



*Feels real good to be home*

# Lumiere

RESIDENCES

**PROJECT BRIEF**

# Project Overview

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<b>Size of Development</b>	11,592 sqm.
<b>Project Type</b>	High-rise Residential Development
<b>Location</b>	Pasig Blvd., cor. Shaw Blvd., Pasig City
<b>Unit Mix</b>	Studio, 2-BR, 3-BR
<b>Number of Buildings</b>	2 (East and West)
<b>Number of Floors</b>	East – 36 and West – 37 Residential; 6 Basement parking
<b>Parking Ratio</b>	95%





# Vicinity Map



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# Location

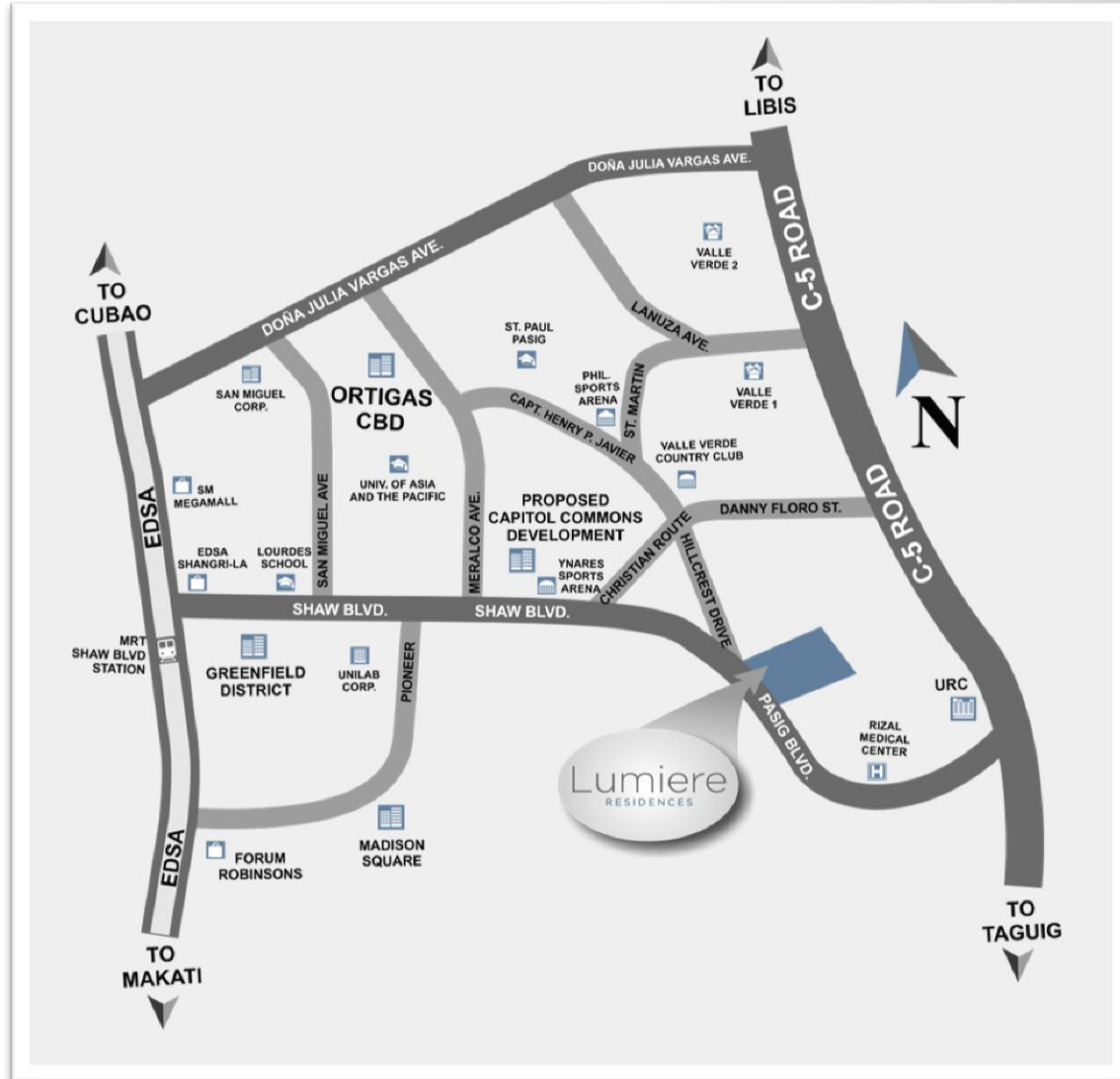
How to get there:

VIA EDSA (from Quezon City)

Make a left turn at Ortigas flyover, proceed to Meralco Ave. and turn left to Capt. Henry Javier. Drive straight to reach Pasig Blvd.

VIA C5 (from Makati/BGC)

Take C5 northbound route and make a U-turn upon reaching Bagong Ilog flyover. Turn right to Pasig Blvd.





# Nearby Establishments

## Commercial

Forum Robinsons	2.56km
Market! Market!	3.02km
SM Supercenter Pasig	3.67km
Tiendesitas	4.09km
Shangri-la mall	1.91km
SM Megamall	2.23km
Eastwood	5.7km
Metrowalk	2.3km
MC Home Depot	2.5km
Madison Square	2.0km
Pioneer Center	1.41km
Puregold Pioneer	1.2km
Ynares Stadium	0.65km
Philippine Sports Arena (Ultra)	1.0km
Frontera Verde	3.4km
Silver City	3.5km
Capitol Commons	0.75km

## Business Centers

Ortigas Center	2.0 km
Bonifacio Global City	3.5 km
Makati CBD	7.0 km
Libis	5.7 km

## Schools

St. Paul College	1.58km
University of Asia & the Pacific	1.67km
Lourdes School	1.8km
Pamantasan ng Lungsod ng Pasig	2.16km
Pasig Catholic College:	2.46km
Domuschola International School	1.33km

## Hospitals

Rizal Medical Center:	0.59km
Pasig City General Hospital:	5.05km
The Medical City:	2.87km
St. Therese Hospital:	4.28km

Why choose

# Lumiere

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# Sitback, Relax and Enjoy

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Enjoy the goodness of morning as the sun rises from the silhouettes of Antipolo hills greeting you with its rays.

Move on the other window and you'll see the invigorating amenities area inviting you to take a breath and start the day right.

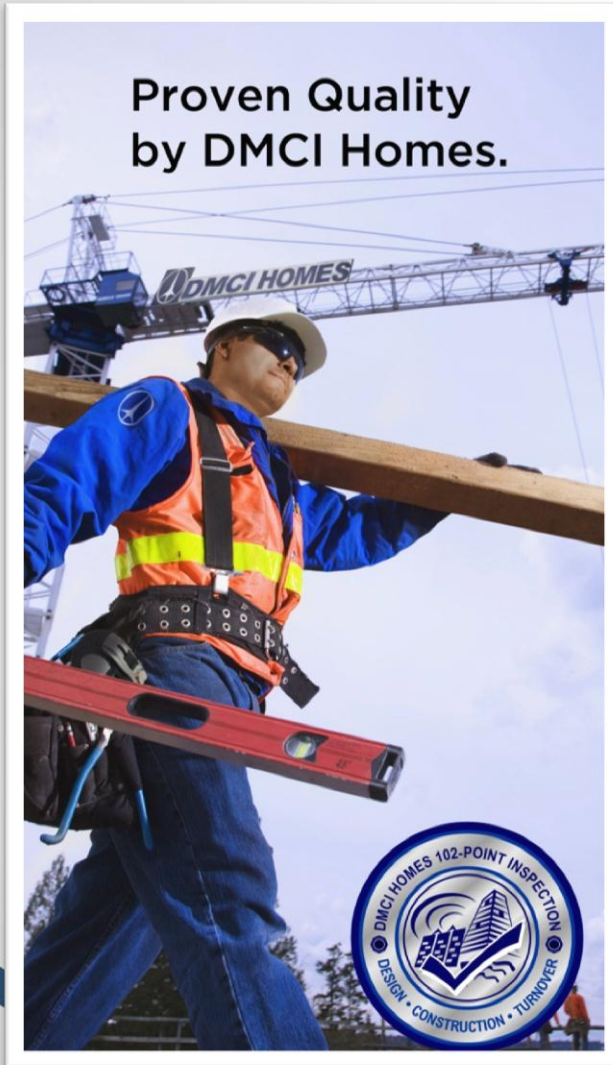
Who would have thought you have them just outside your home?



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# Proven Quality



Lumiere Residences bears the DMCI Homes Quality Seal, which represents our commitment to deliver homes that are built to last. A 102-point inspection shall be conducted to make sure that quality comes above all.

From the company of innovative builders and engineering experts that develops modern day living solutions for urban families, this development is built with world-standard craftsmanship borne from D.M. Consunji Inc.'s almost 60 years of expertise in the construction and development industry. Its corporate philosophy is anchored on a deep understanding that buying a home is more about investing in a better way of living.

DMCI Homes is a developer recognized by different organizations for giving value to your hard-earned money.

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# Safety and Structural Integrity

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A testament of quality in building, DMCI Homes partners with one of the country's well-known structural engineering consulting firms, Macro. Macro Consulting Structural Engineers provides services to its local and international clients to assure structural stability of their developments.

Just like other DMCI projects that defined the DMCI brand, Lumiere Residences is designed to last the test of time.



The Makati skyline is a towering testament of DMCI's expertise in building.

Buildings with red markers were built by DMCI.



AERIAL SHOT OF MAKATI CBD FROM THE DMCI ARCHIVES

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[dmcihomes.com](http://dmcihomes.com)

# Strategic Position



Are you going to the north or to the south of the metro?

Wherever your destination is should not be a problem if you're living in Lumiere Residences. A few drive to the west is EDSA and a few drive to the east is c5. Important and interesting places are within your reach and you're just at the center of all.



