



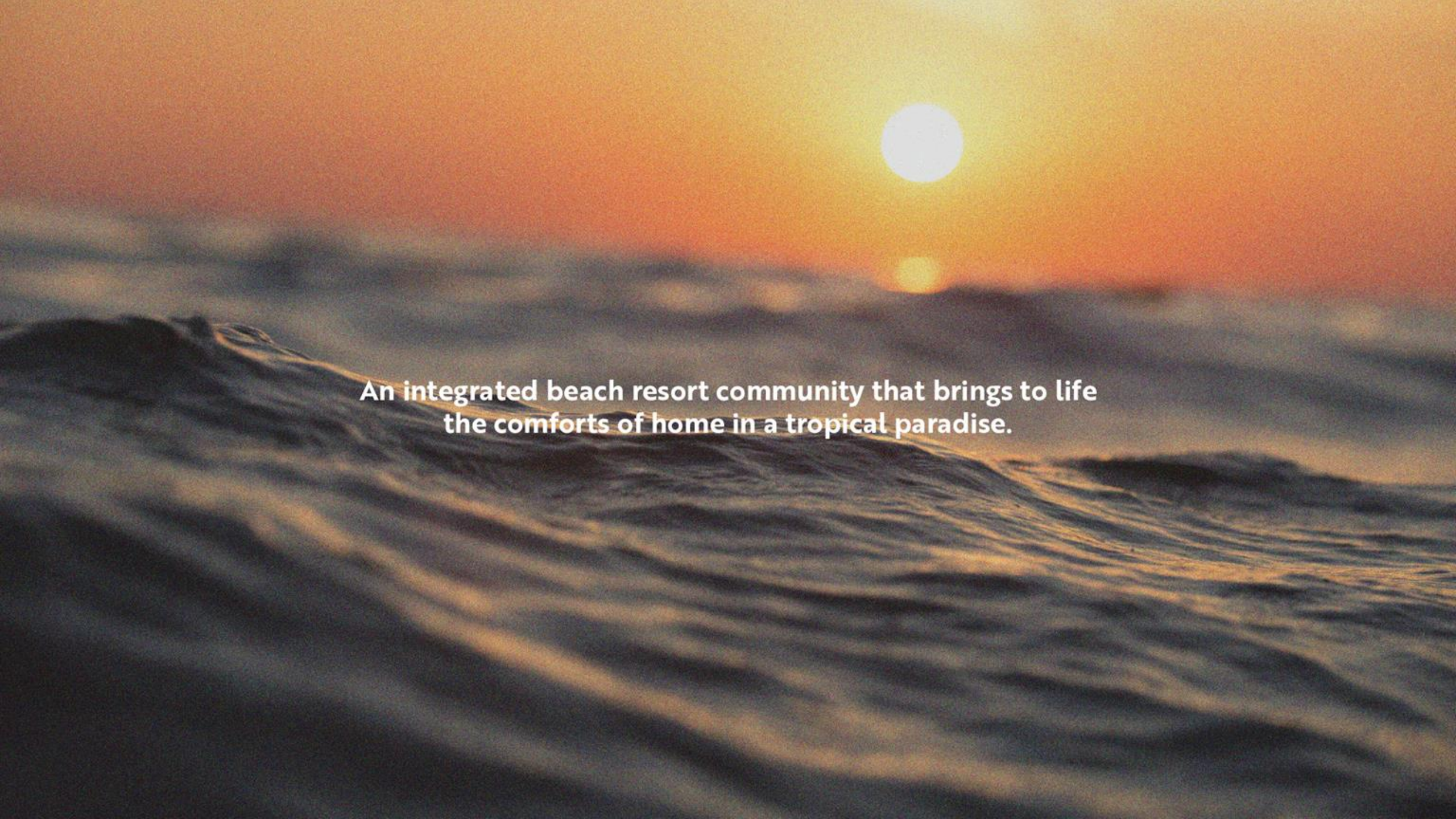
CEBU LANDMASTERS

We Build with You in Mind

**BEST
DEVELOPER
VISAYAS**
2021

**BEST
DEVELOPER
MINDANAO**
2021



A tropical sunset over the ocean. The sun is a large, bright white circle in the upper right, with a smaller, dimmer reflection on the water below it. The sky is a gradient of orange and yellow. The water in the foreground is dark blue with gentle ripples.

**An integrated beach resort community that brings to life
the comforts of home in a tropical paradise.**



AN EXCLUSIVE BEACHTOWN IN PANGLAO, BOHOL
THAT'S YOURS TO TAKE

WELCOME TO
your PARADISE.

Here are the keys.
Open the door to your own paradise.





COSTA MIRA

BEACHTOWN
PANGLAO



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IN PARTNERSHIP WITH



LITE PROPERTIES
CORPORATION

A JOINT VENTURE UNDER



CLI-LITE
PANGLAO
INCORPORATED

DEVELOPED & MANAGED BY



CEBULANDMASTERS

We Build with You in Mind

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About the
PROJECT



VICINITY MAP



DISTANCE FROM THE FOLLOWING KEY LOCATIONS

16.2 KM FROM PANGLAO AIRPORT

16 KM FROM ALONA, PANGLAO

4.8 KM FROM ISLAND CITY MALL

3.7 KM FROM TAGBILARAN SEAPORT

270 M FROM NATIONAL ROAD

130 M FROM THE BEACHFRONT

100 M FROM PANGLAO-TAGBILARAN BRIDGE

LOCATION: Brgy. Totolan, Daus, Panglao Island, Bohol

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An **IDYLIC** and **INTIMATE** spot in the south-western coast of BOHOL, surrounded by lush tropical greenery and unique nature-inspired architecture.

PROJECT TYPE

INTEGRATED RESORT COMMUNITY

RESIDENTIAL AREA

13,062 SQM

TOTAL LOT AREA

40,552 sqm

COMPONENTS

3 RESIDENTIAL TOWERS (PHASE 1)

Tower 1: 264 Units

Tower 2: 428 Units

Tower 3: 364 Units

TOWER AMENITIES

ADULT & KIDDIE POOL

BASKETBALL HALF-COURT

KID'S PLAYGROUND

GARDEN LOUNGE

JOGGING PATH

CLUBHOUSE

GYM

CHAPEL

FUNCTION HALL

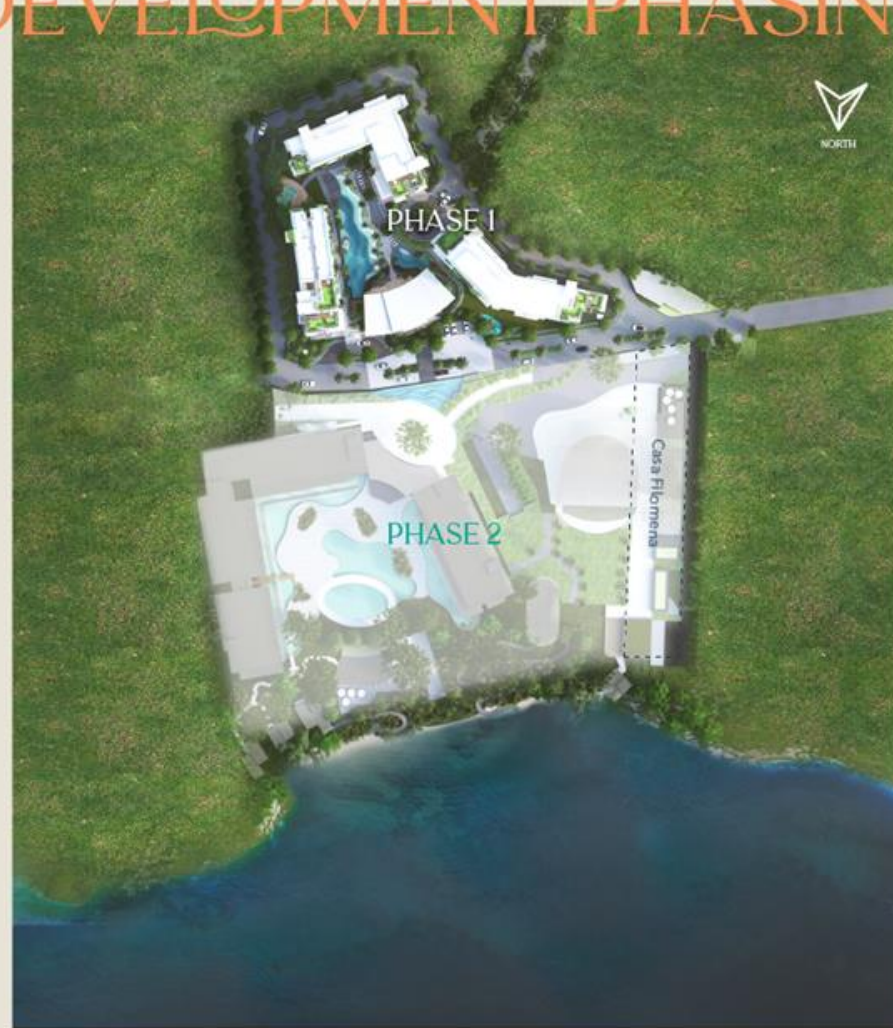
INDOOR & OUTDOOR LOUNGE



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DEVELOPMENT PHASING



PHASE 1
RESIDENTIAL CONDOMINIUM

PHASE 2
FOR FUTURE DEVELOPMENT

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NORTH



COSTA MIRA

BEACHTOWN
PANGLAO

SITE DEVELOPMENT PLAN

LEGEND

- ① TOWER 1
- ② TOWER 2
- ③ TOWER 3
- ④ SWIMMING POOL
- ⑤ CLUBHOUSE
- ⑥ BASKETBALL HALF-COURT
- ⑦ DROP-OFF AREA
- ⑧ SKY LOUNGE

