

DMCI HOMES

ASTON

RESIDENCES

Project Brief

as of Oct. 25, 2018



Project Overview

Lot Area: 5,993 sqm

Theme: Modern

Open Spaces: 56%

Number of Buildings: 1 High-rise, L-shaped building

Total Number of Floors: 45 storeys (38 Residential)

Podium Parking: 6 floors

Unit Types: 1BR, 2BR and 3BR





Project Name and Logo

ASTON
RESIDENCES

- Old English for “Ash Tree Settlement”.
- Simplicity and Strength



Location and Vicinity

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Location Map



Address: Dominga St., Pasay City





Vicinity

School	Distance	Travel Time
DLS-CSB School of Design and Arts	650m	5 min
Arellano University College of Law	650m	8 min
St. Scholastica's College	700m	5 min
DLS – College of St. Benilde Main Campus	850m	10 min
De La Salle University	1.0km	13 min
Philippine Women's University	2.1km	16 min
Philippine Christian University	2.3km	15 min
UP Manila	2.6km	14 min
Asian Institute of Management	2.9 km	18 min
Mapua University - Makati	3.0km	21 min





Vicinity

Commercial Centers	Distance	Travel Time
University Mall	800m	9 min
Cash and Carry	1.3km	11 min
Harrison Plaza	1.3km	16 min
Robinsons Manila	2.9km	25 min
The Landmark	4.0km	25 min
SM Makati	4.1km	27 min
SM Mall of Asia	4.1km	14 min





Vicinity

Hospitals	Distance	Travel Time
Adventist Medical Center	650m	7 min
St. Clare's Medical Center	1.0 km	7 min
Ospital ng Maynila Medical Center	2.1 km	14 min
Makati Medical Center	2.2 km	16 min
Manila Doctors Hospital	3.4 km	18 min





Vicinity

Central Business Districts	Distance	Travel Time
Roxas Boulevard	1.9 km	9 min
Makati CBD	2.6 km	18 min
Bay City	3.5 km	12 min
Rockwell Center	5.1 km	26 min





Vicinity

Transportation Terminal	Distance	Travel Time
LRT Line 1 - Gil Puyat Station	500 m	6 min
BBL Bus Terminal	600 m	7 min
DLTB Bus Terminal	650 m	8 min
Greenstar Bus Station	650 m	8 min
LRT Line 1 – Vito Cruz Station	800 m	10 min





Target Market

End-users and Upgraders

- Age: 31 – 40 years old
- Middle Management Position and Up
- Single or Married
- Needs:
 - Home near Workplace (Makati CBD, Bay Area),
 - Purchase first home,
 - Near children's school.



Investors

- Single or Married
- Needs:
 - Ideal Location to utilize rental market near established Universities.
 - Location with promising appraisal value
 - Expert developer with vast experience in the industry
 - Quality factor in purchase

