



SHANG

BAUHINIA

RESIDENCES



BY INVITATION ONLY

Cebu’s most exquisite condominium residences. Extraordinary panoramic vistas of the city on all sides. The first residential development in Cebu by renowned luxury developer Shang Properties.

A legacy for generations to come.



Redefining the skyline of Cebu with its iconic, record-setting form, Shang Bauhinia Residences heralds the arrival of a new standard in luxury living rooted in a deep heritage for craftsmanship and hospitality.

From the intimate luxuries of our studios and one-bedrooms, to the elevated experiences of our signature two- and three-bedroom residences: Shang Bauhinia Residences is a meticulously-curated vision from Shang Properties, in collaboration with internationally-renowned firms such as P&T Group and FM Architettura, where the signature Shang experience is seamlessly interwoven into every detail.

Welcome to a private viewing of the exclusive Shang Bauhinia Residences.



LOCATION
ONE BAUHINIA DRIVE

Nestled in the beautiful tree-lined neighborhood of Bauhinia Drive and only minutes from bustling Cebu IT Park, Shang Bauhinia Residences offers a rare balance of tranquility and convenience. Enjoy extraordinary panoramic vistas of the city overlooking the exclusive Cebu Country Club and golf course nearby.



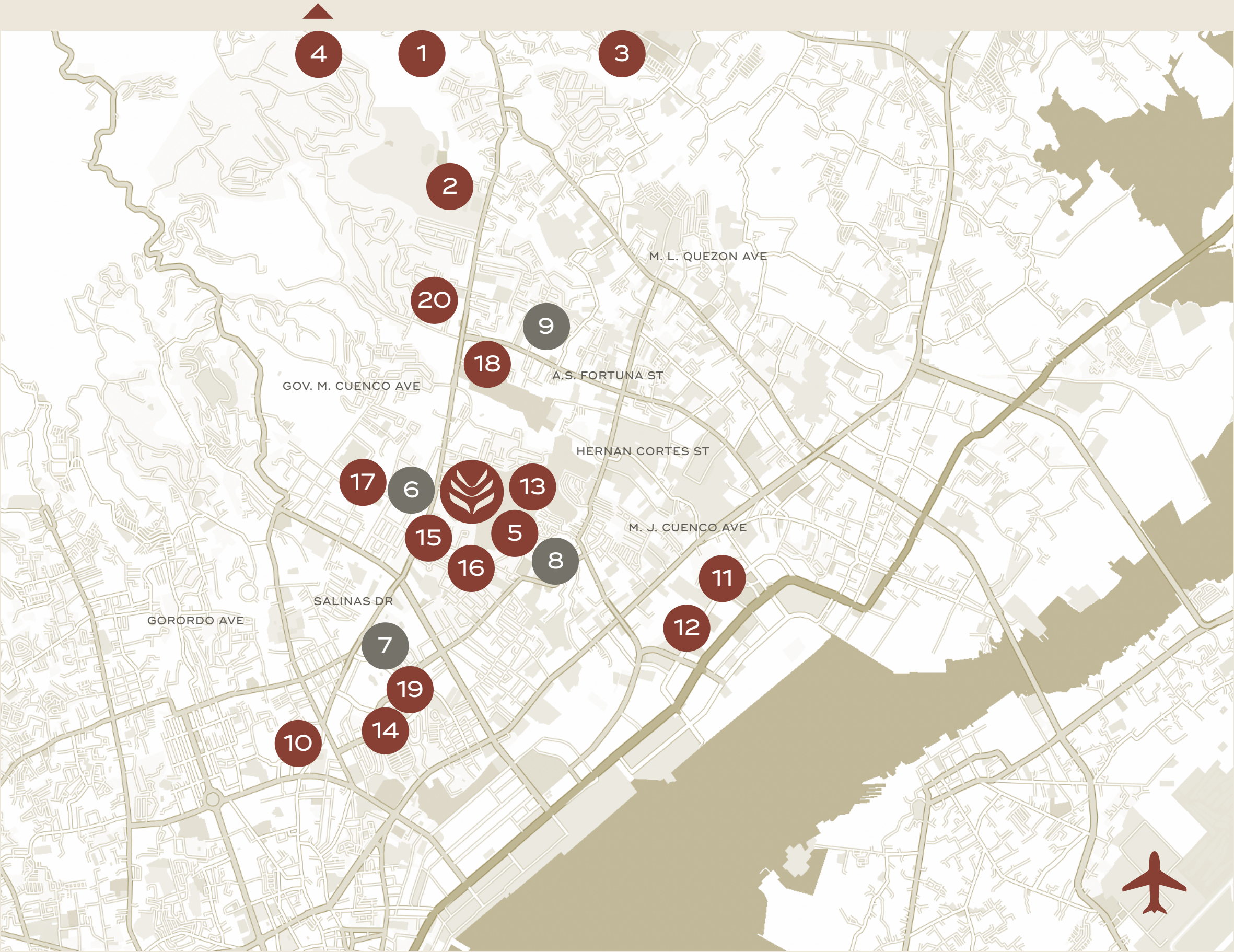
Actual view from golf course facing units



Artist's perspective for illustration purposes only

LOCATION MAP

Educational Institutions		Distance
1.	Maria Montessori International School	2.1 KM
2.	University of San Carlos (Talamban Campus)	3.1 KM
3.	Sacred Heart School- Ateneo de Cebu	6.9 KM
4.	Cebu International School	7.7 KM
5.	Centre for International Education	1.4 KM
Commercial and Business Centers		
6.	Cebu IT Park	0.3 KM
7.	Cebu Business Park	1.9 KM
8.	Bonifacio District	2.1 KM
9.	Oakridge Business Park	2.6 KM
Medical Facilities		
10.	Perpetual Succour Hospital	2.0 KM
11.	Chong Hua Hospital Mandaue	4.6 KM
12.	University of Cebu Medical Center	5.6 KM
Recreational/Sports Facilities		
13.	Cebu Country Club	0.2 KM
14.	City Sports Club	2.1 KM
Retail Centers		
15.	88th Avenue	0.6 KM
16.	Crossroads	0.7 KM
17.	Ayala Malls Central Bloc	1.4 KM
18.	Banilad Town Center	1.5 KM
19.	Ayala Center Cebu	1.7 KM
20.	Streetscape	2.0 KM





A NEW STANDARD IN LUXURY

At the heart of Shang Bauhinia Residences is its exclusive amenities spaces, the best private social and wellness offerings for residents at a scale and scope never before seen in Cebu.

Taking up the expansive podium level is approx. 3800 sqm of amenities, accessible to all residents: from the lush outdoor resort pool and garden-scapes to the suite of world-class wellness, fitness facilities, and flexible co-working spaces.

From the exquisitely designed private entertainment rooms and dining spaces, to the soaring Bauhinia Ballroom—Shang Bauhinia Residences is a complete reimagining of luxury residential amenities.

Exclusively for residents on the higher floors of the tower seeking additional privacy, the rooftop amenities feature a stunning sky pool, indoor and outdoor lounge spaces, gym, sauna, and a suite of intimate private entertainment venues.

