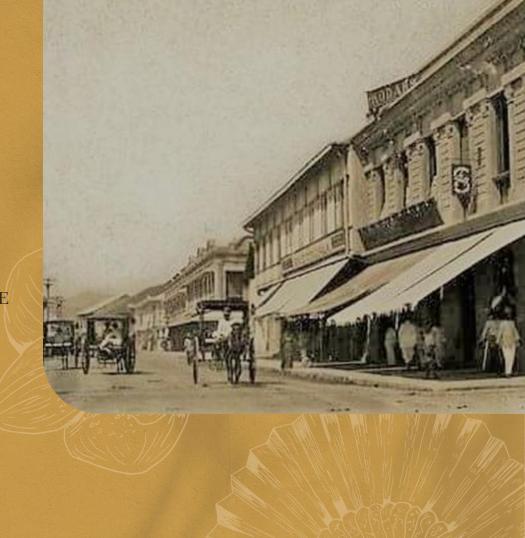


LIES A PROMINENT ADDRESS

STEEPED IN RICH CEBUANO HERITAGE







LIVE IN PROMINENCE



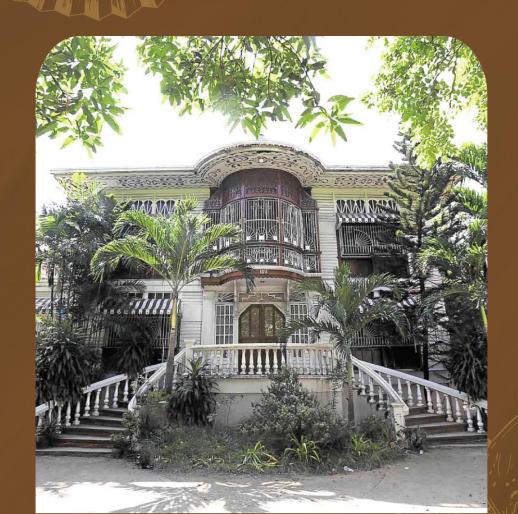




THE GARCIA-ESCANO MANSION

THE CENTERPIECE

The Garcia-Escano mansion is the inspiration and focal poin of this development. An iconic landmark with a rich cultural heritage.



Calle 104 honors that legacy by reviving the old mansion through a new modern adaptation and experience.

Bringing the life of prominence that was enjoyed years ago for you today.





DEVELOPED & MANAGED BY



A JOINT VENTURE UNDER

IN PARTNERSHIP WITH





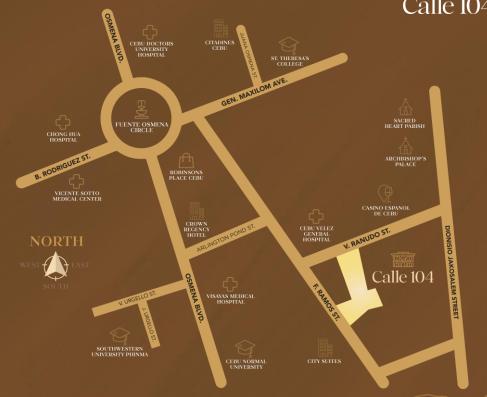
DESIGN CONSULTANT





AN ADDRESS OF PROMINENCE

CALLE 104 | VICINITY MAP





Calle 104, with a lot area of **5,539 sqm**, connects **two iconic midtown Cebu streets - Ramos and Ranudo**, with access points to both streets located in the development.

- 15m across Velez Medical Arts Building (1 min)
- 80m across Casino de Espanol (1 min)
- 170m from Velez General Hospital (1 min)
- 400m from Archbishop's Palace (2 mins)
- 450m from Archdiocese of the Most Sacred Heart (2min)
- 550m from Robinsons Place Cebu Fuente (3mins)
- 700m from **Fuente Osmena Circle** (3mins)
- 800m from Cebu Normal University (3 mins)
- 1km from **St. Theresa's College** (4mins)
- 1.1km from Chong Hua Hospital (4mins)
- 1.2km from Vicente Sotto Medical Center (4mins)
- 1.5km from Citadines Cebu City (5mins)
- 1.8km from Cebu Doctor's Hospital (8mins)





RESIDENTIAL COMPONENTS





A vibrant and active residence that mirrors the vibe of Ramos street.





