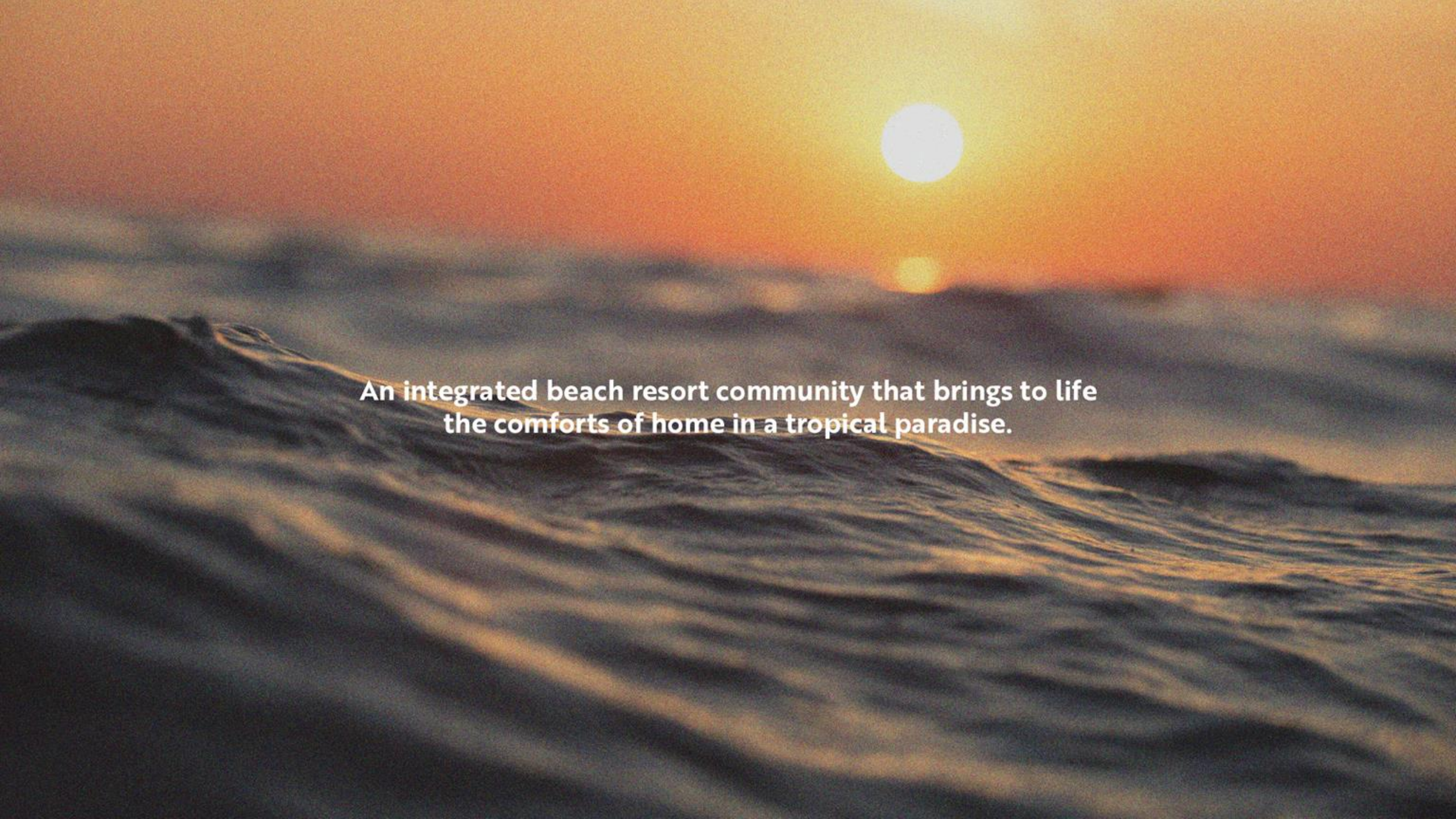
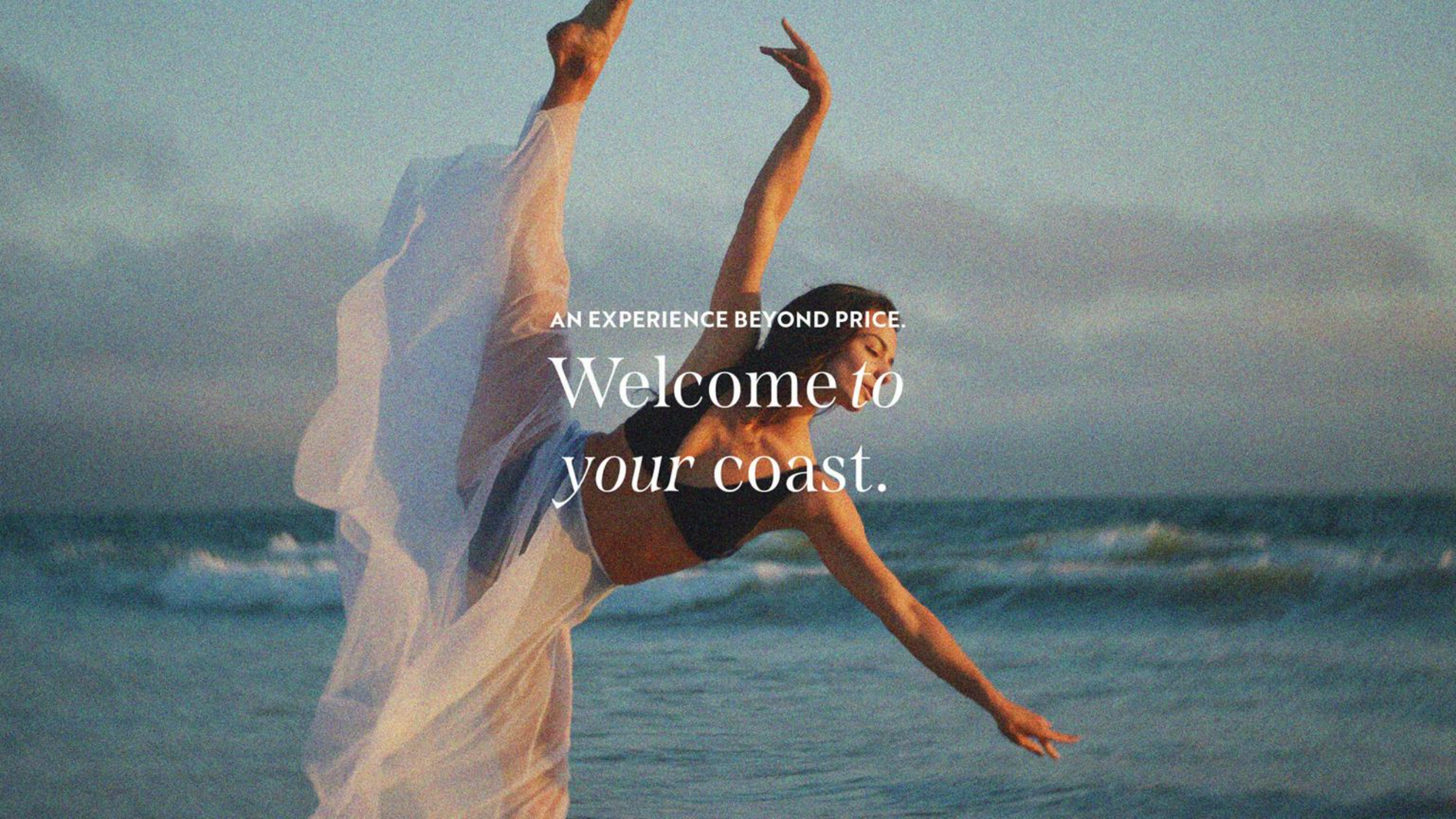

CEBULANDMASTERS
We Build with You in Mind
BEST DEVELOPER VISAYAS 2021
BEST DEVELOPER MINDANAO 2021
PropertyGuru PHILIPPINES PROPERTY AWARDS
DGT CITY CENTER
www.cebulandmasters.com

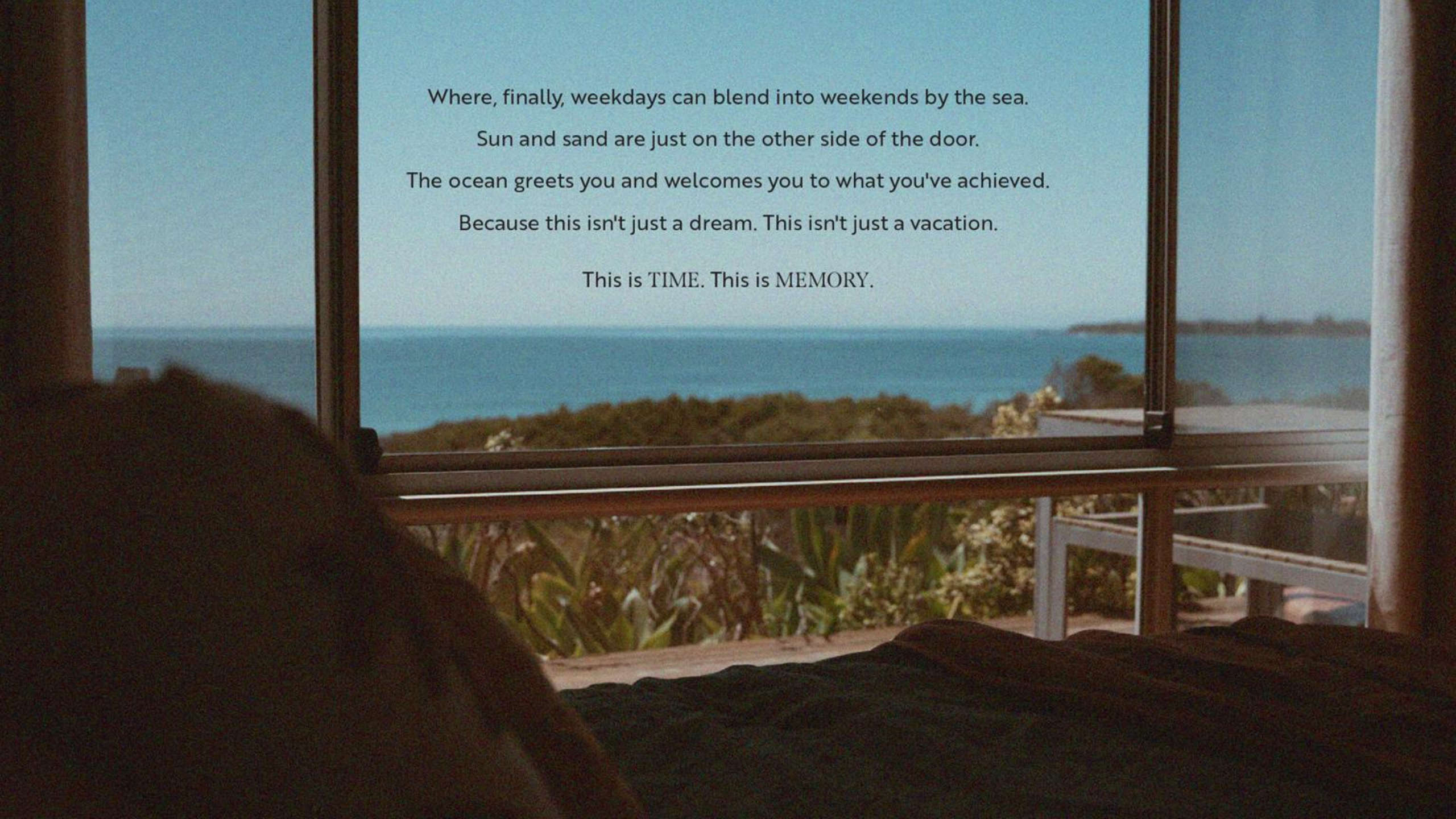

An integrated beach resort community that brings to life
the comforts of home in a tropical paradise.


AN EXPERIENCE BEYOND PRICE.
Welcome to your coast.


A FAMILY COMMUNITY
Welcome *to*
your neighborhood.


A REWARD FOR YOUR HARDWORK
Welcome to
your success.


AN EXLCUSIVE BEACHTOWN IN PANGLAO, BOHOL
THAT'S YOURS TO TAKE
WELCOME TO
your PARADISE.


Where, finally, weekdays can blend into weekends by the sea.
Sun and sand are just on the other side of the door.
The ocean greets you and welcomes you to what you've achieved.
Because this isn't just a dream. This isn't just a vacation.
This is TIME. This is MEMORY.

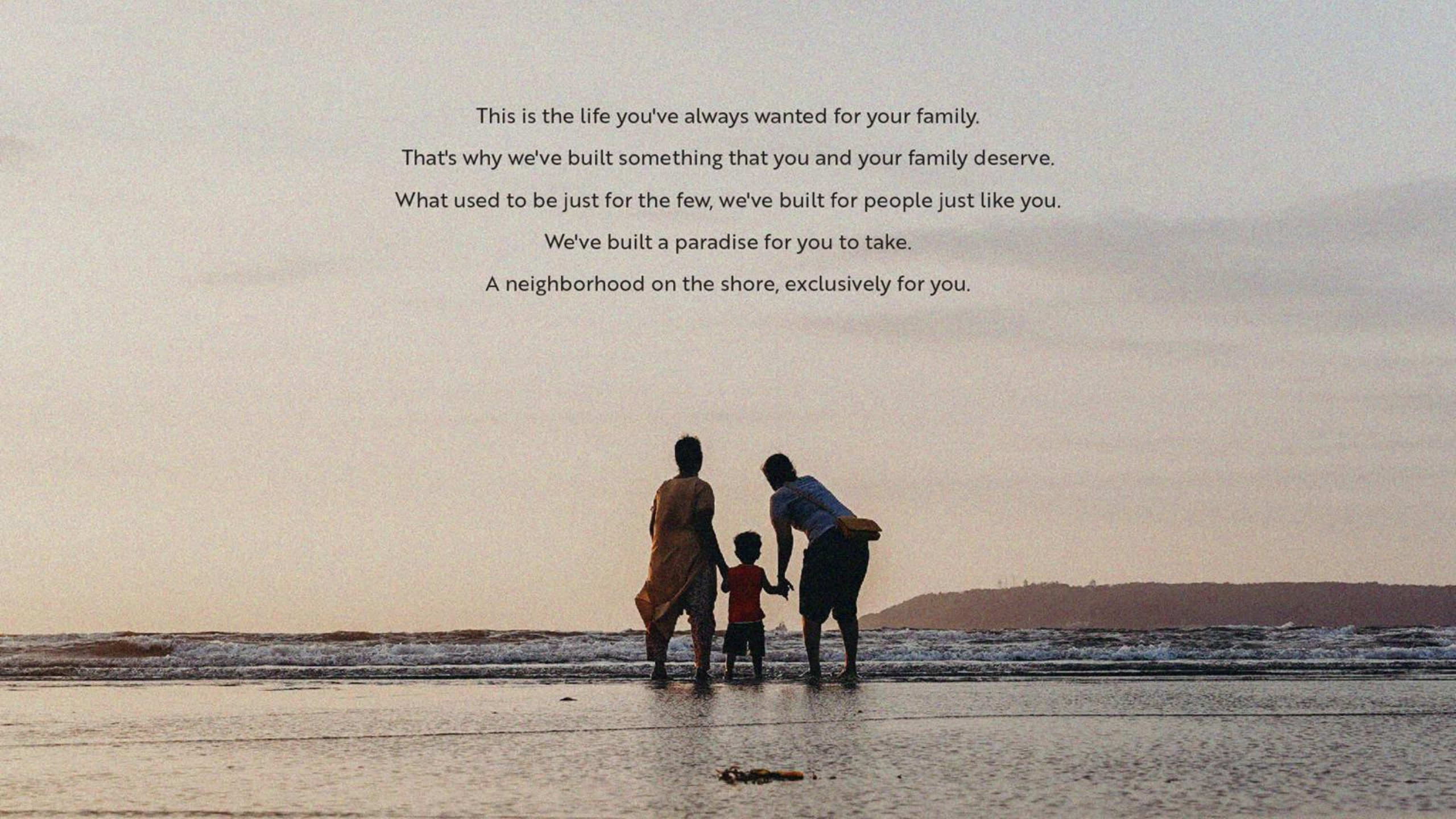
This is the life you've always wanted for your family.

