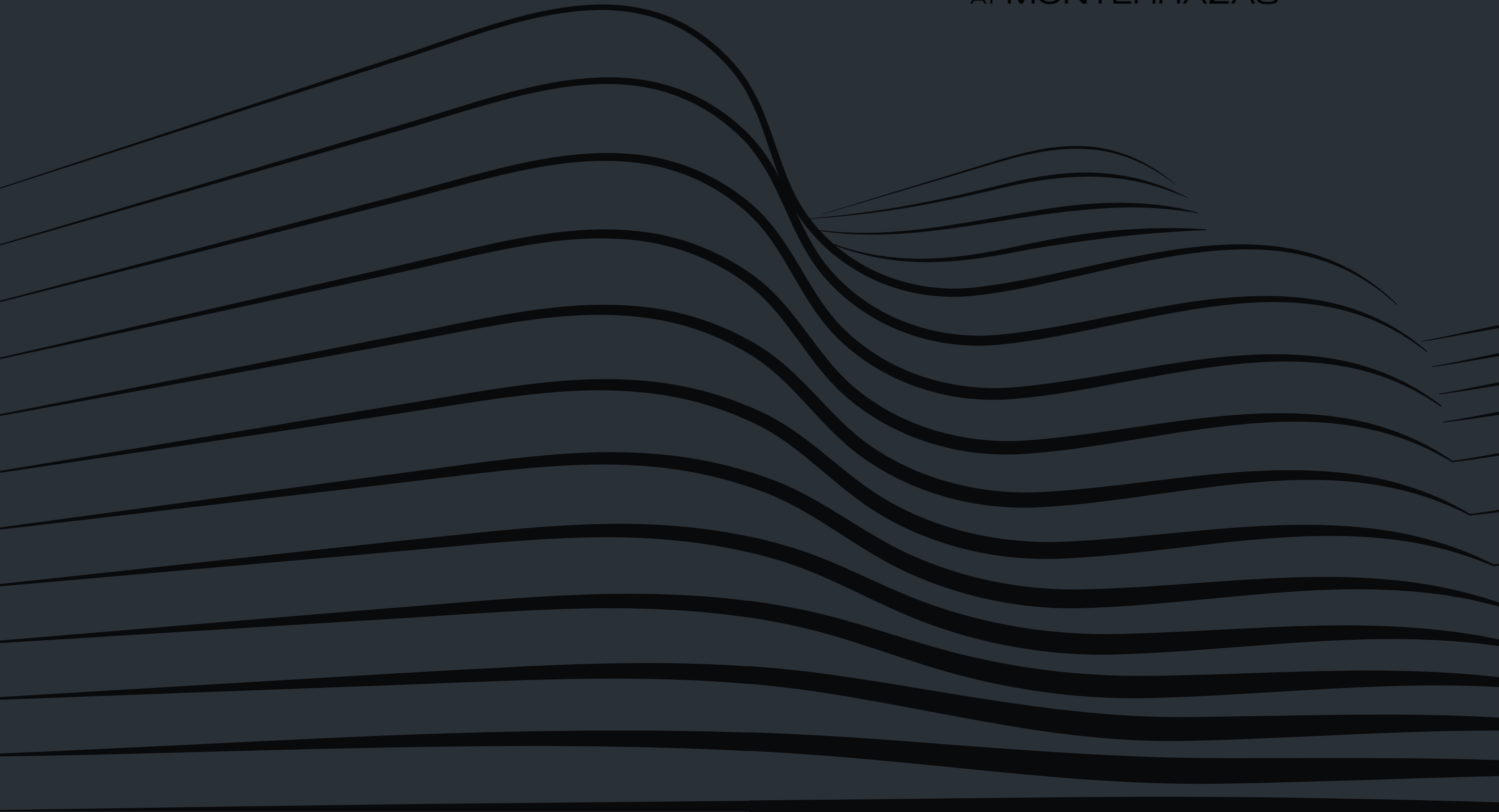
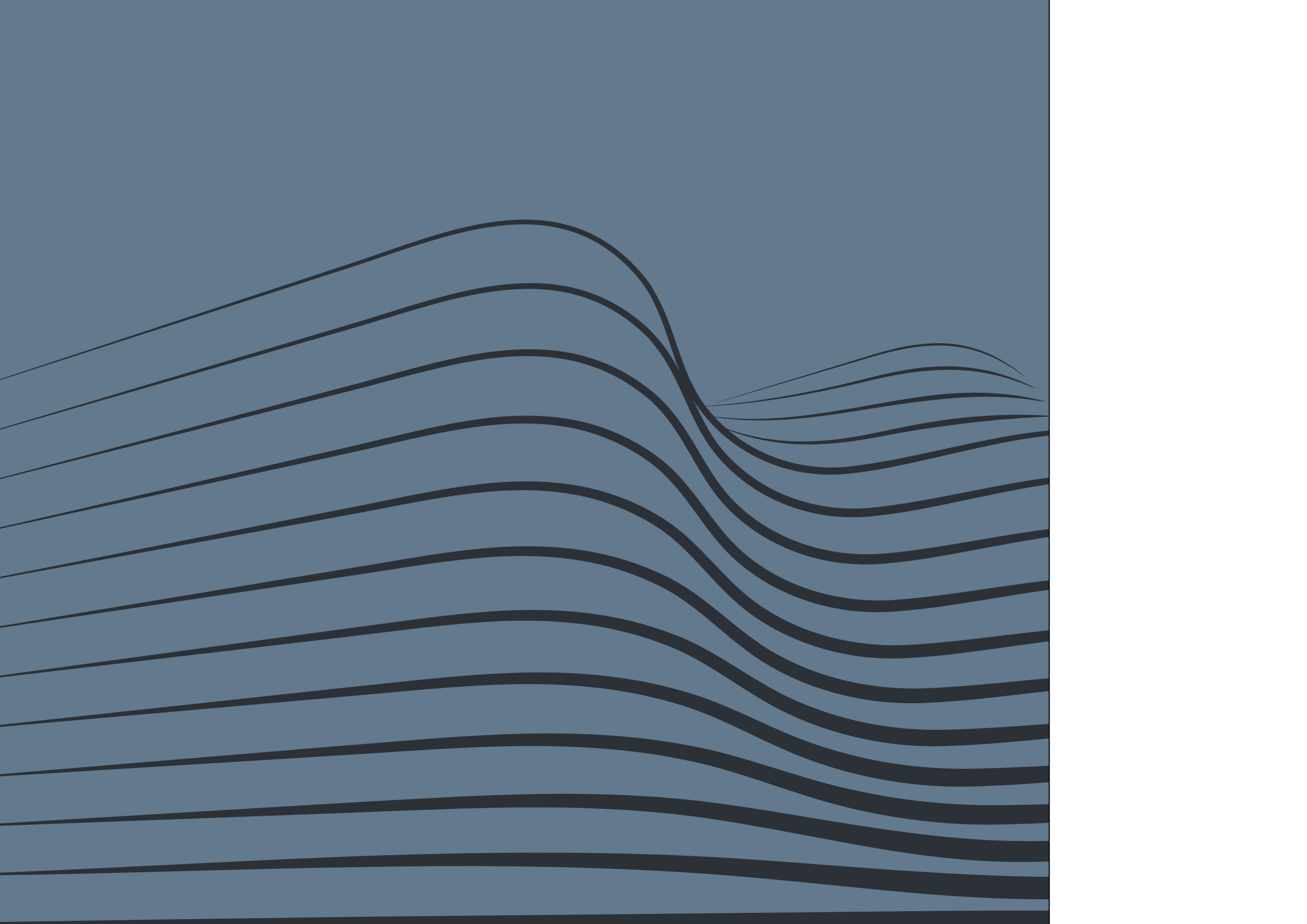


