



PROJECT BRIEF
October 2015

PROJECT OVERVIEW

SIZE OF DEV'T

12,326 SQM (1.23 HAS)

PROJECT TYPE

3 Medium-Rise Residential Development
6-7 Storey Condo Buildings

LOCATION

Acacia Estates, Taguig City

NO. OF UNITS / MIX

382 Units/ 2BR & 3BR

NO. OF BUILDINGS

3 Medium-Rise Building with Basement Parking

PARKING SPACES

306 SLOTS / 80% UNIT TO PARKING RATIO

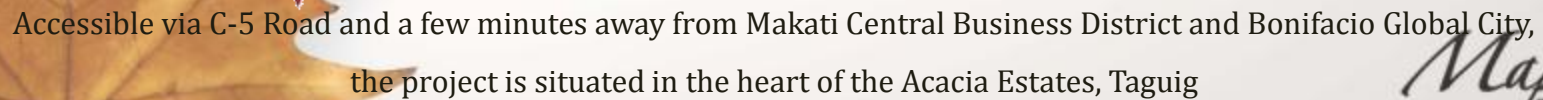
Covered – 306 Parking slots

(Building A Linden -52, Building B Aspen -124, Building C Spruce-130)

Parking Levels : A : 1 (basement) B & C: 2 each (basement)

SITE DEVELOPMENT PLAN





HOW TO GET THERE

Via C-5 (From Libis)

Head south on Eulogio Rodriguez Jr. Ave. toward C5. Continue onto Carlos P. Garcia Ave. SM Aura, slight right toward Scorpion underpass. Take the 1st left onto Scorpion and turn right onto service road. Take the second left onto Cayetano Blvd (formerly Levi Mariano Ave). Turn right onto Acacia Estates - Acacia Ave. Drive straight until and turn right to Molave Lane, the property is on the right side .

Via EDSA (From SLEX)

From EDSA, turn right to McKinley Road. Turn right to Lawton Ave. then turn left onto Bayani Road (Heritage Park). Keep left to stay on Bayani Road then turn left to toward service road. Continue straight to service road and upon sighting of Petron-BCDA, turn right to Cayetano Blvd (formerly Levi Mariano Ave.) Turn right at Acacia Estates – Acacia Ave. . Drive straight until and turn right to Molave Lane, the property is on the right side .



MAKATI CBD - 8 km



THE FORT/BGC - 4 km



ORTIGAS CBD- 8 km

DISTANCES

Schools

International School	4 Km	15 Mins
British School	4 Km	15 Mins
Colegio San Agustin	5 Km	20 Mins
Assumption College	8 Km	20 Mins

Commercial

SM Aura	2.5Km	10 Mins
Market! Market!	3Km	10 Mins
Bonifacio High Street	4Km	15 Mins
Greenbelt	8Km	20 Mins
Tiendesitas	9Km	20 Mins

Airport Terminals

NAIA 3	7 Km	20 Mins
NAIA 1	8 Km	30 Mins
Centennial Terminal	8 Km	30 Mins
Domestic Airport	8 Km	25 Mins

Hospitals

St. Luke's Hospital-BGC	5 Km	15 Mins
Makati Medical Center	9 Km	25 Mins

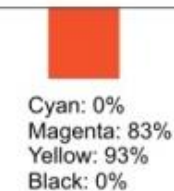
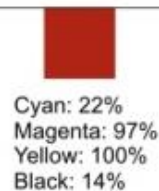
What's behind the name?



PANTONE



Process Colors



Known for its strength and endurance, the maple tree is the icon of inspiration for Maple Place. The logo of Maple Place gracefully combines the tender breeze which delicately detaches a gentle maple leaf from its branch on a summer day, with the warm and zealous endeavors of its residents. The brilliant scarlet of maple enlivens the vast, Manicured lawns and verdant spaces, bringing in a strong sense of passion throughout The community. The elegance of cursive text and the character and vibrancy of the leaf, Beautifully visualized the quality of life in Maple Place.



