



# Gabriel

REALTY & BROKERAGE

*Talk to Us*

[WWW.GABRIELREALTORS.COM](http://WWW.GABRIELREALTORS.COM)



# EL SOL



Golden Topper  
金昇企業

Artist's perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.



EL SOL

**Your own  
destination  
boutique villa**

Artist's perspective only.

The developer reserves the right to modify as it sees fit without prior notice.

# LAPU-LAPU CITY

Lapu-Lapu City is one of the country's most loved tourist destinations for its clear blue waters, and water activities. More than just a tourist destination, Lapu-Lapu City is also an emerging business district. This blend of city living and island living makes it one of the most sought-after addresses.

## FUTURE DEVELOPMENTS



### Lapu-Lapu Expressway (LLEX)

A proposal of the Lapu-Lapu LGU, the LLEX is envisioned to be the first skyway in VisMin.



### Cordova's Sentosa of Cebu

Cordova in Mactan is slated to have a 1500 hectare project with a cruise terminal, eco-park, and retail centers.



### Emerald Bay Mactan

An upcoming casino-resort, Emerald Bay Mactan aims to turn Mactan Island into the PH's own Vegas.



Artist's perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.

Mactan Island  
Yacht Club  
24 mins | 7.1 km



M.C. Quason Expressway

M.C. Quason Expressway

Mactan Cebu  
International Airport  
19 mins | 8.3 km



ELSOL  
seagrove



Golden ToPPer  
金昇企業  
Future Development  
(Punta Engaño)



Punta Engaño Rd

Punta Engaño Rd

Dusit Thani Hotel  
11 mins | 3.8 km



Arterra Hotel  
11 mins | 4.3 km



Sheraton Resort  
8 mins | 3.0 km



Emerald Bay  
Resort & Casino  
5 mins | 1.9 km



Movenpick Hotel  
2 mins | 500 m



Shangri-la Mactan  
4 mins | 650 m



Mactan Shrine  
2 mins | 800 m



Mactan New  
Town Center  
4 mins | 1.7 km



Savoy Hotel  
6 mins | 2.3 km



Jpark Island Resort and  
Waterpark  
12 mins | 5.4 km



# RESORT AND LIFESTYLE

Leisure and lifestyle establishments are along the Hilutungan Channel at around 500 meters away from the site.



Project Site



Road Network

Resorts and Lifestyle

# ELSOL

## DEVELOPMENT HIGHLIGHTS

**LOCATION** Seagrove, Lapu-Lapu City, Cebu

**UNIT RANGE** 19.62 sqm - 60.93 sqm

**PRICE RANGE** 6.7M to 13M

**NO. OF UNITS** 476 units

**FEATURES** Residential, Leisure, and Retail

Artist's perspective only.

The developer reserves the right to modify as it sees fit without prior notice.





Artist's perspective only.

The developer reserves the right to modify as it sees fit without prior notice.

## LEISURE AMENITIES

**A refreshing escape from the everyday hustle.**

El Sol is a residence designed for leisure and relaxation, featuring sixteen indoor and outdoor resort-styled amenities.

- Leisure terrace
- Lap pool & kiddie pool
- Poolside deck
- Outdoor bar and lounge
- Outdoor BBQ area
- Playground
- Recreational court
- Lounge and bar
- Function rooms
- Gym with Yoga room
- Children's playroom
- KTV rooms
- Game room
- Sauna rooms



