



# CEBU LANDMASTERS

We Build with You in Mind

**BEST  
DEVELOPER  
VISAYAS**  
2021

**BEST  
DEVELOPER  
MINDANAO**  
2021





A tropical sunset over the ocean. The sun is a bright white circle in the upper right, surrounded by a yellow and orange glow. The sky transitions from orange to a darker blue. The ocean is dark blue with white-capped waves in the foreground. A large, bold, black letter 'Z' is centered over the text.

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



A woman in a white, flowing dress is captured in a graceful, almost balletic pose on a beach. She is leaning back, with one leg raised high and her arms extended in elegant curves. The background shows the ocean with gentle waves and a sky filled with the soft, golden light of a sunset or sunrise. The overall mood is serene and luxurious.

AN EXPERIENCE BEYOND PRICE.

Welcome to  
*your coast.*



An aerial photograph of a sandy beach, densely covered with various footprints and paw prints. The prints are scattered across the golden sand, some showing clear tread patterns while others are more faint. The lighting is warm, creating soft shadows and highlights on the sand's surface.

A FAMILY COMMUNITY

Welcome *to*  
*your* neighborhood.





A REWARD FOR YOUR HARDWORK

*Welcome to  
your success.*

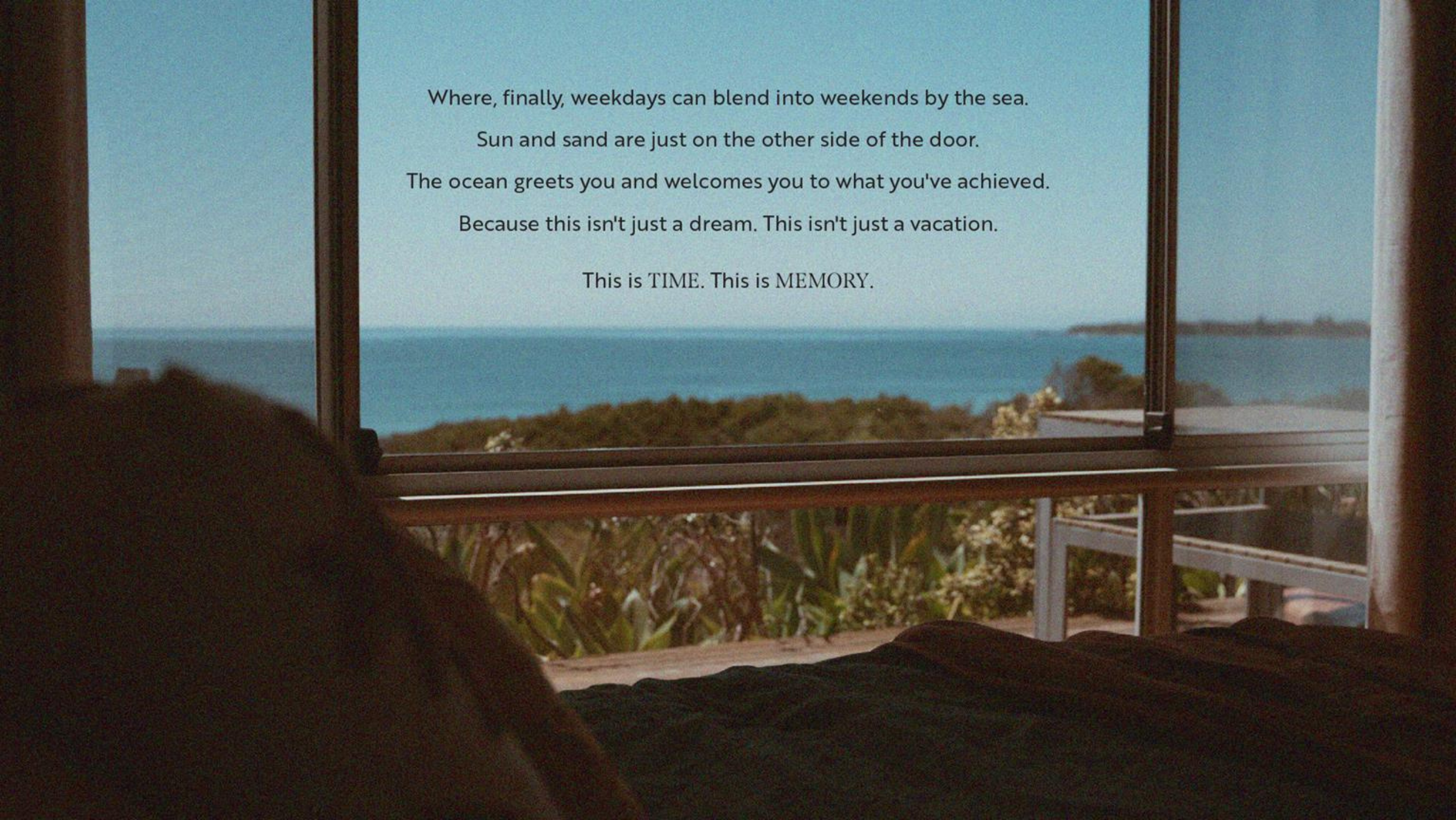




AN EXCLUSIVE BEACHTOWN IN PANGLAO, BOHOL  
THAT'S YOURS TO TAKE

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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IN PARTNERSHIP WITH



**LITE PROPERTIES**  
CORPORATION

A JOINT VENTURE UNDER



**CLI-LITE**  
**PANGLAO**  
INCORPORATED

DEVELOPED & MANAGED BY



**CEBULANDMASTERS**

We Build with You in Mind

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A vertical decorative pattern on the left side of the slide, featuring a repeating geometric motif of teal and dark blue circles with orange dots at their intersections, set against a light blue background.

# *About the* PROJECT

A decorative graphic at the bottom of the slide. It features a teal wave-like shape on the left, transitioning into a series of vertical orange lines of varying heights that follow the contour of the wave, all set against a light teal background.



# VICINITY MAP



  
**COSTA MIRA**  
BEACHTOWN  
PANGLAO

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

**LOCATION:** Brgy. Totolan, Daus, Panglao Island, Bohol

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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

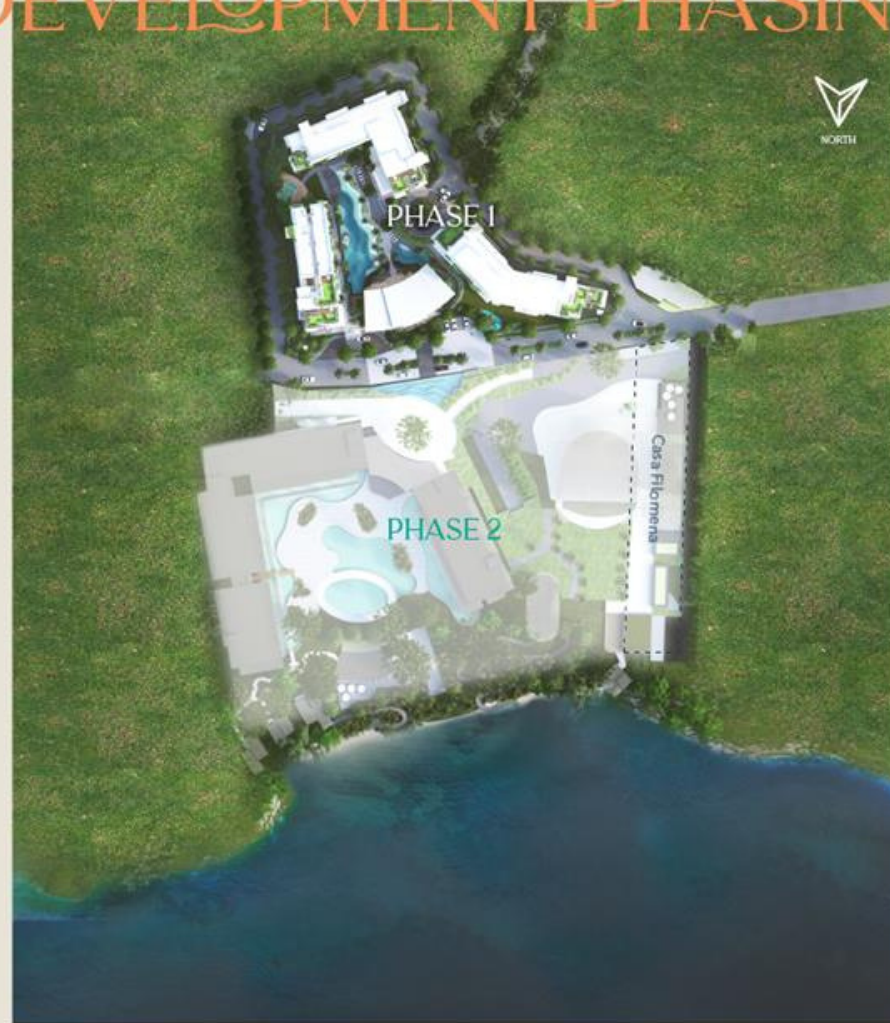


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# DEVELOPMENT PHASING



**PHASE 1**  
RESIDENTIAL CONDOMINIUM

**PHASE 2**  
FOR FUTURE DEVELOPMENT

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# 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

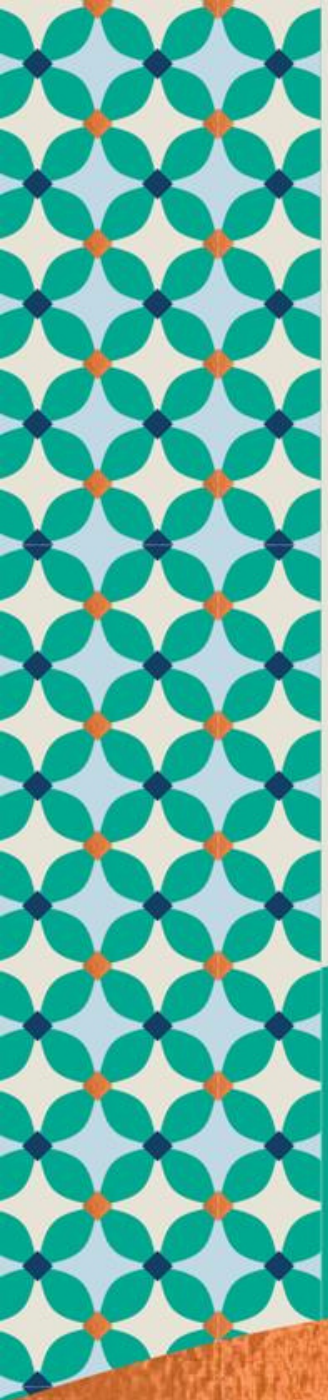
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*Typical*  
UNIT TYPES







# 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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A modern bedroom interior featuring a large bed with white linens and teal and patterned pillows. The bed is flanked by two light wood nightstands with teal lamps. The headboard wall is wood-paneled and features two framed abstract paintings. A large window on the left side of the room offers a view of a lush green landscape and a blue sky. The room is lit with recessed ceiling lights and natural light from the window. A wooden door is visible on the right side of the frame.

