



Calle 104

LIVE IN PROMINENCE

ARCHITECT'S PERSPECTIVE



Calle 104



Calle 104

THE GARCIA-ESCANO MANSION

THE CENTERPIECE

The Garcia-Escano mansion is the inspiration and focal point of this development. An iconic landmark with a rich cultural heritage.



Calle 104 honors that legacy by reviving the old mansion through a new modern adaptation and experience.

Bringing the life of prominence that was enjoyed years ago for you today.



ARCHITECT'S PERSPECTIVE

DEVELOPED & MANAGED BY



A JOINT VENTURE UNDER



IN PARTNERSHIP WITH



Borromeo Bros. Estate, Inc.

DESIGN CONSULTANT



CASAS+ARCHITECTS

Calle 104, with a lot area of **5,539 sqm**, connects **two iconic midtown Cebu streets - Ramos and Ranudo**, with access points to both streets located in the development.

- 15m across **Velez Medical Arts Building** (1 min)
- 80m across **Casino de Espanol** (1 min)
- 170m from **Velez General Hospital** (1 min)
- 400m from **Archbishop's Palace** (2 mins)
- 450m from **Archdiocese of the Most Sacred Heart** (2min)
- 550m from **Robinsons Place Cebu Fuente** (3mins)
- 700m from **Fuente Osmena Circle** (3mins)
- 800m from **Cebu Normal University** (3 mins)
- 1km from **St. Theresa's College** (4mins)
- 1.1km from **Chong Hua Hospital** (4mins)
- 1.2km from **Vicente Sotto Medical Center** (4mins)
- 1.5km from **Citadines Cebu City** (5mins)
- 1.8km from **Cebu Doctor's Hospital** (8mins)





Calle 104

RESIDENTIAL COMPONENTS



Ramos Tower AT CALLE 104



A vibrant and active residence that mirrors the vibe of Ramos street.



Ranudo Tower AT CALLE 104



Timeless, luxurious living, integrated with the revived iconic Cebuano mansion.

RETAIL COMPONENT



Calle 104 RETAIL



A podium type retail area complete with a supermarket, and 5000 sqm of potential space.

INTRODUCING

RAMOS TOWER

AT CALLE 104





Ramos Tower

AT CALLE 104



Ramos Tower

AT CALLE 104

LIVE IN PROMINENCE

Amidst the bustle of Ramos street, an ultramodern and upscale residential tower opens its corridors.

An exclusive tower where you can live right where the action is but still come home to a secure privacy.



ARCHITECT'S PERSPECTIVE

PROJECT DETAILS

TOTAL GROSS FLOOR AREA:	11,584 sqm
TOTAL NUMBER OF FLOORS:	20 Floors
RESIDENTIAL UNITS:	325 Units
PRODUCT MIX:	Studio and One Bedroom

BUILDING FEATURES

- Tower Lobby & Drop Off at the Ground Floor
- Podium Parking
- Wide Hallways
- 4 Passenger Elevators
- Garbage Holding Area
- 100% Back Up Power
- 24/7 Security System
- CLI Property Management Services
- Direct access to the commercial area



ARCHITECT'S PERSPECTIVE



Ramos Tower

AT CALLE 104

FLOOR LEVELS

8 TH - 20 TH FLOOR	: RESIDENTIAL FLOORS
7 TH FLOOR	: AMENITY RESIDENTIAL FLOOR
3 RD - 6 TH FLOOR	: PODIUM PARKING LEVELS
2 ND FLOOR	: RETAIL FLOOR
GROUND FLOOR	: DROP OFF AREA RETAIL FLOOR
BASEMENT	: SUPERMARKET AREA



