

THE  
PEARL  
GLOBAL RESIDENCES  
THE MACTAN NEWTOWN, CEBU

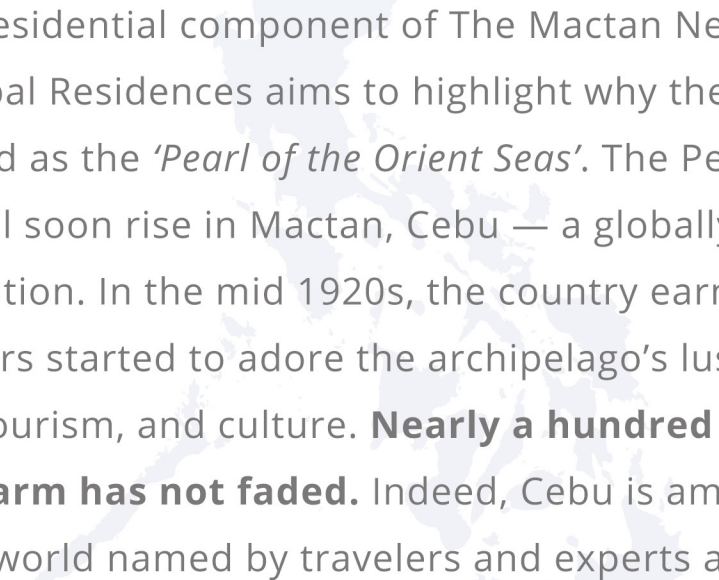
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Architect's illustration

Modern luxury  
*transformed*



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As the latest residential component of The Mactan Newtown, The Pearl Global Residences aims to highlight why the Philippines was nicknamed as the *'Pearl of the Orient Seas'*. The Pearl Global Residences will soon rise in Mactan, Cebu — a globally growing tourist destination. In the mid 1920s, the country earned this epithet when foreigners started to adore the archipelago's luster - in terms of economy, tourism, and culture. **Nearly a hundred years later, its iridescent charm has not faded.** Indeed, Cebu is among the best islands in the world named by travelers and experts alike.

Subsequently, the project is also named *GLOBAL RESIDENCES* like it's predecessor La Victoria. La Victoria symbolizes the Spanish influence in Cebu, while The Pearl is the icon of the Philippines. The Pearl embraces the promise of globalization upon the country's discovery back in 1521. Further, the Philippines being a center for diversity and culture, we have great potential to achieve so much more in the years to come.



Actual photo

The iconic tower will be the first ever SMART home-ready residential building in The Mactan Newtown and in Cebu. Standing tall over the others, its roof deck offers a 360-degree view of the entire township — giving owners a spectacular display of the community and the Mactan skyline.



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Like a pearl, the amenities of this tower are simple but remarkable. On the surface, the swimming pool mimics the iridescent exterior unique of a pearl. This gives its residents a transformative view, constantly changing depending on the perspective.

Truly, The Pearl Global Residences is a one-of-a-kind project — setting new standards for condominium living.



Let The Pearl be the icon that reminds us, that we are indeed,  
*The Pearl of the Orient Seas*

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# Distance

7.5 km - 19 minutes

(From Mactan International Airport to The Mactan Newtown)

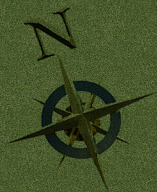


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THE **MACTAN NEWTOWN**  
 MASTER DEVELOPMENT PLAN

HILUTUNGAN  
 CHANNEL



THE  
**PEARL**  
 GLOBAL RESIDENCES  
 THE MACTAN NEWTOWN, CEBU  
 SITE DEVELOPMENT PLAN

SERVICE ROAD

SPANISH LOOP (Temporary)



ADULT POOL

KIDDIE AQUATIC PLAY

CHILDREN'S PLAY AREA

BENCH

POOL DECK LOUNGE

POOL LOUNGE

POOL DECK

OUTDOOR BAR

VIEWING DECK

BAR LOUNGE

POOL DECK

TRELLISED HAMMOCK DECK

ROOF DECK LOUNGE

OUTDOOR LOUNGE

OUTDOOR LOUNGE

SPILL-OVER AREA

WALL WATER FEATURE

READING NOOK

TRELLISED DECK

WATER FEATURE

OUTDOOR LOUNGE

BENCH

## Project Highlights

### ADDRESS

The Mactan Newtown  
Mactan, Lapu-Lapu City, Cebu

### TOTAL LAND AREA

Approx 1.978sqm

### NO. OF BUILDINGS

1 building and 20 floors

### NO. OF RESIDENTIAL LEVELS

17 levels

### NO. OF PARKING LEVELS

2 levels (Basement & GF); slots at 12.5sqm

### TOTAL NO. OF UNITS

222 units

### TURNOVER DATE

December 31, 2024 + 6 months grace period

### DESIGN TEAMS

Design Alliance  
RB Sanchez Consulting Engineers  
Isagani M. Martinez Consulting Engineer



