



# THE MEDIAN



# THE MEDIAN

**15 MINUTES TO  
WHERE YOU  
WANT TO BE?  
IT'S POSSIBLE.**

**The Median**, the first high-rise project of Citrineland Corporation, offers a seamless work integrated lifestyle to its future residents. With stylish details and practical modern amenities that suits an on-the-go lifestyle, this is the next address you need to covet.

**The Median** is just around the block from Cebu's premier business and commercial district, Cebu I.T. Park. Soon, a vibrant community awaits you.





# STUDIO UNIT

18 TO 31 SQM.

Each studio unit is carefully planned to meet the basic needs of modern city living. It's a practical and compact space that fits your independent lifestyle. Live life the way you want to.

## UNIT FEATURES

- Home Automation : Main door lock system, lights control, and IP camera
- Vinyl flooring material
- One T&B complete with fixtures
- Painted stucco wall finish
- Wooden door with stain finish

- PVC door for T&B
- Provision for exhaust on T&B
- Large glass awning windows with aluminum frame
- Complete electrical switches and convenient outlet in living, dining, kitchen & T&B areas
- Provision for airconditioning unit with outlet
- Provision for utilities
- Balcony area (for corner units)



Actual photo of the Studio model unit







# ONE BEDROOM

33 TO 45 SQM.

Give yourself the premium space you deserve. These one-bedroom spaces are all corner units with balcony. Be privileged to own one of these limited units.

## UNIT FEATURES

- Home Automation: main door lock system, lights control, and IP camera
- Vinyl flooring material
- One T&B complete with fixtures
- Painted stucco wall finish
- PVC door for T&B
- Provision for exhaust on T&B
- Wooden door with stain finish

- Provision for range hood
- awning windows with aluminum frame
- Large glass awning windows with aluminum frame
- Complete electrical switches and convenient outlet in living, dining, kitchen & T&B areas
- Provision for airconditioning unit with outlet
- Provision for utilities
- Balcony area (for corner units)



SMART HOME. SMART LIFE.





# Home Automation

Every unit in The Median includes a smart-home automation feature that provides integrated remote access to everything from security cameras, lighting control and others.

Any device in your home that uses electricity can be put on your home network at your command. Whether you give that command by voice, remote control, tablet or smartphone, the home reacts. It allows you to live the life you fairly deserve at a reasonable price.

---

## Basic Home Automation Deliverables



Gateway



Door Lock



Sensor



Light bulb



IP Camera



## Door Lock



## Door Sensor



### Door lock system

An unlocked door or attempted burglary? These two features are swift. It immediately alerts you through the mobile app. This gives you more than enough time to contact property management to further check your unit while you're away for the moment.

They're both battery operated that lasts longer than you think.



## Home Gateway

Home Gateway serves as the main controller or the “brain” that connects and sends the commands you make from the mobile application on your phone or tablet to the automated items.

It is AC powered and takes less electrical consumption.

Home Gateway







## Home Mate App & Light controls

Automated lights are integrated through the wired system as the unit is being built. Saving you the hassle of installing any device manually.

Whichever part of the room you're at, you can conveniently control the brightness through your Home Mate app on your mobile phone or tablet.



Home Mate 2



## IP Camera

The IP Camera is a beneficial feature you get. Having the privilege to secure and monitor your home any time of the day while you're out and about with life is an edge you'll be envied for.

It is also USB powered and takes less electrical consumption.