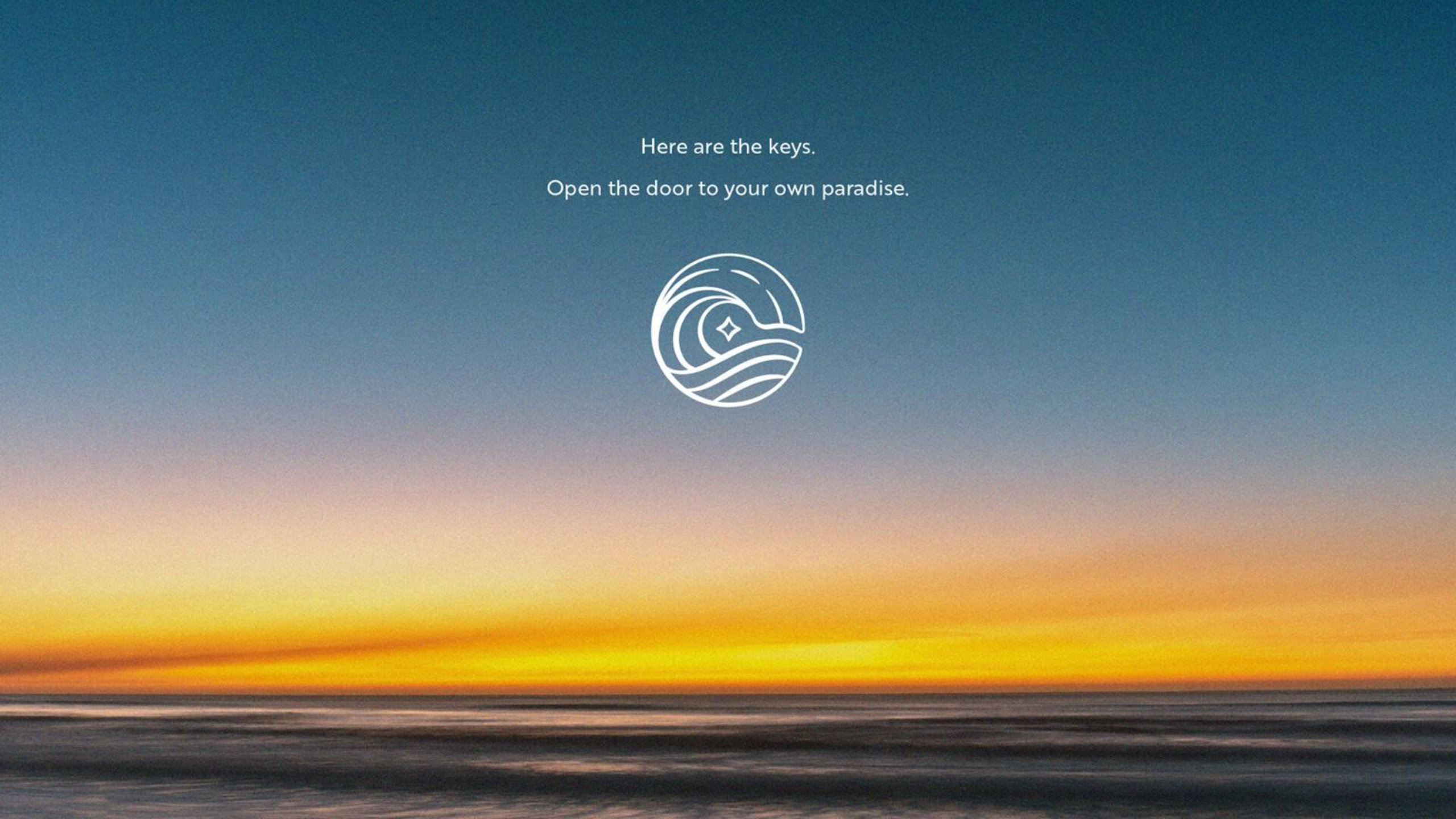
That's why we've built something that you and your family deserve.

What used to be just for the few, we've built for people just like you.

We've built a paradise for you to take.

A neighborhood on the shore, exclusively for you.




Here are the keys.
Open the door to your own paradise.

COSTA MIRA

BEACHTOWN
PANGLAO



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About *the* PROJECT

An IDYLLIC and INTIMATE spot in the south-western coast of BOHOL, surrounded by lush tropical greenery and unique nature-inspired architecture.

PROJECT TYPE
INTEGRATED RESORT COMMUNITY

RESIDENTIAL AREA
13,062 SQM

TOTAL LOT AREA
40,552 sqm

COMPONENTS
3 RESIDENTIAL TOWERS (PHASE 1)
Tower 1: 264 Units
Tower 2: 428 Units
Tower 3: 364 Units

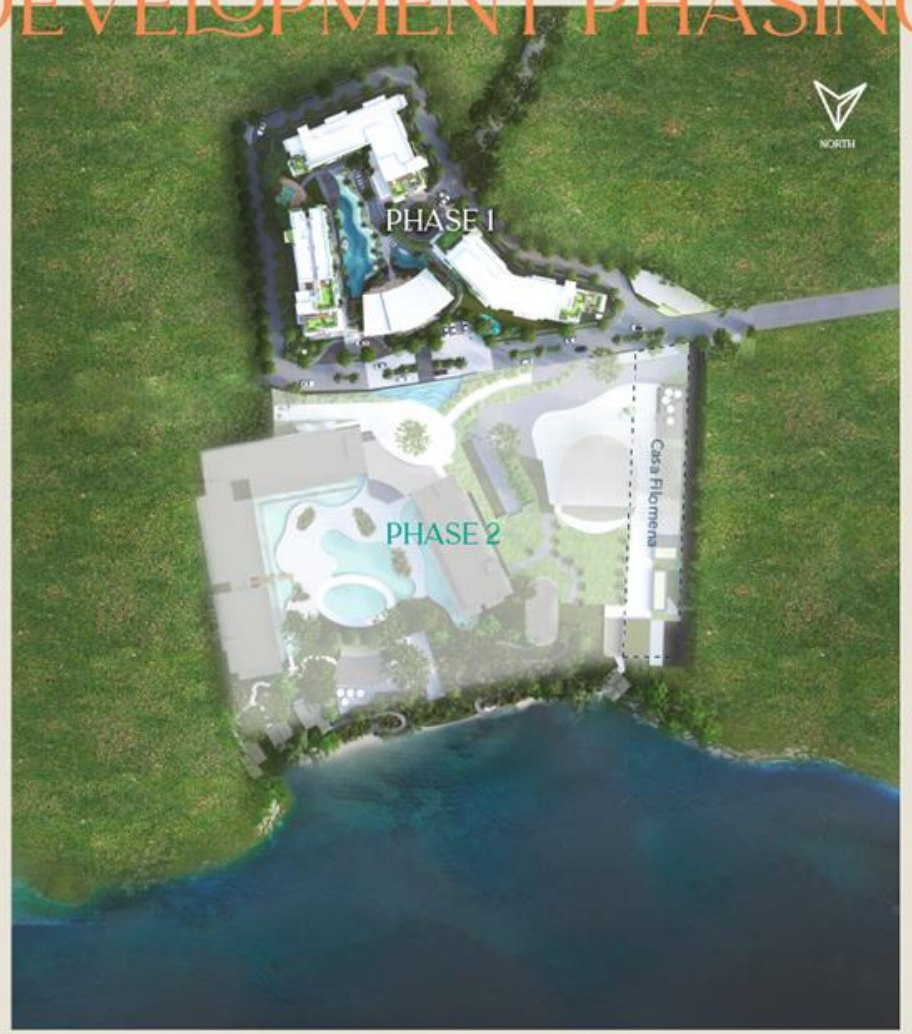
TOWER AMENITIES

- ADULT & KIDDIE POOL
- BASKETBALL HALF-COURT
- KID'S PLAYGROUND
- GARDEN LOUNGE
- JOGGING PATH
- CLUBHOUSE
- GYM
- CHAPEL
- FUNCTION HALL
- INDOOR & OUTDOOR LOUNGE



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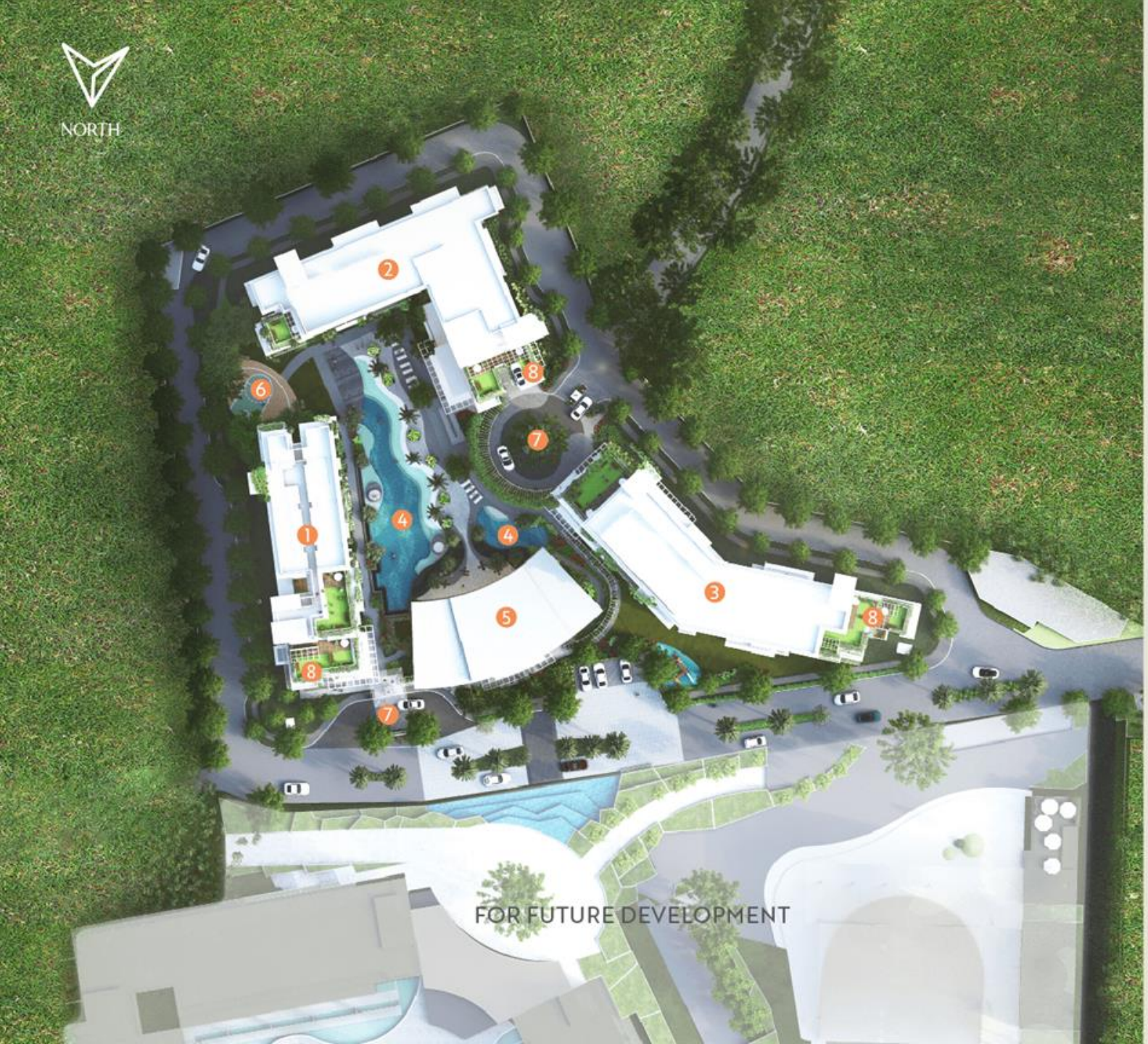
DEVELOPMENT PHASING