Timeless, luxurious living, integrated with the revived iconic Cebuano mansion.

RETAIL COMPONENT





A podium type retail area complete with a supermarket, and 5000 sqm of potential space.

INTRODUCING

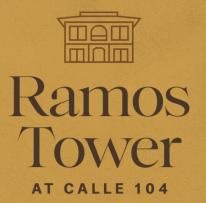
RAMOS TOWER

AT CALLE 104









LIVE IN PROMINENCE

Amidst the bustle of Ramos street, an ultramodern and upscale residential tower opens its corridors.

An exclusive tower where you can live right where the action is but still come home to a secure privacy.



PROJECT DETAILS

TOTAL GROSS FLOOR AREA:

11,584 sqm

TOTAL NUMBER OF FLOORS:

20 Floors

RESIDENTIAL UNITS:

325 Units

PRODUCT MIX:

Studio and One Bedroom

BUILDING FEATURES

- Tower Lobby & Drop Off at the Ground Floor
- Podium Parking
- Double Loaded Hallways
- 4 Passenger Elevators
- Garbage Holding Area
- 100% Back Up Power
- 24/7 Security System
- CLI Property Management Services
- Direct access to the commercial area





FLOOR LEVELS

8TH - 20TH FLOOR 7TH FLOOR 3RD - 6TH FLOOR 2ND FLOOR GROUND FLOOR

BASEMENT

: RESIDENTIAL FLOORS : AMENITY | RESIDENTIA

: AMENITY | RESIDENTIAL FLOOR

: PODIUM PARKING LEVELS

: RETAIL FLOOR

: DROP OFF AREA | RETAIL FLOOR

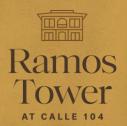
: SUPERMARKET AREA



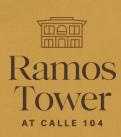


THE RAMOS TOWER AT CALLE 104

is an ultra-modern residential tower that brings an ACTIVE and VIBRANT ENERGY that mirrors the vibe of F. Ramos Street. The design focuses on an efficient use of space to facilitate a wide range of activity - perfectly matching the active and vibrant lifestyle of the Cebuano young professional.







MODERN AMENITIES

FOR A MODERN DEVELOPMENT

The Ramos Tower amenities gives the residents a safe and secure place to relax, enjoy, and get moving in the heart of the city.

With a garden gazebo, jogging path, lapping pools, and gym, you're not short of options to relax and get moving.











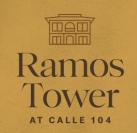




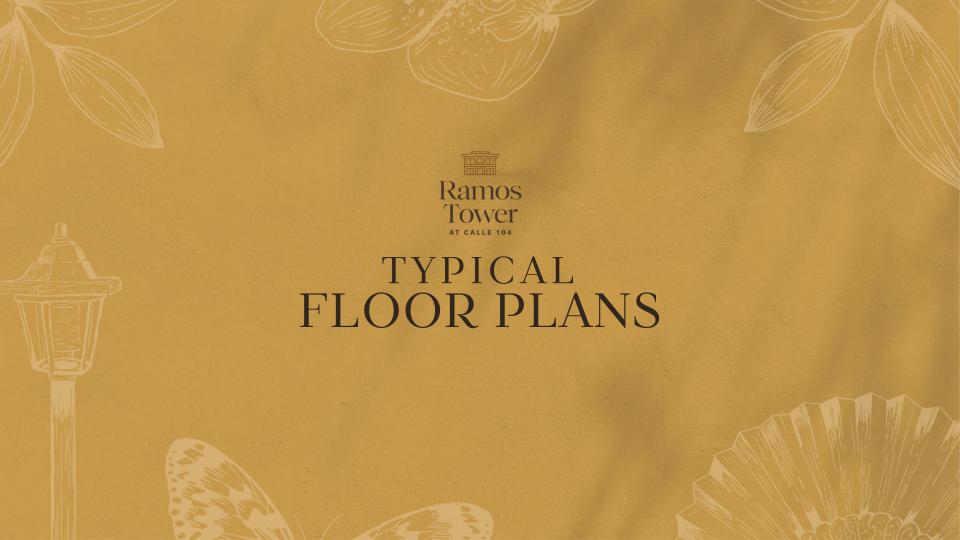
PROMINENT SPACES

BUILT FOR YOU

With a unique Z-Shaped floor layout, the Ramos Tower at Calle 104 offers each resident a living experience that is uniquely their own YET feels connected with the vibrant and active character of the Ramos Tower.