## Buildings Facilities and Services

- Residential lobby with reception counter and lounge area
- Two (2) passenger elevators
- One (1) Service/ Passenger elevator
- Security command center for 24-hour monitoring of all building facilities
- Video-phone security system connecting reception/security counter to all units
- Overhead tank and underground cistern for ample water supply
- Fully addressable fire detection and alarm system for common areas
- Fire sprinkler system for common areas
- Standby power generator for 100% back-up power for common areas
- Closed circuit TV (CCTV) monitoring for selected areas
- Building administration/security office
- Annunciator panel at elevator lobbies
- Residential lobby with reception counter and lounge area
- Provision for Wi-Fi internet access at main lobby
- Centralized mail room
- Individual mail boxes with keys per unit
- Retail Spaces
- Business Alcove



Artist's impression

# Amenities

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2ND FLOOR PLAN (AMENITY DECK)

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Artist's impression

POOL



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Artist's impression

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Artist's impression

KIDDIE POOL



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Artist's impression

OUTDOOR LOUNGE



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SEATING AREA



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Artist's impression

DRY BAR



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Artist's impression

ROOFDECK

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Artist's impression

DAYCARE CENTER



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Artist's impression

CHILDREN'S PLAY AREA



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Artist's impression

GYM



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Artist's impression

FUNCTION ROOM



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Artist's impression

FUNCTION ROOM SPILLOVER



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Artist's impression

## GAMEROOM



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Artist's impression

CO-WORKING SPACE



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# Unit Mix and Typical Residential Features

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## Unit Mix

UNIT TYPE	AREA RANGE	TOTAL # UNITS	PERCENTAGE MIX
Executive Studio + Balcony	37.50 - 39.50	106	48%
Executive Studio + Lanai	37.50 - 38.50	4	2%
1 Bedroom + Balcony	49.50	16	7%
Executive 1 Bedroom + Balcony	52.00 - 59.00	42	19%
2 Bedroom + Balcony	59.00 - 79.50	44	20%
2 Bedroom + Lanai	59.00 - 78.50	2	1%
3 Bedroom + Balcony	99.00 - 116.00	8	4%
<b>TOTAL SALEABLE AREA</b>	<b>11,196.00</b>	<b>222</b>	<b>100%</b>

# Typical Residential Features

## FLOOR FINISH

### LIVING AND DINING

Ceramic Planks for Executive Studio  
Ceramic Tiles for 1Br, 2BR and 3BR

### KITCHEN

Ceramic Planks for Executive Studio  
Ceramic Tiles for 1Br, 2BR and 3BR

### MASTER'S BEDROOM, BEDROOMS

Ceramic Planks

### TOILET AND BATH

Ceramic Tiles

## INCLUSIONS

2-burner cooktop with hood for Executive Studio and 1 BR  
4-burner cooktop with built-oven and hood for 2BR and 3BR  
Split-type air-conditioning unit/s

Artist's impression



## Typical Residential Features

- Modular overhead and under-counter cabinets
- Mechanical and/or natural ventilation
- Glass shower partition
- Hot and cold water lines for multi-point water heater (water heater unit to be provided by owner)
- Modular Closet
- Entrance panel door with viewer
- Individual electrical and water meter
- Provision of Fibr-to-the-Home triple play technology
- Provision for CATV lines
- Provision for telephone/internet-ready lines for 2 service providers
- Automatic heat/smoke detection and fire sprinkler system
- Standby power generator for 1 lighting fixture in the living area, 1 power outlet for TV, 1 lighting fixture in the kitchen, and 1 power outlet for refrigerator
- Video Intercom
- Individual Condominium Certificate of Title (CCT)