AMENITIES

Lap Pool

Kiddie Pool

Pool Deck with Chaise Lounges

Indoor Gym

Study Room

Meeting Rooms

Outdoor Areas

Jogging Path

Lush Gardens and Gazebo

Changing Rooms





Ramos Tower

AT CALLE 104



SWIMMING POOL

ARCHITECT'S PERSPECTIVE



Ramos
Tower
AT CALLE 104



PLAYGROUND
ARCHITECT'S PERSPECTIVE



Ramos Tower

AT CALLE 104



JOGGING PATH & GAZEBO

ARCHITECT'S PERSPECTIVE



Ramos Tower

AT CALLE



STUDY ROOM

ARCHITECT'S PERSPECTIVE



Ramos
Tower

AT CALLE 104



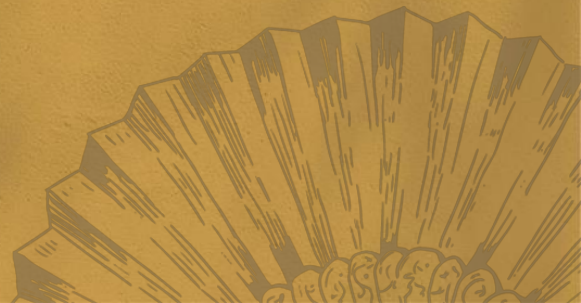
INDOOR GYM

ARCHITECT'S PERSPECTIVE



Ramos
Tower
AT CALLE 104

TYPICAL FLOOR PLANS





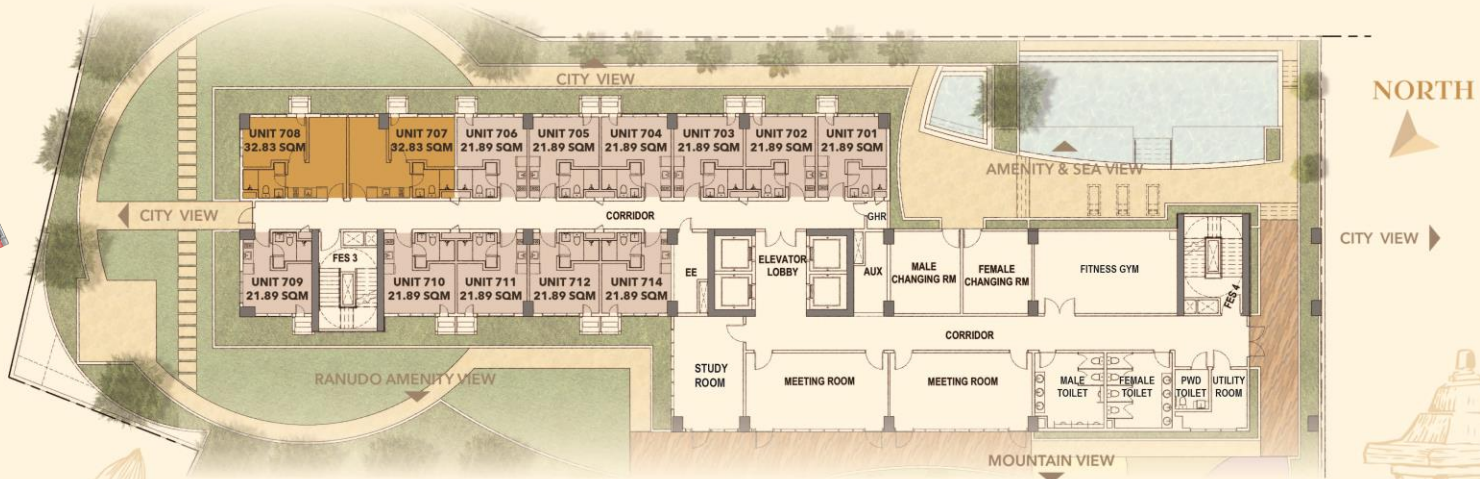
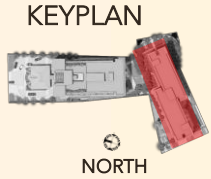
Ramos
Tower
AT CALLE 104



Calle 104
LIVE IN PROMINENCE

7TH FLOOR

TYPICAL FLOOR PLAN



TOTAL UNITS PER FLOOR: 13

- STUDIO UNIT: **11 UNITS**
- 1 BEDROOM UNIT: **2 UNITS**





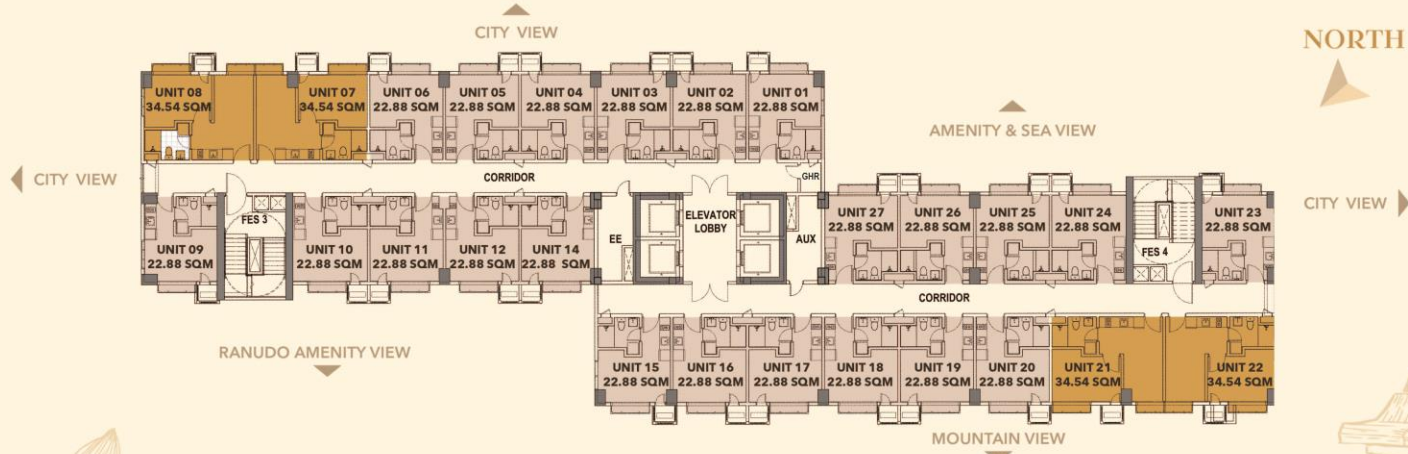
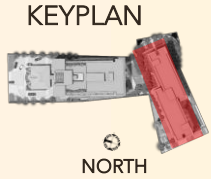
Ramos
Tower
AT CALLE 104



Calle 104
LIVE IN PROMINENCE

8TH-20TH FLOOR

TYPICAL FLOOR PLAN



TOTAL UNITS PER FLOOR: 26

- STUDIO UNIT: **22 UNITS**
- 1 BEDROOM UNIT: **4 UNITS**

UNIT FEATURES



Painted Walls & Partitions

Ceramic Tiles

Bay Windows

Wooden Solid Panel Main Door

Ceramic Non-slip Floor Tiles (for T&B and
Balcony)

