



CASA MIRA TOWERS

MANDAUE



DISCLAIMER

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A man in a white shirt and khaki pants is carrying a woman in a white dress piggyback. Both are smiling broadly. The background is a solid teal color with a stylized house outline in teal and yellow. The text is centered over the image.

MORE SPACE . MORE AMENITIES . MORE VALUE

**MORE FOR THE
FILIPINO FAMILY**



LOCATION

This modern urban development is contained in an area of 11,413 square meters in a property at Alang-alang, Mandaue City.

NEAR THE AREA

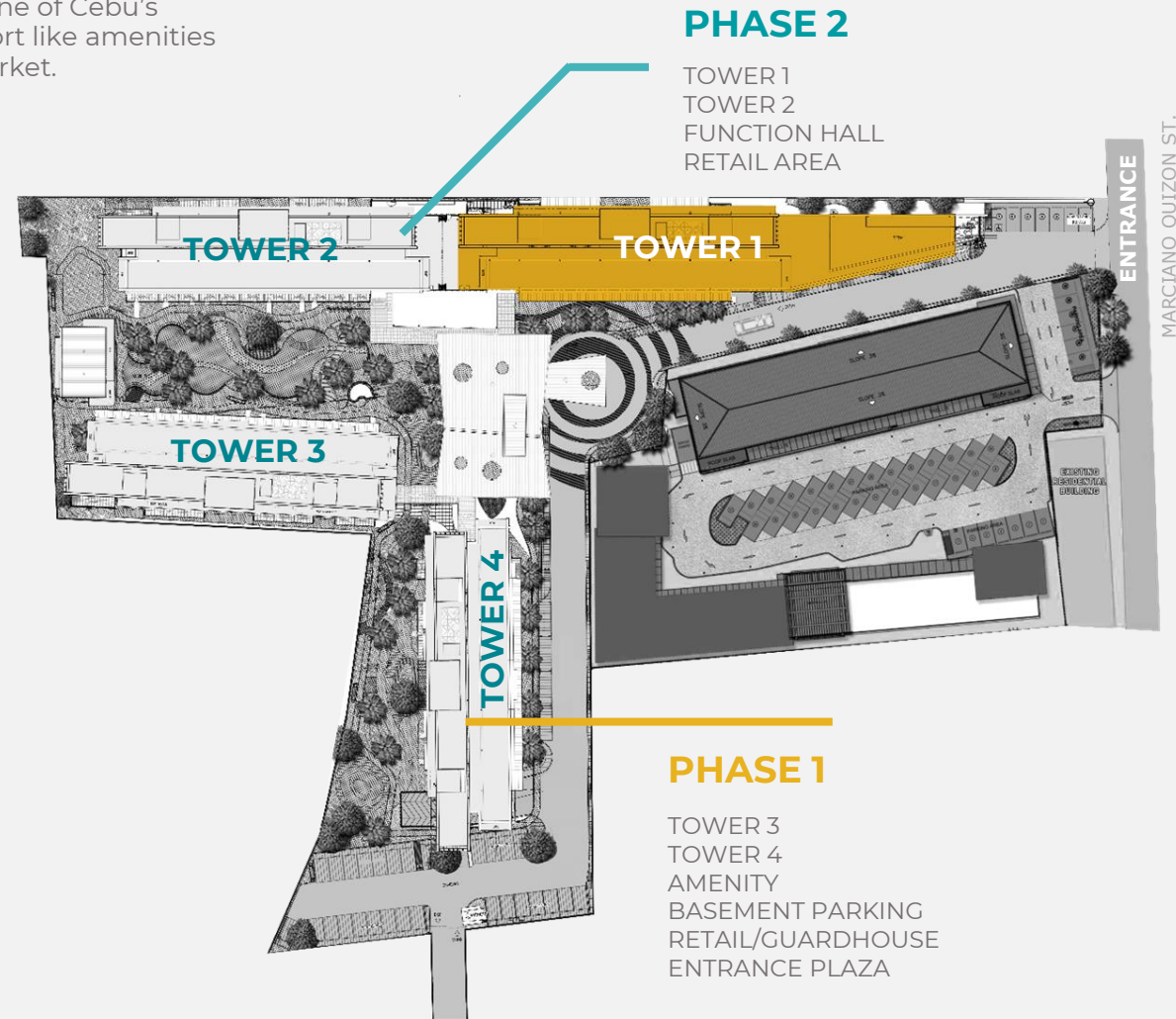
- 15 mins to Mactan Cebu International Airport
- 5 mins to Pacific Mall
- 8 mins to St. Joseph National Shrine & St. Joseph Academy
- 8 mins to Mandaue City Hall
- 8 mins to Seamen's Hospital

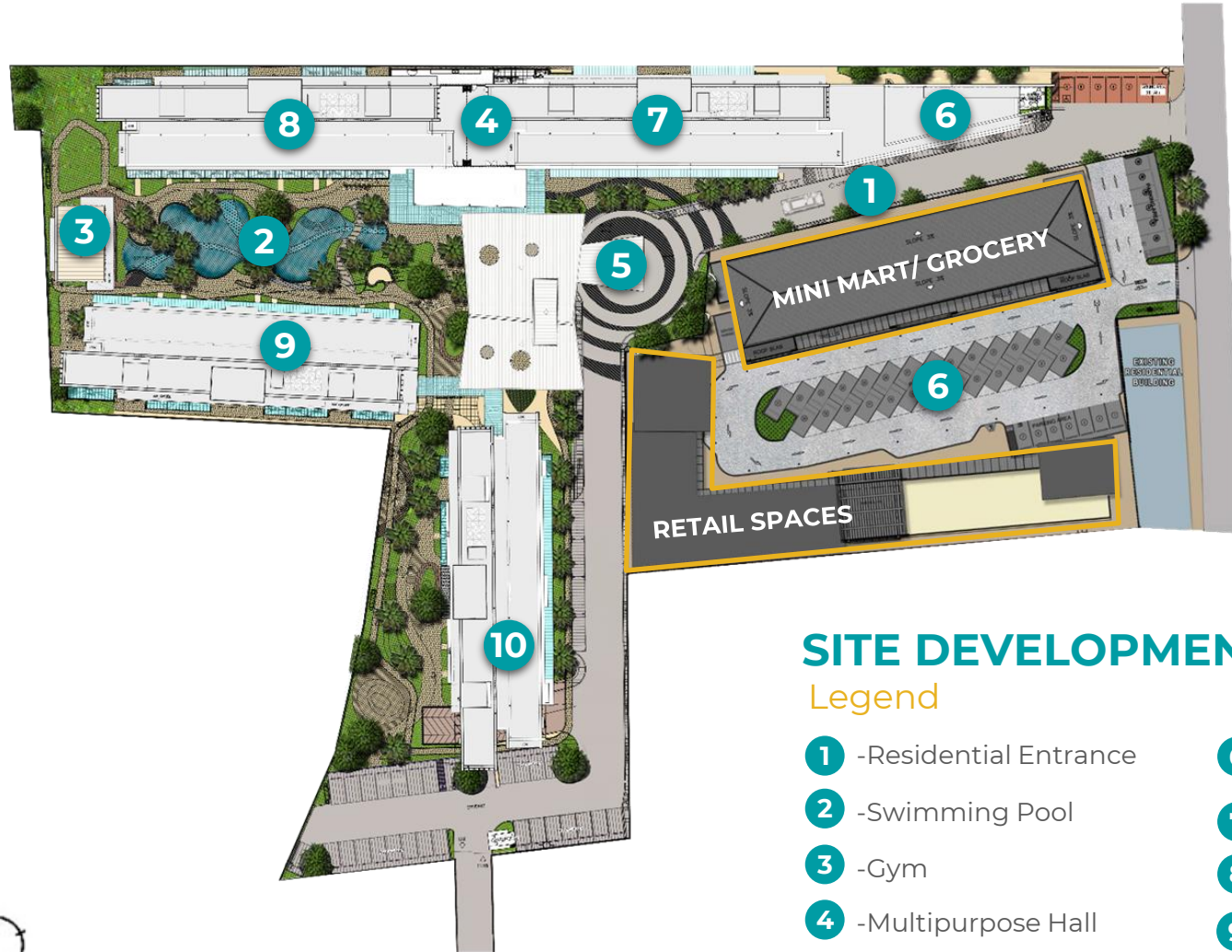
MASTERPLAN

Casa Mira Towers Mandaue is a 4 high-rise residential condominium development that sits in one of Cebu's major cities. The development offers resort like amenities thus will offer MORE to the economic market.

4 Residential & 1 Retail Bldg.

Tower 1 – 12 storeys
Tower 2 – 19 storeys
Tower 3 – 23 storeys
Tower 4 – 15 storeys





SITE DEVELOPMENT PLAN

Legend

- | | |
|--------------------------------|------------------------------------|
| 1 -Residential Entrance | 6 -Minimart & Retail Spaces |
| 2 -Swimming Pool | 7 -Tower 1 |
| 3 -Gym | 8 -Tower 2 |
| 4 -Multipurpose Hall | 9 -Tower 3 |
| 5 -Drop-off Area | 10 -Tower 4 |

Casa Mira Towers Mandaue
has a total of **1,484 units**



Tower 1

12 floors
256 units

Tower 2

19 floors
407 units

Tower 3

23 floors
505 units

Tower 4

15 floors
316 units

All units are combinable, subject to
design and development schedule
limitations.



AERIAL VIEW

Architect's Perspective

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RETAIL AREA

Architect's Perspective

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RETAIL AREA

Architect's Perspective

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PROJECT COMPONENTS



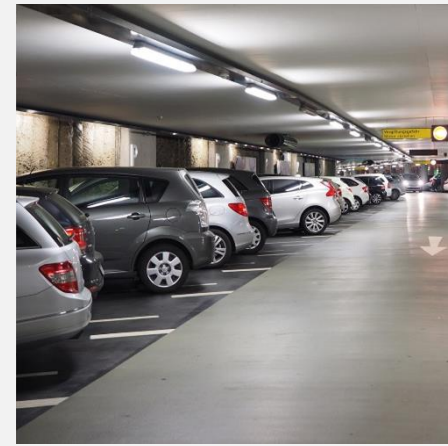
Residential



Retail Component



Ground Floor
Amenity Level



Basement Parking

MORE SPACE



Casa Mira Towers Mandaue offers up to 60 %
open space that allows every resident to
experience a more relaxing living experience and
enjoy its surroundings

UNIT FEATURES

AREA	DELIVERABLE
Floor finish	Floor tiles
Wall finish	Painted wall
T&B	Ceramic non-slip floor tiles
	Mechanical exhaust
Bathroom fixtures	Included
Kitchen base cabinet with countertop	Included
Kitchen exhaust	provision only
Provision for Cable TV, Telephone/Internet	provision only
Fire detection and suppression system	Installed
Aircon provision	Provision only
Shower heater	Provision only

UNIT PLAN

TYPICAL STUDIO UNIT

20.13 sqm

AREA	SIZE
Living	16.43 sqm
Toilet and Bath	3.70 sqm
TOTAL	20.13 sqm



UNIT PLAN

TYPICAL STUDIO UNIT
W/ BALCONY
23.31 sqm

AREA	SIZE
Living	16.43 sqm
Toilet and Bath	3.70 sqm
Balcony	3.18 sqm
TOTAL	23.31 sqm



UNIT PLAN

SPECIAL STUDIO

24.44 sqm

AREA	SIZE
Living	20.74 sqm
Toilet and Bath	3.70 sqm
TOTAL	24.44 sqm



UNIT PLAN

1 BEDROOM UNIT
W/ BALCONY
35.67 sqm

AREA	SIZE
Bedroom	10.42 sqm
Living	17.79 sqm
Balcony	3.18 sqm
Toilet and Bath	4.28 sqm
TOTAL	35.67 sqm



MORE AMENITIES



BUILDING FEATURES & AMENITIES

- Adult and kiddie pool
- Fitness gym
- Play area
- Multi-function Halls
- 3 elevators per building
- Garbage rooms per floor
- 100% back-up power
- 24/7 CCTV system
- Retail strip
- Property Management Services



SWIMMING POOL

Architect's Perspective

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DROP-OFF AREA

Architect's Perspective

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ENTRANCE LOBBY

Architect's Perspective

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CHILDREN'S PLAY AREA

Architect's Perspective

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CLUBHOUSE

Architect's Perspective

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FUNCTION HALL

Architect's Perspective

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LOUNGE

Architect's Perspective

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FITNESS GYM

Architect's Perspective

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MORE VALUE



Get a gaze at the bustling city of Mandaue in a development that fuses the conveniences of business, leisure & entertainment.

It is surrounded by major establishments like:

- St. Louis School
- St. Joseph National Shrine
- Pacific Mall
- Prince Warehouse
- Dr. Ignacio M. Cortes General Hospital
- Citi Hardware

This newest address quickly links you to either the north or south part of Cebu, and even to Mactan Island.

