



INTEROFFICE MEMORANDUM

Ref #: PD-16-03-047

DATE : 03/21/2016
 FOR : ARA / RBL
 FROM : Project Development
 CC : Legal & Permits, Sales Admin, Sales Mgt, Training, IT, DICD, Finance, Business Process, Design & Engineering, Construction Division, Marketing
 RE : ALEA RESIDENCES (ALR):
 Pricelist - Darma Building

We would like to seek your approval on the following for Alea Residences:

I. RESIDENTIAL UNITS AND PARKING SLOTS

A. *Availability Plans and Unit Lay-outs*

Attached are the following:

1. Turnover Specifications issued March 2016.
2. Availability plans dated October 2015 as per memo ref# Design-15-09-038
3. Unit lay-outs dated October 2015 as per memo ref# Design-15-09-038

B. *Inventory / Summary of Unit Types and Price Ranges (as reflected in pricelist)*

Building	Unit Type	# of Units	Unit Area (sqm, more or less)	Gross Area (sqm, w/ Service area & Balcony)	List Price (As per Price list)	
					Min	Max
Darma	2BR - Inner	108	49.50	62.00-66.00	3.236 Mn	3.454 Mn
	3BR - End	24	70.00	92.50-93.50	5.128 Mn	5.276 Mn
	Sub Total	132				
	Parking					
	Open Parking	2	12.50	12.50	500 K	
	Covered Parking	50	12.50	12.50	550 K	
	Sub Total	52				
Total # of Units Launch		132				
Total # of Parking Slots Launch		52				

C. *Tracking*

	Inventory Count		% Share	
	Unit	Parking	Unit	Parking
Launched	0	0	0%	0%
This Launch	132	52	23%	21%
Unlaunched	431	191	77%	79%
Total	563	243	100%	100%

II. SELLING PROGRAM, PAYMENT TERMS & IMPLEMENTING GUIDELINES

A. *Selling Program*

Item	Date
i. Release of Pricelist, availability plans and turnover specifications	April 1, 2016
ii. Effectivity of Pricelist	April 15, 2016
iii. RFO Date (for pricelist)	Darma - April 2018

B. *Payment Terms and Discounts for MRB Projects*

Minimum downpayment is 15% of List Price for units facing amenities, and 10% of List Price for back facing units. Discount & factor rates, other discounts and payment terms, spot cash discount rates stated in memo released by finance with reference #FIN-12-03-030 dated March 29, 2011.

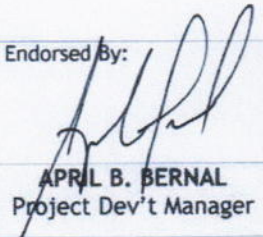
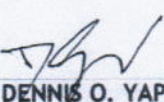
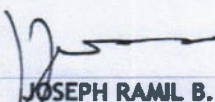
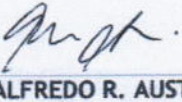
Minimum downpayment is 10% of List Price for parking slots. However, if client has purchased units facing amenities, they may opt to follow the same 15% minimum unit downpayment to their parking slot.

C. *Implementing Guidelines*

- i. Checks issued should be payable to "DMCI-PDI".
- ii. Unit Reservation Fee is PESOS: Twenty Thousand Only (Php 20,000.00). Parking Reservation Fee is PESOS: Ten Thousand Only (Php 10,000.00).
- iii. For tandem units, buyer may opt to purchase two (2) parking slots.
- iv. Regarding documentation, a buyer may request for a copy of the Master Deed and Unit Plan, subject to company policy and delivery timetable.
- v. For closing fees, please refer to memo #PD-12-10-019 dated October 15, 2012.
- vi. All standard payment term, policies, and discounts shall apply.

For your approval please.

Thank you.

Endorsed By:  APRIL B. BERNAL Project Dev't Manager	Noted By:  DENNIS O. YAP OIC-Project Development	Noted By:  JOSEPH RAMIL B. LOMBOS SVP-Operations and Finance	Approved for Launch By:  ALFREDO R. AUSTRIA President
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3/21/2016

DARMA

ALEA RESIDENCES

Pricelist Effective April 15, 2016

RFO Date: April 2018

Based on Availability Plan dated October 2015



UNIT NO.	DESCRIPTION	UNIT AREA (sqm)	BALCONY AREA (sqm)	SERVICE AREA (sqm)	TOTAL AREA (sqm)	LIST PRICE (Php)
Second Floor						
201	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,128,000.00
202	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,325,000.00
203	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,236,000.00
204	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,265,000.00
205	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,236,000.00
206	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,353,000.00
207	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,265,000.00
208	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,265,000.00
209	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,236,000.00
210	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,325,000.00
211	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,128,000.00
212	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,170,000.00
214	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,353,000.00
215	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,265,000.00
216	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
217	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
218	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,382,000.00
219	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,265,000.00
220	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
221	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,265,000.00
222	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,353,000.00
223	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,170,000.00
Third Floor						
301	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,149,000.00
302	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,339,000.00
303	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,250,000.00
304	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,279,000.00
305	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,250,000.00
306	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,368,000.00
307	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,279,000.00
308	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,279,000.00
309	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,250,000.00
310	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,339,000.00
311	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,149,000.00
312	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,191,000.00
314	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,368,000.00
315	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,279,000.00
316	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
317	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
318	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,397,000.00
319	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,279,000.00
320	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
321	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,279,000.00
322	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,368,000.00
323	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,191,000.00
Fourth Floor						
401	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,170,000.00
402	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,353,000.00
403	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,265,000.00
404	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
405	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,265,000.00
406	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,382,000.00
407	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
408	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
409	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,265,000.00
410	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,353,000.00
411	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,170,000.00
412	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,212,000.00
414	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,382,000.00
415	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
416	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,322,000.00
417	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,322,000.00
418	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,411,000.00
419	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
420	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,322,000.00

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ALEA RESIDENCES

Pricelist Effective April 15, 2016

RFO Date: April 2018

Based on Availability Plan dated October 2015



UNIT NO.	DESCRIPTION	UNIT AREA (sqm)	BALCONY AREA (sqm)	SERVICE AREA (sqm)	TOTAL AREA (sqm)	LIST PRICE (PhP)
421	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
422	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,382,000.00
423	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,212,000.00
Fifth Floor						
501	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,191,000.00
502	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,368,000.00
503	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,279,000.00
504	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
505	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,279,000.00
506	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,397,000.00
507	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
508	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
509	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,279,000.00
510	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,368,000.00
511	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,191,000.00
512	3-Bedroom (End Unit)	70.00	15.50	7.00	92.50	5,206,000.00
514	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,397,000.00
515	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
516	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,337,000.00
517	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,337,000.00
518	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,425,000.00
519	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
520	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,337,000.00
521	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
522	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,397,000.00
523	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,233,000.00
Sixth Floor						
601	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,212,000.00
602	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,382,000.00
603	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
604	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,322,000.00
605	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
606	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,411,000.00
607	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,322,000.00
608	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,322,000.00
609	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,293,000.00
610	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,382,000.00
611	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,212,000.00
612	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,255,000.00
614	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,411,000.00
615	2-Bedroom (Inner Unit)	49.50	5.50	7.00	62.00	3,298,000.00
616	2-Bedroom (Inner Unit)	49.50	5.50	7.00	62.00	3,327,000.00
617	2-Bedroom (Inner Unit)	49.50	5.50	7.00	62.00	3,327,000.00
618	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,440,000.00
619	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,322,000.00
620	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,351,000.00
621	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,322,000.00
622	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,411,000.00
623	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,255,000.00
Seventh Floor						
701	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,233,000.00
702	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,397,000.00
703	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
704	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,337,000.00
705	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
706	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,425,000.00
707	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,337,000.00
708	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,337,000.00
709	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,308,000.00
710	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,397,000.00
711	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,233,000.00
712	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,276,000.00
714	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,425,000.00
715	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,337,000.00
716	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,365,000.00

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ALEA RESIDENCES

Pricelist Effective April 15, 2016

RFO Date: April 2018

Based on Availability Plan dated October 2015



UNIT NO.	DESCRIPTION	UNIT AREA (sqm)	BALCONY AREA (sqm)	SERVICE AREA (sqm)	TOTAL AREA (sqm)	LIST PRICE (Php)
717	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,365,000.00
718	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,454,000.00
719	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,337,000.00
720	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,365,000.00
721	2-Bedroom (Inner Unit)	49.50	5.50	8.00	63.00	3,337,000.00
722	2-Bedroom (Inner Unit)	49.50	8.50	8.00	66.00	3,425,000.00
723	3-Bedroom (End Unit)	70.00	15.50	8.00	93.50	5,276,000.00

- 2. Price of parking slot is not included in the list price. Parking slots are sold separately.
- 3. Above prices are subject to change without prior notice
- 4. The unit areas may change based on the final construction drawings.
- 5. Prices indicated are exclusive of closing fees.
- 6. The unit number is also the number of the service area located at the rooftop. Allocation is 1:1.
- 7. Prices may include VAT, if and where applicable.
- 8. The attached availability plans are intended to give a general idea of the project and as such are not to be relied upon as statements of fact. These drawings are based on current plans. Buyers can verify their factual correctness and subsequent changes, if any. The contents herein are subject to change without prior notice and do not constitute an offer or contract. All floor plans contained herein are not to scale.