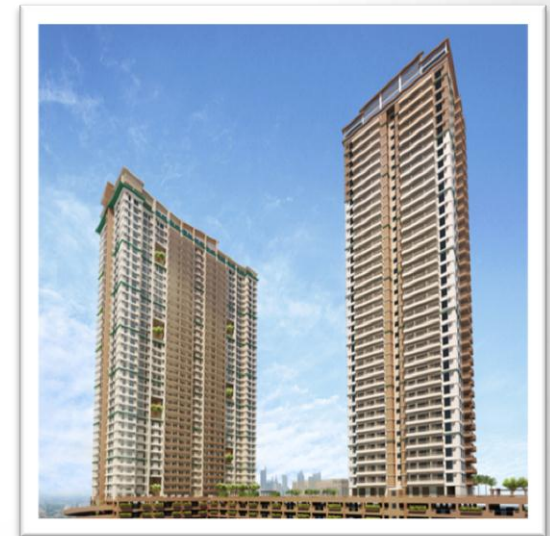


# Design Innovation

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Aside from the picturesque views surrounding you, you will surely love the natural light and air permeating inside the buildings. With DMCI Homes' signature design innovation of Lumiventt technology, no need to spend much in electricity bills to keep you feel light and cool.

Not to mention the extended patios present in Lumiere Residences, only relaxation and serenity can be experienced even you're inside the buildings.



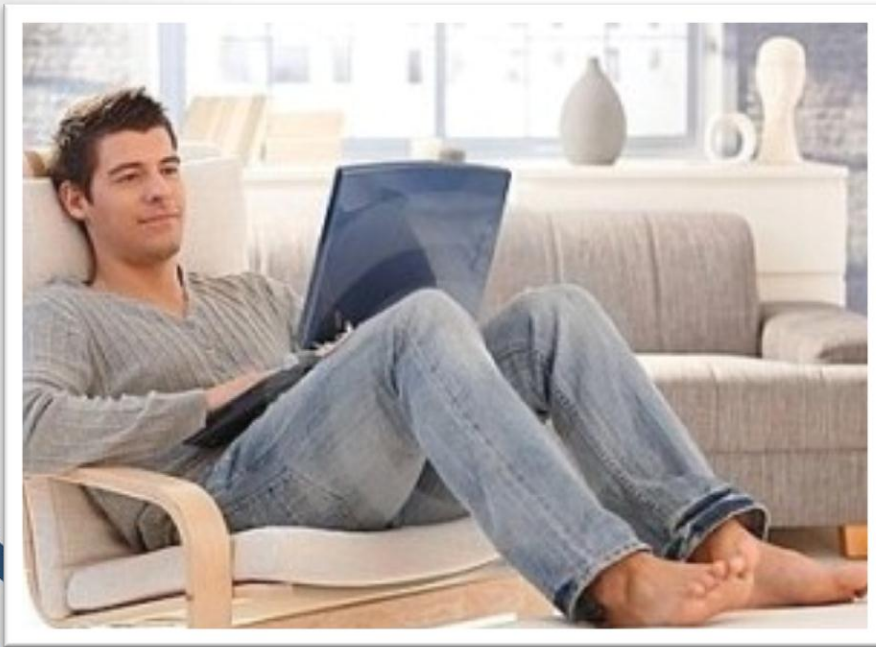
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# Light and Easy

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Using clean and modern lines, light colors and natural tone accents, Lumiere Residences will surely change the way you see Pasig City.

Apart from the sturdy buildings to rise in the area, lush landscapes will be infused to keep you feel at ease all the time.



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# The Target Market

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## DEMOGRAPHICS

### Primary

- Upgraders and end-users
- Young professionals
- Start up families
- B and C1 market (Php 100,000 monthly income and above) who can afford monthly amortizations and assoc. dues in the future without sacrificing lifestyle
- 30-40 years old
- From Pasig (particularly from well-known subdivisions and barangays), and Mandaluyong City. Also those coming from Quezon City (Green Meadows area) and Rizal.

### Secondary

- First time home owners
- Halfway homes
- Investors



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# The Target Market

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## PSYCHOGRAPHICS

These are competent individuals who are discerning and value their social status by having sophisticated taste, even in terms of aesthetics, brand quality and product features. They prefer developers who have established brands, especially those who cater to a market where they think they belong to. They also prioritize style and design, thus, aesthetics appeal to them, alongside quality.

They desire to live in a community that will give them pride on what they have worked for.

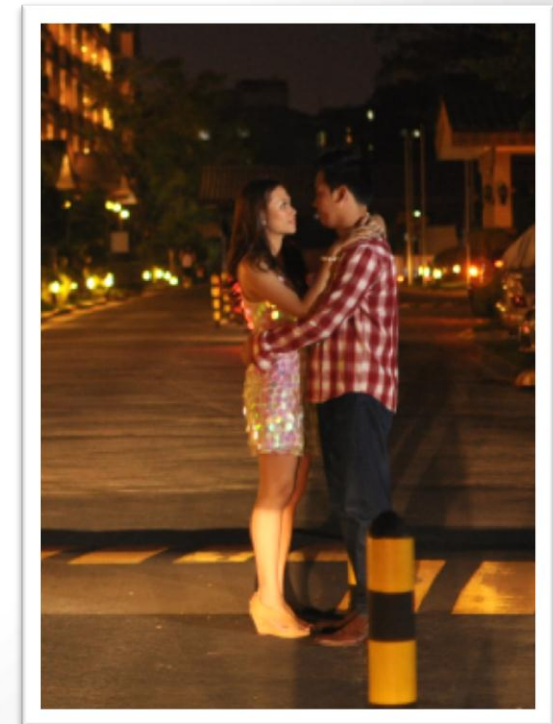
# Personification

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Newly-wed, Miguel and Arianne, rents a house located at Greenwoods Subdivision, Pasig City. Miguel has recently been promoted as a Manager of Accounting Department while his wife heads the Human Resources group of a multinational IT company based in Ortigas Center.

They share the same interest when it comes to food – they love eating different cuisines. After work, they usually drop by in restaurants in the Kapitolyo area.

Every time they arrive early at home, both of them would prepare and experiment on new dishes. They also collect various cookbooks and watch cooking shows. However due to their increasing workloads and responsibilities, they usually find lesser time with each other. They're looking for a place closer to their work place so they would still be able to spend more quality time together.



# The Logo

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# Lumiere

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The Lumiere Residences logo features minimalist typography that represents the development's understated elegance. "Lumiere" is French for *light*, a luminescence from sun or other source. However, instead of conveying illumination, the logo expresses buoyancy which embodies the development's architectural style. The project is two-tower, high-rise residential building that features Modern Tropical architecture with clean lines and nominal design elements. The colors used in typography were steel gray that defines the modernity of the building, and blue that characterizes the development's thrust for resort-style living.



C-58 M-50 Y-49 K-17  
PANTONE 424C



C-90 M-68 Y-33 K-15  
PANTONE 7700C



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# Teaser Leaflet

SEE PASIG CITY IN A NEW LIGHT. SOON.

DMCI HOMES  
**Lumiere**  
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From DMCI Homes,  
the leader of resort-inspired developments,  
Lumiere Residences will soon rise  
in Pasig City.



324.8888  
dmcihomes.com



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For announcement purposes only.

dmcihomes.com

# Project Leaflet



The leading light  
in resort-style living

A resplendent landmark  
and an archetype  
of engineering excellence.  
Lumiere Residences  
is a high-rise residential  
enclave that will light up  
Pasig City's illustrious skyline.

DMCI HOMES  
**Lumiere**  
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Pasig Blvd. cor. Shaw Blvd., Pasig City



## Home is where you call it a day

At Lumiere Residences, going home becomes a much anticipated interlude from the demands of living in the city. Ease yourself into a resort-style condo community where every corner is created to accommodate a delightful living experience.

Rising 37-stories from 16 hectares of prime land, this two-tower development features Modern Tropical architecture and DMCI Homes' building design innovation: Lumiventil, from 'lumen' meaning light and 'ventus' meaning wind. This design technology allows ambient light and fresh air to permeate the building and all unit spaces within.



## Development Features and Amenities

Swimming Pool and  
Pool Deck Area  
Gazebos  
Palm Promenade  
Children's Play Court  
Basketball Court  
Multipurpose Area  
Open Lounge  
View Deck/Seating Area  
Sky Park  
Sky Lounge  
Sky Patios

Day Care Center  
Fitness Gym  
Spa & Sauna  
Audio/Visual Room  
Function Room  
Study Room  
Game Area  
Coffee Shop  
Convenience Store  
Laundry Station  
Water Refill Station  
Mail Room

Six (6) Elevators per Building  
CCTV Cameras  
Provision for PLDT Fiber  
Full Back-up Power  
24-hour Security  
Electrified Perimeter Fence



## Defining spaces and refining lifestyles

Lumiere Residences offers larger-than-visual unit spaces. Generously laid out Studio, 2-Bedroom and 3-bedroom unit configurations and your own balcony give you more room for greater possibilities.



2-Bedroom Unit  
Approx. Gross Floor Area: 56.00 sqm



3-Bedroom Unit  
Approx. Gross Floor Area: 83.50 sqm

Floor plans are not to scale.  
Other unit configurations are also available.



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bears the DMCI Homes Quality Seal, which represents our  
or homes that are built to last. Your new home is subject to our  
management system, and comes with a 2-year limited warranty\*.

lity provide a one-year warranty. DMCI Homes' 2-year limited warranty covers  
rest operate items subject to daily wear and tear. Terms and conditions apply.

announcement purposes only.