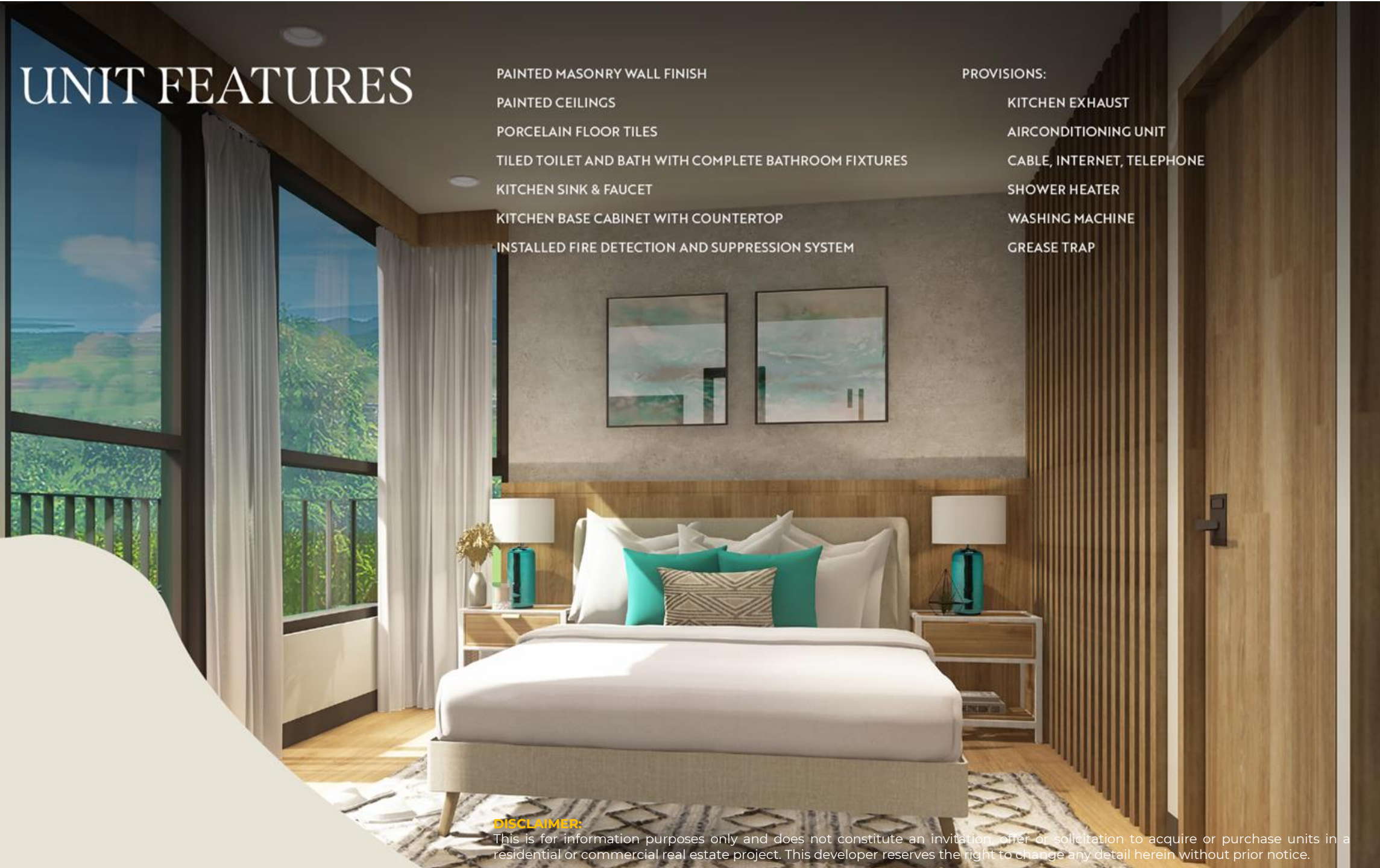
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UNIT FEATURES

- PAINTED MASONRY WALL FINISH
- PAINTED CEILINGS
- PORCELAIN FLOOR TILES
- TILED TOILET AND BATH WITH COMPLETE BATHROOM FIXTURES
- KITCHEN SINK & FAUCET
- KITCHEN BASE CABINET WITH COUNTERTOP
- INSTALLED FIRE DETECTION AND SUPPRESSION SYSTEM

- PROVISIONS:
- KITCHEN EXHAUST
 - AIRCONDITIONING UNIT
 - CABLE, INTERNET, TELEPHONE
 - SHOWER HEATER
 - WASHING MACHINE
 - GREASE TRAP



