



CALATHEA

P L A C E

Project Brief
July 21, 2016



Project Overview

• Land Area	:	1.58 hectares
• Location	:	Dr. A. Santos Ave., Parañaque City
• Type Of Development	:	Medium Rise Buildings
• Architectural Theme	:	Modern Tropical
• No. of Buildings	:	4 Buildings
• No. of Floors	:	2 Buildings with 8 Storeys (7 residential floors) 2 Buildings with 12 Storeys
• No. of Units	:	1,032
• Parking Ratio	:	72% (740 slots)

Site Development Plan



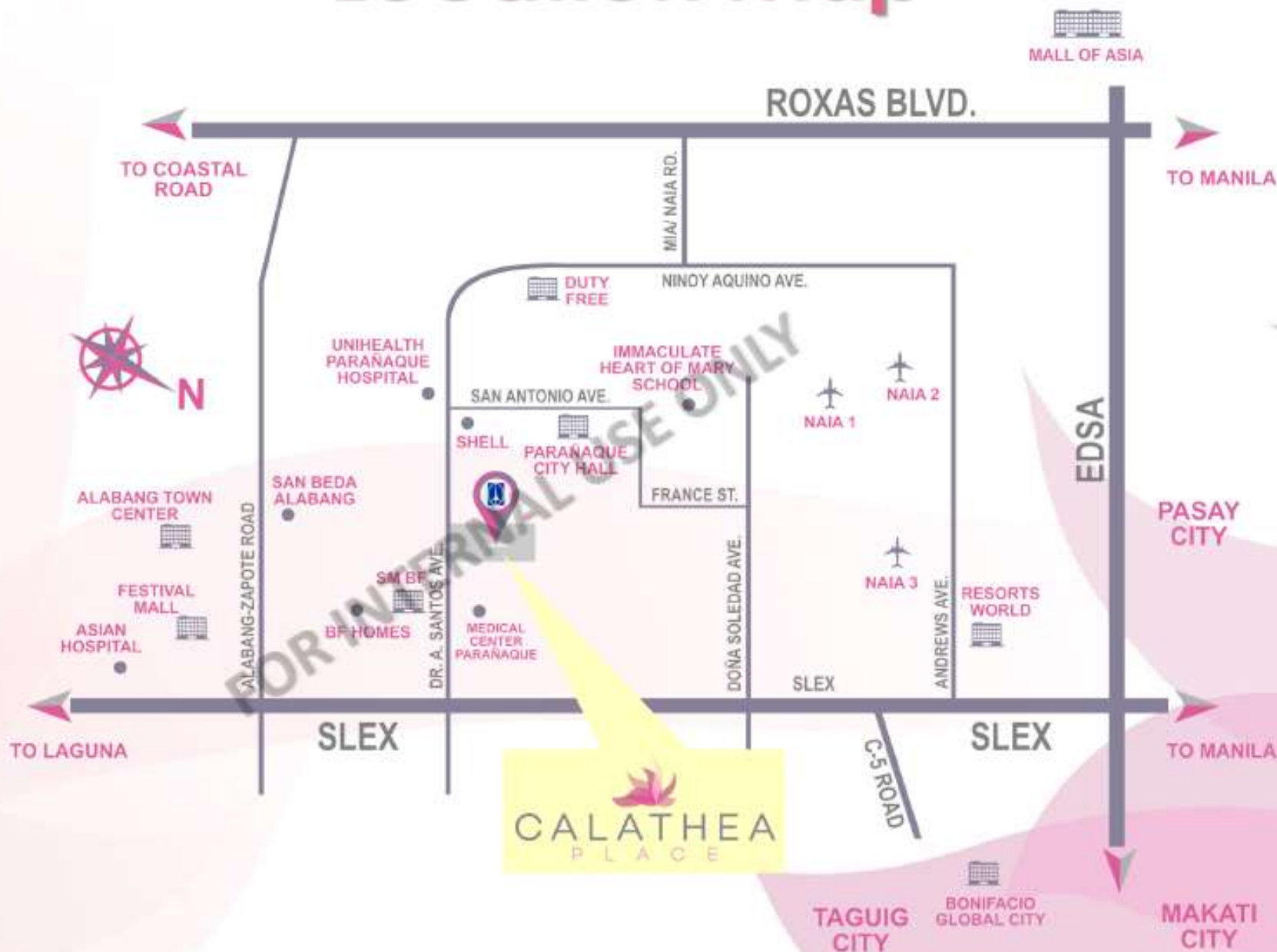
DMCI Homes

CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

SITE DEVELOPMENT PLAN

Location Map



Overall Accessibility

- Only 20 mins away from Makati CBD.
- Only 35 mins away from MOA Complex
- 24/7 Public Transportation available in the area.
 - PUJs going to Airport and Baclaran
 - UV Express vehicles.
- Near several Malls and Supermarkets
- Near several hospitals.
- Near schools.
- Near the Airport.

Commercial/Leisure



Malls/Supermarket/Commercial	Distance
Puregold Sucat	0.7km
SM BF Parañaque	1.2km
SM Hypermarket	1.5km
Shopwise	1.7km
Santana Grove	1.7km
Waltermart	1.8km
Virramall - Sucat	3.7km
SM City Sucat	3.9km
Festival Mall	8.8km
Alabang Town Center	8.9 km
Resort's World	11.6 km



Educational Institutions



Schools	Distance
Maria Montessori Children's School	0.9 km
Immaculate Heart Of Mary College	2.2 km
PATTS School of Aeronautics	2.3 km
Olivarez College	3.3 km
Southville International School	4.6 km
Manresa	4.9 km
San Beda College Alabang	7.6 km
P.U.P. Parañaque	7.1 km
University of Perpetual Help	8.0 km



Safety and Security

Police Station

Schools	Distance
Southern Police District	0.5 km
Parañaque Police Station - South	2.8 Km
Parañaque Police Station - North	5.0 Km

Fire Station

Hospitals	Distance
LPGMA Central Fire and Rescue Station	0.28 km
Parañaque Central Fire Station	4.7 km
A. Bunye Fire Station	4.8 km

Healthcare

Hospitals	Distance
Unihealth – Parañaque	0.45 km
Medical Center Parañaque	2.6 km
Olivarez Hospital	3.3 km
Las Piñas Doctors Hospital	4.7 km
University of Perpetual Help Medical Center	8.0 km
Asian Hospital	9.6 km

Other Areas



Other Areas of Interest	Distance
Parañaque City Hall	1 km
NAIA Terminal 1	7.4 km
NAIA Terminal 2	7.1 km
NAIA Terminal 3	11.7 km



Project in Focus

MODERN TROPICAL

- It is a theme reflective of the country's climate and evokes a feeling of **warmth, serenity and relaxing comfort.**

"...balance between nature and structure."

"...bringing outdoors indoors."

"...Natural light is focused, filtered to define and enhance spatial experiences. The whole concept of the design revolves around the basic elements of life : Light , Water and Space."

"... unifying the building and the landscape, they exploit the pleasure of living in the tropics. It's a fully seamless integration of the lush landscape and the modern structures."