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ALEA RESIDENCES

Pricelist Effective April 15, 2016
RFO Date: April 2018
Based on Availability Plan dated October 2015

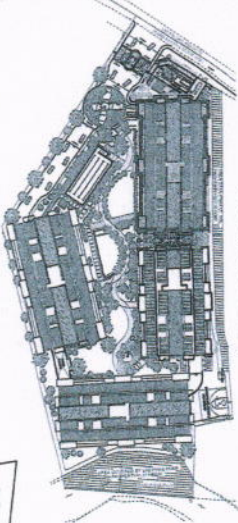


UNIT NO.	DESCRIPTION	UNIT AREA (sqm)	LIST PRICE (Php)
Lower Level 1			
101	Covered Parking	12.50	550,000.00
102	Covered Parking	12.50	550,000.00
103	Covered Parking	12.50	550,000.00
104	Covered Parking	12.50	550,000.00
105	Covered Parking	12.50	550,000.00
106	Covered Parking	12.50	550,000.00
107	Covered Parking	12.50	550,000.00
108	Covered Parking	12.50	550,000.00
109	Covered Parking	12.50	550,000.00
110	Covered Parking	12.50	550,000.00
111	Covered Parking	12.50	550,000.00
112	Covered Parking	12.50	550,000.00
114	Covered Parking	12.50	550,000.00
115	Covered Parking	12.50	550,000.00
116	Covered Parking	12.50	550,000.00
117	Covered Parking	12.50	550,000.00
118	Covered Parking	12.50	550,000.00
119	Covered Parking	12.50	550,000.00
120	Covered Parking	12.50	550,000.00
121	Covered Parking	12.50	550,000.00
122	Covered Parking	12.50	550,000.00
123	Covered Parking	12.50	550,000.00
124	Covered Parking	12.50	550,000.00
125	Covered Parking	12.50	550,000.00
126	Covered Parking	12.50	550,000.00
127	Covered Parking	12.50	550,000.00
128	Open Parking	12.50	500,000.00
129	Open Parking	12.50	500,000.00
130	Covered Parking	12.50	550,000.00
131	Covered Parking	12.50	550,000.00
132	Covered Parking	12.50	550,000.00
133	Covered Parking	12.50	550,000.00
134	Covered Parking	12.50	550,000.00
135	Covered Parking	12.50	550,000.00
136	Covered Parking	12.50	550,000.00
137	Covered Parking	12.50	550,000.00
138	Covered Parking	12.50	550,000.00
139	Covered Parking	12.50	550,000.00
140	Covered Parking	12.50	550,000.00
141	Covered Parking	12.50	550,000.00
142	Covered Parking	12.50	550,000.00
143	Covered Parking	12.50	550,000.00
144	Covered Parking	12.50	550,000.00
145	Covered Parking	12.50	550,000.00
146	Covered Parking	12.50	550,000.00
147	Covered Parking	12.50	550,000.00
148	Covered Parking	12.50	550,000.00
149	Covered Parking	12.50	550,000.00
150	Covered Parking	12.50	550,000.00
151	Covered Parking	12.50	550,000.00
152	Covered Parking	12.50	550,000.00
153	Covered Parking	12.50	550,000.00

- Notes :
1. CASH PRICE is LIST PRICE less 10%.
 2. Above prices are subject to change without prior notice
 3. The parking slot areas may change based on the final construction drawings.
 4. Prices indicated are exclusive of closing fees.
 5. Prices may include VAT, if and where applicable.
 6. The attached availability plans are intended to give a general idea of the project and as such are not to be relied upon as statements of fact. These drawings are based on current plans. Buyers can verify their factual correctness and subsequent changes, if any. The contents herein are subject to change without prior notice and do not constitute an offer or contract. All floor plans contained herein are not to scale.

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KEY PLAN



NOTED BY:
PAOLO P. CHAVEZ
RMS 8/16/07
AMC

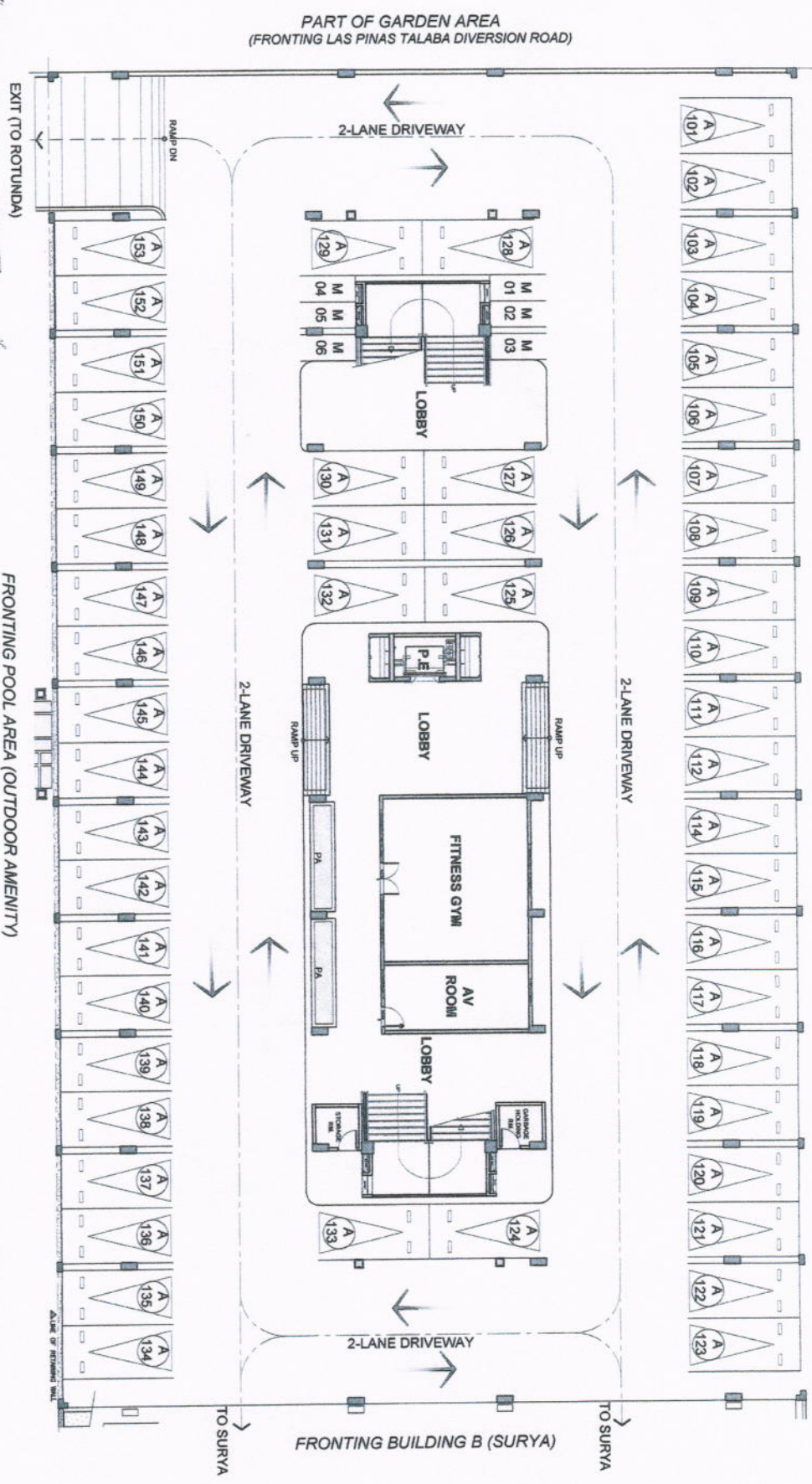
Disclaimer: Floor plans depicted in this material are for demonstration purposes only and should not be relied upon as final project plans.
For announcement purposes only.

DARMA
LOWER LEVEL 1
OCTOBER 2015
Per Memo Ref. # DE-15-09-038

NO. OF PARKING SLOTS	
VEHICLES:	52
MOTORCYCLES:	6
TOTAL PARKING SLOTS:	58



AVAILABILITY PLAN



PART OF GARDEN AREA
(FRONTING LAS PINAS TALABA DIVERSION ROAD)

2-LANE DRIVEWAY

LOBBY

LOBBY

FITNESS GYM

AV ROOM

LOBBY

2-LANE DRIVEWAY

FRONTING BUILDING B (SURYA)

TO SURYA

TO SURYA

FRONTING POOL AREA (OUTDOOR AMENITY)

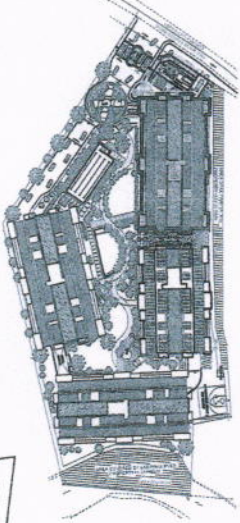
EXIT (TO ROTUNDA)