AMENITIES

Indoor lounge and al fresco area
Lobby
Library / Workspace
Retail spaces (G/F)

Function Rooms for large parties
Private Entertainment Rooms

Fitness Gym
Yoga / Pilates Room
Table Tennis, Billiards
Male & Female Changing Rooms
Tropical Swimming Pool
Sauna
Jacuzzi
Cold Plunge

Indoor and outdoor Kids play Area
Family game room





SHANG BAUHINIA RESIDENCES AMENITIES FLOOR LAYOUT
(1ST LEVEL)

**Artist's image for illustration purposes only*



SHANG BAUHINIA RESIDENCES AMENITIES FLOOR LAYOUT
(2ND LEVEL)



SHANG BAUHINIA SIGNATURE AMENITIES FLOOR LAYOUT



EXPERIENCE LUXURY IN
FULL BLOOM



Artist's perspective for illustration purposes only



Artist's perspective for illustration purposes only



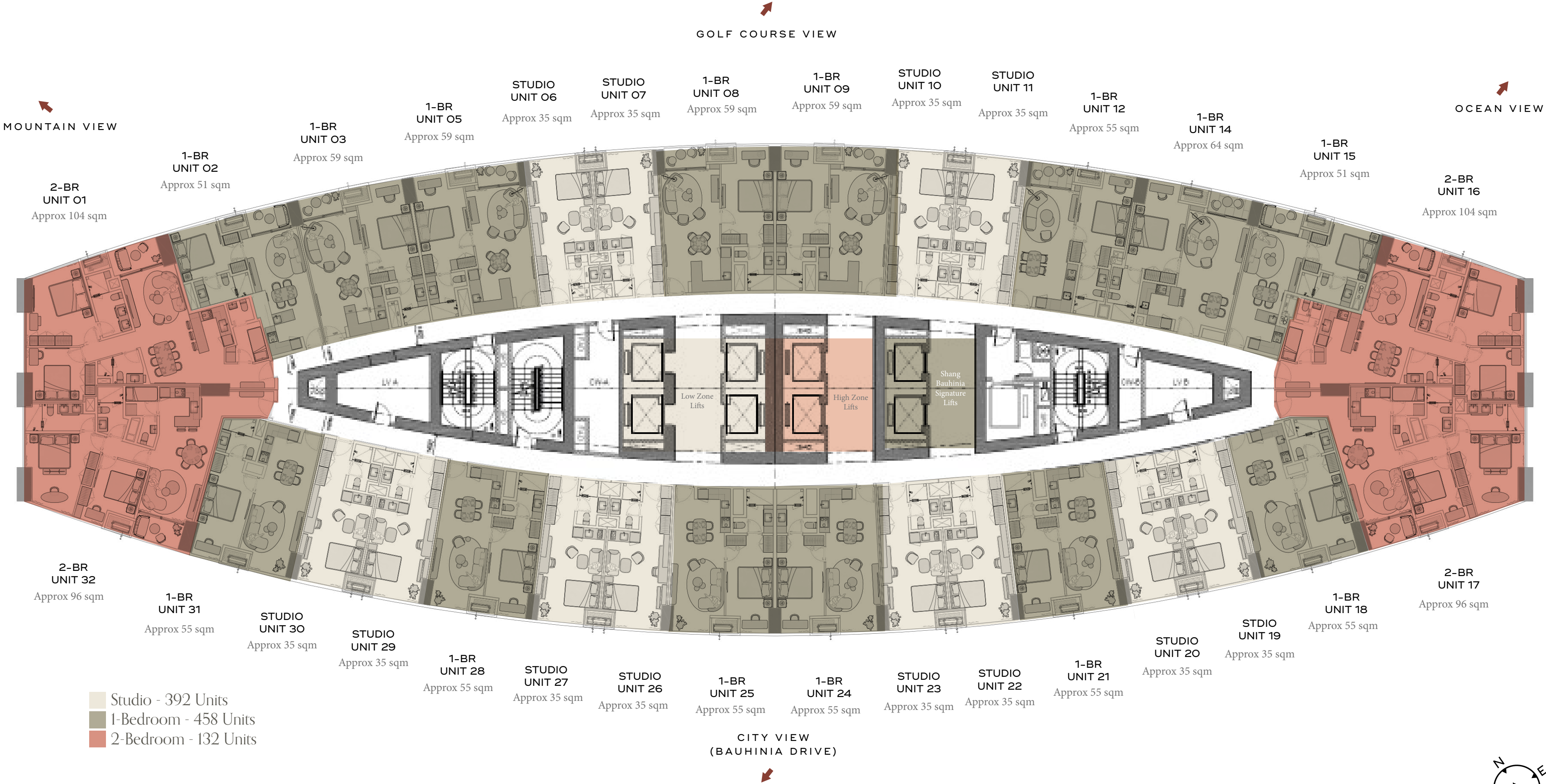


