

AMISA

A graphic of three stylized, wavy blue lines representing ocean waves, positioned below the word 'AMISA'.

P R I V A T E R E S I D E N C E S

M A C T A N , C E B U

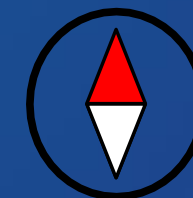


LOCATION

Punta Engaño Road, Lapu-Lapu
City

Mactan Island, Cebu, Philippines

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PRIVATE
RESIDENCES



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MACTAN, CEBU

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MANDAUE CITY

CEBU CITY

CEBU Cordova Link
Express Way

Osmeña
Bridge

Marcelo Fernan
Bridge

LAPU-LAPU CITY

MACTAN ISLAND

CARDOVA

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NEARBY ESTABLISHMENTS

Airworks Aviation Academy
± 8.8km

Int'l Academy of Film and Television
St. Joseph's School of Mactan
± 6.0km

Lapu-Lapu Monument
Magellan's Marker
± 4.3km

MACTAN ISLAND

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Dusit Thani
Mactan Cebu
± 0.5km

Sheraton
± 1.3km

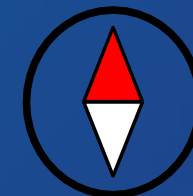
PUNTA ENGAÑO

Seagrove
± 3.8km

Movenpick
± 3.3km

Shangri-La Mactan
± 3.2km

Mactan Newtown
± 4.2km



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NEARBY ESTABLISHMENTS

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- Cebu City $\pm 23\text{km}$
- Cebu International School $\pm 22\text{km}$
- Mactan- Cebu International Airport $\pm 13\text{km}$
- Mactan Doctor's Hospital $\pm 10\text{km}$
- ARC Hospital $\pm 9\text{km}$

PUNTA ENGAÑO

MACTAN ISLAND

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RESIDENTIAL DEVELOPMENTS

AMISA PRIVATE RESIDENCES



Aruga Rockwell

Sheraton Apple One

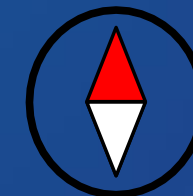
Seagrove Ayala+Taft

El Sol Golden Topper

Vertex Coast Priland

MACTAN ISLAND

Mactan Newtown Megaworld



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MARKET SCAN

AMISA PRIVATE RESIDENCES
10.6Has
P200-210,000/sqm

ARUGA ROCKWELL
4.7Has
P300,000/sqm

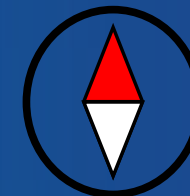
SHERATON APPLE ONE
2.8Has
P250,000-300,000/sqm

SEAGROVE AYALA+TAFT
14.0Has

EL SOL GOLDEN TOPPER
0.4Has
P210,000/sqm

VERTEX COAST PRILAND
0.2Has
P161,000/sqm

MACTAN NEWTOWN MEGAWORLD
28.8Has
P180,000/sqm

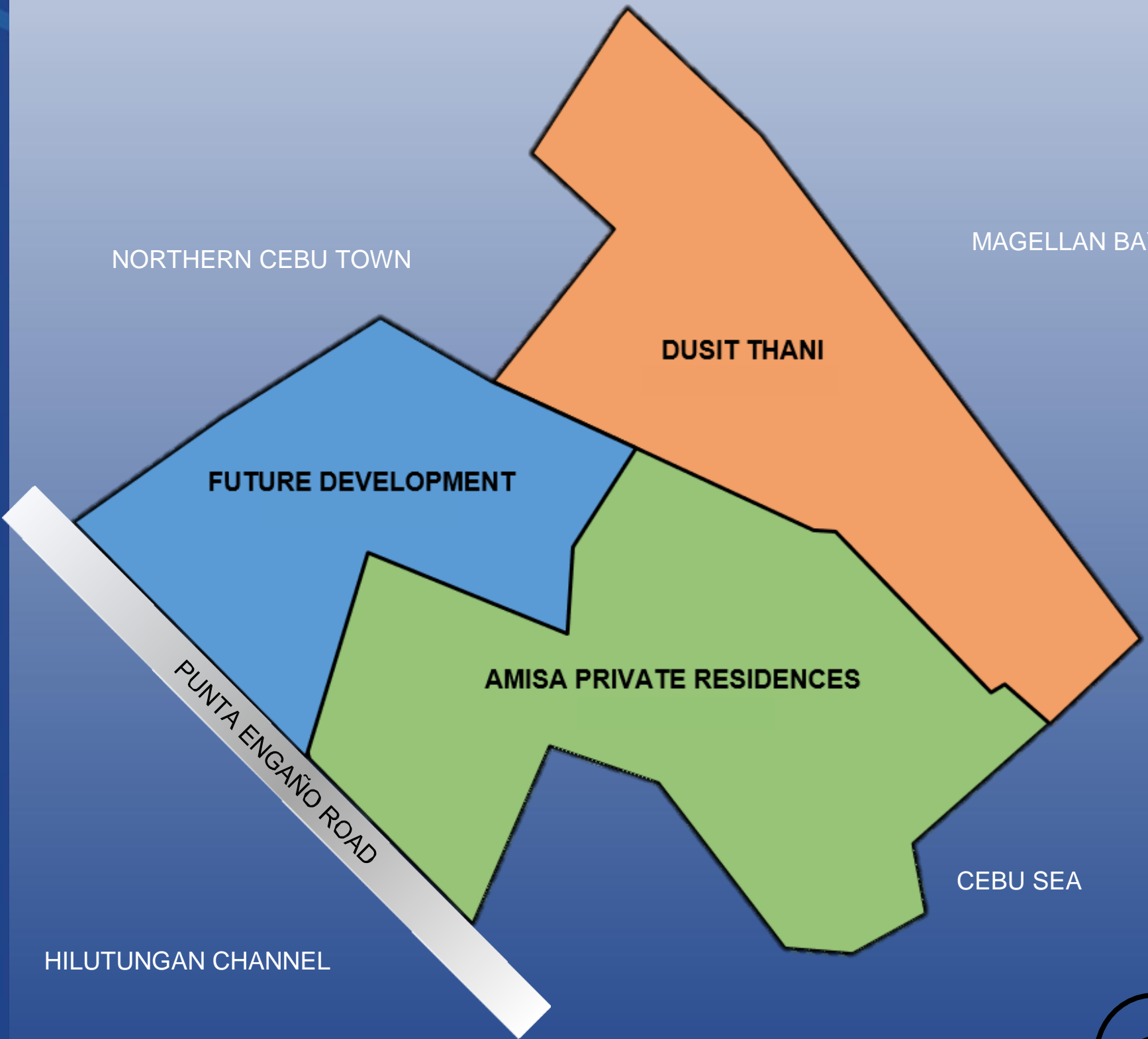


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SITE

DEVELOPMENT

Project	Lot Area	Share
AmiSa Private	± 3.0 Has	28%
Dusit Thani	± 3.9 Has	37%
Future Dev't	± 3.7 Has	35%
TOTAL	± 10.6 Has	100%



RESIDENTIAL DEVELOPMENT

Tower	Launch	Status
A	NOV 2007	RFO
B	JUL 2008	
C	JUL 2010	
D	FEB 2022	PRE
E & F	FUTURE LAUNCHES	