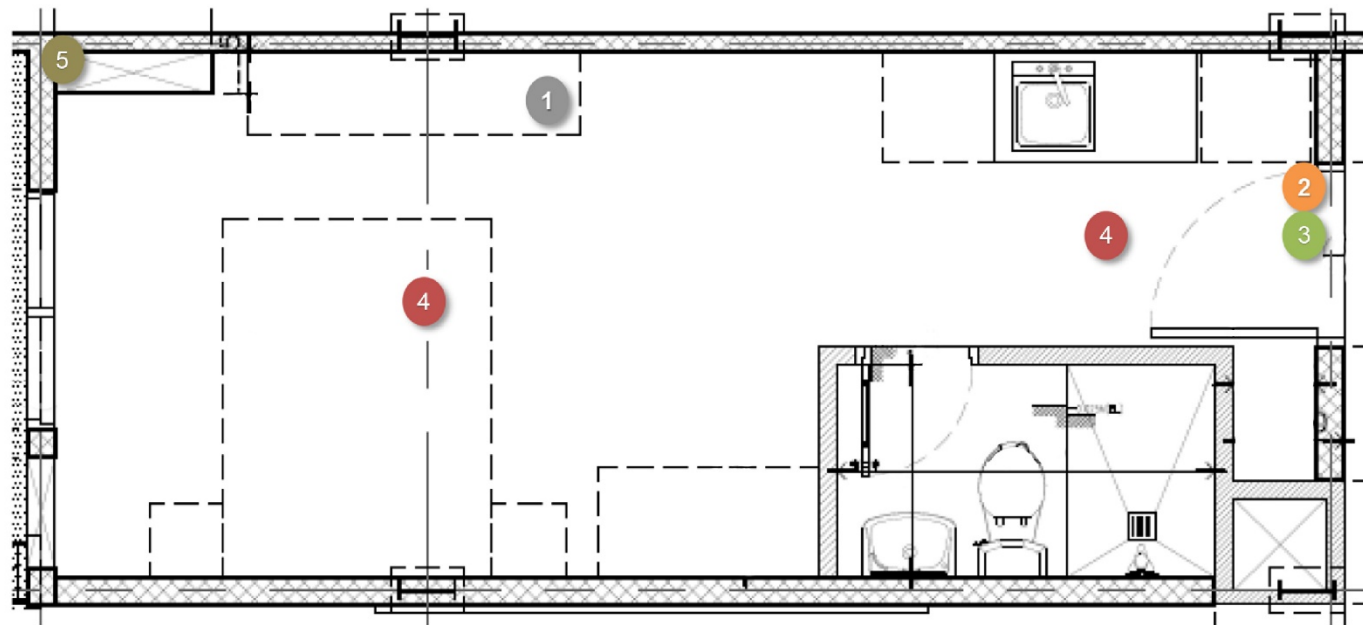
THE  
MEDIAN

IP Camera





# Basic Home Automation Placement Diagram



Legend:

- |   |            |                 |
|---|------------|-----------------|
| 1 | Gateway    | AC powered      |
| 2 | Door lock  | Battery powered |
| 3 | Sensor     | Battery powered |
| 4 | Light bulb | Wired           |
| 5 | IP Camera  | USB powered     |

**Note:** This diagram is for presentation purposes only. **Actual products** may vary due to product enhancement.

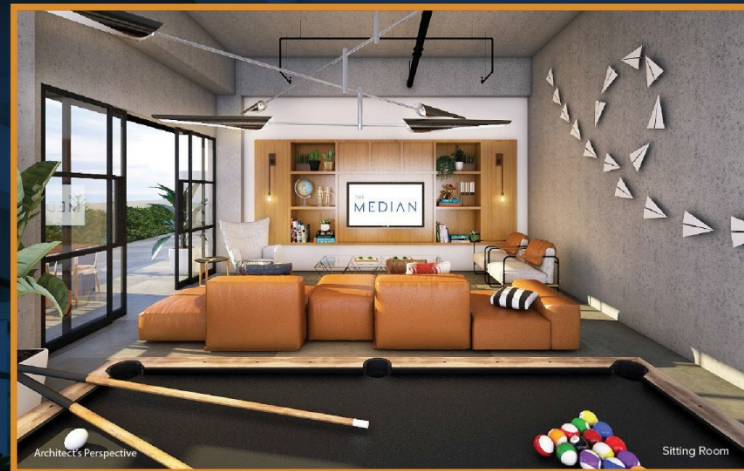


## AMENITIES

- **Foyer**- Cafe-like lobby
- **Courtyard**- Outdoor lounge
- **Sitting Room**- Multi-use room
- **Study**- Mini-library
- **Plunge**- Outdoor pool
- **Patch 15 and Patch 26**- Garden Roof decks
- Provision for gym, laundry shop, convenience store, and water station at the ground floor
- WiFi at the lobby and amenities area