Artist's perspective for illustration purposes only

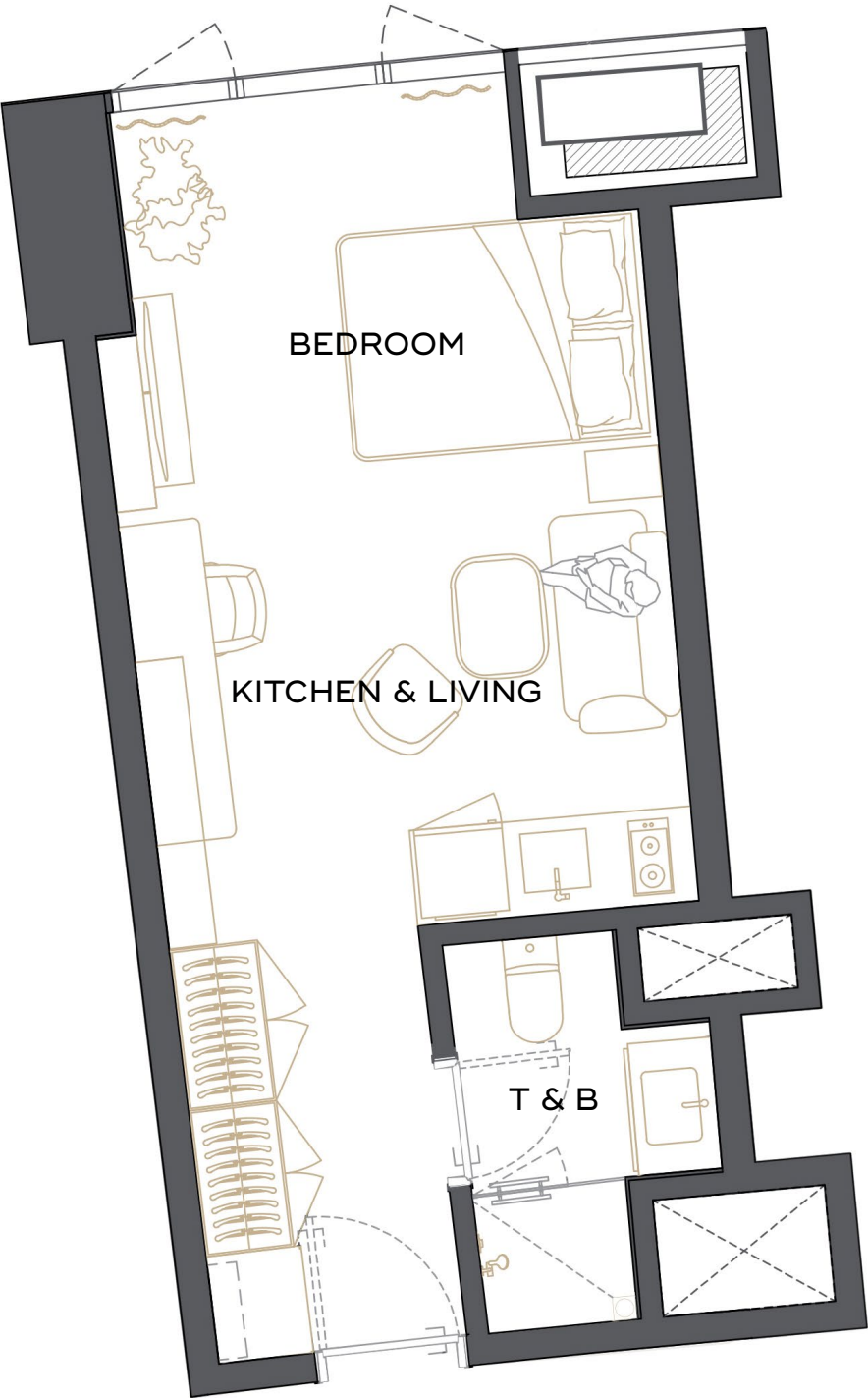




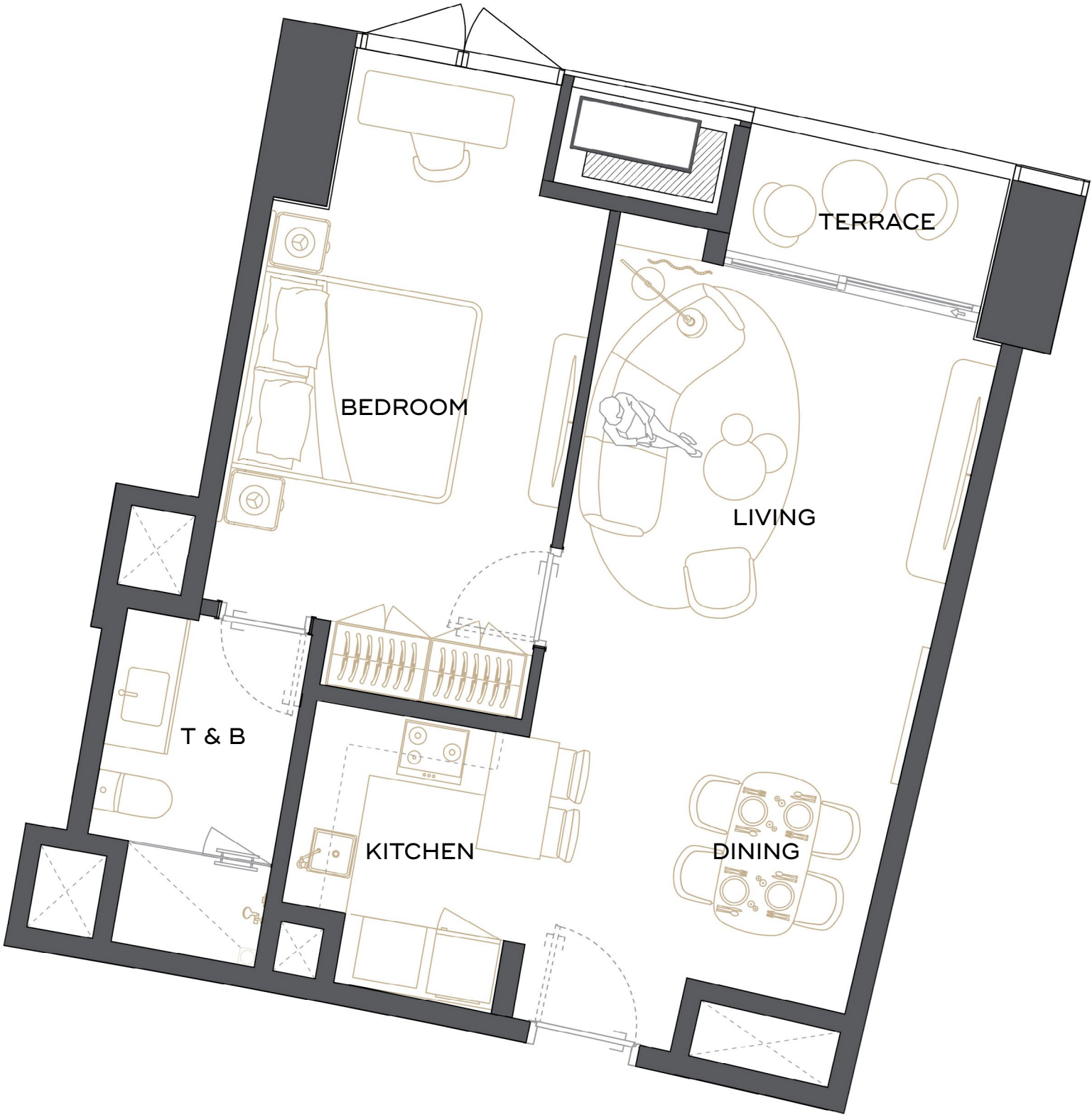
GOV. M. CUENCO AVENUE



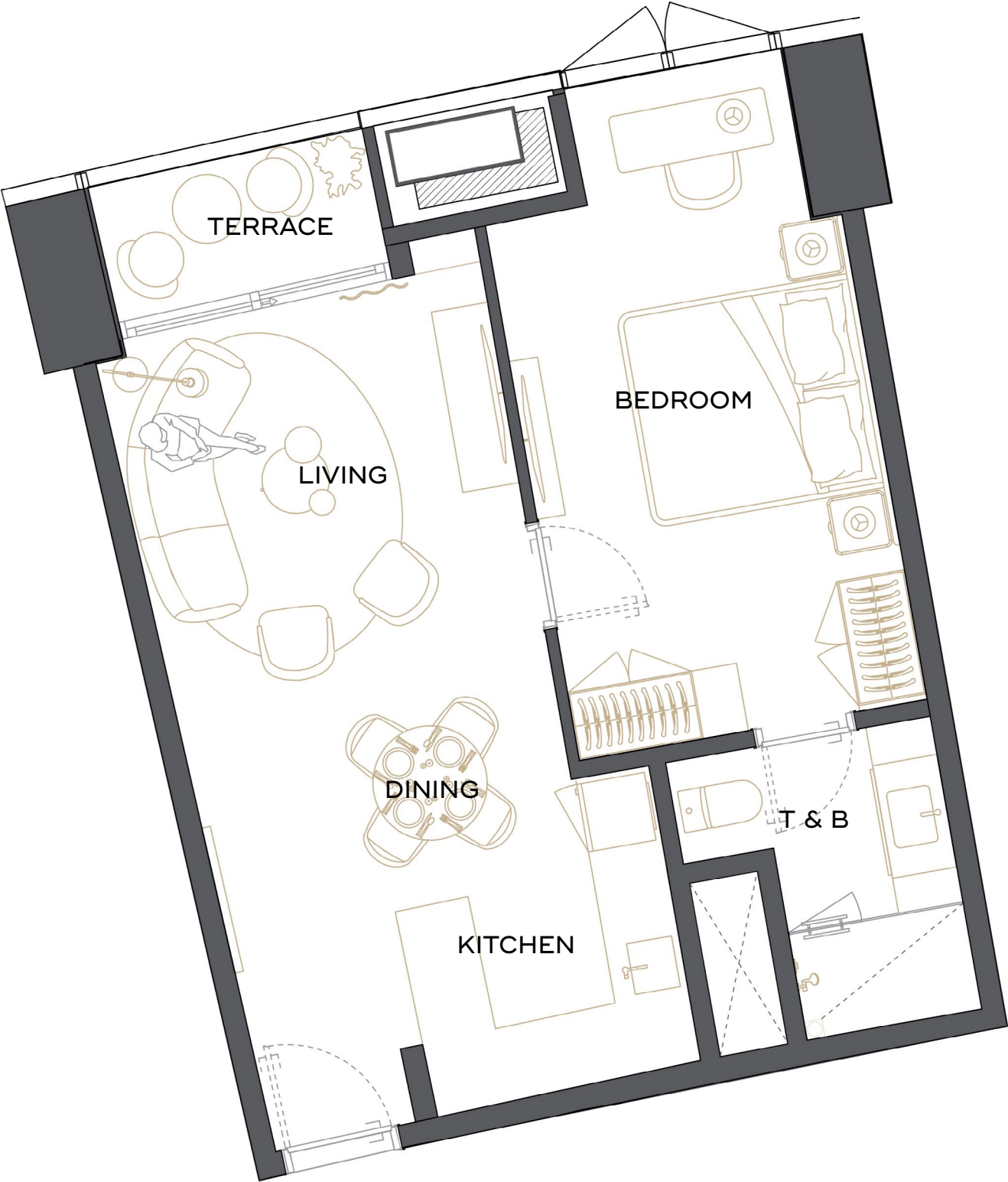
STUDIO
APPROX 35 SQM



1-BEDROOM
UNIT 14
APPROX 64 SQM



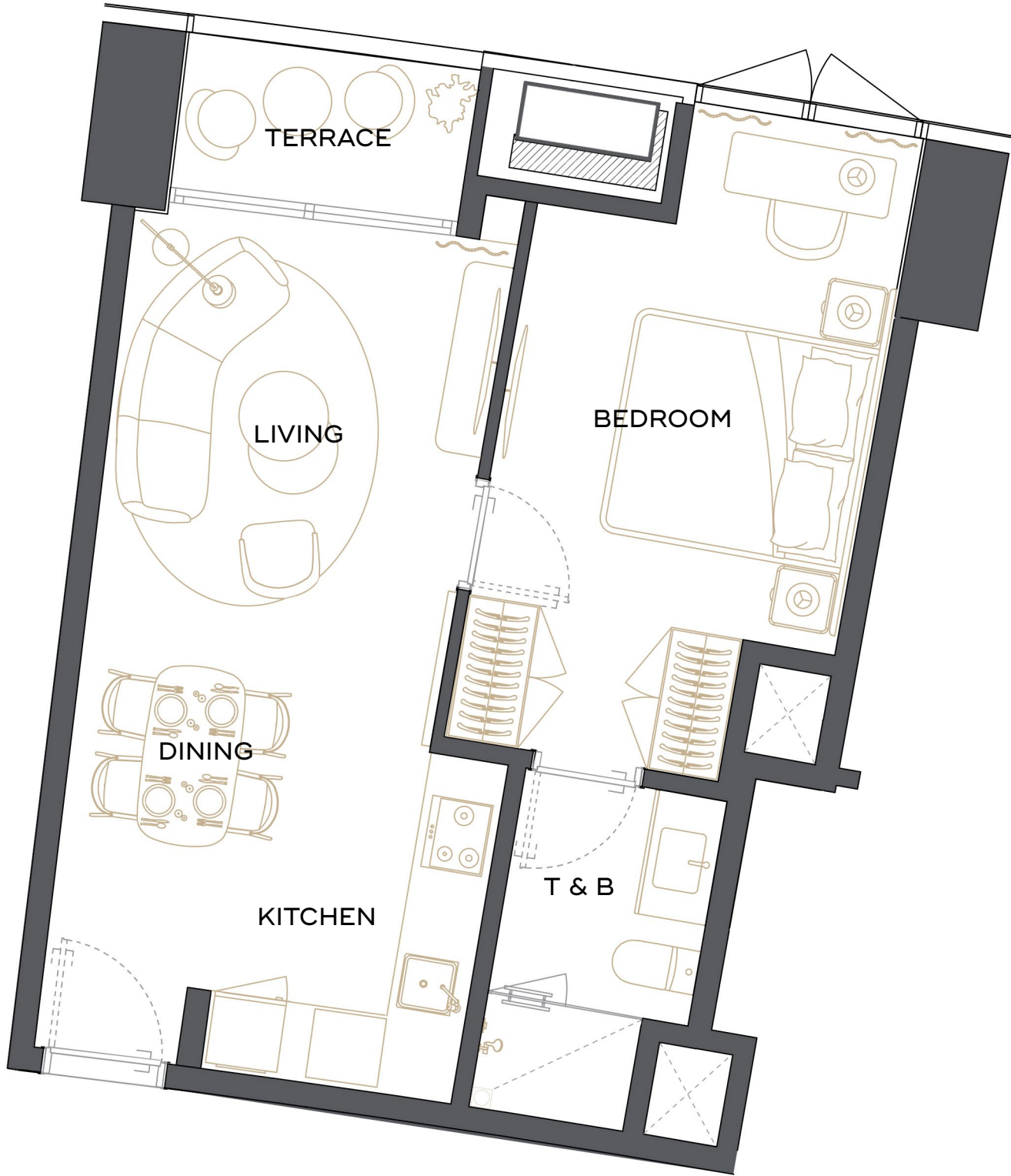
1-BEDROOM
UNITS 03, 05, 08, & 09
APPROX 59 SQM



