



COSTA MIRA

BEACHTOWN
MACTAN

Tower 3: TLTS No. 062



Nestled along the serene waters of Mactan Cebu
lies a Coastal Paradise




This is more than an island getaway.
It is an exclusive neighborhood that
stands as a testament to the life you
have built from the ground up.





Where, finally, weekdays can blend into weekends by the sea.
Sun and sand are just on the other side of the door.
The ocean greets you and welcomes you to what you've achieved.
Because this isn't just a dream. This isn't just a vacation.

This is TIME. This is MEMORY.

An aerial view of a modern beachfront resort complex. On the left, a tall white multi-story building with balconies is visible. The central area features a large, irregularly shaped swimming pool with a wooden deck and a small gazebo. To the right of the pool is a green tennis court. Further right is a sandy beach with palm trees and a small building. The ocean is a vibrant blue, and a ship is visible on the horizon under a clear sky.

The award-winning beachtown brand of Cebu Landmasters Inc.
made waves with the launch of its first phase

**WE NOW BRING YOU TO
THE FOREFRONT OF ISLAND LIVING**

An aerial architectural rendering of the Costa Mira Beachtown Mactan development. The image shows three modern high-rise buildings with balconies, situated on a lush green hillside. A large, curved white building is on the left, and two taller, more rectangular buildings are on the right. A swimming pool with a thatched-roof cabana is in the center. The development is bordered by a sandy beach and turquoise ocean on the left, and dense forest on the right. A small white box with the text "FOR FUTURE DEVELOPMENT" is located near the white building.

FOR FUTURE DEVELOPMENT



COSTA MIRA
BEACHTOWN MACTAN
WELCOMES YOU TO SEE
THE OCEAN FROM A
NEW PERSPECTIVE



COSTA MIRA

BEACHTOWN

MACTAN
TOWER 3

FOR FUTURE DEVELOPMENT



Here are the keys.

Open the door to your own paradise.





ABOUT *the* PROJECT

WELCOME *to your* PARADISE

VICINITY MAP

SAVERS DEPOT

MACTAN ISLAND MEMORIAL GARDEN

OUR LADY OF THE SACRED HEART PARISH

SUBARBASBAS ELEMENTARY SCHOOL

SUBARBASBAS ELEMENTARY HALL

PLANTATION BAY RESORT AND SPA

PACIFIC CLUB RESORT

GANAAS CHRISTIAN ACADEMY INC.

COSTA MIRA BEACHTOWN

Location

**Brgy. Subabasbas, Lapu-Lapu City,
Mactan Island**

Distance from the following key locations.

4 minutes from Subabasbas Barangay Hall

4 minutes from Subabasbas Elementary School

11 minutes from Arc Hospital

13 minutes from Mactan Doctors' Hospital

29 minutes from Mactan Cebu International Airport



Site Development Plan Ground Floor Plan

LEGEND

1. GUARDHOUSE
2. TOWER 4 DROP-OFF (For Future Development)
3. TOWER 4 (For Future Development)
4. TOWER 3 DROP-OFF
5. TOWER 3
6. TOWER 1 & 2 DROP-OFF
7. TOWER 1
8. TOWER 2
9. 3RD FLOOR POOL AMENITY
10. TENNIS LAWN
11. GROUND LEVEL POOL AMENITY
12. OPEN EVENT LAWN
13. BRIDGE CONNECTING TOWER 3 & TOWER 4 AT THE SECOND FLOOR



An **IDYLLIC** and **INTIMATE** spot in the Southern coast of MACTAN, surrounded by lush tropical greenery and unique nature-inspired architecture.

TOWER AMENITIES

ADULT & KIDDIE POOL

POOL DECK

FUNCTION ROOMS

FITNESS GYM

CABANAS

TROPICAL GARDEN

OPEN EVENT LAWN

CHAPEL

TOWER 3: TLTS No. 062

DISCLAIMER: *This developer reserves the right to change any detail herein without prior notice.*



LOBBY | ARCHITECT'S PERSPECTIVE



ADULT & KIDDIE POOL | ARCHITECT'S PERSPECTIVE



TENNIS COURT | ARCHITECT'S PERSPECTIVE



RETAIL SPACES | ARCHITECT'S PERSPECTIVE

Costa Mira embraces all the comforts of a **TROPICAL HOME** that is centered around HUMAN connections and HOLISTIC ways of living.

COMMUNITY FEATURES

- RETAIL SPACES
- AL FRESCO DINING
- ADULT & KIDDIE POOL
- TENNIS COURTS
- POOL BAR
- ACTIVE PARK
- OPEN EVENT LAWN

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UNIT FEATURES

AREA		DELIVERABLES
Floor Finish	Unit	Wood-like homogeneous plank tiles
	Balcony	Homogeneous anti-slip tiles
	T&B	Homogeneous anti-slip tiles
Wall Finish	Unit	Semi-gloss latex paint
	T&B	1.8m high wall in ceramic tiles, rest painted with semi-gloss latex
Ceiling Finish	Unit	Smooth rubbed exposed slab soffit and gypsum board on bulkhead, both painted with flat latex
	T&B	Gypsum board painted with flat latex
Tiled T&B complete with bathroom fixtures		Included
Kitchen Base Cabinet with countertop		Included
Kitchen Fixtures		Included
Kitchen Exhaust		Exhaust Pipe Provision Only
Grease Trap		Included
Tel./ Internet		Provision Only
Fire Detection & Suppression System		Installed
Aircon		Split type aircon unit
Shower Heater		Outlet provision only



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BUILDING FEATURES

- All Units with Balcony
- Combinable Units
- 4 Passenger Elevators
- Material Recovery Facility Room
- Dedicated Lobby and Reception
- Mail boxes
- Sky Gardens on select floors
- 2-Level Podium Parking
- Elevated Residential Drop-off
- Property Management Services
- 24/7 CCTV & Security System
- 24/7 Back-up Generator