TOWER 4

FLOOR PLANS

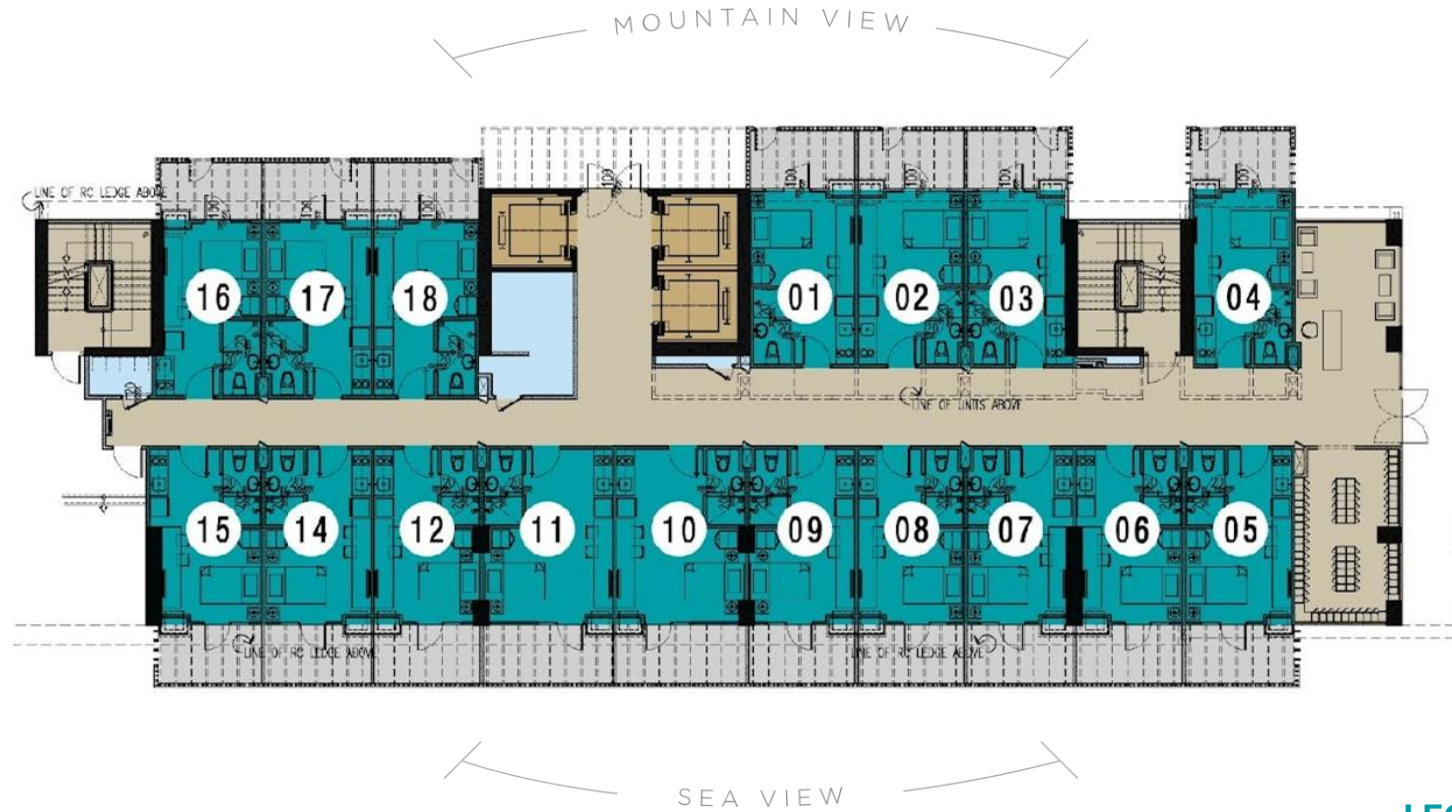


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TOWER 4

GROUND FLOOR PLAN

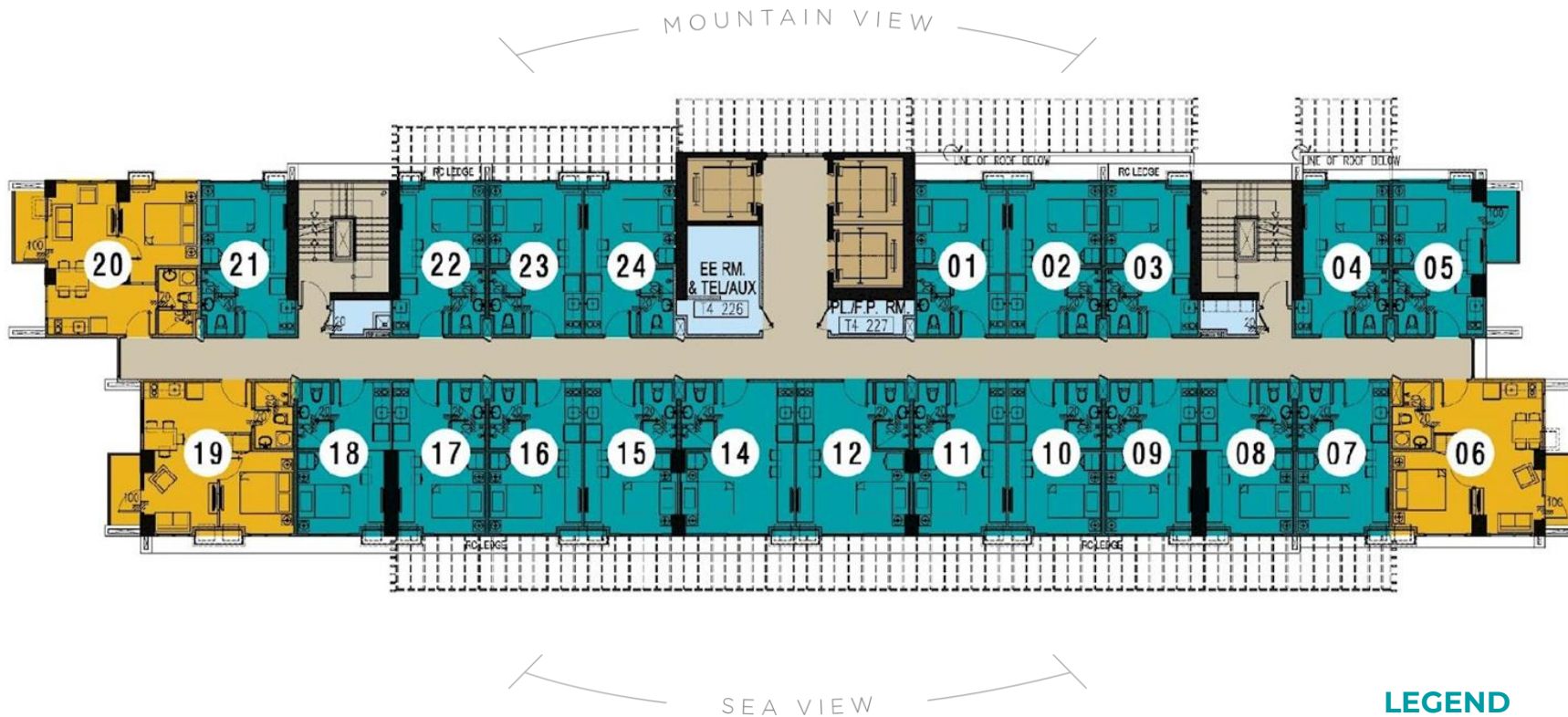


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 4

SECOND FLOOR PLAN

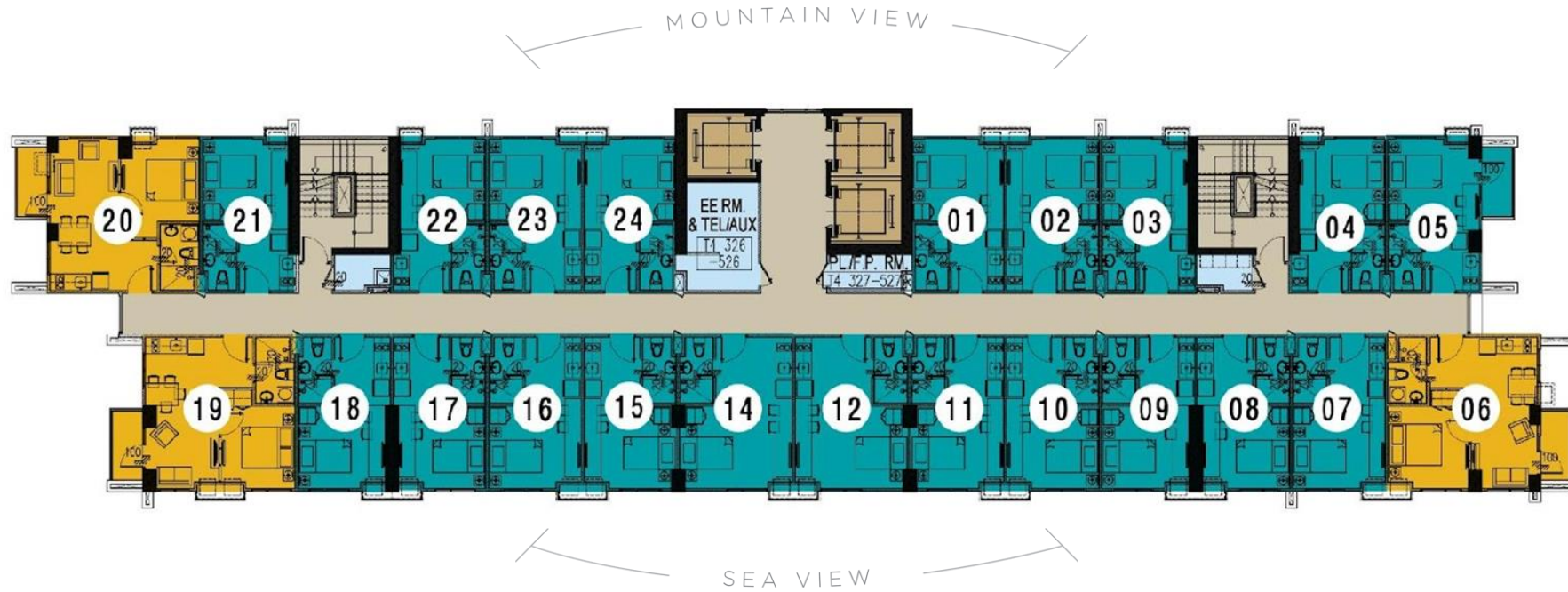


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 4

THIRD - FIFTH FLOOR PLAN



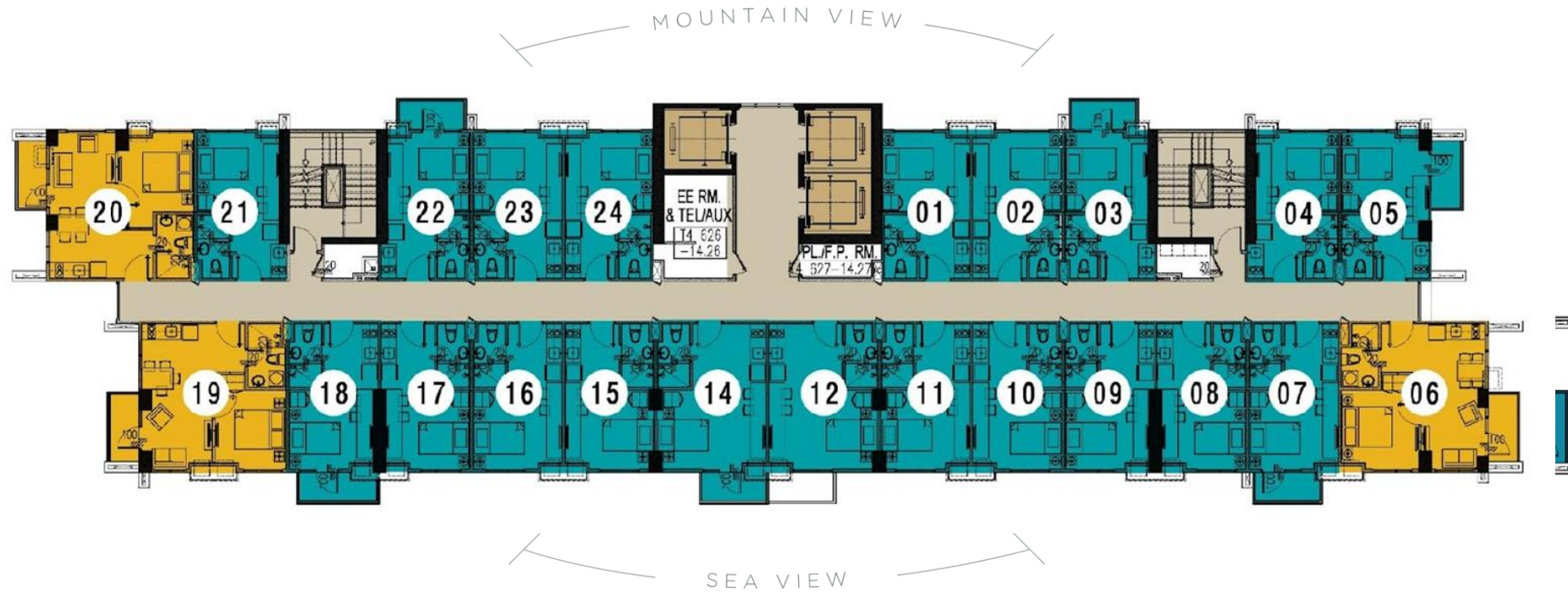
LEGEND

- STUDIO
- 1-BR

TOWER 4

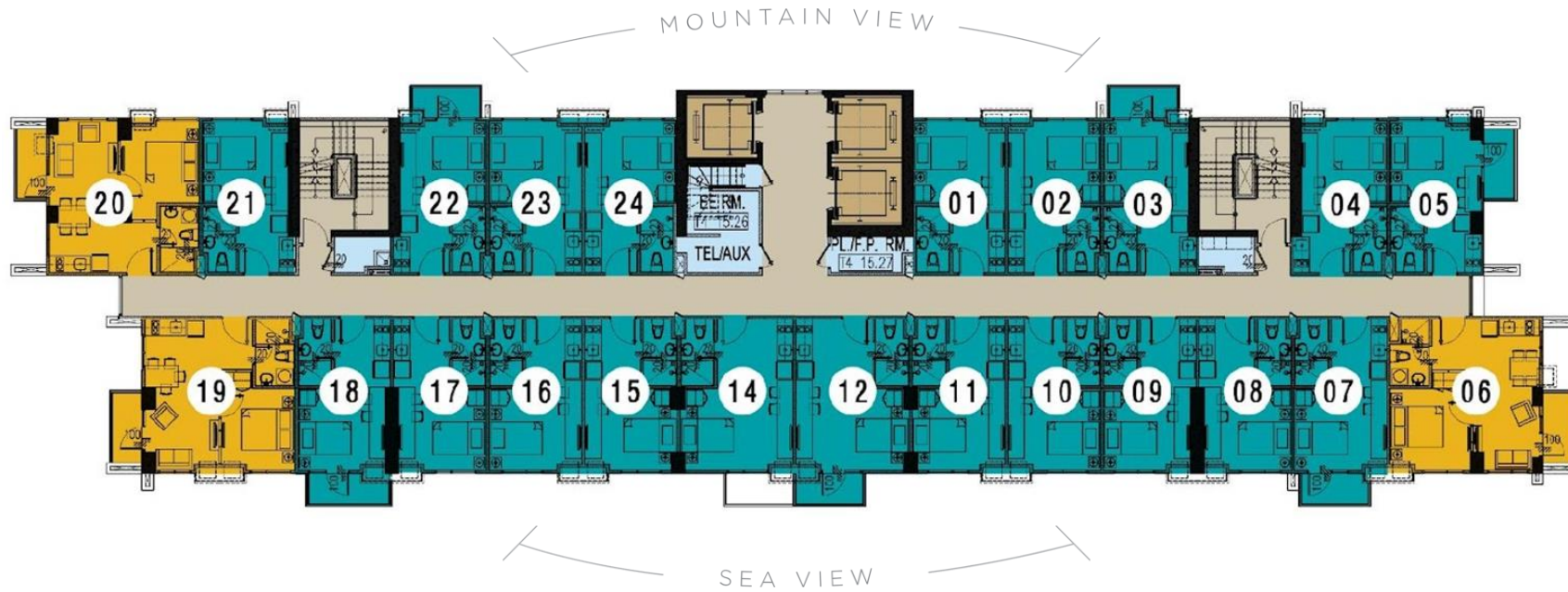
SIXTH - FOURTEENTH FLOOR PLAN

NOTE: BALCONY LOCATION FOR UNITS 12 & 14 ALTERS IN-BETWEEN FLOORS



