

MULBERRY
PLACE

PROJECT BRIEF

MARCH 2, 2017

What's behind the name?

PROJECT NAME



MULBERRY

An edible, fruit bearing tree usually cultivated in red, white and black species.

PROJECT LOGO

ICON

Traditional Asian Home (positive values of harmony, hard work, and respect)

DARK SHADE OF RED COLOR

Passion, pride, and strength that future residents may find in this community

FONTS WITH STRAIGHT LINES

Communicates the commitment of the developer to deliver quality homes



MULBERRY
PLACE

About the Project

PROJECT OVERVIEW

LOCATION



**Acacia Estates,
Taguig City**

LAND AREA



**36, 750 sqm
(Phase 1 – 19,751 sqm)**

PROJECT TYPE



**4 Mid-Rise Buildings
6 Storeys
per building**

UNIT MIX



**452 units
2BR (356) & 3BR (96)**

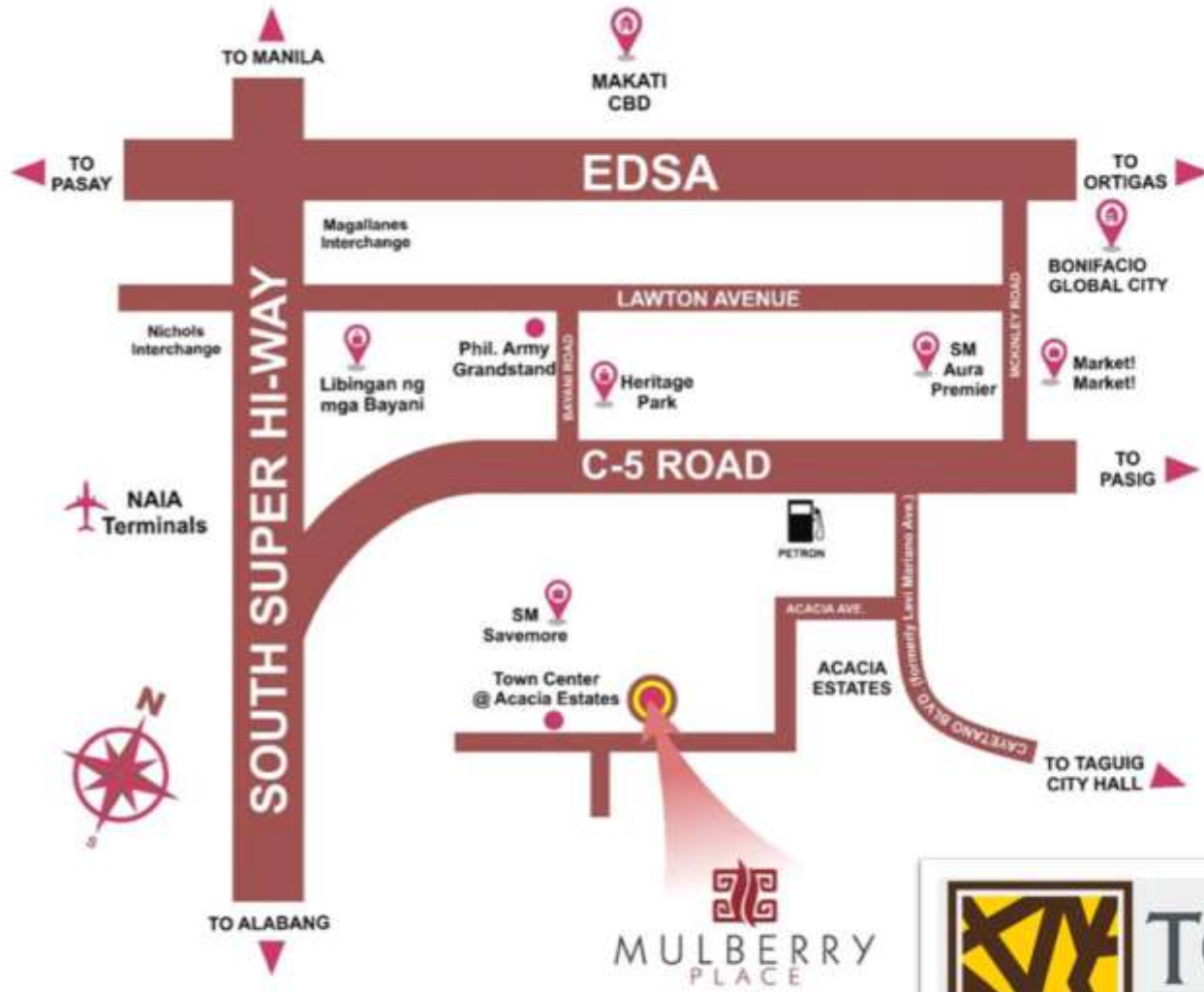
PARKING SLOTS



**2 Basement levels
Per building
443 parking slots
98%**

Located between **Town Center** and **Mahogany Place 2** along **Acacia Avenue**





KEY PLACES OF INTEREST

Business & Commercial Hubs



SM Savemore

Vista Mall (Starmall Prima)
Market! Market
SM Aura
Bonifacio High Street
Uptown BGC

110 M/2mins

2.7 KM/5mins
3.2 KM/10mins
3.5 KM/10mins
3.8 KM/10mins
5.3 KM/15mins



Medical Institutions

Medical Center Taguig

St. Luke's (BGC)
Makati Medical Center

4.9 KM/10mins

9 KM/15mins
12.2 KM/25mins



KEY PLACES OF INTEREST

Schools



The British School Manila	5.1KM/15mins
Integrated Montessori	5.4KM/15mins
The Beacon School	8KM/18mins
International School Manila	10.5KM/20mins
Colegio San Agustin	11.3KM/20mins
Assumption College	11.5KM/20mins

Church



St. Anne Parish Church	1.8 KM/5mins
St. Ignatius of Loyola Parish	2.3 KM/8mins

Airport Terminals



NAIA 3	10.5KM/20mins
NAIA 2	12 KM/30mins
NAIA 1	14 KM/30mins

Unique Selling Proposition (UPS)

✓ Asian-Tropical with Vietnamese inspired architectural theme

- **Tropical architecture design** is to attain comfort with the use of open spaces, shades and proper insulation.
