



Golden ToPPer

金 昇 企 業



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# BETTER CITY BETTER LIFE

OUR STORY & OUR PROJECTS



Lifestyle image only.



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## ABOUT THE DEVELOPER

The Golden Topper group of companies is a fast-emerging group of real estate companies working in collaboration to develop prime real estate projects across the Philippines.

## GREATER TOMORROWS

Committed to becoming the country's most valuable real estate developer, our mission is to bring forth developments that will transform cities across the Philippines and empower every homeowner and investor.

*Our developments are designed to innovate the urban landscape by offering complete communities with residential, office, leisure, and retail features.*



Lifestyle image only.

# Creating the **GOLD STANDARD**

Golden Topper is focused on developing eight areas to fill the need for high-quality, highly- livable spaces that cater to the needs of large diversified communities.



RESIDENTIAL



OFFICE & INDUSTRY



RETAIL & COMMERCIAL



HOTEL & SERVICED APARTMENT



LEISURE



PROPERTY MANAGEMENT



CONSTRUCTION



LOGISTICS



Lifestyle and Artist's perspective only.



**Future Development**  
Pasay City



**Future Development**  
Las Piñas



**Future Development**  
Makati City

**Future Development**  
Punta Engaño



**3** PROPERTIES  
Under construction

**5** PROPERTIES  
Under development



# EL SOL

by Golden TopPer  
金昇企業

Artist's perspective only.  
The developer reserves the right to modify as it sees fit without prior notice.

An artistic rendering of a modern multi-story building. The ground floor features a large glass-fronted boutique with people walking by. Above this is a level with a series of decorative, illuminated panels. The upper floors are residential villas with balconies and balconies with railings. The building is set against a clear blue sky.

# EL SOL

## Your own destination boutique villa

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# LAPU-LAPU CITY

Lapu-Lapu City is one of the country's most loved tourist destinations for its clear blue waters, and water activities. More than just a tourist destination, Lapu-Lapu City is also an emerging business district. This blend of city living and island living makes it one of the most sought-after addresses.

## FUTURE DEVELOPMENTS



### Lapu-Lapu Expressway (LLEX)

A proposal of the Lapu-Lapu LGU, the LLEX is envisioned to be the first skyway in VisMin.



### Cordova's Sentosa of Cebu

Cordova in Mactan is slated to have a 1500 hectare project with a cruise terminal, eco-park, and retail centers.



### Emerald Bay Mactan

An upcoming casino-resort, Emerald Bay Mactan aims to turn Mactan Island into the PH's own Vegas.



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# ELSOL

seagrove

  
Golden ToPPer  
金昇企業  
Future Development  
(Punta Engaño)



Mactan Island  
Yacht Club  
24 mins | 7.1 km



Mactan Cebu  
International Airport  
19 mins | 8.3 km



Arterra Hotel  
11 mins | 4.3 km



Dusit Thani Hotel  
11 mins | 3.8 km



Sheraton Resort  
8 mins | 3.0 km



Emerald Bay  
Resort & Casino  
5 mins | 1.9 km



Movenpick Hotel  
2 mins | 500 m



Shangri-la Mactan  
4 mins | 650 m



Mactan Shrine  
2 mins | 800 m



Mactan New  
Town Center  
4 mins | 1.7 km



Savoy Hotel  
6 mins | 2.3 km



Jpark Island Resort and  
Waterpark  
12 mins | 5.4 km



M.C. Quezon National Highway

M.C. Quezon National Highway

M.C. Quezon National Highway

Punta Engaño Rd

Punta Engaño Rd

Punta Engaño Rd



# RESORT AND LIFESTYLE

Leisure and lifestyle establishments are along the Hilutungan Channel at around 500 meters away from the site.