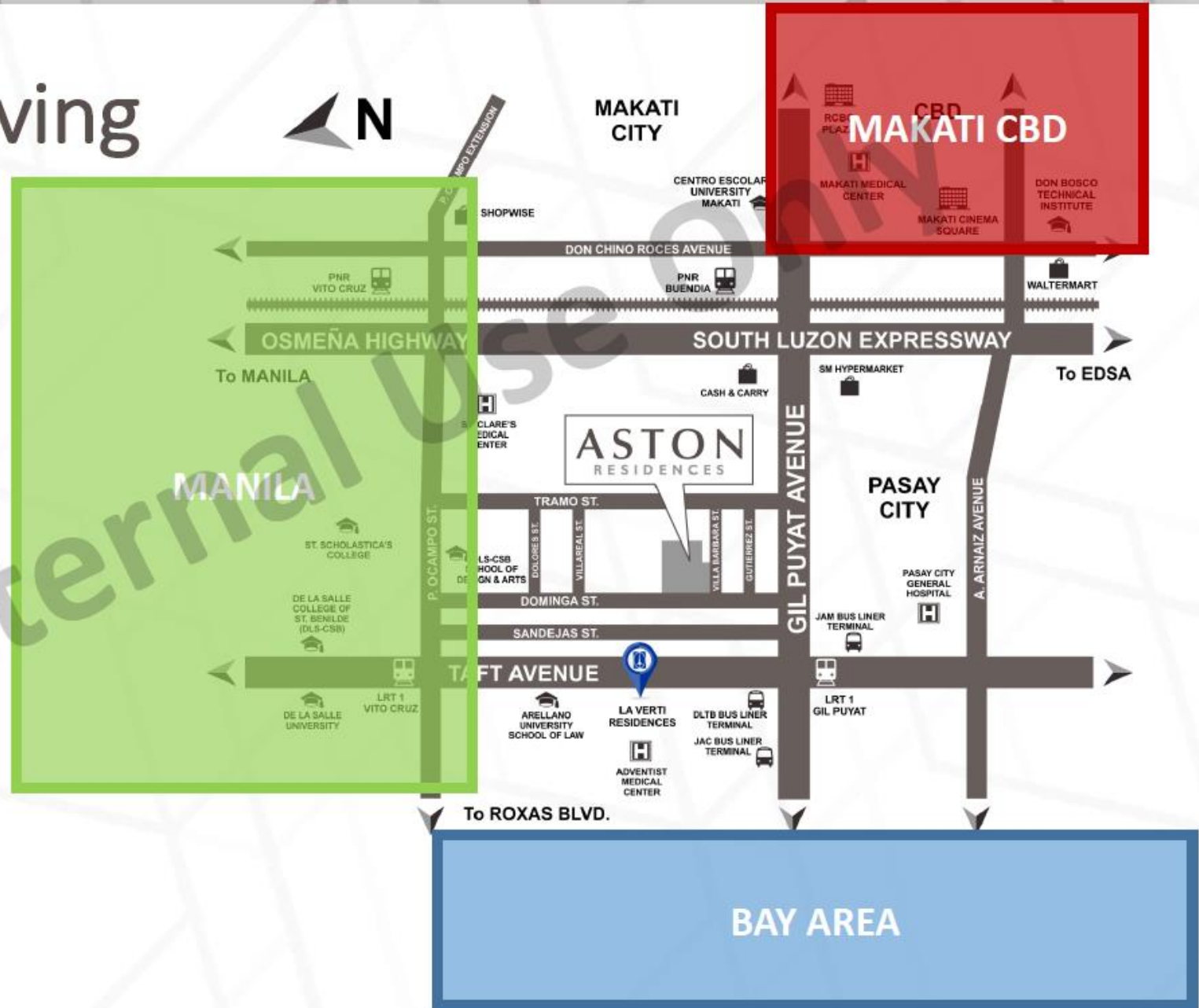




Selling Points

Connected City Living

- Gateway to Makati CBD, Bay Area and Manila.



Wise Investment Choice

- Well known schools and universities around the vicinity,
- Promising appraisal potential



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Value for Money

- Lower price/sqm and bigger unit cuts compared to direct competitors.

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Ave. Gross Unit Size	Ave. P/Sqm
57 sqm	P 110,456

*As of Nov 2018

DIRECT COMPETITORS

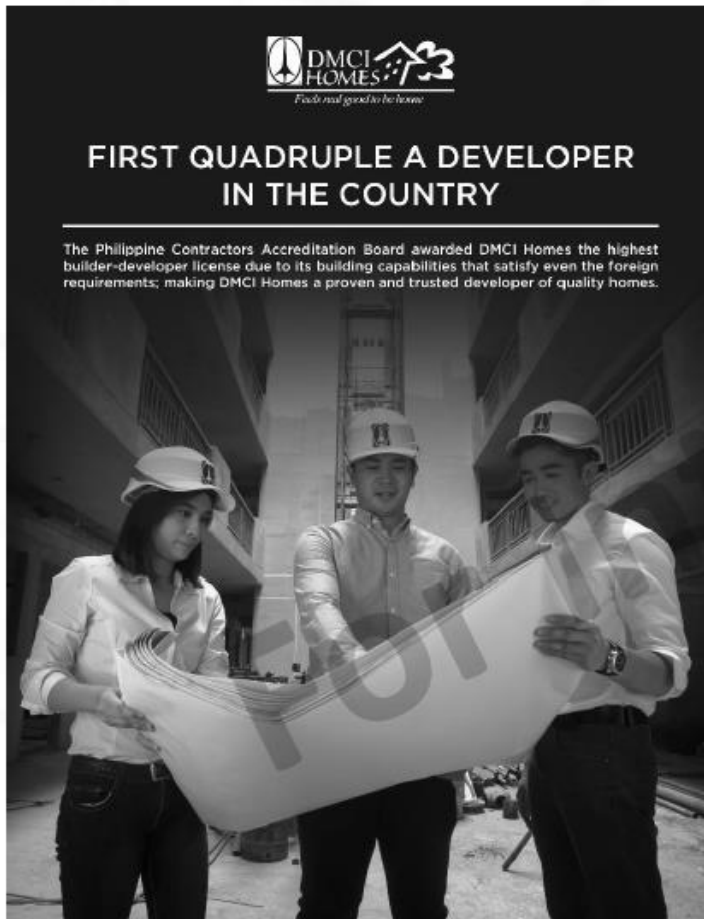
Ave. Gross Unit Size	Ave. P/Sqm
37 sqm	P 139,084