7TH FLOOR

TYPICAL FLOOR PLAN





TOTAL UNITS PER FLOOR: 13

STUDIO UNIT: 11 UNITS
1 BEDROOM UNIT: 2 UNITS













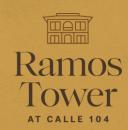






104 TYPICAL FLOOR PLAN



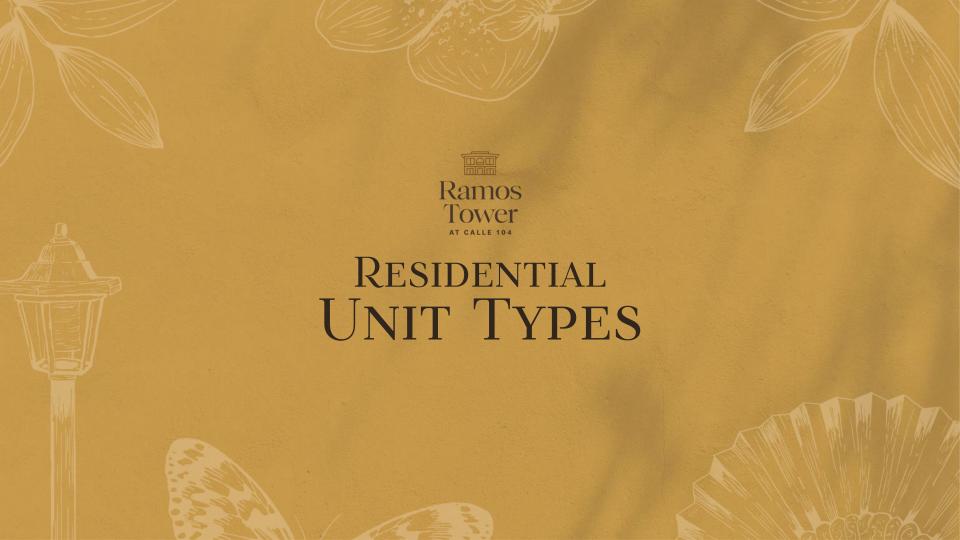




PROMINENT LIVING SPACES

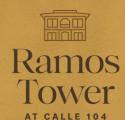
The units on offer at the Ramos tower are designed with space-efficiency and simplicity in mind - giving the future residents a space wherein they can impart their own personality onto their OWN residential space.



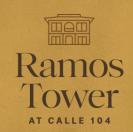








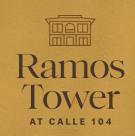






SPACE	AREA
BED AREA	13.55 m²
KITCHEN AREA	4.11 m²
T&B	5.22 m²
TOTAL	22.88 m²

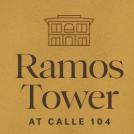






SPACE	AREA
BED AREA	12.56 m ²
KITCHEN AREA	4.11 m²
T&B	5.22 m²
TOTAL	21.89 m²

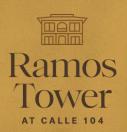






SPACE	AREA
BED AREA	13.50 m ²
KITCHEN AREA	4.41 m²
T&B	4.97 m²
TOTAL	22.88 m²

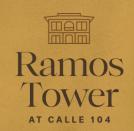




1- BEDROOM UNIT



TYPICAL 1 BEDROOM UNIT





SPACE	AREA
BEDROOM	13.03 m²
KITCHEN & DINING AREA	8.46 m²
LIVING AREA	7.30 m²
T&B	5.75 m ²
TOTAL	34.54 m²







SPACE	AREA
BEDROOM	13.03 m²
KITCHEN & DINING AREA	8.46 m²
LIVING AREA	7.30 m²
T&B	5.75 m ²
TOTAL	32.83 m²













THE RANUDO TOWER

is heavily inspired by the Old Ranudo Mansion and the number of Cebuano mansions located along Ranudo. At its core is a luxurious and elegance design character that blends the timelessness of Spanish-era elements with the modernity of new-age architectural design. The design centerpieces the restored Ranudo Mansion, which serves as the gateway to the residential spaces.