Value Proposition

Maple Place is a low-density, three-tower medium rise residential development in Acacia Estates, Taguig City by DMCI Homes, a trusted developer with proven track record in quality and design. It features a Boutique-Hotel inspired architecture and a wide-array of amenities and facilities perfect for starting families and accomplished professionals looking for an exclusive, secure, and comfortable living environment that is strategically located near Makati CBD and Bonifacio Global City.

Primary Target Market

DEMOGRAPHICS

Generally the end-users like young families and upgraders not only from the area of Taguig but also Potential Markets from Quezon City, Pasig and Makati that are willing to relocate and upgrade into a condo living setting near BGC and Makati CBD, with a monthly household income of Php120,000 and above.



Secondary Target Market

DEMOGRAPHICS

- Overseas Filipino Workers (OFWs) looking of a spacious and suitable living environment for them and their families.
- Investors who are acquiring properties to rent it out or with the intent of selling and receive a profit from the sale.



Target Market - Psychographics

Comfort Zoners

- Family-oriented individuals who are willing to pay a bit more for their families' comfort and security
- Main motivation is to move to a better environment (defined as more scenic, private/secure - in a village-setting, with adequate space to move and expand) which will also impact their family life (i.e., more enjoyable & relaxed).

Project In Focus

Architectural Concept: Boutique Hotel

An intimate community of lush verdure, Maple Place engenders a strong sense of place and exclusivity to its residents. The architectural design of the building infuses sleek lines, textures, and earth-tone colors to achieve a modern appearance but still conveys a warm and homey feel. The use of canopies, ledges, and trellises does not only provide protection from the elements but also presents a play of depth, light, and shadow at the building exterior. Various tones of brown and natural stone accentuations of the building give it softness and calmness, and blend it to the lush landscape and open spaces. Balanced and well placed vertical elements combined with horizontal features connote a strong and firm shelter for its residents that would last for years.



Project Details

Size of Development	12,326 SQ.M.
Location	Acacia Estates Taguig City
Total # of Units	382
Parking Slots	306
Parking Ratio	80%



Building	Unit Type	Unit Area	Gross Area	Total Units
Linden	2BR	49.5 sq.m	56.5	70.00
			59.5	6.00
			64.5	7.00
		Total - 2BR Units		
	3BR	70 sq.m	83	20.00
			87	2.00
			93	2.00
Total - 3BR Units			24.00	
Total Units - Linden				107



Maple
PLACE

acacia estates, taguig city

SITE DEVELOPMENT PLAN

Maple
PLACE

acacia estates, taguig city

BUILDING FACADE



Amenities



Outdoor Amenities

- Kiddie Pool
- Lap Pool
- Play ground
- Garden / Picnic Area
- Cabana



Indoor Amenities

- Lounge Area
- Fitness Gym
- Audio-Visual Room
- Game Area



Others

- Snack Bar
- Laundry Station
- Water Station
- Convenience Store

Amenities



Maple
PLACE

acacia estates, taguig city

ENTRANCE GATE





Maple
PLACE

acacia estates, taguig city

ROTUNDA TRELLIS



Maple
PLACE

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LAP POOL



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PLACE

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KIDDIE POOL



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PICNIC AREA



Maple
PLACE

acacia estates, taguig city

PLAY AREA

Other Building Features



Convenience Store



**Water Refilling
Station**



Laundry Station

Other Building Features

Unit Balconies



Single Loaded Hallway



Scenic elevator per building



Mail area per building



Other Building Features

Provision for CCT V in
common areas



Wi-Fi ready indoor
amenity area



Stand-by
Power Generator for
common areas



Provision for individually metered
utility and cable connections for
each unit



Provision for Fire
Alarm
System



Automatic fire
sprinkler and fire
suppression system

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



Typical Unit Layout and Building Floor Plans



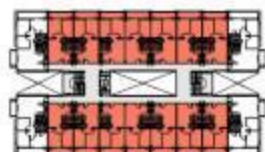
2-BEDROOM INNER UNIT WITH BALCONY

Approx. Gross Floor Area: 63.50 sqm

AREA ALLOCATION

LIVING & DINING	16.75 sqm
KITCHEN	7.20
BEDROOM 1	10.35
BEDROOM 2	9.40
TOILET & BATH	5.80
BALCONY	7.00
SERVICE AREA	7.00

APPROX. GROSS FLOOR AREA: 63.50 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 ROOF DECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE OCTOBER 2015

