



/LMR_NivelHills



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www.vestahomes.com.ph

DHSUD LS No. LS-RO7-21-049

GMA Acces Road, Brgy. Apas, Cebu City,

Completion Date: 02-12-2027 | DHSUD CR-RO7-21-030

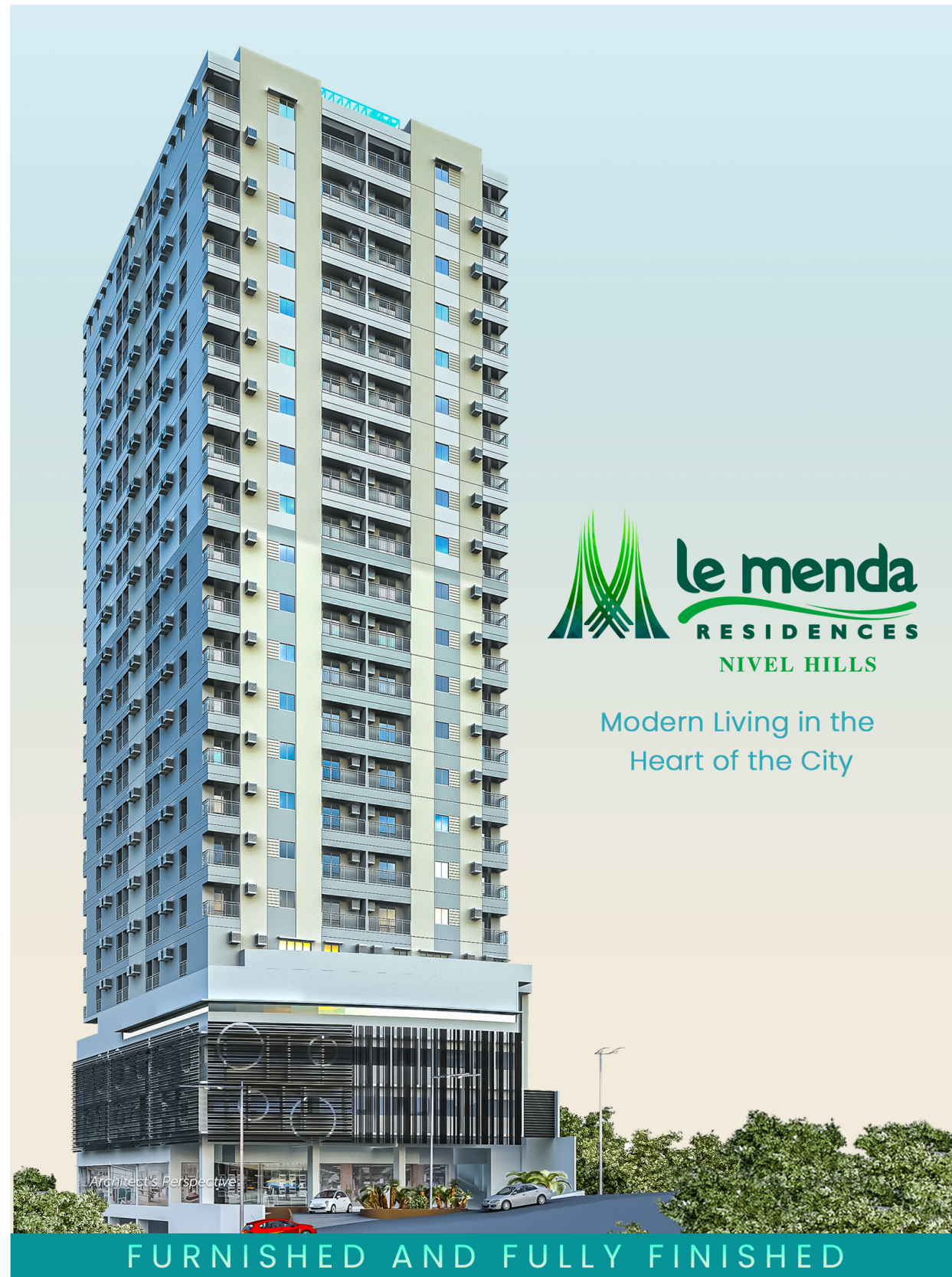
Visit our showroom at
Andres Abellana Street, Guadalupe, Cebu City