TOWER 4

FIFTEENTH FLOOR PLAN



LEGEND

-  - STUDIO
-  - 1-BR

TOWER 3

FLOOR PLANS

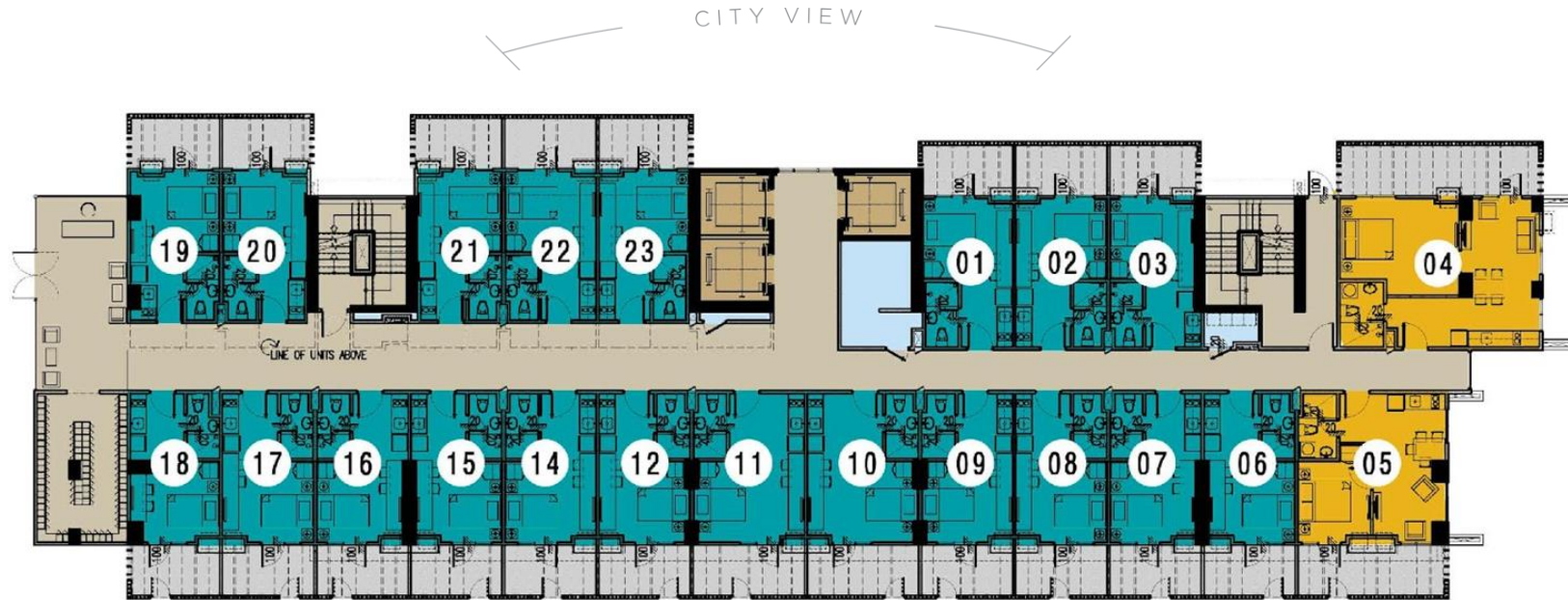
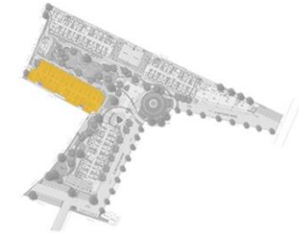


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TOWER 3

GROUND FLOOR PLAN

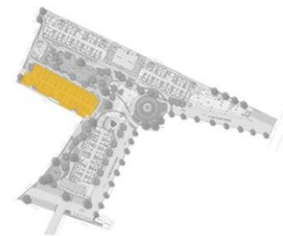


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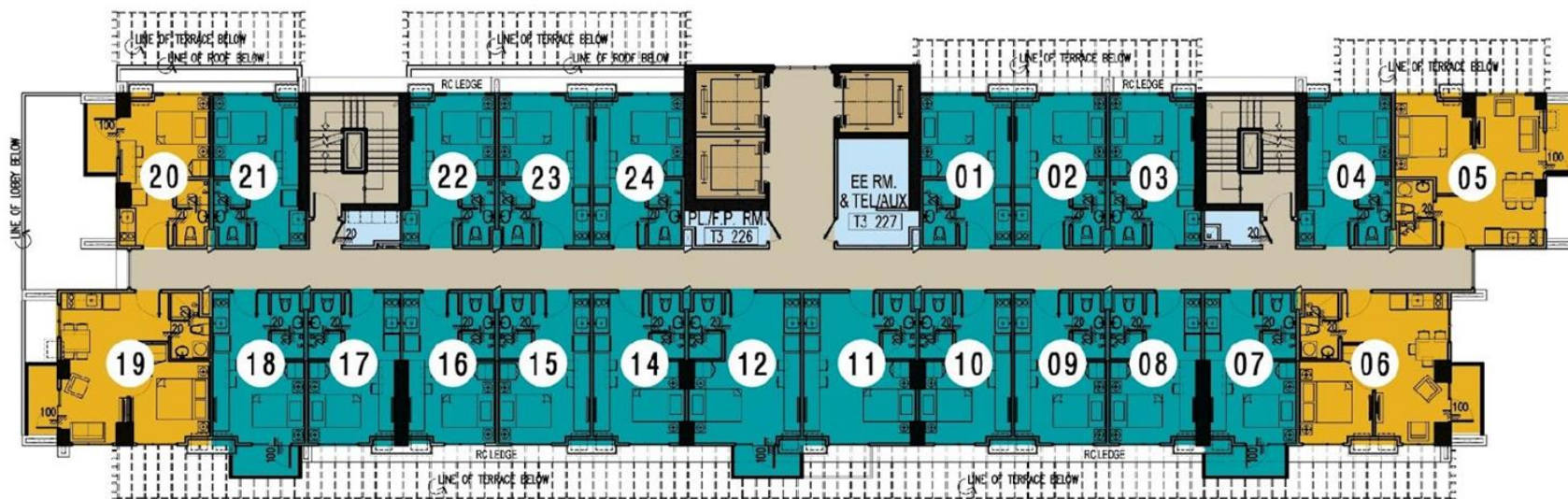
-  - STUDIO
-  - 1-BR

TOWER 3

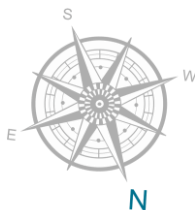
SECOND FLOOR PLAN



CITY VIEW



AMENITY VIEW



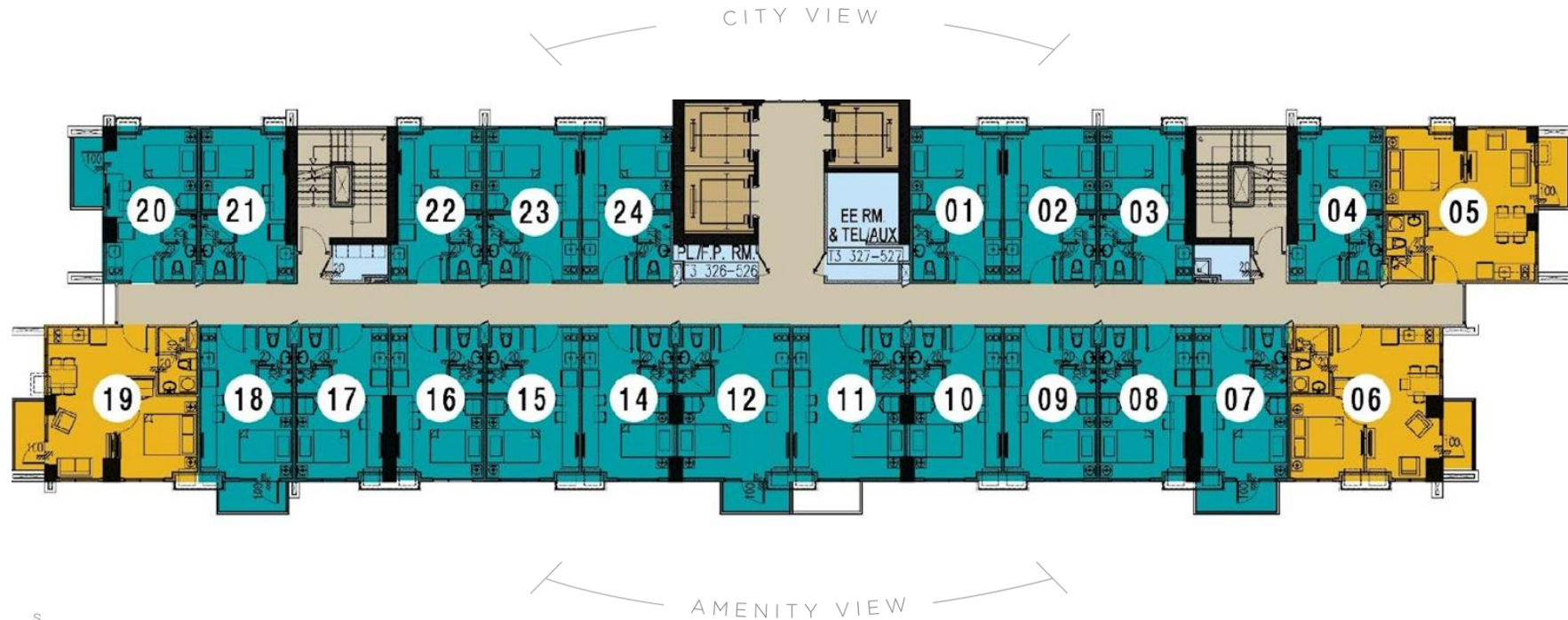
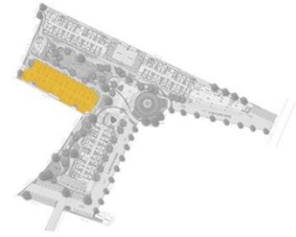
LEGEND