# 2-BED ROOM 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

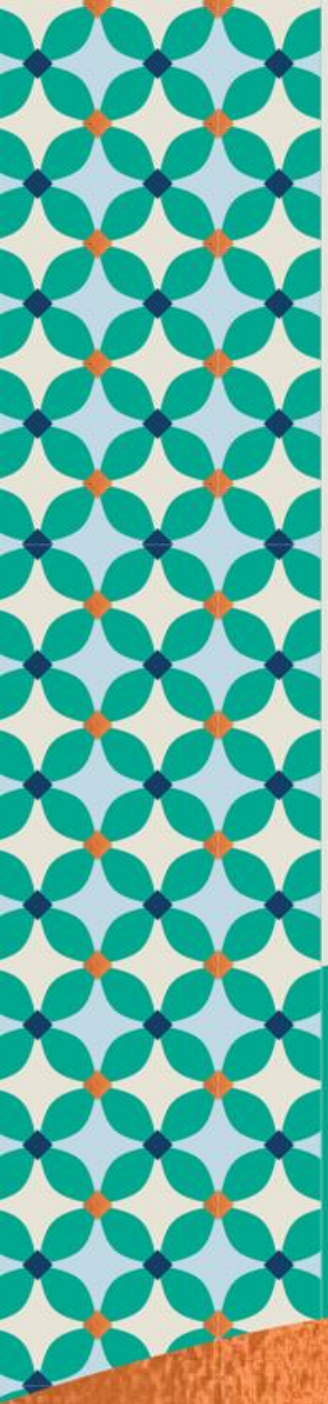
### BALCONY

8.09 sqm





*Tower 1*  
BUILDING  
LAYOUTS



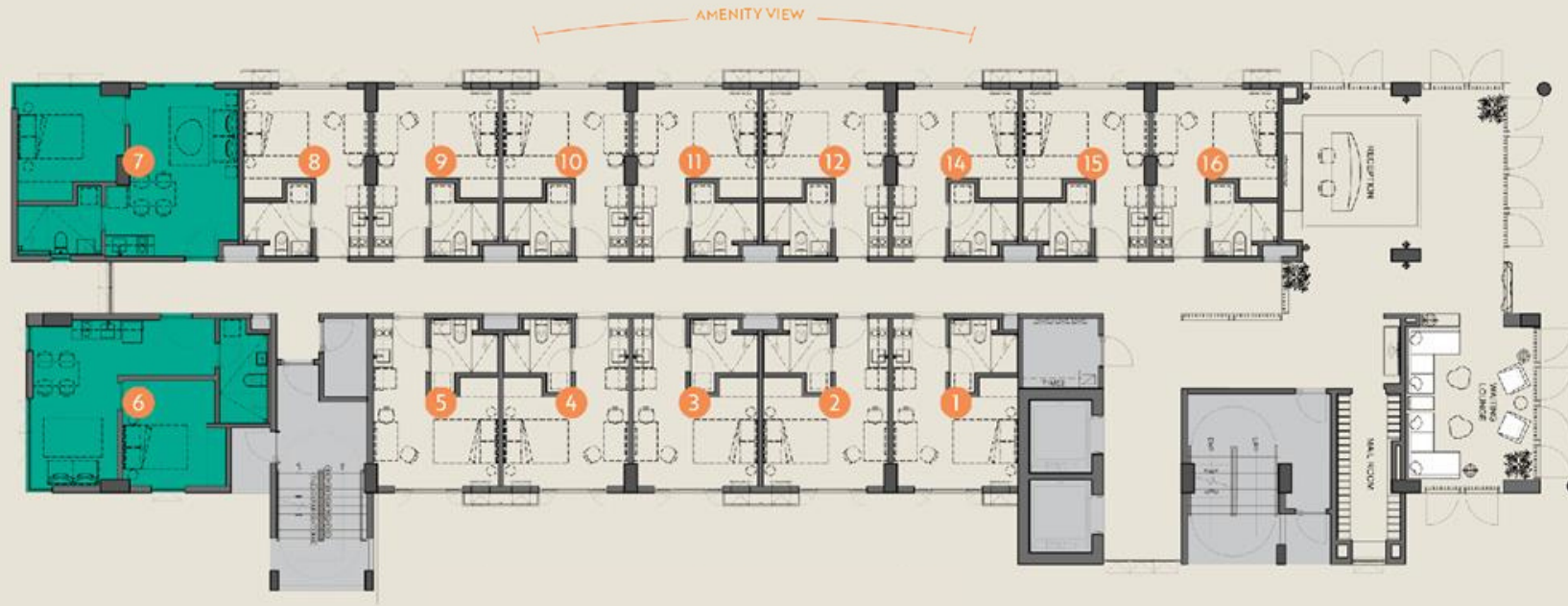




# TOWER 1 GROUND FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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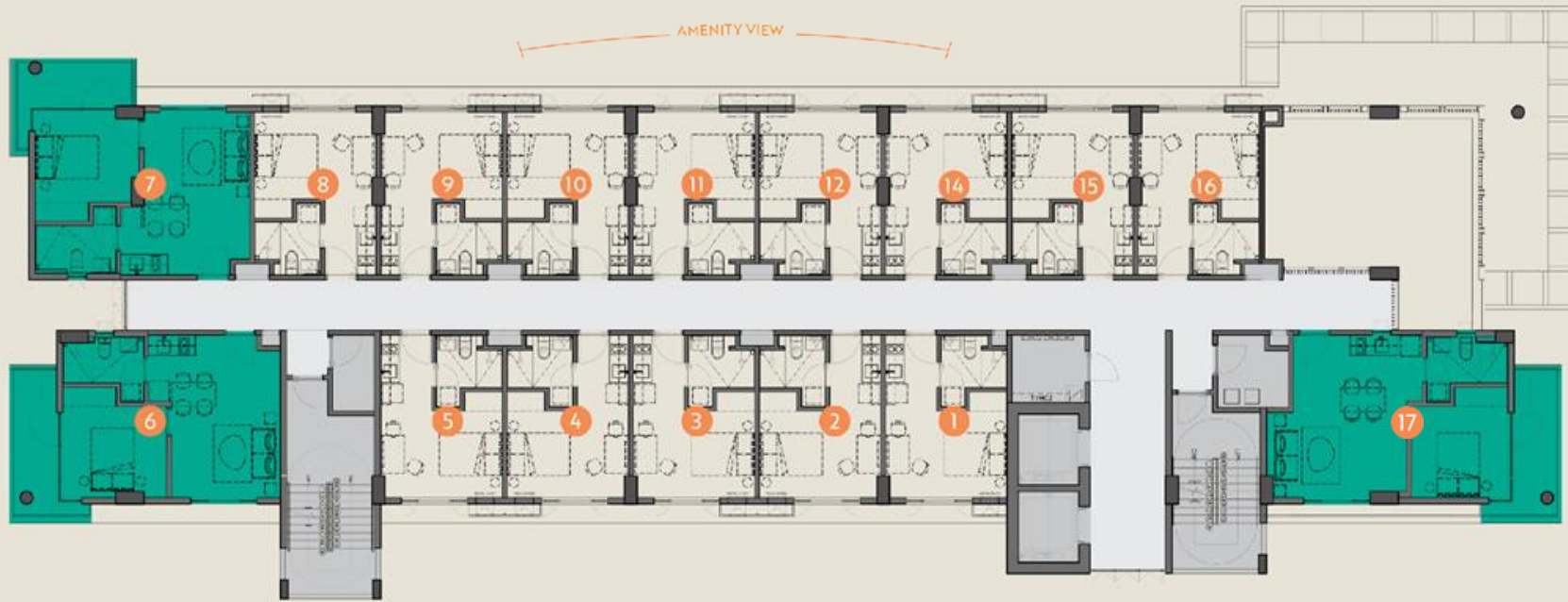




# TOWER 1 SECOND FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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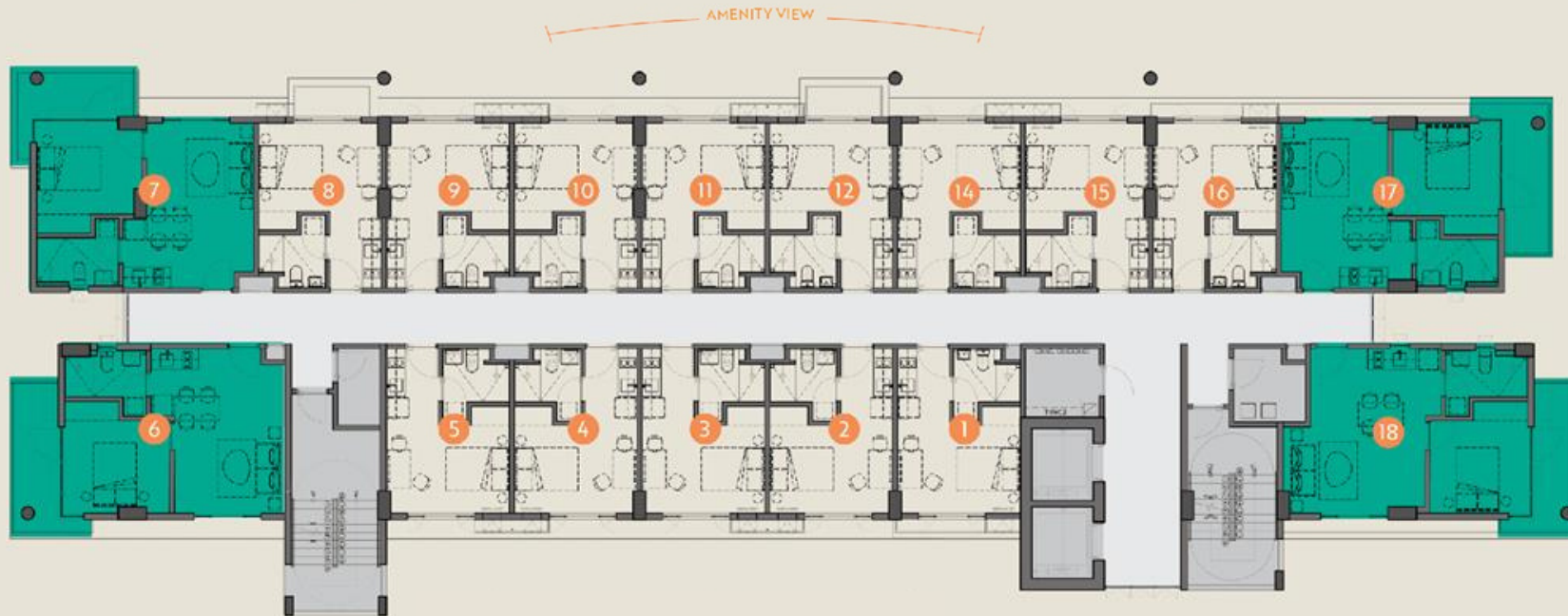




