

PROJECT BRIEF



128 NIVEL HILLS

CEBU CITY




128 NIVEL HILLS

Nivel Hills is a master-planned property poised to be the most sought-after address in Metro Cebu, sitting on an expensive property along Cebu Veteran's Drive, Nivel Hills, Lahug Cebu City.





*FOR ANNOUNCEMENT PURPOSES ONLY

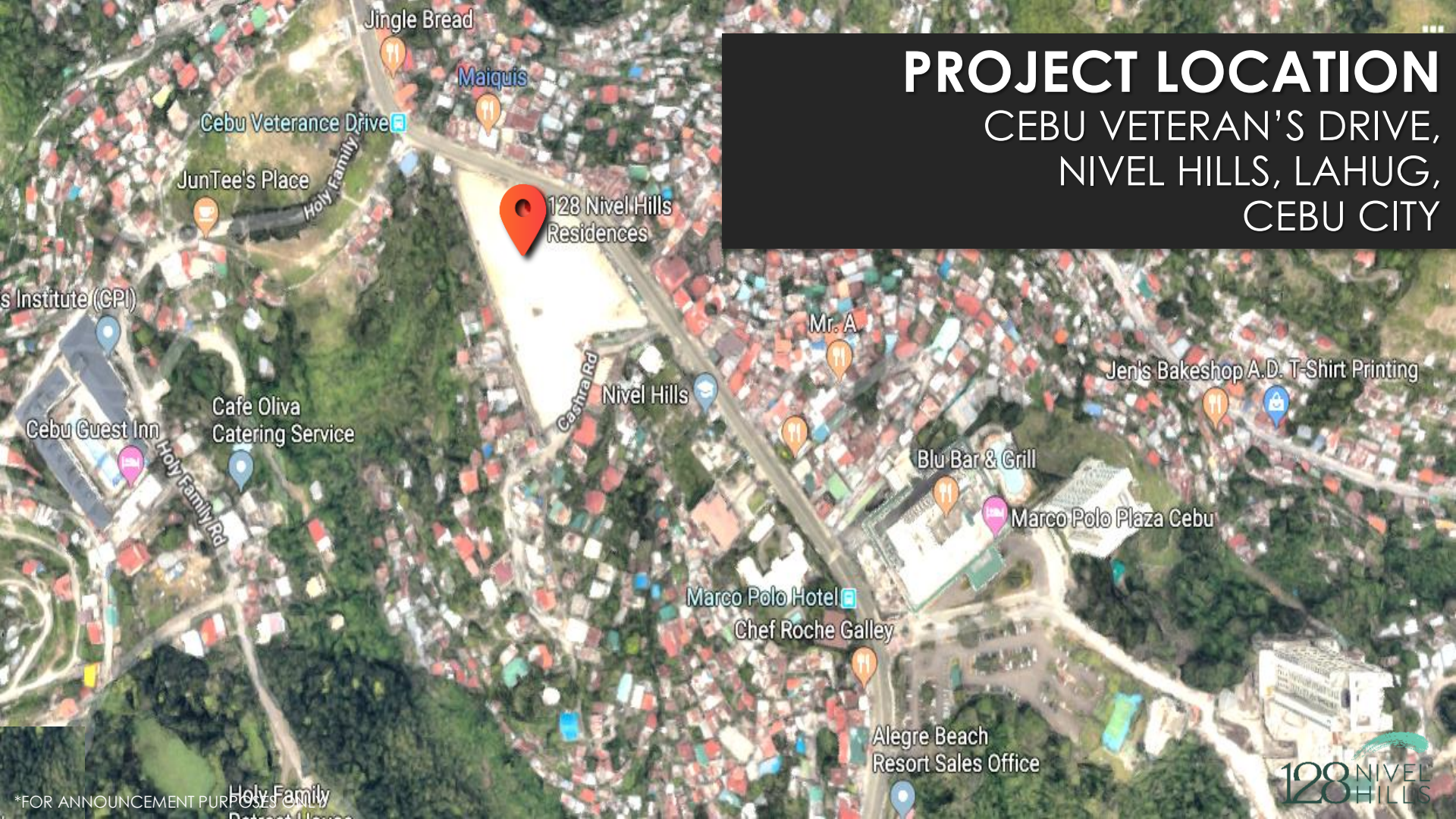


The whole Nivel Hills project is composed of two (2) towers and a branded hotel. The first tower is a mix of 210 condotel units and 346 residential units. While the second tower is purely a residential development boasting 613 units.

Residents and guests are assured of exceptional living spaces, five-star amenities and modern conveniences.

PROJECT LOCATION

CEBU VETERAN'S DRIVE,
NIVEL HILLS, LAHUG,
CEBU CITY



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128 NIVEL HILLS



DEVELOPMENT PLAN

PROJECT DETAILS

NIVEL HILLS TOWER 1		
No. of Floors	36-Storey	
Total No. of Units	556 units	
	CONDOTEL	RESIDENTIAL
No. of floors	2 nd – 12 th Floor	14 th – 36 th Floor
No. of units	210 units	346 units
Typical Studio unit area	28.01 – 30.71 sqm	28.01 – 30.47
Typical 2BR unit area	70.98 sqm	50.89 – 70.98 sqm
Typical 3BR unit area	-	84.04 – 87.50 sqm
Typical 4BR unit area	-	114.52 – 163.90 sqm
Proof of Ownership	CCT	



WHY NIVEL HILLS

LIVING IN NIVEL HILLS IS LUXURIOUS

1. Restaurants, car dealerships and other high-end establishments have moved into the area making this place the most vibrant and dynamic section of town.
2. It's a luxury address that has a panoramic view of the entire Cebu City.



LIVING IN NIVEL HILLS IS LUXURIOUS

3. It's neighborhood are landmarks of Cebu City such as the 5-star hotel-Marco Polo Plaza.
4. Nivel Hills offers an upscale living.
5. Nivel Hills has the most breath taking view of the mountains of Cebu, and Mactan Channel giving you the most relaxing ambiance.





SHOPPING AND LEISURE

CEBU CITY

CASINO FILIPINO

Salinas Drive, Cebu City

(3.2 KM / 10 MINS)

AYALA MALLS CENTER CEBU

Cardinal Rosales Ave.

(3.7 KM / 10 MINS)

CEBU COUNTRY CLUB

Gov. M. Cuenco Ave.