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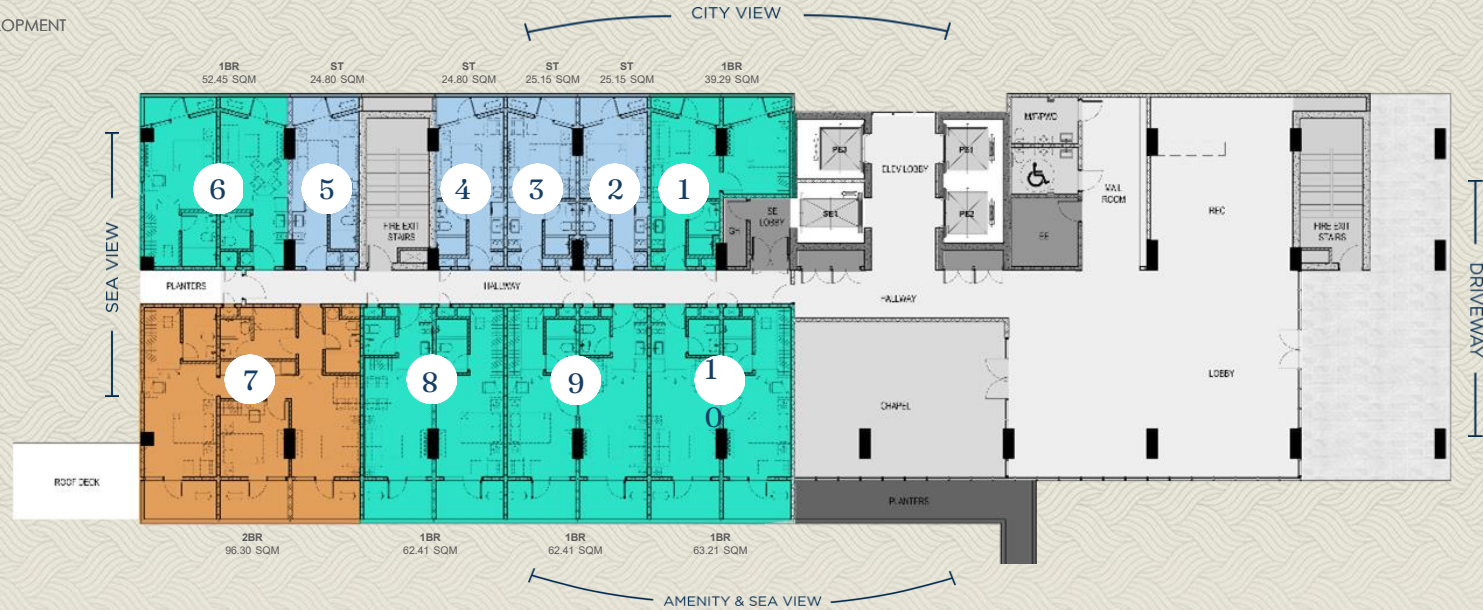




