



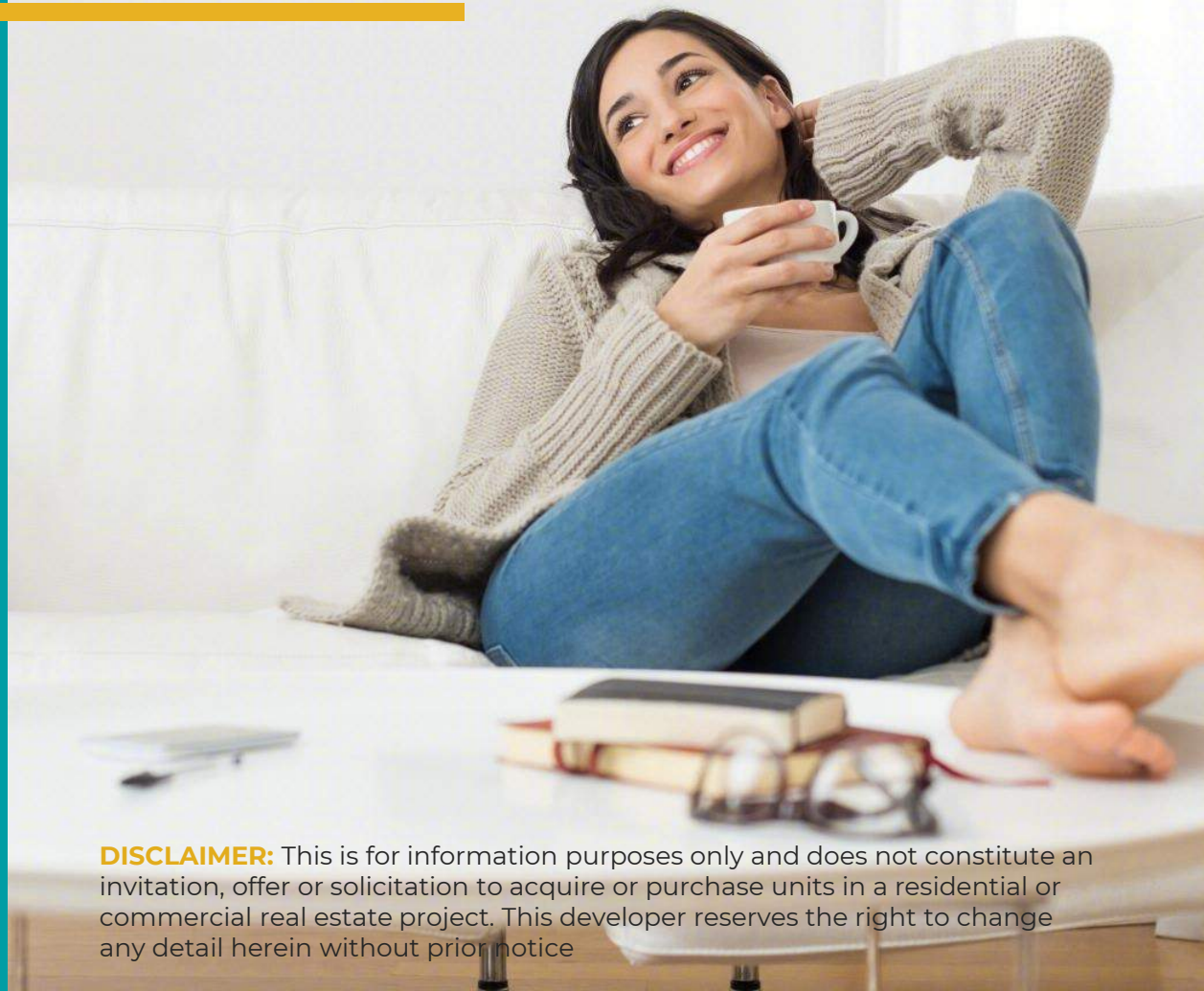
**WINNER**  
**BEST DEVELOPER**  
**2021**  
**(VISAYAS)**



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# *Embrace a happier lifestyle*

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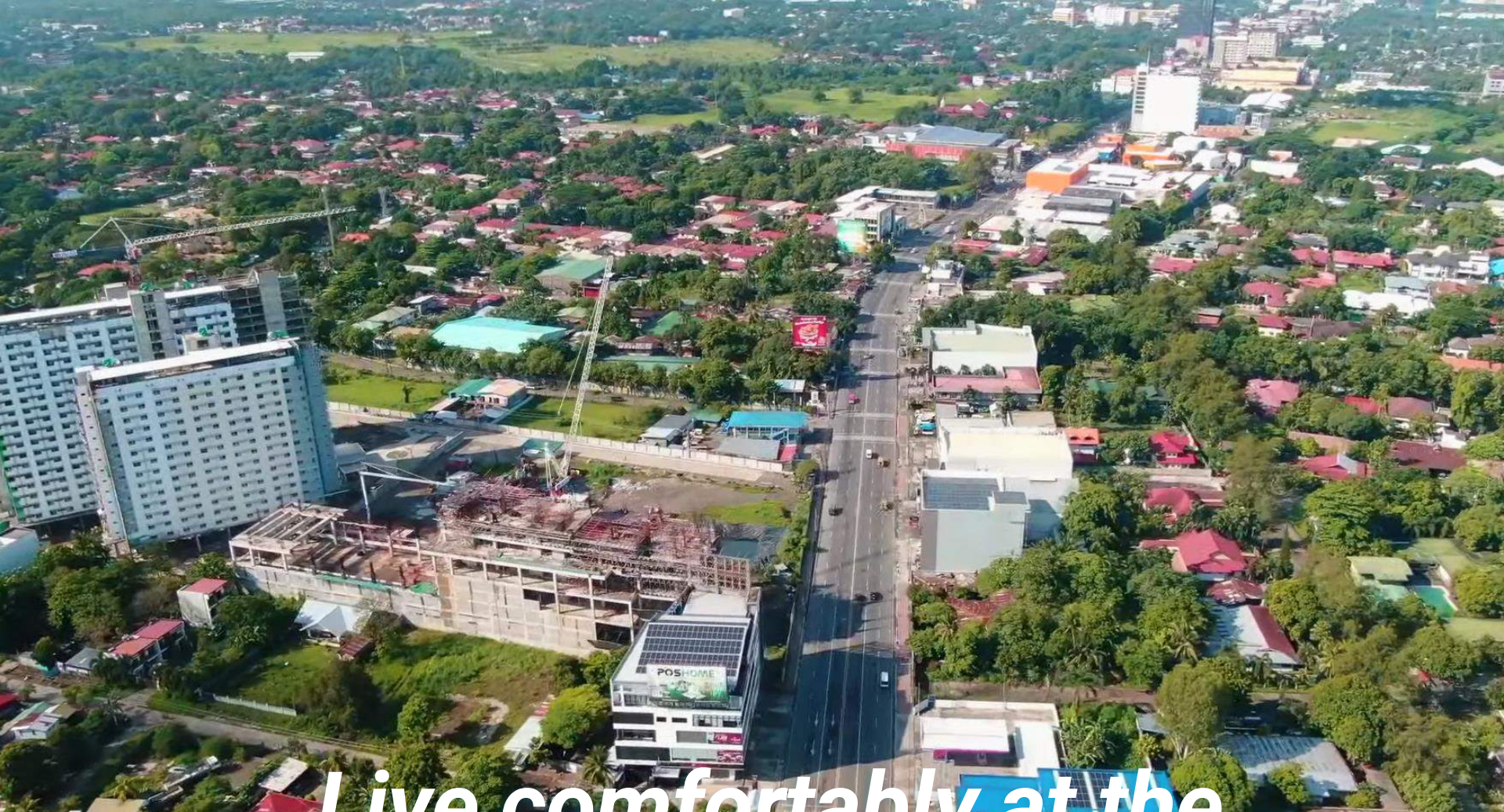


