

D M C I H O M E S



# VERDON PARC

## *PROJECT BRIEF*

DMCI HOMES



VERDON  
PARC

# Location Map



# Nearby Establishments

## SCHOOLS

|                                     |        |
|-------------------------------------|--------|
| John Paul II College                | 300 m  |
| Philippine Women's College          | 1.0 km |
| Ateneo de Davao HS                  | 1.1 km |
| University of Mindanao              | 2.2 km |
| University of Immaculate Conception | 3.7km  |
| Ateneo de Davao University          | 3.8 km |
| Davao Doctor's College              | 3.8 km |

## MALLS / MARKETS

|                           |        |
|---------------------------|--------|
| SM City Davao (Ecoland)   | 1.5 km |
| NCCC Mall                 | 1.7 km |
| S & R Membership Shopping | 2.0 km |
| Bankerohan Public Market  | 3.0 km |
| Agdao Public Market       | 5.2 km |
| Abreeza Mall              | 5.7 km |
| Victoria Plaza            | 5.8 km |

## GOVERNMENT AGENCIES

|                                  |        |
|----------------------------------|--------|
| Rescue 911 HQ                    | 900 m  |
| Public Attorney's Office         | 1.0 km |
| POEA                             | 1.6 km |
| Land Transportation Office       | 1.9 km |
| Davao City Hall                  | 3.0 km |
| Department of Foreign Affairs    | 3.9 km |
| National Bureau of Investigation | 5.1 km |

## HOSPITALS / MEDICAL SERVICES

|                              |         |
|------------------------------|---------|
| Fabie General Hospital       | 2.12 km |
| Davao Doctor's Hospital      | 2.7 km  |
| CHDC Hospital                | 2.9 km  |
| Ricardo Limso Medical Center | 3.0 km  |
| Brokenshire Hospital         | 3.7 km  |
| Philippine Red Cross         | 3.8 km  |
| San Pedro Davao Hospital     | 4.4 km  |

# *MARKET LANDSCAPE*



# Market Landscape

- Davao City's population base is sizeable.  
(Total population: 1,443,890)
- Growth prospects continue to be positive.
- Local and national property developers are actively competing in the city.
- Properties available are lots, H&L, condominiums.
- The condo market generally caters to the mid-income segment.

# Market Landscape



- The condo market is generally driven by investors (2<sup>nd</sup> or 3<sup>rd</sup> home, for leasing).
- Rental rates in condominium units range from Php20,000 to Php35,000.
- The condo landscape: “Northside” and “Southside”
- There is an end-user client base for condos in Davao, but it is smaller than the investor client base.

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What makes

better?

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# Value Proposition Statements

For competent individuals who are looking where to put their hard-earned money, Verdon Parc is the better choice. It is DMCI Homes' first development in Davao, designed to provide remarkable, resort-inspired community to rise along Ecoland Drive that offers proximity to different places of interests.

Unlike other condominiums in the area, Verdon Parc has quality, efficiently planned units and building design. It has genuine, resort-inspired amenities at a reasonable price, giving the right value to your investment.

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 well-being of the clients it serves.

Verdon Parc = Good Location + Better  
Development Features + Superior Amenities +  
Competitive Price = Best Value

Verdon Parc = Best Value



# DMCI Homes: A consistent trusted brand of Quality



With various accolades from different international and national organizations, DMCI Homes is a consistent, trusted brand and one of the top choices in the real estate industry. Committed to provide superior quality on its works, DMCI Homes brings its expertise to Davao with Verdon Parc.



All of its projects undergo thorough checking, from drawings to construction up to turnover of each unit. DMCI Homes formed an independent department that focuses specially on the quality of the communities we build to ensure customer satisfaction.



Quality craftsmanship delivered with unmatched speed.  
**And this is how we stay true to our  
promise...**



ARTIST'S ILLUSTRATION OF THE DEVELOPMENT



ACTUAL PHOTO OF THE DEVELOPMENT



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**And this is how we stay true to our  
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ARTIST'S ILLUSTRATION OF THE DEVELOPMENT

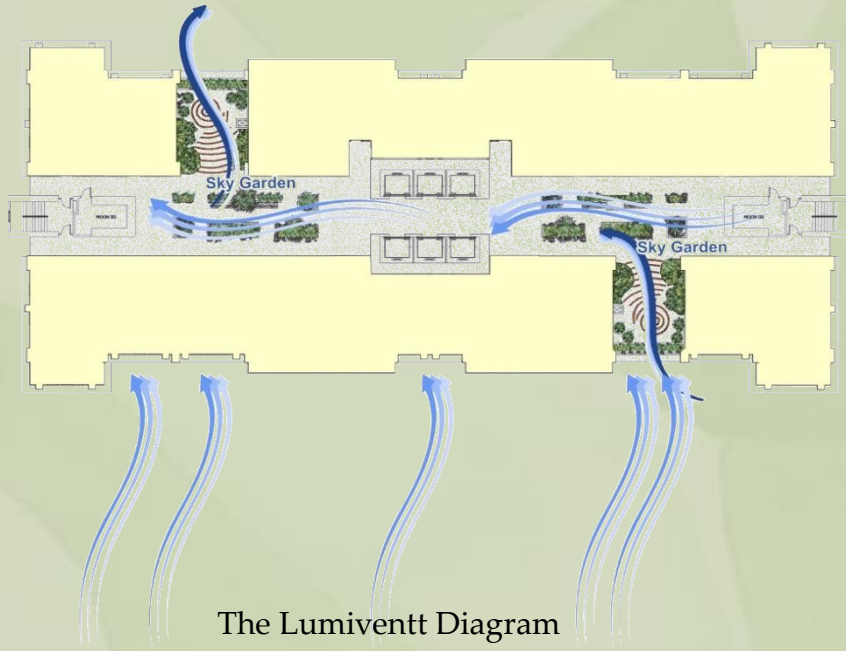


ACTUAL PHOTO OF THE DEVELOPMENT



# Development Features with Dwellers in Mind

DMCI Homes infused **innovations and features** on each of its developments to ensure the **well-being of its dwellers**. **Veering away from the “sick building syndrome”**, our condo developments have garden atriums located after every five floors offering more breathing space. It also has sky patios—three-storey-high openings in buildings that allow light and air to flow through the building. These openings form the Lumiventt design which gives the residents the luxury of natural airflow and lighting at no cost in their electrical bills.



The Lumiventt Diagram



Actual photo of Garden Atrium and Sky Patio



DESIGNED WITH



Lumiventt

# Development Features with Dwellers in Mind

DMCI Homes is confident in its projects that it gives 2 years limited warranty on its works. It also provides 100% power back-up in case of power loss.

Skylounge is also available to enjoy the city's natural landscape, along with other security and property features for your safety and convenience.



Actual photo of a Sky Lounge

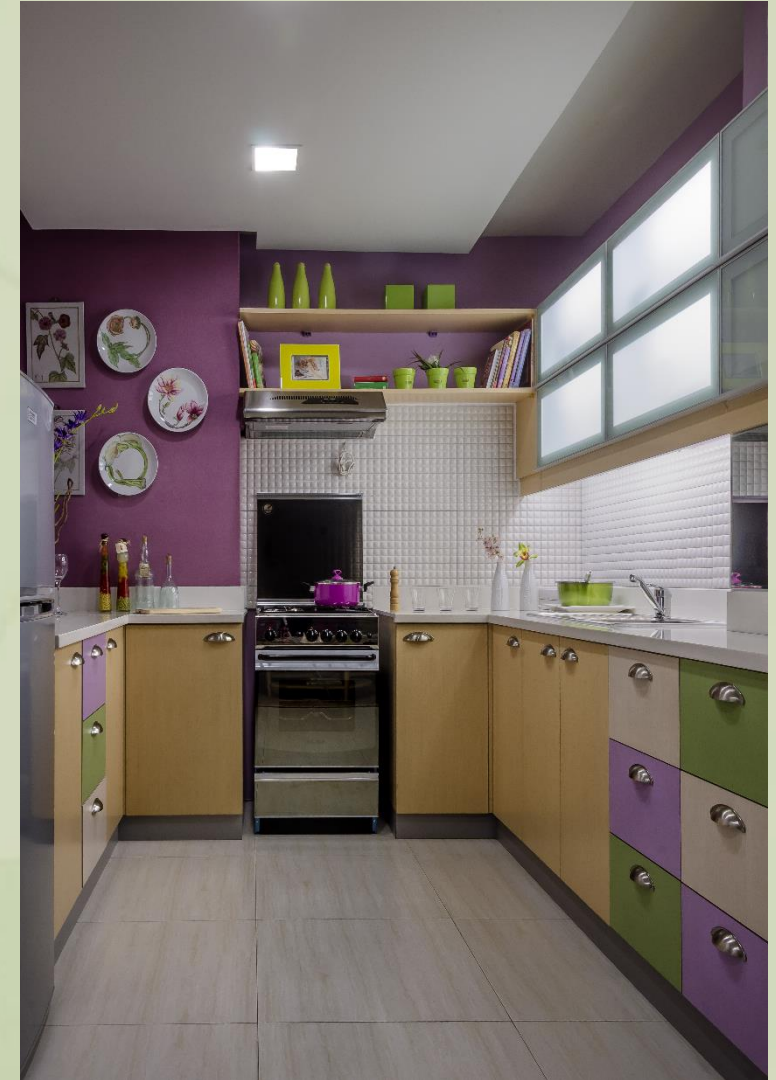


# More than just sleeping spaces...

Each unit was designed with utmost attention to the needs of its dwellers to make sure that he/she will be satisfied with his/her HOME. More than the efficiently-planned units, residents have ample space even outside his/her private abode.

