



THE MANAGEMENT



The Benedicto Family has managed to not only maintain, but grow its prominence in the Visayan province. Hardworking and visionary, this generation is expanding the family's hold on enterprise and industry in Cebu and the Visayas. They have grown their cement and furniture businesses, as well as sustained their strong presence in international relations. The family's decade of success in the hospitality industry has also precipitated a move into a property development.

DECADES OF SUCCESS

FURNITURE EXPORTING

Known for design and quality. Highly reputed for promptly supplying the world with fine quality products at competitive prices.

CEMENT MANUFACTURING

A wholly Filipino and privately owned cement manufacturing company, in San Fernando. Our products have become the preferred brand in the province of Cebu.



HOTELS & RESORTS

2008

OFFICE BUILDINGS

Riding on the wave of the BPO industry, state of the art and well-designed office spaces, centrally located in Central Business Districts.



2018

1981



2008



HOSPITALITY & SERVICE

Multi-awarded and currently operating two resorts along world class beaches, BE Hotels & Resorts takes pride in delivering service beyond the expected.

2015



RESIDENCES & LIFESTYLE

The group's initial foray in residential and lifestyle spaces. Impelled by the huge and continuous growing need for homes in the dynamic Visayas province.

RESIDENCES & LIFESTYLE SPACES

be
RESIDENCES

balai
By BE RESIDENCES





KOHLER.
presents

PropertyGuru
**PHILIPPINES
PROPERTY
AWARDS™**

WINNER

**BEST CONDO
ARCHITECTURAL DESIGN**

BE Residences Lahug
by Benedict Ventures, Inc.