***In an address full of  
amenities and open spaces  
for you to relax and unwind***

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*Live comfortably at the  
heart of the city*

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**Everything you need and MORE here at...**



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# CASA MIRA TOWERS BACOLOD



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Casa Mira Towers Bacolod is the 12th project of the Casa Mira Series and the 6th condominium development

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## Casa Mira Towers Bacolod

### VICINITY MAP

- Behind Mesavirre Residences
- In close proximity to Citadines Bacolod City.
- 600m from Bacolod North Bus Terminal, 2 mins. Via car
- 600m from Carmelite Monastery, 2 mins. via car
- 900m from Concentrix, 3 mins. via car
- 1.6km from Central District IT Park, 6 mins. via car
- 3.0km from Riverside Hospital, 11 mins. via car
- 3.2km from University of St. La Salle, 14 mins. via car
- 3.6km from St. John's Institute, 14 mins. via car
- 13.8km from New Bacolod-Silay International Airport, 17 mins. via car

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## PROJECT DETAILS

**Location:** Brgy. Bata, Bacolod City, Negros Occidental

**Total Lot Area:** 11,209 sqm | 1.12 hectares

**Number of Towers:** 4 towers

**Number of Units:** 1446 units

Tower 1	18 storeys, 396 units
Tower 2	15 storeys, 327 units
Tower 3	15 storeys, 327 units
Tower 4	18 storeys, 396 units

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LOCATION : BRGY. BATA, BACOLOD CITY, NEGROS OCCIDENTAL

**LEGEND:**

- 1 ENTRANCE / EXIT
- 2 GATE & GUARDHOUSE
- 3 ADULT POOL
- 4 KIDDIE POOL
- 5 WADING POOL
- 6 POOL DECK
- 7 POCKET PARK
- 8 WOOD PATIO
- 9 WALKWAY
- 10 JOGGING PATH
- 11 RAMP
- 12 ON-SITE RESIDENTIAL PARKING AREA
- 13 FUNCTION HALL
- 14 FUNCTION HALL DROP-OFF
- 15 TRANSFORMER & GENSET ROOM
- 16 SHOWER ROOMS/ SECURITY OFFICE & FIRE COMMAND CENTER
- 17 TOWER 1
- 18 TOWER 2
- 19 TOWER 3
- 20 TOWER 4
- 21 TOWER 1 & 2 DROP-OFF
- 22 TOWER 3 & 4 DROP-OFF



**SITE DEVELOPMENT PLAN**

CEBU **LANDMASTERS**

**LPPA** Architecture  
Planning  
Design

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# MORE SPACE

The development offers 60%  
well-planned open space for  
residents to enjoy

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# MORE AMENITIES



## Amenities and Building Features

- Fitness gym
- Function rooms
- Chapel
- Outdoor lounge
- Clubhouse
- Roof garden deck
- Lap pool & Kiddie pool
- Play area
- Landscaped area
- 100% back-up power
- 24/7 CCTV system
- Property Management Services

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# MORE VALUE



Near and accessible to major establishments

- Malls- City Mall Mandalagan, Robinson's Place Bacolod, Ayala North Point
- Transport Hubs- Bacolod North Bus Terminal
- Schools- St. Scholastica's Academy, St. John's Institute
- Hospital- Bacolod Queen of Mercy Hospital, Riverside Hospital