- **Vietnamese design** is a mixed of Asian and European style, a diversity that can provide a picturesque panorama.



✓ *All you need is within reach*

- Located in Taguig City, one of the progressive cities in the country.
- A short distance to major CBDs and to any point of interest.
- Future commercial developments (malls, retail shops, etc.) along Levi Mariano Ave.



✓ Progressive & Secured Community

- Part of the progressive and safe community of **Acacia Estates**
- Right beside, **Town Center**, a commercial hub that caters to everyday needs of the residents.
- There are also available event venues in the area – **Casa Real & The Tent.**



✓ A product of renowned developer

DMCI Homes is the country's leading real estate company and first developer to receive a **Quadruple A license**.

The quad A license is the highest category given to firms by Philippine Contractor Accreditation Board (PCAB).

This also allows the AAAA builder-developer to qualify to be invited to foreign bids.



✓ **DMCI Homes signature**

- *Natural light and ventilation inside the buildings*
- *Efficient and energy saving consumption*
- *More than 50% of the property is allotted for open space*



✓ *High value for investment*

- *DMCI Homes quality seal, delivering homes that are built to last*
- *102-point inspection from design, construction to turnover*
- *2-year limited warranty in all unit deliverables*
- *Cost of price per sqm is lower than the competition*



Project In-Focus



MULBERRY PLACE

Size of Development	19,751 sqm
Location	Acacia Estates, Taguig City
Total # of Units	452 (Phase 1)
Parking Slots	443
Parking Ratio	98%



Building	2BR (49.50 sqm)	3BR (70.00 sqm)	Total
Bengaline	95	24	119
Cochine	95	24	119
Dui	83	24	107
Marcelline	83	24	107
Total	356	96	452

ARCHITECTURAL DESIGN THEME

- **Asian Tropical design** is use to attain comfort with the use of **open spaces**, **shades** and **proper insulation**.
- **Asian Architecture** provides a picturesque panorama reflected on the **art** and **patterns**.