Site Development Plan





Amenities



INDOOR AMENITIES	OUTDOOR AMENITIES
Skylounge/ Function Area	Lap Pool
Lounge Area	Kiddie Pool
Bar	Lounge Pool
Game Area	Play Area
Audio-Visual Room	Basketball Court
Fitness Gym	Jogging Path
	Roofdeck Garden

COMMERCIAL AREAS

Convenience Store

Water Station

Laundry Station

Perspectives

DMCI Homes


CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

BUILDING FAÇADE
(8 STOREYS)



DMCI Homes

CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

BUILDING FAÇADE
(6 STOREYS)



DMOI Homes


CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

BUILDING FAÇADE
(12 STOREYS)



DMCI Homes


CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

BUILDING FAÇADE
(12 STOREYS)





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CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

GARDEN ATRIUM

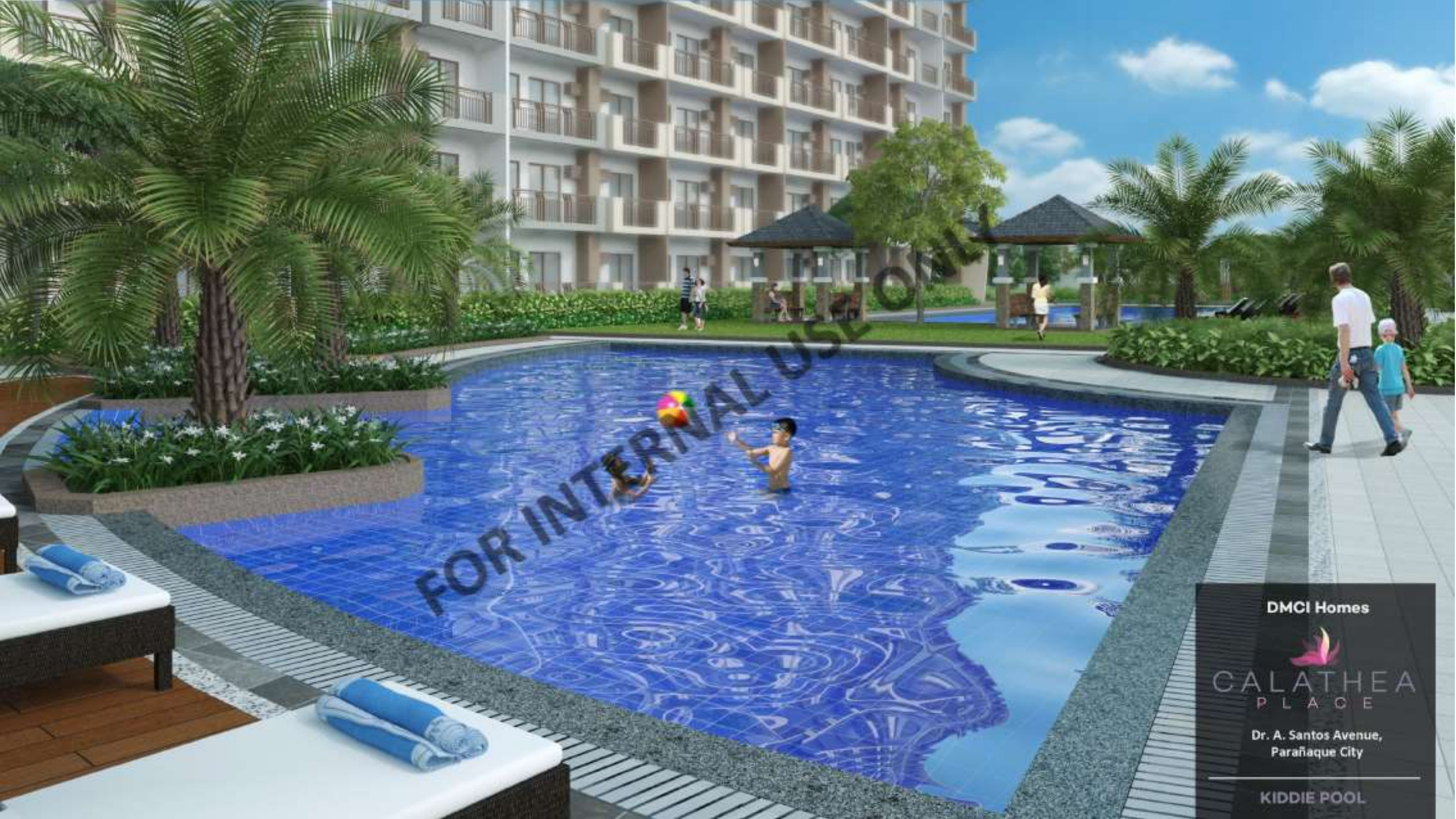


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CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

ENTRANCE GATE



FOR INTERNAL USE ONLY

DMCI Homes


GALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

KIDDIE POOL



DMCI Homes


CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

LAP POOL



DMCI Homes


CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

LOUNGE POOL

DMCI Homes


CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

PLAY AREA

FOR INTERIOR USE ONLY



DMCI Homes


CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

BASKETBALL COURT

DMCI Homes


CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

ROOFDECK

USE ONLY



DMCI Homes


CALATHEA
PLACE

Dr. A. Santos Avenue,
Parañaque City

SKY PATIO



OTHER BUILDING FEATURES

UNIT			GENERAL / COMMON AREAS		
Unit Balconies		Single Loaded Hallway	Mail area per building		
Provision for individually metered utility and cable connections for each unit		Landscaped Garden Atriums	Stand-by Power Generator for common areas		
		One (1) Elevator each for Zebrina and Leonia; Four (4) Elevators each for Lavender and Marantina	Electrified perimeter fence		



PMO SERVICES

24-hour security, with roving personnel

Guarded entrance gate

General maintenance of common areas

Taxi call-in service

Utilities application and payment assistance



Project Details

Project Type	Mid-Rise Development			
Location	Dr. A. Santos Ave., Parañaque City			
Project Land Area	15,414.52 sqm			
Four (4) Buildings	Zebrina	Leonia	Lavender	Marantina
Description	MRB - 8 Storeys (7 Residential + 1 Amenity Level)	MRB - 8 Storeys (7 Residential + 1 Amenity Level)	MRB - 12 Storeys (12 Residential)	MRB - 12 Storeys (12 Residential)
No. of Units	98 Units	98 Units	370 Units	466 Units
Total Units	1,032 Units			
Total Parking	740 Slots			
Parking Ratio	72%			

UNIT MIX SUMMARY					
Unit Type	No. of Units	Unit Area	Balcony	Service Area	Gross Area
ZEBRINA AND LEONIA					
1 Bedroom	56	24.5	4.0	4.0	32.5
2 Bedroom	140	37.5 - 41.5	7.0 - 12.0	4.0	49.5 - 57.5
Subtotal	196				
LAVENDER AND MARANTINA					
1 Bedroom	524	27.0 - 33.0	4.0 - 7.0		31.0 - 40.0
2 Bedroom	312	37.5 - 41.5	7.0 - 12.0		48.5 - 53.5
Subtotal	836				
TOTAL # OF UNITS	1032				

Zebrina

Project Details

ZEBRINA

Unit Type	No. of Units	Unit Area	Balcony Area	Service Area	Gross Area
1 Bedroom A (Inner Unit)	28	24.5	4	4	32.5
2 Bedroom A (Inner Unit)	14	37.5	8	4	49.5
2 Bedroom B (Inner Unit)	14	40.0	7	4	51.0
2 Bedroom D (Inner Unit)	28	41.5	7	4	52.5
2 Bedroom E (End Unit)	14	41.5	12	4	57.5
Total	98				



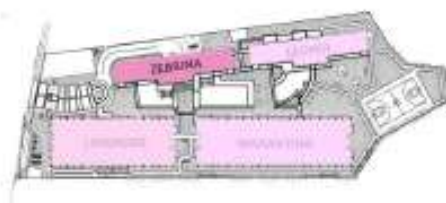
8 Storeys
(7 Residential + 1 Amenity Level)

RFO Date: October 2019

Floor Plans



- | | | |
|--|--|--|
|  1 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 28.50 sqm |  2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 47.00 sqm |  2 Bedroom E (End Unit)
Approx. Gross Floor Area: 53.50 sqm |
|  2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 43.70 sqm |  2 Bedroom D (Inner Unit)
Approx. Gross Floor Area: 48.50 sqm | |



