



CEBULANDMASTERS
We Build with You in Mind

WINNER
Best Developer
(Visayas)

Special Recognition
in ESG

WINNER
Best Developer
(Mindanao)

Special Recognition
in Sustainable Design and Construction

**We are bringing the Casa Mira-cle
to the northern part of Cebu!**



Geography of Danao City

It is bordered by the town of **Carmen** on the north, **Asturias** on its west, **Compostela** on the south, and **Camotes Sea** on the east.



Where is DANAOS?



Introducing its 15th development



CASA MIRA
HOMES
DANA O



A well thought community in the Mid North of Cebu that will give you and your family a space to create more memories together.

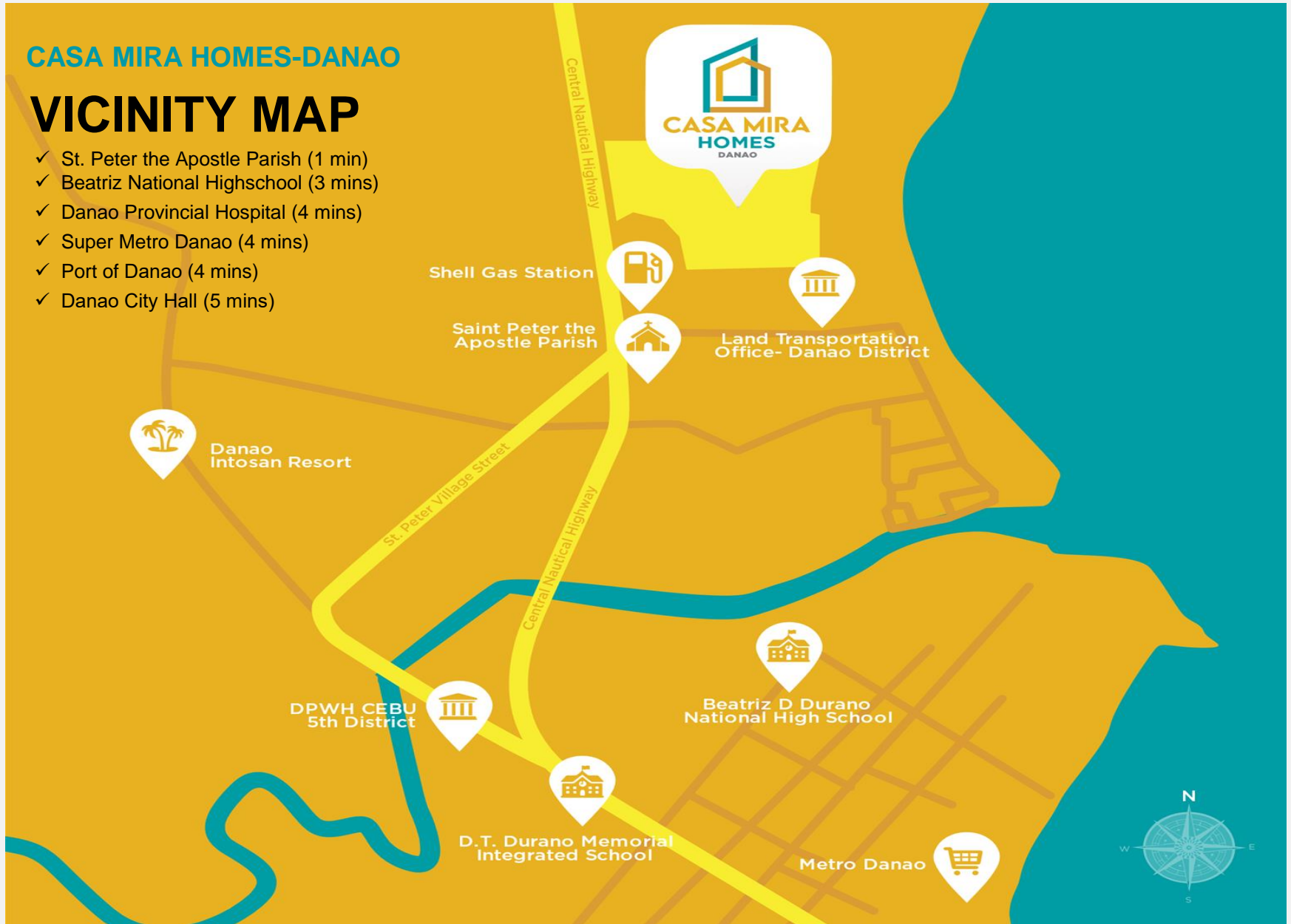
A 6.8-hectare development with **595** units located at the residential areas of Danao City. Experience living in a home that give you access to your needs and still lets you detach to the bustling city.