PROPERTY DEVELOPMENT OF:



DISCLAIMER:

No representation is being made herein. The particulars, details and visual shown herein are intended to give a general idea and as such are not to be relied upon as statements of fact, while such particulars and details are base on present plans which have been prepared with utmost care and give in good faith, interested parties are invited to verify their factual correctness and subsequent changes, if any. The contents herein are subject to change without prior notice and do not constitute part of an offer or contact.



Modern Living in the
Heart of the City



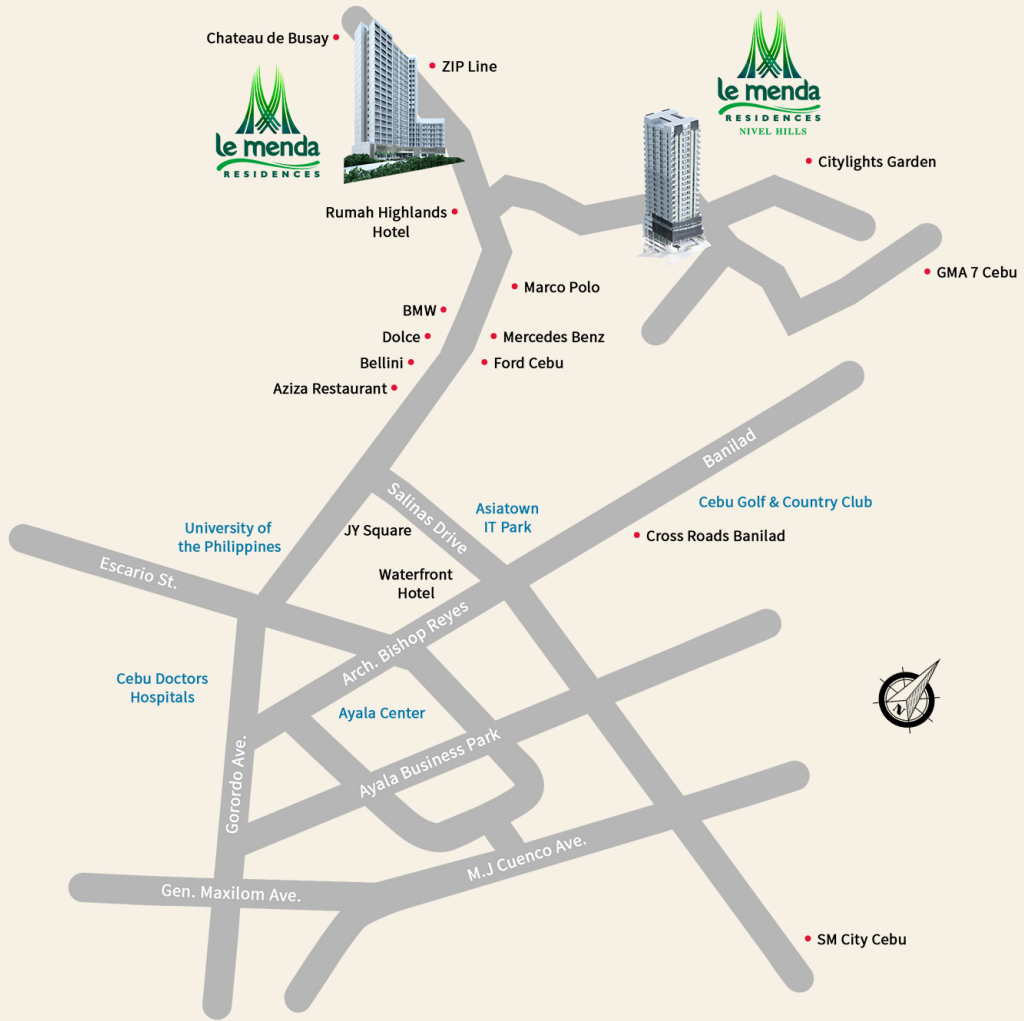
COME HOME TO LE MENDA NIVEL HILLS

When minutes matter, live where you work and play.