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 unit with Balcony

Approx. Gross Floor Area: 56.50 sqm
(Exclusive of Service Area)



3-BEDROOM END UNIT WITH BALCONIES

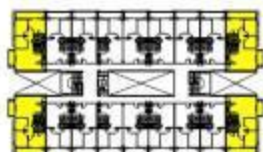
Approx. Gross Floor Area: 90.00 sqm

AREA ALLOCATION

LIVING & DINING	26.00 sqm
KITCHEN	6.75
BEDROOM 1	10.80
BEDROOM 2	9.90
BEDROOM 3	7.30
TOILET & BATH 1	5.15
TOILET & BATH 2	4.10
BALCONY 1	8.00
BALCONY 2	5.00
SERVICE AREA	7.00

APPROX. GROSS FLOOR AREA: 90.00 sqm

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EFFECTIVE OCTOBER 2015

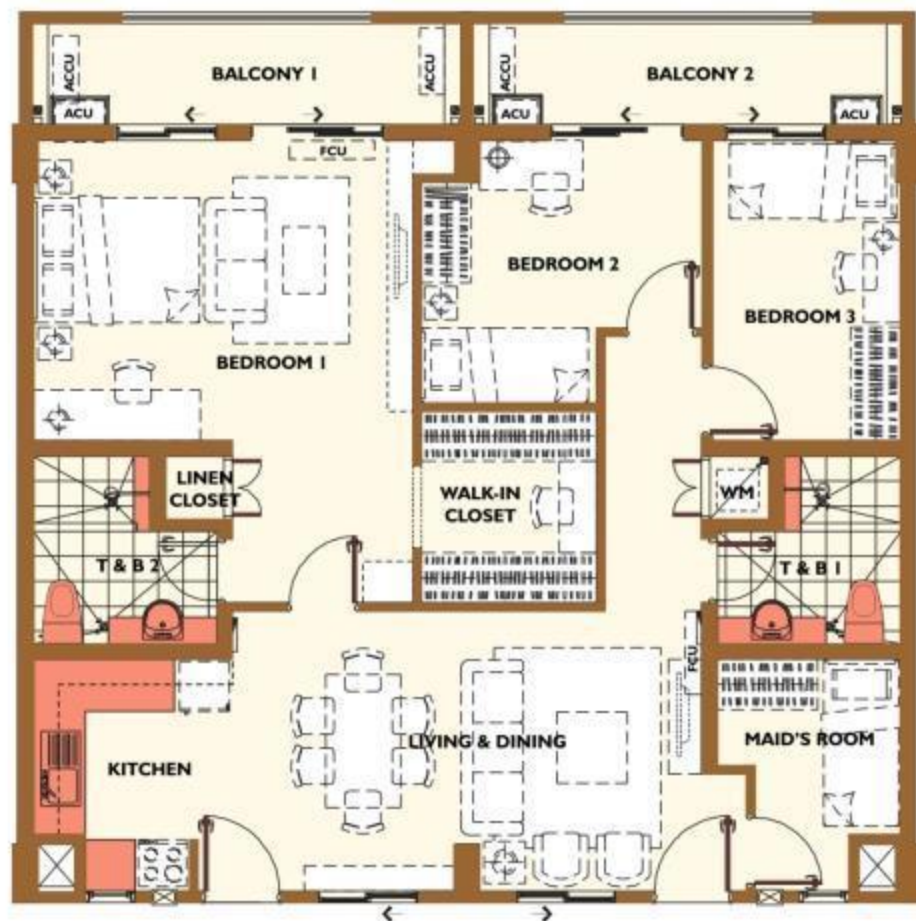
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3-Bedroom unit with Balcony

Approx. Gross Floor Area 83.00 sq.m

(Exclusive of Service Area)