# TOWER 1 THIRD FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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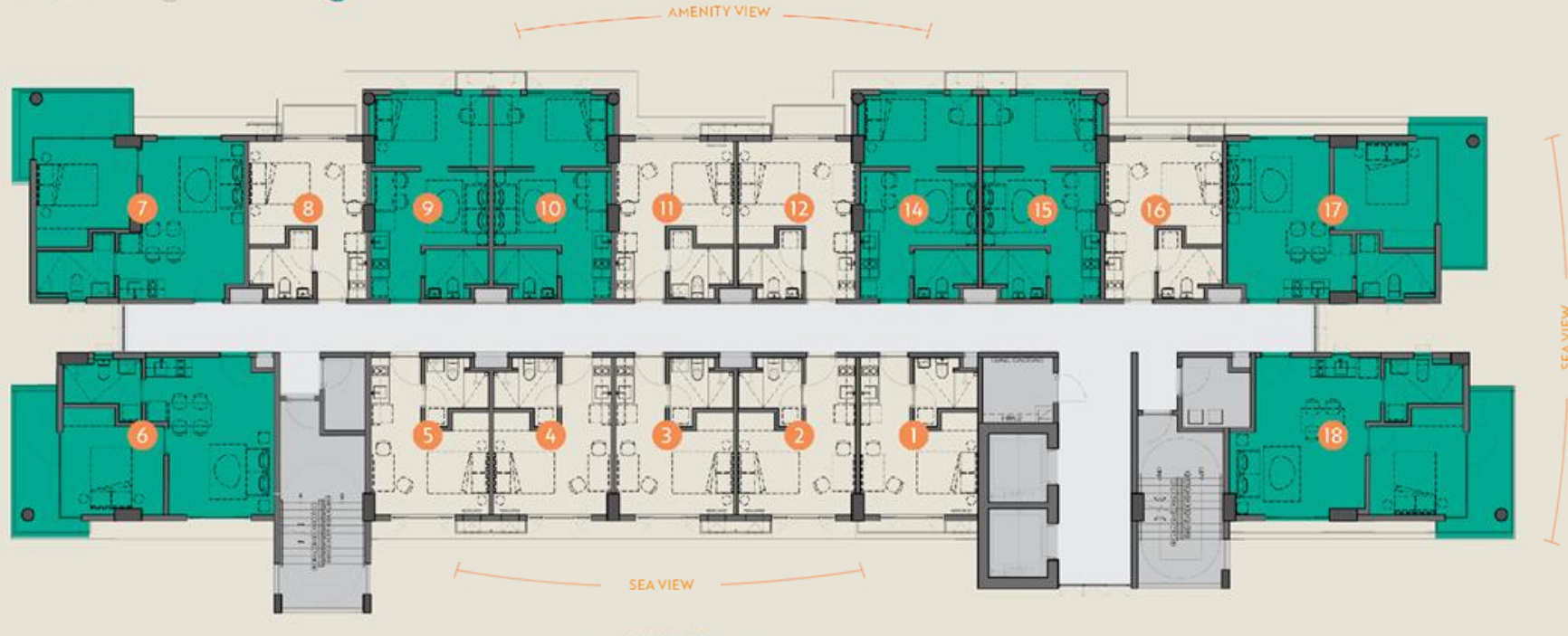




# TOWER 1 FOURTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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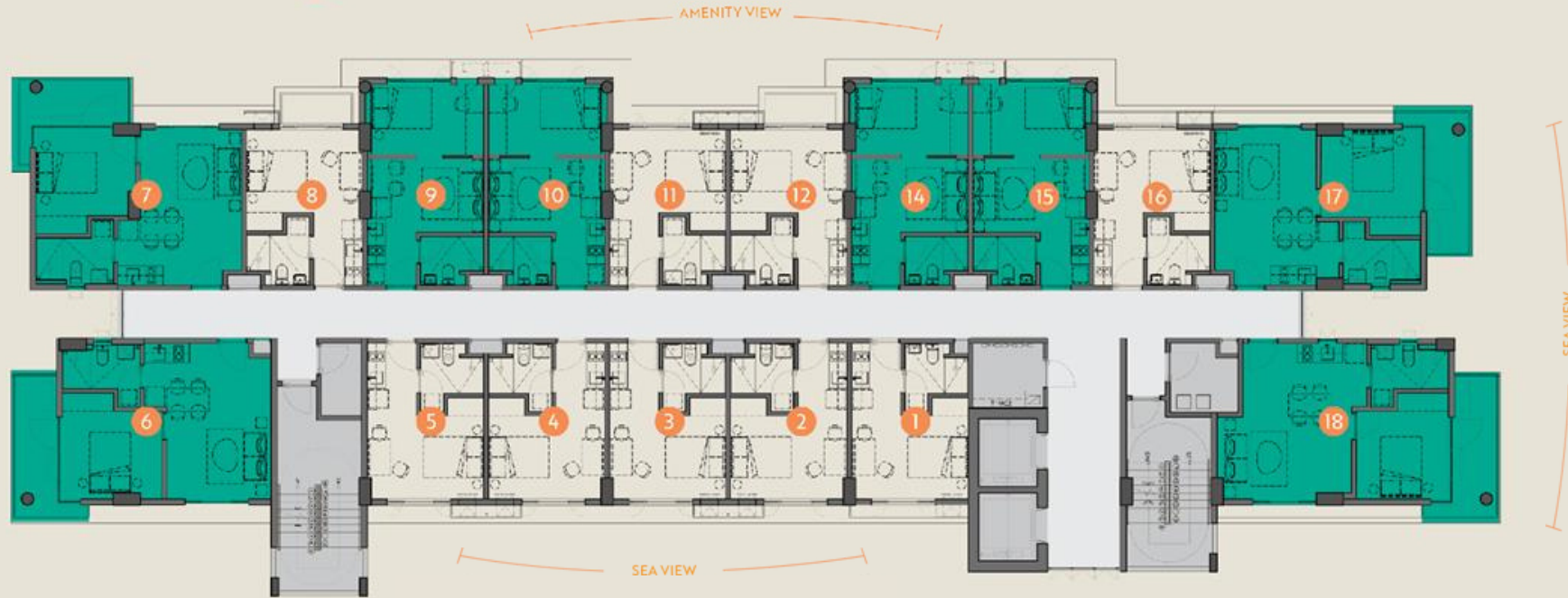