SITE DEVELOPMENT PLAN



AMENITIES

Outdoor

Lap Pool

Kiddie Pool

Barbeque and Picnic
Area

Indoor

Lounge Area

Game Area

Fitness Gym

Audio Visual Room

Function Room

Commercial Areas (c/o Developer)

Convenience Store

Laundry Station

Water Station



BUILDING FACADE



ENTRANCE GATE



BALCONY VIEW



KIDDIE POOL



LAP POOL



LAP POOL



CLUBHOUSE



CLUBHOUSE LOUNGE AREA



GARDEN ATRIUM



AMENITY VIEW



BUILDING FEATURES

Balcony in all units



**Single Loaded Hallway
Scenic Elevator Per Building**



Landscaped Garden Atrium



Mail area per building



OTHER FEATURES

GENERAL / COMMON AREAS

Provision for CCTV in strategic locations of common areas

Stand-by Power Generator for common areas

Wi-Fi ready for selected indoor amenity area

Automatic fire sprinkler & fire suppression system

Provision for individually metered utility and cable connections for each unit

Provision for Fire Alarm System

Electrified perimeter fence



PMO SERVICES

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



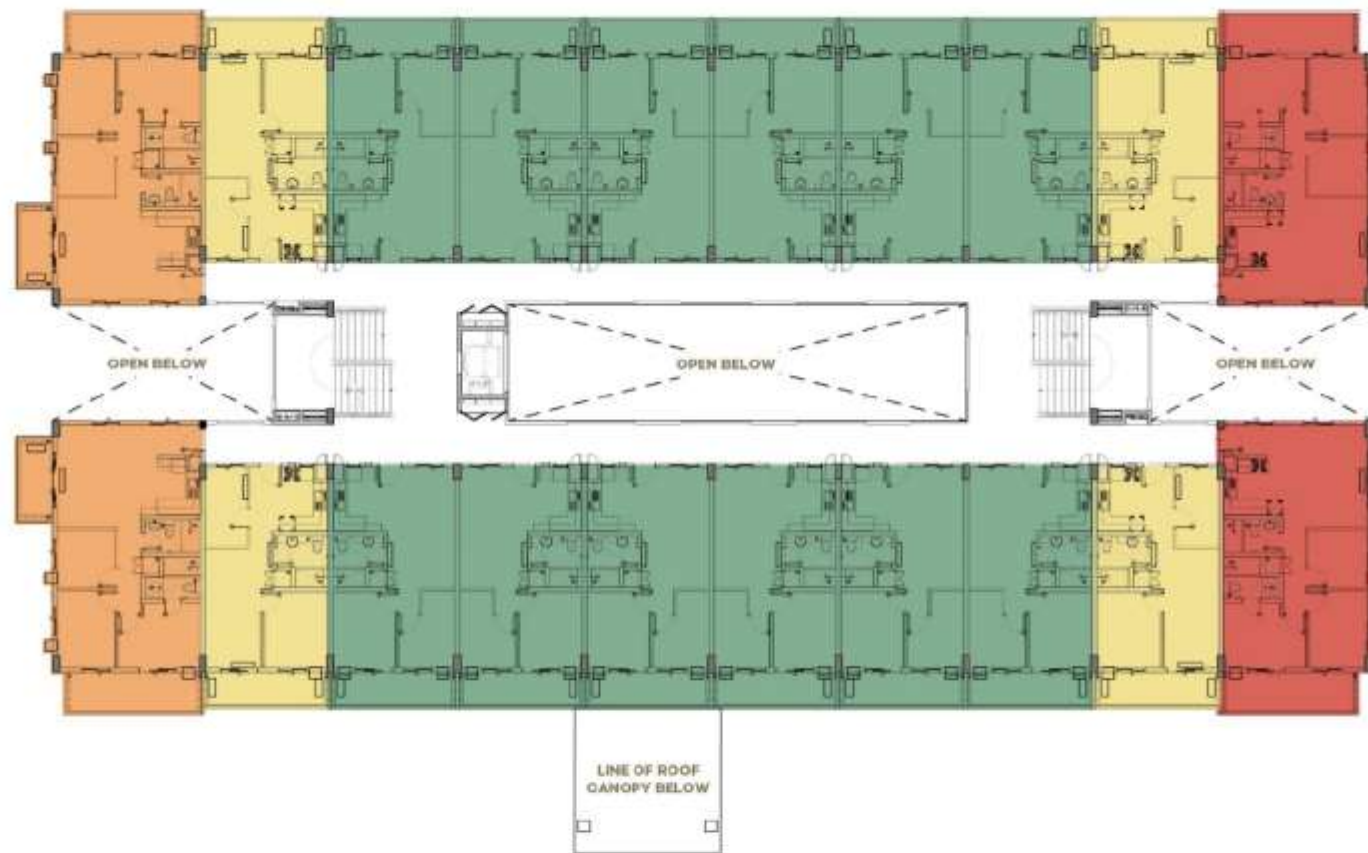
 2 Bedroom A (Inner Unit) Approx. Gross Floor Area: 72.00 sqm	 2 Bedroom B (Inner Unit) Approx. Gross Floor Area: 67.00 sqm	 2 Bedroom D (Inner Unit) Approx. Gross Floor Area: 72.00 sqm	 2 Bedroom E (Inner Unit) Approx. Gross Floor Area: 67.00 sqm
 3 Bedroom A (End Unit) Approx. Gross Floor Area: 101.00 sqm	 3 Bedroom B (End Unit) Approx. Gross Floor Area: 95.00 sqm	 3 Bedroom D (End Unit) Approx. Gross Floor Area: 95.50 sqm	 3 Bedroom E (End Unit) Approx. Gross Floor Area: 89.50 sqm



