



“YOUR SMART GUIDE TO CONDO INVESTMENT IN CEBU”

Find the perfect property to invest in



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1. Why Cebu is the Perfect Place to Invest

- Cebu is the Queen City of the South – a growing hub for business, tourism, and real estate.
- Strong demand from young professionals, OFWs, and expats.
- Ongoing infrastructure projects (bridges, highways, airports).
- Rising property values = long-term gains.






2. Benefits of Owning a Condominium

-  Convenience & Location – near malls, business districts, schools.
-  Low Maintenance – no big house repairs.
-  Security – 24/7 security and gated community.
-  Passive Income – Airbnb or long-term rental options.





3. Cebu's Top Growth Areas for Condos

- IT Park & Lahug – great for young professionals & investors.
- Mactan (Lapu-Lapu) – high demand for rentals due to resorts & airport.
- Mandani Bay Area (Mandaue) – luxury waterfront living.
- South Road Properties (SRP) – future city within the city.





4. First-Time Buyer's Checklist

-  Define your budget (monthly & upfront).
-  Check developer reputation & track record.
-  Visit the location – accessibility, amenities, flood-free.
-  Review payment schemes (spot cash, bank financing, Pag-IBIG).
-  Ask about condo dues and hidden costs.

5. Investment Strategies to Maximize Returns

-  Buy Pre-Selling – lower price, higher appreciation.
-  Airbnb/Short-Term Rentals – especially near Mactan.
-  Long-Term Rentals – stable income.
-  Buy & Sell – flip units after completion.

6. Common Mistakes to Avoid

-  Buying without checking the location.
-  Overstretching your budget.
-  Ignoring condo dues & maintenance fees.
-  Not asking about turnover dates & delays.

7. How to Get Started Today

- Work with a licensed broker who knows Cebu market.
- Attend condo showroom tours to compare units.
- Start small – your first condo can be your stepping stone to bigger investments.

👉 Contact **JANICE DEIPARINE** today for free condo investment consultation!

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