



*Feels real good to be home*

# Lumiere

## RESIDENCES

**PROJECT BRIEF – AUGUST 2015**

# Updated Project Overview

Lot Size	13,831.41
Proposed Type of Development	High-Rise Building
No. of Building Floors	
West Tower (existing)	37
East Tower (existing)	37
North Tower (new)	42
Architectural Theme	Modern Tropical

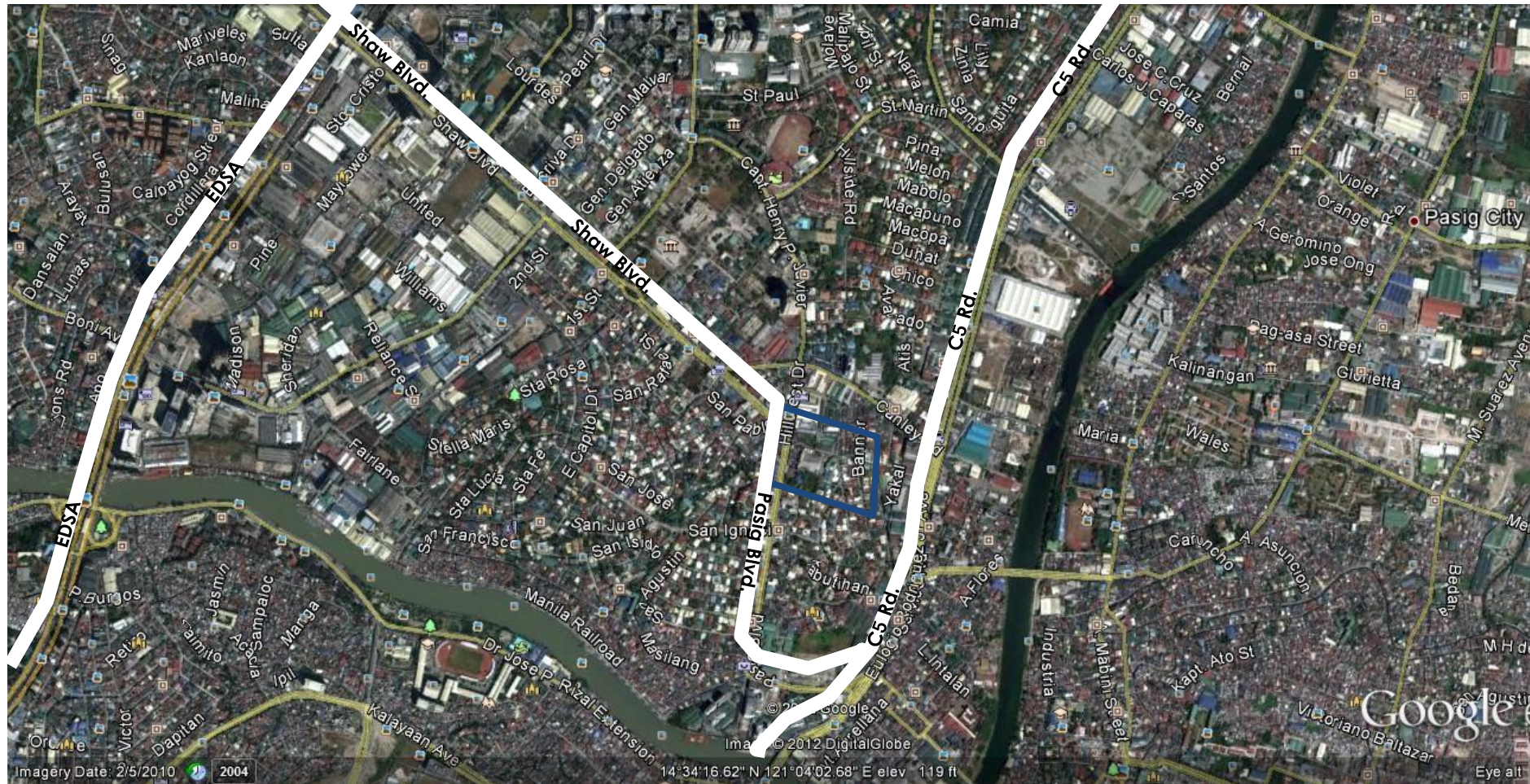
<b>Building Information</b>	
No. of Residential Units	2,412

<b>Parking Information</b>	
No. of Car Parking Slots	1,847
Total No. of Parking Floors	6 basement levels
Parking Ratio	77%