Project Site



Road Network



Resorts and Lifestyle

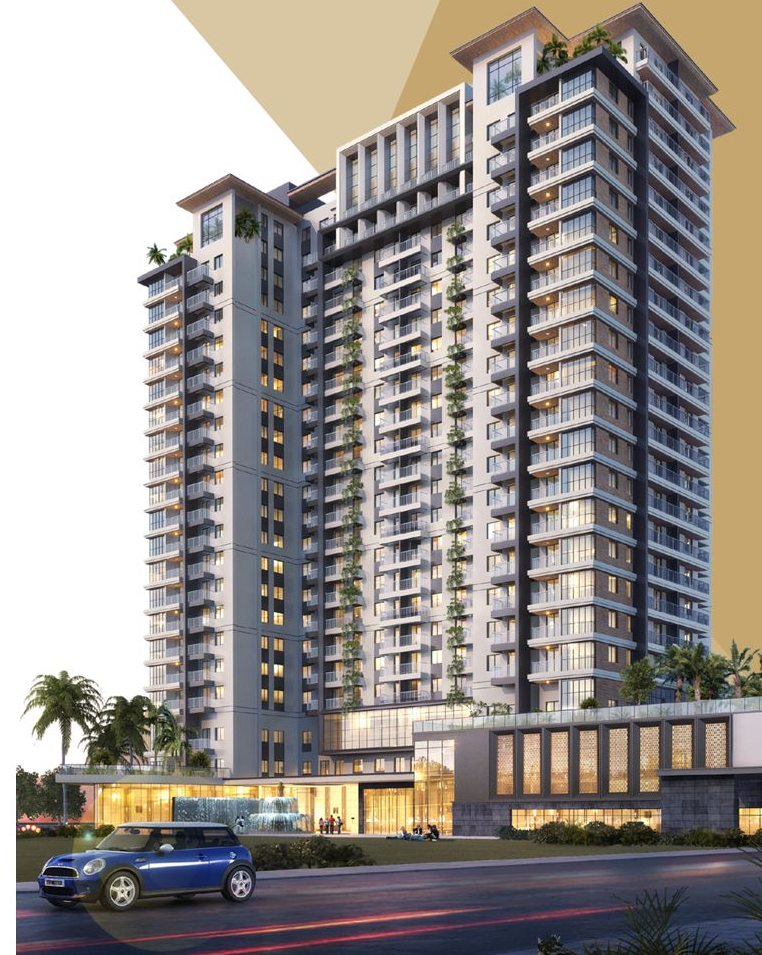
# ELSOL

## DEVELOPMENT HIGHLIGHTS

|                     |                                  |
|---------------------|----------------------------------|
| <b>LOCATION</b>     | Seagrove, Lapu-Lapu City, Cebu   |
| <b>UNIT RANGE</b>   | 19.62 sqm - 60.93 sqm            |
| <b>PRICE RANGE</b>  | 6.7M to 13M                      |
| <b>NO. OF UNITS</b> | 476 units                        |
| <b>FEATURES</b>     | Residential, Leisure, and Retail |

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## LEISURE AMENITIES

**A refreshing escape from the everyday hustle.**

El Sol is a residence designed for leisure and relaxation, featuring sixteen indoor and outdoor resort-styled amenities.

- Leisure terrace
- Lap pool & kiddie pool
- Poolside deck
- Outdoor bar and lounge
- Outdoor BBQ area
- Playground
- Recreational court
- Lounge and bar
- Function rooms
- Gym with Yoga room
- Children's playroom
- KTV rooms
- Game room
- Sauna rooms

