

TOWER 4  
 PRICE LIST VERSION NO. 5  
 RELEASE DATE JAN 2025



CASA MIRA TOWERS - MANDAUE  
 Tower 4 - Pricelist



UNITS					PRICING				PAYMENT OPTIONS				
LEVEL	FLOOR	NUMBER	TYPE	TOTAL AREA	LP with VAT (if applicable)	TC with VAT (if applicable)	TCP with VAT (if applicable)	Reservation Fee	1	2	3		
									Spot Cash in 30d with 8% Discount on LP	Spot 12% DP on TCP with 5% discount on DP	88% Bank Financing	12% DP on TCP spread over 42 months	88% Bank Financing
GROUND FLOOR	1	01	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	02	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	03	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	04	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	05	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	06	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	07	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	08	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	09	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	10	STUDIO	31.44	5,182,700.00	414,616.00	5,597,316.00	20,000.00	5,162,700.00	648,000.00	4,898,219.80	15,600.00	4,922,116.00
	1	11	STUDIO	31.44	5,182,700.00	414,616.00	5,597,316.00	20,000.00	5,162,700.00	648,000.00	4,898,219.80	15,600.00	4,922,116.00
	1	12	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	14	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	15	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	16	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	17	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	1	18	STUDIO	27.13	4,487,600.00	359,008.00	4,846,608.00	20,000.00	4,467,600.00	558,400.00	4,241,282.40	13,400.00	4,263,808.00
	2ND	2	05	STUDIO	23.31	3,884,500.00	310,760.00	4,195,260.00	20,000.00	3,864,500.00	480,700.00	3,671,253.00	11,600.00
2		09	STUDIO	20.13	3,347,300.00	267,784.00	3,615,084.00	20,000.00	3,327,300.00	411,500.00	3,163,500.20	9,900.00	3,179,284.00
2		12	STUDIO	24.44	4,040,000.00	323,200.00	4,363,200.00	20,000.00	4,020,000.00	500,700.00	3,818,260.00	12,000.00	3,839,200.00
2		14	STUDIO	24.44	4,040,000.00	323,200.00	4,363,200.00	20,000.00	4,020,000.00	500,700.00	3,818,260.00	12,000.00	3,839,200.00
2		15	STUDIO	20.13	3,347,300.00	267,784.00	3,615,084.00	20,000.00	3,327,300.00	411,500.00	3,163,500.20	9,900.00	3,179,284.00
2		16	STUDIO	20.13	3,347,300.00	267,784.00	3,615,084.00	20,000.00	3,327,300.00	411,500.00	3,163,500.20	9,900.00	3,179,284.00
3RD	2	23	STUDIO	20.13	3,347,300.00	267,784.00	3,615,084.00	20,000.00	3,327,300.00	411,500.00	3,163,500.20	9,900.00	3,179,284.00
	3	02	STUDIO	20.13	3,347,300.00	267,784.00	3,615,084.00	20,000.00	3,327,300.00	411,500.00	3,163,500.20	9,900.00	3,179,284.00
	3	05	STUDIO	23.31	3,884,500.00	310,760.00	4,195,260.00	20,000.00	3,864,500.00	480,700.00	3,671,253.00	11,600.00	3,688,060.00
4TH	3	24	STUDIO	20.13	3,347,300.00	267,784.00	3,615,084.00	20,000.00	3,327,300.00	411,500.00	3,163,500.20	9,900.00	3,179,284.00
	4	01	STUDIO	20.13	3,358,600.00	268,688.00	3,627,288.00	20,000.00	3,338,600.00	412,900.00	3,174,236.40	9,900.00	3,191,488.00
	4	11	STUDIO	20.13	3,358,600.00	268,688.00	3,627,288.00	20,000.00	3,338,600.00	412,900.00	3,174,236.40	9,900.00	3,191,488.00
5TH	4	22	STUDIO	20.13	3,358,600.00	268,688.00	3,627,288.00	20,000.00	3,338,600.00	412,900.00	3,174,236.40	9,900.00	3,191,488.00
	4	23	STUDIO	20.13	3,358,600.00	268,688.00	3,627,288.00	20,000.00	3,338,600.00	412,900.00	3,174,236.40	9,900.00	3,191,488.00
5TH	5	06	1-BR	35.67	5,904,900.00	472,392.00	6,377,292.00	20,000.00	5,884,900.00	741,100.00	5,580,762.60	17,800.00	5,609,692.00
6TH	6	01	STUDIO	20.13	3,358,600.00	268,688.00	3,627,288.00	20,000.00	3,338,600.00	412,900.00	3,174,236.40	9,900.00	3,191,488.00
	6	07	STUDIO	23.31	3,884,500.00	310,760.00	4,195,260.00	20,000.00	3,864,500.00	480,700.00	3,671,253.00	11,600.00	3,688,060.00
7TH	7	03	STUDIO	23.31	3,897,600.00	311,808.00	4,209,408.00	20,000.00	3,877,600.00	482,400.00	3,683,622.40	11,600.00	3,702,208.00
	7	05	STUDIO	23.31	3,910,600.00	312,848.00	4,223,448.00	20,000.00	3,890,600.00	484,000.00	3,695,984.40	11,600.00	3,716,248.00
	7	07	STUDIO	23.31	3,897,600.00	311,808.00	4,209,408.00	20,000.00	3,877,600.00	482,400.00	3,683,622.40	11,600.00	3,702,208.00
	7	14	STUDIO	24.44	4,067,400.00	325,392.00	4,392,792.00	20,000.00	4,047,400.00	504,300.00	3,844,087.60	12,100.00	3,864,592.00
7TH	7	18	STUDIO	23.91	3,995,000.00	319,600.00	4,314,600.00	20,000.00	3,975,000.00	494,900.00	3,775,730.00	11,900.00	3,794,800.00

