



lee
RESIDENCES

The background is a dark green gradient with several light trails and a circular lens flare effect in the upper right quadrant. The text is centered within a white rectangular border.

CREATING LANDMARKS



A SUCCESSFUL STORY DESERVES ANOTHER

ABOUT CORDOVA

- a coastal town with a population of 70,595 as of 2020.
- a 3rd class component municipality of the Province of Cebu
- In 2016, ranked 10th overall among 3rd to 6th class municipalities in the entire Philippines on the categories of economic dynamism, government efficiency and infrastructure
- **Borders:**
 - North: Lapu-Lapu City
 - East: Camotes Sea in the far east,
 - South: Bohol strait
 - West: Mactan Channel, Cebu City
 - Southwest: Mactan-Cebu International Airport (MCIAA)



WHY CORDOVA

MAJOR INFRASTRUCTURE PROJECTS

For the past five (5) years, the Municipality of Cordova implemented various infrastructure projects funded out of its local funds and/or from the national government and through public-private partnerships.

TOURIST DESTINATION

Home to both manmade and natural tourist attractions

THRIVING REAL ESTATE SECTOR

Cordova with the valuation rise of the prime lots in Cordova.



WHY CORDOVA TOURIST DESTINATION

Cordova owns one of the biggest seagrass beds in the country and has three (3) marine sanctuaries: Gilutongan Marine Sanctuary, Nalusuan Marine Sanctuary and Poblacion-Alegria Marine Sanctuary.

The following islets/areas are also within the jurisdiction of Cordova:

- Luking Island
- Shell Island
- Tongo Island
- Lava Island
- Nalusuan Island
- Pilipog-Gabi River



WHY CORDOVA

INFRASTRUCTURE PROJECTS

Cebu-Cordova Link Expressway (CCLEX)

Otherwise known as the “3rd bridge”, the artistically-designed CCLEX links mainland Cebu in Cebu City to Mactan Island through the municipality of Cordova.

Source: CCLEX

Proposed Cebu-Bohol Friendship Bridge via Jetafe-Cordova connection

- Referred as the friendship bridge
- A 42-kilometer bridge linking Cebu and Bohol that would traverse the coastal areas via Cordova (in Cebu) and Jetafe (in Bohol)
- The 3-in-1 bridge link serves three (3) major purposes:
 - bridge
 - transporter of power lines to light up the islets (which are tourist destinations) from Cebu to Bohol
 - passage of water pipes from Bohol to Cebu



PROPOSED 1500 HA. RECLAMATION PROJECT

- Target completion: 2028
- four artificially-made islands
- an integrated 'world-class lifestyle' destination featuring a cruise terminal, marina, beach, eco-parks, golf course, churches, retail centers, civic centers, cultural centers, and promenades with inland transportation consisting of buses and a train with a railroad



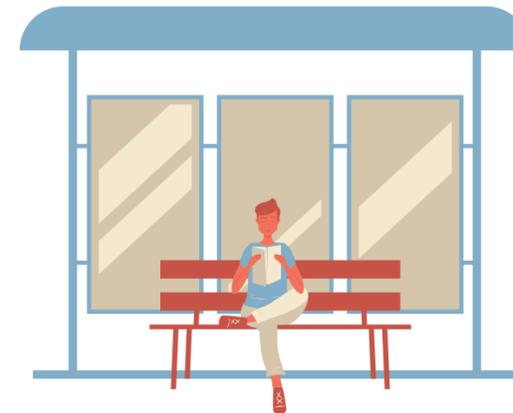
ROAD PROJECTS



There are about seven (7) new roads were opened:

- Kasadya Road (Poblacion)
- Ka Tura Road (back of Cordova Public Plaza, Poblacion)
- Datag Road (Catarman)
- Bangbang Road (back of Gaisano Grand Mall)
- Bantayan to RORO Port Road (Camolinas, Poblacion)
- Cordova Centennial Road; Coastal Road (Catarman)
- Coastal Road (Camolinas – Intramuros)

The construction of the Cordova Coastal Circumferential Road has also commenced in the segments of Dapitan-Ibabao and Poblacion (Bantayan) – Catarman.