The Rise

AT MONTEERRAZAS

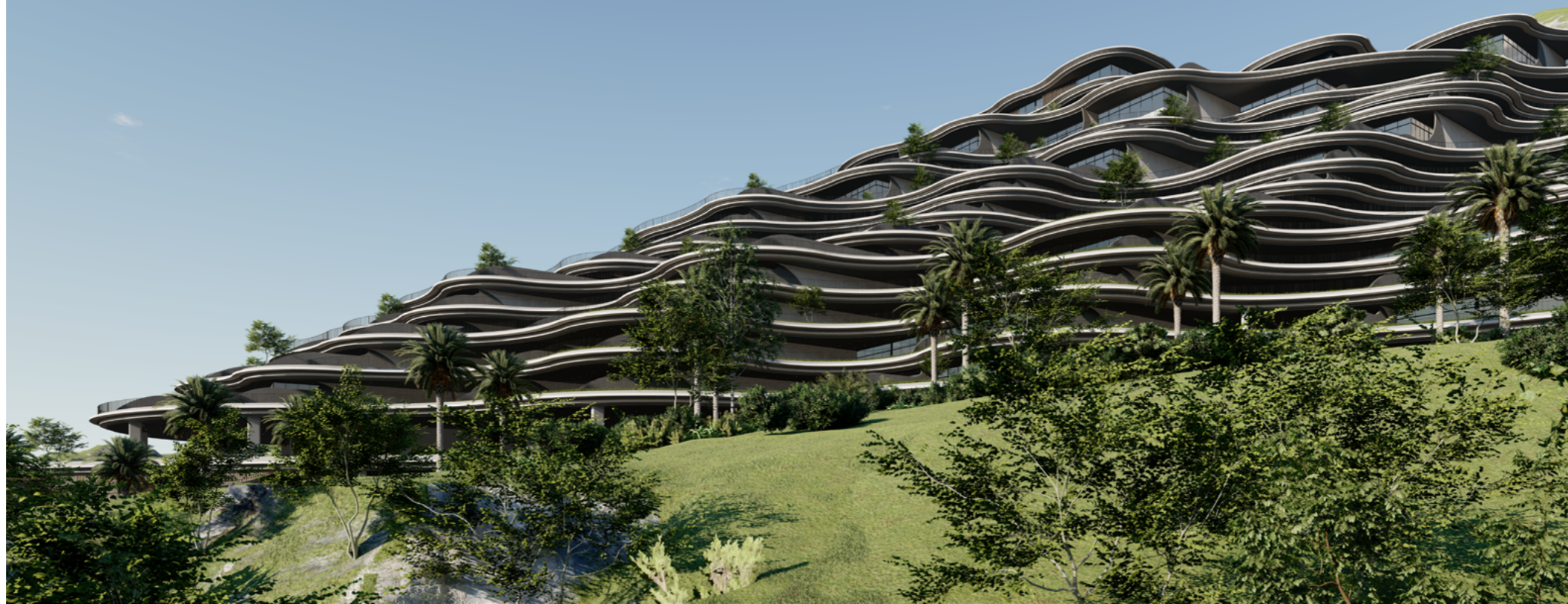




Welcome to the address of today.