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LEVEL	FLOOR	NUMBER	TYPE	TOTAL AREA	LP with VAT (if applicable)	TC with VAT (if applicable)	TCP with VAT (if applicable)	Reservation Fee	1	2	3		
									Spot Cash in 30d with 8% Discount on LP	Spot 12% DP on TCP with 5% discount on DP	88% Bank Financing	12% DP on TCP spread over 42 months	88% Bank Financing
8TH	8	24	STUDIO	20.13	3,369,900.00	269,592.00	3,639,492.00	20,000.00	3,349,900.00	414,400.00	3,184,872.60	10,000.00	3,199,492.00
9TH	9	01	STUDIO	20.13	3,369,900.00	269,592.00	3,639,492.00	20,000.00	3,349,900.00	414,400.00	3,184,872.60	10,000.00	3,199,492.00
	9	07	STUDIO	23.31	3,897,600.00	311,808.00	4,209,408.00	20,000.00	3,877,600.00	482,400.00	3,683,622.40	11,600.00	3,702,208.00
	9	14	STUDIO	24.44	4,067,400.00	325,392.00	4,392,792.00	20,000.00	4,047,400.00	504,300.00	3,844,087.60	12,100.00	3,864,592.00
	9	16	STUDIO	20.13	3,369,900.00	269,592.00	3,639,492.00	20,000.00	3,349,900.00	414,400.00	3,184,872.60	10,000.00	3,199,492.00
	9	24	STUDIO	20.13	3,369,900.00	269,592.00	3,639,492.00	20,000.00	3,349,900.00	414,400.00	3,184,872.60	10,000.00	3,199,492.00
10TH	10	09	STUDIO	20.13	3,381,200.00	270,496.00	3,651,696.00	20,000.00	3,361,200.00	415,800.00	3,195,608.80	10,000.00	3,211,696.00
	10	12	STUDIO	24.44	4,081,100.00	326,488.00	4,407,588.00	20,000.00	4,061,100.00	506,000.00	3,857,101.40	12,200.00	3,875,188.00
	10	16	STUDIO	20.13	3,381,200.00	270,496.00	3,651,696.00	20,000.00	3,361,200.00	415,800.00	3,195,608.80	10,000.00	3,211,696.00
	10	18	STUDIO	23.91	4,008,400.00	320,672.00	4,329,072.00	20,000.00	3,988,400.00	496,700.00	3,788,321.60	11,900.00	3,809,272.00
11TH	11	09	STUDIO	20.13	3,381,200.00	270,496.00	3,651,696.00	20,000.00	3,361,200.00	415,800.00	3,195,608.80	10,000.00	3,211,696.00
	11	14	STUDIO	24.44	4,081,100.00	326,488.00	4,407,588.00	20,000.00	4,061,100.00	506,000.00	3,857,101.40	12,200.00	3,875,188.00
	11	18	STUDIO	23.91	4,008,400.00	320,672.00	4,329,072.00	20,000.00	3,988,400.00	496,700.00	3,788,321.60	11,900.00	3,809,272.00
12TH	12	09	STUDIO	20.13	3,381,200.00	270,496.00	3,651,696.00	20,000.00	3,361,200.00	415,800.00	3,195,608.80	10,000.00	3,211,696.00
	12	14	STUDIO	27.62	4,613,000.00	369,040.00	4,982,040.00	20,000.00	4,593,000.00	574,600.00	4,359,762.00	13,800.00	4,382,440.00
	12	16	STUDIO	20.13	3,381,200.00	270,496.00	3,651,696.00	20,000.00	3,361,200.00	415,800.00	3,195,608.80	10,000.00	3,211,696.00
	12	18	STUDIO	23.91	4,008,400.00	320,672.00	4,329,072.00	20,000.00	3,988,400.00	496,700.00	3,788,321.60	11,900.00	3,809,272.00
	12	22	STUDIO	23.31	3,910,600.00	312,848.00	4,223,448.00	20,000.00	3,890,600.00	484,000.00	3,695,984.40	11,600.00	3,716,248.00
14TH	14	01	STUDIO	20.13	3,392,400.00	271,392.00	3,663,792.00	20,000.00	3,372,400.00	417,300.00	3,206,137.60	10,000.00	3,223,792.00
	14	09	STUDIO	20.13	3,392,400.00	271,392.00	3,663,792.00	20,000.00	3,372,400.00	417,300.00	3,206,137.60	10,000.00	3,223,792.00
	14	14	STUDIO	24.44	4,094,800.00	327,584.00	4,422,384.00	20,000.00	4,074,800.00	507,800.00	3,870,015.20	12,200.00	3,889,984.00
	14	16	STUDIO	20.13	3,392,400.00	271,392.00	3,663,792.00	20,000.00	3,372,400.00	417,300.00	3,206,137.60	10,000.00	3,223,792.00
	14	18	STUDIO	23.91	4,021,800.00	321,744.00	4,343,544.00	20,000.00	4,001,800.00	498,400.00	3,801,013.20	12,000.00	3,819,544.00
15TH	15	01	STUDIO	20.13	3,392,400.00	271,392.00	3,663,792.00	20,000.00	3,372,400.00	417,300.00	3,206,137.60	10,000.00	3,223,792.00
	15	21	STUDIO	20.13	3,392,400.00	271,392.00	3,663,792.00	20,000.00	3,372,400.00	417,300.00	3,206,137.60	10,000.00	3,223,792.00

