

Sheridan
TOWERS

Uniquely familiar.

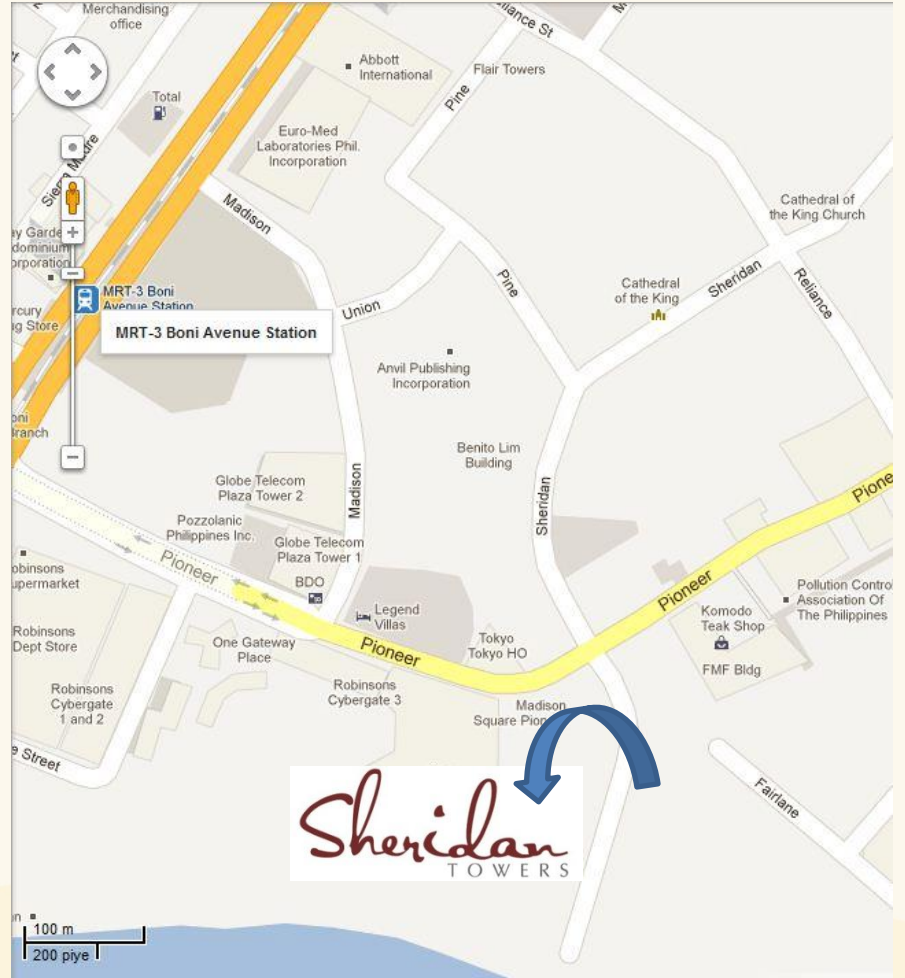
PROJECT BRIEF

Project Overview

<i>Size of Development</i>	<i>11,155 sqm. (1.1 has)</i>
<i>Project Type</i>	<i>High-rise Residential Development</i>
<i>Location</i>	<i>Sheridan St., Pasig City</i>
<i>Unit Mix</i>	<i>Studio, 1-BR, 2-BR</i>
<i>Number of Buildings</i>	<i>2 (North and South)</i>
<i>Number of Floors</i>	<i>40 - 41 Residential; 5 Basement parking</i>



Vicinity Map



Location

Address:

Sheridan St., Pasig City

How to get there:

FROM MAKATI VIA EDSA

Make a right turn at Pioneer Street and another right turn to Sheridan Street

FROM QUEZON CITY VIA EDSA

Make a right turn at Boni Ave., take U-turn at Boni Ave., tunnel to reach Pioneer Street, then right turn to Sheridan Street



Nearby Establishments

BUSINESS CENTERS

- *Ortigas Center* 2.3 km
- *Bonifacio Global City* 4.5 km
- *Makati CBD* 5.2 km

SCHOOLS

- *Lourdes School, Mandaluyong* 1.7 km
- *UA & P* 1.8 km
- *St. Paul College Pasig* 2.8 km
- *Poveda Learning Center* 3.2 km
- *La Salle Greenhills* 4.0 km
- *ICA Greenhills* 5.5 km
- *Xavier School* 5.8 km

HOSPITALS

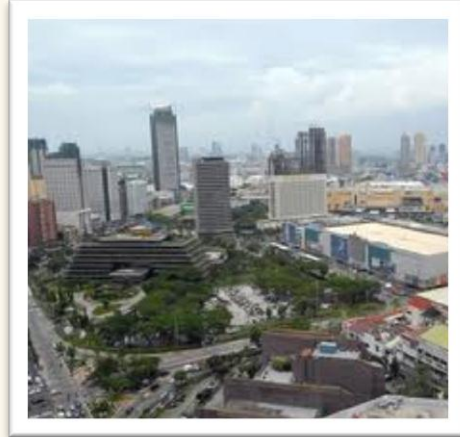
- *The Medical City* 3.8 km
- *Cardinal Santos Hospital* 5.4 km

COMMERCIAL CENTERS

- *Robinsons Place Pioneer* 0.8 km
- *Shangri-La Mall* 1.9 km
- *Starmall* 2.1 km
- *SM Megamall* 2.5 km
- *The Podium* 3.0 km
- *Metrowalk* 3.0 km
- *Rockwell Center* 3.0 km
- *Robinsons Galleria* 3.5 km
- *Tiendesitas* 4.7 km
- *SM Super Center* 4.4 km
- *Greenhills Shopping Center* 5.1 km
- *Eastwood City* 7.5 km

APPROXIMATE

DISTANCE



Why choose

Sheridan?
TOWERS

Sheridan
TOWERS

Value Proposition Statements

For young professionals and start-up families who aspire to live in a relaxing and healthy community, Sheridan Towers is another DMCI Homes masterplanned high-rise development to rise in Mandaluyong City that offers proximity to CBDs, transport hubs, institutions and places of interests.

Unlike other condominiums in the area, Sheridan Towers has efficiently-planned units and resort-inspired amenities at a reasonable price (per square), giving value to your hard-earned money.

This is because of DMCI Homes' commitment to creating healthy communities with its proven track record as a triple-A builder-developer that continuously innovates for the benefit of its clientele.



