

LIFESTYLE BENEFITS OF THE PROJECT

An accessible first-home address within Cebu City—set in a growing, residential neighborhood near schools and nature.

CONVENIENCE



- ✓ In city center near universities
- ✓ Direct routes to economic hubs
- ✓ Fast urban to suburban connection

LIFESTYLE



- ✓ Secure 5-tower masterplanned community
- ✓ Established booming residential neighborhood
- ✓ Elevated peaceful city escape

VALUE



- ✓ Early-bird edge on new district
- ✓ Rapid growth and enhanced security
- ✓ Peak property appreciation potential



LOCATION MAP

CEBU CITY CONVENIENCE, HIGHLAND LIVING.

THE SITE
La Bellezah Flats - Pulangbato

La Bellezah Homes
La Bellezah Homes Deo - Pulangbato

San Pedro Calungsod Parish Pulangbato
Pit-os Barangay Hall
Cebu International School

Maria Montessori International School

Pino Talamban

Cebu North General Hospital

Gaisano Grand Mall - Talamban

LA BELLEZAH FLATS
PULANGBATO

CLOSEST LANDMARKS

| | | |
|--|---|--|
| La Bellezah Homes - Deo Pulangbato 650m 3 mins | Pit-os Barangay Hall 1.7km 5 mins | Pino Talamban 2.3km 8 mins |
| San Pedro Calungsod Parish 800m 3 mins | La Bellezah Homes 2.1km 7 mins | Cebu North General Hospital 2.5km 9 mins |
| Maria Montessori International School 1.4km 4 mins | Cebu International School 2.2m 8 mins | Gaisano Grand Talamban 3.6km 10 mins |

SCAN TO OPEN
IN GOOGLE MAPS:



MID-RISE RESIDENTIAL CONDOMONIUM

66% SOLD

| FEATURE | PROJECT DETAILS |
|---------------|--|
| Developer: | Myvan Properties and Development Inc. |
| Location: | Pulangbato, Cebu City |
| Project Type: | Low-Rise Residential Condominium (Tower 2) |
| Status: | Pre-Selling Units |

INVENTORY AND TIMELINE

- ⇒ Total Inventory: 126 units (Low-Density & Exclusive)
- ⇒ Unit Mix: Studio Units (with or without balcony)
- ⇒ Turnover Date: April 2027
- ⇒ Parking Rules: Parking Slots Available for SALE



LBF - PLG UNIT TYPES

Condo VS House and Lot: The Smarter Choice

LBF - PLG UNITS



STUDIO UNIT
18.00sqm



STUDIO UNIT
23.00sqm



STUDIO UNIT
34.00sqm

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

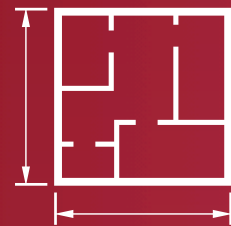
FINISHES



Fully Finished



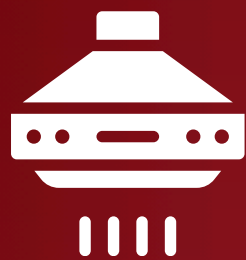
Wall Finished
(wall acrylic paint)



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 | 23 | 34 sqm.



AMENITIES

Designed For Comfort

**JOGGING
PATH**



**SWIMMING
POOL**



**PARKS
AND
GAZEBOS**



**GUARD
HOUSE**



PERSPECTIVES

Beauty In Detail

BUILDING 1 6-STOREY



THE PREMIER CEBU CITY ADDRESS

ACCESSIBILITY, SECURITY, AND VALUE

Elevated living meets essential city connectivity.

CAMPUS HUB CONNECTIVITY

Minutes away from major universities with direct routes to city economic hubs. Live exactly where you study to avoid long peak-hour commutes.



ELEVATED RESIDENTIAL SANCTUARY

Secure 5-tower masterplanned community featuring dedicated drainage and elevated site grading. A safe, peaceful escape from neighboring street issues in a booming neighborhood.



THE MASTERPLAN ADVANTAGE

Backed by a trusted 18-year developer track record with technical engineering solutions built right in. Enjoy an established residential environment paired with enhanced masterplanned security.



THE FUTURE DISTRICT EDGE

Secure an early-bird advantage and peak property appreciation within the city's next emerging district. Maximize your investment value while staying right at the heart of the action.



Connected Hub



Secured Growth



Premium Living

LBF-TGB TOWER 2 CONDOMINIUM

WITH P2,499 PER MONTH!

OPTION A: BANK FINANCING RECOMMENDED CHOICE!

FLOOR AREA (STUDIO, 18sqm) | TCP 1,876,000.00



**STEP 1:
RESERVE**

Reservation Fee: P10,000 (Deductible)



**STEP 2:
EQUITY**

EXCLUSIVE PROMO

**P2,499/
MONTH**



**STEP 3:
BANK LOAN
(ALL IN)**

Loanable Amount: P1,594,600 (All-In)

| | |
|----------|------------|
| 20 YEARS | P13,828/mo |
| 15 YEARS | P15,913/mo |
| 10 YEARS | P20,376/mo |

*Indictive Rates.

OPTION B: PAG-IBIG FINANCING

UNIT 314 (STUDIO, 18.1sqm) | TCP 1,876,000.00



**STEP 1:
RESERVE**

Reservation Fee: P10,000 (Deductible)



**STEP 2:
EQUITY**

**P20,876.92/
MONTH**



**STEP 3:
BANK LOAN
(ALL IN)**

Loanable Amount: P1,500,800 (All-In)

| | |
|----------|------------|
| 30 YEARS | P9,832/mo |
| 20 YEARS | P11,300/mo |
| 10 YEARS | P17,137/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
LBF - PULANGBATO FACEBOOK PAGE

 **RESERVE NOW!**

 **VISIT OUR OFFICE:**

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