# Common Grounds

15 Commercial units ranging from 30m<sup>2</sup> to 150m<sup>2</sup>

1850 m<sup>2</sup> of covered walkways

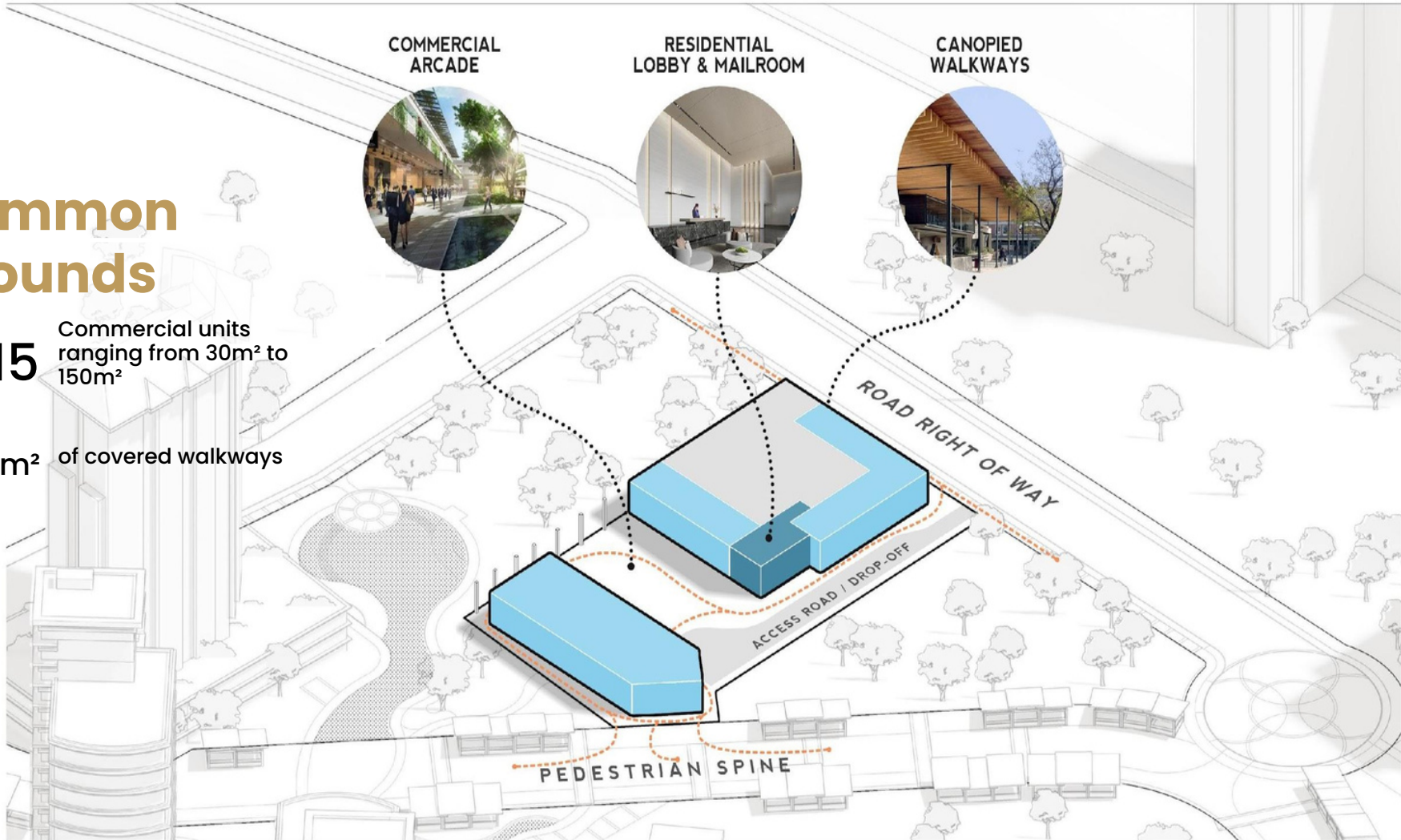
COMMERCIAL ARCADE



RESIDENTIAL LOBBY & MAILROOM



CANOPIED WALKWAYS





ELSOIL

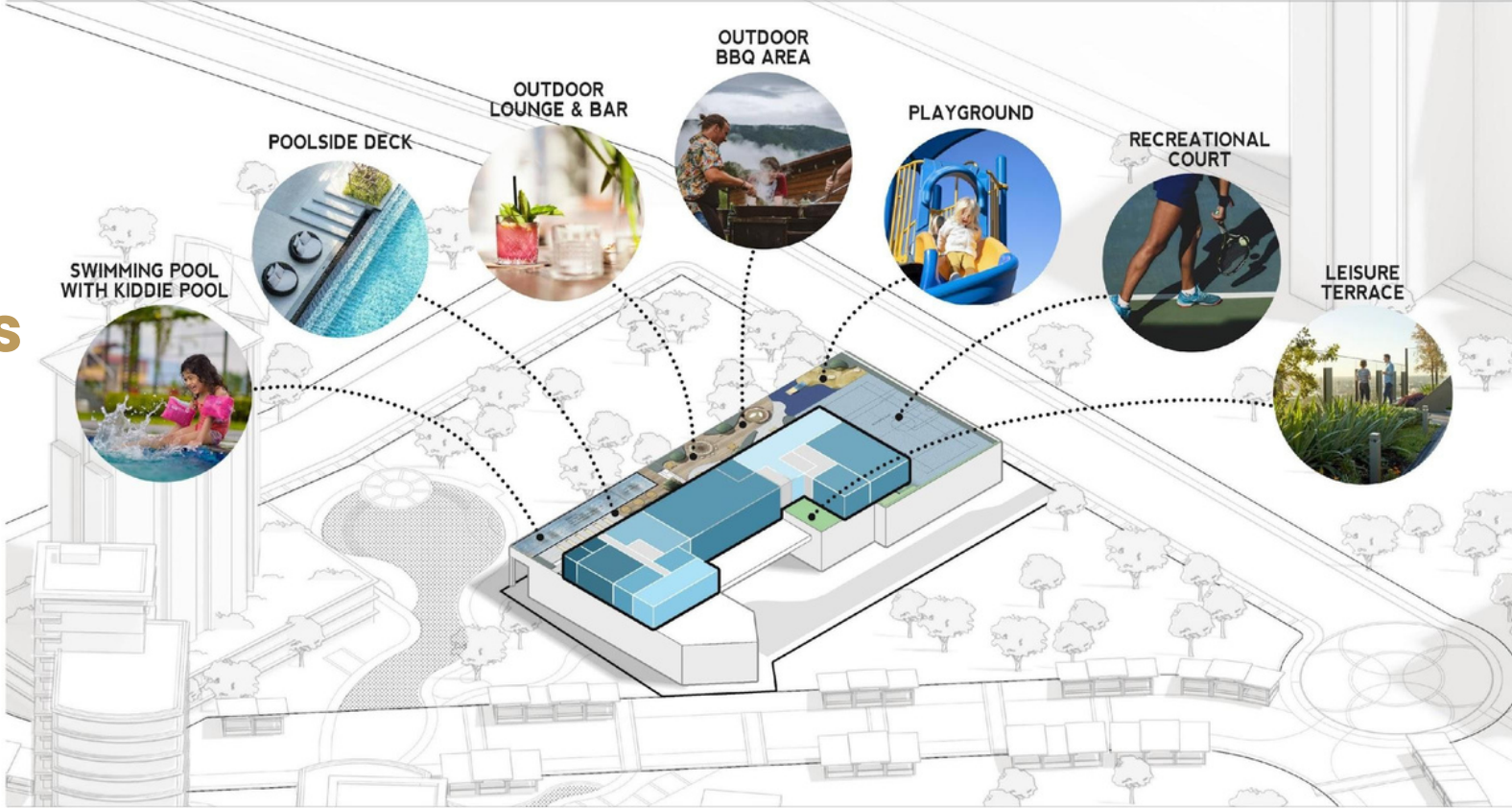
REST AREA

# MAIN LOBBY

*Artist's Perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.*

# The Yards

- 7 Outdoor amenities
- 9 Indoor amenities



A total of **16 amenities**  
at the 5th floor alone



## OUTDOOR BAR & LOUNGE

*Artist's Perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.*

A modern rooftop pool area with lounge furniture, palm trees, and a view of the ocean at dusk. The pool is illuminated with a vibrant blue light, and the surrounding deck is furnished with large, round, woven lounge chairs and several lounge chairs. The building's facade is visible on the left, featuring balconies with black railings. The ocean and distant islands are visible in the background under a twilight sky.