TOWER 3 BUILDING LAYOUT

Residential Floor Plan

Tower 3, Third Floor



2-BR
Unit

1-BR
Unit

Studio Unit



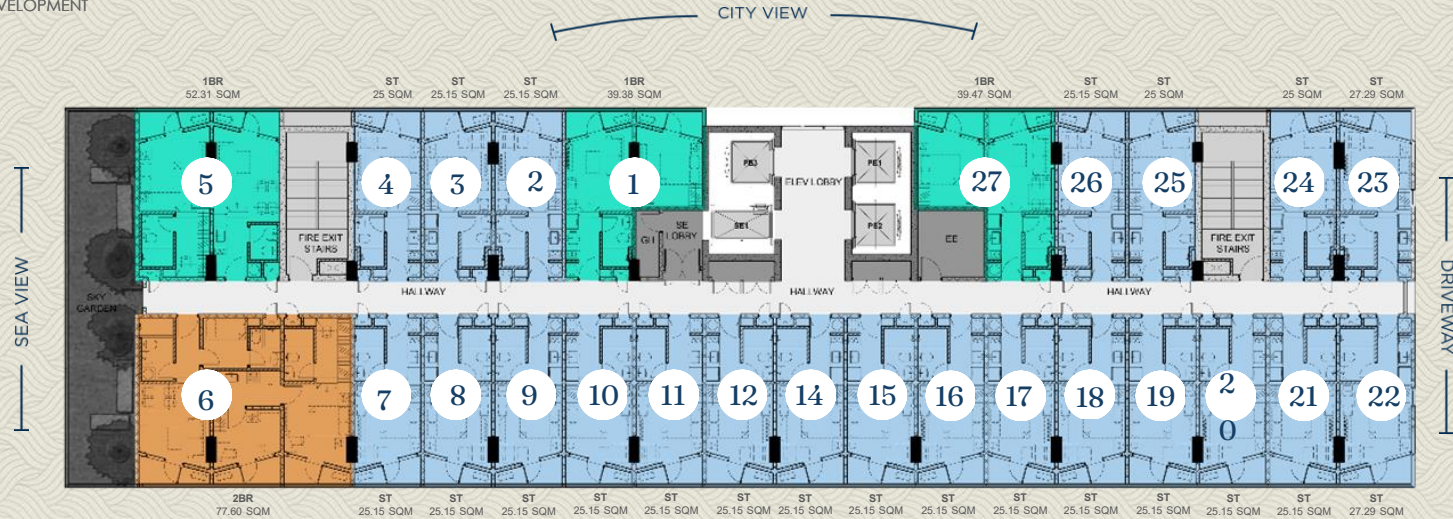
KEYPLAN



FOR FUTURE DEVELOPMENT

Residential Floor Plan

Tower 3, Fourth Floor



LEGEND

2-BR
Unit

1-BR
Unit

Studio Unit



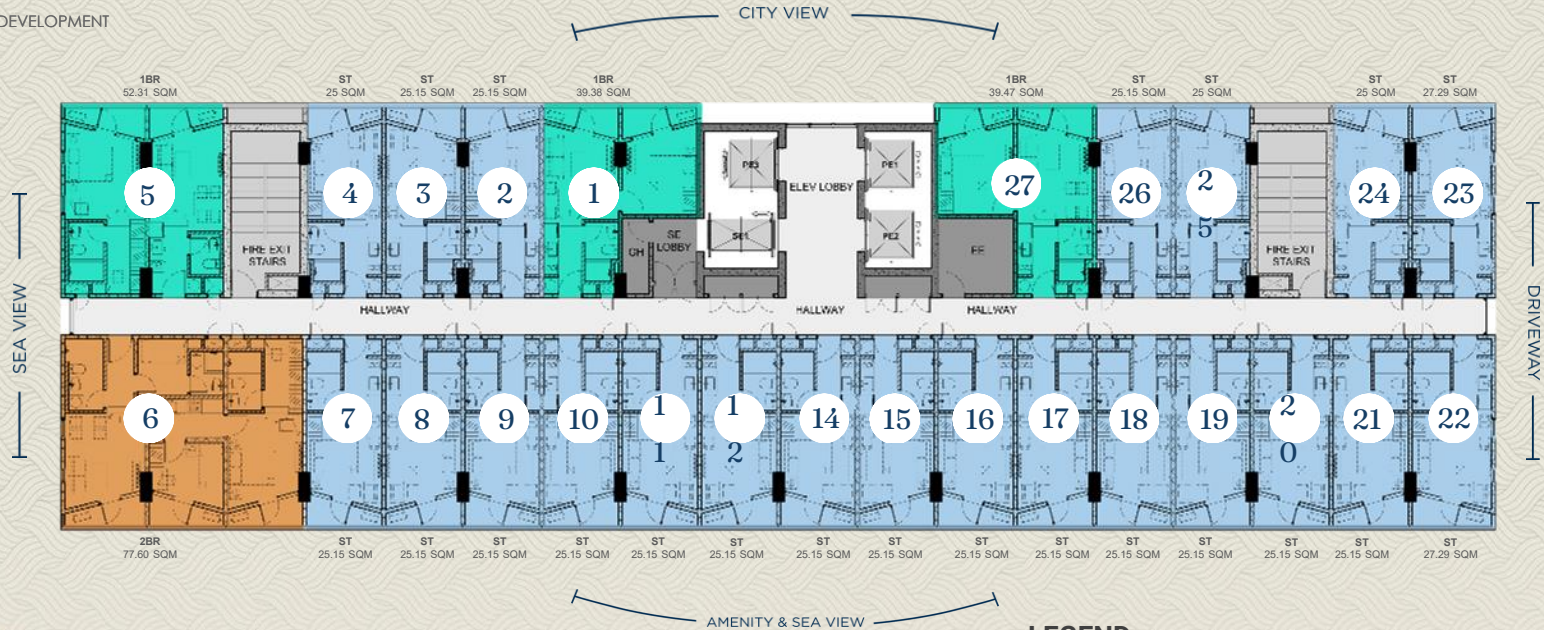
KEYPLAN



FOR FUTURE DEVELOPMENT

Residential Floor Plan

Tower 3, Fifth Floor



LEGEND

2-BR Unit

1-BR Unit

Studio Unit



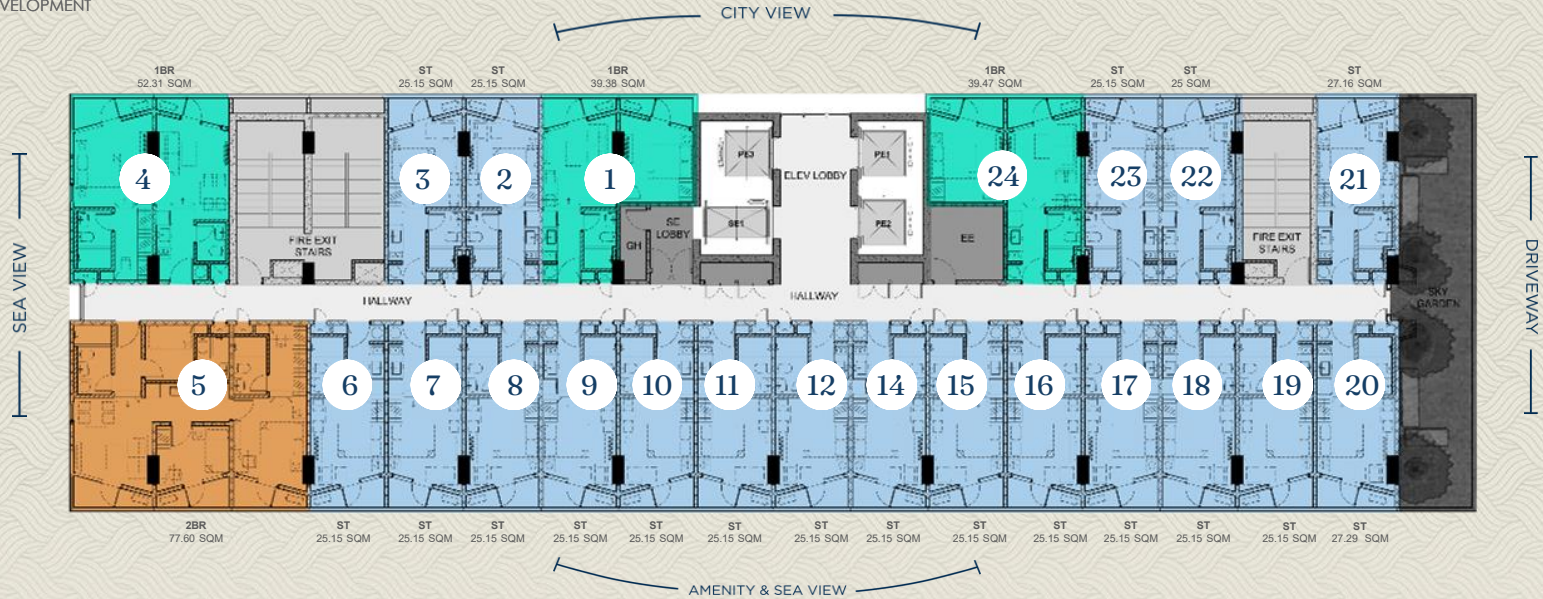
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FOR FUTURE DEVELOPMENT