TANDEM UNIT WITH BALCONIES

Approx. Gross Floor Area: 127.00 sqm

AREA ALLOCATION

LIVING & DINING	25.80 sqm
KITCHEN	7.20
BEDROOM 1	27.90
BEDROOM 2	10.70
BEDROOM 3	9.40
MAID'S ROOM	6.40
TOILET & BATH 1	5.80
TOILET & BATH 2	5.80
BALCONY 1	7.00
BALCONY 2	7.00
SERVICE AREA	14.00

APPROX. GROSS FLOOR AREA: 127.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOF DECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE OCTOBER 2015

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Tandem unit with Balcony

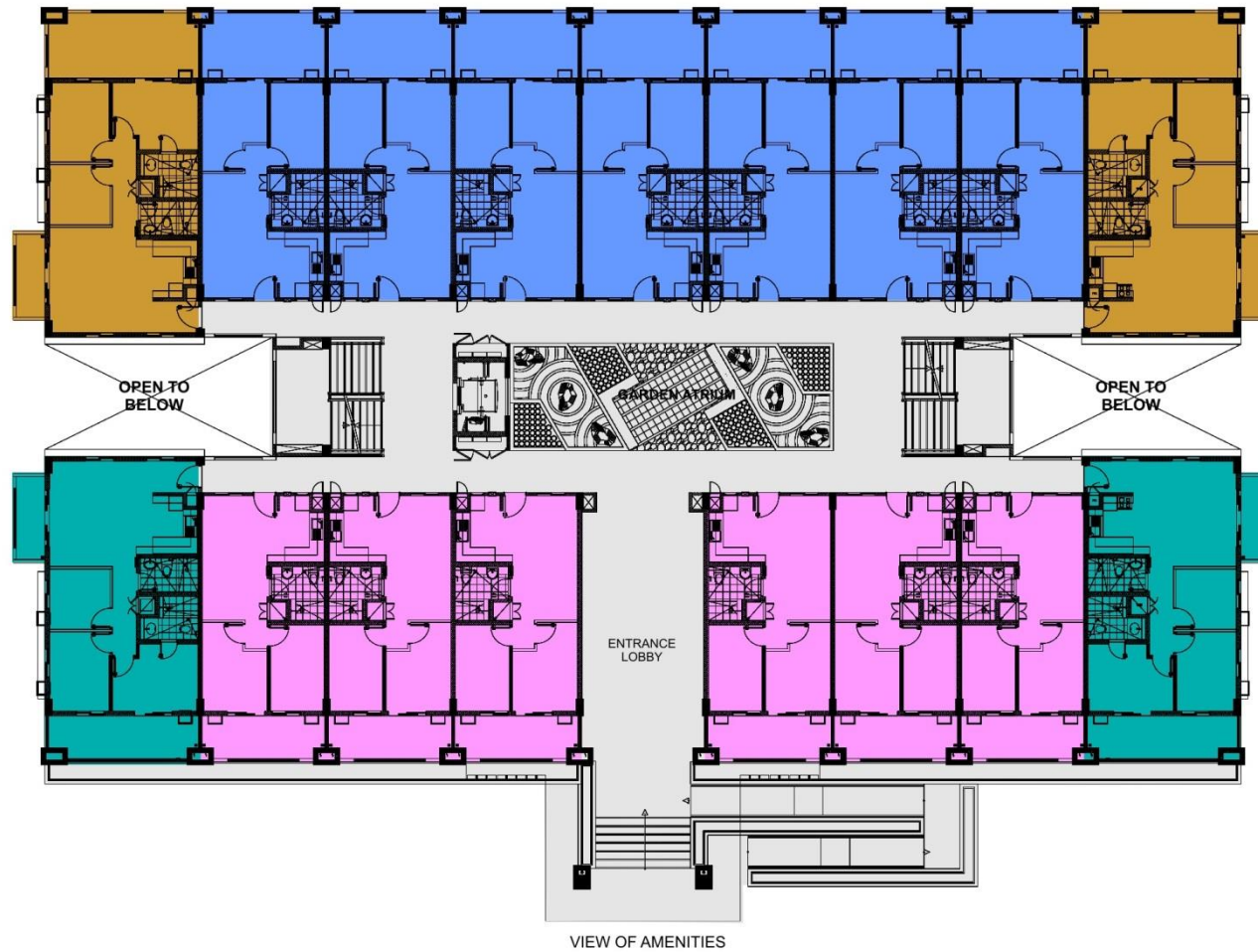
Approx. Gross Floor Area 113.00 sq.m
(Exclusive of Service Area)



