



CityHomes

M A C T A N

The residential housing development of  
**GRAND LAND, INC.**



# Developer's Profile



- Grand Land is the residential property development arm of the Gaisano Grand Group.
- It is tasked to develop single detached houses, townhouses and condominiums around Visayas and Mindanao.
- City Homes is one of those residential developments soon to rise in Mactan, Mandaue & Minglanilla.

# Developer's Vision



- Grand Land wants to change the way people see residential communities with their projects that don't only offer a roof, but a lifestyle that will nurture and give memories to Filipino families.
- Grand Land wants to give buyers not just a living space but a place they will always call their home.





# Vicinity Map



- City Homes Mactan is a 0.9 hectare residential development located in Basak, Lapu Lapu
- Less than a 5-minute walk or ride to business establishments, commercial area & recreational centers.



# Location



Located at the prime residential area in Mactan, City Homes Basak is just a few steps away from an International School, Mactan Doctor's Hospital, Gaisano Grand Mall of Mactan, Churches, Beaches and Resorts.

Destination	Minutes
<b>Airport</b>	15
<b>MEPZ2</b>	5
<b>Mactan Golf Club</b>	5
<b>Gaisano Grand</b>	5
<b>Mactan Hospital</b>	3
<b>Mandaue City</b>	10
<b>Cebu City</b>	15

# Site Map

Block	Starter Home	Family Home
1	8	
2	8	16
3	6	
4	30	
5	12	
6	25	
	89	16



**Residential: 9, 080 sq. m**  
**With Proposed Commercial Area**





## Architectural Theme: Modern - Homey Architecture

All information and visuals shown in this sales material are intended to give a general idea of the project. Plans and details are subject to change without aforementioned notice from developer



# Features/ Amenities



- Pocket gardens
- Kiddie Playgrounds
- Multi- Purpose Area
- Gated Entrance – 24 hr security
- Perimeter Fence
- Commercial Space Area





# Facilities



- **Concrete Roads**
  - Main road (8 meters R-O-W)
  - Secondary (6.5 meters R-O-W)
- Concrete Curb and gutter
- One Car Garage per unit
- Underground reinforced concrete drainage pipes
- Metered Water Supply System
- Electrical Distribution System
- Access to Telephone lines
- Access to Television Cable lines
- Drainage & Sewerage System
- Garbage System



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## Two- Bedroom Starter Home



Second Floor



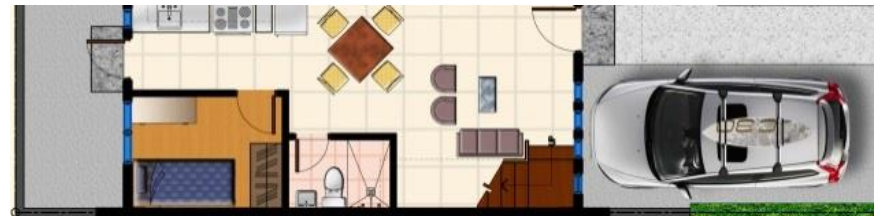
Ground Floor

**Floor area : 49.5 sq. m**

**Lot area : 50 sq. m**



## Three-Bedroom Family Home



Second Floor



Ground Floor

**Floor area : 67 sq. m**

**Lot area : 70 sq. m**



# Unit Finishes

Section	Features	Section	Features
<b>Flooring</b>		<b>Roofing</b>	Long span ribbed type
<ul style="list-style-type: none"><li>• Living</li></ul>	Ceramic tiles 60x60 china	<b>Doors</b>	
<ul style="list-style-type: none"><li>• Bedroom</li></ul>	Vinyl wood tiles	<ul style="list-style-type: none"><li>• Entrance</li></ul>	Solid
<ul style="list-style-type: none"><li>• Hallways</li></ul>	Vinyl wood tiles	<ul style="list-style-type: none"><li>• Bedroom</li></ul>	Hollow core wood (panel door)
<b>Walls</b>		<ul style="list-style-type: none"><li>• Toilet &amp; Bath</li></ul>	PVC flush
<ul style="list-style-type: none"><li>• Exterior</li></ul>	CHB	<ul style="list-style-type: none"><li>• Locksets</li></ul>	Main Lever type
<ul style="list-style-type: none"><li>• Interior</li></ul>	Drywall interior partitions (w/in unit)	<ul style="list-style-type: none"><li>• Locksets</li></ul>	Rear Cylindrical
<ul style="list-style-type: none"><li>• Wall finish</li></ul>	2 coats painted plain cement	<b>Windows</b>	
<b>Ceiling</b>	Painted gypsum ceiling for interior	<ul style="list-style-type: none"><li>• Balcony</li></ul>	Analoc glass window
		<ul style="list-style-type: none"><li>• MBR &amp; Stairs</li></ul>	Analoc glass window





# Unit Finishes

Section	Features	Section	Features
<b>Kitchen</b>		<b>Electrical</b>	Provision for main and accent lighting
<ul style="list-style-type: none"><li>Countertop</li></ul>	Granite Top	<b>CATV</b>	Roughing-in only
<ul style="list-style-type: none"><li>Sink</li></ul>	Single stainless with drain	<b>Telephone</b>	Roughing-in only
<ul style="list-style-type: none"><li>Lavatory and fixtures</li></ul>	Ceramic lavatory with chrome fixture	<b>AC PROVISION &amp; WIRING</b>	Provided in all rooms
<b>Toilet &amp; Bath</b>		<b>Service Area</b>	Provision
<ul style="list-style-type: none"><li>Water Heater</li></ul>	Electrical Provision	<b>Car Garage</b>	One car provision



# REALS ALLIED

## R E A L T Y

### REALS ALLIED AND PARTNERSHIP COMPANY

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## **Your Home and Real Property Investment Service Provider**

### Contact Information