



PROJECT BRIEF

June 18, 2014

Asteria
RESIDENCES



PROJECT OVERVIEW

Size of Development

2.7 hectares

Project Type

Medium Rise Building
Development

Location

San Pedro Street, San Antonio
Valley 2, Barangay San Isidro,
Sucat, Parañaque

Unit Mix

2-BR and 3-BR Units

Unit Size

49.50 & 65.00 sqm (Unit area only)

Number of Buildings

7 Buildings

Number of Floors

6 floors per building

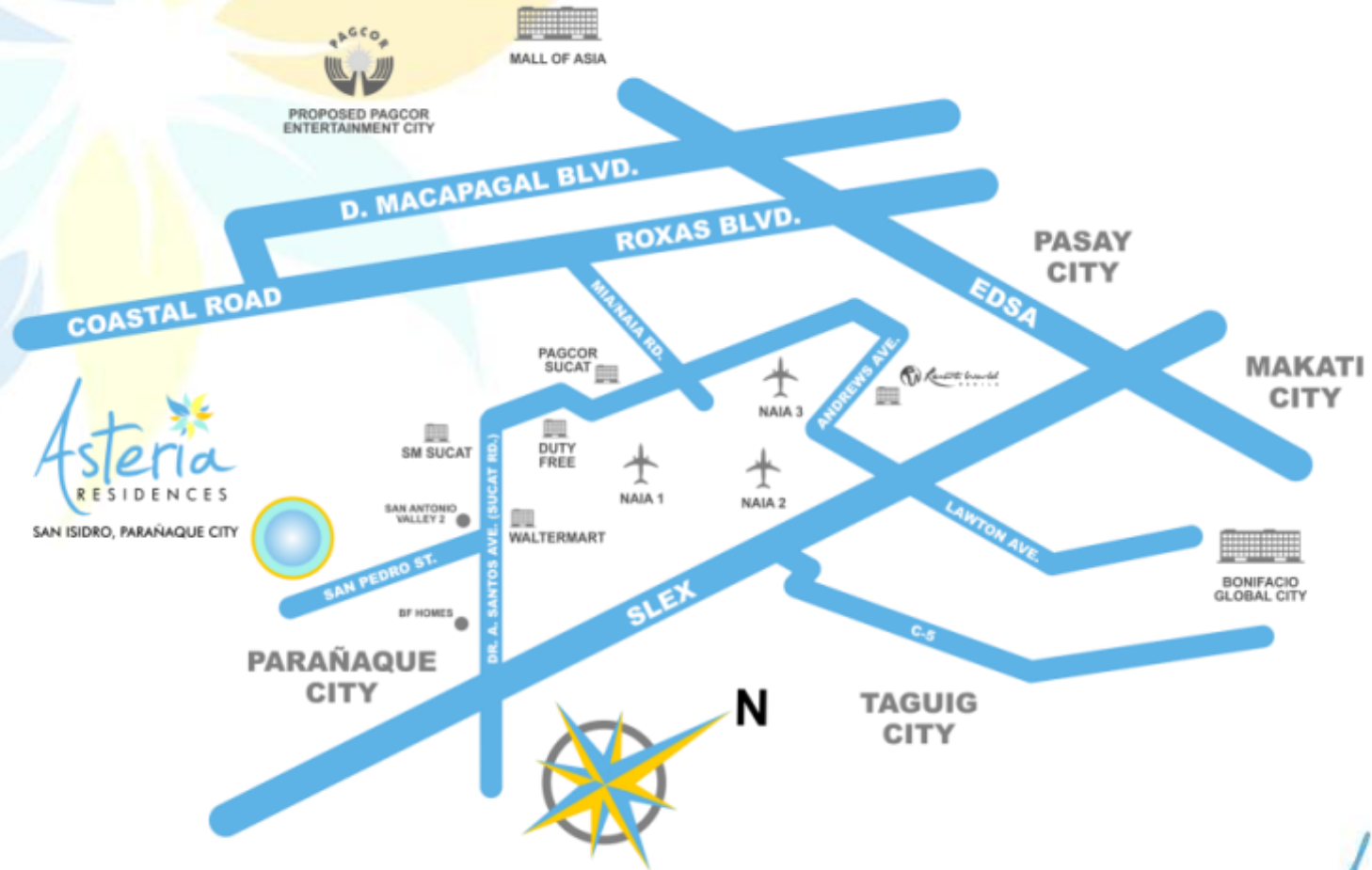
Parking Ratio

86%

SITE DEVELOPMENT PLAN



LOCATION MAP



HOW TO GET THERE

From Makati

- Take the Southbound SLEX
- Exit at the Sucat Tollgate
- From the Sucat Exit, turn right, travel straight, then turn left at the San Antonio Valley 2 entrance (across Waltermart Sucat)
- From the Entrance, go straight until you see the entryway of the project on the right side