# Project in Focus

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# Project Details

<b>Size of Development</b>	11,592 sqm.
<b>Location</b>	Pasig Blvd., cor. Shaw Blvd., Pasig City
<b>Building Footprint</b>	3,255 sqm
<b>Amenity Area</b>	6,741 sqm*
<b>Parking Slots</b>	1,580 parking slots

\*Main Amenity Area, Palm Promenade, Sky Garden



## Project Unit Mix

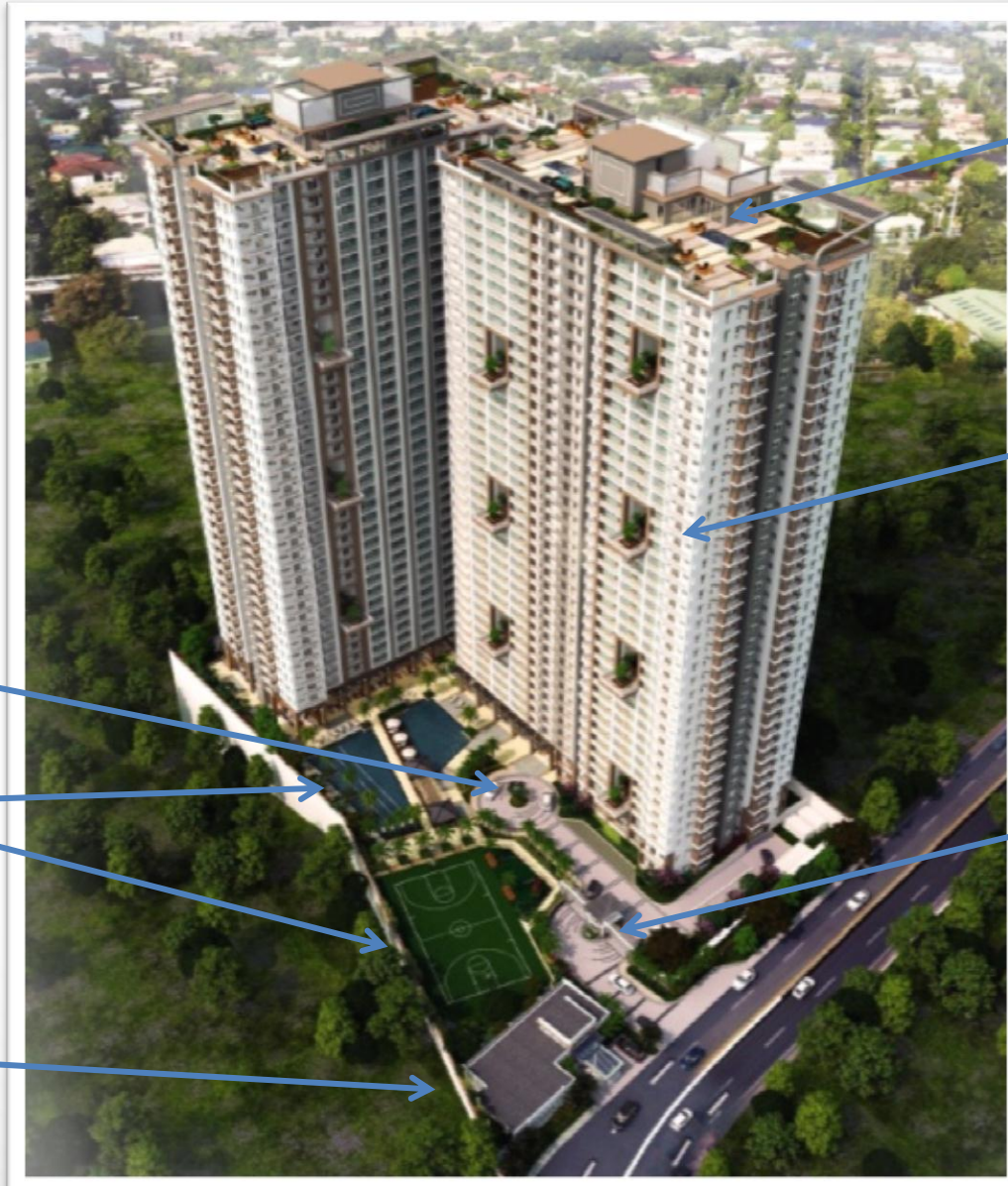
Description	Unit Area	Balcony Area	Gross Area	# of Units
<b>Studio</b>	24	4	28	<b>340</b>
<b>2 Bedroom A (Inner)</b>	48	8	56	<b>440</b>
<b>2 Bedroom B (Inner)</b>	48	8	56	<b>256</b>
<b>2 Bedroom C (Inner)</b>	45	7	52	<b>292</b>
<b>2 Bedroom D (End)</b>	52	13	65	<b>72</b>
<b>3 Bedroom (End)</b>	70	13.5	83.5	<b>220</b>

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Total Number of Units: **1,620**

[dmcihomes.com](http://dmcihomes.com)

# Aerial View



Sky Lounge/  
Sky Garden

Extended Sky  
Patios

Main  
Guardhouse

Main Drop-Off

Main Amenity  
Area

Sales Office

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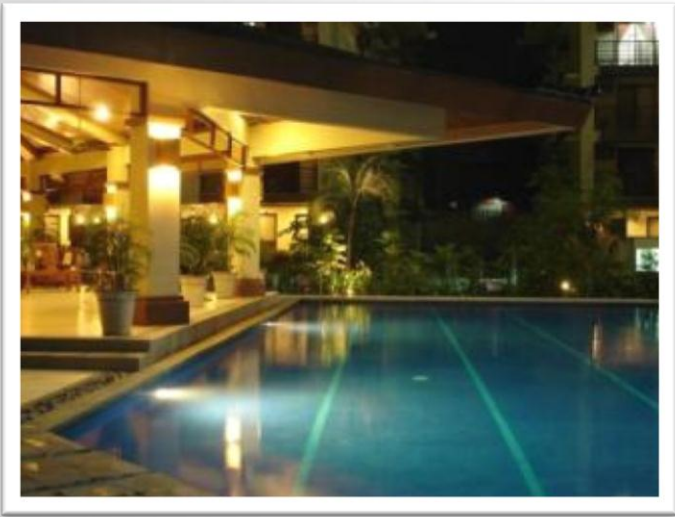


# Site Development Plan





# Amenities, Facilities and Features



## Outdoor Amenities

- Swimming Pool & Pool Deck Area
- Gazebos
- Children's Playcourt
- Basketball Court
- **View Deck**
- **Palm Promenade**
- Sky Garden

## Indoor Amenities

- Open Lounge
- Function Room
- Day Care Center
- Convenience Store
- Study Room
- Sky Lounge
- Multi-Purpose Area
- Coffee Shop
- Game Area
- AVR
- Fitness Gym

## Building Features

- **Lumiventt Technology**
- **Extended Sky Patios**
- **Full Back-Up Power**
- **Six(6) Elevators per building**
- Mail Room
- Laundry Station
- Water Refill Station
- Property Management Office
- CCTV Cameras
- 24 Hour Security
- Gate & Guardhouse
- Electrified Perimeter Fence
- Fire Detection & Sprinkler System

# Perspectives

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# Building Façade at Night

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# Sales Office

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# Main Gate & Guardhouse



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# Main Amenity Area



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# Lap Pool & Deck



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# Kiddie Pool

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# Children's Playcourt



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# Palm Promenade



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# Multi Purpose Area



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# Garden Atrium

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# Sky Patio

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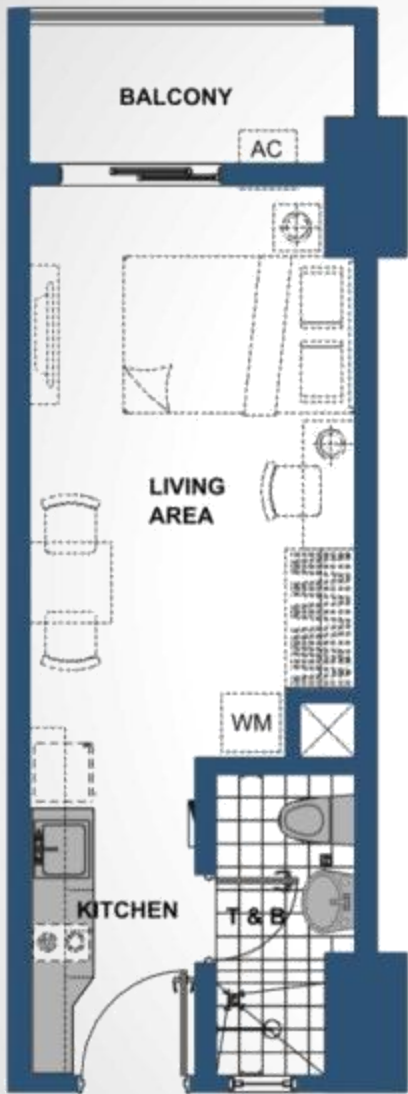
# Unit Layouts

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# Unit Layouts

## Studio Unit with Balcony

Approx. Gross Floor Area: 28.00 sqm



### AREA ALLOCATION

LIVING AREA	15.00 sqm
KITCHEN	5.00
TOILET & BATH	4.00
BALCONY	4.00

**APPROX. GROSS FLOOR AREA: 28.00 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 IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.





# Unit Layouts

## 2-Bedroom Unit A with Balcony Approx. Gross Floor Area: 56.00 sqm



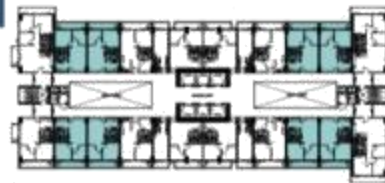
### AREA ALLOCATION

LIVING & DINING	18.15 sqm
KITCHEN	6.45
BEDROOM 1	10.70
BEDROOM 2	7.10
TOILET & BATH	5.60
BALCONY	8.00

**APPROX. GROSS FLOOR AREA: 56.00 sqm**

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WEST TOWER



EAST TOWER



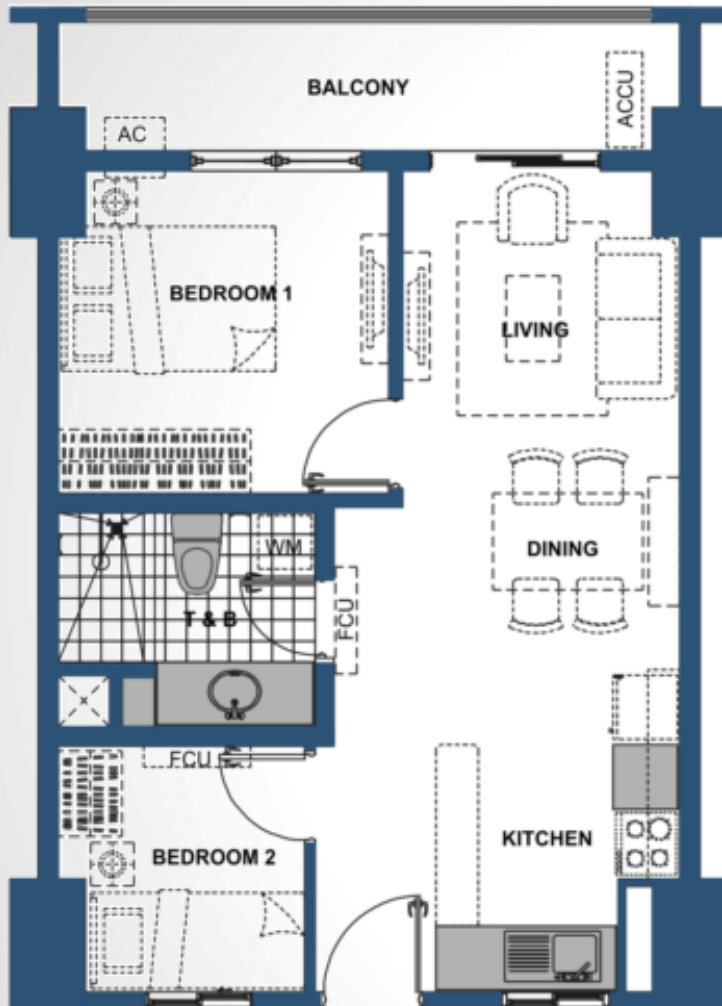
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Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