# Common Grounds

15

Commercial units ranging from 30m<sup>2</sup> to 150m<sup>2</sup>

1850 m<sup>2</sup> of covered walkways

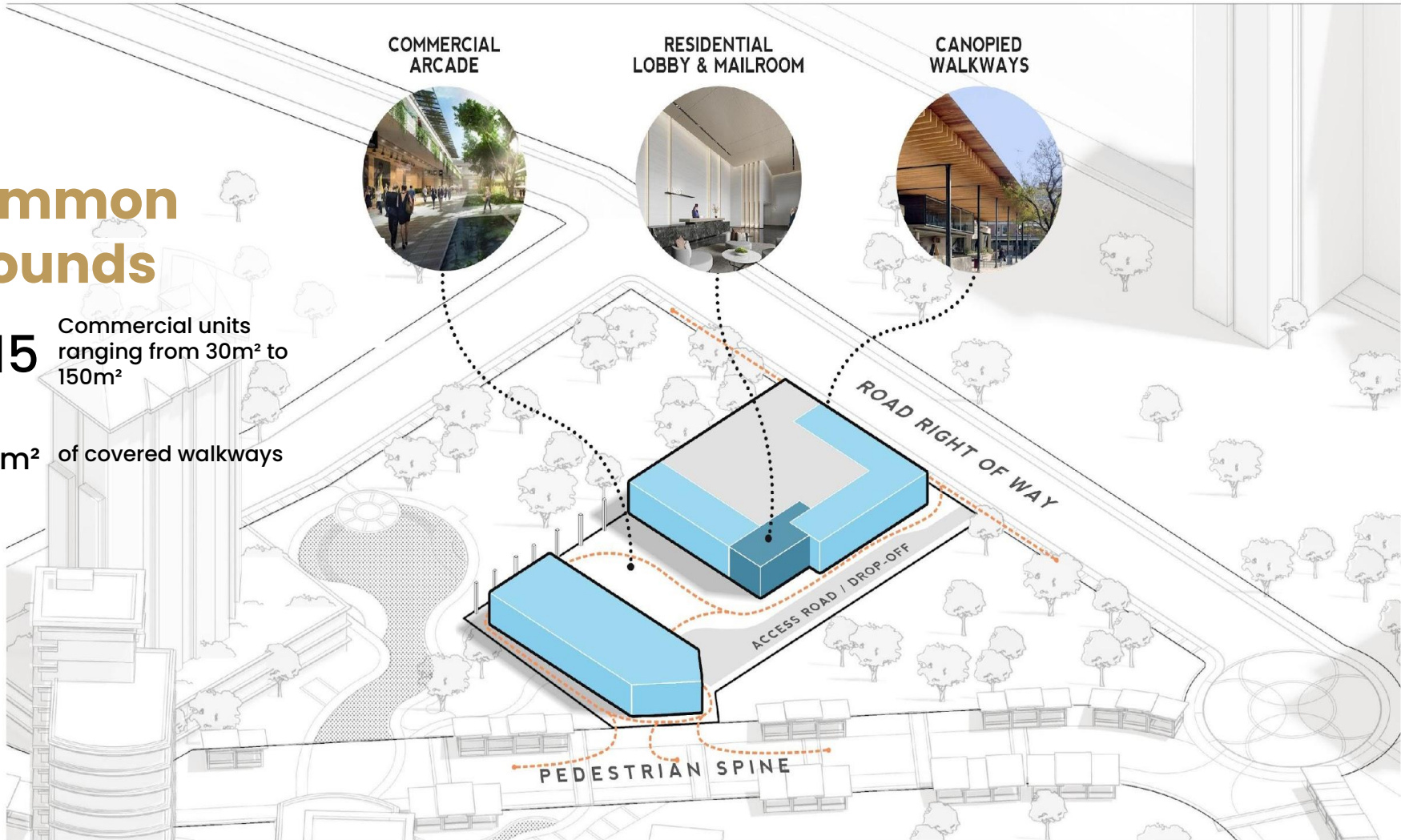
COMMERCIAL ARCADE



RESIDENTIAL LOBBY & MAILROOM



CANOPIED WALKWAYS





ELSOIL

ELSOIL BUS  
REST AREA

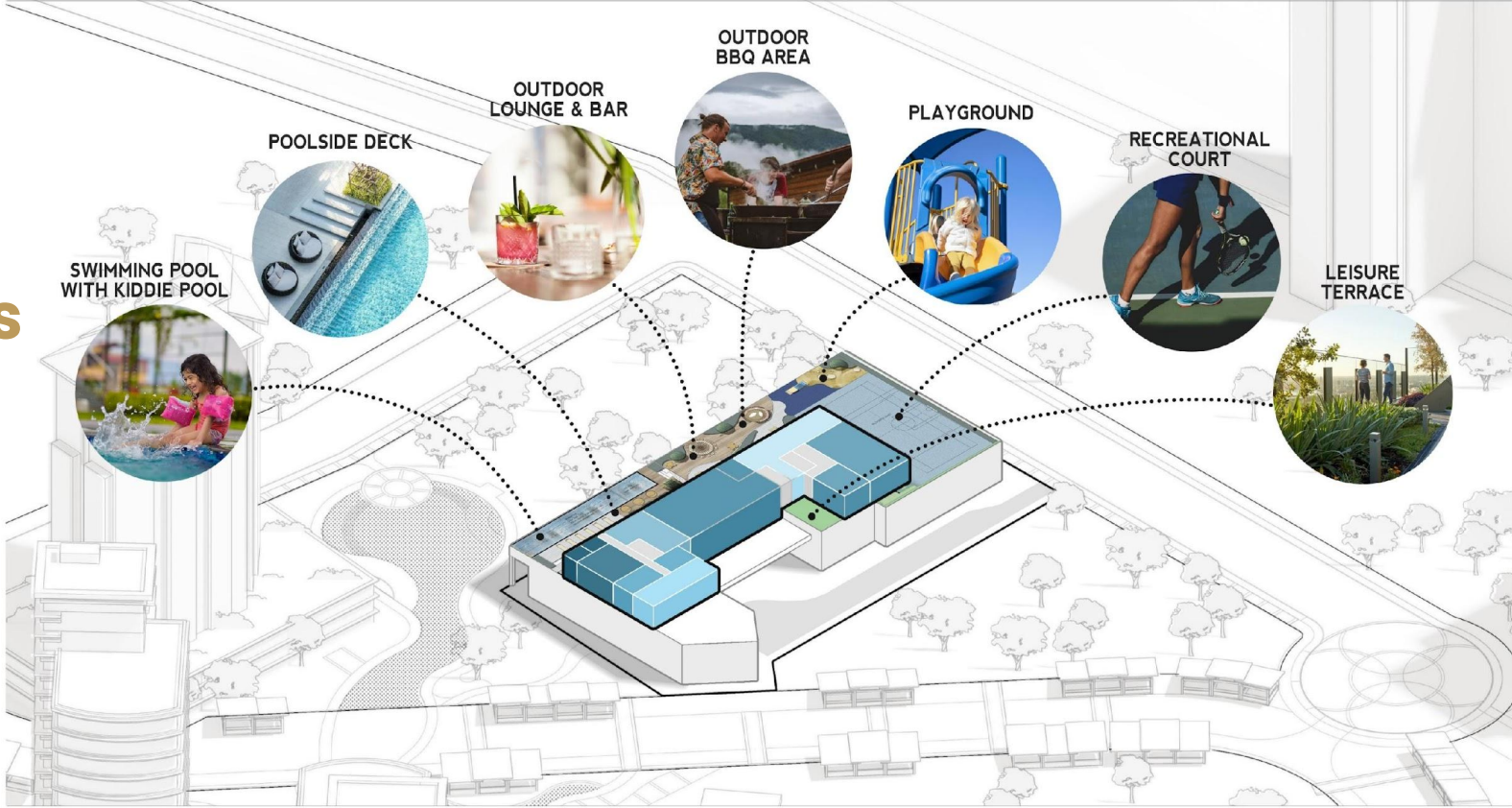
# MAIN LOBBY

*Artist's Perspective only.  
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# The Yards

7 Outdoor amenities

9 Indoor amenities



A total of **16 amenities**  
at the 5<sup>th</sup> floor alone



## OUTDOOR BAR & LOUNGE

*Artist's Perspective only.  
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A modern rooftop infinity pool with lounge furniture and a view of the ocean at dusk. The pool is long and narrow, with a glass railing on the right side. The water is a vibrant turquoise color. In the foreground, there are several large, round, woven lounge chairs with cushions. To the left, there are palm trees and a modern building with balconies. The sky is a mix of blue and purple, and the ocean is visible in the distance.