HOW TO GET THERE

From Pasay

- Take the Roxas Boulevard going to the direction of Uniwide Coastal Mall
- Turn left toward the direction of the NAIA Airport.
- Follow the road, turning right on the corner leading to NAIA terminal 1.
- Go straight down Airport Road / Sucat Avenue, until you see the San Antonio Valley 2 entrance to your right side (Across Waltermart Sucat)
- From the entrance, go straight until you see the entryway of the project on the right side



PLACES OF INTEREST

Supermarkets

SM Hypermarket	0.9 km
Waltermart Sucat	0.5 km
Puregold Jr.	1.5 km

Malls

SM City BF Parañaque	3.4km
SM City Sucat	2.5 km

Hospitals

Medical Center of Parañaque	3.4 km
Parañaque Doctor's Hospital	3.5 km
Asian Hospital and Medical Center	8.0 km

Entertainment Center

PAGCOR	5.8 km
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NAIA

Terminals 1-3	6.8 km
Terminal 4	7.8 km

Parañaque City Hall

2.5 km

Others

Mary Queen of Apostles Parish	0.5 km
San Antonio de Padua Parish	2.5 km
Manila Memorial park	2.6 km

BEHIND THE NAME



“Asteria” is Latin for **star**. It was also derived from **asters** which are daisy-like perennials with starry-shaped flower heads. Its logo consists of a mark that showcases a crossover between a star and a full-bloomed flower. The type face for Asteria is a freehand stroke which suggests playfulness and freedom, while “Residences” is in all-caps Sans to express stability and firmness.

VALUE PROPOSITION

For starting families and accomplished young professionals in Parañaque, as well as parts of Muntinlupa and Las Piñas, Asteria Residences is a medium rise condominium that offers a secure residence with access to numerous places of interest complimenting the emerging dynamic lifestyle in the South.

In light of this, its well-designed units and resort-themed amenities give the sense of comfort and relaxation that the South is known for. With all of these at a suitable price range, Asteria Residences is a place that is refreshingly vivid

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



TARGET MARKET

Primary

End-users like young families from Parañaque as well as Muntinlupa, Las Piñas and Makati who are willing to relocate and upgrade into living in a condominium, having a monthly household income of Php120,000 and above.



TARGET MARKET

Secondary

Families based in the Southern provinces (Laguna, Cavite, Batangas, etc.) looking for a half-way home near business centers in Metro Manila;
Overseas Filipino Workers (OFW's) and Investors.



MARKET SEGMENTATION

“Kailangan pag nakita ko yung lugar alam ko na safe ito sa aming pamilya. Malaking bagay rin pag malapit ‘to sa schools pati sa work namin.”



MARKET SEGMENTATION

“Kailangan yung lugar di lang yung okay sa laki, kelangan lugar to na makakapag relax ako kasi sa dami ng gawain at least may lugar ako na kaya ko mag enjoy. Kung malapit pa siya sa mga commercial area, mas masaya.”



MARKET SEGMENTATION

“Condo living is the way to go. A lot of my peers usually save up for these and actually, condos now are really nice! Even if it’s not the usual size of a house, as long as there’s enough space and with nice facilities, it’s cool so I can enjoy it with friends”





PROJECT IN FOCUS



SITE DEVELOPMENT PLAN



PROJECT INFORMATION

Size of Development	2.7 hectares
Project Type	Medium Rise Building Development
Theme	Neo-Asian Minimalist
Location	San Pedro Street, San Antonio Valley 2, Barangay San Isidro, Sucat, Parañaque
Unit Mix	2-BR and 3-BR Units
Number of Units	868
Buildings	4 buildings with 2-level parking areas 3 buildings w/a single-level parking area
Number of Floors	6 residential floors per building
Number of Parking Slots	744
Parking Ratio	86%
Amenity Area	Indoor: 1,460 square meters Outdoor: 6,385 square meters

AMENITIES



Indoor Amenities

- Fitness Gym
- Game Area
- Lounge Area
- Function Hall
- Meeting Room
- Audio Visual Room

Outdoor Amenities

- Kiddie Pool
- Adult Pool
- Lounge Pool
- Basketball Court
- Palm Promenade
- Picnic Area
- Park / Playground

Others

- Atrium
- Laundry Station
- Water Station
- Convenience Store

Indoor Amenities

Lounge Areas



Function Hall



Game Area



Fitness Gym



Audio Visual Room



Outdoor Amenities



Building Facade



It's all right good to be home

Amenity Core



Clubhouse



Play Area



Lap Pool



Kiddie Pool



Lounge Pool



Palm Plaza





OTHER BUILDING FACILITIES & FEATURES

Gate and Guardhouse



Convenience Store



Water Station



Laundry Station



Photos herein are actual amenity of another project of DMCI Homes

Unit Balconies



Single Loaded Hallway



Scenic Elevator per Building



Mail Area per Building



Provision for CCTV in Common Areas



Wi-Fi ready Indoor Amenity Area



Stand-by Power Generator for Common Areas



Provision for individually metered utility and cable connections for each unit



Provision for Fire Alarm System



Automatic Fire Sprinkler and Fire Suppression System



Electrified Perimeter Fence



Property Management

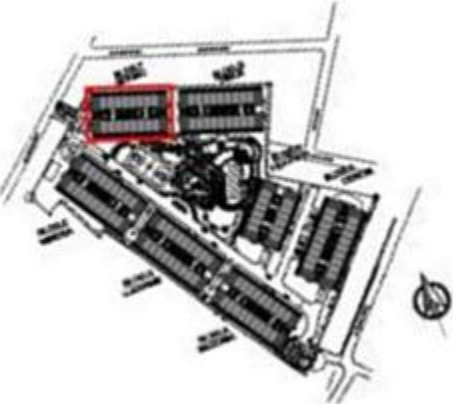
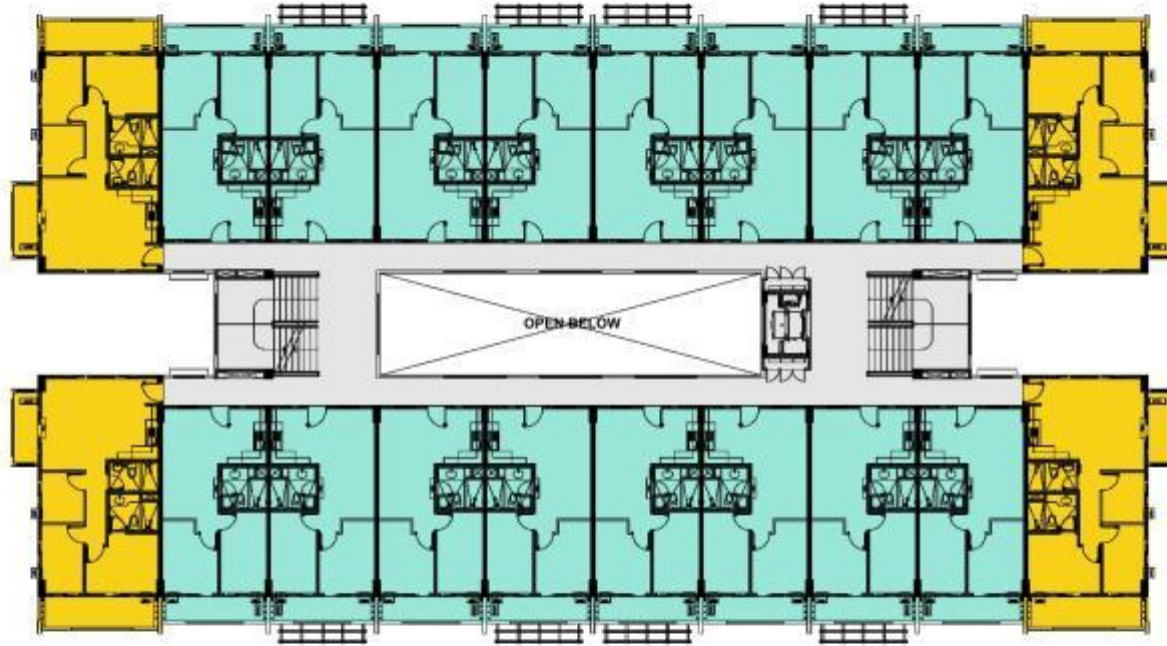
- 24-hour security, with roving personnel
- Guarded entrance gate
- General maintenance of common areas
- Taxi call-in service
- Utilities application and payment assistance





FLOOR LAYOUTS

Nerine Building



49.5 – 95 Units
 65.0 – 24 Units
 Total – 119 Units

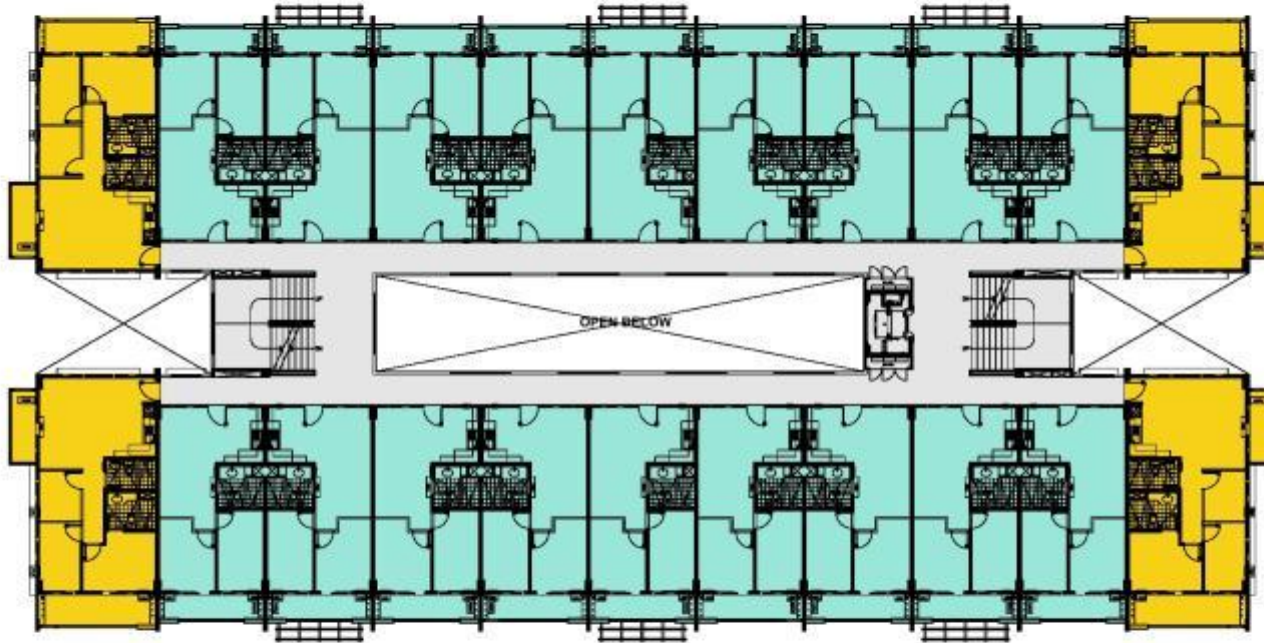
2-Bedroom Inner Unit
 Approx. Gross Area: 61.00 sqm

3-Bedroom End Unit
 Approx. Gross Area: 79.50 sqm

Typical 2nd - 6th Building Floor Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.
- Approx. Gross Area is exclusive of service area at the rooftop, if applicable.

Vinca Building



49.5 – 107 Units
 65.0 – 24 Units
 Total – 131 Units

- 2-Bedroom Inner Unit
Approx. Gross Area: 56.50 - 61.00 sqm
- 3-Bedroom End Unit
Approx. Gross Area: 79.50 sqm

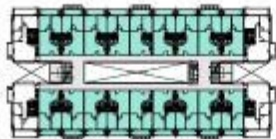
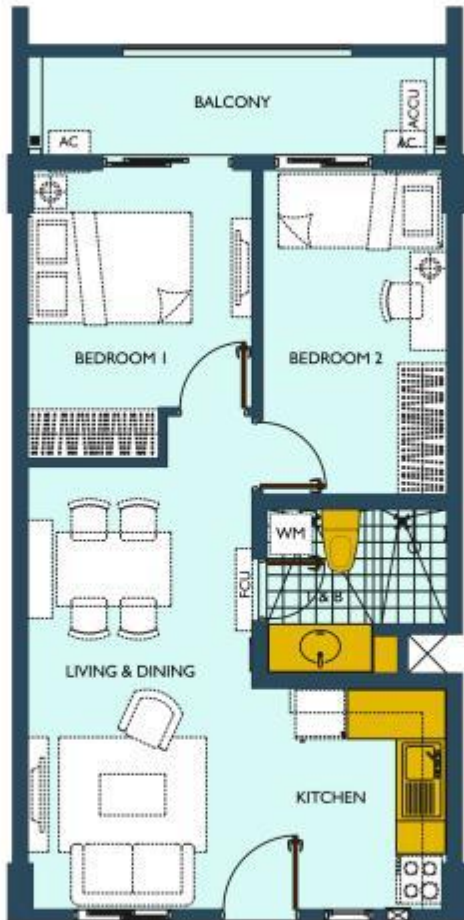
Typical 2nd - 6th Building Floor Plan

- Plans reflected as visuals are not to scale.
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- Please check the specifications of the particular unit you are interested on purchasing with your seller.
- Approx. Gross Area is exclusive of service area at the rooftop, if applicable.



UNIT LAYOUTS

Nerine - 95 Units
Vinca - 107 Units



2-BEDROOM UNIT WITH BALCONY
Approx. Gross Floor Area: 64.50 sqm

AREA ALLOCATION

LIVING & DINING	17.30 sqm
KITCHEN	7.00
BEDROOM 1	10.40
BEDROOM 2	9.80
TOILET & BATH	5.00
BALCONY	7.00
SERVICE AREA	8.00
APPROX. GROSS FLOOR AREA:	64.50 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 ROOF DECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE JUNE 2014

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.

Nerine - 24 Units
Vinca - 24 Units

3-BEDROOM UNIT WITH BALCONIES

Approx. Gross Floor Area: 87.50 sqm

AREA ALLOCATION

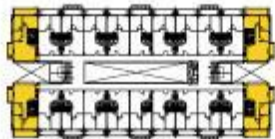
LIVING & DINING	24.00 sqm
KITCHEN	7.20
BEDROOM 1	10.70
BEDROOM 2	8.10
BEDROOM 3	6.00
TOILET & BATH 1	5.00
TOILET & BATH 2	4.00
BALCONY 1	9.50
BALCONY 2	5.00
SERVICE AREA	8.00