# Floor Plan

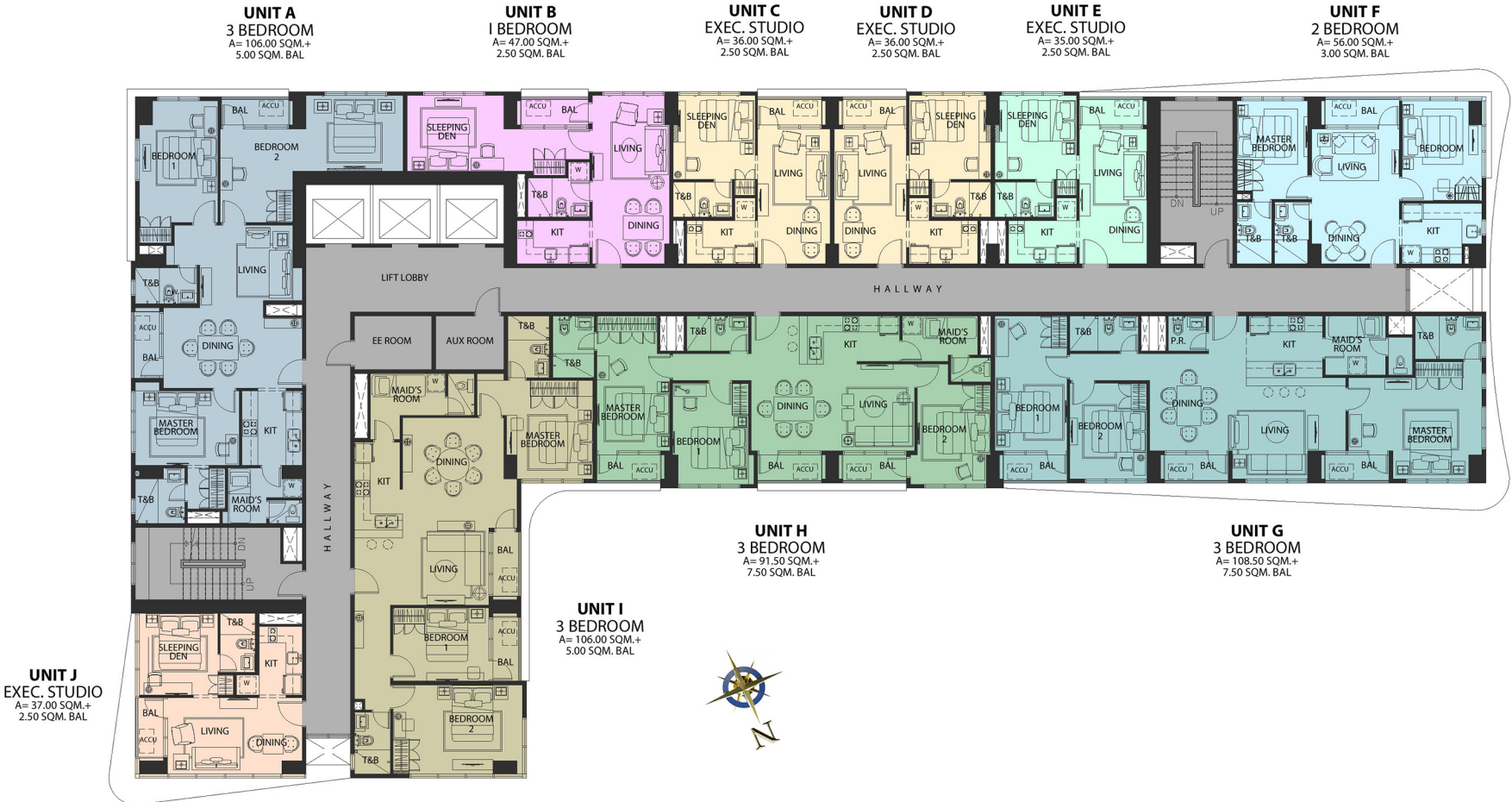
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TYPICAL FLOOR PLAN (3F - 18F) NO 4F & 13F

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**19TH & 20TH FLOOR PLAN**

# Unit Layouts

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**EXECUTIVE STUDIO UNIT**  
 A = 36.00 SQM. + 2.50 SQM. BAL.  
 2ND FLOOR (AMENITY DECK)  
 UNIT A, F

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**EXECUTIVE STUDIO UNIT**  
 A = 35.00 SQM. + 2.50 SQM. BAL.