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# Unit Layouts



## 2-Bedroom Unit B with Balcony

Approx. Gross Floor Area: 56.00 sqm

### AREA ALLOCATION

LIVING & DINING	18.10 sqm
KITCHEN	7.50
BEDROOM 1	10.60
BEDROOM 2	6.20
TOILET & BATH	5.60
BALCONY	8.00

**APPROX. GROSS FLOOR AREA: 56.00 sqm**

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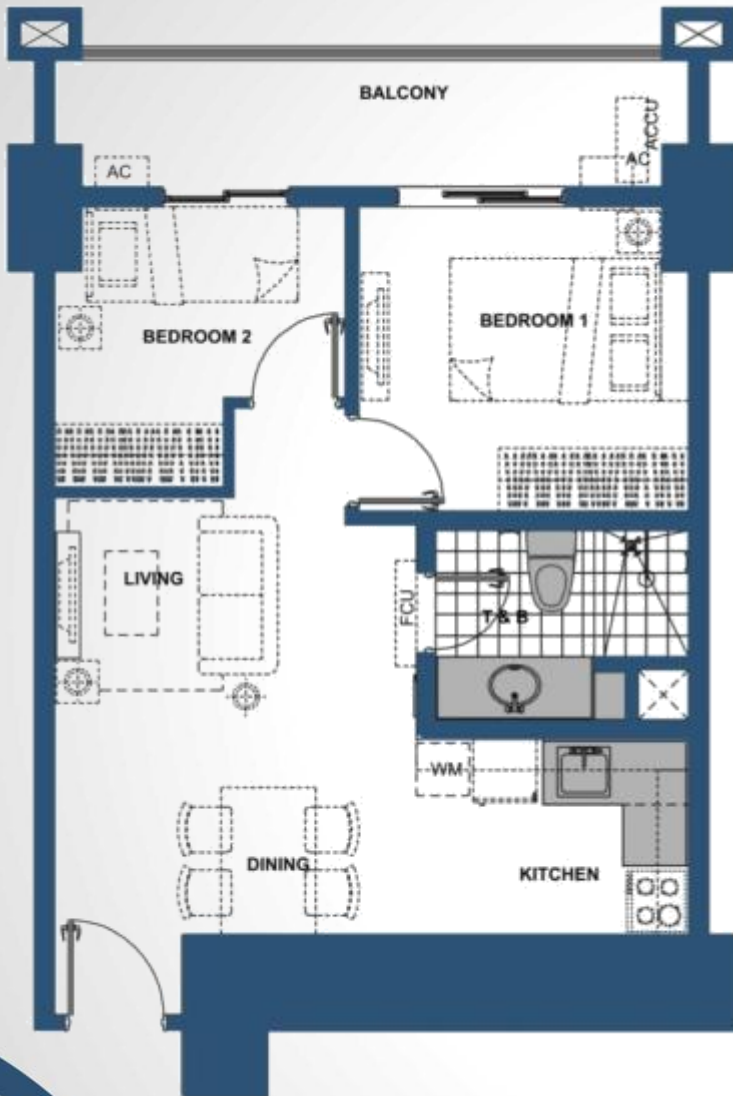


# Unit Layouts

WEST TOWER

## 2-Bedroom Unit C with Balcony

Approx. Gross Floor Area: 52.00 sqm

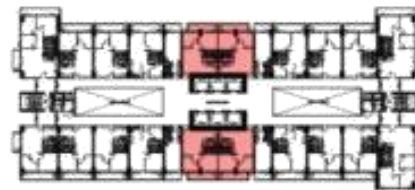


### AREA ALLOCATION

LIVING & DINING	17.60 sqm
KITCHEN	5.00
BEDROOM 1	9.70
BEDROOM 2	7.70
TOILET & BATH	5.00
BALCONY	7.00

**APPROX. GROSS FLOOR AREA: 52.00 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 IF APPLICABLE.
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# Unit Layouts

EAST TOWER

## 2-Bedroom Unit C with Balcony

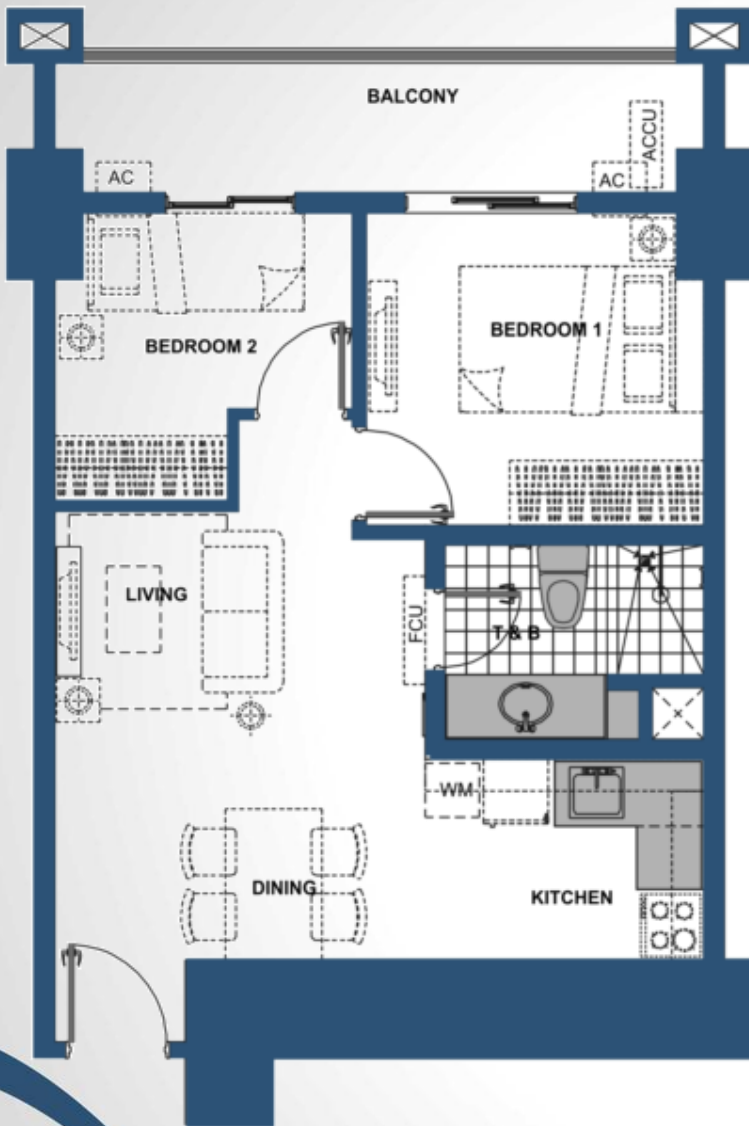
Approx. Gross Floor Area: 53.00 sqm

### AREA ALLOCATION

LIVING & DINING	17.20 sqm
KITCHEN	5.00
BEDROOM 1	10.30
BEDROOM 2	7.50
TOILET & BATH	5.00
BALCONY	8.00

**APPROX. GROSS FLOOR AREA: 53.00 sqm**

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# Unit Layouts



## 2-Bedroom Deluxe End Unit with Balcony

Approx. Gross Floor Area: 65.00 sqm

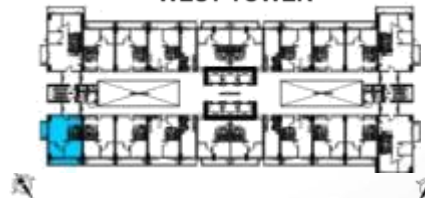
### AREA ALLOCATION

LIVING & DINING	20.65 sqm
KITCHEN	6.45
BEDROOM 1	11.35
BEDROOM 2	7.95
TOILET & BATH	5.60
BALCONY 1	8.50
BALCONY 2	4.50

**APPROX. GROSS FLOOR AREA: 65.00 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 IF APPLICABLE
- KEY PLAN IS BASED ON TYPICAL FLOOR.

WEST TOWER



EAST TOWER



# Unit Layouts



## 3-Bedroom End Unit with Balcony

Approx. Gross Floor Area: 83.50 sqm

### AREA ALLOCATION

LIVING & DINING	26.40 sqm
KITCHEN	6.70
BEDROOM 1	12.20
BEDROOM 2	9.30
BEDROOM 3	6.40
TOILET & BATH 1	5.00
TOILET & BATH 2	4.00
BALCONY 1	8.50
BALCONY 2	5.00

**APPROX. GROSS FLOOR AREA: 83.50 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 IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.