With single corridors, garden atriums and sky patios, there will always be more spaces to unwind.

Moreover, no need to think about the frenzy outside your exclusive community as Verdon Parc is solely dedicated to residents to guarantee your privacy. After all, you're paying for your LIVING SPACE.





# Highly-Commercialized Township



VS

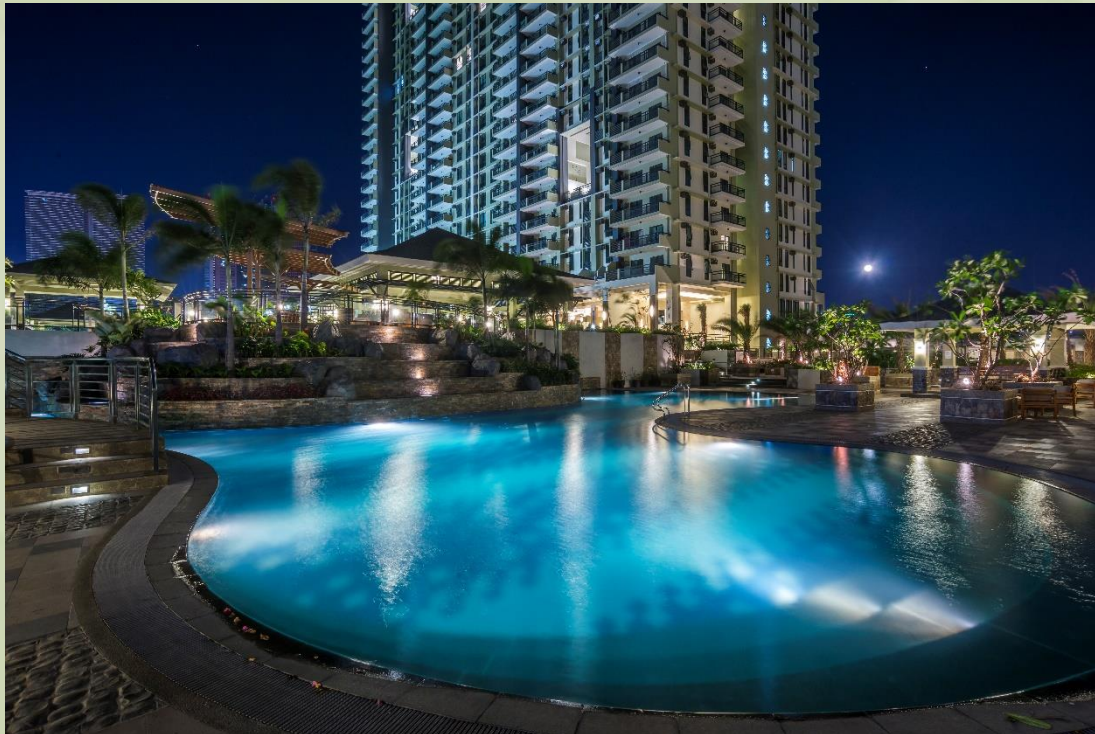
# Exclusive Community





# Resort-living Right at Your Doorstep

When we say resort-living, we mean it. One hectare of open space is dedicated to amenities and is something that the residents can enjoy without leaving the borders of their homes. No need to travel far to relax and enjoy, especially after a tiring day at work.



Actual photo of Flair Towers' lounge pool



Actual photo of Arista Place's lap and lounge pool



# Life's Essentials at Your Reach



One of the main considerations in choosing a home is to live near the places that are important to you. Verdon Parc is strategically situated along Ecoland Drive where you can reach malls, schools, hospitals, and government institutions in minutes. It's also easy to find public utility vehicles with terminals nearby. Staying inside or going outside your home is simply amazing.



# Unobstructed Panoramic View



Relaxation at its finest with the breathtaking views surrounding your community.

Just open your window or go to the roofdeck to savor the exhilarating views of Samal Island, Mt. Apo, or the rest of the city. Truly, you can say, life is here!



Photo taken from Martel Building's roofdeck



# *THE TARGET MARKET*

# Demographics

## Primary

- Investors (2<sup>nd</sup>/3<sup>rd</sup> acquisition or for rental)

## Secondary

- End-users
- 30 to 50 years old
- Residents of Davao City, and to some extent, neighboring cities such as Cotabato, Tagum and Digos
- Married
- Businessmen
- At least Php70,000 household income per month





# Psychographics

- Status seekers and competent individuals
- Established, successful, and logical individuals who are highly focused on attaining affluence and recognition through hard work
- Prefer reputable, trusted, and highly recommended developers who will give them value for their money

# Leaflet

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ECOLAND DRIVE, DAVAO CITY

NATURE'S PANORAMA

RIGHT AT YOUR DOORSTEP

ARTIST'S ILLUSTRATION OF THE BALCONY'S VIEW

URBAN RESORT REFINEMENT

The exclusivity of cosmopolitan living meets the relaxation and leisure of resort refinement, right in the heart of Davao City. Lounge in a hectare of greenscapes and amenities, beautifully designed to provide a convenient retreat amidst a host of amenities and panoramic views.

ARTIST'S ILLUSTRATION OF THE CLUBHOUSE

VERTICAL LIVING MADE FOR YOU

Verdon Parc's units are built with utmost attention to the needs of its residents, ensuring that each unit if not only built with quality, but also with the happiness and welfare of its dwellers in mind.

1BR 31 SQM

2BR 48.5 SQM

\* UNIT LAYOUTS ARE NOT TO SCALE  
ARTIST'S ILLUSTRATION OF UNIT LAYOUTS  
MORE UNIT LAYOUTS AVAILABLE

ARTIST'S ILLUSTRATION OF THE BUILDING DROP-OFF

AMENITIES

LAP POOL  
2 KIDDIE POOLS  
LOUNGE POOL  
CLUBHOUSE  
OPEN LOUNGE / LOBBY  
DROP-OFF AREA  
AUDIO / VISUAL ROOM  
FUNCTION ROOM  
SNACK BAR  
COVERED COURT  
OPEN AIR MULTI-PURPOSE  
SPORTS AREA  
FITNESS GYM  
CHILDREN'S PLAY AREA  
OUTDOOR FITNESS AREA  
ACTIVITY LAWN AREA  
SKY LOUNGE  
PODIUM DECK GARDEN  
ROOF DECK  
SKY DECK

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Find real good to be home

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Find real good to be home

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# *PROJECT IN FOCUS*

# Project Details



Location: Ecoland Drive cor. Peacock St., Davao City

Project Type: Hybrid

Land Area: 3 has.

Amenity Area: 16,639 sqm; (56% of total land area)

Total number of buildings: Four (4)

Martel, Belvedere, Trevans, Maurin

| Building     | Unit Type | No. of Units |
|--------------|-----------|--------------|
| Martel       | 1BR, 2BR  | 170          |
| Belvedere    |           | 696          |
| Trevans      |           | TBA          |
| Maurin       |           | TBA          |
| <b>Total</b> |           |              |



# Unit Mix

## Martel Building

| Unit Type                  | Gross Area (sqm) | No. of Units |
|----------------------------|------------------|--------------|
| Unit A - 1 BR (Inner Unit) | 32.10            | 32           |
| Unit B - 2 BR (Inner Unit) | 60.60            | 48           |
| Unit C - 2 BR (Inner Unit) | 61.50            | 28           |
| Unit D - 2 BR (Inner Unit) | 67.80            | 22           |
| Unit E - 2 BR (End Unit)   | 75.60            | 28           |
| Unit F - 2 BR (Inner Unit) | 61.50            | 12           |
| Total                      |                  | 170          |

| Parking Slots  | Parking Area (sqm) | No. of Units |
|----------------|--------------------|--------------|
| Single Parking | 14.50              | 102          |
| Street Parking | 12.50              | 28           |
| Total          |                    | 130          |

## Belvedere Building

| Unit Type              | Gross Area (sqm) | No. of Units |
|------------------------|------------------|--------------|
| 1 Bedroom (Inner Unit) | 31.00            | 320          |
| 2 Bedroom (Inner Unit) | 48.50            | 216          |
| 2 Bedroom (End Unit)   | 53.00            | 80           |
| 2 Bedroom (Inner Unit) | 56.50            | 80           |
| Total                  |                  | 696          |

| Parking Slots  | Parking Area (sqm) | No. of Units |
|----------------|--------------------|--------------|
| Single Parking | 12.50              |              |
| Tandem Parking | 12.50              |              |
| Total          |                    |              |



# Site Development Plan

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# Amenities, Facilities, and Features

- Lap Pool
- Kiddie Pools
- Lounge Pool
- Clubhouse
- Open Lounge
- Lobby
- Drop-off area
- Function Room
- Audio Visual Room
- Snack Bar
- Roof Deck
- Sky Deck
- Covered Court
- Playcourt
- Open Air Multi-Purpose Sports Area



- Fitness Gym
- Children's Play Area
- Outdoor Fitness Area
- Activity Lawn Area
- Sky Lounge
- Podium Deck Garden





# Development Features



- Lumiventt
- Garden Atriums
- Single loaded corridors
- Sky Patios
- Lobby, lounge and concierge
- Provisions for CCTV Cameras
- Four (4) Scenic Elevators
- Automatic Fire Protection Sprinkler System and Fire Alarm System
- Overhead Water Tank with Fire Reserve
- 100% Power back-up





# *PROJECT PERSPECTIVES*



# Community

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# Buildings





# Clubhouse Drop-off (Day)





# Clubhouse Drop-off (Night)





# Ground Amenities

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# Lap Pool

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PARC





# Lounge Pool

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# Kiddie Pool

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# Clubhouse (Day)





# Clubhouse (Night)





# Clubhouse Interior





# Podium Deck Garden

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# Roof Deck





# Garden Atrium



# Sky Patio





# Balcony View





# Outdoor Fitness

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# Play Area





# Jogging Path

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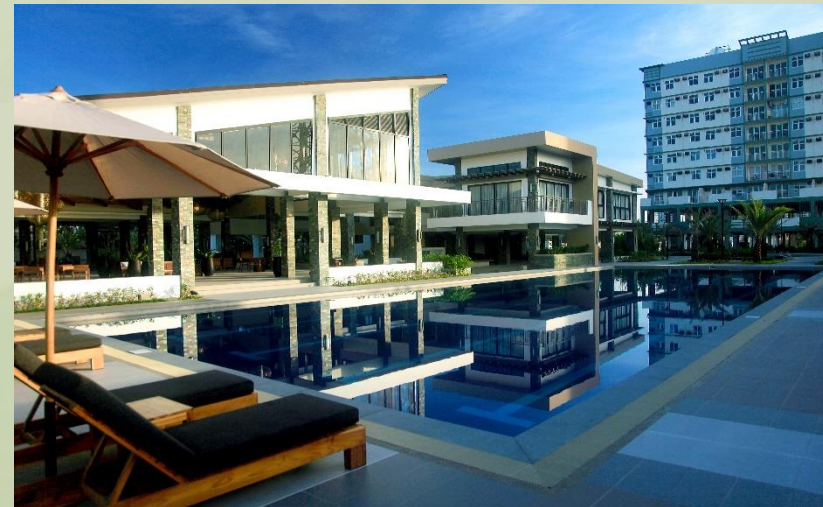


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# Actual Photos





# *FLOOR LAYOUTS* *(Belvedere Building)*





## 1 BEDROOM UNIT WITH BALCONY

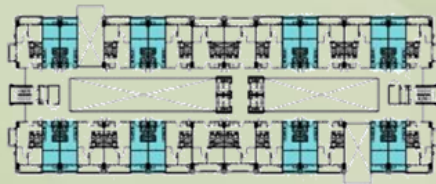
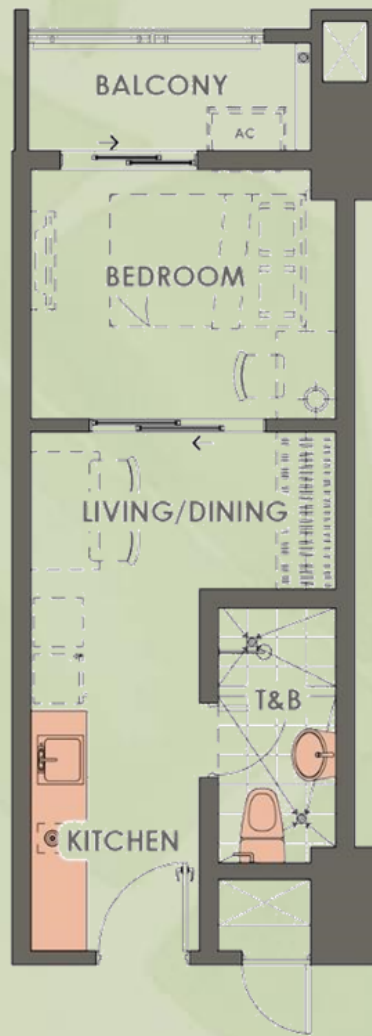
Approx. Gross Floor Area: 31.00 sqm

### AREA ALLOCATION

|                 |          |
|-----------------|----------|
| LIVING & DINING | 5.55 sqm |
| KITCHEN         | 7.20     |
| BEDROOM         | 9.25     |
| TOILET & BATH   | 5.00     |
| BALCONY         | 4.00     |

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**APPROX. GROSS FLOOR AREA:** 31.00 sqm

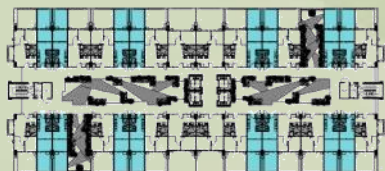


- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOFDECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE FEBRUARY 2016

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.





## 1 BEDROOM UNIT WITH BALCONY

Approx. Gross Floor Area: 41.50 sqm

### AREA ALLOCATION

|                 |          |
|-----------------|----------|
| LIVING & DINING | 5.55 sqm |
| KITCHEN         | 7.20     |
| BEDROOM         | 9.25     |
| TOILET & BATH   | 5.00     |
| BALCONY         | 14.50    |

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**APPROX. GROSS FLOOR AREA:** 41.50 sqm

- APPLICABLE TO 3RD FLOOR 1 BEDROOM UNITS ONLY
- 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 ROOFDECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR

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## 2 BEDROOM MID UNIT WITH BALCONY

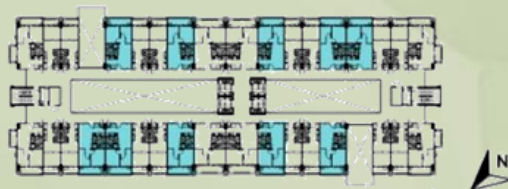
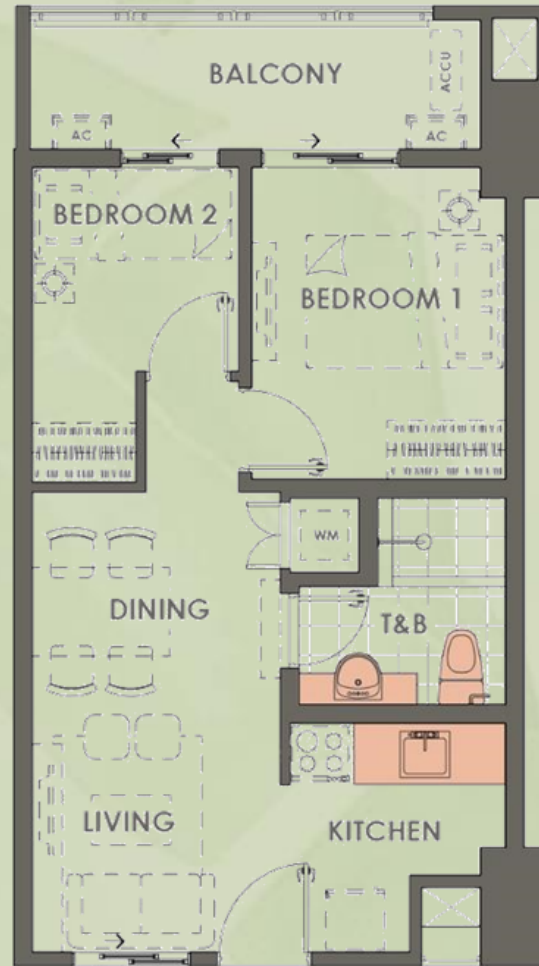
Approx. Gross Floor Area: 48.50 sqm

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 14.50 sqm |
| KITCHEN         | 5.80      |
| BEDROOM 1       | 9.40      |
| BEDROOM 2       | 6.60      |
| TOILET & BATH   | 5.20      |
| BALCONY         | 7.00      |

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**APPROX. GROSS FLOOR AREA:** 48.50 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 ROOFDECK, IF APPLICABLE.
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## 2 BEDROOM MID UNIT WITH BALCONY

Approx. Gross Floor Area: 63.50 sqm

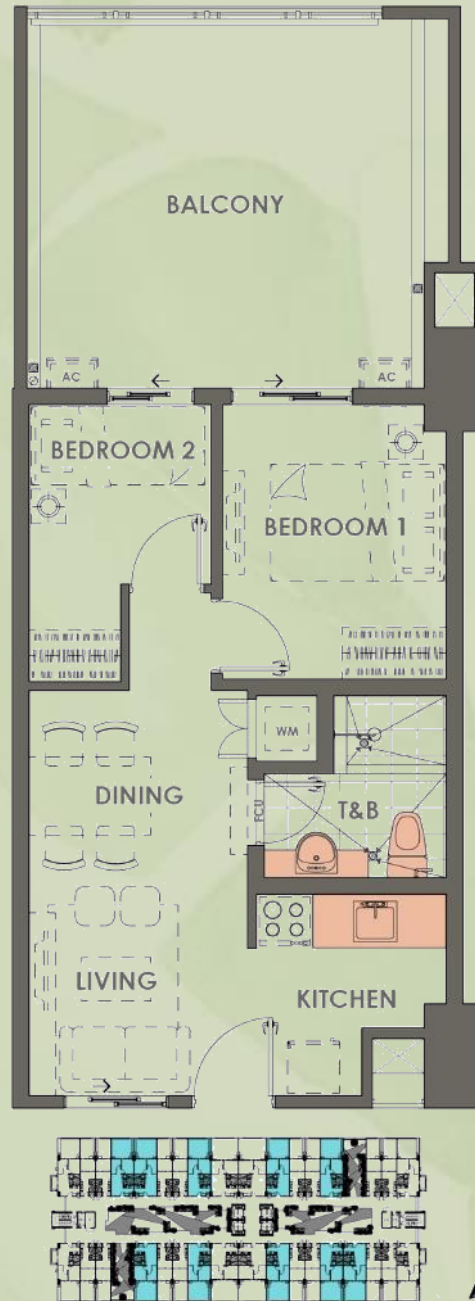
### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 14.50 sqm |
| KITCHEN         | 5.80      |
| BEDROOM 1       | 9.40      |
| BEDROOM 2       | 6.60      |
| TOILET & BATH   | 5.20      |
| BALCONY         | 22.00     |

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**APPROX. GROSS FLOOR AREA:** 63.50 sqm

- APPLICABLE TO 3RD FLOOR 2 BEDROOM UNITS ONLY
- 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 ROOFDECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR



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## 2 BEDROOM END UNIT WITH BALCONIES

Approx. Gross Floor Area: 53.00 sqm

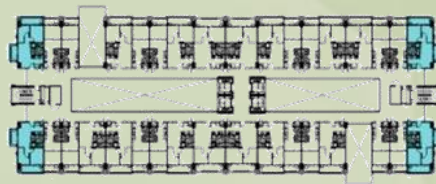
### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 14.50 sqm |
| KITCHEN         | 5.80      |
| BEDROOM 1       | 9.10      |
| BEDROOM 2       | 6.90      |
| TOILET & BATH   | 5.20      |
| BALCONY 1       | 7.00      |
| BALCONY 2       | 4.50      |

---

**APPROX. GROSS FLOOR AREA:** 53.00 sqm

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EFFECTIVE FEBRUARY 2016

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## 2 BEDROOM END UNIT WITH BALCONIES

Approx. Gross Floor Area: 68.00 sqm

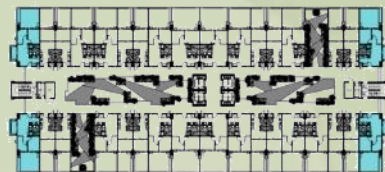
### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 14.50 sqm |
| KITCHEN         | 5.80      |
| BEDROOM 1       | 9.10      |
| BEDROOM 2       | 6.90      |
| TOILET & BATH   | 5.20      |
| BALCONY 1       | 22.00     |
| BALCONY 2       | 4.50      |

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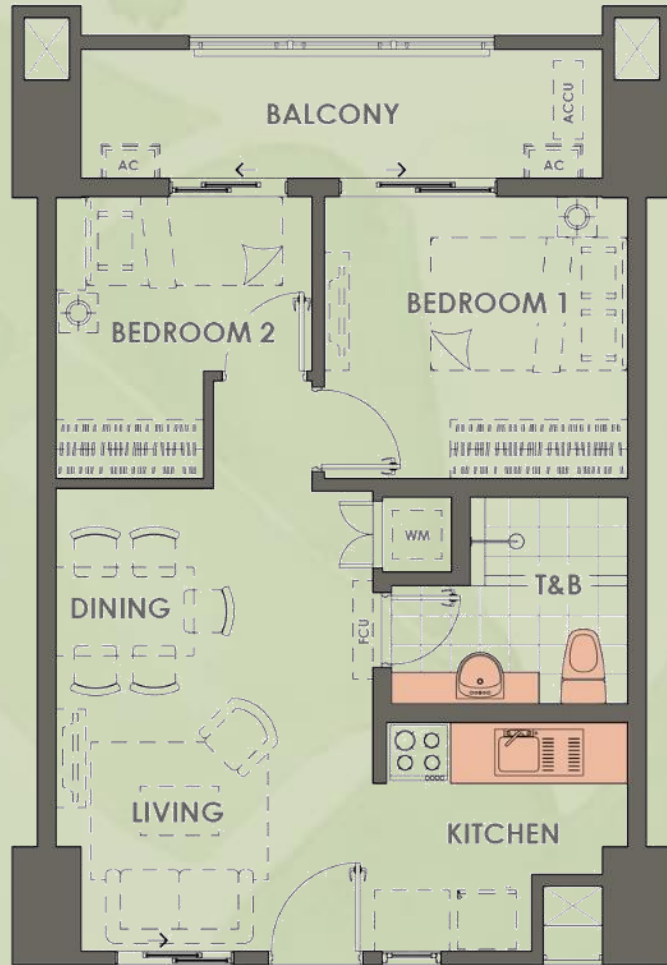
**APPROX. GROSS FLOOR AREA:** 68.00 sqm

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EFFECTIVE FEBRUARY 2016

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## 2 BEDROOM INNER UNIT WITH BALCONY

Approx. Gross Floor Area: 56.50 sqm

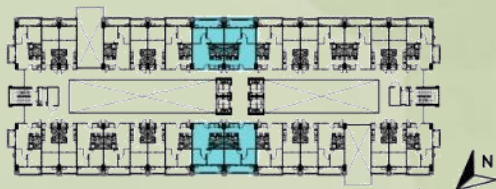
### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 17.90 sqm |
| KITCHEN         | 6.60      |
| BEDROOM 1       | 10.15     |
| BEDROOM 2       | 7.35      |
| TOILET & BATH   | 6.00      |
| BALCONY         | 8.50      |

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**APPROX. GROSS FLOOR AREA:** 56.50 sqm

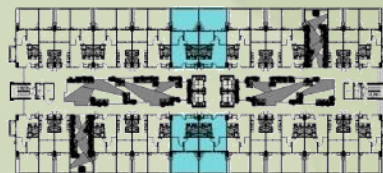
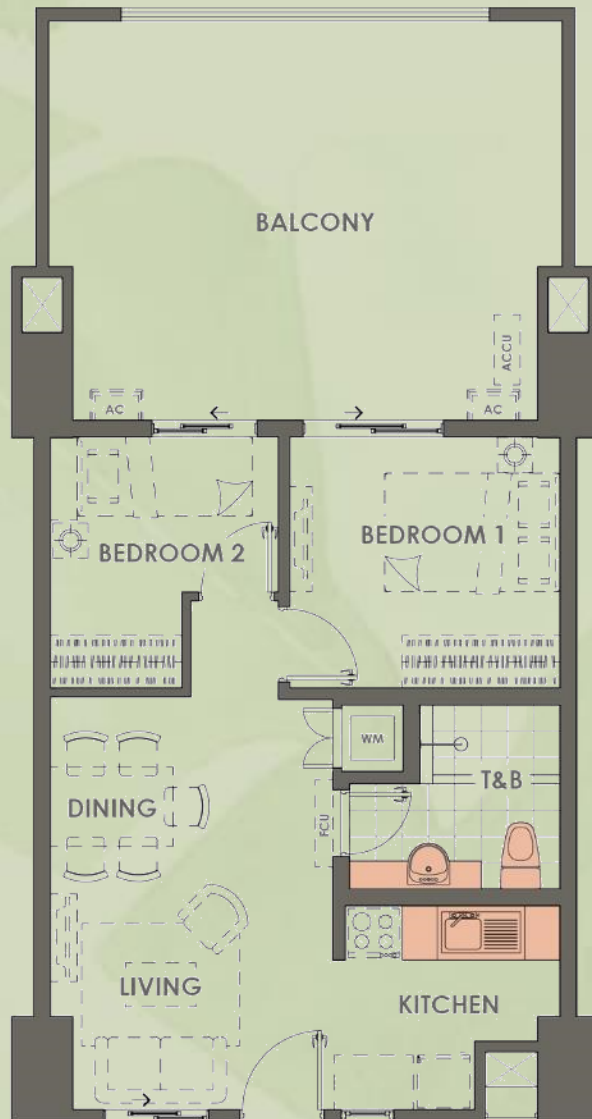
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- KEY PLAN IS BASED ON TYPICAL FLOOR



EFFECTIVE FEBRUARY 2016

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## 2 BEDROOM INNER UNIT WITH BALCONY

Approx. Gross Floor Area: 76.00 sqm

### AREA ALLOCATION

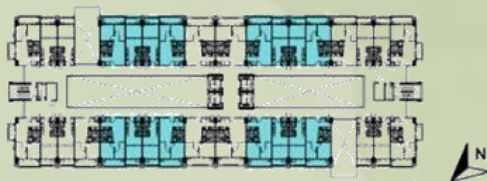
|                 |           |
|-----------------|-----------|
| LIVING & DINING | 17.90 sqm |
| KITCHEN         | 6.60      |
| BEDROOM 1       | 10.15     |
| BEDROOM 2       | 7.35      |
| TOILET & BATH   | 6.00      |
| BALCONY         | 28.00     |

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**APPROX. GROSS FLOOR AREA:** 76.00 sqm

- APPLICABLE TO 3RD FLOOR 2 BEDROOM UNITS ONLY
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
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- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE FEBRUARY 2016



## TANDEM UNIT TYPE B WITH BALCONIES

Approx. Gross Floor Area: 79.50 sqm

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 21.20 sqm |
| KITCHEN         | 5.80      |
| BEDROOM 1       | 14.70     |
| BEDROOM 2       | 7.20      |
| BEDROOM 3       | 9.40      |
| TOILET & BATH 1 | 5.20      |
| TOILET & BATH 2 | 5.00      |
| BALCONY 1       | 7.00      |
| BALCONY 2       | 4.00      |

**APPROX. GROSS FLOOR AREA:** 79.50 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 ROOFDECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE FEBRUARY 2016

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.





## TANDEM UNIT TYPE A WITH BALCONIES

Approx. Gross Floor Area: 105.00 sqm

### AREA ALLOCATION

|                 |           |
|-----------------|-----------|
| LIVING & DINING | 21.20 sqm |
| KITCHEN         | 5.80      |
| BEDROOM 1       | 14.70     |
| BEDROOM 2       | 7.20      |
| BEDROOM 3       | 9.40      |
| TOILET & BATH 1 | 5.20      |
| TOILET & BATH 2 | 5.00      |
| BALCONY 1       | 22.00     |
| BALCONY 2       | 14.50     |

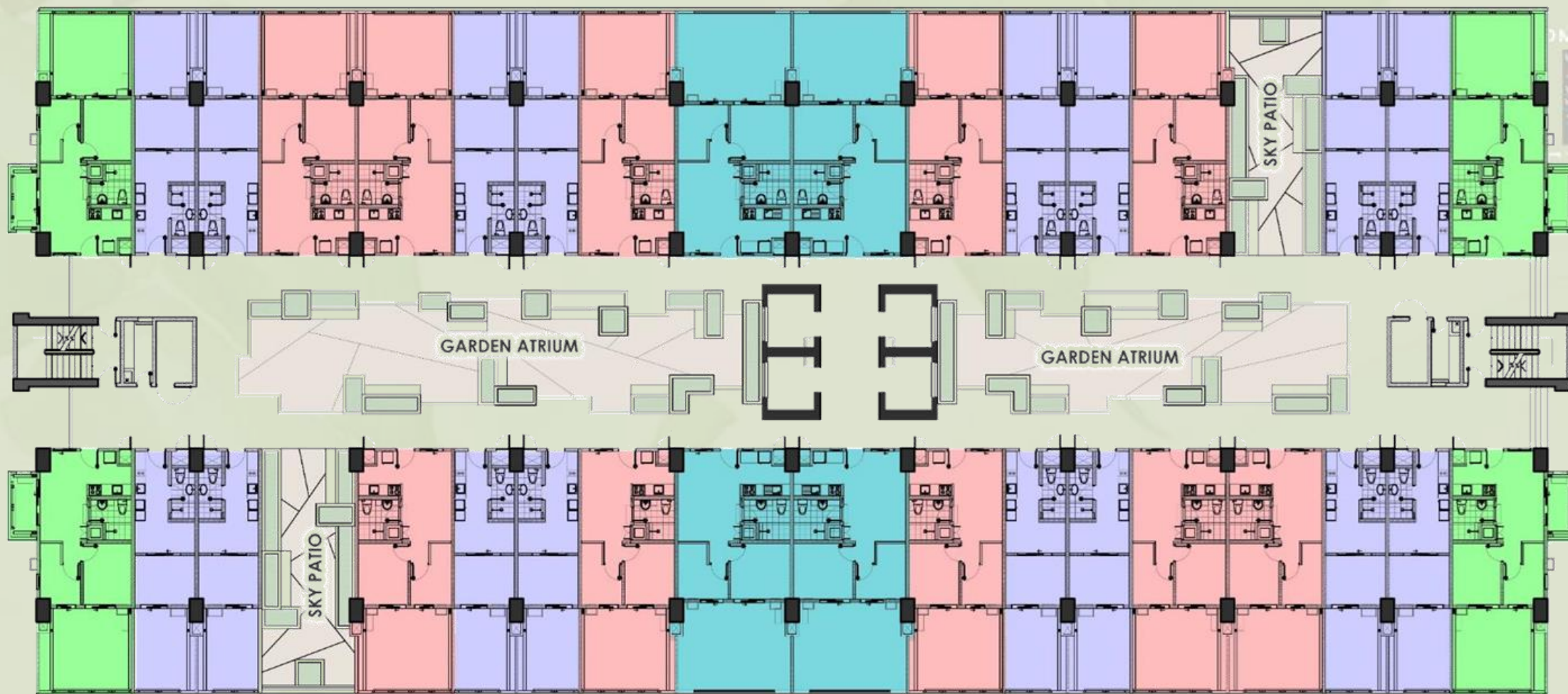
**APPROX. GROSS FLOOR AREA:** 105.00 sqm

- APPLICABLE TO 3RD FLOOR TANDEM UNITS ONLY
- 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 ROOFDECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR



EFFECTIVE FEBRUARY 2016

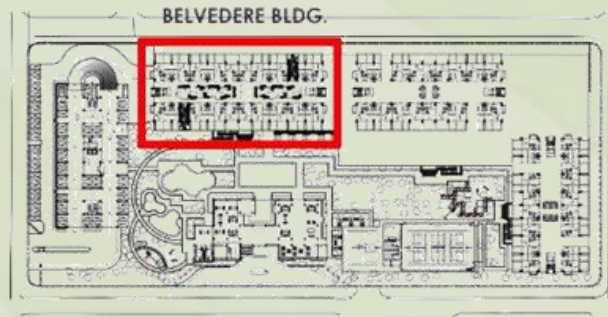
Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



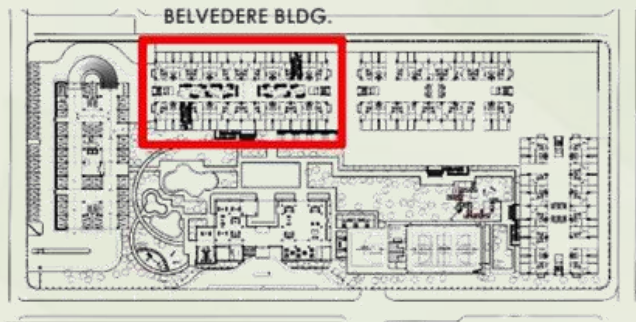
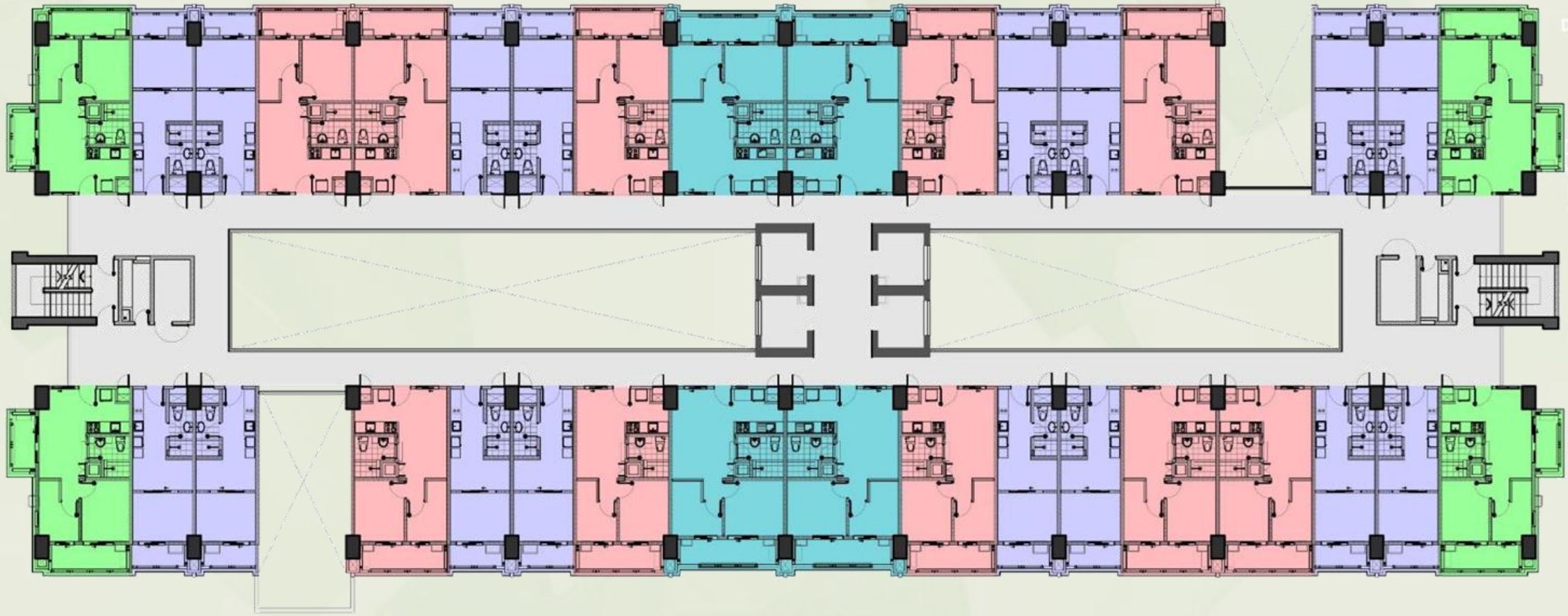
|                                                                                       |                                                                  |                                                                                       |                                                                    |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------|
|   | <b>1-Bedroom Unit</b><br>Approx. Gross Floor Area: 41.50 sqm     |   | <b>2-Bedroom End Unit</b><br>Approx. Gross Floor Area: 68.00 sqm   |
|  | <b>2-Bedroom Mid Unit</b><br>Approx. Gross Floor Area: 63.50 sqm |  | <b>2-Bedroom Inner Unit</b><br>Approx. Gross Floor Area: 76.00 sqm |

## 3rd 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.





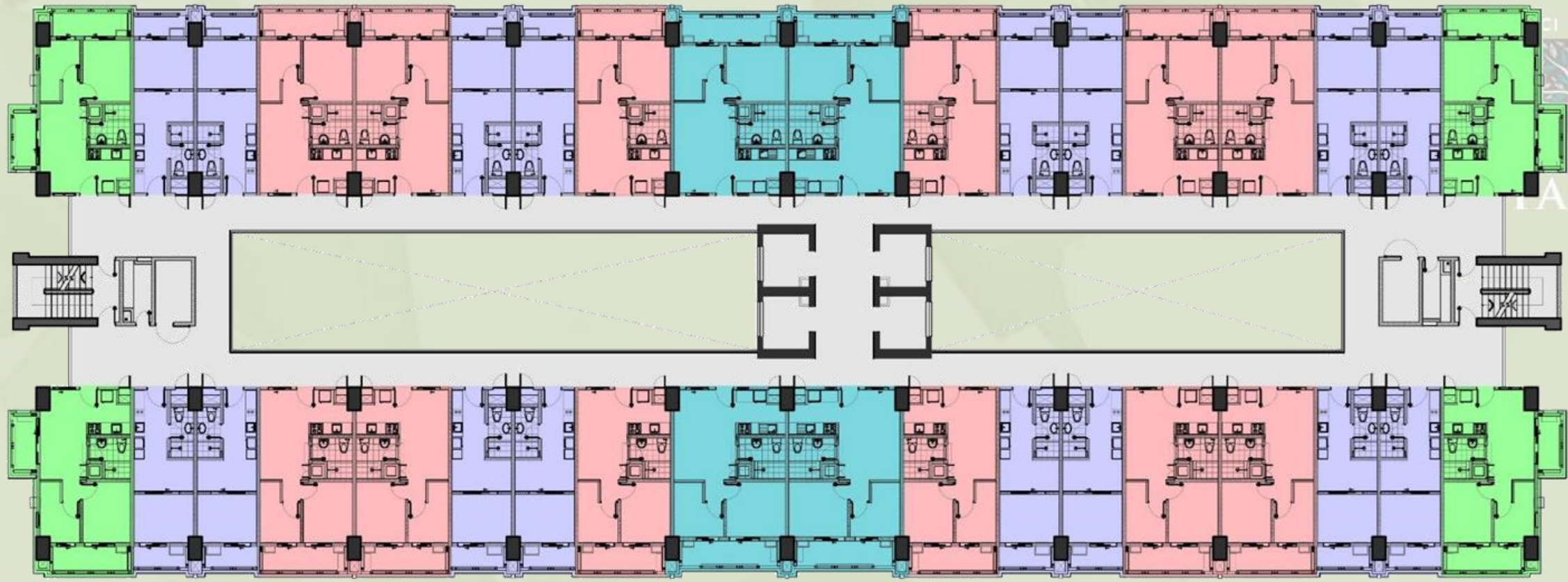


|                                                                                       |                                                                  |                                                                                       |                                                                    |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------|
|    | <b>1-Bedroom Unit</b><br>Approx. Gross Floor Area: 31.00 sqm     |    | <b>2-Bedroom End Unit</b><br>Approx. Gross Floor Area: 53.00 sqm   |
|  | <b>2-Bedroom Mid Unit</b><br>Approx. Gross Floor Area: 48.50 sqm |  | <b>2-Bedroom Inner Unit</b><br>Approx. Gross Floor Area: 56.50 sqm |

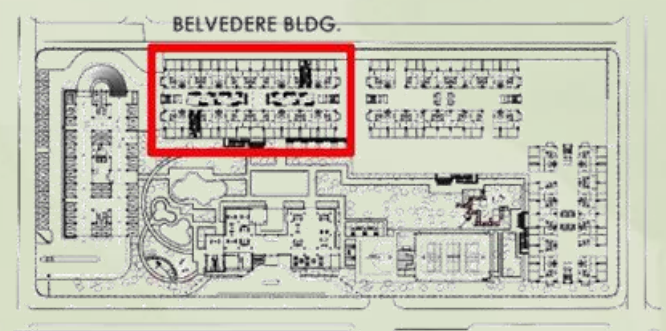
## 4th-5th, 15th-16th Floor Building Plan

- 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.





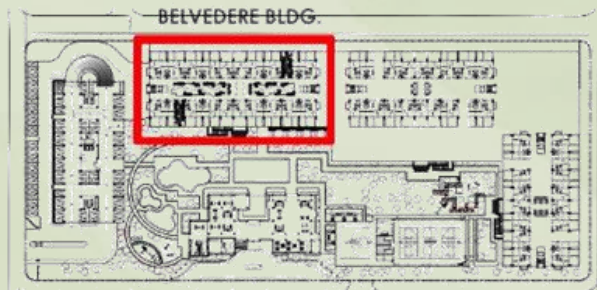
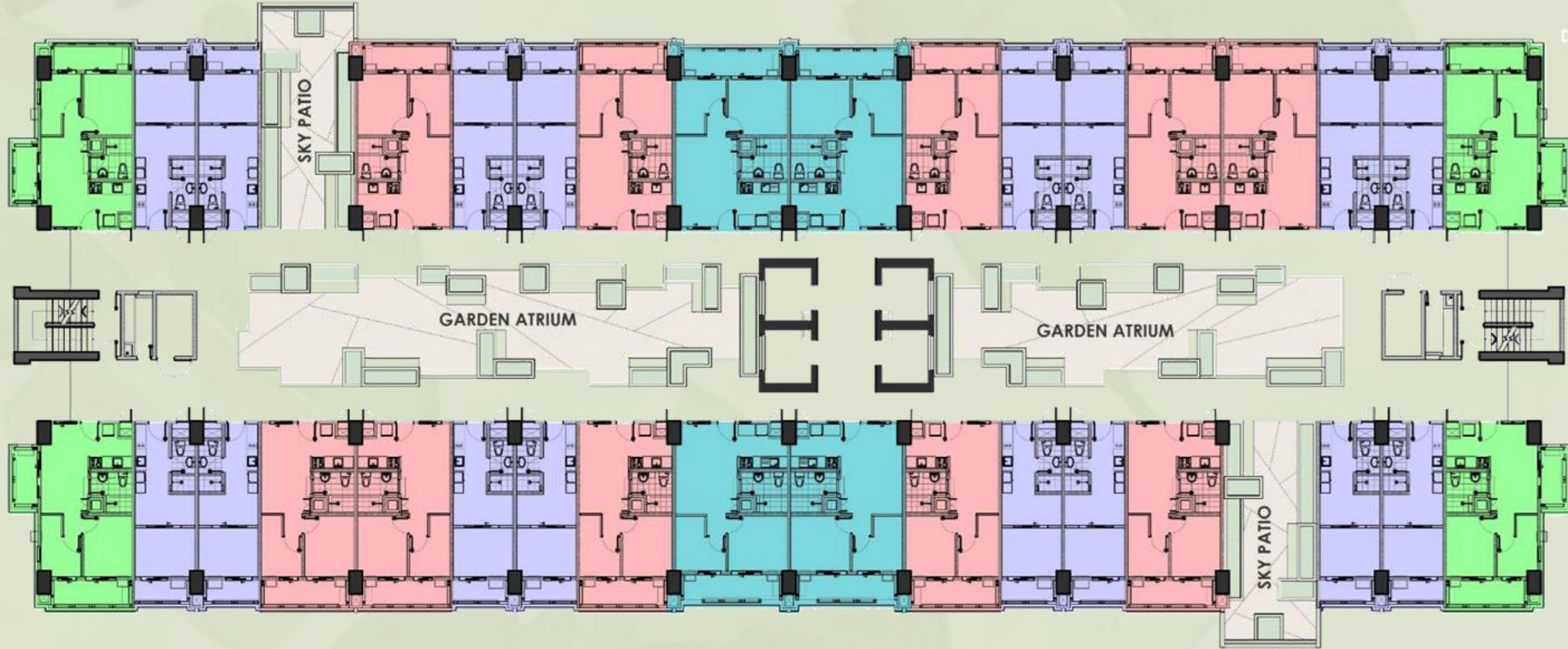
- |                                                                                                                                                 |                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|  1-Bedroom Unit<br>Approx. Gross Floor Area: 31.00 sqm       |  2-Bedroom End Unit<br>Approx. Gross Floor Area: 53.00 sqm     |
|  2-Bedroom Mid Unit<br>Approx. Gross Floor Area: 48.50 sqm |  2-Bedroom Inner Unit<br>Approx. Gross Floor Area: 56.50 sqm |



## 6th-7th, 11th-12th, 17th-18th, 22nd-23rd 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.



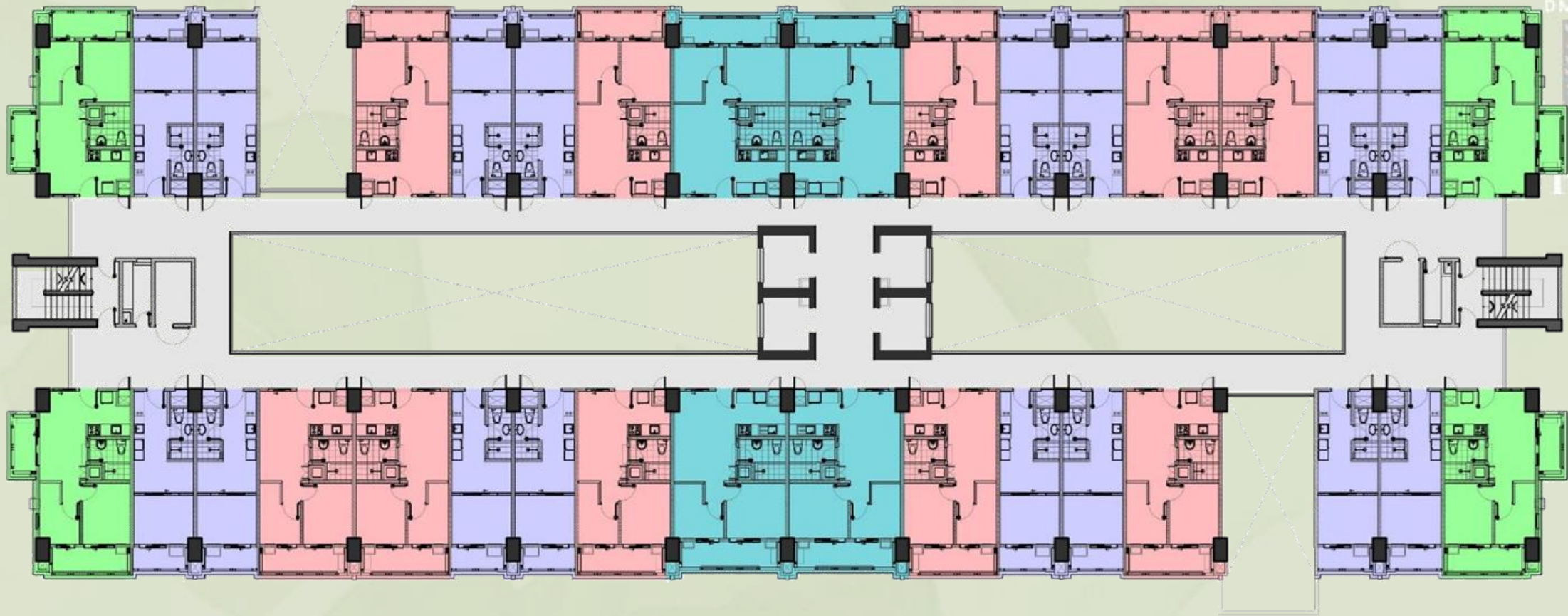


|                                                                                       |                                                                  |                                                                                       |                                                                    |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------|
|   | <b>1-Bedroom Unit</b><br>Approx. Gross Floor Area: 31.00 sqm     |   | <b>2-Bedroom End Unit</b><br>Approx. Gross Floor Area: 53.00 sqm   |
|  | <b>2-Bedroom Mid Unit</b><br>Approx. Gross Floor Area: 48.50 sqm |  | <b>2-Bedroom Inner Unit</b><br>Approx. Gross Floor Area: 56.50 sqm |

## 8th & 19th 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.



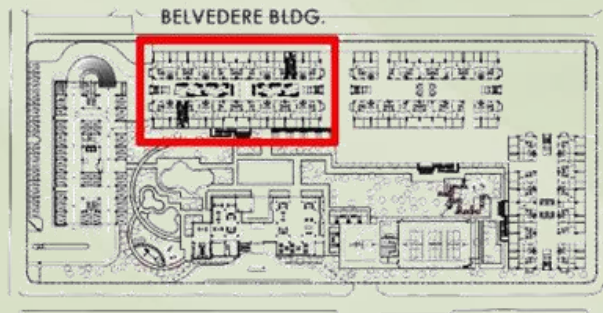


 **1-Bedroom Unit**  
Approx. Gross Floor Area: 31.00 sqm

 **2-Bedroom Mid Unit**  
Approx. Gross Floor Area: 48.50 sqm

 **2-Bedroom End Unit**  
Approx. Gross Floor Area: 53.00 sqm

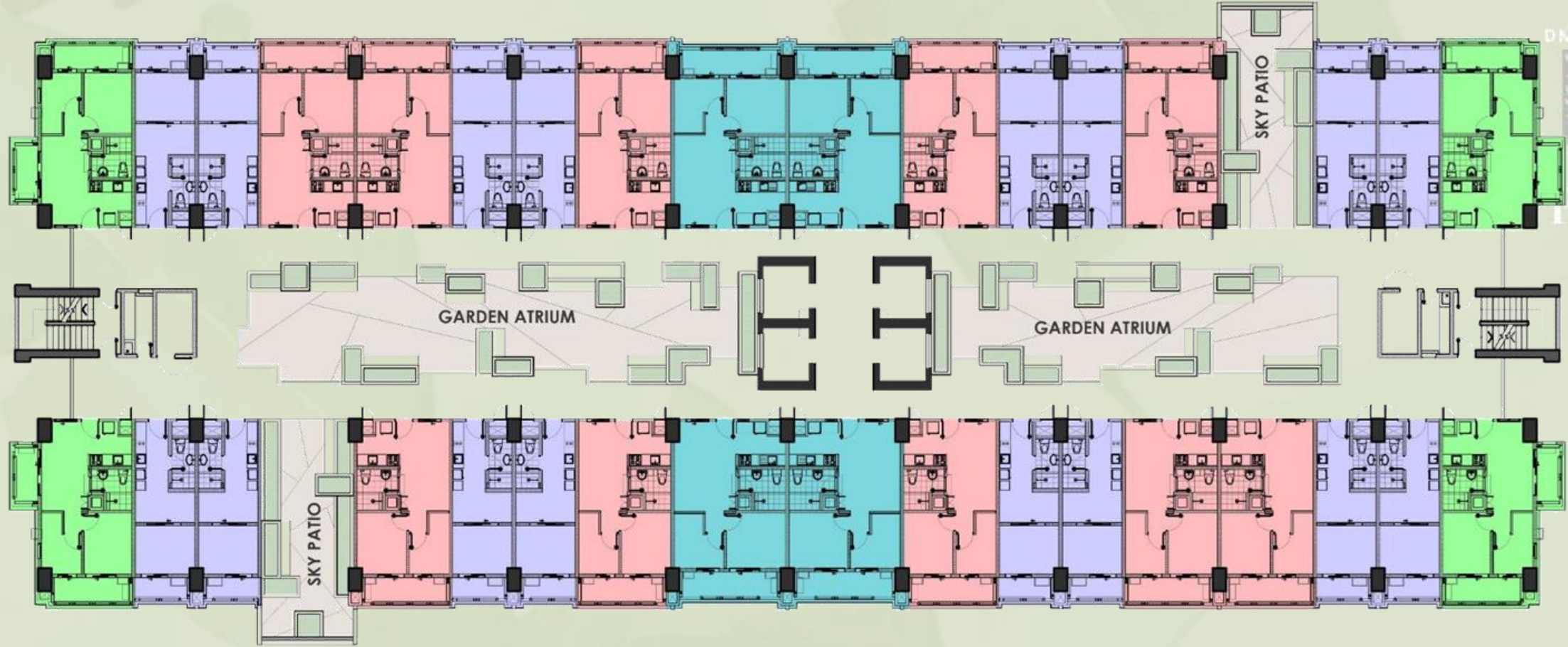
 **2-Bedroom Inner Unit**  
Approx. Gross Floor Area: 56.50 sqm



## 9th-10th, 20th-21st 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.

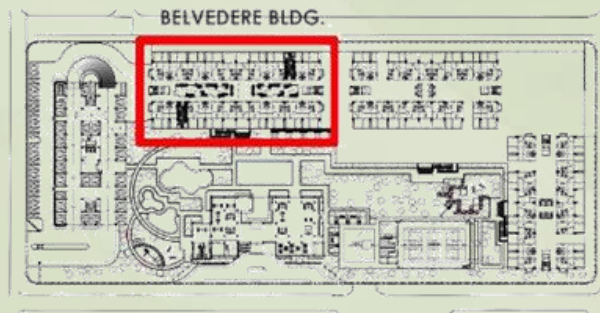




|                                                                                       |                                                                  |                                                                                       |                                                                    |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------|
|   | <b>1-Bedroom Unit</b><br>Approx. Gross Floor Area: 31.00 sqm     |   | <b>2-Bedroom End Unit</b><br>Approx. Gross Floor Area: 53.00 sqm   |
|  | <b>2-Bedroom Mid Unit</b><br>Approx. Gross Floor Area: 48.50 sqm |  | <b>2-Bedroom Inner Unit</b><br>Approx. Gross Floor Area: 56.50 sqm |

## 14th 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 UNITS          | 1-BEDROOM UNIT                                                         | 2-BEDROOM UNIT                               |                |            |
|----------------------------|------------------------------------------------------------------------|----------------------------------------------|----------------|------------|
|                            | 27.00 sqm.                                                             | 41.50 sqm. INNER                             | 41.50 sqm. END | 48.00 sqm. |
| <u>FLOOR FINISHES</u>      |                                                                        |                                              |                |            |
| Living, Dining and Kitchen | Vinyl planks with baseboard                                            | 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                     | Ceramic tiles; Painted cement finish above wall tiles                  |                                              |                |            |
| <u>CEILING FINISHES</u>    |                                                                        |                                              |                |            |
| Living, Dining and Kitchen | Painted plain cement finish                                            |                                              |                |            |
| Bedrooms                   | Painted plain cement finish                                            |                                              |                |            |
| Toilet & Bath              | Painted ficem board ceiling                                            |                                              |                |            |
| <u>SPECIALTIES</u>         |                                                                        |                                              |                |            |
| Kitchen Area               | Granite finish kitchen countertop with cabinet system                  |                                              |                |            |
| Toilet and Bath            | Mirror Cabinet                                                         | Granite finish lavatory countertop for T&B 1 |                |            |
| <u>DOORS</u>               |                                                                        |                                              |                |            |
| Entrance Door              | Wooden door on metal jamb                                              |                                              |                |            |
| Bedroom Door               | Aluminum sliding framed glass panel                                    | Wooden door on metal jamb                    |                |            |
| Toilet Door                | Wooden door with half louver on metal jamb                             |                                              |                |            |
| Balcony Door               | Aluminum sliding 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            | Flush type keyed lockset                                               | Lever type keyed lockset                     |                |            |
| Toilet Lockset             | Lever type privacy lockset                                             |                                              |                |            |

| RESIDENTIAL UNITS                      | 1-BEDROOM UNIT                                     | 2-BEDROOM UNIT                                                                       |                |                                                          |
|----------------------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------|----------------|----------------------------------------------------------|
|                                        | 27.00 sqm.                                         | 41.50 sqm. INNER                                                                     | 41.50 sqm. END | 48.00 sqm.                                               |
| <u>TOILET AND KITCHEN<br/>FIXTURES</u> |                                                    |                                                                                      |                |                                                          |
| Water Closet                           | Top flush, one-piece type                          |                                                                                      |                |                                                          |
| Lavatory                               | Wall-hung with semi-<br>pedestal type              | Semi-counter top basin                                                               |                |                                                          |
| Kitchen Sink                           | Stainless steel, single bowl                       |                                                                                      |                | Stainless steel, single bowl<br>with one-side drainboard |
| Kitchen Faucet                         | Gooseneck type                                     |                                                                                      |                | Lever type                                               |
| Shower Head and Fittings               | Exposed shower and mixer type                      |                                                                                      |                |                                                          |
| Toilet Paper Holder                    | Recessed type                                      |                                                                                      |                |                                                          |
| Soap Holder                            | Niche at wall                                      |                                                                                      |                |                                                          |
| Toilet Exhaust                         | Ceiling-mounted exhaust fan                        |                                                                                      |                |                                                          |
| Kitchen exhaust                        | Rangehood provision                                |                                                                                      |                |                                                          |
| <u>AIR CONDITION</u>                   | Provision for Window type<br>Air Conditioning Unit | Provision for Window type Air Conditioning Unit and Split-type Air Conditioning Unit |                |                                                          |



# *PAYMENT TERMS*

# *Payment term & Price Range*

## *Martel (Building 1) – Ready for Occupancy*

| Unit Type                  | Gross Area (sqm) | Min. Down payment | Min. List Price | Max. List Price |
|----------------------------|------------------|-------------------|-----------------|-----------------|
| Unit A - 1 BR (Inner Unit) | 32.10            | 10%               | 2.29 Mn         | 2.92 Mn         |
| Unit B - 2 BR (Inner Unit) | 60.60            |                   | 4.24 Mn         | 4.82 Mn         |
| Unit C - 2 BR (Inner Unit) | 61.50            |                   | 4.54 Mn         | 5.71 Mn         |
| Unit D - 2 BR (Inner Unit) | 67.80            |                   | 4.67 Mn         | 5.711 Mn        |
| Unit E - 2 BR (End Unit)   | 75.60            |                   | 5.65 Mn         | 6.71 Mn         |
| Unit F - 2 BR (Inner Unit) | 61.50            |                   | 4.43 Mn         | 5.05 Mn         |



# *Payment term & Price Range*

*Belvedere (Building 2) – March 2020 (RFO)*

| Unit Type    | Gross Area (sqm) | Min. Down payment | Min. List Price | Max. List Price |
|--------------|------------------|-------------------|-----------------|-----------------|
| 1 BR (inner) | 31.00            | 15%               | 2.53 Mn         | 2.78 Mn         |
| 2 BR (inner) | 48.50            | 20%               | 3.76 Mn         | 3.85 Mn         |
| 2 BR (end)   | 53.00            |                   | 3.90 Mn         | 3.98 Mn         |
| 2 BR (inner) | 56.50            |                   | 4.00 Mn         | 4.43 Mn         |

## **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!***