Distance from Tower D to the Beach front



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Current Investors

Towers A, B & C

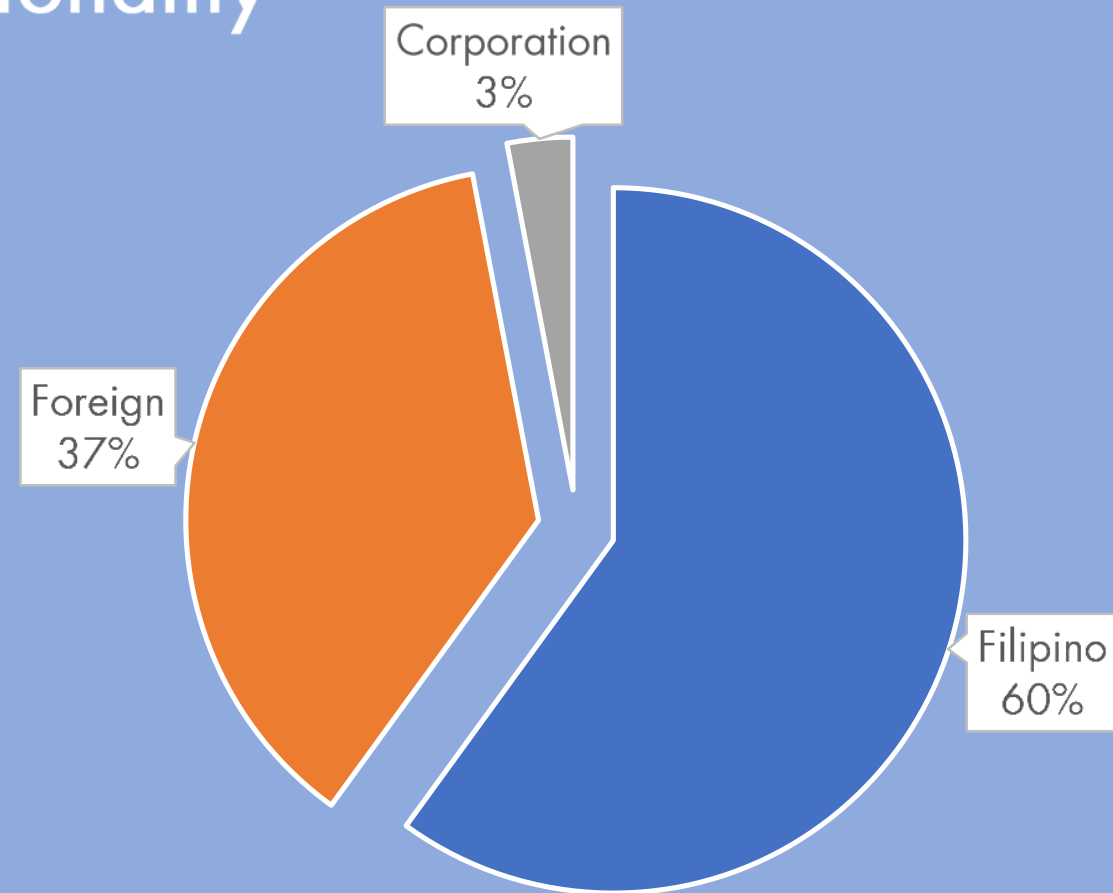


EXISTING BUYERS OF TOWERS A B C

Top 10 Nationalities

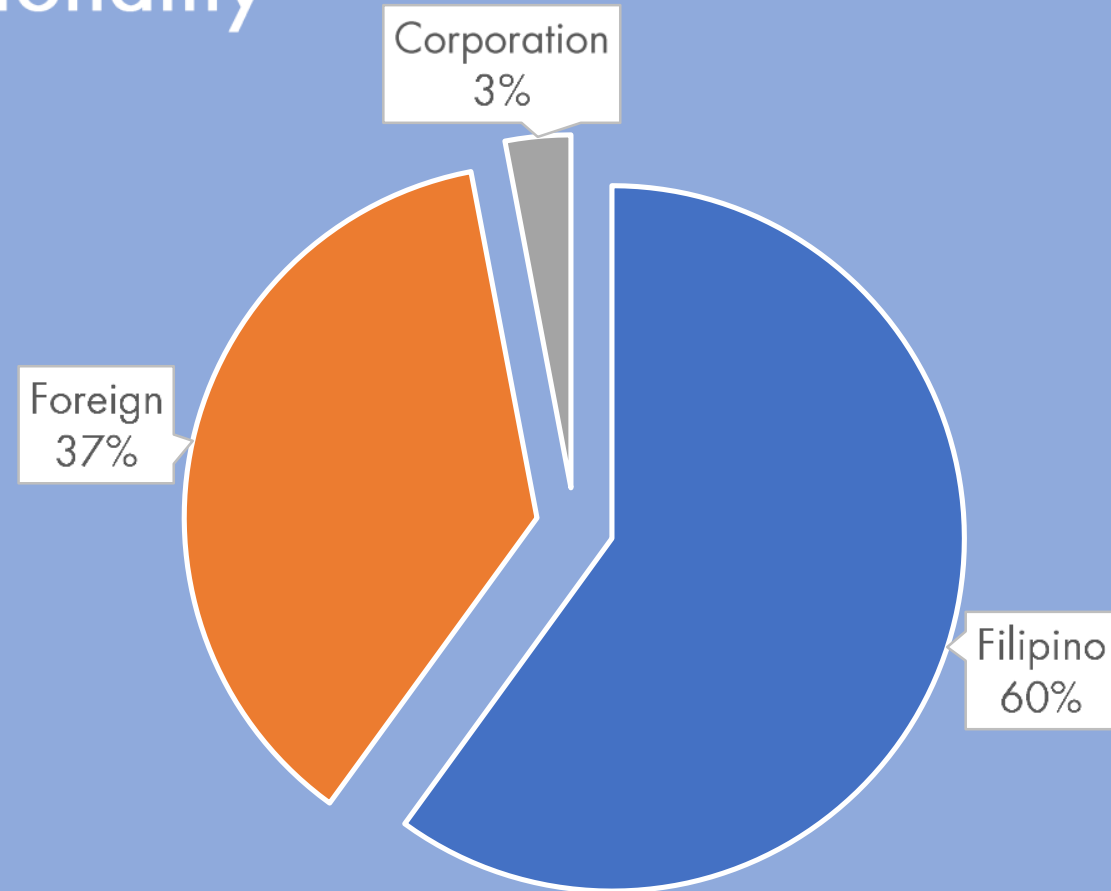
1. American
2. Korean
3. Australian
4. Canadian
5. Corporation
6. Chinese
7. Japanese
8. Indian
9. Singaporean
10. British

Nationality



EXISTING BUYERS OF TOWERS A B C

Nationality



Top 5 Cities

1. Cebu City
2. Mandaue City
3. Lapu-Lapu City
4. Quezon City
5. California



PRIVATE RESIDENCES

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What's new in AmiSa Tower D?



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AmiSa is an ideal vacation home investment

Unobstructed
Panoramic View

360 Resort-Like
Experience

Smart Home

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Business+Leisure

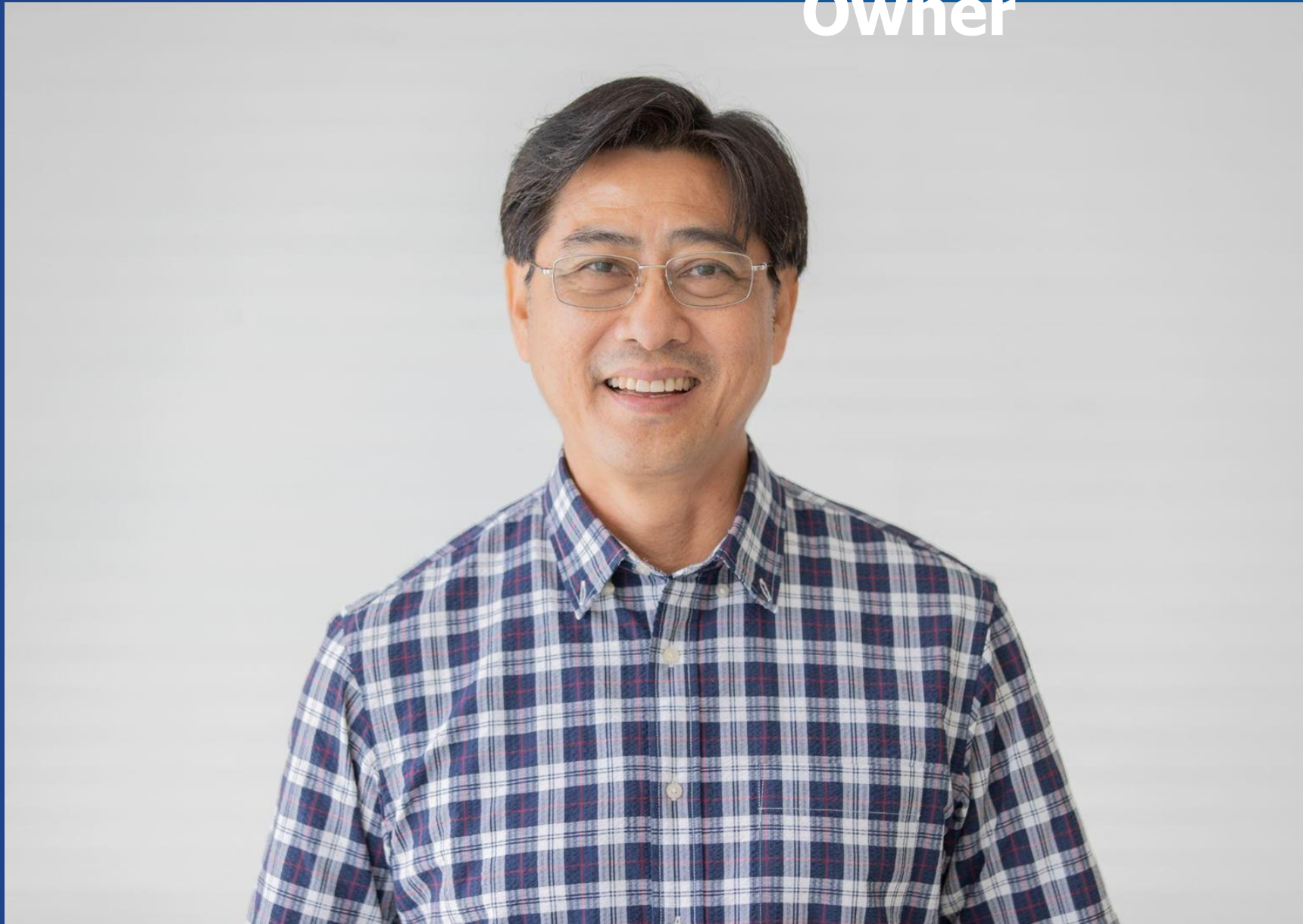
BLEISURE INVESTOR

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Dante, 47, Business Owner



- Married and has two teenagers
- Has multiple businesses - Rentals, Property Buy and Sell, Stocks
- Travels to meet influential people/investors/business owners
- Various properties in Manila and Cebu