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## Casa Mira Towers Bacolod

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# BUILDING LAYOUTS

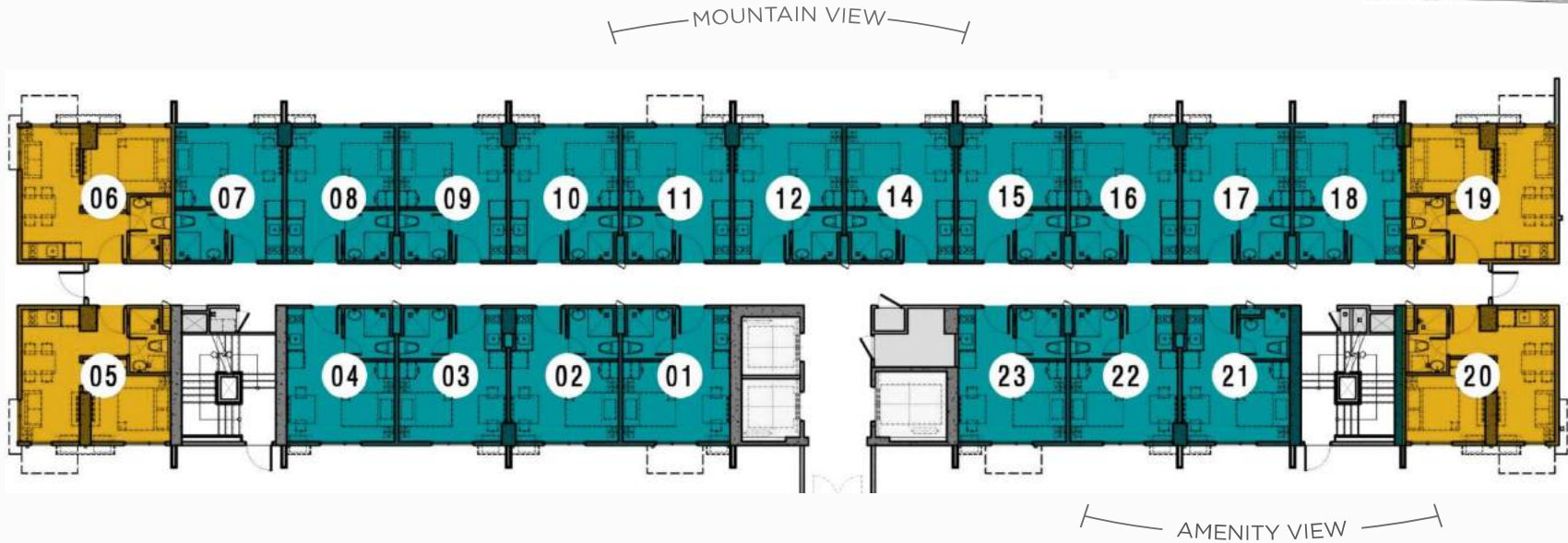
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# Typical Floor plan

## Tower 1, Ground Floor



### LEGEND

- Studio Unit
- 1-BR Unit



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# Typical Floor plan

Tower 1, 2nd Floor

KEYPLAN





MOUNTAIN VIEW



AMENITY VIEW

## LEGEND

 Studio Unit

 1-BR Unit

**Note:** Units 10, 12 & 11 are PWD Studio Units.



NORTH

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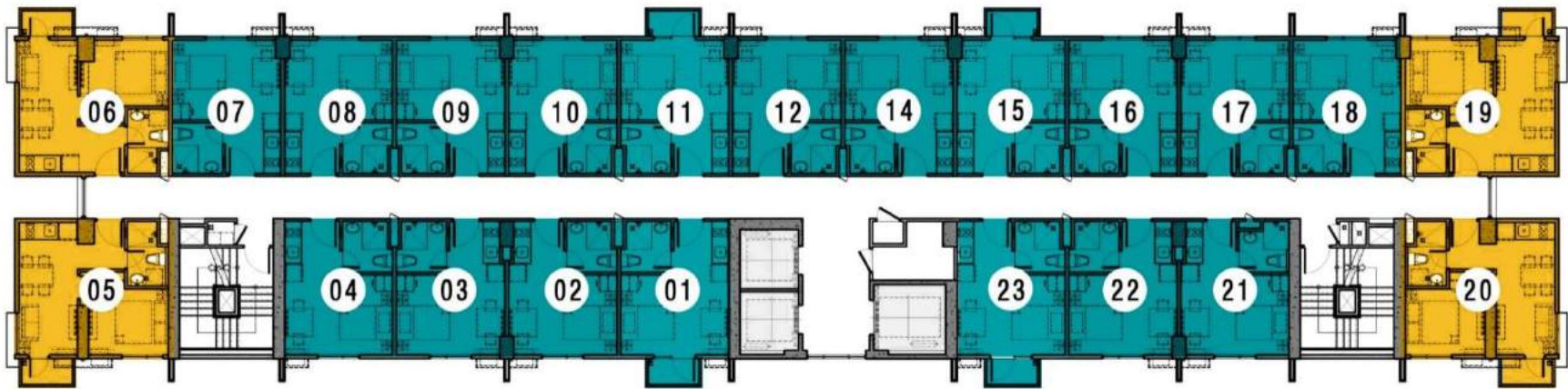
# Typical Floor plan

Tower 1, 3rd to 11th Floor

KEYPLAN



MOUNTAIN VIEW



AMENITY VIEW

## LEGEND

- Studio Unit
- 1-BR Unit



NORTH

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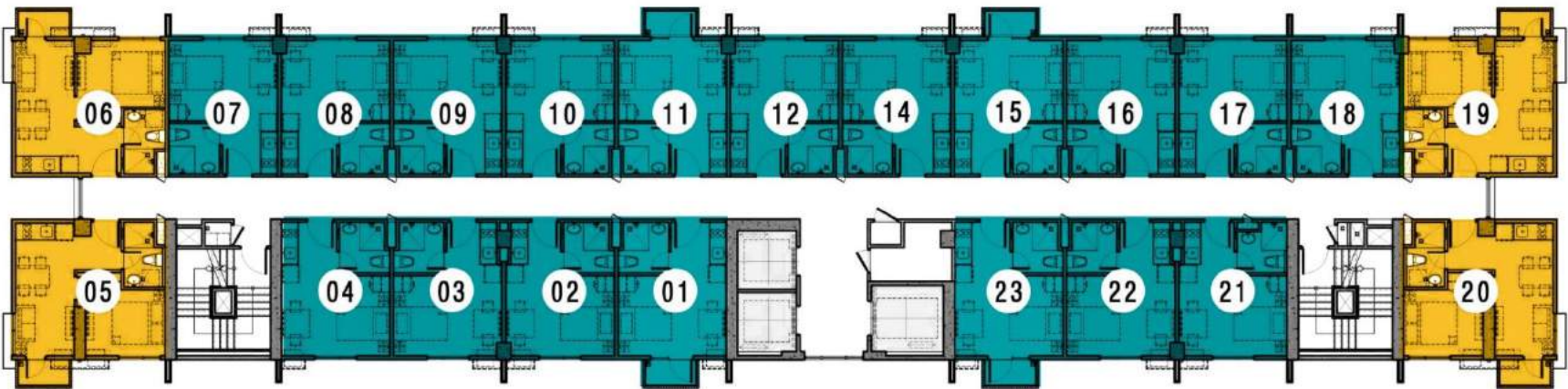
# Typical Floor plan