**1H 2018, Colliers International Report

Amenities and Open Spaces



Development of AAAA Developer



Feels real good to be home



DESIGNED WITH



Lumiventt®



Project in Focus



Project Details

Lot Area	5,993 sqm
No. of Buildings	1
Residential Floors	38
Podium Floors	6
Number of Units	1,292
Parking Slots	570
Parking Slot Ratio	44%





Theme

Modern

For Internal Use





Unit Mix

Unit Type	Unit Area	Inventory	% of Inventory
1-BR	26.0 – 36.5	372	29%
2-BR	48.0 – 56.5	892	69%
3-BR	76.0	28	2%
TOTAL		1,292	100%



Units for Launch

Unit Type	Unit Area	Inventory	% of Inventory
1-BR	26.0 – 36.5	132	22%
2-BR	48.0 – 56.5	436	73%
3-BR	76.0	28	5%
TOTAL		596	100%



Site Development



Site Development

- 1** Main Entrance Drop-off
- 2** Parking Entrance Gate
- 3** Leisure Pool
- 4** Lap Pool
- 5** Kiddie Pool
- 6** Outdoor Fitness Area
- 7** Play Area





Indoor Amenities



Entertainment
Room



Reception Lounge



Fitness Gym



Snack Bar



Outdoor Amenities



Pool Deck



Lap Pool



Kiddie Pool



Leisure Pool



Outdoor
Fitness Area



Children's
Play Area



Sky
Promenade



Facilities



Convenience Store



Laundry Station



Water Station

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Perspectives



Artist's Illustration of the Drop-off



Artist's Illustration of the Drop-off

FOR INTERNAL
USE ONLY

Artist's Illustration of the Reception



Artist's Illustration of the Reception Lounge

FOR INTERNAL USE ONLY

Artist's Illustration of the Reception Lounge

FOR INTERNAL
USE ONLY

Artist's Illustration of the Leisure Pool



Artist's Illustration of the Lap Pool

FOR INTERNAL
USE ONLY

FOR INTERNAL
USE ONLY



Artist's Aerial Illustration of the Amenities

FOR INTERNAL
USE ONLY



Artist's Illustration of the Sky Patio



Floor Plans



Atrium Floor Level 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 A (Inner Unit)**
Approx. Gross Floor Area: 30.00 sqm
- 1 Bedroom B (Inner Unit)**
Approx. Gross Floor Area: 37.00 sqm
- 1 Bedroom C (Inner Unit)**
Approx. Gross Floor Area: 43.50 sqm
- 2 Bedroom D (Inner Unit)**
Approx. Gross Floor Area: 56.00 sqm
- 2 Bedroom D.4 (Inner Unit)**
Approx. Gross Floor Area: 52.00 sqm

- 2 Bedroom E (Inner Unit)**
Approx. Gross Floor Area: 56.00 sqm
- 2 Bedroom F (End Unit)**
Approx. Gross Floor Area: 64.00 sqm
- 2 Bedroom G (Corner Unit)**
Approx. Gross Floor Area: 64.00 sqm
- 2 Bedroom H (Corner Unit)**
Approx. Gross Floor Area: 64.50 sqm



