



ROOTED Living



MODERN Living



BALANCED Living



An architectural rendering of a modern urban tropical home. The scene features a large, multi-level wooden pergola structure with a staircase-like design, providing shade over a paved walkway. In the background, a swimming pool is visible with several people walking around it. The architecture is contemporary with large windows and balconies. The overall atmosphere is lush and green, with various trees and plants. The text is overlaid in the center of the image.

An urban tropical home,
built for the well-balanced
Cebuano life.





Mandtra

RESIDENCES





Where home feels like the warmth
of the city and pride of our craft.



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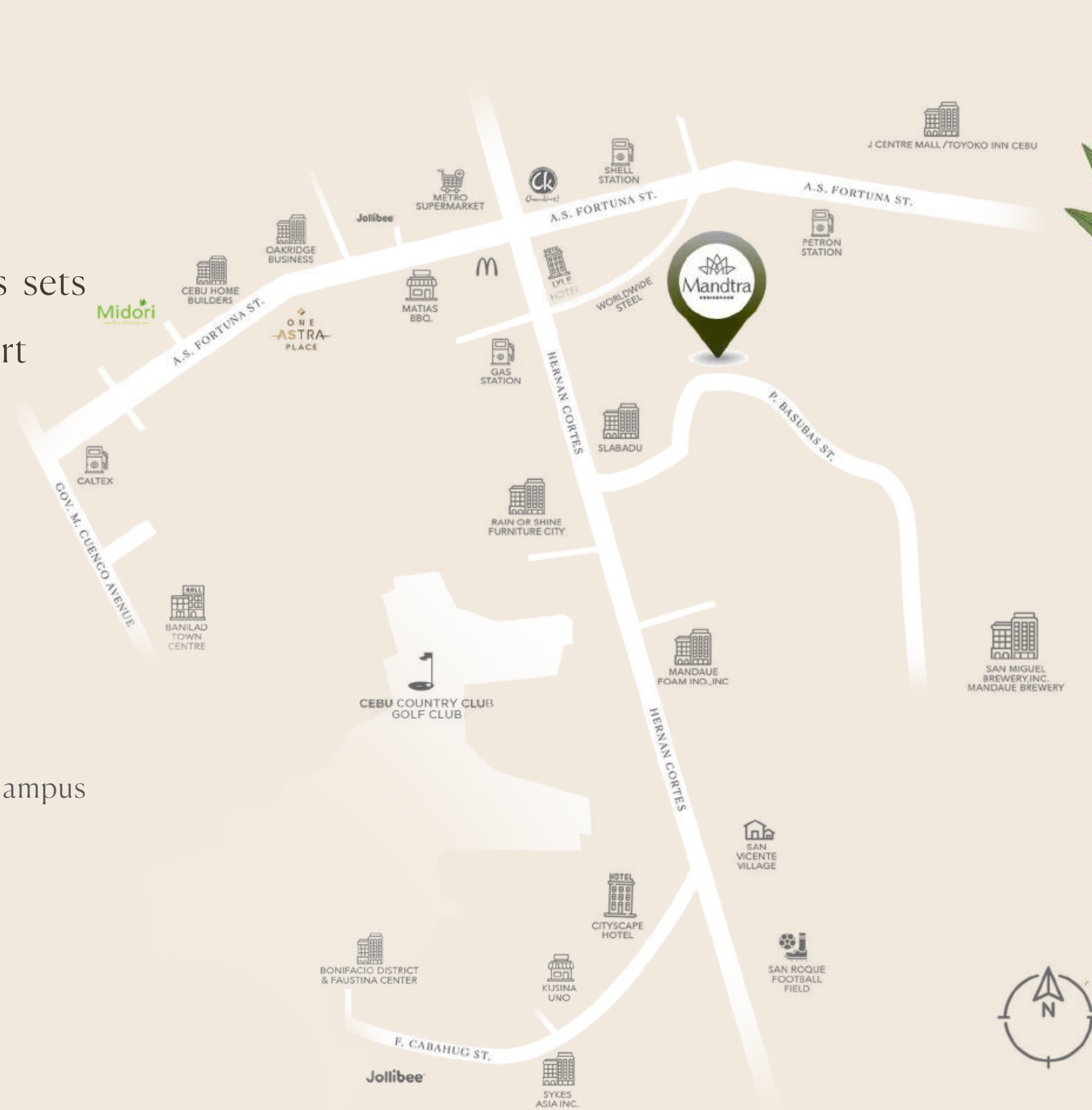
Come **HOME** to life in
HARMONY



LOCATION

Located at P. Basubas Street, Tipolo, Mandaue City, Cebu, Mandtra Residences sets the standard for Cebuano living at the heart of its industrial heritage.

- 1.2 km from San Miguel Corporation
- 1.9 km from J Centre Mall
- 2.7 km from CIC School
- 2.7 km from Maayo Medical Center
- 2.9 km from University of Cebu Banilad Campus
- 3.5 km from Parkmall
- 3.9 km from University of San Carlos – Talamban Campus
- 4 km from SM City Cebu
- 4.1 km from IT Park Cebu City
- 5.3 km from Ayala Center Cebu
- 5.4 km from Pier 1 Terminal, Cebu City
- 7.9 km from Gullas College of Medicine
- 9.5 km from Mactan International Airport



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SITE DEVELOPMENT PLAN

- 01 Retail
- 02 Retail Drop-off
- 03 Towers 1 & 2 Drop Off
- 04 Club House
- 05 Amenity Pool
- 06 Kid's Play Area
- 07 Shower Area
- 08 Tower 1
- 09 Tower 2
- 10 Tower 3



THE PROJECT

PROJECT TYPE

Residential Condominium
with Retail Podium

TOTAL LAND AREA

12,405 Square Meters

NO. OF BUILDINGS

3 Residential Towers

COMPONENTS

Three Residential Towers
Three Levels of Podium Parking
Generous Amenity Features
Retail Component



ARCHITECT'S PERSPECTIVE



MASTER PLAN

PHASE 1

Residential Tower 1

595 Units

26 Floors

Residential Tower 2

685 Units

30 Floors

LTS No. for Tower 1

DHSUD LTS NO. LS-R07-21-087



MASTER PLAN

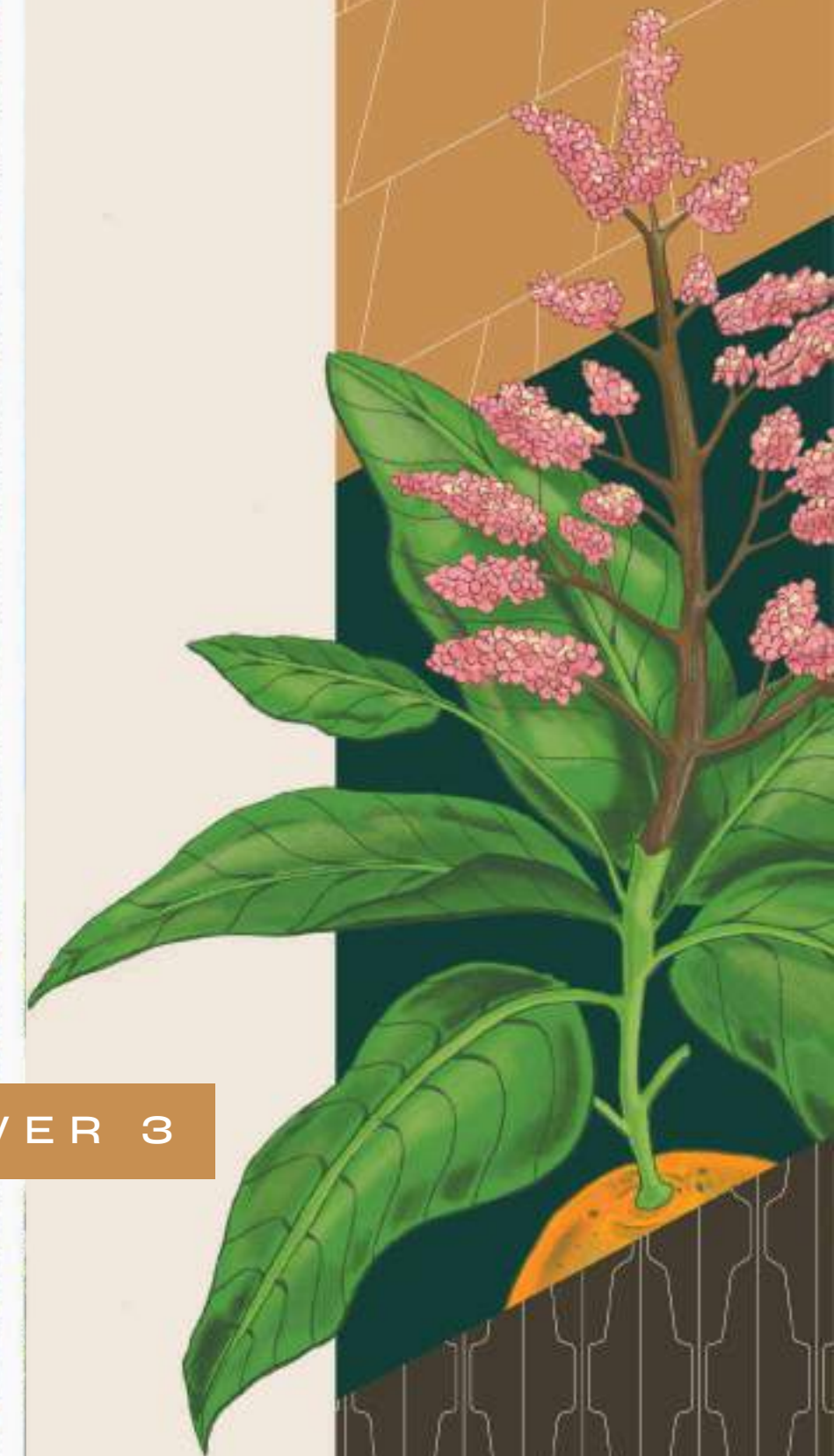
PHASE 2
FOR FUTURE DEVELOPMENT

Residential Tower 3

599 Units

26 Floors

LTS No. for Tower 3
DHSUD LTS NO. LS-R07-21-013



ARCHITECT'S PERSPECTIVE



BUILDING FEATURES

Lobby with Reception Area
3 Passenger Elevators
Mail Room
Three-Level Podium Parking
24/7 Security