Dante, 47, Business Owner

- Loves to take vacation with family
- Aspires to live a stress-free and longer life
- Knows the importance of physical and mental wellness



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LIFE WITH A VIEW

OWN AN **AMISA**
PRIVATE RESIDENCES
MACTAN - CEBU

rlcresidences.com

Residential Division of
Robinsons Land Corporation

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Raise
Live
Connect



Artist's Perspective

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FOUR-TOWER PRESPECTIVE



Artist's Perspective



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TOWER D STACKING

- | | |
|---|---------------------|
| Roof Deck | – Sky Lounge |
| 17 th Floor | – Penthouse Units |
| 2 nd to 16 th Floor | – Residential Units |
| Ground Floor | – Lobby |
| | – Work Lounge |
| | – Function Room |
| | – Personal Gym |
| | – Private Theatre |

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Unobstructed View



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SKY LOUNGE



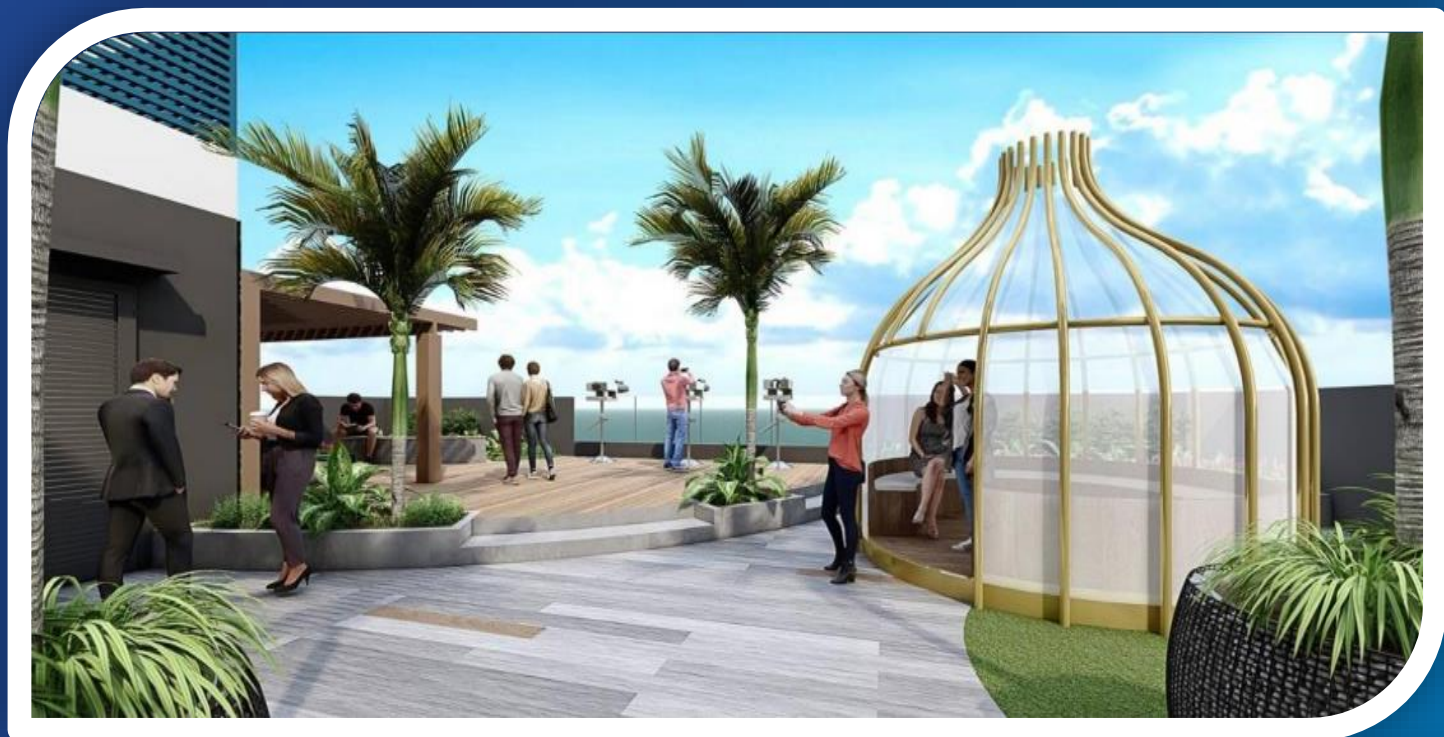
Artist's Perspective

AMISA

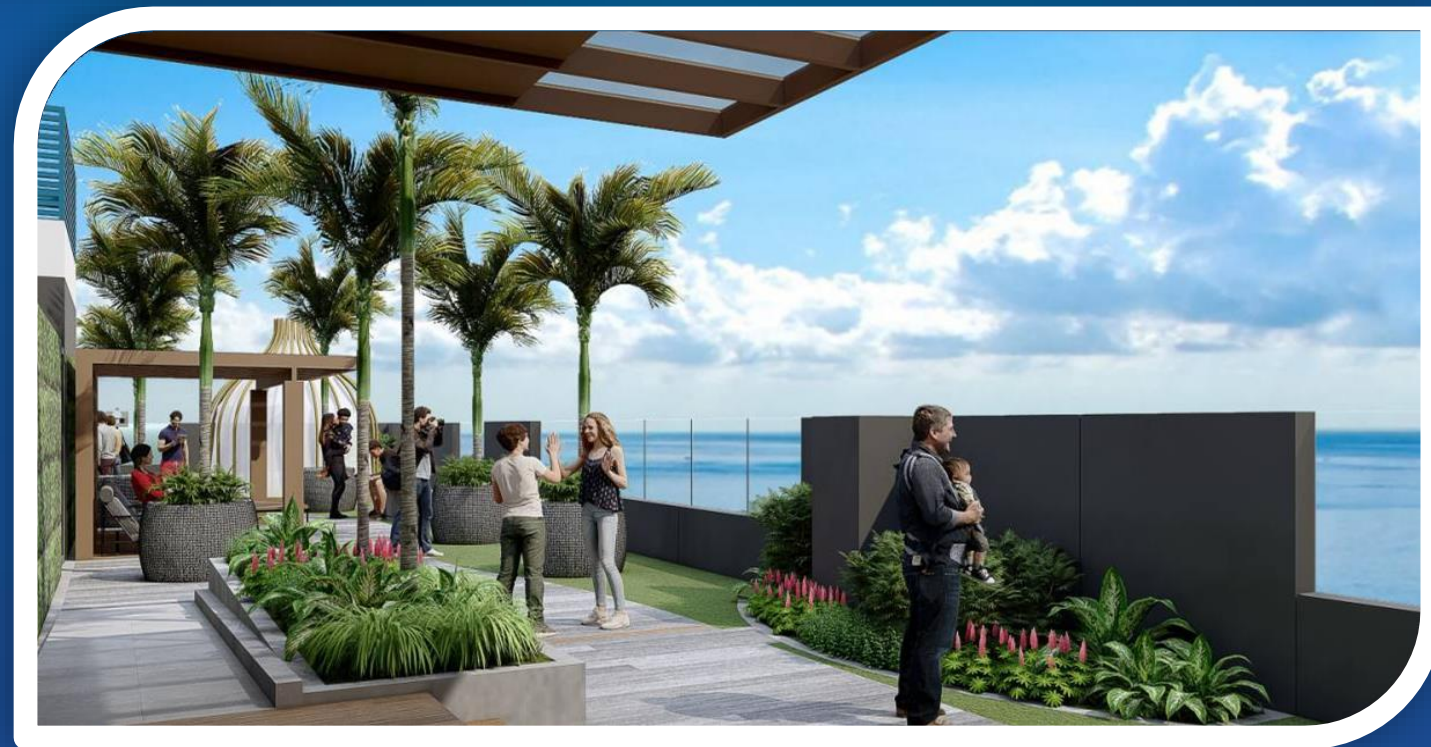
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SKY LOUNGE