## LAP POOL & KIDDIE POOL

*Artist's Perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.*



# CHILDREN'S PLAYGROUND

*Artist's Perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.*



## RECREATIONAL AREA

*Artist's Perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.*

SAUNA ROOMS



SHOWER & LOCKER ROOMS



FUNCTION ROOM WITH SERVICE AREA



INDOOR LOUNGE



CHILDREN'S PLAYROOM



GYM



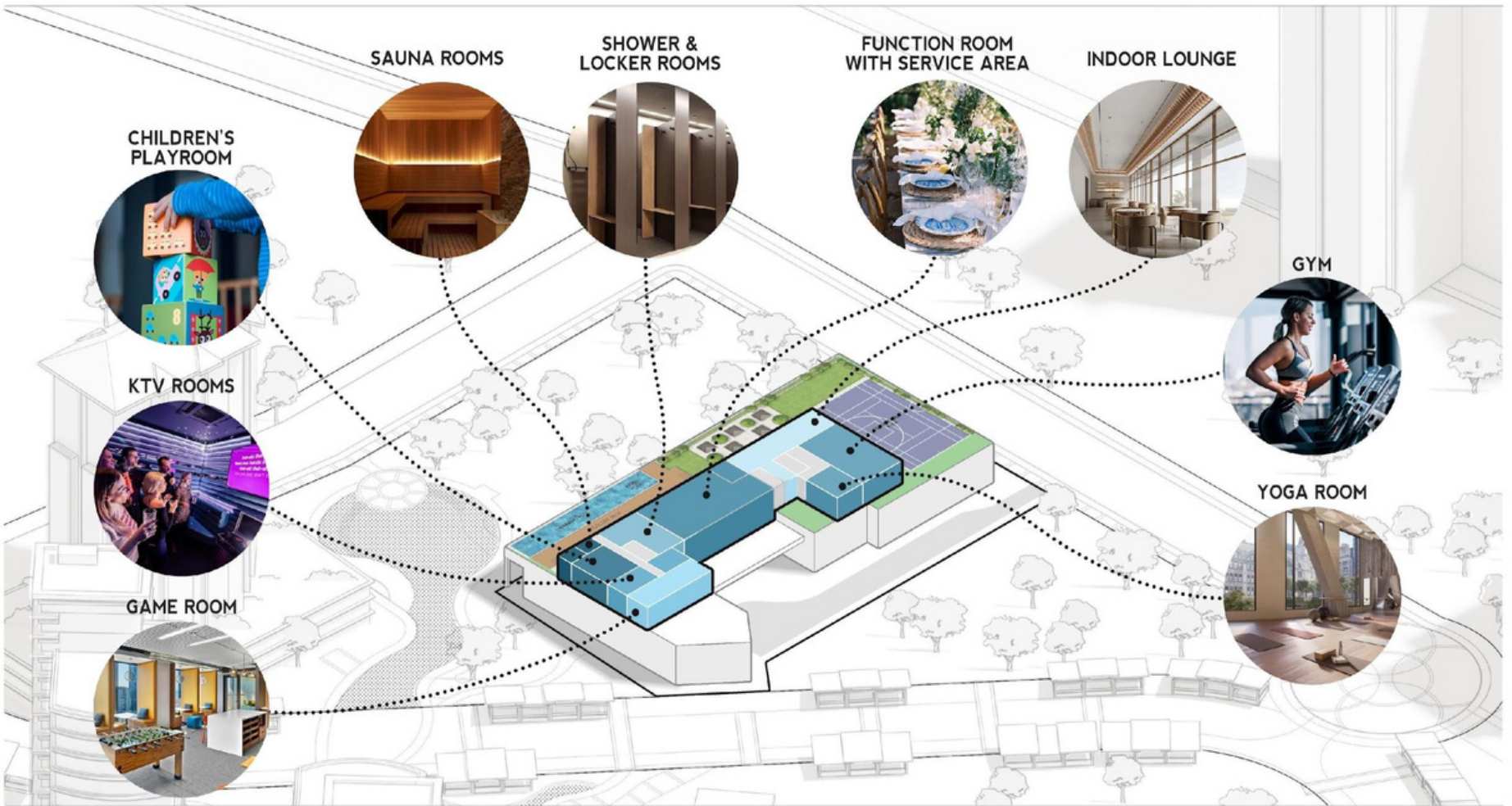
KTV ROOMS



YOGA ROOM



GAME ROOM







## BAR & LOUNGE

*Artist's Perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.*

A modern dining area with round tables, woven chairs, and a large window. The room features a high ceiling with a complex, layered wooden slat design. The walls are a mix of dark wood panels and large glass windows. The floor is a light, neutral