Upper Ground Floor Level Plan BUILDING A - BENGALINE

- 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.

EFFECTIVE MARCH 2017



2 Bedroom C (Inner Unit)
Approx. Gross Floor Area: 64.50 sqm

2 Bedroom F (Inner Unit)
Approx. Gross Floor Area: 64.50 sqm

3 Bedroom C (End Unit)
Approx. Gross Floor Area: 93.50 sqm

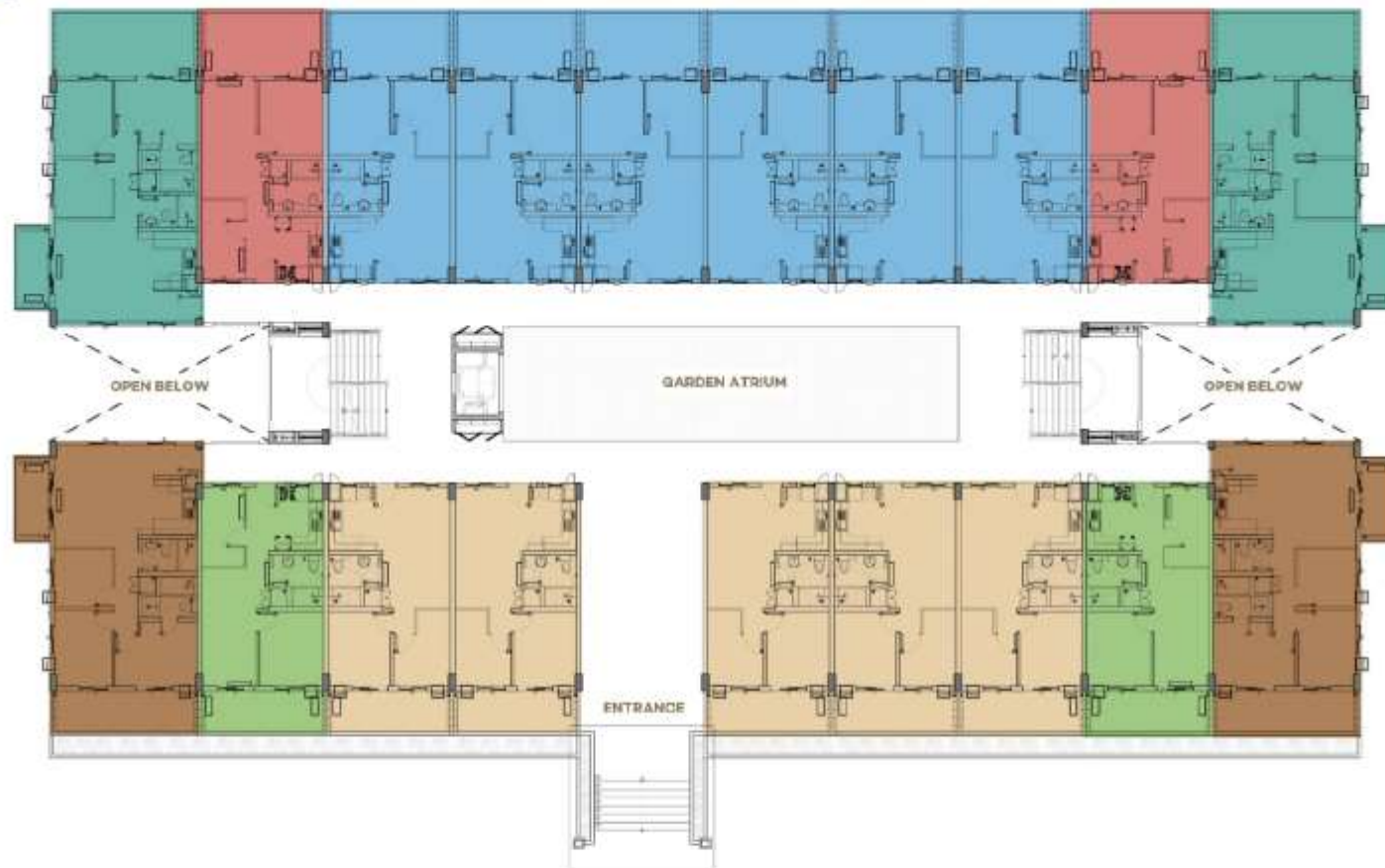
3 Bedroom F (End Unit)
Approx. Gross Floor Area: 88.00 sqm



