



balai

By BE RESIDENCES





Balai by BE Residences is a trusted brand of the BE Group of Companies, known for creating affordable vertical communities in Cebu's growth hubs of Mactan, Cordova, and Panglao Island. Designed for middle-income families, every Balai development is stylish yet practical, affordable yet aspirational — blending contemporary living with the warmth of Filipino culture to create homes that genuinely feel like home.



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BALAI DNA: WHAT MAKES BALAI, BALAI.



Affordable

Aspirational

Filipino-Inspired

Community-centric

Growth-Oriented



Affordable

Balai makes quality living within reach.

Each development is designed to give middle-income families access to modern, well-planned homes — proof that comfort and good design don't have to come with a high price tag.



Aspirational

Balai communities are designed to inspire pride.
Modern architecture, functional layouts, and thoughtful amenities turn everyday spaces into something more — a reflection of progress and personal achievement.



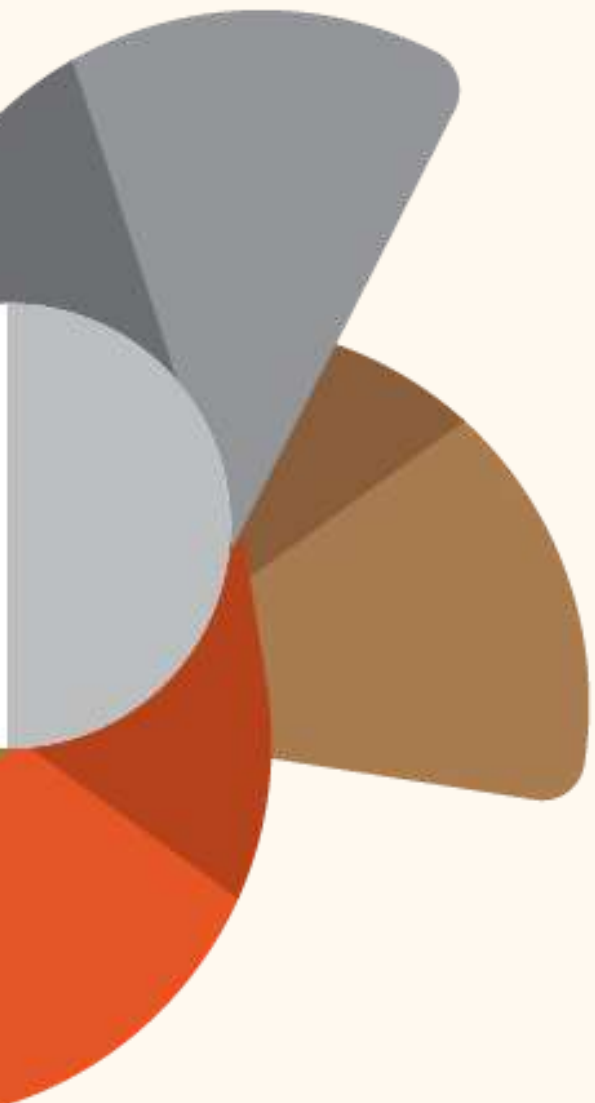
Filipino-Inspired

Balai draws warmth from our Filipino roots.
It takes cues from local architecture and the sense of community we value most — kapitbahayan, connection, and care.



Community-centric

At the heart of every Balai is a sense of belonging.
Our developments go beyond buildings — they create neighborhoods.
Spaces are designed for interaction, shared experiences, and everyday connection — because a true Balai is not just where you live, but where life happens together.



Growth-Oriented

Balai homes are built with the future in mind.
Strategically located in high-growth areas, every project offers opportunities for appreciation and long-term investment.

Now, for the first time, **balai**  rises in the city.



The First Balai in the City. Designed for Life. Poised for Growth.

