



MONTERRAZAS

PRIME



Life, Elevated.

Live in a home that's both nature and city, in a space that has no boundaries.

A SKYESTATES PROPERTY



Artist's Perspective Only

THE PROPERTIES:

Living, With No Limits

At Monterrazas Prime, human living is our master blueprint. Where you and your needs come first. Our homes are built and designed with people in mind, creating spaces with thoughtful design and careful attention to detail. From the floors you walk on, to the views you wake up to, from every detail you see to those you do not—each element is intentionally designed for a life with no limits. Now that you've arrived at where you want to be, you must live the kind of life you rightly deserve: luxurious, lauded, and limitless.





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THE CONCEPT:

Easy, Sophisticated Living

Home, to us, is a place that is truly yours. A place where you can delight in living to the fullest and bask in the luxury of having the best of what life has to offer. A place where you can live life, elevated.

With us, that kind of life is made possible.

Our design philosophy stays true to the spirit of living without limits, setting a new standard in easy and sophisticated living through our well-designed spaces. Step inside to discover a boundless life with no limits and no compromises.

Small Details, Big Differences

Discover an unparalleled living experience at Monterrazas Prime. Our two units, Soprano and Alto, vary in size but are identical in design—defined by quality craftsmanship and sweeping views that illuminate the refined and relaxed interiors. Our properties are always built with distinctive character and intention, making each unit uniquely Monterrazas Prime.



Soprano

The Soprano provides homeowners more flexibility through a bigger floor area, with the option of converting the extra space on the ground floor into an additional bedroom or office.

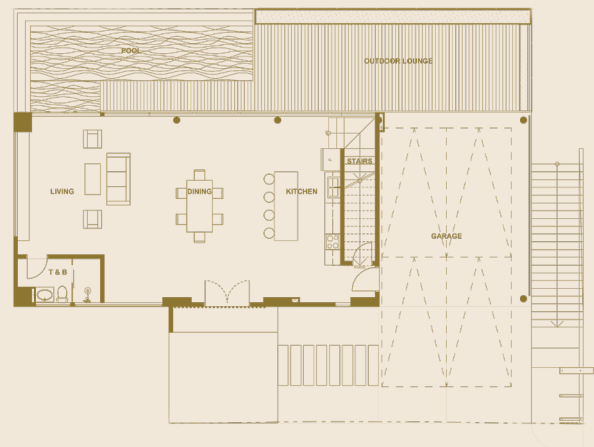


Alto

Soprano Homes

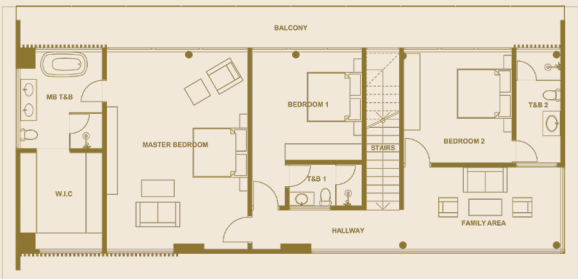
All listed measurements are approximations and will be adjusted to best fit your chosen lot upon construction.

LOT SIZE	408 - 440 sqm
TOTAL USABLE AREA	588 sqm
GROUND FLOOR	241 sqm
SECOND FLOOR	181 sqm
LOWER GROUND FLOOR	166 sqm
PRICE RANGE (NON-VAT)	PHP 48M - 51M



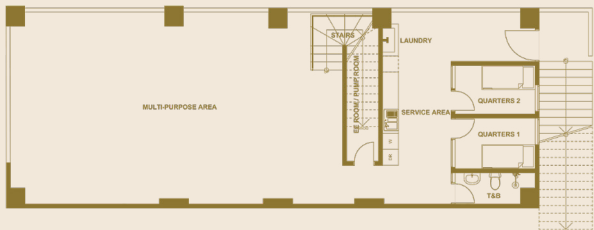
GROUND FLOOR

LIVING	41 sqm
DINING	24 sqm
KITCHEN	25 sqm
T&B	7 sqm
GARAGE	71 sqm
POOL	21 sqm
OUTDOOR LOUNGE	43 sqm
STAIRS	9 sqm



SECOND FLOOR

FAMILY AREA	20 sqm
BEDROOM 1	20 sqm
BEDROOM 2	18 sqm
T&B 1	5 sqm
T&B 2	8sqm
MASTER BEDROOM	40 sqm
MASTER BATH	12 sqm
MASTER WIC	12 sqm
BALCONY	30 sqm
HALLWAY	9 sqm
STAIRS	7 sqm



LOWER GROUND FLOOR

MULTIPURPOSE AREA	99 sqm
SERVICE AREA	15 sqm
QUARTERS	14 sqm
T&B	5 sqm
LAUNDRY AREA	12 sqm
EE/PUMP ROOM	6 sqm
STAIRS	15 sqm

Alto Homes

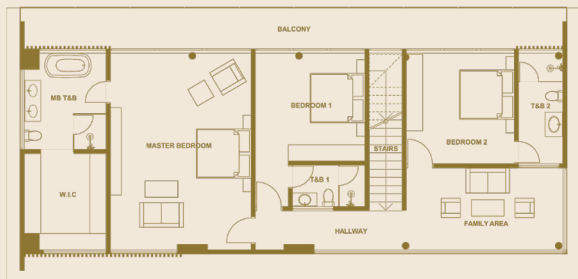
All listed measurements are approximations and will be adjusted to best fit your chosen lot upon construction.