100% Back-up Power
Garbage Holding Room per Level
Administration Office
Property Management Services



THE RESIDENTIAL Floor Plans

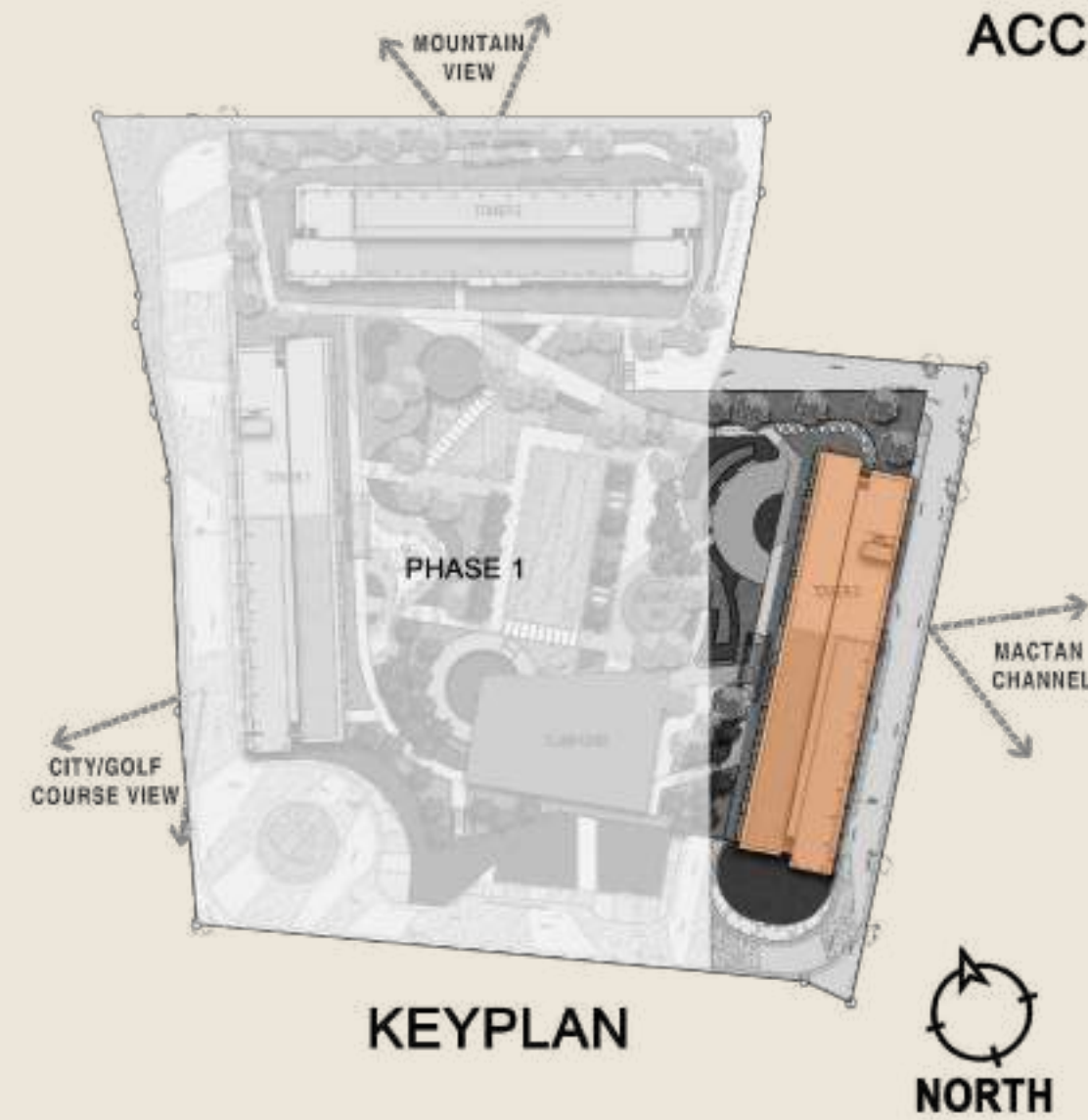
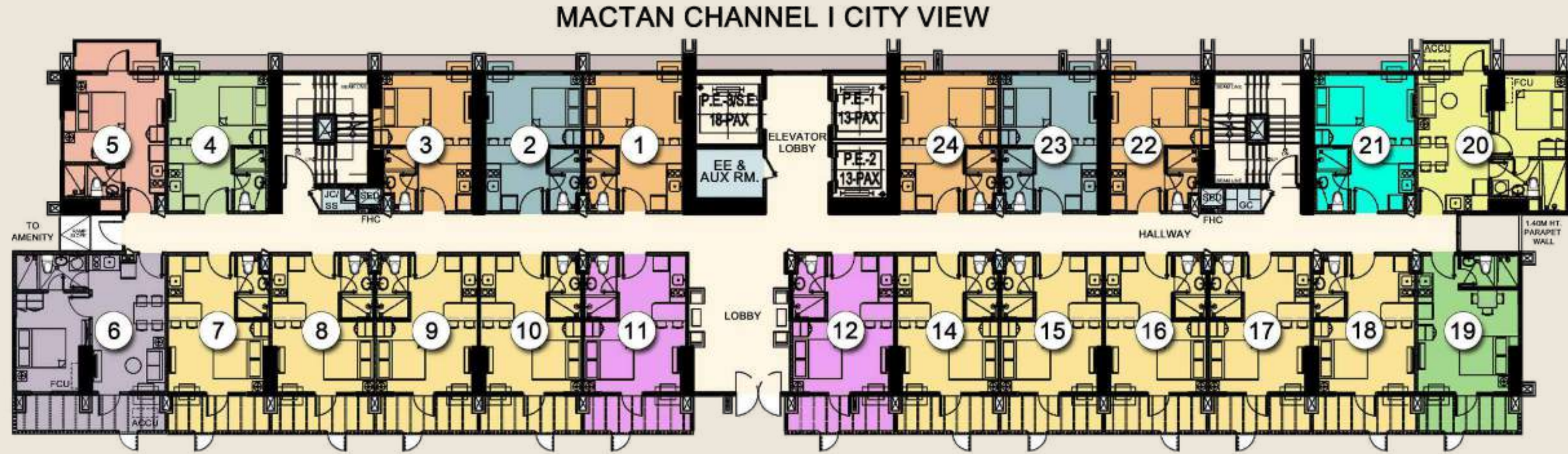


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TOWER 3

RESIDENTIAL FLOOR PLAN

4TH



LEGEND

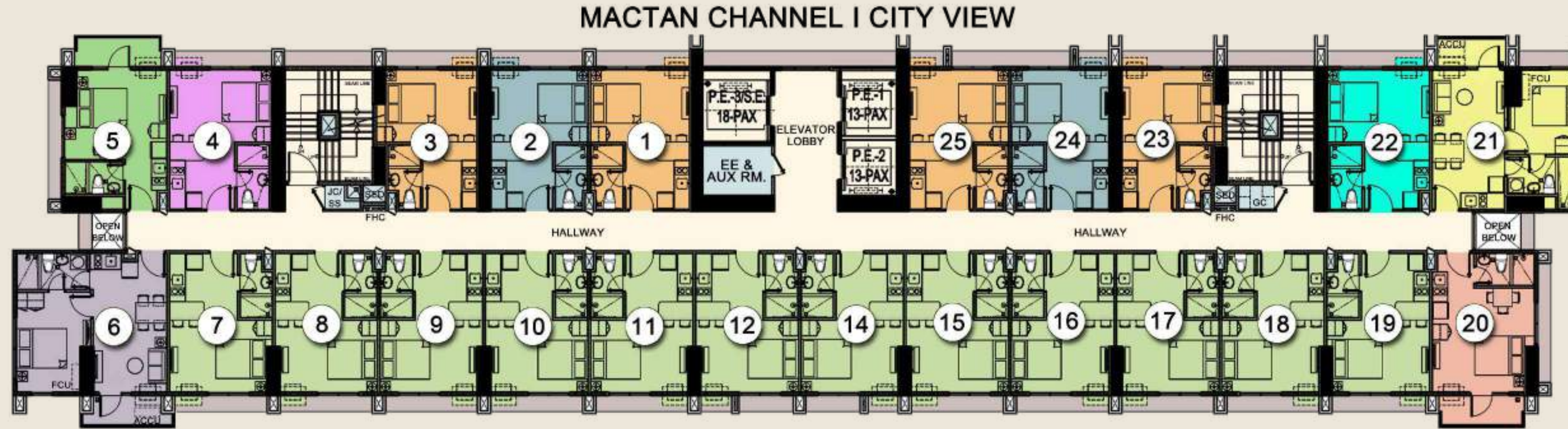
UNIT TYPE	NO. OF UNITS
STUDIO (22.15 sq.m.)	1
STUDIO (21.85 sq.m.)	1
STUDIO (21.45 sqm.)	4
STUDIO (21.04 sqm.)	2
STUDIO w/ BALCONY (26.79 sq.m.)	1
STUDIO W/ TERRACE (28 sqm.)	9
STUDIO W/ TERRACE (28.37 sq.m)	2
STUDIO W/ TERRACE (28.43 sq.m.)	1
1-BR W/ BALCONY (36.15 sq.m.)	1
1-BR W/ TERRACE(41.48 sq.m.)	1
TOTAL	23



