



# ROYAL OCEANCREST

A LIFE FILLED WITH REWARDS



# RELAX ON WAVE OF REWARDS

Feel the breeze of salt air as you spend your vacation at a place you can truly call 'home away from home'. Introducing, the newest property from Primary Homes,

# ROYAL OCEANCREST

A vacation home that ripples out the financial security you need, the escape you crave, and the peace of mind you've been longing for.

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# THE REWARDS OF A BUSINESS OPPORTUNITY

You can only be certain that an investment is good when you are sure of its high returns.

With us, this won't be an issue. Royal Oceancrest is developed by Primary Homes, a reputable and well-known real estate developer in Cebu. Therefore, you are assured that this high quality property will give you the reward of a worthwhile business opportunity.





# WHY IT'S PROFITABLE

Royal Oceancrest is designed for investors like you who want to reap the reward of both owning a relaxing home and earning a passive income. Below is a sample ROI plan to give you an idea on how this investment could look like.

### SAMPLE COMPUTATION:

- P3.5 Million Investment
- ↳ if you rent your unit for **P1,200 a night**, you'll earn **P438,000 in a year**
- ↳ in just **7.9 years**, you can recoup your **P3.5m**
- ↳ in **10 years**, you can earn around **P876,000**
- ↳ in **15 years**, you can earn **P3,066,000**
- ↳ in **20 years**, you can earn **P5,256,000**

Please note that the computation above is for illustration purposes only.

### IDEAL FOR SHORT-TERM BOOKINGS:



**Charge per day**  
1,200 php

vs



**Charge per month**  
15,000 php

# THE REAL VALUE OF QUALITY

As an investor, it's important that you put your money into a property that is high quality. Primary Homes, the developer of Royal Oceancrest, has a track record of producing quality and innovative projects for over 30 years, as well as delivering units on time. It is part of Primary Group of Builders who are experts in the construction industry. It is also affiliated with Primary Structures Corporation, Primary Properties Corporation, Concrete Solutions Incorporated, and LightStrong Building Systems.

With these credentials, you are assured that you are investing in a topnotch building. This greatly helps reduce costs for defects and fixtures. A high quality property also drives positive reviews from renters which will later on produce more customers, therefore, more revenue.



# THE REWARDS OF AN ENRICHING GATEWAY

Location is a big factor to consider when investing in a condominium because it determines the desirability and value of the property. Good thing Royal Oceancrest is located on two of the most beautiful islands in the country. And with its proximity to main tourist attractions, commercial developments, and transportation – your unit will surely become a booking magnet.



# MACTAN ISLAND

Royal Oceancrest is strategically located in Cebu so you can have all the access you may need, whether you want to visit the beach or roam the business district.





# MACTAN ISLAND

Mactan is one of the most visited areas in Cebu. It's always a "must-see" in travel itineraries because of its rich history. And those types of attraction never lose its charm. In fact, it just gets better with time. That's why it is a good place to invest in. It also helps that the area has an international airport, making it accessible for travelers – both local and international.

- 0.95 km ..... Gaisano Mactan Island Mall 
- 1.3 km ..... Mactan Doctors Hospital 
- 2.7 km ..... Cebu Light Industrial Park 
- 3.4 km ..... The Outlets Mall at Pueblo Verde 
- 3.5 km ..... Mactan Export Processing Zone 
- 4.5 km ..... Beach resorts 
- 7.5 km ..... Mactan-Cebu International Airport 
- 8 km ..... The Mactan Newtown BPO Complex 

# PANGLAO ISLAND

The new address of Royal Oceancrest is the same place where you can find the top tourist destinations in the Philippines. Investing in this area will feel like owning a piece of paradise.



# PANGLAO ISLAND

Everything you'd want in an island is here in Bohol – pristine white sand beaches, the Chocolate Hills, tarsiers, world-class diving sites, as well as shopping malls, an international airport... the list just keeps growing. Don't miss out on this great tourism potential that the island offers.