- STUDIO
- 1-BR

TOWER 3

TYPICAL THIRD – FIFTH FLOOR PLAN

NOTE: BALCONY LOCATION FOR UNITS 11 & 12 ALTERS IN-BETWEEN FLOORS

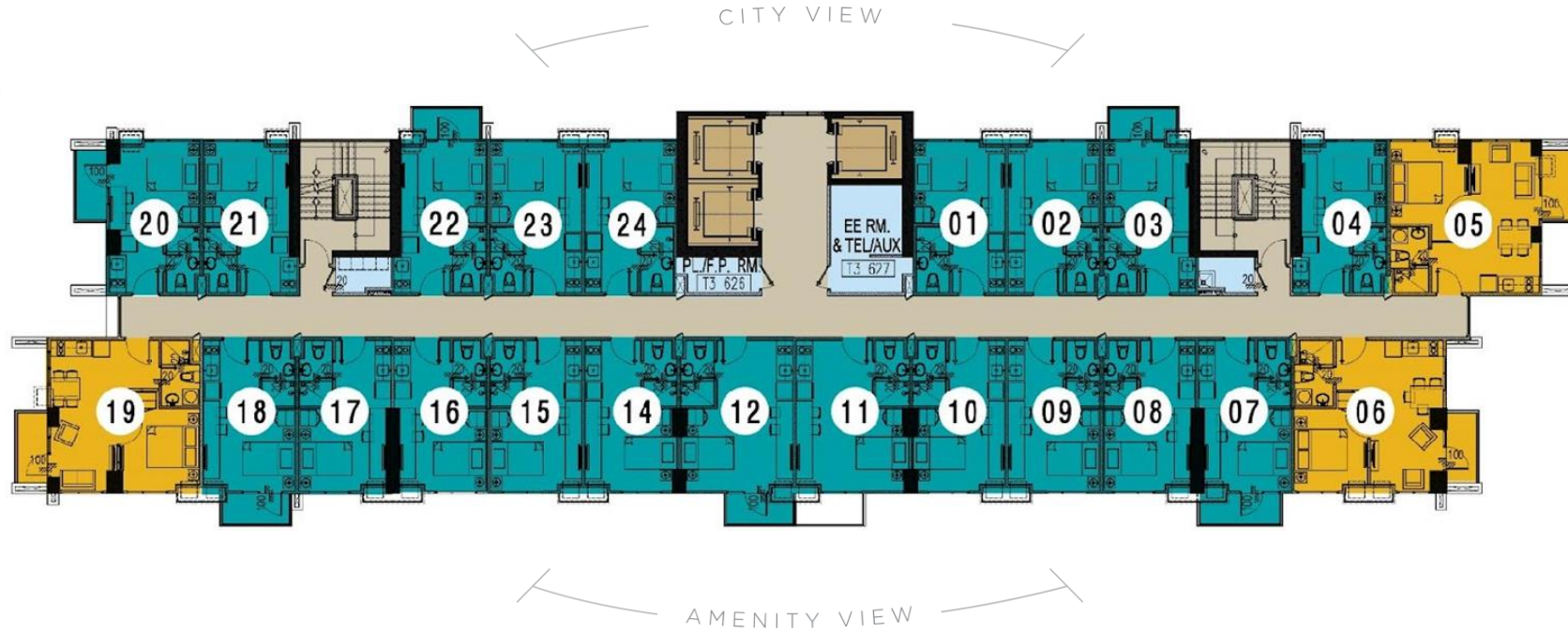
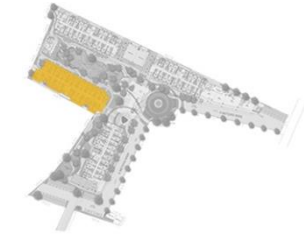


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 3

SIXTH FLOOR PLAN



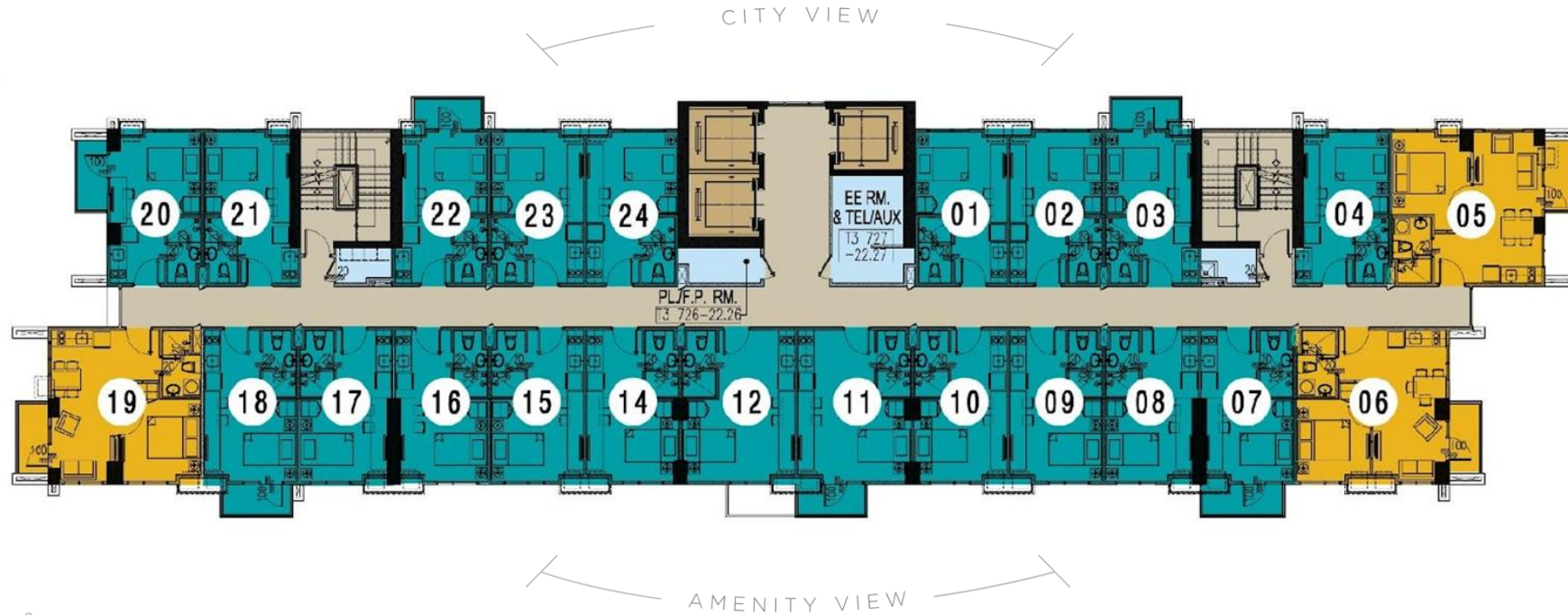
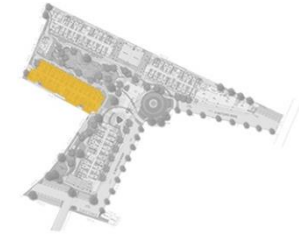
LEGEND

-  - STUDIO
-  - 1-BR

TOWER 3

TYPICAL SEVENTH – TWENTY SECOND FLOOR PLAN

NOTE: BALCONY LOCATION FOR UNITS 11 & 12 ALTERS IN-BETWEEN FLOORS

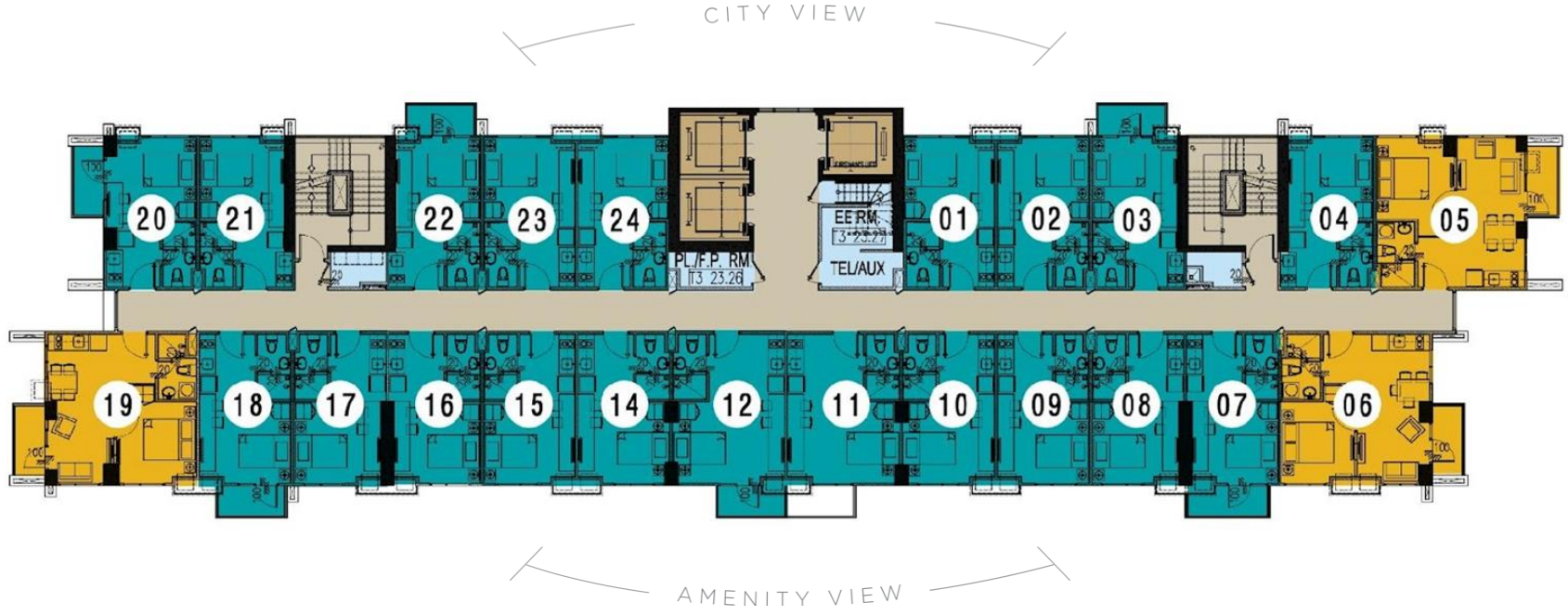
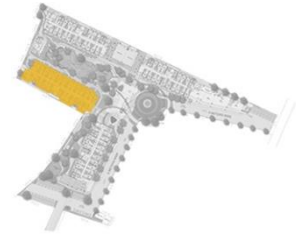


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 3

TWENTY THIRD FLOOR PLAN



LEGEND

-  - STUDIO
-  - 1-BR

TOWER 2

FLOOR PLANS

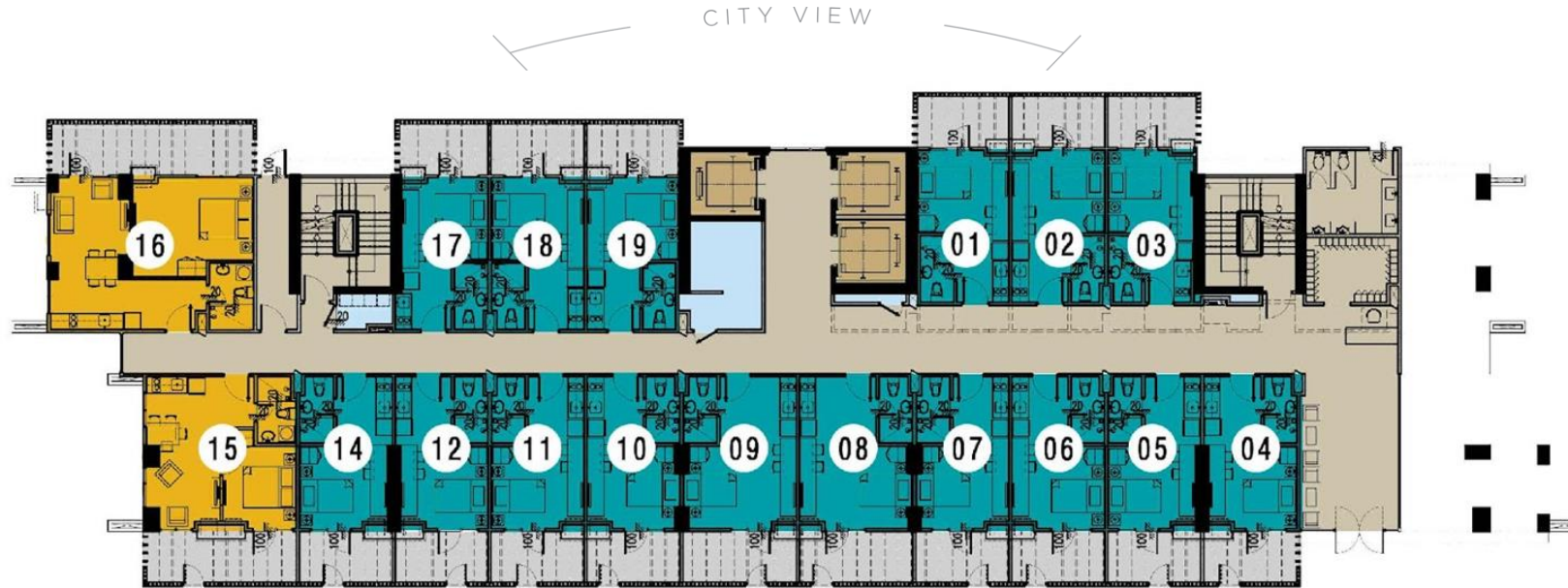
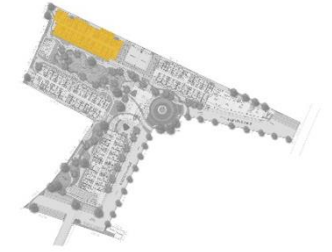