Sheridan
TOWERS

When modern meets simplicity



*You'll realize that despite of living in a modern city,
you will always look for the simple things that
mean the most.*

*Because Sheridan Towers offers a development that
blends urban living with tranquility, this
development reflects the different sides of you.
This is through its modern-tropical themed and
innovative buildings fused with lush landscapes
and water features that give you that sense of
tranquility upon entering the property.*

*Aesthetics is the first step to remind you that you're
home.*

Resort-inspired urban living

Because you look for a place to unwind after a busy day, let your home invite you to enjoy its comforting amenities.

Plunge into lap and lounge pools, relax at the al fresco and lounge areas, and stay fit at the playcourt and fitness center. Kids will also enjoy the kiddie pool and playground.

You can always mingle with your friends at the coffee lounge, game area, AVR room, and stay private at the function room available .

After all, you're home.



Enjoy the convenience of city living

*Because city living is progressive living,
Sheridan Towers give off a vibe that's
free and outgoing.*

*Strategically located at the center of Metro
Manila, you're just a few minutes away
from Ortigas, Makati and BGC CBDs.*



*Situated at the corner of Sheridan St. in
Mandaluyong/Pasig City, you are in an
enclave that keeps you away from the
busy part of the city.*

*Going out and coming in to your home is
so easy!*



Sheridan
TOWERS

Veering away from the usual

Because the high-rise developments of DMCI Homes are distinct for its architectural innovation and design, expect the same for Sheridan Towers.

With Lumiventt technology, natural lighting and ventilation can be experienced through Sky Patios and breezeways of the building. This technology improves air quality inside the units and common areas. Moreover, garden atriums in every five floors are part of this design innovation which promotes wellness inside buildings.

Forget the cramped and dim hallways you usually see in other high-rise condominiums. We only have light and breezy environment here.



DESIGNED WITH



Lumiventt

Sheridan
TOWERS

DMCI Homes: A Trusted Brand

THE DMCI HOMES PRIMER

the Legacy of an INDUSTRY PIONEER

OUR LOGO

- SPEED** Represented by the rocket-like silhouette – a sign of our timely delivery of work.
- SKILL** Represented by the ellipse – a symbol of our ingenuity and expertise in all our undertakings.
- RESPONSIBILITY** Represented by the rectangular frame – a symbol of our dedication to provide best services essential to national development.
- COMMITMENT** Represented by a house in the form of an upward-pointing arrow – a guarantee to deliver our products on-time to our true clients – young, upwardly mobile families.
- WELLNESS** Represented by the foliage – a characteristic of our most engaged communities to ensure the wellbeing of our future residents.

STATISTICS:

- 43% (72%) Total number of developments under the DMCI Homes brand as of March 2012. Of these developments are already surrendered to residents as of March 2012.
- more than 200 Hectares Total land area developed as residential communities.
- 16,300 Approximate number of units surrendered to homeowners as of March 2012.
- 70% of the total unit offerings are 2-bedroom units with an approximate unit size ranging from 44-56 sqm (significantly larger than most developers offer).
- 50,000 Approximate number of residents in DMCI Homes Communities as of January 2012.

DMCI HOLDINGS REVENUES

324.8888
dmcihomes.com

Projects found in these strategic locations:
Manila • Quezon City • Pasig • Mandaluyong • Taguig • Pasay • Paranaque • Las Piñas • Muntinlupa • Laguna • Boracay

www.dmcihomes.com



Because you can never go wrong with a trusted Brand.

Voted by consumers, DMCI Homes is a 2012 Readers' Digest Trusted Brand awardee. Sheridan Towers is a development that bears the DMCI Homes Quality Seal that represents our commitment to deliver homes that are built to last. Each unit is subject to our proprietary quality management system and comes with a 2-year limited warranty unlike other property developers that only offer a one-year warranty.*

* Terms and Conditions apply

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The Target Market

DEMOGRAPHICS

Primary

- *Upgraders and end-users*
- *Young professionals*
- *Start up families*
- *B and C1 market (Php 100,000 monthly income and up)*
- *30-40 years old*

Secondary

- *First time home owners*
- *Halfway homes*



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.



Personification

Rachel travels often because of her work as a freelance photographer. At the age of 30, she got engaged with her 7-year boyfriend, Marco, who works as a Bank Manager in Ortigas. They were classmates in high school and known as competent students then, as both graduated with honors.

They grew up in Pasig City where Rachel learned gardening through her mom, which makes landscape photography her forte. Marco used to represent their school in chess competitions and was a consistent “Best in Math” awardee.

Though they have different interests, the couple respects each other’s differences. Rachel is a very quiet person and usually in front of her computer, blogging her experiences, whereas Marco likes to go out with friends after work. But when they are at home together, cooking and eating are their bonding moments.

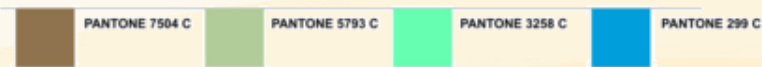


Scheduled to get married next year, the couple is looking for a place that is convenient for their respective careers, but will also provide a peaceful environment where they can start their dream family.

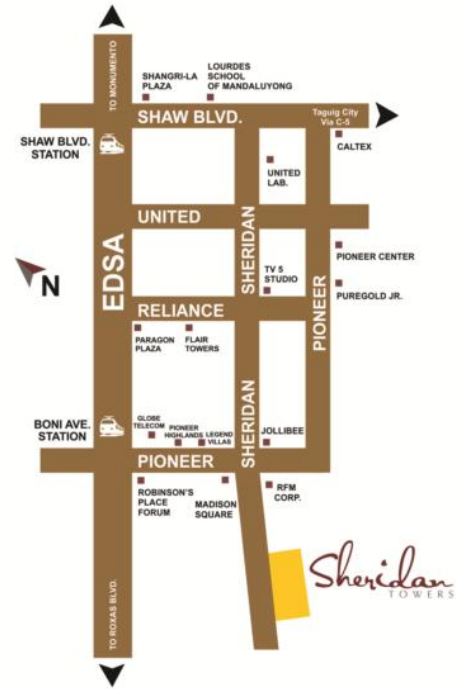
The Logo



The name “Sheridan” is derived from the name of the street where the property is located. The cursive font used in the word “Sheridan” portrays elegance and style while the pantone suggests distinction and leadership.



Teaser Leaflet



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For announcement purposes only.

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Project Leaflet



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Sheridan Towers is 620 meters from EDSA.
For announcement purposes only.



Sheridan Towers 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.
*Terms and conditions apply. Property developers typically provide a one-year warranty. DMCI Homes' 2-year limited warranty covers most unit deficiencies, except specific items subject to delay, wear and tear.