## BUILDING FEATURES

- 1-level podium parking
- 3-level basement parking
- 24-hour security
- Twin hi-speed elevator system and 1 service elevator
- Fire protection & automatic sprinkler system
- 100% back-up generator
- Individual mailboxes
- Emergency lights at the hallways







## Green Building Features

### Wide-framed Windows

Common areas have wide-framed windows installed to allow a lot of daylight to come through. This saves up on the use of electricity during the day and brightens up areas that have lesser access to daylight.

---

### Natural Ventilation in Common Areas

The building is smartly designed to allow natural ventilation in every common area, corridor, and hallways. It helps balance the temperature within the building, making it cooler especially on hot and humid days. Residents enjoy more of nature's elements at zero cost.





# Green Building Features

## Awning Windows

Aside from its aesthetic and modern look, this window is ideal for high levels as it is designed to be weather-tight. The windows were redesigned according to the green building code. Instead of one, both windows are maximized to full function that allows more airflow to come in the unit.

---

## Rainwater Catchment System

A catchment system is integrated all throughout the building that collects rainwater that is stored into a collection tank. The collected rainwater is reused for irrigation purposes.





## Green Building Features

### Garden Patches

Common areas such as the courtyard, pool area, Patch 15 & 26 have mini landscapes to set a refreshing atmosphere, making the environment easier for the unit owners to commune and relax with nature.

---

### Material Recovery Facility

Garbage is disposed in this facility according to its proper segregation. This promotes the importance and responsibility of proper waste disposal within the community.





## INVENTORY AND PRICELIST

As of January 14, 2022

No.	Level	Unit No.	Floor Area	Unit Type	Total Price	
1	3	<b>302</b>	29.48	Studio	PHP	3,339,607.95
2	4	<b>422</b>	25.15	Studio	PHP	2,840,890.28
3	8	<b>801</b>	25.27	Studio	PHP	2,854,435.55
4	8	<b>809</b>	37.47	1 BR	PHP	4,244,463.86
5	10	<b>1003</b>	21.23	Studio	PHP	2,398,411.71
6	12	<b>1201</b>	25.27	Studio	PHP	2,854,435.55
7	12	<b>1209</b>	37.47	1 BR	PHP	4,244,463.86
8	14	<b>1418</b>	40.17	1 BR	PHP	4,611,280.54
9	14	<b>1419</b>	35.21	1 BR	PHP	3,988,597.91
10	15	<b>1505</b>	21.23	Studio	PHP	2,398,411.71
11	15	<b>1517</b>	25.27	Studio	PHP	2,854,435.55
12	16	<b>1609</b>	37.47	1 BR	PHP	4,244,463.86
13	16	<b>1620</b>	25.15	Studio	PHP	2,840,890.28
14	17	<b>1707</b>	21.23	Studio	PHP	2,398,411.71
15	18	<b>1809</b>	37.47	1 BR	PHP	4,244,463.86

### Note:

TCP is inclusive of Other Charges.

Prices P3,200,000 and above are subject to 12% VAT.

Prices presented herein may change without prior notice.

Citrineland reserves the right to correct typographical errors in the above pricelist.

Reservation fee of P15,000 is non-refundable.

Check payment payable to CITRINELAND CORPORATION.