2021

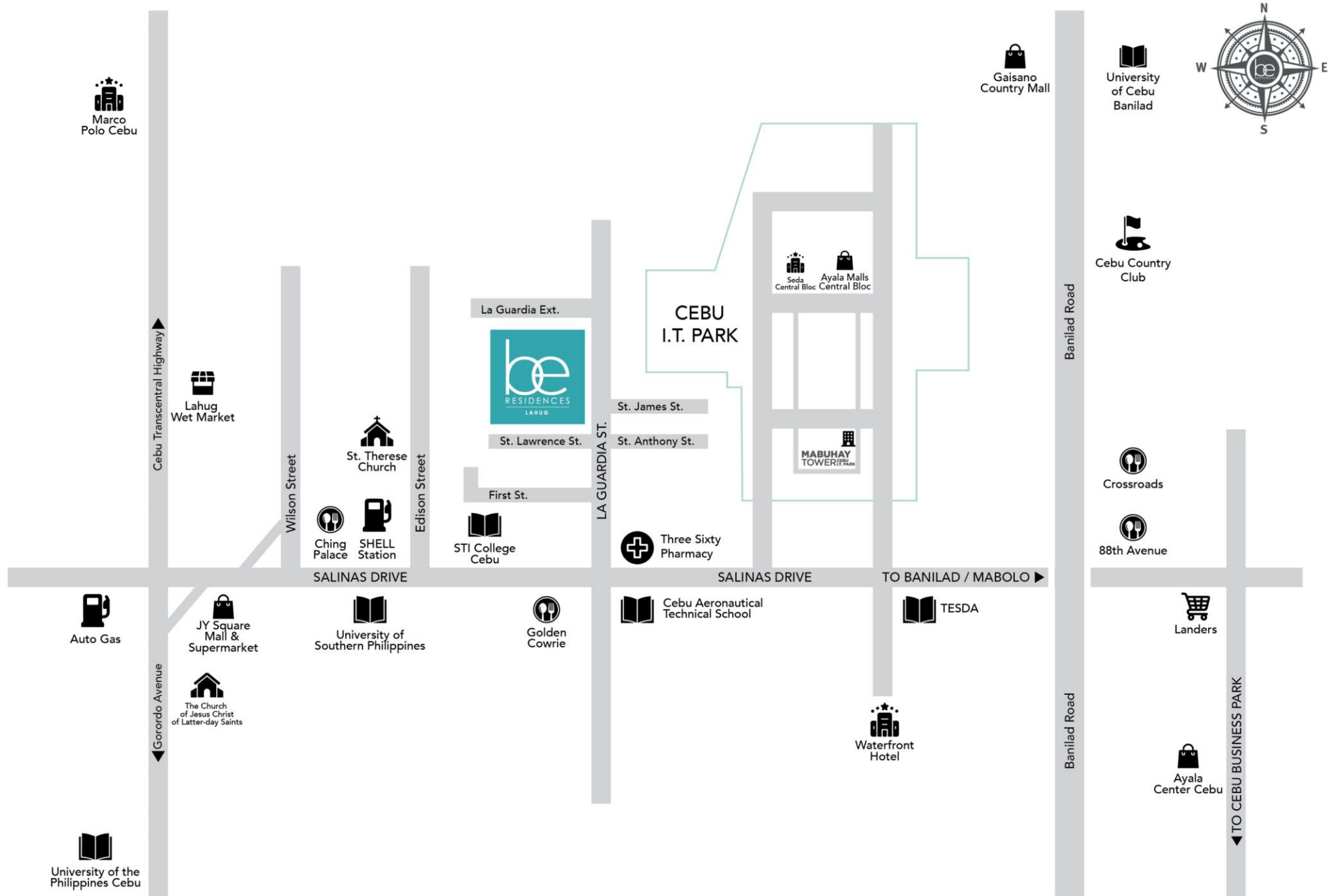


be
RESIDENCES
LAHUG

REDEFINING CITY LIVING

A 20-level residential condominium strategically located minutes away from the bustling Cebu IT Park with easy and convenient access to business districts, transport hubs & schools.


RESIDENCES
 LAHUG



Reception



Reading Lounge



Open Lounge



Mail Room





Elevator Lobby

Fitness Stairs

Storage Spaces





Courtyard Elevator

Courtyard Lounge



Gym

Courtyard



- Lap Pool
- Kiddie Pool
- Fitness Gym
- Sauna
- Lounging Area
- Function Rooms

Sky Garden



BE Residences develops its properties according to plans and specifications, however, we reserve the right to alter specifications when necessary to best serve the interest of the customer.



UNIT OFFERINGS

Condovision Exterior

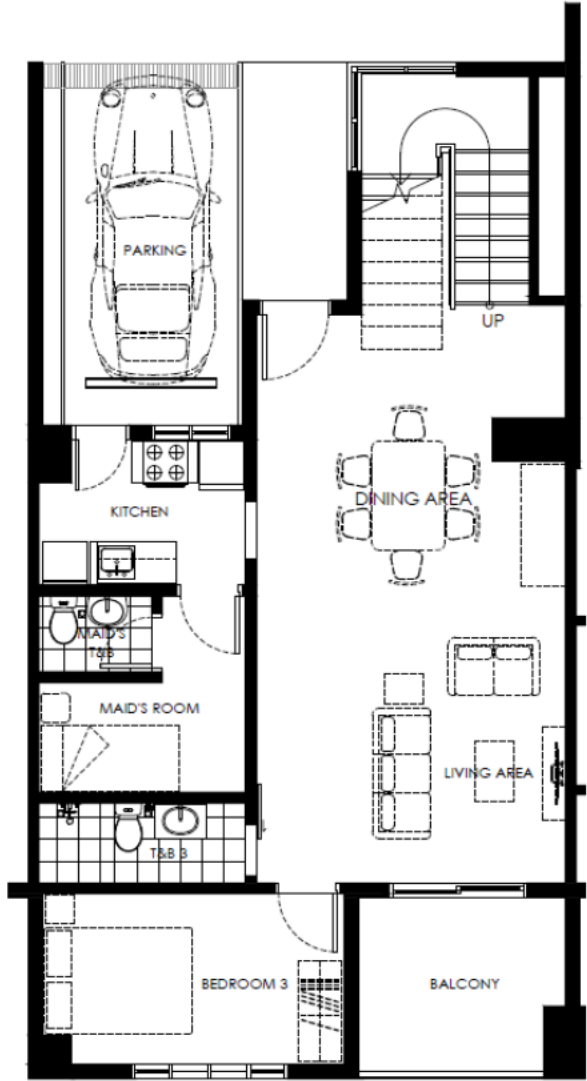


BE Residences develops its properties according to plans and specifications, however, we reserve the right to alter specifications when necessary to best serve the interest of the customer.