2ND FLOOR (AMENITY DECK)

**UNIT B**

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**2 - BEDROOM UNIT**  
 A = 56.00 SQM. + 3.00 SQM. BAL.  
 2ND FLOOR (AMENITY DECK)  
**UNIT C**

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**2 - BEDROOM UNIT**  
 A = 73.50 SQM. + 5.00 SQM. BAL.  
 2ND FLOOR (AMENITY DECK)  
**UNIT D**



**EXECUTIVE STUDIO UNIT**  
 A = 35.50 SQM. + 2.50 SQM. BAL.  
 2ND FLOOR (AMENITY DECK)  
 UNIT E

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**EXECUTIVE 1 BEDROOM UNIT**

A = 57.00 SQM. + 2.50 SQM. BAL.

3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)

**UNIT A**

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**1 BEDROOM UNIT**  
 A = 47.00 SQM. + 2.50 SQM. BAL.  
 3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)  
**UNIT B**



**EXECUTIVE STUDIO UNIT**

A = 36.00 SQM. + 2.50 SQM. BAL.

3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)

UNIT C, D, I, J

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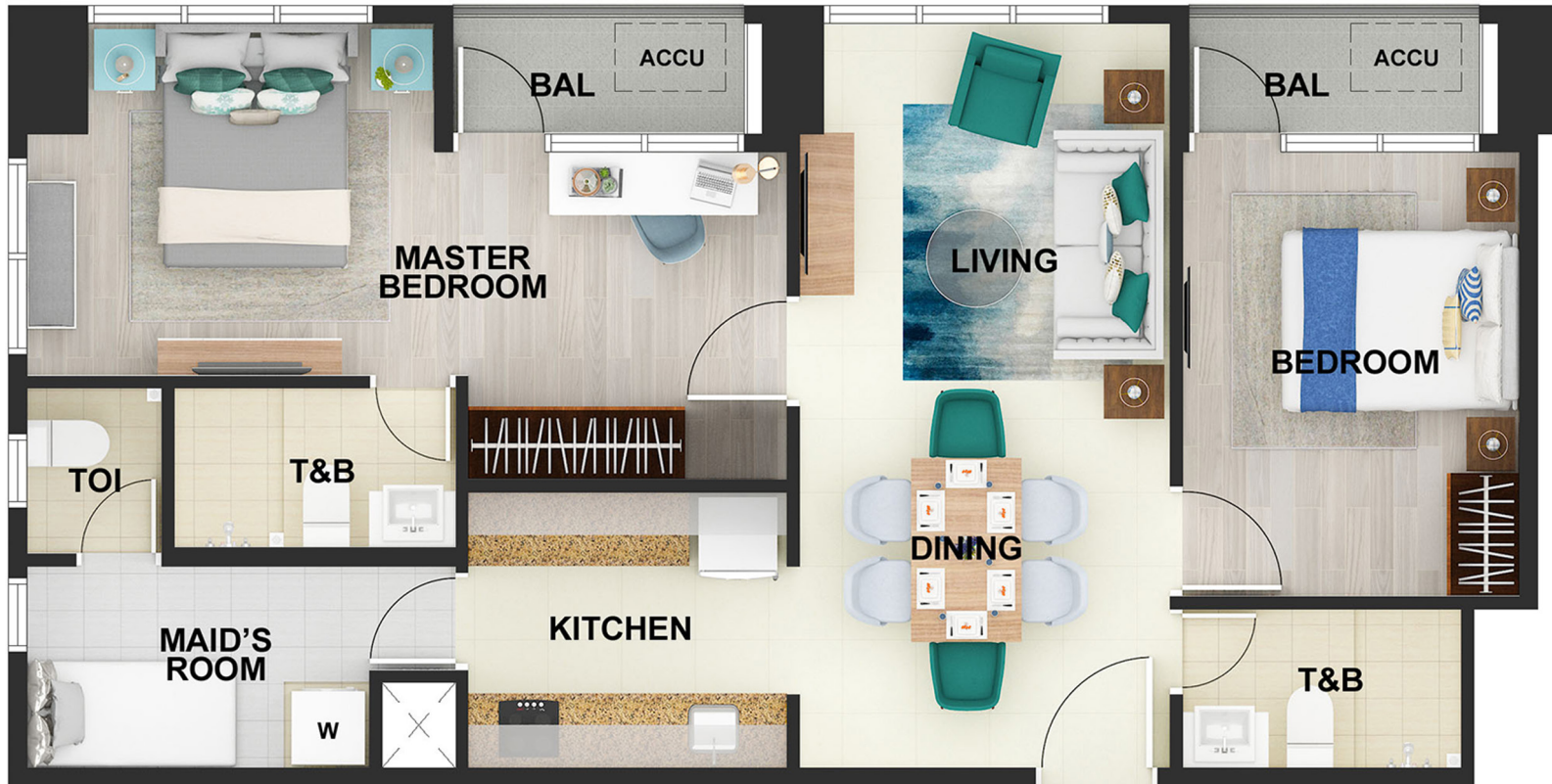
**EXECUTIVE STUDIO UNIT**  
 A = 35.00 SQM. + 2.50 SQM. BAL.  
 3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)  
**UNIT E**

