering 95% loanable value exclusively to CLI home buyers
- Subject to bank assessment

CONTACT US :

CARMEL SENO

09953539633

mseno@cebulandmasters.com



Carmes Cli

550 friends • 193 mutual

📍 Cebu City 🏢 Cebu Landmasters, Inc.



👤 Friends

💬 Message

The background features a series of overlapping, semi-transparent geometric shapes in various shades of light blue and white, creating a layered, abstract effect. The shapes are primarily triangles and quadrilaterals, some pointing upwards and others downwards, creating a sense of depth and movement.

THANK YOU!

The background features a stylized, light blue house roof shape at the top, with several overlapping, semi-transparent light blue geometric shapes below it, creating a layered, architectural effect.

MI  ELA
Garden Residences

The logo consists of the letters 'MI' in a dark grey, sans-serif font. To the right of 'MI' is a stylized leaf graphic: a blue curved line representing a stem or vein, and a green leaf shape. To the right of the leaf is the word 'ELA' in the same dark grey, sans-serif font. Below the entire logo is the text 'Garden Residences' in a smaller, dark grey, sans-serif font.