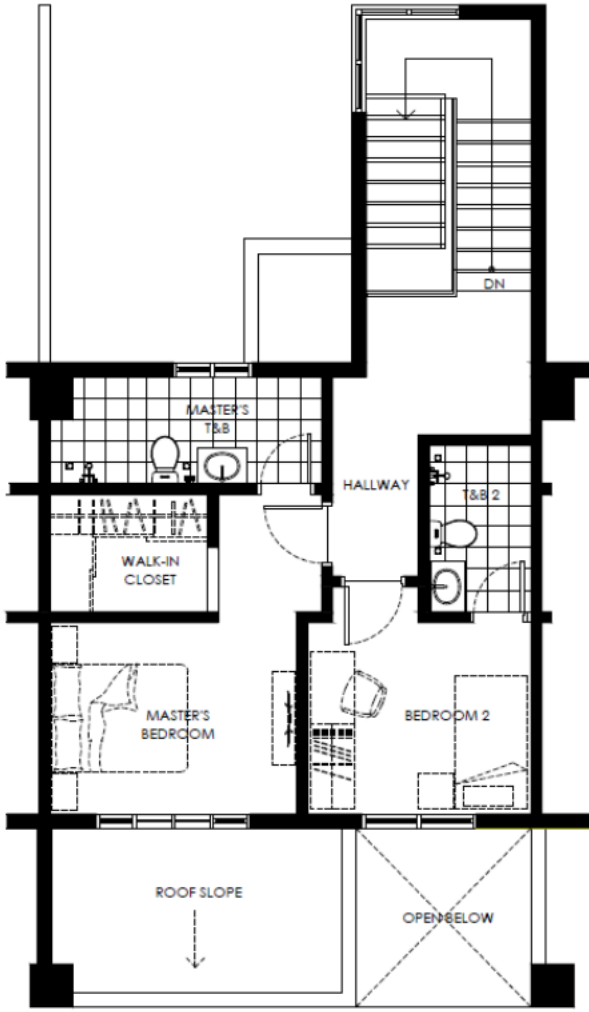
Exclusive Elevator Condivision Floor



Condovision Floor Layout



**GROUND FLOOR
CONDOVISION**



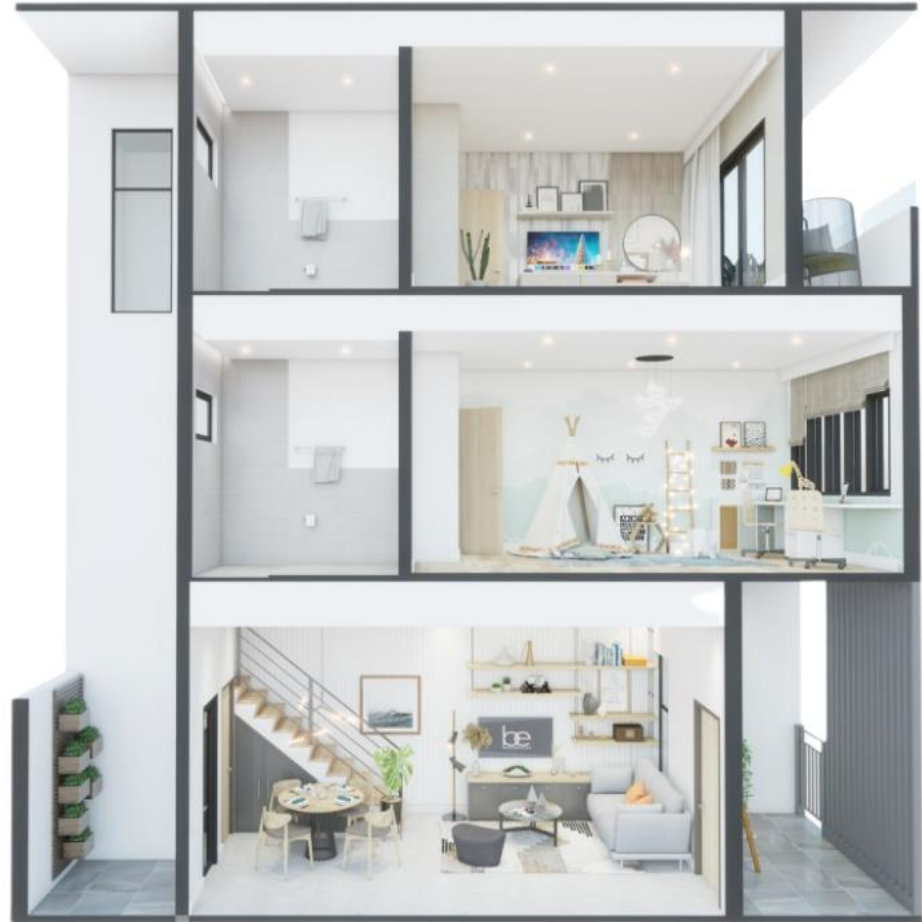
**MEZZANINE FLOOR
CONDOVISION**

GROUND FLOOR	103.18 SQM
MEZZANINE FLOOR	63.69 SQM
TOTAL FLOOR AREA	166.87 SQM

Maisonettes



Maisonette Unit Layout

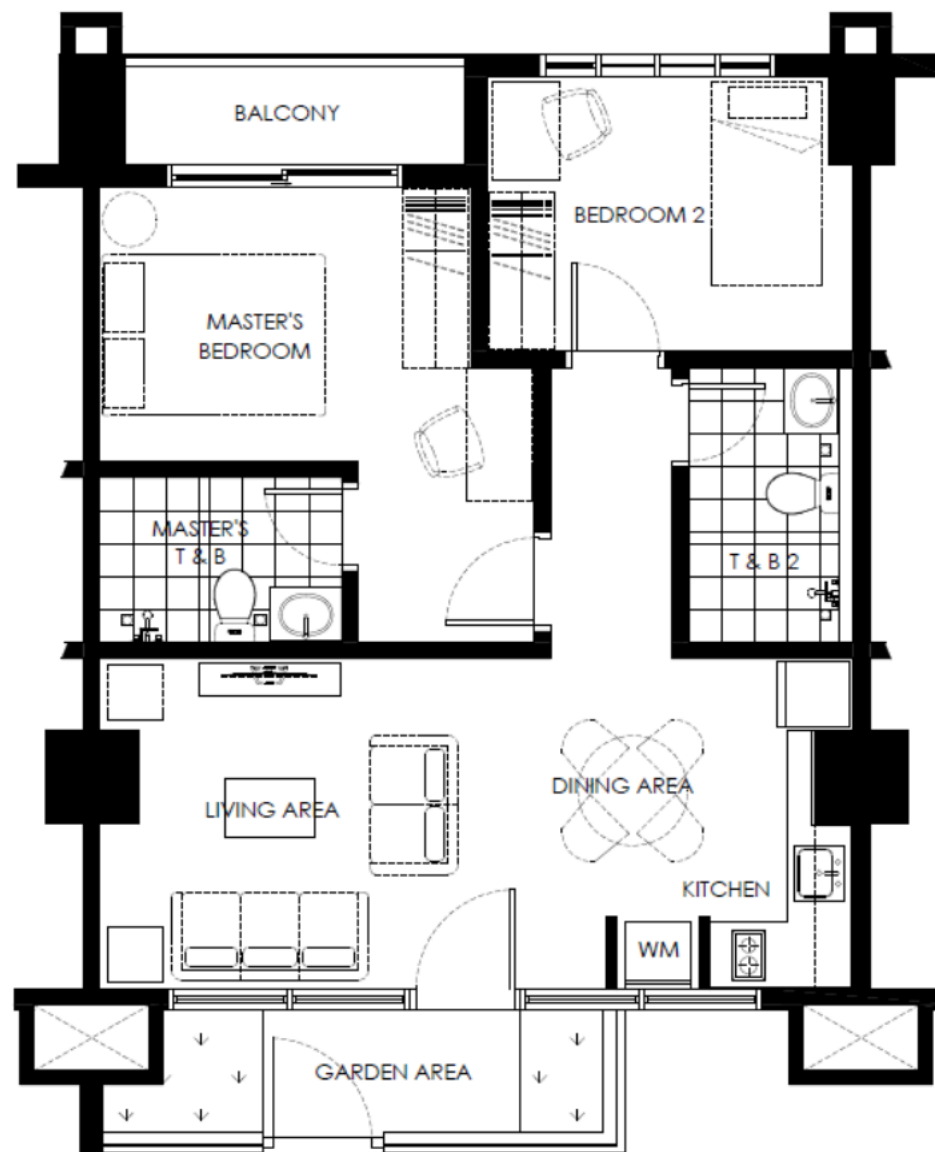


GROUND FLOOR 35.47 SQM SECOND FLOOR 32.53 SQM THIRD FLOOR 32.53 SQM
TOTAL FLOOR AREA 100.53 SQM

Garden Suite



Garden Suite Unit Layout



GARDEN SUITE

GARDEN AREA	6.33 SQM.
LIVING/DINING/KITCHEN	26.18 SQM.
MASTER'S' BEDROOM	13.23 SQM.
BEDROOM 2	9.78 SQM.
MASTER'S T & B	3.88 SQM.
TOILET & BATH 2	4.37 SQM.
BALCONY	3.40 SQM.
TOTAL FLOOR AREA	67.17 SQM.