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BUILDING FEATURES

COMBINABLE UNITS

DEDICATED LOBBY AND RECEPTION

MAIL BOXES PER TOWER

SKY GARDENS ON SELECTED FLOORS PER TOWER

1-LEVEL BASEMENT PARKING

ELECTRIC VEHICLE CHARGING STATIONS

CENTRALIZED AMENITY FEATURE

PROPERTY MANAGEMENT SERVICES

MATERIAL RECOVERY FACILITY ROOM

1 PASSENGER ELEVATOR AND 1 SERVICE/PASSENGER ELEVATOR

2 DROP-OFF AREAS WITH GUARDHOUSE EACH

100% BACK-UP POWER

24/7 CCTV SYSTEM

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Typical
UNIT TYPES





STUDIO UNITS

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STUDIO UNIT

Total Floor Area: 22.00 sqm

LIVING / DINING / BEDROOM

17.24 sqm

T&B

4.76 sqm

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STUDIO UNIT WITH BALCONY

Total Floor Area: 25.36 sqm

LIVING / DINING / BEDROOM

17.24 sqm

T&B

4.76 sqm

BALCONY

3.36 sqm

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1-BEDROOM UNITS



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1-BEDROOM UNIT

Total Floor Area: 38.91 sqm

LIVING / DINING

21.00 sqm

BEDROOM

12.52 sqm

T&B

5.39 sqm

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1-BEDROOM UNIT WITH BALCONY

Total Floor Area: 45.88 sqm

LIVING / DINING
21.00 sqm

BEDROOM
12.52 sqm

T&B
5.39 sqm

BALCONY
6.97 sqm

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2-BED ROOM UNITS

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2-BEDROOM UNIT WITH BALCONY

Total Floor Area: 51.40 sqm

LIVING / DINING

18.22 sqm

BEDROOM 1

10.75 sqm

BEDROOM 2

10.04 sqm

T&B

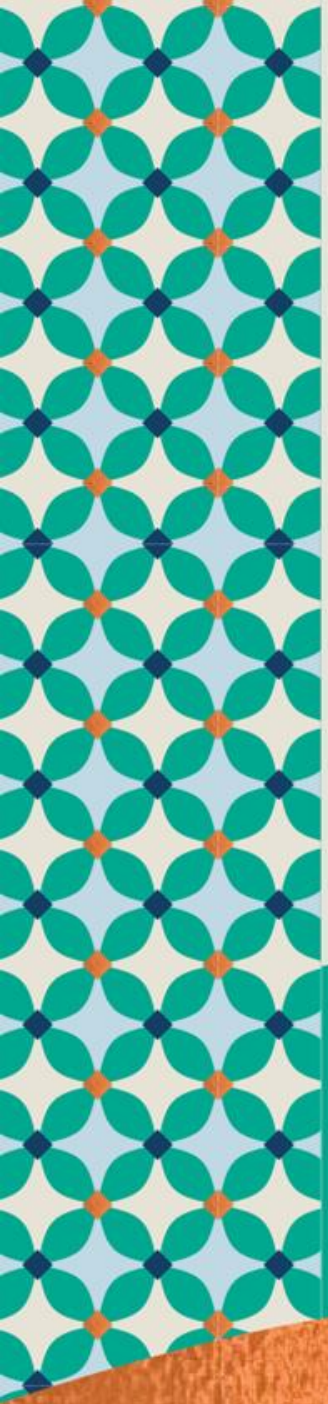
4.30 sqm

BALCONY

8.09 sqm



Tower 1
BUILDING
LAYOUTS

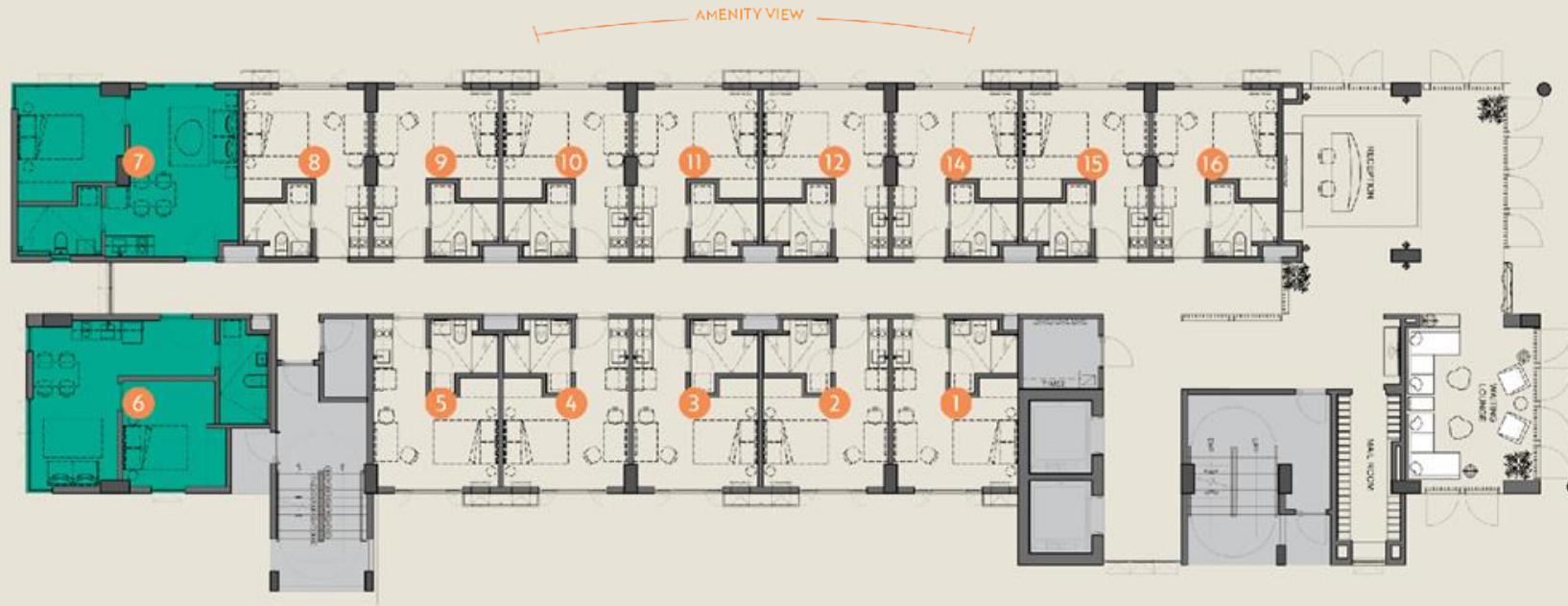




TOWER 1 GROUND FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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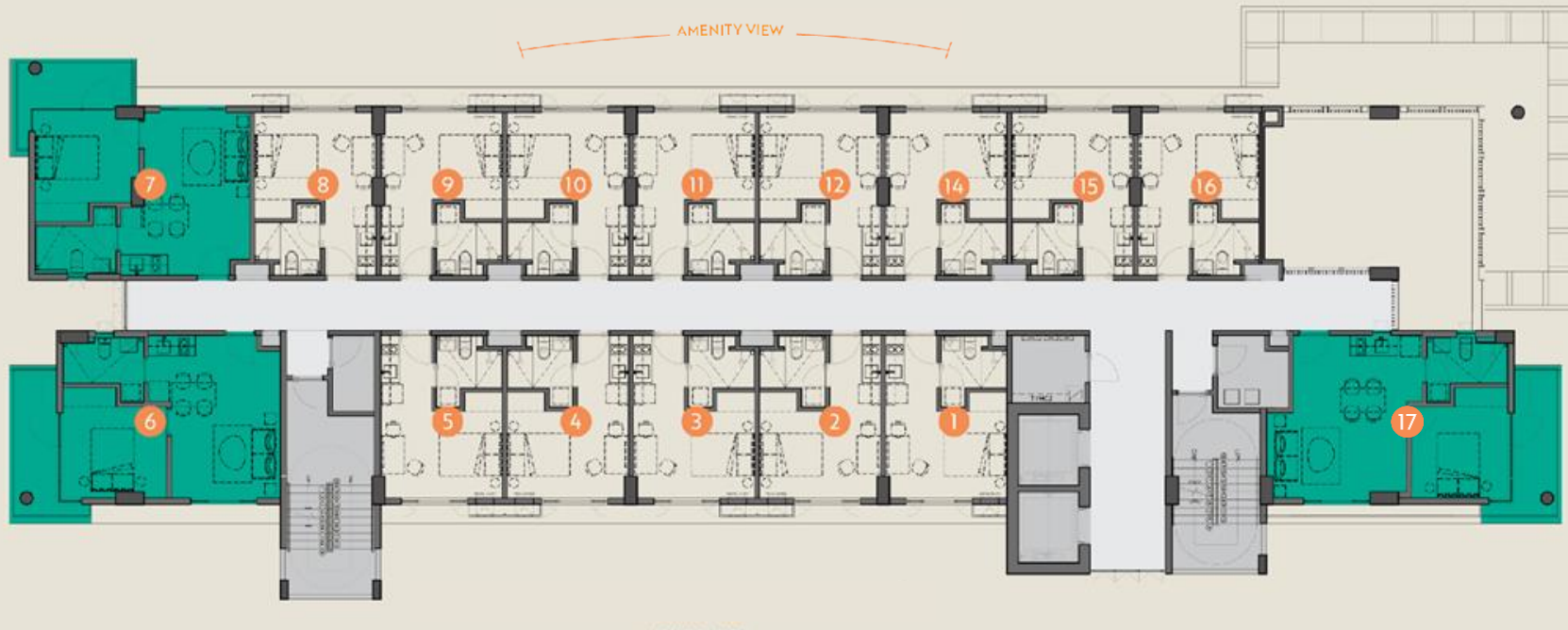