Second Floor Level Plan BUILDING A - BENGALINE

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EFFECTIVE MARCH 2017



2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 72.00 sqm

2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 67.00 sqm

2 Bedroom D (Inner Unit)
Approx. Gross Floor Area: 72.00 sqm

2 Bedroom E (Inner Unit)
Approx. Gross Floor Area: 67.00 sqm

3 Bedroom A (End Unit)
Approx. Gross Floor Area: 101.00 sqm

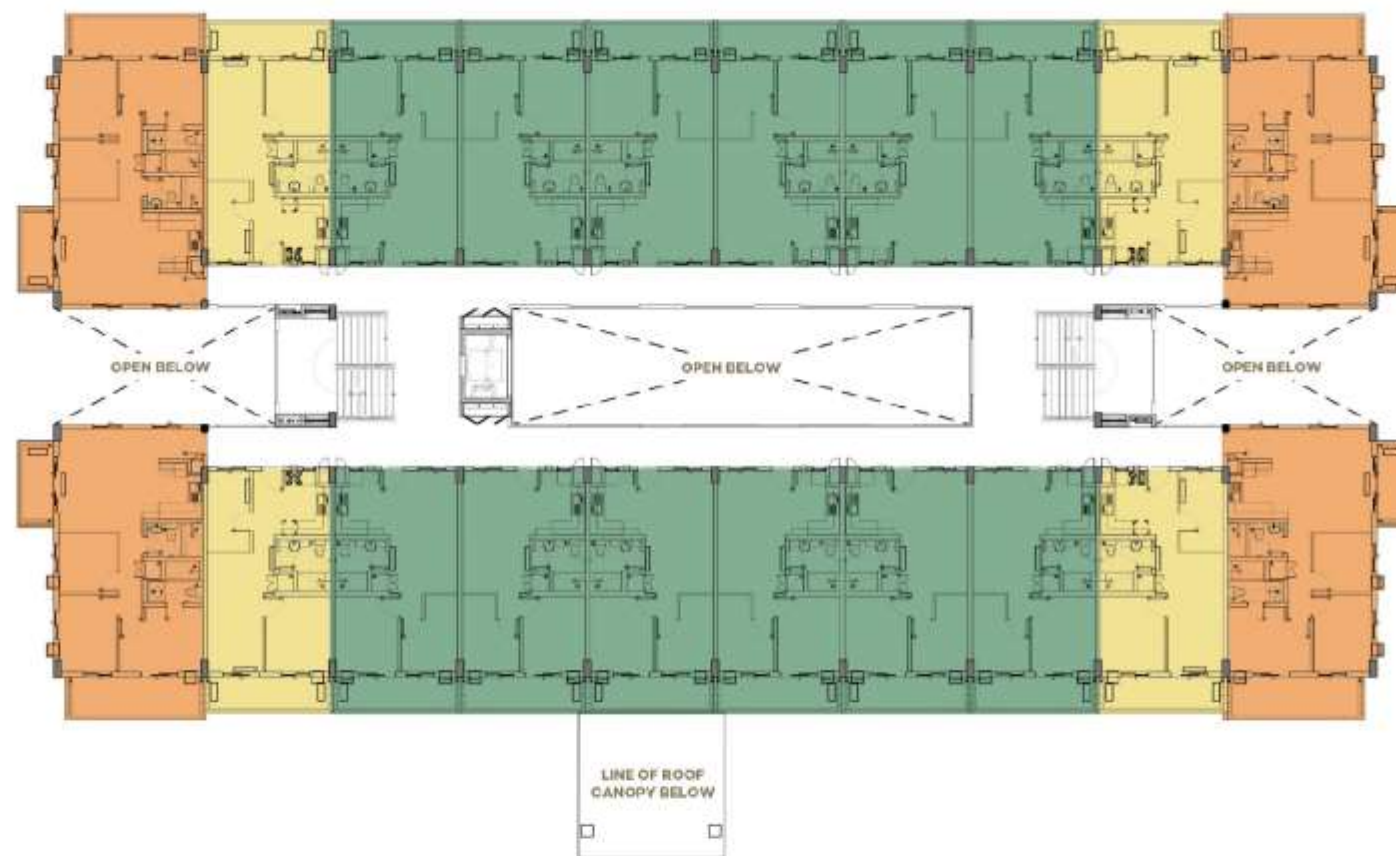
3 Bedroom B (End Unit)
Approx. Gross Floor Area: 95.00 sqm