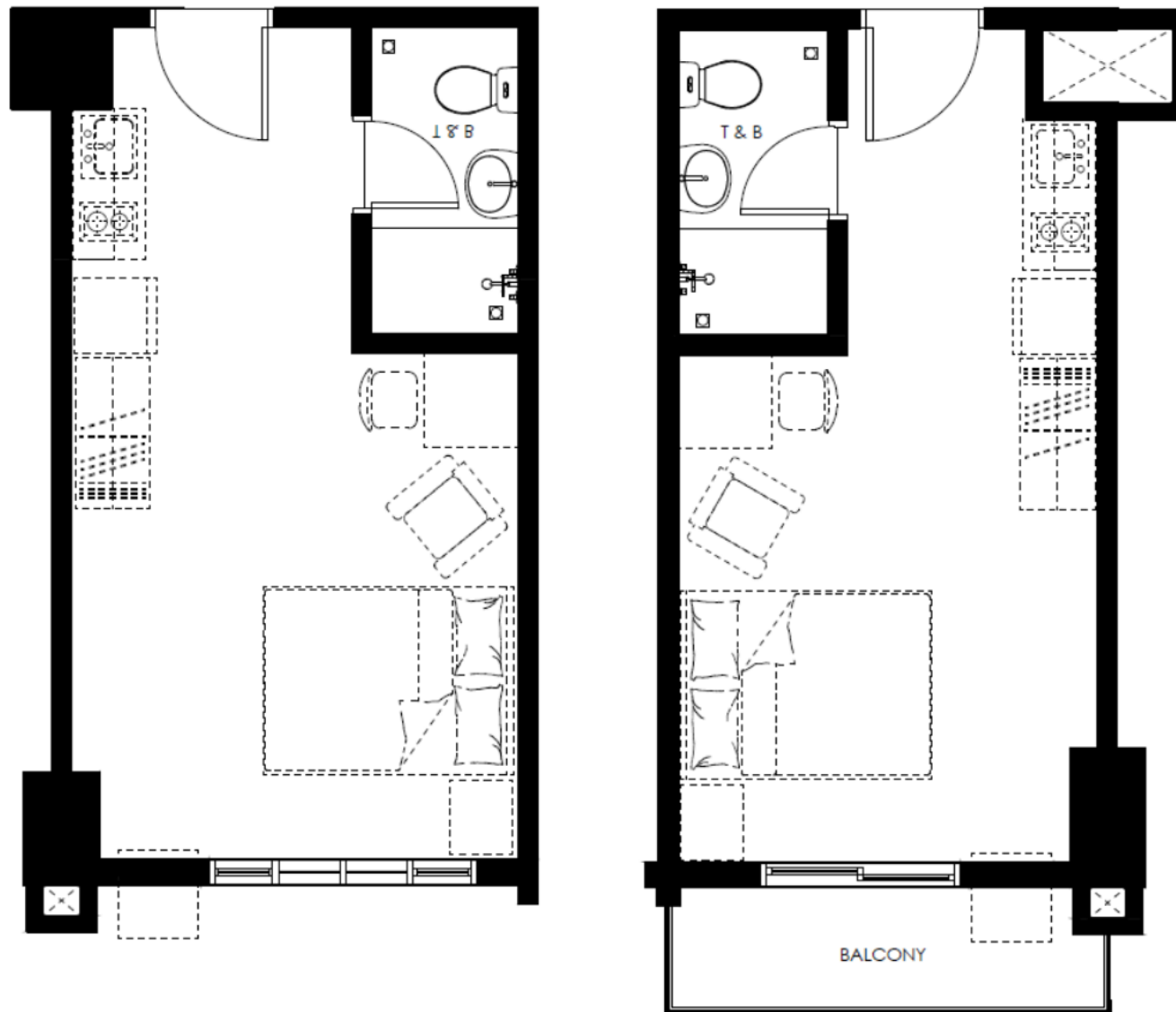


Studio Unit Bedroom Area



Studio Units

Unit Layout



STUDIO UNIT

LIVABLE AREA	20.58 SQM
TOILET AND BATH	3.92 SQM
TOTAL UNIT AREA	24.50 SQM

STUDIO UNIT W/ BALCONY

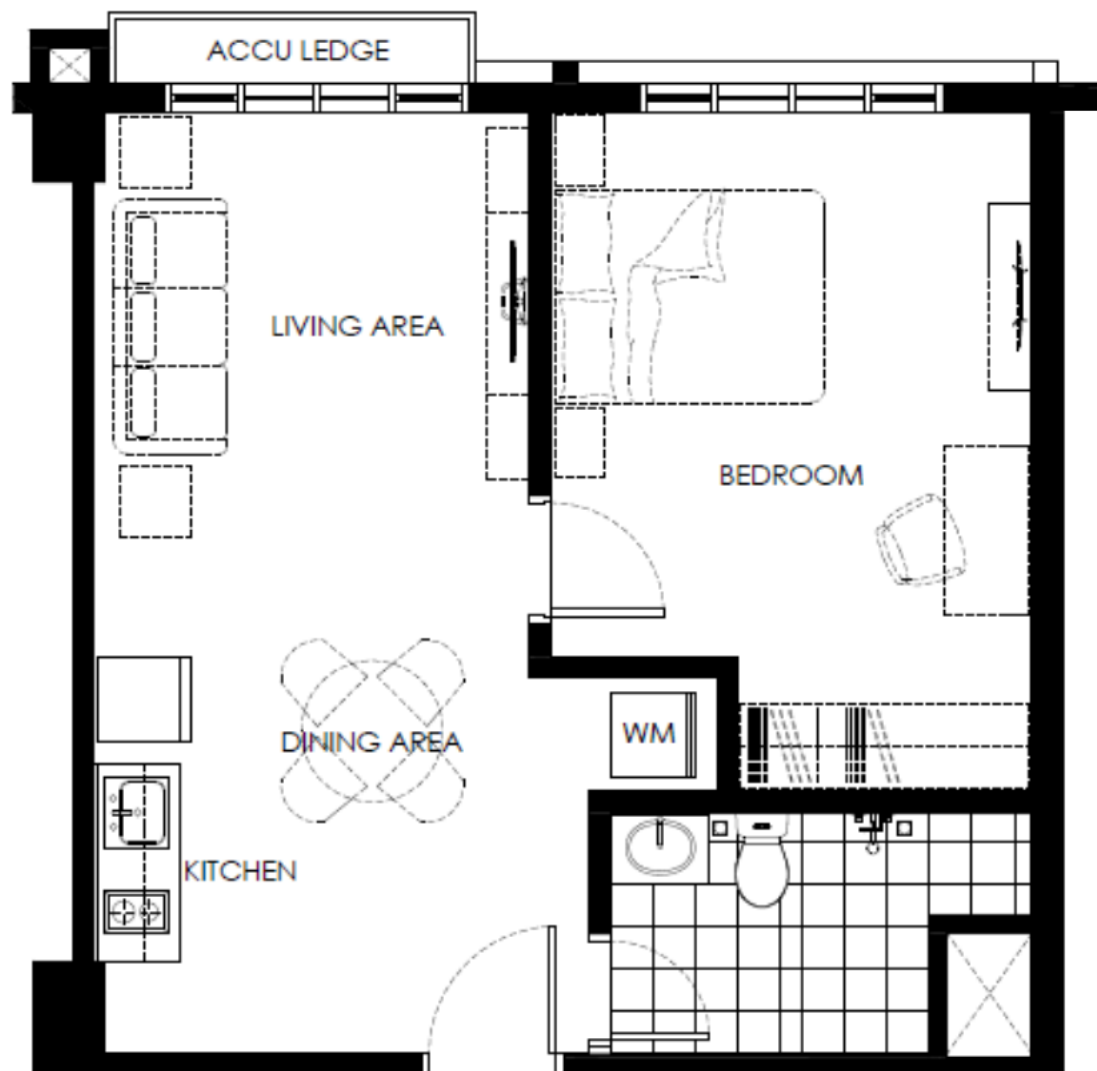
LIVABLE AREA	20.58 SQM
TOILET AND BATH	3.92 SQM
BALCONY	3.50 SQM
TOTAL UNIT AREA	28.00 SQM

1 BEDROOM W/ BALCONY

Perspective



1 Bedroom Unit Layout



1 BEDROOM UNIT

LIVING/DINING/KITCHEN	24.65 SQM
BEDROOM	16.76 SQM
TOILET & BATH	6.02 SQM
TOTAL FLOOR AREA	47.43 SQM

2 Bedroom Unit Master's Bedroom



2-Bedroom Unit Unit Layout



2 BEDROOM UNIT

LIVING/DINING/KITCHEN	24.53 SQM
MASTER'S BEDROOM	16.26 SQM
WALK-IN CLOSET	3.26 SQM
MASTER'S T & B	6.38 SQM
BEDROOM 2	9.03 SQM
TOILET & BATH 2	4.42 SQM
TOTAL FLOOR AREA	63.88 SQM



Enjoy your sound relaxation, worry-free.

Let BE Residences Lahug administer your security and maintenance needs, 24/7.



BLACK-OUT?

No problem.

BE's got you!



BE Uninterrupted.

BE Limitless. BE Safe.