# Vicinity Map



Lumiere  
RESIDENCES

dmcihomes.com



# Location

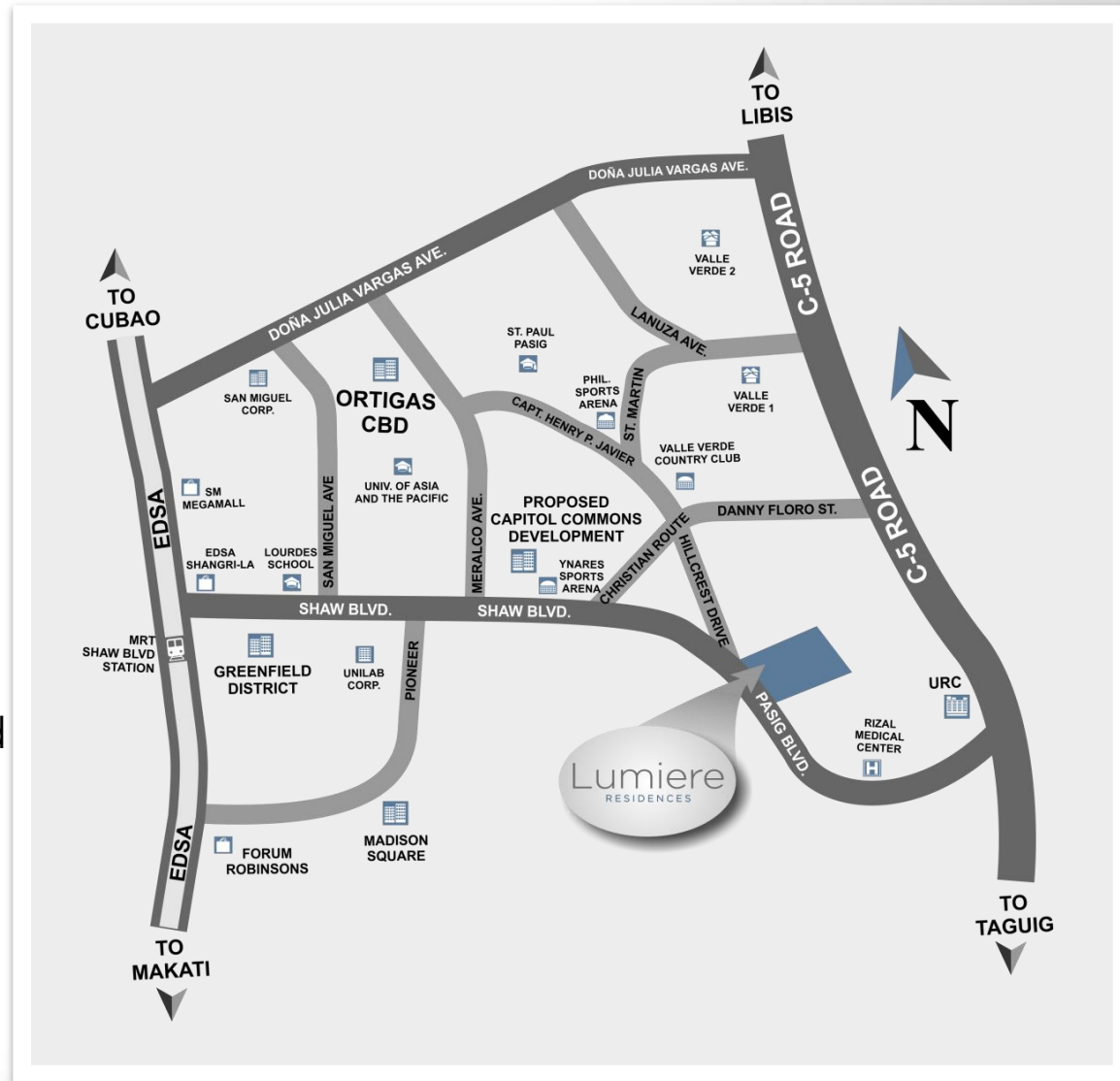
How to get there:

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

# Sitback, Relax and Enjoy

---

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?



RESIDENCES





# Proven Quality



**Proven Quality  
by DMCI Homes.**

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.

Lumiere  
RESIDENCES

# Safety and Structural Integrity

---

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

Lumiere  
RESIDENCES

[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.

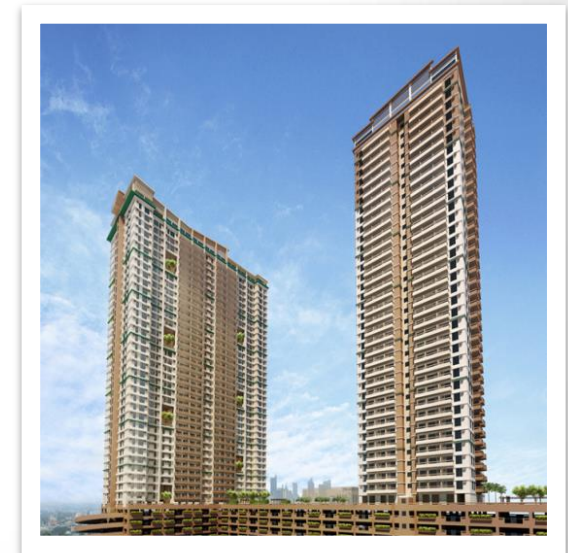


# Design Innovation

---

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.



