

MESAVIRRE

Garden Residences

BACOLODCITY

5th of Cebu Landmasters' Best-Selling Garden Series



Midori
Residences

Banilad, Cebu City



MIVESA
Garden Residences

Lahug, Cebu City



MESAVERTE
RESIDENCES

Cagayan de Oro



Mesatierra
Garden Residences

Davao City

Introducing a **refreshing addition** to
the Bacolod City skyline.

MESAVIRRE

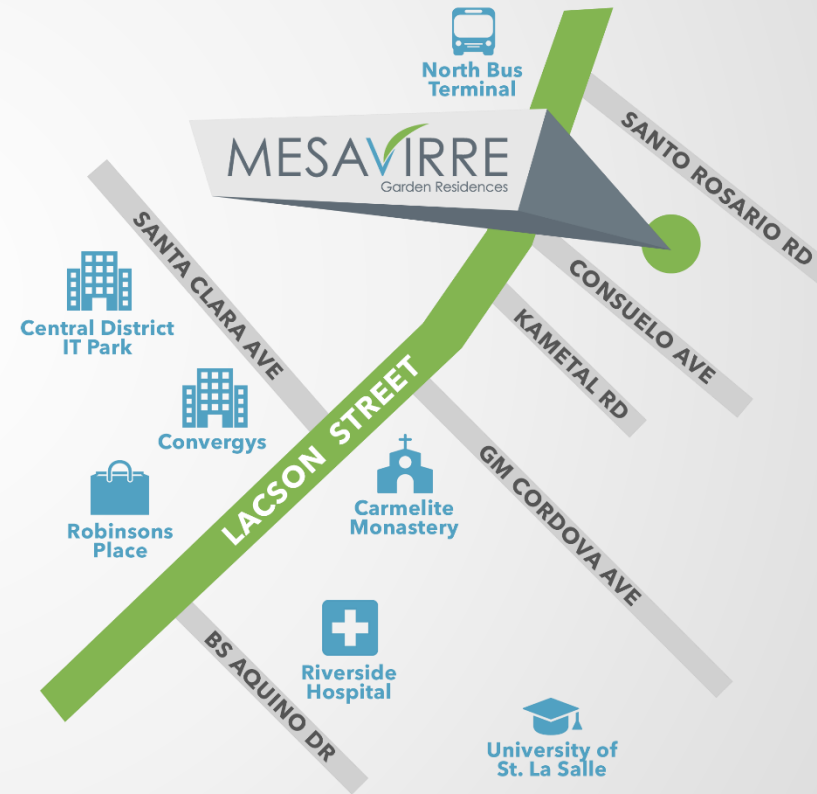
Garden Residences



LOCATION

Situated at a **strategic** part of Bacolod City, it is within a 1- kilometer radius to **major establishments**:

- 600m from **Bacolod North Bus Terminal**, 2 mins. via car
- 600m from Carmelite Monastery, 2 mins. via car
- 900m from **Concentrix, iQor**, 3 mins. via car
- 800m from **City Mall, Lopue's Mandalagan, Art District** 3 mins.
- 500m **BDO, Metrobank, BPI, China Bank** 3 mins. via car
- 1.4km from **Robinson's Place**, 5 mins. via car
- 2.4KM **Queen Mercy Hospital**
- 3.0km from Riverside Hospital, Riverside College, 11 mins. via car
- 3.0km from San Agustin College, 11 mins. via car
- 3.2km from University of St. La Salle, 14 mins. via car
- 3.6km from St. John's Institute, 14 mins. via car
- 13.8km from Airport, 17 mins. via car



MASTERPLAN



Total Land Area: **1 hectare**

No. of Buildings: **3 buildings**

Building	No. of Storeys	No. of Residential Units	No. of Parking Units
Building A	16 Storeys	294 units	56 units
Building B	19 Storeys	442 units	91 units
Building C	18 Storeys	336 units	63 units
TOTAL		1,072 units	210 units

SITE DEVELOPMENT PLAN

Future Development ▶
(Residential)

Residential ▶

Retail ▶



BUILDING FEATURES

- Balcony on selected units
- All units are combinable
- 1.5-meter wide corridors
- 3 Passenger Elevators per building
- Garbage Room per floor
- 100% Back-Up Power
- High Ceiling Lobby
- 24/7 CCTV Security System
- Property Management Services