DMCI HOMES
Sheridan
TOWERS
SHERIDAN ST., MANDALUYONG CITY



A haven called "Me"

More than just a home, Sheridan Towers is a sanctuary where daily living is a celebration of simply being you. It offers an escape from structured city living with its genuine resort and country-club feel.

Enjoy its numerous resort-inspired amenities and immerse yourself in the beauty of cascading pools and sunset lounges.

Here at Sheridan Towers, you're never short of breathtaking moments.

Outdoor Amenities

- Promenade
- Kiddie Pool
- Lap Pool
- Lounge Pool
- Play Court Area
- Al Fresco Lounge Area
- Viewing Deck
- Pool Deck
- Playground
- Sky Park
- Linear Park

Building Features and Facilities

- Lumivent Technology
- Sky Patio
- Central Garden Atriums
- Property Management Office
- Laundry Station
- Water Station
- Convenience Store
- Mail Room
- Business Center
- Electrified Perimeter Fence
- CCTV
- 100% lock-up power (all units and common areas)
- 24/7 security

Indoor Amenities

- Lounge Area
- Coffee Lounge
- Fitness Gym
- Dance/Music Room
- Function Room
- Game Area
- Hotel-like Lobby
- Day Care Center
- Sky Lounge



Embrace your passion for life

Walk through Sheridan Towers and behold the enriching life we've designed just for you. Being one of the condominiums in the area with the largest units, there will always be enough space for happiness in your home. We also know that you desire to live large each day, and so we've allotted expansive spaces for your leisure and pleasure.

Designed with Lumivent Technology that maximizes natural light and ventilation, Sheridan Towers offers an atmosphere where your free spirit will always feel real good to be home.



Studio Unit
Approx. Gross Floor Area: 20.00 sqm



2-Bedroom Unit
Approx. Gross Floor Area: 36.30 sqm

*Not to scale other unit configurations also available.



Artist's Illustration of the Outdoor Pool



Artist's Illustration of the Central Garden Atrium

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TOWERS

Project in Focus

Actual Site



Project Details

Location: Sheridan St., Pasig City

Land Area:

11,155 sqm. (1.1 HAS)

Building Footprint – 30%; Parking Ratio – 67%

Amenity Area - 7,753SQM (70% of land area)

Total # of Buildings: 2 high-rise buildings

(North and South Tower)

(40 – 41 residential storey with 5 basement parking)

Car Parking : 697 slots

Unit Mix for South Tower

<i>Description</i>	<i>Unit Area</i>	<i>Balcony Area</i>	<i>Gross Area</i>	<i># of Units</i>
Studio (Inner)	24	4	28	224
1 Bedroom A (Inner)	34	5	39	164
1 Bedroom B (Inner)	25	4	29	164
2 Bedroom A (Inner)	48	8.5	56.5	168
2 Bedroom B (Inner)	48	8.5	56.5	164
2 Bedroom C (End)	52	15.5	67.5	164

Total number of units: 1,048 units

Site Development Plan



Amenities, Facilities and Features

Outdoor Amenities

Lap Pool
Lounge pool
Kiddie Pool
Plaza/Tree court
Playcourt
Alfresco lounge area
Viewing Deck
Pool Deck
Playground
Sky Park
Garden Area



Facilities

Property Management Office
Laundry Station
Water Station
Convenience Store
Mail Room
Electrified Perimeter Fence
CCTV
Full back-up power
24/7 security

Indoor Amenities

Lounge Area
Coffee Lounge
Fitness Gym
Function Room
Game Area
Hotel-like Lobby
Day Care Center
Sky Lounge
Garden Atriums
and Sky Patios



Sheridan
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Project Perspectives

Montage



Building Façade – Day shot



Building Façade – Day shot



Building Façade – Night shot



Amenity Core



Adult Pool



Basketball court



Garden Atrium



Sky Patio



Floor Layouts



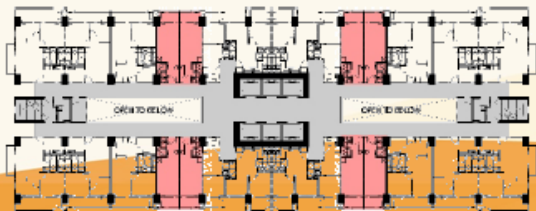
Studio Mid Unit

Approx. Gross Floor Area: 28.00 sqm

AREA ALLOCATION

LIVING	15.10 sqm
KITCHEN	5.00
TOILET & BATH	3.90
BALCONY	4.00

APPROX. GROSS FLOOR AREA: 28.00 sqm

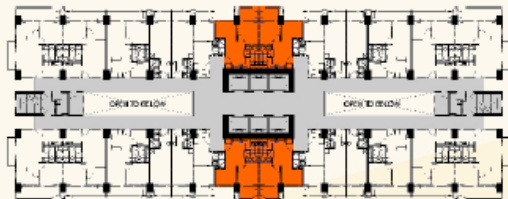
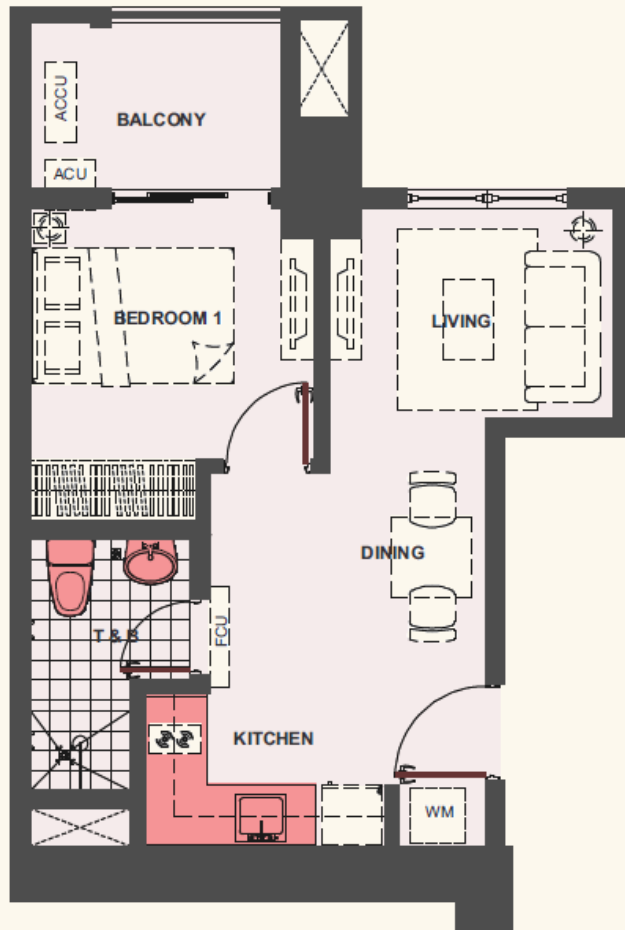


- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOF DECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.