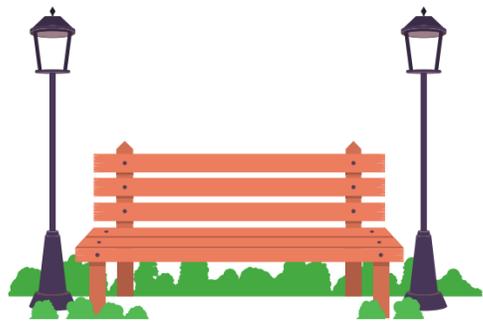


PROPOSED INTEGRATED TRANSPORT TERMINAL

A proposed inter-modal transport terminal to be established within the Municipality of Cordova located in Bangbang, Cordova, Cebu right at the back of Gaisano Grand Mall.

WHY CORDOVA

INFRASTRUCTURE PROJECTS



DEVELOPMENT OF AN ESPLANADE

A plan to develop the areas along Pilipog-Gabi River into an esplanade or boulevard primarily for flood control purposes, and secondarily for tourism and aesthetic reasons.



PROPOSED CORDOVA ECO-TOURISM PROJECT

A proposed 125-hectare development which is composed of five (5) islets located off the coast of Catarman, Cordova, Cebu.



CORDOVA RORO PORT

One (1) hectare development situated in sitio Camolinas, Poblacion, servicing the Cordova-Jetafe Bohol route.



NEW CORDOVA PUBLIC MARKET

Improvements on the existing the Cordova Public Market located in Poblacion, Cordova, Cebu to make it more spacious and presentable



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CEBU CITY

University of Cebu Medical Center

Basilica Minore Del Sto. Nino de Cebu

SM Seaside

Cebu-Cordova Link Expressway

Nustar

Cebu-Cordova Link Expressway Toll Gate

Shell Station

Mactan Doctor's Hospital

Mactan-Cebu International Airport

BASAK MARIGONDON RD

ML QUEZON NATIONAL HIGHWAY

LAPU-LAPU CITY

Gabi River

Gabi River

Gabi River

Gaisano Grand Cordova

Lantaw Floating Restaurant

Cordova Pharmacy

Cordova Municipal Hall

Bakasihan ni Entoy

Parola Seaview Restaurant

BABANG II ROAD

ML QUEZON NATIONAL HIGHWAY

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POINTS OF INTEREST

SCHOOLS

- 2mins to Cordova Central School
- 2 mins to Pilipog Elem School
- 7mins to Alegria Elem School

LIFESTYLE

- 2mins to Gaisano Mall Cordova
- 1min to Hamugaway Tropical Food Park

WORSHIP

- 5mins to San Roque Parish Church
- 1min to Cordova Bible Baptist Church
- 3mins to Cordova Community United Church