(5.1 KM / 15 MINS)

MAGELLAN'S CROSS

P. Burgos St., Cebu City

(6.3 KM / 25 MINS)



BUSINESS PARKS

CEBU CITY

CEBU BUSINESS PARK

Ayala Access Rd.
(3.9 KM / 13 MINS)

CEBU IT PARK

Jose Maria del Mar St.
(3.0 KM / 9 MINS)



EDUCATIONAL INSTITUTIONS

CEBU CITY

CEBU PELIS INSTITUTE

Nivel Hills, Cebu

(350 M / 1 MIN)

UNIVERSITY OF THE
PHILIPPINES

Cebu City

(2.5 KM / 5 MINS)

HEALTH FACILITIES

CEBU CITY

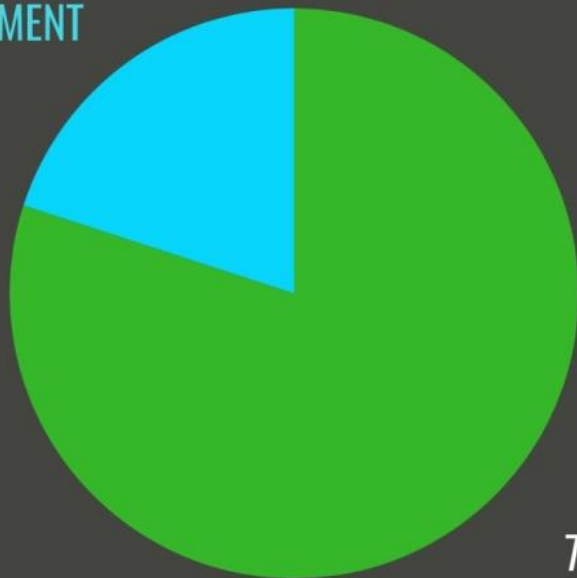
CHONG HUA HOSPITAL
Don Mariano Cui St.
(2.6KM / 15 MINS)

CEBU DOCTOR'S
UNIVERSITY HOSPITAL
Osmeña Blvd.
(2.8 KM / 16 MINS)

OPERATING CONDOTELS

- **SOTOGRADE CEBU** - Mactan, Cebu (2008)
- **LA BREZA** - Quezon City (2011)
- **LA MIRADA** - Mactan, Cebu (2012)
- **STRADELLA AT EAST BEL-AIR** - Cainta, Rizal (2015)
- **SPLENDIDO TAAL TOWER 2** - Tagaytay City (2016)
- **ARTERRA RESIDENCES** - Mactan, Cebu (2017)
- **SOTOGRADE ILOILO** - Jaro, Iloilo (2018)
- **SOTOGRADE DAVAO** – Davao City (Q1 2020)
- **SOTOGRADE NEOPOLITAN** – Fairview, Quezon City (2020)
- **SOTOGRADE KATIPUNAN** – Katipunan, Quezon City (Q1 2021)

30%
STA. LUCIA HOTEL
MANAGEMENT



70%

INVESTORS

70%
INVESTORS



ADVANTAGES OF A CONDOTEL TANGIBLE ASSET

CONDO

Monthly rental
income from a
private lessee

CONDOTEL

Quarterly
dividends from
Sta. Lucia

30 room nights
per year



ADVANTAGES OF A CONDOTEL

SECURITY & OWNERSHIP

CONDO

Full ownership covered by CCT, with the option to lease, sell at your risk

CONDOTEL

Hassle-free full ownership by CCT, investment, option to use as residential after 15 years.



ADVANTAGES OF A CONDOTEL

INCOME POTENTIAL

CONDO

Non-guaranteed
rental income
from private
lessee
depending on
market

CONDOTEL

Guaranteed
income thru
quarterly
dividends based
on occupancy
rate of the hotel

ADVANTAGES OF A CONDOTEL

EXCLUSIVE PRIVILEGES

CONDO	CONDOTEL
NONE	Complimentary non-cumulative 30 room nights per year, with the option to use 3 room nights at other operational condotels to be deducted from the 30 nights

**UNIT OWNER START GETTING DIVIDENDS
AND A 30-ROOM NIGHTS PRIVILEGE
ONCE THE HOTEL/CONDOTEL IS OPERATIONAL PROVIDED THAT:**

BANK FINANCING

Investor is fully paid with the required down payment and Sta. Lucia Land, Inc. received bank guarantee from the bank for the balance.

IN-HOUSE FINANCING

Investor is fully paid with the required down payment and has provided Post-Dated Checks (PDC) for the balance and has paid insurance. Moreover, investor is religiously paying Monthly Amortization and not delinquent.

For both bank and in-house financing, buyers must also pay turn over fees for electric and water meter*



ADVANTAGES OF LIVING IN A CONDOMINIUM

1. **Management takes care of all the common areas** such as outdoor repairs and amenities. Residential unit owners only take care of the maintenance of his/her own unit.
2. **Condominiums are with complete amenities**, from swimming pool, parking slots gym, restaurants and many others that unit owners will get to enjoy.

ADVANTAGES OF LIVING IN A CONDOMINIUM

3. **Security in a condominium is very tight.** Thus all Visitors has to pass thru security check.
4. **Profitable Asset.** You can rent out your unit or even sell it later at a higher price.
5. **Condominium is now a trend.** There is a growing popularity of condo living.

TOURISM POTENTIAL OF THE PHILIPPINES

In 2016, local tourists arrival reached 65 million. While in 2017, a total of 73 million Filipinos travelled across the Philippines.

In 2018, International Tourist Arrivals rose by 7.7% to 7.1 million visitors compared to its level in 2017.

In 2019, for the January-June period alone, **4,144,950** tourists already visited the country, marking an 11.43% increase from 2018's figures.

50% of both local and foreign tourists go to Cebu.

SOURCE: THE DEPARTMENT OF TOURISM (DOT)
<https://www.pna.gov.ph/articles/1077566>
<https://www.dti.gov.ph/resources/statistics/tourist-arrivals>

CEBU AS TOP PHILIPPINE TOURIST DESTINATION

CEBU — THE GATEWAY TO A THOUSAND JOURNEYS — is the ultimate tourism hub in Central Visayas. It was recognized as Asia's 7th best island in the World Best Awards 2019 of New York based magazine Travel + Leisure.