# TOWER 1 FIFTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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# TOWER 1 SIXTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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# TOWER 1 SEVENTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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# TOWER 1 EIGHTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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# TOWER 1 NINTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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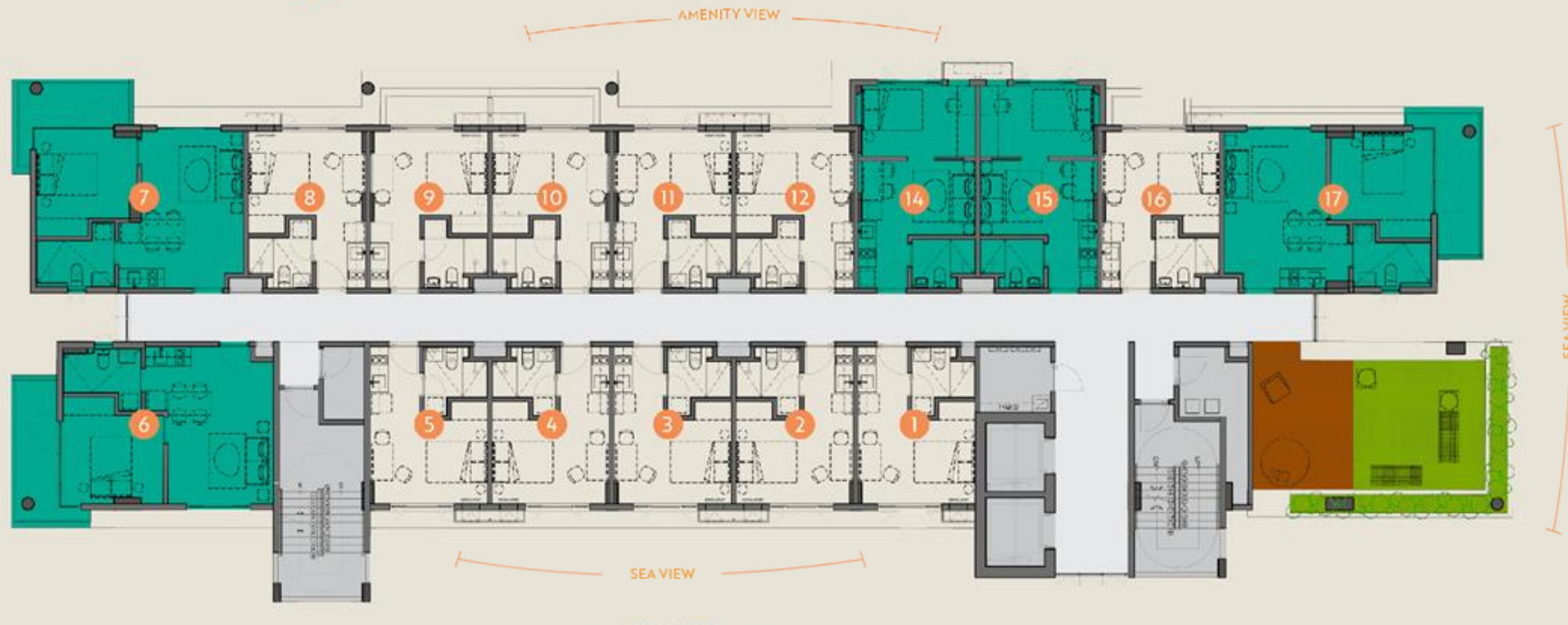
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# TOWER 1 TENTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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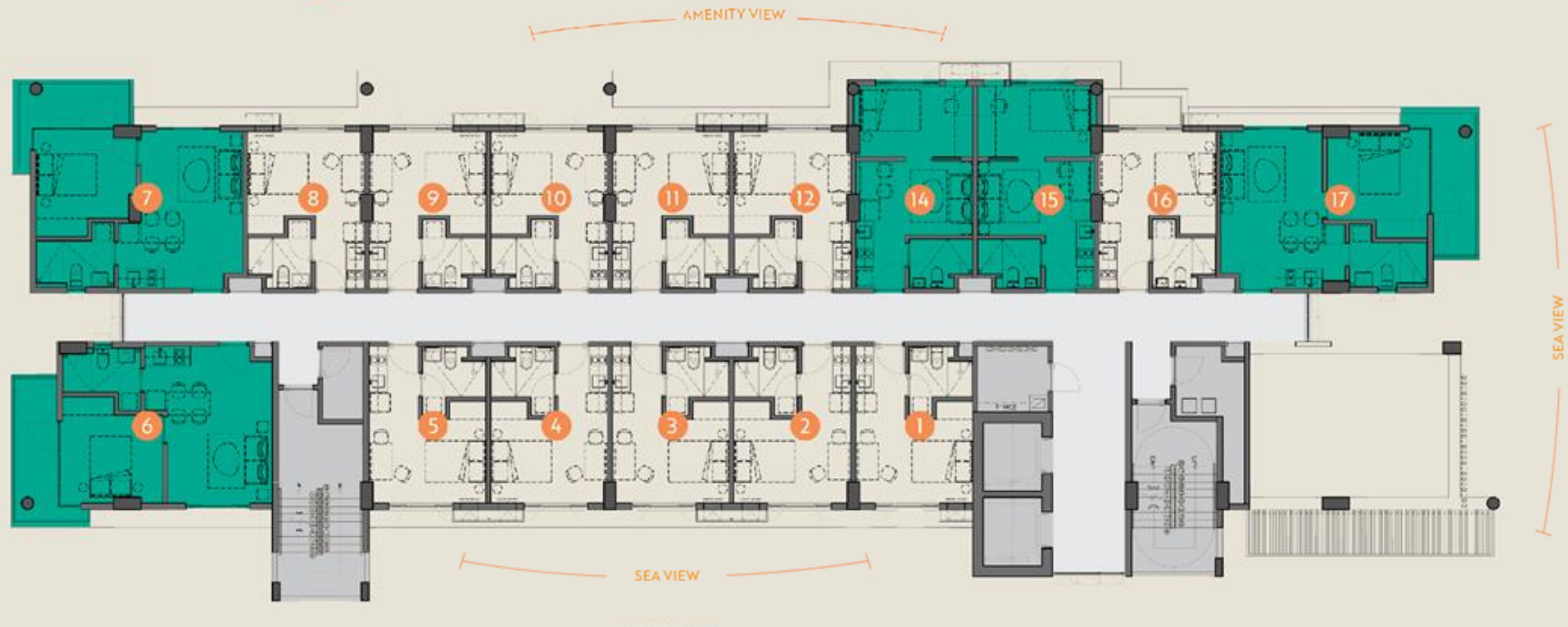




# TOWER 1 ELEVENTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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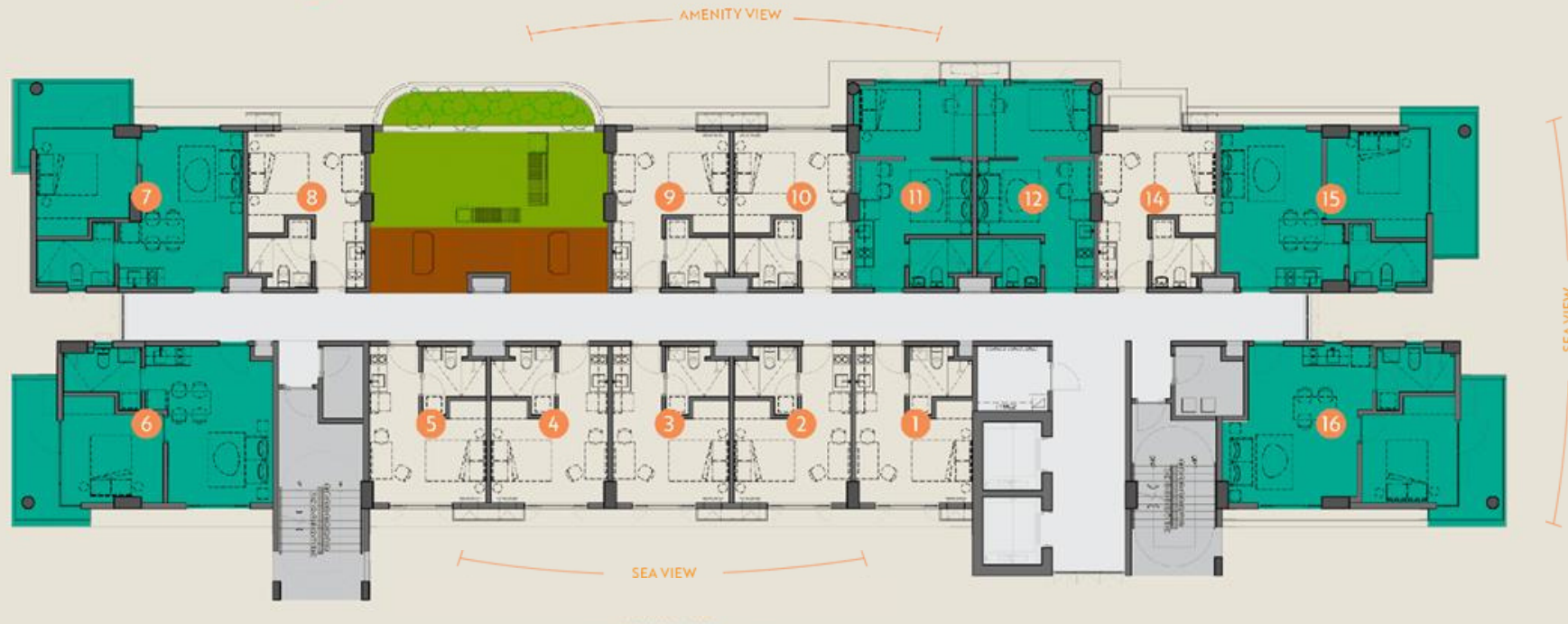




# TOWER 1 TWELFTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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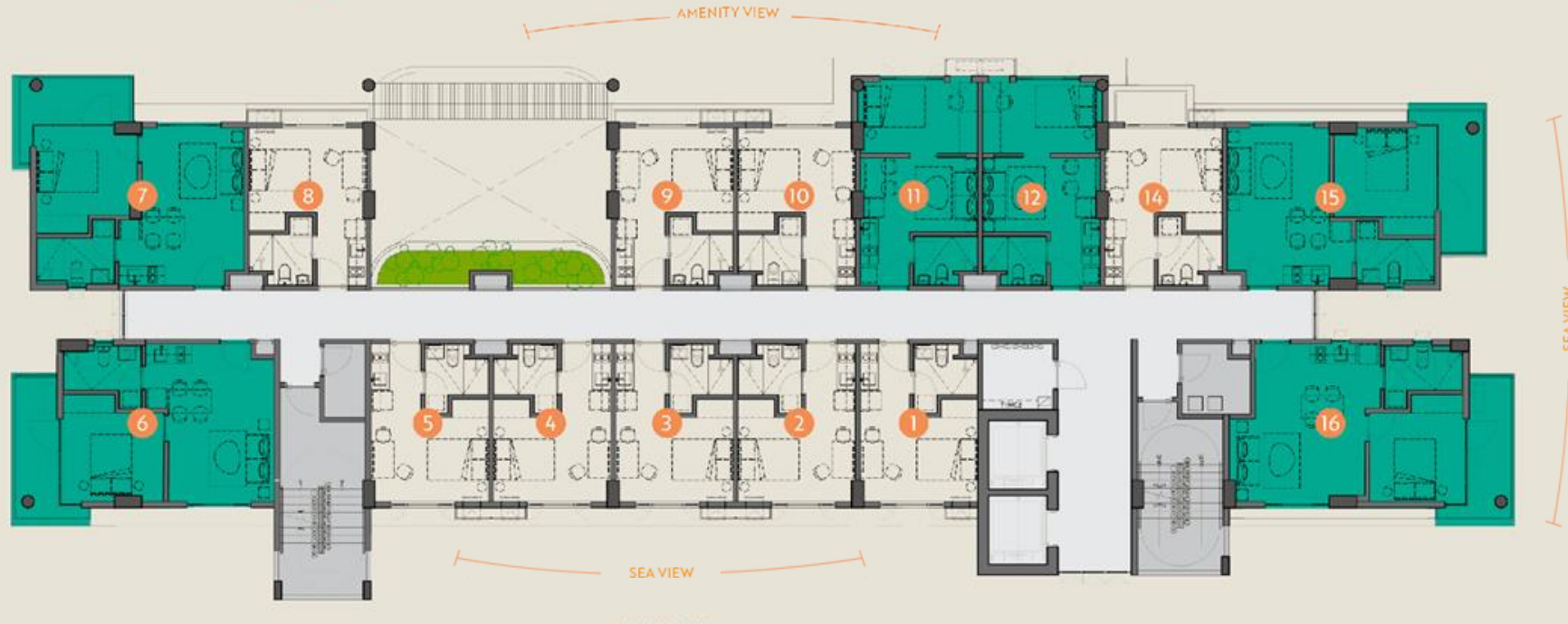