Upper Ground Floor Level Plan BUILDING B - COCHINE

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- Please check the specifications of the particular unit you are interested on purchasing with your seller.

EFFECTIVE MARCH 2017



2 Bedroom C (Inner Unit)
Approx. Gross Floor Area: 64.50 sqm

2 Bedroom F (Inner Unit)
Approx. Gross Floor Area: 64.50 sqm

3 Bedroom C (End Unit)
Approx. Gross Floor Area: 93.50 sqm

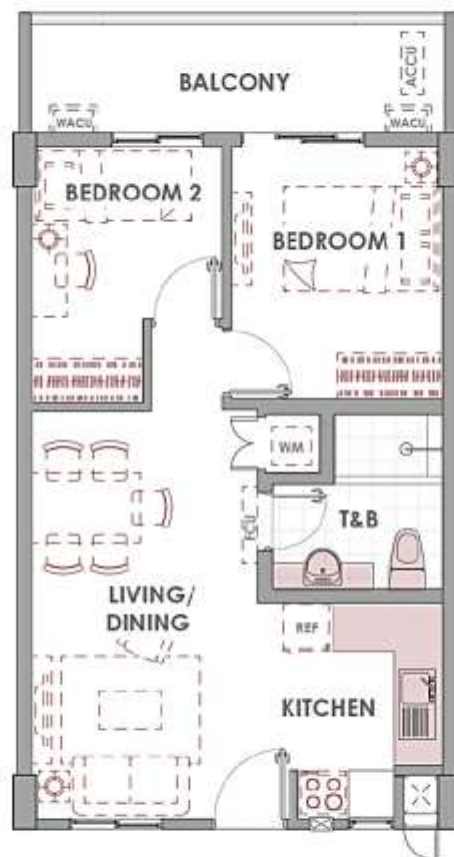


Second Floor Level Plan BUILDING B - COCHINE

- 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.

EFFECTIVE MARCH 2017

UNIT LAYOUTS



2ND-6TH FLOOR LEVEL



2-BEDROOM C INNER UNIT

AREA ALLOCATION

LIVING & DINING	18.20 sqm
KITCHEN	7.20
BEDROOM 1	10.20
BEDROOM 2	8.10
TOILET & BATH	5.80
BALCONY	8.00
SERVICE AREA	7.00

APPROX. GROSS FLOOR AREA: 64.50 sqm

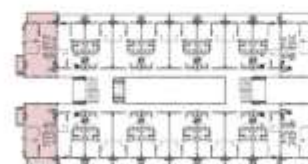
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOF DECK.

EFFECTIVE MARCH 2017

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.



2-Bedroom-C Unit with Balcony
Approx. Gross Floor Area: 64.50 sqm



2ND-6TH FLOOR LEVEL



3-BEDROOM C END UNIT

AREA ALLOCATION

LIVING & DINING	26.00 sqm
KITCHEN	6.75
BEDROOM 1	10.80
BEDROOM 2	9.90
BEDROOM 3	7.30
TOILET & BATH 1	5.15
TOILET & BATH 2	4.10
BALCONY 1	11.00
BALCONY 2	5.50
SERVICE AREA	7.00

APPROX. GROSS FLOOR AREA: 93.50 sqm

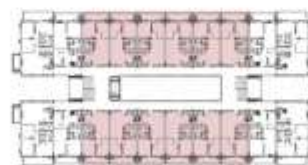
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- KEY PLAN IS BASED ON TYPICAL FLOOR.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOF DECK.

EFFECTIVE MARCH 2017

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.