With a fresh take on spacious and luxurious
condo living---a first of its kind, The Rise is a
pioneer that opens a new path for charged
and balanced lifestyles.

The Rise Exterior

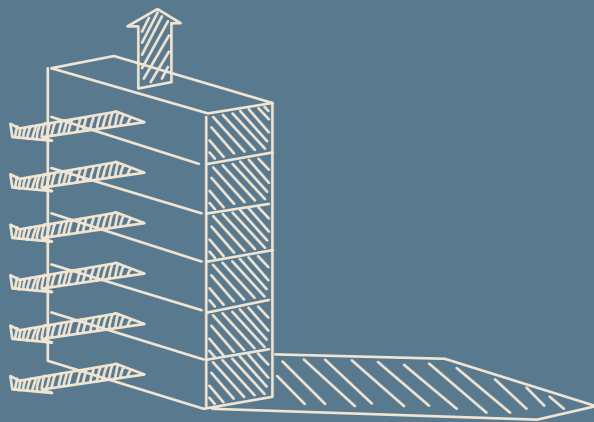


Helmed by nature, crafted by design

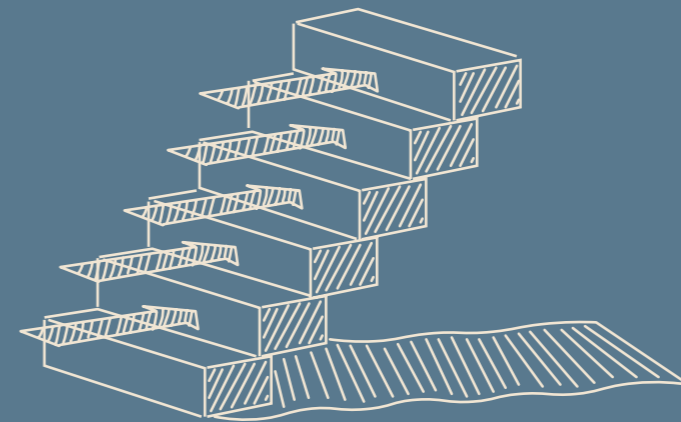
Designed to mimic the natural flow and beauty of The Rice Terraces, the building resembles a cascading mountain of green fields.



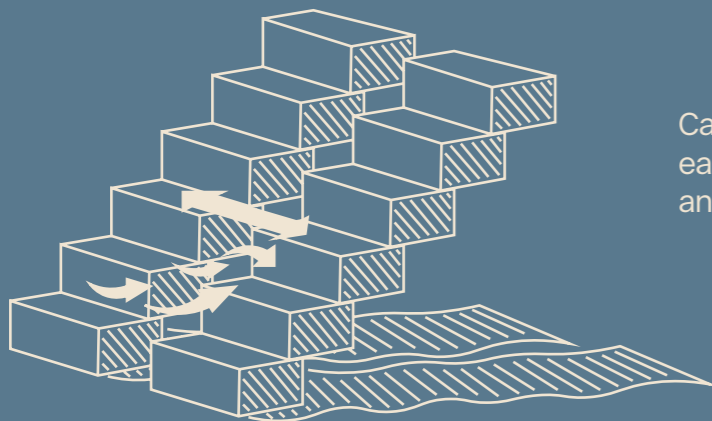
Distinctly innovative



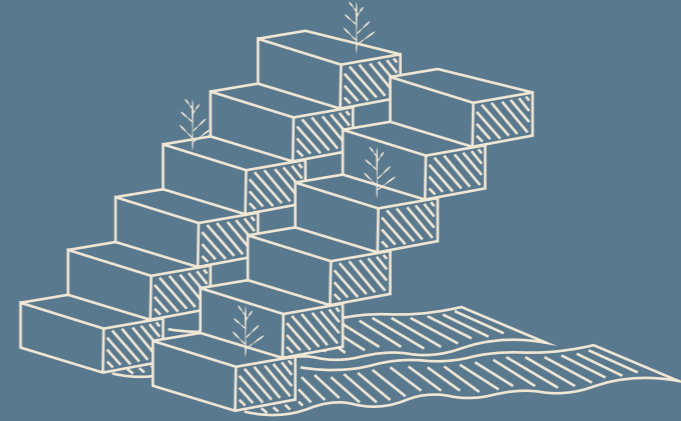
Redefining condo living. Unlike traditional homes, towering structures offer impressive views but lack outdoor spaces where residents can enjoy.



Innovating Spaces. The structure is pushed backwards so the building itself is perched along the mountain to blend with the topography and form natural terraces.