# TOWER 1 FOURTEENTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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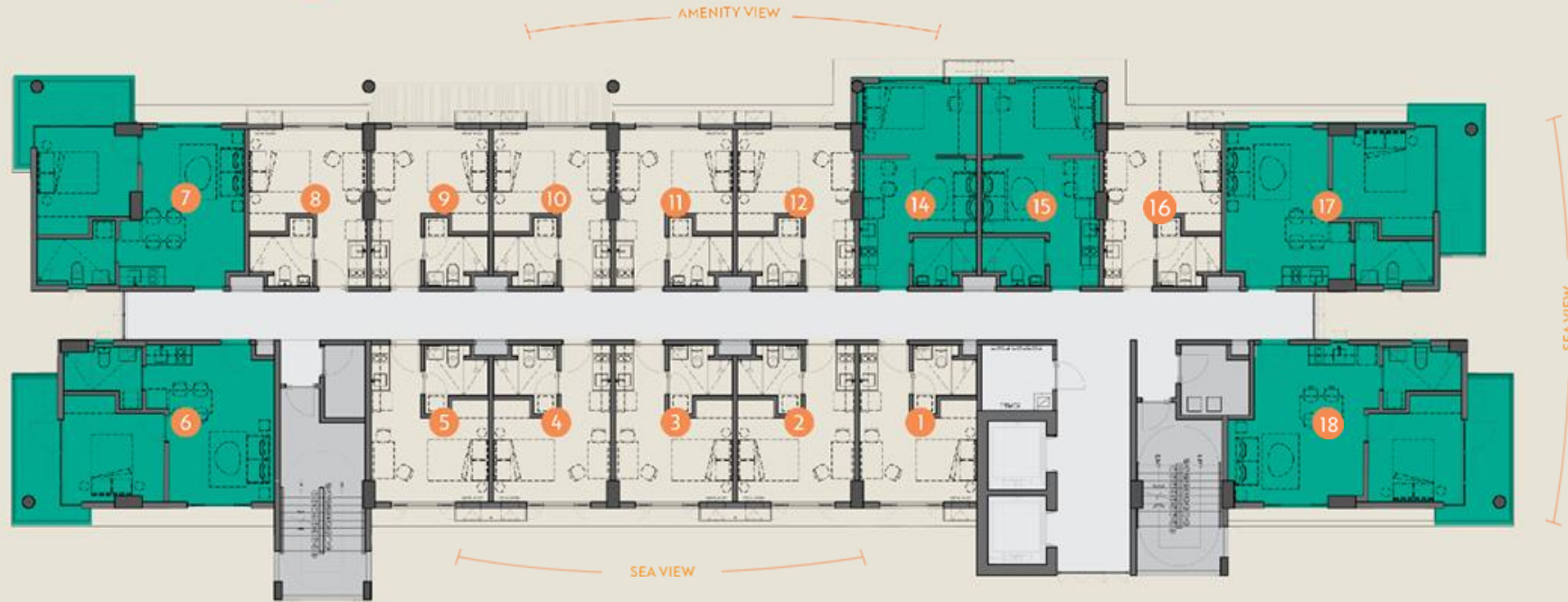




# TOWER 1 FIFTEENTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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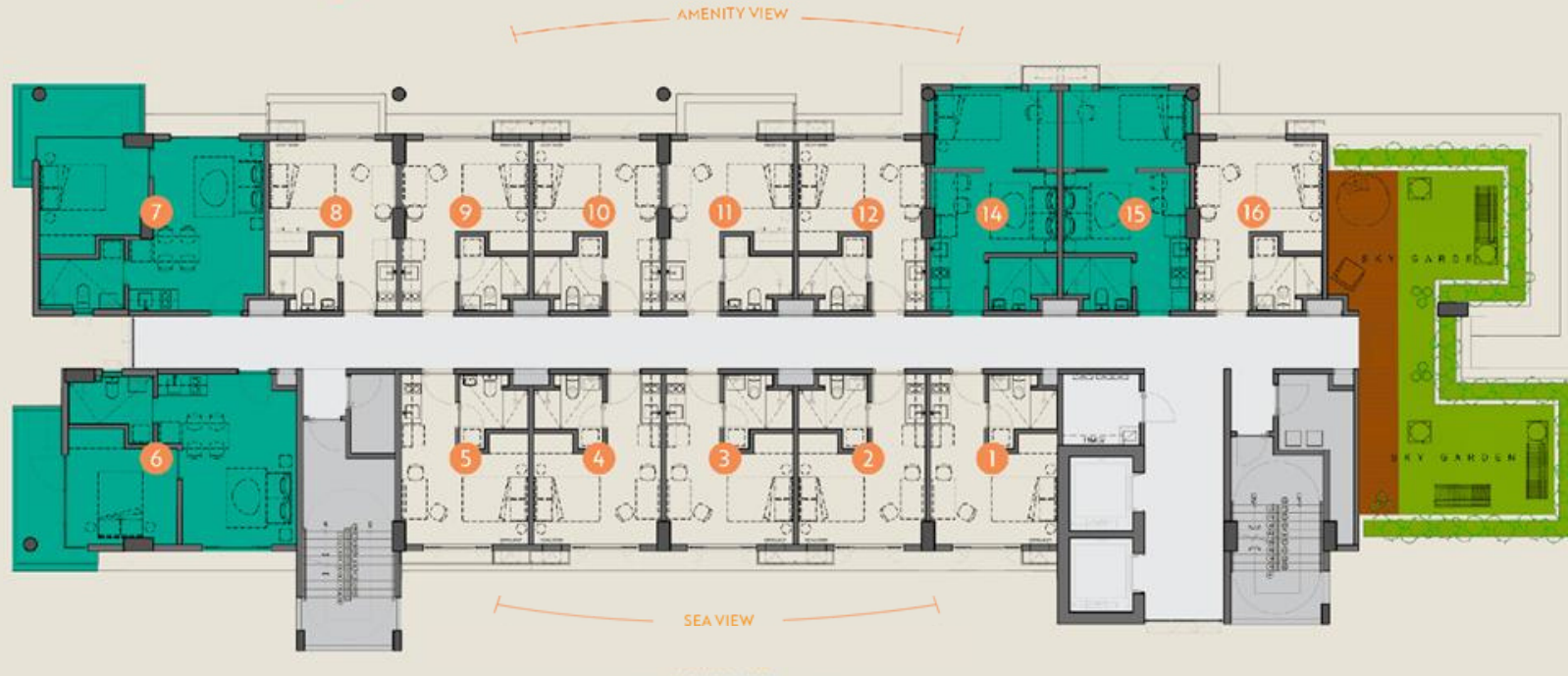




# TOWER 1 SIXTEENTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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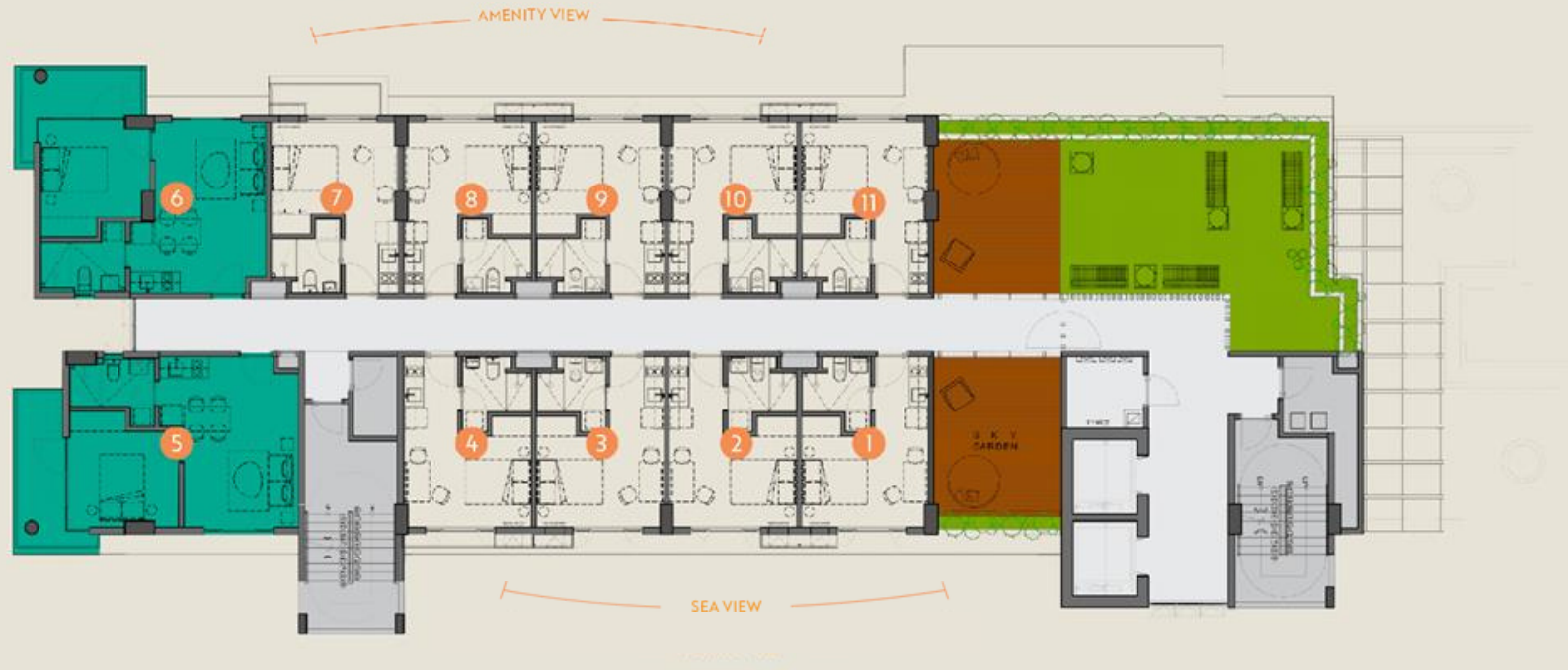