- 4.6 km ..... Panglao Flagship Tourism Economic Zone 🏖️
- 8.5 km ..... Alona Beach 🏖️
- 12 km ..... Tagbilaran Seaport 🚢
- 12.6 km ..... Island City Mall 🏬
- 12.8 km ..... Tagbilaran Uptown IT Hub 🏢
- 13.7 km ..... Bohol-Panglao International Airport ✈️

# THE REWARDS OF A RESORT-LIKE GETAWAY

With Royal Oceancrest, coming home always feels like a vacation. It lets you and your guests live the resort lifestyle through its design, amenities, and security – making it an attraction in itself.





# DESIGNED TO BE BREATHTAKING

From the grand entrance – complete with a guardhouse and manicured gardens – to the unit itself, every feature of the property was created to feel like you are entering paradise.

The resort-like amenities include the pool, the clubhouse, function room, kids play area, outdoor gym, and even some grill stations (to name a few).

With its complete facilities, you realize it's the getaway place you don't want to get away from.

# A PICTURESQUE VIEW

With Royal Oceancrest's Skydeck, you get to bask in the stunning 360° view of the gardens and the sunset over the ocean. But the reward doesn't stop there. Even if you're inside the unit, you can still enjoy the garden view from your window or balcony.





# SHOP ESSENTIALS CONVENIENTLY

Royal Oceancrest has an array of stores for anything a traveler might need.  
Now, time spent looking for shops can be used to roam the island.

# FIT FOR ACTIVE LIFESTYLES

Carefully planned equipment to boost health and wellness of your guests.





# COMFORT FOR THE WHOLE FAMILY

There are no limits as to the type of guests you can accommodate here – may it be solo, couple or family. This property has a kiddie pool and playground area for the guests that may have kids with them.

# SMART AND SAFE SPACES

The building is equipped with safety protocols and facilities to ensure that you and your renter can live comfortably and safely. Its open space layout also helps with the building ventilation, which in effect, reduces health risks.

## **BUILDING AMENITIES**

Open lobby  
Smart door lock  
Wide hallways  
Well-ventilated staircase  
2 elevator units  
Closed Circuit Television (CCTV) System

Fire alarm and sprinkler system  
Fire exits  
Standby generator set  
Overhead water tank  
Parking





# DESIGNED FOR THE DYNAMIC TRAVELER

As you enter the unit, you will be greeted with a finished room. The lighting installed is perfect if you want a relaxing vibe after a day of touring the island. Its neo-Asian design also helps the unit to be adaptable to different types of tenants.

This smartly-designed unit is already built with partitions, painted walls, kitchen fixtures, tiled floors, cement finish, bathroom fixtures and a provision for window-type aircon.

It also comes with a smart door lock which gives the owner an advantage since there won't be any duplicates.

Everything one may need for an easy tropical living is here.  
All that's left to do is move in.



## PROJECT INFORMATION

# ROYAL OCEANCREST MACTAN

Address	Sudtunggan Rd. Brgy. Basak, Lapu-Lapu City, Cebu
Development Type	Mid-rise Condominium
Theme	Neo-Asian Contemporary
Total Number of Buildings	4
Total Number of Units	952
Target Completion	1st Quarter of 2026

## AMENITIES

- Guard House and Entrance
- Clubhouse with Function Rooms
- Play Area
- Shooting Hoops
- Skydeck with 360 views
- Swimming Pool
- Manicured Gardens
- Fitness Gym
- Jogging Path
- Grilling Station
- Bamboo Tunnel
- Garden Pods for Building D



# ROYAL OCEANCREST MACTAN

## Typical Building Plan

TOWERS A, B & C



TOWER D



# ROYAL OCEANCREST MACTAN

Typical Unit Floor Plan



## STUDIO

with balcony 28 & 30 sqm



## 1-BEDROOM A

without balcony 28 sqm



## 1-BEDROOM B

with balcony 30 sqm



## 2-BEDROOM

with balcony 60 sqm

### UNIT FEATURES

- Painted walls
- Tiled living, dining, bedroom, and bathroom
- Kitchen counter, sink, and cabinets
- Toilet and bathroom fixtures
- Smart door lock (Towers B, C & D)
- Provision for telephone, cable, internet lines, and window-type aircon



## PROJECT INFORMATION

# ROYAL OCEANCREST PANGLAO 2

Address	Brgy. Dao, Dauis, Bohol
Development Type	Mid-rise Condominium
Theme	Neo-Asian Contemporary
Total Number of Buildings	5
Total Number of Units	1,291
Target Completion	1st Quarter of 2026

