

PROJECT BRIEF

January 11, 2013

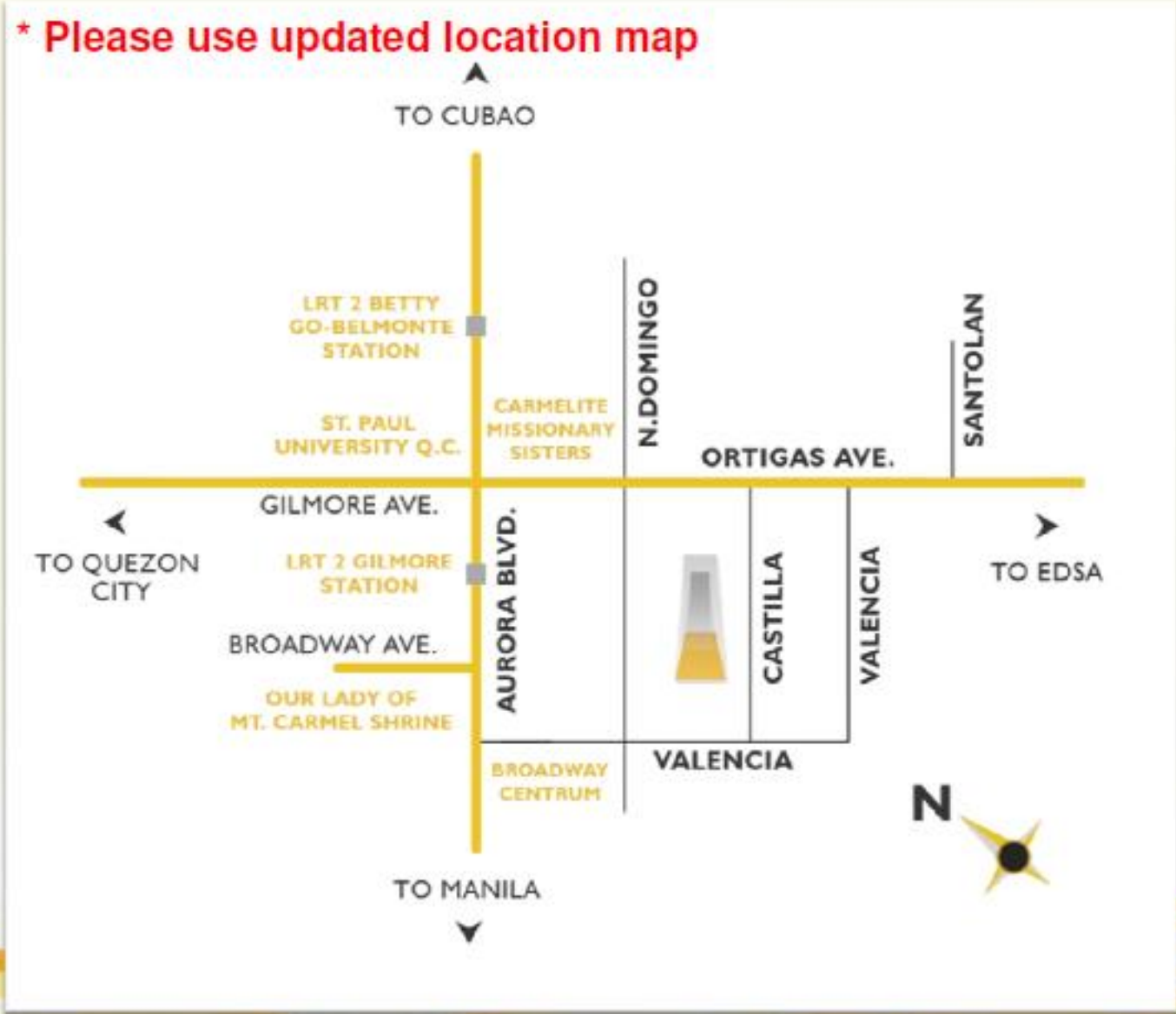
PROJECT OVERVIEW

Address	: #1 Castilla St. Valencia, Quezon City
Land Area	: 5,452 sqm
Project Type	: High-Rise Residential Condominium One (1) Tower, Twenty Nine (29) Residential Floors, Single Loaded, Double Row
Unit types	: 1-bedroom, 2-bedroom, and 3 bedroom (approx. gross area 42 sqm – 85 sqm)
Total Units	: Six Hundred Ninety (693) Residential Units
Total Parking Slots	: Six Hundred Ten (610) Slots Five (5) parking levels
Price segment	: PHP 2.538 Mn – 6.305 Mn (List Price)
Building Footprint	: 33%
Open Space	: 67%