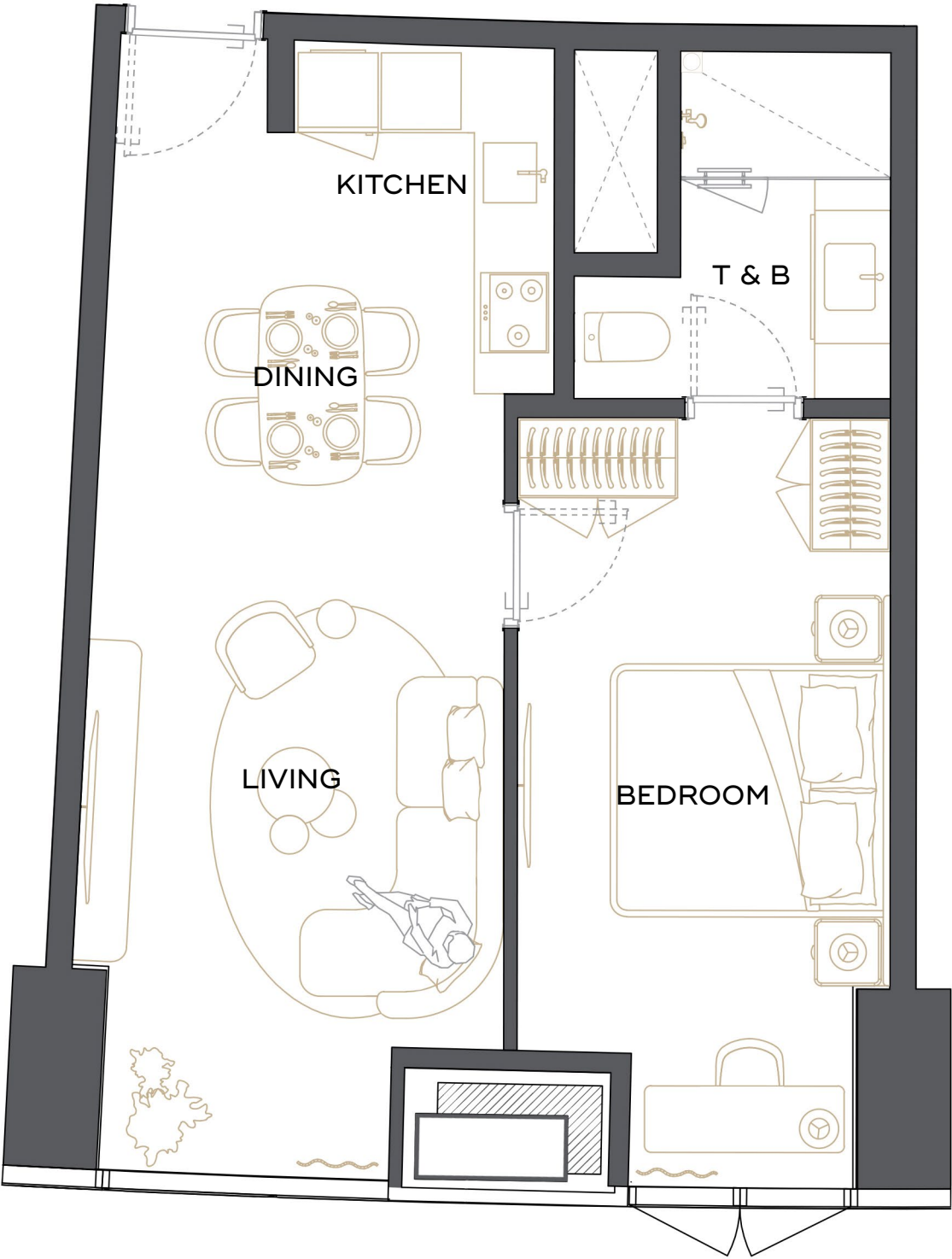
1-BEDROOM
UNITS 02 & 15
APPROX 51 SQM



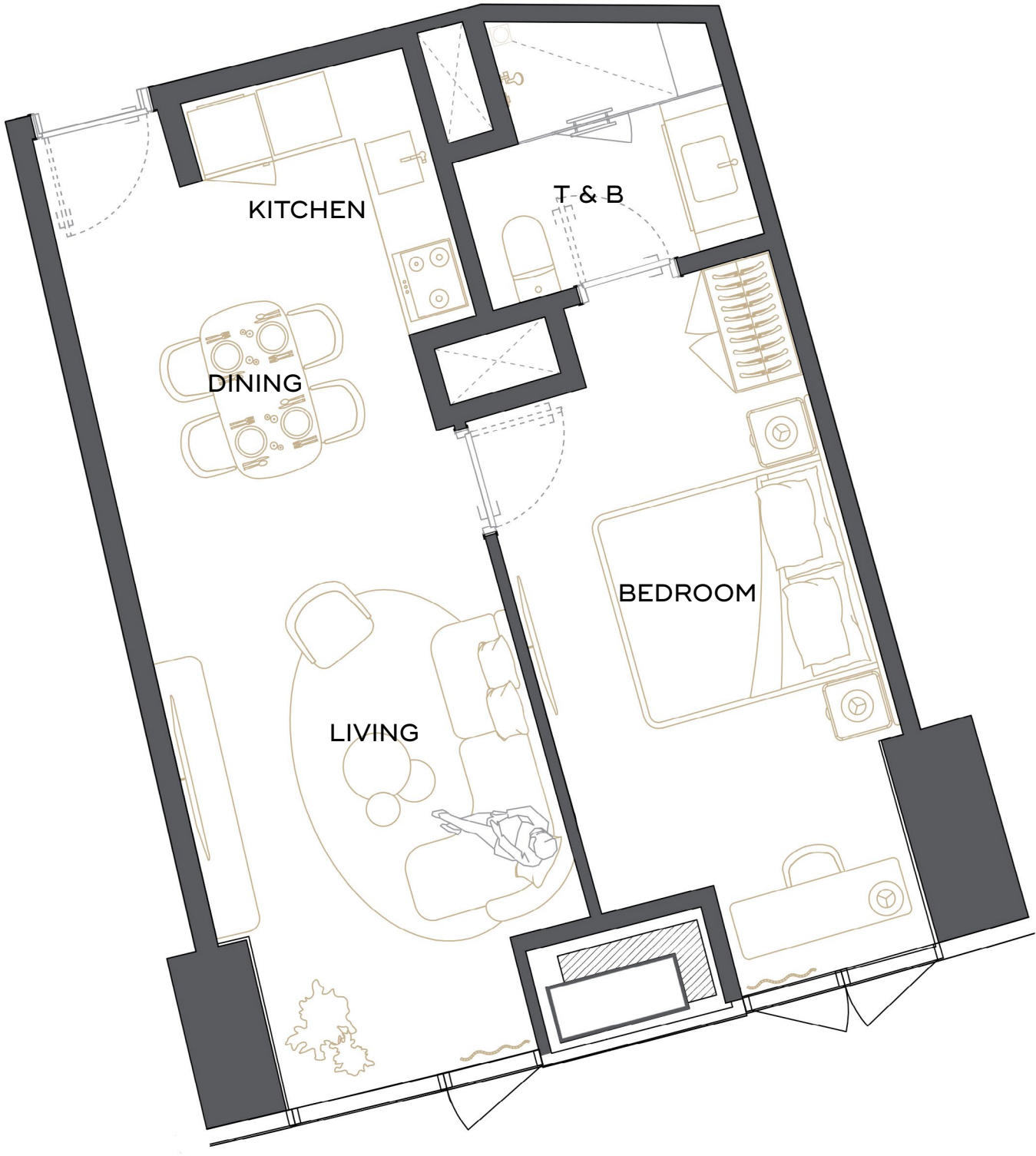
1-BEDROOM
UNIT 12
APPROX 55 SQM



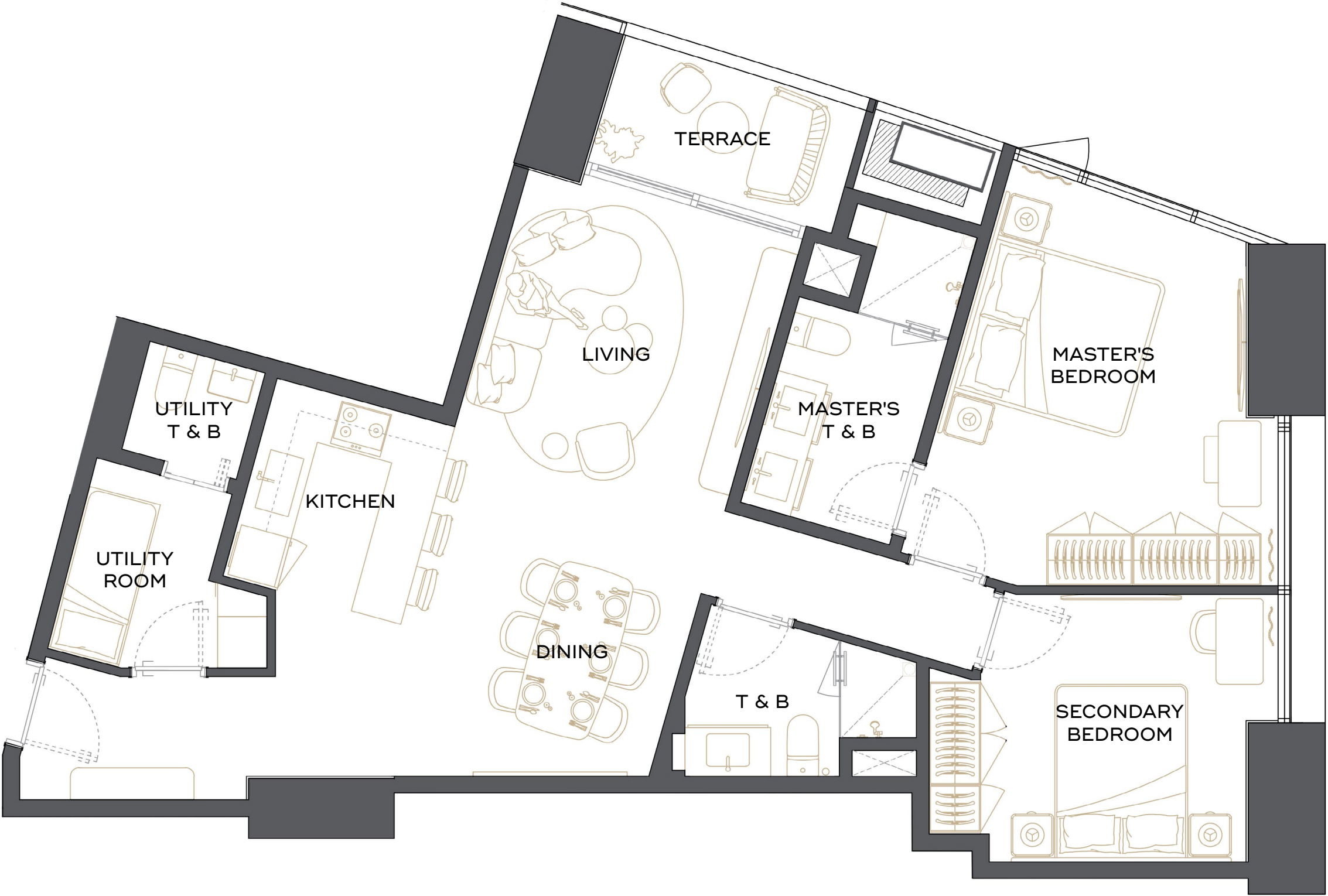
1-BEDROOM
UNITS 21, 24, 25, & 28
APPROX 55 SQM