RAMP DN

RAMP UP

RAMP UP

Δ LINE OF RETAINING WALL



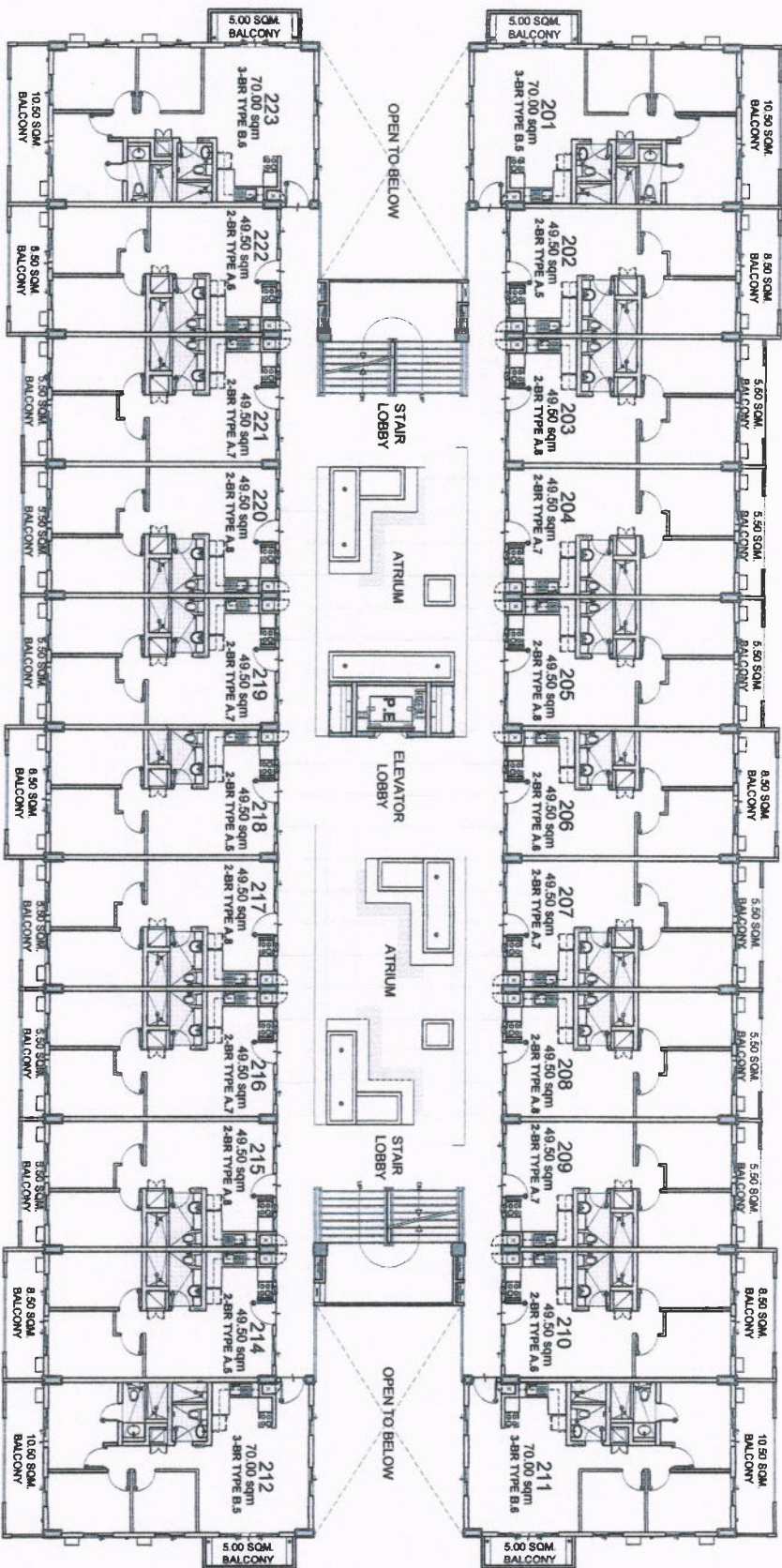
KEY PLAN



NOTED BY:	PAOLO
RMS	08/07/2015
AMC	07/07/2015

Disclaimer: Floor plans depicted in this material are for demonstration purposes only and should not be relied upon as final project plans. For announcement purposes only.

PART OF GARDEN AREA
(FRONTING LAS PINAS TALABA DIVERSION ROAD)



FRONTING BUILDING B (SURYA)

FRONTING POOL AREA (OUTDOOR AMENITY)

DARMA

SECOND FLOOR LEVEL

OCTOBER 2015

Per Memo Ref. # DE-15-09-038

LIST OF POSSIBLE
TANDEM UNITS:

- 201 & 202
- 203 & 204
- 206 & 207
- 208 & 209
- 210 & 211
- 212 & 214
- 215 & 216
- 217 & 218
- 220 & 221
- 222 & 223

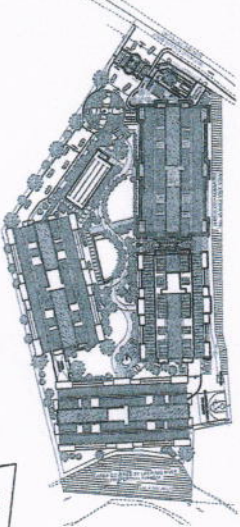
NOTE:

Standard company policy
regarding request for
tandem shall apply



AVAILABILITY PLAN

KEY PLAN

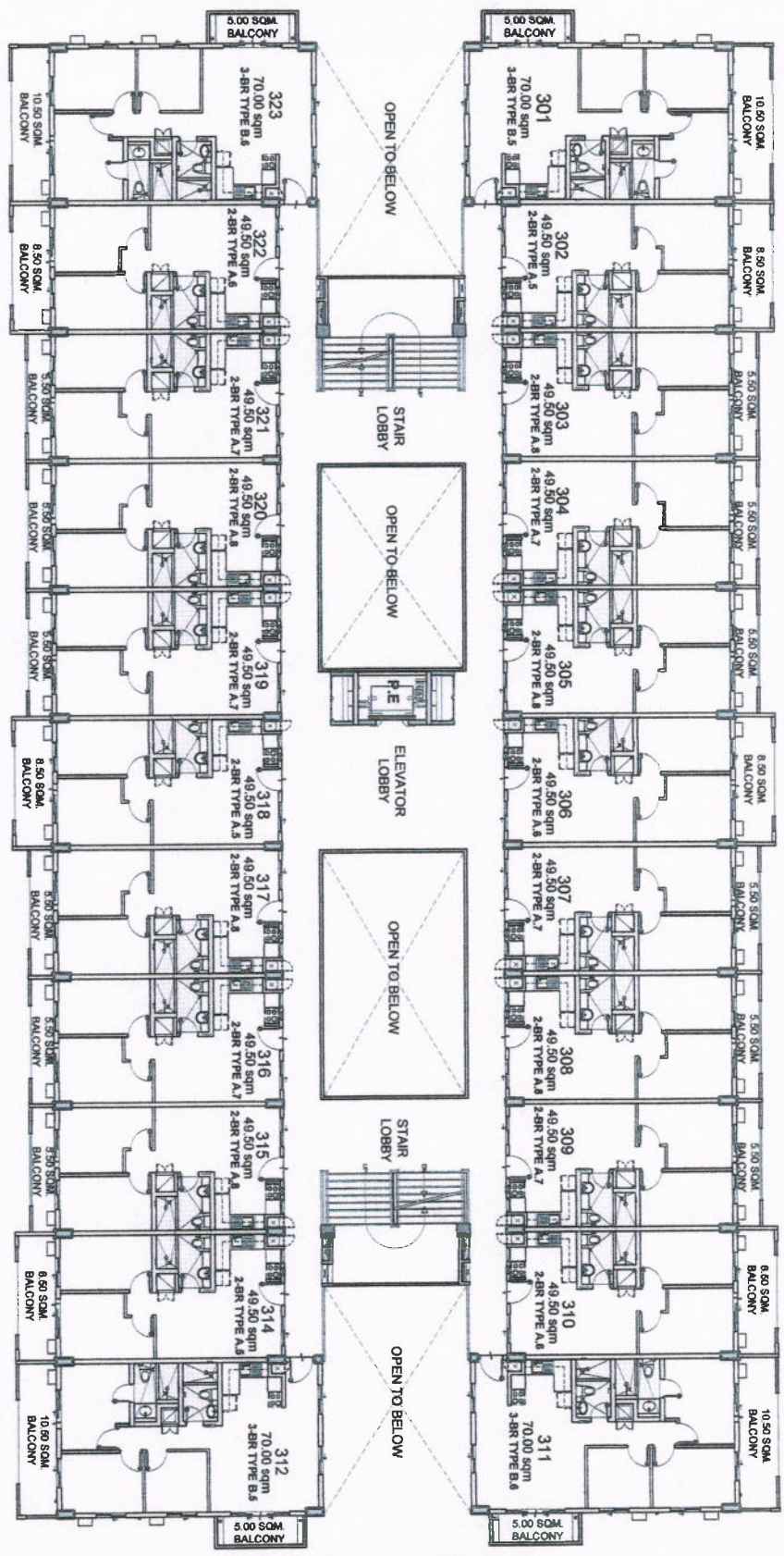


NOTED BY:
PAOLO M. GARCIA
RMS 07/07/2015
AMC



Disclaimer: Floor plans depicted in this material are for demonstration purposes only and should not be relied upon as final project plans. For announcement purposes only.

PART OF GARDEN AREA
(FRONTING LAS PINAS TALABA DIVERSION ROAD)



FRONTING BUILDING B (SURYA)

FRONTING POOL AREA (OUTDOOR AMENITY)

DARMA

3RD FLOOR LEVEL

OCTOBER 2015

Per Memo Ref. # DE-15-09-038

LIST OF POSSIBLE
TANDEM UNITS:

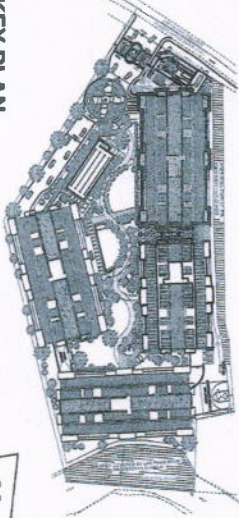
- 301 & 302
- 303 & 304
- 306 & 307
- 308 & 309
- 310 & 311
- 312 & 314
- 315 & 316
- 317 & 318
- 320 & 321
- 322 & 323