color. The lighting is warm and ambient, highlighting the textures of the wood and the woven chairs. The overall atmosphere is clean, bright, and sophisticated.

## FUNCTION ROOMS

*Artist's Perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.*



GYM & YOGA ROOM

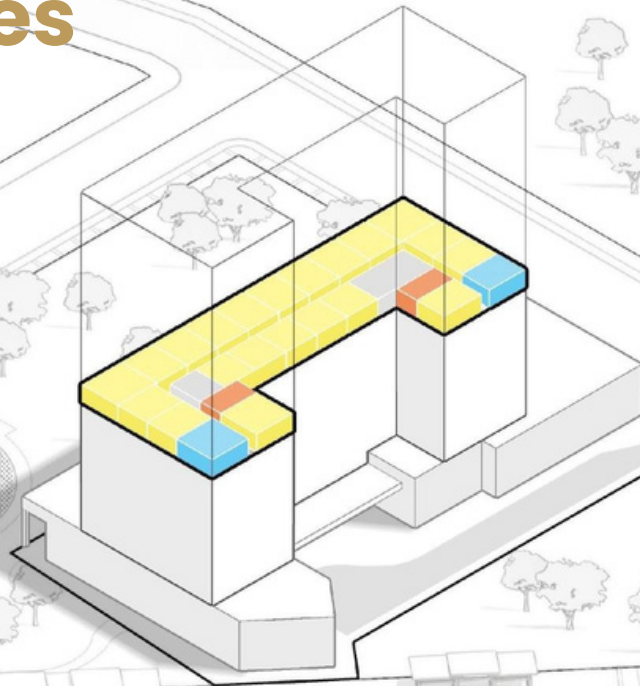
*Artist's Perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.*

A modern, multi-level children's playroom. The structure is primarily white with curved, organic shapes. It features a central staircase with wooden steps and white railings. To the left, there's a climbing wall with colorful holds. A large circular opening in the center reveals a blue, textured interior. The room has a bright, airy feel with recessed ceiling lights and a large circular window on the right wall. The floor is a light, neutral color.