EFFECTIVE JANUARY 2013

Sheridan
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1-Bedroom Mid Unit A

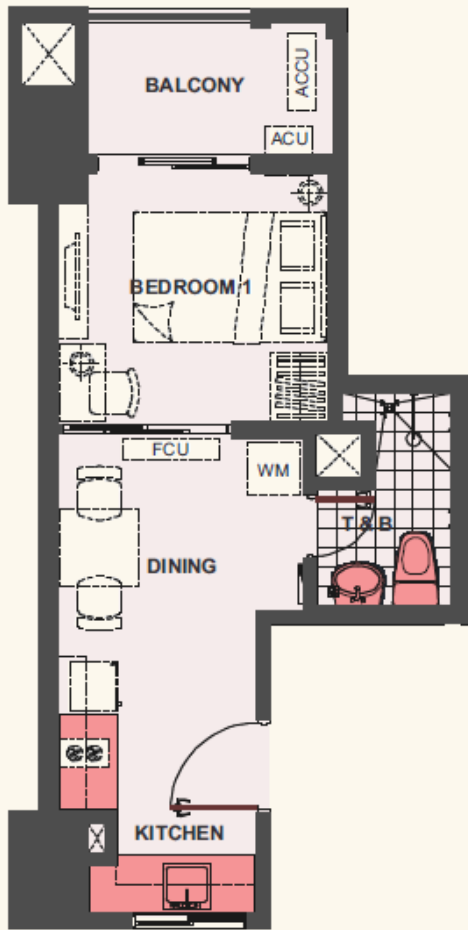
Approx. Gross Floor Area: 39.00 sqm

AREA ALLOCATION

LIVING & DINING	13.90 sqm
KITCHEN	6.00
BEDROOM	9.40
TOILET & BATH	4.70
BALCONY	5.00

APPROX. GROSS FLOOR AREA: 39.00 sqm

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1-Bedroom Mid Unit B

Approx. Gross Floor Area: 29.00 sqm

AREA ALLOCATION

DINING	4.20 sqm
KITCHEN	8.50
BEDROOM	8.60
TOILET & BATH	3.70
BALCONY	4.00

APPROX. GROSS FLOOR AREA: 29.00 sqm



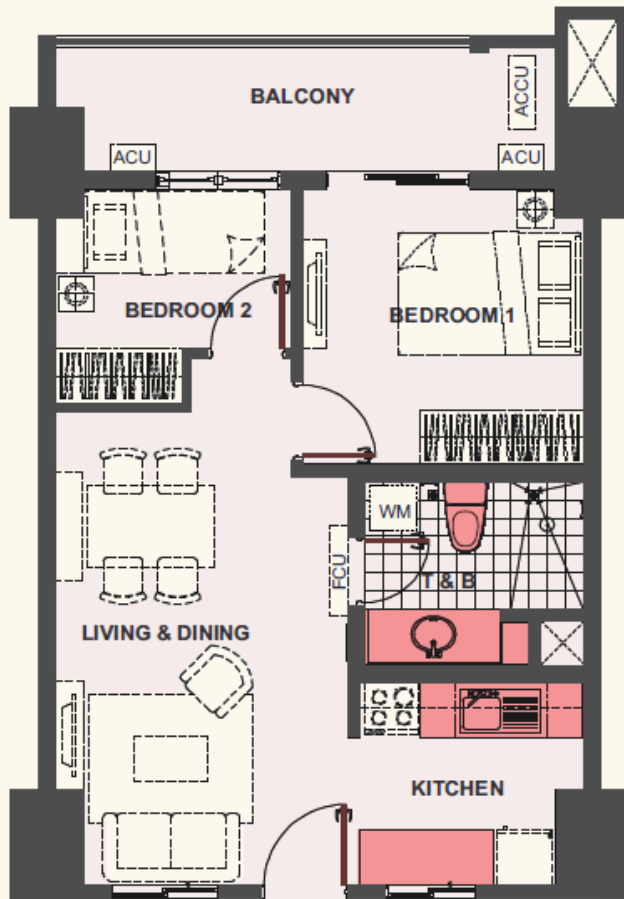
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EFFECTIVE JANUARY 2013

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.