GOVERNMENT

- 13mins to Cordova Municipal Hall
- 1min to San Miguel Barangay Hall

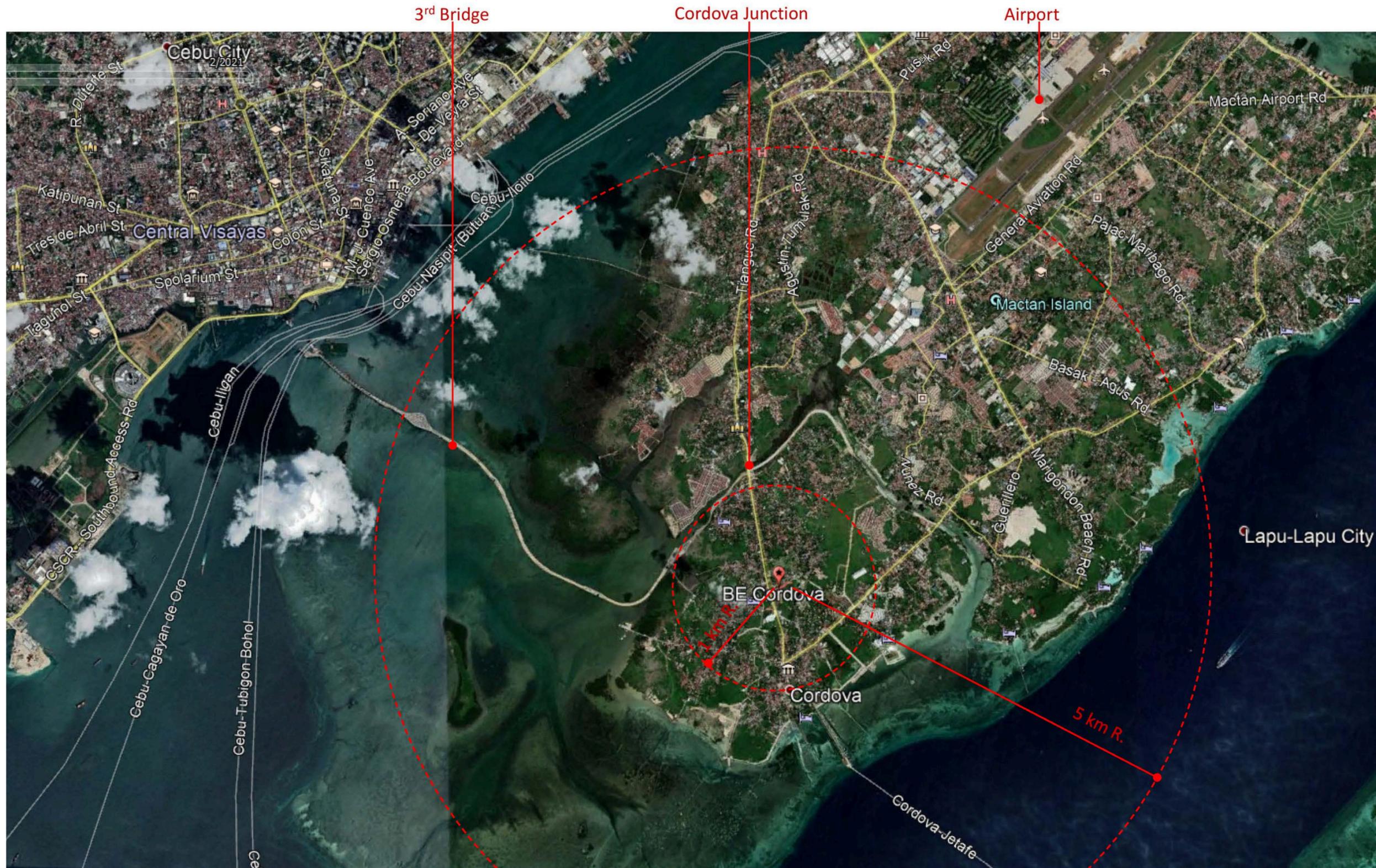
CONNECTIVITY

- 28mins to Mactan-Cebu International Airport
- 5mins to CCLEX Toll Plaza



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BE Residences develops its properties according to plans and specifications, however, we reserve the right to alter specifications when necessary to best serve the interest of the customer.



CCLEX bringing Cordova closer to the city

- NuStar Resort & Casino
- SM Seaside
- Cebu Ocean Park
- SM-Ayala Southcoast City
- Il Corso Lifemalls
- UP Cebu Professional Schools

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YOUR GATEWAY GETAWAY

The first master planned development of Balai by BE Residences with verdant views of the city and the sea, a commercial strip, ample open spaces and amenities, and the unique weave design that is truly Cebuano.