LOCATION MAP

* Please use updated location map



How to get there

From MAKATI/SOUTH

1. Take EDSA, northbound route.
2. Turn left to Ortigas Ave.
3. Go straight, past Santolan.
4. Turn left to Castilla Street.



From MANILA/NORTH

1. Coming from Sta. Mesa, take Aurora Blvd.
2. Go straight until you reach LRT Gilmore station.
3. Turn right to Gilmore St.
4. Go straight, past N. Domingo St.
5. Turn right to Castilla St.



PROJECT SPECIFICATION

- ROADS

- 6 meters clear Driveway
(Basement Parking)

- SETBACK

- 6 meters
(min. setback on all sides)

- PARKING SLOTS

- 5 basement parking levels
(610 Parking Slots)

- ELEVATOR SPECS

- 5 High Speed Elevators



PROJECT SPECIFICATION

- ELEVATORS

- 5 high speed elevators

- FIRE EXITS

- 3 fire exits strategically located at every floor

- FIREALARM AND SPRINKLER

- Provided per unit and common Areas

- CEILING HEIGHT

- 2.85 meters floor to floor (2nd floor to 29th floor)
- 3.50 meters floor to floor (Penthouse Units)



PROJECT SPECIFICATION

- DOOR SPECS

- Wooden doors
- Aluminum doors for Balconies

- WINDOW SPECS

- Aluminum sliding windows for balconies and hallways

- SOUND ACOUSTICS

- Drywall have sound absorption properties
(but not sound proof)



PROJECT SPECIFICATION

- GARBAGE DISPOSAL

- Central garbage area per level
- Wet and dry garbage room located at basement 1

- FLOOD CONTROL

- Sump pumps are installed in basement level

- EARTHQUAKE

- Seismic conditions were technically considered during design of the project



ONE CASTILLA PLACE is ...

What: A low density Modern Minimalist themed high-rise enclave in Quezon City

How: That offers intimate and tranquil environment with lush landscapes

Who: For the discerning and growing upper middle-income families

Why: Seeking to live in a private, secured, and serviced neighborhood

Where: Within reach from city's activity and business centers

When: In a time of increasing cramped living spaces in the city.



A MORE RESERVED LOCATION

It is brilliantly situated in **proximity to all places of interests** – schools, hospitals, religious centers, business districts and commercial areas.

A more private, quiet area since there's no public transportation on Castilla street.

Nearest access to public transportation is along N. Domingo St., traversing the stretch from San Juan to Cubao and vice versa.

It is also accessible via major thoroughfares namely Aurora Blvd., N. Domingo St., and Granada St. – Ortigas Ave.,



THE PLEASURES OF A TRUE RESORT-INSPIRED COMMUNITY

Experience genuine resort ambience with various active and passive comforts.

Best-in-class amenities include swimming pools, thematic gardens, fitness gym, function hall, entertainment/game room, sky lounge and a sky park



EFFICIENT CONDO MANAGEMENT

The professionally trained property management team will take care of daily community needs allowing for a worry-free, easy and comfortably convenient experience.

The One Castilla Place Property Management will provide services like 24-hour security including roving guards, guarded entrance gate, general maintenance of common areas, utilities applications and payment assistance and taxi call-in service.



RELIABILITY AND STABILITY

A smart investment decision avowed by DMCI Homes' commitment to quality workmanship spanning over 10 years, intending only to deliver high standard products and first-class services, and true value-for-money deals that offer superior products at its best.