PHASE 1
RESIDENTIAL CONDOMINIUM

PHASE 2
FOR FUTURE DEVELOPMENT

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COSTA MIRA

BEACHTOWN
PANGLAO

SITE DEVELOPMENT PLAN

LEGEND

1. TOWER 1
2. TOWER 2
3. TOWER 3
4. SWIMMING POOL
5. CLUBHOUSE
6. BASKETBALL HALF-COURT
7. DROP-OFF AREA
8. SKY LOUNGE

VICINITY MAP



LOCATION: Brgy. Totolan, Dauis, Panglao Island,Bohol

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DISTANCE FROM THE FOLLOWING KEY LOCATIONS

16.2 KM FROM PANGLAO AIRPORT

16 KM FROM ALONA, PANGLAO

4.8 KM FROM ISLAND CITY MALL

3.7 KM FROM TAGBILARAN SEAPORT

270 M FROM NATIONAL ROAD

130 M FROM THE BEACHFRONT

100 M FROM PANGLAO-TAGBILARAN BRIDGE

UNIT FEATURES

PAINTED MASONRY WALL FINISH

PAINTED CEILINGS

PORCELAIN FLOOR TILES

TILED TOILET AND BATH WITH COMPLETE BATHROOM FIXTURES

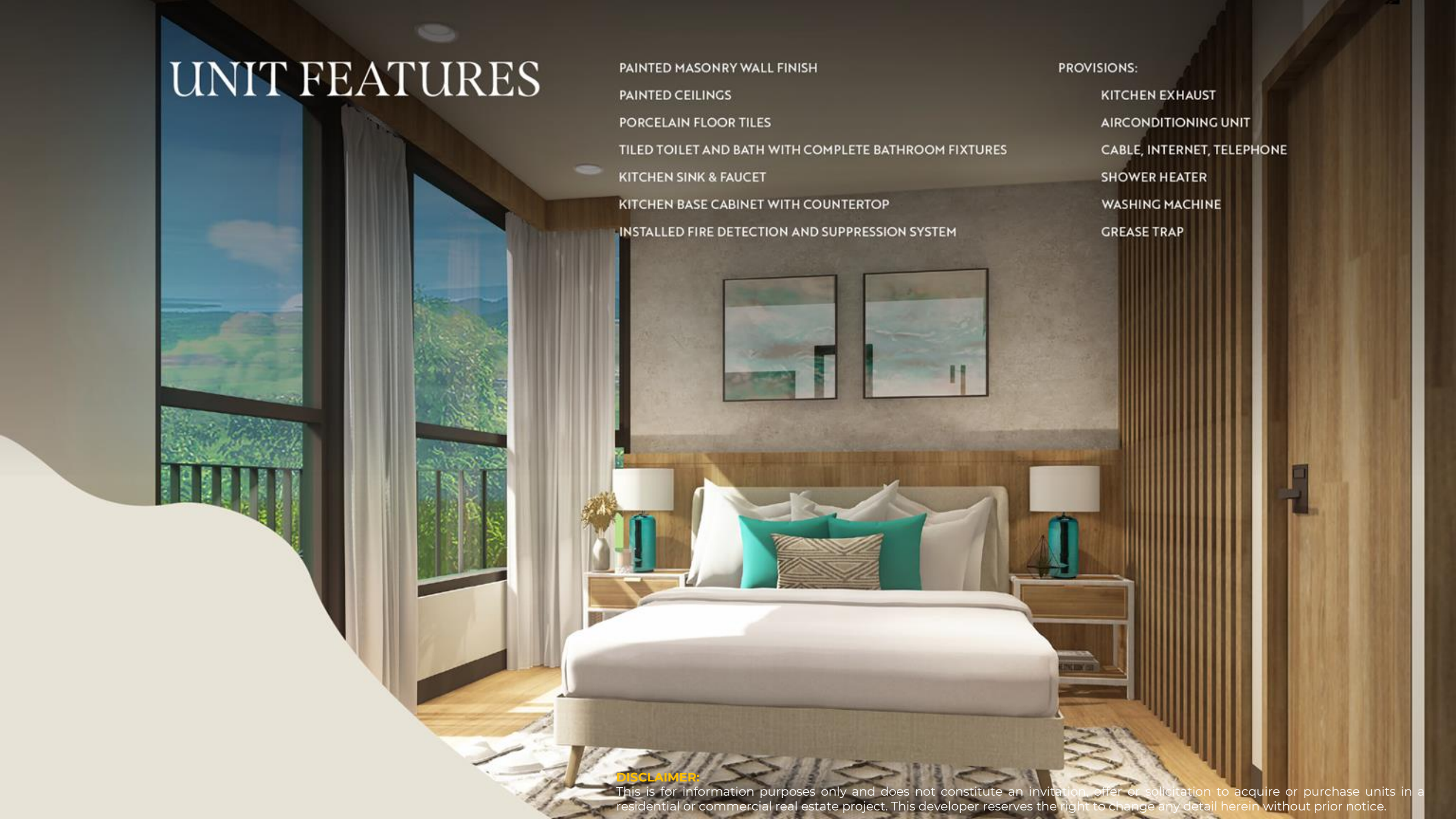
KITCHEN SINK & FAUCET

KITCHEN BASE CABINET WITH COUNTERTOP

INSTALLED FIRE DETECTION AND SUPPRESSION SYSTEM

PROVISIONS:

- KITCHEN EXHAUST
- AIRCONDITIONING UNIT
- CABLE, INTERNET, TELEPHONE
- SHOWER HEATER
- WASHING MACHINE
- GREASE TRAP



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BUILDING FEATURES

- COMBINABLE UNITS
- DEDICATED LOBBY AND RECEPTION
- MAIL BOXES PER TOWER
- SKY GARDENS ON SELECTED FLOORS PER TOWER
- 1-LEVEL BASEMENT PARKING
- ELECTRIC VEHICLE CHARGING STATIONS
- CENTRALIZED AMENITY FEATURE
- PROPERTY MANAGEMENT SERVICES
- MATERIAL RECOVERY FACILITY ROOM
- 1 PASSENGER ELEVATOR AND 1 SERVICE/PASSENGER ELEVATOR
- 2 DROP-OFF AREAS WITH GUARDHOUSE EACH
- 100% BACK-UP POWER
- 24/7 CCTV SYSTEM

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Typical
UNIT TYPES



STUDIO UNITS

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STUDIO UNIT

Total Floor Area: 22.00 sqm

LIVING / DINING / BEDROOM
17.24 sqm

T&B
4.76 sqm

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STUDIO UNIT

WITH BALCONY

Total Floor Area: 25.36 sqm

LIVING / DINING / BEDROOM
17.24 sqm

T&B
4.76 sqm

BALCONY
3.36 sqm

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1-BEDROOM UNITS

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1-BEDROOM UNIT

Total Floor Area: 38.91 sqm

LIVING / DINING
21.00 sqm

BEDROOM
12.52 sqm

T&B
5.39 sqm

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1-BEDROOM UNIT
WITH BALCONY

Total Floor Area: 45.88 sqm

LIVING / DINING
21.00 sqm

BEDROOM
12.52 sqm

T&B
5.39 sqm

BALCONY
6.97 sqm

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2-BEDROOM UNITS

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2-BEDROOM UNIT

WITH BALCONY

Total Floor Area: 51.40 sqm

LIVING / DINING
18.22 sqm

BEDROOM 1
10.75 sqm

BEDROOM 2
10.04 sqm

T&B
4.30 sqm

BALCONY
8.09 sqm

Tower 1

BUILDING LAYOUTS

TOWER 1

GROUND FLOOR PLAN

LEGEND Studio Unit 1-Bedroom Unit





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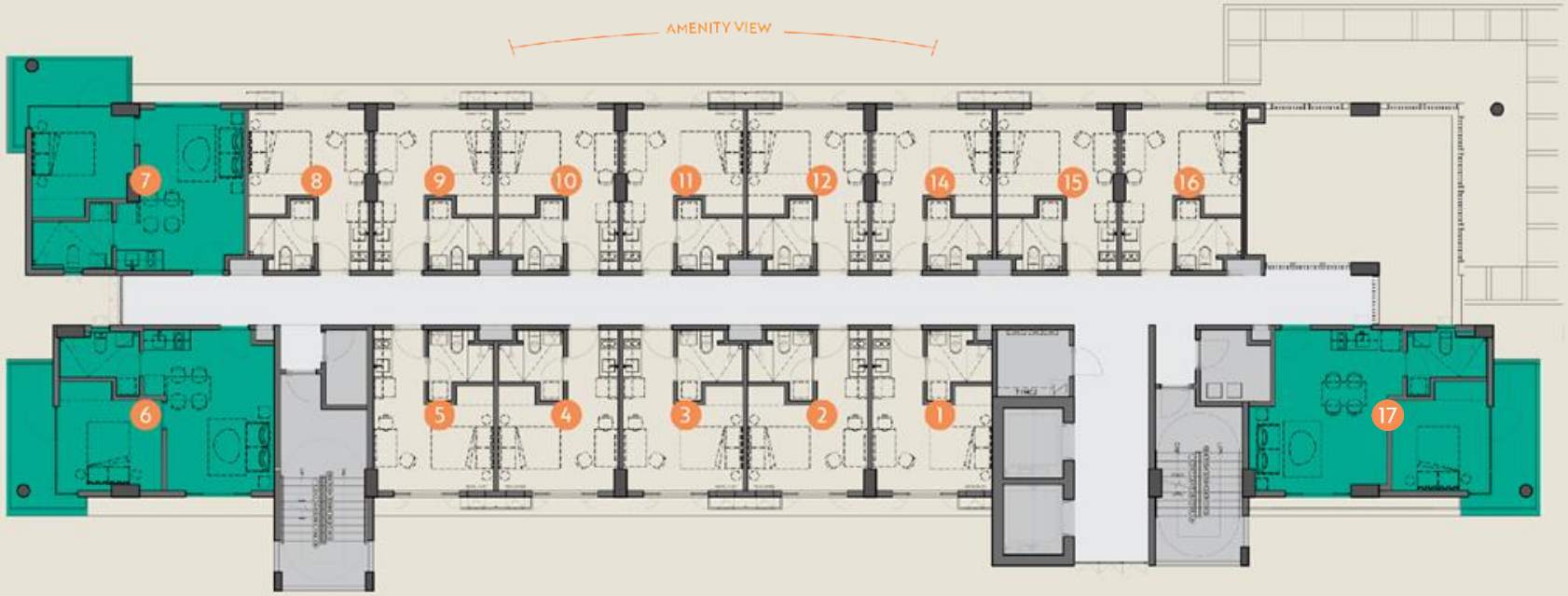
KEYPLAN



TOWER 1

SECOND FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit



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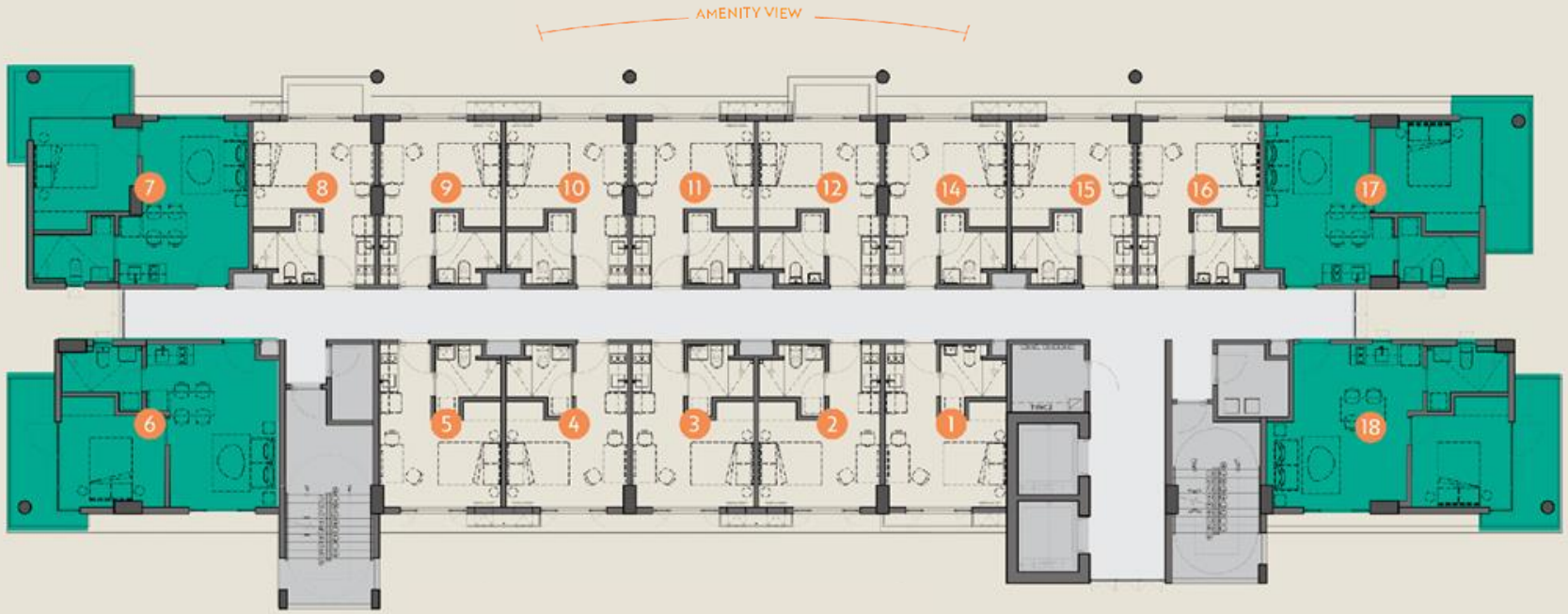
TOWER 1

THIRD FLOOR PLAN

KEYPLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



N

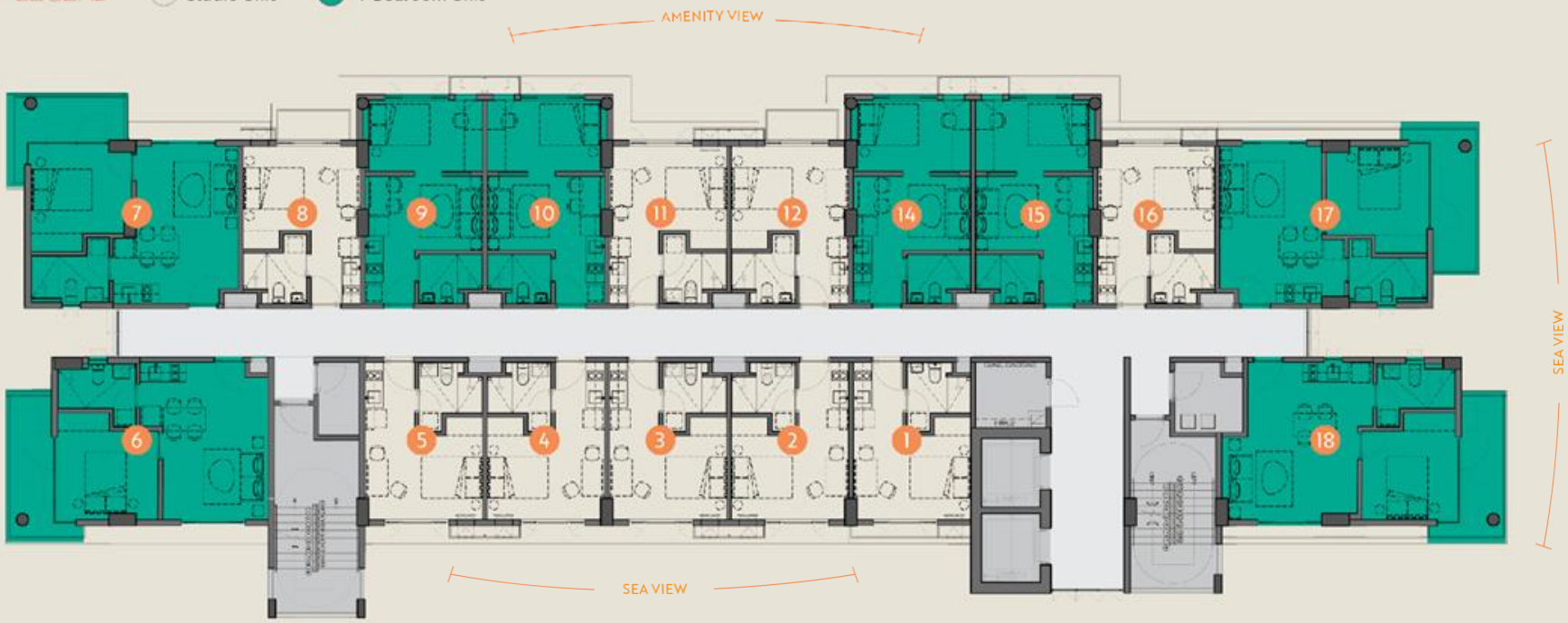
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TOWER 1

FOURTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit





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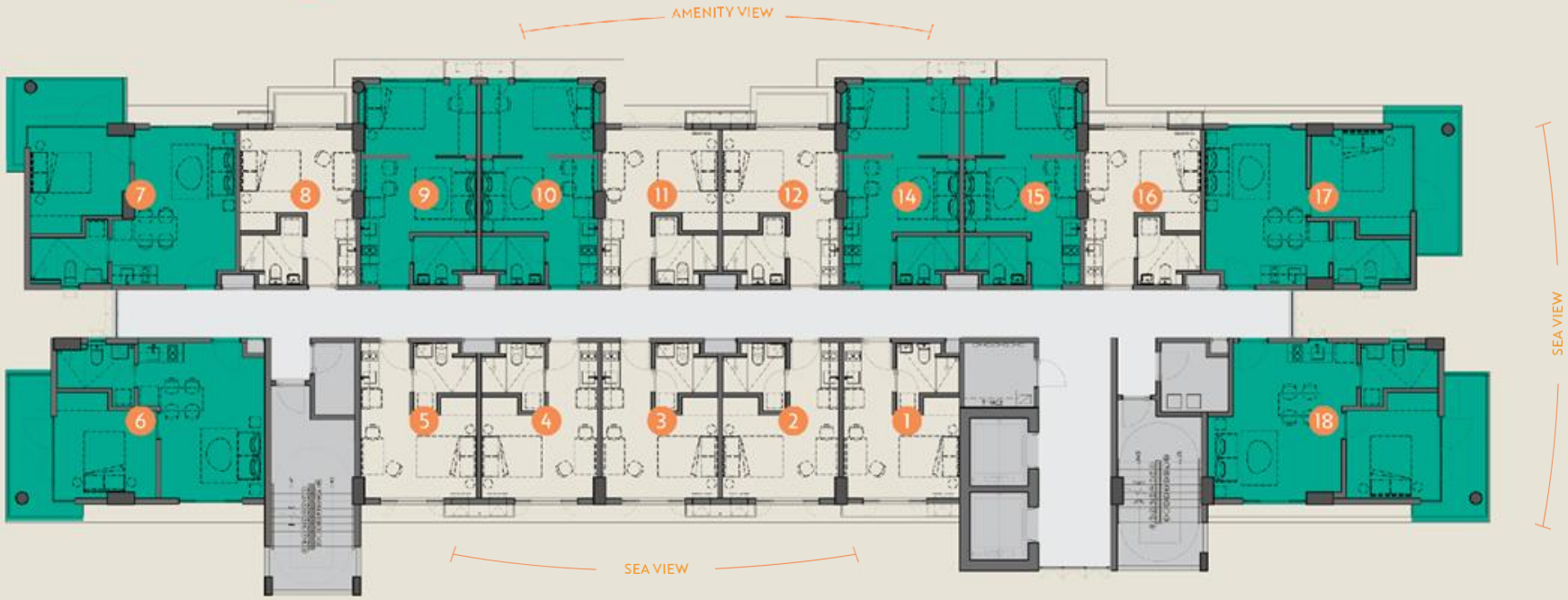
TOWER 1

FIFTH FLOOR PLAN

KEYPLAN



LEGEND Studio Unit 1-Bedroom Unit



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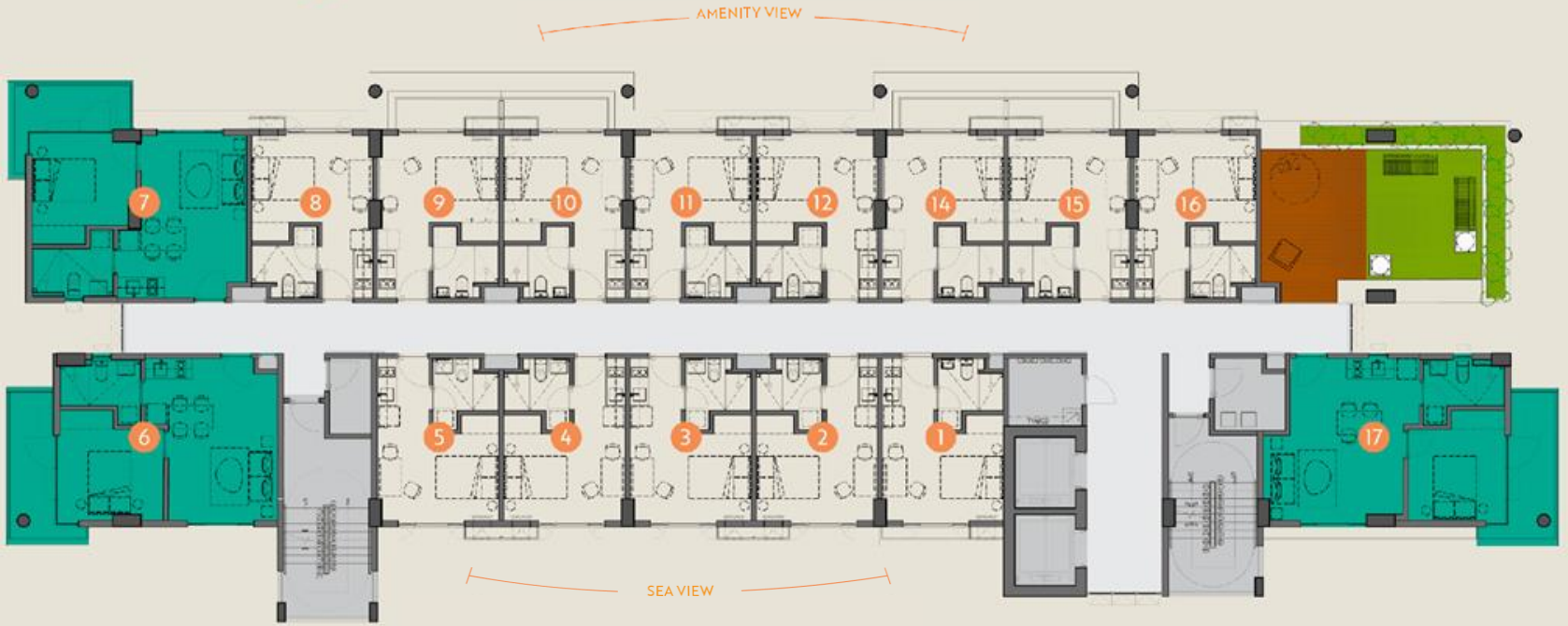
TOWER 1