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**2 BEDROOM UNIT**  
 A = 56.00 SQM. + 3.00 SQM. BAL.  
 (3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR))  
**UNIT F**



All units are furnished with the furniture and appliances completely listed in the Fit-Out Agreement. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

**2 - BEDROOM UNIT**  
 A = 73.50 SQM. + 5.00 SQM. BAL.  
 3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)  
**UNIT G**



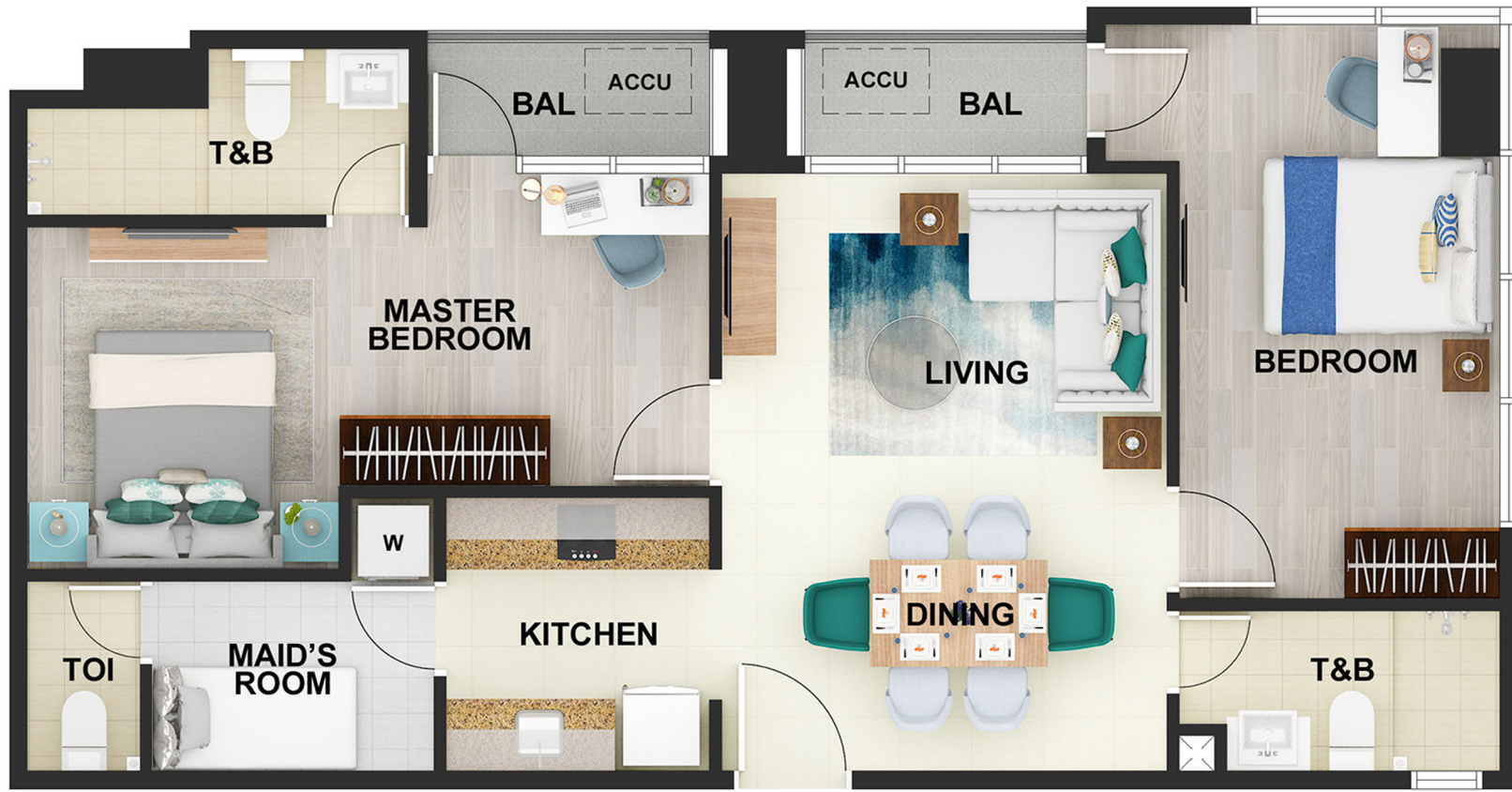
**EXECUTIVE STUDIO UNIT**  
 A = 35.50 SQM. + 2.50 SQM. BAL.  
 3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)  
**UNIT H**