CASA MIRA HOMES-DANAO

VICINITY MAP

- ✓ St. Peter the Apostle Parish (1 min)
- ✓ Beatriz National Highschool (3 mins)
- ✓ Danao Provincial Hospital (4 mins)
- ✓ Super Metro Danao (4 mins)
- ✓ Port of Danao (4 mins)
- ✓ Danao City Hall (5 mins)



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CASA MIRA HOMES DANA O

SITE DEVELOPMENT PLAN

LEGEND:

-  TOWNHOUSE A (END)
-  TOWNHOUSE A (MID)
-  TOWNHOUSE B (END)
-  TOWNHOUSE B (MID)
-  TOWNHOUSE C (END)
-  TOWNHOUSE C (MID)
-  SINGLE DETACHED



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PROJECT DETAILS

Location	Brgy. Guinsay, Danao City Cebu
Total No. of Units	595 units
Project Type	Residential Subdivision
Product Type	Townhouse units Single detached units
Total Lot Area	6.8 hectares
Other Features	<ul style="list-style-type: none">• Main entrance with guardhouse• Perimeter fence• Landscaping• Pocket gardens
Utilities	<ul style="list-style-type: none">• MRF• Elevated water tank
Services	<ul style="list-style-type: none">• Property management services



Casa Mira Homes Danao

MODEL A

Typical Floor Area: 42.08 sqm



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FLOOR PLAN MODEL A

Typical Floor Area: 42.08 sqm

- 2 Bedrooms
- 1 Toilet & Bath
- 1 Powder Room
- Balconette
- Carport



MID UNIT

Typical Lot Area: 48 sqm



Ground Floor



Second Floor

FLOOR PLAN MODEL A

Typical Floor Area: 42.18 sqm

- 2 Bedrooms
- 1 Toilet & Bath
- 1 Powder Room
- Balconette
- Carport

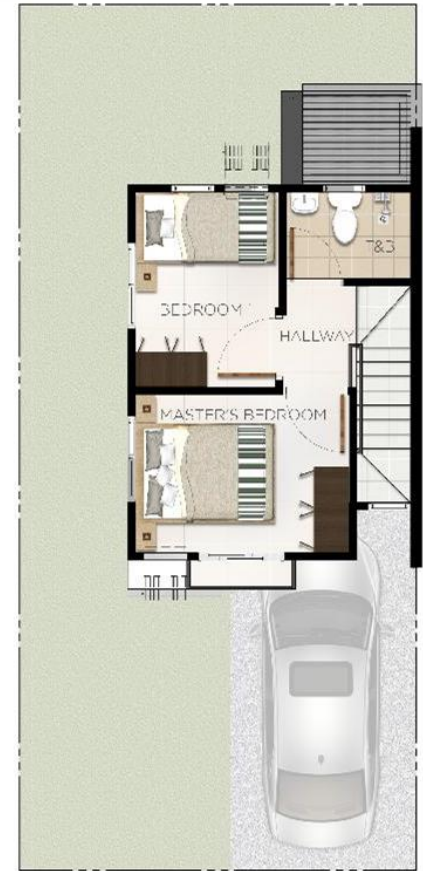


Architect's Perspective

END UNIT Typical Lot Area: 66 sqm



Ground Floor



Second Floor

Casa Mira Homes Danao

MODEL B

Typical Floor Area: 48.41 sqm



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FLOOR PLAN MODEL B

Typical Floor Area: 48.41 sqm

- 2 Bedrooms
- 1 Toilet & Bath
- 1 Powder Room
- Balconette
- Carport



MID UNIT Typical Lot Area: 48 sqm



Ground Floor



Second Floor

FLOOR PLAN MODEL B

Typical Floor Area: 48.42 sqm

- 2 Bedrooms
- 1 Toilet & Bath
- 1 Powder Room
- Balconette
- Carport



END UNIT Typical Lot Area: 66 sqm



Ground Floor



Second Floor

Casa Mira Homes Danao

MODEL C

Typical Floor Area: 61.70 sqm



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FLOOR PLAN MODEL C

Typical Floor Area: 61.70 sqm

- 3 Bedrooms
- 1 Toilet & Bath
- 1 Powder Room
- Balconette
- Carport



Architect's Perspective

MID UNIT Typical Lot Area: 60 sqm



Ground Floor



Second Floor

FLOOR PLAN MODEL C

Typical Floor Area: 61.70 sqm

- 3 Bedrooms
- 1 Toilet & Bath
- 1 Powder Room
- Balconette
- Carport



Architect's Perspective

END UNIT Typical Lot Area: 78 sqm