Tower 1, 12th to 19th Floor

KEYPLAN



MOUNTAIN VIEW



AMENITY VIEW

## LEGEND

- Studio Unit
- 1-BR Unit



NORTH

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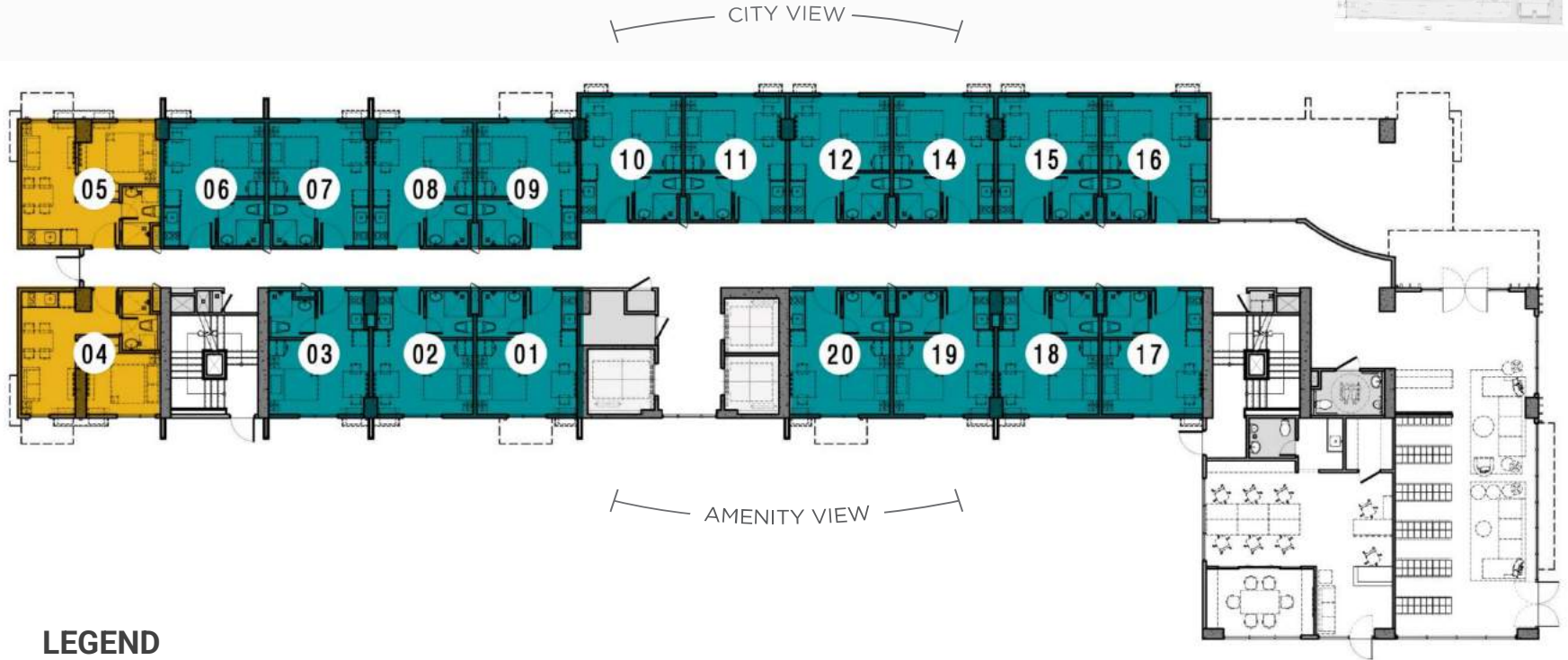
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# Typical Floor plan

Tower 2, Ground Floor

KEYPLAN



## LEGEND

-  Studio Unit
-  1-BR Unit



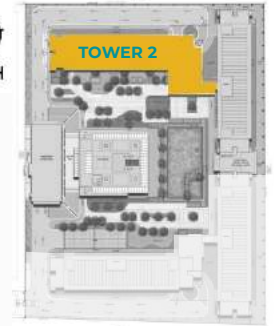
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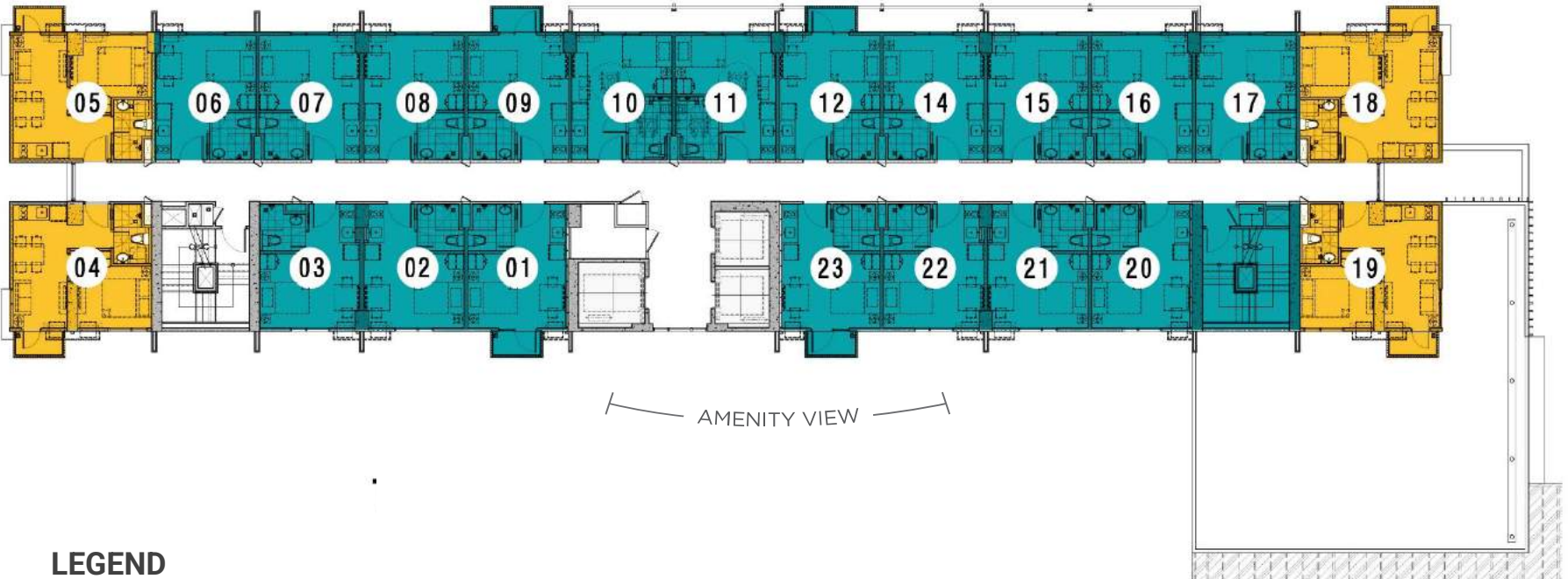
# Typical Floor plan