TOWER 1 SECOND FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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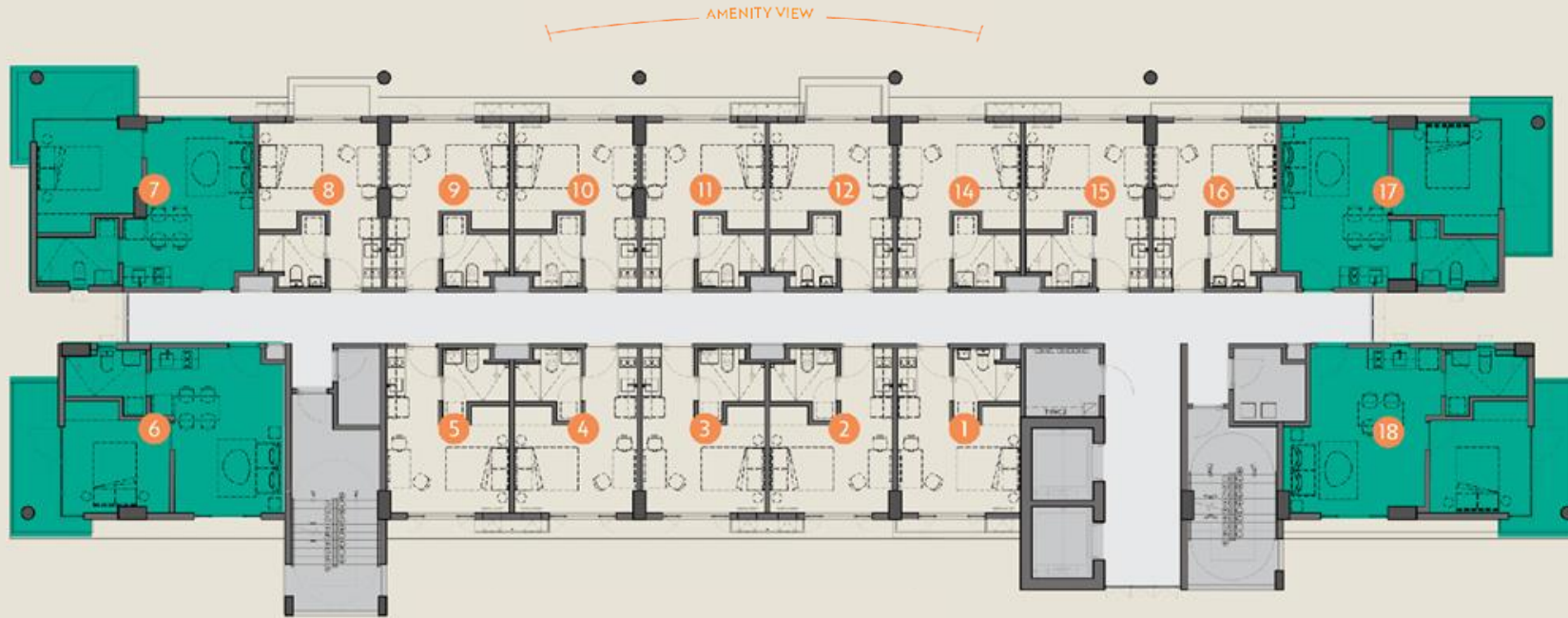
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TOWER 1 THIRD FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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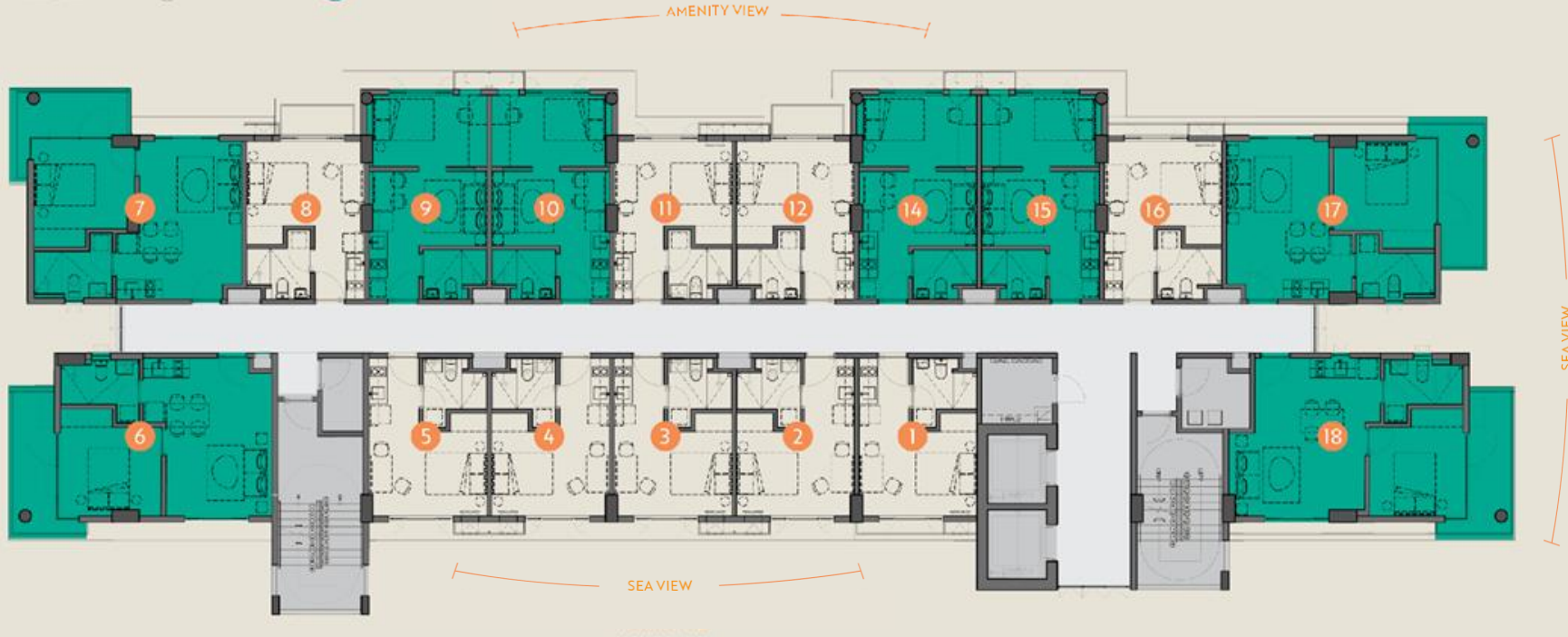




TOWER 1 FOURTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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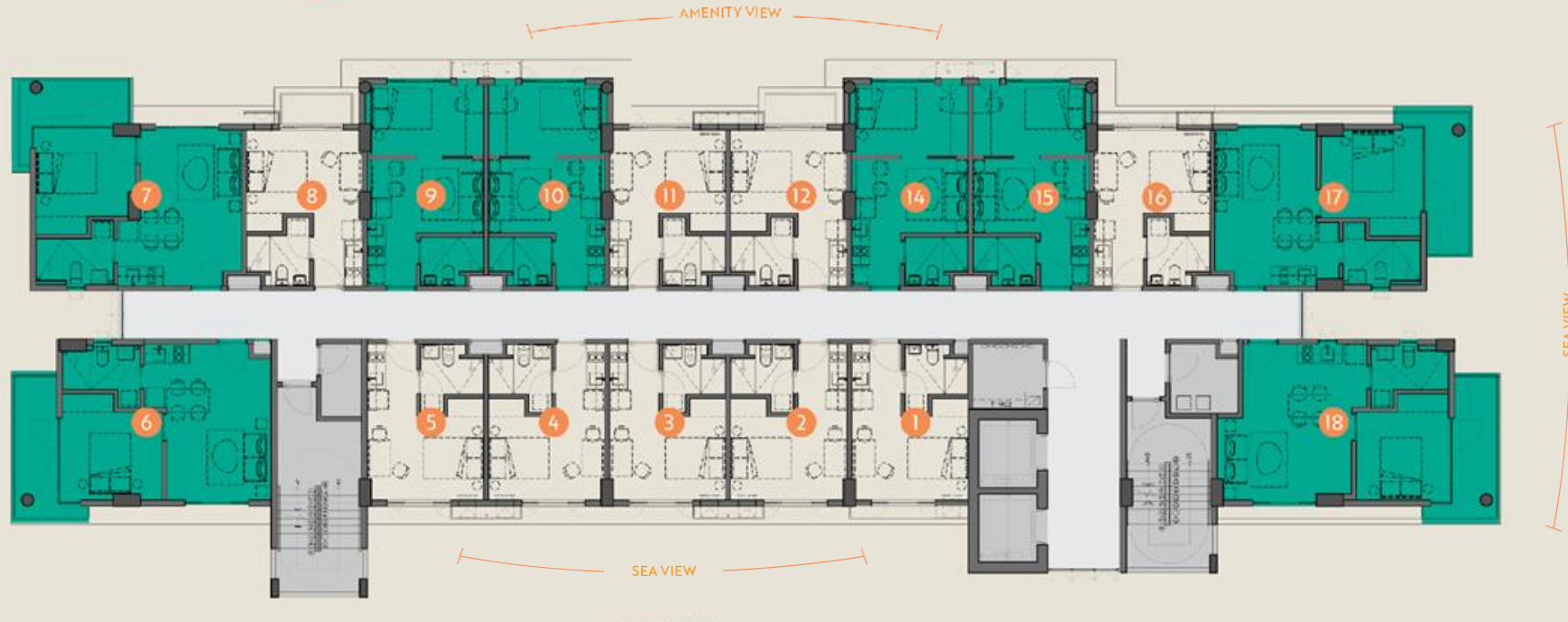
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TOWER 1 FIFTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



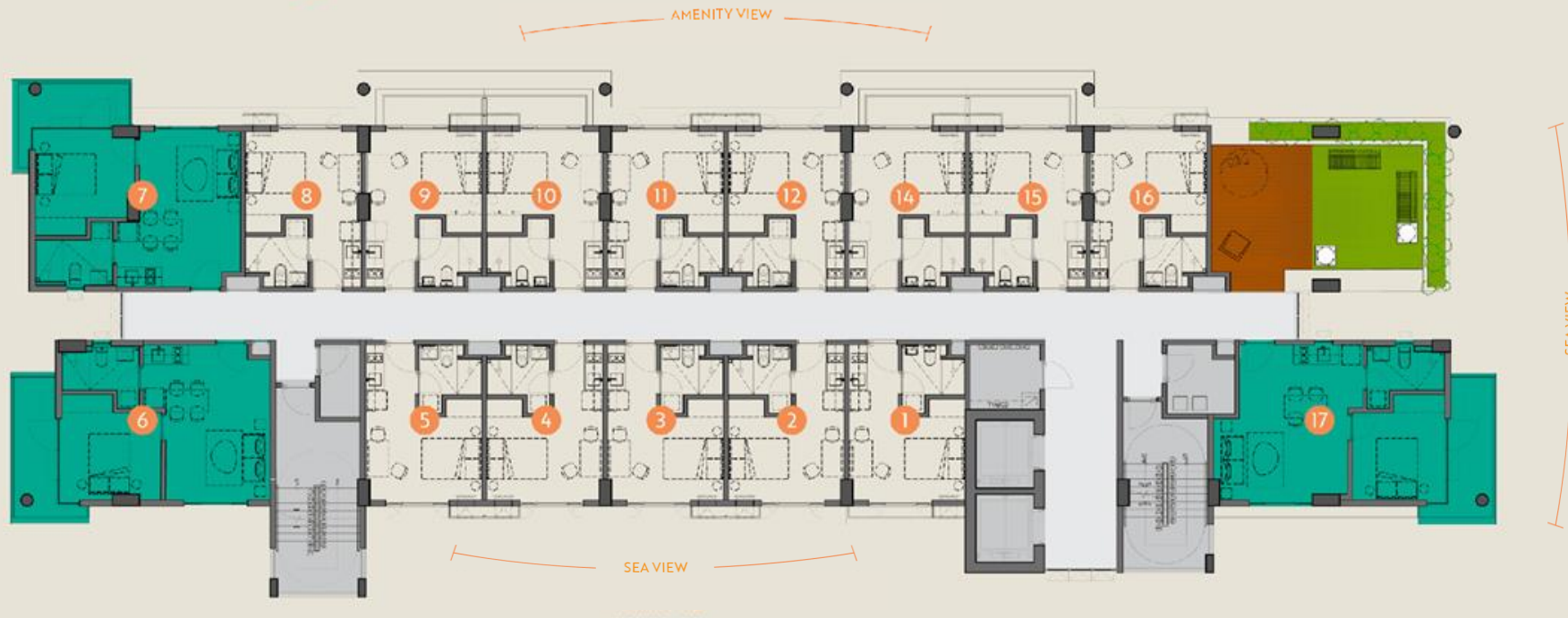
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TOWER 1 SIXTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit



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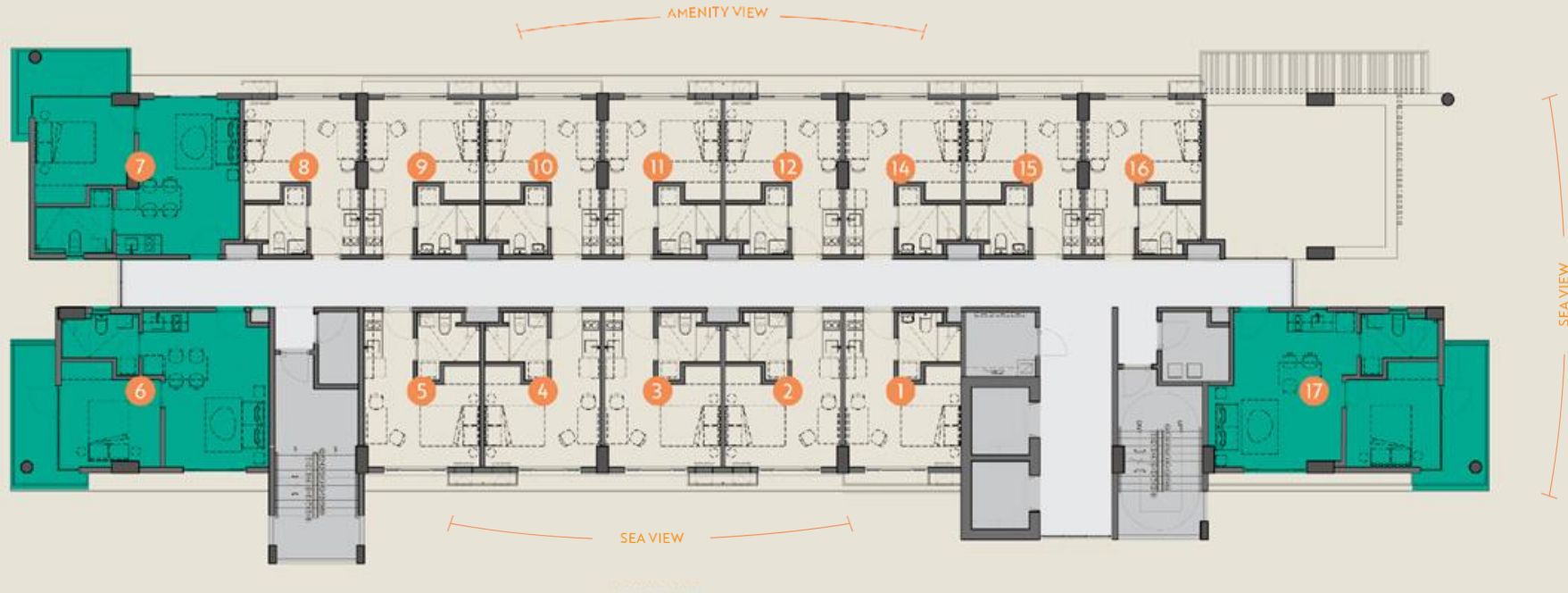
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TOWER 1 SEVENTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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TOWER 1 EIGHTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit



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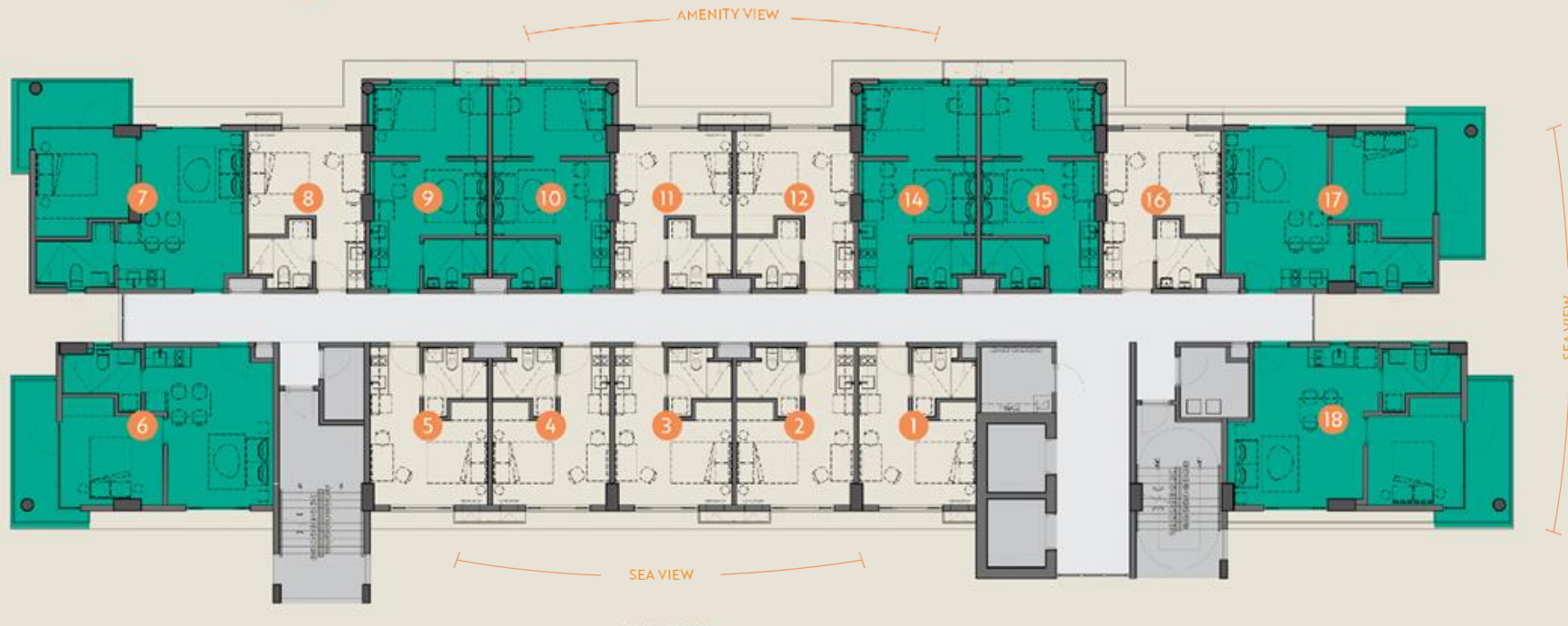
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TOWER 1 NINTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



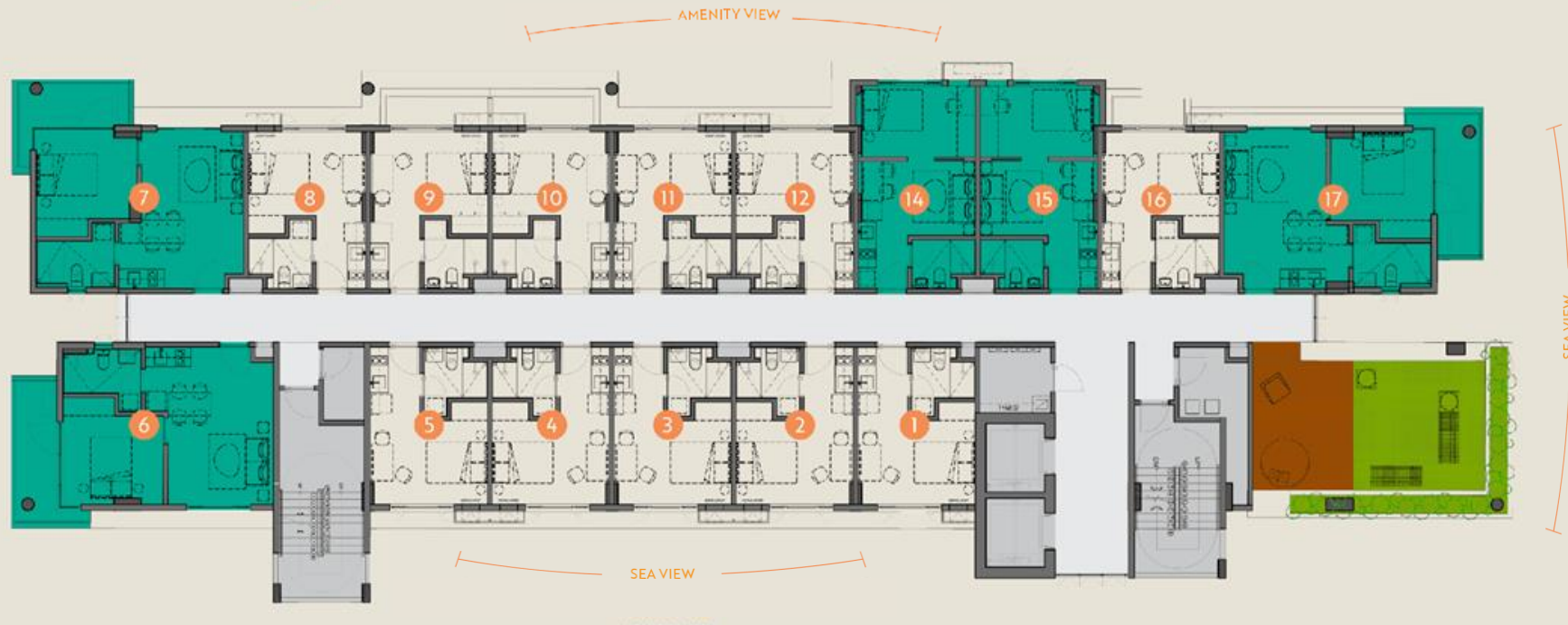
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TOWER 1 TENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit



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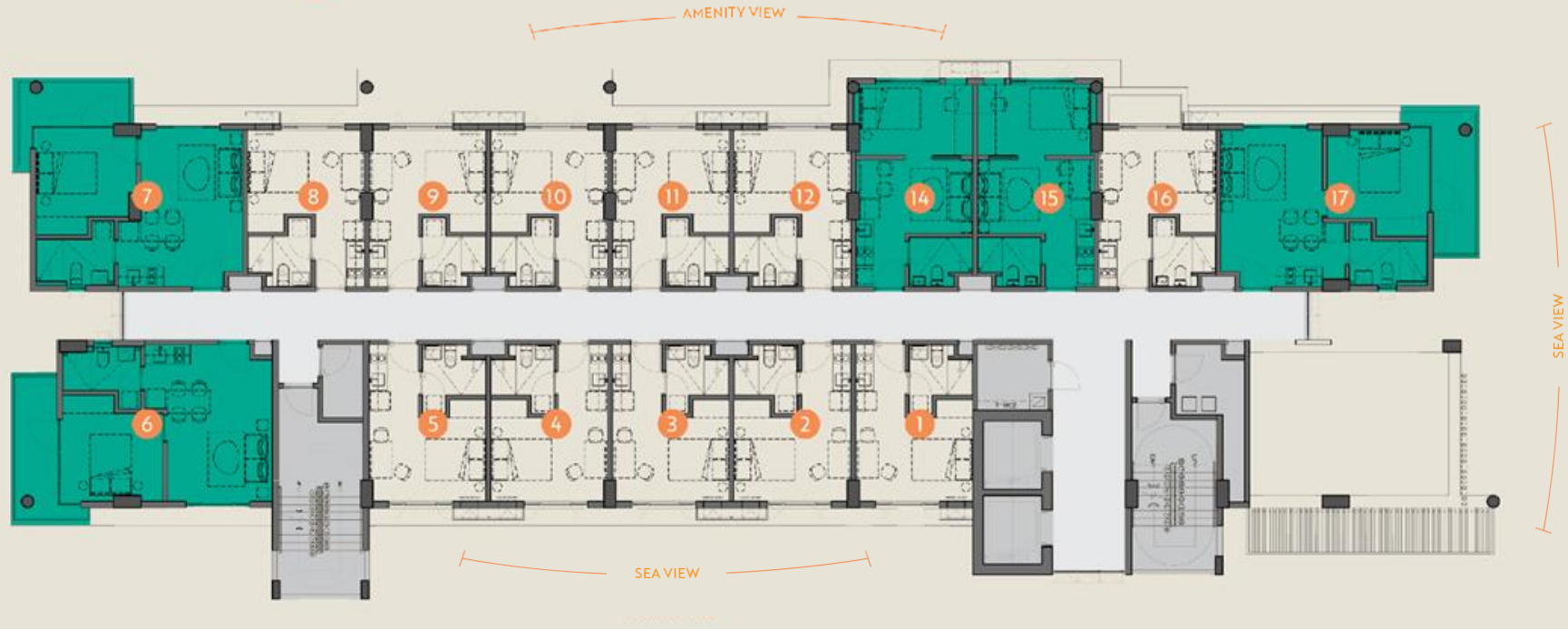
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TOWER 1 ELEVENTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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TOWER 1 TWELFTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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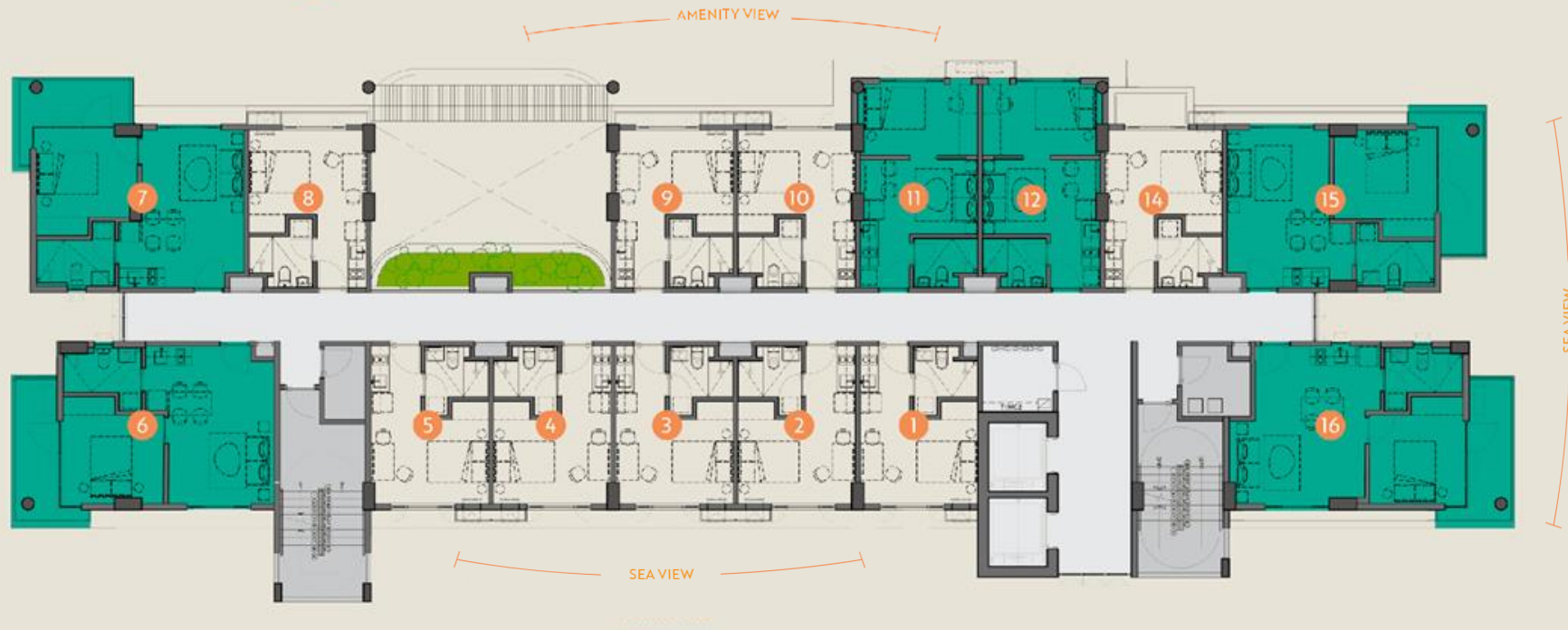
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TOWER 1 FOURTEENTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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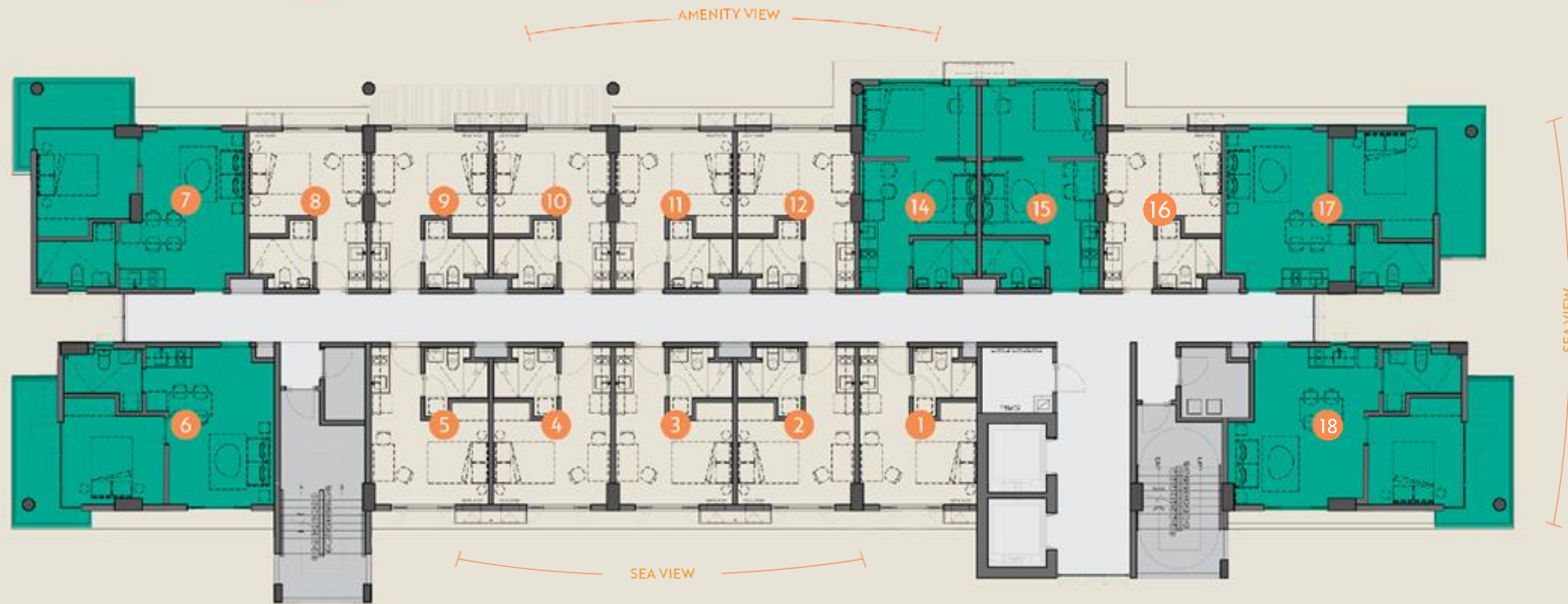