2nd-8th Floor Building Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

Unit Layouts



1 BEDROOM A (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	5.20 sqm
KITCHEN	6.20
BEDROOM	8.40
TOILET & BATH	4.70
BALCONY	4.00

APPROX. GROSS FLOOR AREA: 28.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOFDECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE JULY 2016

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



2 BEDROOM A (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	12.00 sqm
KITCHEN	5.60
BEDROOM 1	9.00
BEDROOM 2	6.90
TOILET & BATH	4.00
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 45.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE JULY 2016

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2 BEDROOM B (INNER UNIT)

AREA ALLOCATION

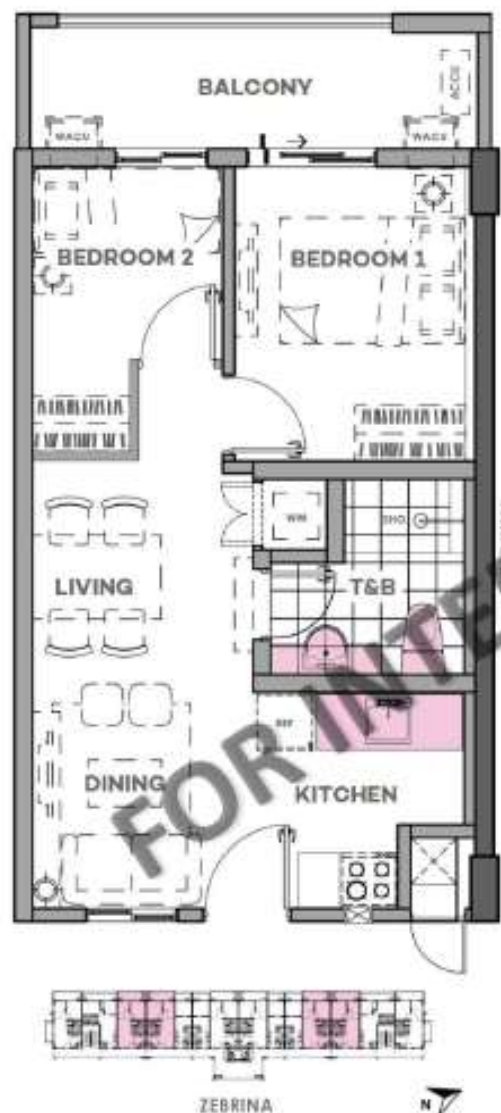
LIVING & DINING	14.50 sqm
KITCHEN	6.00
BEDROOM 1	9.00
BEDROOM 2	6.00
TOILET & BATH	4.50
BALCONY	7.00

APPROX. GROSS FLOOR AREA: 47.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOFDECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE JULY 2016

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2 BEDROOM D (INNER UNIT)

AREA ALLOCATION

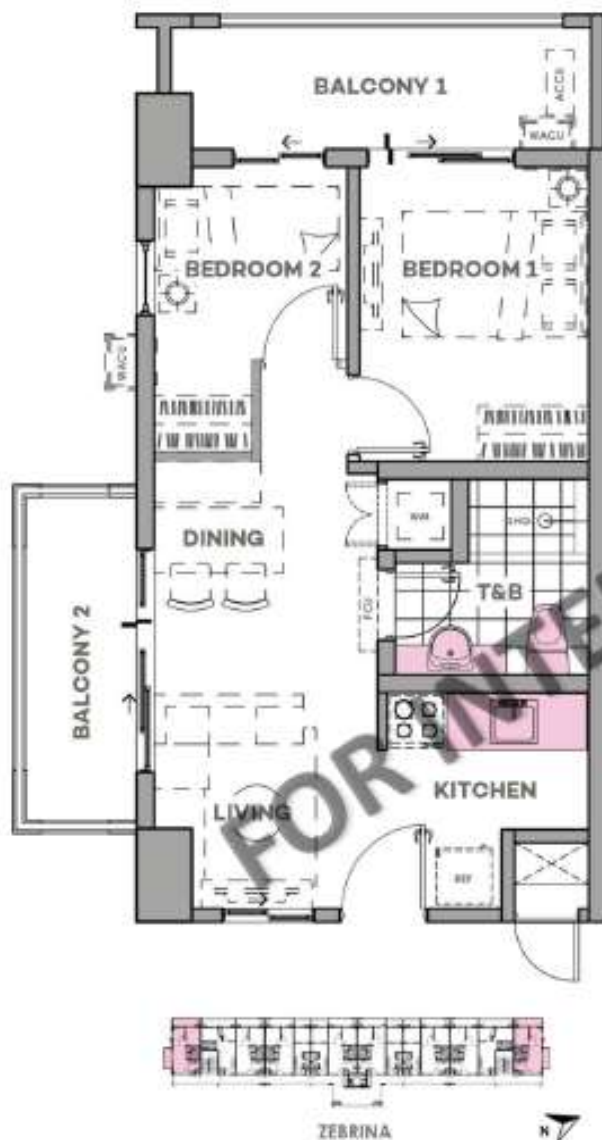
LIVING & DINING	14.60 sqm
KITCHEN	5.80
BEDROOM 1	9.60
BEDROOM 2	6.30
TOILET & BATH	5.20
BALCONY	7.00

APPROX. GROSS FLOOR AREA: 48.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOFDECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE JULY 2016

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2 BEDROOM E (END UNIT)

AREA ALLOCATION

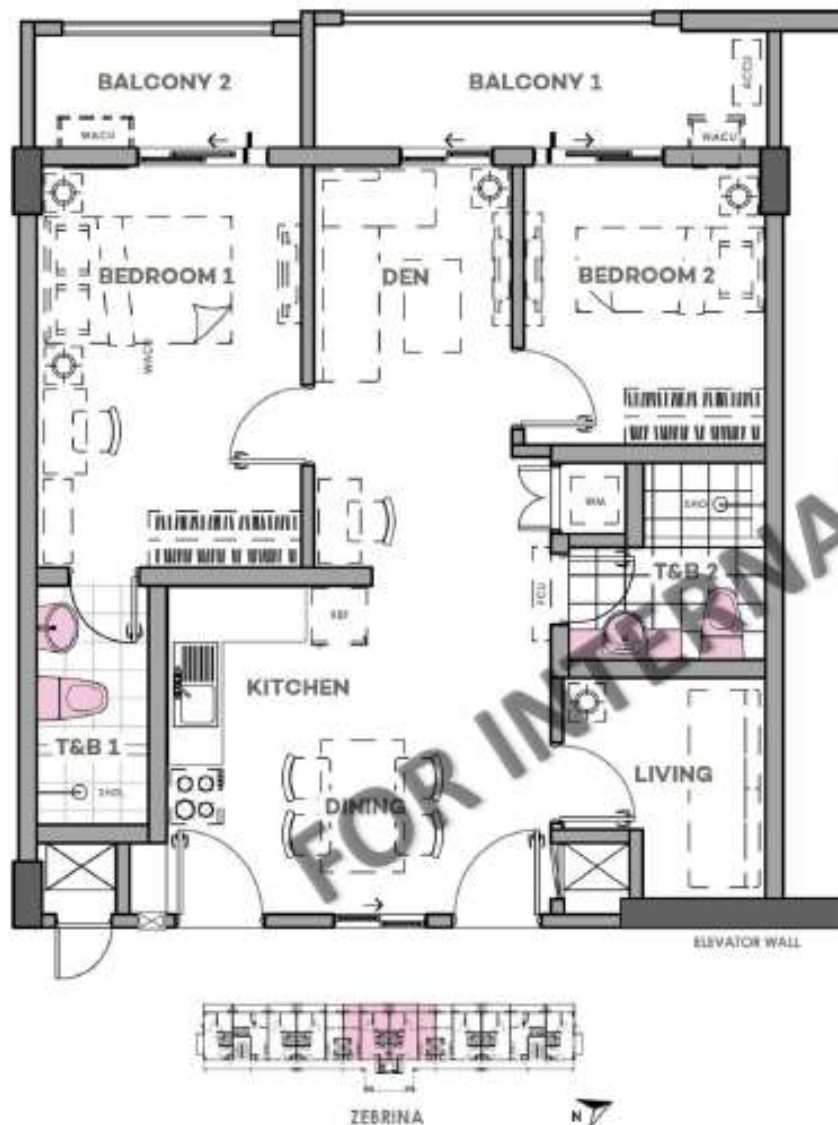
LIVING & DINING	14.60 sqm
KITCHEN	5.80
BEDROOM 1	9.60
BEDROOM 2	6.30
TOILET & BATH	5.20
BALCONY 1	7.00
BALCONY 2	5.00