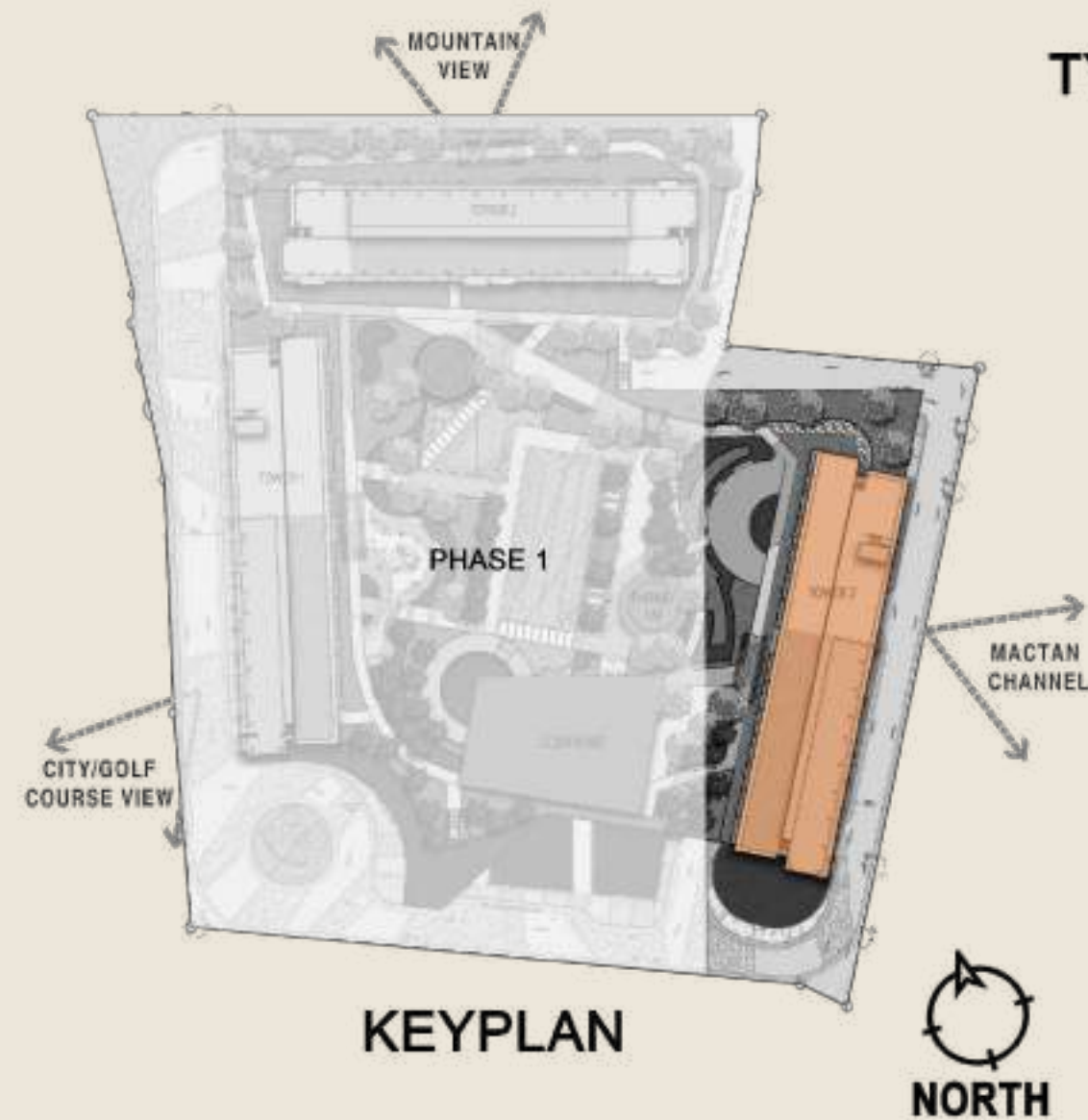
TOWER 3

RESIDENTIAL FLOOR PLAN

5TH - 12TH



AMENITY VIEW
TYP. 5TH - 12TH FLOOR PLAN



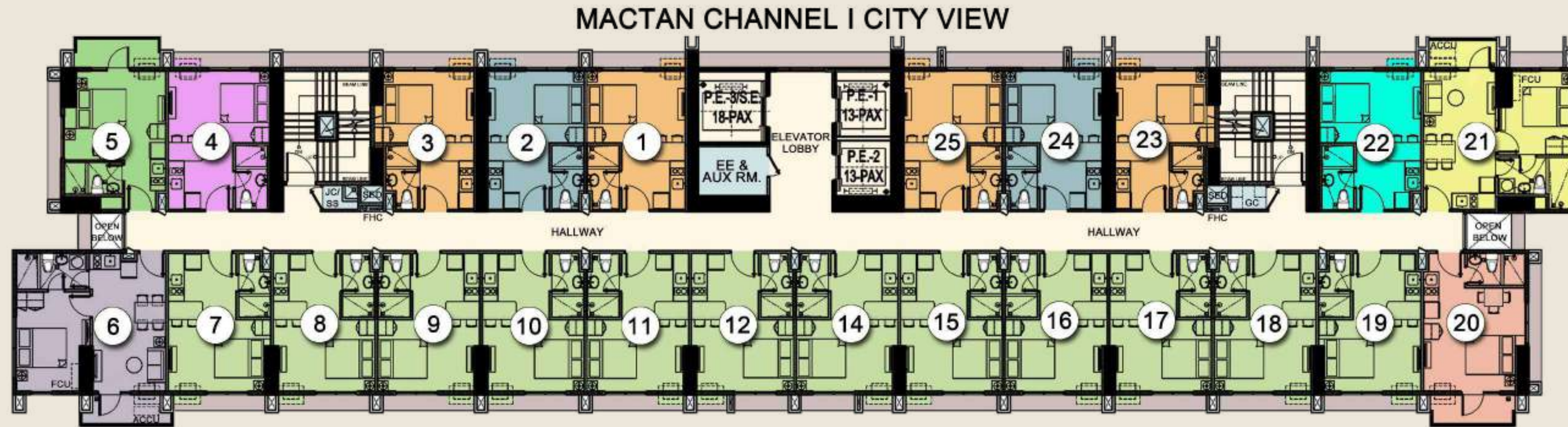
LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO (22.00 sq.m.)	12
STUDIO (21.85 sq.m.)	1
STUDIO (21.45 sqm.)	4
STUDIO (21.04 sqm.)	2
STUDIO w/ BALCONY (26.94 sq.m.)	1
STUDIO (22.15 sq.m)	1
STUDIO W/ BALCONY (26.79 sq.m.)	1
1-BR W/ BALCONY (36.15 sq.m.)	1
1-BR W/BALCONY (35.99sq.m.)	1
TOTAL	24