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TOWER 1 FIFTEENTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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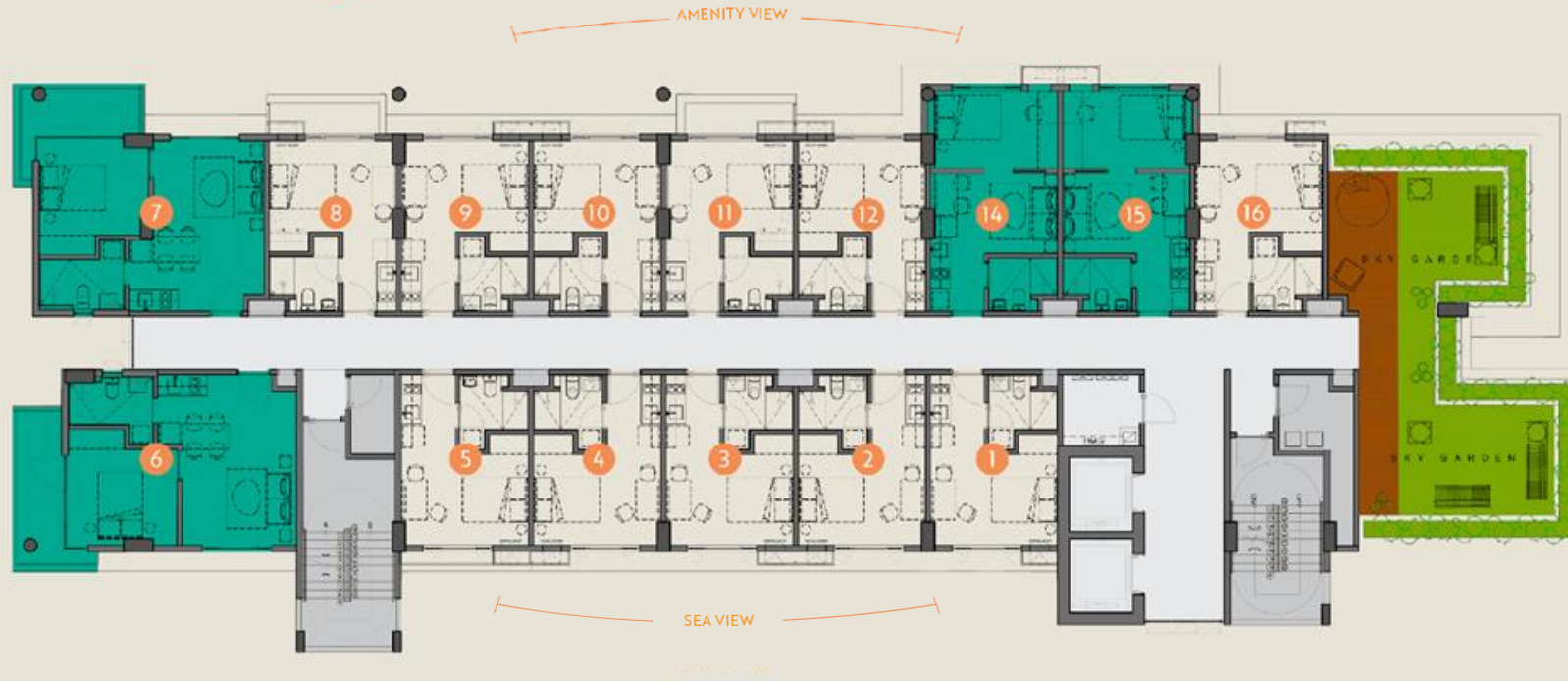
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TOWER 1 SIXTEENTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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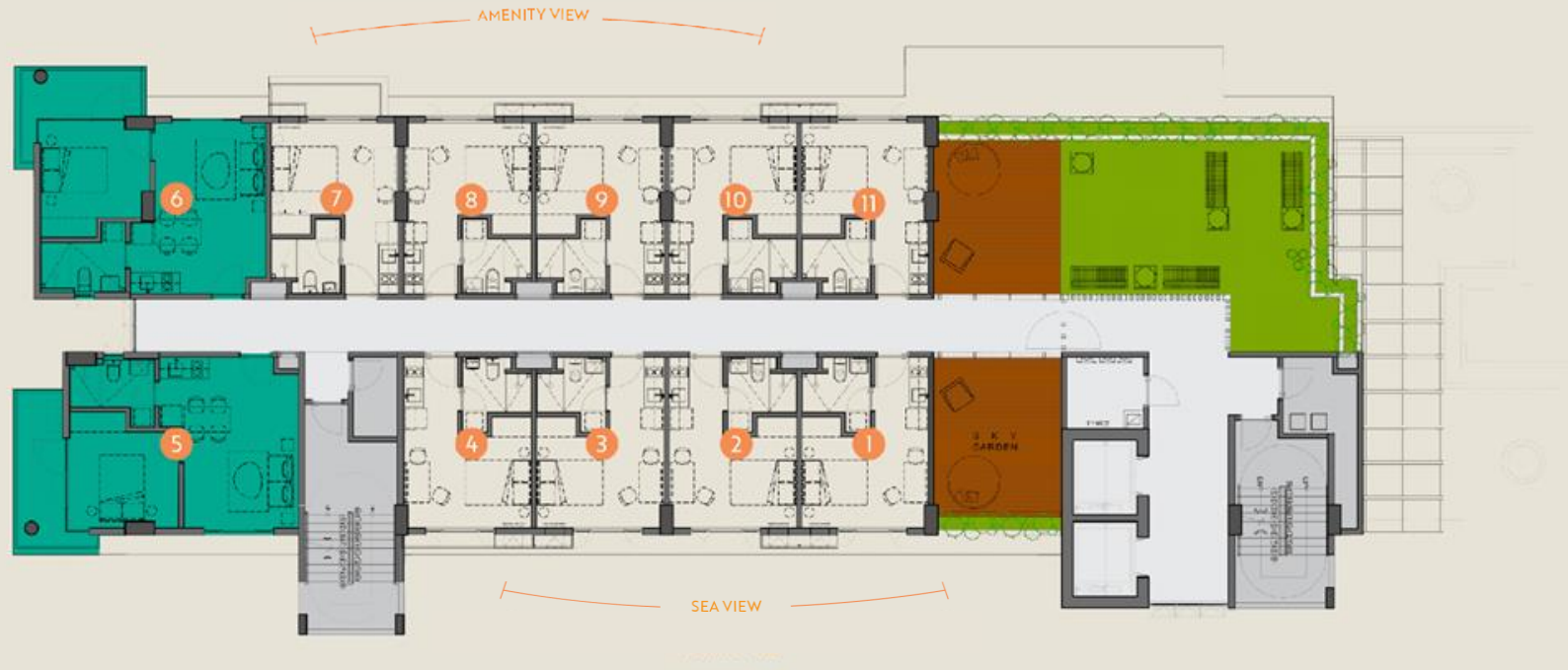
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TOWER 1 SEVENTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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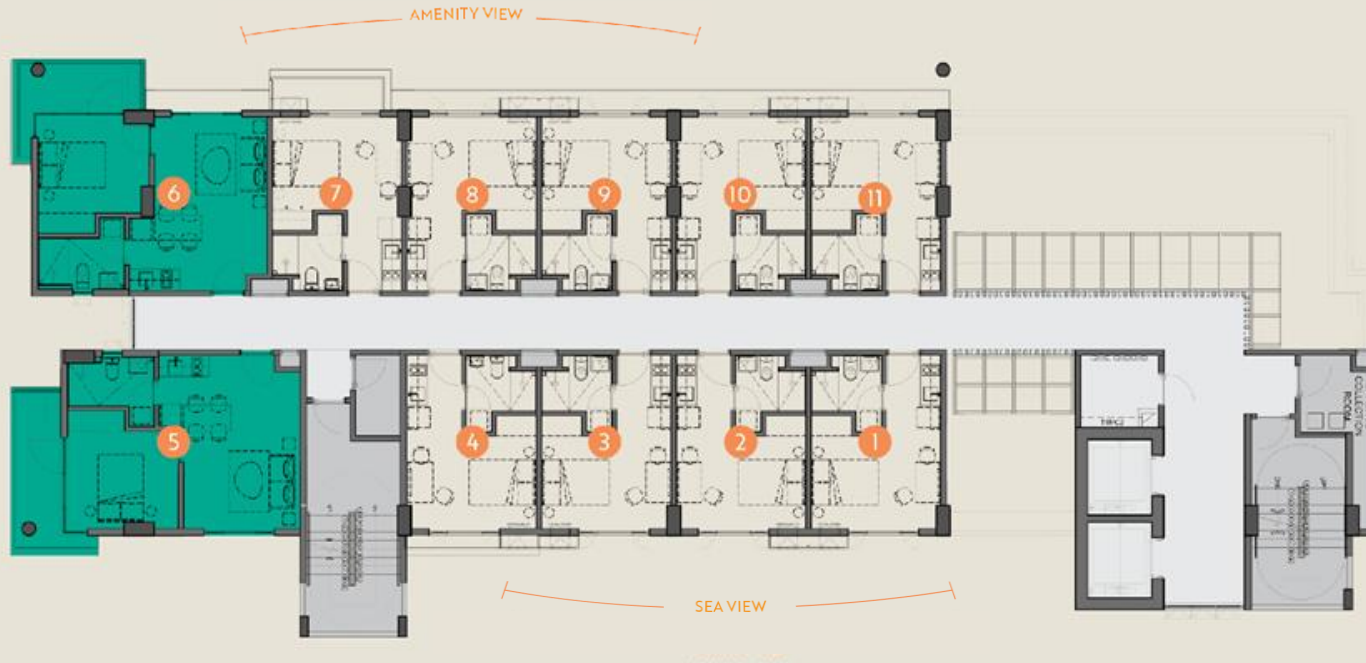
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TOWER 1 EIGHTEENTH FLOOR PLAN