Ground Floor



Second Floor

Casa Mira Homes Danao

SINGLE DETACHED

Typical Floor Area: 53.24 sqm



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FLOOR PLAN SINGLE DETACHED

Typical Floor Area: 53.24 sqm

- 3 Bedrooms
- 2 Toilet & Bath
- Balconette
- Carport



SINGLE DETACHED UNIT

Typical Lot Area: 72 sqm



Ground Floor



Second Floor

HOUSE FEATURES

AREA	TYPICAL FINISH
Living, Dining, Kitchen, Bedroom	Ceramic floor tiles
Toilet & Bath	Floor -Ceramic floor tiles Wall - Ceramic floor tiles
Doors	Main Door – Solid Panel door Bedroom- Flush door
Windows	Clear Glass Windows on Aluminum Frames
Bathroom Fixtures	Included
Kitchen Cabinet	Base Kitchen Cabinet with granite countertop
Interior wall finish	Painted finish
Exterior Finishes	Wall Accents, Painted Concrete Walls & other façade accessories
Roof	Pre-painted long span

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MORE AMENITIES

- Clubhouse
- Swimming pool and Kiddie Pool
- Basketball court
- Children's play area
- Pocket Parks
- Rotunda Garden
- Main entrance with guardhouse
- Perimeter fence
- Landscaping



Clubhouse & Swimming Pool
Architect's Perspective

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Clubhouse & Swimming Pool
Architect's Perspective

Clubhouse & Swimming Pool
Architect's Perspective

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Basketball Court

Architect's Perspective

Clubhouse & Swimming Pool
Architect's Perspective

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Chapel

Architect's Perspective

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Clubhouse

Architect's Perspective

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Clubhouse

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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SAMPLE COMPUTATION



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SAMPLE COMPUTATION

	Townhouse A Mid	Townhouse B Mid	Townhouse C Mid	Single Detached Mid
Floor Area (sqm)	42 sqm	48.41 sqm	61.69 sqm	53.24 sqm
Lot Area	48 sqm	48 sqm	60 sqm	72 sqm
Total Contract Price	2,414,880.00	2,671,245.00	3,790,130.40	3,956,988.67
Reservation Fee	20,000.00	20,000.00	20,000.00	25,000.00
12% DP spread over 42 months	6,500.00	7,200.00	10,400.00	10,800.00
88% Balance thru Bank Financing	2,121,880.00	2,348,845.00	3,333,330.40	3,478,388.67

Payment Options:

Option 1: Payable within 30 days. Spot Cash with 8% discount (based on List Price), net of reservation fee.

Option 2: Payable within 30 days. Spot 12% down payment with 5% discount (based on List Price), net of reservation fee.

Balance thru cash or bank financing.