Artist's Perspective



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360 Resort-Like Experience

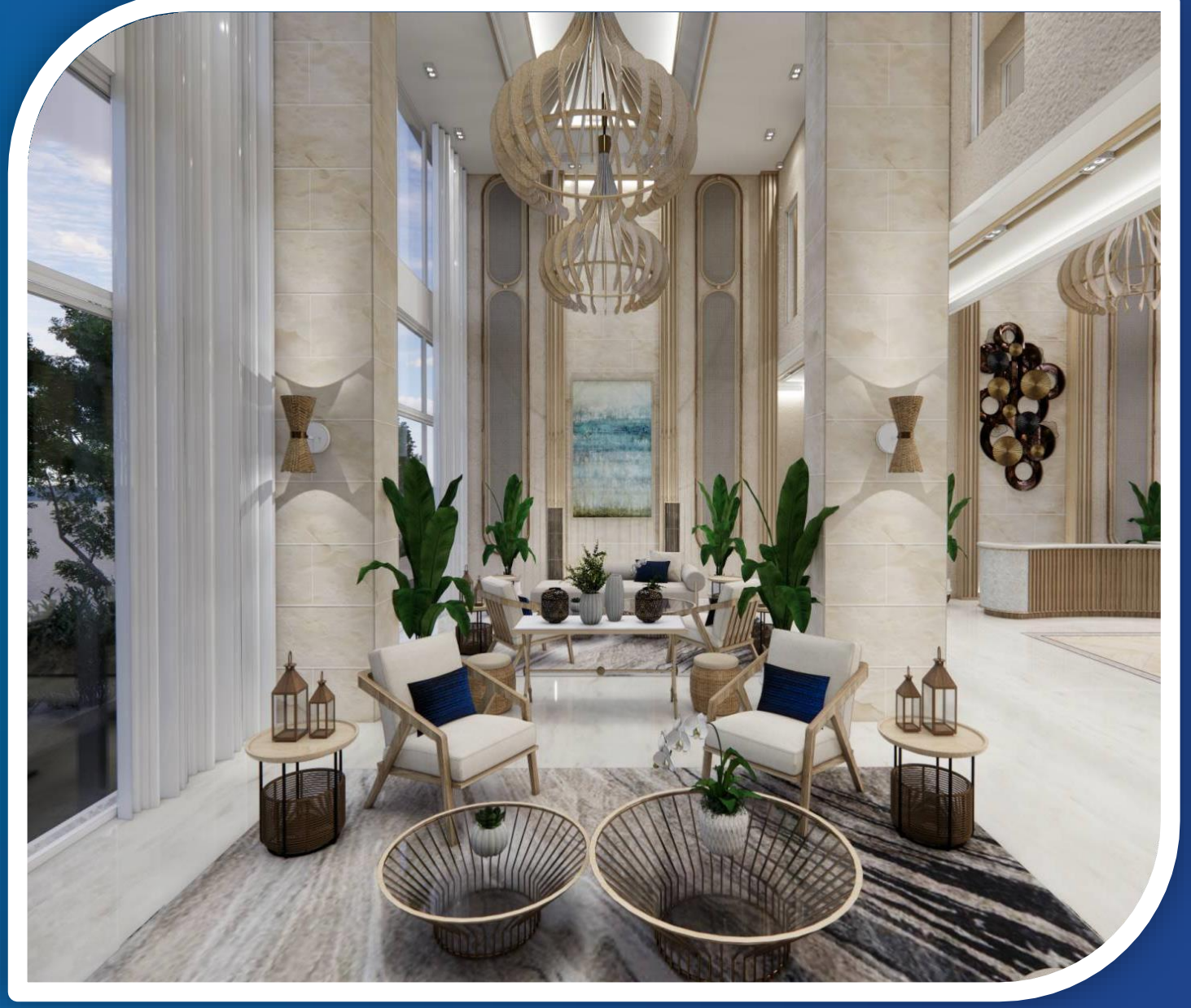


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LOBBY & RECEPTION

LOUNGE



Artist's Perspective

FUNCTION ROOM



Artist's Perspective

PRIVATE GYM



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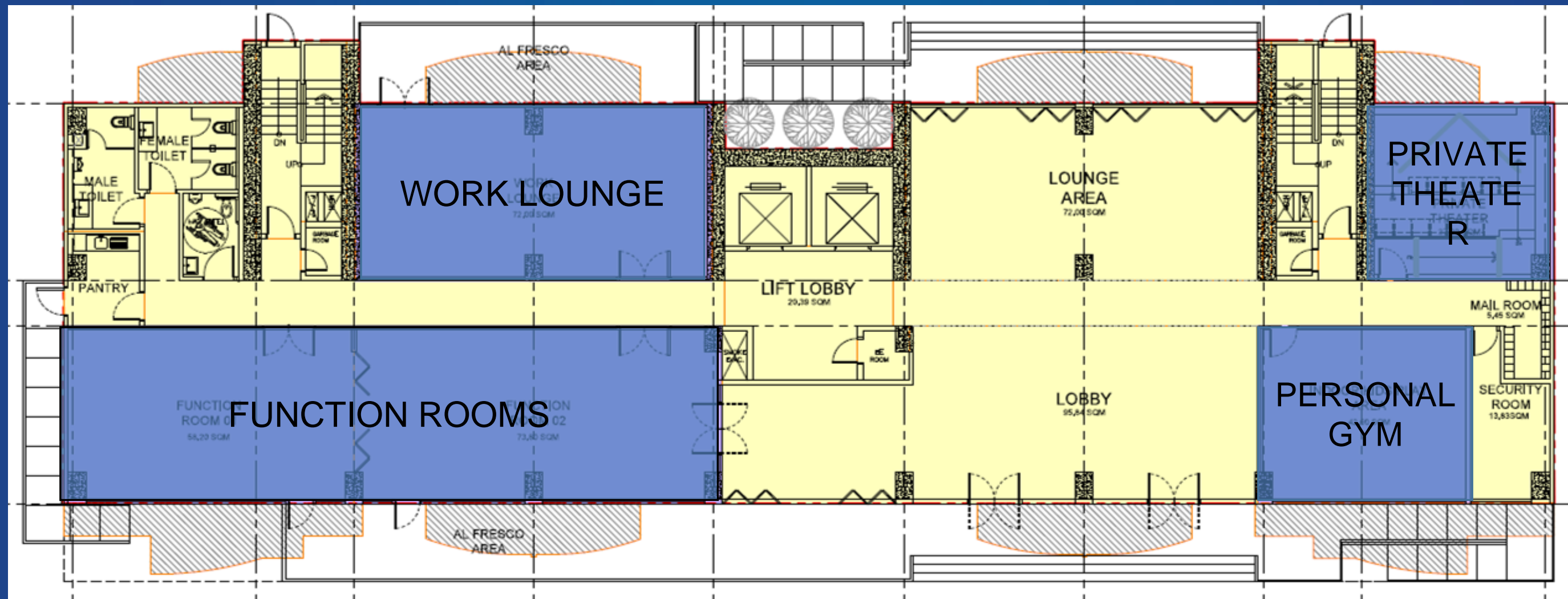
PRIVATE THEATRE

WORK LOUNGE



Artist's Perspective

GROUND FLOOR PLAN



BUILDING FEATURES

- Two (2) passenger elevators
- Entrance lobby with reception counter at the Ground Floor
- CCTV monitoring on selected common areas
- Annunciator panel and emergency speaker at all floors
- Water tank and underground cistern
- Standby power generator for common areas and selected outlets in the residential unit
- Individual mail boxes

BUILDING FEATURES

- Use of Fiber Optic Cables
- Wi-Fi in selected amenity areas
- Centralized garbage holding room per residential floor
- Security Room
- Common drying area at Roof Deck
- Transformer and Genset Room
- Two (2) fire exit stairs
- Automatic Smoke Detectors and fire alarm with sprinkler system

ADDITIONAL AMENITIES



EXISTING	ADDITIONAL
OUTDOOR	
Swimming Pool	Sky Lounge
Children's Playground	Grilling & Picnic Area
Multi-purpose Court	Jogging Path
INDOOR	
Clubhouse	Function Room
Gym	Private Gym
Game Room	Private Theatre
Videoke Room	Work Lounge

Dusit Thani

MACTAN CEBU • RESORT

HOTEL PRIVILEGES

- Beach Access
- Shuttle Services
- Hotel Amenities and Facilities

Dusit Thani

MACTAN - CEBU
RESORT

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Tower D's Elevated Units



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UNIT MIX

Type	Number Of Units	Area Range (in sqm)
STUDIO	29	± 41.50 sqm.
1 BEDROOM	58	± 41.50 sqm.
CORNER 1 BEDROOM	30	± 42.50 sqm.
BIG 1 BEDROOM	29	± 50.50 sqm.
2 BEDROOM	30	± 74.50 sqm.
TOTAL	176	-