HLURB LTS. No. 033637

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





Architect's Perspective

## INVENTORY AND PRICELIST

As of January 14, 2022

No.	Level	Unit No.	Floor Area	Unit Type	Total Price
16	19	<b>1912</b>	21.23	Studio	PHP 2,398,411.71
17	20	<b>2004</b>	21.23	Studio	PHP 2,398,411.74
18	20	<b>2006</b>	21.23	Studio	PHP 2,398,411.75
19	20	<b>2009</b>	37.47	1 BR	PHP 4,244,463.86
20	21	<b>2104</b>	21.23	Studio	PHP 2,398,411.75
21	21	<b>2108</b>	22.82	Studio	PHP 2,577,886.44
22	23	<b>2301</b>	25.27	Studio	PHP 2,854,435.55
23	23	<b>2319</b>	18.81	Studio	PHP 2,125,248.91
24	24	<b>2418</b>	22.27	Studio	PHP 2,515,803.98
25	26	<b>2608</b>	22.82	Studio	PHP 2,577,886.44
26	26	<b>2609</b>	37.47	1 BR	PHP 4,244,463.86
27	26	<b>2612</b>	21.23	Studio	PHP 2,398,411.71
28	26	<b>2619</b>	18.23	Studio	PHP 2,059,780.15
29	27	<b>2708</b>	22.82	Studio	PHP 2,577,886.44
30	27	<b>2718</b>	18.88	Studio	PHP 2,133,150.32

### Note:

TCP is inclusive of Other Charges.

Prices P3,200,000 and above are subject to 12% VAT.

Prices presented herein may change without prior notice.

Citrineland reserves the right to correct typographical errors in the above pricelist.

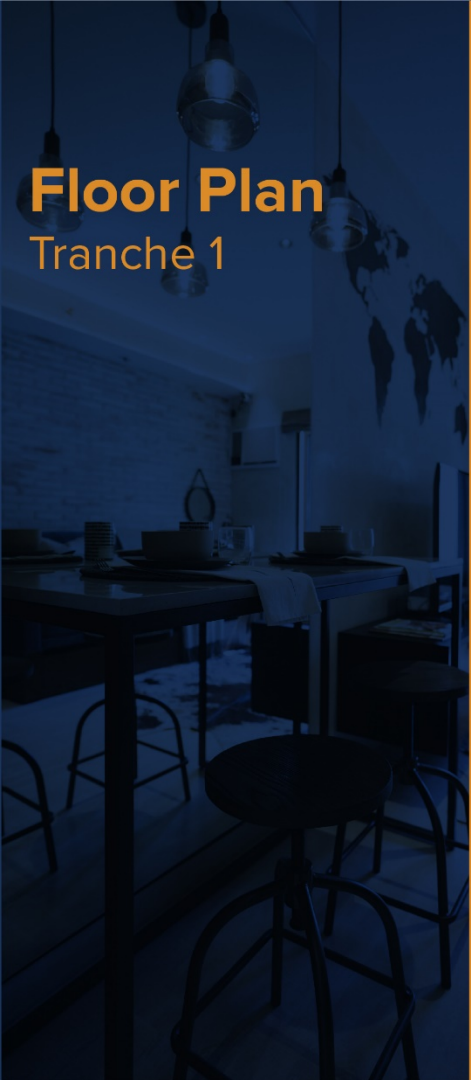
Reservation fee of P15,000 is non-refundable.

Check payment payable to CITRINELAND CORPORATION.