TOWER 3

RESIDENTIAL FLOOR PLAN

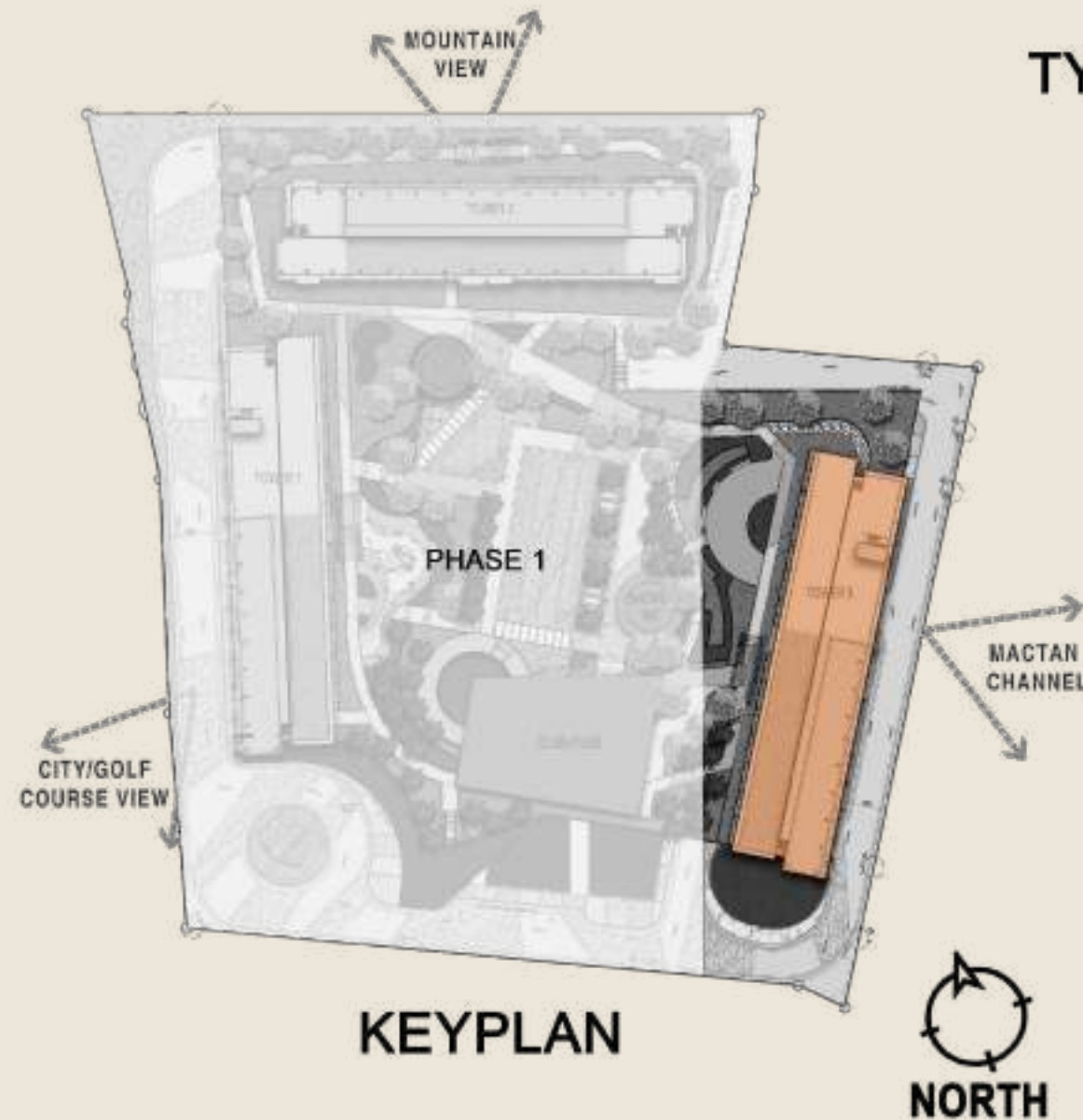
14TH - 22ND



MACTAN CHANNEL | CITY VIEW

AMENITY VIEW

TYP. 14TH - 22ND FLOOR PLAN



KEYPLAN



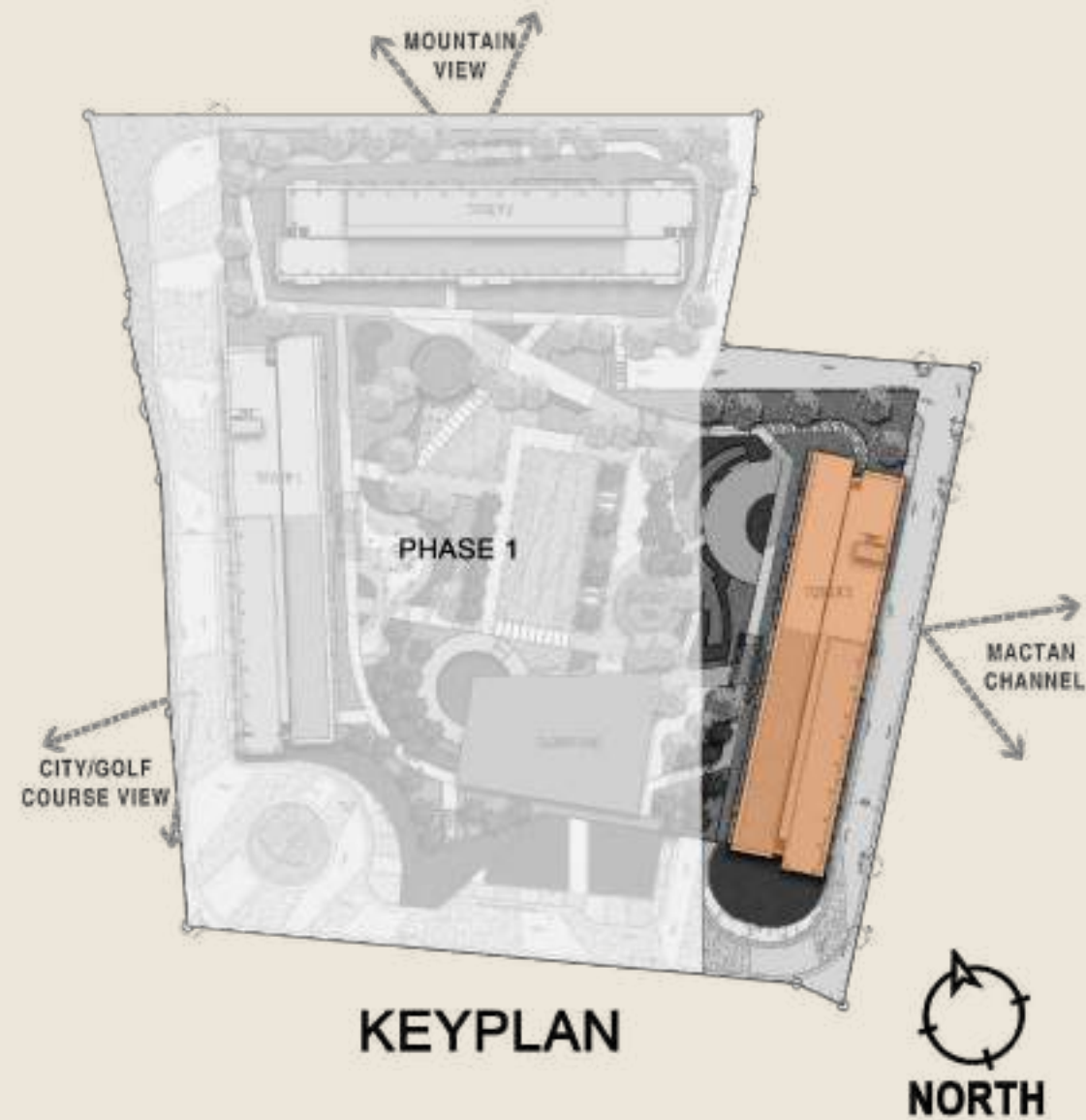
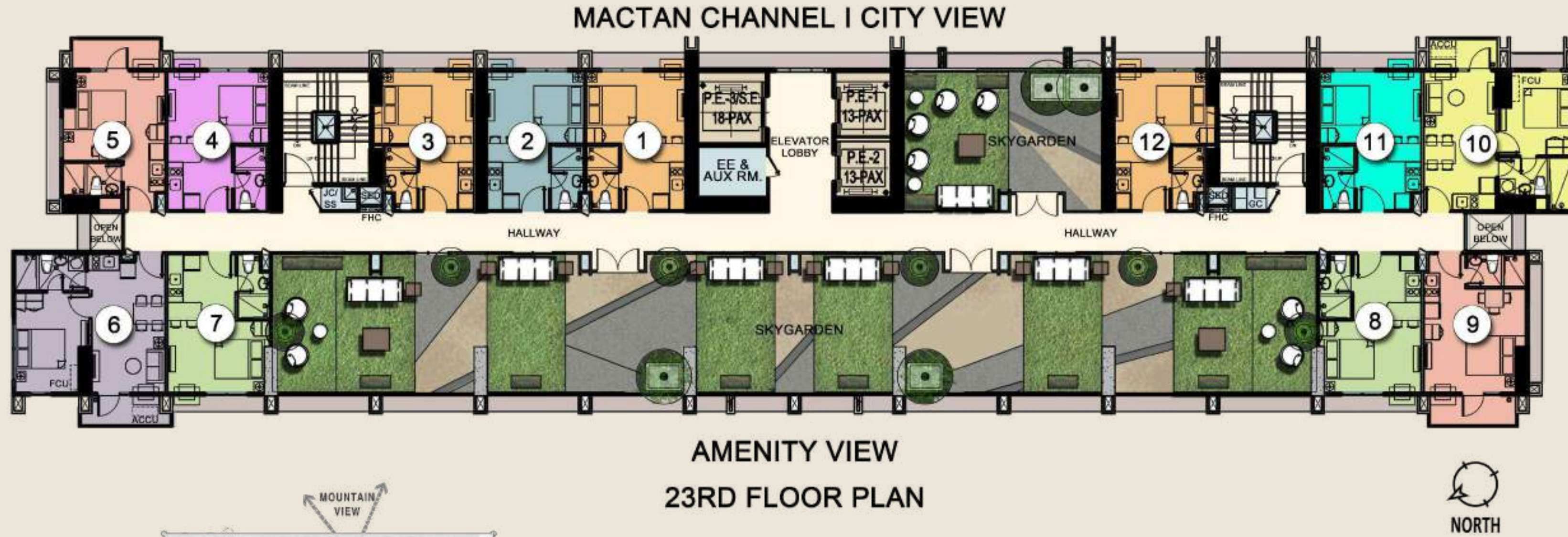
LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO (22.00 sq.m.)	12
STUDIO (21.85 sq.m.)	1
STUDIO (21.45 sqm.)	4
STUDIO (21.04 sqm.)	2
STUDIO w/ BALCONY (26.94 sq.m.)	1
STUDIO (22.15 sq.m)	1
STUDIO W/ BALCONY (26.79 sq.m.)	1
1-BR W/ BALCONY (36.15 sq.m.)	1
1-BR W/BALCONY (35.99sq.m.)	1
TOTAL	24



