



 /LMR_NivelHills  /LMR_NivelHills

(6332) 401 0582 | 401 0853 (Cebu)
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:



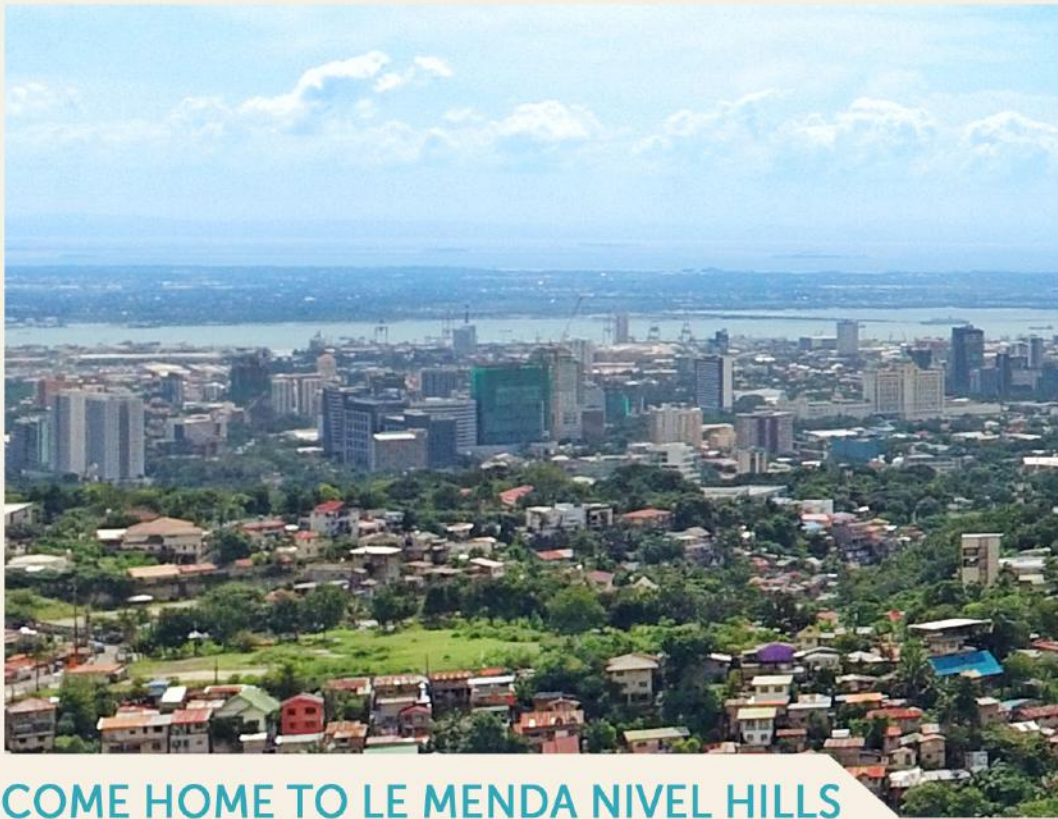
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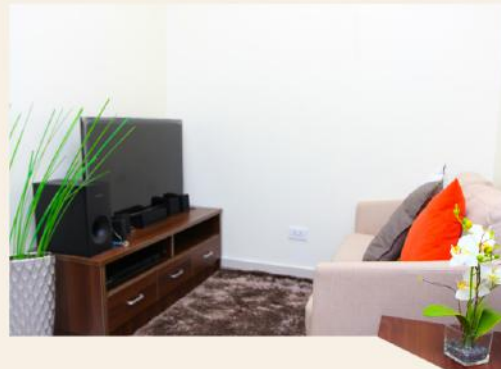
Modern Living in the
Heart of the City