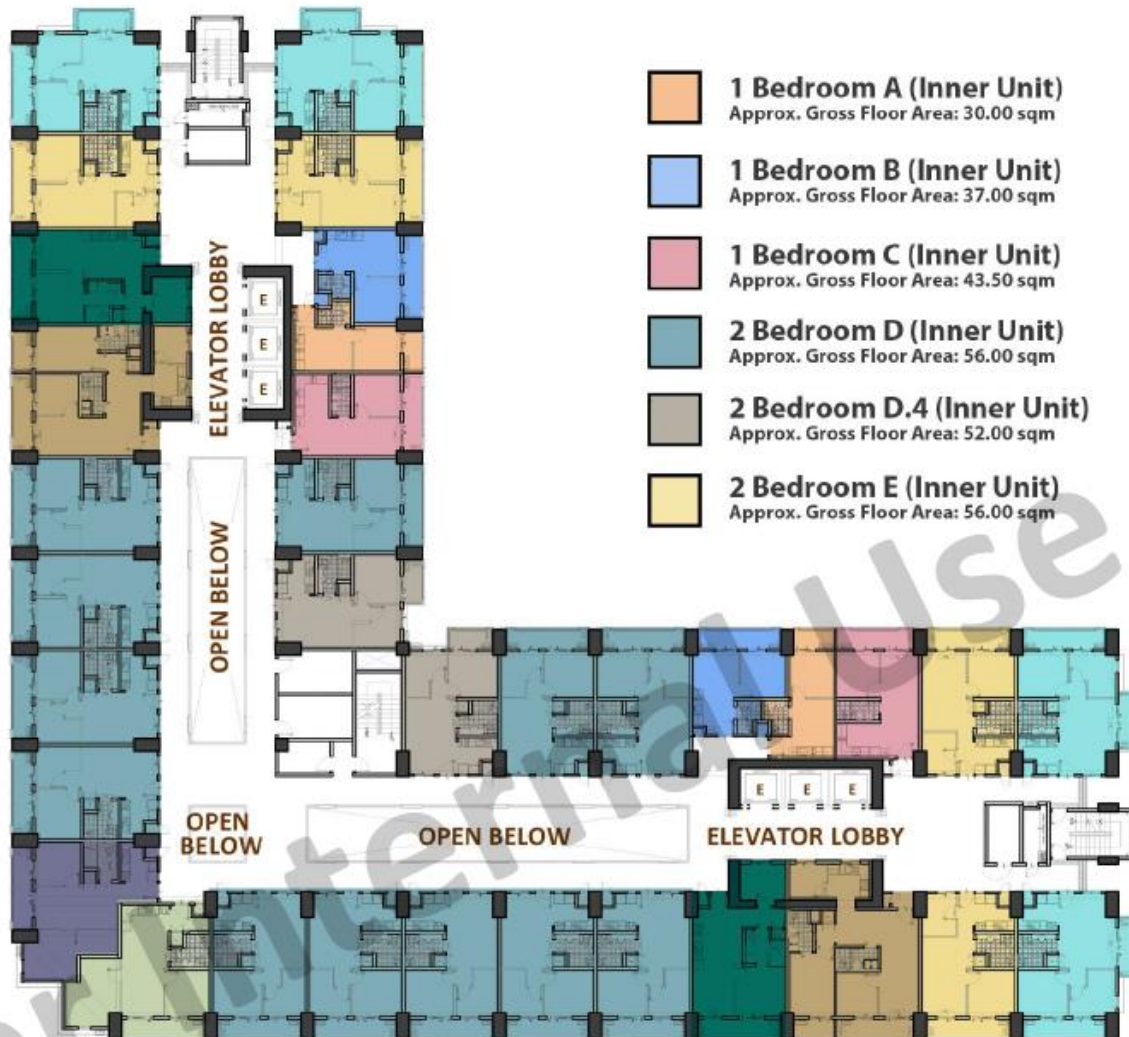
Typical Floor Level Plan

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Atrium Floor Level Plan 33rd, 39th & 43rd

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Typical Floor Level Plan 37th, 38th, 42nd & PH

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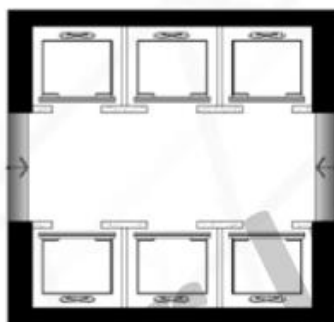
Permanent Elevator Zoning