With big unit cuts, low floor density, and exclusive premium amenities - the Ranudo Tower at Calle 104 is the pinnacle of exclusive modern mansion living in midtown Cebu. Truly a place where you can LIVE IN PROMINENCE.







PROJECT DETAILS:

TOTAL GROSS FLOOR AREA:

TOTAL NUMBER OF FLOORS:

RESIDENTIAL UNITS:

PRODUCT MIX:

12,015 sqm

18 Floors

192 Units

Studio, One Bedroom

Two Bedroom, Three Bedroom &

Penthouse

BUILDING FEATURES:

- Tower Lobby & Drop Off located beside the Ancestral House
- Single Loaded Hallways
- Podium Parking
- Direct Access to Commercial Area
- Indoor & Courtyard Atrium

- 4 Passenger Elevators
- Balcony & Garden Units
- 100% Backup Power
- 24/7 Security System
- Property Management System



FLOOR LEVELS

18TH FLOOR

8TH - 17TH FLOOR

7[™] FLOOR

3RD - 6TH FLOOR

2ND FLOOR

GROUND FLOOR

BASEMENT

: PENTHOUSE LEVEL

: RESIDENTIAL FLOORS

: AMENITY LEVEL

: PODIUM PARKING LEVELS

: RETAIL FLOOR

: DROP OFF AREA | RETAIL FLOOR

: SUPERMARKET AREA



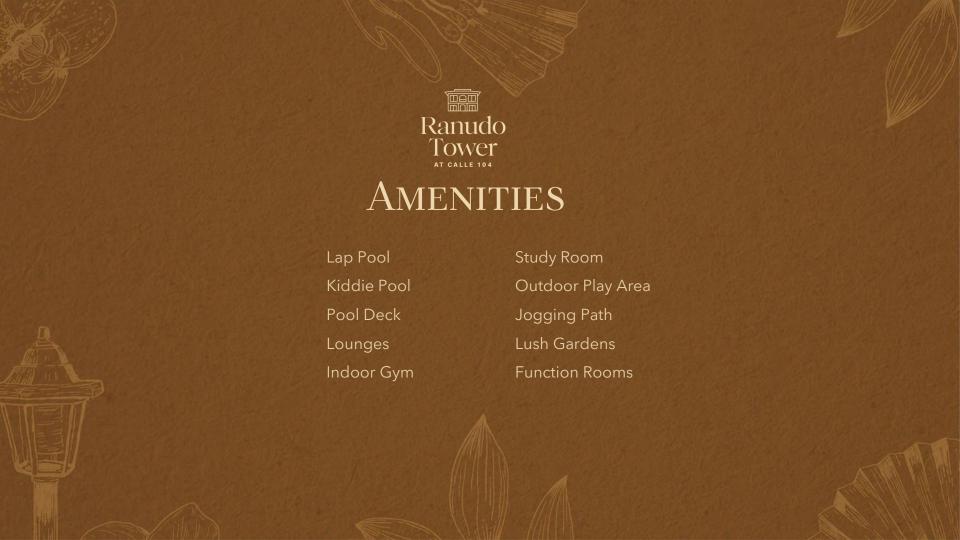


A Modern Cebuano mansion experience

What's a modern mansion, without modern amenities?

Enjoy daycare spaces, swimming pools, and function rooms that cater both work and play, family and friends. At the Ranudo tower, you're sure to have a life that has it all.















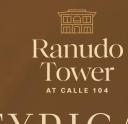




A Modern Cebuano mansion Experience

With a low-density set-up per floor, the Ramos Tower at Calle 104 provides each resident, whether family or couple, a private and exclusive living space that they can fully enjoy and return home to.