Le Menda Residences Nivel Hills can make everyday living, an everyday getaway! This is an ideal choice for young professionals and families that are always on-the-go. This high-rise condominium provides you a home of convenience and leisure.

We offer you a spot of bliss amidst the chaos and restlessness of the city.



*Set in the heart of
one of Cebu's
most vibrant and
busiest
commercial
district,*

the tower is only 5-10 minutes away from major establishments such as malls, restaurants, banks, and pharmacies. Even churches and renowned universities and colleges can be reached within the same time frame. It is also merely 5-15 minutes away from famed tourist spots and other venues for entertainment like restobars, sports centers, and parks.

With the convenience of having almost anything you need nearby, Le Menda Nivel Hills is the perfect choice for you. You will be surrounded with exquisite dining, exciting nightlife, industry-leading businesses, shopping and several public transportation options.



MAJOR ESTABLISHMENTS (5 to 15 minutes away)

JY Square Mall
Rose Pharmacy
Three Sixty Pharmacy
China Bank
Metro Bank
Bank of the Philippine Islands
Ayala Mall

SCHOOLS (5 to 8 minutes away)

University of Southern Philippines
University of the Philippines
St. Theresa's College
Velez College
Colegio de la Inmaculada Concepcion
Woodridge School
B.R.I.G.H.T. Academy
St. Francis of Assisi School
PAREF Sprindale
Cebu Aeronautical Technical School
STI College

FOOD (5 to 15 minutes away)

Mr.A Bar and Restaurant
Lantaw Native Restaurant
Chateau de Busay
Ding Qua Qua Dimsum House
McDonald's
Jollibee
Pino Filipino Cuisine
Circa 1900
La Vie Parisienne
Belline Champagne Lounge
Port Restaurant
Anzani
Pizza Republic
Chikaan
Golden Cowrie
Casa Verde
Moon Café
Burger King

ENTERTAINMENT (5 to 15 minutes away)

Mountain View Nature's Park
Temple of Leah
Tops Lookout
Taoist Temple
Busay Flower Fields
Music One Family KTV and DVD
Metro Sports Center
Sirao Garden
Terrazas De Flores

CHURCHES (5 to 8 minutes away)

St. Therese Church
Church of Christ
Fortress Bible Baptist Church
The Church of Jesus Christ
of Latter-day Saints

STYLE & SERENITY *Have found home*

Le Menda Nivel Hills

Is a 22-storey high-rise building that comprises 348 units in studio and one-bedroom configurations, each one with a convenient private terrace that showcases a breathtaking view of the city skyline; easily making the tower's exterior equally astonishing to its interior.

We offer a distinctive accommodation for young professionals with our studio units that celebrate individualism.

For an intimate and comfortable haven, we offer our one-bedroom units.



We Offer



Quality

Backed by hundreds of successful housing projects in Australia, superior materials and equipment are merged to build this towering beauty. This is our second tower in Cebu.

Design

With its thoughtfully designed exterior and interior, the modernity and class of the tower shines at every corner of Le Menda Residences Nivel Hills.



Amenities

All within one building, we provide remarkable amenities built for your convenience and entertainment like the infinity pool, the kiddie pool, the game room, the laundry mat, a convenience store, a restaurant, a café, and many more.



Leisure

Everyone needs a great place to unwind. Take a sip of your coffee or your favorite tea while enjoying the picturesque view of the city from your very own terrace.





STUDIO UNIT A



AREA	sqm.
Kitchen	4.60
Common T&B	3.85
Living, Dining & Bed Area	11.90
Balcony	1.80
Total Area	22.15
Total Units	204

*All pictures shown are for illustration purposes only.
Layout may vary from actual product.