# TOWER 1 SEVENTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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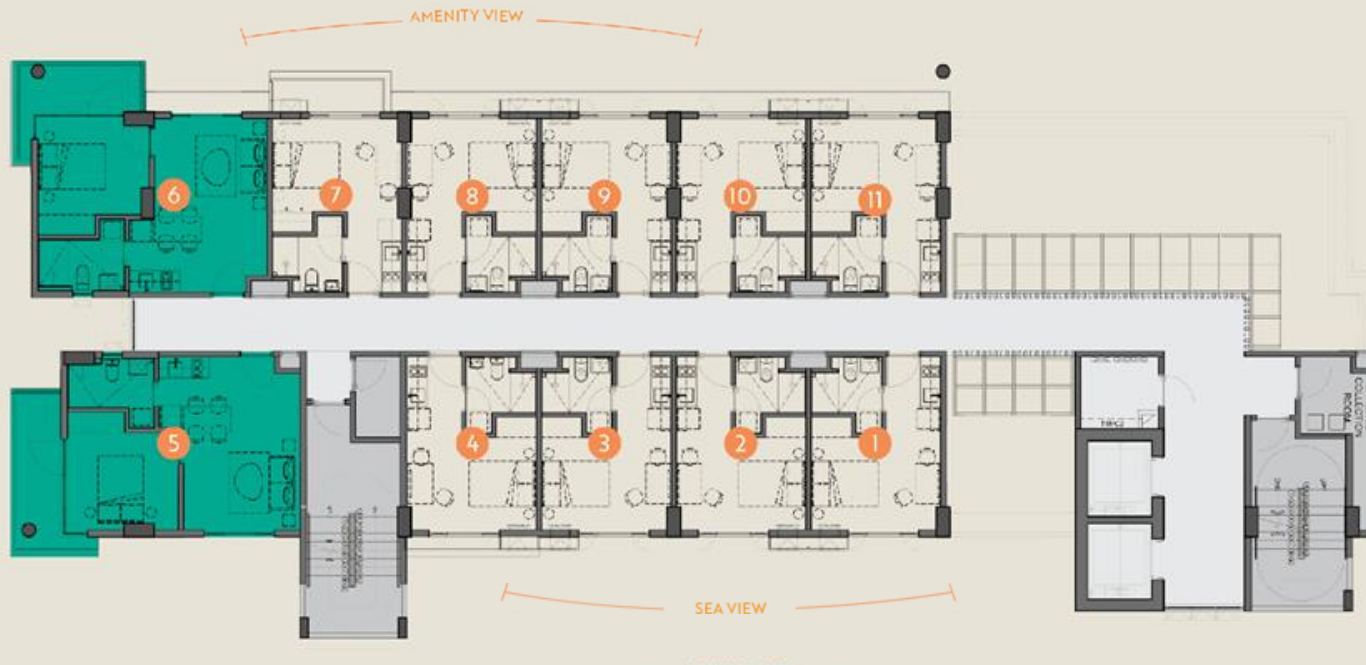




# TOWER 1 EIGHTEENTH FLOOR PLAN



LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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*Tower 1*  
BUILDING  
LAYOUTS

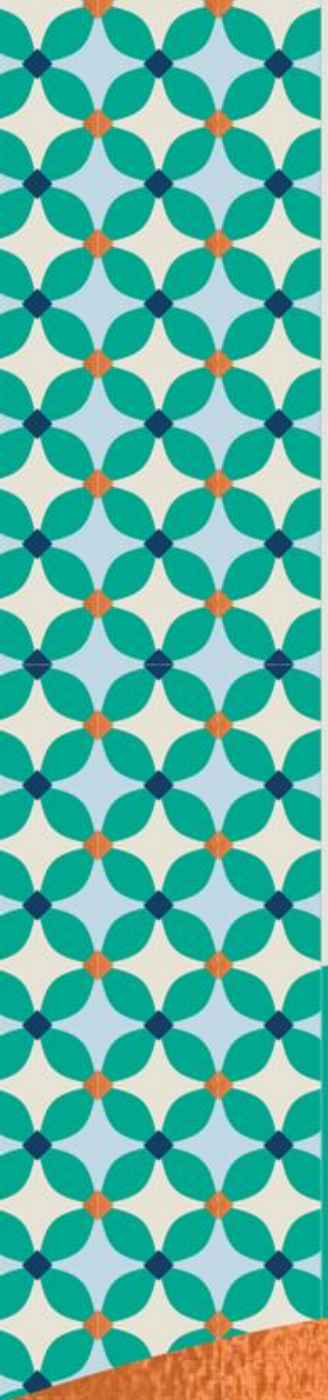
Floor Levels with SKY Garden

- 6<sup>th</sup>
- 1<sup>th</sup>
- 0<sup>th</sup>
- 1<sup>th</sup>
- 2<sup>th</sup>
- 1
- 6
- 1
- 7





*Tower 2*  
BUILDING  
LAYOUTS







KEYPLAN



# TOWER 2 GROUND FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit    ● 2-Bedroom Unit



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KEYPLAN



## TOWER 2 SECOND FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit    ● 2-Bedroom Unit



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## TOWER 2 FOURTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit

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## TOWER 2 FIFTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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## TOWER 2 SIXTH FLOOR PLAN

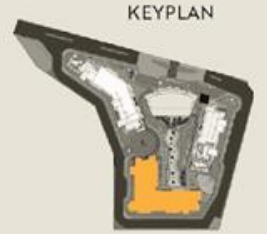
LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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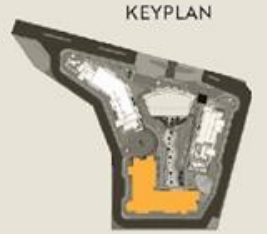
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## TOWER 2 EIGHTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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## TOWER 2 ELEVENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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# TOWER 2 TWELFTH FLOOR PLAN

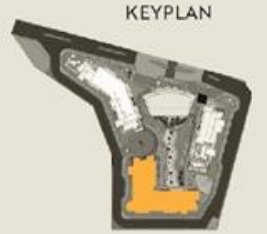
LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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# TOWER 2 FOURTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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KEYPLAN



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## TOWER 2 SIXTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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## TOWER 2 SEVENTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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## TOWER 2 EIGHTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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*Tower 2*  
BUILDING  
LAYOUTS

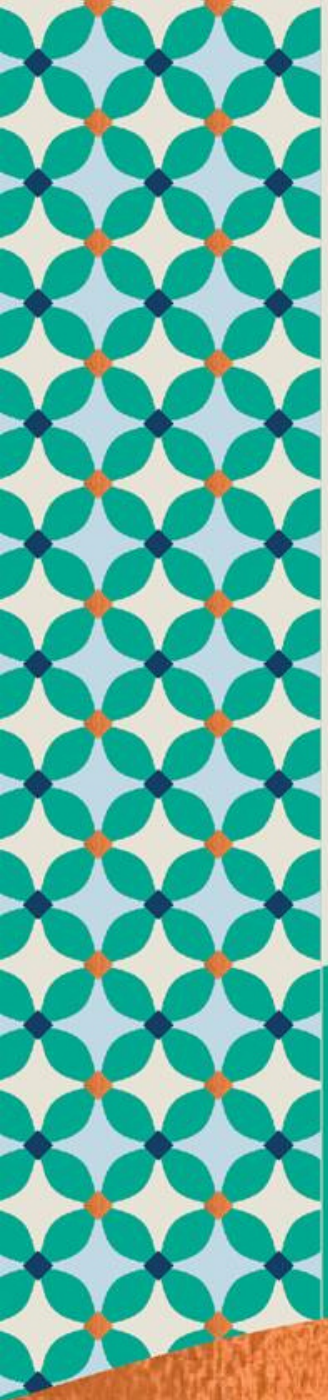
Floor Levels with SKY Garden

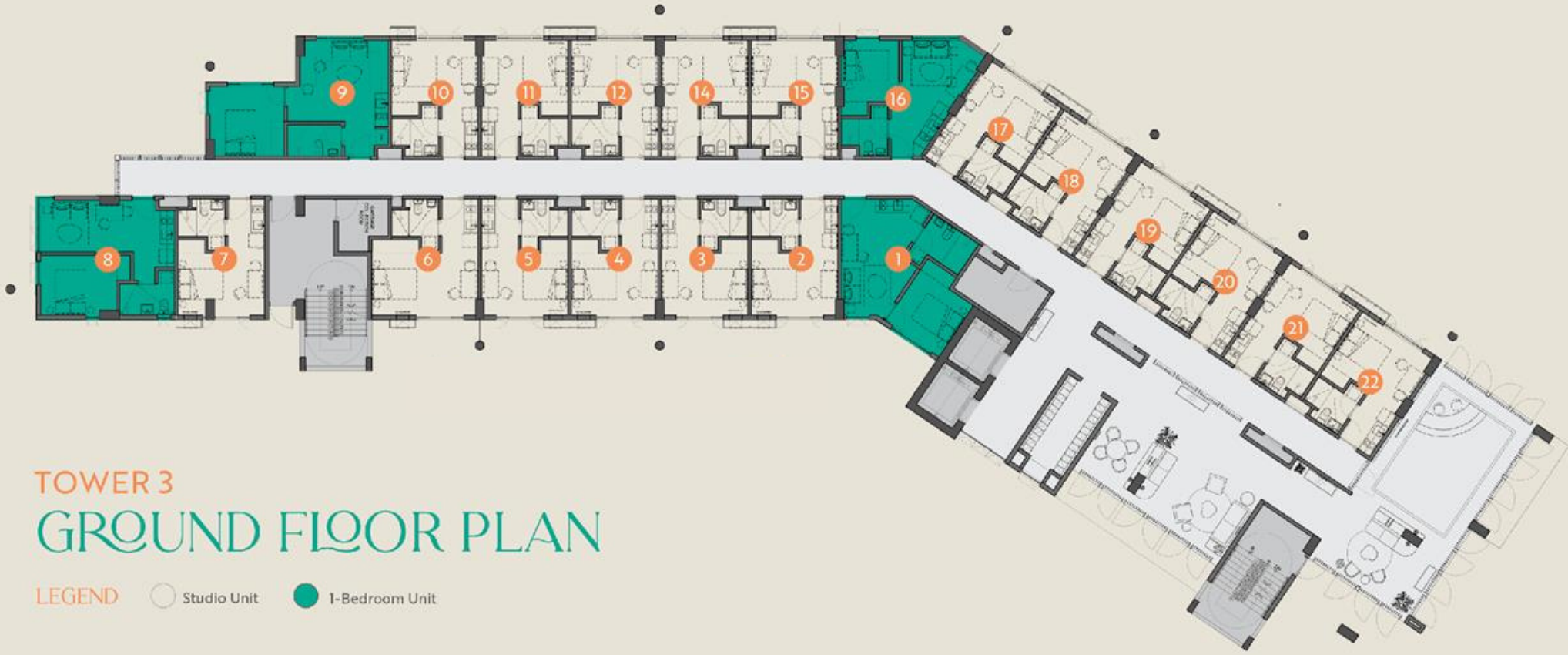
- 8th
- 1<sup>th</sup>
- 0<sup>th</sup>
- 1<sup>th</sup>
- 2<sup>th</sup>
- 1
- 5
- 1
- 7





*Tower 3*  
BUILDING  
LAYOUTS





## TOWER 3 GROUND FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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## TOWER 3 SECOND FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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## TOWER 3 THIRD FLOOR PLAN