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Tower 4 - Pricelist



UNITS					PRICING				PAYMENT OPTIONS				
LEVEL	FLOOR	NUMBER	TYPE	TOTAL AREA	LP with VAT (if applicable)	TC with VAT (if applicable)	TCP with VAT (if applicable)	Reservation Fee	1	2	3		
									Spot Cash in 30d with 8% Discount on LP	Spot 12% DP on TCP with 5% discount on DP	88% Bank Financing	12% DP on TCP spread over 42 months	88% Bank Financing

**Notes:**

1. Reservation fee is NON-refundable and NON-transferable.
2. Pricelist is VAT-inclusive where applicable.
3. Prices are SUBJECT to change without prior notice
4. Cebu Landmasters Inc. reserves the right to correct accordingly any and all typographical errors in this pricelist.
5. ALL checks should be made payable to Cebu Landmasters Inc.
6. Pricelist does NOT include move-in charges, applicable utility connections and other related charges including, but not limited to, electrical, water and telephone/internet connections, association dues.
7. Pricelist EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, mortgage redemption insurance, etc.
8. The buyer MAY NOT move in their unit/s until the Total Contract Price and the utility charges and loan related charges as stated in notes 6 and 7, respectively, have been fully paid.
9. PAG-IBIG computation where applicable will be provided upon request.
10. All units are combinable subject to design and development schedule limitations.
11. Parking slots are sold separately at PHP 820,000.00 - 853,000.00 VAT inc.

**Payment Options:**

- Option 1: Spot Cash in 30d with 8% Discount on LP
- Option 2: Spot 12% DP on TCP with 5% discount on DP, 88% Bank Financing
- Option 3: 12% DP on TCP spread over 42 months, 88% Bank Financing