HLURB LTS. No. 033637

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





# Floor Plan

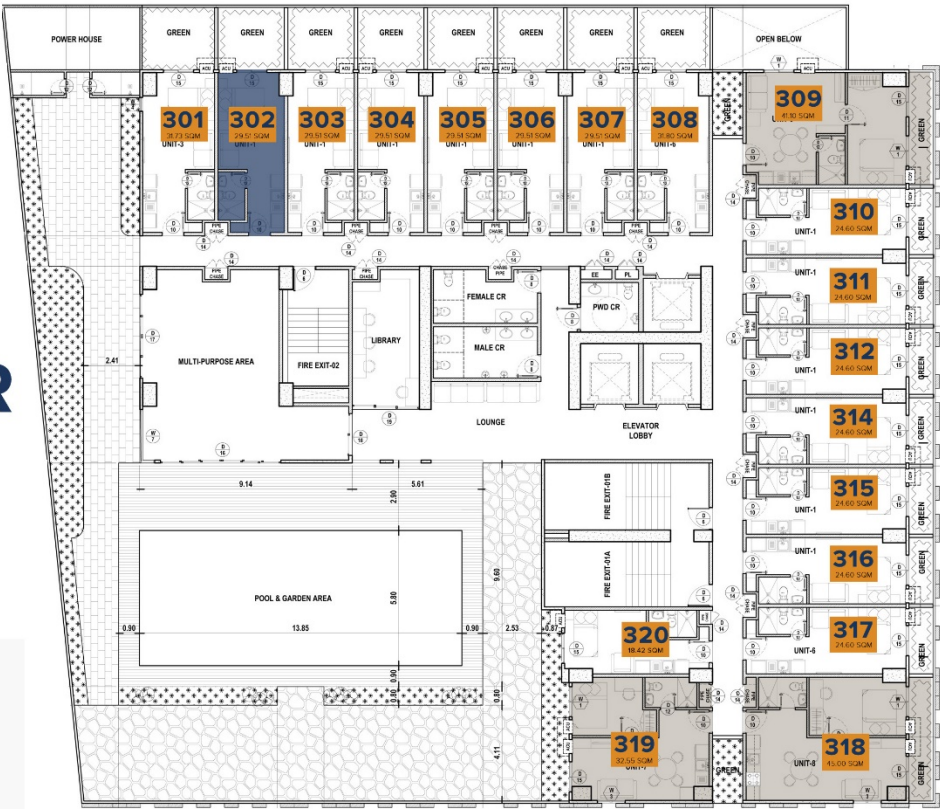
## Tranche 1



### 3RD FLOOR

LEGEND:

- 1-bedroom unit
- Reopened unit



Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.