Quality Grade Toilet Fixtures

Kitchen Base Cabinets w/ Granite
Countertop

Kitchen Sink with Grease Trap

Kitchen Exhaust Provision

Water Heater Provision

ACU Provision & Outlet

Telephone, Internet Ready & CATV



Ramos
Tower
AT CALLE 104

RESIDENTIAL UNIT TYPES



Ramos
Tower
AT CALLE 104

STUDIO UNIT

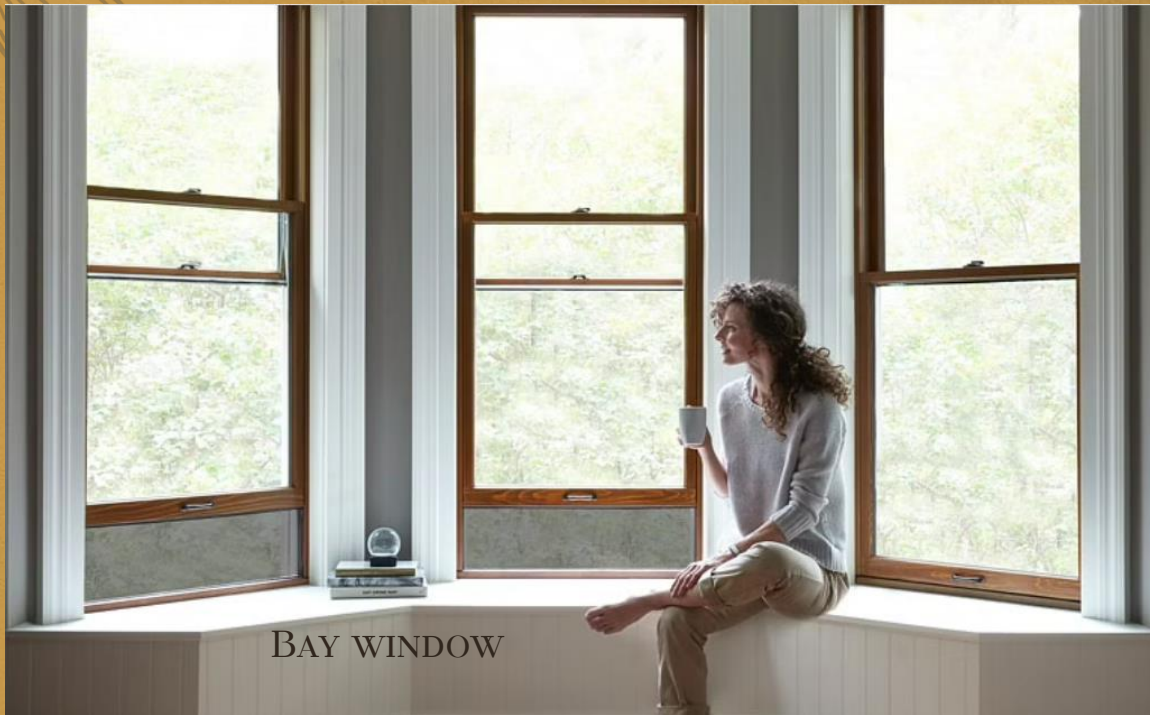


ARCHITECT'S PERSPECTIVE



Ramos Tower

AT CALLE 104



BAY WINDOW

ARCHITECT'S PERSPECTIVE



TYPICAL STUDIO UNIT



SPACE	AREA
BED AREA	13.55 m ²
KITCHEN AREA	4.11 m ²
T&B	5.22 m ²
TOTAL	22.88 m²



TYPICAL STUDIO GARDEN UNIT



SPACE	AREA
BED AREA	12.56 m ²
KITCHEN AREA	4.11 m ²
T&B	5.22 m ²
TOTAL	21.89 m²



TYPICAL STUDIO CORNER UNIT



SPACE	AREA
BED AREA	13.50 m ²
KITCHEN AREA	4.41 m ²
T&B	4.97 m ²
TOTAL	22.88 m²



Ramos
Tower
AT CALLE 104

1- BEDROOM UNIT





TYPICAL 1 BEDROOM UNIT



SPACE	AREA
BEDROOM	13.03 m ²
KITCHEN & DINING AREA	8.46 m ²
LIVING AREA	7.30 m ²
T&B	5.75 m ²
TOTAL	34.54 m²

TYPICAL 1 BEDROOM GARDEN UNIT

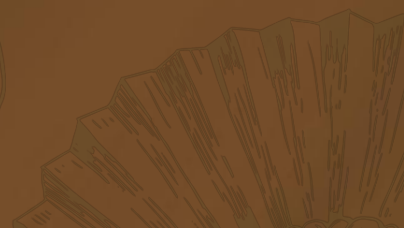


SPACE	AREA
BEDROOM	13.03 m ²
KITCHEN & DINING AREA	8.46 m ²
LIVING AREA	7.30 m ²
T&B	5.75 m ²
TOTAL	32.83 m²

INTRODUCING

RANUDO TOWER

AT CALLE 104



TIMELESS,



A man and a woman in formal attire are clinking champagne glasses in a modern, high-rise setting. The man is on the right, wearing a dark suit and white shirt, smiling at the woman. The woman is on the left, wearing a dark dress, also smiling. They are holding champagne flutes filled with bubbly liquid. The background shows a blurred view of a city skyline through large windows, suggesting a high-rise apartment or hotel. The overall tone is warm and elegant.

TIMELESS, LUXURIOUS LIVING

INTEGRATED WITH THE REVIVED ICONIC
CEBUANO MANSION.





Ranudo Tower

AT CALLE 104



Calle 104



Ranudo Tower

AT CALLE 104

LIVE IN PROMINENCE



ARCHITECT'S PERSPECTIVE



ARCHITECT'S PERSPECTIVE



**Ranudo
Tower**
AT CALLE 104

PROJECT DETAILS:

TOTAL GROSS FLOOR AREA:	12,015 sqm
TOTAL NUMBER OF FLOORS:	18 Floors
RESIDENTIAL UNITS:	192 Units
PRODUCT MIX:	Studio, One Bedroom Two Bedroom, Three Bedroom & Penthouse

BUILDING FEATURES:

- Tower Lobby & Drop Off located beside the Ancestral House
- Single Loaded Hallways
- Podium Parking
- Direct Access to Commercial Area
- Indoor & Courtyard Atrium
- 4 Passenger Elevators
- Balcony & Garden Units
- 100% Backup Power
- 24/7 Security System
- Property Management System



Ranudo Tower

AT CALLE 104

FLOOR LEVELS

18 TH FLOOR	: PENTHOUSE LEVEL
8 TH - 17 TH FLOOR	: RESIDENTIAL FLOORS
7 TH FLOOR	: AMENITY LEVEL
3 RD - 6 TH FLOOR	: PODIUM PARKING LEVELS
2 ND FLOOR	: RETAIL FLOOR
GROUND FLOOR	: DROP OFF AREA RETAIL FLOOR
BASEMENT	: SUPERMARKET AREA