☑ INCLUSION LIST

- Flooring finishes (tiles)
- Painted walls & ceiling
- Fitted kitchen cabinets & sink
- Bathroom fixtures (sink, shower, wc)
- Main Entrance & Internal doors
- Electrical wirings, outlets & lights/lamp



STUDIO UNIT B



AREA	sqm.
Kitchen	4.53
Common T&B	3.98
Living, Dining & Bed Area	12.87
Balcony	3.74
Total Area	25.12
Total Units	68

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☑ INCLUSION LIST

- Flooring finishes (tiles)
- Painted walls & ceiling
- Fitted kitchen cabinets & sink
- Bathroom fixtures (sink, shower, wc)
- Main Entrance & Internal doors
- Electrical wirings, outlets & lights/lamp



ONE BEDROOM



AREA	sqm.
Kitchen	± 5.91
Common T&B	± 4.12
Living & Dinning Area	± 9.20
Bedroom	± 10.43
Balcony	± 2.28
Approximately	± 31.94 (68 units)
	± 44.10 (4 units)

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☑ INCLUSION LIST

- Flooring finishes (tiles)
- Painted walls & ceiling
- Fitted kitchen cabinets & sink
- Bathroom fixtures (sink, shower, wc)
- Main Entrance & Internal doors
- Electrical wirings, outlets & lights/lamp

TWO BEDROOM



AREA	sqm.
Kitchen/Dining/Living	29.05
Common T&B	4.70
Bedroom	13.76
Balcony Living	6.00
Master's Bedroom	20.68
Balcony Master's Bedroom	3.25
Master's Insuit	3.98
Total Area	81.42
Total Units	4

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☑ INCLUSION LIST

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- Fitted kitchen cabinets & sink
- Bathroom fixtures (sink, shower, wc)
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AMENITIES

Beyond compare for your ultimate delight.