Catching Light. Gaps are created along each unit to provide efficient light and ventilation



Best of Both Worlds. Traditional homes meet modern living with ample outdoor and indoor spaces incorporated into each unit.

An architectural rendering of a modern residential building at night. The building features a curved facade with multiple levels of balconies, each illuminated with warm white lights. The ground floor is clad in vertical wooden slats. A large palm tree stands prominently in the foreground. In the background, a white car is parked on a wet, reflective surface. The sky is a deep blue, and distant mountains are visible.

Live
inspired.

The logo for 'The Rise at Monterrazas' is displayed on the building's facade. It consists of a stylized graphic of three wavy lines above the text 'The Rise' and 'AT MONTERRAZAS' below it.

The Rise
AT MONTERRAZAS

The Rise provides a unique approach to modern living where residents will enjoy luxurious indoor and outdoor spaces.

Unparalleled Views

Discover spectacular views of the city right from the comforts of your own home.

Day

View from the 17th - 21st floor units



View from the 9th - 16th floor units



View from the 5th - 8th floor units



Unparalleled Views

Night

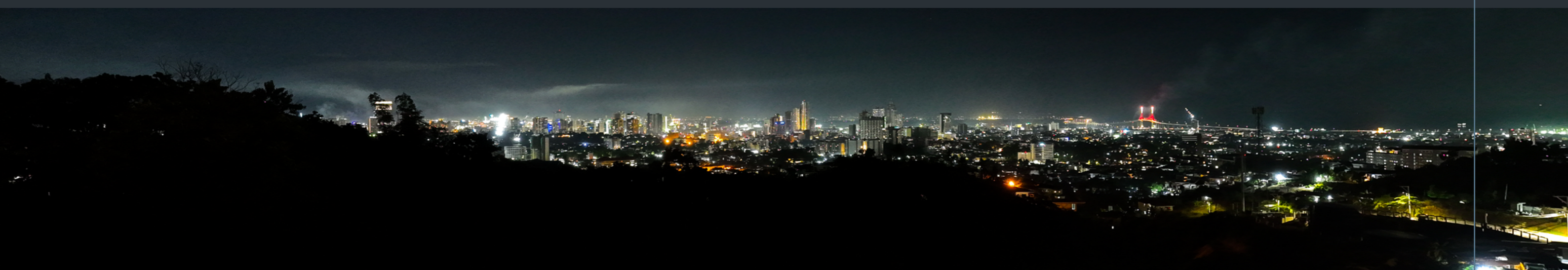
View from the 17th - 21st floor units



View from the 9th - 16th floor units



View from the 5th - 8th floor units



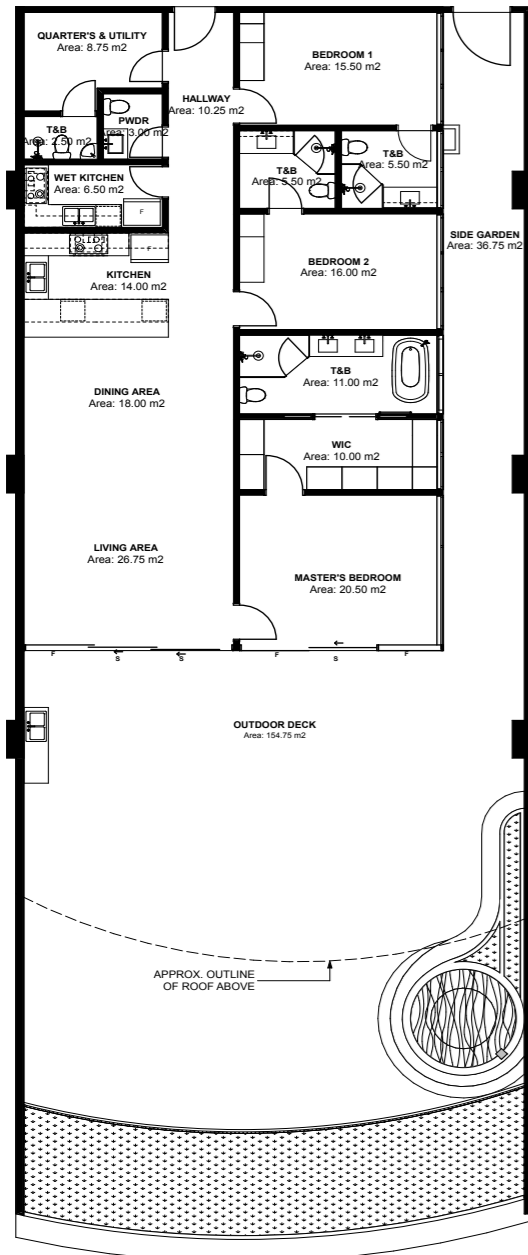
3-Bedroom Villa



3-Bedroom Villa

Indoor Floor Area: Approx. 173.50sqm

Outdoor Area Range: Approx. 70.00 - 334.00 sq.m



AREA TABULATION

SPACE:	AREA:
HALLWAY	10.25 m ²
MAID'S QUARTERS & UTILITY	8.75 m ²
MAID'S T&B	2.50 m ²
POWDER ROOM	3.00 m ²
WET KITCHEN	6.50 m ²
KITCHEN	14.00 m ²
DINING AREA	18.00 m ²
LIVING AREA	26.75 m ²
BEDROOM 1	15.50 m ²
BEDROOM 1 T&B	5.50 m ²
BEDROOM 2	16.00 m ²
BEDROOM 2 T&B	5.50 m ²
MASTER'S BEDROOM	20.50 m ²
MASTER'S WIC	10.00 m ²
MASTER'S T&B	11.00 m ²
SIDE GARDEN	36.75 m ²
OUTDOOR DECK	154.75 m ²



TYPICAL 3-BEDROOM VILLA

Indicated villa sizes are approximations and will vary per villa.