VIEW OF
ACACIA AVENUE

VIEW OF
ROYAL PALM RESIDENCES

VIEW OF MAHOGANY PLACE 2



 2-Bedroom Inner Unit
Approx. Gross Area: 59.50 sqm

 2-Bedroom Rear Inner Unit
Approx. Gross Area: 64.50 sqm

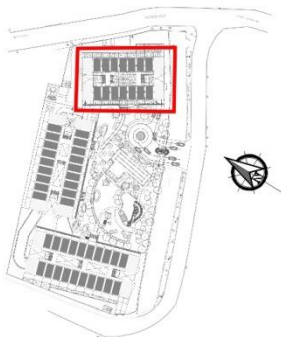
 3-Bedroom End Unit
Approx. Gross Area: 87.00 sqm

 3-Bedroom Rear End Unit
Approx. Gross Area: 93.00 sqm

Linden Upper 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.
- Approx. Gross Area is exclusive of service area at the roofdeck, if applicable.

EFFECTIVE OCTOBER 2015



VIEW OF
ACACIA AVENUE

VIEW OF
ROYAL PALM RESIDENCES

VIEW OF MAHOGANY PLACE 2

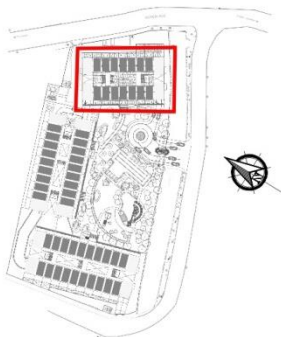
VIEW OF AMENITIES

- | | | | |
|---|--|---|--|
|  | 2-Bedroom Inner Unit
Approx. Gross Area: 56.50 sqm |  | 3-Bedroom End Unit
Approx. Gross Area: 83.00 sqm |
|---|--|---|--|

Linden 2nd 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.
- Approx. Gross Area is exclusive of service area at the roofdeck, if applicable.