PRICING										PAYMENT OPTIONS								
Block	Lot	Model	House Type	Lot Type	LA	FA	List Price (VAT inclusive if applicable)	Transfer Charge (VAT inclusive if applicable)	Total Contract Price (VAT inclusive if applicable)	Reservation	1				3		4	
											SPOT CASH 30 with 8% Disc on List Price	SPOTDP 12 with 5% Disc on DP	88% BANK FINANCING	Spot 2.5% DP with 5% Disc on DP	Equity at 9.5% over 41 months	88% BANK FINANCING	2% DP over 42 months	88% BANK FINANCING
1	1	SD	SD	END	84.00	53.24	3,845,318.40	307,625.47	4,152,943.87	25,000.00	3,820,318.40	470,600.00	3,634,271.96	78,800.00	7,100.00	3,753,237.22	11,300.00	3,653,343.87
1	2	SD	SD	MID	81.00	53.24	3,799,958.40	303,996.67	4,103,955.07	25,000.00	3,774,958.40	468,000.00	3,599,958.40	77,900.00	7,100.00	3,605,958.40	11,200.00	3,608,555.07
1	3	SD	SD	MID	82.00	53.24	3,815,078.40	305,206.27	4,120,284.67	25,000.00	3,790,078.40	466,700.00	3,605,694.20	77,900.00	7,100.00	3,721,515.82	11,200.00	3,624,884.67
1	4	SD	SD	MID	72.00	53.24	3,663,878.40	293,110.27	3,956,988.67	25,000.00	3,638,878.40	447,300.00	3,462,705.40	73,900.00	6,800.00	3,574,708.82	10,800.00	3,478,388.67
1	5	SD	SD	MID	72.00	53.24	3,663,878.40	293,110.27	3,956,988.67	25,000.00	3,638,878.40	447,300.00	3,462,705.40	73,900.00	6,800.00	3,574,708.82	10,800.00	3,478,388.67
1	6	SD	SD	MID	72.00	53.24	3,663,878.40	293,110.27	3,956,988.67	25,000.00	3,638,878.40	447,300.00	3,462,705.40	73,900.00	6,800.00	3,574,708.82	10,800.00	3,478,388.67
1	7	SD	SD	COR	92.00	53.24	4,001,054.40	320,084.35	4,321,138.75	25,000.00	3,976,054.40	490,700.00	3,781,432.43	83,000.00	7,400.00	3,904,737.43	11,800.00	3,800,538.75
1	8	B	END	COR	73.00	48.42	2,881,281.25	230,502.50	3,111,783.75	20,000.00	2,861,281.25	351,400.00	2,723,096.06	57,800.00	5,400.00	2,808,982.15	8,500.00	2,734,783.75
1	9	B	MID	MID	48.00	48.41	2,473,375.00	197,870.00	2,671,245.00	20,000.00	2,453,375.00	298,800.00	2,337,604.75	46,800.00	4,600.00	2,412,753.28	7,200.00	2,348,845.00
1	10	B	MID	MID	48.00	48.41	2,473,375.00	197,870.00	2,671,245.00	20,000.00	2,453,375.00	298,800.00	2,337,604.75	46,800.00	4,600.00	2,412,753.28	7,200.00	2,348,845.00
1	11	B	MID	MID	48.00	48.41	2,473,375.00	197,870.00	2,671,245.00	20,000.00	2,453,375.00	298,800.00	2,337,604.75	46,800.00	4,600.00	2,412,753.28	7,200.00	2,348,845.00
1	12	B	MID	MID	48.00	48.41	2,473,375.00	197,870.00	2,671,245.00	20,000.00	2,453,375.00	298,800.00	2,337,604.75	46,800.00	4,600.00	2,412,753.28	7,200.00	2,348,845.00