Restaurant



Saloon



Restaurant



Fitness Gym



Supermarket



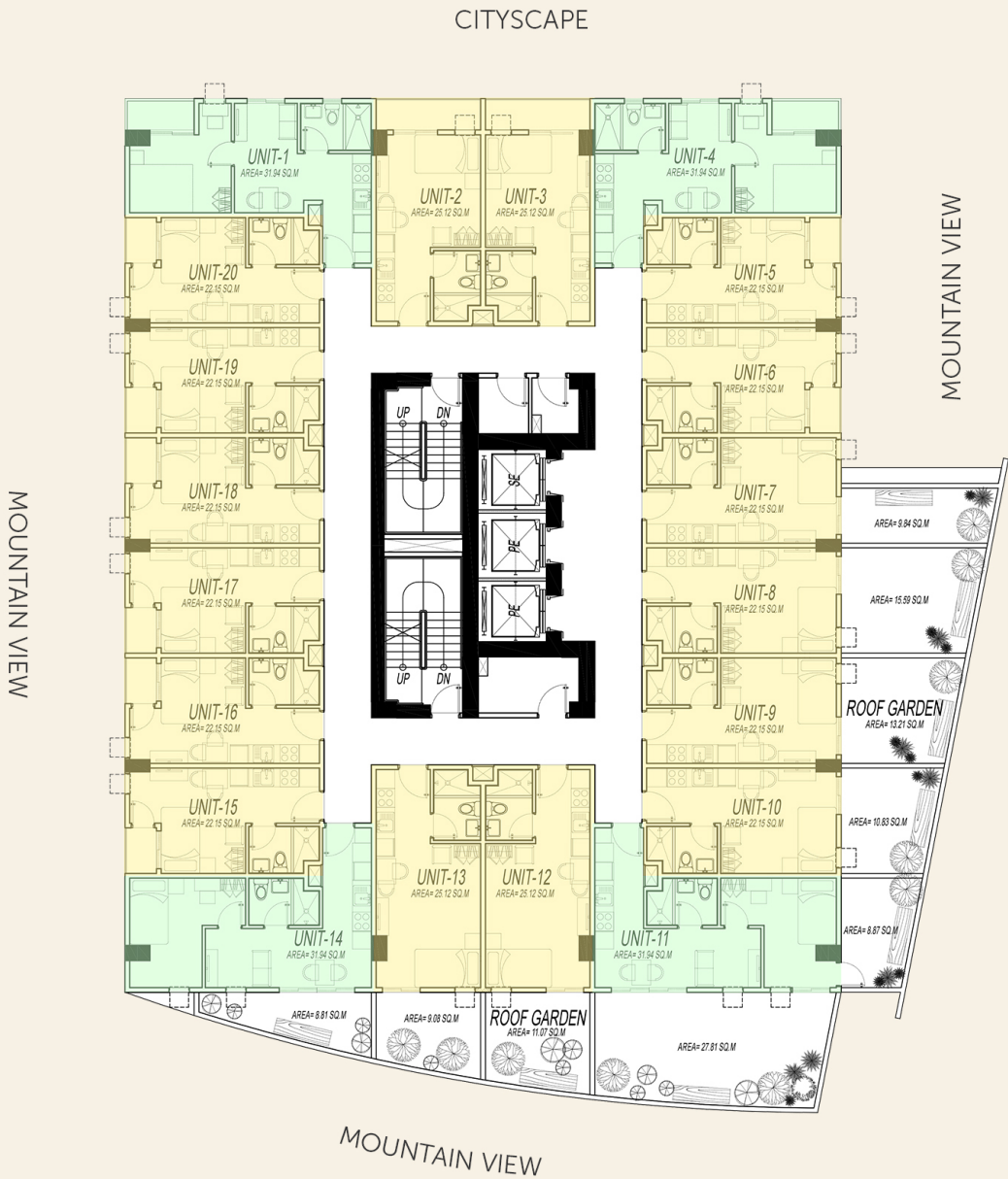
Supermarket

AMENITIES

- Postal Box Area
- Restaurant / Cafe
- Salon
- ATM/ Bank office
- Pharmacy
- Laundry
- Water filling station
- Supermarket
- Day Care Centre
- Community Hall
- Gym & Fitness center
- Theater Room
- Computer / Game Room
- Table Tennis / Billiard Room
- Swimming pool
- Kiddie Pool
- Sauna Room
- BBQ Area