Balai Mandaue Central marks Balai by BE Residences bold debut in the city — a vertical community rising at the heart of Mandaue's fast-growing corridor. It's where affordability meets opportunity, offering modern Filipino homes at the center of Cebu's next wave of progress. A home built for those who want to live where the future is already taking shape.

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mandaue central

COMMERCIAL

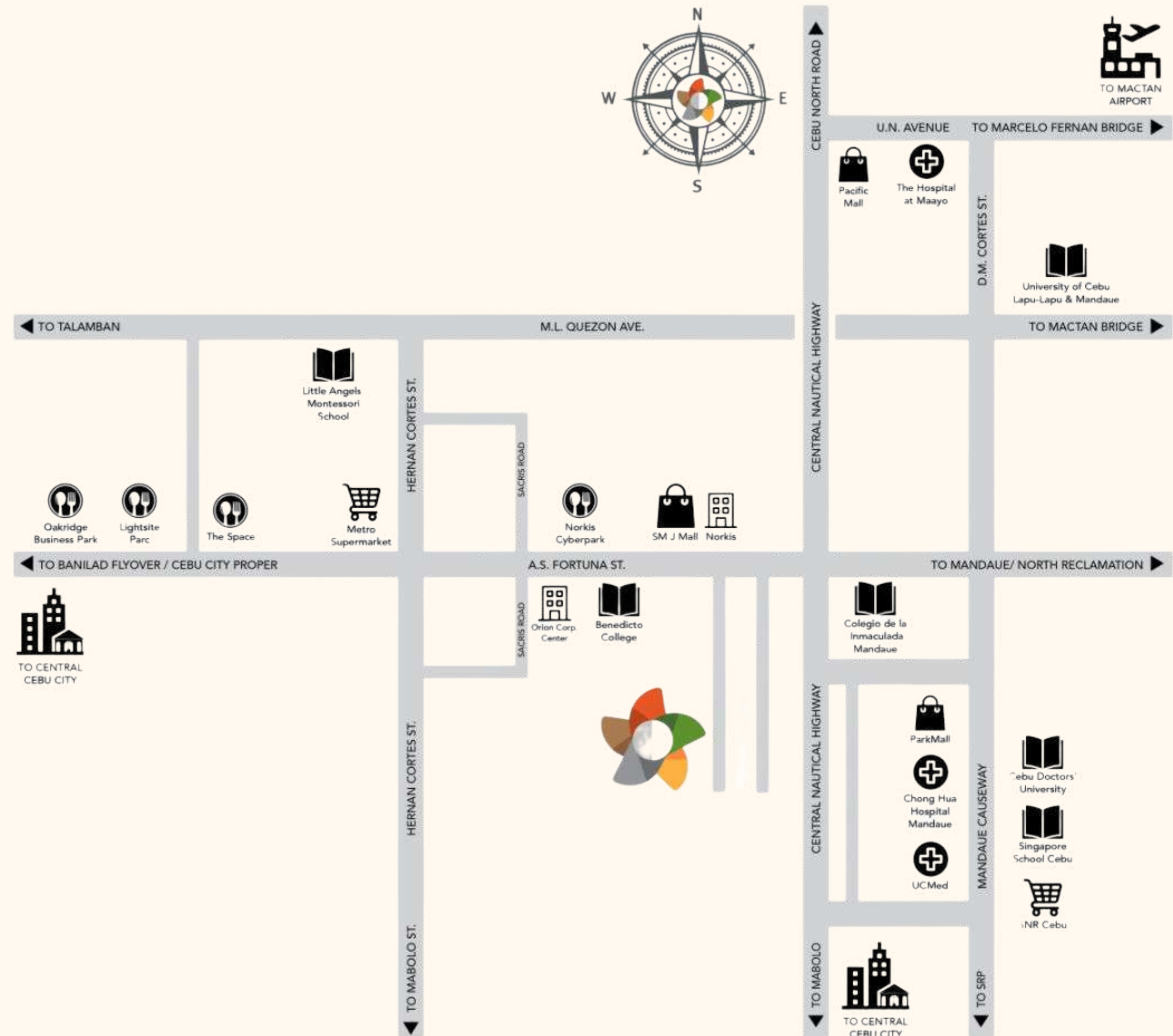
SM J Mall	260 m
Norkis Cyberpark	450 m
The Space	1.9 km
ParkMall	1.7 km
Pacific Mall	2 km
Lightsite Parc	2.1 km
Oakridge Business Park	2.2 km
Banilad Town Center	3.1 km
SNR Cebu	3 km