APPROX. GROSS FLOOR AREA: 53.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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EFFECTIVE JULY 2016

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2 BEDROOM + DEN (TANDEM UNIT)

AREA ALLOCATION

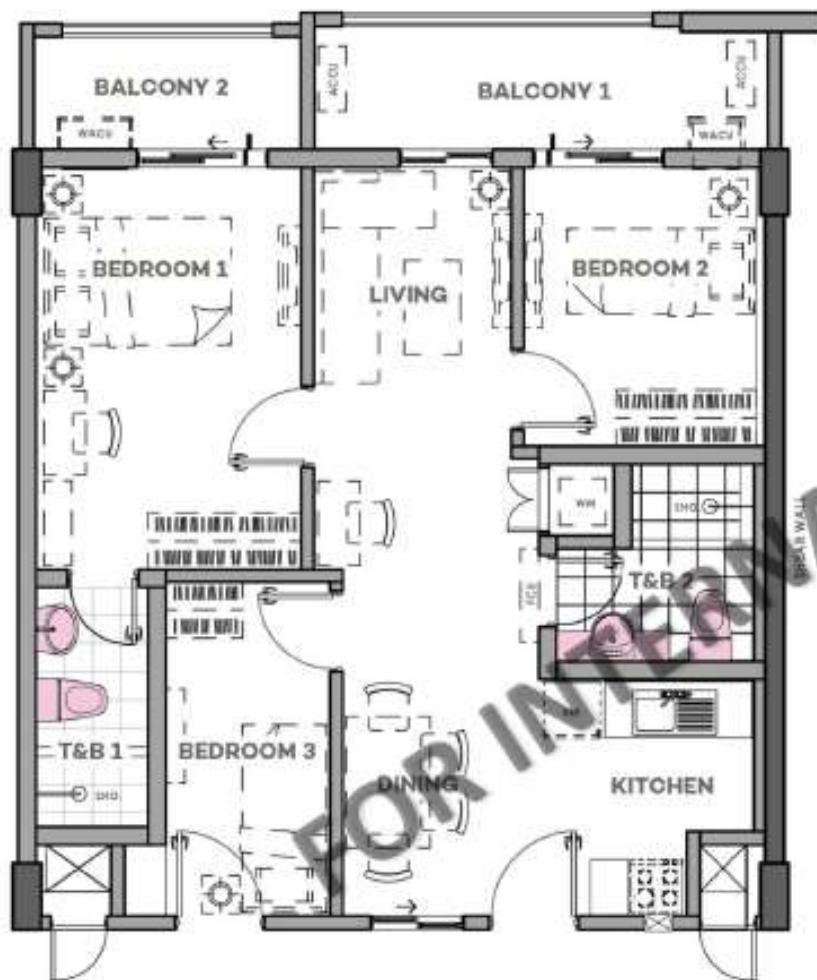
LIVING & DINING	20.00 sqm
KITCHEN	6.00
BEDROOM 1	13.60
BEDROOM 2	8.90
DEN	6.00
TOILET & BATH 1	4.80
TOILET & BATH 2	5.20
BALCONY 1	7.00
BALCONY 2	4.00

APPROX. GROSS FLOOR AREA: 75.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE JULY 2016

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3 BEDROOM A (TANDEM UNIT)

AREA ALLOCATION

LIVING & DINING	20.20 sqm
KITCHEN	5.80
BEDROOM 1	13.60
BEDROOM 2	8.90
BEDROOM 3	7.50
TOILET & BATH 1	4.80
TOILET & BATH 2	5.20
BALCONY 1	7.00
BALCONY 2	4.00

APPROX. GROSS FLOOR AREA: 77.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



ZEBRINA



EFFECTIVE JULY 2016

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

Turnover Finishes

ZEBRINA

RESIDENTIAL UNITS	1-BEDROOM UNIT	2-BEDROOM UNIT				3-BEDROOM UNIT
	24.50 sq.m	37.50sq.m	40.00sq.m	41.50sq.m	64.50sq.m	66.00sq.m
<u>FLOOR FINISHES</u>						
Living, Dining and Kitchen	Vinyl planks with baseboard	Ceramic Tiles with baseboard				
Bedrooms	Vinyl planks with baseboard					
Balcony	Ceramic tiles with pebble washout					
Toilet & Bath	Unglazed ceramic tiles					
<u>WALL FINISHES</u>						
Interior Walls	Painted finish					
Toilet	Ceramic tiles; Painted cement finish above wall tiles					
<u>CEILING FINISHES</u>						
Living, Dining and Kitchen	Painted plain cement finish					
Bedrooms	Painted plain cement finish					
Toilet & Bath	Painted ficemboard ceiling					
<u>SPECIALTIES</u>						
Kitchen Area	Granite finish kitchen countertop with cabinet system					
Toilet and Bath	Mirror Cabinet	Granite finish lavatory countertop			Granite finish lavatory countertop for T&B 1 only	
<u>DOORS</u>						
Entrance Door	Wooden door on metal jamb					
Bedroom Door	Aluminum sliding framed glass panel	Wooden door on metal jamb				
Toilet Door	Wooden door with half louver on metal jamb					
Balcony Door	Aluminum sliding framed glass panel with insect screen					
<u>WINDOWS</u>	Aluminum framed glass panel with insect screen (except awning windows)					

Turnover Finishes

ZEBRINA

RESIDENTIAL UNITS	1-BEDROOM UNIT	2-BEDROOM UNIT				3-BEDROOM UNIT
	24.50 sq.m	37.50sq.m	40.00sq.m	41.50sq.m	64.50sq.m	66.00sq.m
<u>FINISHING HARDWARE</u>						
Main Door Lockset	Mortise type keyed lockset					
Bedroom Lockset	Flush type keyed lockset	Lever type keyed lockset				
Toilet Lockset	Lever type privacy lockset					
<u>TOILET AND KITCHEN FIXTURES</u>						
Water Closet	Top flush, one-piece type					
Lavatory	Wall-hung with semi-pedestal type	Semi-counter top basin		Semi-counter top basin and wall-hung with semi-pedestal type		
Shower Head and Fittings	Exposed shower and mixer type					
Toilet Paper Holder	Recessed type					
Soap Holder	Niche at wall					
Kitchen Sink	Stainless steel, single bowl				Stainless steel, single bowl with one-side drainboard	
Kitchen Faucet	Gooseneck type				Rotary lever type	
Toilet Exhaust	Ceiling-mounted exhaust fan					
Kitchen exhaust	Rangehood Provision	Wall-mounted exhaust fan	Rangehood Provision	Wall-mounted exhaust fan	Rangehood Provision	Wall-mounted exhaust fan
AIR CONDITION	Provision for Window type Air Conditioning Unit	Provision for Window type and Split type Air Conditioning Unit				