Residential Floor Plan

Tower 3, Sixth Floor



LEGEND

2-BR
Unit

1-BR
Unit

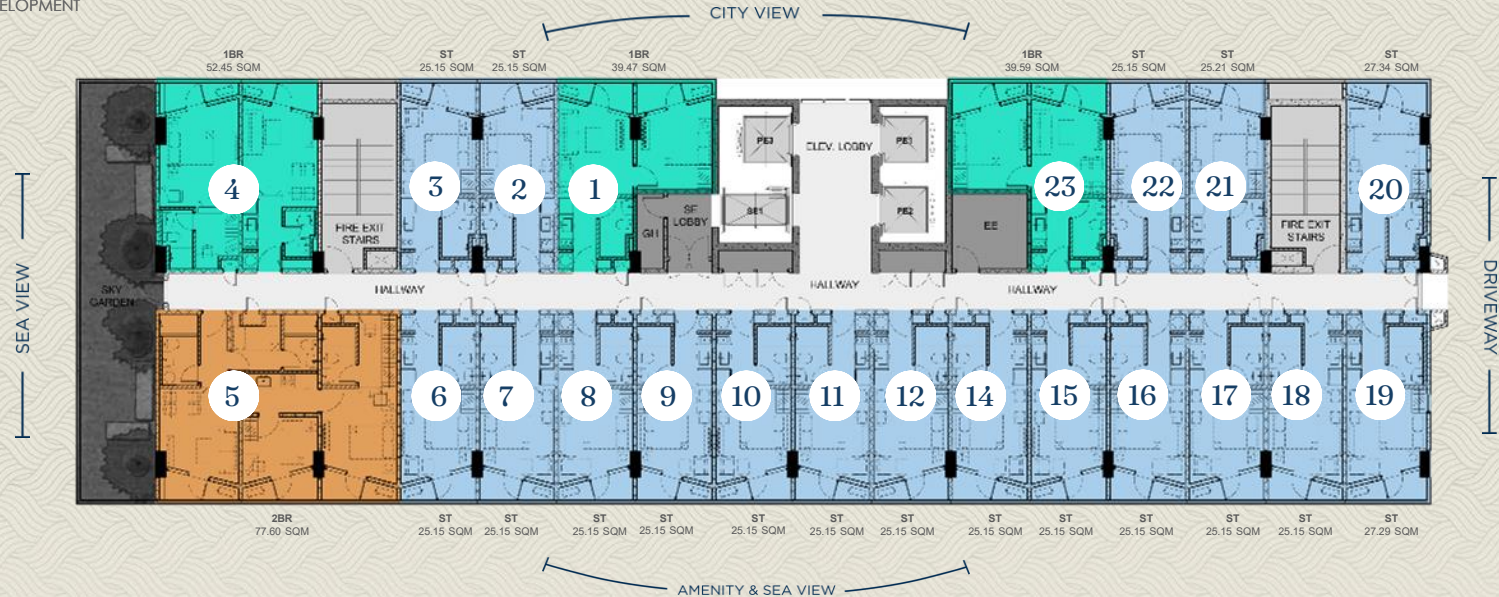
Studio Unit



KEYPLAN



Residential Floor Plan Tower 3, Seventh Floor



LEGEND

2-BR
Unit

1-BR
Unit

Studio Unit



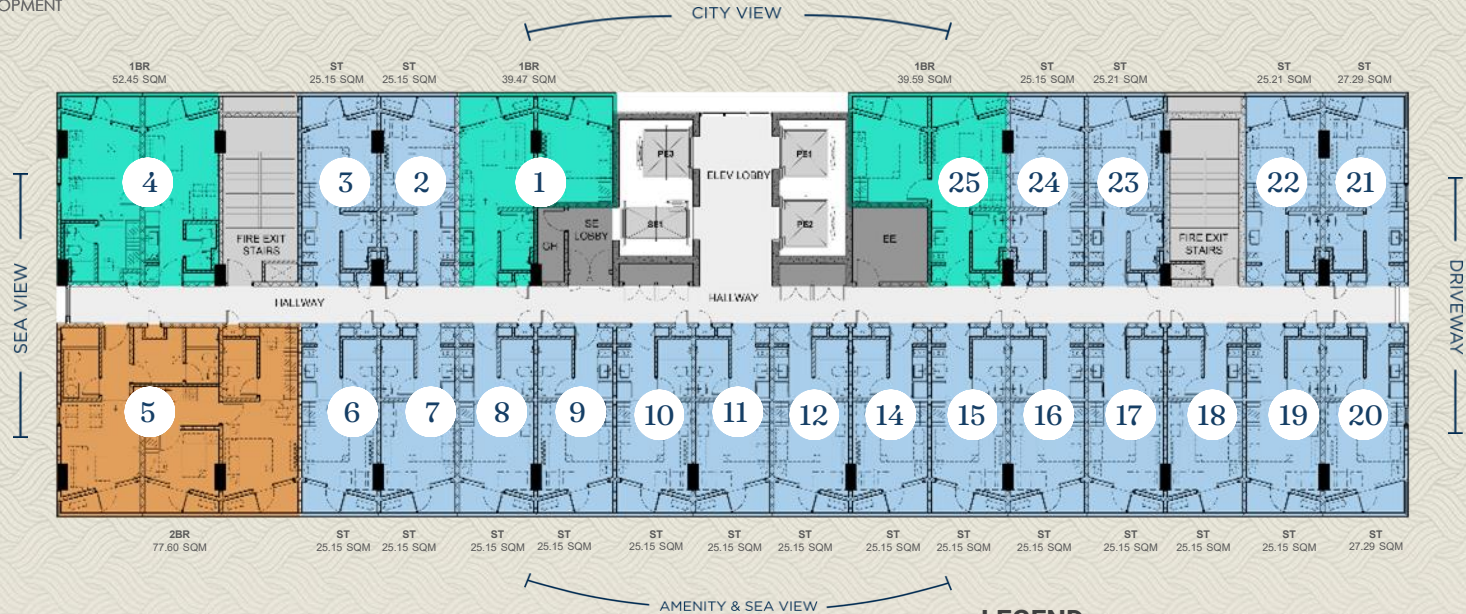
KEYPLAN



FOR FUTURE DEVELOPMENT

Residential Floor Plan

Tower 3, Eighth Floor



LEGEND

2-BR
Unit

1-BR
Unit

Studio Unit



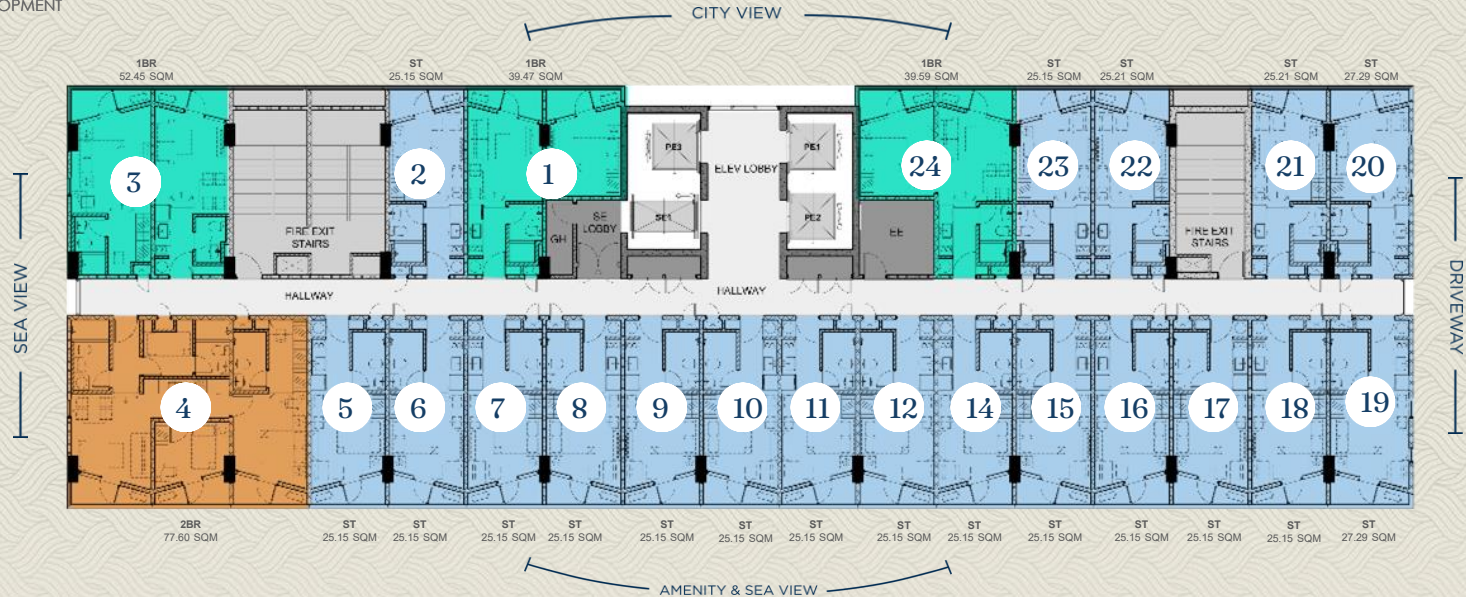
KEYPLAN



FOR FUTURE DEVELOPMENT