3-Bedroom Villa



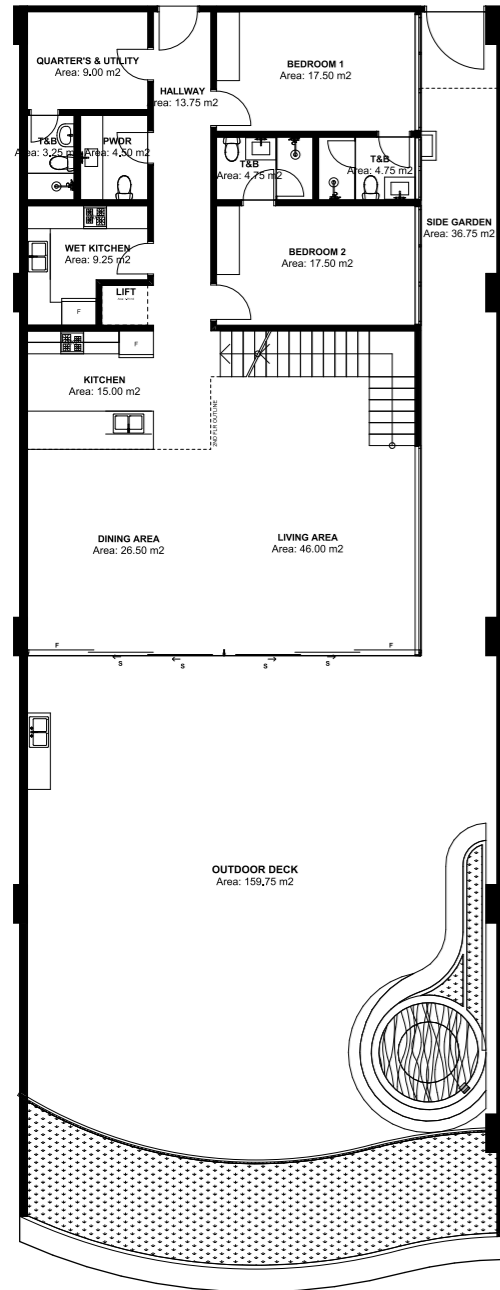
Loft Villa



Loft Villa

Indoor Floor Area: Approx. 304.00 sq.m.
 Outdoor Area Range: Approx. 76.50-271.75 sq.m