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cordova

SITE DEVELOPMENT PLAN

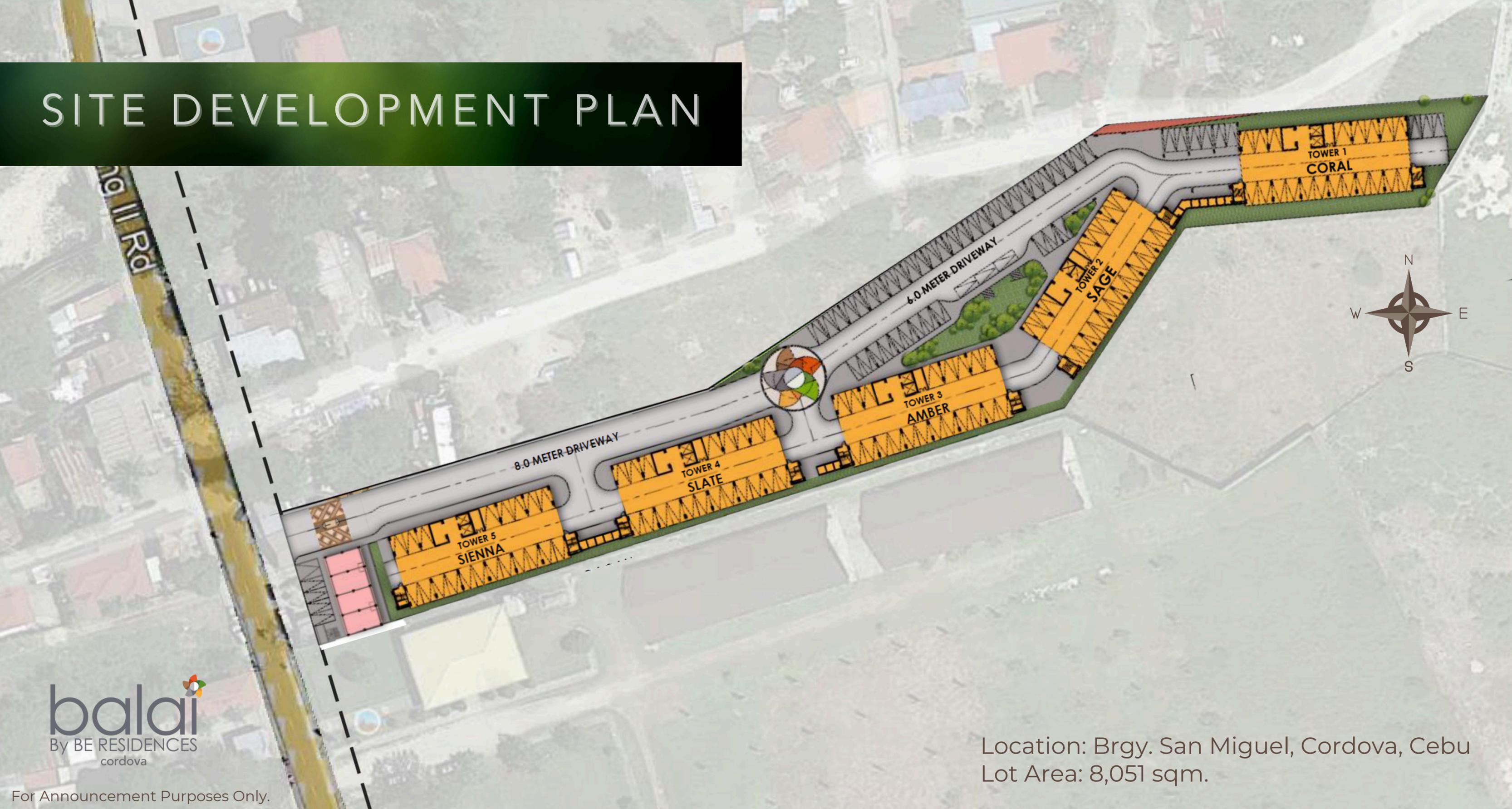


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SITE DEVELOPMENT PLAN



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Location: Brgy. San Miguel, Cordova, Cebu
Lot Area: 8,051 sqm.