SIXTH FLOOR PLAN

KEYPLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



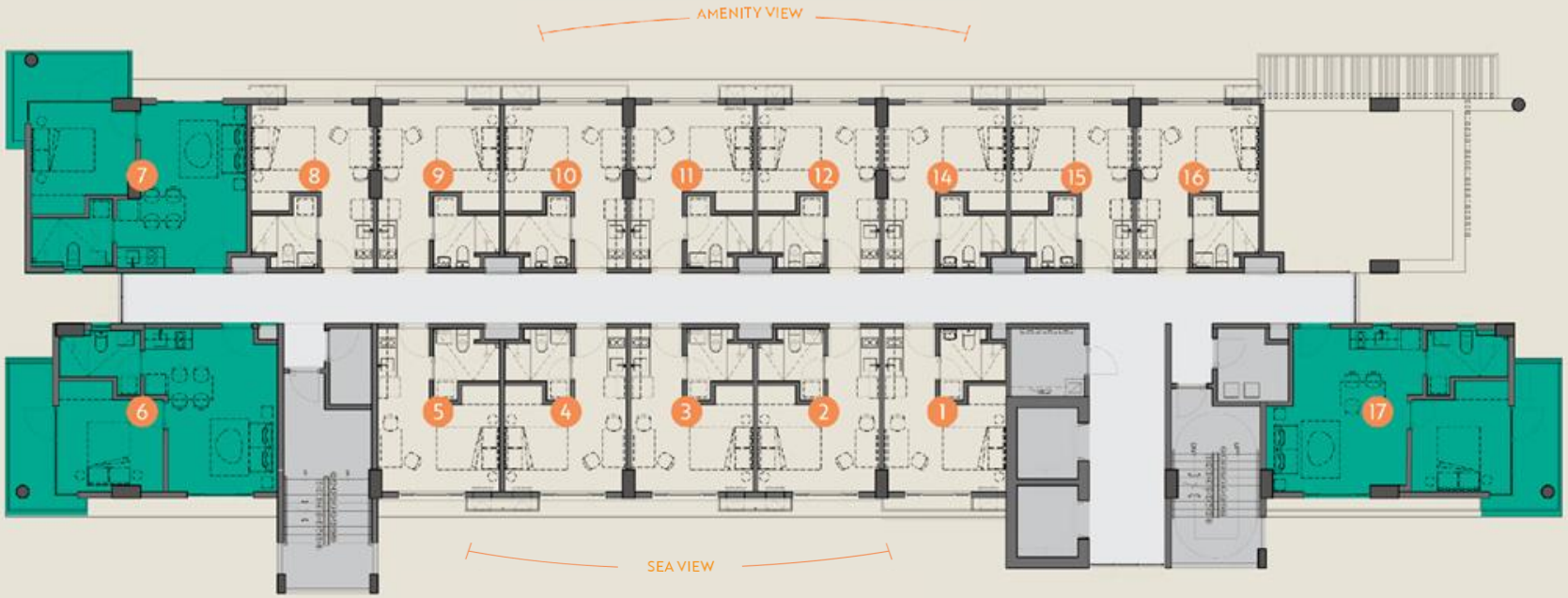


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TOWER 1

SEVENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit





N

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TOWER 1

EIGTH FLOOR PLAN

KEYPLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



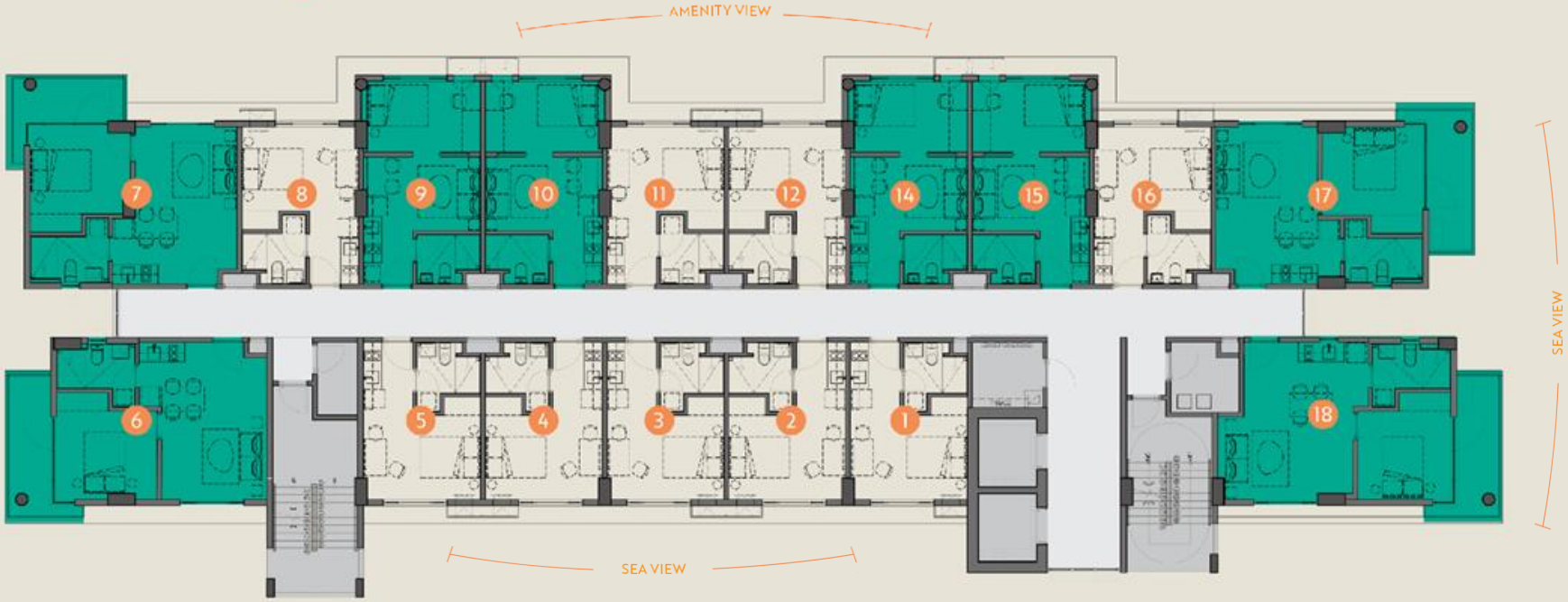


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TOWER 1

NINTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit





N

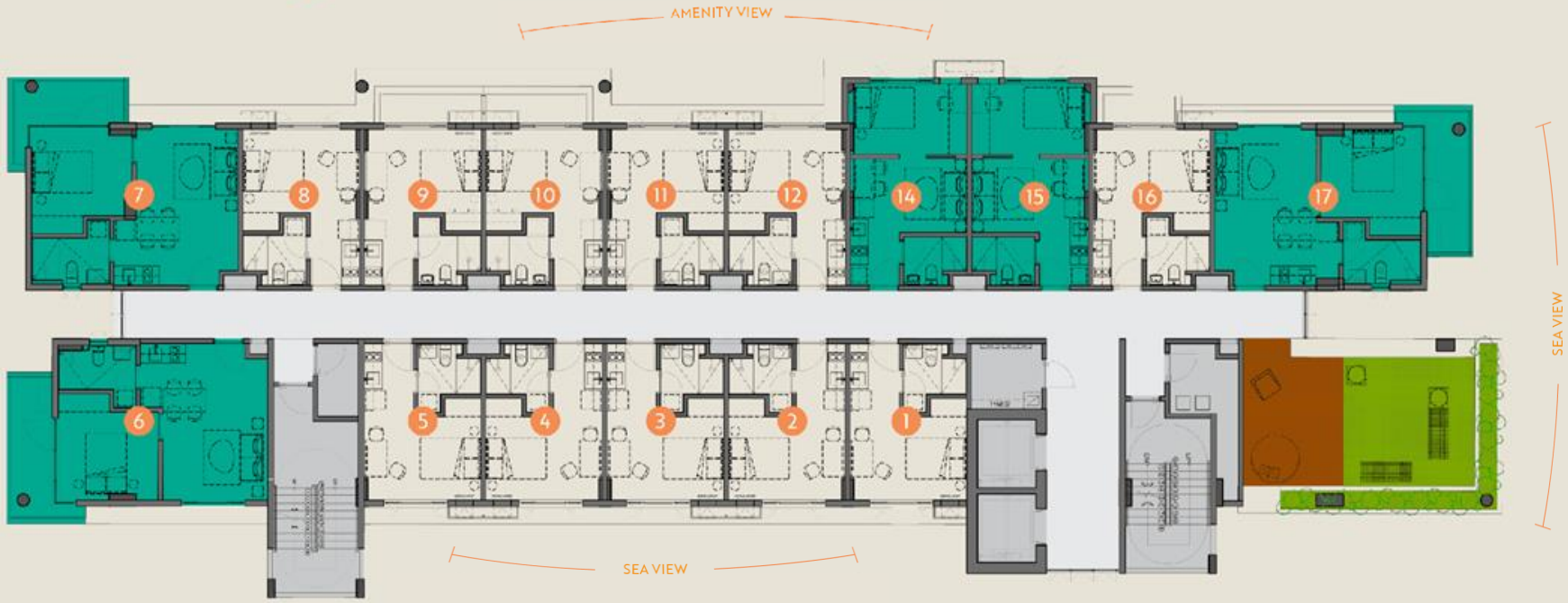
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TOWER 1

TENTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit





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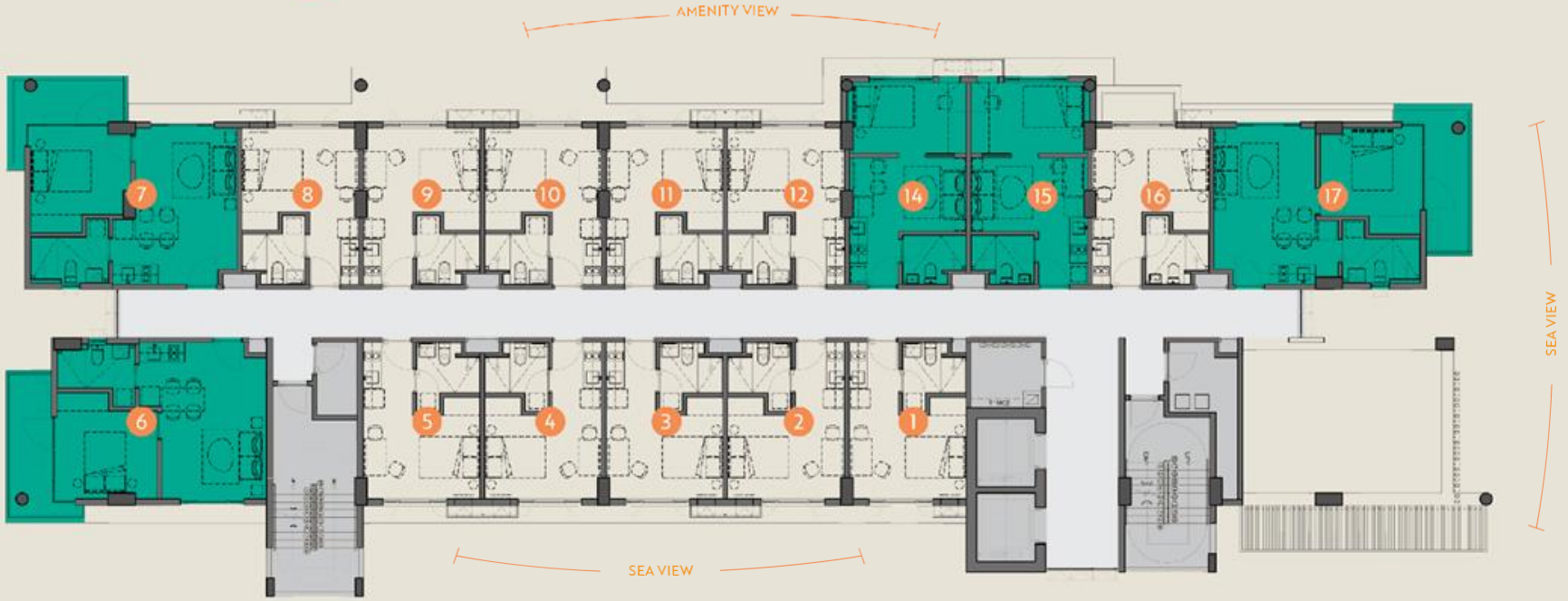
TOWER 1

ELEVENTH FLOOR PLAN

KEYPLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit





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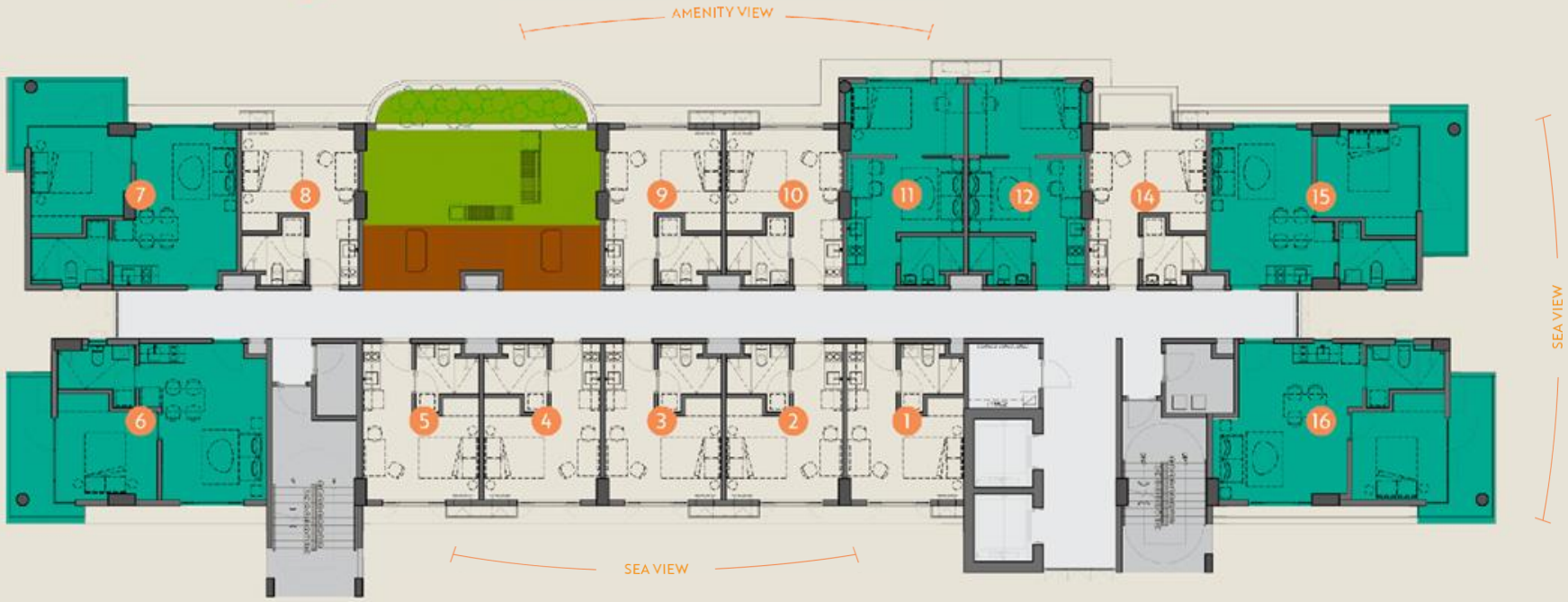
KEYPLAN



TOWER 1

TWELFTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit





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TOWER 1

FOURTEENTH FLOOR PLAN



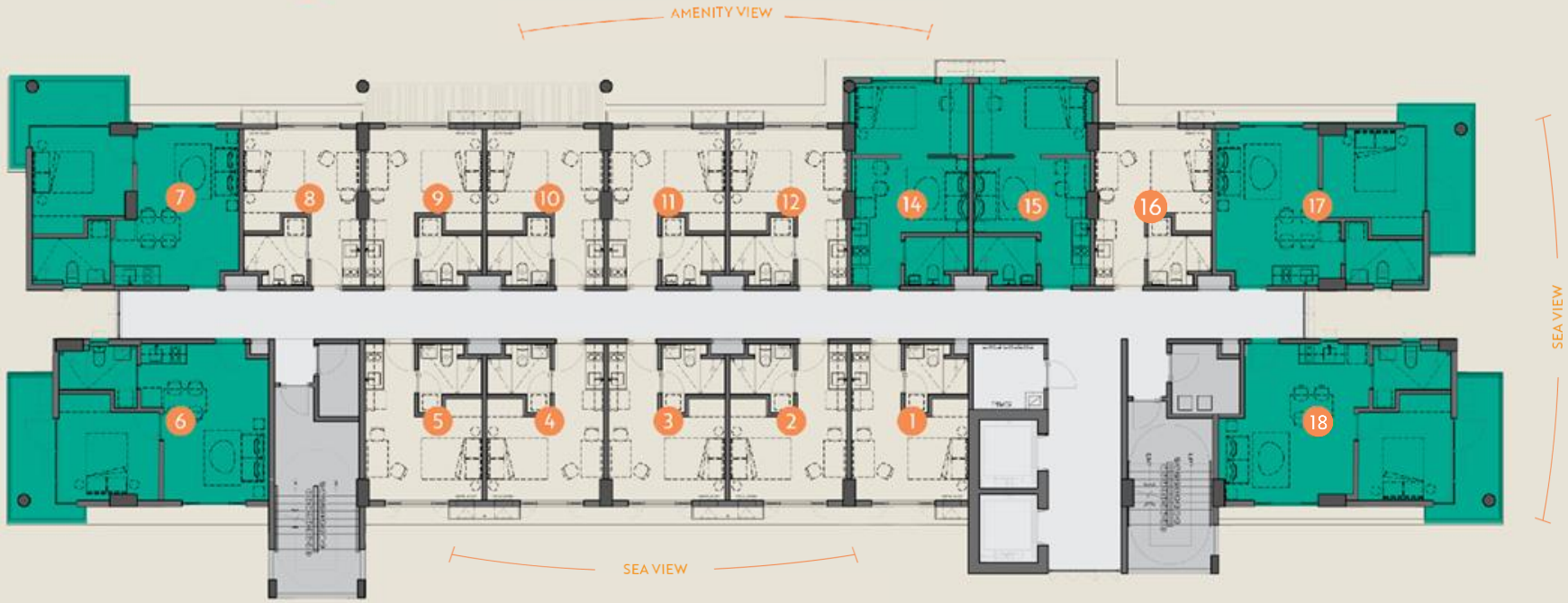
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TOWER 1

FIFTEENTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



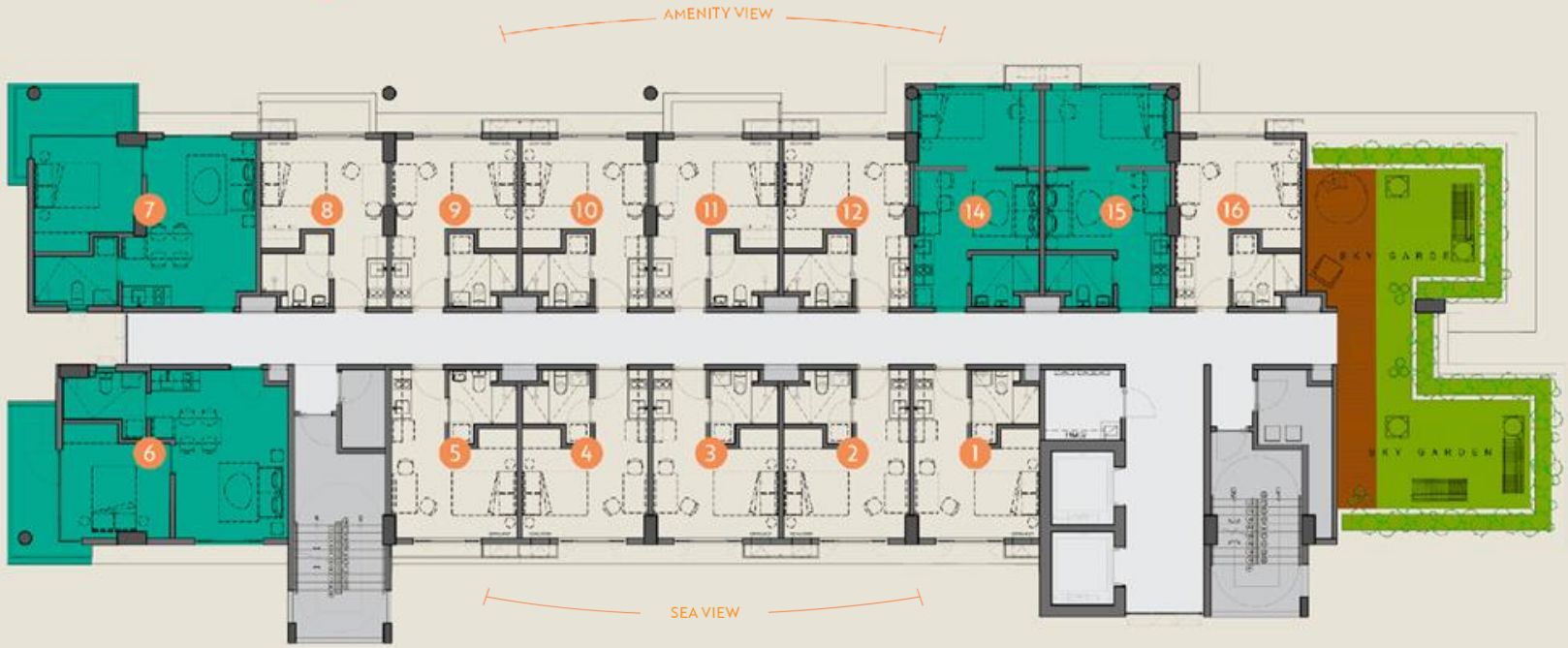


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TOWER 1

SIXTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit







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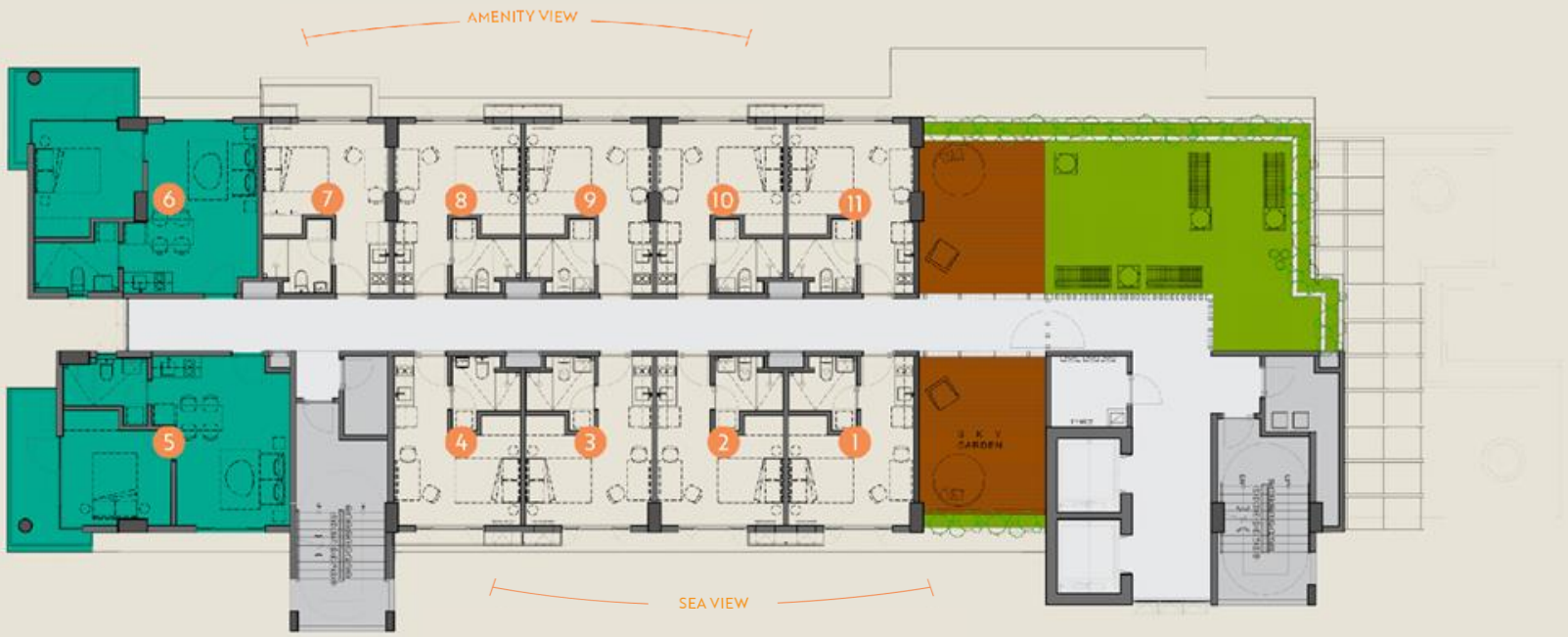
KEYPLAN



TOWER 1

SEVENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit



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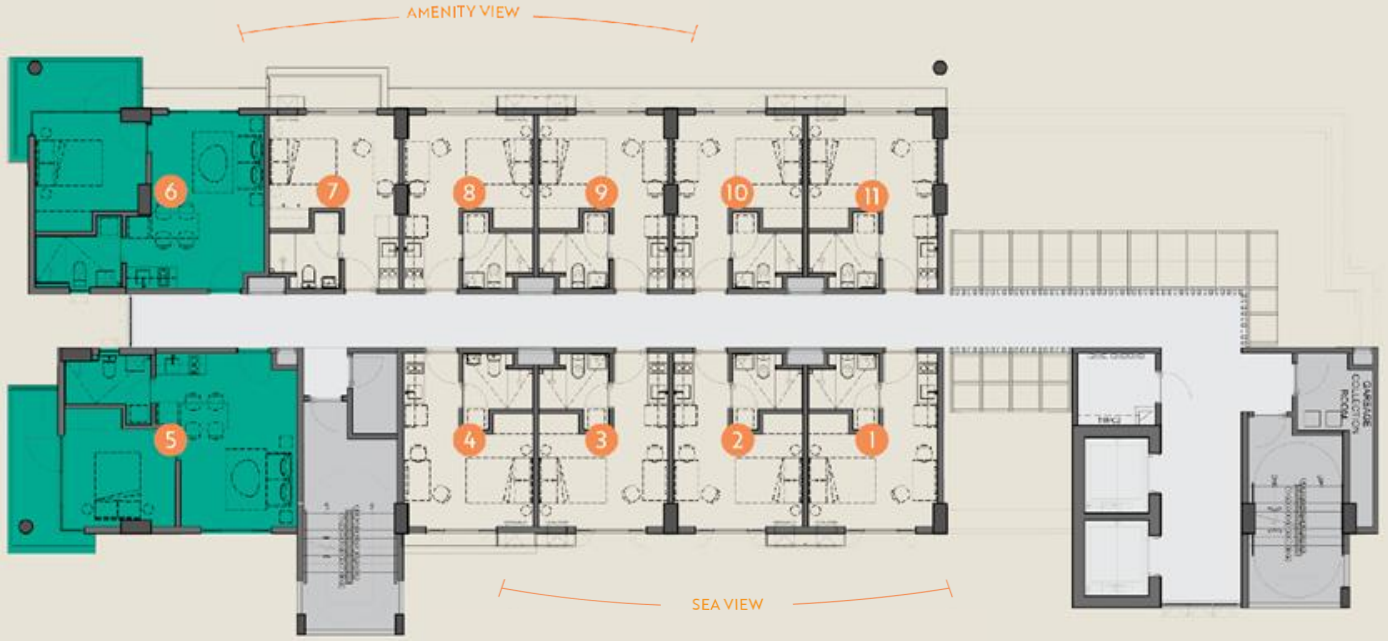
TOWER 1

