

The background features soft, watercolor-style washes in shades of light green and teal. In the corners, there are clusters of tropical plants, including palm fronds, monstera leaves, and white plumeria flowers with yellow centers.

serenis  
north

*Experience the serene tropical lifestyle*

## SERENE TROPICAL LIVING

Home is where the heart is.

Nothing in this world is worth more than family. No matter where you're from or where you're going, family is where happiness begins. Enjoy a life at your very own home and witness your son's first steps, and watch as your daughter tries on her first prom dress.

Be excited to come home to mom's home cooking or just take the family van for a short drive to the beach to soak in the sun. Watch as the rain falls gently on the road outside as your kids run after the Labrador who just doesn't want to stop playing. Why visit Lola during weekends when she can stay with you? Family is the world to us.

Our aim is to keep the family together in a place where they can finally call home.



# Units

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Topaz  
Duplex

Ground Floor



Second Floor



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Unit Type	: Duplex	Car Port
Floor Area	: 54 sqm	3 Bedrooms
Lot Area	: 75-127 sqm	2 Toilet & Bath Balcony

## Duplex Floor Plan

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Sapphire  
Single Attached

Ground Floor



Second Floor

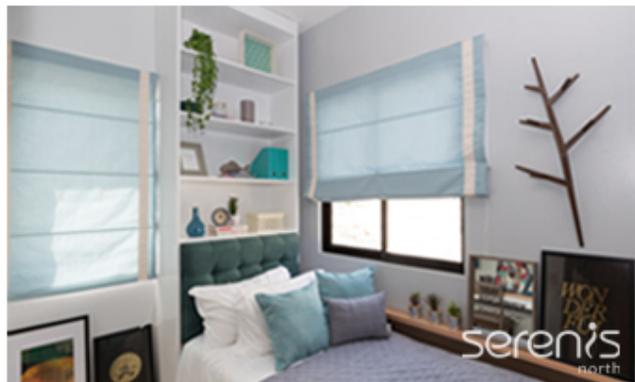


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Unit Type	: Single Attached	Car Port
Floor Area	: 66 sqm	4 Bedrooms
Lot Area	: 85-142 sqm	2 Toilet & Bath
		Balcony

## Single Attached Floor Plan

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Amethyst  
Single Detached

Ground Floor



Second Floor

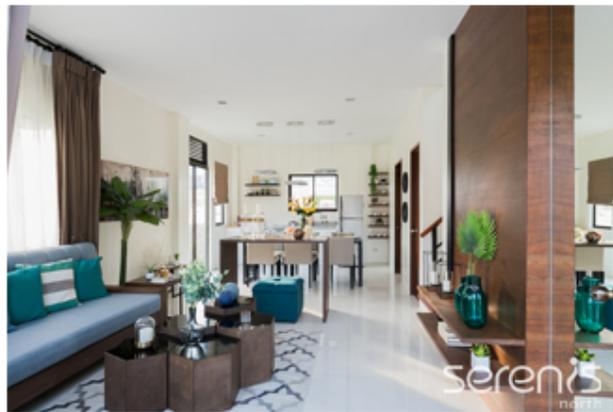


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Unit Type	: Single Detached	Car Port
Floor Area	: 85 sqm	4 Bedrooms
Lot Area	: 120-146 sqm	3 Toilet & Bath
		Balcony

## Single Detached Floor Plan

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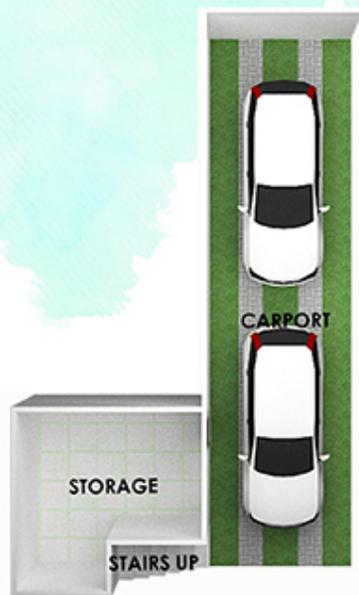
## Ruby

Single Detached - Uphill

Street Level

Ground Floor

Second Floor



Unit Type : Single Detached Uphill

Floor Area : 115 sqm

Lot Area : 127-205 sqm

4 Bedrooms

3 Toilet & Bath

Balcony

2 Car Port

1 Storage Area

## Single Detached - Uphill Floor Plan

# Inventory and Pricelist

No.	House No.	BLK #	LOT #	LOT AREA (SQ.M.)	TYPE/MODEL	TOTAL CONTRACT PRICE
1	142	7	10	140	SD Uphill	9,363,403.75
2	143	7	11	153	SD Uphill	9,539,716.30
3	144	7	12	167	SD Uphill	9,729,591.34
4	148	7	16	196	SD Uphill	10,122,903.95
5	150	7	18	205	SD Uphill	10,244,966.48

As of March 15, 2022

**Note:**

Prices 3,200,00 and above are subject to 12% VAT.

Total Contract Price inclusive of Vat & Other charges.

Prices presented herein may change without prior notice.

Citrineland reserves the right to correct typographical errors in the above pricelist.

Reservation fee of P25,000 is non-refundable.

Check payment payable to CITRINELAND CORPORATION.

# Site Development Plan



## LEGEND:

 Available Units

## BREAKDOWN OF UNITS:

SA (Single Attached Units)	- 45 Units
Duplex	- 74 Units
SD (Single Detached Units)	- 21 Units
SD-UH (Single Detached Uphill)	- 10 Units
<hr/>	
	150 Units



# Terms and Reservation Process

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Payment terms - the promo and the standard terms

**Promo:**

1. 5% spot, 5% in 12 months, 90% bank financing.
2. 5% spot, 10% in 12 months, 85% bank financing (in partnership with BPI and Wealthbank).

**Standard:**

1. Spot 20 in 30 days - 80% balance/Bank Financing

**Reservation Fee:** PHP 25,000.00

Online reservations are available.

Upon reservation, please submit the following:

1. 2 Valid IDs or Passport
2. Reservation Fee

**Note:** Sales team will be the one to fill out the rest of the requirements.

Document requirements submitted to Citrineland is separate from documents needed by bank for bank loan application. Citrineland is not obligated to submit to the banks the bank loan requirements of clients.

It is the primary responsibility of buyer to ensure their credit worthiness and bank loan approval. Citrineland cannot guarantee approval of bank loans since the bank is independent from Citrineland.



Serenis Neighborhood

## Amenities





Gated Community



serenis  
north

Clubhouse and Infinity Inspired Swimming Pool



Half-court basketball area



Play Area

## Green Features



## Rainwater Catchment

A centralized collection system that catches rainwater for reuse.



## Louvered Vent

Louvre allows the air and light in while keeping the moisture out.



## Wide Roof Eaves with Ventilation

Allows accumulated hot air on the roofs to exit, keeping the 2<sup>nd</sup> floor cool.



Our aim is to keep  
the family together  
no matter how big  
or small it may be.

You are our family.

Serenis is family.





Location Map



# serenis north

Office located at:

15th Floor TGU Tower, J.M Del Mar  
Cebu I.T Park, Apas, Cebu City, Philippines 6000

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 : @serenisofficial     : @serenisofficial



PROJECT LOCATION : YATI, LILOAN CEBU  
HLURB LTS NO. : HLURB LTS NO. 030372  
TURNOVER DATE : SEPTEMBER 2019

DEVELOPED BY:



**CITRINELAND**  
CORPORATION