COMMUNITY AMENITIES

- Welcome Pavilion
- Gate & Guardhouse
- Lobby & Lounges
- Landscaped Areas
- Clubhouse
- Spa Pool
- Kiddie Pool
- Lap Pool
- Sunken Deck
- Sky Garden
- Viewing Deck
- Function Rooms
- Playground
- Fitness Gym
- Kids Room
- Prayer Room
- Designated Parking Areas





DROP OFF PAVILION

Architect's Perspective



LOBBY LOUNGE

Architect's Perspective





SWIMMING POOL AMENITY

Architect's Perspective



CLUBHOUSE

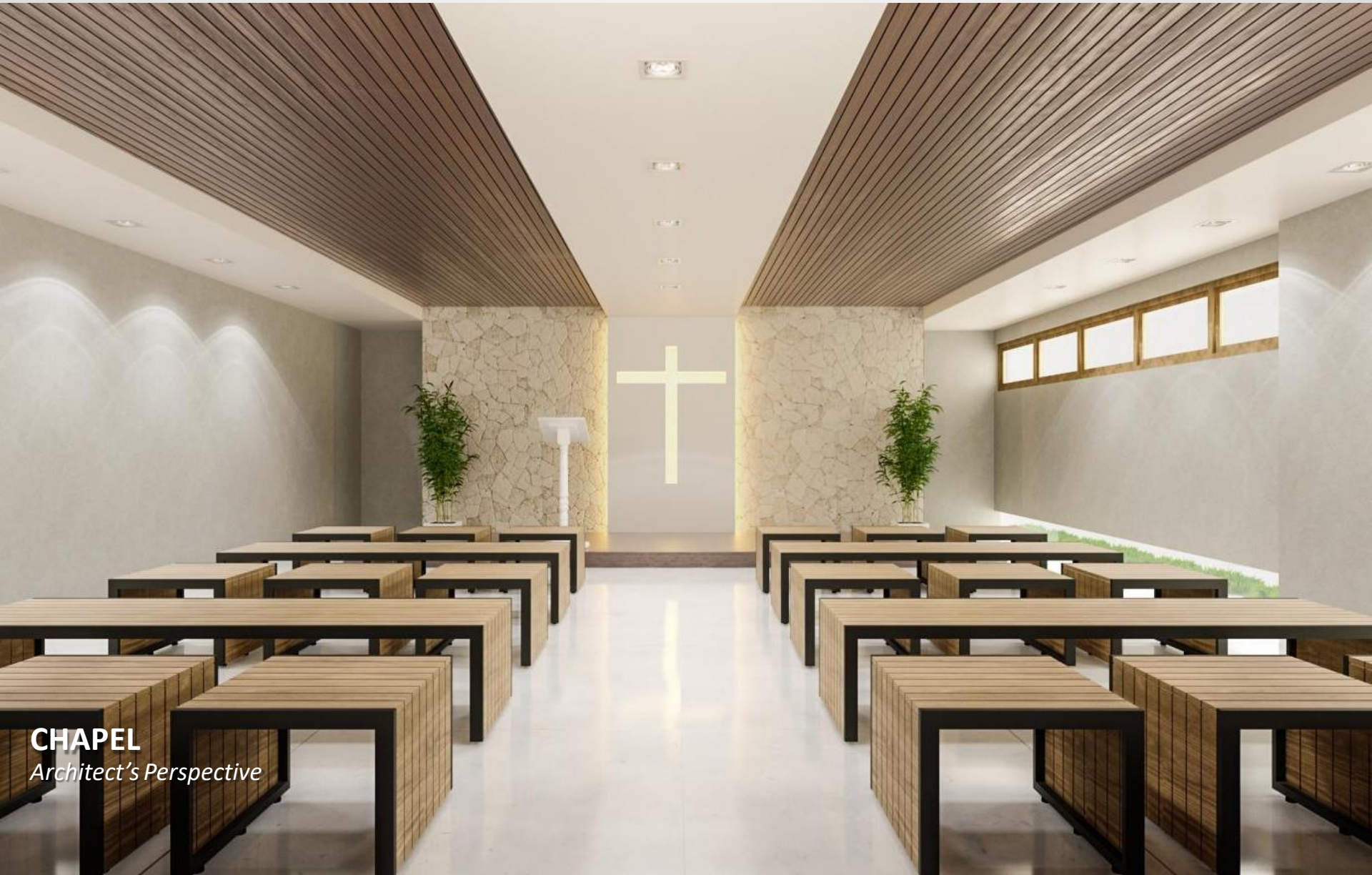


FITNESS GYM

Architect's Perspective



SKY GARDEN
Architect's Perspective



CHAPEL
Architect's Perspective

UNIT FINISHES



1-BEDROOM



STUDIO

AREA	1BR	ST
Bedroom area	12.35	7.75
Dining area	6.60	4.60
Kitchen	3.40	4.80
T&B	4.75	4.85
Living	3.70	-
TOTAL (sqm)	30.80	22.00