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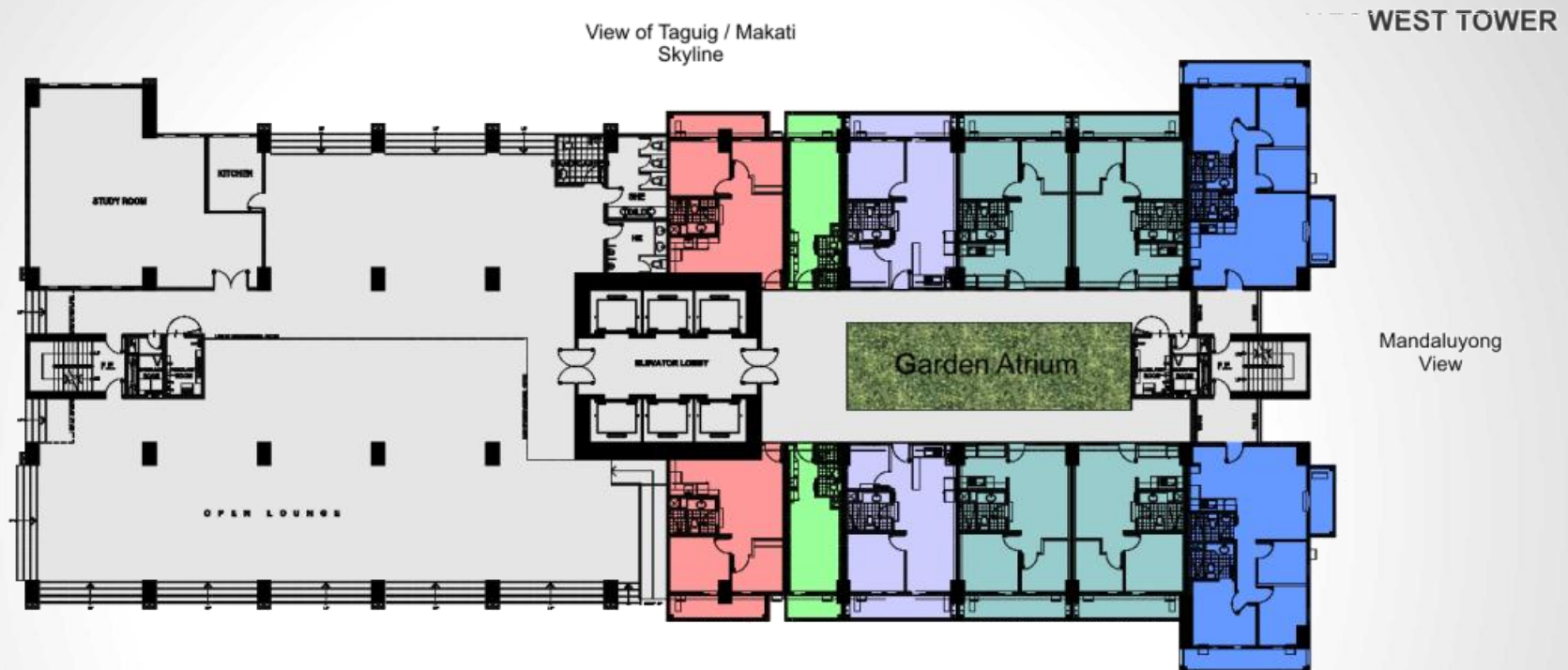
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# Floor Plans

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# Floor Plans



View of Amenities,  
Ortigas / Pasig Skyline

- |   |   |   |  |
|---|---|---|--|
|    | Studio Unit<br>Approx. Gross Area: 28.00 sqm      |    | 2-Bedroom Deluxe Unit C<br>Approx. Gross Area: 52.00 sqm |
|  | 2-Bedroom Unit A<br>Approx. Gross Area: 56.00 sqm |  | 3-Bedroom End Unit<br>Approx. Gross Area: 83.50 sqm      |
|  | 2-Bedroom Unit B<br>Approx. Gross Area: 56.00 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.

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# Floor Plans

View of Taguig / Makati Skyline






WEST TOWER



Mandaluyong View

View of Amenities, Ortigas / Pasig Skyline



	Studio Unit Approx. Gross Area: 28.00 sqm		2-Bedroom Deluxe Unit C Approx. Gross Area: 52.00 sqm
	2-Bedroom Unit A Approx. Gross Area: 56.00 sqm		3-Bedroom End Unit Approx. Gross Area: 83.50 sqm
	2-Bedroom Unit B Approx. Gross Area: 56.00 sqm		

## Mezzanine Floor Building Plan

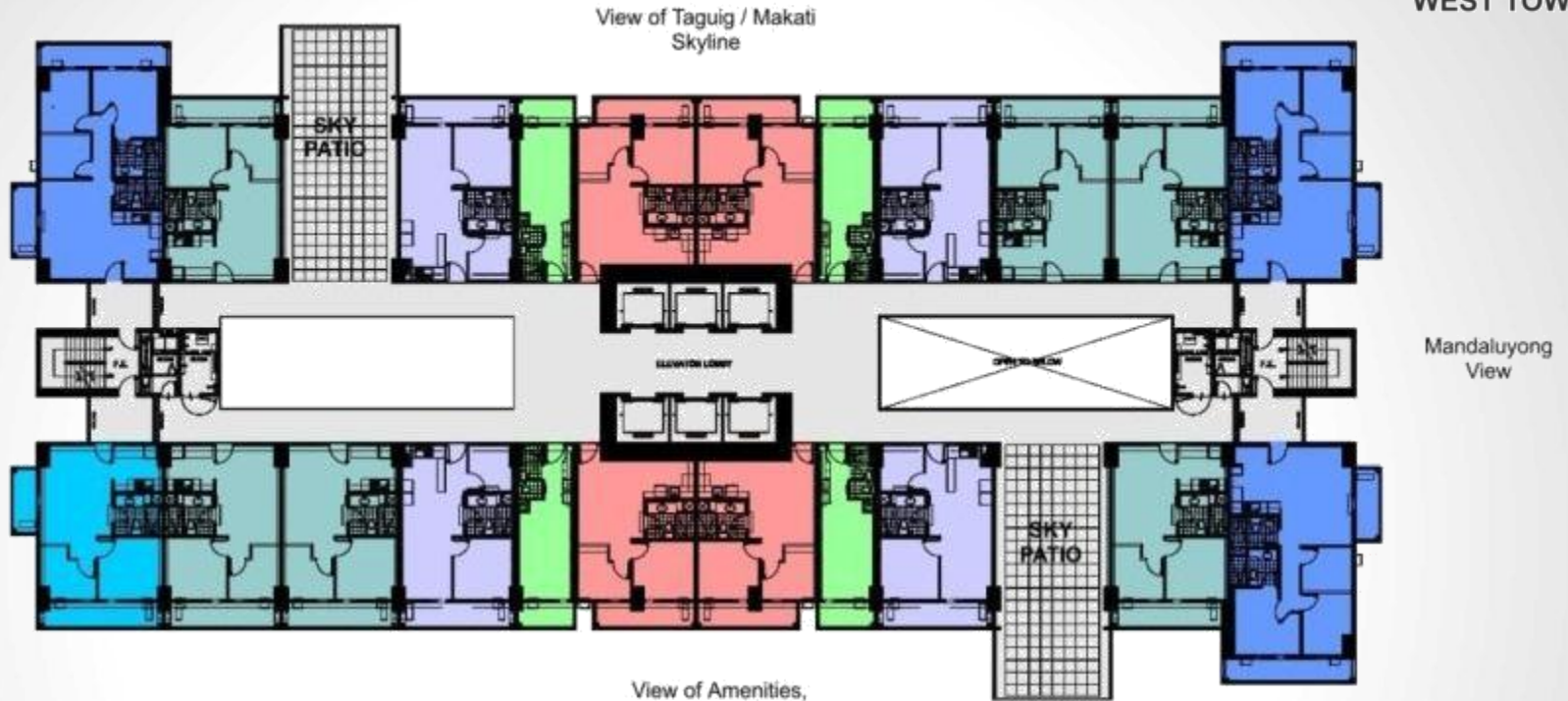
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# Floor Plans







WEST TOWER



View of Taguig / Makati Skyline

Mandaluyong View

View of Amenities, Ortigas / Pasig Skyline

- |   |   |   |  |
|---|---|---|--|
|    | Studio Unit<br>Approx. Gross Area: 28.00 sqm      |    | 2-Bedroom Deluxe Unit C<br>Approx. Gross Area: 52.00 sqm |
|   | 2-Bedroom Unit A<br>Approx. Gross Area: 56.00 sqm |   | 2-Bedroom End Unit<br>Approx. Gross Area: 65.00 sqm      |
|  | 2-Bedroom Unit B<br>Approx. Gross Area: 56.00 sqm |  | 3-Bedroom End Unit<br>Approx. Gross Area: 83.50 sqm      |

## 2nd Floor Building Plan

- Plans reflected as visuals are not to scale.
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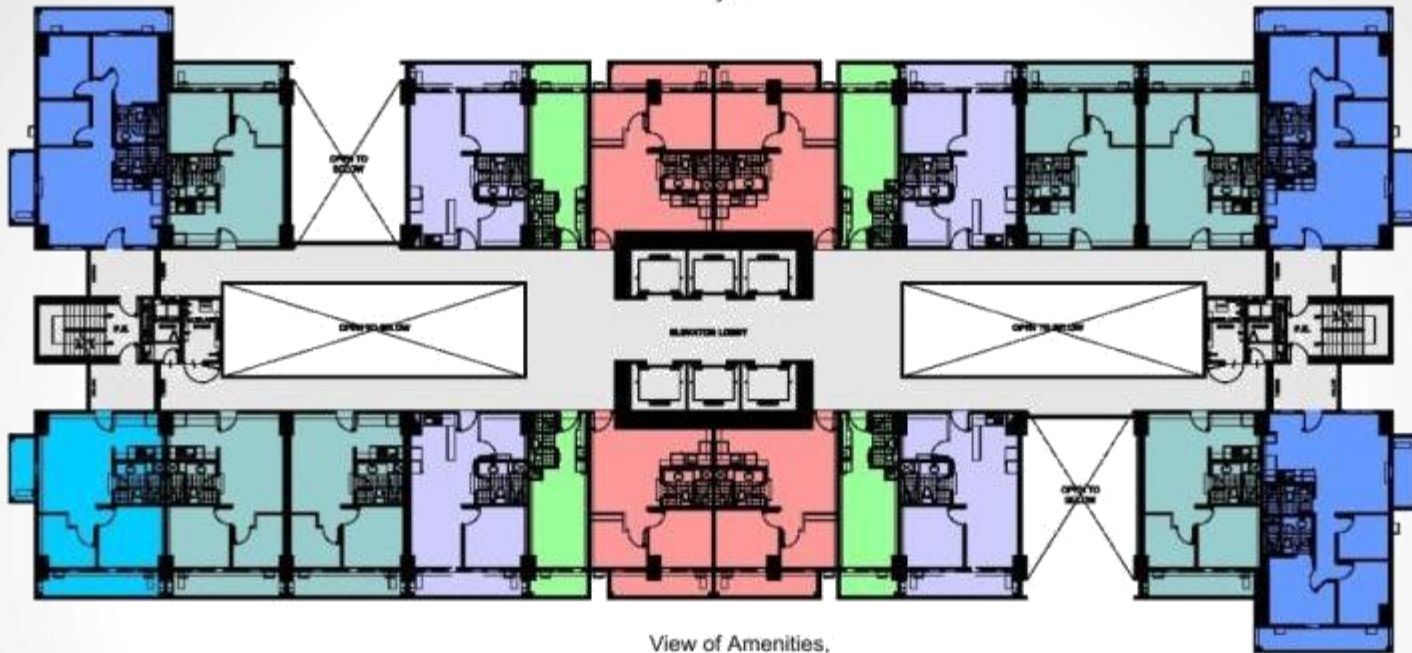
AS OF JUNE 2013