All units are furnished with the furniture and appliances completely listed in the Fit-Out Agreement. Any other furniture, fixture, ornament or detail that may be reflected in the plans has been indicated therein for illustration purposes only and is not included in the sale. The selling price is established principally on a per unit basis and not on the basis of unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



**EXECUTIVE 1 BEDROOM UNIT**  
 A = 51.00 SQM. + 2.50 SQM. BAL.  
 3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)  
**UNIT K**

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**2 - BEDROOM UNIT**

A = 74.50 SQM. + 5.00 SQM. BAL.

3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)

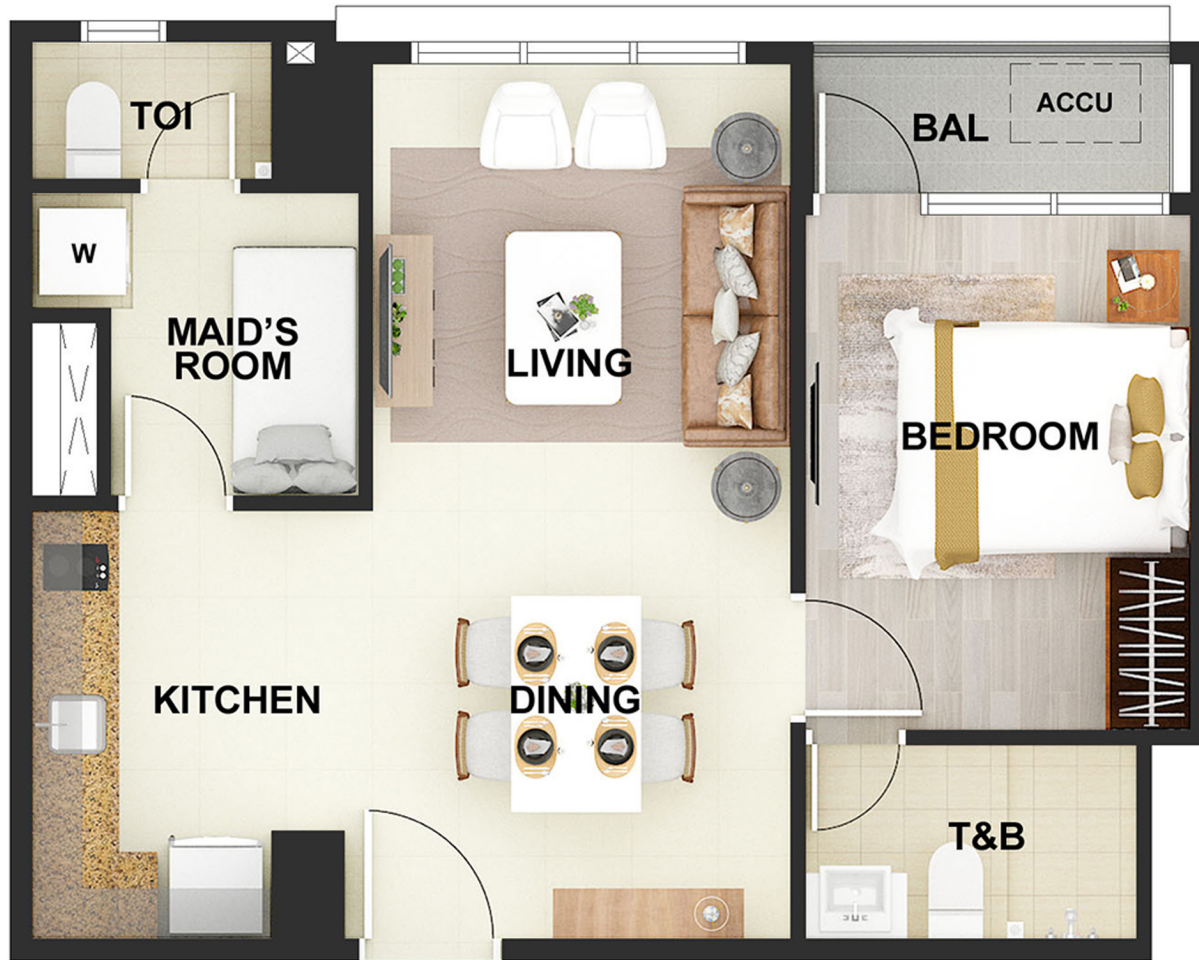
**UNIT L**

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**EXECUTIVE STUDIO UNIT**  
 A = 37.00 SQM. + 2.50 SQM. BAL.  
 3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)  
**UNIT M**

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**EXECUTIVE 1 BEDROOM UNIT**

A = 49.50 SQM. + 2.50 SQM. BAL.

3RD - 18TH FLOOR (NO 4TH & 13TH FLOOR)

**UNIT N**

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**3 BEDROOM UNIT**  
 A = 106.00 SQM. + 5.00 SQM.  
 19TH & 20TH FLOOR  
**UNIT A**

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**1 BEDROOM UNIT**  
 A = 47.00 SQM. + 2.50 SQM. BAL.  
 19TH & 20TH FLOOR  
**UNIT B**



**EXECUTIVE STUDIO UNIT**  
 A = 36.00 SQM. + 2.50 SQM. BAL.

19TH & 20TH FLOOR  
 UNIT C, D

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**EXECUTIVE STUDIO UNIT**  
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19TH & 20TH FLOOR  
**UNIT E**

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**2 - BEDROOM UNIT**  
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 19TH & 20TH FLOOR  