NOTE:
Standard company policy
regarding request for
tandem shall apply



AVAILABILITY PLAN

KEY PLAN



NOTED BY:
PAOLO M. ORTIZ
RMS
BIB
07/07

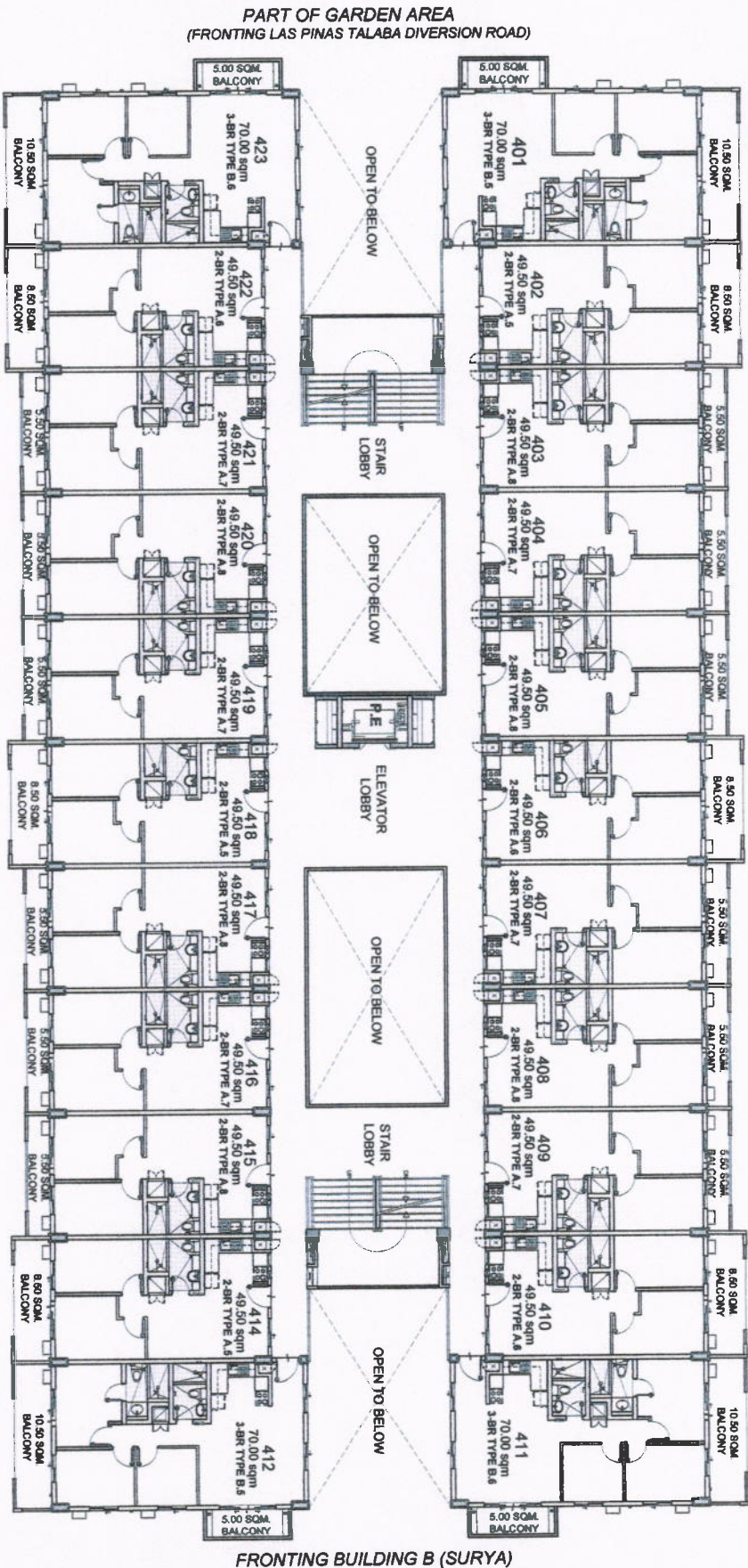
AMC

PL7

DARMA
4TH FLOOR LEVEL
OCTOBER 2015

Per Memo Ref. # DE-15-09-038

FRONTING POOL AREA (OUTDOOR AMENITY)



FRONTING BUILDING B (SURYA)

LIST OF POSSIBLE
TANDEM UNITS:

- 401 & 402 • 412 & 414
- 403 & 404 • 415 & 416
- 406 & 407 • 417 & 418
- 408 & 409 • 420 & 421
- 410 & 411 • 422 & 423

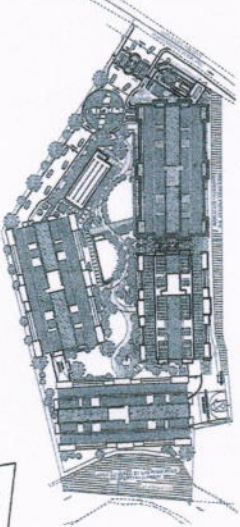
NOTE:
Standard company policy
regarding request for
tandem shall apply



AVAILABILITY PLAN

Disclaimer: Floor plans depicted in this material are for demonstration purposes only and should not be relied upon as final project plans.
For announcement purposes only.

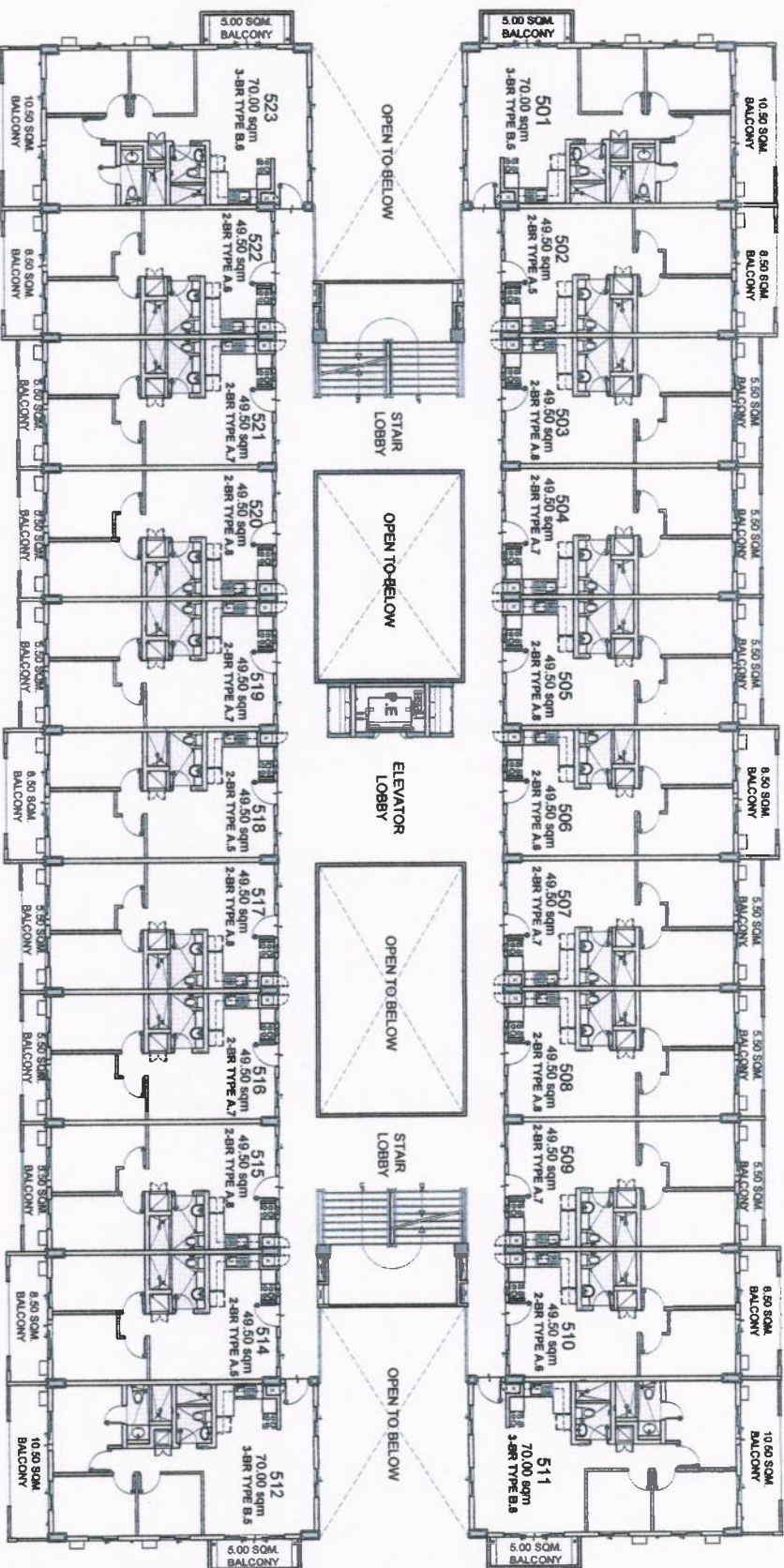
KEY PLAN



NOTED BY:	PAOLO
	THORNTON
	RMS
	AMC

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PART OF GARDEN AREA
(FRONTING LAS PINAS TALABA DIVERSION ROAD)



FRONTING BUILDING B (SURYA)

FRONTING POOL AREA (OUTDOOR AMENITY)

DARMA

5TH FLOOR LEVEL

OCTOBER 2015

Per Memo Ref. # DE-15-09-038

LIST OF POSSIBLE
TANDEM UNITS:

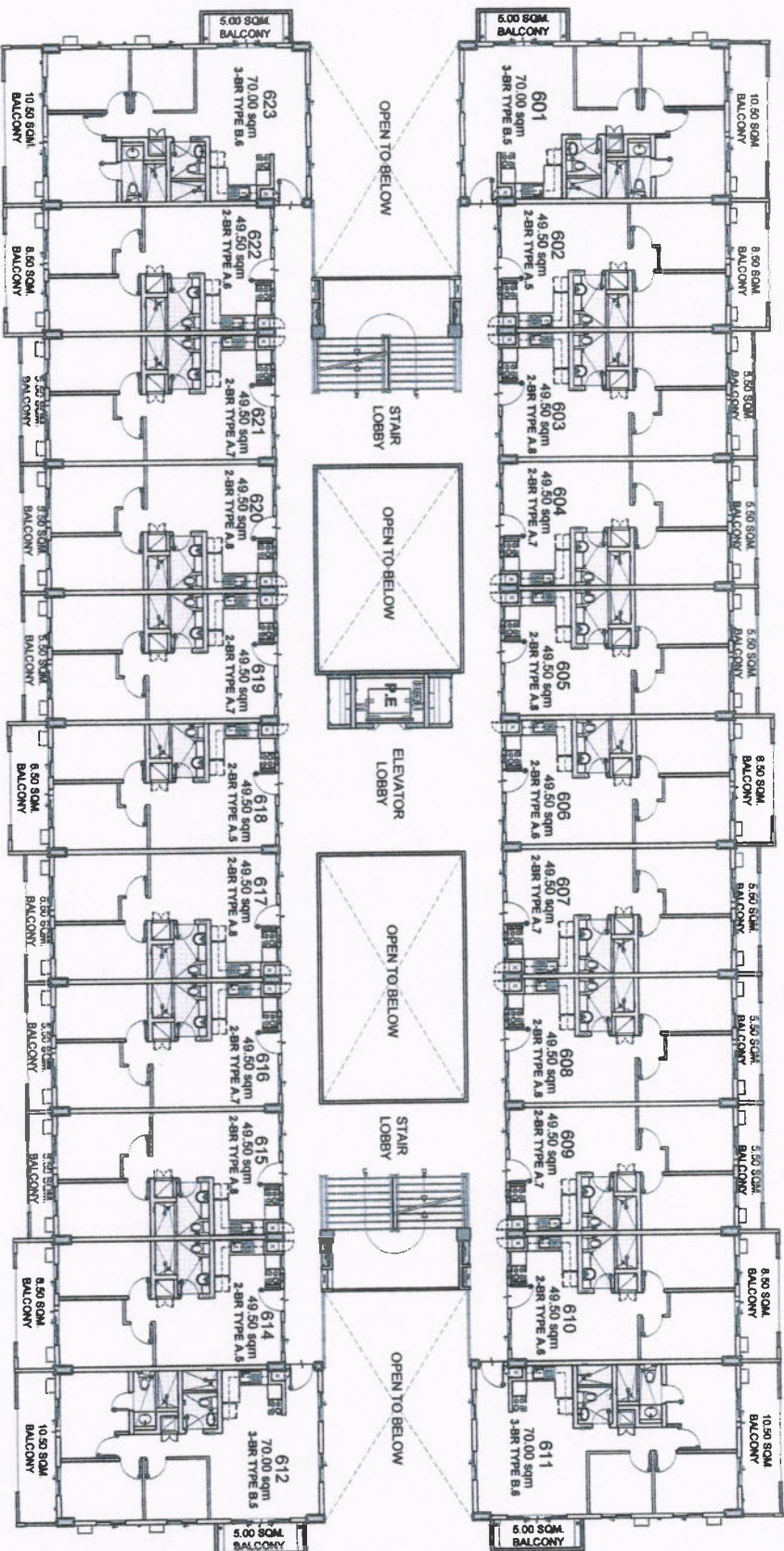
- 501 & 502
- 503 & 504
- 506 & 507
- 508 & 509
- 510 & 511
- 512 & 514
- 515 & 516
- 517 & 518
- 520 & 521
- 522 & 523