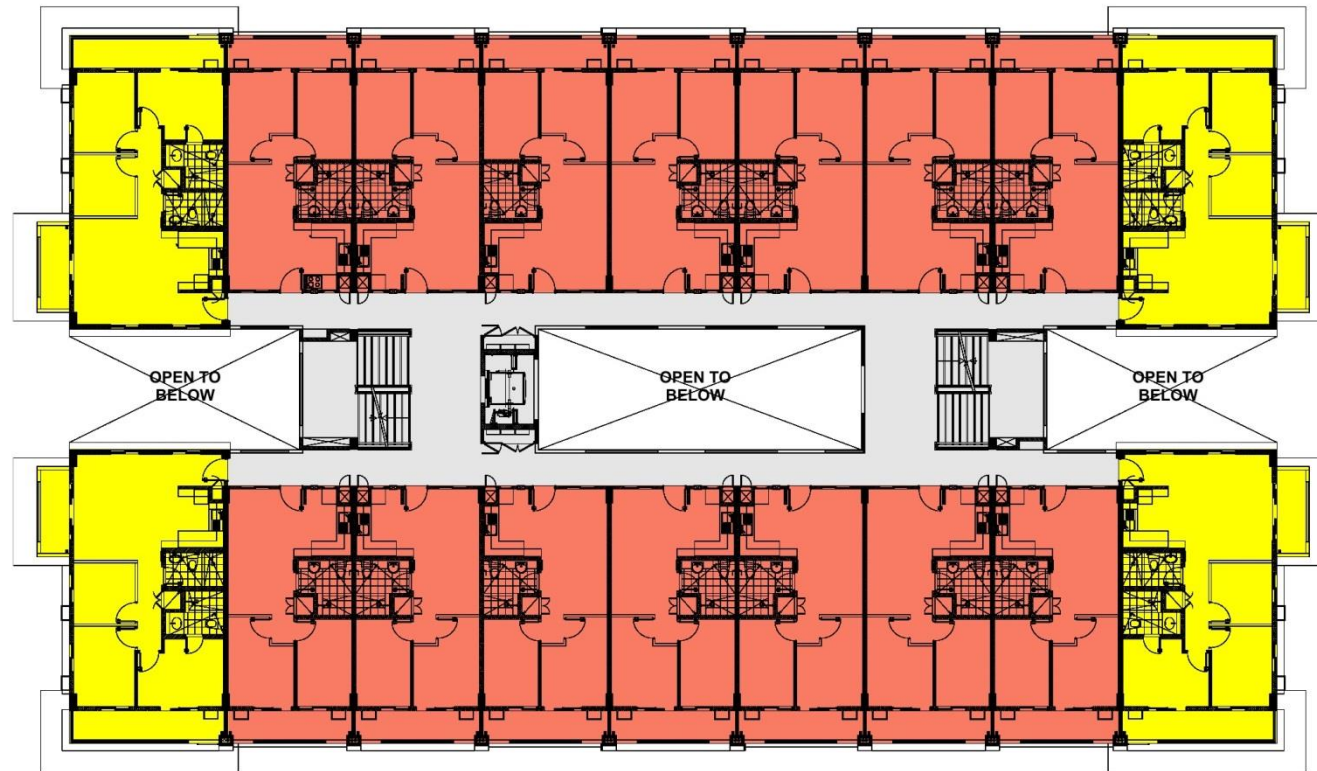
EFFECTIVE OCTOBER 2015



VIEW OF
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VIEW OF
ROYAL PALM RESIDENCES

VIEW OF MAHOGANY PLACE 2



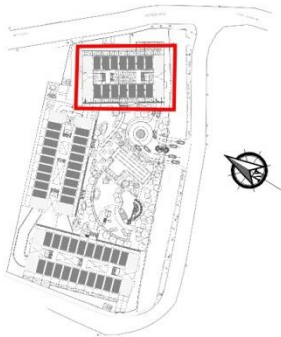
VIEW OF AMENITIES

 2-Bedroom Inner Unit
Approx. Gross Area: 56.50 sqm

 3-Bedroom End Unit
Approx. Gross Area: 83.00 sqm

Linden Typical 3rd to 6th 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.
- Approx. Gross Area is exclusive of service area at the roofdeck, if applicable.



Turnover Finishes

RESIDENTIAL UNITS	2BR: 49.5 sq.m	3BR: 70 sq.m
<u>FLOOR FINISHES</u>		
Living, Dining & Kitchen	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 & Bath	Ceramic tiles; Painted cement finish above wall tiles	
<u>CEILING FINISHES</u>		
Living, Dining & Kitchen	Painted plain cement finish	
Bedrooms	Painted plain cement finish	
Toilet & Bath	Painted ficem board ceiling	
<u>KITCHEN AREA</u>	Granite finish kitchen countertop with cabinet system	
<u>DOORS</u>		
Entrance Door	Wooden panel door on metal jamb	
Bedroom Door	Wooden door on metal jamb	
Toilet Door	Wooden door with louver on metal jamb	
Balcony Door	Aluminum framed glass panel with insect screen	
<u>WINDOWS</u>	Aluminum framed glass panel with insect screen (except awning windows)	
<u>FINISHING HARDWARE</u>		
Main Door Lockset	Lever type keyed lockset	
Bedroom Lockset	Lever type keyed lockset	
Toilet Lockset	Lever type privacy lockset	