Marantina

Project Details

MARANTINA

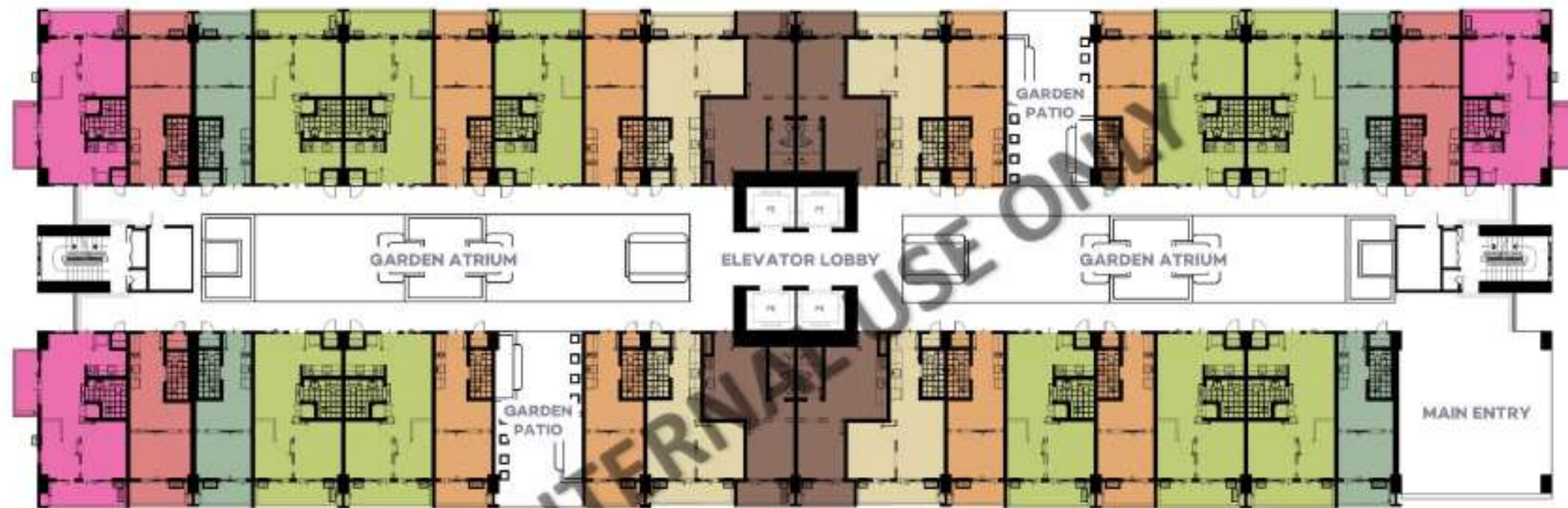
Unit Type	No. of Units	Unit Area	Balcony Area	Gross Area
1 Bedroom B (Inner Unit)	96	27	4	31
1 Bedroom C (Inner Unit)	47	27	4	31
1 Bedroom D (Inner Unit)	47	29.5	4.5	34
1 Bedroom E (Inner Unit)	48	33	7	40
1 Bedroom F (Inner Unit)	48	33	4	37
2 Bedroom C (Inner Unit)	133	41.5	7	48.5
2 Bedroom F (End Unit)	47	41.5	12	53.5
Total	466			



12 Residential Storeys

RFO Date: June 2020

Floor Plans

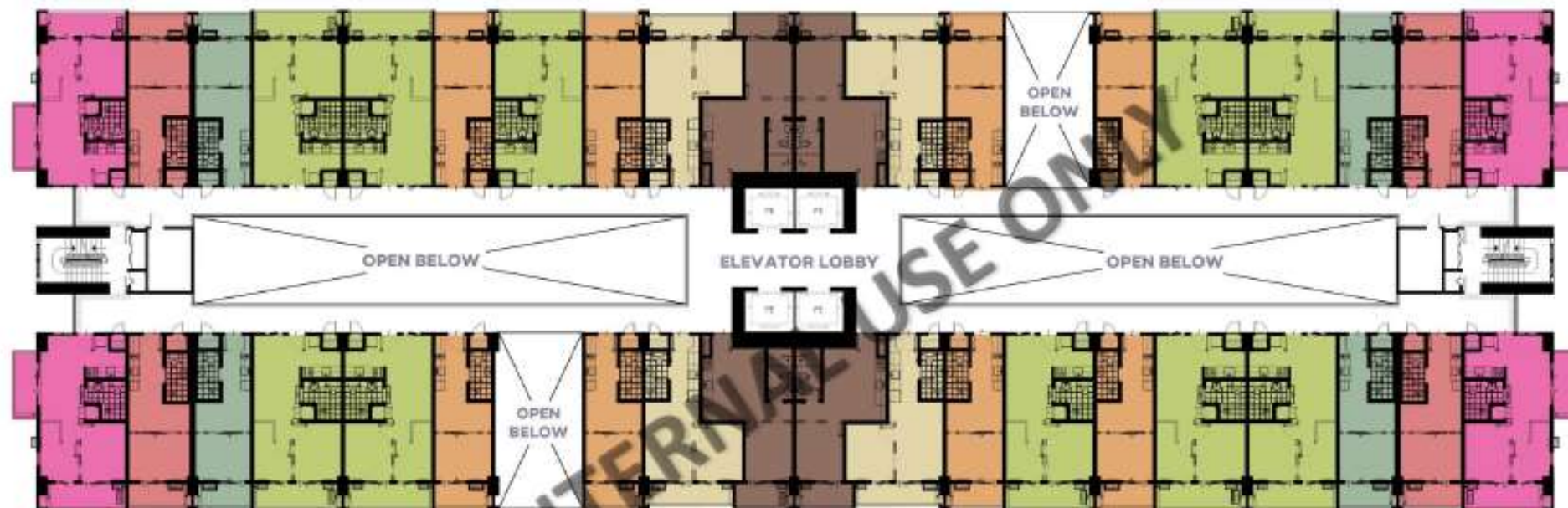


1 Bedroom B (Inner Unit) Approx. Gross Floor Area: 31.00 sqm	1 Bedroom D (Inner Unit) Approx. Gross Floor Area: 34.00 sqm	1 Bedroom F (Inner Unit) Approx. Gross Floor Area: 37.40 sqm	2 Bedroom F (End Unit) Approx. Gross Floor Area: 53.50 sqm
1 Bedroom C (Inner Unit) Approx. Gross Floor Area: 32.00 sqm	1 Bedroom E (Inner Unit) Approx. Gross Floor Area: 40.00 sqm	2 Bedroom C (Inner Unit) Approx. Gross Floor Area: 48.50 sqm	