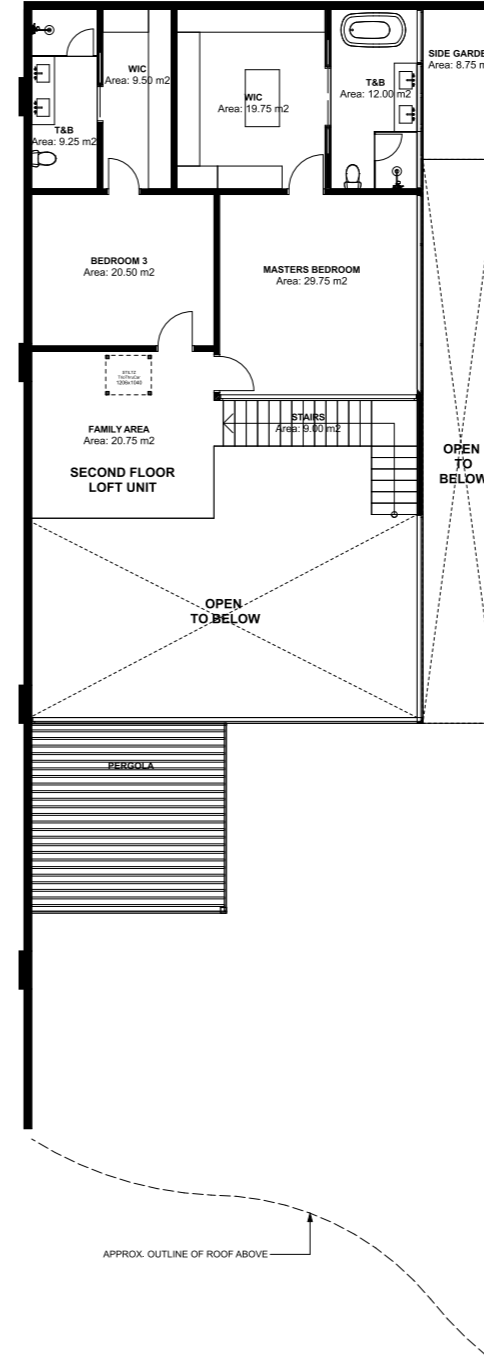
Ground Floor Plan



AREA TABULATION	
SPACE:	AREA:
HALLWAY	13.75 m2
MAID'S QUARTERS & UTILITY	9.00 m2
MAID'S T&B	3.25 m2
POWDER ROOM	4.50 m2
WET KITCHEN	1.75 m2
KITCHEN	15.00 m2
DINING AREA	26.50 m2
LIVING AREA	46.00 m2
BEDROOM 1	17.50 m2
BEDROOM 1 T&B	4.75 m2
BEDROOM 2	17.50 m2
BEDROOM 2 T&B	4.75 m2
SIDE GARDEN	36.75 m2
OUTDOOR DECK	159.75 m2

Loft Villa

2nd Floor Plan



AREA TABULATION	
SPACE:	AREA:
STAIRS	9.00 m2
FAMILY AREA	20.75 m2
BEDROOM 3	20.50 m2
BEDROOM 3 WIC	9.50 m2
BEDROOM 3 T&B	9.25 m2
MASTER'S BEDROOM	29.75 m2
MASTER'S WIC	19.75 m2
MASTER'S T&B	12.00 m2
SIDE GARDEN	8.75 m2

TYPICAL LOFT VILLA

Indicated villa sizes are approximations and will vary per villa.

Loft Villa



Loft Villa



Bi-Level Pool Villa

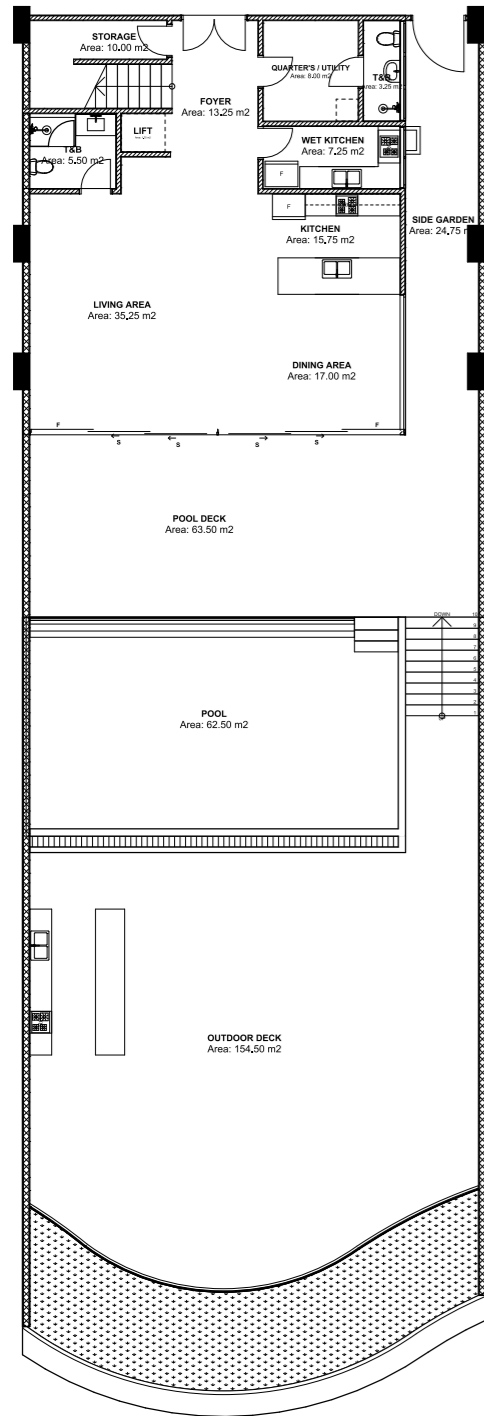


Bi-Level Pool Villa

Indoor Floor Area: Approx. 296.50 sqm

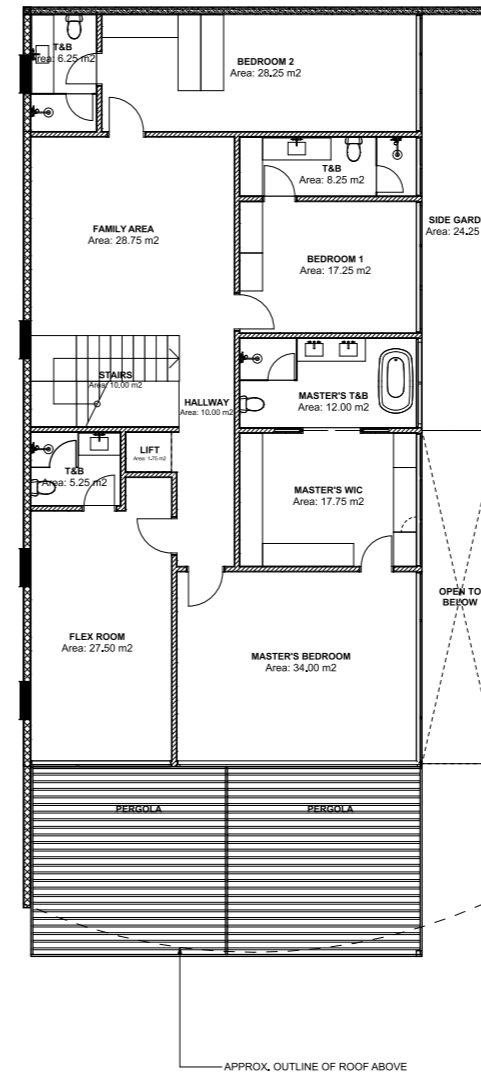
Outdoor Area Range: Approx. 300.25-398.75 sq.m