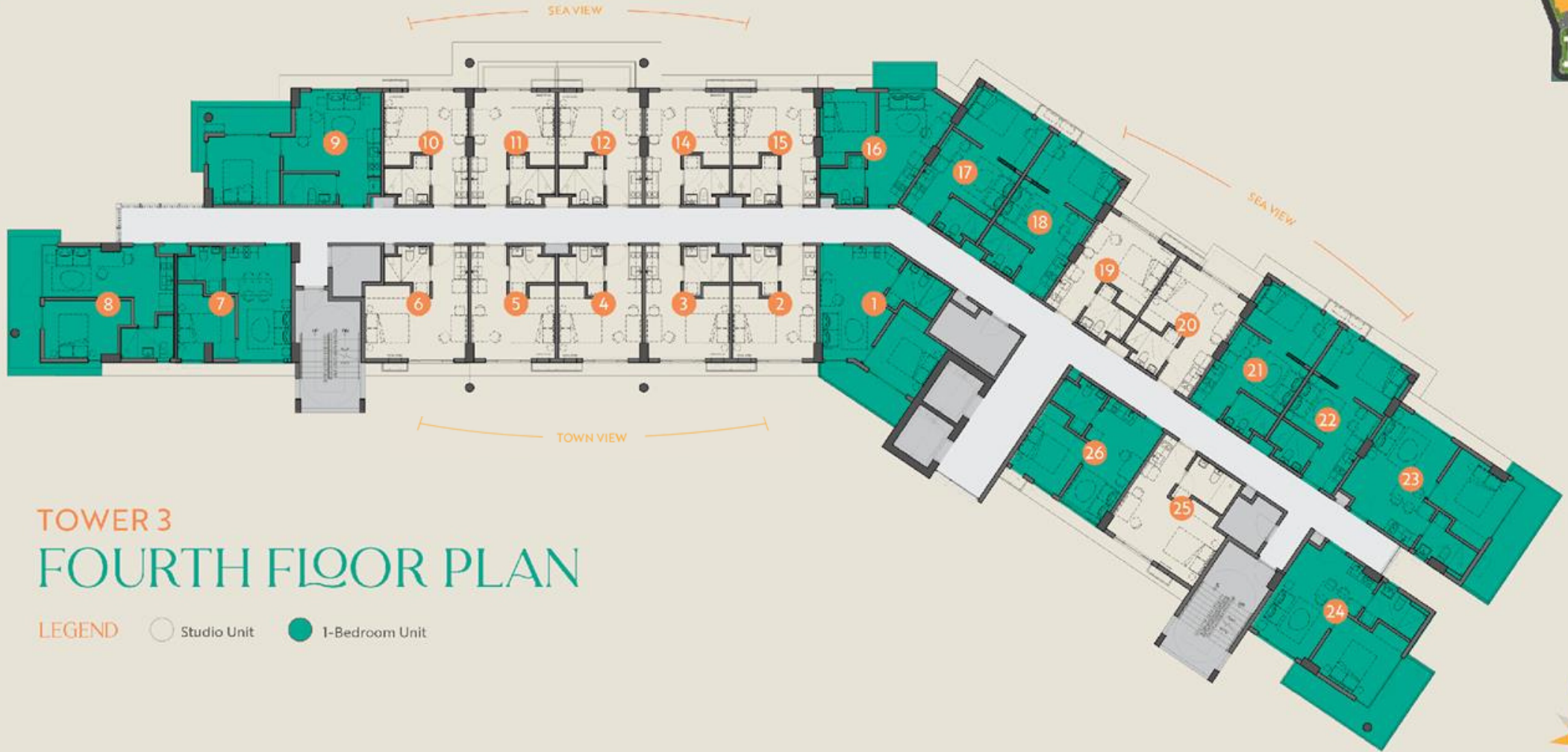
LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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## TOWER 3 FOURTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit

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## TOWER 3 FIFTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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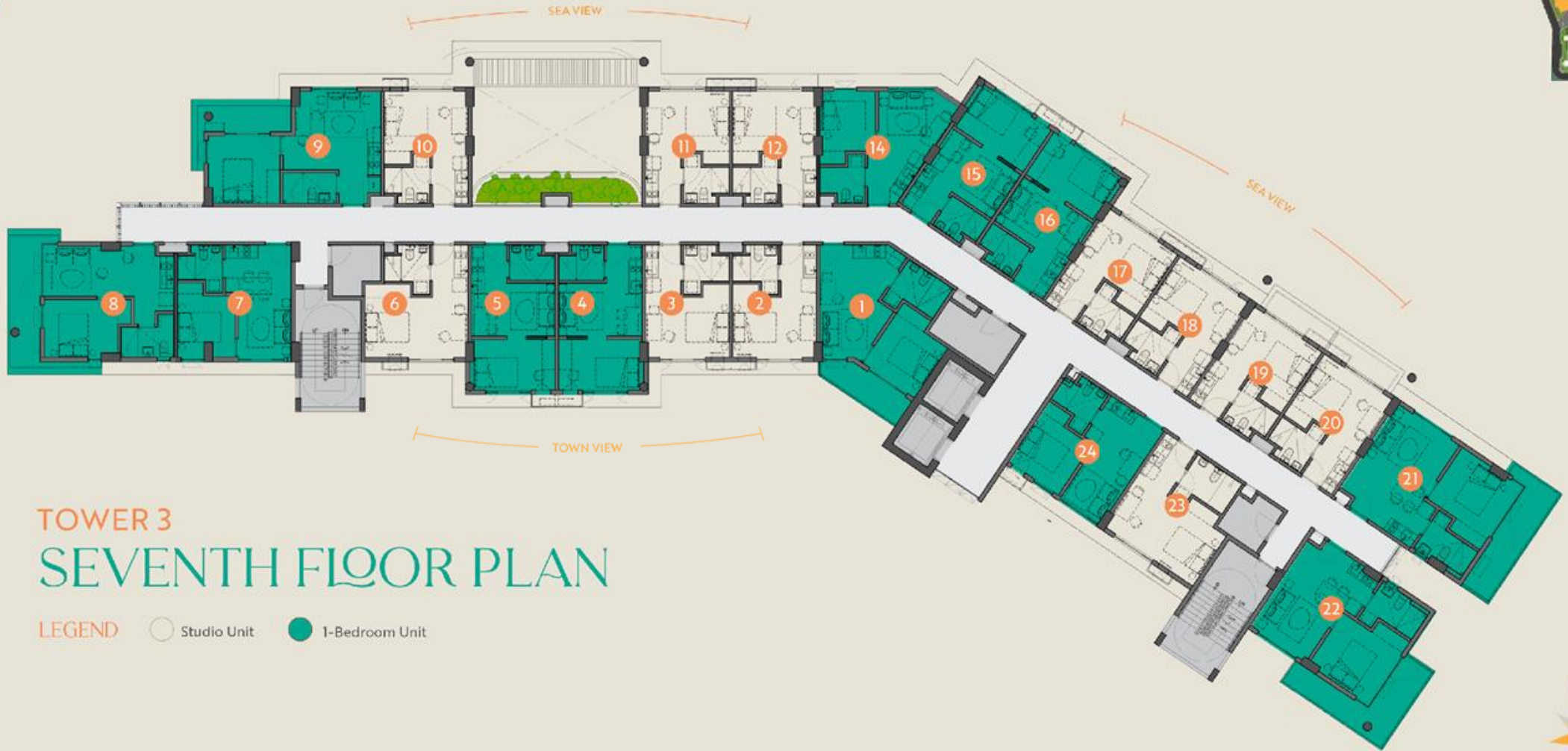


## TOWER 3 SIXTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit

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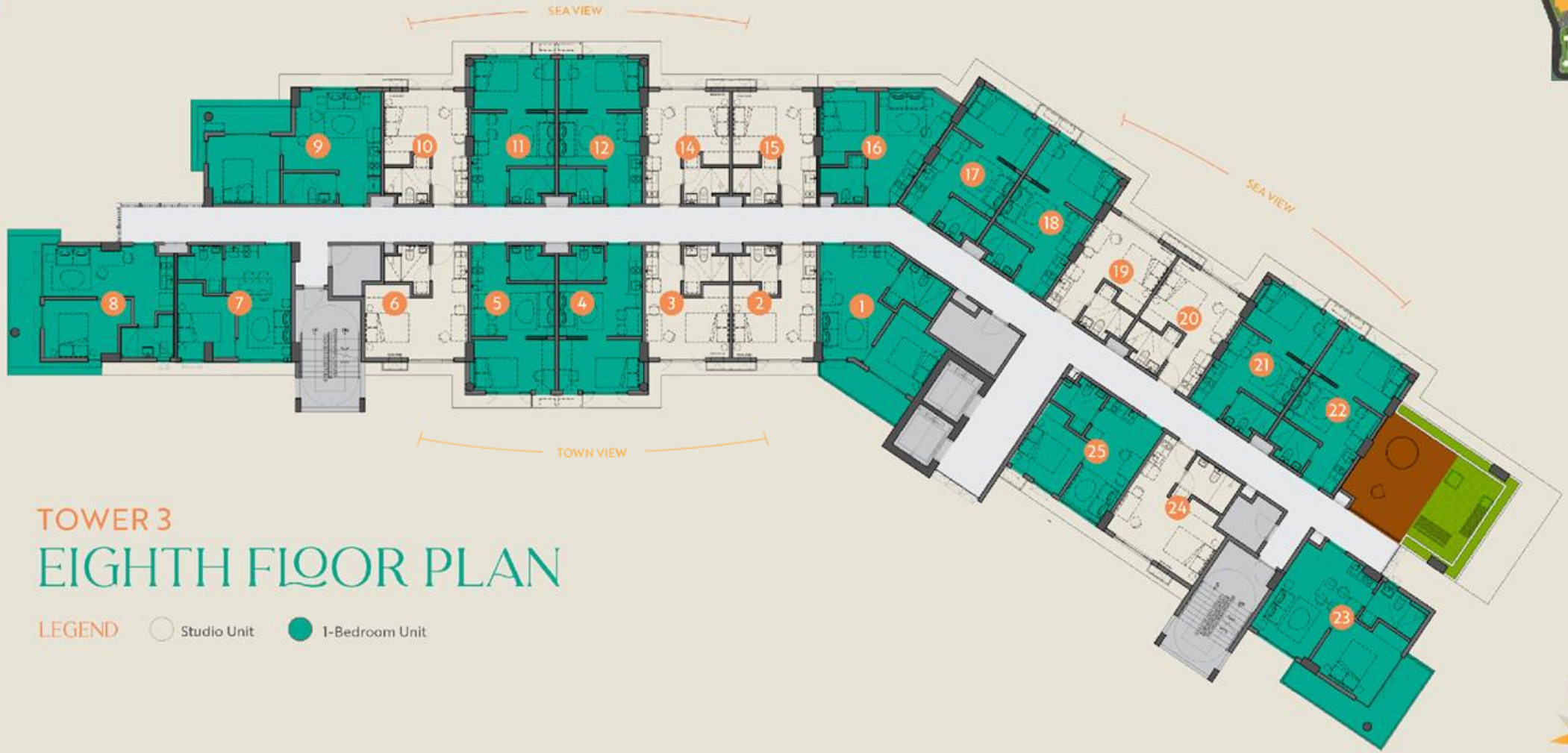
## TOWER 3 SEVENTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit

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## TOWER 3 EIGHTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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## TOWER 3 NINTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit

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## TOWER 3 TENTH FLOOR PLAN

LEGEND     Studio Unit     1-Bedroom Unit

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## TOWER 3 ELEVENTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit

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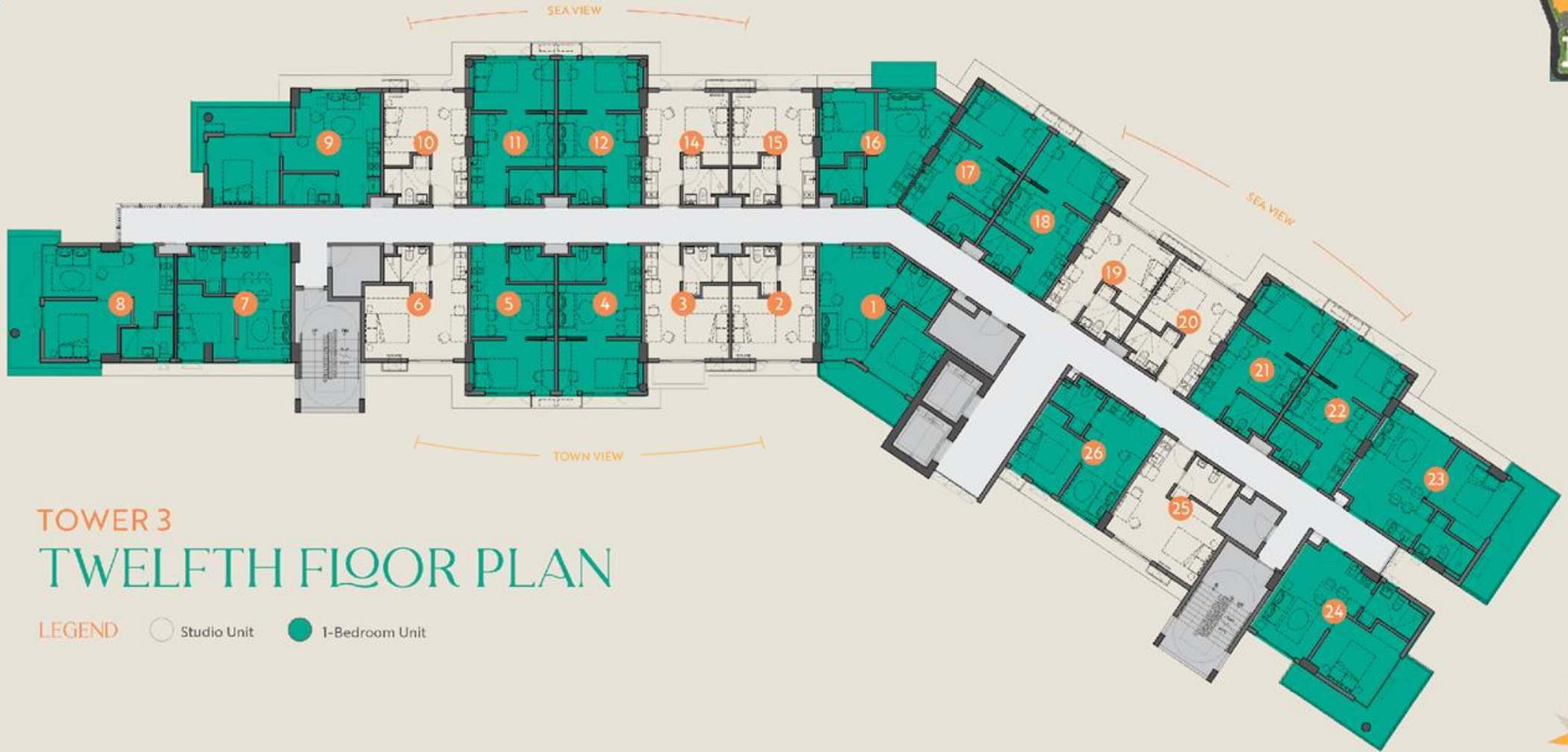


## TOWER 3 ELEVENTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit

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## TOWER 3 TWELFTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit

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## TOWER 3 FOURTEENTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit

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# TOWER 3 FIFTEENTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit

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## TOWER 3 SIXTEENTH FLOOR PLAN

LEGEND    ○ Studio Unit    ● 1-Bedroom Unit



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## TOWER 3 SEVENTEENTH FLOOR PLAN

**LEGEND**    ○ Studio Unit    ● 1-Bedroom Unit



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# AMENITY SLIDE

# AMENITIES





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## ADULT & KIDDIE POOL ARCHITECT'S PERSPECTIVE

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## BASKETBALL HALF-COURT

ARCHITECT'S PERSPECTIVE

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## KID'S PLAYGROUND ARCHITECT'S PERSPECTIVE

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## ADULT & KIDDIE POOL ARCHITECT'S PERSPECTIVE

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## FITNESS GYM ARCHITECT'S PERSPECTIVE

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CLUBHOUSE  
ARCHITECT'S PERSPECTIVE

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ARCHITECT'S PERSPECTIVE

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## CLUBHOUSE - SECOND FLOOR

ARCHITECT'S PERSPECTIVE

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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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KEYPLAN



# SEA VIEW & AMENITY VIEW

ACTUAL DRONE SHOT

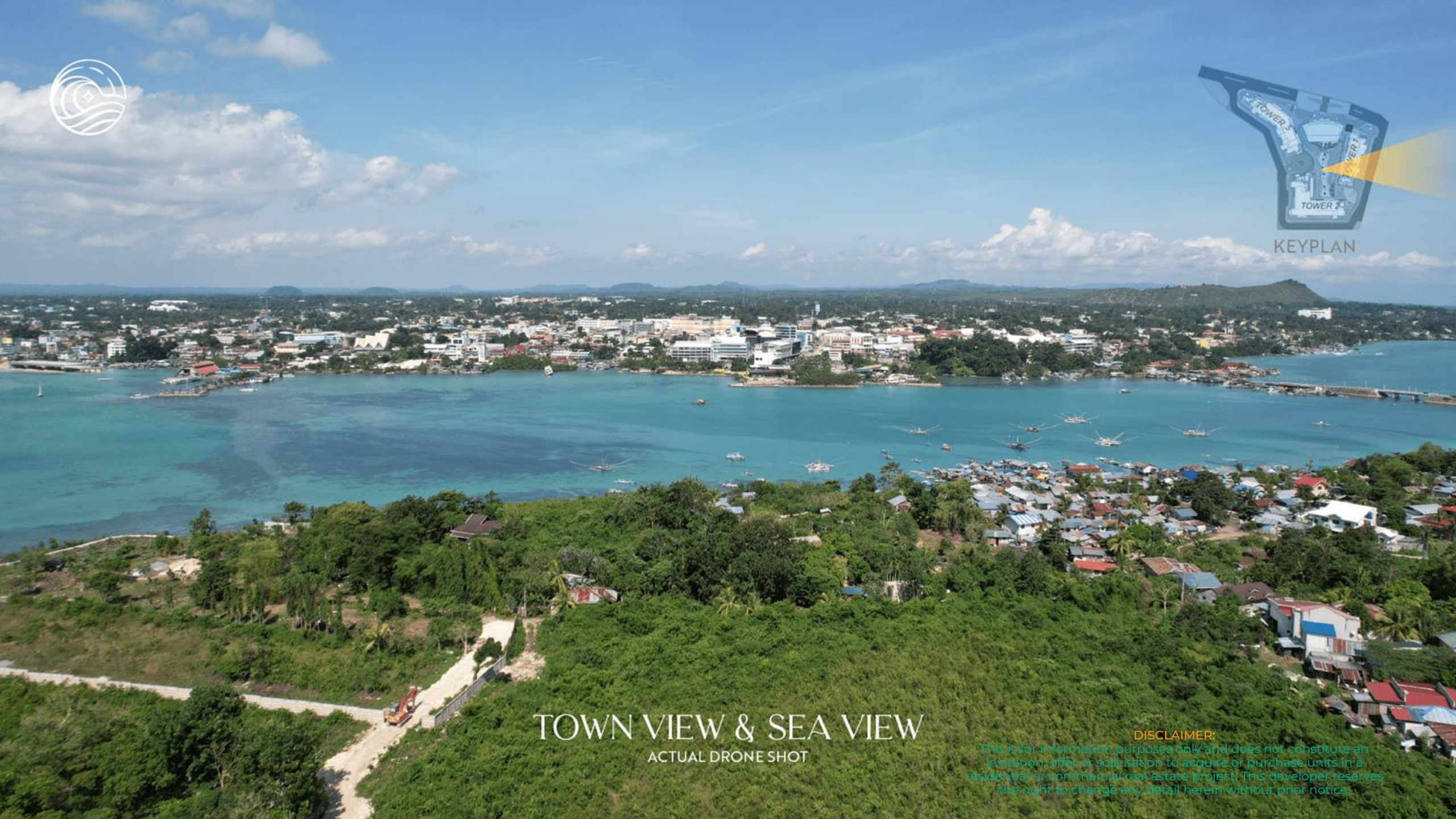
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KEYPLAN



# TOWN VIEW & SEA VIEW

ACTUAL DRONE SHOT

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KEYPLAN



TOWN VIEW  
ACTUAL DRONE SHOT

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KEYPLAN



TOWN VIEW  
ACTUAL DRONE SHOT

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DEVELOPED & MANAGED BY



IN PARTNERSHIP WITH



A JOINT VENTURE UNDER



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# Gabriel

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