## LAP POOL & KIDDIE POOL

*Artist's Perspective only.  
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# CHILDREN'S PLAYGROUND

*Artist's Perspective only.  
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# RECREATIONAL AREA

*Artist's Perspective only.  
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SAUNA ROOMS



SHOWER & LOCKER ROOMS



FUNCTION ROOM WITH SERVICE AREA



INDOOR LOUNGE



CHILDREN'S PLAYROOM



GYM



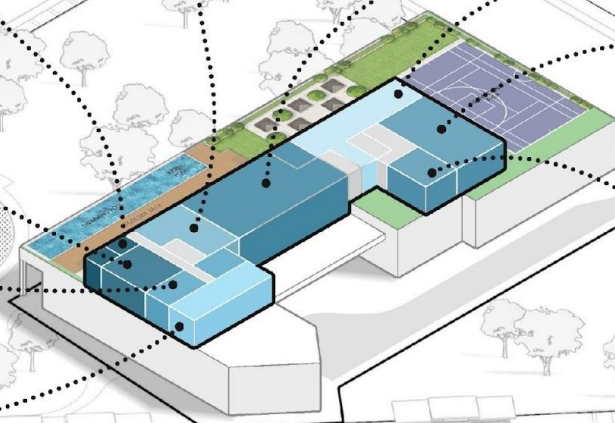
KTV ROOMS



YOGA ROOM



GAME ROOM





## BAR & LOUNGE

*Artist's Perspective only.  
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A modern dining area with round tables, woven chairs, and a large window. The ceiling features a complex, multi-layered wooden slat design. The room is bright and airy, with natural light streaming in from the large window on the right. The furniture is contemporary and minimalist, with a focus on natural materials like wood and woven textures. The overall atmosphere is clean, sophisticated, and inviting.

# FUNCTION ROOMS

*Artist's Perspective only.  
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## GYM & YOGA ROOM

*Artist's Perspective only.  
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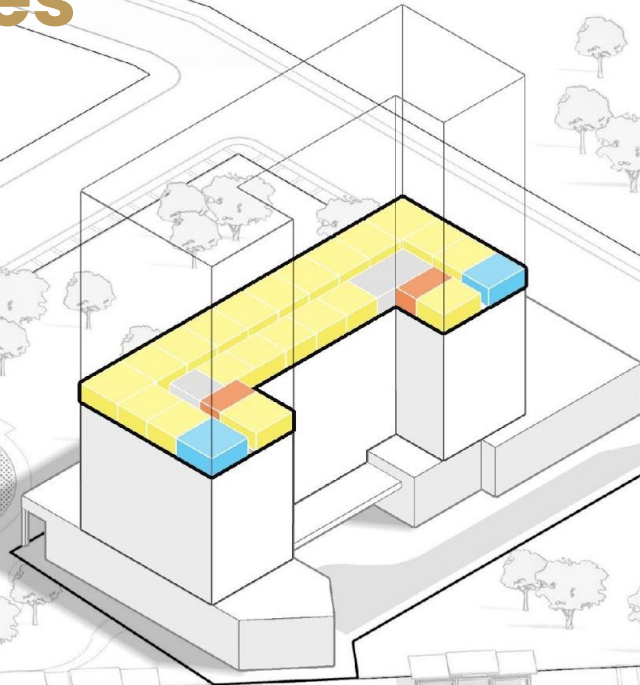


# CHILDREN'S PLAY ROOM

*Artist's Perspective only.  
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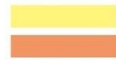
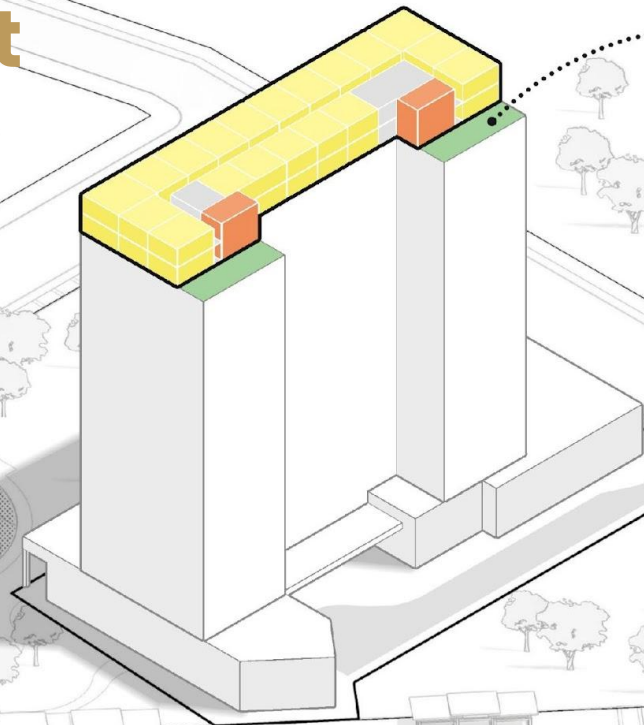
# The Residences



