



Welcome to the serene tropical lifestyle.





Citrineland is bringing the serene tropical lifestyle to the south. Serenis South is located at Mohon Talisay with 306 units.

Same as Serenis North, Serenis South brings you clever innovations and smart additions to your home to address what matters most in everyday life. It comes with complete amenities that fit your lifestyle.



House Types





Rosaline



Townhouse

Sapphire



Single Attached

Amethyst



Single Detached



Architect's Perspective

Rosaline

Townhouse Floor Plans

Ground Floor



End Unit

Mid Unit

Second Floor



End Unit

Mid Unit

**Townhouse -
*Rosaline***
Floor Area – 47 sqm
Lot Area – 45-65 sqm

Car Port
2 Bedrooms
2 Toilet and Bath
Balcony

Architect's Perspective



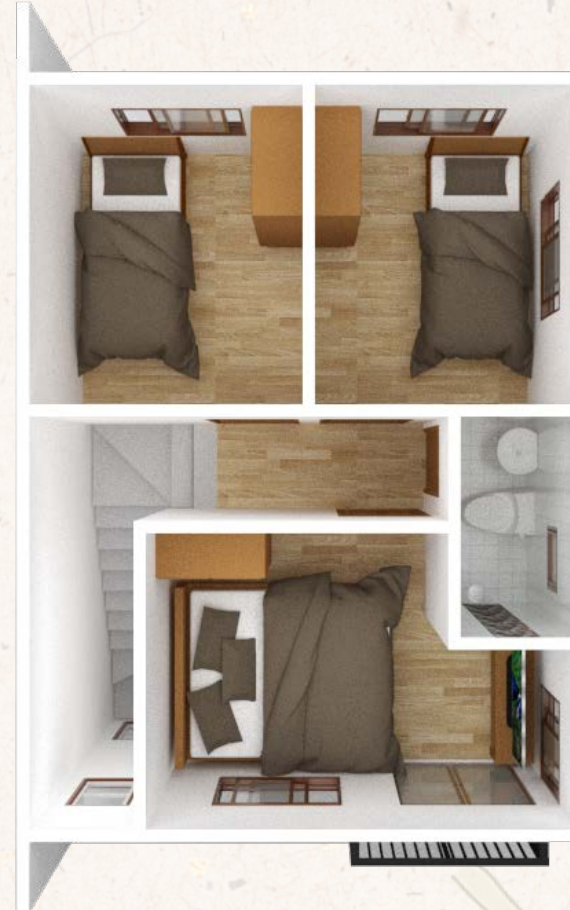
Sapphire

Single Attached Floor Plans

Ground Floor



Second Floor



Single Attached - *Sapphire*

Floor Area: 60 sqm

Lot Area: 75 sqm

Car Port

4 Bedrooms

2 Toilet and Bath

Balcony

Architect's Perspective



Amethyst

Single Detached Floor Plans

Ground Floor



Second Floor



Single Detached - *Amethyst*

Floor Area: 70 sqm
Lot Area: 100 sqm

Car Port
4 Bedrooms
3 Toilet and Bath
Balcony

Architect's Perspective



Special Features



Tropical design



Louvered Vents

For passive cooling: allow accumulated hot air to exit

Rain Water Catchment

Water barrel collects rain water for re-use






Smart Additions

Smart additions, like the guest room and service area, make room for family members and guests to create memorable moments within the comfort of your own home.

Site Development Plan Top View

Legend:

 Available unit

**Total Area of
Development: 3.6 ha.**

Total No. of Units: 306

Townhouse – 218

units

Single Attached – 63

units

Single Detached – 25

units



Inventory Pricelist

As of March 15, 2022

No.	HOUSE #	UNIT TYPE	AREA	TCP
1	9	Townhouse-Mid	45	4,217,999.09
2	25	Townhouse-Mid	45	4,217,999.09
3	26	Townhouse-End	76	4,778,067.28
4	32	Townhouse-End	65	4,579,333.40
5	40	Townhouse-End	84	4,922,601.00
6	59	Townhouse-End	76	4,839,789.92
7	112	Townhouse-Mid	45	4,217,999.09
8	129	Townhouse-Mid	45	4,217,999.09
9	161	Townhouse-Mid	45	4,217,999.09
10	189	Townhouse-Mid	45	4,217,999.09
11	210	Townhouse-End	65	4,579,333.40

No.	HOUSE #	UNIT TYPE	AREA	TCP
12	212	Townhouse-Mid	45	4,217,999.09
13	215	Townhouse-Mid	45	4,217,999.09
14	216	Townhouse-Mid	45	4,217,999.09
15	242	Townhouse-Mid	45	4,217,999.09
16	244	Townhouse-End	65	4,579,333.40
17	246	Townhouse-Mid	45	4,217,999.09
18	255	Townhouse-Mid	45	4,217,999.09
19	293	Townhouse-End	65	4,579,333.40
20	299	Townhouse-Mid	45	5,592,041.95
21	301	Townhouse-End	65	6,060,676.76

Note:

Prices P3,200,000.00 and above are subject to 12% VAT.

Process 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.

HLURB LTS No. 032835

For inquiries, call us (032) 268-7060 loc 102-104 or send us an email at sales.info@citrineland.com.

Payment Scheme

- Spot 5%, 5% in 12 mos – 90% through bank financing
- Spot 10% in 12 months – 90% through bank financing

Accredited Banks

Security Bank

BPI

Wealth Bank

UCPB

Note:

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.



Amenities

Entrance and guardhouse



Clubhouse and Pool



Basketball Court



Parks and Playground



Architect's Perspective

sereni's
south

Location Map



Starmall

Cebu South Road

CSR

Cebu South Memorial Garden



Talisay City Courthouse



Talisay District Hospital

Cebu South Road Properties

Talisay City Hall

Divino Amore Academy

Sto. Niño de Cebu Parish



SM Seaside



serenis



Mohon Rd

Mohon Rd

to Tungkil

to Pook Beaches





Office located at:

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

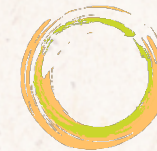
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PROJECT LOCATION	:	MOHON, TALISAY
HLURB LTS NO.	:	HLURB LTS NO. 032835
TURNOVER DATE	:	DECEMBER 31, 2021

Developed by:



CITRINELAND
CORPORATION