Residential Floor Plan

Tower 3, Ninth Floor



LEGEND

2-BR
Unit

1-BR
Unit

Studio Unit



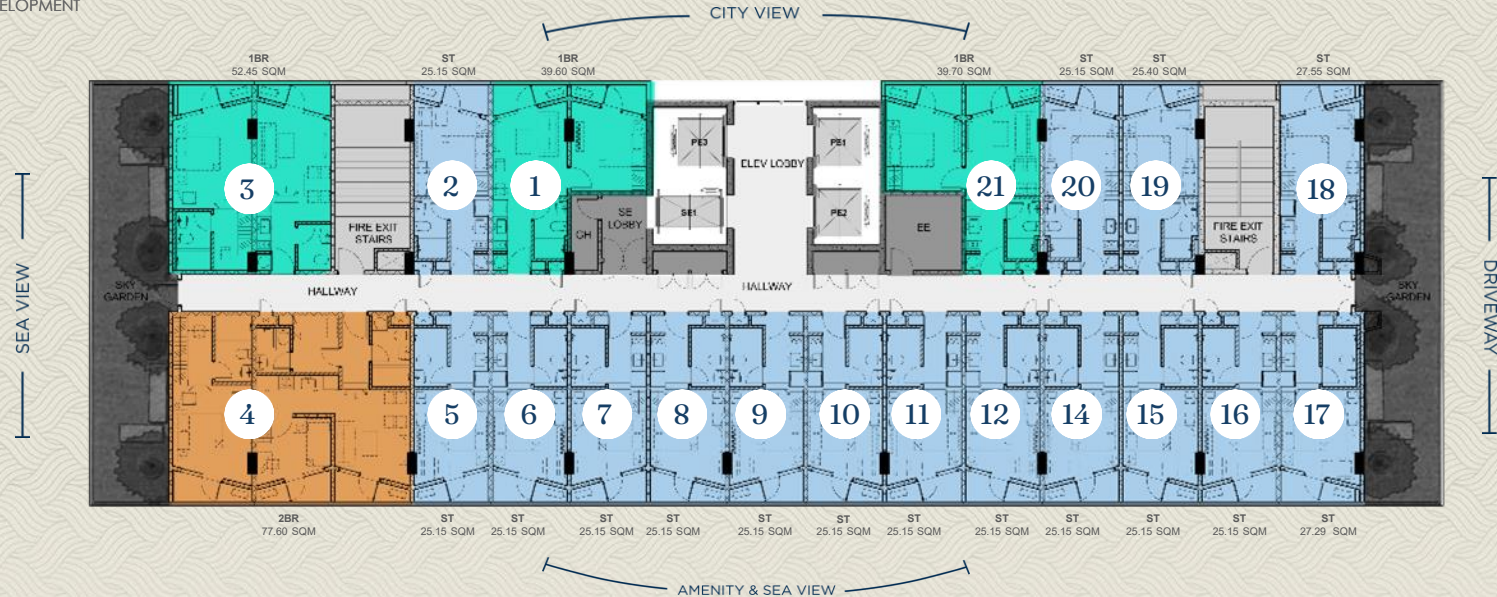
KEYPLAN



FOR FUTURE DEVELOPMENT

Residential Floor Plan

Tower 3, Tenth Floor



LEGEND

2-BR
Unit

1-BR
Unit

Studio Unit



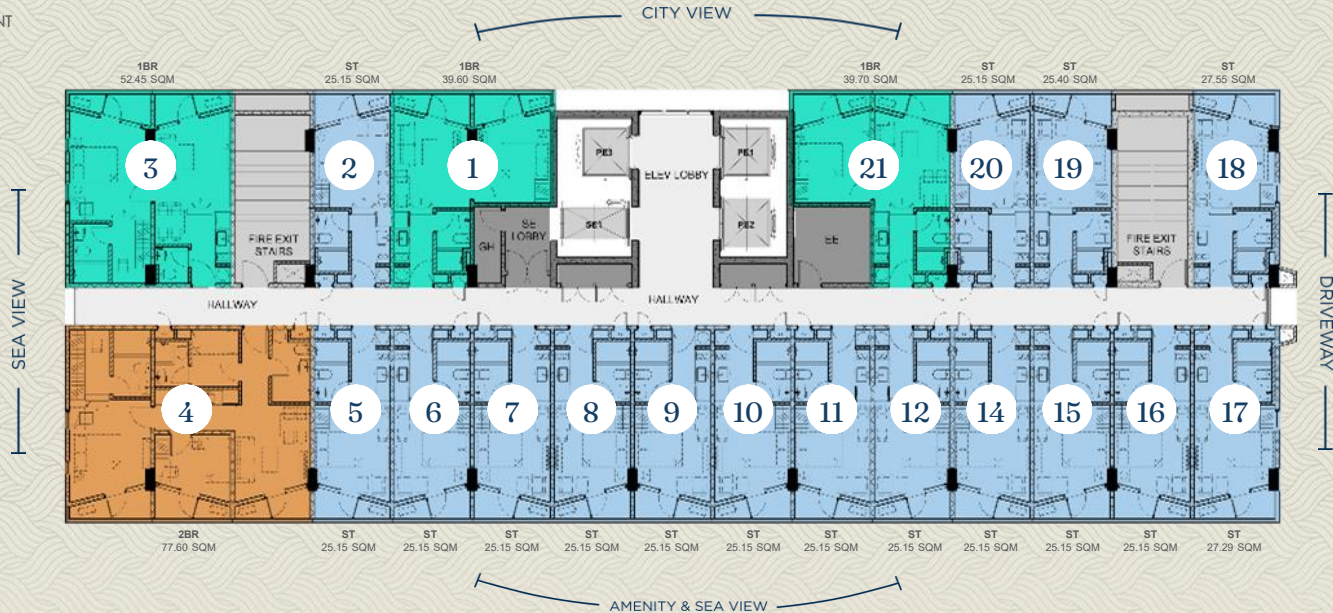
KEYPLAN



FOR FUTURE DEVELOPMENT

Residential Floor Plan

Tower 3, Eleventh Floor



LEGEND

2-BR
Unit

1-BR
Unit

Studio Unit



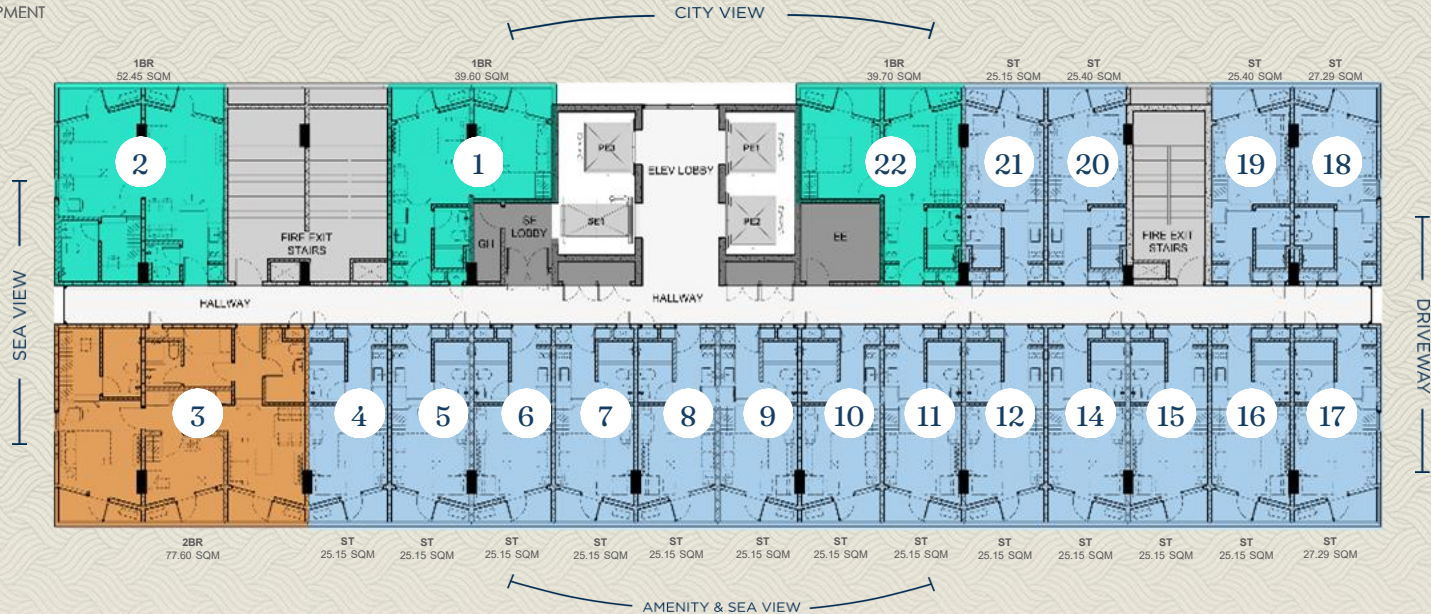
KEYPLAN



FOR FUTURE DEVELOPMENT