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TOWER 2

GROUND FLOOR PLAN

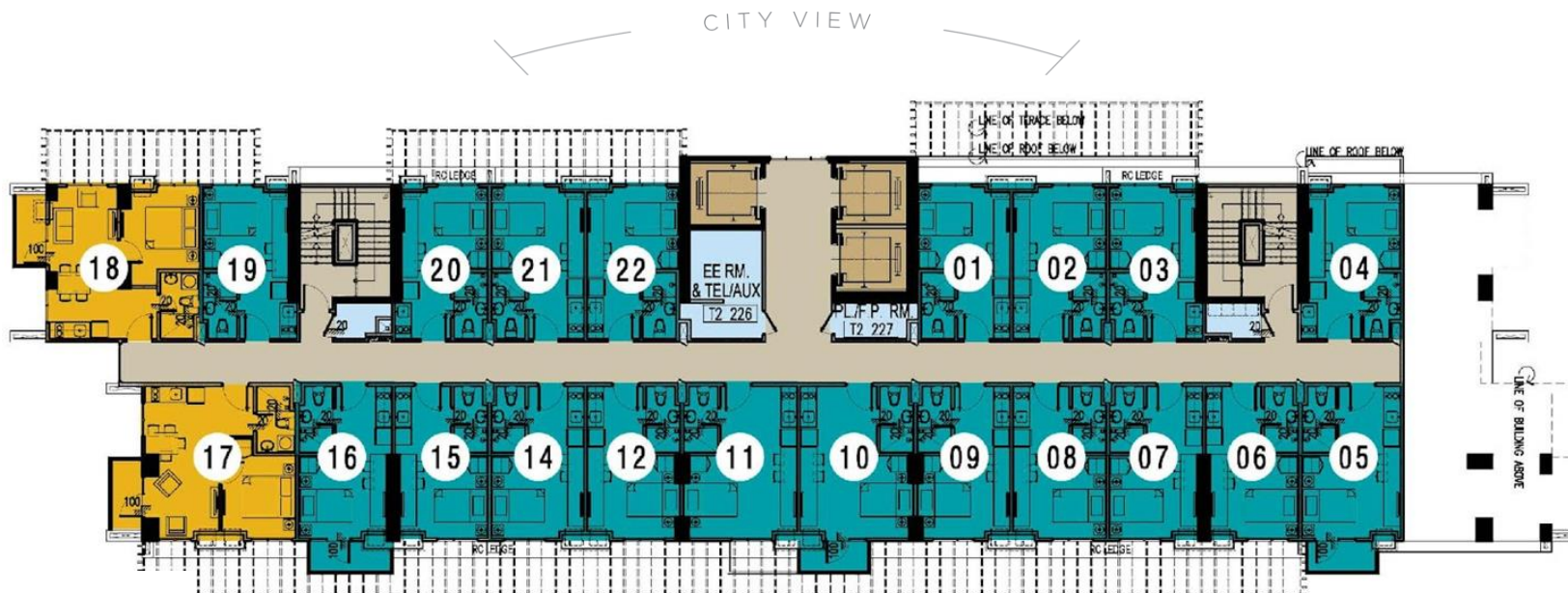
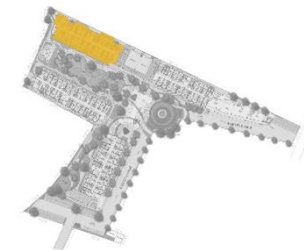


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 2

SECOND FLOOR PLAN



CITY VIEW

AMENITY VIEW

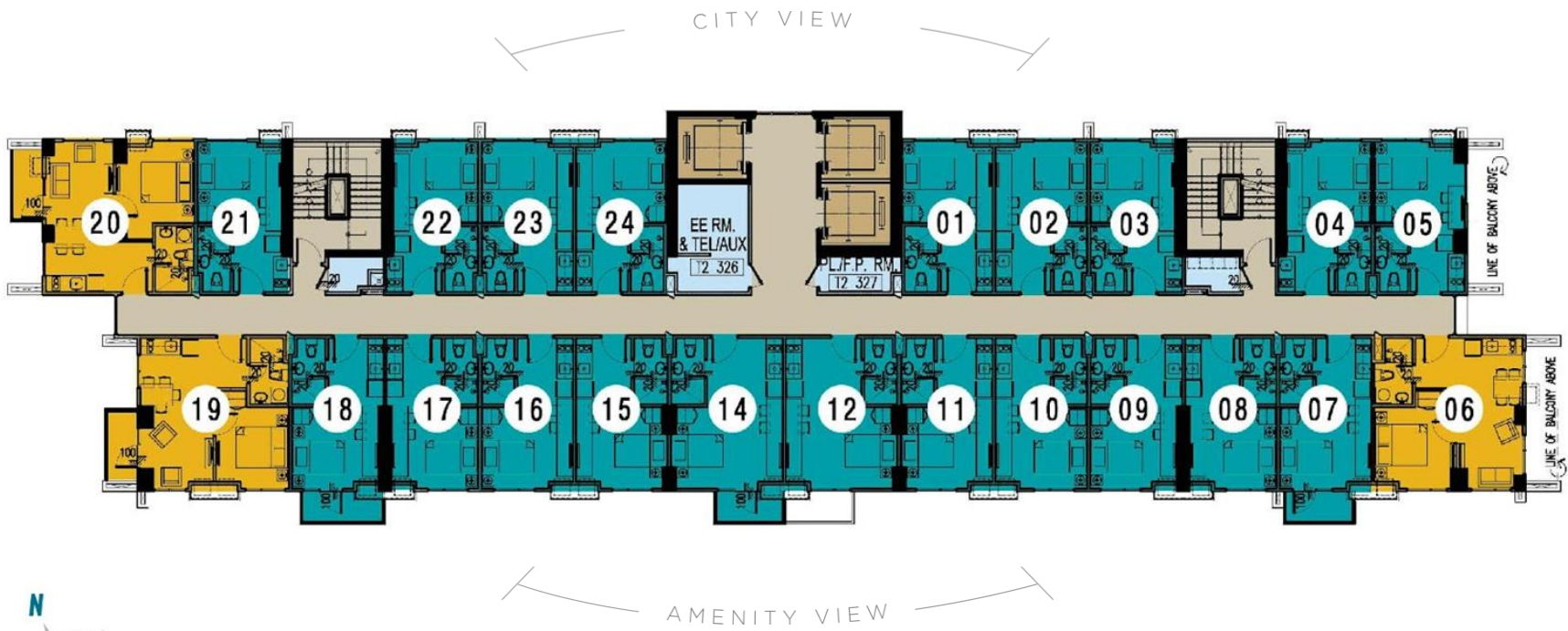
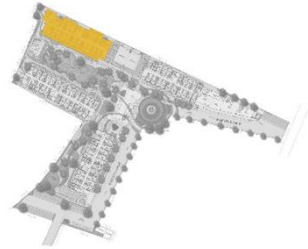


LEGEND

- STUDIO
- 1-BR

TOWER 2

THIRD FLOOR PLAN

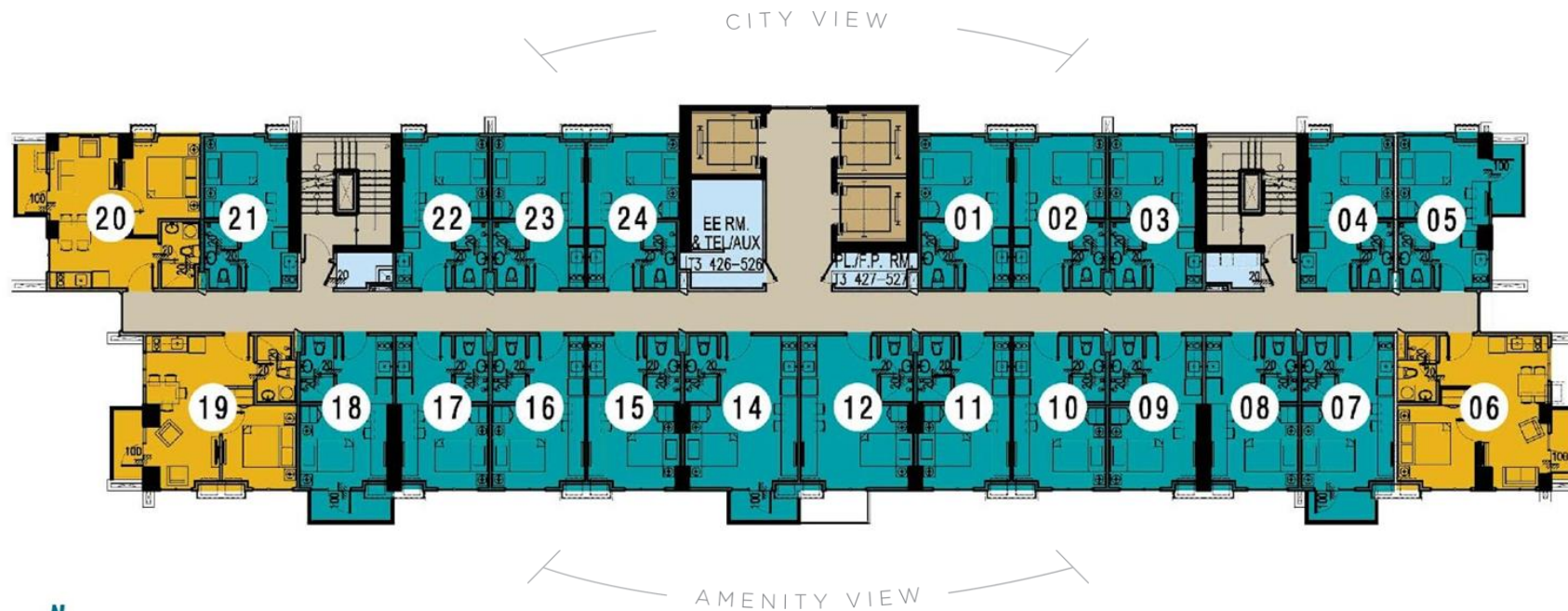
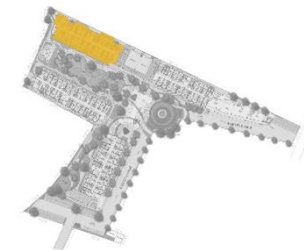


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 2

FOURTH FLOOR PLAN

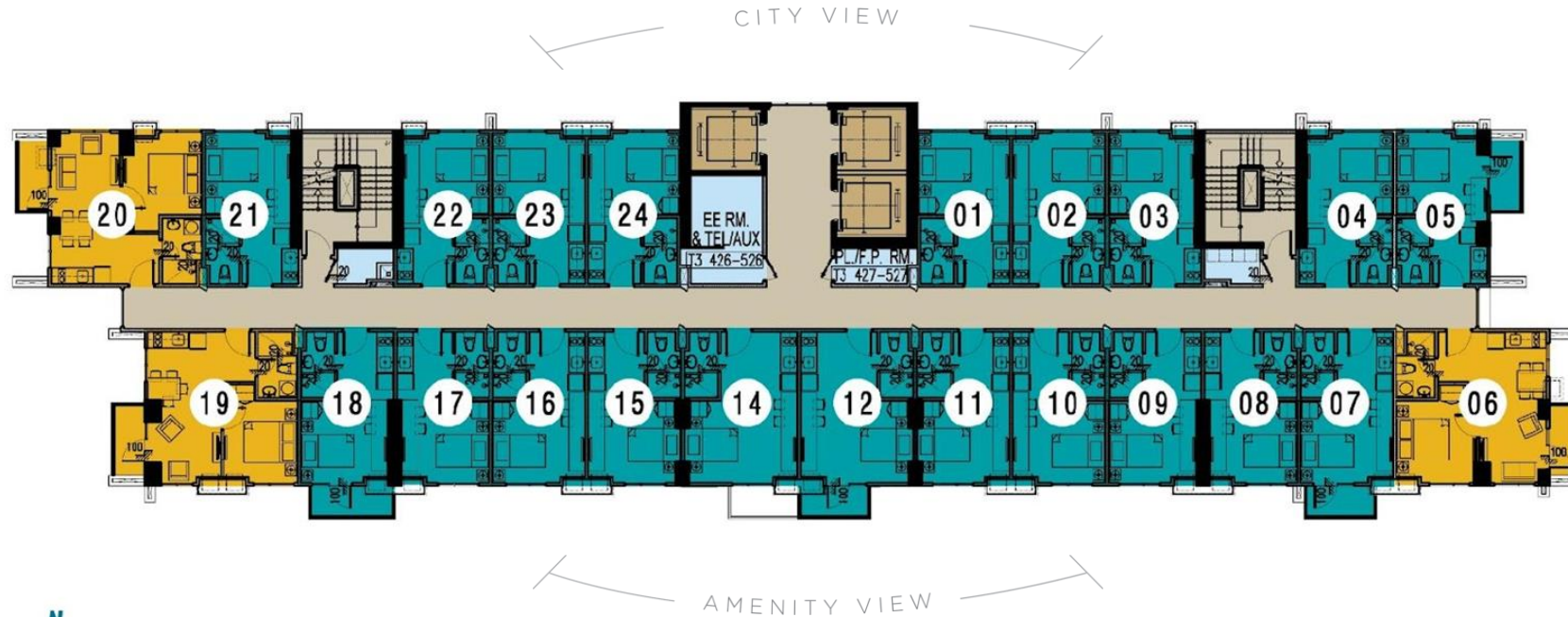
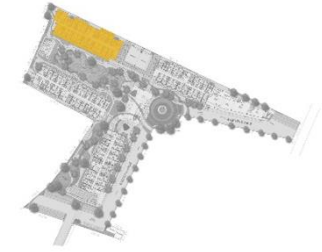