TYPICAL FLOOR PLANS



7TH FLOOR

AMENITY LEVEL FLOOR PLAN























KEYPLAN

NORTH

8TH FLOOR

TYPICAL FLOOR PLAN



NORTH



TOTAL UNITS PER FLOOR: 28

STUDIO UNIT: 8 UNITS

STUDIO UNIT (WITH SMALL BALCONY): 4 UNITS STUDIO UNIT (WITH BIG BALCONY): 16 UNITS

A JOINT VENTURE UNDER















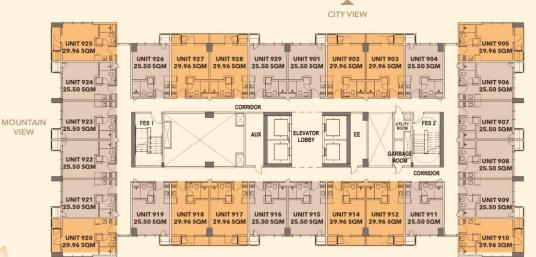
KEYPLAN

NORTH

9TH FLOOR

TYPICAL FLOOR PLAN













STUDIO UNIT: 16 UNITS

STUDIO UNIT (WITH BALCONY): 12 UNITS





DEVELOPED AND MANAGED BY



IN PARTNERSHIP WITH







VIEW

KEYPLAN

NORTH

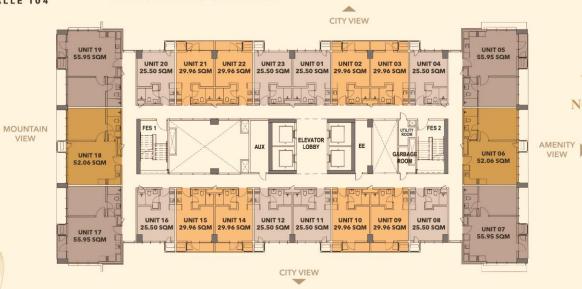
10TH - 14TH FLOOR



NORTH

VIEW

TYPICAL FLOOR PLAN



TOTAL UNITS PER FLOOR: 22

STUDIO UNIT: 8 UNITS

STUDIO UNIT (WITH BALCONY): 8 UNITS

1 BEDROOM UNIT: 2 UNITS

1 BEDROOM UNIT (WITH BALCONY): 4 UNITS

















VIEW

KEYPLAN

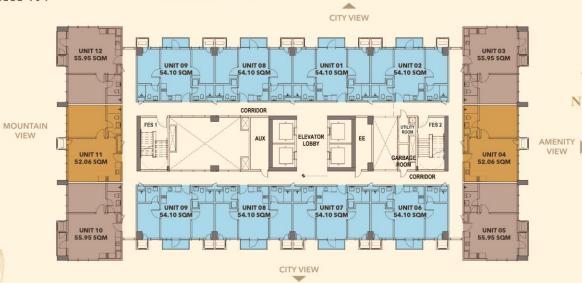
NORTH

15TH - 16TH FLOOR

Calle 104 LIVE IN PROMINENCE

NORTH

TYPICAL FLOOR PLAN



TOTAL UNITS PER FLOOR: 14

1 BEDROOM UNIT: 2 UNITS

BEDROOM UNIT (WITH BALCONY): 4 UNITS

2 BEDROOM UNIT: 8 UNITS

















VIEW

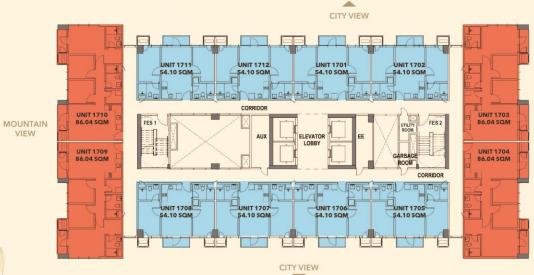
KEYPLAN

NORTH

17TH FLOOR

TYPICAL FLOOR PLAN







AMENITY N VIEW

TOTAL UNITS PER FLOOR: 12

2 BEDROOM UNIT (WITH BALCONY): 8 UNITS 3 BEDROOM UNIT (WITH BALCONIES): 4 UNITS















KEYPLAN

NORTH

18TH FLOOR

TYPICAL FLOOR PLAN







AMENITY N VIEW

TOTAL UNITS PER FLOOR: 8

PENTHOUSE A: 4 UNITS PENTHOUSE B: 4 UNITS

















UNIT FEATURES

Painted Walls & Partitions

Ceramic Tiles

Full Height Windows

Wooden Solid Panel Main Door Ceramic Non slip Floor Tiles (for T&B and Balcony)