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# Floor Plans

WEST TOWER







View of Taguig / Makati Skyline



Mandaluyong View

View of Amenities, Ortigas / Pasig Skyline



- |   |   |   |  |
|---|---|---|--|
|    | Studio Unit<br>Approx. Gross Area: 28.00 sqm      |    | 2-Bedroom Deluxe Unit C<br>Approx. Gross Area: 52.00 sqm |
|    | 2-Bedroom Unit A<br>Approx. Gross Area: 56.00 sqm |    | 2-Bedroom End Unit<br>Approx. Gross Area: 65.00 sqm      |
|  | 2-Bedroom Unit B<br>Approx. Gross Area: 56.00 sqm |  | 3-Bedroom End Unit<br>Approx. Gross Area: 83.50 sqm      |

## 3rd - 4th, 14th - 15th, 24th - 25th and 34th - 35th 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.

Lumiere  
RESIDENCES

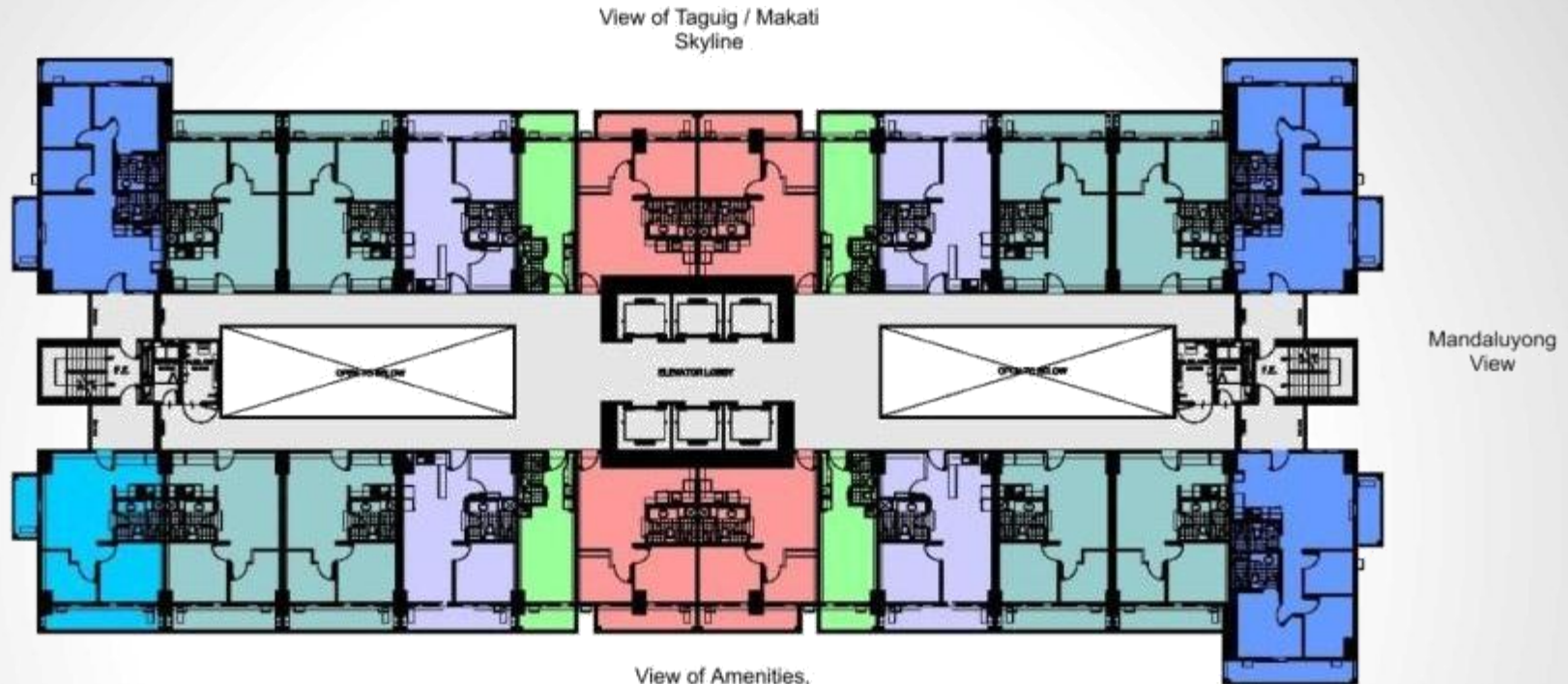
AS OF JUNE 2013







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# Floor Plans

WEST TOWER



	Studio Unit Approx. Gross Area: 28.00 sqm		2-Bedroom Deluxe Unit C Approx. Gross Area: 52.00 sqm
	2-Bedroom Unit A Approx. Gross Area: 56.00 sqm		2-Bedroom End Unit Approx. Gross Area: 65.00 sqm
	2-Bedroom Unit B Approx. Gross Area: 56.00 sqm		3-Bedroom End Unit Approx. Gross Area: 83.50 sqm

## 5th-6th, 10th-11th, 16th-17th, 21st-22nd, 26th-27th, 31st-32nd, 36th-37th and Penthouse Floor Building Plan

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

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RESIDENCES

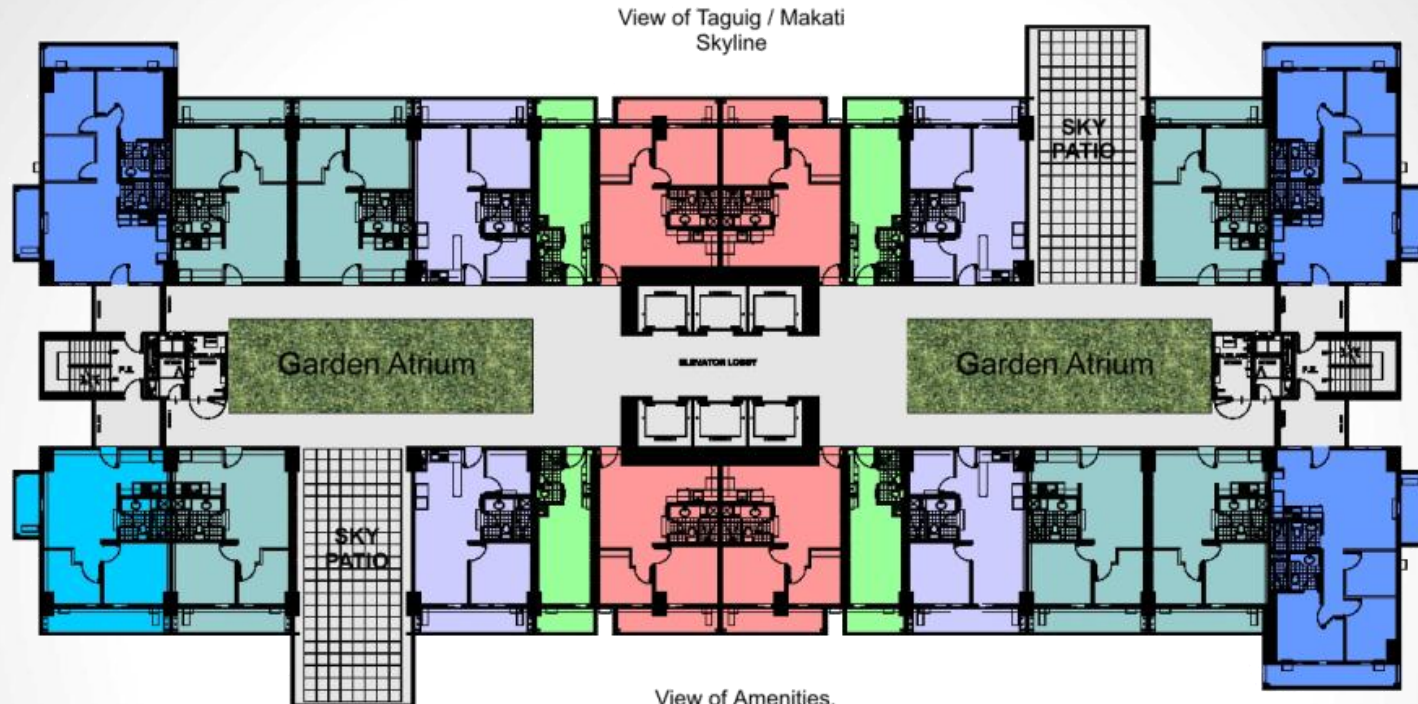
AS OF JUNE 2013







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# Floor Plans

WEST TOWER



- |   |   |   |  |
|---|---|---|--|
|    | Studio Unit<br>Approx. Gross Area: 28.00 sqm      |    | 2-Bedroom Deluxe Unit C<br>Approx. Gross Area: 52.00 sqm |
|   | 2-Bedroom Unit A<br>Approx. Gross Area: 56.00 sqm |   | 2-Bedroom End Unit<br>Approx. Gross Area: 65.00 sqm      |
|  | 2-Bedroom Unit B<br>Approx. Gross Area: 56.00 sqm |  | 3-Bedroom End Unit<br>Approx. Gross Area: 83.50 sqm      |

