



ato

RESIDENCES
TALISAY

A great fit for first-time buyers, young families, and professionals.

 *Dumlog, Talisay City, Cebu*

TURNED OVER: MARCH 2028

OPEN FOR RESERVATION!

A Place To Call our Own



THE ATO RESIDENCES - TALISAY ADVANTAGE

A flagship suburban community in Talisay City—perfectly tailored for modern families and smart investors seeking safety, elite connectivity, and rapid value appreciation.

CONVENIENCE



- ✓ Prime 1–10 min proximity to school, medical, and daily essentials
- ✓ Direct, seamless connectivity to the booming SRP 'Golden Triangle'
- ✓ Hassle-free daily commutes to major commercial districts

LIFESTYLE



- ✓ Myvan's premier flagship development setting a new Southern standard
- ✓ Immediate resort-lifestyle access with pool, clubhouse, and parks
- ✓ 24/7 neighborhood security with flexible unit-combining options

VALUE



- ✓ Unbeatable first-mover pre-selling rates before market price spikes
- ✓ High long-term growth guaranteed by nearby SMDC and NUSTAR projects
- ✓ Easy and flexible 15/85 downpayment and bank financing options

Top 3 Reasons Clients Choose Ato Residences - Talisay



Strategic SRP Access



Elevated & Flood-Free



High-Yield Entry Pricing

LOCATION MAP

CEBU CITY CONVENIENCE, HIGHLAND LIVING.



CLOSEST LANDMARKS

 Dumlog Barangay Hall 0.2km 1 min	 7-Eleven 1.7km 5 mins	 Sta. Teresa De Avila Church 1.7km 5 mins
 City Hall of Talisay, Cebu 1km 5 mins	 Crocolandia 2.2km 7 mins	 Talisay City Science High School 2.2km 7 mins
 Cebu South Medical Center 3.8km 9 mins	 Cebu South Coastal Road 1.8km 5 mins	 Royal Colleges of Science Management 5.9km 17 mins

SCAN TO OPEN
IN GOOGLE MAPS:



MID-RISE RESIDENTIAL CONDOMONIUM

46% SOLD!

FEATURE	PROJECT DETAILS
Developer:	Myvan Properties and Development Inc.
Location:	Dumlog, Talisay City, Cebu
Project Type:	Mid-Rise Residential Condominium
Status:	Pre-Selling



INVENTORY AND TIMELINE

- ⇒ Total Inventory: 209 units (Low-Density & Exclusive)
- ⇒ Unit Mix: Studio Units (with or without balcony)
- ⇒ Turnover Date: 2022
- ⇒ Parking Rules: Parking Slots Available for SALE

TALISAY ADVANTAGE:

- 1.5m Flood-Free Elevation
- Master-Planned Infrastructure
- Guaranteed Area Appreciation

ATO - TLSY UNIT TYPES

Condo VS House and Lot: The Smarter Choice

ATO - TLSY UNITS



STUDIO UNIT 1
18.00sqm

STUDIO UNIT 2
20.00sqm

STUDIO UNIT 3
21.00sqm

STUDIO UNIT 4
23.00sqm

INCLUSIONS:

(WHAT'S INCLUDED UPON TURNOVER)



Fully finished units



Kitchen Cabinet



Painted Door



Floor Finished
(Vinyl Wood flooring)



Plumbing Fixtures
(Shower, Lavatory, Water Closet,
Kitchen Sink, etc.)



Bathroom Floor finished
(Ceramic Tiles)



Wall finished
(white acrylic paint)

WHAT'S INCLUDED:

Finishes and Deliverables

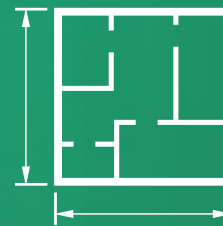
FINISHES



Fully Finished



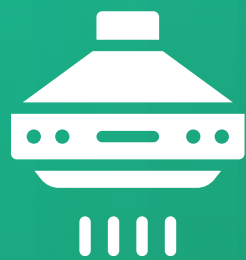
Wall Finished
(wall acrylic paint)



Floor Finished
(ceramic tiles)



Kitchen Cabinet



Kitchen
Rangehood



Plumbing Fixtures
(Shower, Lavatory, Water
Closet, Kitchen Sink, and etc.)