- **Reasonably affluent and status-conscious:** enjoys travelling, good food, quality goods, etc.
- **Discerning** when it comes to spending their hard-earned money. They perceive their purchases to be:
 - Durable/high quality, as opposed to affordable but substandard
 - Unique and delightful, as opposed to mediocre
 - Having not just good, but exceptional value (getting much more than what they paid for)
- After a major purchase, they still want to have enough money to continue living well and comfortably.

ARCHITECTURAL THEME

- Simple and Timeless
- Simplification of form and elimination of unnecessary detail
- Unique T-shape design for natural lighting and ventilation
- Soft transition between indoor and outdoor
- Emphasis on space and less on maintenance.

"Modern Minimalist"



SITE DEVELOPMENT PLAN



* Please use updated approved perspective



OUTDOOR AMENITIES



THROUGH AND THROUGH AMENITIES



THROUGH AND THROUGH AMENITIES



LAP & KIDDIE POOLS

* Please use updated approved perspective





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INDOOR AMENITIES



GROUND FLOOR AMENITIES

RECEPTION
LOBBY





GROUND FLOOR AMENITIES

GAME ROOM



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GROUND FLOOR AMENITIES

ENTERTAINMENT
ROOM



ENTERTAINMENT ROOM

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OTHER BUILDING FACILITIES AND FEATURES

COMMERCIAL AREAS



Convenience Store



Water Refilling Station



**Laundry and
Pick up Station**

PROPERTY MANAGEMENT SERVICES

- 24-hour security including roving guards
- Guarded entrance gate
- General maintenance of common areas
- Utilities applications and payment assistance
- Taxi call-in service