NOTE:
Standard company policy
regarding request for
tandem shall apply



AVAILABILITY PLAN

PART OF GARDEN AREA
(FRONTING LAS PINAS TALABA DIVERSION ROAD)



FRONTING BUILDING B (SURYA)

FRONTING POOL AREA (OUTDOOR AMENITY)

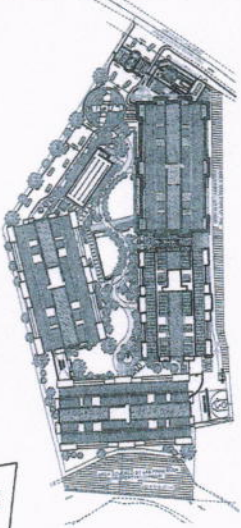
DARMA

6TH FLOOR LEVEL

OCTOBER 2015

Per Memo Ref. # DE-15-09-038

KEY PLAN



NOTED BY:

PAOLO

RMS

AMC

10/10/15

10/10/15

10/10/15

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AVAILABILITY PLAN

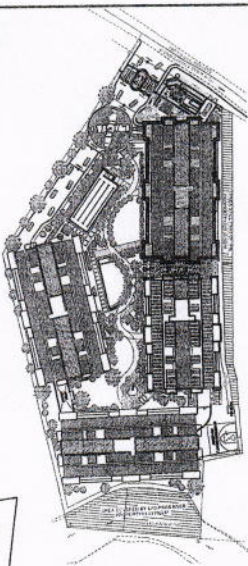
Disclaimer: Floor plans depicted in this material are for demonstration purposes only and should not be relied upon as final project plans. For announcement purposes only.



NOTED BY:
PAOLO
RMS
AMC

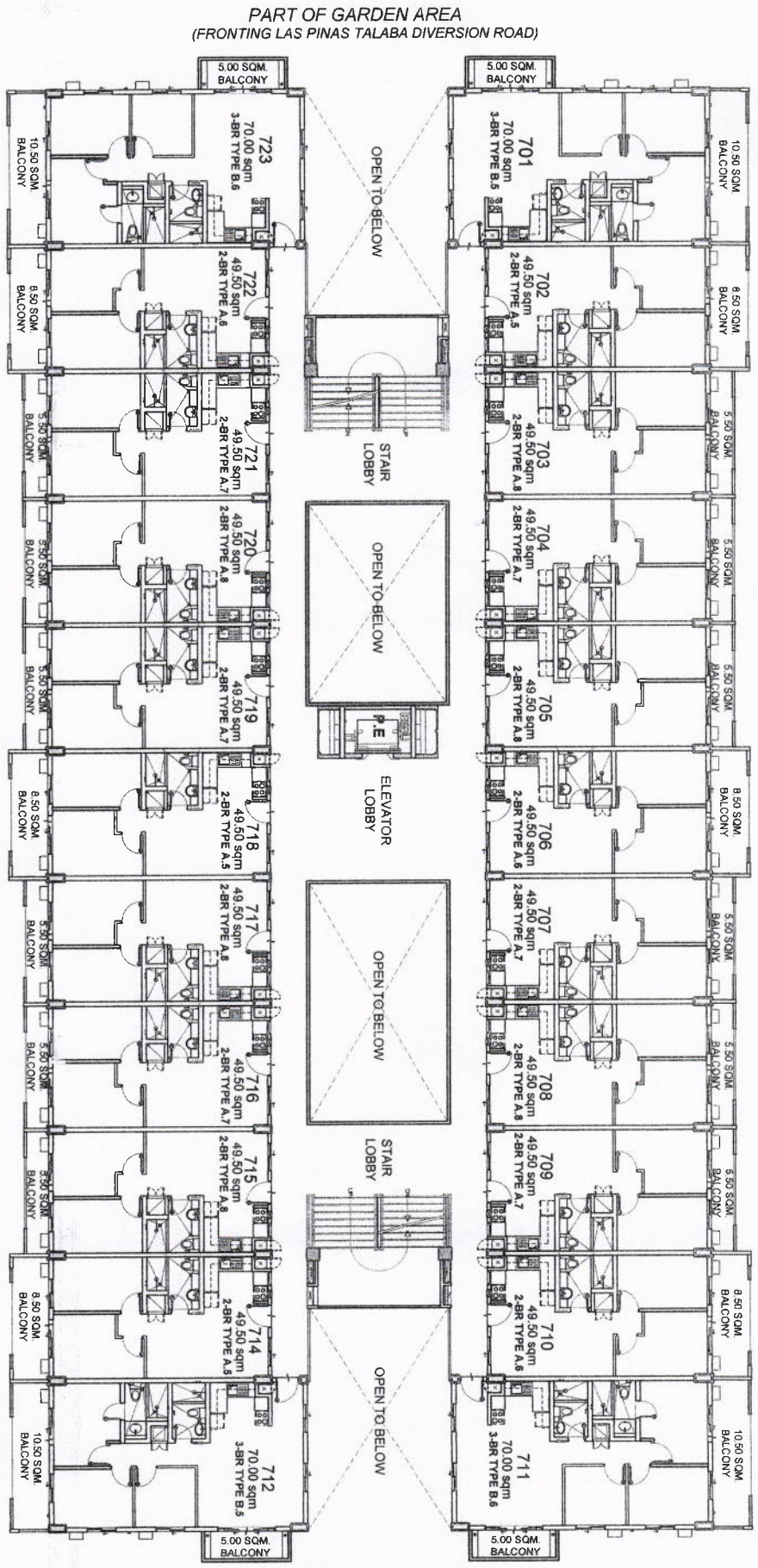


KEY PLAN



DARMA
7TH FLOOR LEVEL
OCTOBER 2015
Per Memo Ref. # DE-15-09-038

FRONTING POOL AREA (OUTDOOR AMENITY)



LIST OF POSSIBLE
TANDEM UNITS:

- 701 & 702
- 703 & 704
- 706 & 707
- 708 & 709
- 710 & 711
- 712 & 714
- 715 & 716
- 717 & 718
- 720 & 721
- 722 & 723

NOTE:
Standard company policy
regarding request for
tandem shall apply



AVAILABILITY PLAN

Disclaimer: Floor plans depicted in this material are for demonstration purposes only and should not be relied upon as final project plans.
For announcement purposes only.

TURNOVER FINISHES AND FIXTURES

Effective Mar 2016

RESIDENTIAL AREA	2-BEDROOM UNITS	3-BEDROOM UNITS	
	49.50sqm	65.00sqm	70.00sqm
<u>FLOOR FINISHES</u>			
Living, Dining and Kitchen	300mmX300mmCeramic tiles with baseboard		
Bedrooms	Vinyl planks with baseboard		
Balcony	300mmx300mm Ceramic tiles with pebble washout		
Toilet	200mmx200mm Unglazed ceramic tiles		
<u>WALL FINISHES</u>			
Interior Walls	Painted Finish		
Toilet	Painted plain cement finish above tile		
<u>CEILING FINISHES</u>			
Living, Dining and Kitchen	Painted plain cement finish		
Bedrooms	Painted plain cement finish		
Toilet	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		
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		
<u>TOILET AND KITCHEN FIXTURES</u>	2-BEDROOM UNITS	3-BEDROOM UNITS	
	49.50sqm	65.00sqm	70.00sqm
Water Closet	Top flush, one-piece type		
Lavatory	Under counter type	Under counter type and wall hung with semi pedestal type	
Kitchen sink	Single Bowl with Drain Board		
Kitchen Faucet	Lever Type		
Shower Head and Fittings	Exposed Bath and Shower Mixer		
Soap Holder	White, Recessed type		
<u>SERVICE AREA</u>			
FLOOR FINISH	Straight to finish concrete		
WALL FINISHES	Combination of cyclone wire and ficemboard		
ROOF FINISH	Fiberglass and pre-painted metal sheets		
MISCELLANEOUS	Provision for tapping point of water		
	Provision for electrical outlet		

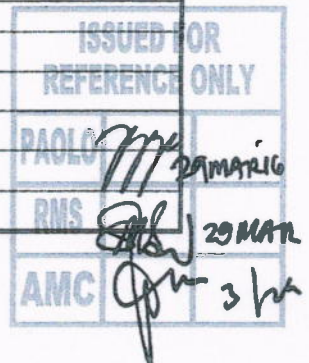
ISSUED
REFERENCE

PAOLO

RMS

Specifications are subject to change without prior notice
FOR MARKETING & SALES REFERENCE