# Floor Plan

## Tranche 1



NORTH

## 4TH FLOOR

### LEGEND:

- 1-bedroom unit
- Reopened unit



Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

THE  
MEDIAN





# Floor Plan

## Tranche 1



# 8TH FLOOR

### LEGEND:

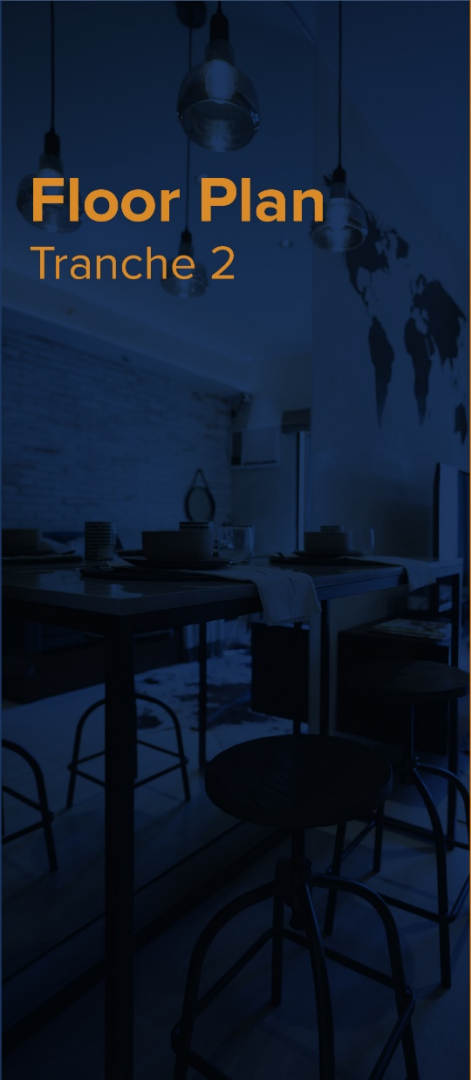
- 1-bedroom unit
- Reopened unit



Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

THE  
MEDIAN





# Floor Plan

## Tranche 2



## 10TH FLOOR

### LEGEND:

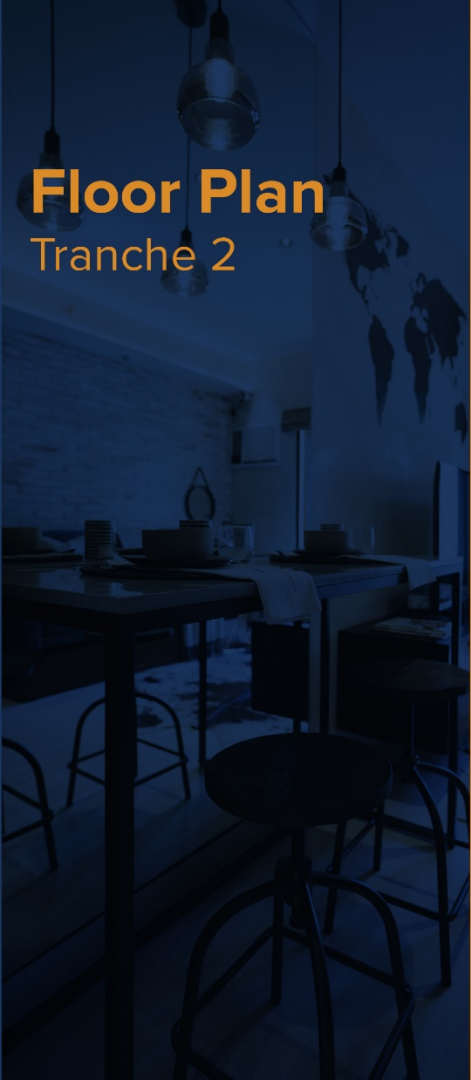
- 1-bedroom unit
- Reopened unit



Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

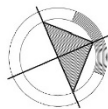
THE  
MEDIAN





# Floor Plan

## Tranche 2



NORTH

## 12TH FLOOR

### LEGEND:

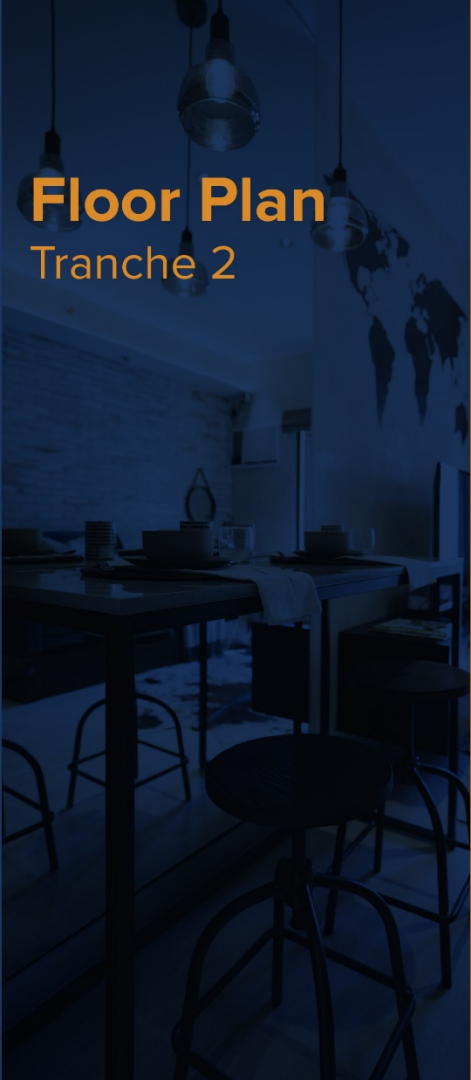
- 1-bedroom unit
- Reopened unit



Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

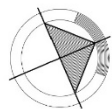
THE  
MEDIAN





# Floor Plan

## Tranche 2



NORTH

## 14TH FLOOR

### LEGEND:

- 1-bedroom unit
- Reopened unit



Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

THE  
MEDIAN





# Floor Plan

## Tranche 2



# 15TH FLOOR

### LEGEND:

- 1-bedroom unit
- Reopened unit



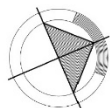
Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.