LOT SIZE	350 - 371 sqm
TOTAL USABLE AREA	527 sqm
GROUND FLOOR	211 sqm
SECOND FLOOR	164 sqm
LOWER GROUND FLOOR	152 sqm
PRICE RANGE (NON-VAT)	PHP 43M - 46M



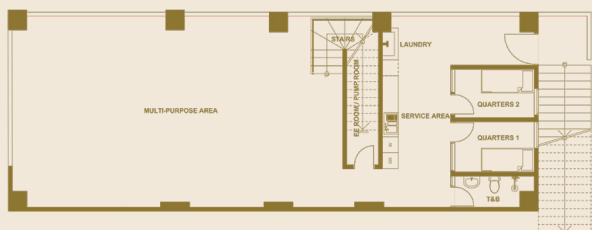
GROUND FLOOR

LIVING	25 sqm
DINING	25 sqm
KITCHEN	26 sqm
T&B	6 sqm
GARAGE	70 sqm
POOL	16 sqm
OUTDOOR LOUNGE	34 sqm
STAIRS	9 sqm



SECOND FLOOR

FAMILY AREA	20 sqm
BEDROOM 1	19 sqm
BEDROOM 2	18 sqm
T&B 1	5 sqm
T&B 2	8sqm
MASTER BEDROOM	29 sqm
MASTER BATH	11 sqm
MASTER WIC	11 sqm
BALCONY	27 sqm
HALLWAY	9 sqm
STAIRS	7 sqm



LOWER GROUND FLOOR

MULTIPURPOSE AREA	85 sqm
SERVICE AREA	16 sqm
QUARTERS	14 sqm
T&B	5 sqm
LAUNDRY AREA	11 sqm
EE/PUMP ROOM	6 sqm
STAIRS	15 sqm

LIFESTYLE FEATURES

Designed for Boundless Living

Monterrazas Prime is a perfect blend of nature and city living—providing you with the sleek comfort of luxurious living, all while blurring the boundaries of the indoors and outdoors. Every detail has been carefully considered to create your ideal living space, with amenities and features as thoughtful as the homes themselves. Whether it's taking a dip in the pool, relaxing in the living room, or taking in the panoramic views from your outdoor lounge, you can enjoy what life has to offer.





STEP INTO THE OUTDOORS

On the ground floor, quality Kenneth & Mock sliding doors open into the spacious outdoor lounge and pool area, beautifully set against the backdrop of Cebu's lush mountains and dazzling city skyline.



RELAXATION AND INTERACTION

Indulge in the soothing outdoor breeze or enjoy a refreshing splash in your private pool. Keeping the sliding doors open creates one big, open space that allows the entire family to spend time in each other's valuable company.



A PIECE OF SERENITY

Each bedroom has an exquisite panoramic view of the city and sea, allowing you to see all that's within reach from the comfort and privacy of your own space.



BATHE IN LUXURY

The master's bedroom comes with a spacious walk-in closet and bathroom, with elegant finishes and a floor area befitting of a luxury home.



WELCOME MORE

The flexible Soprano unit can accommodate an extra room on the ground floor, making it ideal for bigger families or family members with special accessibility needs.



NO ROOM FOR LIMITS

The lower ground floor is a ready-built multi-purpose space that easily adapts to your lifestyle. Be it a gym, home theater, or even extra bedrooms, a true luxury home is where anything goes.



Artist's Perspective Only



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Ground Floor

Always the first place to welcome you home, the ground floor is designed with an open, indoor-outdoor layout that overlooks a breathtaking view of the city. The living room is attached to the dining area (top), kitchen (lower right), pool area (lower left), and optional flex room (lower center) for Soprano units—keeping all spaces and people on the ground floor seamlessly connected.



Artist's Perspective Only



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Second Floor

The second floor is designed for rest and relaxation, with the stairs leading to a restful family area (lower left) that's ideal for sharing and creating memories. This floor also has three bedrooms including the master's bedroom (top) for intimate moments, with each room having its own ensuite bathroom and a remarkable view of the city skyline. The master's bathroom (lower right) also comes with a spacious walk-in closet (lower center), that exudes well-appointed luxury and elegance.



Artist's Perspective Only



Lower Ground Floor

The lower ground area is a place where you can let your boundless imagination come to life. This flexible, multipurpose area can be turned into a fitness gym, a home theater, or even extra bedrooms-- the possibilities are endless.

THE LOCATION:

A Home Where Everything is Within Reach

Monterrazas Prime is an address that is both nature and city.
Nestled in the lush mountains just a 15-minute drive from
Cebu's urban center and quietly tucked away with the tranquil
Cebu Strait just within sight, it is a symphony of flourishing
greenery, calming waters, clear blue skies,
and lively city lights.