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 2

FIFTH FLOOR PLAN

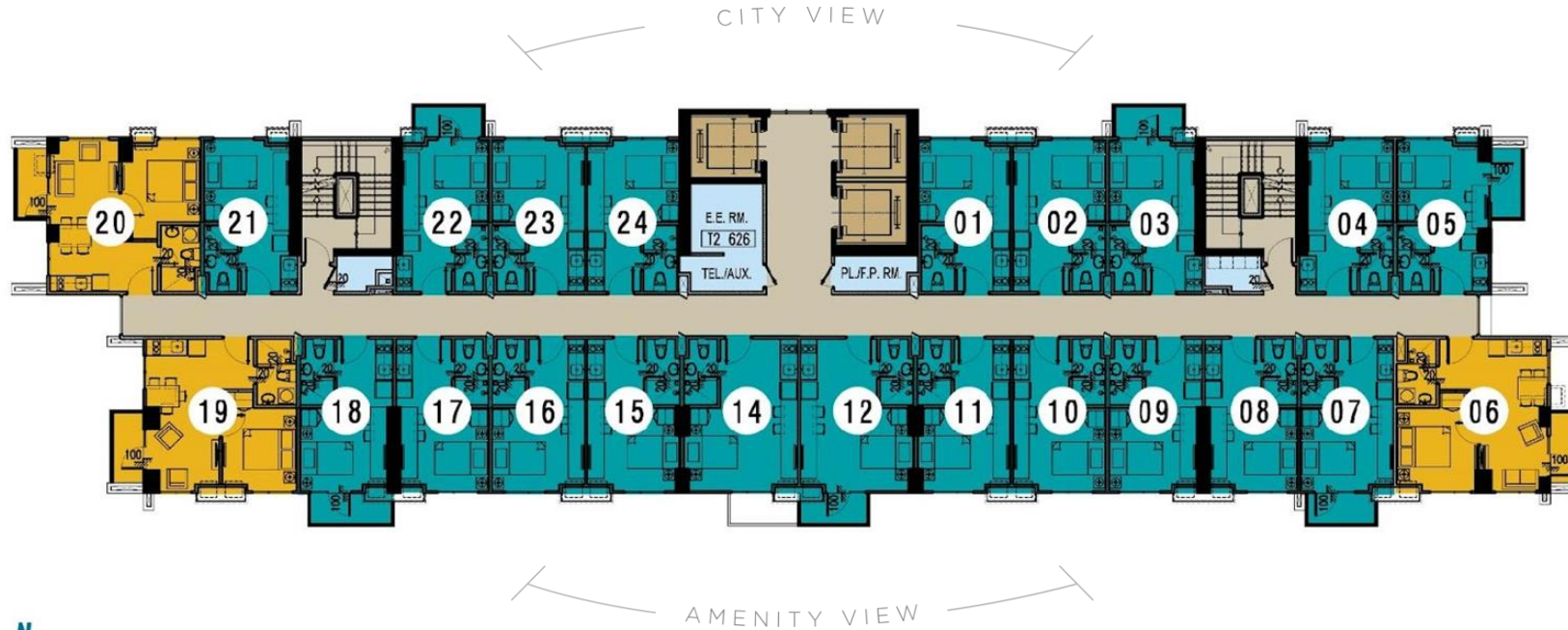
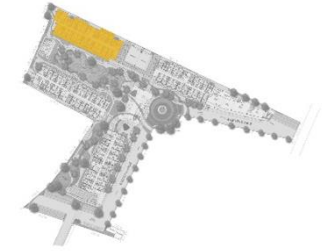


LEGEND

- STUDIO
- 1-BR

TOWER 2

SIXTH FLOOR PLAN

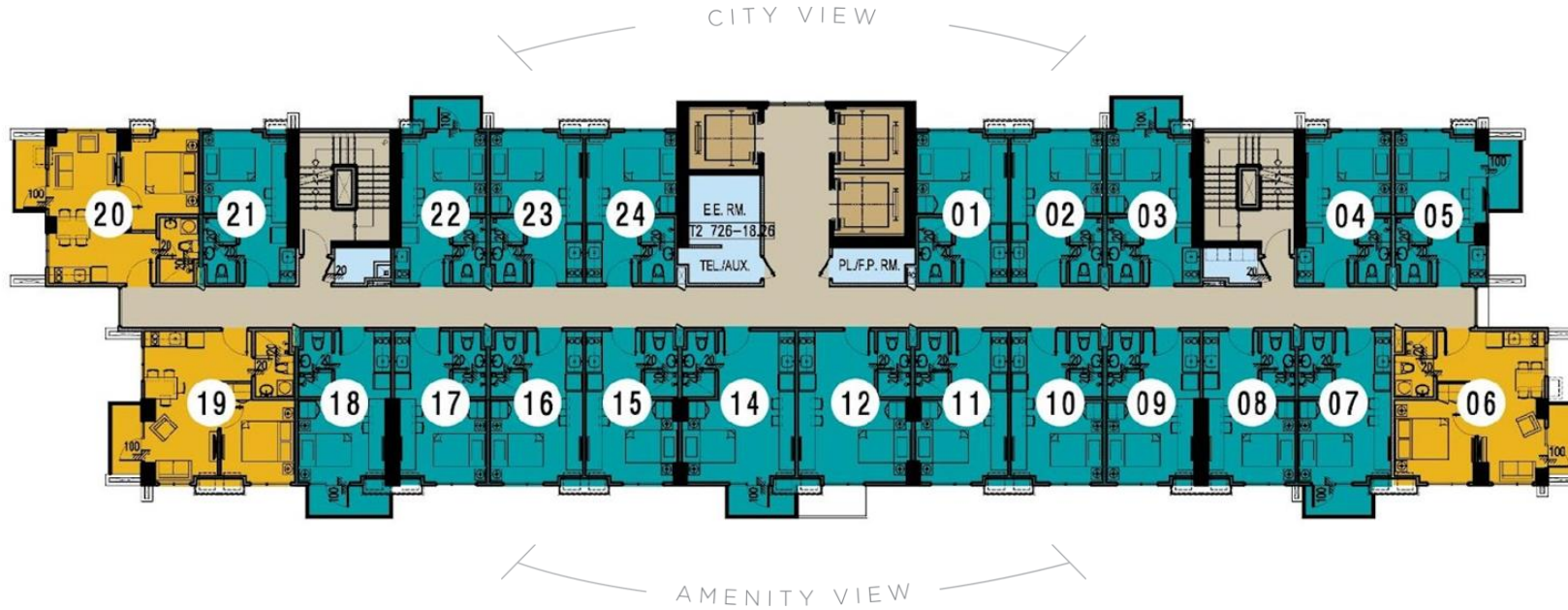
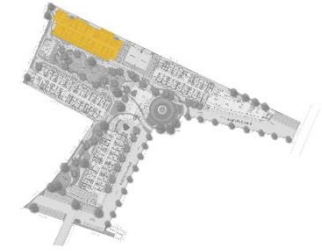


LEGEND

- STUDIO
- 1-BR

TOWER 2

7th, 9th, 11th, 14th, 16th, 18th FLOOR PLAN

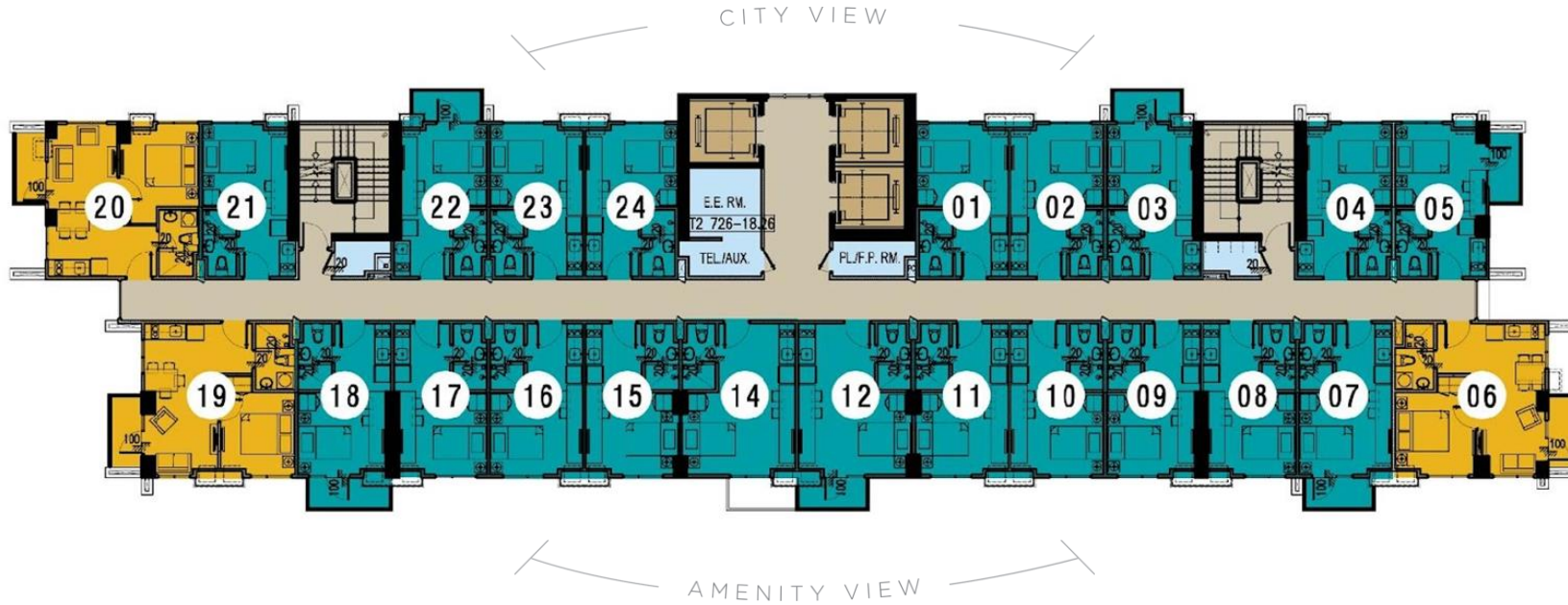
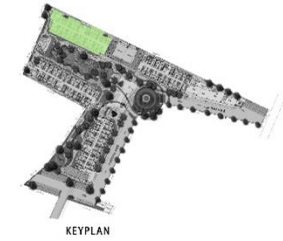


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 2

8th, 10th, 12th, 15th, 17th FLOOR PLAN

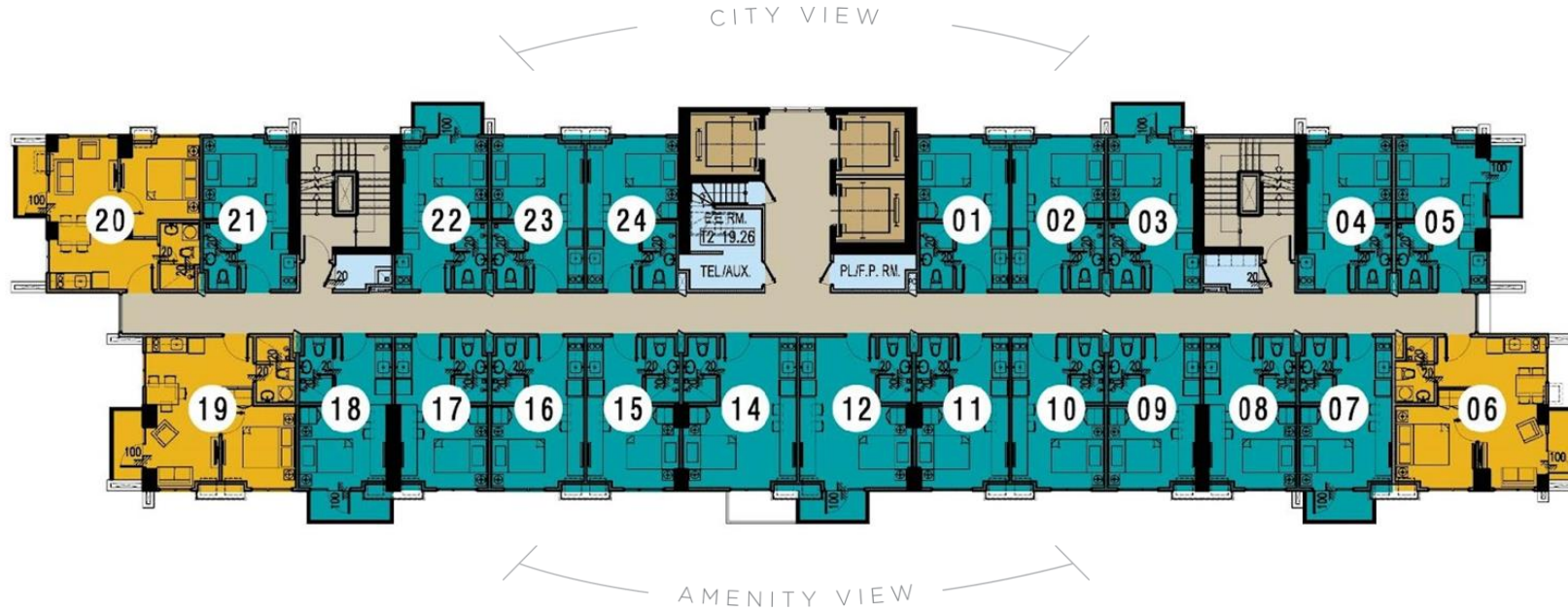
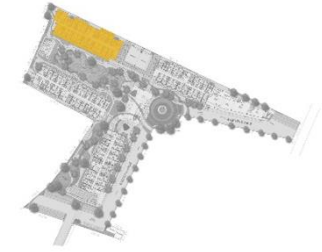


LEGEND

- STUDIO
- 1-BR

TOWER 2

NINETEENTH FLOOR PLAN



LEGEND

-  - STUDIO
-  - 1-BR

TOWER 1

FLOOR PLANS

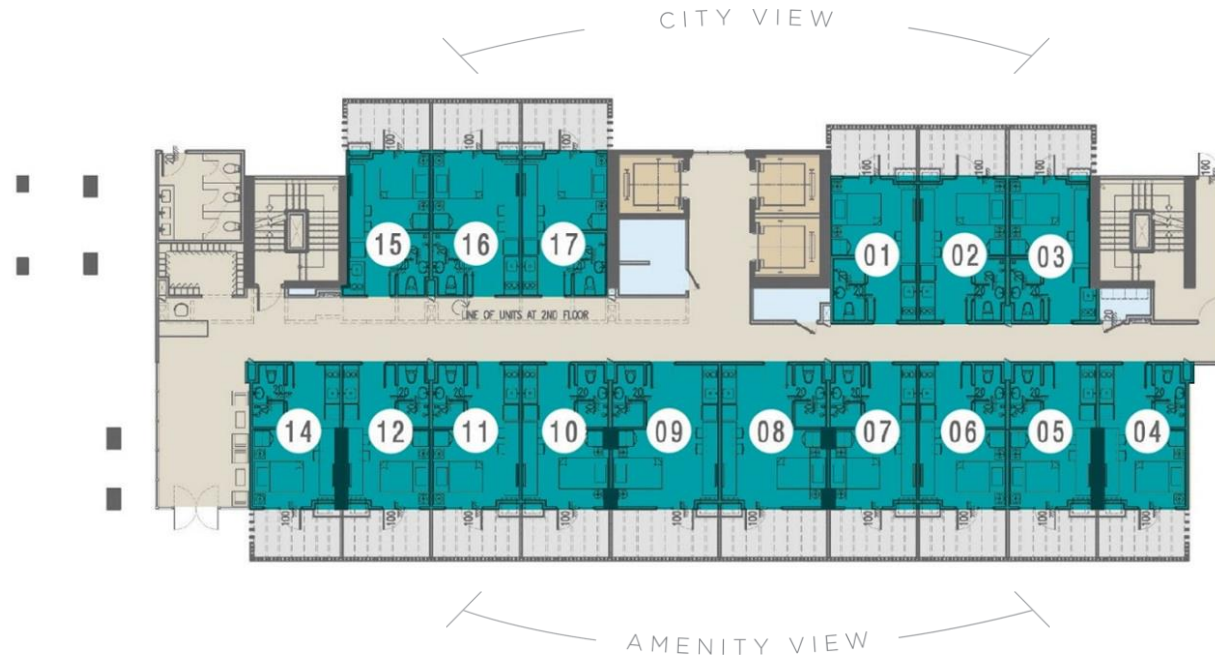
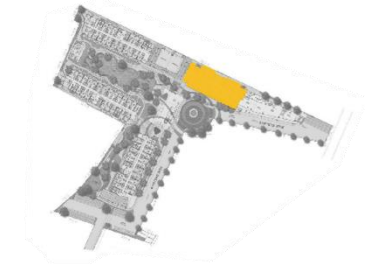