FURNISHED AND FULLY FINISHED



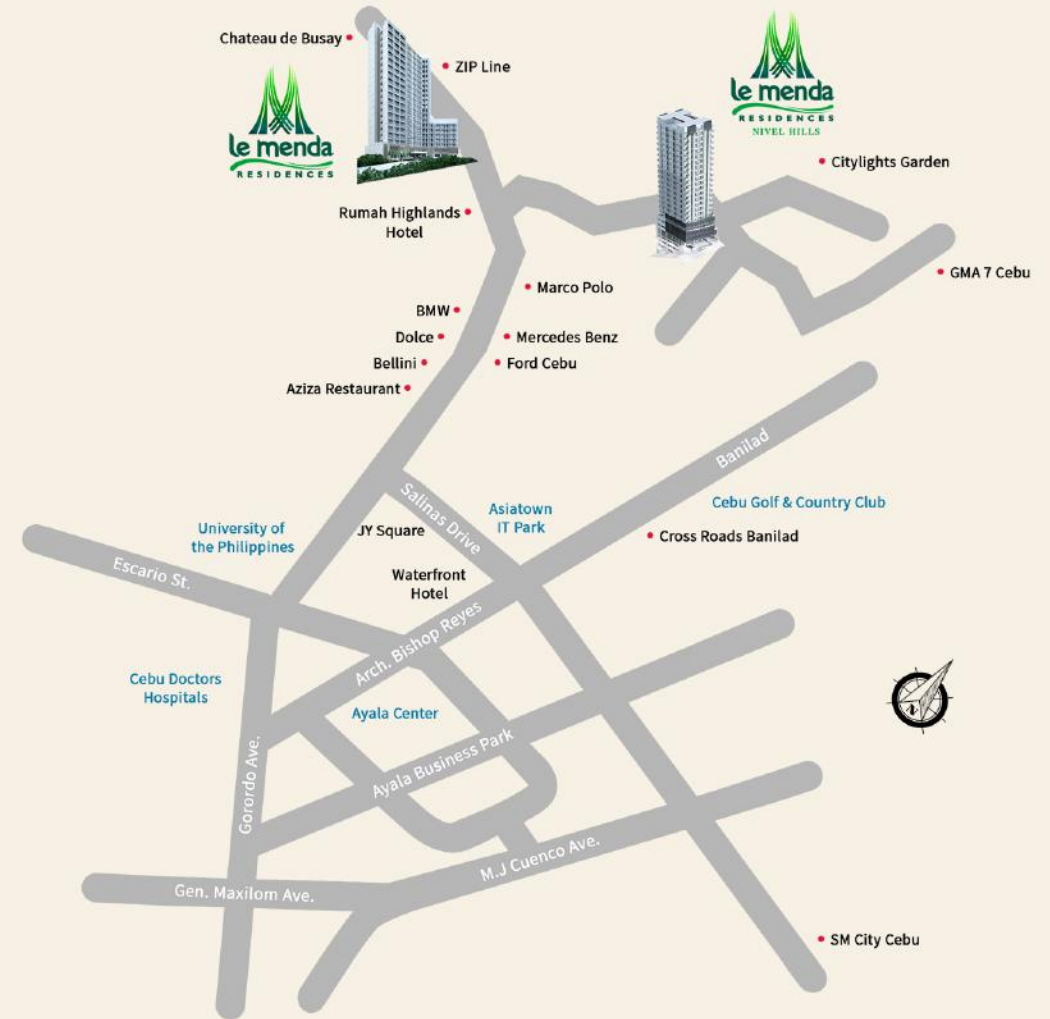
COME HOME TO LE MENDA NIVEL HILLS

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

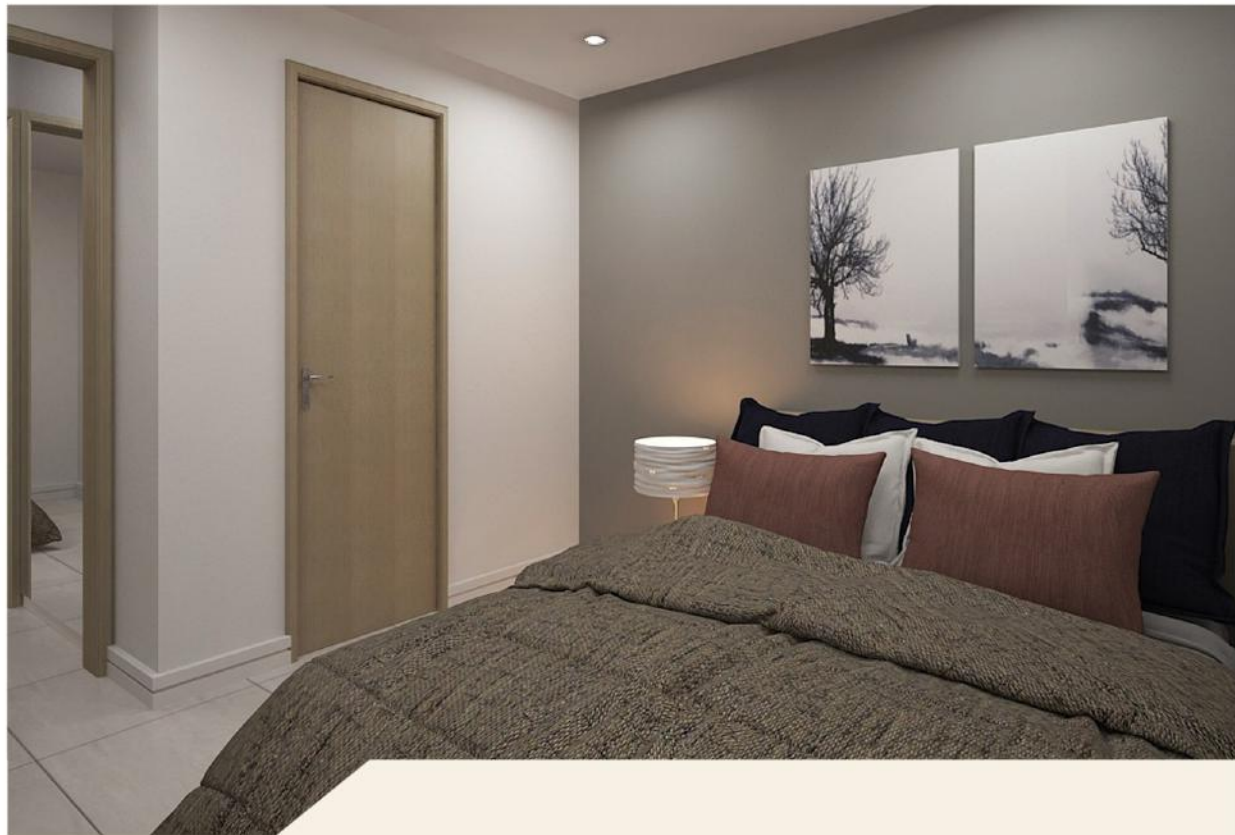
All within one building, we provide remarkable amenities built for your convenience and entertainment like the infinity pool, the kiddie pool, the game room, the laundry mat, a convenience store, a restaurant, a café, and many more.



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 & Dining Area	± 9.20
Bedroom	± 10.43
Balcony	± 2.28
Approximately	± 31.94 (68 units)
	± 44.10 (4 units)

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INCLUSION LIST

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- 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

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

AMENITIES

Beyond compare for your ultimate delight.