1	13	B	MID	MID	48.00	48.41	2,473,375.00	197,870.00	2,671,245.00	20,000.00	2,453,375.00	298,800.00	2,337,604.75	46,800.00	4,600.00	2,412,753.28	7,200.00	2,348,845.00
1	14	B	MID	MID	48.00	48.41	2,473,375.00	197,870.00	2,671,245.00	20,000.00	2,453,375.00	298,800.00	2,337,604.75	46,800.00	4,600.00	2,412,753.28	7,200.00	2,348,845.00
1	15	B	MID	MID	48.00	48.41	2,473,375.00	197,870.00	2,671,245.00	20,000.00	2,453,375.00	298,800.00	2,337,604.75	46,800.00	4,600.00	2,412,753.28	7,200.00	2,348,845.00
1	16	B	MID	MID	48.00	48.41	2,473,375.00	197,870.00	2,671,245.00	20,000.00	2,453,375.00	298,800.00	2,337,604.75	46,800.00	4,600.00	2,412,753.28	7,200.00	2,348,845.00
1	17	B	END	COR	70.00	48.42	2,839,768.75	227,181.50	3,066,950.25	20,000.00	2,819,768.75	346,000.00	2,683,911.64	56,600.00	5,300.00	2,769,500.54	8,300.00	2,698,350.25
1	18	A	END	MID	104.00	42.18	3,399,529.00	271,962.32	3,671,491.32	20,000.00	3,379,529.00	418,200.00	3,212,894.15	71,700.00	6,300.00	3,317,241.91	10,100.00	3,227,291.32
1	19	A	MID	MID	48.00	42.08	2,236,000.00	178,880.00	2,414,880.00	20,000.00	2,216,000.00	268,200.00	2,113,264.00	40,400.00	4,200.00	2,179,485.00	6,500.00	2,121,880.00
1	20	A	MID	MID	48.00	42.08	2,236,000.00	178,880.00	2,414,880.00	20,000.00	2,216,000.00	268,200.00	2,113,264.00	40,400.00	4,200.00	2,179,485.00	6,500.00	2,121,880.00
1	21	A	MID	MID	48.00	42.08	2,236,000.00	178,880.00	2,414,880.00	20,000.00	2,216,000.00	268,200.00	2,113,264.00	40,400.00	4,200.00	2,179,485.00	6,500.00	2,121,880.00
1	22	A	MID	MID	48.00	42.08	2,236,000.00	178,880.00	2,414,880.00	20,000.00	2,216,000.00	268,200.00	2,113,264.00	40,400.00	4,200.00	2,179,485.00	6,500.00	2,121,880.00
1	23	A	MID	MID	48.00	42.08	2,236,000.00	178,880.00	2,414,880.00	20,000.00	2,216,000.00	268,200.00	2,113,264.00	40,400.00	4,200.00	2,179,485.00	6,500.00	2,121,880.00
1	24	A	END	MID	66.00	42.18	2,522,293.75	201,783.50	2,724,077.25	20,000.00	2,502,293.75	305,100.00	2,383,843.49	48,100.00	4,700.00	2,460,124.38	7,400.00	2,393,277.25
1	25	A	END	MID	66.00	42.18	2,522,293.75	201,783.50	2,724,077.25	20,000.00	2,502,293.75	305,100.00	2,383,843.49	48,100.00	4,700.00	2,460,124.38	7,400.00	2,393,277.25
1	26	A	MID	MID	48.00	42.08	2,236,000.00	178,880.00	2,414,880.00	20,000.00	2,216,000.00	268,200.00	2,113,264.00	40,400.00	4,200.00	2,179,485.00	6,500.00	2,121,880.00
1	27	A	MID	MID	48.00	42.08	2,236,000.00	178,880.00	2,414,880.00	20,000.00	2,216,000.00	268,200.00	2,113,264.00	40,400.00	4,200.00	2,179,485.00	6,500.00	2,121,880.00