1-BEDROOM
UNITS 18 & 31
APPROX 55 SQM



2-BEDROOM
UNITS 01 & 16
APPROX 104 SQM



2-BEDROOM
UNITS 17 & 32
APPROX 96 SQM



GOLF COURSE VIEW

MOUNTAIN VIEW

OCEAN VIEW

3-BR
UNIT A
Approx 212 sqm

3-BR
UNIT B
Approx 188 sqm

3-BR
UNIT C
Approx 188 sqm

3-BR
UNIT D
Approx 212 sqm

3-BR
UNIT I
Approx 221 sqm

3-BR
UNIT E
Approx 221 sqm

2-BR
UNIT H
Approx 124 sqm

2-BR
UNIT G
Approx 110 sqm

2-BR
UNIT F
Approx 124 sqm

- 2-Bedroom - 27 Units
- 3-Bedroom - 18 Units
- 3-Bedroom (Corner) - 36 Units

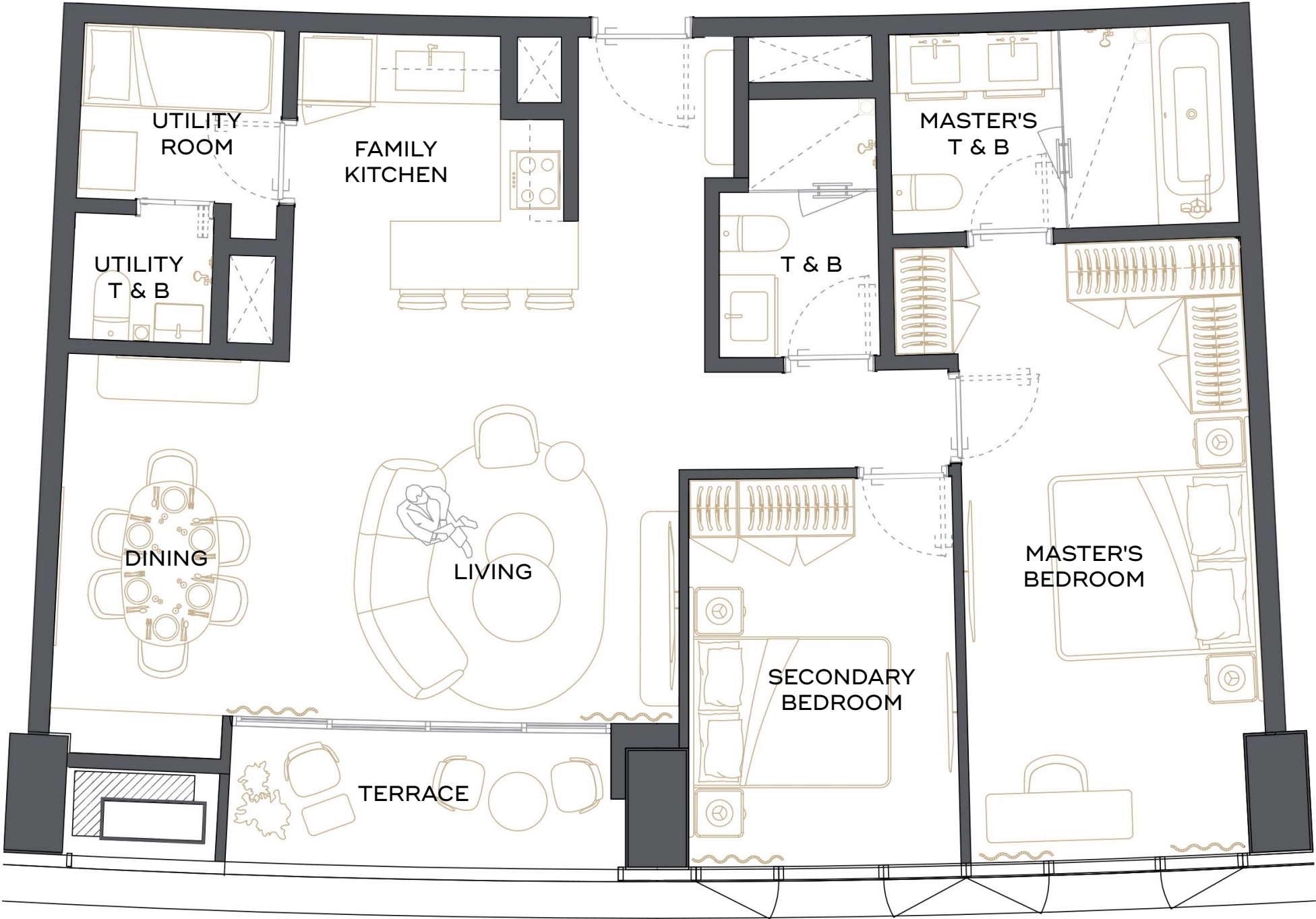
CITY VIEW
(BAUHINIA DRIVE)