Full Height Tiled Bathroom Wall

Elegant Toilet Fixtures

LED Lighting Fixtures

Kitchen Base Cabinets w/ Granite

Countertop

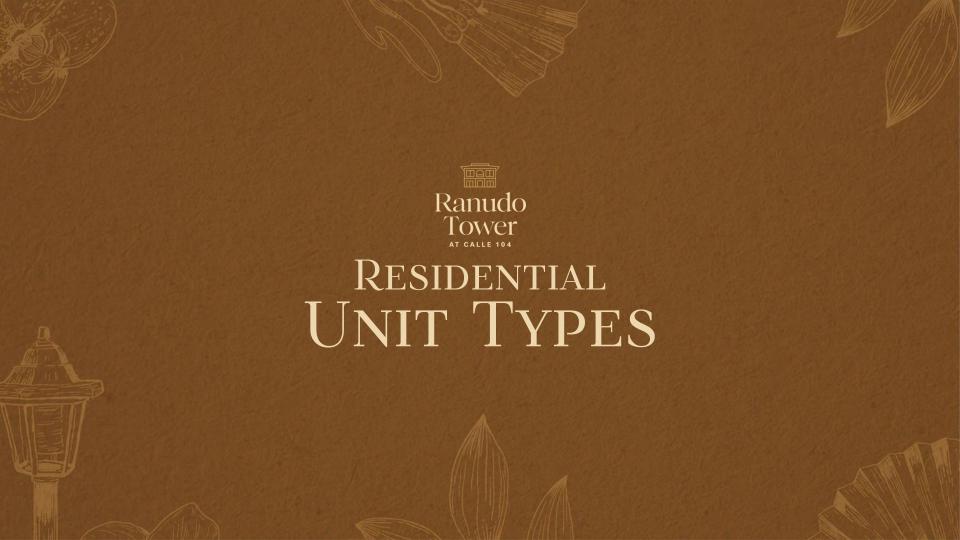
Kitchen Sink with Grease Trap

Kitchen Exhaust Provision

Water Heater Provision

ACU Provision & Outlet

Telephone, Internet Ready & CATV







STUDIO UNIT







SPACE	AREA
BED AREA	16.17 m²
KITCHEN AREA	4.11 m²
T&B	5.22 m²
TOTAL	25.50 m²



WITH BALCONY)





SPACE	AREA
BED AREA	16.17 m²
KITCHEN AREA	4.11 m²
T&B	5.22 m²
TOTAL	25.50 m²



WITH BALCONY)





SPACE	AREA
BALCONY	9.57 m²
BED AREA	16.17 m²
KITCHEN AREA	4.11 m²
T&B	5.22 m²
TOTAL	35.06 m²







SPACE	AREA
BEDROOM	15.95 m²
KITCHEN AREA	12.97 m²
LIVING & DINING AREA	17.06 m²
T&B	6.08 m²
TOTAL	52.06 m²



WITH BALCONY)





SPACE	AREA
BALCONY	3.90 m ²
BEDROOM	14.74 m²
KITCHEN AREA	13.52 m²
LIVING & DINING AREA	18.03 m²
T&B	5.78 m²
TOTAL	55.95 m²



TYPICAL 2-BEDROOM UNIT



SPACE	AREA
BALCONY	3.10 m ²
BEDROOM	9.82 m²
KITCHEN AREA	6.63 m ²
LIVING & DINING AREA	13.77 m²
MASTER BEDROOM	10.33 m²
MASTER T&B	4.97 m²
T&B	5.48 m²
TOTAL	54.10 m ²



Typical 3-Bedroom Unit



SPACE	AREA
BALCONY	3.89 m²
BALCONY	4.06 m²
BEDROOM 1	8.17 m²
BEDROOM 2	8.17 m²
HALLWAY	5.00 m ²
KITCHEN AREA	7.95 m²
LIVING & DINING AREA	17.01 m²
MASTER BEDROOM	18.29 m²
MASTER T&B	5.02 m²
T&B	5.36 m²
UTILITY ROOM	3.12 m²
TOTAL	86.04 m²