AMENITIES

Lap Pool

Kiddie Pool

Pool Deck

Lounges

Indoor Gym

Study Room

Outdoor Play Area

Jogging Path

Lush Gardens

Function Rooms





Ranudo Tower

AT CALLE 104



FUNCTION ROOM

ARCHITECT'S PERSPECTIVE



Ranudo Tower

AT CALLE 104



INDOOR GYM

ARCHITECT'S PERSPECTIVE



Ranudo Tower

AT CALLE 104



STUDY ROOM

ARCHITECT'S PERSPECTIVE



Ranudo Tower

AT CALLE 104



DAYCARE CENTER

ARCHITECT'S PERSPECTIVE



Ranudo Tower

AT CALLE 104



LAPPING POOL

ARCHITECT'S PERSPECTIVE



Ramuco Tower

AT CALLE 104

OUTDOOR PLAYGROUND

ARCHITECT'S PERSPECTIVE





Ranudo
Tower

AT CALLE 104

TYPICAL FLOOR PLANS



Ranudo
Tower
AT CALLE 104

7TH FLOOR

AMENITY LEVEL FLOOR PLAN



Calle 104
LIVE IN PROMINENCE

KEYPLAN



NORTH

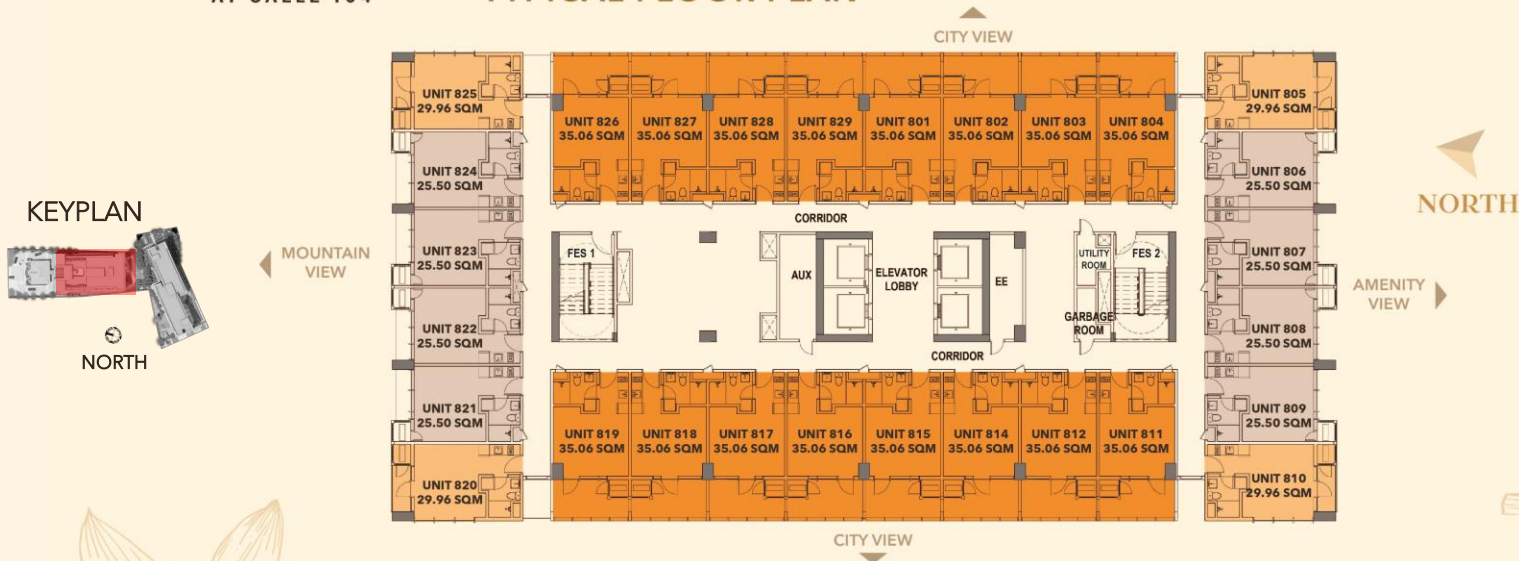


NORTH

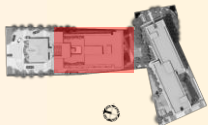