Tower 2, 2nd Floor

KEYPLAN



CITY VIEW



## LEGEND

- Studio Unit
- 1-BR Unit

**Note:** Units 10 & 11 are PWD Studio Units.



## DISCLAIMER:

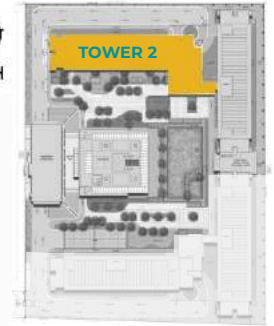
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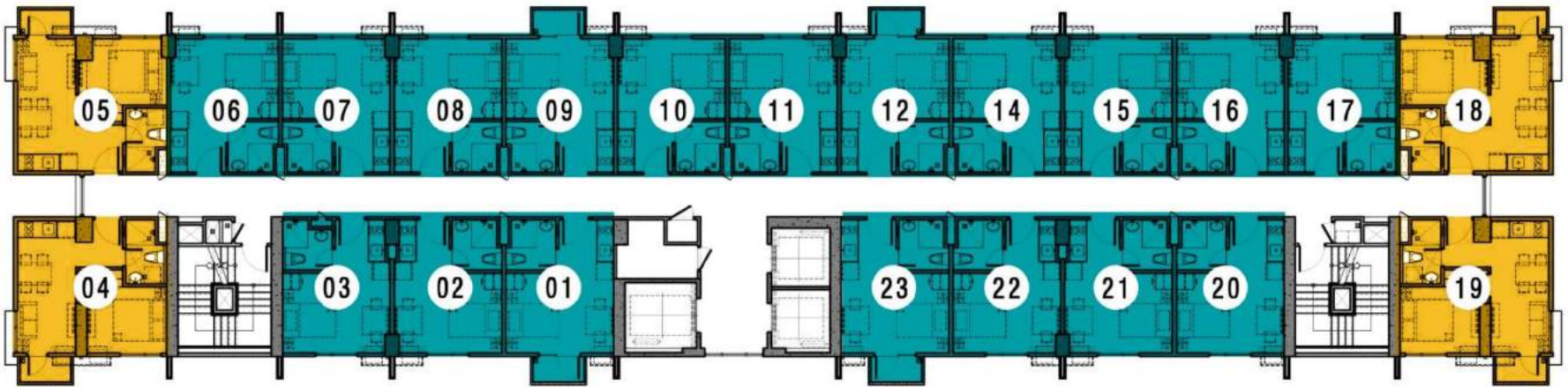
# Typical Floor plan

Tower 2, 3rd to 11th Floor

KEYPLAN



CITY VIEW



AMENITY VIEW

## LEGEND

- Studio Unit
- 1-BR Unit



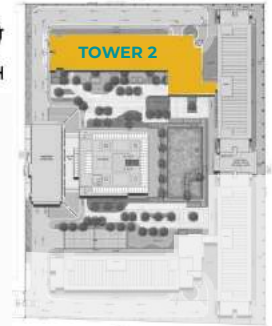
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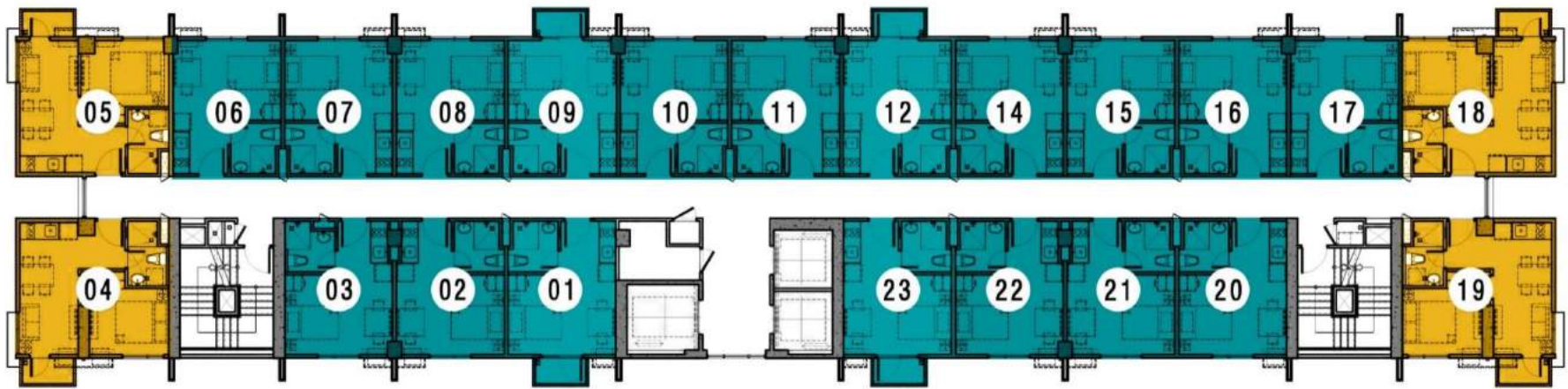
# Typical Floor plan

Tower 2, 12th to 16th Floor

KEYPLAN



CITY VIEW



AMENITY VIEW

## LEGEND

- Studio Unit
- 1-BR Unit



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Casa Mira Towers Bacolod

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# UNIT LAYOUTS

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# TYPICAL STUDIO UNIT

Living/Dining/Restroom	16.60 sqm
T&B	3.40 sqm
<b>TOTAL</b>	<b>20 sqm</b>



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# TYPICAL STUDIO UNIT WITH BALCONY