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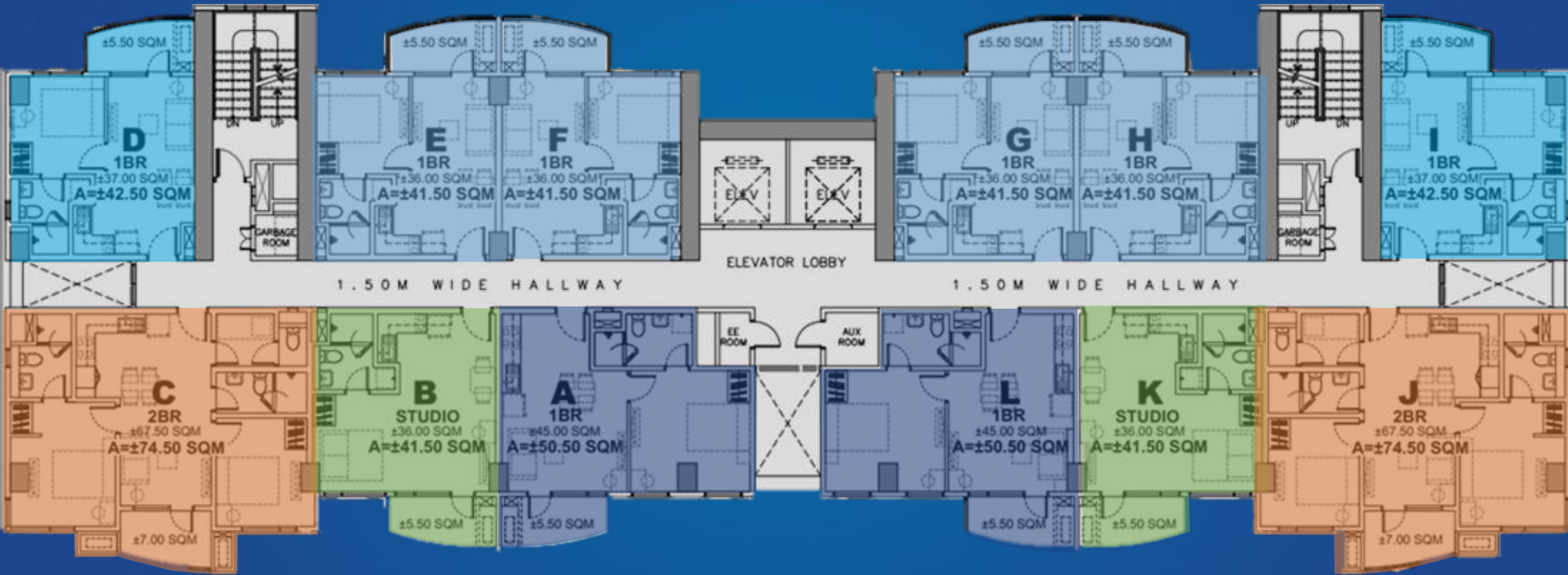
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TYPICAL FLOOR PLAN

AMENITY AREA / NORTHERN CEBU TOWN / MAGELLAN BAY

HIUTUNGAN CHANNEL / OLANGO ISLAND



NORTHERN CEBU TOWN / MAGELLAN BAY

CEBU SEA



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UNIT DENSITY

FLOOR	UNITS PER FLOOR			
	STUDIO	1 BR	2BR	TOTAL
3 rd to PH	2	8	2	12
2 nd Floor	1	5	2	8



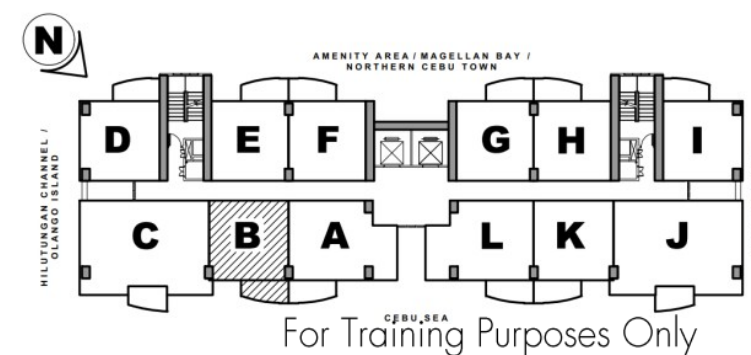
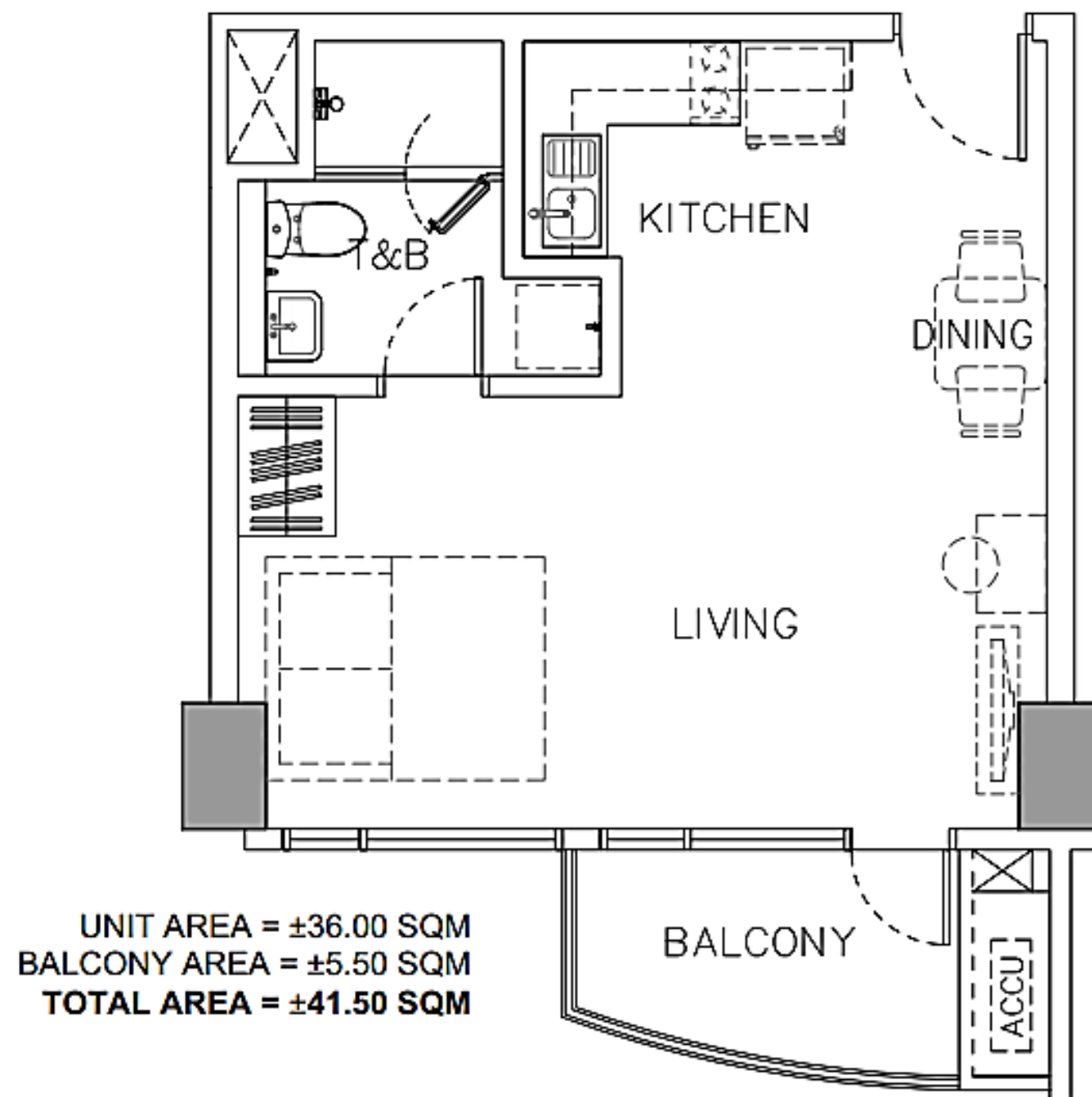
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STUDIO