Residential Floor Plan

Tower 3, Twelfth Floor



LEGEND

2-BR
Unit

1-BR
Unit

Studio Unit



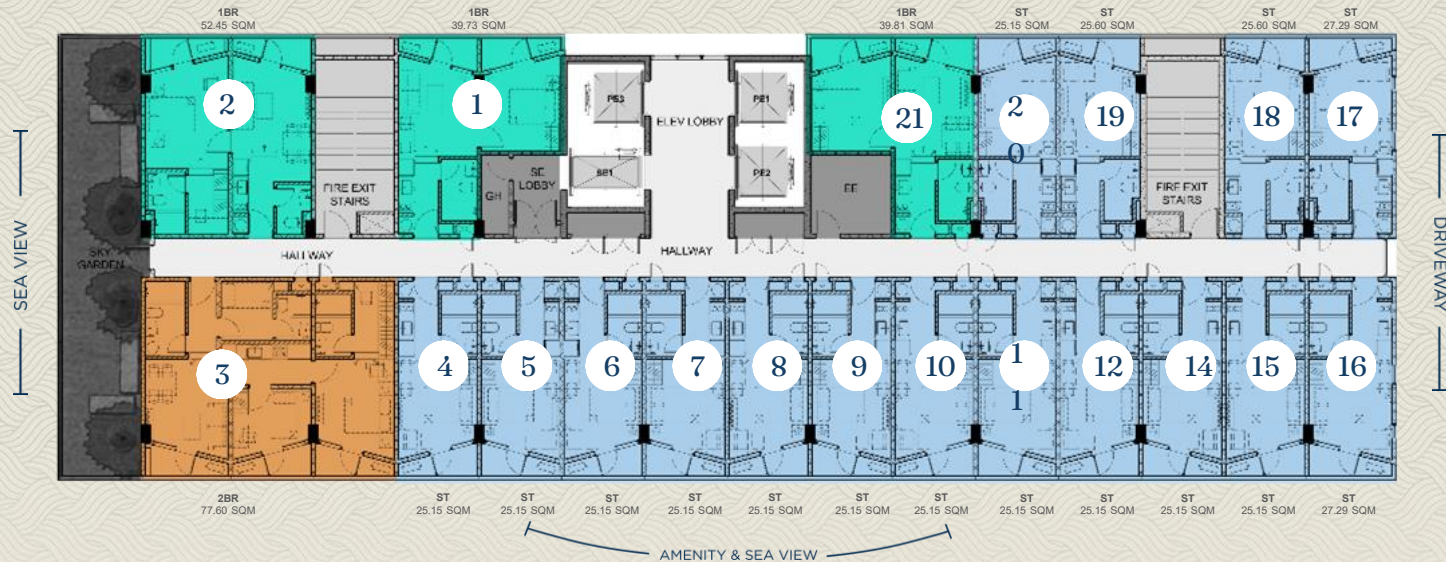
KEYPLAN



FOR FUTURE DEVELOPMENT

Residential Floor Plan

Tower 3, Fourteenth Floor



LEGEND

2-BR
Unit

1-BR
Unit

Studio Unit



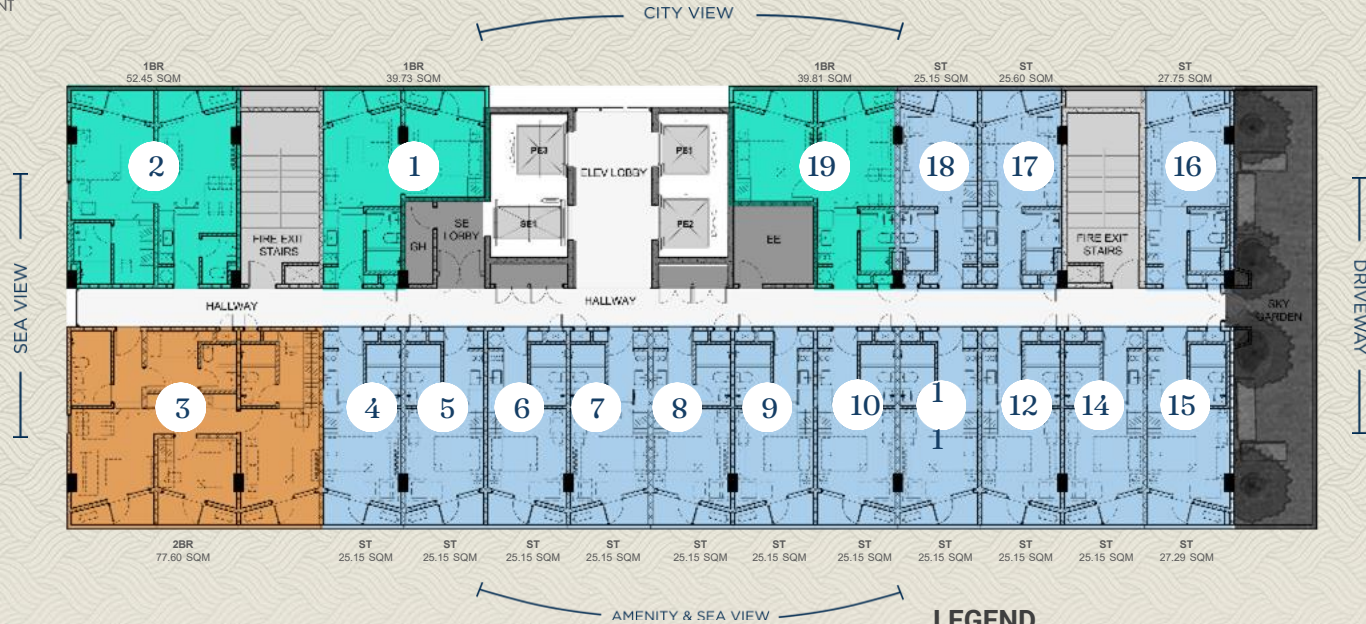
KEYPLAN



FOR FUTURE DEVELOPMENT

Residential Floor Plan

Tower 3, Fifteenth Floor



LEGEND

2-BR
Unit

1-BR
Unit

Studio Unit

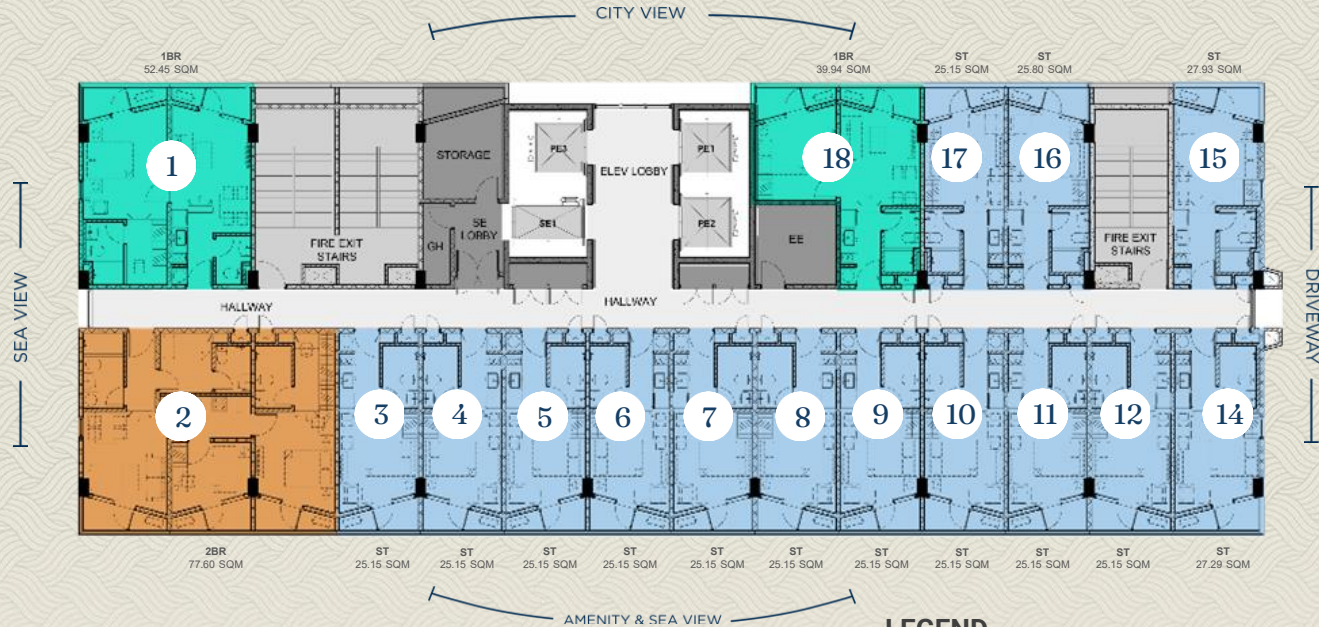


KEYPLAN