Living/Dining/Restroom	16.6 sqm
T&B	3.40 sqm
Balcony	2.00 sqm
<b>TOTAL</b>	<b>22 sqm</b>



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# TYPICAL STUDIO UNIT

## PWD INCLUSIVE

Living/Dining/Bedroom	15.40 sqm
T&B	4.60 sqm
<b>TOTAL</b>	<b>20 sqm</b>



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# TYPICAL 1-BR UNIT

Bedroom	9.35 sqm
Living Room	14.50 sqm
T&B	3.90 sqm
<b>TOTAL</b>	<b>27.75 sqm</b>



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# TYPICAL 1-BR UNIT WITH BALCONY

T&B	3.90 sqm
Living	14.15 sqm
Bedroom	9.35 sqm
Balcony	2.00 sqm
<b>TOTAL</b>	<b>29.75 sqm</b>



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# TYPICAL 2-STUDIO COMBINED UNITS

Bedroom	11.70 sqm
Living	19.90 sqm
T&B	8.40 sqm
Balcony	2.00 sqm
<b>TOTAL</b>	<b>42 sqm</b>



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# TYPICAL 3-STUDIO COMBINED UNITS

Bedroom 1	11.90 sqm
Bedroom 2	16.30 sqm
T&B 1	8.10 sqm
T&B 2	3.70 sqm
Living & Dining	20.00 sqm
Balcony	2.00 sqm
<b>TOTAL</b>	<b>62 sqm</b>



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# TYPICAL 1-BR & 2-STUDIO COMBINED UNITS

Bedroom 1	11.70 sqm
Bedroom 2	15.30 sqm
T&B 1	8.35 sqm
T&B 2	3.90 sqm
Living & Dining	28.50 sqm
Balcony	2.00 sqm
<b>TOTAL</b>	<b>69.75 sqm</b>



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# UNIT FEATURES

AREA		DELIVERABLES
Floor Finish	Unit	1200 x 200 mm vinyl tiles
	Balcony	Straight to finish concrete with sealer
	T&B	300 x 300 mm ceramic non-slip floor tiles
Wall Finish	Unit	Semi-gloss latex paint
	T&B	Shower area- 1.8m high; 300 x 300 mm wall ceramic tiles, rest painted; Water Closet area- 1 layer of 300 mm ceramic tiles, rest painted
Tiled T&B complete with bathroom fixtures		Included
Kitchen Base Cabinet with countertop		Included
Kitchen Fixtures		Included
Kitchen Exhaust		Provision Only
Cable TV, Tel./ Internet		Provision Only
Fire Detection & Suppression System		Installed
Aircon		Outlet and opening provision only
Shower Heater		Outlet provision only

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# *Building Facade* *Architect's Perspective*



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# *Building Facade* *Architect's Perspective*



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# Aerial View

## Architect's Perspective

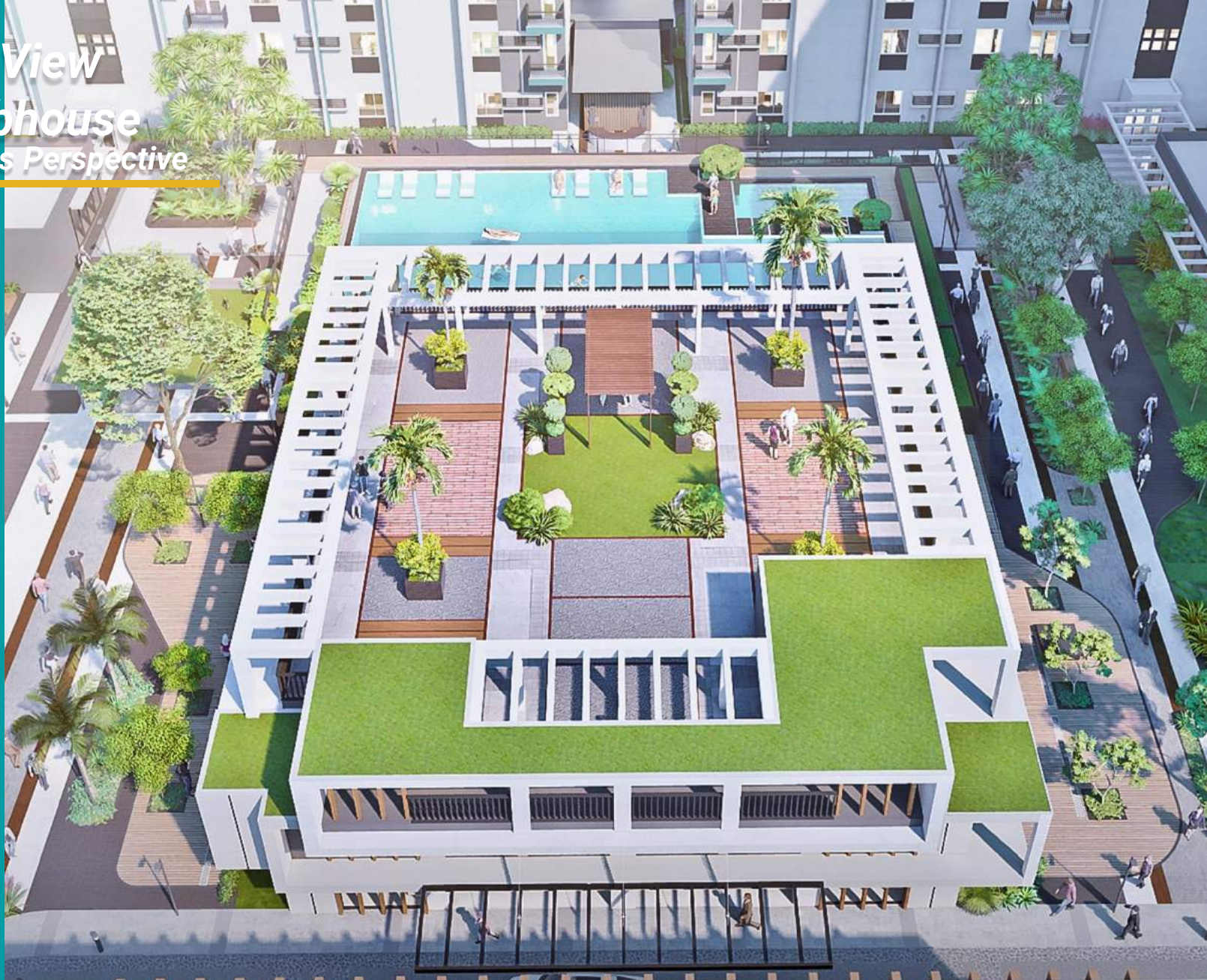


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# Aerial View of Clubhouse *Architect's Perspective*