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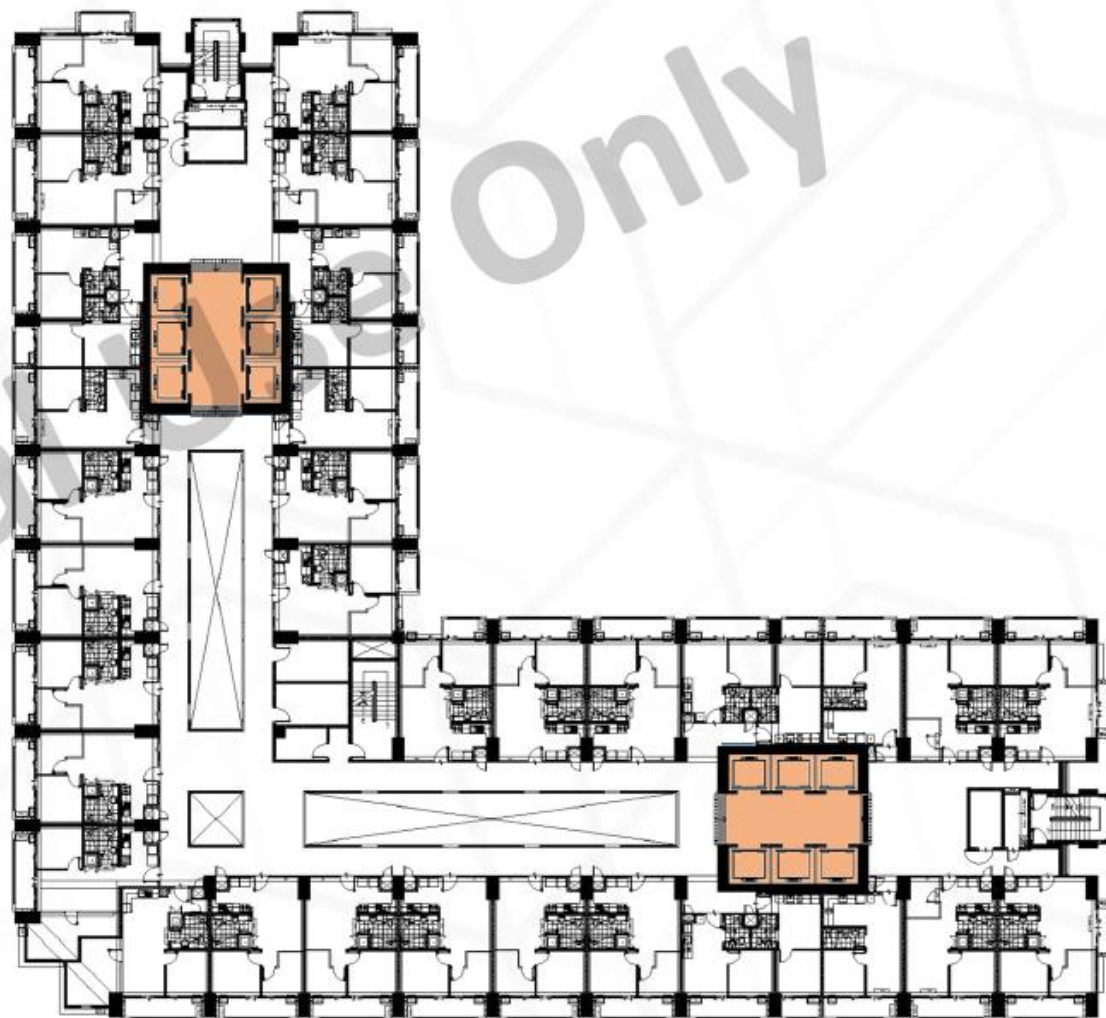


Permanent Elevator Zoning

**TWO ELEVATOR
CORES**



**TOTAL OF TWELVE
ELEVATOR CARS**

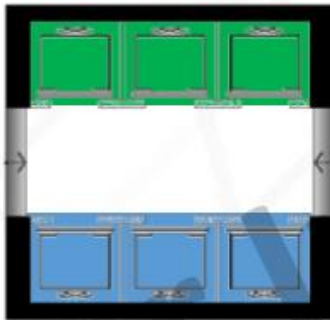




Permanent Elevator Zoning

Serves:

- Ground
- All Podium Floors
- 29th to Penthouse
Residential Floors



Serves:

- Ground
- All Podium Floors
- 8th to 28th
Residential Floors





Unit Layouts

1-BEDROOM A INNER UNIT

AREA ALLOCATION

LIVING & DINING	6.70 sqm
KITCHEN	6.00
BEDROOM	9.40
TOILET & BATH	3.90
BALCONY	4.00

APPROX. GROSS FLOOR AREA: 30.00 sqm



9TH - PH FLOOR LEVEL

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE OCTOBER 2018

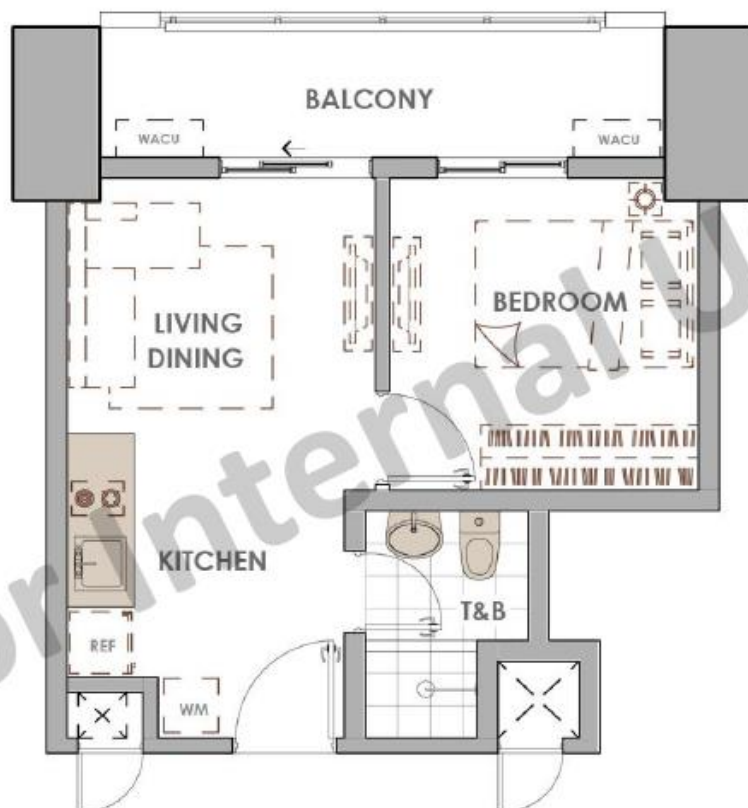
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1-BEDROOM B INNER UNIT

AREA ALLOCATION

LIVING & DINING	9.40 sqm
KITCHEN	6.30
BEDROOM	9.40
TOILET & BATH	3.90
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 37.00 sqm



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EFFECTIVE OCTOBER 2018

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1-BEDROOM C INNER UNIT

AREA ALLOCATION

LIVING & DINING	15.70 sqm
KITCHEN	8.30
BEDROOM	8.70
TOILET & BATH	3.80
BALCONY	7.00

APPROX. GROSS FLOOR AREA: 43.50 sqm



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EFFECTIVE OCTOBER 2018

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2-BEDROOM D INNER UNIT

AREA ALLOCATION

LIVING & DINING	17.90 sqm
KITCHEN	6.60
BEDROOM 1	10.15
BEDROOM 2	7.35
TOILET & BATH	6.00
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 56.00 sqm



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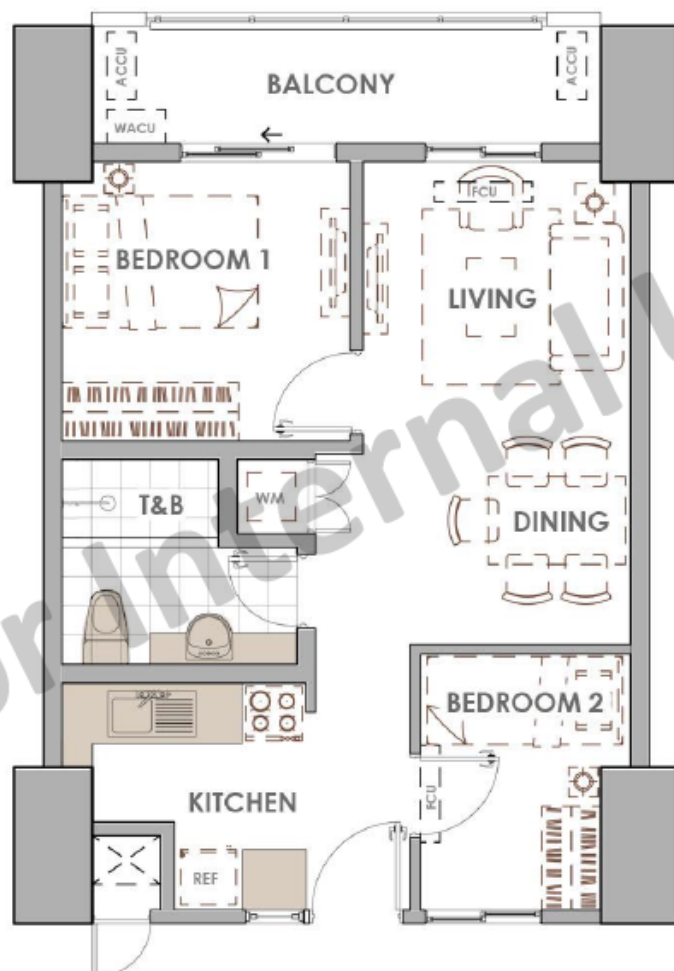
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2-BEDROOM E INNER UNIT