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NEIGHBORHOOD SHOPS

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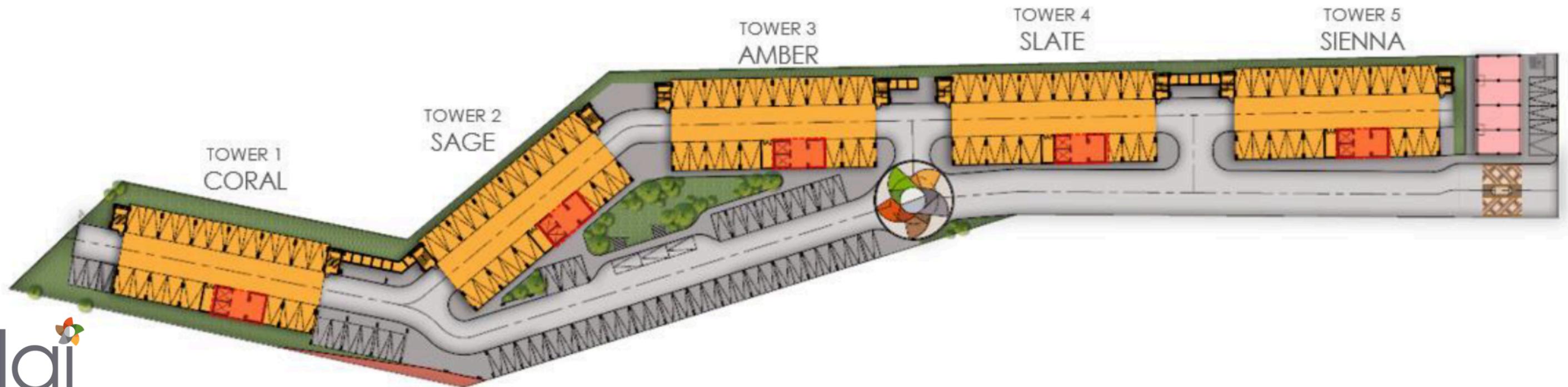
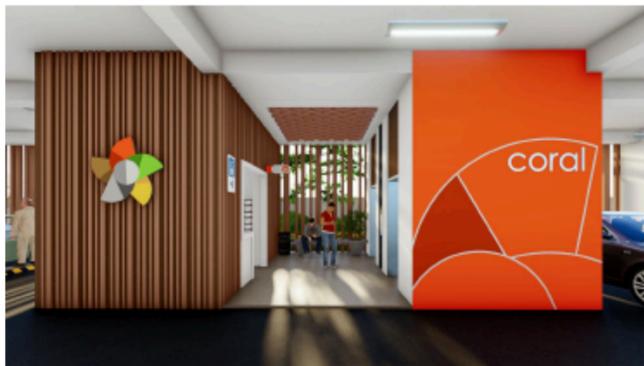
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BUILDING ENTRANCE



BUILDING ENTRANCE



BUILDING ENTRANCE



ELEVATOR LOBBY WITH GUARD POST



TYPICAL MAIL CABINET SIZE:

STORAGE UNITS



TUGKARAN

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DAYON (WELCOME)

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DAYON (WELCOME)



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DUWA (PLAY)



OBRA (WORK)



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OBRA (WORK)

OBRA (WORK)

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TAPOK (GATHER)



LAKAW (WALK)