8TH FLOOR

TYPICAL FLOOR PLAN



KEYPLAN



NORTH

MOUNTAIN VIEW

NORTH

AMENITY VIEW

TOTAL UNITS PER FLOOR: 28

STUDIO UNIT: **8 UNITS**

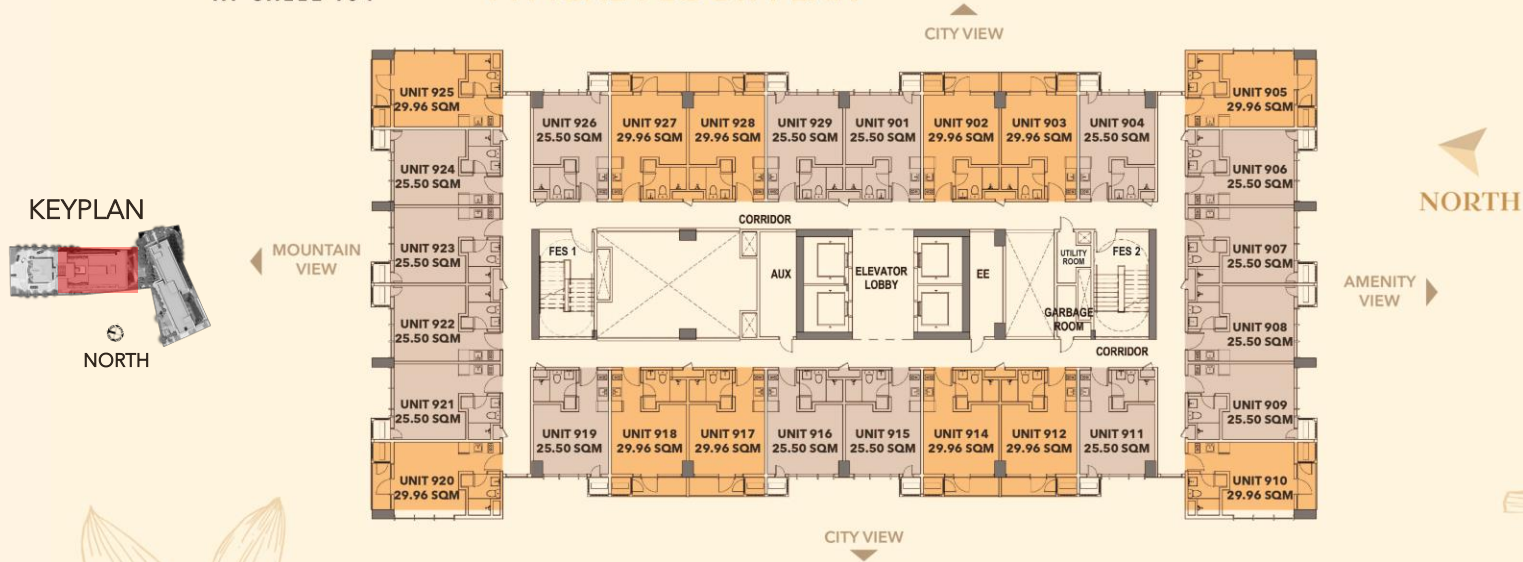
STUDIO UNIT (WITH SMALL BALCONY): **4 UNITS**

STUDIO UNIT (WITH BIG BALCONY): **16 UNITS**

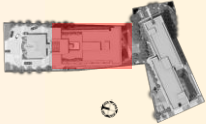


9TH FLOOR

TYPICAL FLOOR PLAN



KEYPLAN



NORTH

MOUNTAIN VIEW

NORTH

AMENITY VIEW

TOTAL UNITS PER FLOOR: 28

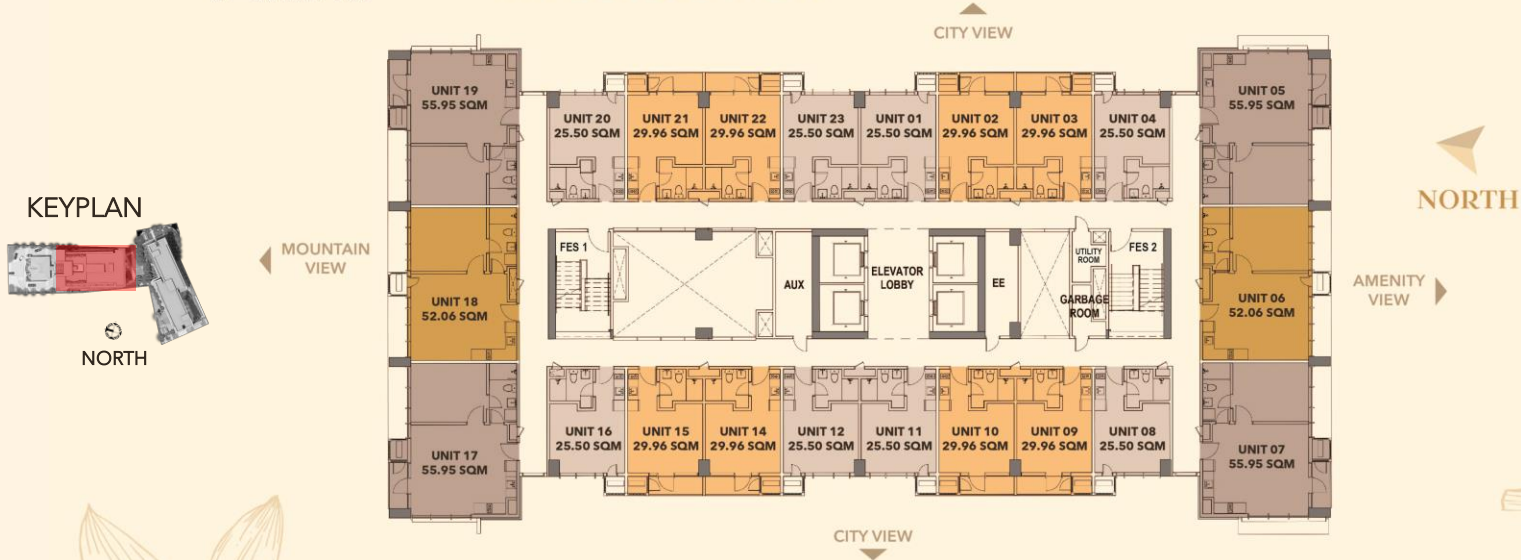
STUDIO UNIT: **16 UNITS**

STUDIO UNIT (WITH BALCONY): **12 UNITS**



10TH - 14TH FLOOR

TYPICAL FLOOR PLAN



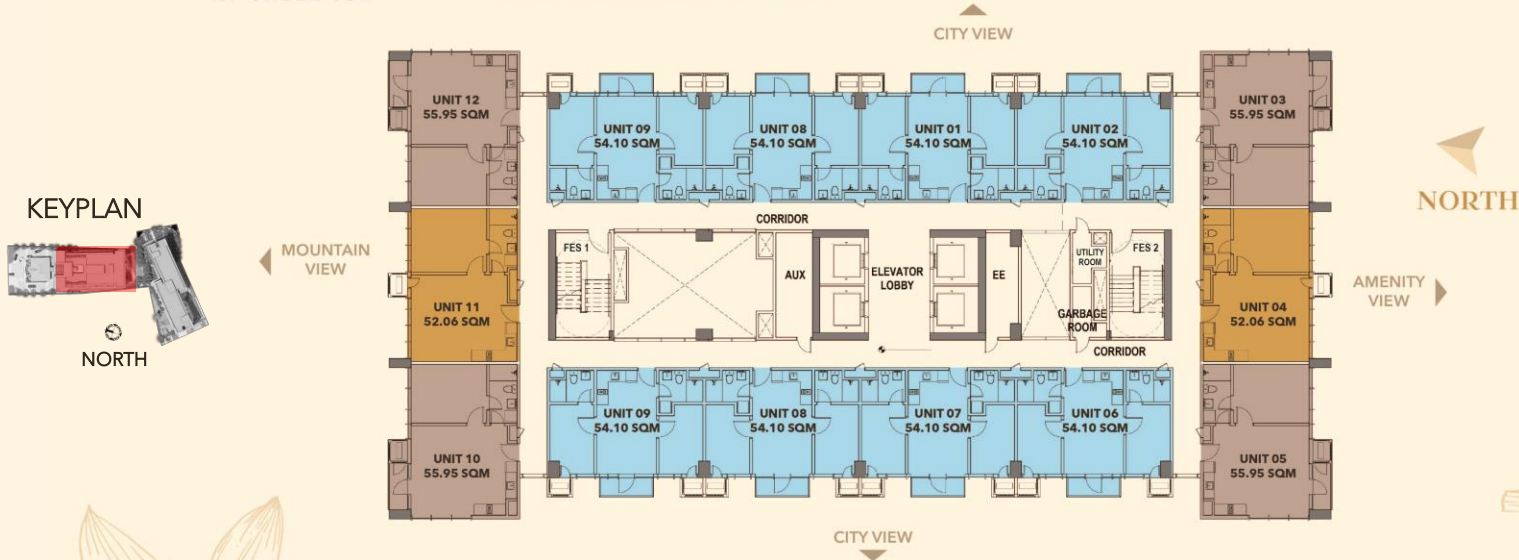
TOTAL UNITS PER FLOOR: 22

- STUDIO UNIT: **8 UNITS**
- STUDIO UNIT (WITH BALCONY): **8 UNITS**
- 1 BEDROOM UNIT: **2 UNITS**
- 1 BEDROOM UNIT (WITH BALCONY): **4 UNITS**