SHANG BAUHINIA SIGNATURE

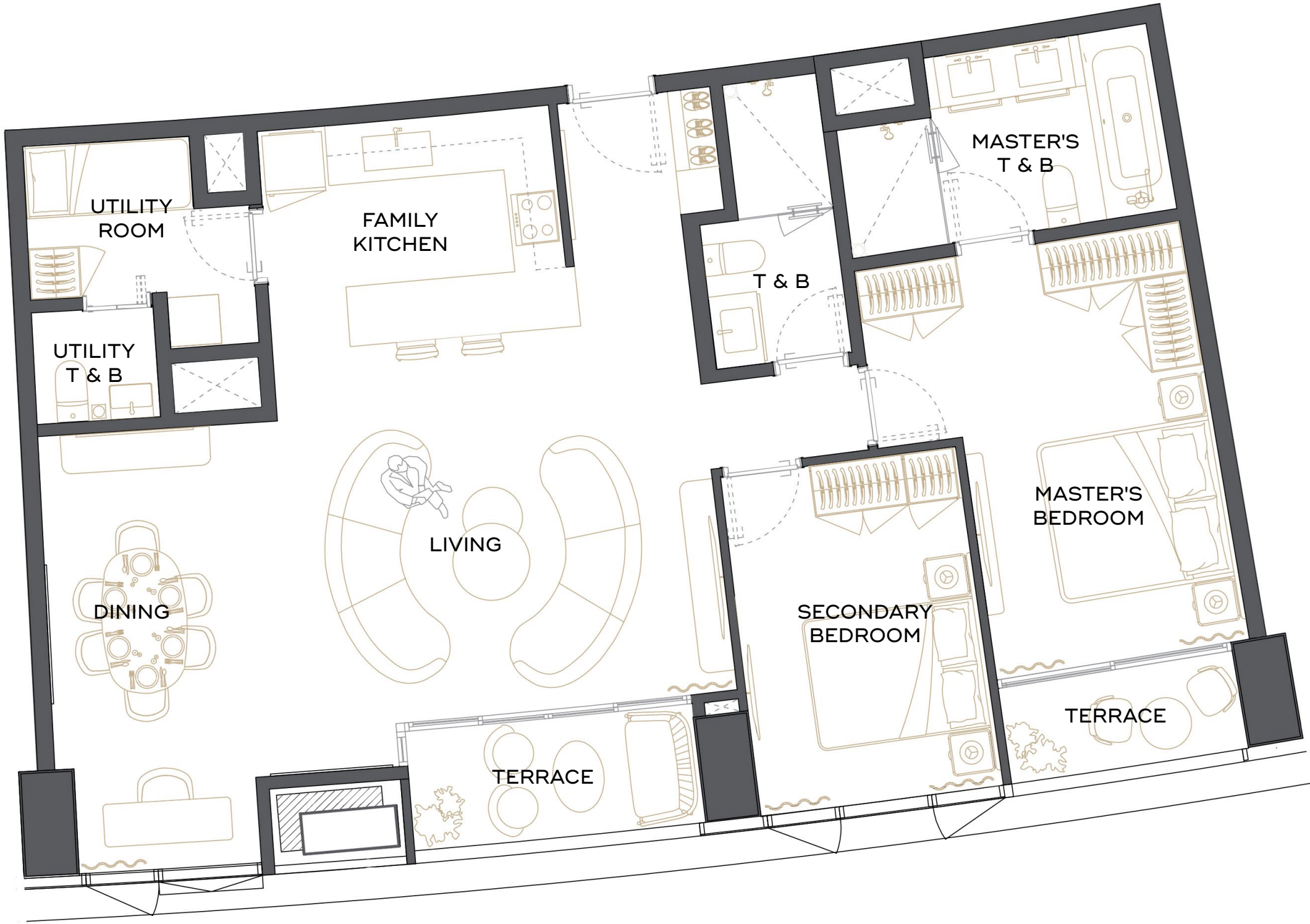


GOV. M. CUENCO AVENUE

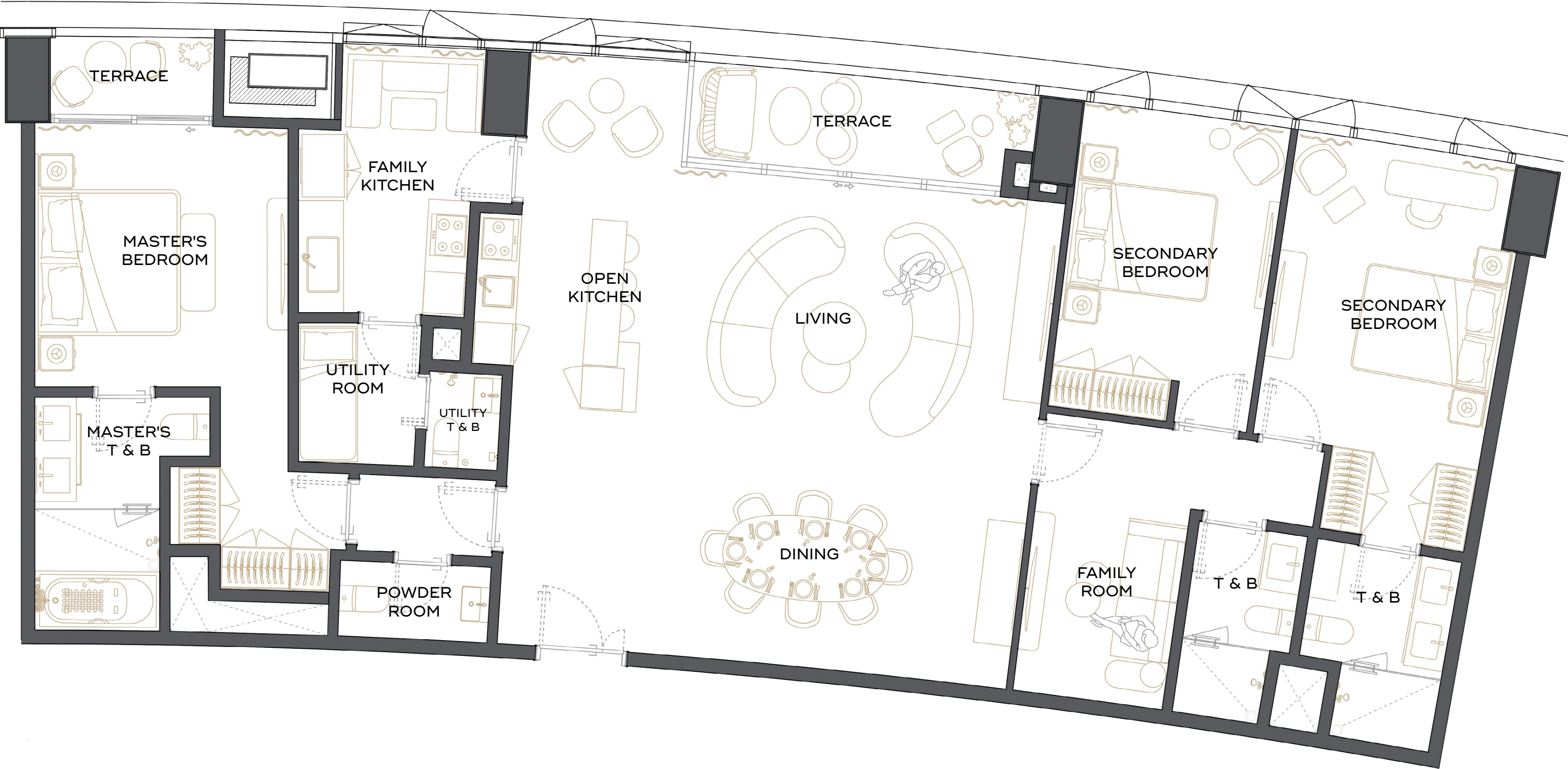
SIGNATURE 2-BEDROOM
UNIT G
APPROX 110 SQM



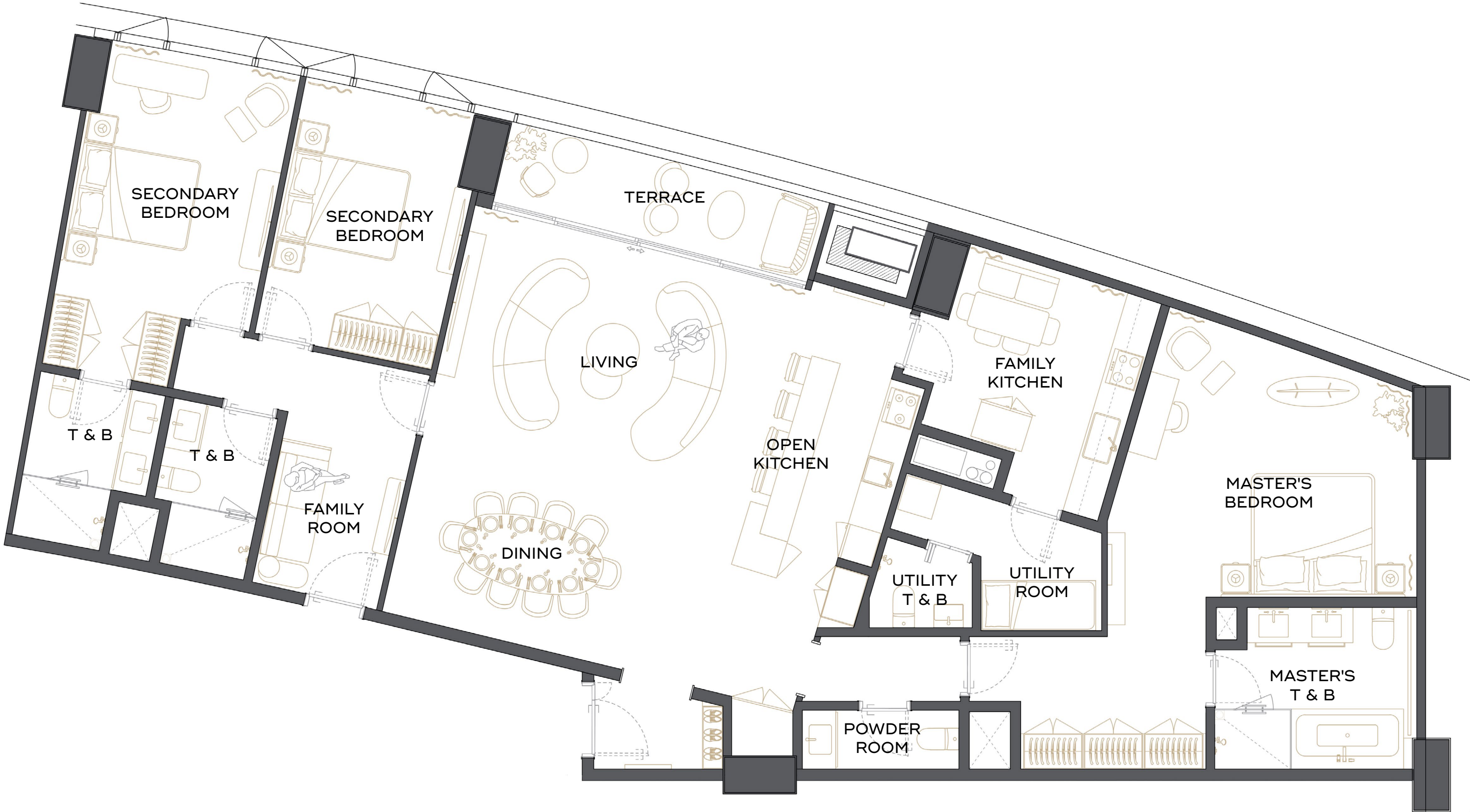
SIGNATURE 2-BEDROOM
UNITS F & H
APPROX 124 SQM



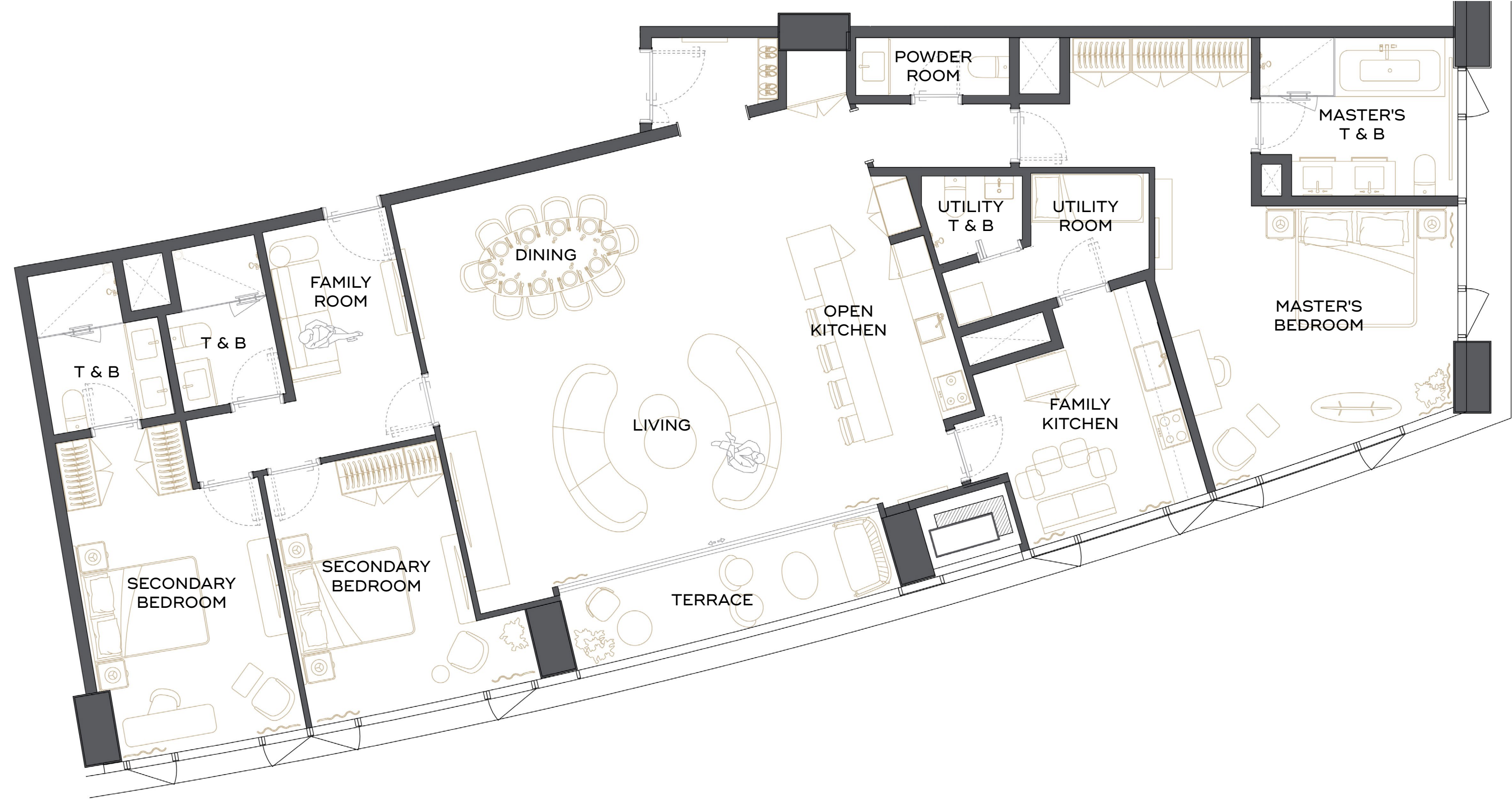
SIGNATURE 3-BEDROOM
UNITS B & C
APPROX 188 SQM



SIGNATURE 3-BEDROOM
UNITS A & D
APPROX 212 SQM



SIGNATURE 3-BEDROOM
UNITS E & I
APPROX 221 SQM





HANDOVER
PROVISIONS

Entrance

- Solid core main door with digital lockset

Living and Dining Spaces

- Laminated wood flooring
- Painted walls and ceiling
- Split type air conditioning units

Master and Secondary Bedrooms

- Laminated wood flooring
- Painted walls and ceiling
- Modular cabinet systems

Master and Secondary Bathrooms

- Homogeneous / porcelain tile flooring
- Homogeneous / porcelain wall tiles
- Quartz vanity countertop
- Bathroom fixture and fittings (including bidet shower, towel bar, and toilet paper holder)
- Water heater
- Glass shower enclosure

Shang Bauhinia Residences Kitchen

- Porcelain tile flooring
- Painted walls with porcelain tiles backsplash
- Quartz countertop
- Modular cabinet system
- Stainless steel sink with pull-out spray faucet
- Water heater
- Branded appliances: built-in range hood and induction cooktop

Shang Bauhinia Signature Kitchen

- Porcelain tile flooring
- Painted walls with porcelain tiles backsplash
- Quartz countertop
- Modular cabinet system
- Stainless steel sink with pull-out spray faucet
- Water heater
- Branded appliances: fridge, built-in oven, washer and dryer, built-in range hood and induction cooktop

Utility Room

- Porcelain tile flooring
- Painted walls and ceiling

Utility Bathroom

- Porcelain tile flooring
- Porcelain tile wall