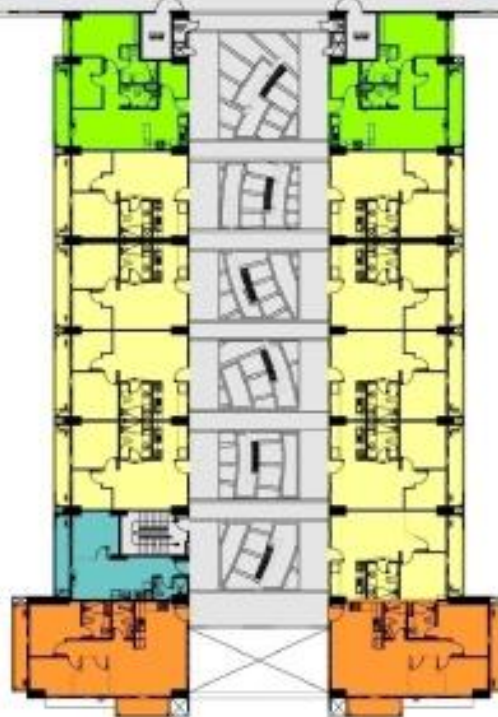


New Manila Area



Facing Manila Bay View
 South-west

Facing Amenities / Cubao Area
 North-East



Ortigas View

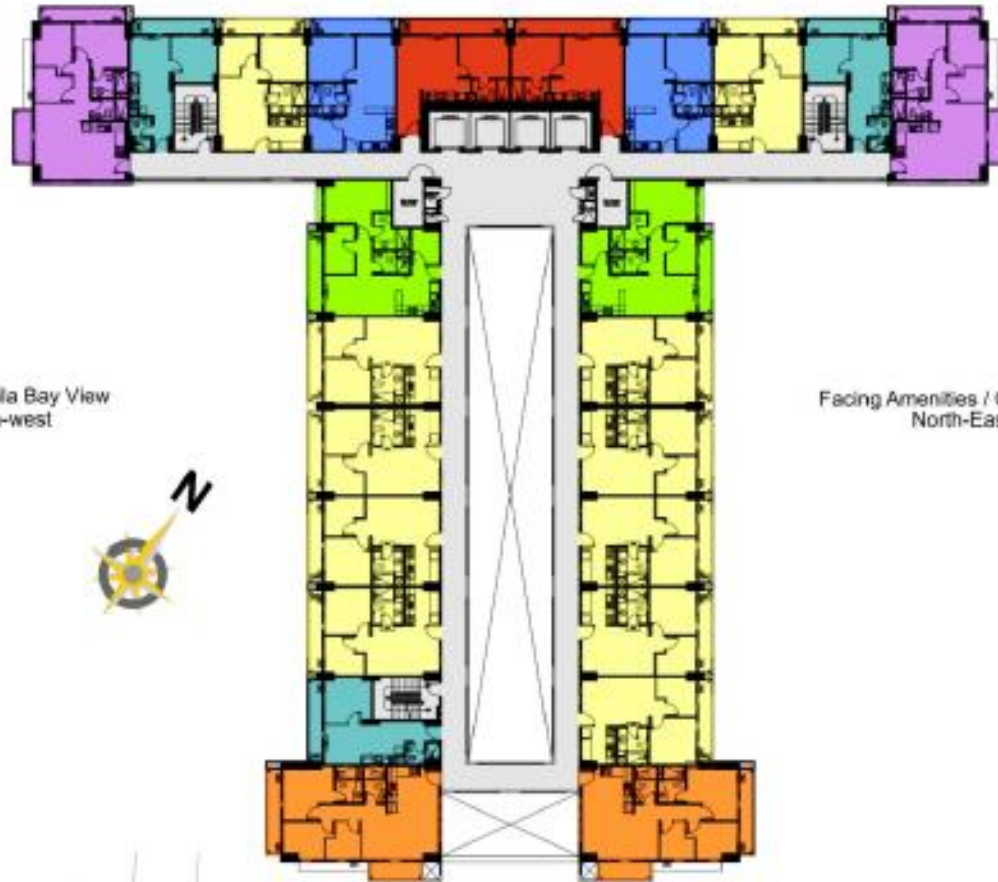
- | | |
|--|--|
|  3-Bedroom A
Approx. Gross Area: 81.00 sqm |  2-Bedroom B
Approx. Gross Area: 54.00 sqm |
|  3-Bedroom B
Approx. Gross Area: 81.00 sqm |  2-Bedroom C
Approx. Gross Area: 69.00 sqm |
|  2-Bedroom A
Approx. Gross Area: 54.00 sqm |  1-Bedroom A
Approx. Gross Area: 40.00 sqm |
|  1-Bedroom B
Approx. Gross Area: 46.50 sqm | |

Typical Atrium Level Floor 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.



New Manila Area



Facing Manila Bay View
South-west

Facing Amenities / Cubao Area
North-East

Ortigas View

	3-Bedroom A Approx. Gross Area: 81.00 sqm		2-Bedroom B Approx. Gross Area: 54.00 sqm
	3-Bedroom B Approx. Gross Area: 81.00 sqm		2-Bedroom C Approx. Gross Area: 69.00 sqm
	2-Bedroom A Approx. Gross Area: 54.00 sqm		1-Bedroom A Approx. Gross Area: 40.00 sqm
			1-Bedroom B Approx. Gross Area: 46.50 sqm

Typical Non-Atrium Level Floor Plan

- Plans reflected as visuals are not-to-scale.
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I-BEDROOM UNIT A (MID UNIT)

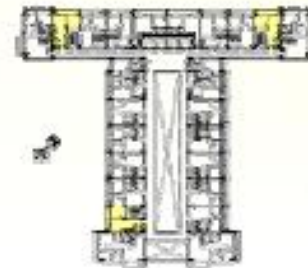
Approx. Gross Floor Area: 40.00 sqm

LIVING & DINING	14.80 sqm
KITCHEN	4.60 sqm
BEDROOM I	10.80 sqm
T&B	3.80 sqm

UNIT AREA	34.00 sqm
BALCONY	6.00 sqm

Gross area approx. 40.00 sqm

2.5Mn – 2.8 Mn



- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONIES.
- KEY PLAN BASED ON TYPICAL FLOOR.