MONTERRAZAS
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SITE DEVELOPMENT PLAN

The View's Great From the Peak



SOPRANO

408 - 440 sqm lot size

15 units



ALTO

350 - 371 sqm lot size

15 units

Come Home Here



Monterrazas Prime is located inside Monterrazas de Cebu.

With 300 hectares of prime land sharing borders with eight sprawling hills that crown the Queen City, the subdivision is the last and largest mountain property still available in Cebu City. Within the vicinity of the master-planned community are thriving residential, institutional, and commercial areas that help create an environment conducive for holistic living.

At a thousand feet above sea level with incredible views of Cebu and nearby islands Mactan and Bohol, Monterrazas de Cebu offers a rare type of luxury other places can only dream of—a prized location, breathtaking sights, a vibrant community. Discover a place you can call home in the very heart of Cebu.

Close to the City Closer to Home

SUPERMARKETS

1. FOODA SAVERS	SMART GUADALUPE	2.3 km		6 mins
2. GAISANO CAPITAL SUPERMARKET - GUADALUPE		3.3 km		9 mins
3. METRO SUPERMARKET - BANAWA		4.5 km		10 mins
4. ROBINSONS SUPERMARKET - FUENTE		5.0 km		12 mins
5. METRO AYALA CEBU - SUPERMARKET		5.6 km		14 mins

COMMERCIAL

1. ONE PAVILION MALL	3.2 km		8 mins
2. CAPITOL SQUARE	4.1 km		10 mins
3. VIBO PLACE	4.2 km		10 mins
4. BASE LINE CENTER	4.5 km		10 mins
5. AYALA CENTER CEBU	5.4 km		12 mins

CHURCHES

1. ALLIANCE OF TWO HEARTS CHURCH	3.8 km		9 mins
2. OUR LADY OF GUADALUPE PARISH CHURCH	3.2 km		9 mins
3. CAPITOL PARISH CHURCH	4.4 km		10 mins
4. REDEMPTORIST CHURCH	4.8 km		12 mins
5. CEBU GOSPEL CHURCH	4.2 km		10 mins

HOSPITALS

1. CHONG HUA HOSPITAL - CEBU CITY	4.3 km		10 mins
2. CEBU DOCTOR'S UNIVERSITY HOSPITAL	4.0 km		10 mins
3. PERPETUAL SUCCOUR HOSPITAL	5.3 km		14 mins
4. CENTRE FOR SIGHT CEBU	5.2 km		12 mins
5. CEBU CANCER INSTITUTE	5.3 km		14 mins

SCHOOLS

1. PAREF SPRINGDALE SCHOOL	5.1 km		14 mins
2. SACRED HEART - HIJAS DE JESUS	4.7 km		12 mins
3. ST. THERESA'S COLLEGE	4.6 km		12 mins
4. UNIVERSITY OF SAN CARLOS - NORTH CAMPUS	5.4 km		12 mins
5. CEBU INSTITUTE OF MEDICINE	5.0 km		12 mins

About SkyEstates

SkyEstates Construction Corp. was established to address the exacting standards of Monterrazas Prime - a detail oriented, premium residential project. Headed by Engr. Slater Young, together with Leizel & Lendel Go of LLG Architects, SkyEstates leverages on the decades-long construction and design experience of their founding partners.

Intentional, simplified, convenient — we provide solutions to relieve you of the stressful process of building a house from scratch. We nurture living spaces that cater to the evolving needs of every urban resident, while welcoming flexibility for one to still infuse their personality & style. Our homes will make way for what really matters in life — to witness the moments that we share and the meaningful memories we keep.

About LLG Architects

LLG Architects is a dynamic multiskilled team centered on architectural and interior & exterior design. After years of local and global experience, Archt Lendel and Leizle Go established LLG Architects in 2012 with the belief that no detail is too small, nor any idea is too big among all their projects in the commercial and residential landscape. LLG Architects has become a trusted partner of clients in transforming their vision into reality. They bring value to the table through a spanning expertise in both commercial and residential developments.

About GENVI

With more than 45 years of experience in acquiring exceptional landbank assets and developing upscale properties, **GENVI Development Corporation** is driven to create new possibilities for a better tomorrow. Built on the commitment to nurture both residential landscapes and communities in the best ways possible, GENVI remains to be environmental stewards in the region by upholding responsible and sustainable property development. Nestled in GENVI's 200+ hectares of greenery in Guadalupe, Cebu City, serenity is within reach at the corporation's flagship property - Monterrazas de Cebu. With the current management and expertise of 8990 Holdings, Inc., this master-planned and high-end mixed use development will enhance the quality of life in growing communities.



Get in Touch

To better serve you, kindly contact us to schedule a visit or discuss any inquiries, concerns, or questions you may have about owning a home at Monterrazas Prime.

BUSINESS HOURS

9 AM to 6 PM, Monday - Friday
Inquiry Form on Website 24/7

FIND US HERE

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