**UNIT F**

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**3 BEDROOM UNIT**  
 A = 108.50 SQM. + 7.50 SQM.

19TH & 20TH FLOOR  
**UNIT G**

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**3 - BEDROOM UNIT**  
 A = 106.00 SQM. + 5.00 SQM.  
 19TH & 20TH FLOOR  
 UNIT I

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19TH & 20TH FLOOR  
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Artist's impression

EXECUTIVE STUDIO  
BEDROOM



Artist's impression

EXECUTIVE STUDIO  
LIVING & DINING ROOM



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Artist's impression

ONE BEDROOM UNIT  
BEDROOM



THE  
PEARL  
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Artist's impression

ONE BEDROOM UNIT  
LIVING & DINING ROOM



THE  
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THE MACTAN NEWTOWN, CEBU

Artist's impression

ONE BEDROOM UNIT  
LIVING & DINING ROOM

THE  
PEARL  
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THE MACTAN NEWTOWN, CEBU

Artist's impression

TWO BEDROOM UNIT  
BEDROOM



THE  
PEARL  
GLOBAL RESIDENCES  
THE MACTAN NEWTOWN, CEBU

Artist's impression

TWO BEDROOM UNIT  
BEDROOM



THE  
PEARL  
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THE MACTAN NEWTOWN, CEBU

Artist's impression

TWO BEDROOM UNIT  
LIVING & DINING ROOM



THE  
PEARL  
GLOBAL RESIDENCES  
THE MACTAN NEWTOWN, CEBU

Artist's impression

THREE BEDROOM UNIT  
BEDROOM



THE  
PEARL  
GLOBAL RESIDENCES  
THE MACTAN NEWTOWN, CEBU

Artist's impression

THREE BEDROOM UNIT  
LIVING & DINING ROOM



THE  
PEARL  
GLOBAL RESIDENCES  
THE MACTAN NEWTOWN, CEBU

THE MACTAN  
NEWTOWN



MEGAWORLD

For more details, email us at [themactannewtown1@gmail.com](mailto:themactannewtown1@gmail.com) or call us at (6332) 239-5563