SCHOOLS

Benedicto College	700 m
Collegio de la Imaculada - Mandaue	850 m
UCMed School of Medicine	2.3 km
UC Lapulapu & Mandaue	2.8 km
Cebu Doctors' University	3 km
Singapore School of Cebu	3 km

HOSPITALS

Chong Hua Hospital Mandaue	2 km
UCMed	2.3 km
The Hospital at Maayo	3 km



Live at the Crossroads of Cebu's Commerce



Oakridge Business Park
1.6 km



Norkis Cyberpark
450 m



JCentre Corporate Offices
240 m



San Miguel Corporate HQ
750 m



Cebu IT Park
4.5 km



Cebu Business Park
5.2 km

Strategic doesn't just mean near — it means positioned where growth crosses paths.

Mandaue Global City : Cebu's Next Growth Center



Mandaue Global City is shaping up to be Cebu's next major business district — a world-class, mixed-use development rising just a few minutes from Balai Mandaue Central.

As this new CBD comes to life with modern offices, retail centers, and lifestyle spaces, the value of nearby communities will naturally rise.

That's where Balai Mandaue Central stands — strategically positioned right before the boom.

**Close enough to benefit from progress,
smartly priced before the surge.**

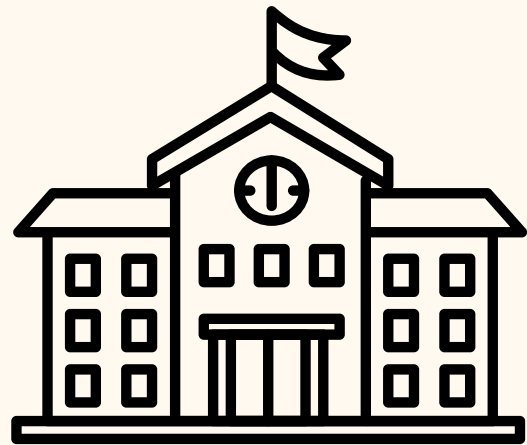


YOUR EVERYDAY, JUST A FEW STEPS AWAY

At Balai Mandaue Central, convenience isn't just a feature — it's a way of life. Located less than 200 meters from SM JMall, everything you need for your daily routine is within easy reach — shopping, groceries, dining, banks, fitness, and entertainment.

AT THE CENTER OF IT ALL

within 3 kilometers of everything that matters.



21

learning institutions



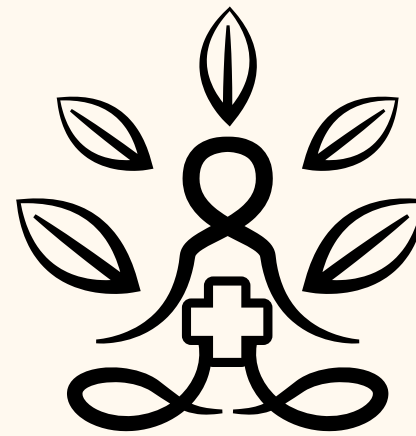
14

shopping centers



35

places of worship



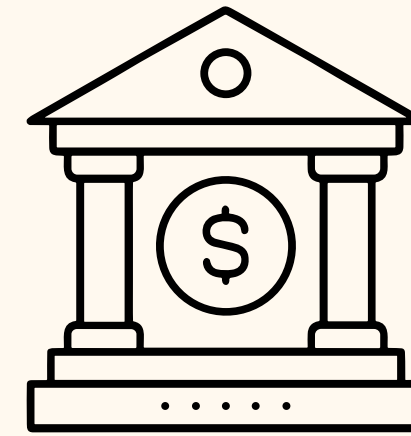
18

wellness hubs



40

medical / dental clinics



39

banks



12

entertainment spots

You're not just near everything — you're surrounded by everything.