15TH - 16TH FLOOR

TYPICAL FLOOR PLAN

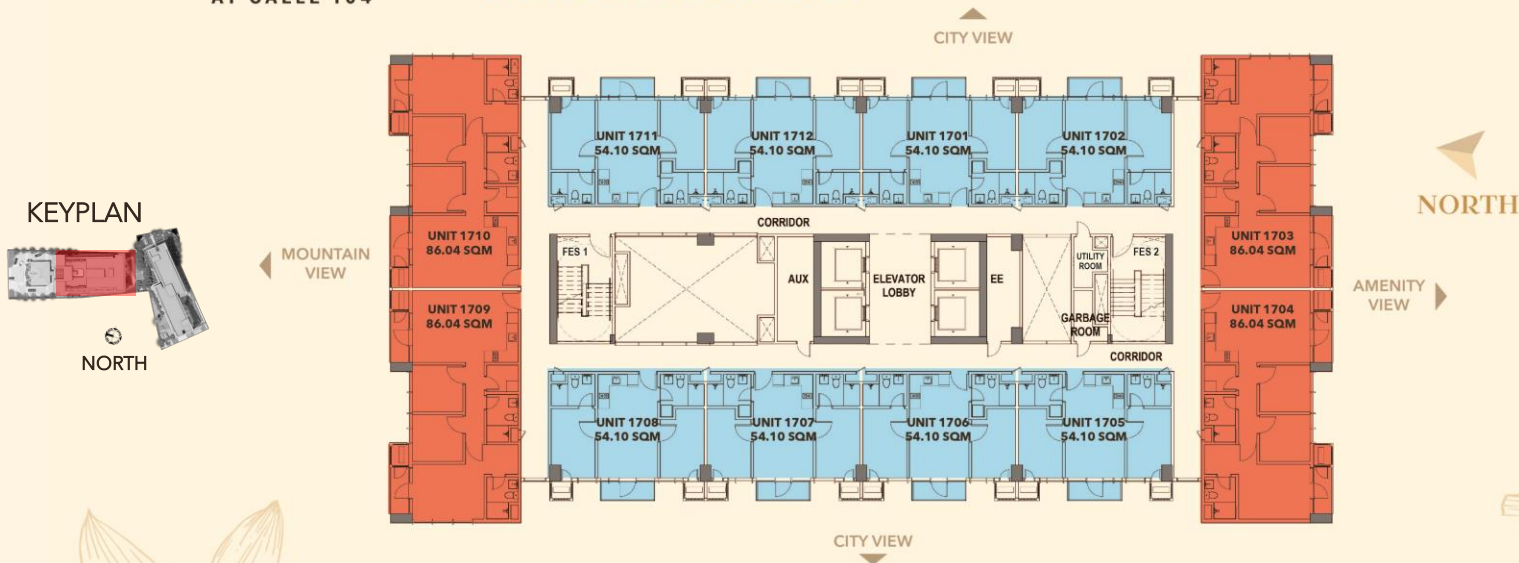


TOTAL UNITS PER FLOOR: 14

-  1 BEDROOM UNIT: **2 UNITS**
-  1 BEDROOM UNIT (WITH BALCONY): **4 UNITS**
-  2 BEDROOM UNIT: **8 UNITS**

17TH FLOOR

TYPICAL FLOOR PLAN



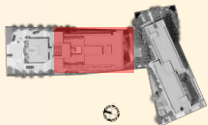
TOTAL UNITS PER FLOOR: 12

- 2 BEDROOM UNIT (WITH BALCONY): **8 UNITS**
- 3 BEDROOM UNIT (WITH BALCONIES): **4 UNITS**

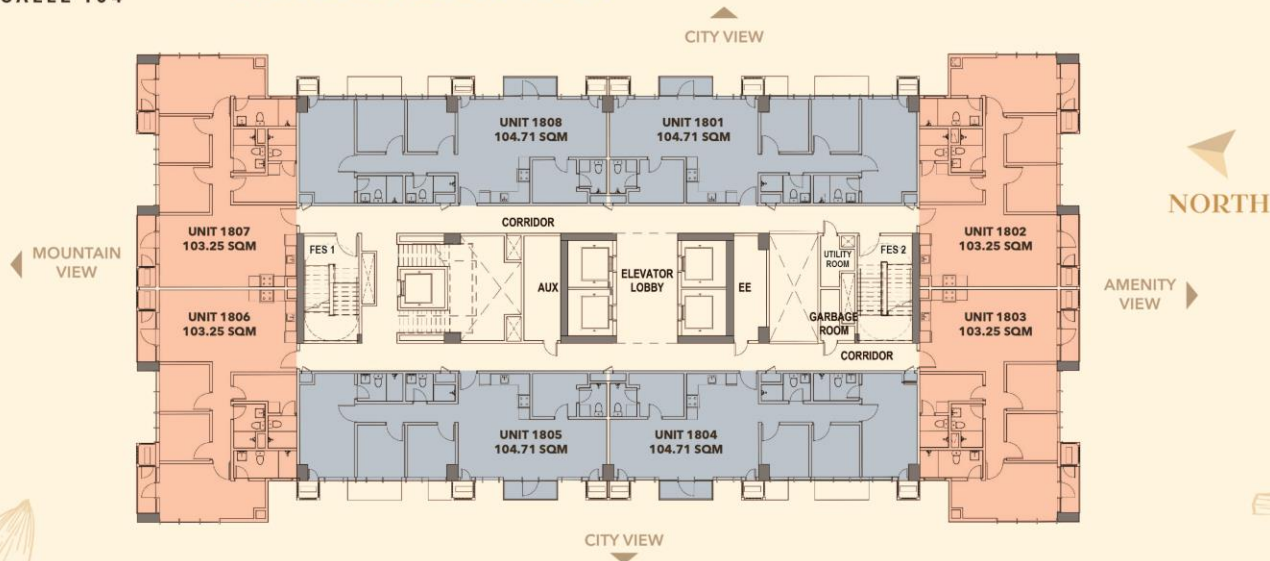
18TH FLOOR

TYPICAL FLOOR PLAN

KEYPLAN




NORTH



TOTAL UNITS PER FLOOR: 8

 PENTHOUSE A: **4 UNITS**

 PENTHOUSE B: **4 UNITS**





UNIT FEATURES

Painted Walls & Partitions

Ceramic Tiles

Full Height Windows

Wooden Solid Panel Main Door Ceramic Non slip Floor Tiles (for T&B and Balcony)

Full Height Tiled Bathroom Wall

Elegant Toilet Fixtures

LED Lighting Fixtures

Kitchen Base Cabinets w/ Granite
Countertop

Kitchen Sink with Grease Trap

Kitchen Exhaust Provision

Water Heater Provision

ACU Provision & Outlet

Telephone, Internet Ready & CATV



Ranudo
Tower

AT CALLE 104

RESIDENTIAL UNIT TYPES



Ranudo
Tower
AT CALLE 104

A MODERN CEBUANO MANSION EXPERIENCE



UNIT FEATURES:

Painted Walls & Partitions
Ceramic Tiles
Full Height Windows
Wooden Solid Panel Main Door
Ceramic
Non-slip Floor Tiles (for T&B and Balcony)

Full Height Tiled Bathroom Wall
Elegant Toilet Fixtures
LED Lighting Fixtures
Kitchen Base Cabinets w/ Granite Countertop