With or Without
Balcony

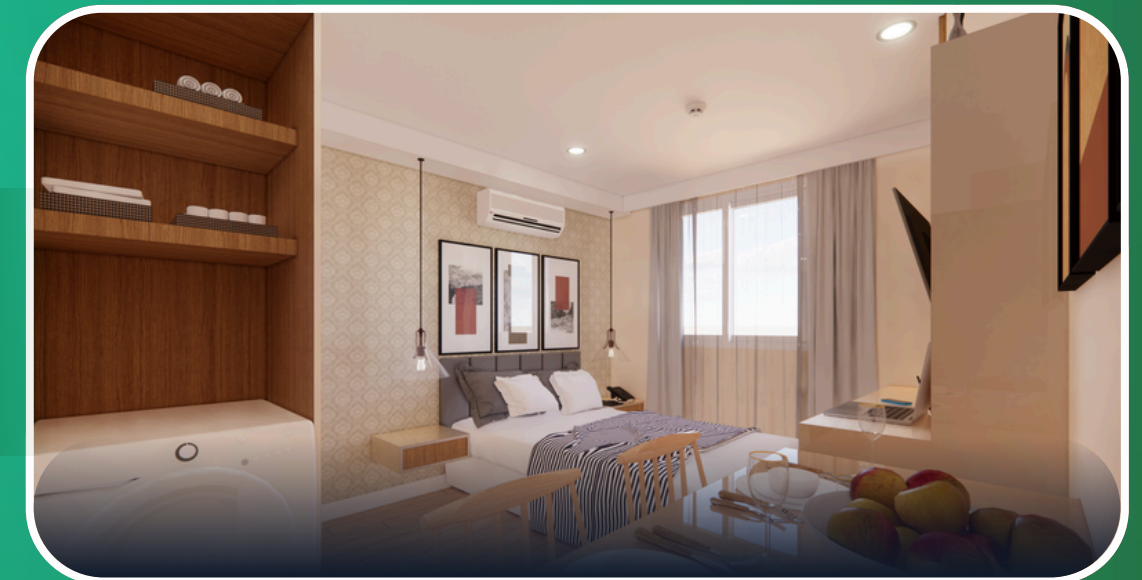


Mahogany Painted
Door

FLOOR AREA



18 / 20 / 21 / 23 sqm.



AMENITIES

Your Next Chapter

CLUBHOUSE



**SWIMMING
POOL**



**PICNIC
AND
OPEN AREA**



**PARKING
AREA**



PERSPECTIVES

Where Life Unfolds

6-STOREY BUILDING



YOUR SOUTH CEBU PREMIER SANCTUARY

PRESTIGE, CONVENIENCE, AND SECURED GROWTH

Where modern southern living meets the comfort of a master-planned community.

UNMATCHED SOUTHERN CONVENIENCE

A highly recognized brand name bringing its pioneering flagship Southern property. Setting a new standard in the area.



STRATEGIC INVESTMENT SWEET SPOT

Located in the South's 'Golden Triangle' near NUSTAR and SM Seaside. Validated by institutional validation and secured lot potential ensuring long-term community growth and rapid appreciation.



ELEVATED LIVING & RESILIENCE

Completely eliminated flood risk by elevating the entire property one to one and a half meters above street level. A community raised for safety and long-term value.



SECURED GROWTH PARTNERSHIP

Working hand-in-hand with the local government, donating the drainage system and road for a permanent, government-maintained solution.



Golden Triangle Location



High Appreciation Potential



Elevated Community

ATO RESIDENCES - TLSY CONDOMINIUM

WITH P2,499 PER MONTH!

OPTION A: BANK FINANCING RECOMMENDED CHOICE!

FLOOR AREA (STUDIO, 18sqm) | TCP 1,875,000.00



STEP 1:
RESERVE

Reservation Fee: P10,000 (Deductible)



STEP 2:
EQUITY

EXCLUSIVE PROMO

**P2,499/
MONTH**



STEP 3:
BANK LOAN
(ALL IN)

Loanable Amount: P1,593,750 (All-In)

20 YEARS	P13,821/mo
15 YEARS	P15,904/mo
10 YEARS	P20,365/mo

**Indictive Rates.*

OPTION B: PAG-IBIG FINANCING

UNIT 314 (STUDIO, 18.1sqm) | TCP 1,875,000.00



STEP 1:
RESERVE

Reservation Fee: P10,000 (Deductible)



STEP 2:
EQUITY

**P20,865.38/
MONTH**



STEP 3:
BANK LOAN
(ALL IN)

Loanable Amount: P1,500,000 (All-In)

28 YEARS	P9,826/mo
20 YEARS	P11,294/mo
10 YEARS	P17,128/mo

**Based on 3-year repricing.*

All figures are estimated and subject to change based on final Bank/Pag-ibig approval and prevailing rates.

SECURE YOUR UNIT TODAY!

Follow these simple steps to start your investment journey,



RESERVE

Pay the **Reservation Fee** and **sign the form.**
(IMMEDIATE)



SUBMIT

Complete your **CIS** and **upload your 2 valid IDs.**
(1-3 Days)



APPROVAL

Document verification and **official turnover unit.**
(7 - 14 Days)

REQUIREMENTS CHECKLIST:

BUYERS

- 2 Government Valid IDs
- Reservation Fee (NO DOWNPAYMENT)
- Filled out Customer Information Sheet (CIS)
- Signed Reservation Form

OFW

- Filled out Customer Information Sheet (CIS)
- Signed Reservation Form
- Proof of Remittance/Job Contract

SCAN THIS QR CODE FOR ALL THE REQUIREMENTS:



VISIT OUR OFFICE:

2/F Cityscape Hotel, F. Cabahug St. Mandaue City, Cebu



RESERVE YOUR UNIT TODAY

SAVE OUR DIGITAL

Have questions? Contact us today and follow us on Facebook for updates.



Scan QR Code for
ATO RESIDENCES - TALISAY

 **RESERVE NOW!**

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