CASA MIRA
HOMES
DANA O



Schedule of Activity

Schedule of Activity

Date	
November 10 - 11, 2022	PKS via Zoom Meeting - 130pm
November 11 - 16, 2022	Receiving of LOI and requirements. <u>ONLINE ONLY.</u>
November 16, 2022	5pm Cut-off on receiving of LOI and requirements. <u>ONLINE ONLY</u> Any requirements received after the cut-ff will be wait listed depending on the availability of units.
November 17, 2022	Releasing of Priority number <u>thru email only.</u>
November 18,2022	Sale Office is Closed for Strategic Planning

LOI

Date _____

THE SALES MANAGER

Cebu Landmasters,
Inc. 10F Park
Centrale Tower,
J.M. Del Mar St., Cebu I.T.
Park, Apas, Cebu City



Dear Sir / Madam:

Please notify me if and when the following unit(s) in your upcoming Casa Mira Homes – Danao become/s available for sale:

Unit Type	No. of Units
<input type="checkbox"/> Model A Townhouse	
<input type="checkbox"/> Model B Townhouse	
<input type="checkbox"/> Model C Townhouse	
<input type="checkbox"/> Model D Single Detached	

Indicative Unit Area and Pricing:

Unit Type	Lot Area (SQ.M)	Floor Area (SQ.M)	Reservation Fee	Indicative Price	Estimated Monthly Equity
TOWNHOUSE A	48 – 161	42.08 (mid) 42.18 (end)	20,000	2,414,880 – 4,602,278	6,500 – 12,700
TOWNHOUSE B	48 – 154	48.41 (mid) 48.42 (end)	20,000	2,671,245 – 4,778,093	7,200 – 13,200
TOWNHOUSE C	60 – 115	61.69 (mid) 61.70 (end)	20,000	3,790,130 – 4,758,679	10,400 – 13,200
SINGLE DETACHED	72 – 127	53.24	25,000	3,956,988 – 4,856,749	10,800 – 13,300

I hereby acknowledge that this letter neither constitutes an “option contract” nor a binding obligation on the part of Cebu Landmasters, Inc. to sell the foregoing unit(s) to me, there being no agreement of such nature nor as to its selling price as of this writing.

I likewise acknowledge that this letter only entitles me to a right of priority to buy and be notified when the above unit/s become/s available and that I shall tender the full reservation fee within five (5) days from receipt of notice by phone or email; otherwise, I shall forfeit my right of priority.

You may reach me thru e-mail at _____ or by phone at _____ during regular office hours. Thank you very much

Sincerely,

Buyer's Name and Signature

Seller's Name (Agent/Broker):	
PRC License # / DHSUD #:	
Mobile #:	
Email Address:	
Realty Name:	



Buyer's Requirements to Reserve a Unit:

1. Buyer's Information Sheet (BIS) completely filled-out and signed.
2. One (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 or Check only.
5. CLI Special Power of Attorney authorizing seller or another party to reserve and sign reservation documents.

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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 annulment, death certificate, etc.

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ONSITE RESERVATION PROCESS – November 21, 2022

STEP 1: Be at venue (38 Park Avenue Showroom)

WAIT FOR YOUR ASSIGNED PRIORITY NUMBER TO BE CALLED

STEP 2: FINAL UNIT SELECTION

WAIT FOR THE ASSIGNED PRIORITY NUMBER OF YOUR CLIENT TO BE CALLED

1. ROUTING FORM WILL BE ISSUED BY THE SALES IN-CHARGE
2. SALES IN-CHARGE TO ASSIST IN THE UNIT SELECTION. ENSURE BUYER & SELLER UNDERSTANDING OF THE CONTRACT PRICE, TERMS & MODE OF PAYMENT
3. SALES ADMIN TO HOLD UNIT SELECTED

STEP 3: SETTLE RESERVATION FEE

PROCEED TO THE CASHIER COUNTER – ONLY IF WITH PAYMENT SLIP

1. PRESENT TO CASHIER THE ROUTING . SETTLE THE RESERVATION FEE (CASH OR CHECK) ;

NO ONLINE TRANSACTION

CHECK PAYEE: Cebu Landmasters Inc.

2. CASHIER TO ISSUE ACKNOWLEDGMENT RECEIPT.
3. GIVE THE ROUTING SLIP TO SALES ADMIN (1 COPY FOR SELLER, 1 COPY FOR CLI). YOU WILL ALSO BE NOTIFIED FOR THE RESERVATION DOCUMENT PICK-UP SCHEDULE

ONSITE SERVICING SCHEDULE OF PRIORITY NUMBERS

DATE	TIME	PRIORITY NUMBER
November 21, 2022 MONDAY	9:30AM – 12:00NN 1:00PM – 5:00PM	001 – 250
November 22, 2022 TUESDAY	9:00AM – 12:00NN	251 - 500
	1:00PM – 5:00PM	
November 23, 2022 WEDNESDAY	9:00AM – 12:00NN	501 & UP
	1:00PM – 5:00PM	

DOCS PICK-UP SCHEDULE

November 28, 2022

- All accounts serviced in DAY 1 (November 21, 2022)
- Before release ensure RF cleared
- Treasury to provide report on cleared DAY 1 - 3 RF

November 29, 2022

- All accounts serviced in DAY 2 (November 22, 2022)
- Before release ensure RF cleared

November 30, 2022

- All accounts serviced in DAY 3 (November 23, 2022)
- Before release ensure RF cleared

THANK YOU!



**RESERVE
NOW!**