Kitchen Sink with Grease Trap
Kitchen Exhaust Provision
Water Heater Provision
ACU Provision & Outlet
Telephone, Internet Ready & CATV



Ranudo
Tower
AT CALLE 104

STUDIO UNIT



ARCHITECT'S PERSPECTIVE

TYPICAL STUDIO UNIT



SPACE	AREA
BED AREA	16.17 m ²
KITCHEN AREA	4.11 m ²
T&B	5.22 m ²
TOTAL	25.50 m²

TYPICAL STUDIO UNIT

(WITH BALCONY)



SPACE	AREA
BED AREA	16.17 m ²
KITCHEN AREA	4.11 m ²
T&B	5.22 m ²
TOTAL	25.50 m²

TYPICAL STUDIO GARDEN UNIT

(WITH BALCONY)



SPACE	AREA
BALCONY	9.57 m ²
BED AREA	16.17 m ²
KITCHEN AREA	4.11 m ²
T&B	5.22 m ²
TOTAL	35.06 m²

TYPICAL 1-BEDROOM UNIT



SPACE	AREA
BEDROOM	15.95 m ²
KITCHEN AREA	12.97 m ²
LIVING & DINING AREA	17.06 m ²
T&B	6.08 m ²
TOTAL	52.06 m²

TYPICAL 1-BEDROOM UNIT

(WITH BALCONY)



SPACE	AREA
BALCONY	3.90 m ²
BEDROOM	14.74 m ²
KITCHEN AREA	13.52 m ²
LIVING & DINING AREA	18.03 m ²
T&B	5.78 m ²
TOTAL	55.95 m²



Ranudo Tower

AT CALLE 104

TYPICAL 2-BEDROOM UNIT



SPACE	AREA
BALCONY	3.10 m ²
BEDROOM	9.82 m ²
KITCHEN AREA	6.63 m ²
LIVING & DINING AREA	13.77 m ²
MASTER BEDROOM	10.33 m ²
MASTER T&B	4.97 m ²
T&B	5.48 m ²
TOTAL	54.10 m²

TYPICAL 3-BEDROOM UNIT



SPACE	AREA
BALCONY	3.89 m ²
BALCONY	4.06 m ²
BEDROOM 1	8.17 m ²
BEDROOM 2	8.17 m ²
HALLWAY	5.00 m ²
KITCHEN AREA	7.95 m ²
LIVING & DINING AREA	17.01 m ²
MASTER BEDROOM	18.29 m ²
MASTER T&B	5.02 m ²
T&B	5.36 m ²
UTILITY ROOM	3.12 m ²
TOTAL	86.04 m²