## AMENITIES

- Grand Entrance and Guardhouse
- Commercial Areas
- Function Halls
- Events Garden
- Amphitheater
- Infinity Pool
- Kiddie Pool
- Clubhouse
- Fitness Gym
- Jogging Trail
- Bike Trail
- Children's Playground
- Spray Park
- Multi-purpose Court
- Mini Wall Climbing
- Outdoor gym and shooting hoops
- Meditation Garden and Koi pond
- Sunken Garden
- Grill stations



# ROYAL OCEANCREST PANGLAO 2

Tower A Typical Building Plan

REGULAR FLOORS: FLOORS 2-5, 8-11, 15-17

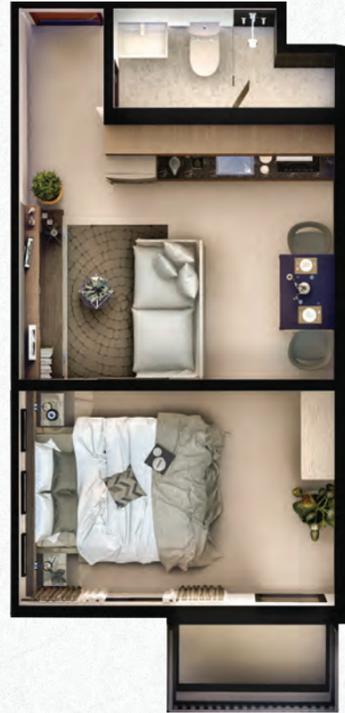


GARDEN FLOORS: FLOORS 6-7, 12-14



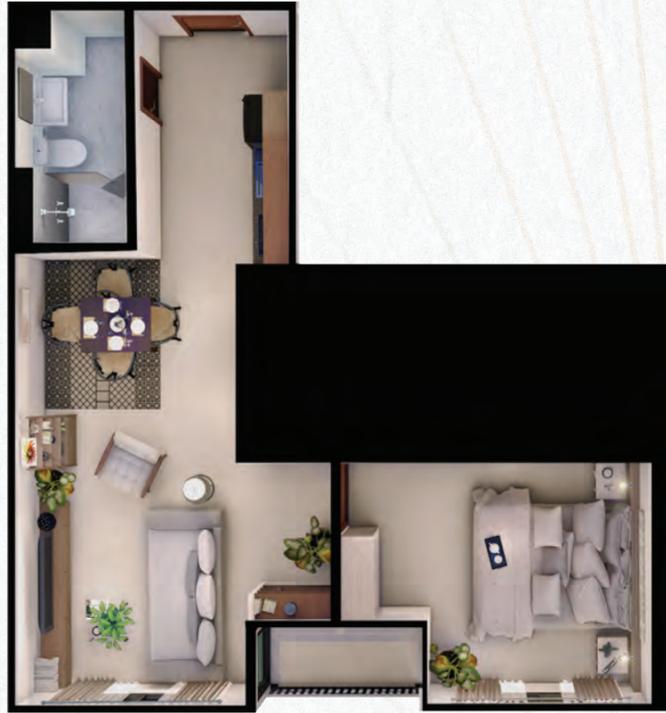
# ROYAL OCEANCREST PANGLAO 2

Typical Unit Floor Plan



1-BEDROOM A

with balcony 30 sqm



1-BEDROOM B

with balcony 44 sqm

## UNIT FEATURES

- Painted walls
- Tiled living, dining, bedroom, and bathroom
- Kitchen counter, sink, and cabinets
- Toilet and bathroom fixtures
- Smart door lock
- Provision for telephone, cable, internet lines, and window-type aircon





## RIDE THE HIGH-TIDE OF A WORTHWHILE INVESTMENT OPPORTUNITY

With the developer's good reputation and the property's prime location, owning a unit here is a worthy investment - whether you want a relaxing home, an enriching future, or both. So inquire now and experience wave after wave of rewards with Royal Oceancrest.



primaryhomes.com

**CONTACT US**

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Project Location: Brgy. Dao, Daus, Bohol  
DHSUD No. LS-07-20-047  
Building B DHSUD AA2020/12-675  
Required Date of Completion: 1st Quarter of 2026