TOWER 3

RESIDENTIAL FLOOR PLAN

23RD



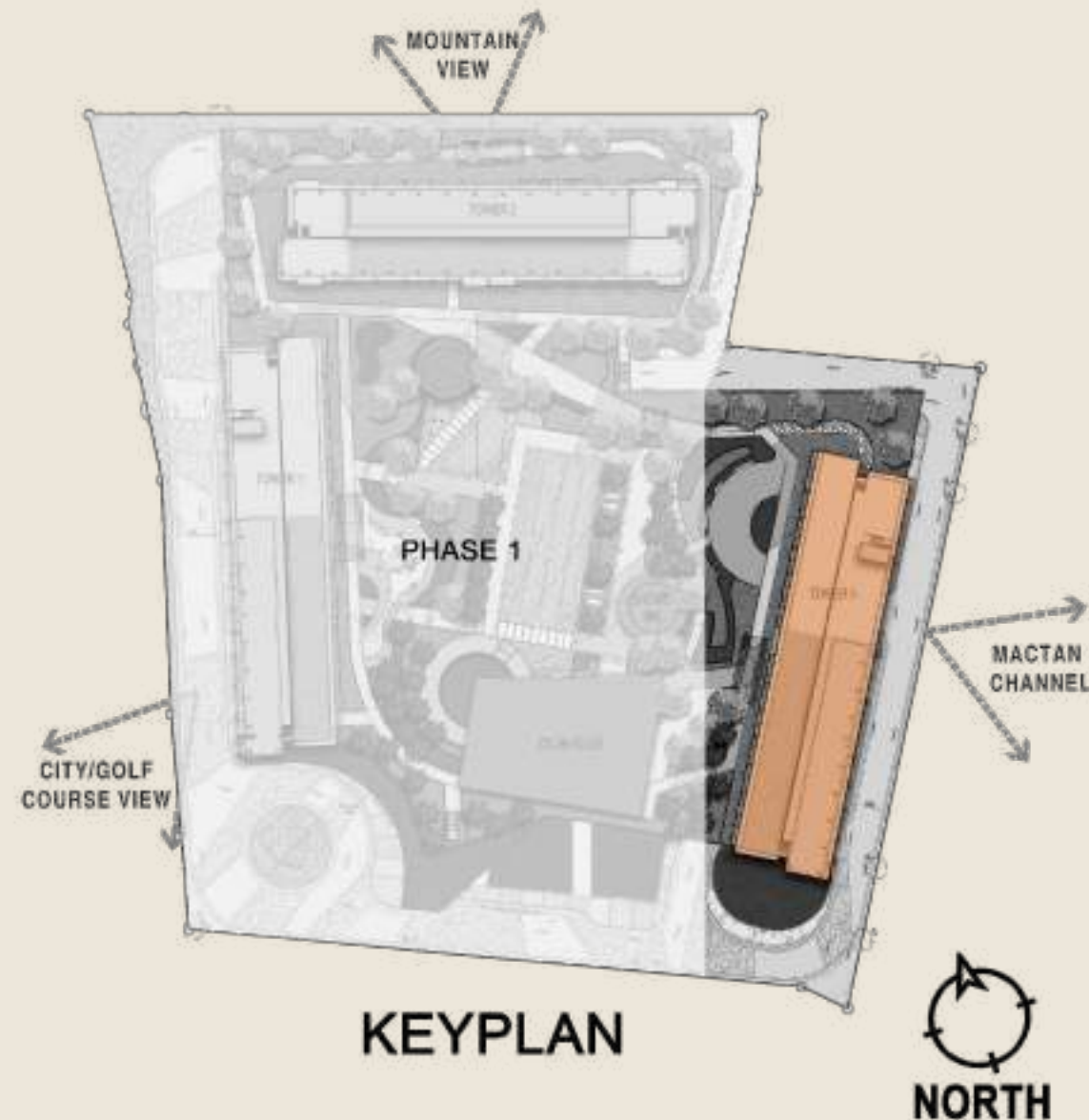
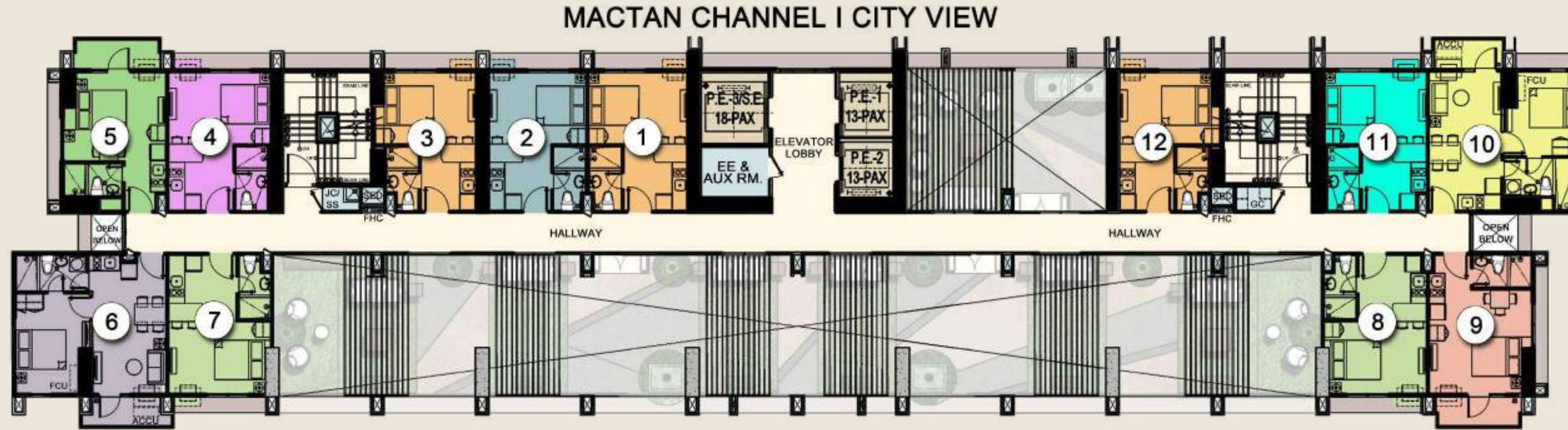
LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO (22.00 sq.m.)	2
STUDIO (21.85 sq.m.)	1
STUDIO (21.45 sqm.)	3
STUDIO (21.04 sqm.)	1
STUDIO w/ BALCONY (26.94 sq.m.)	1
STUDIO (22.15 sq.m)	1
STUDIO W/ BALCONY (26.79 sq.m.)	1
1-BR W/ BALCONY (36.15 sq.m.)	1
1-BR W/BALCONY (35.99sq.m.)	1
TOTAL	12



TOWER 3

RESIDENTIAL FLOOR PLAN

24TH



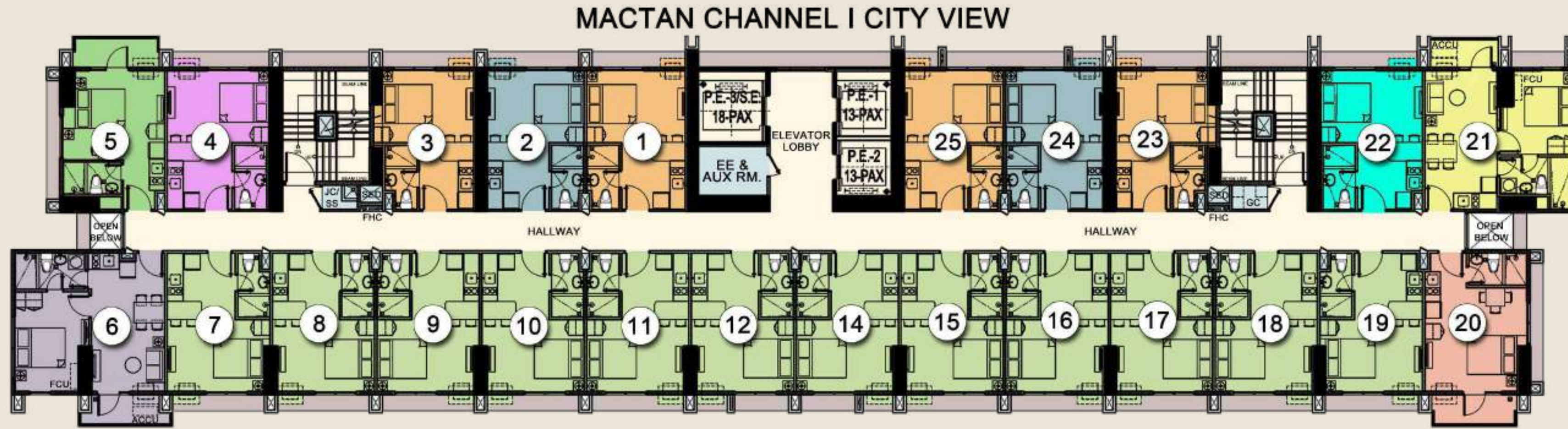
LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO (22.00 sq.m.)	2
STUDIO (21.85 sq.m.)	1
STUDIO (21.45 sqm.)	3
STUDIO (21.04 sqm.)	1
STUDIO w/ BALCONY (26.94 sq.m.)	1
STUDIO (22.15 sq.m)	1
STUDIO W/ BALCONY (26.79 sq.m.)	1
1-BR W/ BALCONY (36.15 sq.m.)	1
1-BR W/BALCONY (35.99sq.m.)	1
TOTAL	12