Ground Floor Plan



AREA TABULATION	
SPACE:	AREA:
FOYER	13.25 m ²
STORAGE	10.00 m ²
T&B	5.50 m ²
LIFT	1.75 m ²
MAID'S QUARTERS & UTILITY	8.00 m ²
MAID'S T&B	3.25 m ²
LIVING AREA	35.25 m ²
DINING AREA	17.00 m ²
KITCHEN	15.75 m ²
WET KITCHEN	7.25 m ²
SIDE GARDEN	24.75 m ²
POOL DECK	63.50 m ²
SWIMMING POOL	62.50 m ²
OUTDOOR DECK	154.50 m ²

2nd Floor Plan



AREA TABULATION	
SPACE:	AREA:
STAIRS	10.00 m ²
FAMILY AREA	28.75 m ²
HALLWAY	10.00 m ²
FLEX ROOM	27.50 m ²
FLEX ROOM T&B	5.25 m ²
MASTER'S BEDROOM	34.00 m ²
MASTER'S WIC	17.75 m ²
MASTER'S T&B	12.00 m ²
BEDROOM 1	17.25 m ²
BEDROOM 1 T&B	8.25 m ²
BEDROOM 2	28.25 m ²
BEDROOM 2 T&B	6.25 m ²
SIDE GARDEN	24.25 m ²

TYPICAL BI-LEVEL POOL VILLA

Indicated villa sizes are approximations and will vary per villa.

Bi-Level Pool Villa



Bi-Level Pool Villa



Panorama Penthouse



Panorama Penthouse



A community with character made vibrant through dynamic spaces that fit your unique lifestyle.

Amenities

- Pool (Adult & Kiddie-pool)
- Pool bar lounge
- Function Hall
- Fully equipped gym
- Sauna & Toilet