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# Entrance

## Architect's Perspective



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# Clubhouse

## Architect's Perspective



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# Swimming Pool

## Architect's Perspective



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# Guardhouse

## Architect's Perspective



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# ***SAMPLE COMPUTATION***

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## Sample Computation

### Option 2 Payment Scheme

	STUDIO w/o Balcony	STUDIO with Balcony	ONE BR w/o Balcony	ONE BR with Balcony
Floor Area	20 sqm	22 sqm	27.5 sqm	29.75 sqm
Total Contract Price	1,941,840.00	2,136,024.00	2,697,300.00	2,893,306.50
Reservation Fee	15,000.00	15,000.00	15,000.00	15,000.00
Spot Cash with 8% Discount	1,639,160.00	1,804,576.00	2,282,700.00	2,411,088.75
Transfer Charges	143,840.00	158,224.00	199,800.00	214,319.00



# Sample Computation

## Option 3 Payment Scheme

	STUDIO w/o Balcony	STUDIO with Balcony	ONE BR w/o Balcony	ONE BR with Balcony
Floor Area	20 sqm	22 sqm	27.5 sqm	29.75 sqm
Total Contract Price	1,941,840.00	2,136,024.00	2,697,300.00	2,893,306.50
Reservation Fee	15,000.00	15,000.00	15,000.00	15,000.00
Spot 12%DP with 8% Discount on DP	183,500.00	203,400.00	260,800.00	280,800.00
88% Balance thru Bank Financing	1,582,239.20	1,740,413.12	2,197,724.00	2,357,469.22
Transfer Charges	143,840.00	158,224.00	199,800.00	214,319.00

# Sample Computation

## Option 4 Payment Scheme

	STUDIO w/o Balcony	STUDIO with Balcony	ONE BR w/o Balcony	ONE BR with Balcony
Floor Area	20 sqm	22 sqm	27.5 sqm	29.75 sqm
Total Contract Price	1,941,840.00	2,136,024.00	2,697,300.00	2,893,306.50
Reservation Fee	15,000.00	15,000.00	15,000.00	15,000.00
Spot 2.5% DP with 10% Discount on DP	25,500.00	29,600.00	41,200.00	45,300.00
9.5% DP Balance over 42 months	4,100.00	4,500.00	5,700.00	6,100.00
88% Balance thru Bank Financing	1,580,805.00	1,739,255.50	2,195,656.25	2,355,790.03
Transfer Charges	143,840.00	158,224.00	199,800.00	214,319.00

# Sample Computation

## Option 5 Payment Scheme

	STUDIO w/o Balcony	STUDIO with Balcony	ONE BR w/o Balcony	ONE BR with Balcony
Floor Area	20 sqm	22 sqm	27.5 sqm	29.75 sqm
Total Contract Price	1,941,840.00	2,136,024.00	2,697,300.00	2,893,306.50
Reservation Fee	15,000.00	15,000.00	15,000.00	15,000.00
Fixed Payment for Year 1	4,500.00	4,600.00	6,500.00	7,000.00
Fixed Payment for Year 2	5,000.00	5,100.00	7,000.00	7,500.00
DP Balance over 18 months	4,900.00	5,900.00	6,900.00	7,400.00
88% Balance thru Bank Financing	1,580,800.00	1,740,200.00	2,196,300.00	2,356,787.50
Transfer Charges	143,840.00	158,224.00	199,800.00	214,319.00



# Sample Computation

## Option 6 Payment Scheme

	STUDIO w/o Balcony	STUDIO with Balcony	ONE BR w/o Balcony	ONE BR with Balcony
Floor Area	20 sqm	22 sqm	27.5 sqm	29.75 sqm
Total Contract Price	1,941,840.00	2,136,024.00	2,697,300.00	2,893,306.50
Reservation Fee	15,000.00	15,000.00	15,000.00	15,000.00
12% DP spread over 42 months	4,800.00	5,300.00	6,800.00	7,300.00
88% Balance thru Bank Financing	1,581,400.00	1,740,200.00	2,196,900.00	2,356,787.50
Transfer Charges	143,840.00	158,224.00	199,800.00	214,319.00

# COMPLETE RESERVATION REQUIREMENTS

- ☐ Reservation Fee (Cash/Check)
- ☐ Completely filled out and signed buyer's information sheet (BIS)
- ☐ 1 valid Primary IDs of buyer/s with 3 specimen signatures (spouses if married)
- ☐ Proof of Philippine TIN of buyer/s (BIR ID, TIN verification slip, ITR, COR)
- ☐ Philippine TIN of seller and address
- ☐ Post dated checks for monthly equity payments
- ☐ Notarized Special Power of Attorney if applicable
- ☐ Clear copy of Birth certificate and Marriage Certificate if married
- ☐ Clear copy of Birth certificate if single
- ☐ Signed Term Sheet
- ☐ Signed Amortization Sheet
- ☐ Signed Reservation Agreement
- ☐ Signed Contract to Sell (CTS)
- ☐ Other documents such as Finality of annulment, Death Certificate, etc.,

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# RESERVATION PROCESS:

## STEP 1:

### SUBMIT INITIAL RESERVATION REQUIREMENTS THROUGH CLI SALES OFFICERS

#### BUYER'S REQUIREMENTS (TO UPLOAD):

- ☐ Completely filled out and signed buyer's information sheet (BIS)
- ☐ Proof of Philippine TIN of buyer/s (BIR ID, TIN verification slip, ITR, COR)
- ☐ 1 valid Primary ID of buyer/s with 3 specimen signatures (spouses if married)
- ☐ Other documents such as Finality of annulment, Death Certificate, etc.,

#### SELLER'S REQUIREMENTS:

- ☐ CLI Accredited Independent Real Estate Broker or Realty
- ☐ DHSUD Accredited (To provide DHSUD License Number)

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# RESERVATION PROCESS:

## **STEP 2:** EACH ACCOUNT WITH COMPLETE REQUIREMENT WILL BE ASSIGNED WITH A CUSTOMER NUMBER

A CUSTOMER NUMBER will only be assigned if the requirement submitted are clear and complete. If incomplete, you will be notified on the document you need to accomplish. Please note that incomplete accounts will not be processed for reservation.