BE Residences Lahug is equipped with **100% back up power** so residents' lifestyles remain to be uninterrupted during power outage, limitless in essential electric use, and safe during unexpected times.



#whereyouwanttobe

UNIT SPECIFICATIONS



SPECIAL UNITS

Space Provision for Walk-in Closets	Walk-in closet in Master Bedroom for special units
Utility/Maid's Area	Utility/Maid's Area for special units
Washer/Dryer	Provision for washer/dryer connections for 1 – 2 bedroom and special units

DOOR

Main	Solid Core Door with Door Stopper
Bedroom	Solid Panel Door w/ Keyed Lockset & Heavy Duty Hinges
Toilet & Bath	Solid Panel Door w/ Louver & Heavy Duty Hinges

BEDROOM

Wall	Eggshell Painted Finish
Floor	Laminated Wood Flooring
Ceiling	Painted Finish
ACU for Studio & 1 Bedroom Units	Provision for Window Type
ACU for 2 Bedroom & Special Units	Provision for Split Type

LIVING AREA

Wall	Eggshell Painted Finish
Floor	Porcelain Tiles 600mm x 600mm
Ceiling	Painted Finish



SPECIAL FEATURES

Glass Doors & Windows

Double Pane (with heat & noise insulation properties), Equipped with Child Safety Lock

Lock System

Smart Lock System

Entrance Light

Motion Sensor Entrance Light

KITCHEN

Wall

Eggshell Painted Finish

Floor

Porcelain Tiles 600mm x 600mm

Ceiling

Painted Finish

Counter

Granite Counter Top

Sink

Stainless Steel Sink with Gooseneck Type Faucet

Cabinet

Laminated Overhead & Base Cabinet System

TOILET & BATH

Wall

Porcelain Tiles 300mm x 600mm, full height in shower, Semi-gloss Paint Finish

Floor

Porcelain Non-Skid Tiles 300mm x 300mm

Ceiling

Painted Finish

Shower

Rain Shower

Lavatory

Double Flush One-Piece Water Closet, Lavatory, Provision for Multi-point Heater, Toilet paper Holder, Soap Holder, Towel Bar, Bidet

Smart Lock Main Door

LOCKED

Intercomm System

Safety & Security





DOUBLE PANE:

BE Residences Lahug is utilizing Double-Pane Glass for its windows and sliding doors so residents can have the luxury of welcoming natural light, enjoy the scenic views, and attain its particular cost-conscious advantages. Aesthetics and absolute practicality, that is how smart living should BE.





VIEW & ORIENTATION





Mountain / Amenity View Northwest





Mountain View Northeast



BE Residences develops its properties according to plans and specifications. However, we reserve the right to alter specifications when necessary to best serve the interest of the customer.