EIGHTEENTH FLOOR PLAN

KEYPLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



N

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Tower 2

BUILDING LAYOUTS

KEYPLAN



TOWER 2
GROUND FLOOR PLAN

LEGEND

Studio Unit

1-Bedroom Unit

2-Bedroom Unit



N

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KEYPLAN



TOWER 2

SECOND FLOOR PLAN

LEGEND Studio Unit 1-Bedroom Unit 2-Bedroom Unit



N

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KEYPLAN



TOWER 2

THIRD FLOOR PLAN

LEGEND

Studio Unit

1-Bedroom Unit

2-Bedroom Unit





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KEYPLAN



TOWER 2
FOURTH FLOOR PLAN





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KEYPLAN



TOWER 2

FIFTH FLOOR PLAN

LEGEND

Studio Unit

1-Bedroom Unit

2-Bedroom Unit



N

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KEYPLAN



TOWER 2

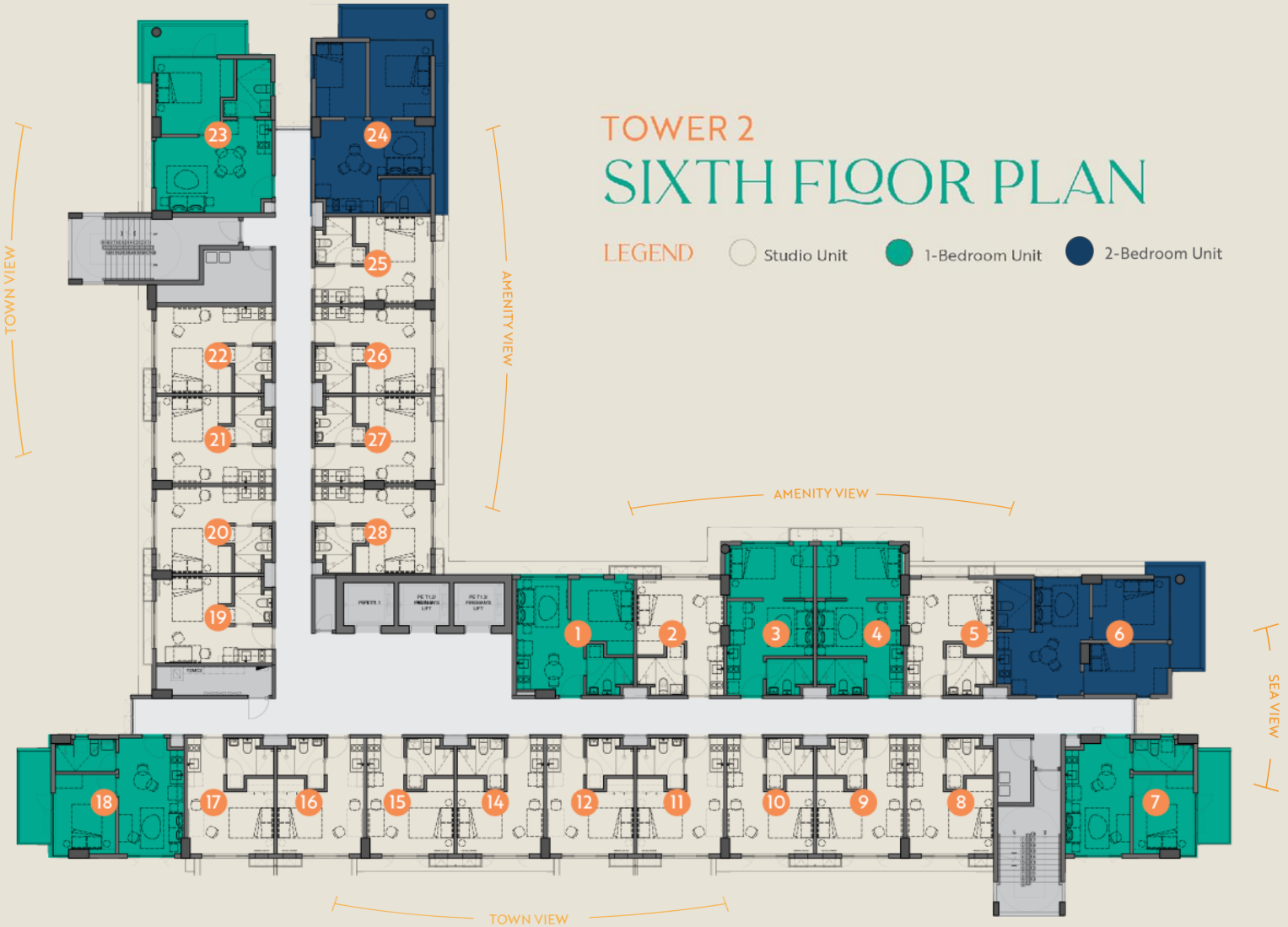
SIXTH FLOOR PLAN

LEGEND

Studio Unit

1-Bedroom Unit

2-Bedroom Unit



N

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KEYPLAN



TOWER 2

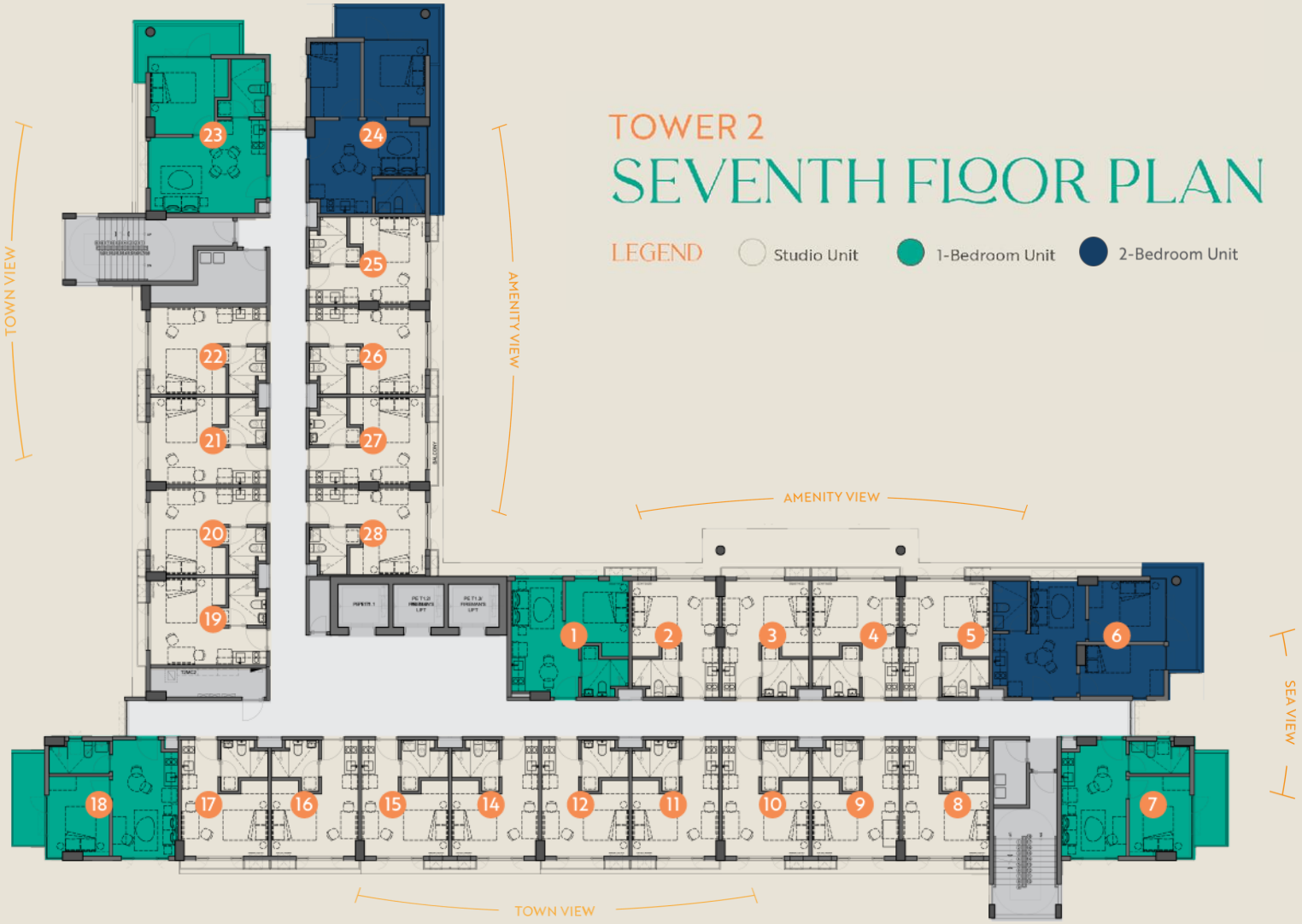
SEVENTH FLOOR PLAN

LEGEND

Studio Unit

1-Bedroom Unit

2-Bedroom Unit



N

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KEYPLAN



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KEYPLAN



TOWER 2

NINTH FLOOR PLAN

LEGEND

Studio Unit

1-Bedroom Unit

2-Bedroom Unit





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KEYPLAN



TOWER 2
TENTH FLOOR PLAN

LEGEND Studio Unit 1-Bedroom Unit 2-Bedroom Unit





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KEYPLAN



TOWER 2

ELEVENTH FLOOR PLAN

LEGEND

Studio Unit

1-Bedroom Unit

2-Bedroom Unit



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KEYPLAN



TOWER 2
TWELFTH FLOOR PLAN

LEGEND

Studio Unit

1-Bedroom Unit

2-Bedroom Unit

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KEYPLAN



TOWER 2

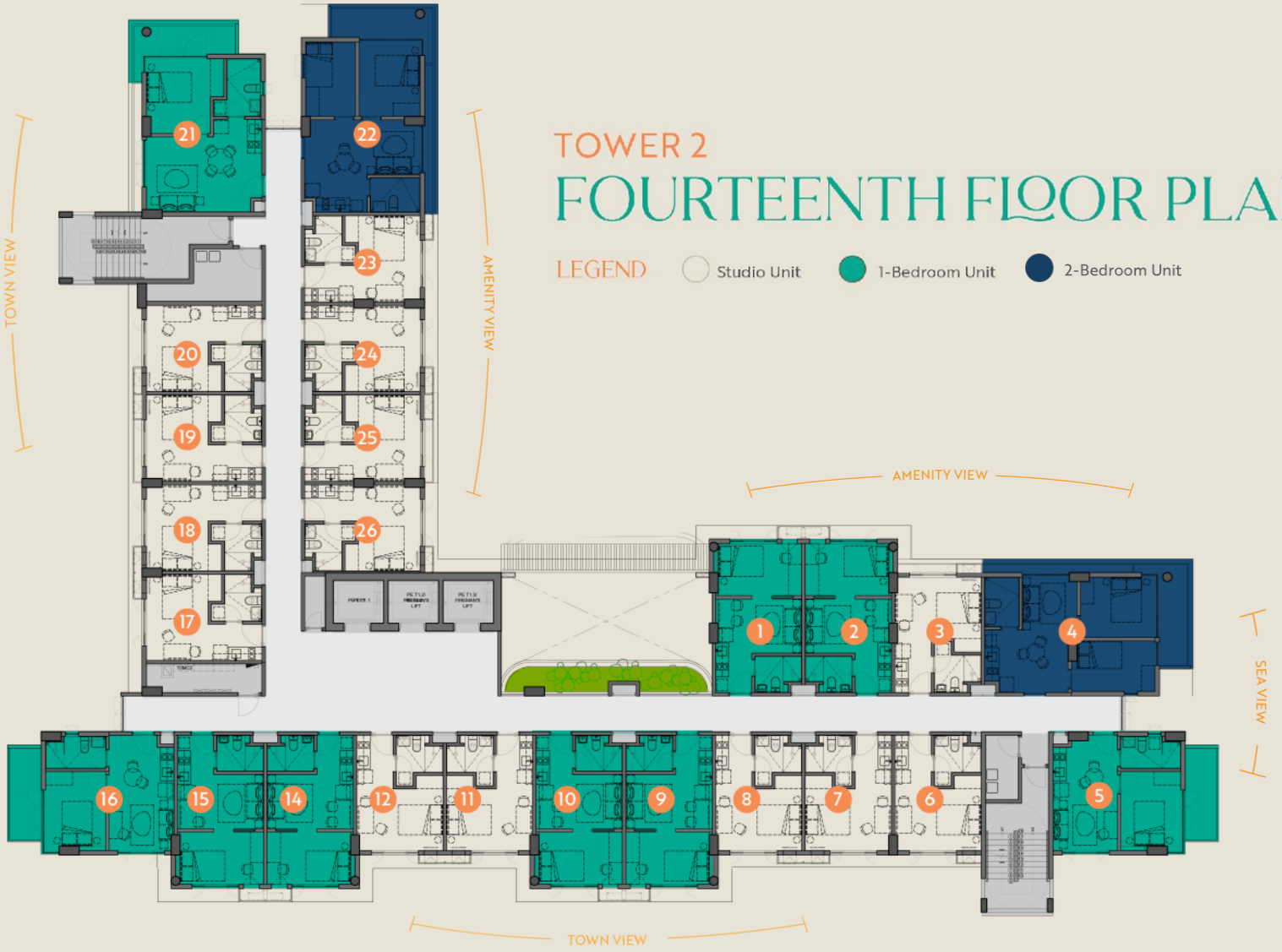
FOURTEENTH FLOOR PLAN

LEGEND

Studio Unit

1-Bedroom Unit

2-Bedroom Unit



N

DISCLAIMER:

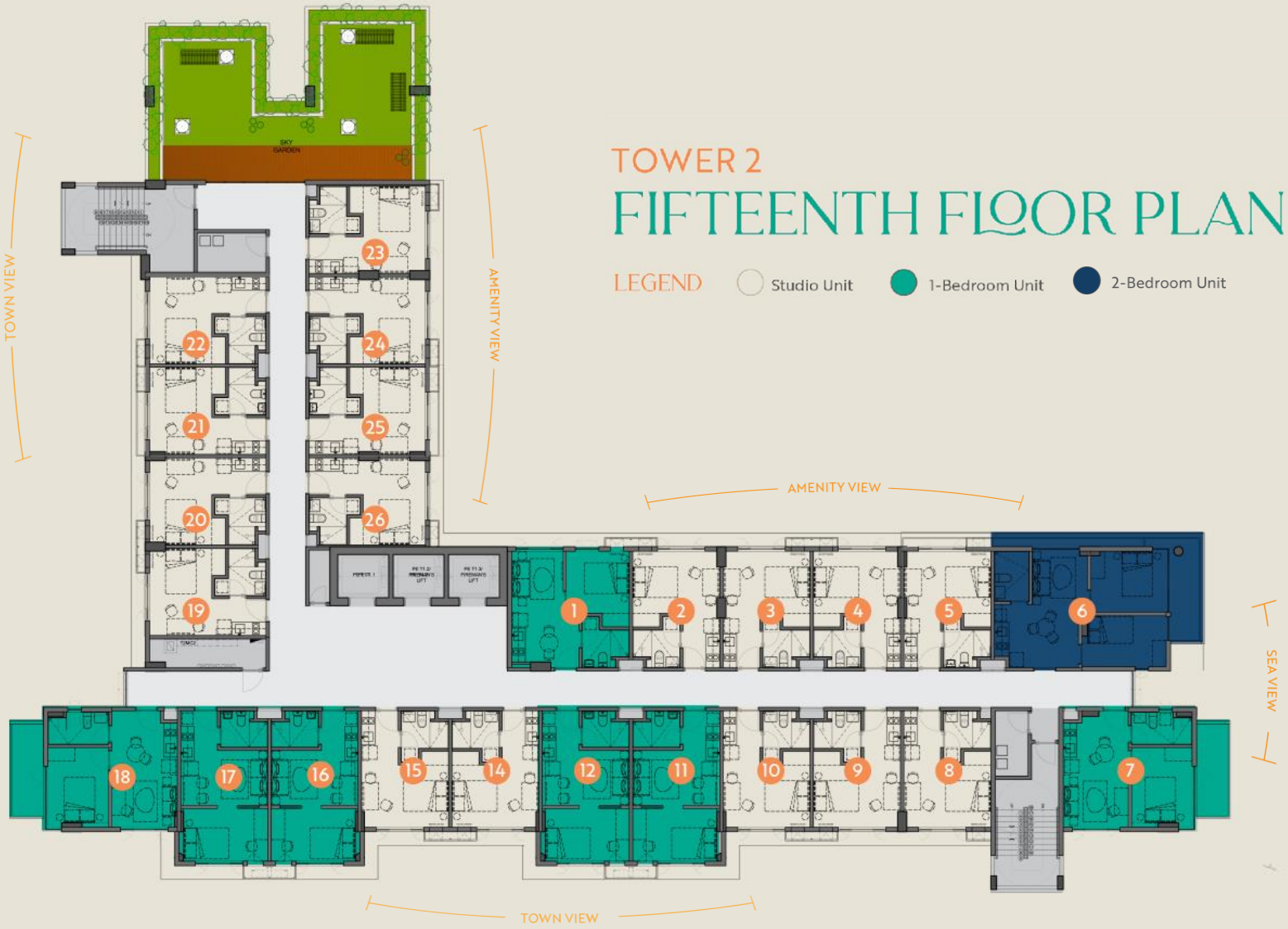
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KEYPLAN



TOWER 2
FIFTEENTH FLOOR PLAN

LEGEND Studio Unit 1-Bedroom Unit 2-Bedroom Unit



N

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KEYPLAN



TOWER 2

SIXTEENTH FLOOR PLAN

LEGEND Studio Unit 1-Bedroom Unit 2-Bedroom Unit



N

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KEYPLAN



TOWER 2

SEVENTEENTH FLOOR PLAN

LEGEND Studio Unit 1-Bedroom Unit 2-Bedroom Unit



N

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KEYPLAN



TOWER 2

EIGHTEENTH FLOOR PLAN

LEGEND Studio Unit 1-Bedroom Unit 2-Bedroom Unit



N

DISCLAIMER:

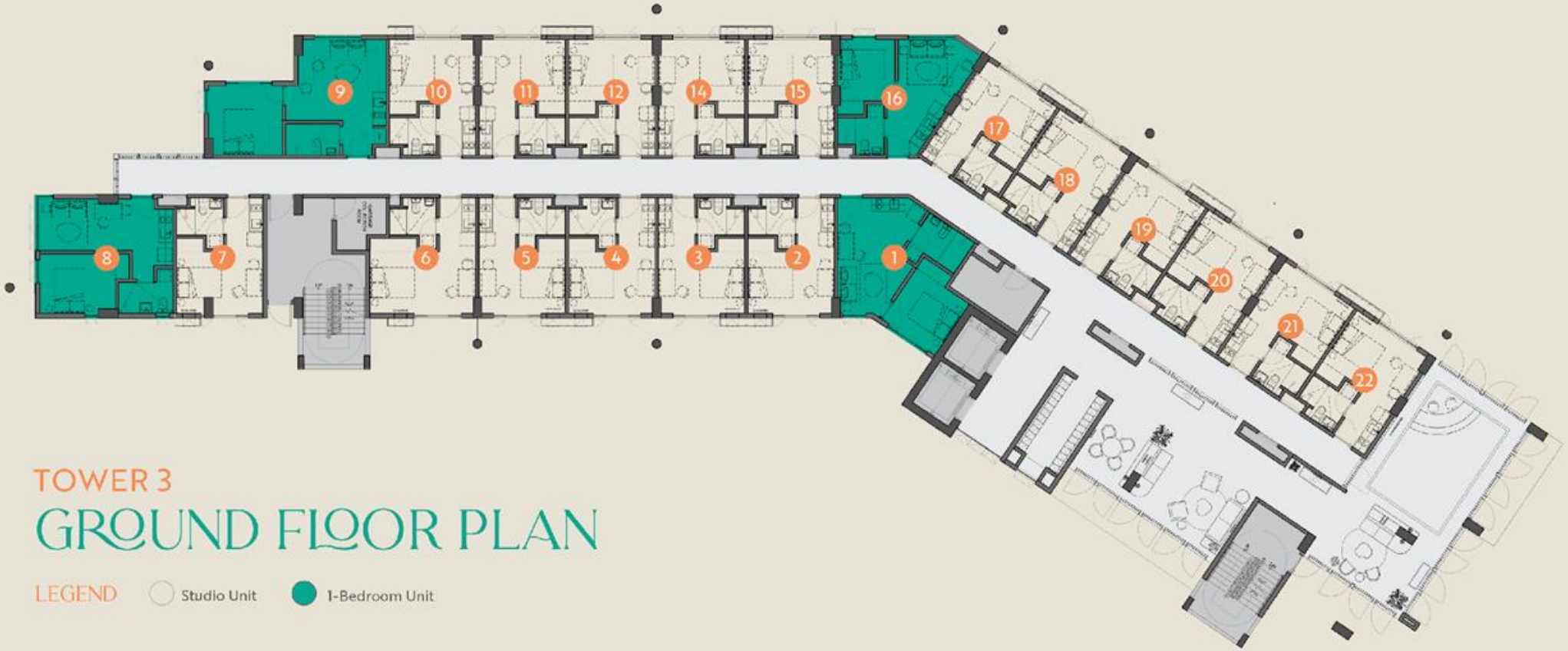
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Tower 3