## 7th, 18th and 28th 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 in purchasing with your seller.

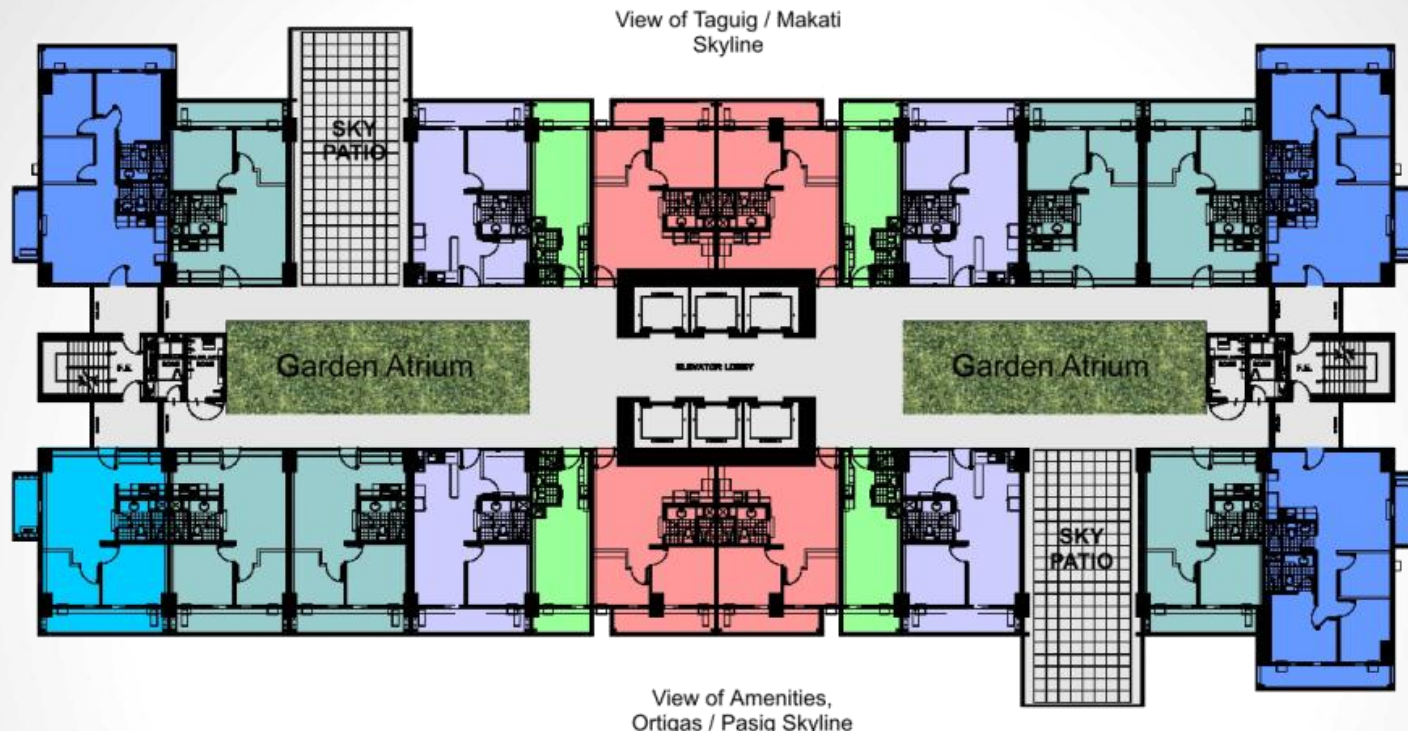
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# Floor Plans

WEST TOWER



Mandaluyong View



- |   |   |   |  |
|---|---|---|--|
|    | Studio Unit<br>Approx. Gross Area: 28.00 sqm      |    | 2-Bedroom Deluxe Unit C<br>Approx. Gross Area: 52.00 sqm |
|   | 2-Bedroom Unit A<br>Approx. Gross Area: 56.00 sqm |   | 2-Bedroom End Unit<br>Approx. Gross Area: 65.00 sqm      |
|  | 2-Bedroom Unit B<br>Approx. Gross Area: 56.00 sqm |  | 3-Bedroom End Unit<br>Approx. Gross Area: 83.50 sqm      |

## 12th, 23rd and 33rd 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.

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



AS OF JUNE 2013

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# Floor Plans



	Studio Unit Approx. Gross Floor Area: 28 sqm		2-Bedroom Unit C Approx. Gross Floor Area: 53 sqm
	2-Bedroom Unit A Approx. Gross Floor Area: 56 sqm		2-Bedroom End Unit Approx. Gross Floor Area: 65 sqm
	2-Bedroom Unit B Approx. Gross Floor Area: 56 sqm		3-Bedroom End Unit Approx. Gross Floor Area: 83.50 sqm

## 2nd, 12th, 23rd and 33rd 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.

Lumiere  
RESIDENCES



# Floor Plans

EAST TOWER









Ortigas, Pasig Skyline

Makati, Taguig Skyline

View of Amenities,  
Mandaluyong Skyline



- |   |  |   |   |
|---|--|---|---|
|    | Studio Unit<br>Approx. Gross Floor Area: 28 sqm      |    | 2-Bedroom Unit C<br>Approx. Gross Floor Area: 53 sqm      |
|   | 2-Bedroom Unit A<br>Approx. Gross Floor Area: 56 sqm |   | 2-Bedroom End Unit<br>Approx. Gross Floor Area: 65 sqm    |
|  | 2-Bedroom Unit B<br>Approx. Gross Floor Area: 56 sqm |  | 3-Bedroom End Unit<br>Approx. Gross Floor Area: 83.50 sqm |

## 3rd - 4th, 14th - 15th, 24th - 25th and 34th - 35th 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.

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RESIDENCES

As of July 2013

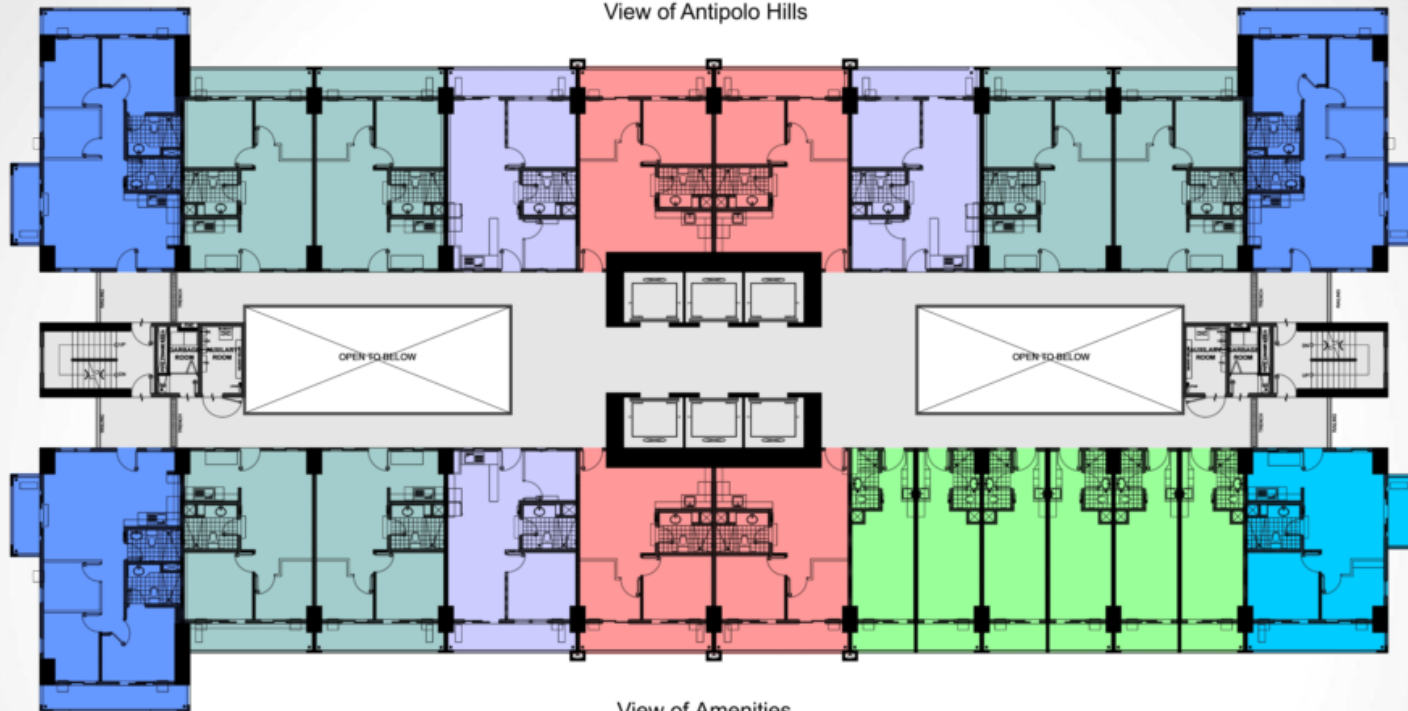
dmcihomes.com



# Floor Plans

EAST TOWER

View of Antipolo Hills









Ortigas, Pasig Skyline

Makati, Taguig Skyline

View of Amenities,  
Mandaluyong Skyline



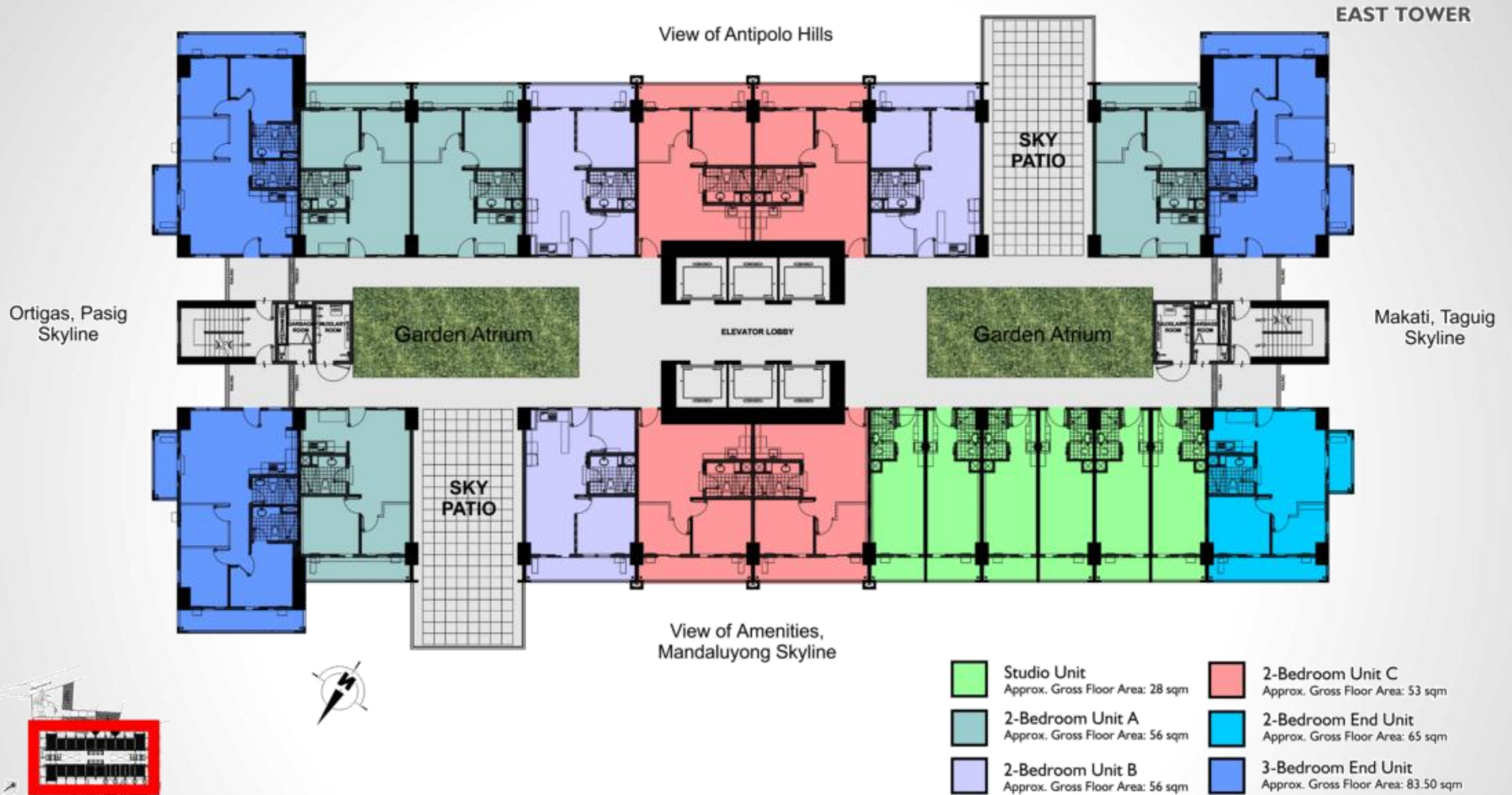
- |  |   |
|--|---|
|  Studio Unit<br>Approx. Gross Floor Area: 28 sqm        |  2-Bedroom Unit C<br>Approx. Gross Floor Area: 53 sqm        |
|  2-Bedroom Unit A<br>Approx. Gross Floor Area: 56 sqm  |  2-Bedroom End Unit<br>Approx. Gross Floor Area: 65 sqm     |
|  2-Bedroom Unit B<br>Approx. Gross Floor Area: 56 sqm |  3-Bedroom End Unit<br>Approx. Gross Floor Area: 83.50 sqm |