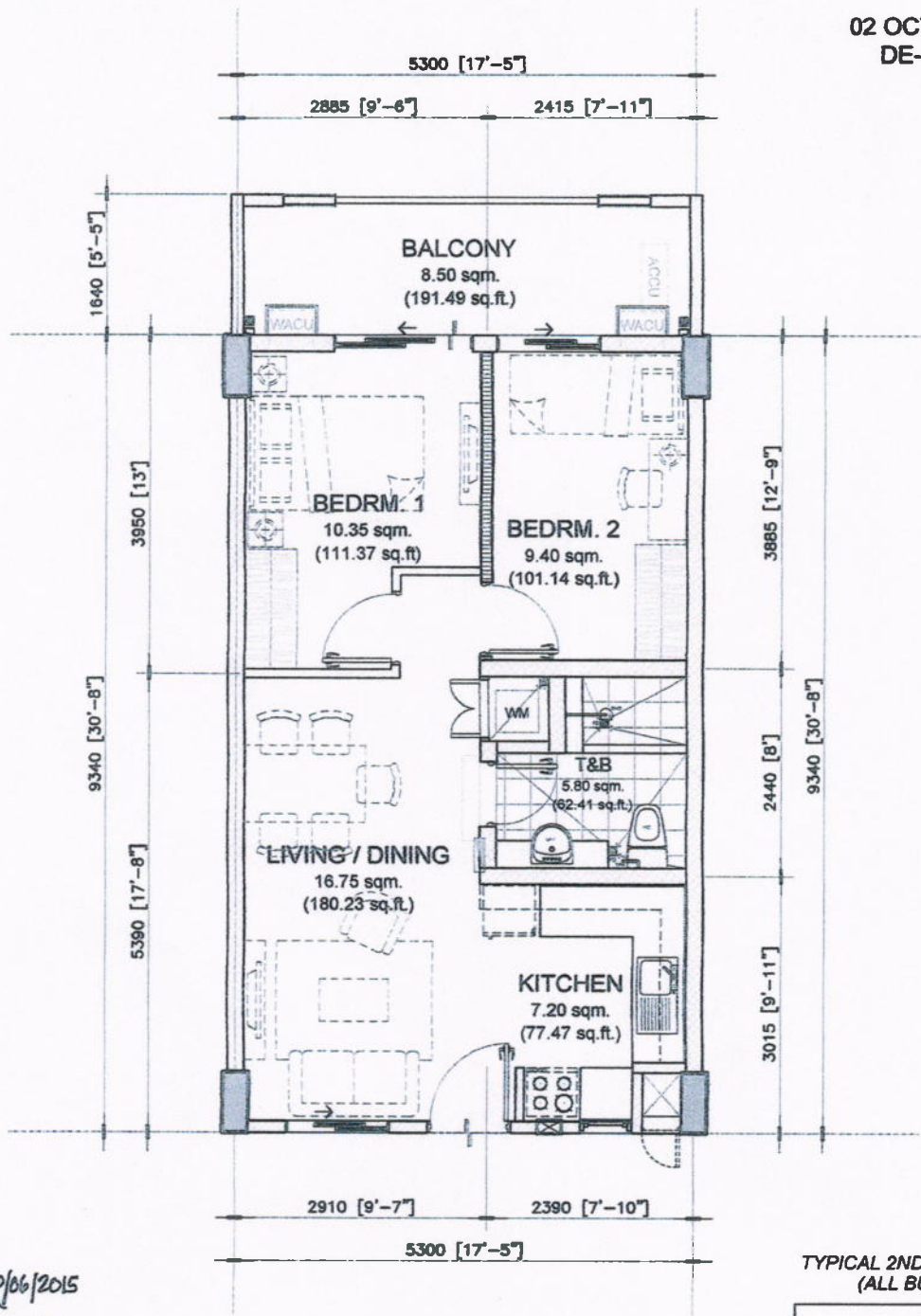
/Sherwin T. Dizon March 2016



FOR REFERENCE ONLY



02 OCTOBER 2015
DE-15-09-038



TYPICAL 2ND TO 7TH FLOOR
(ALL BUILDINGS)

INNER UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING/DINING	16.75	180.23
KITCHEN	7.20	77.47
BEDROOM 1	10.35	111.37
BEDROOM 2	9.40	101.14
T&B	5.80	62.41
UNIT AREA	49.50	532.62
BALCONY	8.50	91.49
GR. FLR. AREA	58.00	624.30

NOEL *[Signature]* 10/06/2015

NOTED BY:	
PAOLO <i>[Signature]</i>	07-06-15
RMS <i>[Signature]</i>	07-06-15
AMC <i>[Signature]</i>	07-06-15

stdizon sept. 2015



49.50 sq.m. 2-BR TYPE - A.5
INNER UNIT - 49.50 sq.m. / 532.62 sq.ft.
WITH BALCONY - 8.50 sq.m. / 91.49 sq.ft.
GROSS FLOOR AREA - 58.00 sq.m. / 624.30 sq.ft.

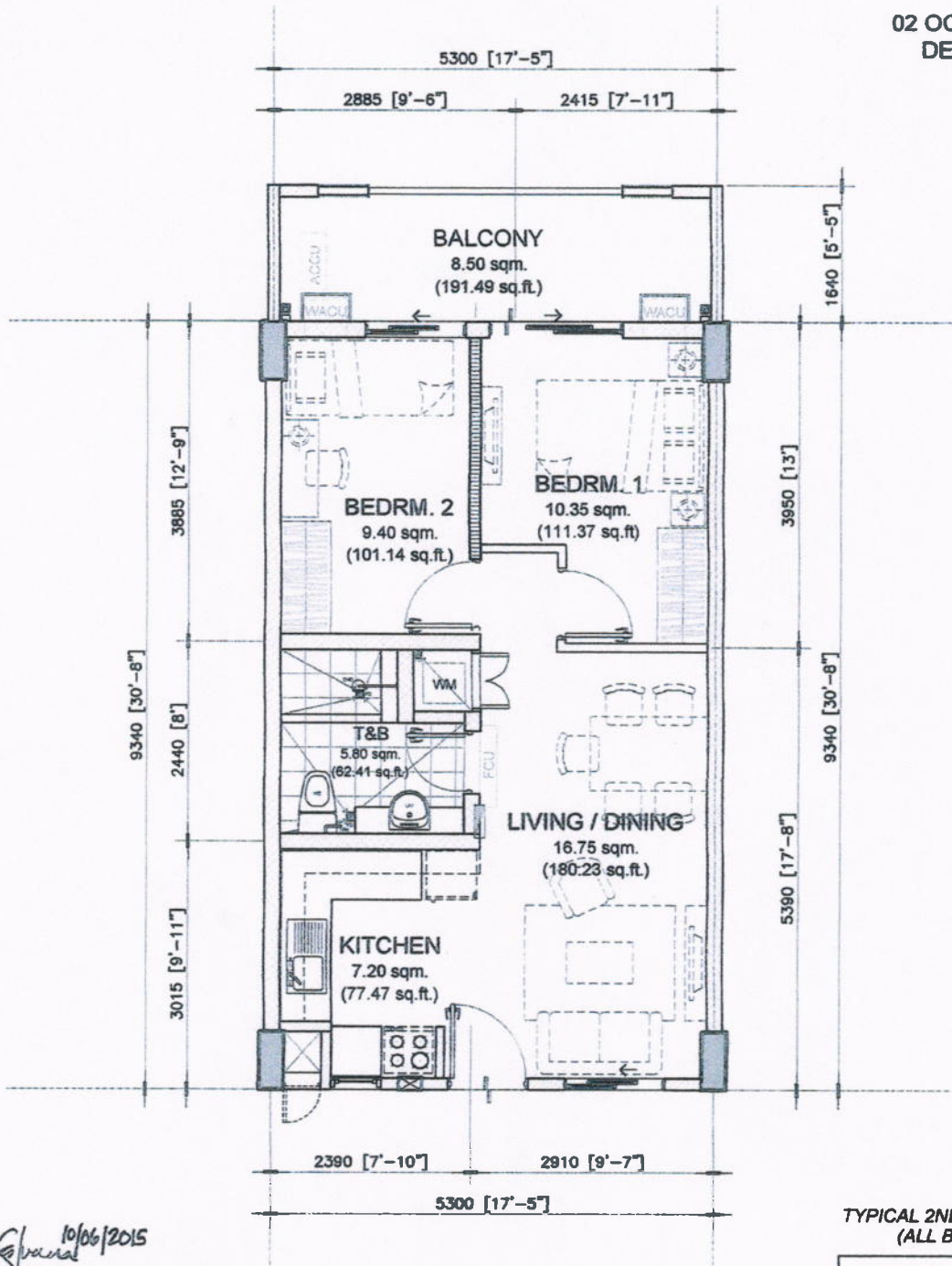
SCALE: 1 : 80 mtrs.

NOTE:
- DIMENSIONS & AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE & APPLIANCES ARE NOT INCLUDED.
- FLOOR PLANS DEPICTED IN THIS MATERIAL ARE FOR DEMONSTRATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS FINAL PROJECT PLANS.
- FOR ANNOUNCEMENT PURPOSES ONLY.

FOR REFERENCE ONLY



02 OCTOBER 2015
DE-15-09-038



NOEL *[Signature]* 10/06/2015
NOTED BY:
PAOLO *[Signature]* 07-04-15
RMS *[Signature]* 07-04-15
AMC *[Signature]* 07-04-15
stdizon sept. 2015

49.50 sq.m. 2-BR TYPE - A.6
INNER UNIT - 49.50 sq.m. / 532.62 sq.ft.
WITH BALCONY - 8.50 sq.m. / 91.49 sq.ft.
GROSS FLOOR AREA - 58.00 sq.m. / 624.30 sq.ft.

SCALE: 1 : 80 mtrs.

