



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



Topaz

Duplex

Ground Floor



Second Floor



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

Duplex Floor Plan



Sapphire
Single Attached

Ground Floor

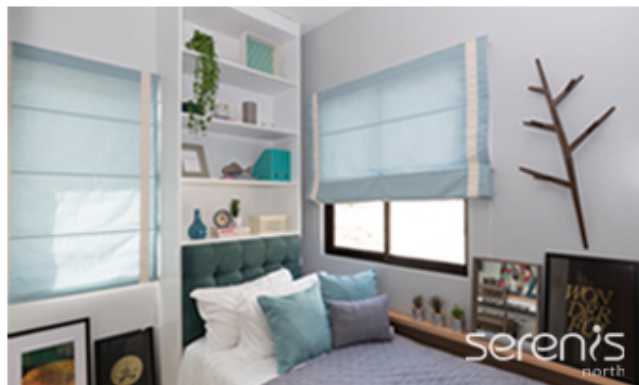


Second Floor



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



Amethyst
Single Detached

Ground Floor



Second Floor



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

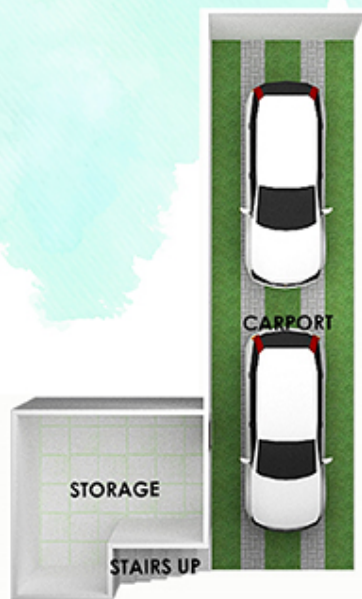


Ruby
Single Detached - Uphill

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



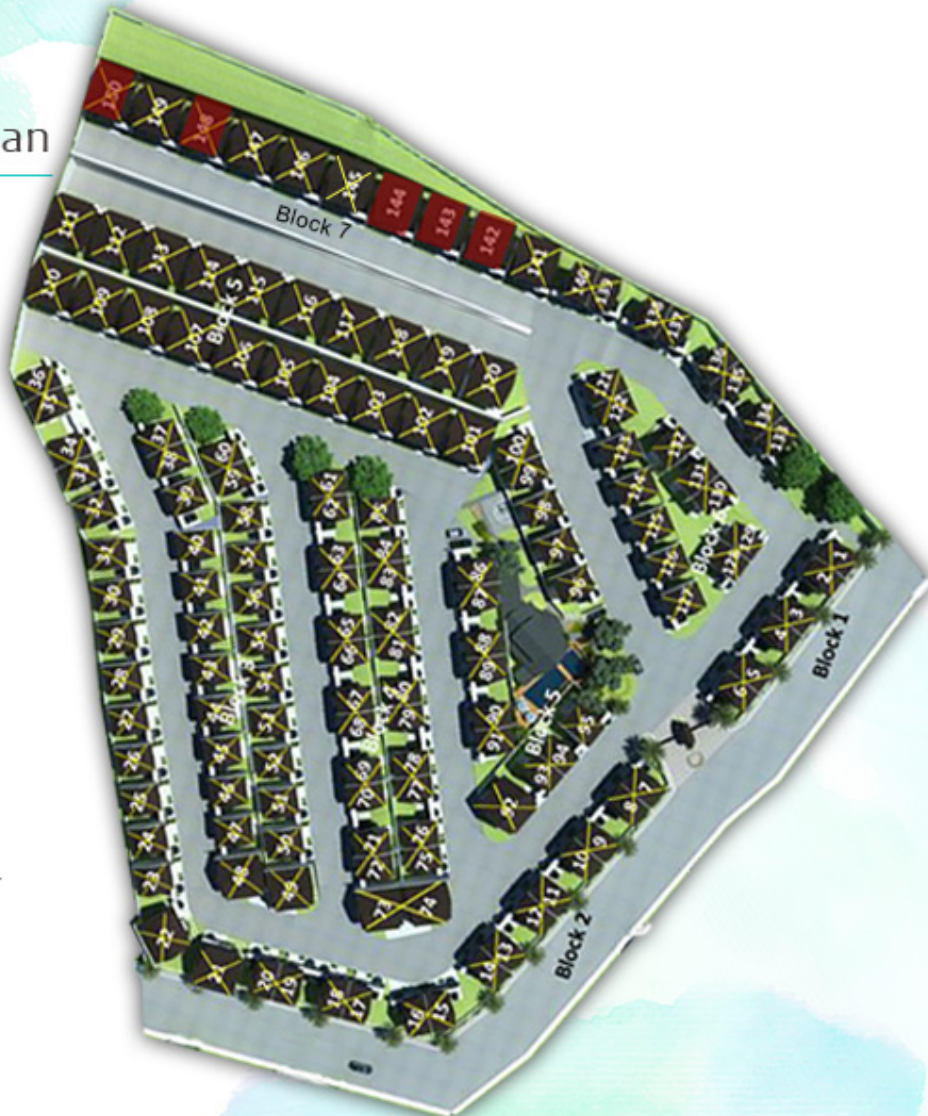
LEGEND:



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

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



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 2nd floor cool.