I-BEDROOM UNIT B (MID UNIT)

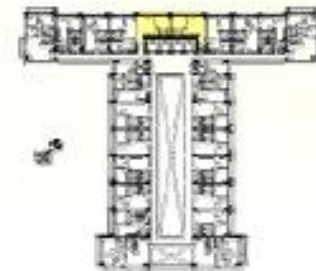
Approx. Gross Floor Area: 46.50 sqm

LIVING & DINING	18.80 sqm
KITCHEN	5.50 sqm
BEDROOM I	10.60 sqm
T&B	4.10 sqm

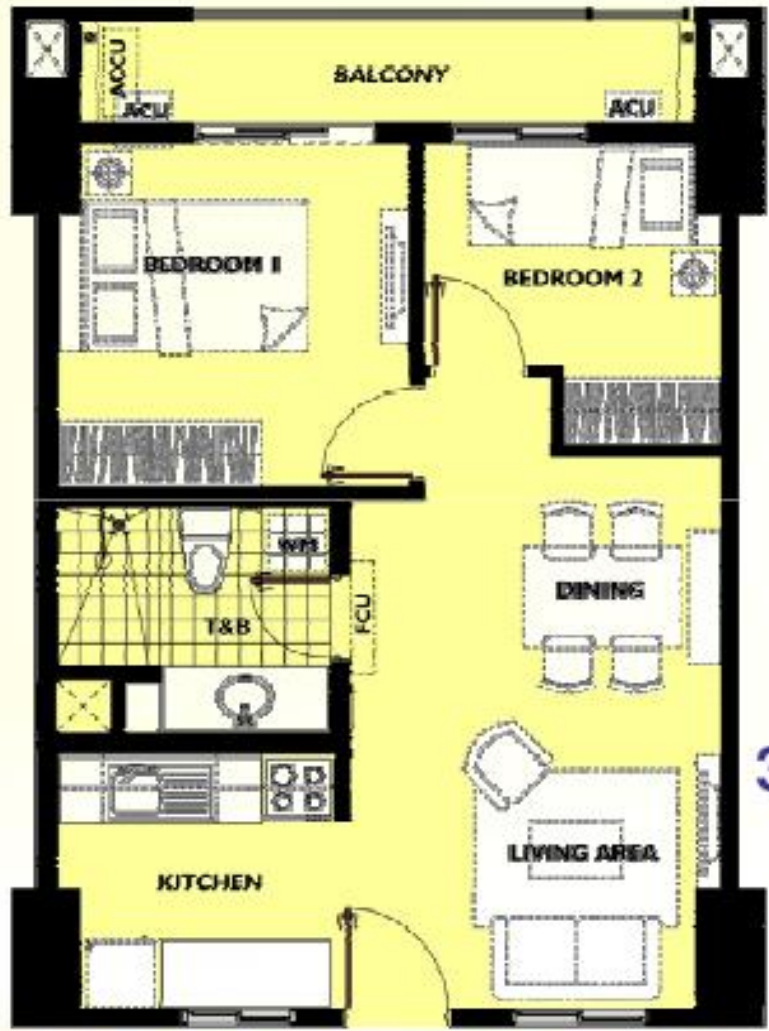
UNIT AREA	39.00 sqm
BALCONY	7.50 sqm

Gross area approx. 46.50 sqm

2.9 Mn – 3.1 Mn



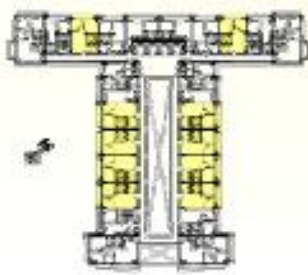
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2-BEDROOM UNIT A (MID UNIT)
 Approx. Gross Floor Area: 54.00 sqm

LIVING & DINING	18.00 sqm
KITCHEN	6.40 sqm
BEDROOM 1	10.75 sqm
BEDROOM 2	7.25 sqm
T&B	5.60 sqm
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UNIT AREA	48.00 sqm
BALCONY	6.00 sqm
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Gross area approx.	54.00 sqm