# CHILDREN'S PLAY ROOM

*Artist's Perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.*

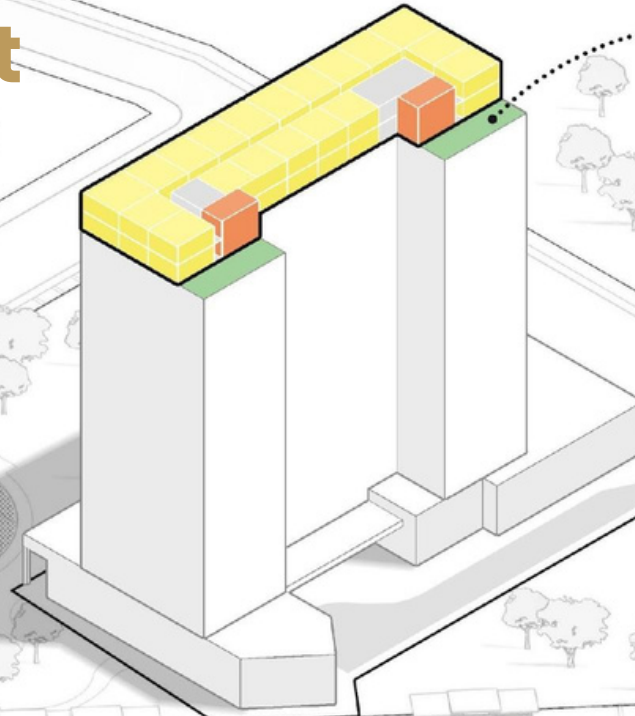
# The Residences



-  STUDIO
-  ONE-BEDROOM
-  ONE-BEDROOM SUITE

# Vantage Point

ROOF GARDENS



ONE-BEDROOM  
ONE-BEDROOM LOFT

# Balconies & Greenery

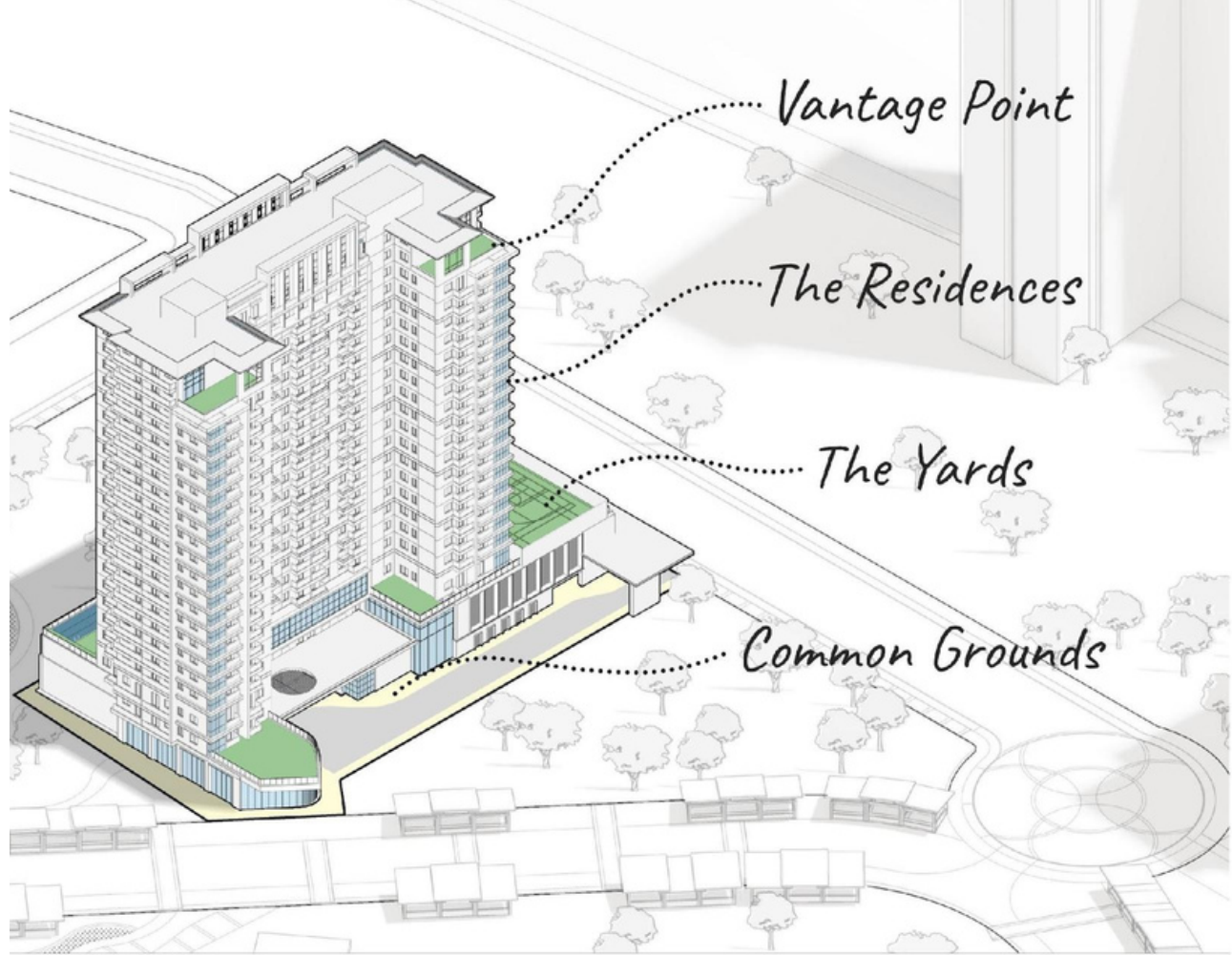
**385 m<sup>2</sup>** of roof gardens throughout the tower

**7** Outdoor  
**9** amenities Indoor  
amenities

**A total of 16 amenities**  
at the **5<sup>th</sup>** floor alone

**15** Commercial units ranging  
from 30m<sup>2</sup> to 150m<sup>2</sup>

**1850 m<sup>2</sup>** of covered walkways





Artist's perspective only.  
The Developer reserves the right to modify as it sees fit without prior notice.

## LEISURE AMENITIES

# Surrounded by resort-styled amenities

Located within the Seagrove Estate, El Sol has immediate access to the estate's resort features.

### **SEAGROVE BOARDWALK**

A 500m boardwalk with retail and dining options

### **MANGROVE FOREST**

A forest of mangroves nourished by deep waters

### **PEDESTRIAN CORRIDOR**

A strip filled with clusters of retail shops

### **SEAGROVE LAGOON**

A network of nature-inspired pools across the estate



ELSOL

RESIDENTIAL

# A Fresh Way of Living



Artist's perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.

# Unit Types

## 1 Bedroom

±32.24 to ±38.49 SQM

The one-bedroom unit is the main type of unit for El Sol. It makes up 85% of the entire unit mix, with a total of 403 one-bedroom units.

The use of space was maximized, locating the kitchen, dining, and living area in one large space. The bedroom partition is another feature, allowing the bedroom space to open and function as one big space with the living area.



# Unit Types

## 1 Bedroom Suite

±40.65 SQM

The one-bedroom suites are at the corner of every floor, with a larger bedroom and living space compared to the standard. A larger study can be set up within the bedroom which offers generous views on two sides.



# TYPICAL FLOOR PLAN



 STUDIO

 ONE BEDROOM

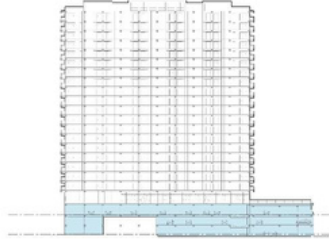
 TWO BEDROOM



# PODIUM FLOORS

## AREA SUMMARY

GROUND FLOOR	COMMERCIAL UNITS (15 UNITS) RESIDENTIAL LOBBY MAILROOM COMMON TOILETS BOH PARKING AREA (12 SLOTS)
SECOND FLOOR	PARKING AREA (31 SLOTS)
THIRD FLOOR	RESIDENTIAL UNITS (11 UNITS) PARKING AREA (54 SLOTS)



GROUND FLOOR

# AMENITY LEVEL

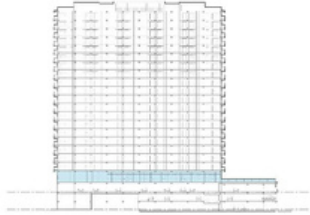
## AREA SUMMARY

### INDOOR AMENITIES

- LOUNGE AND BAR
- FUNCTION ROOMS
- GYM
- YOGA ROOM
- CHILDRENS' PLAYROOM
- KTV ROOMS
- GAME ROOM
- TOILET, LOCKER & SHOWER
- MALE & FEMALE SAUNA

### OUTDOOR AMENITIES

- LEISURE TERRACE
- SWIMMING POOL WITH KIDDIE POOL
- POOLSIDE DECK
- OUTDOOR BAR & LOUNGE
- OUTDOOR BBQ AREA
- PLAYGROUND
- RECREATIONAL COURT