Sheridan
TOWERS



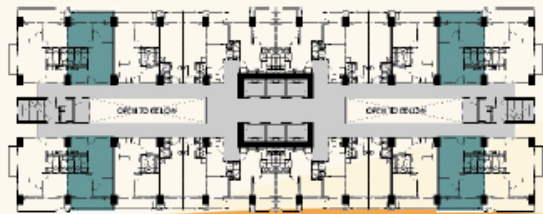
2-Bedroom Mid Unit A

Approx. Gross Floor Area: 56.50 sqm

AREA ALLOCATION

LIVING & DINING	18.60 sqm
KITCHEN	6.50
BEDROOM 1	10.80
BEDROOM 2	6.40
TOILET & BATH	5.70
BALCONY	8.50

APPROX. GROSS FLOOR AREA: 56.50 sqm

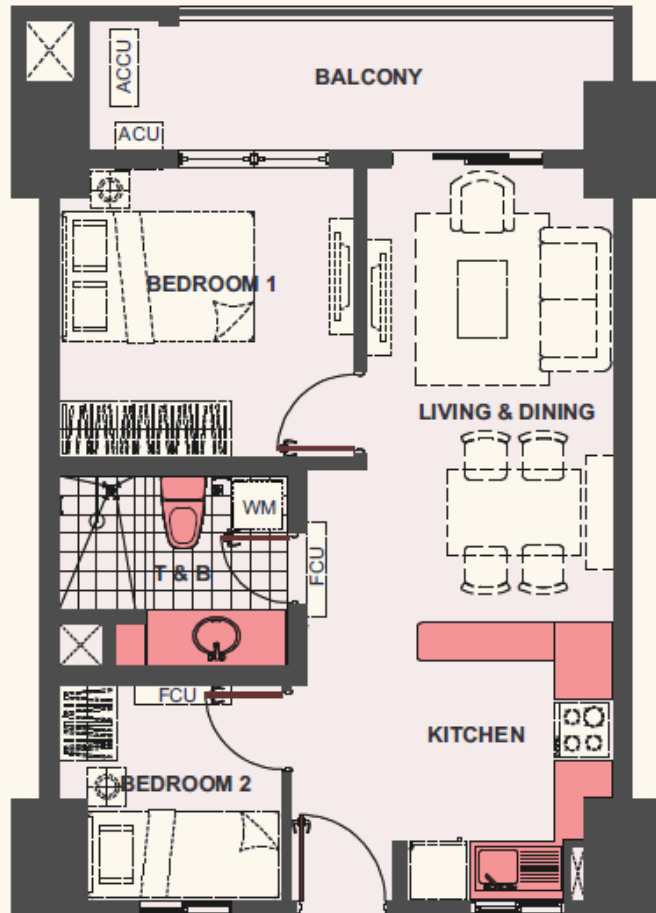


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EFFECTIVE JANUARY 2013

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Sheridan
TOWERS



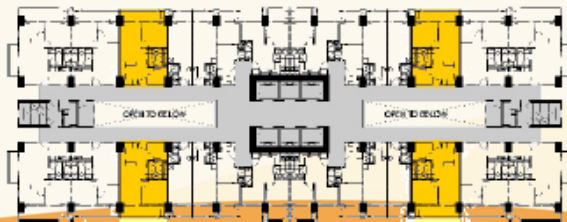
2-Bedroom Mid Unit B

Approx. Gross Floor Area: 56.50 sqm

AREA ALLOCATION

LIVING & DINING	18.40 sqm
KITCHEN	6.90
BEDROOM 1	10.80
BEDROOM 2	6.20
TOILET & BATH	5.70
BALCONY	8.50

APPROX. GROSS FLOOR AREA: 56.50 sqm



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EFFECTIVE JANUARY 2013

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2-Bedroom End Unit C

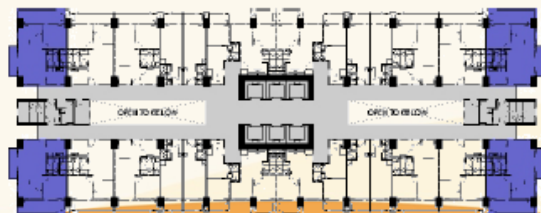
Approx. Gross Floor Area: 67.50 sqm



AREA ALLOCATION

LIVING & DINING	21.20 sqm
KITCHEN	6.50
BEDROOM 1	10.80
BEDROOM 2	7.80
TOILET & BATH	5.70
BALCONY 1	11.00
BALCONY 2	4.50

APPROX. GROSS FLOOR AREA: 67.50 sqm



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EFFECTIVE JANUARY 2013

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TANDEM UNIT

Approx. Gross Floor Area: 113.00 sqm

AREA ALLOCATION

LIVING & DINING	30.00 sqm
KITCHEN	6.40
BEDROOM 1	22.40
BEDROOM 2	9.70
BEDROOM 3	10.00
MAID'S ROOM	6.10
TOILET & BATH 1	5.70
TOILET & BATH 2	5.70
BALCONY 1	8.50
BALCONY 2	8.50

APPROX. GROSS FLOOR AREA: 113.00 sqm

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EFFECTIVE MARCH 2013

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Sheridan
TOWERS

River View

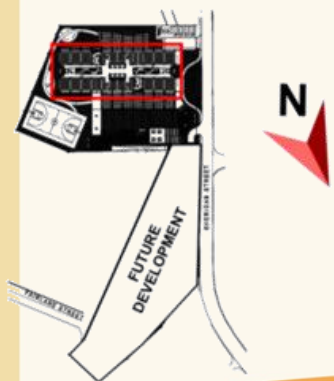


Amenity View

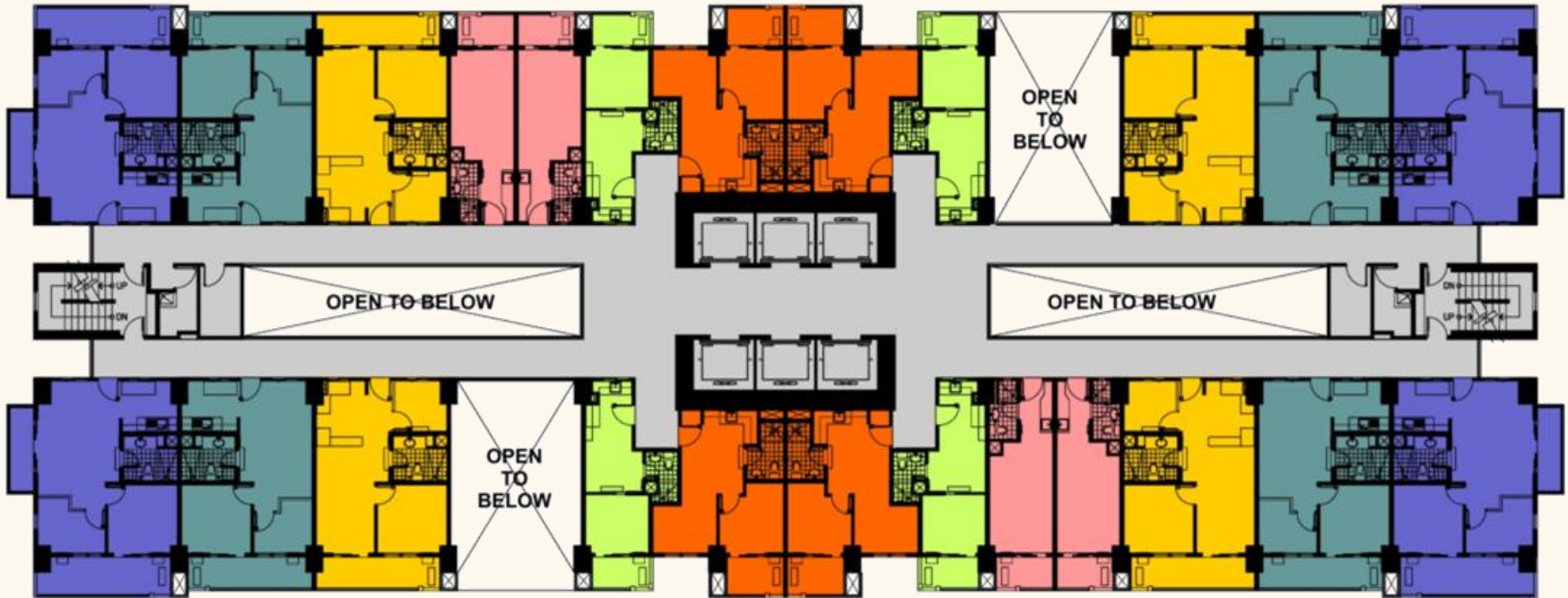
- | | | |
|---|---|---|
|  Studio Mid Unit
Approx. Gross Area: 28.00 sqm |  1-Bedroom Mid Unit A
Approx. Gross Area: 39.00 sqm |  2-Bedroom Mid Unit B
Approx. Gross Area: 56.50 sqm |
|  1-Bedroom Mid Unit B
Approx. Gross Area: 29.00 sqm |  2-Bedroom Mid Unit A
Approx. Gross Area: 56.50 sqm |  2-Bedroom End Unit C
Approx. Gross Area: 67.50 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.