TYPICAL FLOOR PLAN

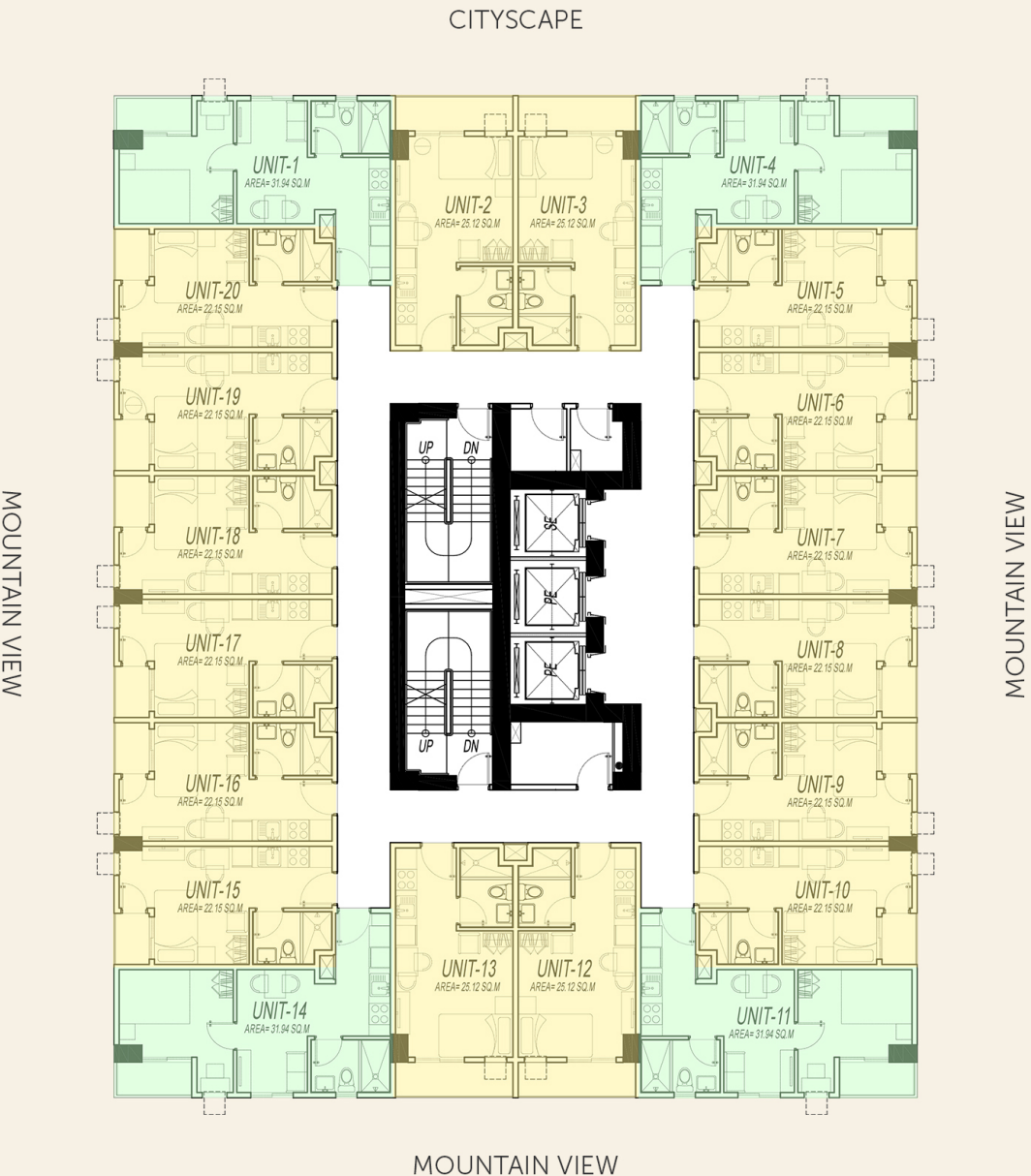
5th Level Floor Plan



- Studio Units - 16 Units
- 1 bedroom - 4 Units

TYPICAL FLOOR PLAN

6th - 21st Level Floor Plan



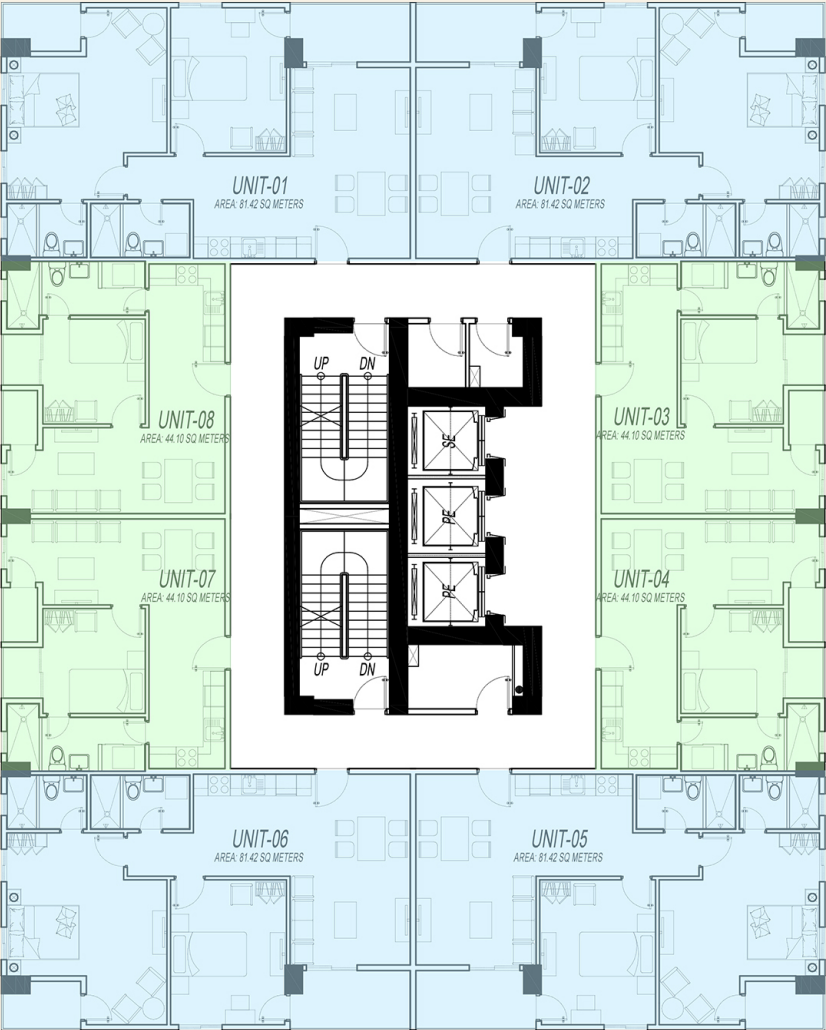
- Studio Units - 16 Units
- 1 bedroom - 4 Units