UNIT B

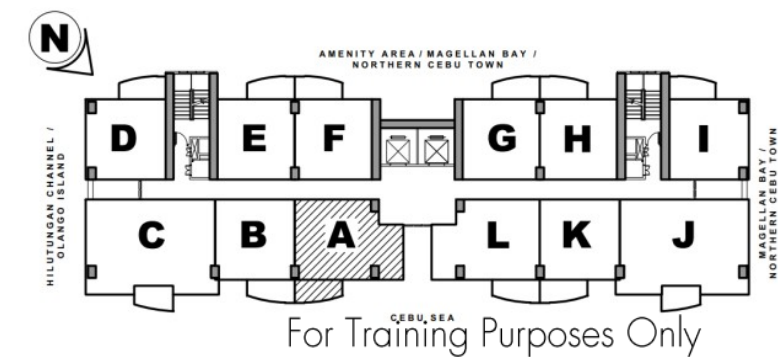
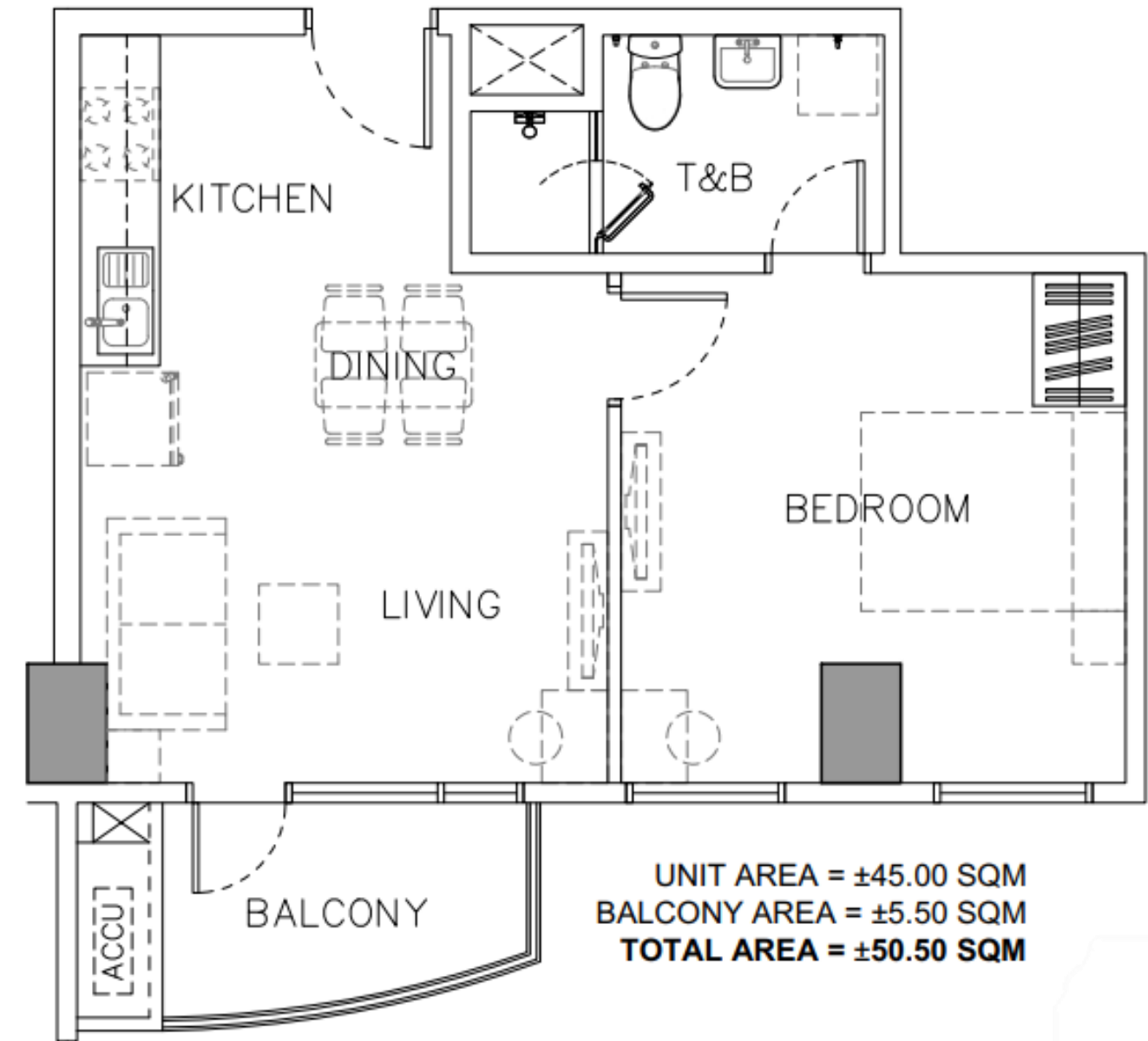
AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN/ SLEEPING AREA	± 30.20
COMMON TOILET & BATH	± 5.80
BALCONY	± 5.50
TOTAL	± 41.50



1 BEDROOM UNIT A

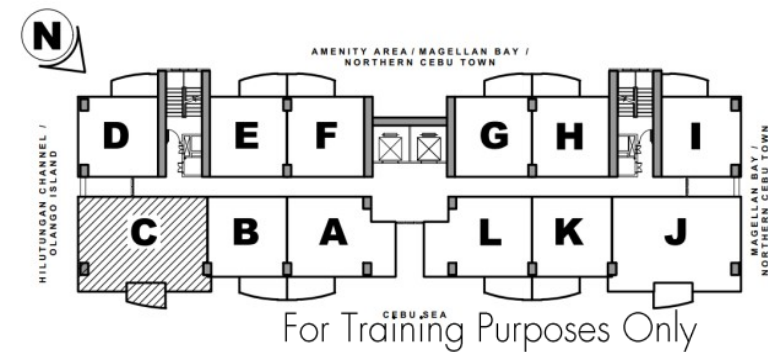
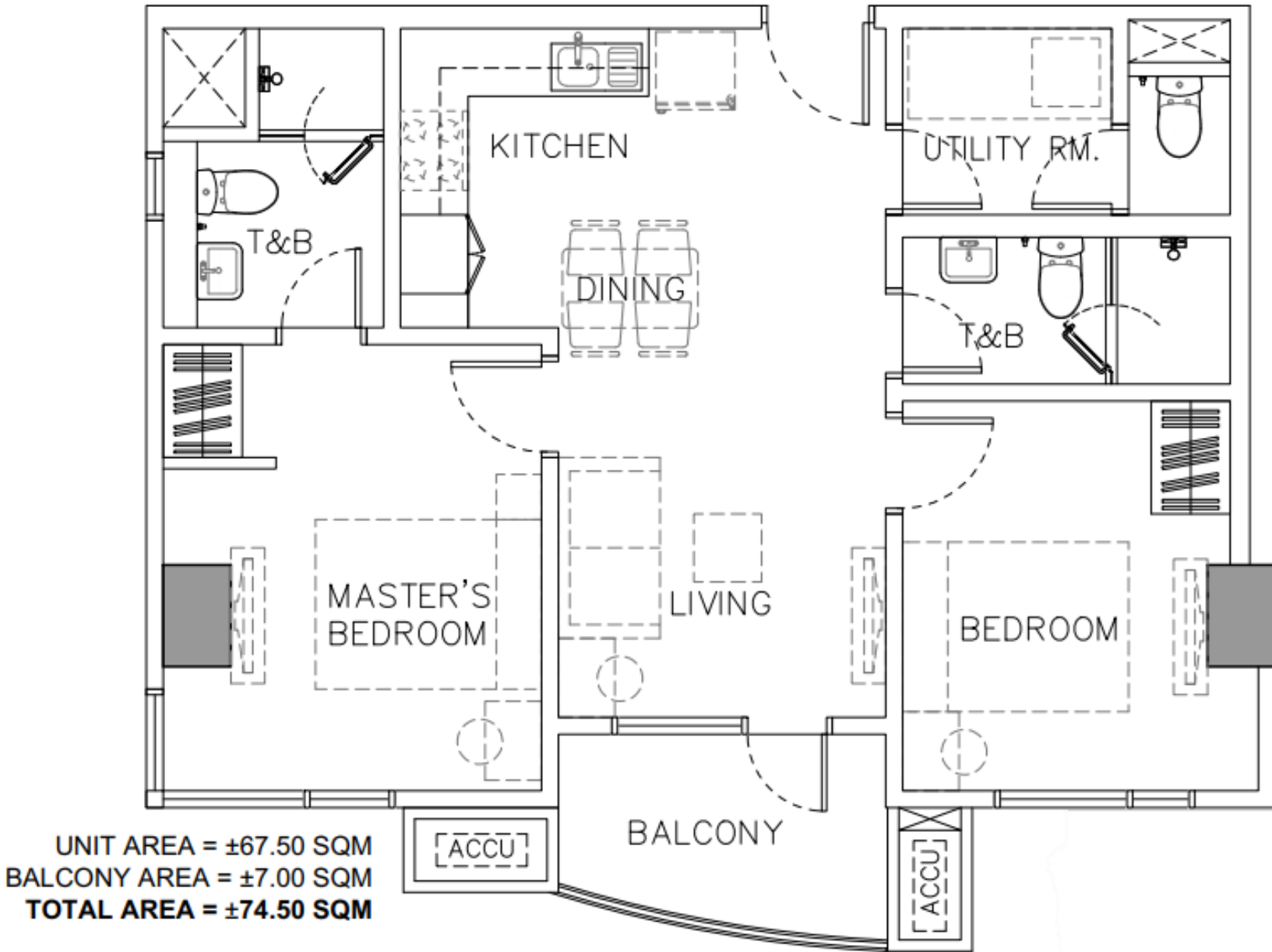
AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN	± 22.10
BEDROOM	± 16.50
TOILET & BATH	± 6.40
BALCONY	± 5.50
TOTAL	± 50.50

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2 BEDROOM UNIT C

AREA	SIZE (in sqm.)
LIVING/ DINING/ KITCHEN	± 22.30
MASTER'S BEDROOM	± 15.95
BEDROOM 2	± 11.95
EN-SUITE TOILET & BATH	± 6.50
COMMON TOILET & BATH	± 4.65
UTILITY ROOM	± 6.15
BALCONY	± 7.00
TOTAL	± 74.50



Smart Home Ready



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UNIT UPGRADES

1 Smart Home Devices

Smart Home Devices

Smart Lockset
Audio/Video Intercom
Lights
Power Outlet
Control Panel



2 Glass Balcony Railings

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Artist's Perspective

SMART HOME

Smart Home Devices

Smart Lockset
Audio/Video Intercom
Lights
Power Outlet
Control Panel



**actual deliverable will depend on the availability of the devices prior to the unit turnover*

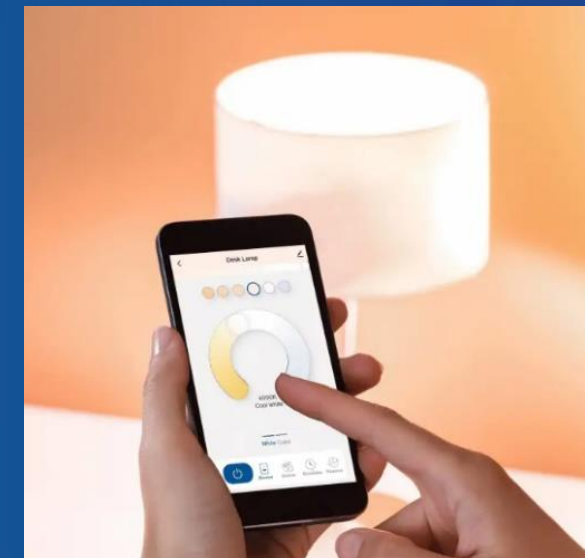
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SMART HOME

SMART LIGHT

Use the wireless communication mode by wireless gateway to control target.

Lights may be turned off/on remotely using phone app or through the normal switch

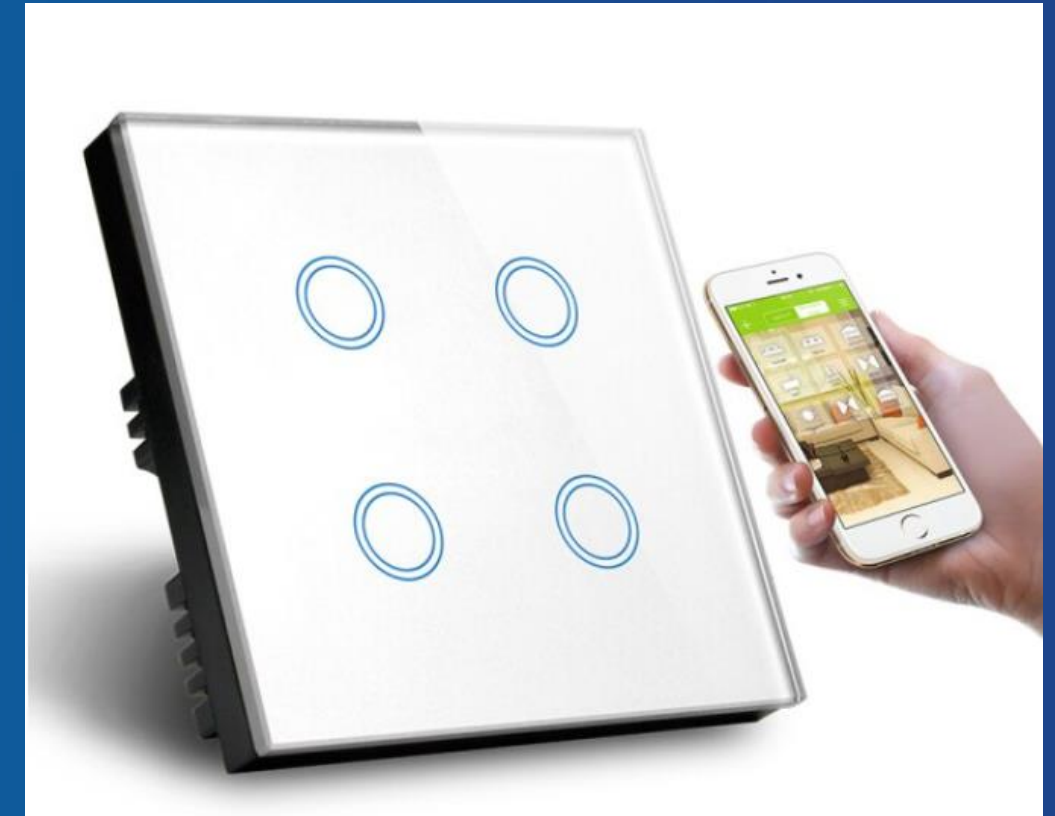


SMART HOME

CENTRAL CONTROL PANEL / SMART SWITCH

Use the wireless communication mode by wireless gateway to control target, can access thru phone application

By the use smartphone to remotely control the lights, can create a scene or schedule.

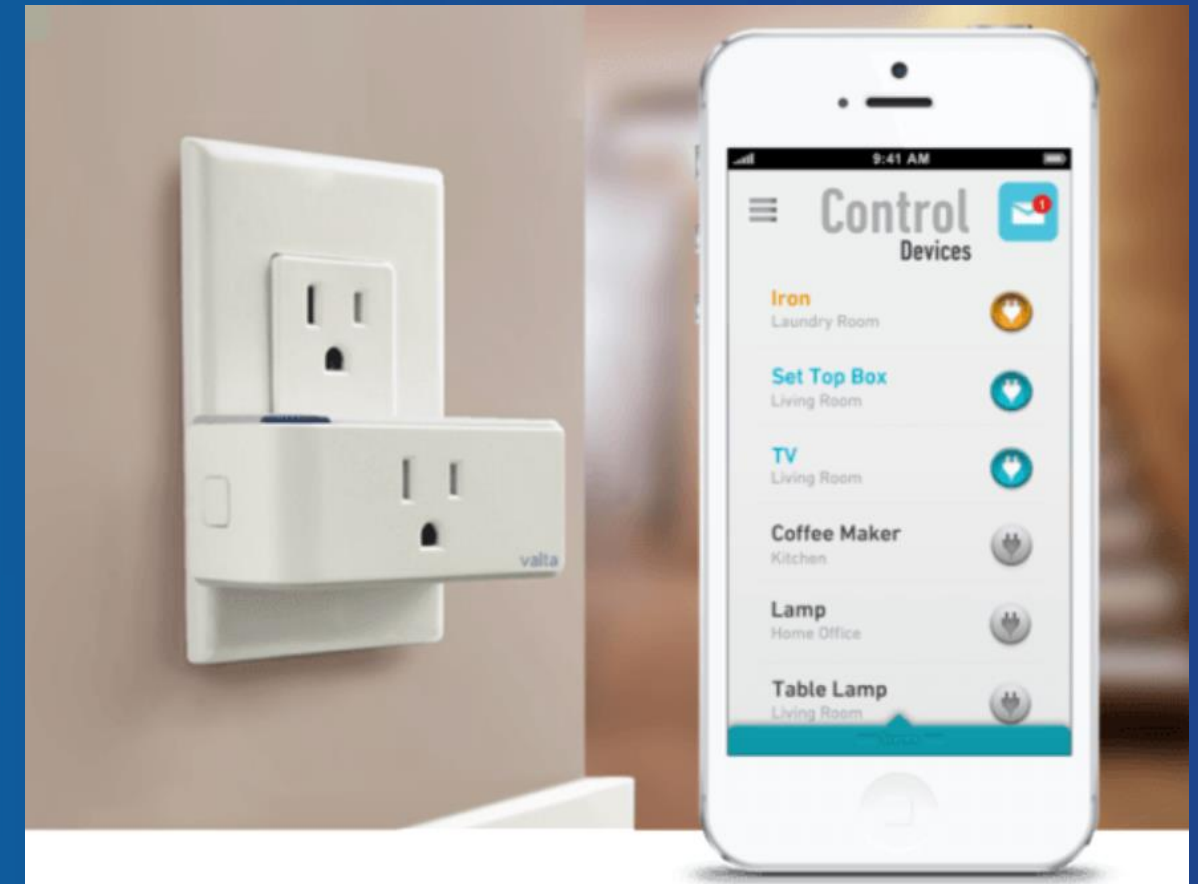


SMART HOME

POWER OUTLET

Power outlet may be turned off/on remotely using phone application

This can control the power plug in the outlet, there's also a form of scheduling. Example you can schedule the connected coffee maker on at the same time every morning, or you can turn it on 5 minutes before you arrive at home.