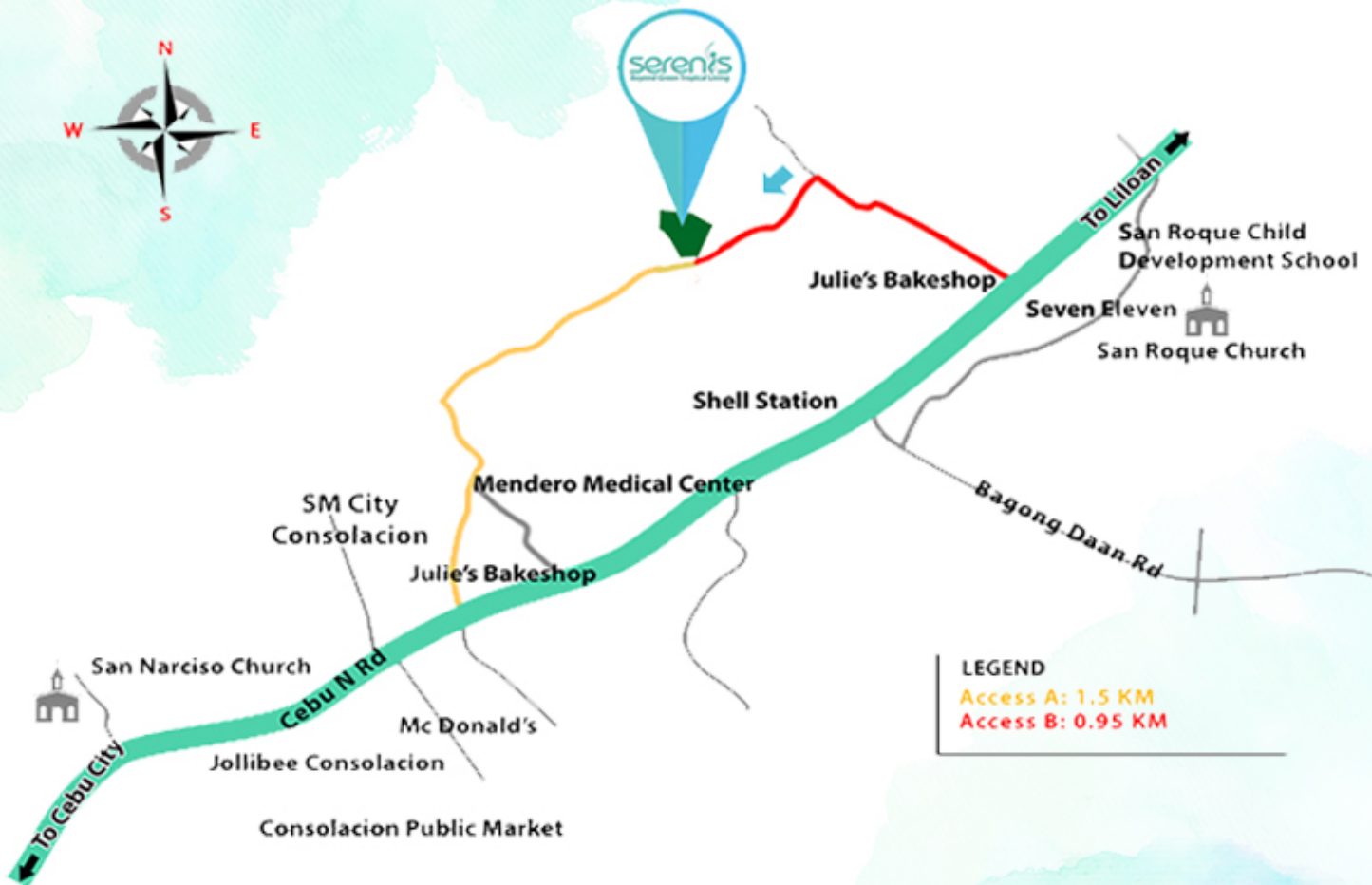


Our aim is to keep
the family together
no matter how big
or small it may be.

You are our family.

Serenis is family.





Location Map



serenis north

Office located at:

15th Floor TGU Tower, J.M Del Mar
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: @serenisofficial



: @serenisofficial



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

DEVELOPED BY:

