



TORRE DE MANILA

Resort-inspired high-rise
residential condo.



Feels real good to be home

Design Inspiration

The Torre de Manila logo consists of a mark and logotype that represents the development's modern Art Deco architecture.

The mark consists of four (4) color blocks depicting the building's façade and Sky Patio. The mark mimics a sense movement portraying the project location's dynamism. The organic of colors grey, maroon, burnt sienna and green were used to reflect the property's thrust for resort-inspired lifestyle.

The logotype uses the Surrounding font to achieve a clean and modern look.

The logo, as well as the subsequent artwork derived from it, was inspired by beautiful and intricate stained glass art deco windows during the 1920s and 1930s. These were characterized by geometric shapes with intense colors, laid out in a repetitive pattern.

For instance, the old Manila Metropolitan Theater's façade had a beautiful stained glass window.

HOW CAN YOU SOLVE YOUR CUSTOMERS' NEEDS?

What *SETS IT APART* from the other options



- Point of Parity
 - A new residential community (high rise condominium) in Manila
- Point of Difference
 - The HRB around the vicinity that TRULY caters to young, starting families; with focus on exclusivity and privacy
 - The development is designed for end-users, not investors



HOW CAN YOU SOLVE YOUR CUSTOMERS' NEEDS?

Why would your customers *BELIEVE* you

- Inventory mix (TDM's is comprised of predominantly bigger units)
 - 2 BR units comprise 47.8% of the inventory
 - 3 BR units comprise 9% of the inventory
- Family-oriented amenities
- All the other DMCI Homes developments (new and existing ones)
- No commercial establishments open for non-residents



HOW CAN YOU SOLVE YOUR CUSTOMERS' NEEDS?

Your product *AT A GLANCE*

- Art Deco (contemporary) building
- Building with innovative design
- Resort-inspired living
- Most family-oriented development in the area (exclusivity and privacy)

Project Overview



ADDRESS:	Taft Avenue, Ermita, Manila
LAND AREA:	7,448 square meters
TYPE OF DEVELOPMENT:	• High-Rise Residential Condominium • 1 Building • 41 Residential Stories • Single Loaded Corridors
ARCHITECTURAL THEME:	Contemporary Art Deco
UNIT TYPES:	1-BR, 2-BR and 3-BR
TOTAL UNITS:	999 units
NO. OF PARKING LOTS:	702 slots (~70%) • 4 podium parking levels • 3 lower ground parking levels
OPEN SPACE:	66.5% of land area (approx 4,958sqm)

How To Get There



From EDSA

1. Turn right to Roxas Blvd
2. Continue up Roxas Blvd. Take the flyover upon reaching the Gil Puyat-Roxas Blvd Intersection
3. Turn right to T.M. Kalaw
4. Turn left to Taft Avenue
5. TDM will be at the right side right across Rizal Park.

From Makati CBD

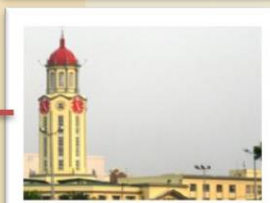
1. Take Gil Puyat Ave.
2. Continue up Gil Puyat. Cross Osmena Highway
3. Turn right to Roxas Blvd.
4. Turn right to T.M. Kalaw
5. Turn left to Taft Avenue
6. TDM will be at the right side right across Rizal Park.

From Quezon City

1. From the Elliptical Circle take Quezon Ave. to España Blvd.
2. Continue along España Blvd. then turn left to take the Quezon Blvd. underpass.
3. After crossing Quezon Bridge, turn left to P. Burgos St.
4. Continue up to Taft Ave.
5. TDM will be at the left side right across Rizal Park.



Our Neighbors



Only 15 Minutes Away

- Philippine International Convention Center
- Cultural Center of the Philippines
- World Trade Center
- Mall of Asia Complex
- Star City Complex
- Manila Ocean Park



The Architecture

- ART DECO is an eclectic artistic and design style that began in Paris in the 1920s and flourished internationally throughout the 1930s, into the World War II era breaking away from older architecture.
- ART DECO was meant to reflect a style of its own: *Modern*. It embodied all that was thought of as “modern” representing the advent of all the amenities of modern society brought on by the industrial revolution.

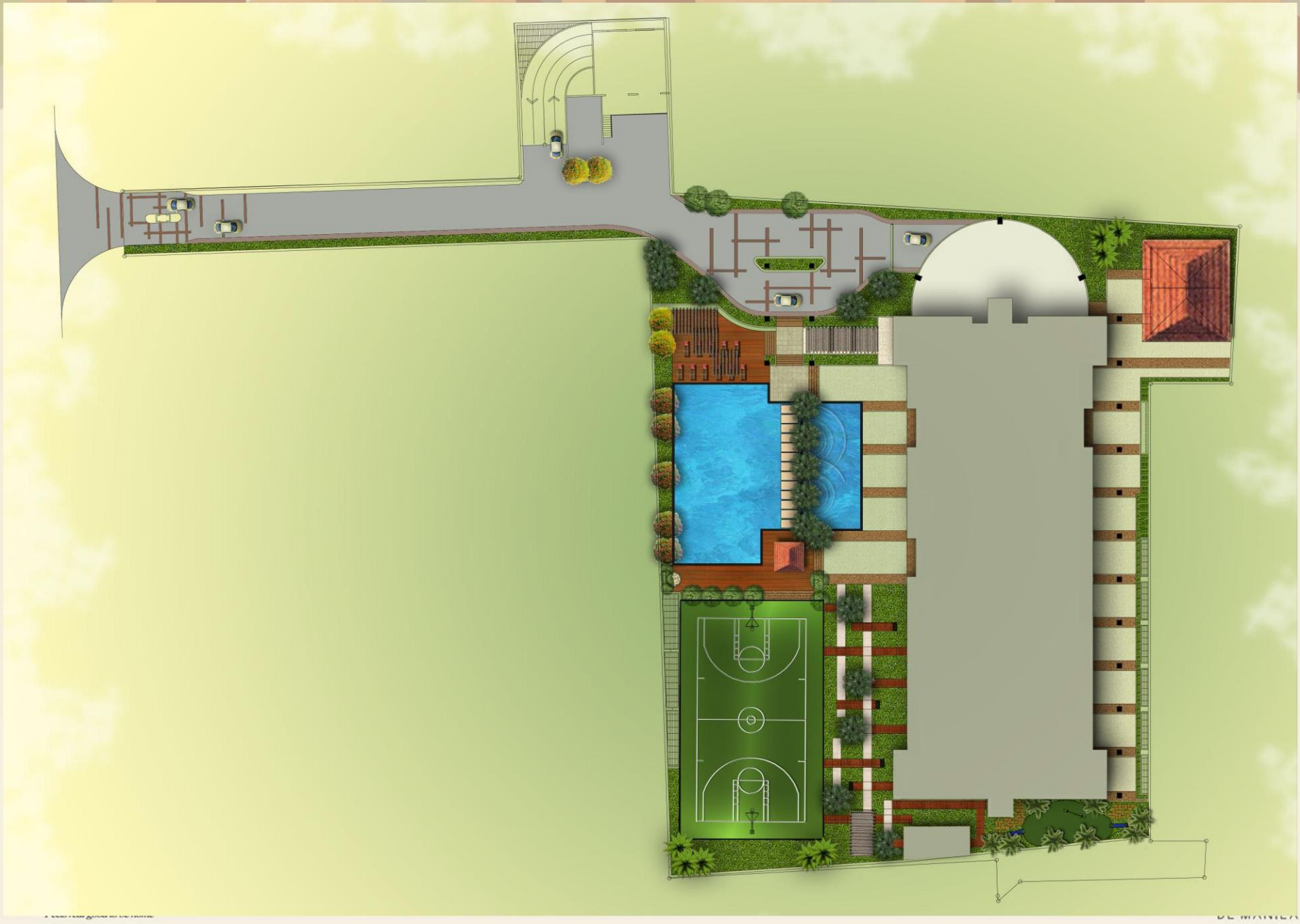
Art Deco design influences were expressed in the crystalline and faceted forms of decorative Cubism and Futurism.



IDENTIFYING ART DECO ARCHITECTURAL FEATURES

- ❖ **Vertical lines and the birth of skyscrapers**, then later a transition to horizontal lines (Streamline Moderne/Art Moderne). Its linear symmetry was a distinct departure from the flowing asymmetrical organic curves of its predecessor style (Art Nouveau).
- ❖ **Simplicity**: relatively stripped-down/understated in terms of the facade and its features.
- ❖ **Set-back**: upper levels of buildings set back in stages from the vertical to allow sun to reach the sidewalks below - due to New York City zoning laws in the early 1900s.
- ❖ **Different use of materials**: combinations of stone, brick, metals (steel, aluminum, bronze, etc.), tiles, opaque glass (Vitrolite), terracotta, etc.
- ❖ **A focus on Geometric and Abstract Ornamentation**: use of circles, diamonds, chevrons, zigzags, triangles, pyramids, spirals, octagons, etc.
- ❖ **Frequently used symbols/motifs**: sunbursts; "frozen fountain reliefs"; plant & animal life; gears; lightning bolts; relief sculptures embodying justice, truth, knowledge, industry, labor, man's strength, work ethic, achievement, commerce and bounty.
- ❖ **Decorative methods**: relief sculptures (in limestone, terracotta, metal (iron & bronze)), painted murals, tile mosaics, decorative metalwork (grills, various covers, railings, door frames), flat-against-the-wall fluted columns if used.

Site Development Plan



Site Development Plan

Porte Cochere

Pool Deck

Lounge Pool

Kiddie Pool

Basketball Court

Tree Court

Play Area





Torre De Manila

OUTDOOR AMENITIES

Outdoor Amenities



1. Podium Garden
2. Porte Cochere
3. Kiddie Pool
4. Lounge Pool
5. Basketball Court
6. Tree Court Area /
Thematic
Gardens / Linear
Park

Porte Cochere

Arrive in style, and marvel at the contemporary art deco architectural design that envelops you upon your arrival.



Lounge Pool and Kiddie Pool

Take a cool dip in the lap pool or let the kids enjoy the summer break within the soothing waters of Torre De Manila



Linear Park & Thematic Gardens

Take leisurely strolls and enjoy the verdant scenery along the thematic gardens of Torre De Manila's Linear Park.





Basketball Court

Recreate the playoffs in the full-court basketball outdoor amenity of Torre De Manila



Artist's Illustration of a Building Feature of another DMCI Homes' Project

Podium Garden (at the Sixth Floor)

Take in the sunshine, and relax to a view of historic Manila by the podium garden



Torre De Manila

BUILDING AMENITIES



Open Lounge

An open air lounge allowing residents an enjoyable and unspoiled view of the outdoor amenities.

Reception Lobby

Experience the grandeur of a hotel-like lobby with high ceilings and a round-the-clock receptionist to facilitate and assist residents and guests.





Entertainment Room and Game Area

Spend the day by watching movies, singing karaoke or playing billiards and board games, with your family and friends at your convenience





Artist's Illustration of an Amenity of another DMCI Homes' Project

Fitness Gym

Stay fit and healthy all in the exclusive comfort that Torre De Manila provides.

Indoor Badminton Court

Play a game of Badminton without having to leave the exclusive confines of Torre De Manila



Artist's Illustration of an Amenity of another DMCI Homes' Project

Roof Deck Gardens

Take in an inspiring view of Luneta Park at sunset or sunrise with the Manila Bay on the horizon



Artist's Illustration of an Amenity of another DMCI Homes' Project



Sky Lounge

Unwind the day and enjoy the lights of historic Luneta park with a cocktail in the Skylounge



Torre De Manila

BUILDING FEATURES



Main Entrance

Leave all your worries at the gate and allow the Contemporary Art Deco inspired resort ambiance of Torre de Manila to envelop all your senses in its safety and exclusivity.

Sky Patios

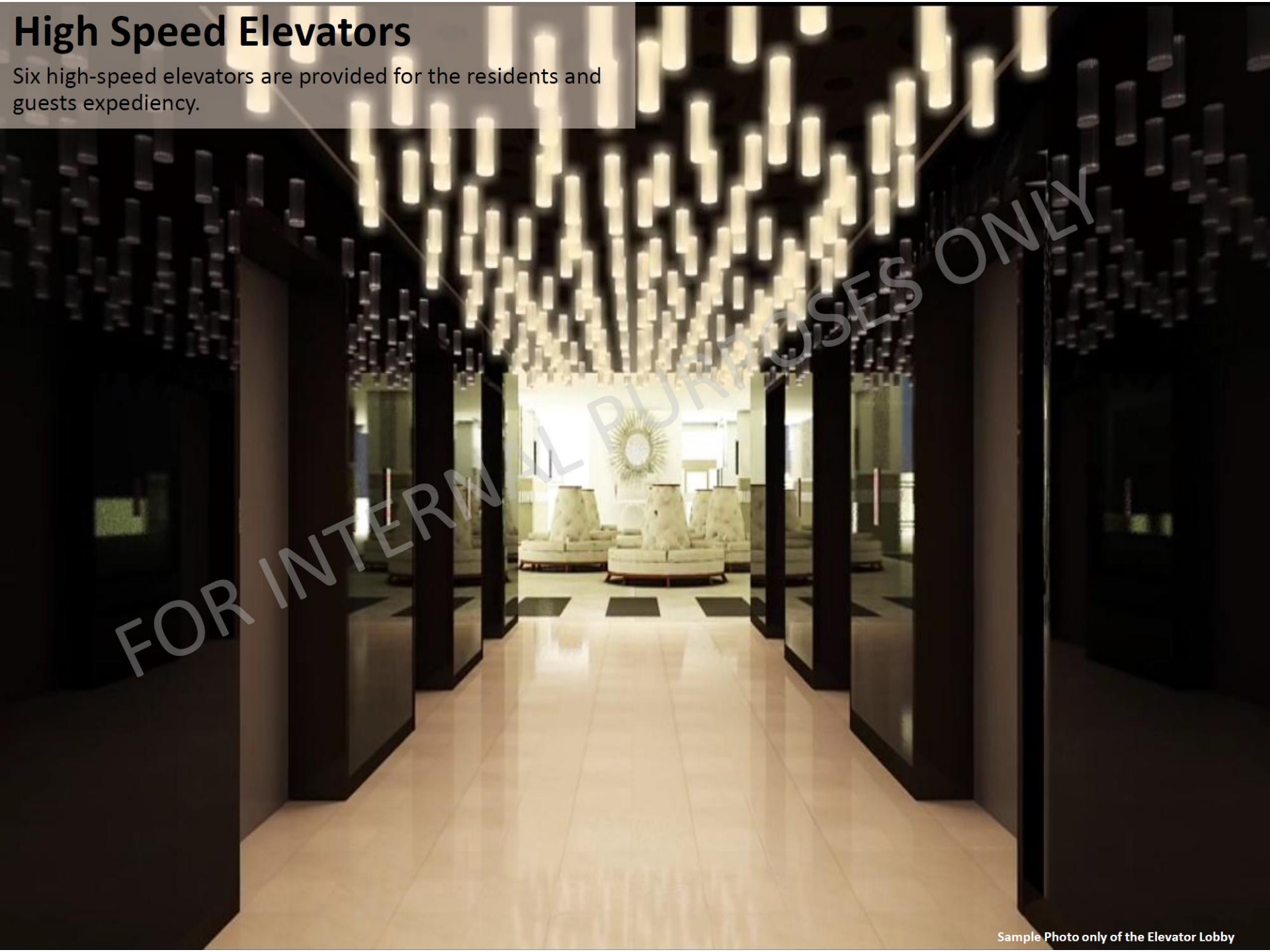
Open sky gardens adorned with soothing water features, and lush landscaping for your peace of mind.



Atrium

Expansive atriums allowing natural light and air to cycle throughout the single loaded corridors built with the DMCI Homes innovative Lumiventt Technology.





High Speed Elevators

Six high-speed elevators are provided for the residents and guests expediency.

FOR INTERNAL PURPOSES ONLY



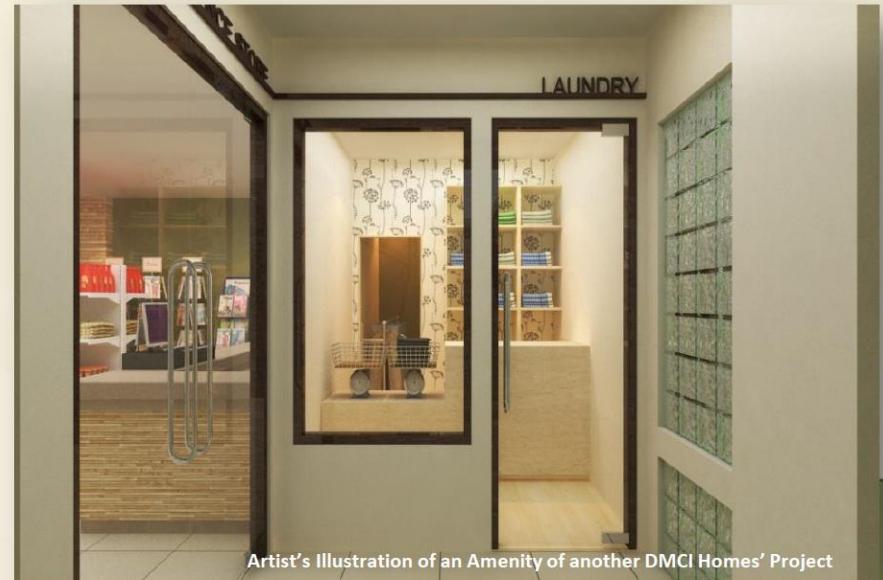
Artist's Illustration of an Amenity of another DMCI Homes' Project



Artist's Illustration of an Amenity of another DMCI Homes' Project

Convenience Store, Laundry Station and Water Refilling Station

Practicality made available to residents without having to step a foot outside of Torre De Manila.



Artist's Illustration of an Amenity of another DMCI Homes' Project



Torre De Manila

PROPERTY MANAGEMENT OFFICE



PMO services

24-hour roving security, turnover assistance, and assistance with basic utilities are just some of the services provided by the PMO solely for Torre De Manila residents

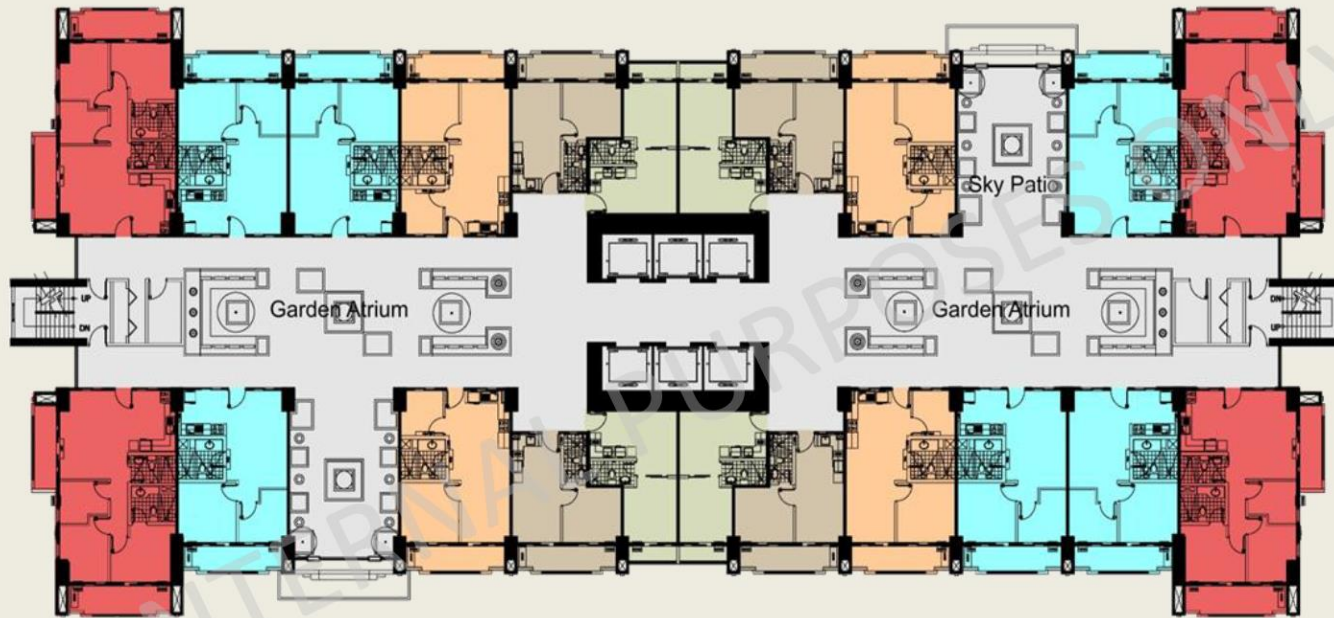
Torre De Manila

FLOOR LAYOUTS

Antipolo Hills

Binondo
Skyline

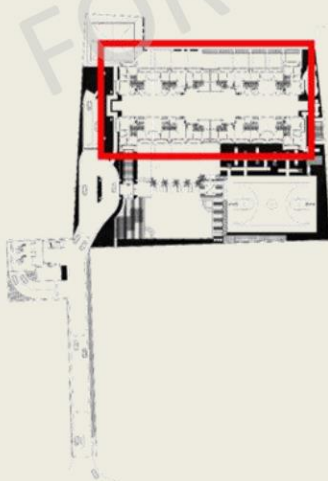
Makati Skyline



Sky Patio

Manila Bay

	1-Bedroom A Approx. Gross Area: 30.50 sqm		2-Bedroom A Approx. Gross Area: 55.00 sqm		2-Bedroom C Approx. Gross Area: 53.00 sqm
	1-Bedroom B Approx. Gross Area: 37.00 sqm		2-Bedroom B Approx. Gross Area: 55.00 sqm		3-Bedroom End Unit Approx. Gross Area: 80.00 sqm



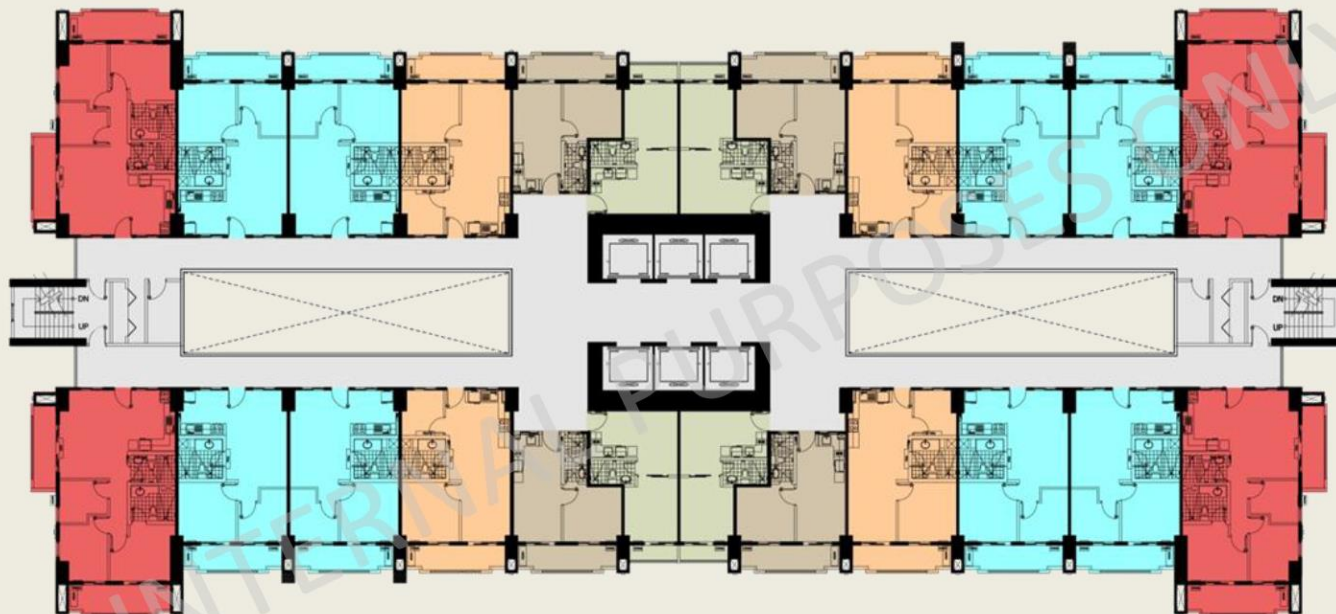
Typical Garden Atrium Level

- 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.

Antipolo Hills

 Binondo
 Skyline

Makati Skyline



Manila Bay

	1-Bedroom A Approx. Gross Area: 30.50 sqm		2-Bedroom A Approx. Gross Area: 55.00 sqm		2-Bedroom C Approx. Gross Area: 53.00 sqm
	1-Bedroom B Approx. Gross Area: 37.00 sqm		2-Bedroom B Approx. Gross Area: 55.00 sqm		3-Bedroom End Unit Approx. Gross Area: 80.00 sqm

Typical Building Floor Level

- 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.

Torre De Manila

UNIT LAYOUTS

Unit Mix

TYPE OF UNIT	Description	Unit Area (Sqm)	Gross Area (Sqm)	No. of Units	%
1 BEDROOM A (INNER)	Type A 1BR with balcony	28.0	30.5	160	17.3%
1 BEDROOM B (INNER)	Type B 1BR with balcony	30.0	37.0	160	17.3%
2 BEDROOM A (INNER)	Type A 2BR with balcony	48.0	55.0	276	29.9%
2 BEDROOM B (INNER)	Type B 2BR with balcony	48.0	55.0	162	17.6%
2 BEDROOM C (INNER)	2BR located at Mezzanine	46.0	53.0	2	0.2%
2 BEDROOM DELUXE (INNER)	2BR located at Mezzanine	72.0	79.0	1	0.1%
3 BEDROOM (END)	Regular 3-BR Unit Layout	65.0	80.0	162	17.6%
				923	100.0%



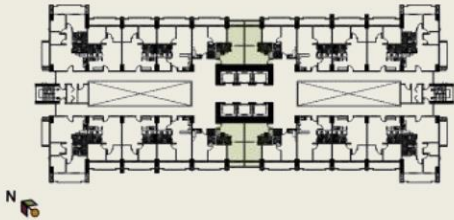
1-BEDROOM UNIT A
Approx. Gross Floor Area: 30.50 sqm

AREA ALLOCATION

Living, Dining & kitchen	14.38 sqm
Bedroom	10.18 sqm
Toilet & Bath	3.44 sqm

UNIT AREA:	28.00 sqm
Balcony	2.50 sqm

APPROX. GROSS FLOOR AREA:	30.50 sqm
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- Dimensions and areas may vary based on actual site condition.
- Furniture and appliances are not included.
- Key plan based on typical floor.



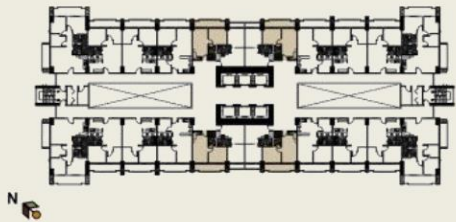
1-BEDROOM UNIT B
Approx. Gross Floor Area: 37.00 sqm

AREA ALLOCATION

Living, Dining & kitchen	16.24 sqm
Bedroom	10.14 sqm
Toilet & Bath	3.62 sqm

UNIT AREA:	30.00 sqm
Balcony	7.00 sqm

APPROX. GROSS FLOOR AREA:	37.00 sqm
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- Furniture and appliances are not included.
- Key plan based on typical floor.



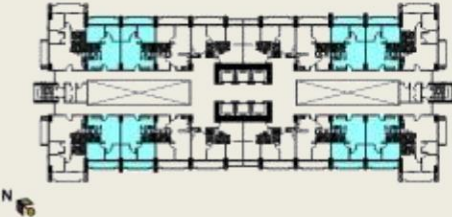
2-BEDROOM UNIT A
Approx. Gross Floor Area: 55.00 sqm

AREA ALLOCATION

Living & Dining	18.00 sqm
Kitchen	6.40 sqm
Bedroom 1	10.75 sqm
Bedroom 2	7.25 sqm
Toilet & Bath	5.60 sqm

UNIT AREA:	48.00 sqm
Balcony	7.00 sqm

APPROX. GROSS FLOOR AREA: 55.00 sqm



- Dimensions and areas may vary based on actual site condition.
- Furniture and appliances are not included.
- Key plan based on typical floor.



2-BEDROOM UNIT B
Approx. Gross Floor Area: 55.00 sqm

AREA ALLOCATION

Living & Dining	18.60 sqm
Kitchen	7.00 sqm
Bedroom 1	10.80 sqm
Bedroom 2	6.00 sqm
Toilet & Bath	5.60 sqm

UNIT AREA:	48.00 sqm
Balcony	7.00 sqm

APPROX. GROSS FLOOR AREA: 55.00 sqm



- Dimensions and areas may vary based on actual site condition.
- Furniture and appliances are not included.
- Key plan based on typical floor.

2 units
Located at the Mezzanine Floor only



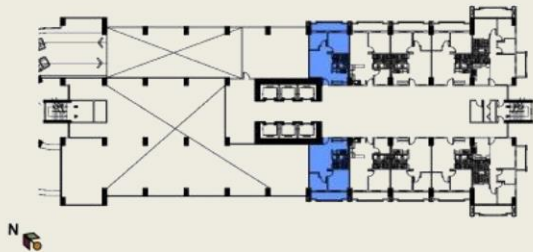
2-BEDROOM UNIT C
Approx. Gross Floor Area: 53.00 sqm

AREA ALLOCATION

Living & Dining	16.25 sqm
Kitchen	6.40 sqm
Bedroom 1	10.75 sqm
Bedroom 2	7.00 sqm
Toilet & Bath	5.60 sqm

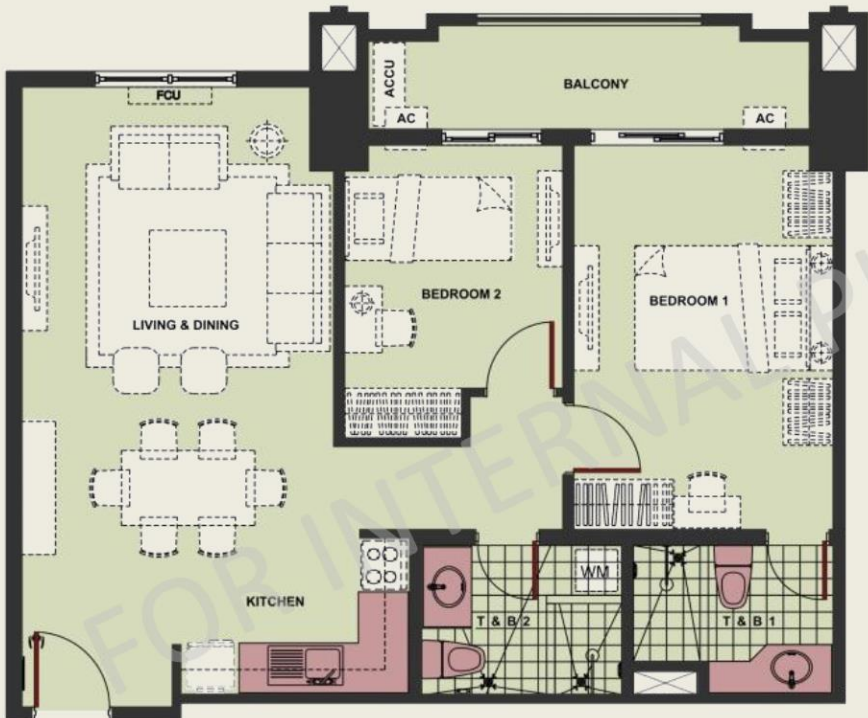
UNIT AREA:	46.00 sqm
Balcony	7.00 sqm

APPROX. GROSS FLOOR AREA: 53.00 sqm



- Dimensions and areas may vary based on actual site condition.
- Furniture and appliances are not included.
- Key plan based on typical floor.

1 unit
Located at the Mezzanine Floor only



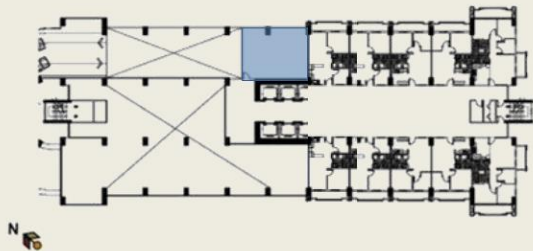
2-BEDROOM UNIT DELUXE
Approx. Gross Floor Area: 79.00 sqm

AREA ALLOCATION

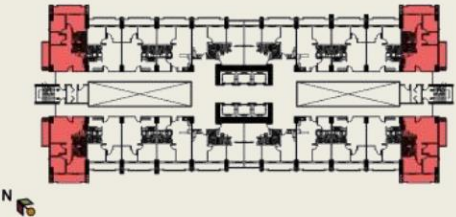
Living & Dining	30.00 sqm
Kitchen	6.35 sqm
Bedroom 1	16.05 sqm
Bedroom 2	9.60 sqm
Toilet & Bath 1	5.00 sqm
Toilet & Bath 2	5.00 sqm

UNIT AREA:	72.00 sqm
Balcony	7.00 sqm

APPROX. GROSS FLOOR AREA: 79.00 sqm



- Dimensions and areas may vary based on actual site condition.
- Furniture and appliances are not included.
- Key plan based on typical floor.



3-BEDROOM UNIT
Approx. Gross Floor Area: 80.00 sqm

AREA ALLOCATION

Living & Dining	21.19 sqm
Kitchen	8.65 sqm
Bedroom 1	10.78 sqm
Bedroom 2	9.38 sqm
Bedroom 3	6.00 sqm
Toilet & Bath 1	5.00 sqm
Toilet & Bath 2	4.00 sqm

UNIT AREA:	65.00 sqm
Balcony 1	9.00 sqm
Balcony 2	6.00 sqm

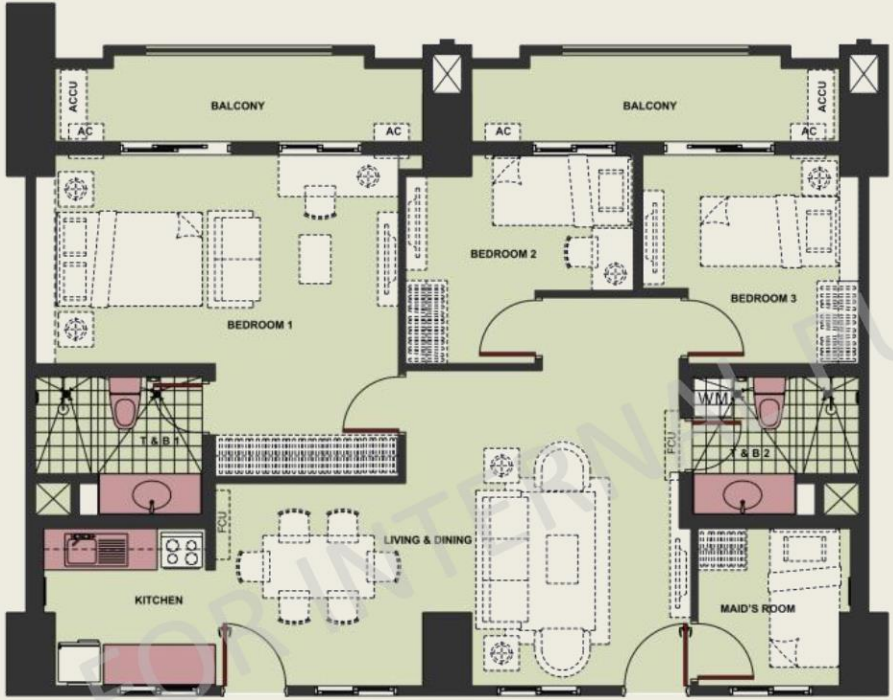
APPROX. GROSS FLOOR AREA: 80.00 sqm

- Dimensions and areas may vary based on actual site condition.
- Furniture and appliances are not included.
- Key plan based on typical floor.

Optional Layout

Tandem combination of two (2) 2-Bedroom units

- 1. Two (2) 2BR A
- 2. One 2BR A & One 2BR B



TANDEM UNIT
Approx. Gross Floor Area: 110.00 sqm

AREA ALLOCATION	
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
Toilet & Bath 1	5.60 sqm
Toilet & Bath 2	5.60 sqm

UNIT AREA:	96.00 sqm
Balcony 1	7.00 sqm
Balcony 2	7.00 sqm

APPROX. GROSS FLOOR AREA: 110.00 sqm

Note: All tandem requests are subject for approval

- Dimensions and areas may vary based on actual site condition.
- Furniture and appliances are not included.
- Key plan based on typical floor.



SELLING PROGRAM & IMPLEMENTING GUIDELINES



RFO Date:
January 2020



MINIMUM DOWN PAYMENT

20%

-  Condominium Units
-  Car Parking Slots
-  Motorcycle Parking Slots

**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, 2012.*