SMART HOME

SMART LOCK

Main door may be accessed (lock and unlock) through the following:

1. Card access
2. Numeric key
3. Fingerprint
4. Phone app
5. Standard key



UNIT UPGRADES

- 1 Increased Window Sizes
- 2 Work-from-Home Provision



Artist's Perspective

Window Size

STUDIO UNIT

BEDSIDE		BALCONY AREA	
Height (M)	Width (M)	Height (M)	Width (M)
2.00	2.00	2.00	1.80

1BR UNIT

BEDROOM		BALCONY AREA	
Height (M)	Width (M)	Height (M)	Width (M)
2.00	1.60 - 2.00	2.00	1.20

BIG 1BR UNIT

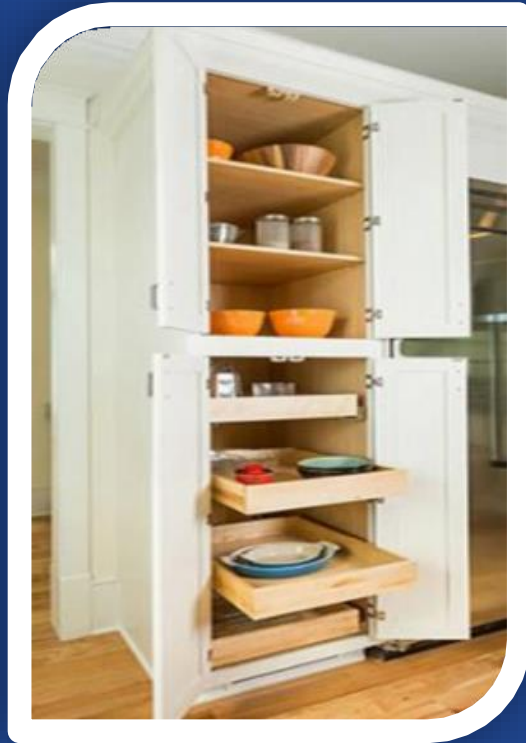
BEDROOM (2units)		BALCONY AREA	
Height (M)	Width (M)	Height (M)	Width (M)
2.00	1.20	2.00	1.80

2BR UNIT

MASTER'S BEDROOM (Corner Window)		BEDROOM		BALCONY AREA	
Height (M)	Width (M)	Height (M)	Width (M)	Height (M)	Width (M)
2.00	3.20	2.00	1.80	2.00	1.20

UNIT UPGRADES

- 1 Frosted Glass Kitchen Cabinet Doors
- 2 Pantry drawer for Studio and 1BR
Pantry Cabinet for 2BR



- 3 Water Heater Provision

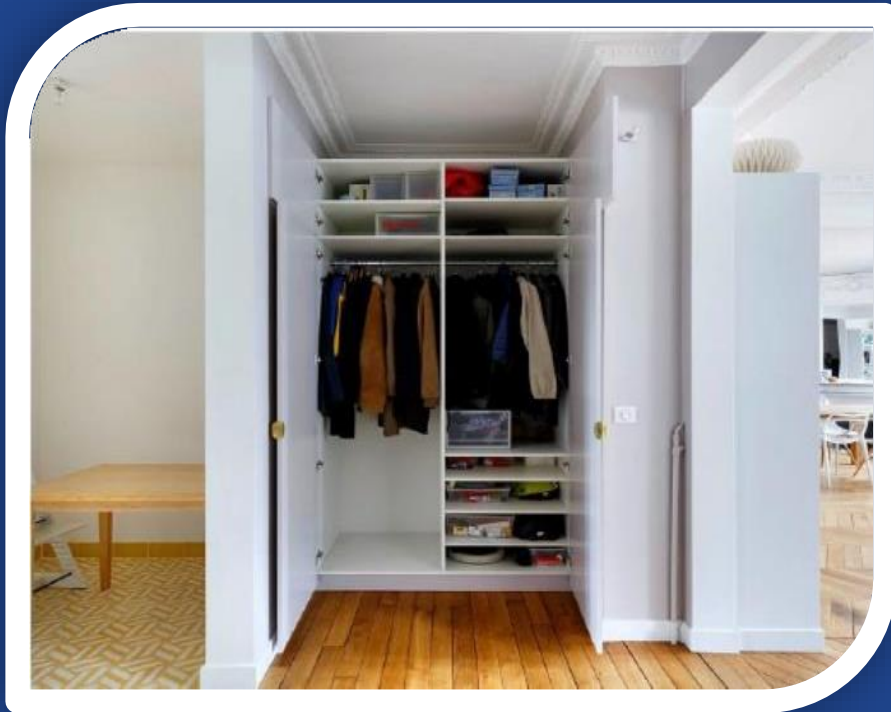
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UNIT UPGRADES

- 1 Increased Window Sizes
- 2 Work-from-Home Provision
- 3 Walk-In Closet for 2BR



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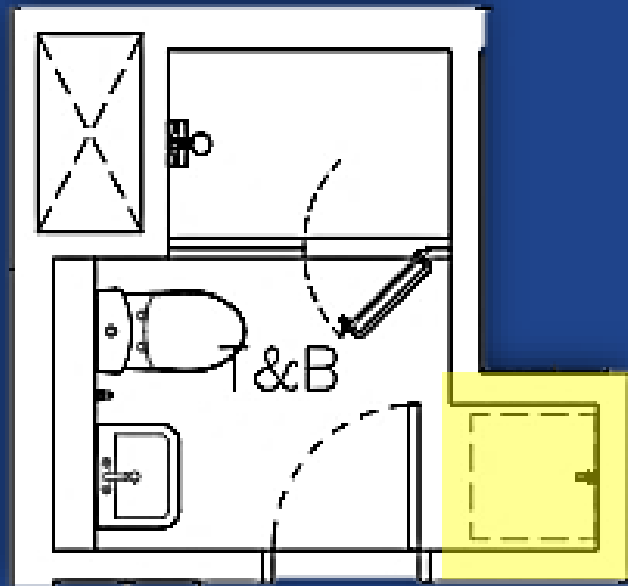


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UNIT UPGRADES

- 1 Glass Shower Enclosure
- 2 Hand Bidet
- 3 Washer / Dryer Provision



UNIT FINISHES & DELIVERABLES

PARTICULARS	BEDROOM	LIVING / DINING	KITCHEN	TOILET & BATH
Ceiling	Painted Slab Soffit (no ceiling)		Painted Gypsum Board	
Wall	Plastered Painted Wall			Plastered Painted Wall + Homogeneous Tiles
Floor	Homogeneous Tiles			
Provisions for	Work-from-Home Area Telephone and Cable TV Line		<ul style="list-style-type: none"> Single-point Water Heater Air Ventilation 	<ul style="list-style-type: none"> Multi-point Water Heater Air Ventilation Washer / Dryer
	Individual Electric and Water Meter Split-type Air conditioner			

UNIT FINISHES & DELIVERABLES

PARTICULARS	BEDROOM	LIVING / DINING	KITCHEN	TOILET & BATH
Other Deliverables	Modular Closet with Mirror	Entrance Panel Door with viewer	<ul style="list-style-type: none"> Granite Countertop & Splashboard Kitchen Sink w/ Drainboard Laminated Undercounter Cabinet Overhead Cabinet w/ Glass Doors Pantry drawer for Studio & 1BR Pantry Cabinet for 2BR 	<ul style="list-style-type: none"> Shower Glass Enclosure Hand Bidet Wall-mounted Half Pedestal Lavatory Back-flush Water Closet
		Smart Home Devices & Glass Balcony Railing		

Starting Investment



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PRICING

2007	2022
P70,000	P224,000

TIMELINE

START OF SELLING

FEBRUARY 10, 2022



TARGET TURNOVER
IN TRANCHES STARTING

AUGUST 2027

THANK YOU!



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A graphic of three stylized, flowing blue waves positioned beneath the 'AMISA' text, extending across the width of the letters.

P R I V A T E R E S I D E N C E S

M A C T A N , C E B U