Restaurant



Saloon



Restaurant



Fitness Gym



Supermarket



Supermarket

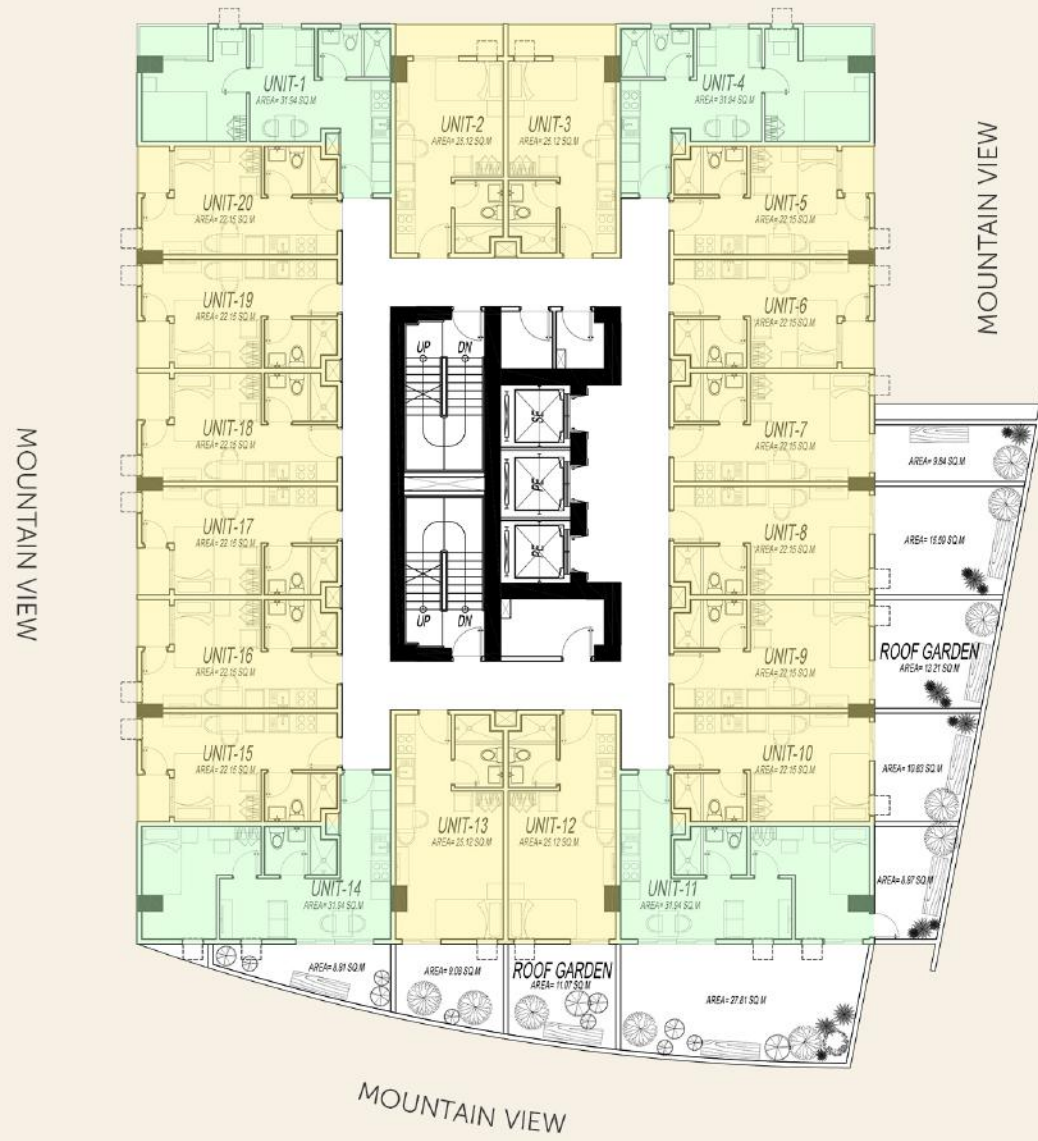
AMENITIES

- 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

CITYSCAPE

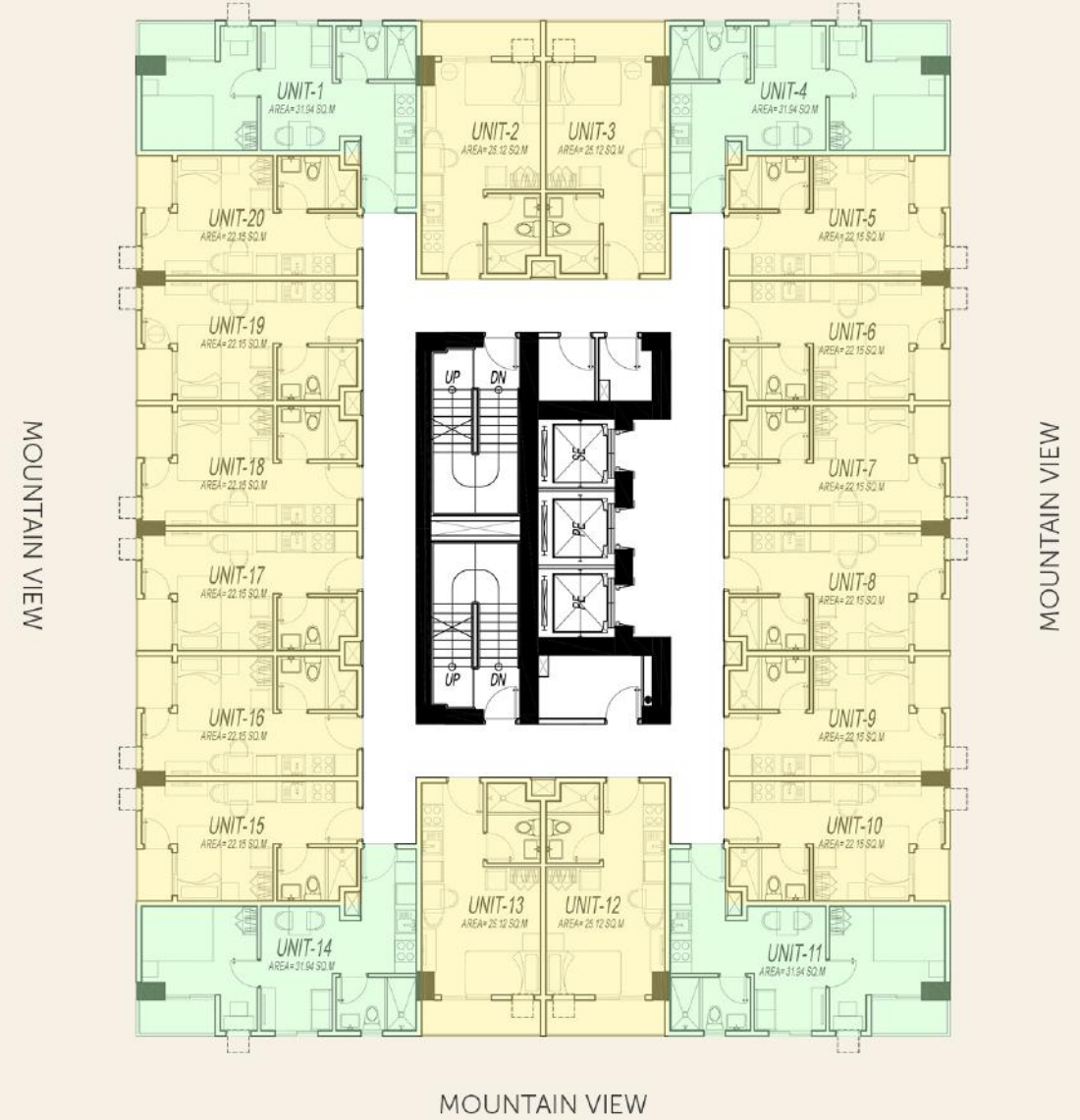


- Studio Units - 16 Units
- 1 bedroom - 4 Units

TYPICAL FLOOR PLAN

6th - 21st Level Floor Plan

CITYSCAPE



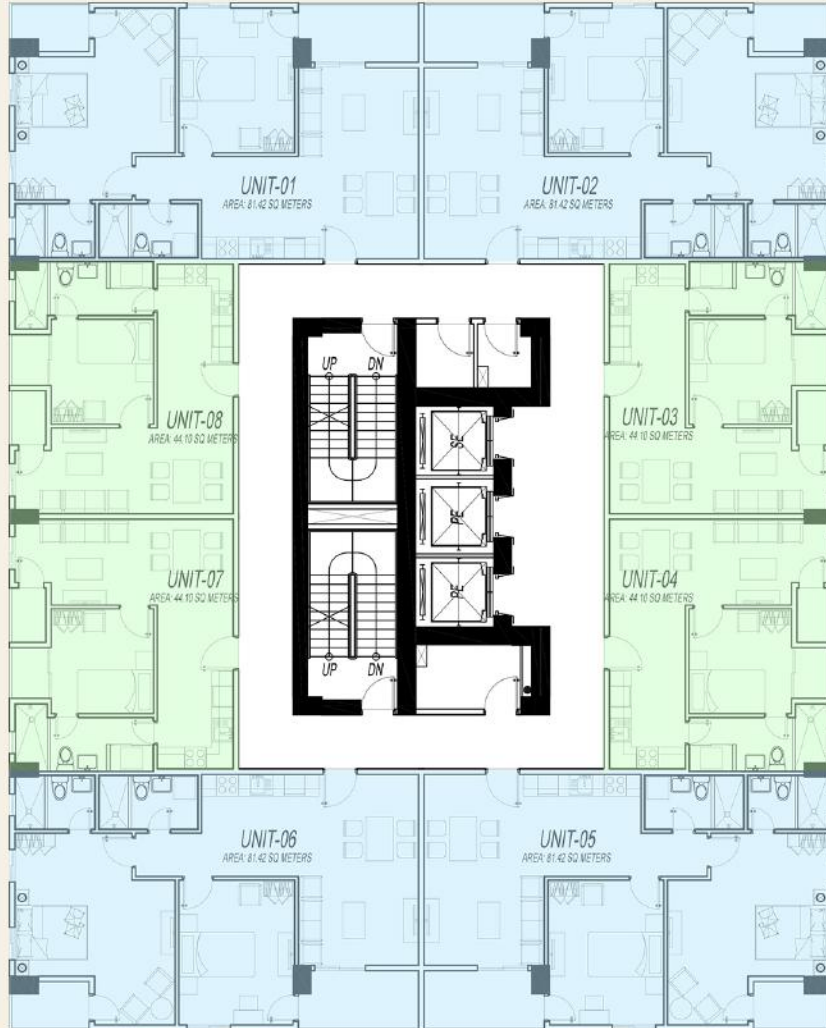
- Studio Units - 16 Units
- 1 bedroom - 4 Units

TYPICAL FLOOR PLAN

22nd Level Floor Plan

CITYSCAPE

MOUNTAIN VIEW



MOUNTAIN VIEW

MOUNTAIN VIEW

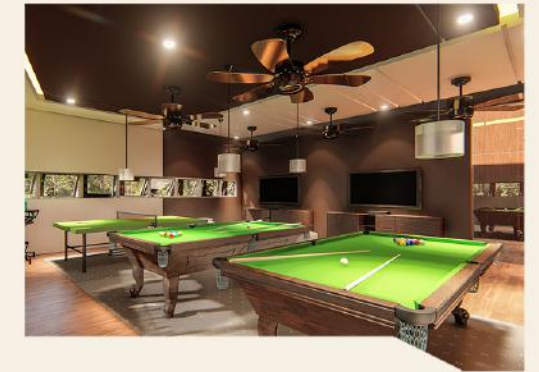
■ One Bedroom - 4 Units
 ■ Two Bedroom - 4 Units

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