Ground Floor Building Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

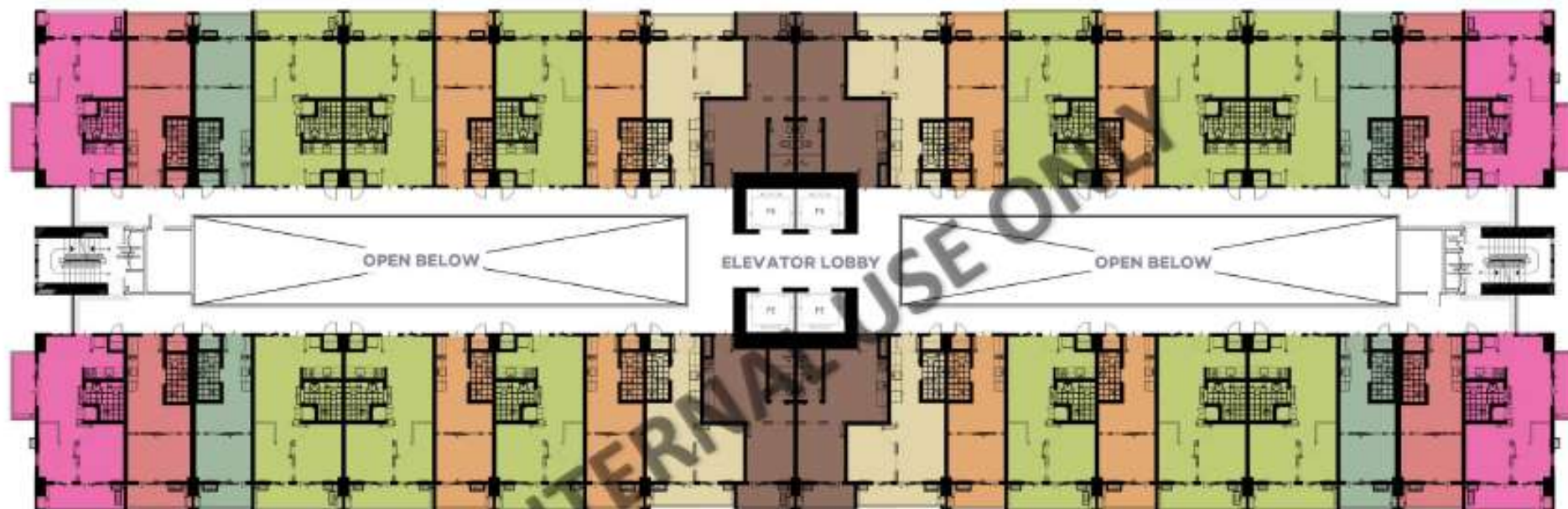


1 Bedroom B (Inner Unit) Approx. Gross Floor Area: 31.00 sqm	1 Bedroom D (Inner Unit) Approx. Gross Floor Area: 34.00 sqm	1 Bedroom F (Inner Unit) Approx. Gross Floor Area: 37.40 sqm	2 Bedroom F (End Unit) Approx. Gross Floor Area: 53.50 sqm
1 Bedroom C (Inner Unit) Approx. Gross Floor Area: 31.00 sqm	1 Bedroom E (Inner Unit) Approx. Gross Floor Area: 40.00 sqm	2 Bedroom C (Inner Unit) Approx. Gross Floor Area: 48.50 sqm	



2nd-3rd Floor Building Plan

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1 Bedroom B (Inner Unit) Approx. Gross Floor Area: 31.00 sqm	1 Bedroom D (Inner Unit) Approx. Gross Floor Area: 34.00 sqm	1 Bedroom F (Inner Unit) Approx. Gross Floor Area: 37.40 sqm	2 Bedroom F (End Unit) Approx. Gross Floor Area: 53.50 sqm
1 Bedroom C (Inner Unit) Approx. Gross Floor Area: 33.00 sqm	1 Bedroom E (Inner Unit) Approx. Gross Floor Area: 40.00 sqm	2 Bedroom C (Inner Unit) Approx. Gross Floor Area: 48.50 sqm	

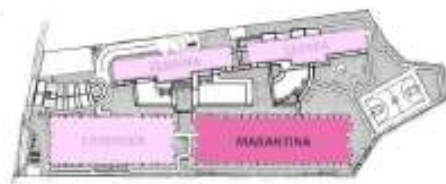


4th-6th , 10th-12th Floor Building Plan

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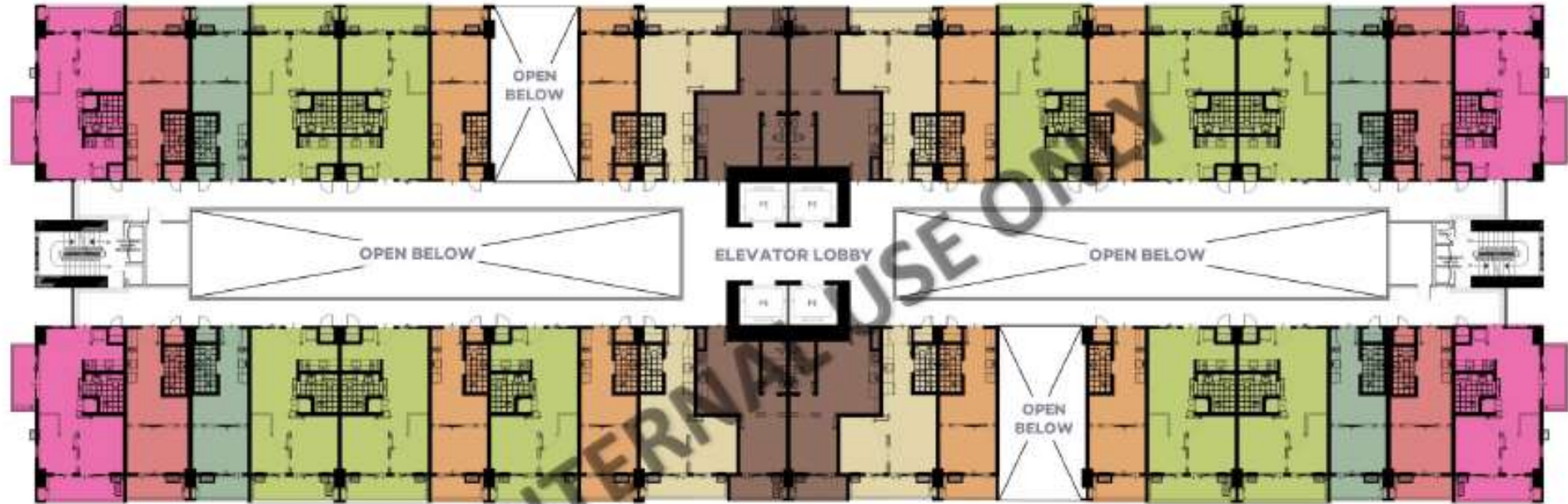


1 Bedroom B (Inner Unit) Approx. Gross Floor Area: 31.00 sqm	1 Bedroom D (Inner Unit) Approx. Gross Floor Area: 34.00 sqm	1 Bedroom F (Inner Unit) Approx. Gross Floor Area: 37.40 sqm	2 Bedroom F (End Unit) Approx. Gross Floor Area: 53.50 sqm
1 Bedroom C (Inner Unit) Approx. Gross Floor Area: 31.00 sqm	1 Bedroom E (Inner Unit) Approx. Gross Floor Area: 40.00 sqm	2 Bedroom C (Inner Unit) Approx. Gross Floor Area: 48.50 sqm	



7th Floor Building Plan

- Plans reflected as visuals are not to scale.
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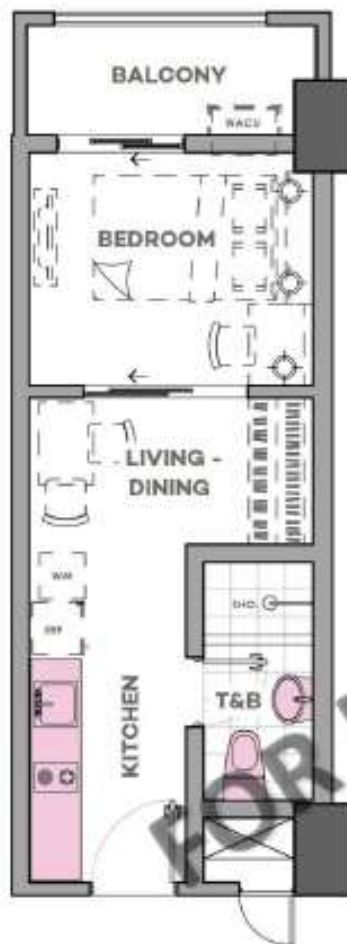
1 Bedroom B (Inner Unit) Approx. Gross Floor Area: 31.00 sqm	1 Bedroom D (Inner Unit) Approx. Gross Floor Area: 34.00 sqm	1 Bedroom F (Inner Unit) Approx. Gross Floor Area: 37.40 sqm	2 Bedroom F (End Unit) Approx. Gross Floor Area: 53.50 sqm
1 Bedroom C (Inner Unit) Approx. Gross Floor Area: 33.00 sqm	1 Bedroom E (Inner Unit) Approx. Gross Floor Area: 40.00 sqm	2 Bedroom C (Inner Unit) Approx. Gross Floor Area: 48.50 sqm	



8th-9th Floor Building Plan

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- Please check the specifications of the particular unit you are interested on purchasing with your seller.