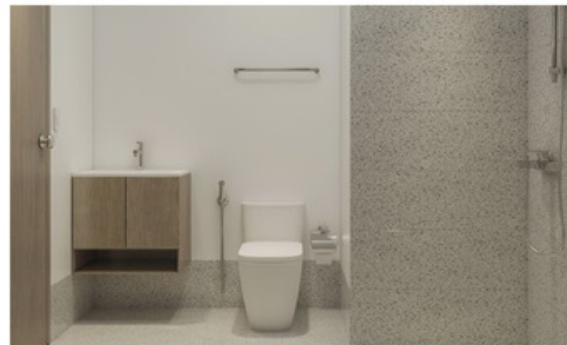
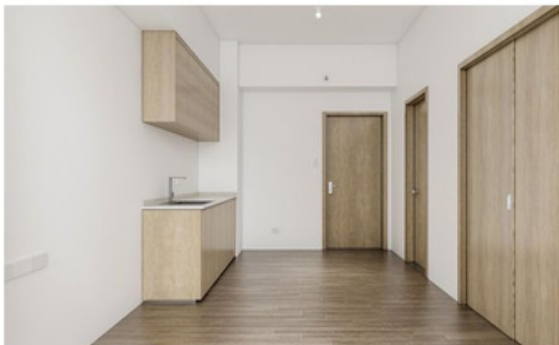
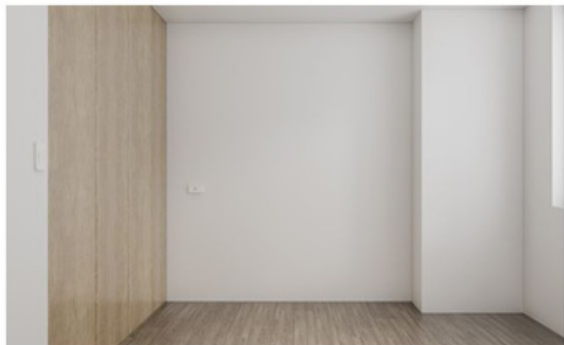
VIEW OF SEAGROVE  
CENTRAL AMENITY



AMENITY FLOOR  
5<sup>TH</sup> FLOOR

# DELIVERY STANDARDS

ELSOL



## BED & LIVING AREA

<b>WALL</b>	Painted finish
<b>FLOOR</b>	Tiles
<b>CEILING</b>	Open ceiling; Concrete slab in painted finish

## DOORS & WINDOWS

<b>MAIN DOOR</b>	Laminated wood finish
<b>BEDROOM DOOR</b>	Sliding partition or swing door
<b>T&amp;B DOOR</b>	PVC Door
<b>BALCONY DOOR</b>	Glass with metal frame

## KITCHEN & DINING AREA

<b>WALL</b>	Painted finish
<b>FLOOR</b>	Tiles
<b>UNDER CABINET</b>	Laminated wood finish
<b>OVER CABINET</b>	Laminated wood finish
<b>COUNTERTOP</b>	Engineered stone countertop
<b>CEILING</b>	Gypsum board in paint finish
<b>FIXTURES</b>	Sink with faucet
<b>RANGEHOOD</b>	Provision only
<b>COOKER</b>	N/A

## TOILET & BATH

<b>WATER CLOSET</b>	Included
<b>LAVATORY</b>	Included
<b>SHOWER SET</b>	Included
<b>HANDSPRAY</b>	Included
<b>WATER HEATER</b>	Single point (provision only)
<b>WALLS</b>	Painted finish (Dry), Tiles
<b>FLOORING</b>	Tiles
<b>CEILING</b>	Aluminum panel ceiling
<b>FLOOR DRAIN</b>	Included
<b>WASHING MACHINE</b>	Provision only

# ELSOL

## RESERVATION FEES

**PHP 50,000**

All residential units

Artist's perspective only.

The developer reserves the right to modify as it sees fit without prior notice.







# Gabriel

REALTY & BROKERAGE

*Talk to Us*

[WWW.GABRIELREALTORS.COM](http://WWW.GABRIELREALTORS.COM)