NOTE:
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TYPICAL 2ND TO 7TH FLOOR
(ALL BUILDINGS)

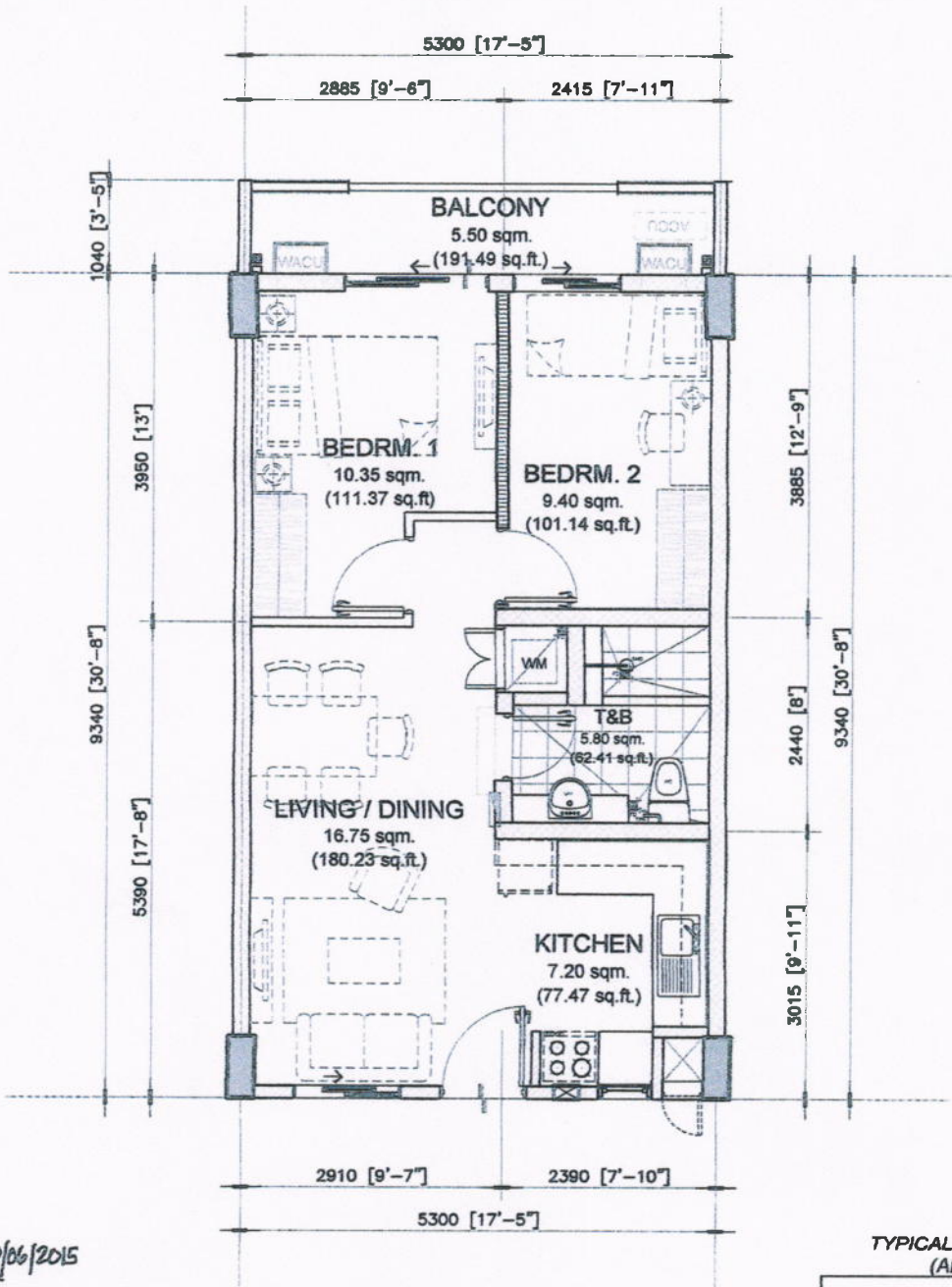
INNER UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING/DINING	16.75	180.23
KITCHEN	7.20	77.47
BEDROOM 1	10.35	111.37
BEDROOM 2	9.40	101.14
T&B	5.80	62.41
UNIT AREA	49.50	532.62
BALCONY	8.50	91.49
GR. FLR. AREA	58.00	624.30



FOR REFERENCE ONLY



02 OCTOBER 2015
DE-15-09-038



NOEL *[Signature]* 10/06/2015
NOTED BY:
PAOLO *[Signature]* 07-06-15
RMS *[Signature]* 07-06-15
AMC *[Signature]* 07-06-15
stdizon sept. 2015

49.50 sq.m. 2-BR TYPE - A.7
INNER UNIT - 49.50 sq.m. / 532.62 sq.ft.
WITH BALCONY - 5.50 sq.m. / 59.20 sq.ft.
GROSS FLOOR AREA - 55.00 sq.m. / 592.00 sq.ft.

SCALE: 1 : 80 mtrs.

NOTE:
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TYPICAL 2ND TO 7TH FLOOR
(ALL BUILDINGS)

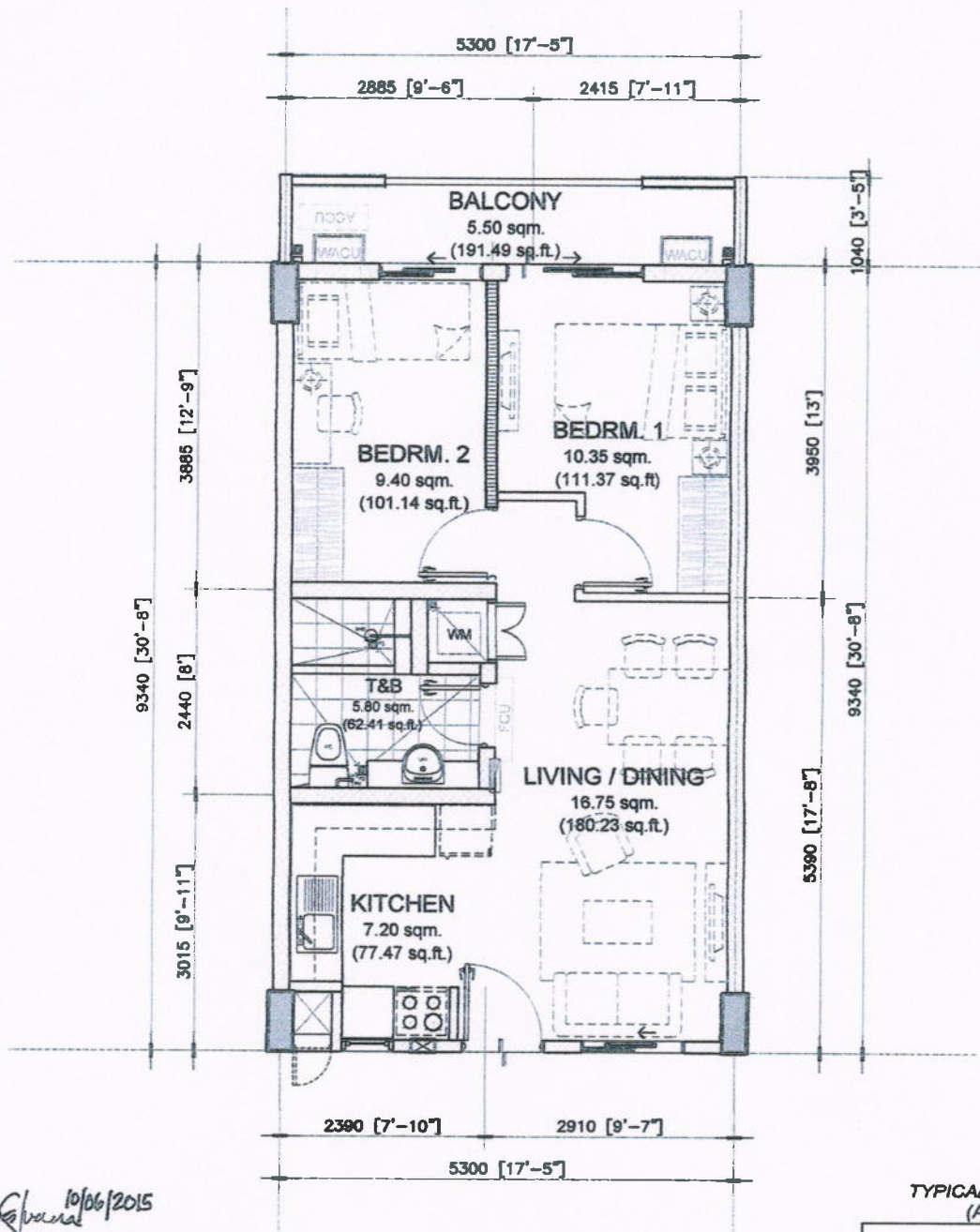
INNER UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING/DINING	16.75	180.23
KITCHEN	7.20	77.47
BEDROOM 1	10.35	111.37
BEDROOM 2	9.40	101.14
T&B	5.80	62.41
UNIT AREA	49.50	532.62
BALCONY	5.50	59.20
GR. FLR. AREA	55.00	592.00



FOR REFERENCE ONLY



02 OCTOBER 2015
DE-15-09-038



NOEL *[Signature]* 10/06/2015
NOTED BY:
PAOLO *[Signature]* 07-06-15
RMS *[Signature]* 07-06-15
AMC *[Signature]* 07-06-15
stdizon sept. 2015



49.50 sq.m. 2-BR TYPE - A.8
INNER UNIT - 49.50 sq.m. / 532.62 sq.ft.
WITH BALCONY - 5.50 sq.m. / 59.20 sq.ft.
GROSS FLOOR AREA - 55.00 sq.m. / 592.00 sq.ft.

SCALE: 1 : 80 mtrs.