3-Bedroom-C Unit with Balcony
Approx. Gross Floor Area: 93.50 sqm



2ND-6TH FLOOR LEVEL



TANDEM UNIT TYPE C

AREA ALLOCATION

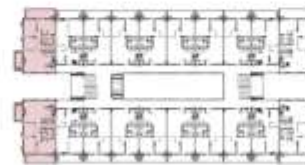
LIVING & DINING	27.35 sqm
KITCHEN	7.20
BEDROOM 1	26.30
BEDROOM 2	10.15
BEDROOM 3	10.00
MAID'S ROOM	6.40
TOILET & BATH 1	5.80
TOILET & BATH 2	5.80
BALCONY 1	8.00
BALCONY 2	8.00
SERVICE AREA	14.00

APPROX. GROSS FLOOR AREA: 129.00 sqm

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- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY/IES AND SERVICE AREA AT THE ROOF DECK.

EFFECTIVE MARCH 2017

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.



2ND-6TH FLOOR LEVEL



INNER-END TANDEM UNIT TYPE A

AREA ALLOCATION

LIVING & DINING	35.35 sqm
KITCHEN	10.50
BEDROOM 1	21.85
BEDROOM 2	10.50
BEDROOM 3	8.55
BEDROOM 4	7.95
MAID'S ROOM	6.00
TOILET & BATH 1	5.15
TOILET & BATH 2	5.80
HALLWAY	7.85
BALCONY 1	8.00
BALCONY 2	11.00
BALCONY 3	5.50
SERVICE AREA	14.00

APPROX. GROSS FLOOR AREA: 158.00 sqm

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

EFFECTIVE MARCH 2017

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 & DELIVERABLES

RESIDENTIAL AREA	2-BEDROOM UNITS		3-BEDROOM UNITS	
	49.50sqm		70.00sqm	
FLOOR FINISHES				
Living, Dining and Kitchen	Ceramic tiles with baseboard			
Bedrooms	Vinyl planks with baseboard			
Balcony	Ceramic tiles with pebble washout			
Toilet	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	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	Wooden door on metal jamb			
Bedroom Door	Wooden door on metal jamb			
Toilet Door	Wooden door with half 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	Mortise type keyed lockset			
Bedroom Lockset	Lever type keyed lockset			
Toilet Lockset	Lever type privacy lockset			



MULBERRY
PLACE

TURNOVER FINISHES & DELIVERABLES

RESIDENTIAL AREA	2-BEDROOM UNITS		3-BEDROOM UNITS	
	49.50sqm		70.00sqm	
TOILET AND KITCHEN FIXTURES				
Water Closet	Top flush, one-piece type			
Lavatory	Semi-counter top basin		Under counter type and wall hung with semi pedestal type	
Kitchen sink	Stainless Steel, single bowl with one-side drainboard			
Kitchen Faucet	Rotary Lever Type			
Shower Head and Fittings	Exposed Bath and Shower Mixer			
Soap Holder	Niche at wall			
Toilet Paper Holder	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 FINISHES	Combination of cyclone wire and ficemboard			
ROOF FINISH	Fiberglass and pre-painted metal sheets			
MISCELLANEOUS	Provision for tapping point of water			
	Provision for electrical outlet			



UNIT MIX

❖ BENGALINE & COCHINE BUILDING

Unit type	No. of Units	GROSS AREA (Including Balconies & Service Area)
2 Bedroom	190	64.50 sqm – 72 sqm
3 Bedroom	48	88.00 sqm - 101.00 sqm

PARKING MIX

❖ BENGALINE & COCHINE BUILDING

Parking	No. of Slots	Area
Covered Parking	225	13.00 sqm – 17.15 sqm



SELLING PROGRAM, PAYMENT TERMS, IMPLEMENTATION GUIDELINES

- **RFO Date:**

Bengaline Building:

August 2020

Cochine Building:

October 2020

SELLING PROGRAM, PAYMENT TERMS, IMPLEMENTATION GUIDELINES

- **Payment Terms**
 - Minimum down payment will be at **30% for all units**



SELLING PROGRAM, PAYMENT TERMS, IMPLEMENTATION GUIDELINES

Mandatory Inner-End Tandem Units
Bengaline Building (facing amenities)

220 & 221	420 & 421
320 & 321	520 & 521
620 & 621	

Unit Area: 119.50 sqm
Approx GFA: 158.00 sqm
Incl. Balconies & Service Areas



***Thank you &
Happy Selling!***