River View



Amenity View



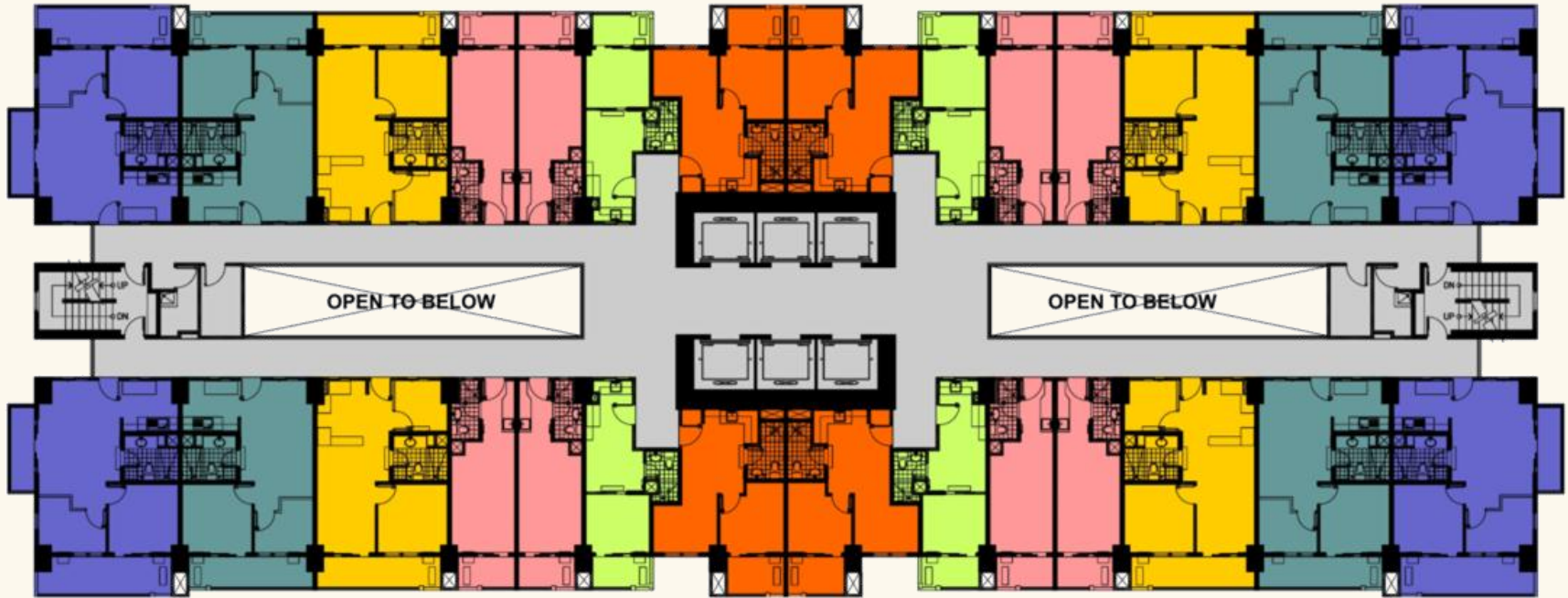
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|---|---|---|
|  Studio Mid Unit
Approx. Gross Area: 28.00 sqm |  1-Bedroom Mid Unit A
Approx. Gross Area: 39.00 sqm |  2-Bedroom Mid Unit B
Approx. Gross Area: 56.50 sqm |
|  1-Bedroom Mid Unit B
Approx. Gross Area: 29.00 sqm |  2-Bedroom Mid Unit A
Approx. Gross Area: 56.50 sqm |  2-Bedroom End Unit C
Approx. Gross Area: 67.50 sqm |

3rd - 4th, 14th - 15th, 24th - 25th & 34th - 35th Floor Building Plan

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SOUTH TOWER

River View



Amenity View

 Studio Mid Unit Approx. Gross Area: 28.00 sqm	 1-Bedroom Mid Unit A Approx. Gross Area: 39.00 sqm	 2-Bedroom Mid Unit B Approx. Gross Area: 56.50 sqm
 1-Bedroom Mid Unit B Approx. Gross Area: 29.00 sqm	 2-Bedroom Mid Unit A Approx. Gross Area: 56.50 sqm	 2-Bedroom End Unit C Approx. Gross Area: 67.50 sqm