AMENITIES

24th Floor

**RESIDENTIAL
(HIGH ZONE)**

22nd Floor to 23rd Floor

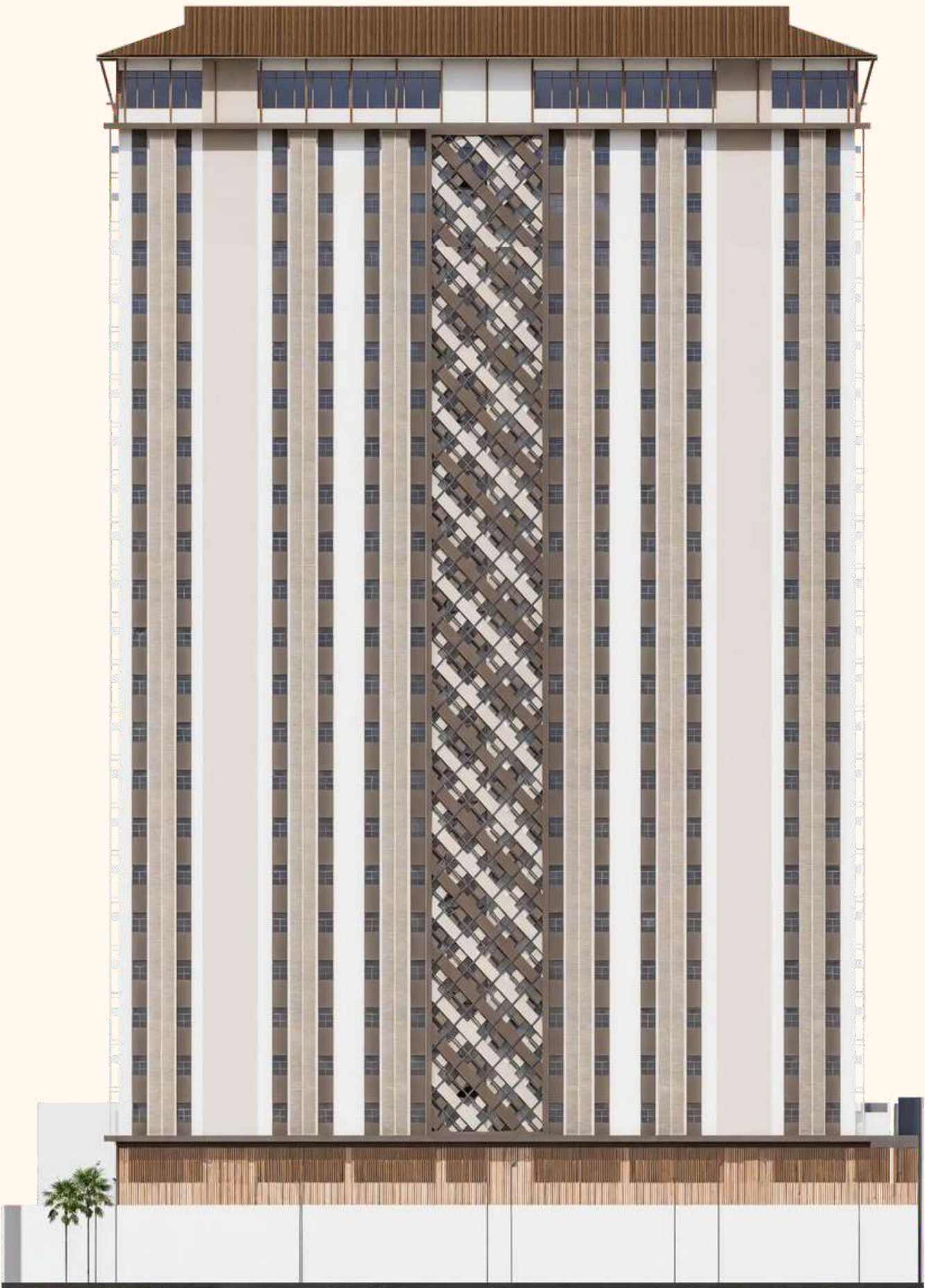
**RESIDENTIAL
(LOW ZONE)**

4th Floor to 21st Floor

**AMENITIES
PARKING**

3rd Floor

Ground Floor - 2nd Floor



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STACKING DIAGRAM





baloi
BY SE RESOURCES
MANDALAY CITY

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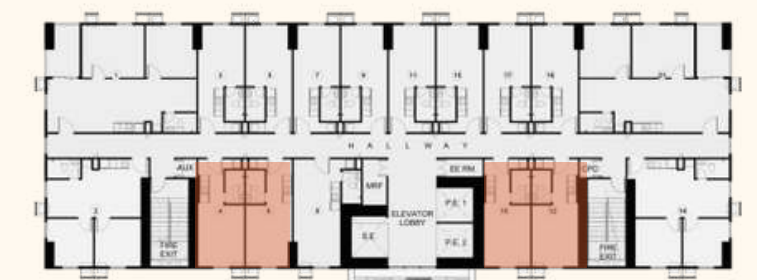
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STUDIO (21 SQM)