Lumiere  
RESIDENCES



# Light and Easy

---

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.



Lumiere  
RESIDENCES

# The Target Market

---

## 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



Lumiere  
RESIDENCES

# The Target Market

---



## 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.



# Updated Project Details

**Size of Development** 13,831 sqm.  
**Location** Pasig Blvd., cor.  
 Shaw Blvd., Pasig City  
**Open Area** 9,353 sqm\*  
**Parking Slots** 1,847 parking slots  
 \*Includes Main Amenity Areas, Pools and Gazebos, Palm Promenade



## North Tower Unit Mix

Building	Unit Type		Unit Area	Gross Area	Unit Count
North	Mid Unit	1BR	23.5	27.5	168
	Mid Unit	2BR	41	49	168
	Mid Unit	2BR	48	56	288
	End Unit	2BR	52	65	168
<b>North Total</b>					<b>792</b>

# Updated Project Details

**Size of Development** 13,831 sqm.  
**Location** Pasig Blvd., cor.  
 Shaw Blvd., Pasig City  
**Open Area** 9,353 sqm\*  
**Parking Slots** 1,847 parking slots

\*Includes Main Amenity Areas, Pools and Gazebos, Palm Promenade



## Total Project Unit Mix

Description	Unit Area	Balcony Area	Gross Area	# of Units
1 Bedroom (Inner)	23.5 – 24	4	27.5 – 28	508
2 Bedroom A (Inner)	48	8	56	668
2 Bedroom B (Inner)	48	8	56	316
2 Bedroom C (Inner)	41 – 45	7 – 8	49 – 52	460
2 Bedroom D (End)	52	13	65	240
3 Bedroom (End)	70	13.5	83.5	220

Lumiere  
RESIDENCES

Total Number of Units: **2,412**

dmcihomes.com



# Updated Site Development Plan





# Aerial View



WEST TOWER

EAST TOWER

NORTH TOWER

Main Drop-Off

Main Amenity Areas

Extended Sky Patios

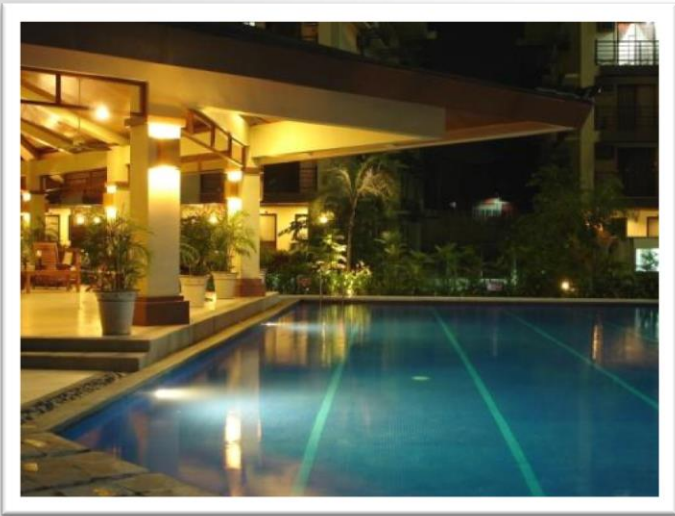
Main Guardhouse

Sky Lounge/Sky Garden





# 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

---



# Project Façade

---



Lumiere  
RESIDENCES

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



# Project Façade at Night

---



Lumiere  
RESIDENCES

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



# Main Gate & Guardhouse



Lumiere  
RESIDENCES





# Main Amenity Area



Lumiere  
RESIDENCES





# Lap Pool & Deck



Lumiere  
RESIDENCES





# Kiddie Pool



Lumiere  
RESIDENCES





# Children's Playcourt



Lumiere  
RESIDENCES





# Palm Promenade



Lumiere  
RESIDENCES





# Multi Purpose Area



Lumiere  
RESIDENCES





# Roofdecks/Sky Gardens



Lumiere  
RESIDENCES





# Garden Atrium

---



Lumiere  
RESIDENCES



# Sky Patio

---





# Roofdeck View

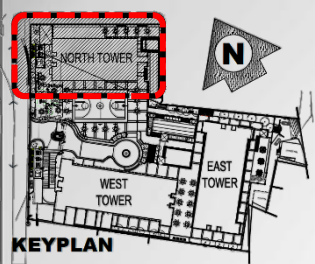
---



Lumiere  
RESIDENCES



# North Tower Typical Floor Plan



FACING ORTIGAS / PASIG VIEW



**Lumiere**  
RESIDENCES

- 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.

dmcihomes.com

## 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.