NOTE:
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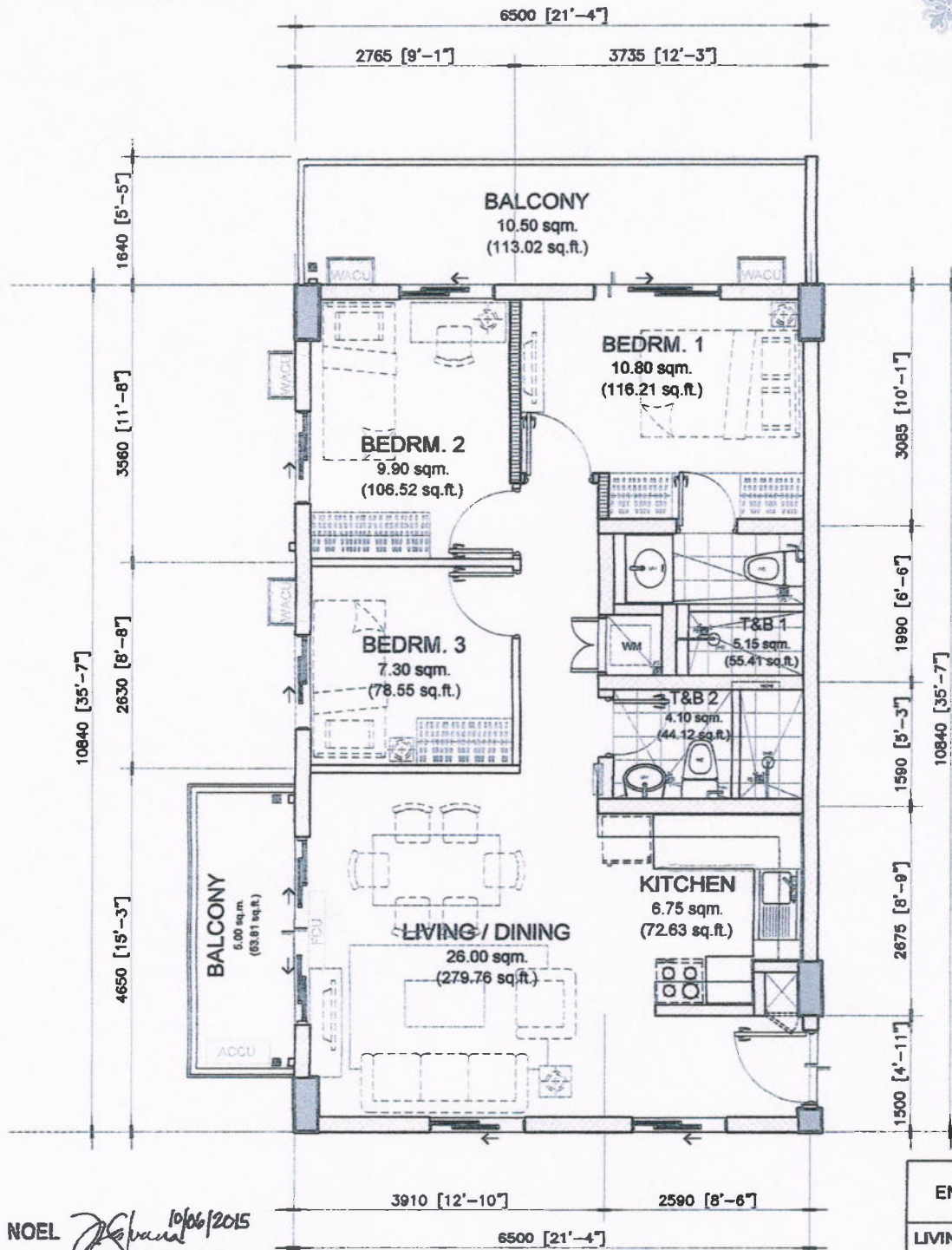
TYPICAL 2ND TO 7TH FLOOR
(ALL BUILDINGS)

INNER UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING/DINING	16.75	180.23
KITCHEN	7.20	77.47
BEDROOM 1	10.35	111.37
BEDROOM 2	9.40	101.14
T&B	5.80	62.41
UNIT AREA	49.50	532.62
BALCONY	5.50	59.20
GR. FLR. AREA	55.00	592.00

FOR REFERENCE ONLY



02 OCTOBER 2015
DE-15-09-038



BUILDING A- DARMA
BUILDING C- RAJA
BUILDING D- BUDI
TYPICAL 2ND TO 7TH FLOOR

END UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING/DINING	26.00	279.76
KITCHEN	6.75	72.63
BEDROOM 1	10.80	116.21
BEDROOM 2	9.90	106.52
BEDROOM 3	7.30	78.55
T&B 1	5.15	55.41
T&B 2	4.10	44.12
UNIT AREA	70.00	753.20
BALCONY 1	10.50	113.02
BALCONY 2	5.00	53.81
GR. FLR. AREA	85.50	920.31

NOEL *[Signature]* 10/06/2015
NOTED BY:
PAOLO *[Signature]* 07-05-15
RMS *[Signature]* 07-05-15
AMC *[Signature]* 07-05-15
stdizon sept. 2015

70.00 sq.m. 3-BR TYPE - B.5
END UNIT - 70.00 sq.m. / 753.20 sq.ft.
WITH 2 BALCONIES - 10.50 & 5.00 sq.m. / 113.02 & 53.81 sq.ft.
GROSS FLOOR AREA - 85.50 sq.m. / 920.31 sq.ft.

1 : 80 mtrs.

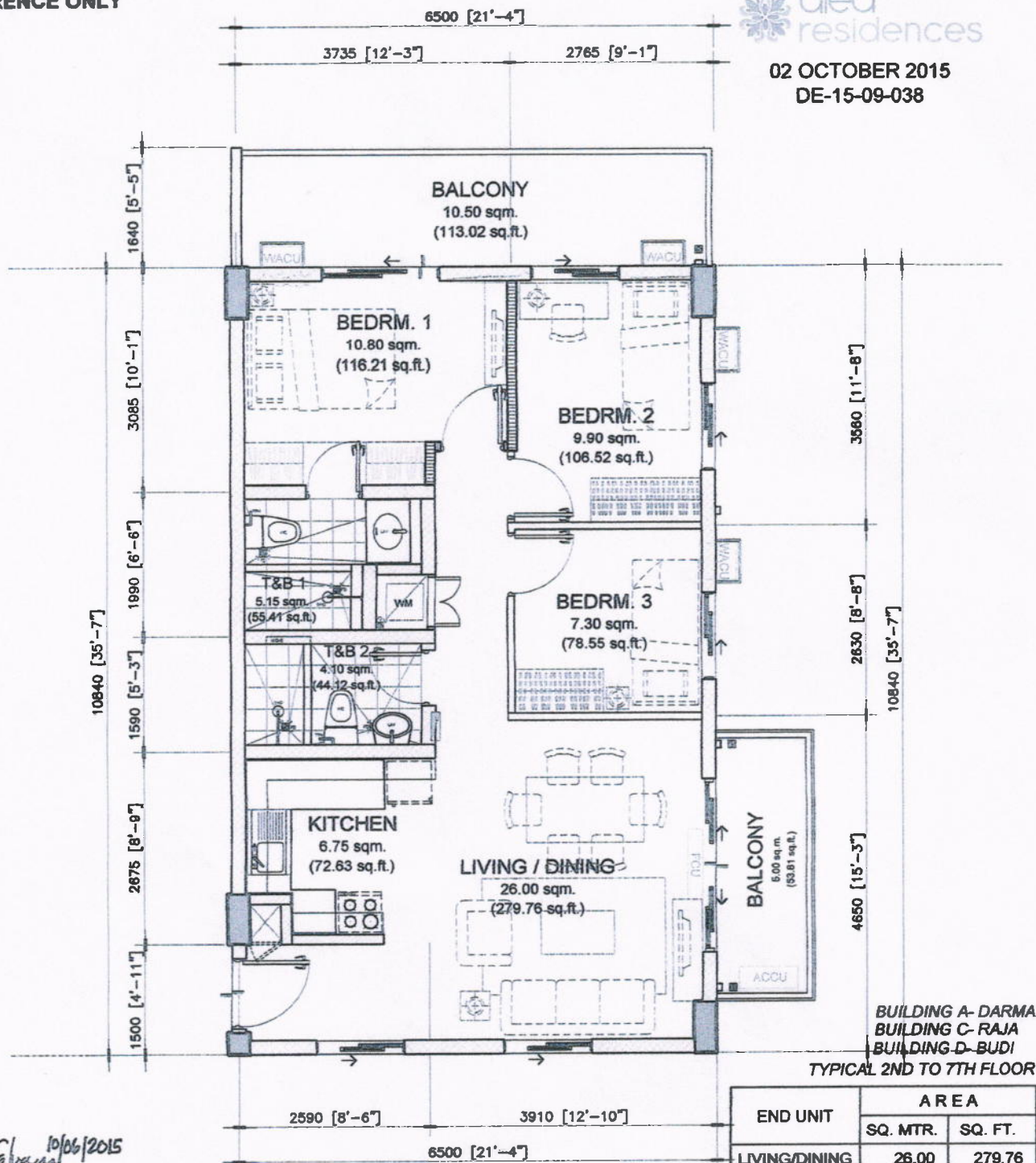
NOTE:
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FOR REFERENCE ONLY



02 OCTOBER 2015
DE-15-09-038



BUILDING A- DARMA
BUILDING C- RAJA
BUILDING D- BUDI
TYPICAL 2ND TO 7TH FLOOR

END UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING/DINING	26.00	279.76
KITCHEN	6.75	72.63
BEDROOM 1	10.80	116.21
BEDROOM 2	9.90	106.52
BEDROOM 3	7.30	78.55
T&B 1	5.15	55.41
T&B 2	4.10	44.12
UNIT AREA	70.00	753.20
BALCONY 1	10.50	113.02
BALCONY 2	5.00	53.81
GR. FLR. AREA	85.50	920.31

NOEL *[Signature]* 10/06/2015
NOTED BY:
PAOLO *[Signature]* 07-05-15
RMS *[Signature]* 07007
AMC *[Signature]*
stdizon sept. 2015

70.00 sq.m. 3-BR TYPE - B.6
END UNIT - 70.00 sq.m. / 753.20 sq.ft.
WITH 2 BALCONIES - 10.50 & 5.00 sq.m. / 113.02 & 53.81 sq.ft.
GROSS FLOOR AREA - 85.50 sq.m. / 920.31 sq.ft.

1 : 80 mtrs.



NOTE:
- DIMENSIONS & AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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