



LA BELLEZAH
FLATS
TUGBONGAN



Ideal for Mandaue professionals, first-time homebuyers, and start-up families.

 **Tugbongan, Consolacion**

**BUILDING 2
NOW OPEN!**

OPEN FOR RESERVATION!

*Your Perfect Beginning
in Consolacion*



CONSOLACION ADVANTAGE:

WHERE CITY ACCESS MEETS RESORT LIVING.

The top choice for professionals seeking Mandaue access without the congestion.

CONVENIENCE



- ✓ Only 5 km from Mandaue and 12 km from Cebu City
- ✓ 10-minute reach to SM Consolacion
- ✓ Part of the Metro Cebu Expressway corridor

LIFESTYLE



- ✓ Quiet flood-free sanctuary
- ✓ Lower cost of goods and services
- ✓ Weekend-ready destinations nearby

VALUE



- ✓ New International Port – Right in Barangay Tayud
- ✓ Consolacion's 2024 census population hit 153,931 for investors
- ✓ City studio price for a more premium condo space



LOCATION MAP

MANDAUE ACCESS, RESORT LIVING.



CLOSEST LANDMARKS

 Tugbongan Barangay Hall 220m 1 min	 San Narciso Parish Church 2.3km 8 mins	 SM City Consolacion 3.8km 13 mins
 CityMall Consolacion 1.6km 4 mins	 Mendero Medical Center 3.6km 12 mins	 Co Jordan Talaba Farm and Fishing 4.2km 14 mins
 Consolacion Public Market 1.7km 4 mins	 Cebu Technological University - Consolacion 3.6m 12 mins	 Cansaga Bay Bridge 6.7km 20 mins



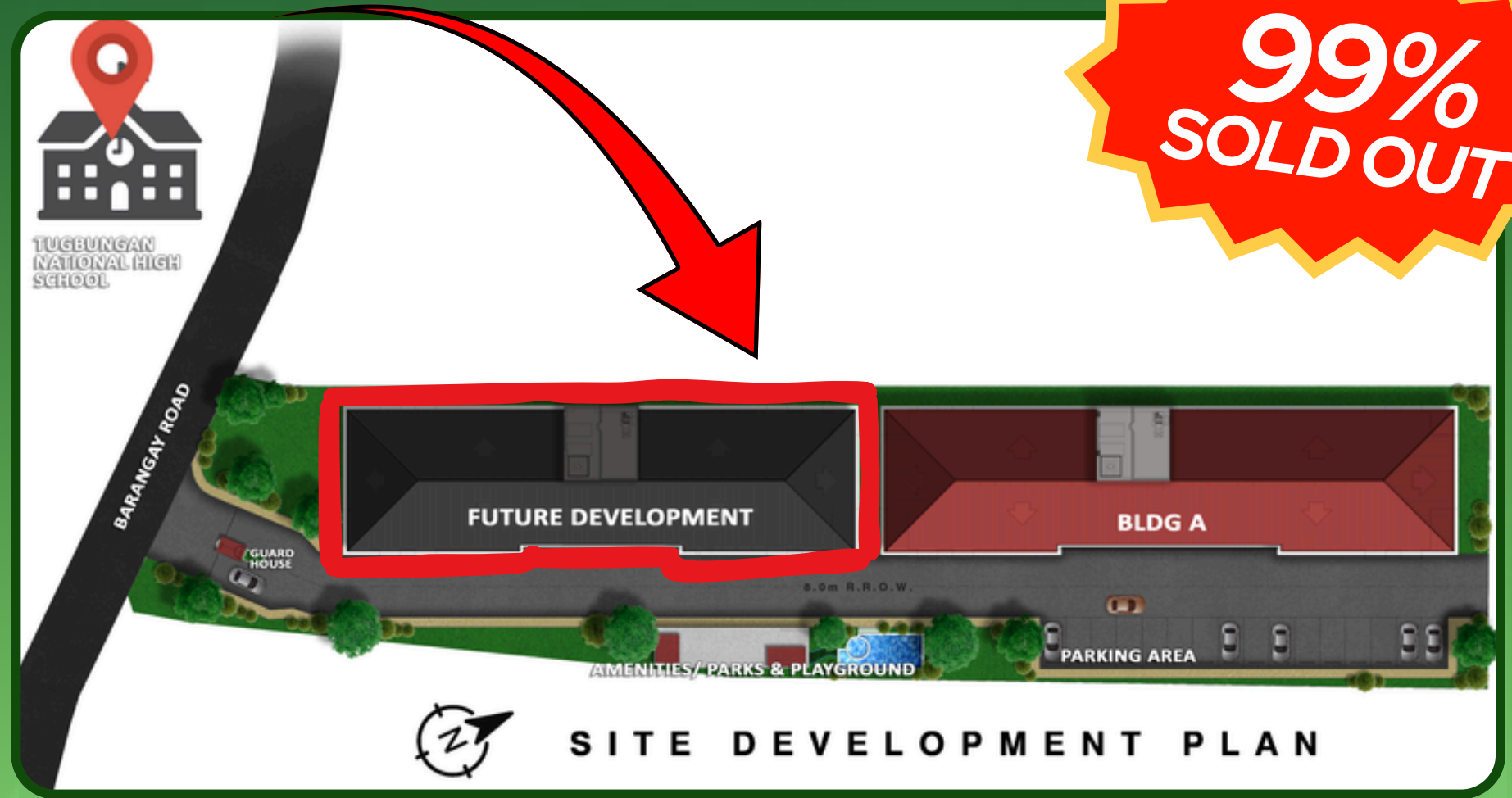
SCAN TO OPEN
IN GOOGLE MAPS:



MID-RISE RESIDENTIAL CONDOMONIUM

FEATURE	PROJECT DETAILS
Developer:	Myvan Properties and Development Inc.
Location:	Purok 4, Barangay Tugbongan, Consolacion, Cebu
Project Type:	Low-Rise Residential Condominium (Tower 2)
Status:	Pre-Selling Units

99% SOLD OUT



- ## INVENTORY AND TIMELINE
- ⇒ Total Inventory: 202 units (Low-Density & Exclusive)
 - ⇒ Unit Mix: Studio Units (with or without balcony)
 - ⇒ Turnover Date: November 2026
 - ⇒ Parking Rules: Parking Slots Available for SALE

CONSOLACION ADVANTAGE:

- Gateway Connectivity
- Exclusive Sanctuary
- The Metro-North Edge

LBF - TGB UNIT TYPES

Condo VS House and Lot: The Smarter Choice

LBF - TGB BLDG 2 UNITS



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)

LBF - TGB UNIT TYPES

Condo VS House and Lot: The Smarter Choice

LBF - TGB BLDG 2 UNITS



STUDIO UNIT
18.00sqm



STUDIO UNIT
21.00sqm



STUDIO UNIT
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

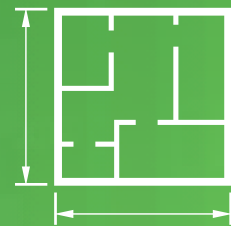
FINISHES



Fully Finished



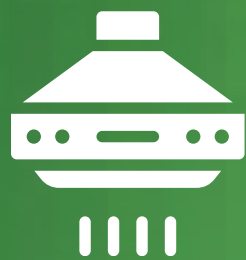
Wall Finished
(wall acrylic paint)



Floor Finished
(ceramic tiles)



Kitchen Cabinet



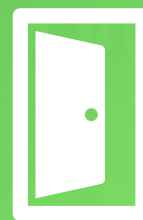
Kitchen Rangehood



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



With or Without Balcony



Mahogany Painted Door

FLOOR AREA



18 | 21 | 23 sqm.



AMENITIES

Designed For Comfort

**JOGGING
PATH**



**SWIMMING
POOL**



**PARKS
AND
GAZEBOS**



**GUARD
HOUSE**



PERSPECTIVES

Crafted With Vision

BUILDING 2 8-STOREY



THE STRATEGIC ADDRESS IN CONSOLACION

CONVENIENCE, CONNECTIVITY, AND GROWTH

Experience a lifestyle designed for ultimate connectivity.

ESSENTIALS NEARBY

Just 5 minutes from the main road. Be steps away from SM Consolacion (5 mins) and Fooda Saversmart (6 mins). No long commutes for groceries or doctors.



NATURAL QUIET BUFFER

A 3-to-5 minute walk that acts as a natural shield against highway dust, noise, and pollution. Enjoy a private-village feel while staying connected to the city.



A TRUSTED INVESTMENT

Don't guess on your first home. With Tower 1 being 99% sold out, you are buying into a market-proven project from a developer with a 18-year track record.



YOUR SMART INVESTMENT

Secure your future near the new ₱16.93 Billion International Container Port. Own a unit in a top-rated investment location before the "port boom" drives prices up.



99% SOLD OUT



The Perfect Balance



Market-Proven Success



A City-Level Experience

LBF-TGB TOWER 2 CONDOMINIUM

WITH ZERO DOWNPAYMENT!

OPTION A: BANK FINANCING RECOMMENDED CHOICE!

UNIT 215 (STUDIO, 18sqm) | TCP 1,795,000.00



STEP 1:
RESERVE

Reservation Fee: P10,000 (Deductible)



STEP 2:
EQUITY

EXCLUSIVE PROMO

**P2,499/
MONTH**



STEP 3:
BANK LOAN
(ALL IN)

Loanable Amount: P1,525,750 (All-In)

20 YEARS	P11,376/mo
15 YEARS	P13,291/mo
10 YEARS	P17,325/mo

*Indictive Rates.

OPTION B: PAG-IBIG FINANCING

UNIT 314 (STUDIO, 18.1sqm) | TCP 1,795,000.00



STEP 1:
RESERVE

Reservation Fee: P10,000 (Deductible)



STEP 2:
EQUITY

**P19,423.08/
MONTH**



STEP 3:
BANK LOAN
(ALL IN)

Loanable Amount: P1,436,000 (All-In)

30 YEARS	P11,057/mo
25 YEARS	P13,212/mo
20 YEARS	P20,474/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

RESERVE YOUR UNIT TODAY

SCAN THIS QR CODE FOR ALL THE REQUIREMENTS:



VISIT OUR OFFICE:

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

SAVE OUR DIGITAL

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



Scan QR Code for
LBF TUGBONGAN FACEBOOK PAGE

 **RESERVE NOW!**

 **VISIT OUR OFFICE:**

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