UNIT FEATURES



- Painted Walls, Partitions & Ceilings
- Vinyl Plank Floorings
- Tiled Toilet & Bath with Complete Bathroom Fixtures
- Kitchen Sink with Countertop
- Kitchen Base Cabinet
- Installed Fire Detection & Suppression System
- Provision for Kitchen Exhaust
- Provision for Window Type Air Conditioning Unit
- Provision for Cable, Internet & Telephone
- Provision for Water Heater



STUDIO UNIT
Architect's Perspective



1-BEDROOM UNIT

Architect's Perspective



1-BEDROOM UNIT

Architect's Perspective

FLOOR PLANS



TYPICAL FLOOR PLANS

(2nd-16th Floor)

A

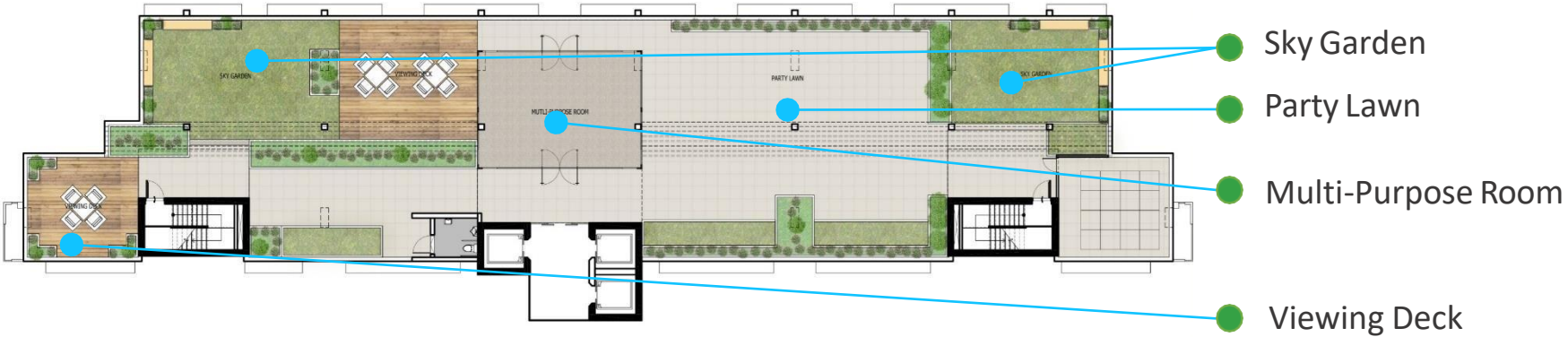
Lacson St. and Sto. Rosario Road



Units per floor:	21
• Studio:	16
• 1-BR:	5

ROOF DECK

A



TYPICAL FLOOR PLANS

B

(2nd-20th Floor)