# Floor Plan

## Tranche 2



NORTH

## 16TH FLOOR



### LEGEND:

- 1-bedroom unit
- Reopened unit

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

THE  
MEDIAN





# Floor Plan

## Tranche 2



## 17TH FLOOR



### LEGEND:

- 1-bedroom unit
- Reopened unit

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

THE  
MEDIAN





# Floor Plan

## Tranche 3



# 18TH FLOOR



### LEGEND:

- 1-bedroom unit
- Reopened unit

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.



# Floor Plan

## Tranche 3



NORTH

## 20TH FLOOR



### LEGEND:

- 1-bedroom unit
- Reopened unit

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

THE  
MEDIAN





# Floor Plan

## Tranche 3



## 21ST FLOOR



### LEGEND:

- 1-bedroom unit
- Reopened unit

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

THE  
MEDIAN



# Floor Plan

## Tranche 3



NORTH

## 23RD FLOOR



### LEGEND:

- 1-bedroom unit
- Reopened unit

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

THE  
MEDIAN





# Floor Plan

## Tranche 4



NORTH

## 24TH FLOOR



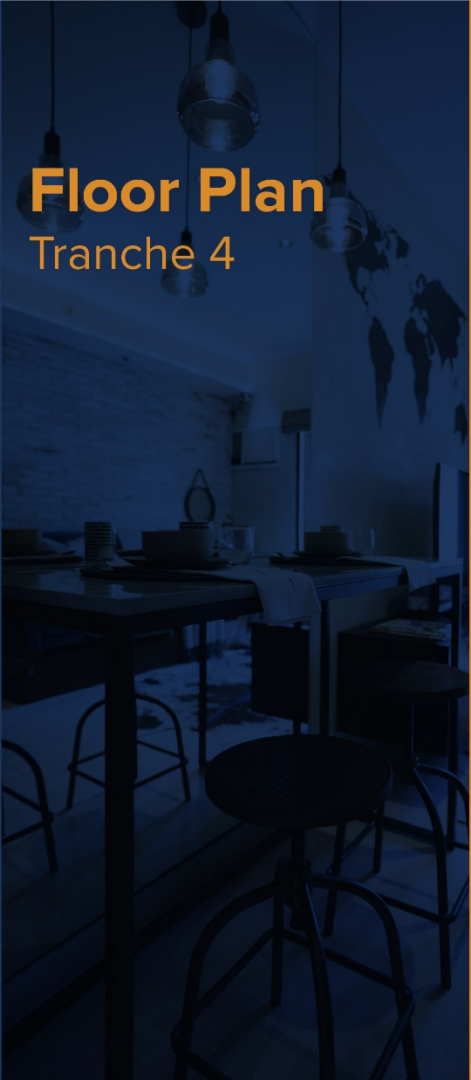
LEGEND:

 1-bedroom unit

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

THE  
MEDIAN





# Floor Plan

## Tranche 4



NORTH

# 26TH FLOOR



LEGEND:

- 1-bedroom unit
- Reopened unit

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

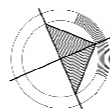
THE  
MEDIAN





# Floor Plan

## Tranche 4



NORTH

## 27TH FLOOR



### LEGEND:

- 1-bedroom unit
- Reopened unit

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Changes may be made during the development process and dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

THE  
MEDIAN



# Payment Schemes

- Promo:

1. 5% spot, 5% in 12 months, 90% bank financing.
2. 10% in 12 months, 90% bank financing (in partnership with BPI).

- Standard:

1. 20 in 7 (20% equity payable in 7 months, 80% balance thru bank financing).
  - 1st month - Reservation Fee
  - 2nd to 20th month - 20% equity spread in 7months.
2. 10% Spot cash payment (10% payable in 6 months, 80% balance thru bank financing). \*With 10,000 incentive for agents for this payment term\*



# Discounts

- Spot cash payment of TCP within:
  - 30 days gets **8%** discount.
  - 60 days gets **6%** discount.
  - 90 days gets **4%** discount.
- Spot cash equity payment gets **2%** discount.