SPACE	AREA
BALCONY	3.10 m²
BEDROOM 1	8.59 m²
BEDROOM 2	8.59 m²
HALLWAY	6.33 m²
KITCHEN AREA	10.49 m²
LIVING & DINING AREA	28.38 m²
MAID'S ROOM	7.00 m²
MAID'S T&B	3.84 m²
MASTER BEDROOM	18.90 m²
MASTER T&B	4.57 m²
T&B	4.92 m²
TOTAL	104.71 m²

TYPICAL PENTHOUSE UNIT B





SPACE	AREA
BALCONY	4.06 m²
BALCONY	3.89 m²
BEDROOM 1	8.17 m²
BEDROOM 2	8.17 m²
HALLWAY	5.58 m²
KITCHEN AREA	16.65 m²
LIVING & DINING AREA	17.65 m²
MAID'S ROOM	6.88 m²
MAID'S T&B	3.28 m²
MASTER BEDROOM	18.21 m²
MASTER T&B	5.94 m²
T&B	4.78 m²
TOTAL	103.25 m²



A vibrant and active residence that mirrors the vibe of Ramos street.

The design focuses on an efficient use of space to facilitate a wide range of activity – perfectly matching the active and vibrant lifestyle of the Cebuano young professional.

Residential Units Offered are Studio units with garden type and 1 Bedroom with garden type ranging from 22.8 sqm to 32.83 sqm

Premier Amenities include

Lap Pool
Kiddie Pool
Pool Deck with Chaise Lounges
Indoor Gym
Study Room

Meeting Rooms
Outdoor Areas
Jogging Path
Lush Gardens and Gazebo
Changing Rooms



A modern Cebuano mansion blending timeless elegance and luxurious living

With big unit cuts, low floor density, and exclusive premium amenities - the Ranudo Tower at Calle 104 is the pinnacle of exclusive modern mansion living in midtown Cebu.

Residential Units Offered are Studio units with garden type, 1 Bedroom units, 2 Bedroom units, 3 Bedroom units and a Penthouse Unit ranging from 25.50 sqm to 103.25 sqm

Luxurious Amenities include

Lap Pool Kiddie Pool Pool Deck Lounges Indoor Gym Study Room
Outdoor Play Area
Jogging Path
Lush Gardens
Function Rooms









LEISURE & LIFE'S NECESSITIES COME TOGETHER

Life at Calle 104 is a culmination of the Cebuano life – a life where everything you need is right within your reach.

The two residential towers at Calle 104 is connected by a retail podium that will contain a blend of lifestyle retail spaces (restaurants, clothing) and essentials (medical clinics, pharmacies, etc).

A 2,300 square meter supermarket will be located at the basement. Giving the resident an easy go-to place for all their grocery and condo needs.





RESERVATION REQUIREMENTS



BUYER'S REQUIREMENTS TO RESERVE A UNIT:

- Buyer's Information Sheet (BIS) completely filled-out and signed
- 2. 1 valid government issued ID of Principal buyer with 3 specimen signatures (spouses if married)
- 3. Proof of TIN (spouses if married)
- 4. Reservation Payment (Cash,/Check/ For online deposit, please provide deposit slip)
- 5. Special Power of Attorney authorizing seller or another party to reserve and sign reservation documents

On reservation, CLI will provide reservation documents: Term Sheet, Reservation Agreement and Amortization Sheet, all for buyer's signature and for submission on reservation date.



REQUIREMENTS FOR SUBMISSION WITHIN 30 DAYS FROM RESERVATION DATE:

- 1. Clear copy of NSO/PSA birth certificate (for single and of spouses if married)
- 2. Clear copy of NSO/PSA marriage certificate (if married)
- 3. Proof of Income
- 4. Complete post-dated checks for equity payments
- 5. Signed Contract to Sell (CTS)
- 6. Consularized SPA for CTS signatories (for buyer/s based outside PH)
- 7. Other documents if needed, such as: Notarized Deed of Undertaking (DOU), Finality of annulment, death certificate, etc.,



SCAN HERE TO DOWNLOAD THE DIGITAL BROCHURE



FB: facebook.com/Calle104

IG: @officialcalle104