Ranudo
Tower
AT CALLE 104

PENTHOUSE UNIT





Ranudo Tower

AT CALLE 104

TYPICAL PENTHOUSE UNIT A



SPACE	AREA
BALCONY	3.10 m ²
BEDROOM 1	8.59 m ²
BEDROOM 2	8.59 m ²
HALLWAY	6.33 m ²
KITCHEN AREA	10.49 m ²
LIVING & DINING AREA	28.38 m ²
MAID'S ROOM	7.00 m ²
MAID'S T&B	3.84 m ²
MASTER BEDROOM	18.90 m ²
MASTER T&B	4.57 m ²
T&B	4.92 m ²
TOTAL	104.71 m²



Ranudo Tower

AT CALLE 104

TYPICAL PENTHOUSE UNIT B



SPACE	AREA
BALCONY	4.06 m ²
BALCONY	3.89 m ²
BEDROOM 1	8.17 m ²
BEDROOM 2	8.17 m ²
HALLWAY	5.58 m ²
KITCHEN AREA	16.65 m ²
LIVING & DINING AREA	17.65 m ²
MAID'S ROOM	6.88 m ²
MAID'S T&B	3.28 m ²
MASTER BEDROOM	18.21 m ²
MASTER T&B	5.94 m ²
T&B	4.78 m ²
TOTAL	103.25 m²



A vibrant and active residence that mirrors the
vibe of Ramos street.

The design focuses on an efficient use of space to
facilitate a wide range of activity – perfectly
matching the active and vibrant lifestyle of the
Cebuano young professional.

Residential Units Offered are Studio units with
garden type and 1 Bedroom with garden type
ranging from 22.8 sqm to 32.83 sqm

Premier Amenities include

Lap Pool
Kiddie Pool
Pool Deck with Chaise Lounges
Indoor Gym
Study Room

Meeting Rooms
Outdoor Areas
Jogging Path
Lush Gardens and Gazebo
Changing Rooms



A modern Cebuano mansion blending,
timeless elegance and luxurious living

With big unit cuts, low floor density, and exclusive
premium amenities - the Ranudo Tower at Calle
104 is the pinnacle of exclusive modern mansion
living in midtown Cebu.

Residential Units Offered are Studio units with
garden type, 1 Bedroom units, 2 Bedroom units,
3 Bedroom units and a Penthouse Unit ranging
from 25.50 sqm to 103.25 sqm

Luxurious Amenities include

Lap Pool
Kiddie Pool
Pool Deck
Lounges
Indoor Gym

Study Room
Outdoor Play Area
Jogging Path
Lush Gardens
Function Rooms



Calle 104

RETAIL



El James Mall



Calle 104

RETAIL

A podium type retail area complete with a supermarket, and 5000 sqm of potential space.



Calle 104
RETAIL



ARCHITECT'S PERSPECTIVE



Calle 104

RETAIL

LEISURE & LIFE'S NECESSITIES COME TOGETHER

Life at Calle 104 is a culmination of the Cebuano life – a life where everything you need is right within your reach.

The two residential towers at Calle 104 is connected by a retail podium that will contain a blend of lifestyle retail spaces (restaurants, clothing) and essentials (medical clinics, pharmacies, etc).

A 2,300 square meter supermarket will be located at the basement. Giving the resident an easy go-to place for all their grocery and condo needs.



ARCHITECT'S PERSPECTIVE



Calle 104

SAMPLE

COMPUTATION

SAMPLE COMPUTATION

OPTION 3 PAYMENT SCHEME

	STUDIO	1-BEDROOM
Floor Area (sqm)	22.88	34.54
Total Contract Price	3,133,278.72	5,297,651.25
Reservation Fee	30,000.00	30,000.00
12% DP spread over 60 months	5,800.00	10,100.00
88% Balance thru Bank Financing	2,755,278.72	4,661,651.25

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.

Option 3: 12% Down payment from the Total Contract Price spread over 60 months. Balance thru cash or bank financing.



SAMPLE COMPUTATION

OPTION 3 PAYMENT SCHEME

	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM	PENTHOUSE
Floor Area (sqm)	25.5	52.06	54.10	86.04	103.25
Total Contract Price	4,580,452.80	8,627,133.31	11,057,608.49	17,369,625.94	20,888,125.66
Reservation Fee	30,000.00	30,000.00	60,000.00	60,000.00	150,000.00
12% DP spread over 60 months	8,700.00	16,800.00	21,200.00	33,800.00	39,300.00
88% Balance thru Bank Financing	4,028,452.80	7,589,133.31	9,725,608.49	15,281,625.94	18,380,125.66

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.

Option 3: 12% Down payment from the Total Contract Price spread over 60 months. Balance thru cash or 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 BL Ramos Ventures, Inc. reserves the right to correct accordingly any and all typographical errors in this price list.
5. ALL checks should be made payable to Cebu BL Ramos Ventures, 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. One Parking Slot is included in every 2BR, 3BR & Penthouse units.



Calle 104

RESERVATION
REQUIREMENTS



BUYER'S REQUIREMENTS TO RESERVE A UNIT:

1. Buyer's Information Sheet (BIS) completely filled-out and signed
2. 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,/Check/ For online deposit, please provide deposit slip)
5. Special Power of Attorney authorizing seller or another party to reserve and sign reservation documents

On reservation, CLI will provide reservation documents : Term Sheet, Reservation Agreement and Amortization Sheet, all for buyer's signature and for submission on reservation date.



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.,



Calle 104

THANK YOU!

SCAN HERE TO DOWNLOAD THE DIGITAL BROCHURE



FB: facebook.com/Calle104

IG: [@officialcalle104](https://instagram.com/@officialcalle104)