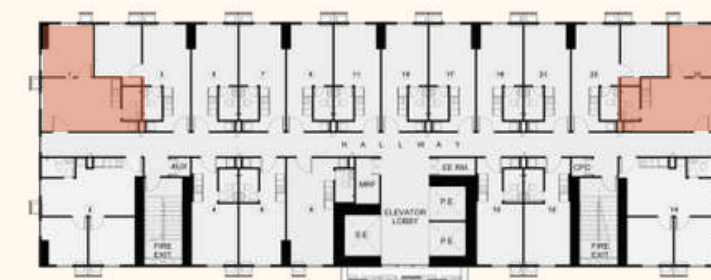


TYP. 4TH-21ST FLOOR PLAN

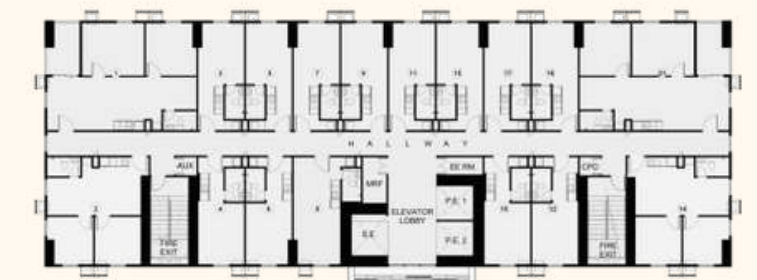


TYP. 22ND-23RD FLOOR PLAN

1 BR A (34.12 SQM)

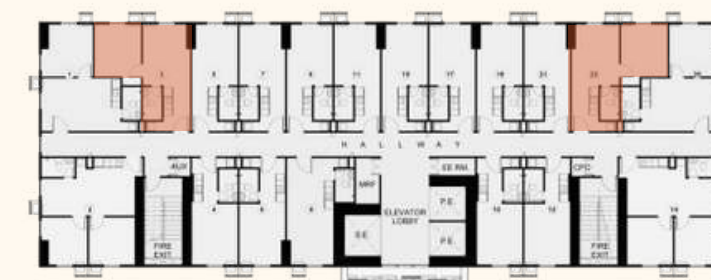


TYP. 4TH-21ST FLOOR PLAN

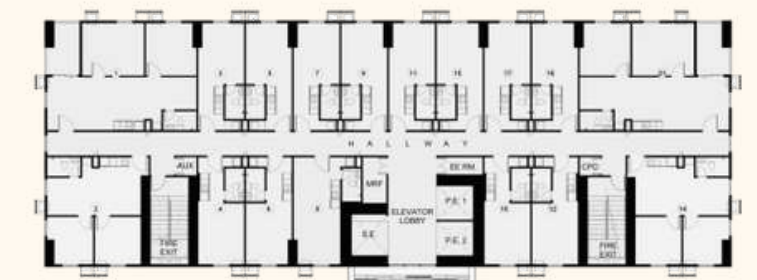


TYP. 22ND-23RD FLOOR PLAN

1 BR B (33.08 SQM)

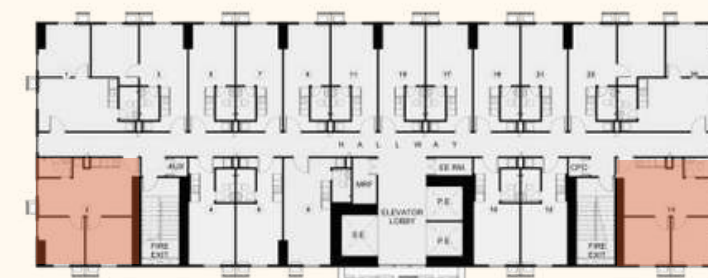


TYP. 4TH-21ST FLOOR PLAN