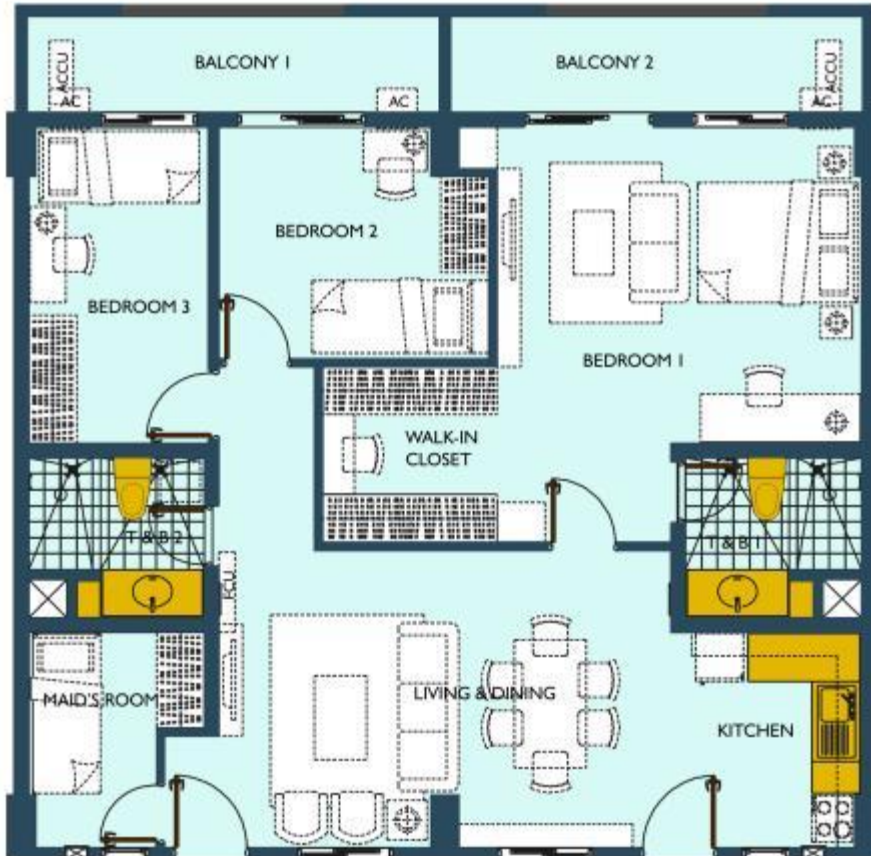
APPROX. GROSS FLOOR AREA: 87.50 sqm

- 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 ROOF DECK, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE JUNE 2014

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 WITH BALCONIES

Approx. Gross Floor Area: 107.00 sqm

AREA ALLOCATION

LIVING & DINING	27.00 sqm
KITCHEN	7.00
BEDROOM 1	28.10
BEDROOM 2	10.50
BEDROOM 3	10.40
MAID'S ROOM	6.00
TOILET & BATH 1	5.00
TOILET & BATH 2	5.00
BALCONY 1	VARIES
BALCONY 2	VARIES
SERVICE AREA	8.00

APPROX. GROSS FLOOR AREA: 107.00 sqm

- * REFER TO AVAILABILITY OF UNITS FOR POSSIBLE TANDEM OPTIONS
- * FOLLOW THE PROCEDURE FOR TANDEM REQUEST

- 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 JUNE 2014

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.

Turnover Finishes

RESIDENTIAL UNITS	2-BEDROOM UNIT	3-BEDROOM UNIT
	49.50 sqm.	65.00 sqm.
FLOOR FINISHES		
Living, Dining and Kitchen	Ceramic tiles with baseboard	
Bedrooms	Vinyl planks with baseboard	
Balcony	Ceramic tiles with pebble washout	
Toilet & Bath	Unglazed ceramic tiles	
WALL FINISHES		
Interior Walls	Painted finish	
Toilet	Ceramic tiles; Painted cement finish above wall tiles	
CEILING FINISHES		
Living, Dining and Kitchen	Painted plain cement finish	
Bedrooms	Painted plain cement finish	
Toilet & Bath	Painted ficem board ceiling	
SPECIALTIES		
Kitchen Area	Granite finish kitchen countertop with cabinet system	
Toilet and Bath	Granite finish lavatory countertop	Granite finish lavatory countertop for T&B 1 only
DOORS		
Entrance Door	Wood 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	
WINDOWS	Aluminum framed glass panel with insect screen (except awning windows)	
FINISHING HARDWARE		
Main Door Lockset	Lever type keyed lockset	
Bedroom Lockset	Lever type keyed lockset	
Toilet Lockset	Lever type privacy lockset	
TOILET AND KITCHEN FIXTURES		
Water Closet	Top flush, one-piece type	
Lavatory	Undercounter-type lavatory	Undercounter-type lavatory and wall-hung with semi-pedestal type
Kitchen Sink	Single bowl with side drain, stainless steel kitchen sink	
Kitchen Faucet	Lever-type faucet	
Shower Head and Fittings	Exposed bath and shower mixer	
Toilet Paper Holder	White, Recessed type	
Soap Holder	White, Recessed type	
Toilet Exhaust	Ceiling-mounted exhaust fan	
Kitchen exhaust	Wall-mounted exhaust fan	Rangehood provision
SERVICE AREA		
FLOOR FINISH	Straight to finish concrete	
WALL FINISH	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	



Asteria Residences 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*.

*Property developers typically provide a one-year warranty. DMCI Homes' 2-year limited warranty covers most unit deliverables, except operable items subject to daily wear and tear. Terms and conditions apply.