Artist's Perspective

Gym



Artist's Perspective

Pool Bar



Artist's Perspective

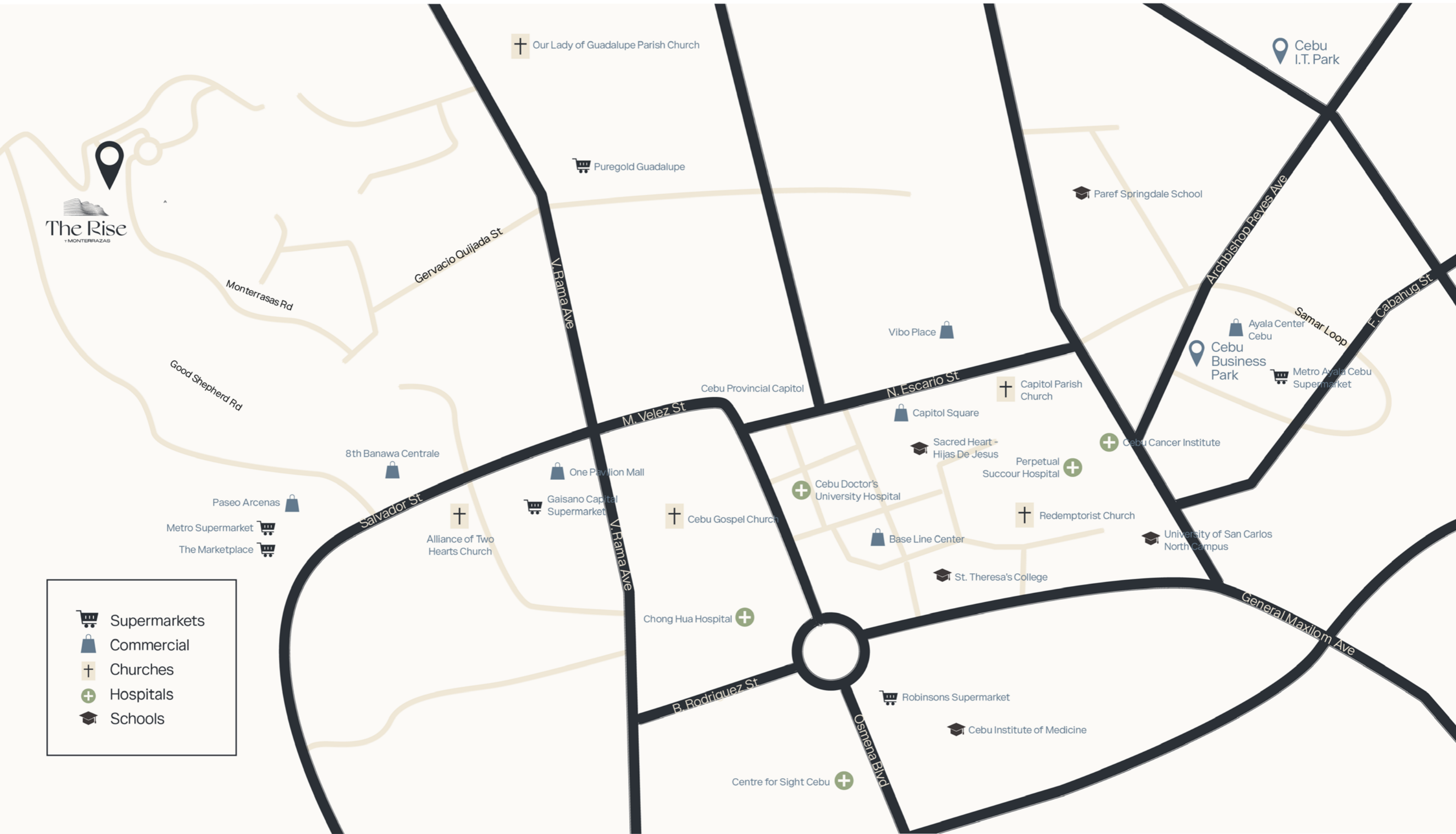
Function Hall



Pool Deck

Neighborhood

The Rise is strategically located where modern conveniences and urban essentials are within your reach.



Landmarks

Supermarkets

- Puregold Guadalupe (2.3km, 6 min)
- Gaisano Capital Supermarket (3.3km, 9 min)
- Metro Supermarket - Banawa (4.5km, 10 min)
- The Marketplace - Banawa (4.5km, 10 min)
- Robinsons Supermarket - Fuente (5.0km, 12 min)
- Metro Ayala Cebu - Supermarket (5.6km, 14 min)

Commercial

- One Pavilion Mall (3.2km, 8 min)
- Capitol Square (4.1km, 10 min)
- 8 Banawa Centrale (4.2km, 12 min)
- Vibo Place (4.2km, 10 min)
- Paseo Arcenas - Banawa (4.5km, 10 min)
- Base Line Center (4.5 km, 10 min)
- Ayala Center Cebu (5.4km, 12 min)
- Cebu I.T. Park (6.3km, 20 min)

Churches

- Alliance of Two Hearts Church (3.8km, 9 min)
- Our Lady of Guadalupe Parish Church (3.2km, 9 min)
- Capitol Parish Church (4.4km, 10 min)
- Redemptorist Church (4.8km, 12 min)
- Cebu Gospel Church (4.2km, 10 min)

Hospitals

- Chong Hua Hospital - Cebu City (4.3km, 10 min)
- Cebu Doctors' University Hospital (4.0km, 10 min)
- Perpetual Succour Hospital (5.3km, 14 min)
- Centre for Sight Cebu (5.2km, 12 min)
- Cebu Cancer Institute (5.3km, 14 min)

Schools

- PAREF Springdale School (5.1km, 14 min)
- Sacred Heart - Hijas de Jesus (4.7km, 12 min)
- St. Theresa's College (4.6km, 12 min)
- University of San Carlos - North Campus (5.4km, 12 min)
- Cebu Institute of Medicine (5.0km, 12 min)

Features

Main Building

- Lobby lounge & Concierge
- Boardrooms
- 6 inclined lifts & 5 vertical lifts
- Garbage room per floor
- Driver's Lounge with overnight quarters
- Administration Office
- Mailbox
- 24-hour security & building maintenance
- 100% back-up power
- CCTV system
- Materials recovery facility
- Carwash bay
- Fire detection and alarm system
- Proximity card access
- Motorcourt

Sustainability

- Rainwater irrigation system
- Rainwater catchment
- Solar-supplemented amenities
- Provision for EV charging (for each parking slot)
- Approx. 1 hectare of abundant landscaping

Units

- Main Kitchen by **Poliform**
- Full height glass sliding doors opening towards outdoor area
- Premium cabinets with quartz or sintered stone countertop
- Porcelain tile flooring for living, dining, main kitchen and outdoor areas
- Premium laminated wood flooring for bedrooms
- Premium wardrobe cabinets
- Maid's quarter with ensuite toilet & bath
- Wet kitchen
- Outdoor garden



Home awaits.



Behind The Rise

The Rise is brought to you by The Mont Property Group (formerly Genvi Development Corp.)

Design Consultants:

Architect & Interior Design:
LLG Architects

Acoustics & Audio Visual Design Consultant:
08dB Acoustic Environments

Structural Engineer:
R.B Sanchez Consulting Engineers

Landscape Architect :
E.A. Aurelio Landscape Architects

Mechanical, Plumbing, & Fire Pro Engineer:
Leonides M. Paragsa Design and Consultancy Services

Lighting Consultant:
(GOLD) Gil Ong Lighting Design

Professional Electrical Engineer:
RB Gonzales Engineering Services

Get in Touch

Email: info@therisemonterrazas.com

Website: www.therisemonterrazas.com

Contact: (+63) 908 825 0676
(+63 32) 268-9601

Developer/Owner: Genvi Development Corp.

TLS No.: 023

Date of Completion: December 2028

Advertisement Approval: DHSUD-R7-AA-2023/09-065 | September 12, 2023