-  STUDIO
-  ONE-BEDROOM
-  ONE-BEDROOM SUITE

# Vantage Point

ROOF GARDENS



ONE-BEDROOM  
ONE-BEDROOM LOFT

# Balconies & Greenery

**385 m<sup>2</sup>** of roof gardens throughout the tower

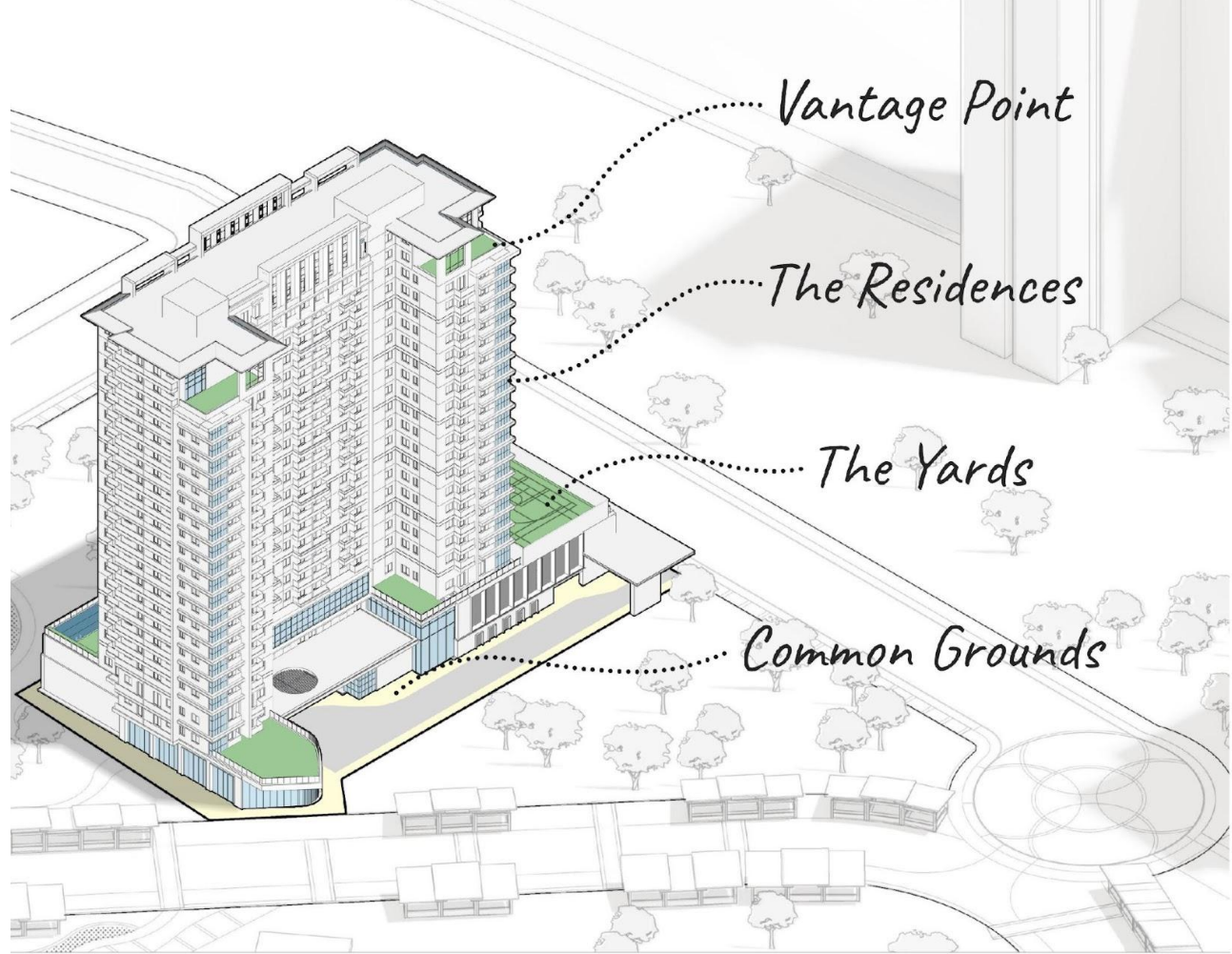
**7** Outdoor amenities

**9** Indoor amenities

**A total of 16 amenities**  
at the 5<sup>th</sup> floor alone

**15** Commercial units ranging  
from 30m<sup>2</sup> to 150m<sup>2</sup>

**1850 m<sup>2</sup>** of covered walkways





## LEISURE AMENITIES

# Surrounded by resort-styled amenities

Located within the Seagrove Estate, El Sol has immediate access to the estate's resort features.

### **SEAGROVE BOARDWALK**

A 500m boardwalk with retail and dining options

### **MANGROVE FOREST**

A forest of mangroves nourished by deep waters

### **PEDESTRIAN CORRIDOR**

A strip filled with clusters of retail shops

### **SEAGROVE LAGOON**

A network of nature-inspired pools across the estate

RESIDENTIAL

# A Fresh Way of Living



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# Unit Types

## 1 Bedroom

±32.24 to ±38.49 SQM

The one-bedroom unit is the main type of unit for El Sol. It makes up 85% of the entire unit mix, with a total of 403 one-bedroom units.

The use of space was maximized, locating the kitchen, dining, and living area in one large space. The bedroom partition is another feature, allowing the bedroom space to open and function as one big space with the living area.