FOR FUTURE DEVELOPMENT

Residential Floor Plan Tower 3, Sixteenth Floor



LEGEND

2-BR
Unit

1-BR
Unit

Studio Unit



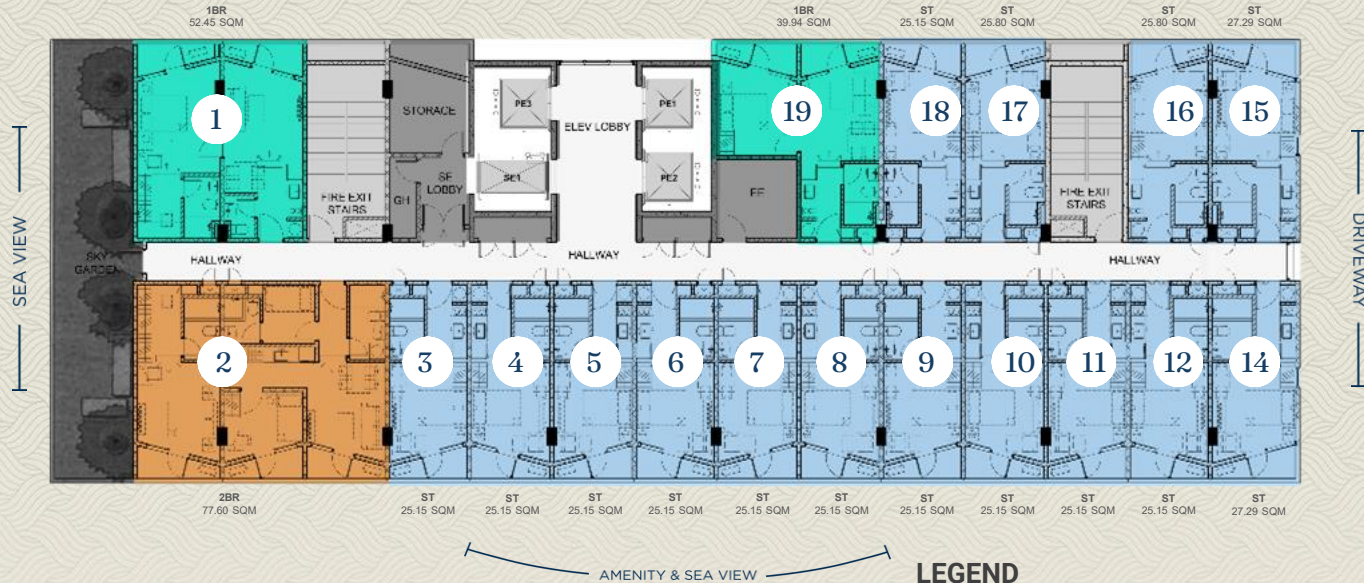
KEYPLAN



FOR FUTURE DEVELOPMENT

Residential Floor Plan

Tower 3, Seventeenth Floor



LEGEND

2-BR
Unit

1-BR
Unit

Studio Unit





TYPICAL UNIT TYPES



Studio Unit

Total Floor Area: 27.29 sqm

Kitchen/Laundry 6.52 sqm

Dining/Living 3.63 sqm

Bedroom 9.03 sqm

Toilet & Bath 4.49 sqm

Balcony 3.62 sqm

TOWER 3: TLTS No.