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# RESERVATION PROCESS:

## STEP 3: UNIT SELECTION & CLOSING OF SALE

Once CUSTOMER NUMBER is assigned, CLI Sales Officer will contact you and/or your buyer for unit selection. The buyer will also be provided with a computation sheet of unit of choice. The buyer will need to settle the reservation fee at a given a deadline. If no reservation fee is received on the specified date and time, the unit will be OPEN to other interested party without prior notice. Please note that a CUSTOMER NUMBER is not a priority number, as the inventory is dynamic – simultaneously assisted clients with customer numbers.

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# RESERVATION PROCESS:

## STEP 4:

### SUBMISSION OF RESERVATION FEE, SAMPLE COMPUTATION, & SPECIAL POWER OF ATTORNEY

Each qualified account with a selected unit is given a deadline on the settlement of reservation fee. Please submit the following to the sales officer in-charge of the reservation:

- 1.) Copy of deposit slip/check/cash payments
- 2.) Signed Sample Computation
- 3.) CLI SPA for Reservation duly signed by the buyer (no need to notarized)

## STEP 5:

### COMPLETE RESERVATION DOCUMENTS FOR BUYER'S SIGNATURE WILL BE PROVIDED

The following documents will be emailed/given(for onsite reservation) to the buyer and selling broker/agent once the reservation fee is verified by our treasury team:

- 1.) Term Sheet
- 2.) Reservation Agreement
- 3.) Amortization Sheet

Please return/submit(for online reservation) the signed reservation documents (above) within 2 working days from date of receipt.

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# RESERVATION PROCESS:

## STEP 6: SUBMISSION OF OTHER REQUIREMENTS

Please submit the following requirements within 30 days from reservation date:

- 1.) Complete post dated checks for the monthly equity payments
- 2.) Clear copy of birth certificate if single
- 3.) Clear copy of birth and marriage certificate if married
- 4.) Other supporting documents if needed/required

## STEP 7: SUBMISSION OF CONTRACT TO SELL

The buyer and seller will be notified on the availability of Contract to Sell via email. The buyer may either pick-up the document or print, sign and send the document to CLI office.

### DISCLAIMER:

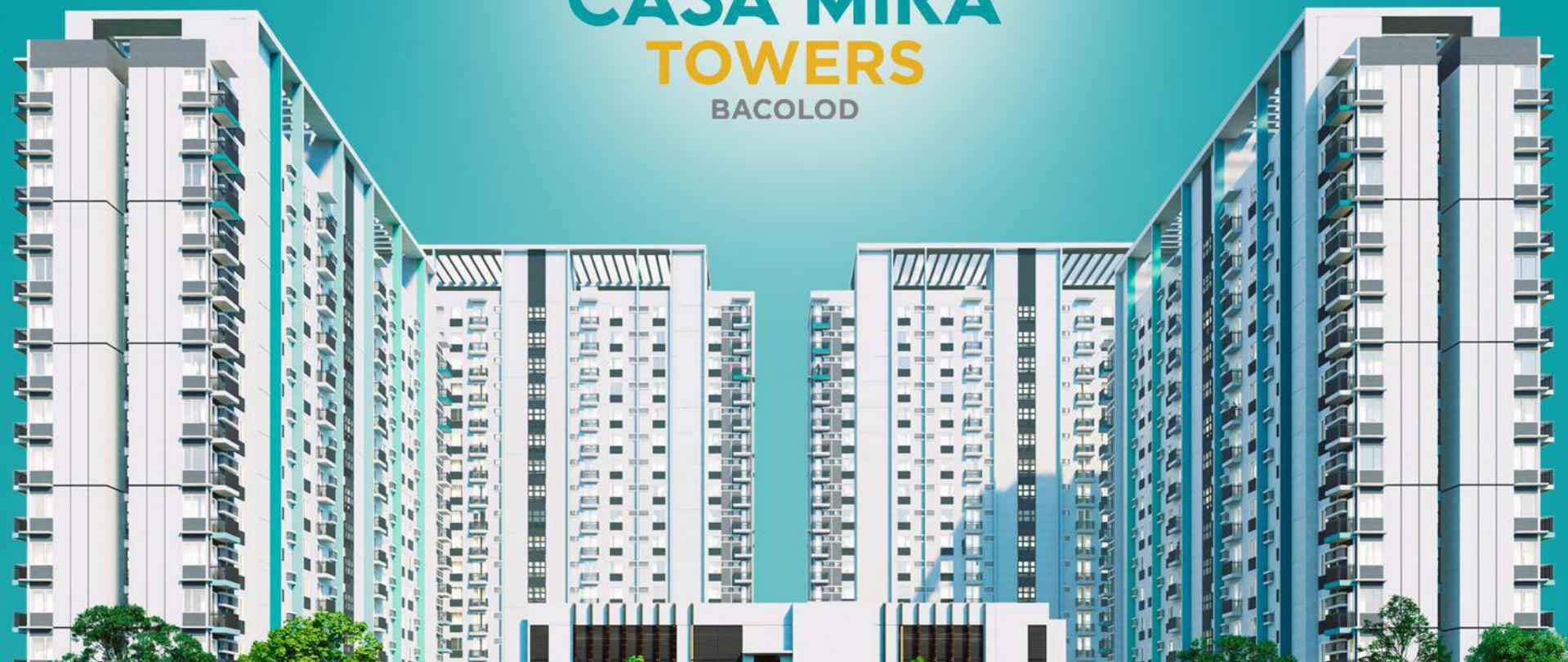
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# CASA MIRA TOWERS

BACOLOD



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