# Unit Types

## 1 Bedroom Suite

±40.65 SQM

The one-bedroom suites are at the corner of every floor, with a larger bedroom and living space compared to the standard. A larger study can be set up within the bedroom which offers generous views on two sides.



# TYPICAL FLOOR PLAN



STUDIO



ONE BEDROOM



TWO BEDROOM

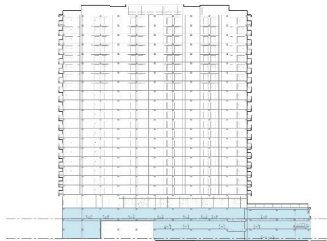




# PODIUM FLOORS

## AREA SUMMARY

|              |  |
|--------------|--|
| GROUND FLOOR | COMMERCIAL UNITS (15 UNITS)<br>RESIDENTIAL LOBBY<br>MAILROOM<br>COMMON TOILETS<br>BOH<br>PARKING AREA (12 SLOTS) |
| SECOND FLOOR | PARKING AREA (31 SLOTS)  |
| THIRD FLOOR  | RESIDENTIAL UNITS (11 UNITS)<br>PARKING AREA (54 SLOTS)  |



# AMENITY LEVEL

## AREA SUMMARY

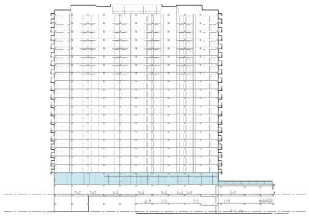
### INDOOR AMENITIES

- LOUNGE AND BAR
- FUNCTION ROOMS
- GYM
- YOGA ROOM
- CHILDRENS' PLAYROOM
- KTV ROOMS
- GAME ROOM
- TOILET, LOCKER & SHOWER
- MALE & FEMALE SAUNA

### OUTDOOR AMENITIES

- LEISURE TERRACE
- SWIMMING POOL WITH KIDDIE POOL
- POOLSIDE DECK
- OUTDOOR BAR & LOUNGE
- OUTDOOR BBQ AREA
- PLAYGROUND
- RECREATIONAL COURT

VIEW OF SEAGROVE  
CENTRAL AMENITY



AMENITY FLOOR  
5<sup>TH</sup> FLOOR

# DELIVERY STANDARDS

ELSOL



## BED & LIVING AREA

|                |   |
|----------------|---|
| <b>WALL</b>    | Painted finish                                |
| <b>FLOOR</b>   | Tiles   |
| <b>CEILING</b> | Open ceiling; Concrete slab in painted finish |