Cebu is accessible by air via the **Mactan–Cebu International Airport** located in Lapu-Lapu City which has direct international flights to Hong Kong, Malaysia, Singapore, Japan, China, Taiwan, Los Angeles, Dubai and South Korea, Charter flights to Russia and domestic destinations.

<https://www.sunstar.com.ph/article/1820447>

128 NIVEL
HILLS

SINULOG FESTIVAL



- Cebu is also known for its **Sinulog Festival**—a celebration in honor of the Santo Niño or the child Jesus who used to be the patron saint of the whole Cebu province.
- Sinulog is essentially a dance ritual which remembers the Filipino people's pagan past and their acceptance of Christianity, but over the years also features Cebu export quality products.
- It is among the grandest and most colorful festivals in the Philippines and has become a tourist attraction.

CEBU AS TOP PHILIPPINE TOURIST DESTINATION

Due to Mactan International Airport Terminal's opening in 2018. Cebu's tourism has helped the city further achieved strong economic resiliency.

Aside from local and foreign tourists, the entry of big-ticket **MICE** (Meetings, Incentives, Conferences and Exhibits) events to Cebu further boosted the already booming MICE business in the city.

<https://www.philstar.com/the-freeman/cebu-business/2019/01/03/1881964/tourism-cebus-likely-economic-savior-2019#7cTQZbRPudXvIOsP.99>



UNIT SUMMARY NIVEL HILLS

HOTEL UNITS			
FLOOR	# OF UNITS	STUDIO	2-BR
2 ND FLOOR	10	9	1
3 RD FLOOR	20	18	2
4 TH FLOOR	20	18	2
5 TH FLOOR	20	18	2
6 TH FLOOR	20	18	2
7 TH FLOOR	20	18	2
8 TH FLOOR	20	18	2
9 TH FLOOR	20	18	2
10 TH FLOOR	20	18	2
11 TH FLOOR	20	18	2
12 TH FLOOR	20	18	2
TOTAL	210	189	21

GRAND TOTAL					
FLOOR	# OF UNITS	STD	2-BR	3-BR	4-BR
1 ST -12 TH	210	189	21	-	-
14 TH -36 TH	346	238	80	26	2
TOTAL	556	256	101	26	2

RESIDENTIAL UNITS					
FLOOR	# OF UNITS	STUDIO	2-BR	3-BR	4-BR
14 TH FLOOR	18	14	4	-	-
16 TH FLOOR	18	14	4	-	-
17 TH FLOOR	18	14	4	-	-
18 TH FLOOR	18	14	4	-	-
19 TH FLOOR	18	14	4	-	-
20 ST FLOOR	18	14	4	-	-
21 ND FLOOR	18	14	4	-	-
22 ND FLOOR	18	14	4	-	-
23 ND FLOOR	18	14	4	-	-
24 ND FLOOR	18	14	4	-	-
25 ND FLOOR	18	14	4	-	-
26 ND FLOOR	18	14	4		-
27 ND FLOOR	18	14	4	-	-
28 ND FLOOR	18	14	4	-	-
29 ND FLOOR	18	14	4	-	-
30 TH FLOOR	18	14	4	-	-
31 ST FLOOR	18	14	4	-	-
32 ND FLOOR	9	-	3	6	-
33 RD FLOOR	9	-	3	6	-
34 TH FLOOR	9	-	3	6	-
35 TH FLOOR	9	-	3	6	-
36 TH FLOOR	4	-	-	2	2
TOTAL	346	238	80	26	2