**5th-6th, 10th-11th, 16th-17th, 21st-22nd, 26th-27th,  
31st-32nd, 36th-37th and Penthouse Floor Building Plan**

- Plans reflected as visuals are not to scale.
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- Please check the specifications of the particular unit you are interested on purchasing with your seller.

Lumiere  
RESIDENCES

# Floor Plans



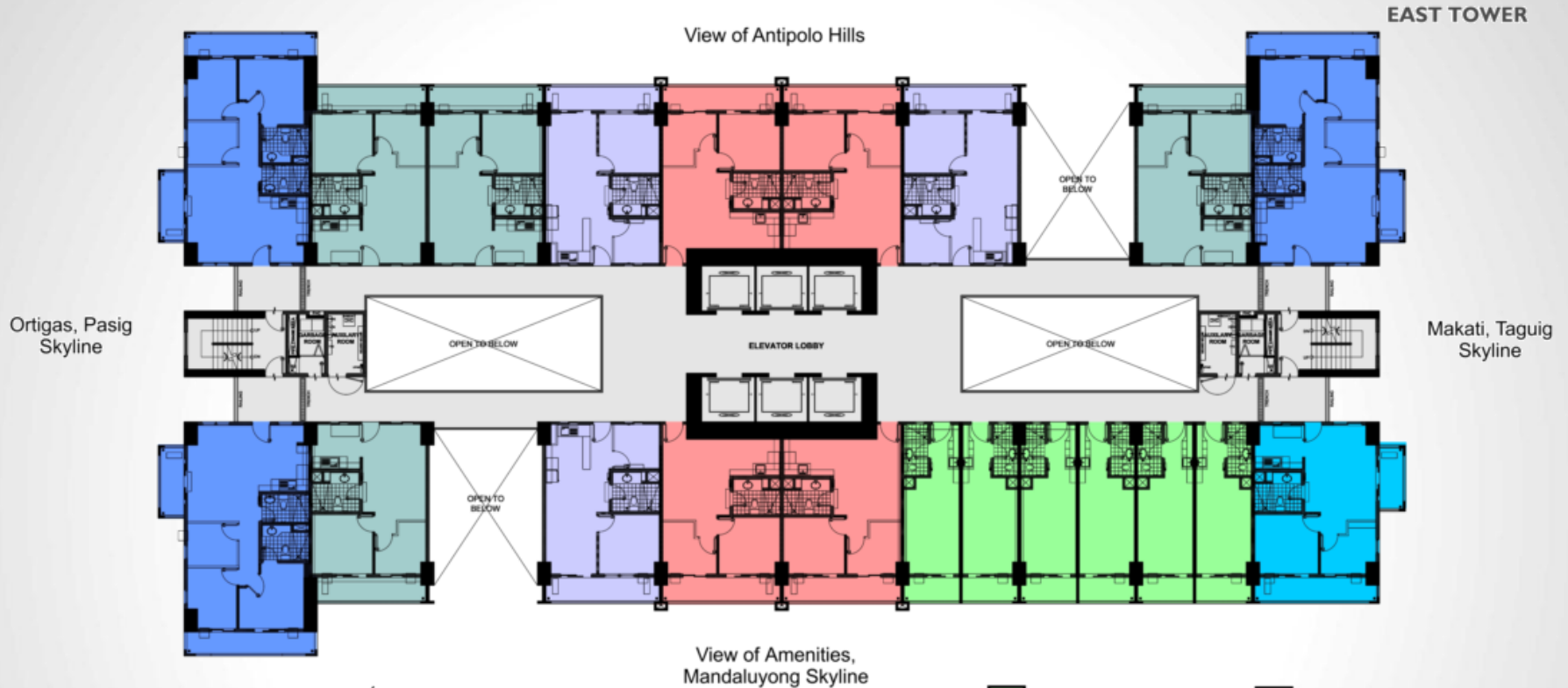
## 7th, 18th and 28th Floor Building Plan







- 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.

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RESIDENCES



# Floor Plans



- |   |   |   |  |
|---|---|---|--|
|    | <b>Studio Unit</b><br>Approx. Gross Floor Area: 28 sqm      |    | <b>2-Bedroom Unit C</b><br>Approx. Gross Floor Area: 53 sqm      |
|   | <b>2-Bedroom Unit A</b><br>Approx. Gross Floor Area: 56 sqm |   | <b>2-Bedroom End Unit</b><br>Approx. Gross Floor Area: 65 sqm    |
|  | <b>2-Bedroom Unit B</b><br>Approx. Gross Floor Area: 56 sqm |  | <b>3-Bedroom End Unit</b><br>Approx. Gross Floor Area: 83.50 sqm |

## 8th - 9th, 19th - 20th and 29th - 30th 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.

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RESIDENCES

# Unit Turnover Finishes

RESIDENTIAL AREAS	STUDIO	2-BEDROOM UNIT		3-BEDROOM UNIT	
	24.00 SQ.M.	45.00 SQ.M.	48.00 SQ.M.	52.00 SQ.M.	70.00 SQ.M.
<b>FLOOR FINISHES</b>					
Living Dining and Kitchen	Vinyl Planks with baseboard	Homogenous Tiles with baseboard			
Bedrooms	Not Applicable	Vinyl Planks with baseboard			
Balcony	Ceramic tile with pebble washout (where applicable)				
Toilet and Bathroom	Unglazed ceramic tile				
<b>WALL FINISHES</b>					
Interior Walls	Painted Finish				
Toilet and Bathroom	Painted cement finish above wall tiles				
<b>CEILING FINISHES</b>					
Living Dining and Kitchen	Painted Finish				
Bedrooms	Painted Finish				
Toilet and Bathroom	Painted ficem board ceiling				
<b>SPECIALTIES</b>					
Kitchen Area	Granite finish kitchen countertop with cabinet system				
Toilet and Bathroom	Mirror Cabinet	Granite finish lavatory countertop for T&B (except common T&B for 3 BR)			

RESIDENTIAL AREAS	STUDIO	2-BEDROOM UNIT			3-BEDROOM UNIT
	24.00 SQ.M.	45.00 SQ.M.	48.00 SQ.M.	52.00 SQ.M.	70.00 SQ.M.
<b>DOORS</b>					
Entrance Door Lockset	Wooden panel door on metal jamb				
Bedroom Door	Not Applicable	Wooden panel door on metal jamb			
Toilet Door	Wooden door with louver on metal jamb				
Balcony Door	Aluminum framed glass panel with insect screen (where applicable)				
<b>WINDOWS</b>	Aluminum framed glass panel with insect screen (except awning windows)				
<b>FINISHING HARDWARE</b>					
Main Door Lockset	Lever type keyed lockset				
Bedroom Lockset	Not Applicable	Lever type keyed lockset			
Toilet Hardware	Lever type keyed lockset				
<b>TOILET AND KITCHEN FIXTURES</b>					
Water Closet	Top flush, one-piece type				
Lavatory	Wall hung with semi pedestal type	Under counter type			Under counter type and wall hung with semi pedestal type
Shower Head and Fittings	Exposed shower and mixer type				
Soap and Toilet Paper Holder	White, recessed type				
Kitchen Sink	Single Bowl stainless steel	Single bowl stainless steel with drain board			
Kitchen Faucet and Fittings	Gooseneck type				
Toilet Exhaust	Ceiling-mounted exhaust fan				
Kitchen Exhaust Fan	Rangehood provision				



# Pricing and Payment Terms

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# Pricing and Payment Terms

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**Price range:** 2.09 Mn – 6.35 Mn

## **East Tower**

DP Period until: June 31, 2018

Turnover date: October 1, 2018

## **West Tower**

DP Period until: March 31, 2019

Turnover date: May 1, 2019

# Pricing and Payment Terms

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**Acceptance of reservation:** July 26, 2013

Payment Terms	Particulars
30% DP (Minimum DP)	All units
70% Balance	

*\* Regular discount shall apply*



# Pricing and Payment Terms

**For West and East Tower:**

**2 BR A&B Atrium/PH Units**

To be sold together with a  
**Basement Level 1** parking slot

**For East Tower ONLY:**

**All Units Facing Antipolo View (except  
2BR A&B units at Atrium/PH)**

To be sold together with **any** parking slot

# Sample Computation for Parking Package

List Price as per Pricelist	Packaged Price
Php 3,400,000	3,400,000 unit list price + <u>850,000</u> parking at B1 4,250,000

List Price as per Pricelist	Packaged Price
Php 3,400,000	3,400,000 unit list price + <u>750,000</u> parking at B2 4,150,000

## 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.