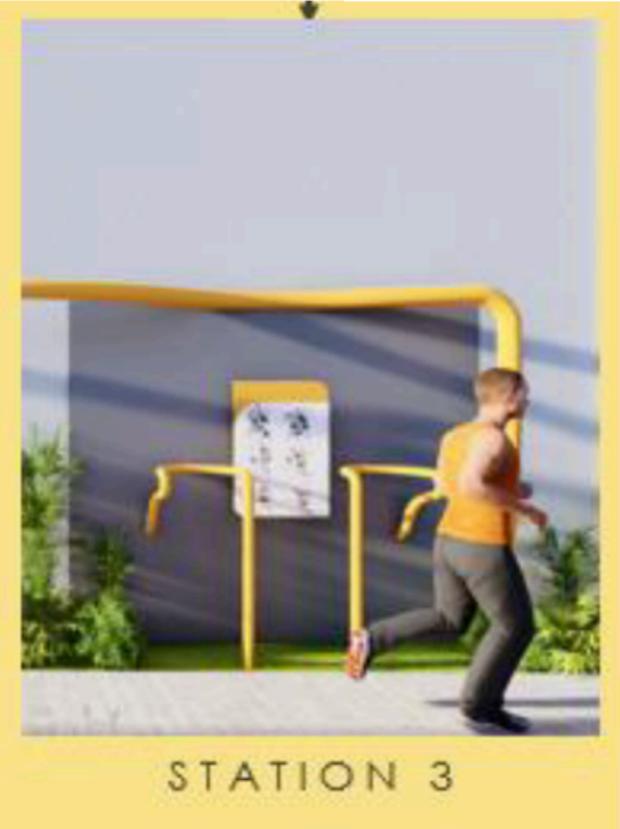
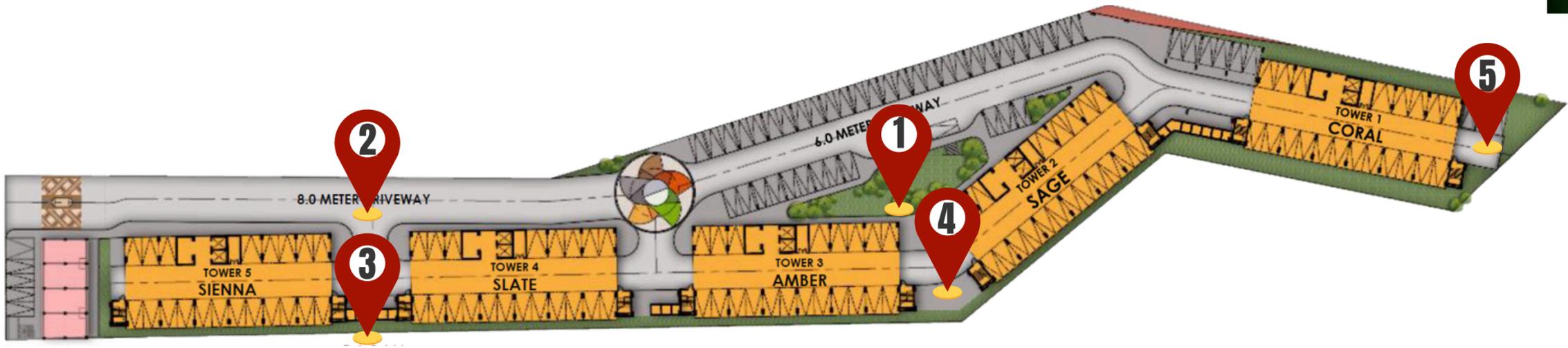
LAKAW (WALK)



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DAGAN (RUN)



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DAGAN (RUN)



warm up
10 min

STATION 1

2	➔
Point 1 to Point 2- 100 Meters	
3	➔
Point 1 to Point 3- 200 Meters	
4	➔
Point 1 to Point 4- 300 Meters	

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UNIT LAYOUT - STUDIO



STUDIO - 21 SQM



UNIT LAYOUT - 1 BEDROOM



1 BEDROOM A- 31.67 SQM



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UNIT LAYOUT - 2 BEDROOM



2 BEDROOM - 42.35 SQM



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UNIT LAYOUT - SKY YARDEN



YARDEN - 63.35 SQM



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YOUR GATEWAY GETAWAY

RESERVATION REQUIREMENTS



Fully filled-out & signed Reservation Documents

- Filled-up & signed BIS
- Signed Quotation Sheet
- Signed Reservation Agreement
- Signed Annex B
- Tax ID number or BIR Form 1904



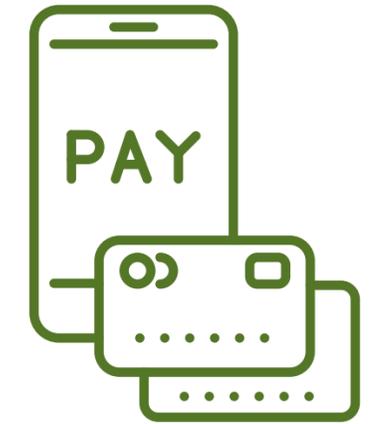
Two (2) Valid IDs

(with visible photo & signature of Principal, Co-Buyer/s, and Spouse (if married))



Proof of Billing Address

Reflecting same mailing address as indicated in Buyer's Information Sheet (BIS)



Reservation Fee

Cleared and confirmed Payment

Additional requirements:(If transacting through representative)

1 Valid ID of representative & Original copy of authorization letter



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