LEGEND ○ Studio Unit ● 1-Bedroom Unit



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Tower 1
BUILDING
LAYOUTS

Floor Levels with SKY Garden

- 6th
- 10th
- 12th
- 16th
- 17th



Tower 2
BUILDING
LAYOUTS





KEYPLAN



TOWER 2 GROUND FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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KEYPLAN



TOWER 2 SECOND FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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KEYPLAN



TOWER 2 THIRD FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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TOWER 2 FOURTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit

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TOWER 2 FIFTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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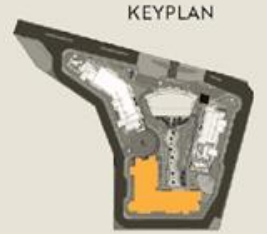
TOWER 2 SIXTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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TOWER 2 ELEVENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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TOWER 2 TWELFTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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TOWER 2 FOURTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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KEYPLAN



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TOWER 2 SIXTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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TOWER 2 SEVENTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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TOWER 2 EIGHTEENTH FLOOR PLAN

LEGEND ○ Studio Unit ● 1-Bedroom Unit ● 2-Bedroom Unit



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Tower 2
BUILDING
LAYOUTS

Floor Levels with SKY Garden

- 8th
- 10th
- 12th
- 15th
- 17th

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AMENITIES



COSTA MIRA

BEACHTOWN
PANGLAO



ADULT & KIDDIE POOL ARCHITECT'S PERSPECTIVE

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PANGLAO



BASKETBALL HALF-COURT

ARCHITECT'S PERSPECTIVE

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COSTA MIRA

BEACHTOWN
PANGLAO



KID'S PLAYGROUND ARCHITECT'S PERSPECTIVE

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BEACHTOWN
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ADULT & KIDDIE POOL ARCHITECT'S PERSPECTIVE

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BEACHTOWN
PANGLAO



FITNESS GYM ARCHITECT'S PERSPECTIVE

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COSTA MIRA

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CLUBHOUSE
ARCHITECT'S PERSPECTIVE

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COSTA MIRA

BEACHTOWN
PANGLAO



CLUBHOUSE
ARCHITECT'S PERSPECTIVE

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COSTA MIRA

BEACHTOWN
PANGLAO



CLUBHOUSE - SECOND FLOOR

ARCHITECT'S PERSPECTIVE

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COSTA MIRA

BEACHTOWN
PANGLAO



CLUBHOUSE - GROUND FLOOR

ARCHITECT'S PERSPECTIVE

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COSTA MIRA

BEACHTOWN
PANGLAO



SKY GARDEN ARCHITECT'S PERSPECTIVE

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COSTA MIRA

BEACHTOWN
PANGLAO



JOGGING PATH ARCHITECT'S PERSPECTIVE

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COSTA MIRA

BEACHTOWN
PANGLAO



EXTERIOR SHOT ARCHITECT'S PERSPECTIVE

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COSTA MIRA

BEACHTOWN
PANGLAO



DROP-OFF AREA ARCHITECT'S PERSPECTIVE

DISCLAIMER:

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KEYPLAN



SEA VIEW & AMENITY VIEW

ACTUAL DRONE SHOT

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KEYPLAN



TOWN VIEW & SEA VIEW

ACTUAL DRONE SHOT

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KEYPLAN



TOWN VIEW
ACTUAL DRONE SHOT

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KEYPLAN



TOWN VIEW
ACTUAL DRONE SHOT

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DEVELOPED & MANAGED BY



IN PARTNERSHIP WITH



A JOINT VENTURE UNDER



COSTA MIRA

BEACHTOWN
PANGLAO



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COSTA MIRA

BEACHTOWN
PANGLAO

INDICATIVE PRICE

Unit Type	Reservation Fee	Area (sqm)	Indicative Price	Indicative Monthly Equity
Studio	30,000.00	22.00 – 26.32	2.9M – 4.3M	6,900 – 9,700
1 Bedroom	50,000.00	28.30 – 49.67	4.9M – 8.6M	10,800 – 19,700
2 Bedroom	70,000.00	43.31 – 51.40	9.8M – 10.8M	22,200 – 24,300

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LOI

Date: _____

THE SALES MANAGER

CLI-Lite Panglao, 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 in your upcoming Costa Mira Beach Town Panglao condominium – Towers 1 & 2 project becomes available for sale:

Unit Type	Reservation Fees	Area (sqm)	Indicative Price	Indicative Monthly Equity
<input type="checkbox"/> Studio	30,000	22.00 – 26.32	2.9M – 4.3M	6,900 – 9,700
<input type="checkbox"/> 1 Bedroom	50,000	28.30 – 49.67	4.9M – 8.6M	10,800 – 19,700
<input type="checkbox"/> 2 Bedroom	70,000	43.31 – 51.40	9.8M – 10.8M	22,200 – 24,300

I hereby acknowledge that this letter neither constitutes an “option contract” nor a binding obligation on the part of CLI-Lite Panglao, Inc. to sell the foregoing unit 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 becomes 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 & Signature

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

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COSTA MIRA

BEACHTOWN
PANGLAO

COSTA MIRA

BEACHTOWN
PANGLAO

GUIDELINES:

1. Submit accomplished LOI and BASIC requirements starting **NOVEMBER 02, 2022**.
2. We will accept requirements submitted **ONLINE** only.
3. Buyers with complete requirements will be assigned a **PRIORITY NUMBER**.

REQUIREMENTS:

- **CLI Letter of Intent (LOI)**
 - **Completely filled-out and signed BIS (including PH address, contact number, email address, employment details)**
 - **2 Valid Primary IDs with 3 specimen signature (spouses if married) Primary IDs such as PRC ID, Driver's License, UID, Passport, Postal ID, SSS ID, OWWA ID, iDOLE Card and Others**
 - **Proof of TIN (spouses if married) / BIR ID/ TIN Verification slip/ ITR / COR**
4. The Priority Number will be used during actual conversion and unit selection. This is Final and Non-Transferrable.
 5. A schedule (time and date) will be provided for the priority numbers during conversion. The unit selection will depend on the availability at the time your priority number is served.
 6. No Posting of pictures on ALL Social Media sites.

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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
8. annulment, death certificate, etc.,



CEBU LANDMASTERS

We Build with You in Mind

**BEST
DEVELOPER
VISAYAS**
2021

**BEST
DEVELOPER
MINDANAO**
2021