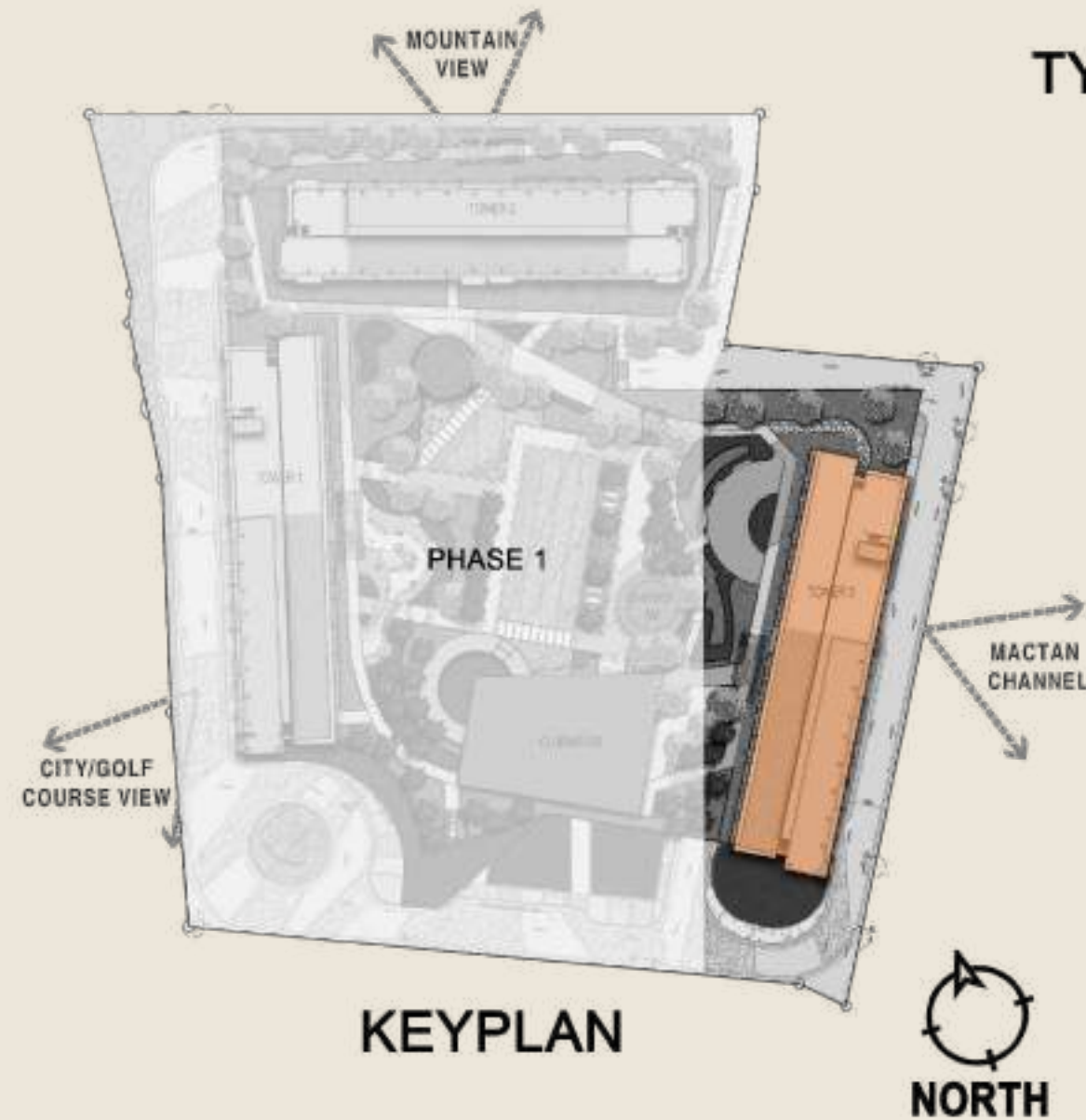
TOWER 3

RESIDENTIAL FLOOR PLAN

25TH - 30TH



AMENITY VIEW
TYP. 25TH - 30TH FLOOR PLAN



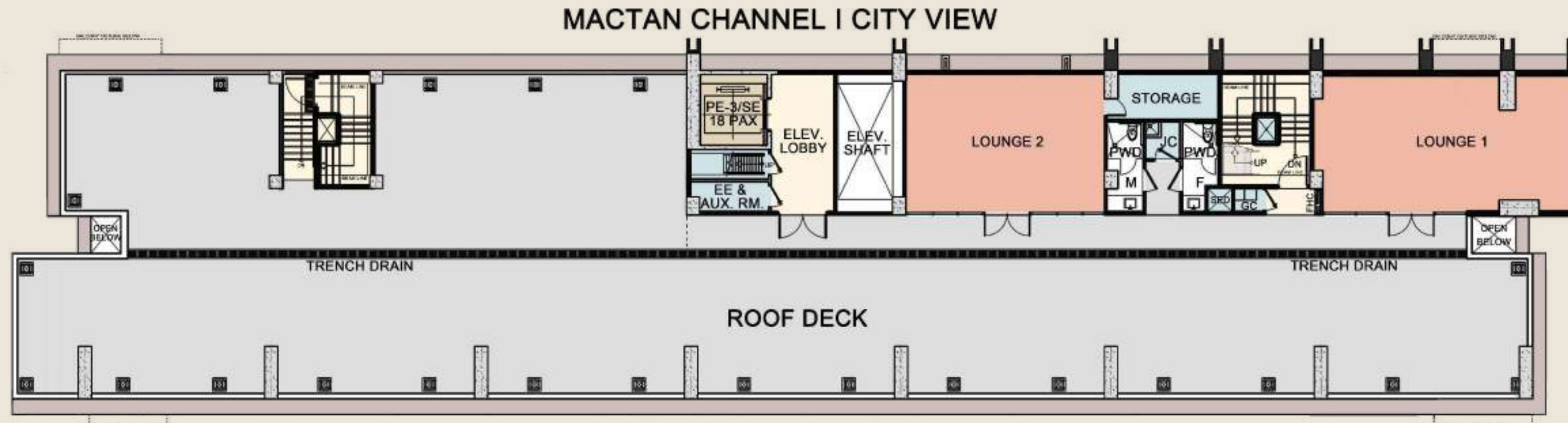
LEGEND	
UNIT TYPE	NO. OF UNITS
STUDIO (22.00 sq.m.)	12
STUDIO (21.85 sq.m.)	1
STUDIO (21.45 sqm.)	4
STUDIO (21.04 sqm.)	2
STUDIO w/ BALCONY (26.94 sq.m.)	1
STUDIO (22.15 sq.m)	1
STUDIO W/ BALCONY (26.79 sq.m.)	1
1-BR W/ BALCONY (36.15 sq.m.)	1
1-BR W/BALCONY (35.99sq.m.)	1
TOTAL	24



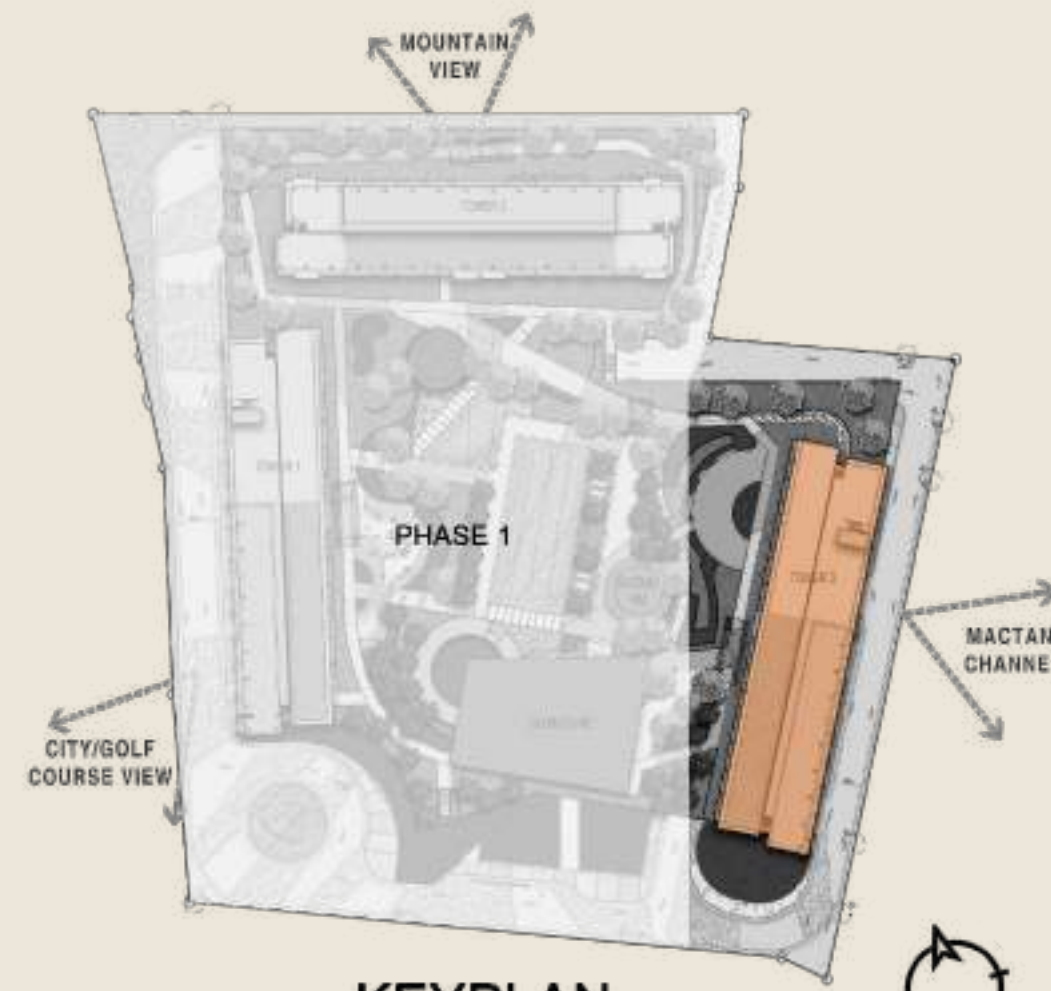
TOWER 3

RESIDENTIAL FLOOR PLAN

ROOF DECK



AMENITY VIEW





UNIT FEATURES

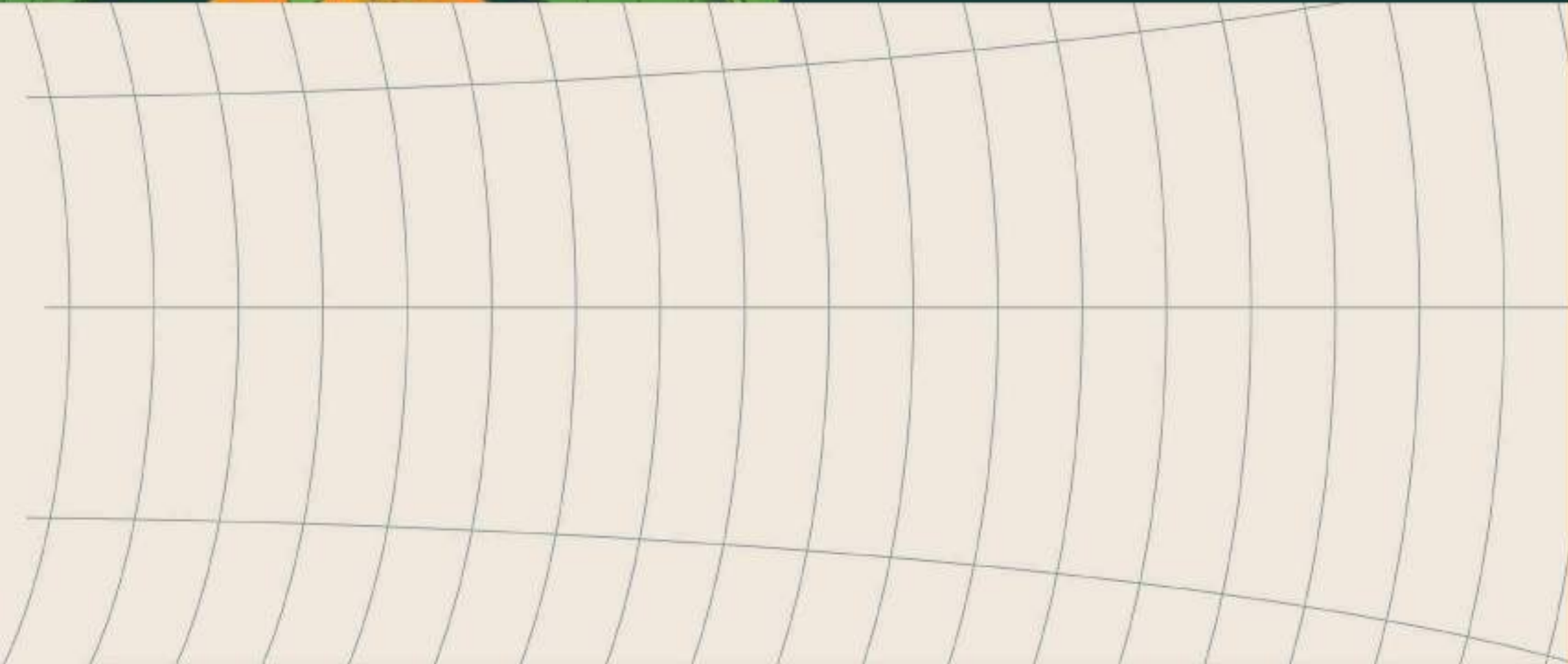
- Painted Walls, Partition and Ceiling
- Vinyl Plank Flooring
- Ceramic Non-slip Floor Tiles for T&B and Balcony
- Complete T&B Fixtures with Shower Heater outlet only
- Kitchen Base Cabinets only with Granite Countertop
- Kitchen Sink with Grease Trap
- Kitchen Exhaust
- Fire Smoke Detector and Suppression System
- Air Conditioning opening and outlet only
- Telephone, Internet ready and Cable outlet