MesaVirre *Building A*



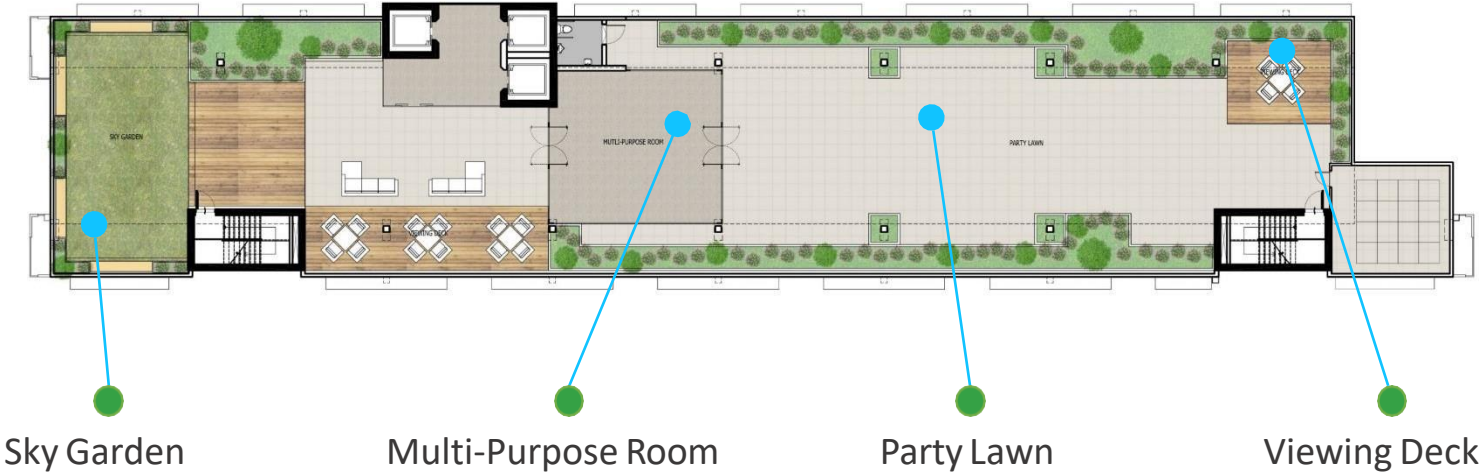
Sto. Rosario Road

MesaVirre *Building C*

Units per floor:	26
• Studio:	22
units	
• 1-BR:	4
units	

ROOF DECK

B



Sky Garden

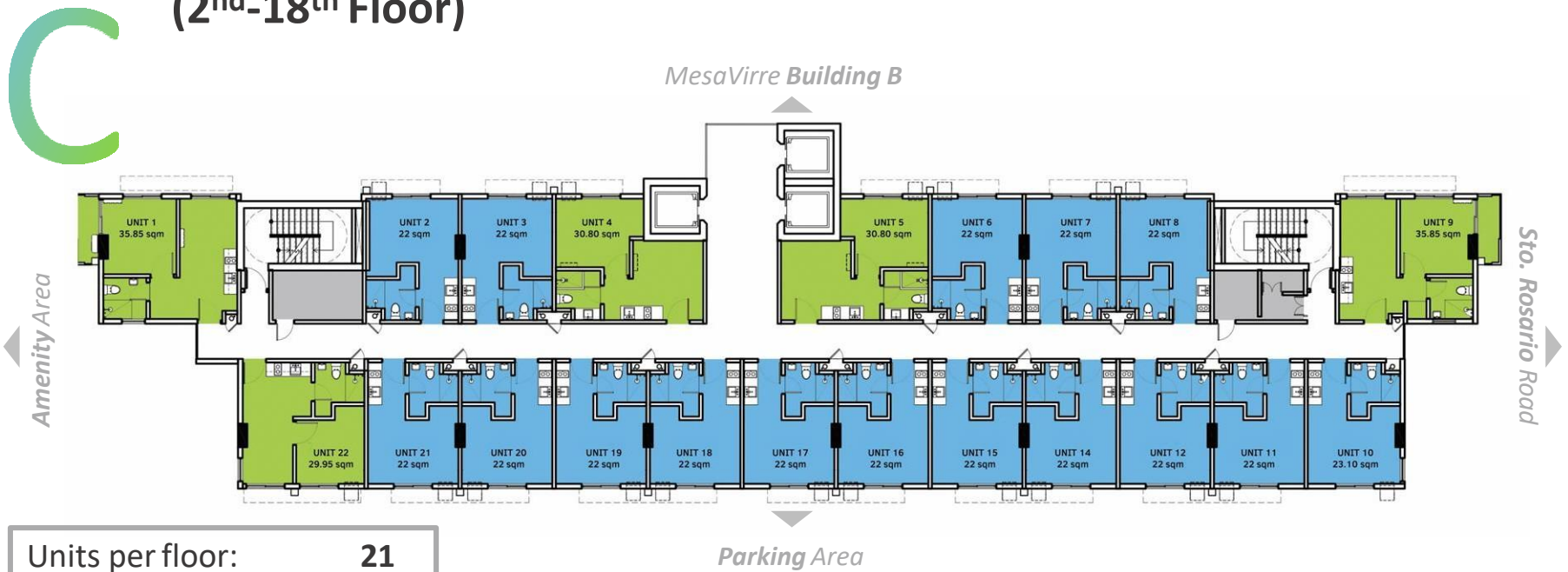
Multi-Purpose Room

Party Lawn

Viewing Deck

TYPICAL FLOOR PLANS

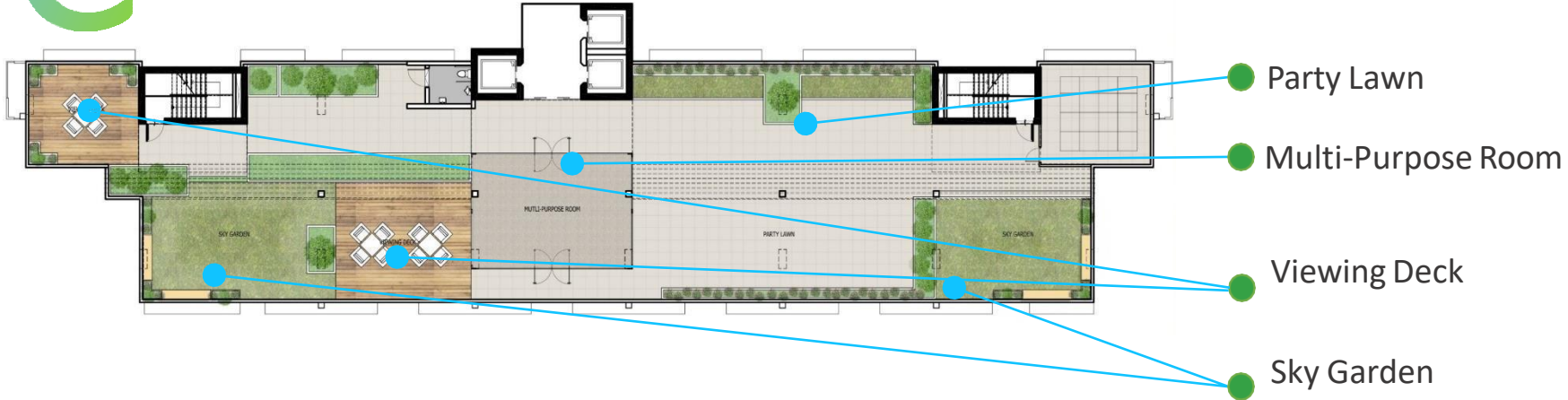
(2nd-18th Floor)



Units per floor:	21
• Studio:	16
units	
• 1-BR:	5
units	

ROOF DECK

C





MESAVIRRE

Garden Residences

COMPLETION

BLDG A= Q3 2021
BLDG B= Q4 2021
BLDG C= Q4 2022

EASY RESERVATION REQUIREMENTS

1. Complete filled-in and signed Buyer's Information Sheet (BIS)
2. **Copy of BIR ID or ITR or BIR 1904 or COR of Principal Buyer**
3. **1 Valid Government Issued ID with 3 specimen signature (spouse if married);** *Primary ID such as PRC ID, Driver's License, UMID, Passport, Postal ID, SSS ID, OWWA ID, iDOLE Card*
4. Reservation SPA / Authorization Letter (CLI Format)
5. Reservation Fee (Cash/Deposit/Online Deposit) *Note: deposit slip should be presented to Sales Department for proper tagging of payments.*

BALANCE RESERVATION REQUIREMENTS:

To be submitted within 30 days from Reservation Date:

1. Post Dated Checks
2. Signed Contract To Sell (CTS)
3. Notarized Special Power of Attorney (If applicable)
4. Copy of PSA Birth Certificate (if Single)
5. Copy of PSA Birth Certificate & PSA Marriage Certificate (if married)

The No. 1 Local Housing Developer in Metro Cebu

(CBRE Philippines, 2016)



Our 12 years of real estate experience was spent on becoming a master of one thing. Serving you.


CEBU LANDMASTERS
We Build with You in Mind