Turnover Finishes

RESIDENTIAL UNITS	2BR: 49.5 sq.m	3BR: 70 sq.m
<u>TOILET & KITCHEN FIXTURES</u>		
Water Closet	Top-flush, one-piece type	
Lavatory	2BR: Undercounter-type lavatory / 3BR: Undercounter-type, & wall-hung w/ semi pedestal type lavatory	
Kitchen Sink	Single Bowl with side drain, stainless steel kitchen sink	
Kitchen Faucet	Gooseneck type	
Shower Head and Fittings	Exposed Bath and Shower Mixer	
Toilet Paper Holder	White, recessed type	
Soap Holder	White, recessed type	
Toilet Exhaust	Ceiling-mounted exhaust fan	
Kitchen Exhaust	Rangehood provision	
COMMON AREA		
<u>FLOOR FINISHES</u>		
Stairs	Ceramic tiles with pebble washout	
Hallway/Corridor	Ceramic tiles with pebble washout	
Roofdeck	Straight to finish concrete	
Driveway / Parking	Straight to finish concrete	
<u>WALL FINISHES</u>		
Exterior Wall Finish	Combination of plain and textured paint on cement finish	
Hallway	Painted plain cement finish	
Stairwell	Painted plain cement finish	
<u>CEILING FINISHES</u>		
Hallway	Painted plain cement finish	
Stairwell	Painted plain cement finish	
Driveway / Parking	Painted plain cement finish	

Selling Program, Payment Terms, Implementation Guidelines

- Effectivity of Pricelist – October 30, 2015
- RFO:
 - Linden– February 2020
 - Minimum down payment will be at
 - 30% - units facing amenities
 - 20% - back facing units

Selling Program, Payment Terms, Implementation Guidelines

PAYMENT TERMS



Pricing

❖ LINDEN BUILDING

Unit type	No. of Units	GROSS AREA (Including Balconies)	Minimum List Price	Maximum List Price
2 Bedroom	83	56.50 sqm - 64.50 sqm	3,665,000*	4,507,000*
3 Bedroom	24	83.00 sqm - 93.00 sqm	5,301,000*	5,726,000*

Parking	No. of Slots	GROSS AREA	List Price
Covered Parking			
Single Parking	40	12.50 sqm	650,000*
Tandem Parking	6 pairs	25.00 sqm	975,000*

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

Selling Program, Payment Terms, Implementation Guidelines

SAMPLE COMPUTATION

		FRONT UNITS	
		LINDEN Inner Unit	LINDEN End Unit
Unit Area (sqm)		49.50	70.00
List Price		3,700,000.00	5,680,000.00
Regular Discount (if BF)	4%	148,000.00	227,200.00
LP net of regular Discount		3,552,000.00	5,452,800.00
PDC Discount (If requirements are completed within 30 days)	2%	71,040.00	109,056.00
Total Contract Price		3,480,960.00	5,343,744.00
Closing Fees	10%	348,096.00	534,374.40
Down Payment	30%	1,044,288.00	1,603,123.20
Monthly Payment (Less Reservation Fee)		19,697.85	30,444.68
No. of Months til RFO		52 Months	52 Months
Balance - BF	70%	2,436,672.00	3,740,620.8

Selling Program, Payment Terms, Implementation Guidelines

SAMPLE COMPUTATION

		BACK UNITS	
		LINDEN Inner Unit	LINDEN End Unit
Unit Area (sqm)		49.50	70.00
List Price		3,665,000.00	5,726,000.00
Regular Discount (if BF)	3%	109,950.00	171,780.00
LP net of regular Discount		3,555,050.00	5,554,220.00
PDC Discount (If requirements are completed within 30 days)	2%	71,101.00	111,084.40
Total Contract Price		3,483,949.00	5,443,135.60
Closing Fees	10%	348,394.90	544,313.56
Down Payment	20%	696,789.80	1,088,627.12
Monthly Payment (Less Reservation Fee)		13,015.19	20,550.52
No. of Months til RFO		52 Months	52 Months
Balance - BF	80%	2,787,159.20	4,354,508.48



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

***Property developers typically provide a one-year warranty. DMCI Homes' 2-year limited warranty covers most unit deliverables, except operable items subject to daily wear and tear. Terms and conditions apply.**

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.

**Thank you and
Happy Selling! 😊**