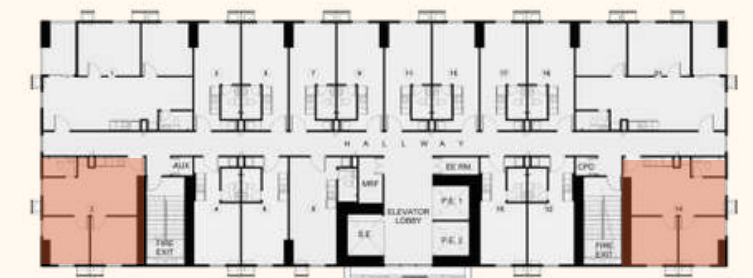


TYP. 22ND-23RD FLOOR PLAN

2 BEDROOM (43.73 SQM)

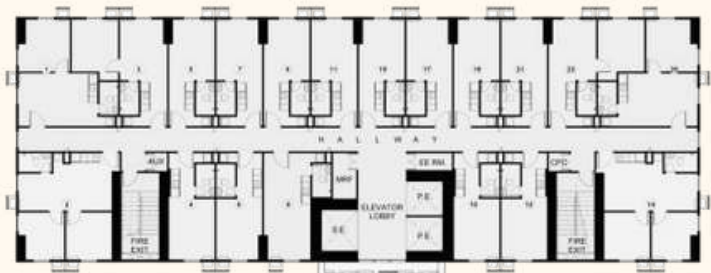


TYP. 4TH-21ST FLOOR PLAN

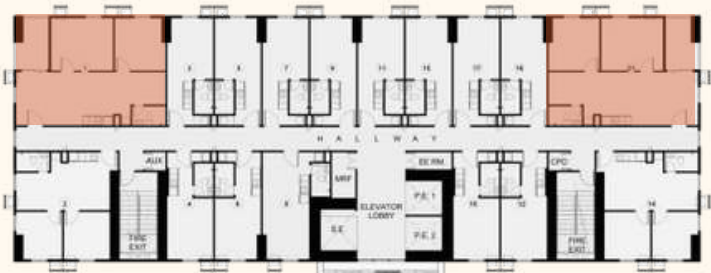


TYP. 22ND-23RD FLOOR PLAN

SKY YARDEN (67.20 SQM)



TYP. 4TH-21ST FLOOR PLAN



TYP. 22ND-23RD FLOOR PLAN



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