FLOOR PLAN & UNIT LAYOUT

NIVEL HILLS
TOWER 1

FLOOR PLAN TOWER 1

CONDOTEL: 2ND FLOOR





STUDIO GARDEN TANDEM UNIT
28.01 sqm
 SCALE 1:75MTS
DECK: 15.04 SQM
ACCU: 2.70 SQM

STUDIO GARDEN TANDEM UNIT
28.01 sqm
 SCALE 1:75MTS
DECK: 16.22 SQM
ACCU: 2.70 SQM



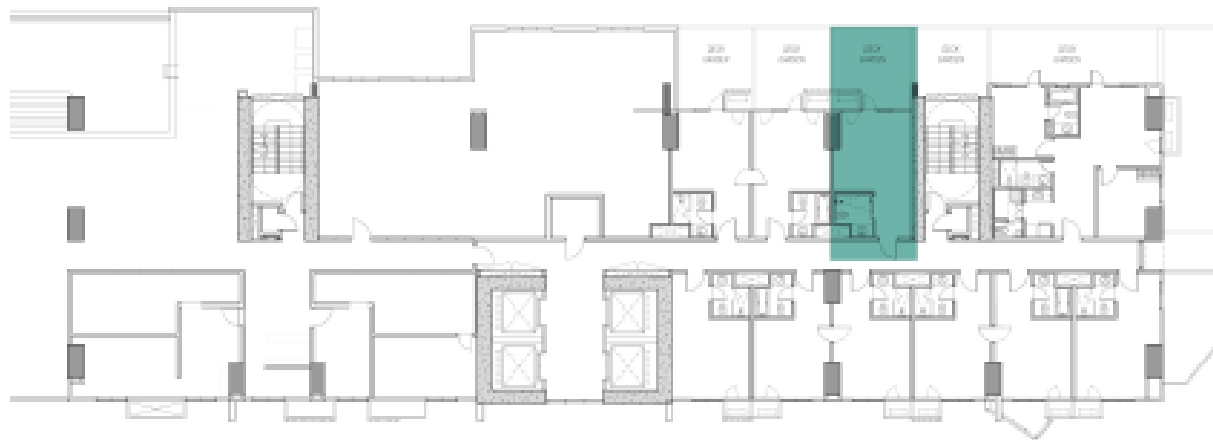
STUDIO TANDEM UNIT
28.01 sqm



STUDIO TANDEM UNIT
28.01 sqm



STUDIO GARDEN PWD UNIT
28.01 sqm
 SCALE 1:75MTS
DECK: 15.30 SQM
ACCU: 1.35 SQM



STUDIO GARDEN PWD UNIT
28.01 sqm



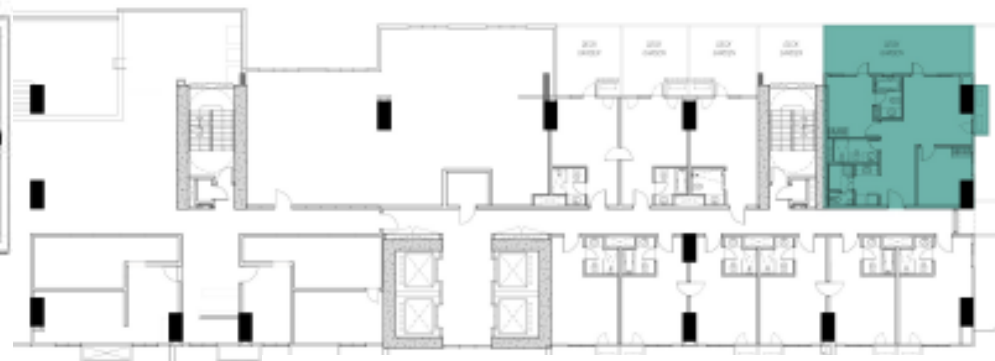
2-BEDROOM GARDEN UNIT

70.98 sqm

SCALE 1:75MTS

DECK: 24.38 SQM

ACCU: 2.70 SQM



2-BEDROOM GARDEN UNIT
70.98 sqm



STUDIO UNIT
28.01 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM



STUDIO UNIT
30.71 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM



STUDIO UNIT
28.01 sqm



STUDIO UNIT
30.71 sqm



STUDIO TANDEM UNIT
 28.01 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM

STUDIO TANDEM UNIT
 28.01 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM



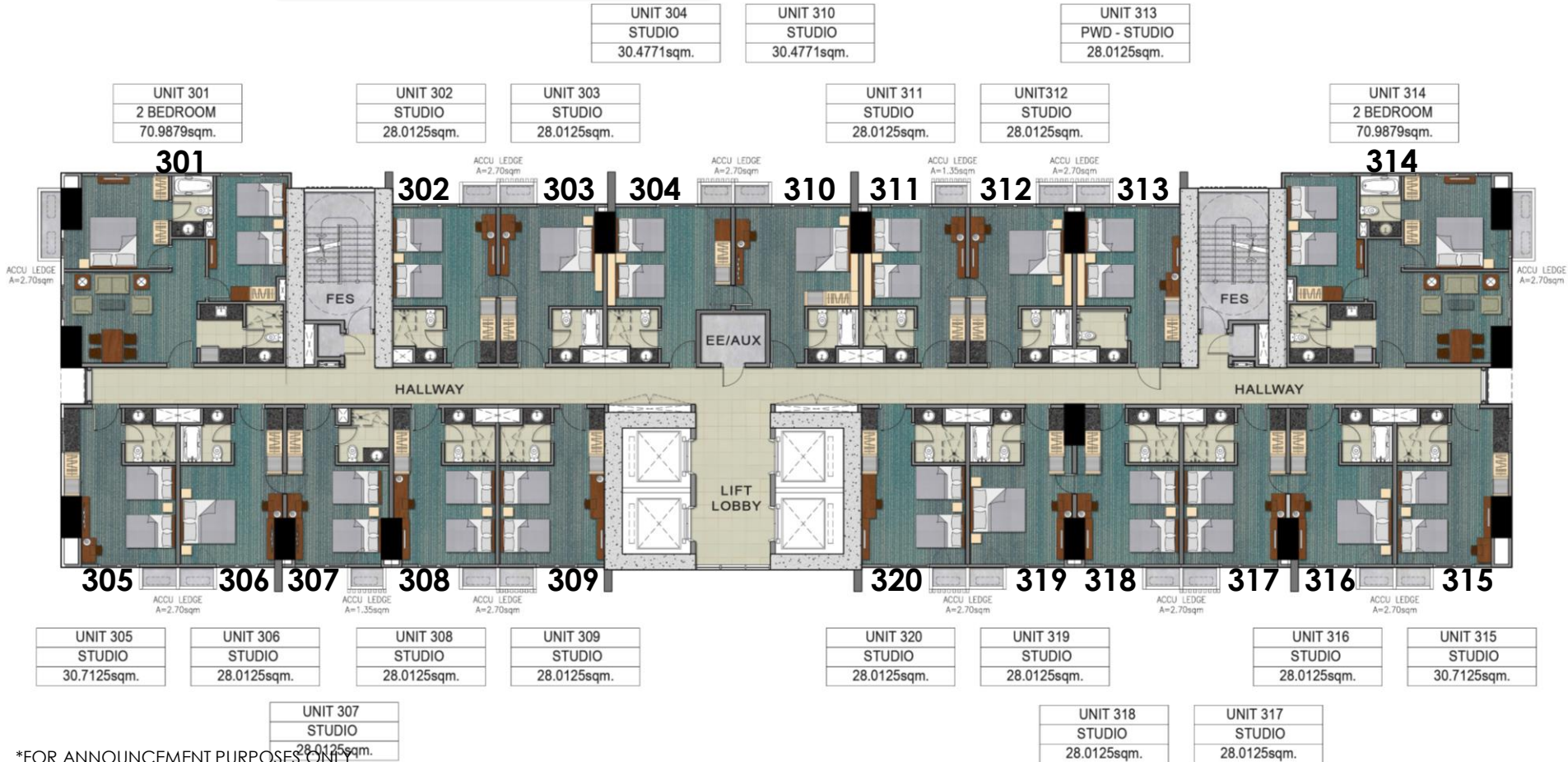
STUDIO TANDEM UNIT
 28.01 sqm



STUDIO TANDEM UNIT
 28.01 sqm

FLOOR PLAN TOWER 1

CONDOTEL: TYPICAL 3RD TO 8TH FLOOR



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STUDIO TANDEM UNIT
28.01 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM



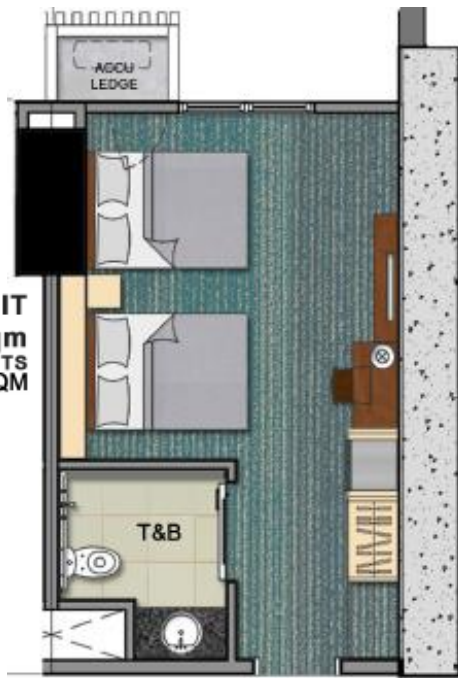
STUDIO UNIT
28.01 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM



STUDIO UNIT
28.01 sqm



STUDIO TANDEM UNIT
28.01 sqm



STUDIO PWD UNIT
28.01 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM



STUDIO TANDEM UNIT
30.47 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM

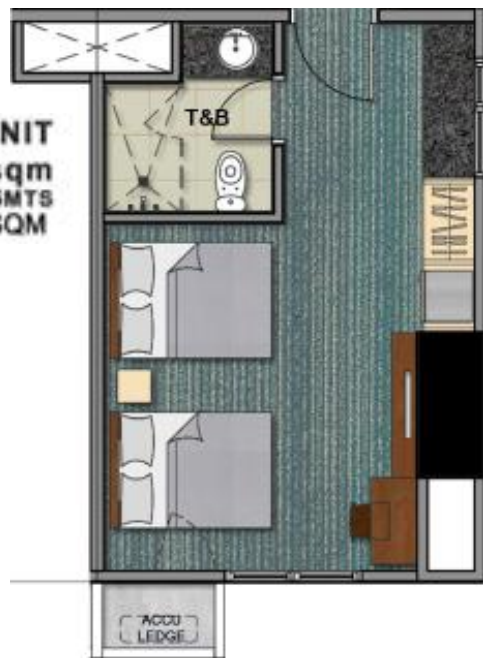


STUDIO PWD UNIT
28.01 sqm

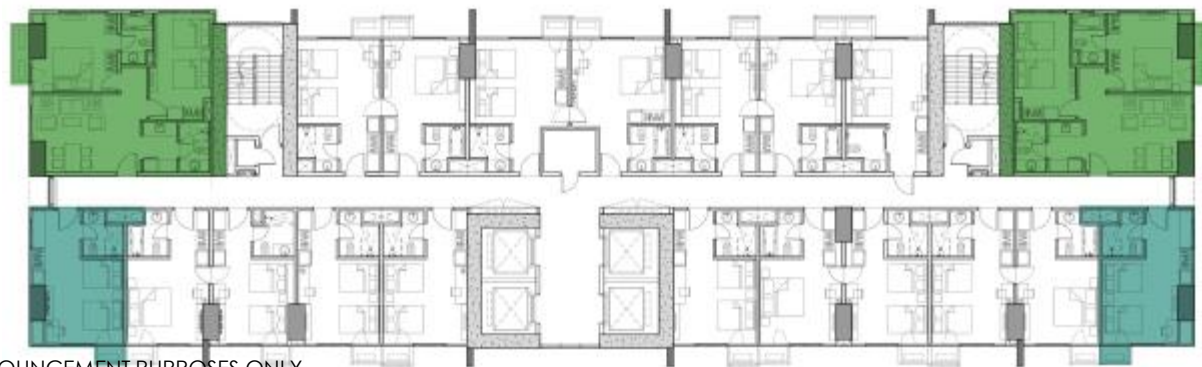


STUDIO TANDEM UNIT
30.47 sqm

STUDIO UNIT
30.71 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM



2-BEDROOM UNIT
70.98 sqm
 SCALE 1:75MTS
 ACCU: 2.70 SQM



2-BEDROOM UNIT
70.98 sqm



STUDIO UNIT
30.71 sqm



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STUDIO TANDEM UNIT

28.01 sqm

SCALE 1:75MTS

ACCU: 1.35 SQM



STUDIO TANDEM UNIT

28.01 sqm





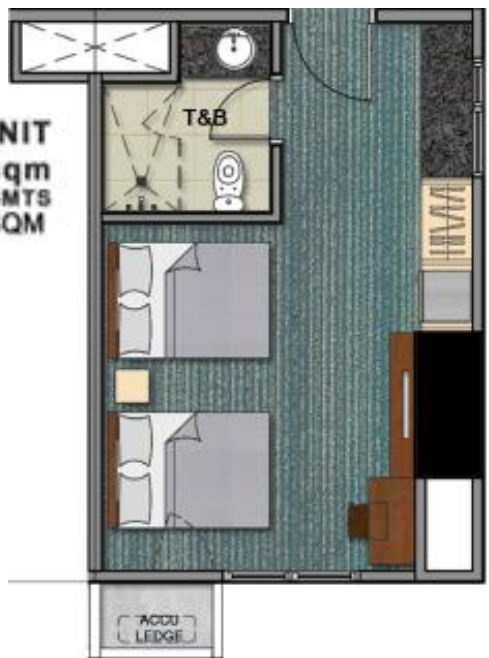
STUDIO TANDEM UNIT
30.47 sqm



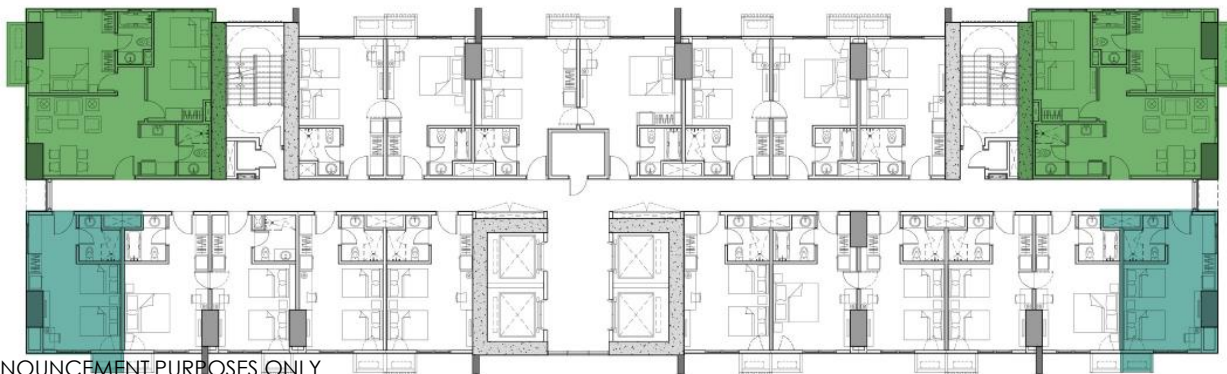
STUDIO TANDEM UNIT
30.47 sqm
SCALE 1:75MTS
ACCU: 1.35 SQM