**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.







# Reservation Requirements

## PRIMARY REQUIREMENTS (upon reservation):

- 2 government IDs with 3 specimen signatures

## SECONDARY REQUIREMENTS (within 30 days from date of reservation):

- Birth certificate /Passport
- Marriage Certificate
- Latest proof of Billing
- COE & 3 months pay slips
- PDC
- CENOMAR



# Are you ready to reserve?

Live the life you deserve by following these steps to reserve:

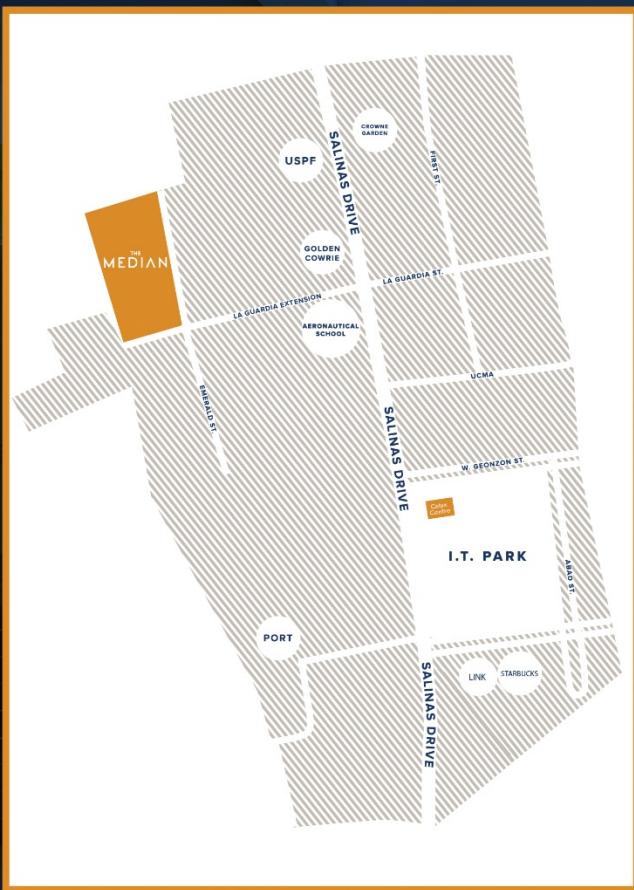
1. Choose your desired unit/s from the inventory and floor plans presented above.
2. Fill-up the reservation and RA Annex questionnaire forms provided in the 6 step-guide for online reservation article posted at **themedian.com.ph**.
3. Submit a back-to-back copy of 2 valid ID's (government ID's or passport) with 3 affixed signatures to **themedian@citrineland.com**.
4. Keep your phone and e-mail lines active in order for our property specialists to thoroughly assist you in the process and communicate the bank details for reservation payment.
5. Submit a screenshot image of the transaction slip reflecting the reservation fee of **P15,000** to your assisting property specialist.
6. Expect a confirmation e-mail from your property specialist acknowledging your payment and official reservation of unit within 24 hours.

Do More and Be More at **The Median**.



Actual photo





## LOCATION

La Guardia Extension, Lahug, Cebu City

## TAKE A PEEK

Showroom:

W.Geonzon St. Ground Floor, Calyx Centre, Cebu IT Park

## GET IN TOUCH

T: +63 917 696 7232 | +63 917 656 9628 | (032) 402-1211

E: [info@themedian.com.ph](mailto:info@themedian.com.ph)

W: [themedian.com.ph](http://themedian.com.ph)

FB: [themediancebu](https://www.facebook.com/themediancebu)

IG: [themediancebu](https://www.instagram.com/themediancebu)

TW: [themediancebu](https://twitter.com/themediancebu)

Location of Project : La Guardia Extension, Lahug Cebu City

HLURB LTS : 033637

HLURB CVR AA : AA-2018/08-496