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THE UNIT

Types & Plans



STUDIO UNIT

ARCHITECT'S PERSPECTIVE



STUDIO UNIT

ARCHITECT'S PERSPECTIVE



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UNIT PLAN

STUDIO UNIT

Sleeping Area • Toilet • Kitchen



AREA RANGE: 21.04 - 22.15 SQM

Area	Size
Living Area/ Bedroom	10.52 sq.m
Kitchen & Dining	6.86 sq.m
Toilet	3.66 sq.m



UNIT PLAN

CORNER STUDIO UNIT with Balcony

Sleeping Area • Toilet • Kitchen



AREA RANGE: 26.79 - 26.94 SQM

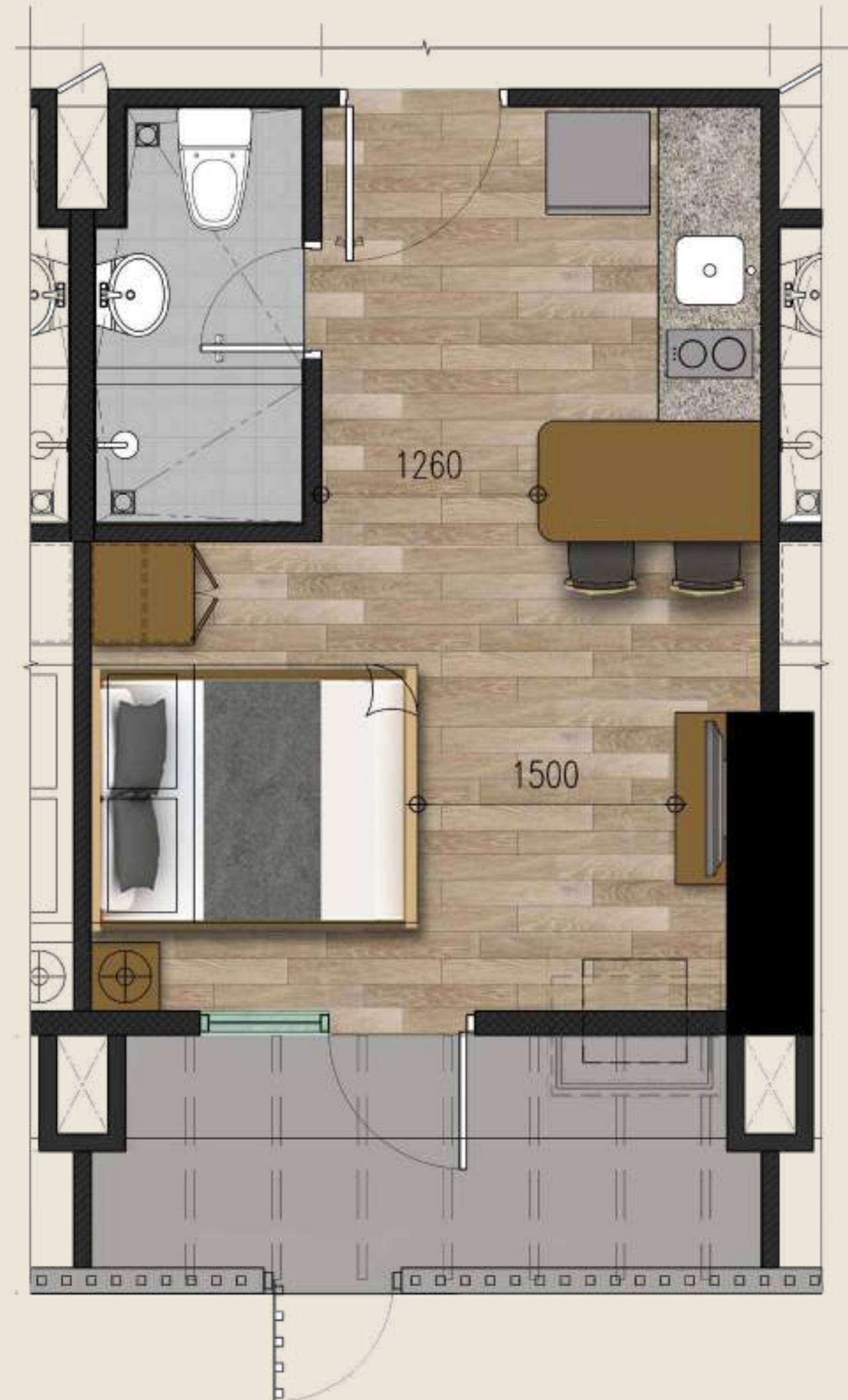
Area	Size
Living Area/ Bedroom	9.64 sq. m
Kitchen & Dining	9.21 sq. m
Toilet	3.48 sq. m
Balcony	4.46 sq. m



UNIT PLAN

STUDIO UNIT with Terrace

Sleeping Area • Toilet • Kitchen



AREA RANGE: 28.00 – 28.43 SQM

Area	Size
Living Area/ Bedroom	11.48 sq. m
Kitchen & Dining	6.86 sq. m
Toilet	3.66 sq. m
Balcony	6.00 sq. m



1 BEDROOM UNIT



1 BEDROOM UNIT



UNIT PLAN

1-BEDROOM UNIT with Balcony

Sleeping Area • Living & Dining Area • Toilet • Kitchen



AREA RANGE: 35.99 – 36.15 SQ.M

Area	Size
Living	6.96 sq. m
Kitchen and Dining	9.00 sq. m
Bedroom	11.99 sq. m
Toilet	4.48 sq. m
Balcony	3.36 sq. m



UNIT PLAN

1-BEDROOM UNIT with Terrace

Sleeping Area • Living & Dining Area • Toilet • Kitchen



AREA RANGE: 41.48 SQ.M

Area	Size
Living	6.96 sq. m
Kitchen and Dining	9.00 sq. m
Bedroom	11.99 sq. m
Toilet	4.68 sq. m
Balcony	8.85 sq. m





COMMUNITY AMENITIES

Retail

Shower Area

Sky garden

Function Hall

Adult and Kiddie Pool

Chapel

Jogging Paths

Fitness Gym

Clubhouse

Landscape Area

Children's Playground

Wellness Lounge



RETAIL PODIUM




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**COURTYARD
MANICURED
LANDSCAPING**

ARCHITECT'S PERSPECTIVE





**WALKING AND
JOGGING
PATHS**

ARCHITECT'S PERSPECTIVE



ARCHITECT'S PERSPECTIVE

ADULT'S POOL



**CHILDREN'S
PLAY AREA**

ARCHITECT'S PERSPECTIVE



**FUNCTION
ROOM**



CHAPEL



**FITNESS
GYM**



**WELLNESS
LOUNGE**



SKY GARDEN

ARCHITECT'S PERSPECTIVE



SKY LOUNGE



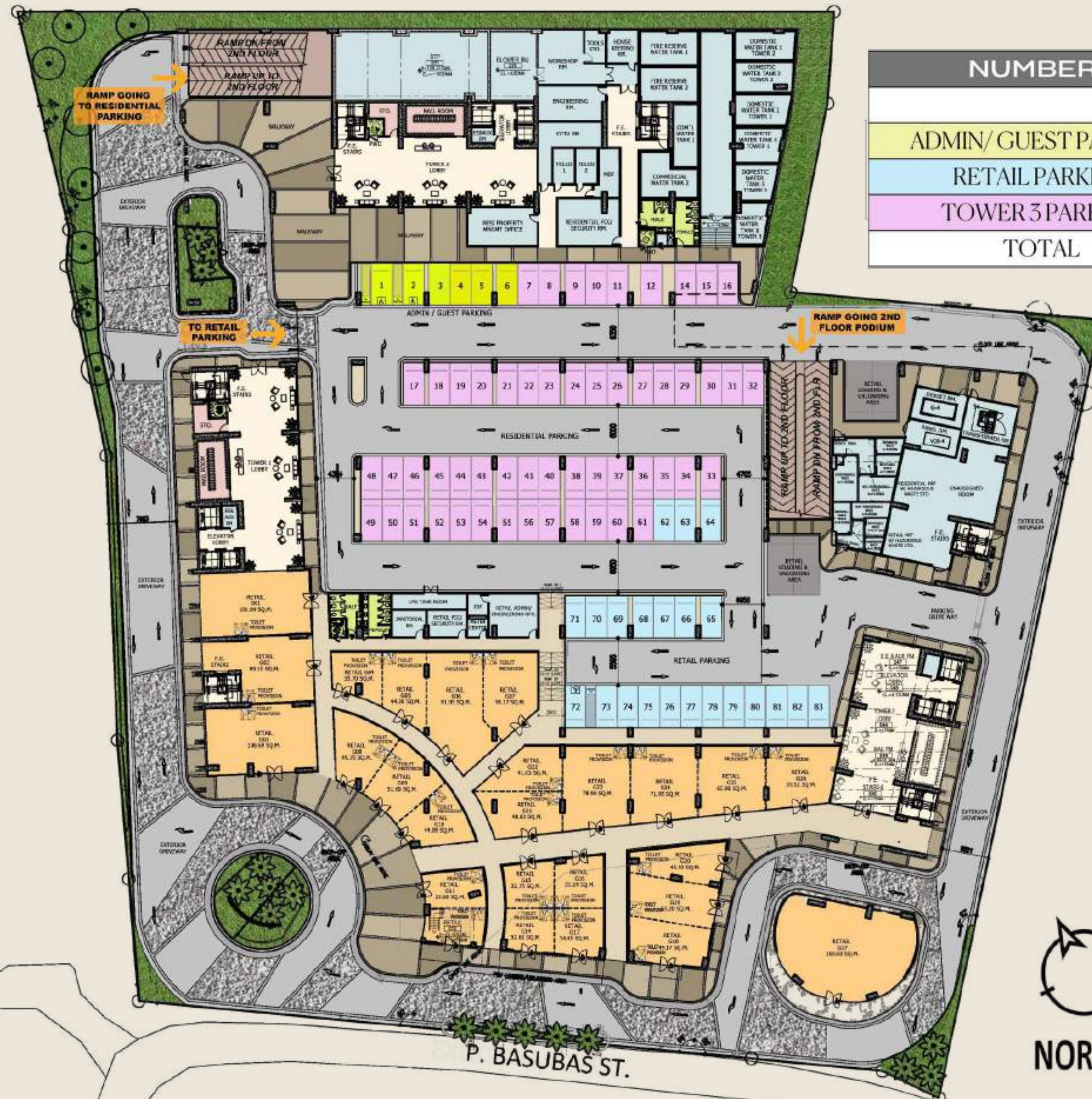
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PARKING UNIT