Unit Layouts



1 BEDROOM B (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	5.55 sqm
KITCHEN	7.20
BEDROOM	9.25
TOILET & BATH	5.00
BALCONY	4.00

APPROX. GROSS FLOOR AREA: 31.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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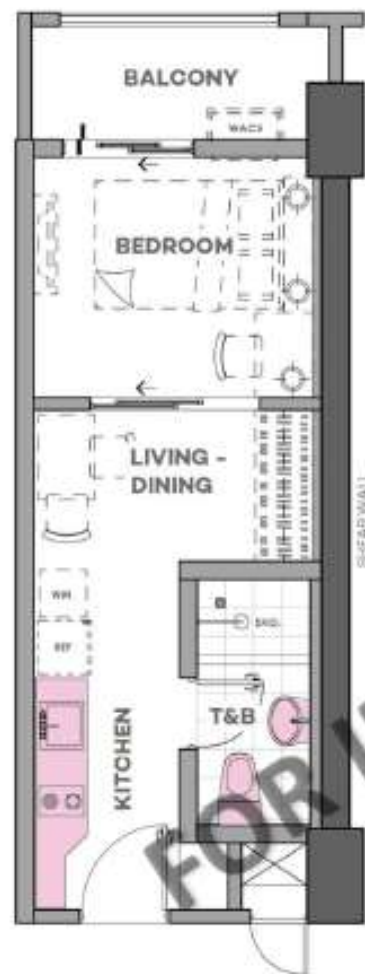


MARANTINA



EFFECTIVE JULY 2016

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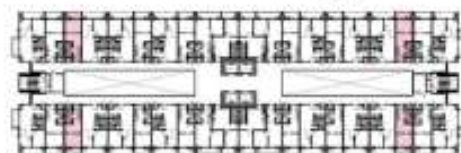
1 BEDROOM C (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	5.55 sqm
KITCHEN	7.20
BEDROOM	9.25
TOILET & BATH	5.00
BALCONY	4.00

APPROX. GROSS FLOOR AREA: 31.00 sqm

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MARANTINA



EFFECTIVE JULY 2016

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



1 BEDROOM D (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	6.30 sqm
KITCHEN	8.20
BEDROOM	10.00
TOILET & BATH	5.00
BALCONY	4.50

APPROX. GROSS FLOOR AREA: 34.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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- KEY PLAN IS BASED ON TYPICAL FLOOR.



EFFECTIVE JULY 2016

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



MARANTINA



1 BEDROOM E (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	11.50 sqm
KITCHEN	7.50
BEDROOM	9.00
TOILET & BATH	5.00
BALCONY	7.00

APPROX. GROSS FLOOR AREA: 40.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE JULY 2016

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



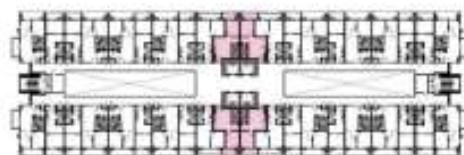
1 BEDROOM F (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	11.20 sqm
KITCHEN	7.60
BEDROOM	9.40
TOILET & BATH	4.80
BALCONY	4.00

APPROX. GROSS FLOOR AREA: 37.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

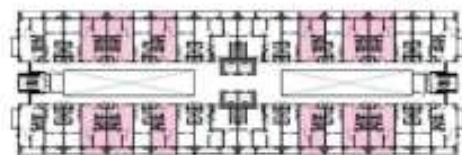


MARANTINA



EFFECTIVE JULY 2016

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



MARANTINA



2 BEDROOM C (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	14.60 sqm
KITCHEN	5.80
BEDROOM 1	9.60
BEDROOM 2	6.30
TOILET & BATH	5.20
BALCONY	7.00

APPROX. GROSS FLOOR AREA: 48.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE JULY 2016

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



2 BEDROOM F (END UNIT)

AREA ALLOCATION

LIVING & DINING	14.60 sqm
KITCHEN	5.80
BEDROOM 1	9.60
BEDROOM 2	6.30
TOILET & BATH	5.20
BALCONY 1	7.00
BALCONY 2	5.00

APPROX. GROSS FLOOR AREA: 53.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE JULY 2016

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



3 BEDROOM B (TANDEM UNIT)

AREA ALLOCATION

LIVING & DINING	20.30 sqm
KITCHEN	5.80
BEDROOM 1	15.50
BEDROOM 2	9.40
BEDROOM 3	7.30
TOILET & BATH 1	5.20
TOILET & BATH 2	5.00
BALCONY 1	7.00
BALCONY 2	4.00

APPROX. GROSS FLOOR AREA: 79.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

Turnover Finishes

MARANTINA

RESIDENTIAL UNITS	1-BEDROOM UNIT				2-BEDROOM UNIT	TANDEM UNIT
	27.00 sq.m	29.50 sq.m	33.00 sq.m (TYPE D / D.1)	33.00 sq.m (TYPE E / E.1)	41.50sq.m	68.50sq.m
<u>FLOOR FINISHES</u>						
Living, Dining and Kitchen	Vinyl planks with baseboard				Ceramic Tiles with baseboard	
Bedrooms	Vinyl planks with baseboard					
Balcony	Ceramic tiles with pebble washout					
Toilet & Bath	Unglazed ceramic tiles					
<u>WALL FINISHES</u>						
Interior Walls	Painted finish					
Toilet	Ceramic tiles; Painted cement finish above wall tiles					
<u>CEILING FINISHES</u>						
Living, Dining and Kitchen	Painted plain cement finish					
Bedrooms	Painted plain cement finish					
Toilet & Bath	Painted ficemboard ceiling					
<u>SPECIALTIES</u>						
Kitchen Area	Granite finish kitchen countertop with cabinet system					
Toilet and Bath	Mirror Cabinet				Granite finish lavatory countertop	Granite finish lavatory countertop for T&B 1 only
<u>DOORS</u>						
Entrance Door	Wooden door on metal jamb					
Bedroom Door	Aluminum sliding framed glass panel			Wooden door on metal jamb		
Toilet Door	Wooden door with half louver on metal jamb					
Balcony Door	Aluminum sliding framed glass panel with insect screen					
<u>WINDOWS</u>	Aluminum framed glass panel with insect screen (except awning windows)					

Turnover Finishes

MARANTINA

RESIDENTIAL UNITS	1-BEDROOM UNIT				2-BEDROOM UNIT	TANDEM UNIT
	27.00 sq.m	29.50 sq.m	33.00 sq.m (TYPE D / D.1)	33.00 sq.m (TYPE E / E.1)	41.50sq.m	68.50sq.m
<u>FINISHING HARDWARE</u>						
Main Door Lockset	Mortise type keyed lockset					
Bedroom Lockset	Flush type keyed lockset				Lever type keyed lockset	
Toilet Lockset	Lever type privacy lockset					
<u>TOILET AND KITCHEN FIXTURES</u>						
Water Closet	Top flush, one-piece type					
Lavatory	Wall-hung with semi-pedestal type				Semi-counter top basin	Semi-counter top basin and wall-hung with semi-pedestal type
Shower Head and Fittings	Exposed shower and mixer type					
Toilet Paper Holder	Recessed type					
Soap Holder	Niche at wall					
Kitchen Sink	Stainless steel, single bowl					Stainless steel, single bowl with one-side drainboard
Kitchen Faucet	Gooseneck type					Rotary lever type
Toilet Exhaust	Ceiling-mounted exhaust fan					
Kitchen exhaust	Rangehood Provision					
AIR CONDITION	Provision for Window type Air Conditioning Unit			Provision for Window type and Split type Air Conditioning Unit		