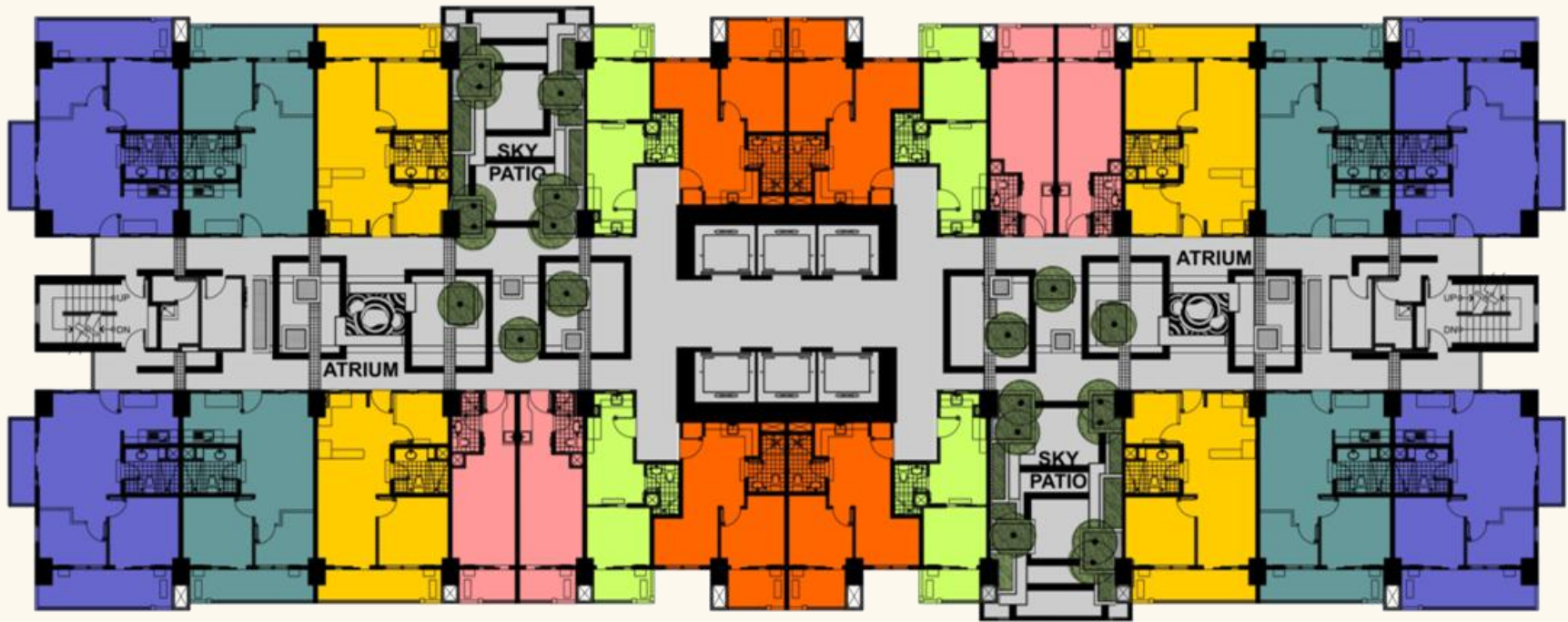


5th - 6th, 10th - 11th, 16th - 17th, 21st - 22nd 26th - 27th, 31st - 32nd, 36th - 37th, 41st & 42nd Floor Building Plan

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AS OF MAY 2013

River View



Amenity View

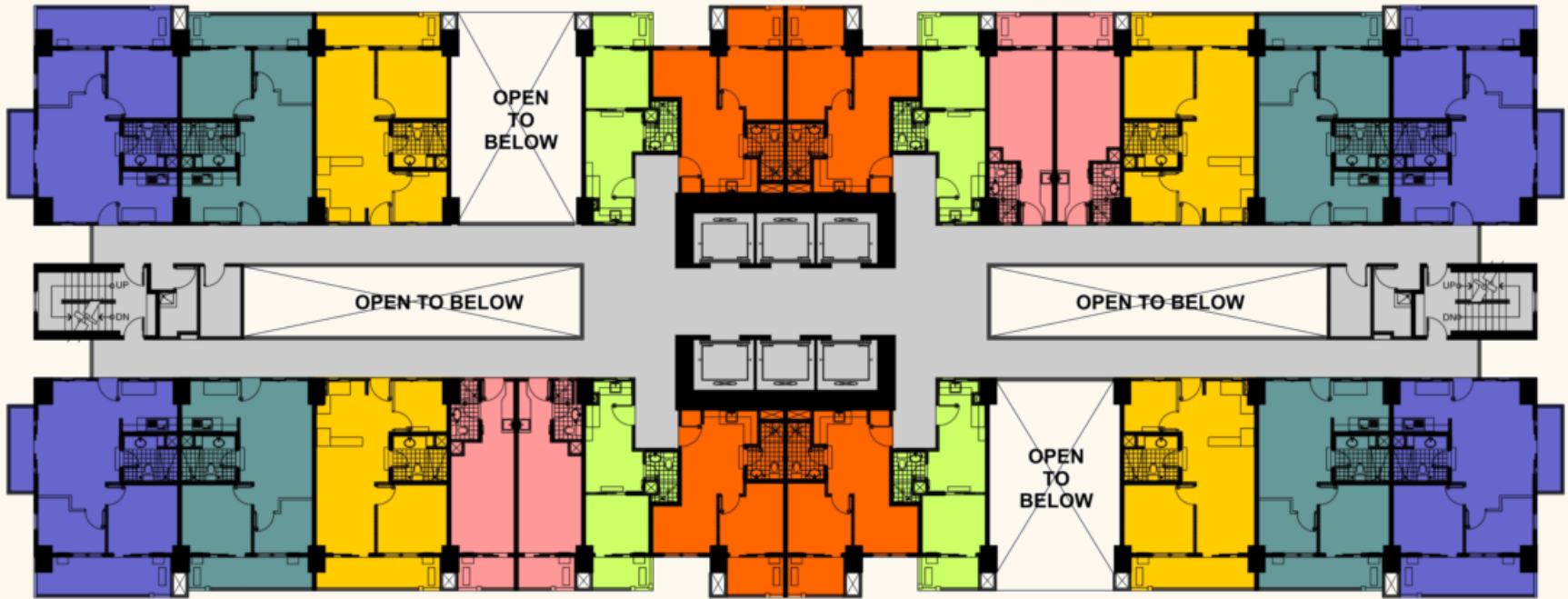
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|---|---|---|
|  Studio Mid Unit
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Approx. Gross Area: 39.00 sqm |  2-Bedroom Mid Unit B
Approx. Gross Area: 56.50 sqm |
|  1-Bedroom Mid Unit B
Approx. Gross Area: 29.00 sqm |  2-Bedroom Mid Unit A
Approx. Gross Area: 56.50 sqm |  2-Bedroom End Unit C
Approx. Gross Area: 67.50 sqm |