TYPICAL FLOOR PLAN

22nd Level Floor Plan

CITYSCAPE

MOUNTAIN VIEW



MOUNTAIN VIEW

MOUNTAIN VIEW

One Bedroom - 4 Units Two Bedroom - 4 Units

BUILDING UTILITIES & FIXTURES

- Garbage chute
- 24/7 hour security
- Water treatment facility
- Standby back up power
- Smoke detectors and sprinklers
- Vanity
- Range hood
- Water heater
- Kitchen cabinets
- Intercom system
- Smoke detectors
- Shower enclosure
- Sprinklers
- Intercom system
- Smoke detectors



Unwind & Relax

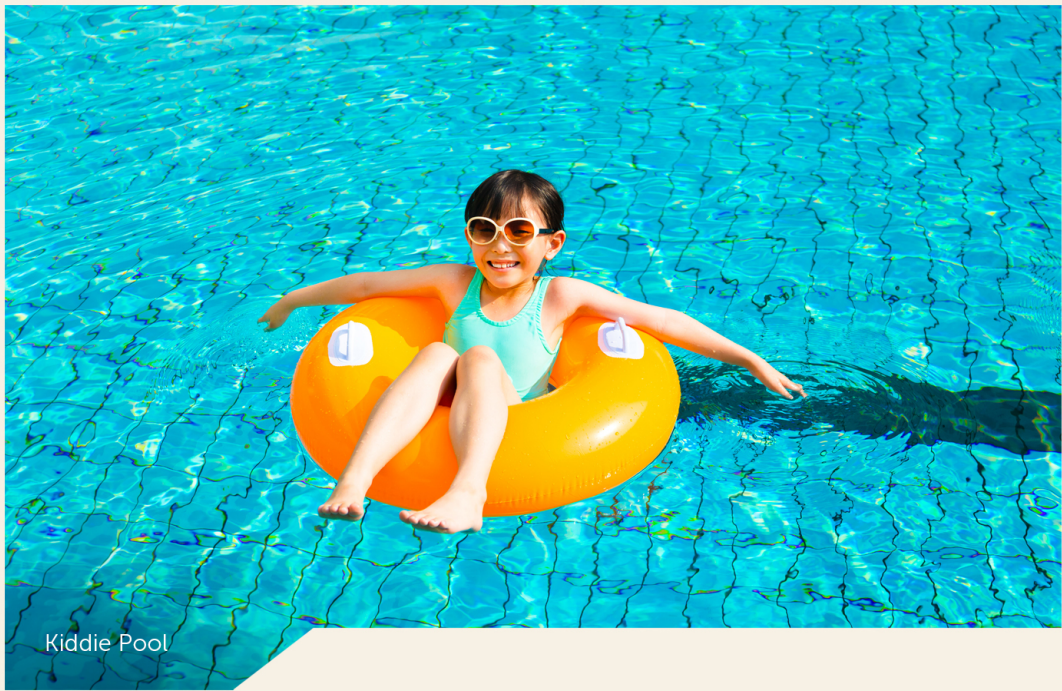
Will hand to you the hassle-free lifestyle.



Game Room



Fitness Gym



Kiddie Pool