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STUDIO UNIT
ARCHITECT'S PERSPECTIVE





1 Bedroom Unit

Total Floor Area: 62.41 sqm

Kitchen/Laundry	6.53 sqm
Dining/Living	15.84 sqm
Toilet	2.86 sqm
Bedroom/Walk-in Closet	20.75 sqm
Toilet & Bath	4.31 sqm
Balcony 1	6.06 sqm
Balcony 2	6.06 sqm

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1-BR UNIT
ARCHITECT'S PERSPECTIVE





1-BR UNIT
ARCHITECT'S PERSPECTIVE





1-BR UNIT
ARCHITECT'S PERSPECTIVE



2 Bedroom Unit

Total Floor Area: 96.30 sqm

Kitchen/Laundry	11.71 sqm
Dining/Living/Walkway	13.26 sqm
Common T&B	4.83 sqm
Master Bedroom/Walk-in Closet	23.20 sqm
Master Toilet & Bath	4.55 sqm
Bedroom 2	11.55 sqm
Maid's Bedroom/T&B	8.50 sqm
Total Balcony Area	18.70 sqm



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2-BR UNIT
ARCHITECT'S PERSPECTIVE





2-BR UNIT
ARCHITECT'S PERSPECTIVE





2-BR UNIT
ARCHITECT'S PERSPECTIVE





Main Entrance

Architect's Perspective





Exterior Shot

Architect's Perspective





Aerial View

Architect's Perspective





Tennis Court
Architect's Perspective




COSTA MIRA
BEACHTOWN
Maldives



Tower 3 Reception
Architect's Perspective



Tower 3 Lobby
Architect's Perspective



Chapel

Architect's Perspective





Function Room

Architect's Perspective





Fitness Gym

Architect's Perspective





WELCOME *to your* PARADISE



Sample Computation

Sample Computation

Unit Type	Area	Total Contract Price (TCP)	Reservation Fee	Equity downpayment over 60 months
Studio	24.80 sqm	6,474,600.00	80,000	15,000
1 BR	39.29 sqm	8,913,132.00	80,000	20,000
1 BR	63.21 sqm	14,269,284.00	80,000	30,000
2 BR	77.60 sqm	20,005,488.00	120,000	50,000

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 equity down payment with 5% discount (based on List Price), net of reservation fee. Balance thru cash or bank financing.

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

Note:

1. Check Payee : Cebu Landmasters Inc.
2. Parking is sold separately
3. NA



BUYERS BASIC REQUIREMENTS

1. Completely filled out and signed Buyer's Information Sheet (BIS)
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. Proof of Income (spouses if married)
5. Reservation Payment (Cash/Check)
6. Special Power of Attorney authorizing seller or another party to reserve and sign reservation documents



BALANCE REQUIREMENTS FOR SUBMISSION WITHIN 30 DAYS FROM RESERVATION DATE:

1. Post-dated checks
2. Signed Contract to Sell (CTS to be provided by CLI)
3. Consularized SPA for CTS signatories (if buyer/s are based outside PH)
4. Clear copy of NSO/PSA birth certificate if single
5. Clear copy of NSO/PSA birth and NSO/PSA marriage certificate if married
6. Notarized Deed of Undertaking if applicable
7. Other documents if needed, such as: Finality of annulment, death certificate





COSTA MIRA

BEACHTOWN
MACTAN

Introduce video

Tower 3: TLTS No. 062





KOHLER
PRESENTS



PropertyGuru
Philippines
Property Awards.

WINNER

BEST DEVELOPER
(VISAYAS)

Cebu Landmasters, Inc.

2025

#1 DEVELOPER IN VISMIN

BASED ON OVERALL RESIDENTIAL NET SALES

Colliers

REAL ESTATE MARKET STUDY
H2 2023 - H1 2024

KOHLER
PRESENTS



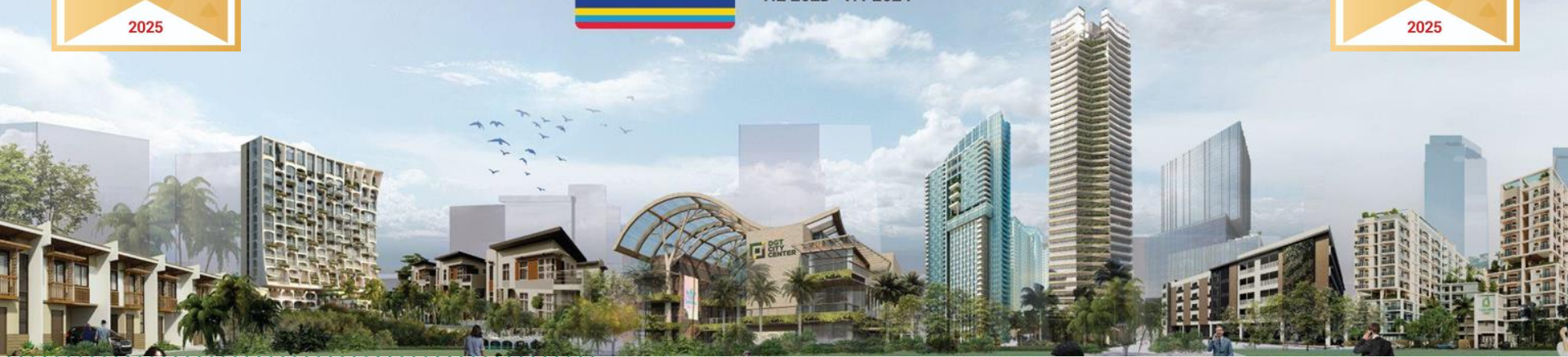
PropertyGuru
Philippines
Property Awards.

WINNER

BEST DEVELOPER
(MINDANAO)

Cebu Landmasters, Inc.

2025



RESERVE A UNIT NOW

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Visit www.cebulandmasters.com for more details.

**To update using the
right QR code**



SCAN QR CODE TO ACCESS:

Presmat | Price List | CLI Forms