Plans

PARKING

GROUND FLOOR



NUMBER OF PARKING SLOTS		
	PHASE 1	PHASE 2
ADMIN/GUEST PARKING	6	
RETAIL PARKING	19	3
TOWER 3 PARKING	54	
TOTAL	79	3



WAY

P. BASUBAS ST.

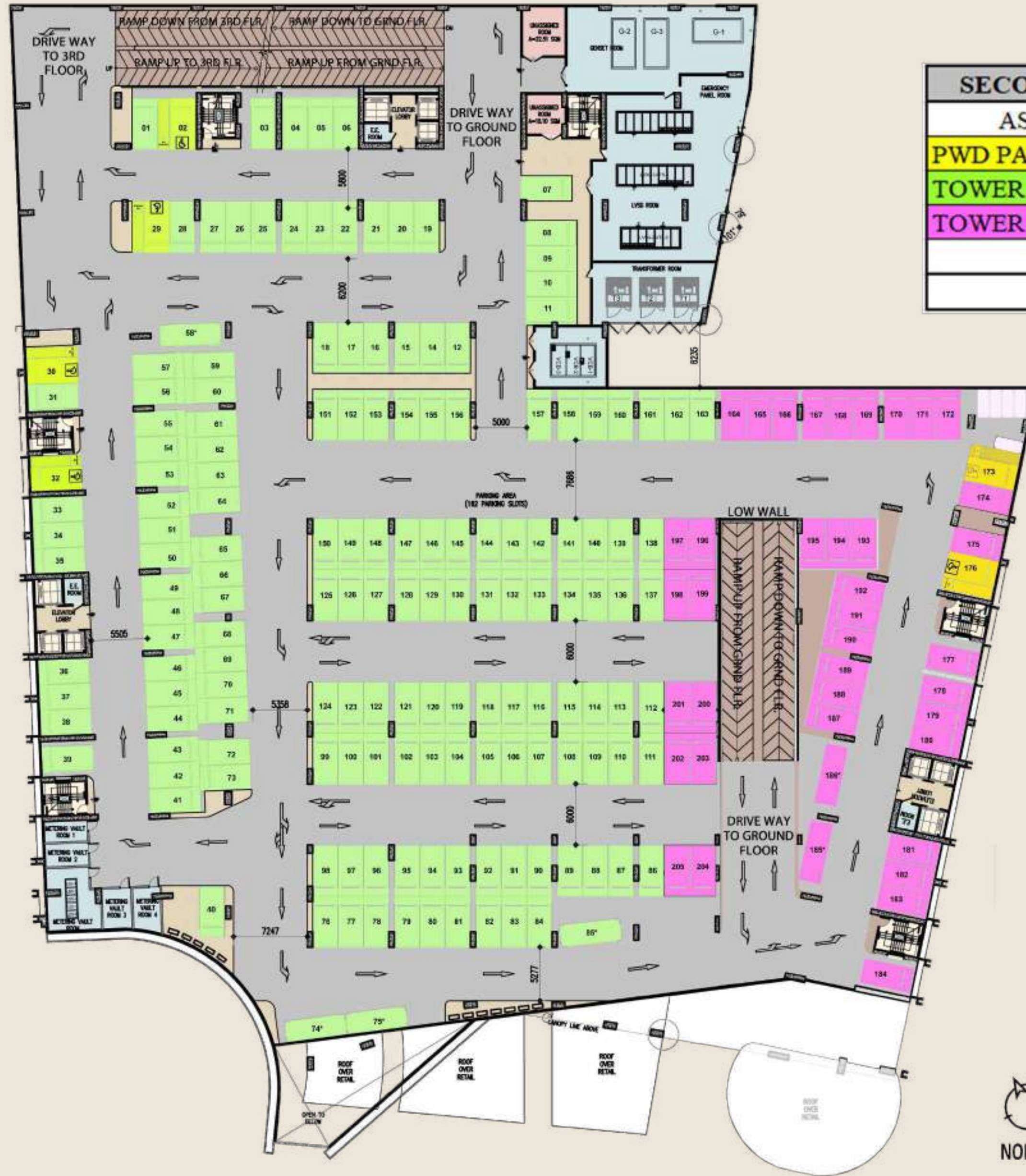


NORTH

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PARKING

SECOND FLOOR

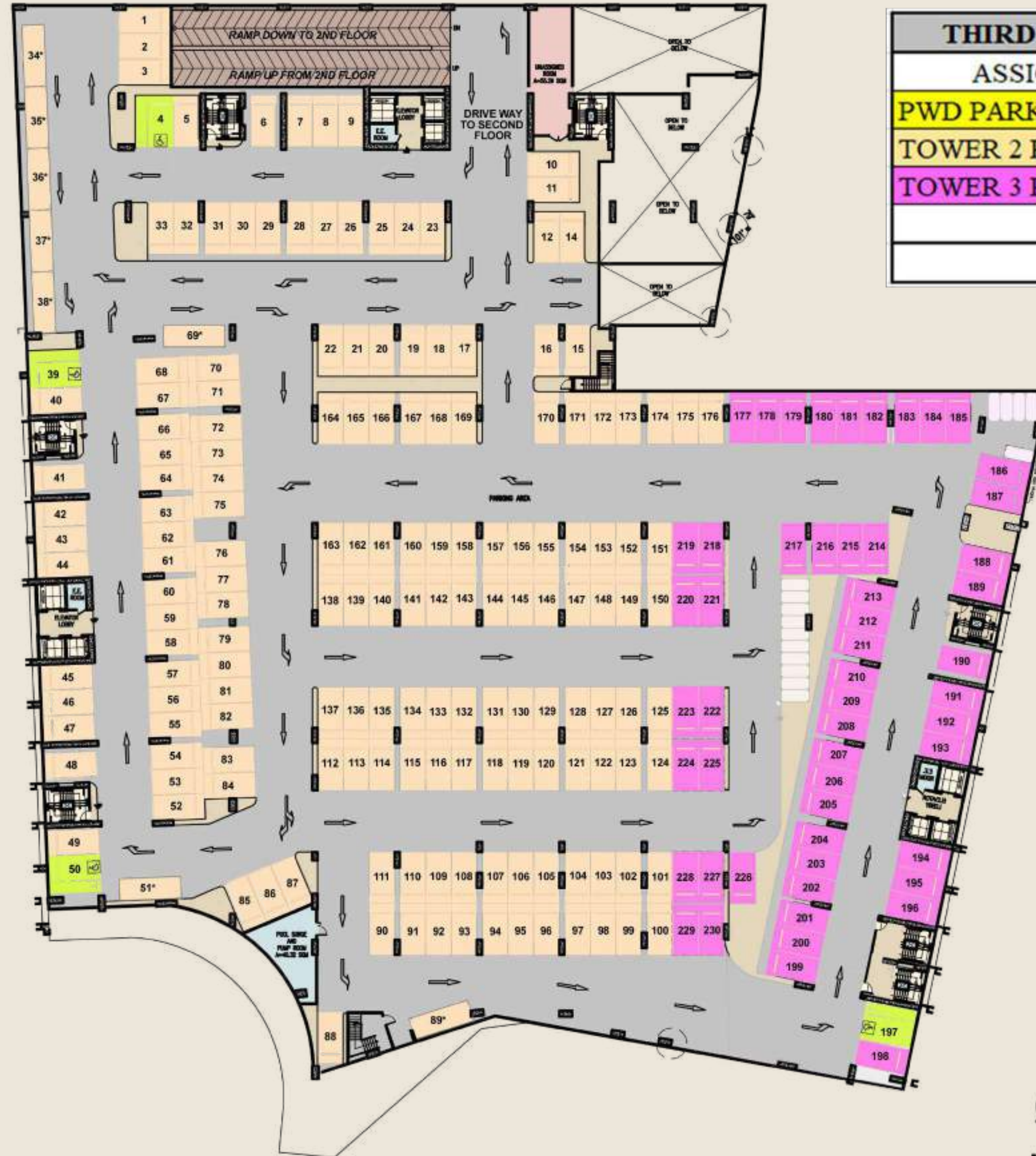


SECOND FLOOR NUMBER OF PARKING SLOTS		
ASSIGNMENT / COLOR	PHASE 1	PHASE 2
PWD PARKING	4	2
TOWER 1 RESIDENTIAL PARKING	158	
TOWER 3 RESIDENTIAL PARKING	10	30
TOTAL	172	32
TOTAL 2F PARKING	204 SLOTS	



PARKING

THIRD FLOOR



THIRD FLOOR NUMBER OF PARKING SLOTS		
ASSIGNMENT / COLOR	PHASE 1	PHASE 2
PWD PARKING	3	1
TOWER 2 RESIDENTIAL PARKING	172	
TOWER 3 RESIDENTIAL PARKING	12	41
TOTAL	187	42
TOTAL 3F PARKING	229 SLOTS	





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A JOINT VENTURE UNDER



DEVELOPED & MANAGED BY



IN PARTNERSHIP WITH

iXidor hOldings iNc.

TOGETHER WITH ONE OF THE COUNTRY'S MULTI-AWARDED ARCHITECTURAL FIRM



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Rising Soon in MANDAUE

Come HOME to life in HARMONY


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Architect's Perspective





TOWER 3 LAUNCHING

Q4 2021





THANK YOU

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