BUILDING LAYOUTS



KEYPLAN



TOWER 3

GROUND FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

N

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KEYPLAN



TOWER 3

SECOND FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

N

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KEYPLAN



TOWER 3

THIRD FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

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KEYPLAN



TOWER 3

FOURTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

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KEYPLAN





TOWER 3

FIFTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

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KEYPLAN



TOWER 3

SIXTH FLOOR PLAN

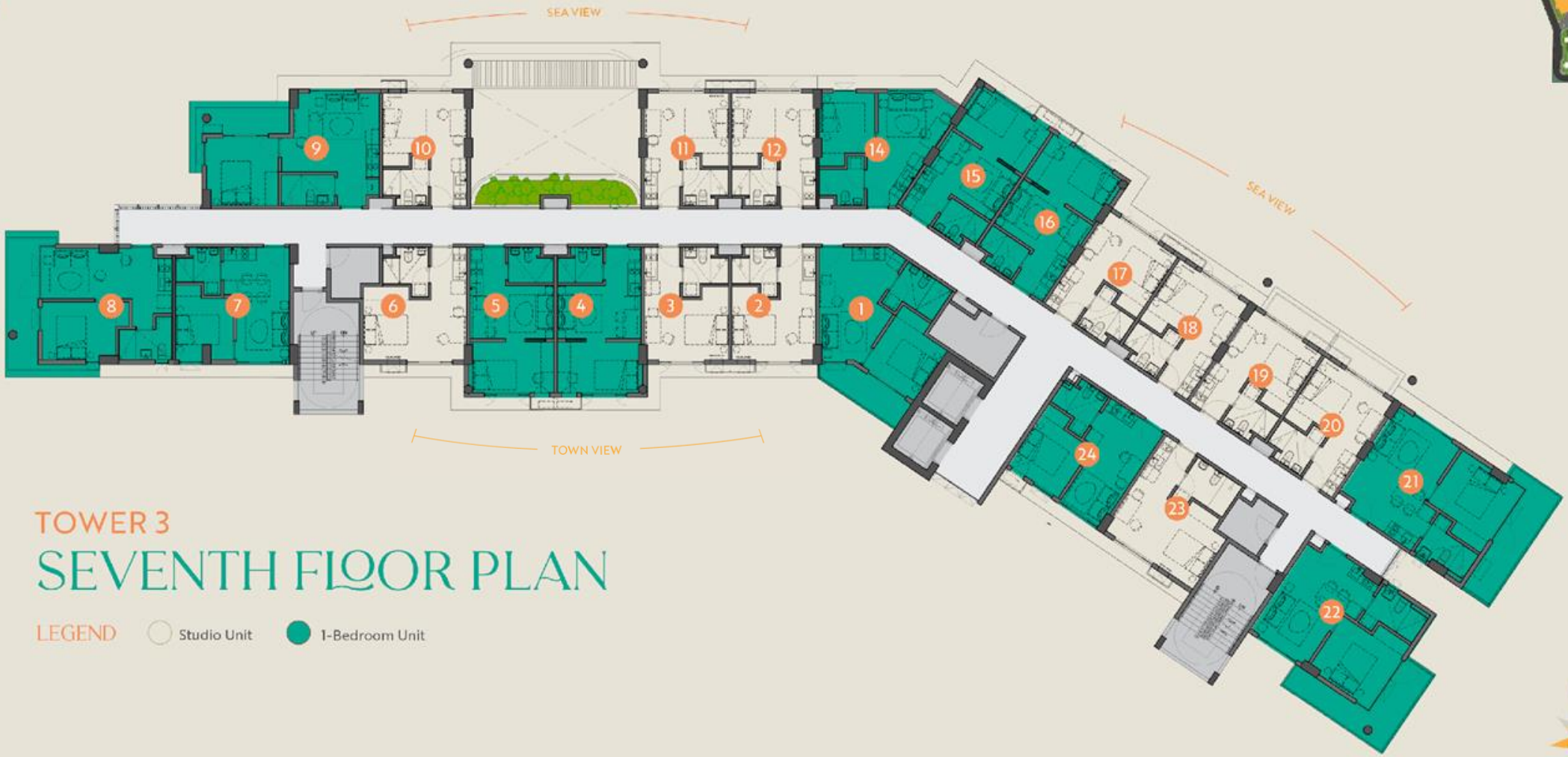
LEGEND ○ Studio Unit ● 1-Bedroom Unit

N

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KEYPLAN





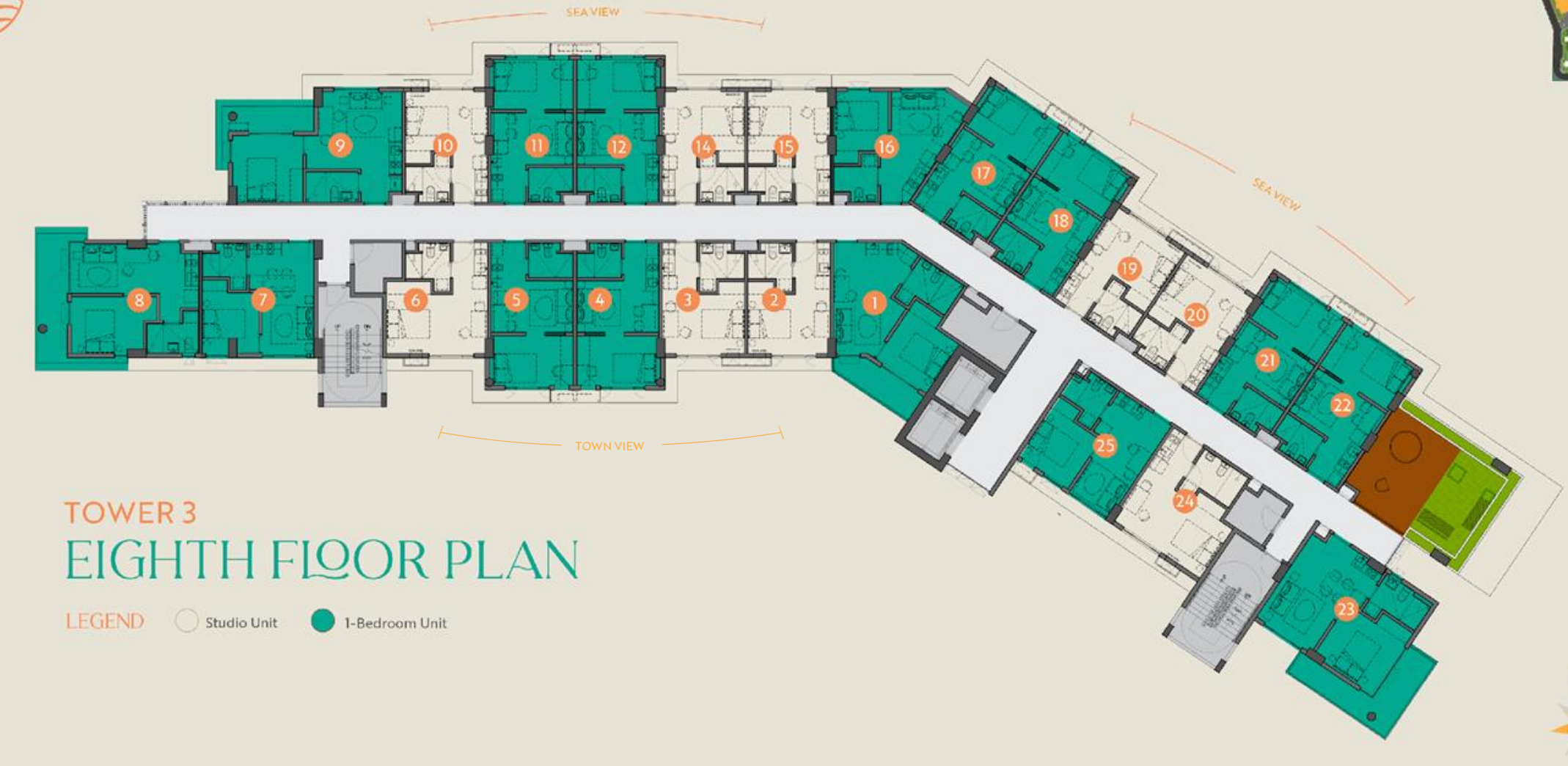
TOWER 3

SEVENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

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KEYPLAN



TOWER 3

EIGHTH FLOOR PLAN

LEGEND Studio Unit 1-Bedroom Unit

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KEYPLAN



TOWER 3

NINTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

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KEYPLAN



TOWER 3

TENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

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KEYPLAN



TOWER 3

ELEVENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

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KEYPLAN



TOWER 3

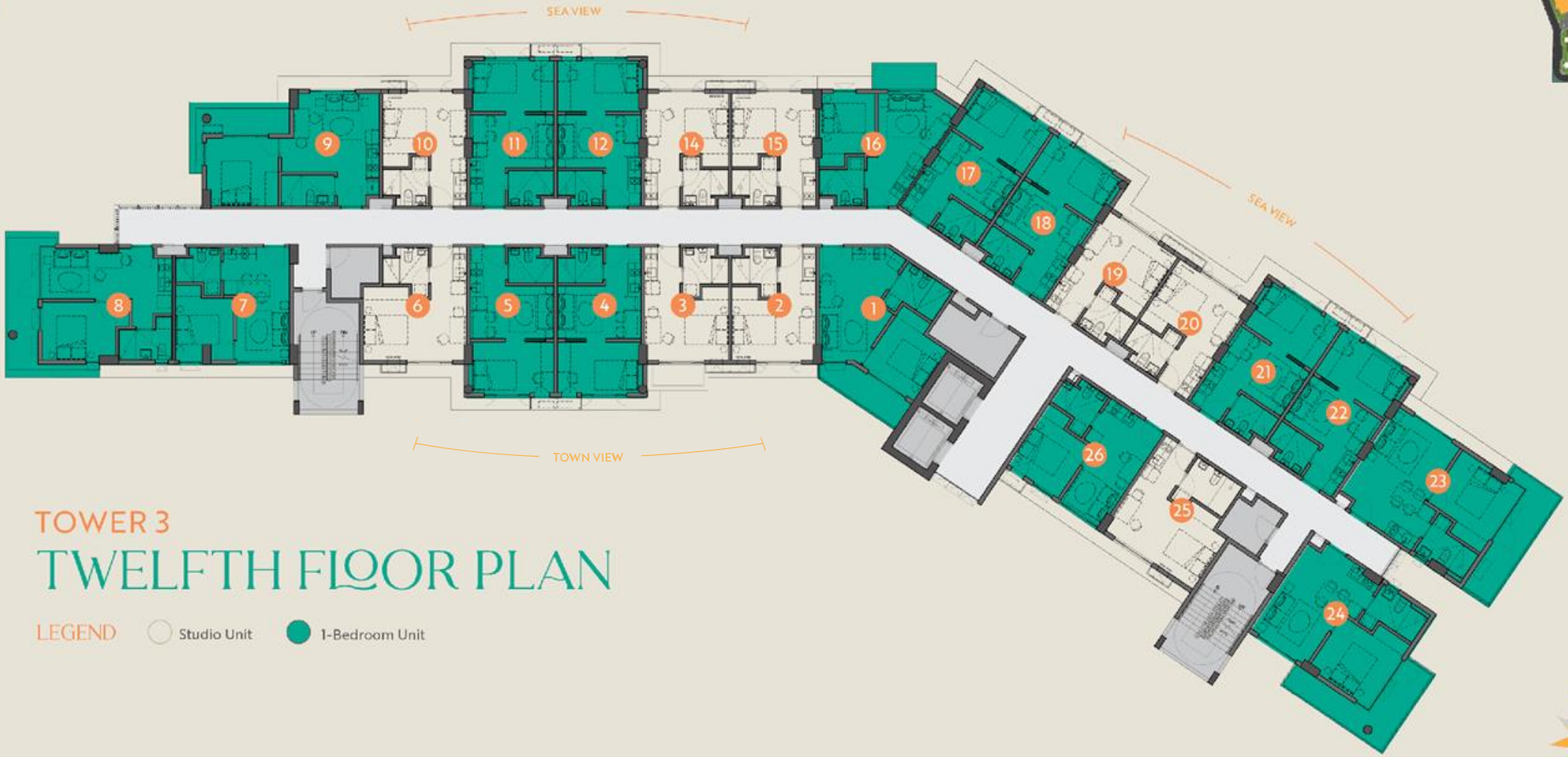
ELEVENTH FLOOR PLAN

LEGEND Studio Unit 1-Bedroom Unit

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KEYPLAN





TOWER 3

TWELFTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

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KEYPLAN



TOWER 3

FOURTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

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KEYPLAN



TOWER 3

FIFTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

N

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KEYPLAN



TOWER 3

SIXTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

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KEYPLAN





TOWER 3

SEVENTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit

N

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AMENITIES

COSTA MIRA

BEACHTOWN
PANGLAO



ADULT & KIDDIE POOL

ARCHITECT'S PERSPECTIVE

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COSTA MIRA

BEACHTOWN
PANGLAO



BASKETBALL HALF-COURT

ARCHITECT'S PERSPECTIVE

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COSTA MIRA

BEACHTOWN
PANGLAO



KID'S PLAYGROUND

ARCHITECT'S PERSPECTIVE

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COSTA MIRA

BEACHTOWN
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ADULT & KIDDIE POOL

ARCHITECT'S PERSPECTIVE

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COSTA MIRA

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FITNESS GYM

ARCHITECT'S PERSPECTIVE

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COSTA MIRA

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CLUBHOUSE

ARCHITECT'S PERSPECTIVE

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CLUBHOUSE
ARCHITECT'S PERSPECTIVE

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CLUBHOUSE - SECOND FLOOR

ARCHITECT'S PERSPECTIVE

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COSTA MIRA

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CLUBHOUSE - GROUND FLOOR

ARCHITECT'S PERSPECTIVE

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SKY GARDEN

ARCHITECT'S PERSPECTIVE

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JOGGING PATH

ARCHITECT'S PERSPECTIVE

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EXTERIOR SHOT

ARCHITECT'S PERSPECTIVE

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DROP-OFF AREA

ARCHITECT'S PERSPECTIVE

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TOWER 3
TOWER 1
TOWER 2
KEYPLAN
SEA VIEW & AMENITY VIEW
ACTUAL DRONE SHOT


TOWER 3
TOWER 1
TOWER 2
KEYPLAN
TOWN VIEW & SEA VIEW
ACTUAL DRONE SHOT


TOWER 3
TOWER 1
TOWER 2
KEYPLAN
TOWN VIEW
ACTUAL DRONE SHOT


TOWER 3
TOWER 1
TOWER 2
KEYPLAN
TOWN VIEW
ACTUAL DRONE SHOT

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CEBULANDMASTERS
We Build with You in Mind

IN PARTNERSHIP WITH

LiTE PROPERTIES CORPORATION

A JOINT VENTURE UNDER

CLI-LiTE PANGLAO INCORPORATED

COSTA MIRA

BEACHTOWN
PANGLAO



Buyer's Requirements to Reserve a Unit:

1. Buyer's Information Sheet (BIS) completely filled-out and signed
2. 1 valid government issued ID of Principal buyer with 3 specimen signatures (spouses if married)
3. Proof of TIN (spouses if married)
4. Reservation Payment (Cash,/Check/ For online deposit, please provide deposit slip)
5. Special Power of Attorney authorizing seller or another party to reserve and sign reservation documents

On reservation, CLI will provide reservation documents : Term Sheet, Reservation Agreement and Amortization Sheet, all for buyer's signature and for submission on reservation date.



Requirements for submission WITHIN 30 DAYS from reservation date:

1. Clear copy of NSO/PSA birth certificate (for single and of spouses if married)
2. Clear copy of NSO/PSA marriage certificate (if married)
3. Proof of Income
4. Complete post-dated checks for equity payments
5. Signed Contract to Sell (CTS)
6. Consularized SPA for CTS signatories (for buyer/s based outside PH)
7. Other documents if needed, such as: Notarized Deed of Undertaking (DOU), Finality of
8. annulment, death certificate, etc.,


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