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TOWER 1

GROUND FLOOR PLAN

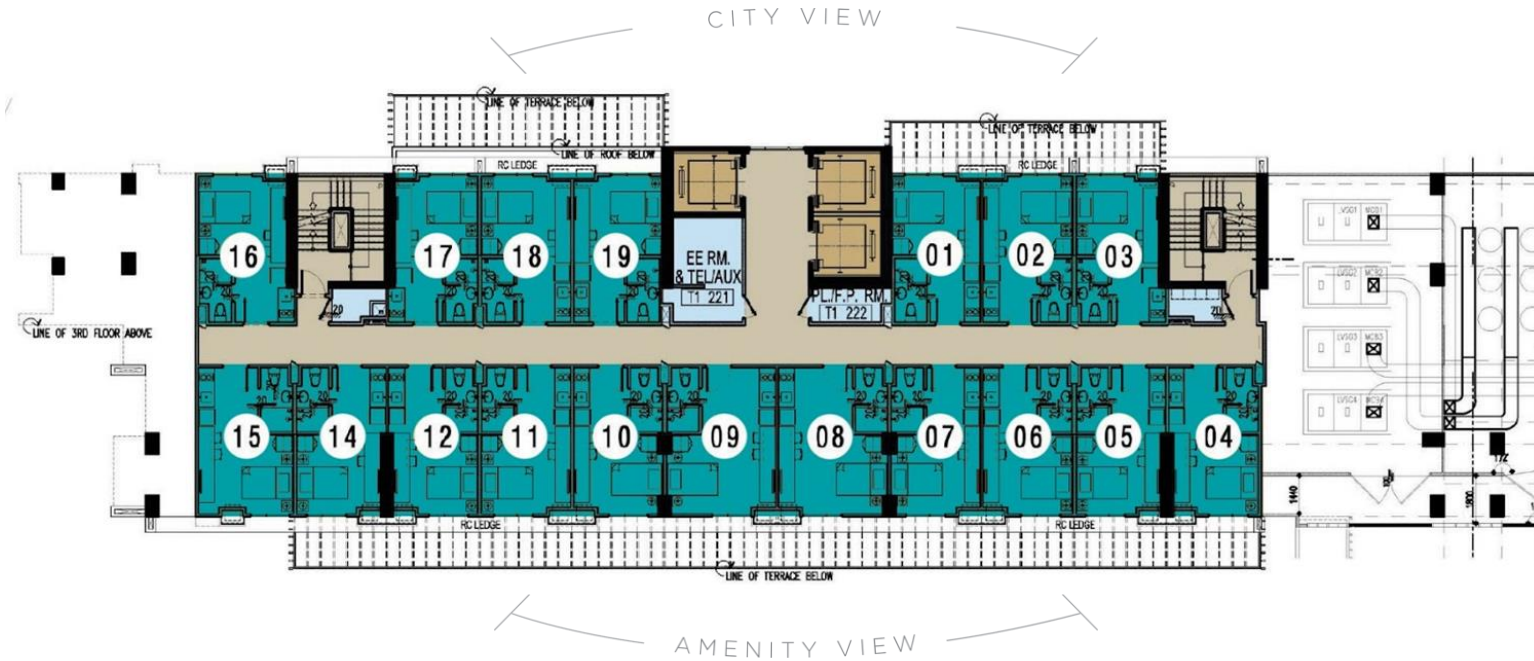
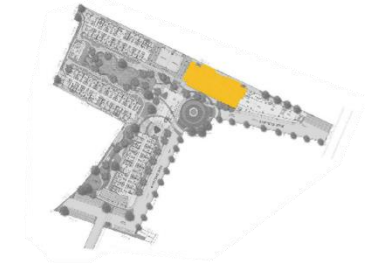


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 1

2nd FLOOR PLAN

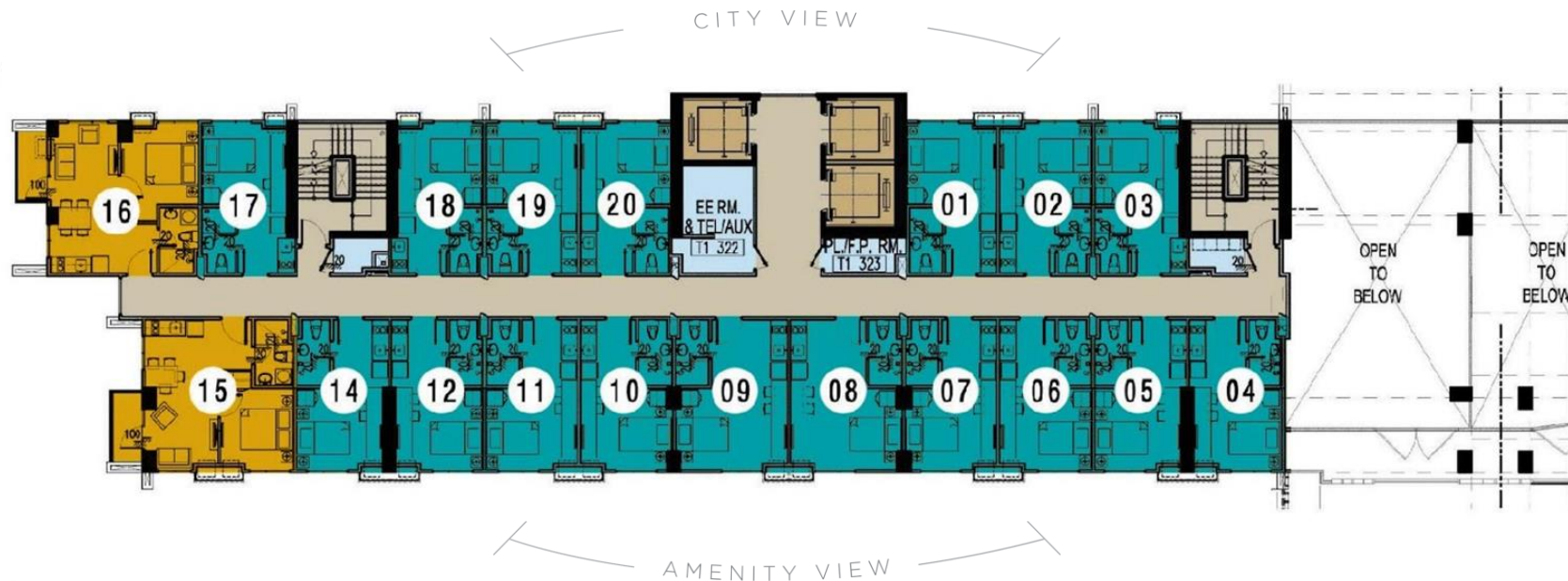
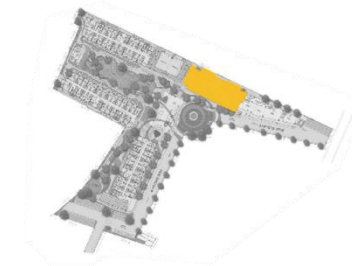


LEGEND

- STUDIO
- 1-BR

TOWER 1

3rd FLOOR PLAN

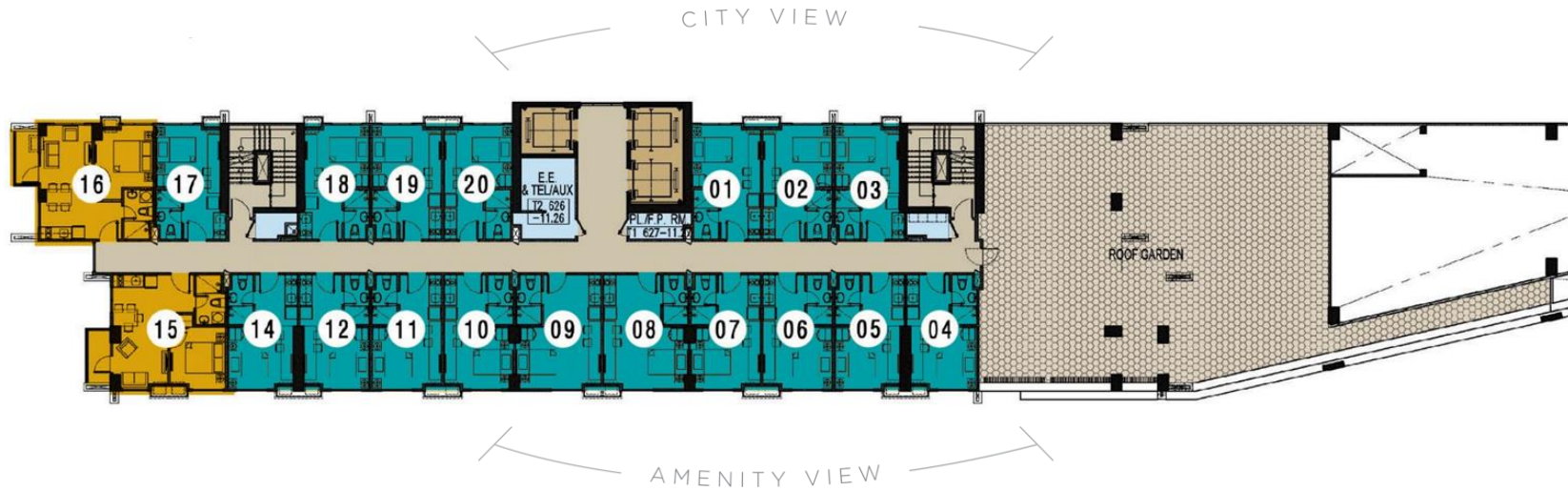
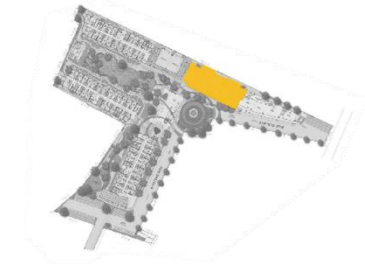


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 1

4th FLOOR PLAN

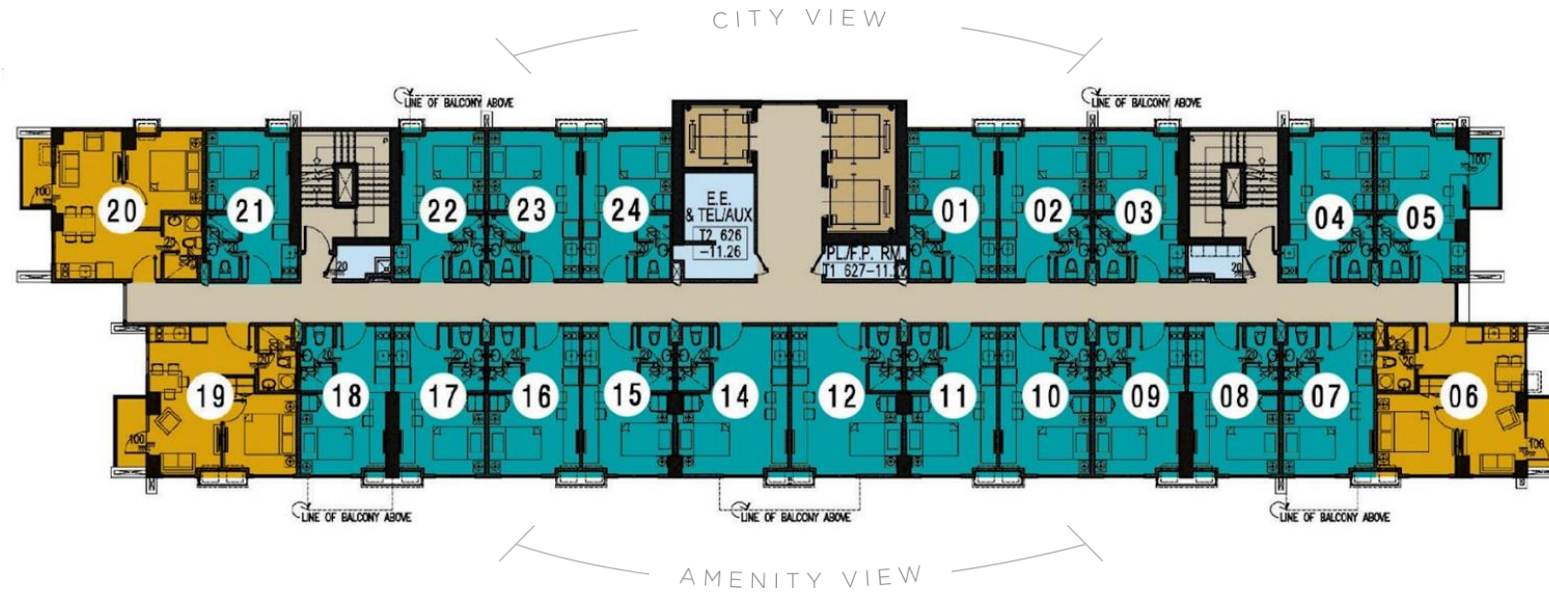
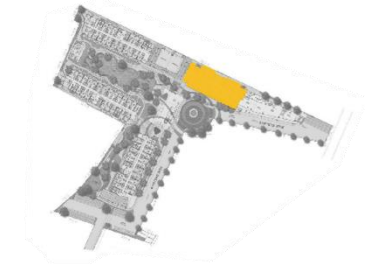