7th, 18th, 28th and 38th Floor Building Plan

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River View



Amenity View

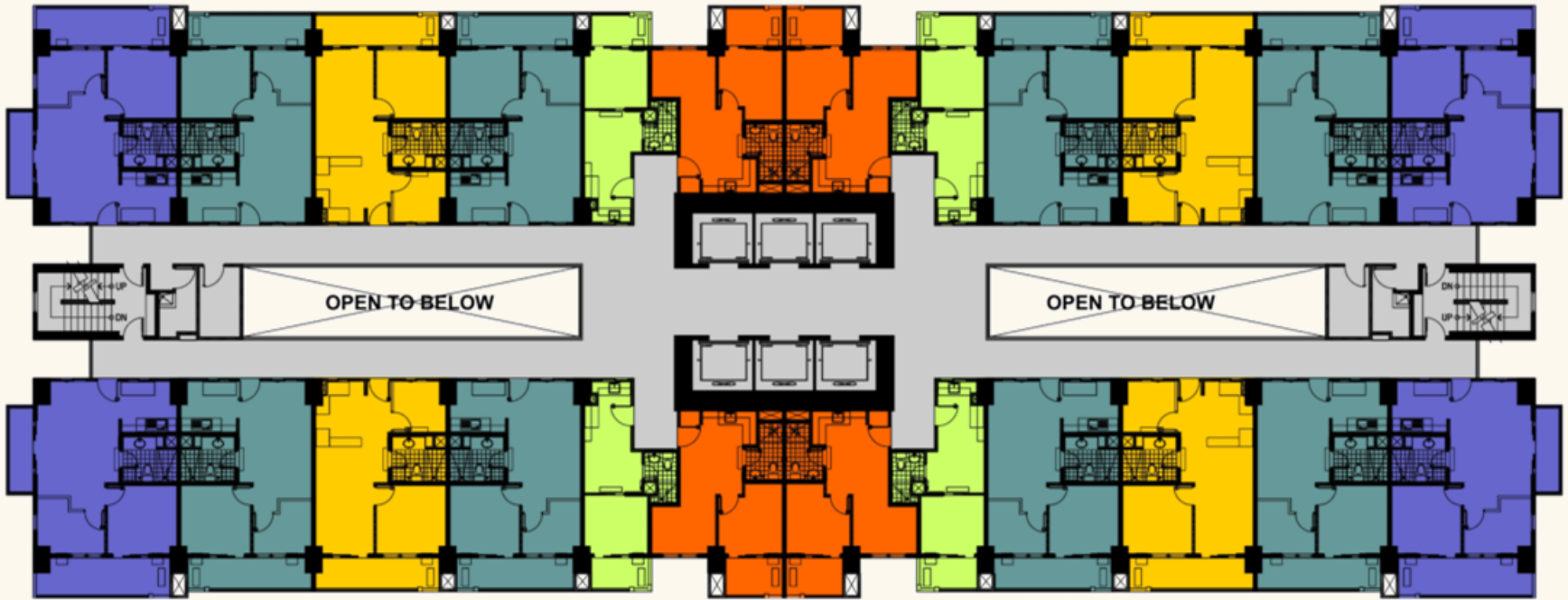
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Approx. Gross Area: 56.50 sqm |
|  1-Bedroom Mid Unit B
Approx. Gross Area: 29.00 sqm |  2-Bedroom Mid Unit A
Approx. Gross Area: 56.50 sqm |  2-Bedroom End Unit C
Approx. Gross Area: 67.50 sqm |

8th - 9th, 19th - 20th, 29th - 30th & 39th - 40th 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.



River View



Amenity View



 1-Bedroom Mid Unit A
Approx. Gross Area: 39.00 sqm

 2-Bedroom Mid Unit B
Approx. Gross Area: 56.50 sqm

 1-Bedroom Mid Unit B
Approx. Gross Area: 29.00 sqm

 2-Bedroom Mid Unit A
Approx. Gross Area: 56.50 sqm

 2-Bedroom End Unit C
Approx. Gross Area: 67.50 sqm

Penthouse 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.

Unit Turnover Finishes

RESIDENTIAL AREAS	STUDIO	1 -BEDROOM UNITS		2 -BEDROOM UNITS	
	24.00 SQ.M.	25.00 SQ.M.	34.00 SQ.M.	48.00 SQ.M.	52.00 SQ.M.
FLOOR FINISHES					
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				
WALL FINISHES					
Interior Walls	Painted Finish				
Toilet and Bathroom	Painted cement finish above wall tiles				
CEILING FINISHES					
Living Dining and Kitchen	Painted Finish				
Bedrooms	Painted Finish				
Toilet and Bathroom	painted ficem board ceiling				
SPECIALTIES					
Kitchen Area	Granite finish kitchen countertop with cabinet system				
Toilet and Bathroom	Mirror Cabinet			Granite finish lavatory countertop for T&B	

<i>RESIDENTIAL AREAS</i>	<i>STUDIO</i>	<i>1 -BEDROOM UNITS</i>		<i>2 -BEDROOM UNITS</i>	
	<i>24.00 SQ.M.</i>	<i>25.00 SQ.M.</i>	<i>34.00 SQ.M.</i>	<i>48.00 SQ.M.</i>	<i>52.00 SQ.M.</i>
<i>DOORS</i>					
<i>Entrance Door Lockset</i>	<i>Wooden panel door on metal jamb</i>				
<i>Bedroom Door</i>	<i>Not Applicable</i>	<i>Wooden door on metal jamb</i>			
<i>Toilet Door</i>	<i>Wooden door with louver on metal jamb</i>				
<i>Balcony Door</i>	<i>Aluminum framed glass panel with insect screen (where applicable)</i>				
<i>WINDOWS</i>	<i>Aluminum framed glass panel with insect screen (where applicable)</i>				
<i>FINISHING HARDWARE</i>					
<i>Main Door Lockset</i>	<i>Lever type keyed lockset</i>				
<i>Bedroom Lockset</i>	<i>Not Applicable</i>	<i>Lever type keyed lockset</i>			
<i>Toilet Hardware</i>	<i>Lever type keyed lockset</i>				
<i>TOILET AND KITCHEN FIXTURES</i>					
<i>Water Closet</i>	<i>Top flush, one-piece type</i>				
<i>Lavatory</i>	<i>Wall hung with semi pedestal type</i>			<i>Under counter type</i>	
<i>Showed Head and Fittings</i>	<i>Exposed shower and mixer type</i>				
<i>Soap and Toilet Paper Holder</i>	<i>White, recessed type</i>				
<i>Kitchen Sink</i>	<i>Single Bowl stainless steel</i>			<i>Single Bowl stainless steel with drain board</i>	
<i>Kitchen Faucet and Fittings</i>	<i>Gooseneck type</i>				
<i>Toilet Exhaust</i>	<i>Ceiling-mounted exhaust fan</i>				
<i>Kitchen Exhaust Fan</i>	<i>Range hood provision</i>				

Price range & other details

Price range: 2.1 Mn – 4.5 Mn

DP Period until: August 2018

Turnover date: November 2018

Dates to remember:

- *June 25, 2013 – Acceptance of Reservations*

Payment Terms & Implementation Guidelines

PAYMENT TERMS:

30% DP (minimum DP)

70% Balance

** Regular discount shall 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.