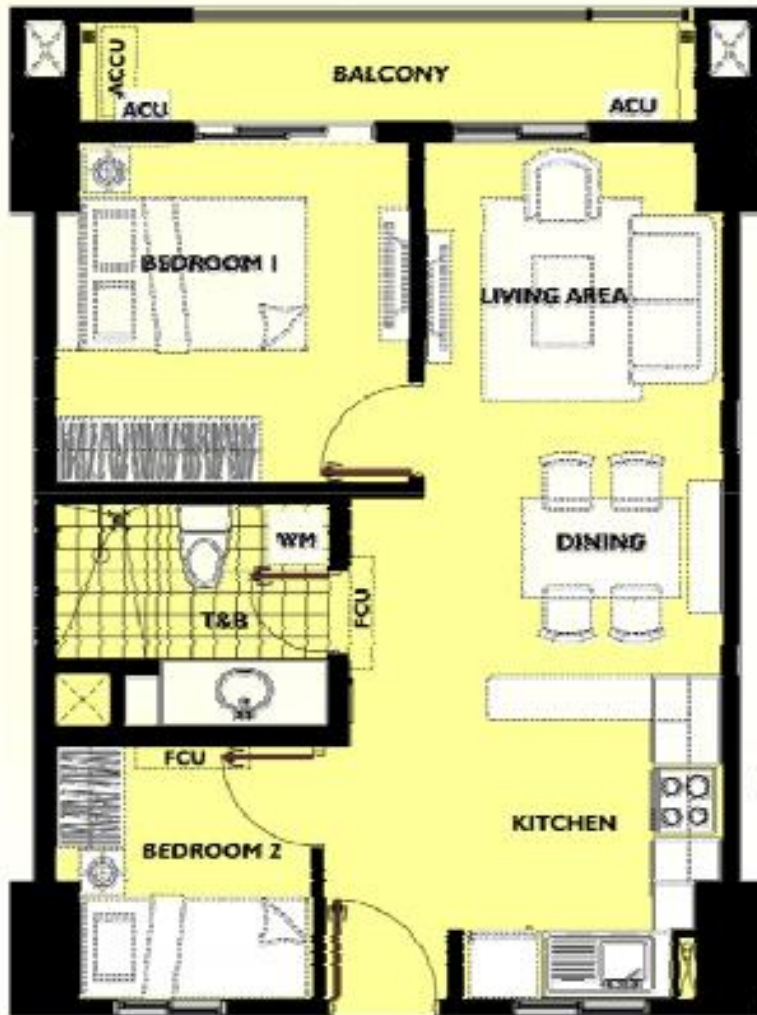
3.2 Mn – 4.2 Mn



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2-BEDROOM UNIT B (MID UNIT)

Approx. Gross Floor Area: 54.00 sqm

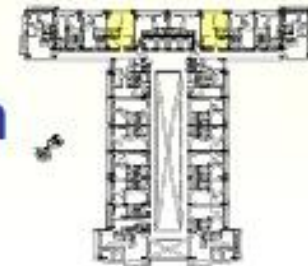


LIVING & DINING	18.60 sqm
KITCHEN	7.00 sqm
BEDROOM 1	10.80 sqm
BEDROOM 2	6.00 sqm
T&B	5.60 sqm

UNIT AREA	48.00 sqm
BALCONY	6.00 sqm

Gross area approx. 54.00 sqm

3.2 Mn – 3.9 Mn



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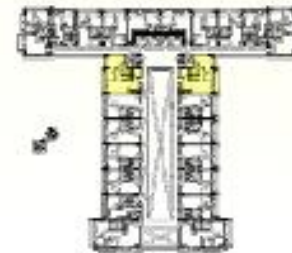
2-BEDROOM UNIT C (MID UNIT)

Approx. Gross Floor Area: 69.00 sqm



LIVING & DINING	20.50 sqm
KITCHEN	6.40 sqm
BEDROOM 1	14.90 sqm
BEDROOM 2	6.80 sqm
MAID'S ROOM	5.70 sqm
T&B 1	5.00 sqm
T&B 2	3.70 sqm
UNIT AREA	63.00 sqm
BALCONY	6.00 sqm
Gross area approx.	69.00 sqm

4.6 Mn – 5.4 Mn



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3-BEDROOM UNIT A (END UNIT)

Approx. Gross Floor Area: 81.00 sqm

LIVING & DINING	29.00 sqm
KITCHEN	6.00 sqm
BEDROOM 1	11.00 sqm
BEDROOM 2	9.00 sqm
BEDROOM 3	6.00 sqm
T&B 1	5.00 sqm
T&B 2	4.00 sqm
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UNIT AREA	70.00 sqm
BALCONY 1	6.00 sqm
BALCONY 2	5.00 sqm
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Gross area approx.	81.00 sqm