- Bathroom sink, shower, water heater, and water closet

Balcony

- Porcelain tile flooring



FACILITIES
AND SERVICES

Facilities and Services

- 24-hour management services by Shang Properties Management Services, Inc.
- Dedicated reception and concierge
- 24-hour security
- CCTV monitoring system at main lobby, all lifts and amenities floor
- Access cards for residents
- RFID for vehicles
- Centralized fire detection, alarm, and sprinkler system
- Public address and background music at amenity area
- Rubbish room with garbage chute in every floor for waste disposal

Building Features

- Service / Fireman's lift
- 100% back up power for common areas
- 100% back up power for residential units
- Dedicated mail room
- Dedicated utility meters for water and electricity
- Dual provisions for telephone and data points
- Provision for cable television, fiber optic backbone
- Fiber To The Home (FTTH) up to residential units



MANAGED BY SHANG: LEADERS IN LUXURY

Shang Bauhinia Residences is brought to you by Shang Properties, Inc., one of the leading luxury developers in the Philippines. Shang Properties, Inc. is an affiliate of Shangri-La Hotels and Resorts worldwide, and Kerry Properties Limited, one of Hong Kong's largest property investment and development companies with premier residential and commercial projects in China, Hong Kong, Macau, and Australia.

Shang Bauhinia Residences joins Shang Properties' other prominent projects: Shangri-La Plaza, The Enterprise Center, The Shang Grand Tower, The St. Francis Shangri-La Place, One Shangri-La Place, Shang Salcedo Place, Shangri-La at the Fort, Horizon Homes, The Rise Makati, Shang Residences at Wack Wack, Laya by Shang Properties; and joint venture projects with Robinsons Land Corp. – Aurelia Residences and Haraya Residences.