PARTNERS



Design &

Architectural Consultants



General Contractor



Quantity Surveyor,
Construction & Project Management

MAKE YOUR REAL ESTATE INVESTMENT WORK FOR YOU



12%

average capital appreciation per annum

RESALE

*based on current industry projections

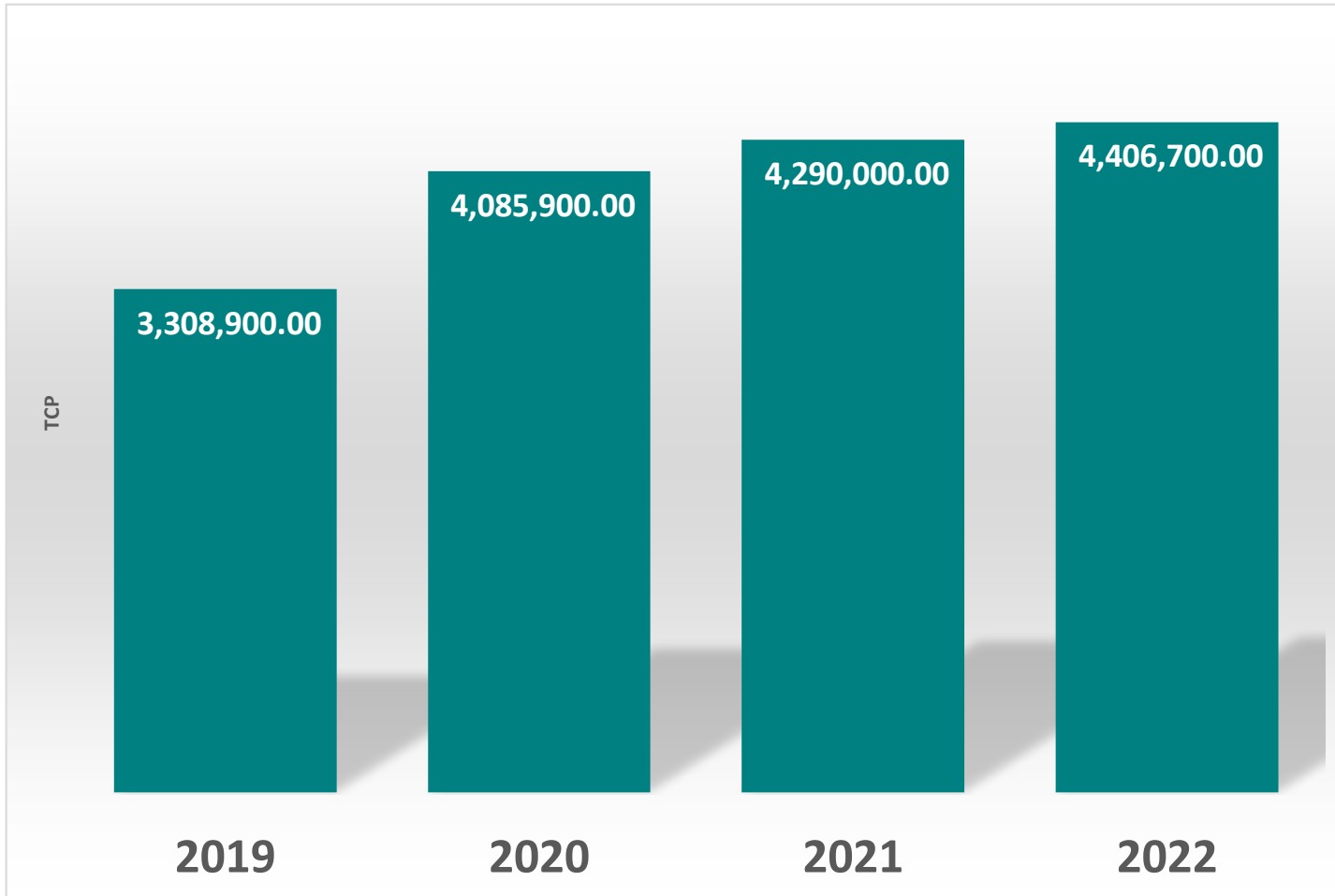
P1,000

per sqm average rental rate

RENTAL INCOME

*based on current rental rates in the area

**BEgin investing today.
BEgin saving today.**



Capital Appreciation Growth

*actual comparative TCP for a standard Studio unit at 24.50sqm

Following a healthy progression in the industry and despite the pandemic, the

BE Residences Lahug Studio Unit is at

33.17% capital appreciation in just

3 years since launching in 2019.

CURRENT RENTAL RATE FOR CONDOMINIUMS AROUND IT PARK

**Properties with basic amenities*



POTENTIAL RENTAL INCOME

*Rental rates may vary depending on different factors (e.g. furnishing, location, unit sizes, etc.)

*based on current rental rates in the area

DAILY RENTAL OPPORTUNITIES (PROJECTION)



IF DAILY RENTAL	Php	Php	Php	Php
Projected Gross Room Rate / Night	2,500	2,500	2,500	2,500
No. of days in a month	30	30	30	30
Occupancy Rate	90%	70%	60%	50%
Projected Gross Monthly Rent	67,500	52,500	45,000	37,500
Estimated Monthly Bank Amort at 10% in 15 yrs	35,126	35,126	35,126	35,126
Net of Amort. Rental Income	32,374	17,374	9,874	2,374
Estimated Monthly Bank Amort at 8% in 10 yrs	31,238	31,238	31,238	31,238
Net of Amort. Rental Income	36,262	21,262	13,762	6,262

**POTENTIAL
RENTAL
INCOME**

*Rental rates may vary depending on different factors (e.g. furnishing, location, unit sizes, etc.)

*based on current rental rates in the area

RESERVATION REQUIREMENTS



Fully filled-out & signed Reservation Documents

- Filled-up & signed BIS
- Signed Quotation Sheet
- Signed Reservation Agreement
- Signed Annex B
- Tax ID number or BIR Form 1904



Two (2) Valid IDs

(with visible photo & signature of Principal, Co-Buyer/s, and Spouse (if married))



Proof of Billing Address

Reflecting same mailing address as indicated in Buyer's Information Sheet (BIS)



Reservation Fee

Cleared and confirmed Payment

Additional requirements:(*If transacting through representative*)

1 Valid ID of representative & Original copy of authorization letter

Thank You!