**5.4 Mn –
 6.3 Mn**





3-BEDROOM UNIT B (END UNIT)

Approx. Gross Floor Area: 81.00 sqm

LIVING & DINING	27.75 sqm
KITCHEN	6.00 sqm
BEDROOM 1	12.25 sqm
BEDROOM 2	9.00 sqm
BEDROOM 3	6.00 sqm
T&B 1	5.00 sqm
T&B 2	4.00 sqm

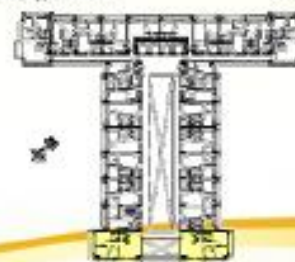
UNIT AREA 70.00 sqm

BALCONY 1 6.00 sqm

BALCONY 2 5.00 sqm

Gross area approx. 81.00 sqm

5.4 Mn –
6.3 Mn



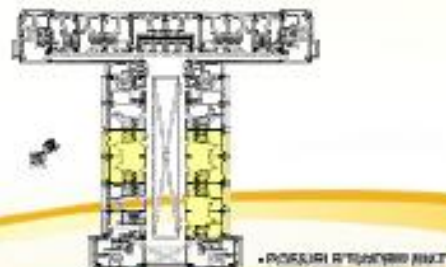
TANDEM UNIT
 Approx. Gross Floor Area: 108.00 sqm



LIVING & DINING	30.00 sqm
KITCHEN	6.40 sqm
BEDROOM 1	22.80 sqm
BEDROOM 2	9.50 sqm
BEDROOM 3	10.00 sqm
MAID'S ROOM	6.10 sqm
T&B 1	5.60 sqm
T&B 2	5.60 sqm

UNIT AREA	96.00 sqm
BALCONY 1	6.00 sqm
BALCONY 2	6.00 sqm
Gross area approx.	108.00 sqm

All tandem request are subject to approval



TURNOVER FINISHES

RESIDENTIAL AREA	1-BEDROOM UNITS		2-BEDROOM UNITS		3-BEDROOM UNIT
	34	39	48	63	70
FLOOR FINISHES					
Living, Dining and Kitchen	Homogeneous tiles with baseboard				
Bedrooms	Low maintenance resilient flooring with baseboard				
Balcony	Ceramic tiles with pebble washout				
Toilet	Unglazed ceramic tiles				
WALL FINISHES					
Living, Dining and Kitchen	Painted plain cement finish				
Bedrooms	Painted plain cement finish				
Toilet	Painted plain cement finish above tile				
CEILING FINISHES					
Living, Dining and Kitchen	Painted plain cement finish				
Bedrooms	Painted plain cement finish				
Toilet	Painted ficem board finish				
SPECIALTIES					
Kitchen Area	Granite finish kitchen countertop with cabinet system				
Toilet and Bath	Mirror cabinet	Granite finish lavatory countertop for T&B 1			

TURNOVER FINISHES

DOORS	1-BEDROOM UNITS		2-BEDROOM UNITS		3-BEDROOM UNIT
	34	39	48	63	70
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				
WINDOWS	Aluminum framed glass panel				
FINISHING HARDWARE					
Main Door Lockset	Lever type keyed lockset				
Bedroom Lockset	Lever type keyed lockset				
Toilet Lockset	Lever type privacy lockset				
TOILET AND KITCHEN FIXTURES	1-BEDROOM UNITS		2-BEDROOM UNITS		3-BEDROOM UNIT
	34	39	48	63	70
Water Closet	Top flush, one-piece type				
Lavatory	Wall hung type		Under counter type	Under counter type and wall-hung with semi-pedestal type	
Kitchen Sink	Single bowl		Single bowl with drain board		
Kitchen Faucet	Lever type				
Shower Head and Fittings	Exposed bath and shower mixer				
Soap Holder	White, recessed type				

**THANK YOU
AND
HAPPY SELLING 😊**