Longer Payment Terms

Building	RFO Date	Length of Downpayment
Zebrina	October, 2019	38 Months
Marantina	June, 2020	46 Months

Selling Program, Payment Terms, Implementation Guidelines

Building	Unit Type	# of Units	Unit Area	Gross Area	List Price (As per Price list)	
			(sq.m, more or less)	(sq.m, w/ Service area & Balcony)	Min	Max
Zebrina	1BR-A (Inner)	28	24.5	32.5	2.75 Mn*	2.95 Mn*
	2BR-A (Inner)	14	37.5	49.5	3.30 Mn*	3.50 Mn*
	2BR-B (Inner)	14	40	51	3.45 Mn*	3.65 Mn*
	2BR-D (Inner)	28	41.5	52.5	3.50 Mn*	3.90 Mn*
	2BR-E (End)	14	41.5	57.5	3.70 Mn*	4.08 Mn*
	Sub Total	98				
	Parking					
	Covered Parking	63	12.5	12.5	700k*	750k*
	Tandem Covered Parking	6 (12 slots)	25	25	1.26 Mn*	
	Sub Total	75				
Total # of Units Launch		98				
Total # of Parking Slots Launch		75				

*For closing fees, refer to memo #PD-12-10-019 dated October 15, 2012.

Selling Program, Payment Terms, Implementation Guidelines

Building	Unit Type	# of Units	Unit Area	Gross Area	List Price (As per Price list)	
			(sq.m, more or less)	(sq.m, w/ Service area & Balcony)	Min	Max
Marantina	1BR-B (Inner)	96	27	31	2.69 Mn*	2.99 Mn*
	1BR-C (Inner)	47	27	31	2.65 Mn*	2.90 Mn*
	1BR-D (Inner)	47	29.5	34	2.88 Mn*	3.16 Mn*
	1BR-E (Inner)	48	33	40	2.96 Mn*	3.21 Mn*
	1BR-F (Inner)	48	33	37	2.92 Mn*	3.16 Mn*
	2BR-C (Inner)	133	41.5	48.5	3.264 Mn*	3.264 Mn*
	2BR-F (End)	47	41.5	53.5		
	Sub Total	466				
	Parking					
	Covered Parking	82	12.5	12.5	700k*	750k*
	Tandem Covered Parking	3 (6 slots)	25	25	1,260,000*	
	Sub Total	88				
Total # of Units Launch		466				
Total # of Parking Slots Launch		88				

*For closing fees, refer to memo #PD-12-10-019 dated October 15, 2012.

Selling Program, Payment Terms, Implementation Guidelines

PAYMENT TERMS

ZEBRINA

30% DP – All units

MARANTINA

20% DP - Front Units &
All Units at
Atrium Floors
15% DP - Rear Units

Effectivity of Price List

August 4, 2016

RFO DATE

Zebrina – October 2019

Marantina – June 2020



Selling Program, Payment Terms, Implementation Guidelines



ZEBRINA
30% DP – All units

**Effectivity of
Price List**
August 4, 2016

RFO DATE
Zebrina – October 2019

SAMPLE COMPUTATION		Inner Unit	End Unit
Unit Area (sqm)		24.50	41.50
		w/ Balcony & Service Area	
List Price (Maximum)		2,950,000	4,080,000
Regular Discount (if BF)	6.0%	177,000	244,800
List Price, Net		2,773,000	3,835,200
PDC Discount (If requirements are completed within 30 days)	2%	55,460	76,704
Total Contract Price		2,717,540	3,758,496
Closing Fees	10%	271,754	375,850

Reservation Fee		20,000	20,000
Down Payment	30%	815,262	1,127,549
No. of Months til RFO		38 Months	38 Months
Monthly Payment (Less Reservation Fee)		20,928	29,146
Monthly Payment (with Closing Fees)		28,079	39,037

Balance - BF	70%	1,902,278	2,630,947
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*For discount rates, refer to memo #FIN-12-03-030.

Selling Program, Payment Terms, Implementation Guidelines



MARANTINA

20% DP Front Units & All
Units at Atrium Floors

Effectivity of Price List

August 4, 2016

RFO DATE

Marantina – June 2020

SAMPLE COMPUTATION	FRONT UNITS & ALL UNITS AT ATRIUM FLOORS	
	Inner Unit	End Unit
Unit Area (sqm)	27.00	41.50
List Price (maximum)	2,990,000.00	3,264,000.00
Regular Discount (if BF) 5.0%	149,500.00	163,200.00
Cash Price	2,840,500.00	3,100,800.00
PDC Discount (If requirements are completed within 30 days) 2%	56,810.00	62,016.00
Total Contract Price	2,783,690.00	3,038,784.00
Closing Fees 10%	278,369.00	303,878.40

Reservation Fee	20,000.00	20,000.00
Down Payment 20%	556,738.00	607,756.80
No. of Months til RFO	46 Months	46 Months
Monthly Payment (Less Reservation Fee)	11,668.22	12,777.32
Monthly Payment (with Closing Fees)	17,719.72	19,383.37

Balance - BF	80%	2,226,952.00	2,431,027.20
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*For discount rates, refer to memo #FIN-12-03-030.

Selling Program, Payment Terms, Implementation Guidelines



MARANTINA
15% DP Rear Units

**Effectivity of
Price List**
August 4, 2016

RFO DATE
Marantina – June 2020

SAMPLE COMPUTATION	REAR UNITS	
	Inner Unit	End Unit
Unit Area (sqm)	27.00	41.50
List Price (maximum)	2,990,000	3,264,000
Regular Discount (if BF) 4.5%	134,550	146,880
List Price, Net	2,855,450	3,117,120
PDC Discount (If requirements are completed within 30 days) 2%	57,109	62,342
Total Contract Price	2,798,341	3,054,778
Closing Fees 10%	279,834	305,478

Reservation Fee	20,000	20,000
Down Payment 15%	419,751	458,217
No. of Months til RFO	46 Months	46 Months
Monthly Payment (Less Reservation Fee)	8,690	9,526
Monthly Payment (with Closing Fees)	14,774	16,167

Balance - BF 85%	2,378,589.85	2,596,560.96
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*For discount rates, refer to memo #FIN-12-03-030.

Selling Program, Payment Terms, Implementation Guidelines

Building	DP%	Monthly DP Amortization (inclusive of 10% closing Fees)	
		Min	Max
Zebrina	30%	26,140	39,037
Marantina	15% / 20%	13,044	16,167

Building	DP%	Monthly DP Amortization (w/o closing Fees)	
		Min	Max
Zebrina	30%	19,473	29,146
Marantina	15% / 20%	7,653	9,526

*Zebrina RFO date : Oct. 2019

**Marantina RFO date: Jun. 2020

*For discount rates, refer to memo #FIN-12-03-030.

3D Unit Layouts



1 Bedroom B – 27 sqm



1 Bedroom E – 33 sqm

FOR INTERNAL USE ONLY



2 Bedroom C – 41.5 sqm



2 Bedroom F – 41.5 sqm

FOR INTERNAL USE ONLY

DISCLAIMER

In its continuing desire to improve the project, DMCI Homes reserves the right to change product features, prices and terms without prior notice and approval. Floor plans and perspectives depicted in this material are for demonstration purposes only and should not be relied upon as final project plans.