## DOORS & WINDOWS

|                     |                                 |
|---------------------|---------------------------------|
| <b>MAIN DOOR</b>    | Laminated wood finish           |
| <b>BEDROOM DOOR</b> | Sliding partition or swing door |
| <b>T&amp;B DOOR</b> | PVC Door                        |
| <b>BALCONY DOOR</b> | Glass with metal frame          |

## KITCHEN & DINING AREA

|                      |                              |
|----------------------|------------------------------|
| <b>WALL</b>          | Painted finish               |
| <b>FLOOR</b>         | Tiles                        |
| <b>UNDER CABINET</b> | Laminated wood finish        |
| <b>OVER CABINET</b>  | Laminated wood finish        |
| <b>COUNTERTOP</b>    | Engineered stone countertop  |
| <b>CEILING</b>       | Gypsum board in paint finish |
| <b>FIXTURES</b>      | Sink with faucet             |
| <b>RANGEHOOD</b>     | Provision only               |
| <b>COOKER</b>        | N/A                          |

## TOILET & BATH

|                        |                               |
|------------------------|-------------------------------|
| <b>WATER CLOSET</b>    | Included                      |
| <b>LAVATORY</b>        | Included                      |
| <b>SHOWER SET</b>      | Included                      |
| <b>HANDSPRAY</b>       | Included                      |
| <b>WATER HEATER</b>    | Single point (provision only) |
| <b>WALLS</b>           | Painted finish (Dry), Tiles   |
| <b>FLOORING</b>        | Tiles                         |
| <b>CEILING</b>         | Aluminum panel ceiling        |
| <b>FLOOR DRAIN</b>     | Included                      |
| <b>WASHING MACHINE</b> | Provision only                |

# ELSOL

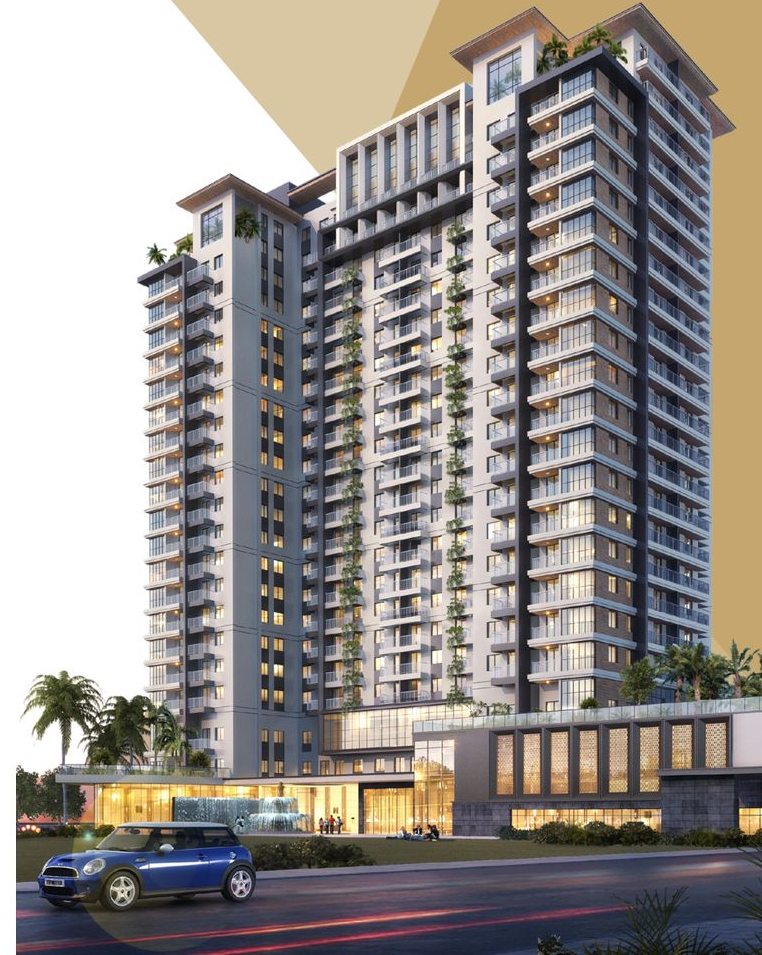
## RESERVATION FEES

**PHP 50,000**

All residential units

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