LEGEND

- STUDIO
- 1-BR

TOWER 1

5th FLOOR PLAN

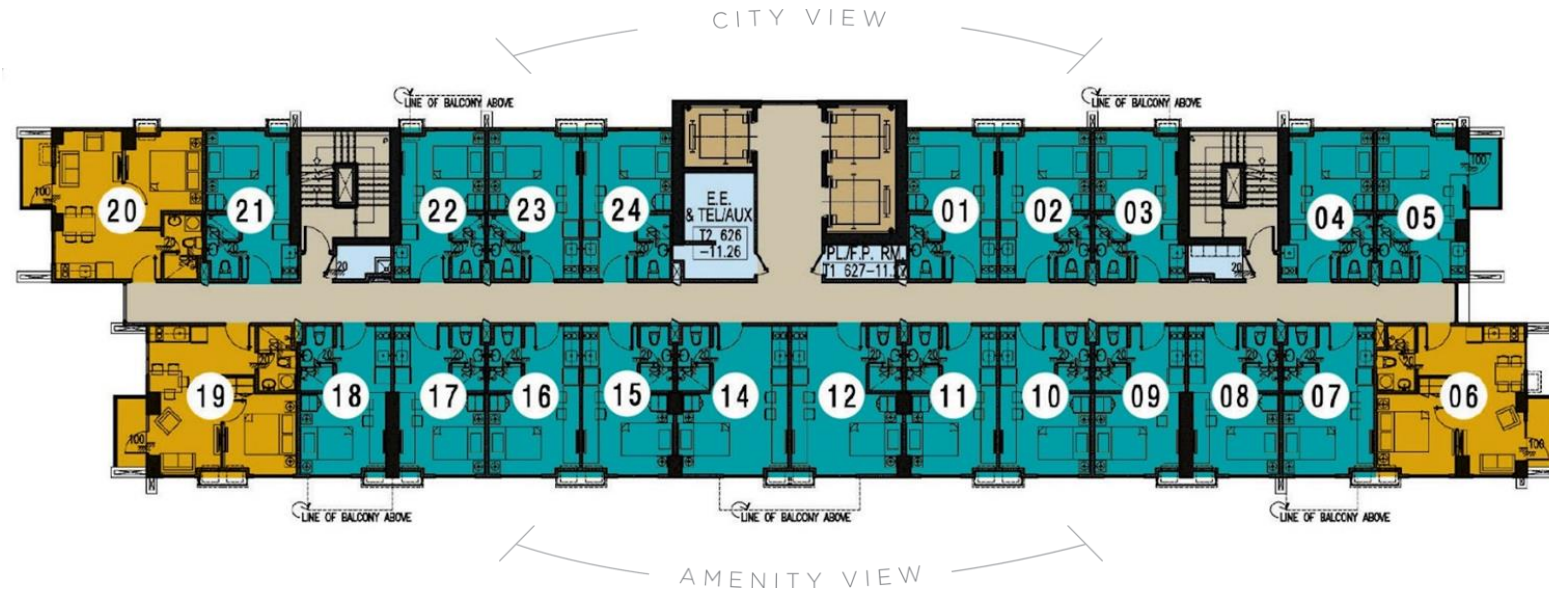
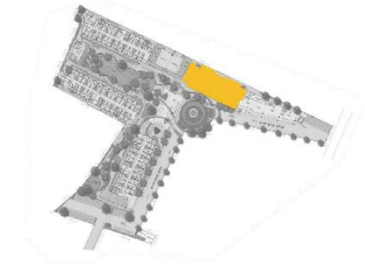


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 1

5th FLOOR PLAN

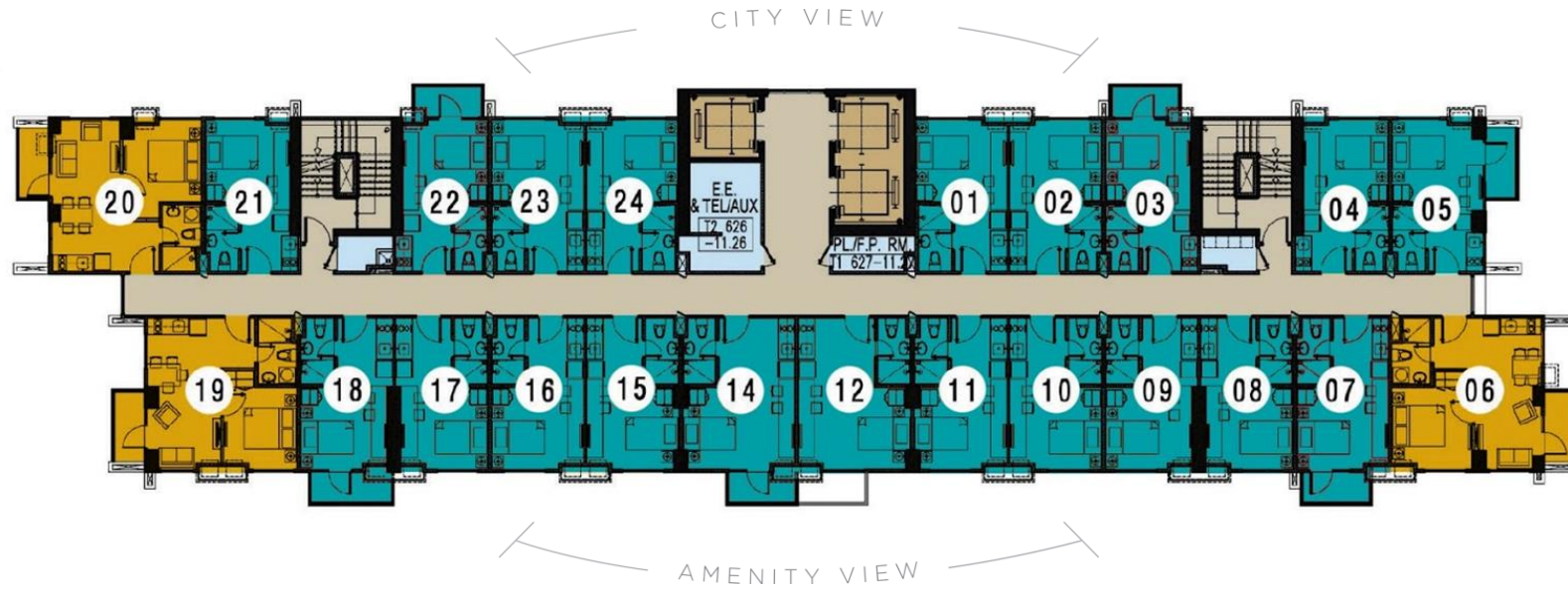
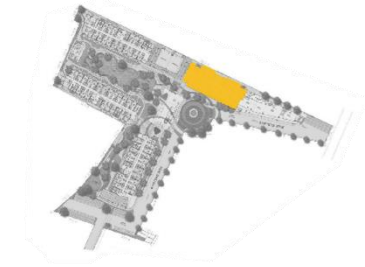


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 1

6th – 11th FLOOR PLAN

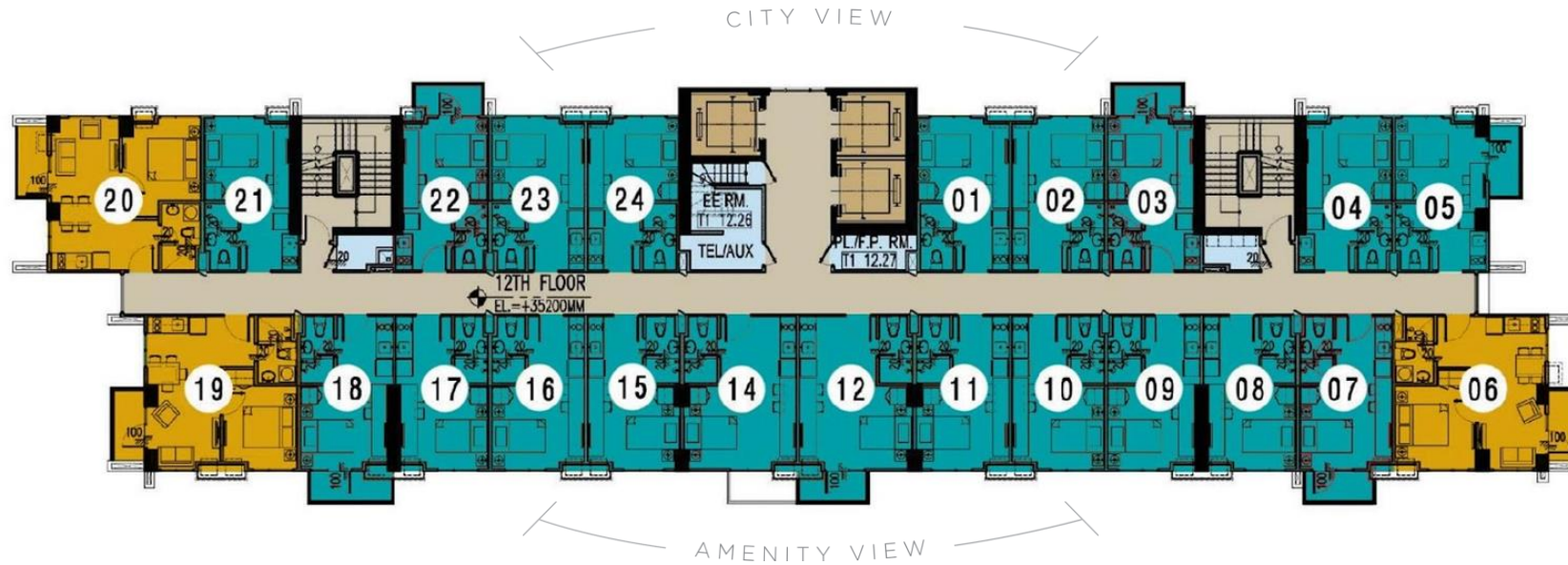
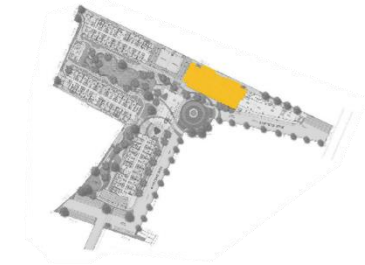


LEGEND

-  - STUDIO
-  - 1-BR

TOWER 1

12th FLOOR PLAN



LEGEND

-  - STUDIO
-  - 1-BR

Buyer's Promo

Tower 2, 3 and 4

Promo Period February 1 – March 31, 2023



BUYERS PROMO

Promo Period: February 1 - March 31, 2023

OWN A UNIT FOR ONLY

8,000 RESERVATION FEE **4,900** PHP/ MONTH

8% DOWN PAYMENT FOR 47 MONTHS + **2%** LUMP SUM ON THE 48th MONTH



MECHANICS:

1. Reserve a unit in Casa Mira Towers Mandaue Towers 2, 3 or 4.
2. Complete reservation requirements must be submitted:
 - Completely filled - out Buyer's Info Sheet and CLI SPA Form
 - 1 Valid ID with 3 specimen signatures
 - Signed Reservation Documents(Term Sheet , Amortization Sheet & Reservation Agreement
 - Proof of TIN (BIR ID or ITR)
3. Promo is non-transferable and not convertible into cash.
4. Promo period is from February 1, 2023 to March 31, 2023.
5. Limited to the first 40 buyers.

FOR MORE DETAILS, PLEASE CONTACT:

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madz@cebulandmasters.com

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CMT MANDAUE SAMPLE COMPUTATION STUDIO

Sample computation for **Tower 2** Unit 324

Area	20.13 sqm
Total Contract Price	2,956,176.90
Reservation Fee	8,000.00
8% Down payment from TCP, spread over 47 months	4,900.00
2% Lump-Sum Payment from TCP	59,200.00
90% Balance thru bank financing	2,658,676.90

CMT MANDAUE SAMPLE COMPUTATION ONE BEDROOM

Sample computation for **Tower 2** Unit 419

Area	35.67 sqm
Total Contract Price	5,199,216.41
Reservation Fee	8,000.00
8% Down payment from TCP, spread over 47 months	8,700.00
2% Lump-Sum Payment from TCP	104,000.00
90% Balance thru bank financing	4,678,316.41

CMT MANDAUE SAMPLE COMPUTATION STUDIO

Sample computation for **Tower 1** Unit 202

Area	20.13 sqm
Total Contract Price	3,097,305.00
Reservation Fee	15,000.00
10% Down payment from TCP, spread over 60 months	5,000.00
90% Balance thru bank financing	2,782,305.00

CMT MANDAUE SAMPLE COMPUTATION ONE BEDROOM

Sample computation for **Tower 1** Unit 315

Area	35.67 sqm
Total Contract Price	6,096,740.83
Reservation Fee	15,000.00
10% Down payment from TCP, spread over 60 months	10,000.00
90% Balance thru bank financing	5,481,740.83



Casa Mira Towers Mandaue | Construction Update | February 2023



Casa Mira Towers Mandaue | Construction Update | February 2023



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