STUDIO UNIT
30.71 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM



2-BEDROOM UNIT
70.98 sqm
 SCALE 1:75MTS
 ACCU: 2.70 SQM



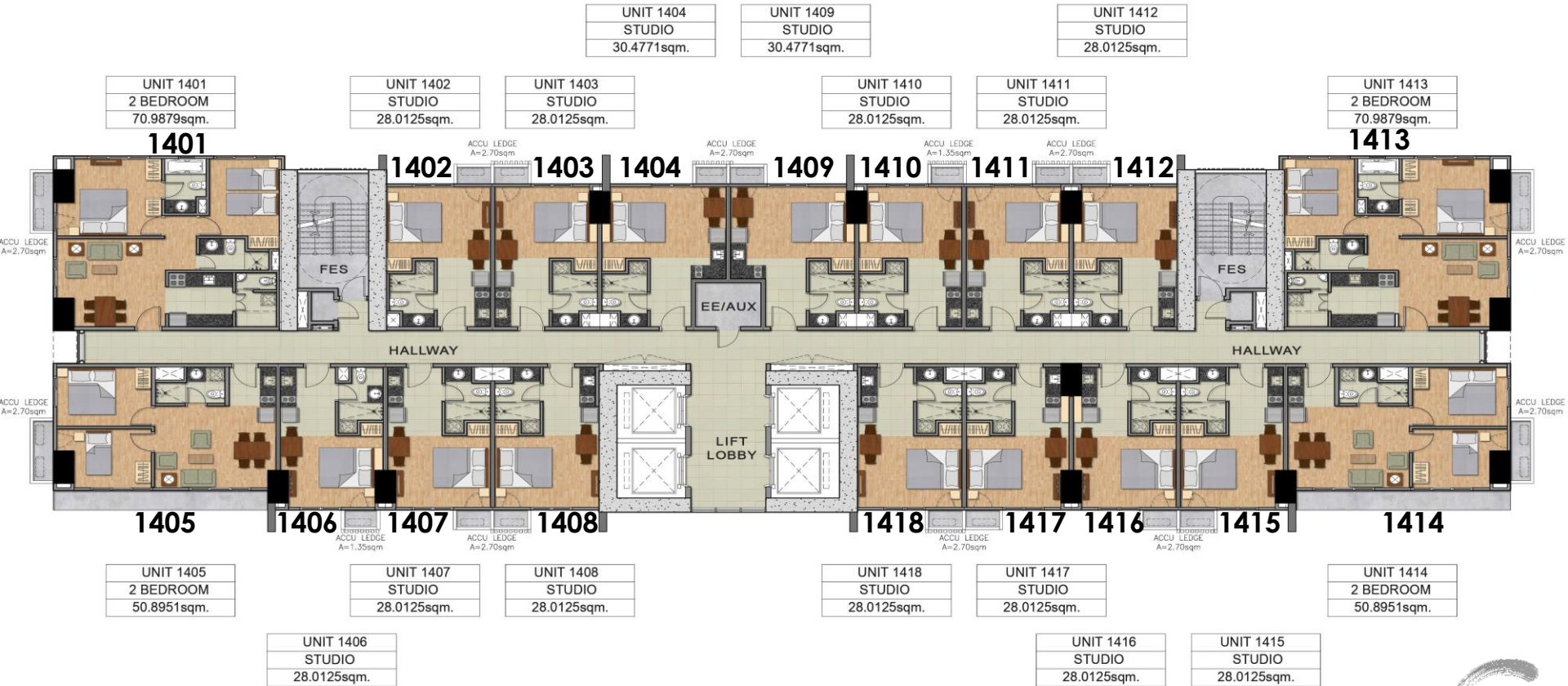
2-BEDROOM UNIT
70.98 sqm



STUDIO UNIT
30.71 sqm

FLOOR PLAN TOWER 1

RESIDENTIAL: TYPICAL 14TH TO 31ST FLOOR



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STUDIO UNIT
28.01 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM



STUDIO UNIT
30.47 sqm
 SCALE 1:75MTS
 ACCU: 1.35 SQM



STUDIO UNIT
28.01 sqm



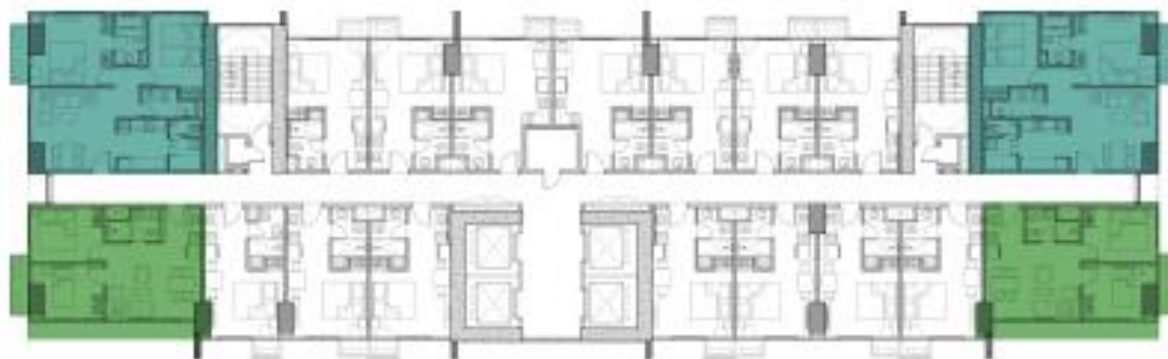
STUDIO UNIT
30.47 sqm



2 BEDROOM UNIT
50.89 sqm
 SCALE 1:75MTS
 ACCU: 2.70 SQM



2 BEDROOM UNIT
70.98 sqm
 SCALE 1:75MTS
 ACCU: 2.70 SQM



2-BEDROOM UNIT
70.98sqm



2-BEDROOM UNIT
50.89sqm



2 BEDROOM UNIT
70.99 sqm
 SCALE 1:75MTS
 ACCU: 2.70 SQM



2 BEDROOM UNIT
70.99 sqm



3 BEDROOM UNIT
79.27 sqm

3 BEDROOM UNIT
79.27 sqm
 SCALE 1:75MTS
 ACCU: 4.05 SQM





2 BEDROOM UNIT

56.02 sqm

SCALE 1:75MTS

ACCU: 2.70 SQM

8300



2 BEDROOM UNIT

56.03 sqm

SCALE 1:75MTS

ACCU: 2.70 SQM



2 BEDROOM UNIT
56.02 sqm



2 BEDROOM UNIT
56.03 sqm



2 BEDROOM UNIT
60.95 sqm



3 BEDROOM UNIT
87.04 sqm

3 BEDROOM UNIT
87.04 sqm
SCALE 1:75MTS
ACCU: 4.05 SQM



3 BEDROOM UNIT
84.04 sqm
 SCALE 1:75MTS
 ACCU: 4.05 SQM



3 BEDROOM UNIT
84.04 sqm



FLOOR PLAN TOWER 1

RESIDENTIAL: 36TH FLOOR

UNIT 3601
4 BED ROOM
135.5340sqm.

UNIT 3602
3 BEDROOM
86.5012sqm.

UNIT 3604
4 BEDROOM
114.5152sqm.

3601

3602

3604

3605

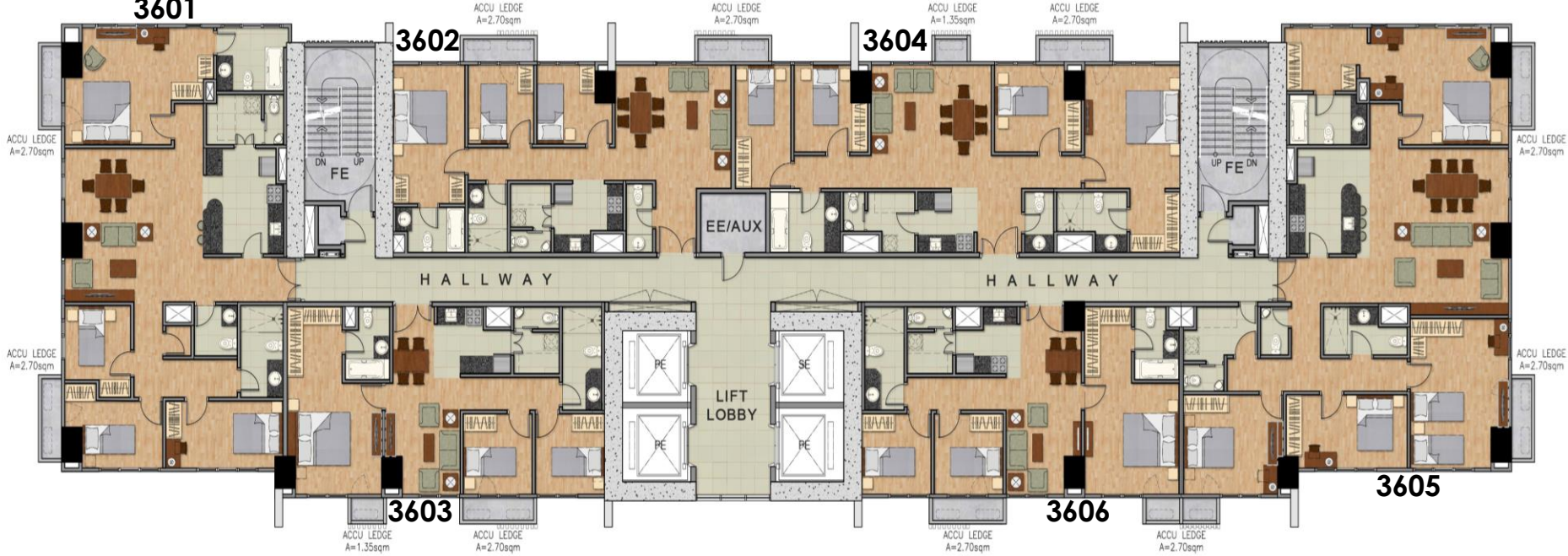
3603

3606

UNIT 3603
3 BED ROOM
84.3974sqm.

UNIT 3606
3 BED ROOM
84.0379sqm.

UNIT 3605
4 BED ROOM
163.9036sqm.





3 BEDROOM UNIT
86.50 sqm
 SCALE 1:75MTS
 ACCU: 4.05 SQM
 12450



3 BEDROOM UNIT
84.40 sqm
 SCALE 1:75MTS
 ACCU: 4.05 SQM



3 BEDROOM UNIT
86.50 sqm



3 BEDROOM UNIT
84.40 sqm



4 BEDROOM UNIT

114.52 sqm

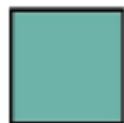
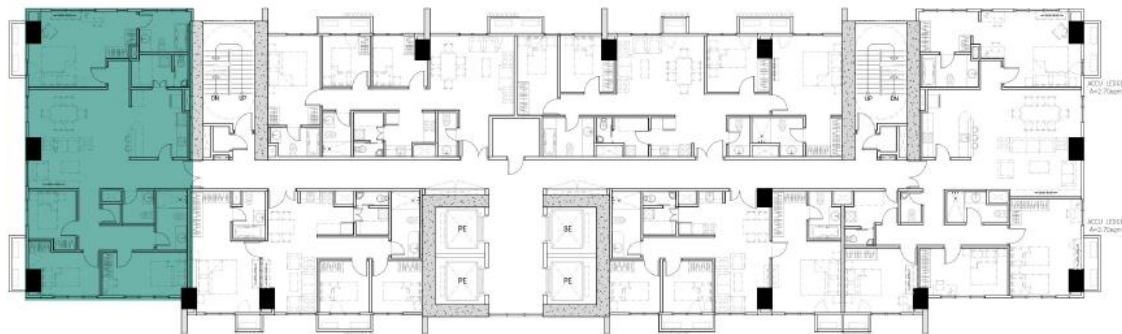
SCALE 1:75MTS

ACCU: 4.05 SQM



4 BEDROOM UNIT
114.52 sqm






4 BEDROOM UNIT
135.53 sqm



4 BEDROOM UNIT
163.90 sqm
SCALE 1:75MTS
ACCU: 6.75 SQM



 **4 BEDROOM UNIT**
163.90 sqm



CONSTRUCTION AND DELIVERY NIVEL HILLS TOWER 1

START OF CONSTRUCTION

JAN 2020

TARGET YEAR OF
COMPLETION/TURNOVER/
OPERATIONS

2026
(plus 6 months grace period)

PERSPECTIVE: TYPICAL STUDIO UNIT



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PERSPECTIVE: TYPICAL STUDIO UNIT



*FOR ANNOUNCEMENT PURPOSES ONLY

PERSPECTIVE: TYPICAL STUDIO UNIT BATHROOM



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Fitness Gym
Game room
Fitness Gym and Wellness Center
Pool Complex
Meeting Rooms
Open Lounge

The two (2) towers of Nivel Hills will be connected via a common podium at the second floor that will house all the development's features and amenities.

PERSPECTIVE: DROP-OFF



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PERSPECTIVE: DROP-OFF



128 NIVELITE

*FOR ANNOUNCEMENT PURPOSES ONLY.



PERSPECTIVE: DROP-OFF

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PERSPECTIVE: TOWER 1 LOBBY



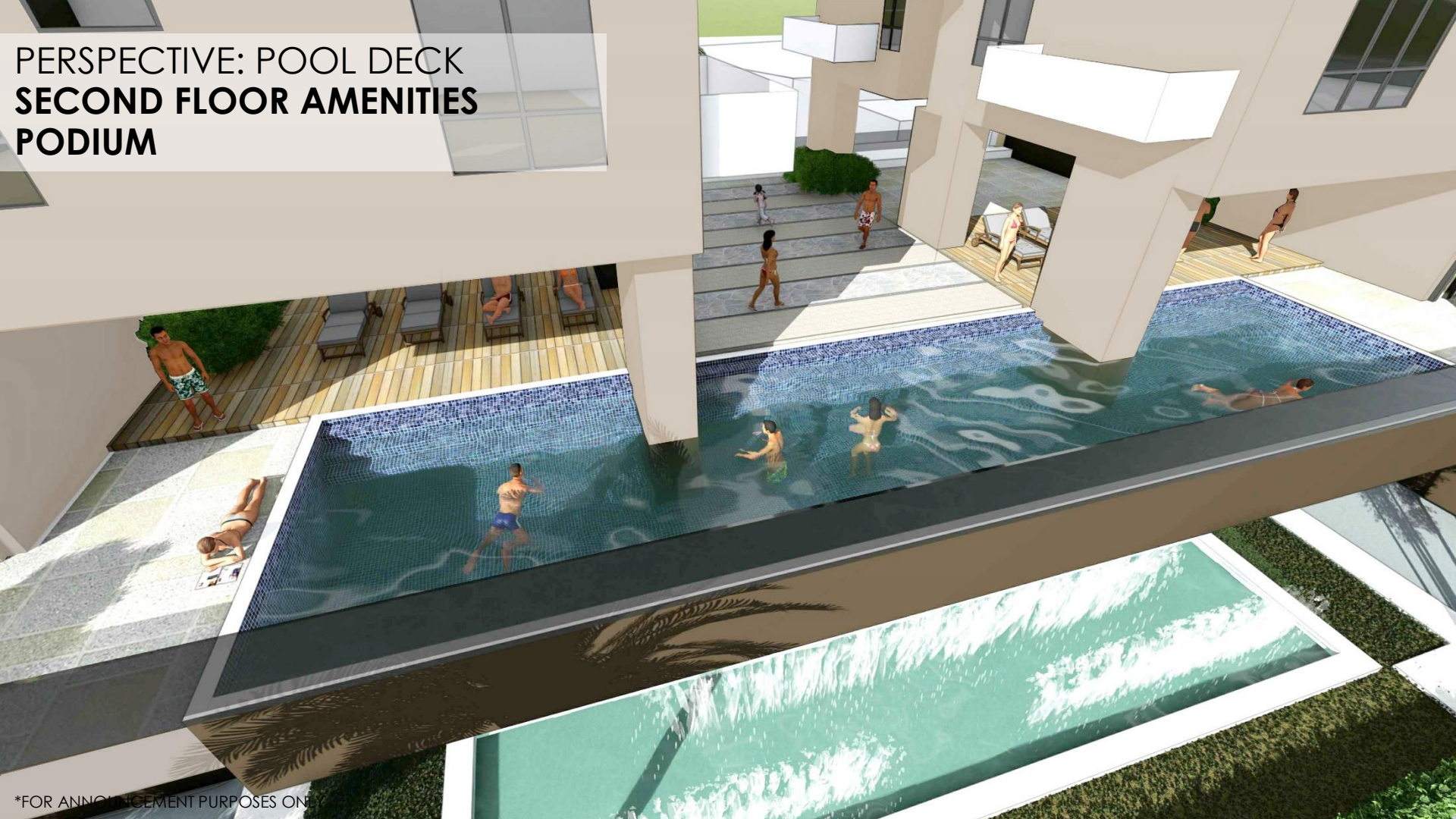
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PERSPECTIVE: TOWER 1 LOBBY



*FOR ANNOUNCEMENT PURPOSES ONLY

**PERSPECTIVE: POOL DECK
SECOND FLOOR AMENITIES
PODIUM**



*FOR ANNOUNCEMENT PURPOSES ONLY

**PERSPECTIVE: POOL DECK
SECOND FLOOR AMENITIES
PODIUM**



*FOR ANNOUNCEMENT PURPOSES ONLY

**PERSPECTIVE: POOL DECK
SECOND FLOOR AMENITIES
PODIUM**



*FOR ANNOUNCEMENT PURPOSES ONLY

PERSPECTIVE: SPA RECEPTION



spa & wellness
AT NIVEL

PERSPECTIVE: COFFEE SHOP



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PERSPECTIVE: COFFEE SHOP



*FOR ANNOUNCEMENT PURPOSES ONLY

PERSPECTIVE: FUNCTION ROOM



*FOR ANNOUNCEMENT PURPOSES ONLY

PERSPECTIVE: GAME ROOM



*FOR ANNOUNCEMENT PURPOSES ONLY

PERSPECTIVE: GAME ROOM



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An aerial photograph of a city skyline, likely Shanghai, featuring the Oriental Pearl Tower and other skyscrapers. The image is overlaid with a semi-transparent teal color. A thick, white, hand-painted brushstroke arches over the text.

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