AREA ALLOCATION

LIVING & DINING	19.25 sqm
KITCHEN	6.60
BEDROOM 1	9.75
BEDROOM 2	6.40
TOILET & BATH	6.00
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 56.00 sqm



9TH - PH FLOOR LEVEL

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EFFECTIVE OCTOBER 2018

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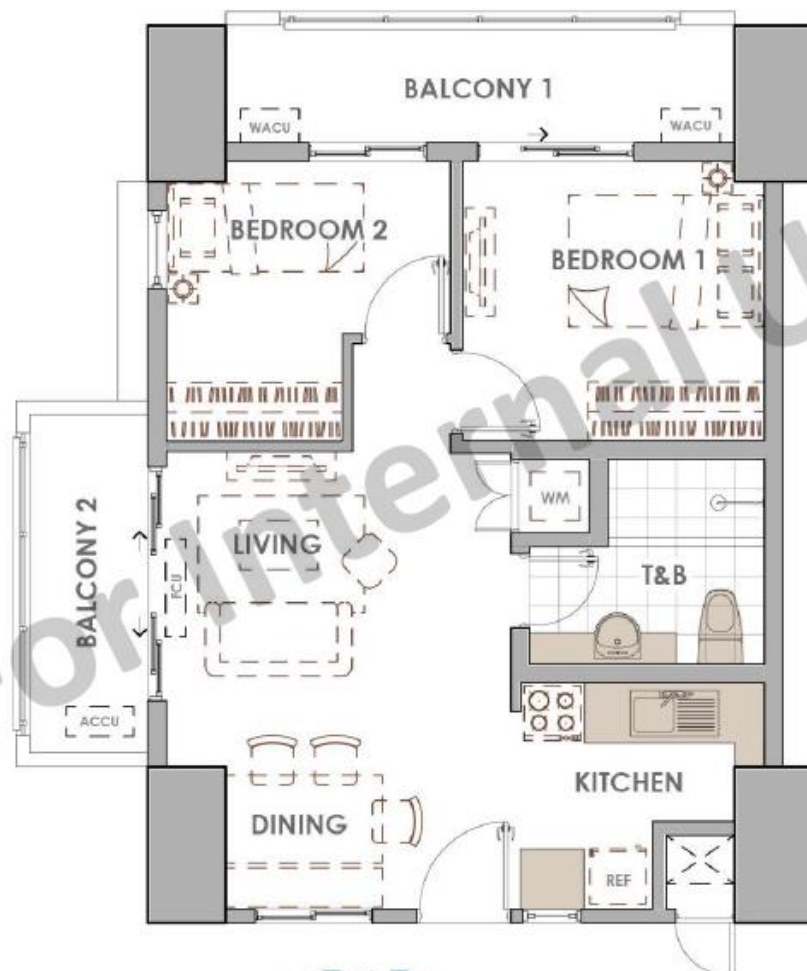
2-BEDROOM F END UNIT

AREA ALLOCATION

LIVING & DINING	19.70 sqm
KITCHEN	6.60
BEDROOM 1	10.15
BEDROOM 2	8.55
TOILET & BATH	6.00
BALCONY 1	5.00
BALCONY 2	8.00

APPROX. GROSS FLOOR AREA: 64.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



9TH - PH FLOOR LEVEL

EFFECTIVE OCTOBER 2018

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2-BEDROOM G CORNER UNIT

AREA ALLOCATION

LIVING & DINING	16.10 sqm
KITCHEN	10.20
BEDROOM 1	14.75
BEDROOM 2	8.95
TOILET & BATH	6.00
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 64.00 sqm



9TH - PH FLOOR LEVEL

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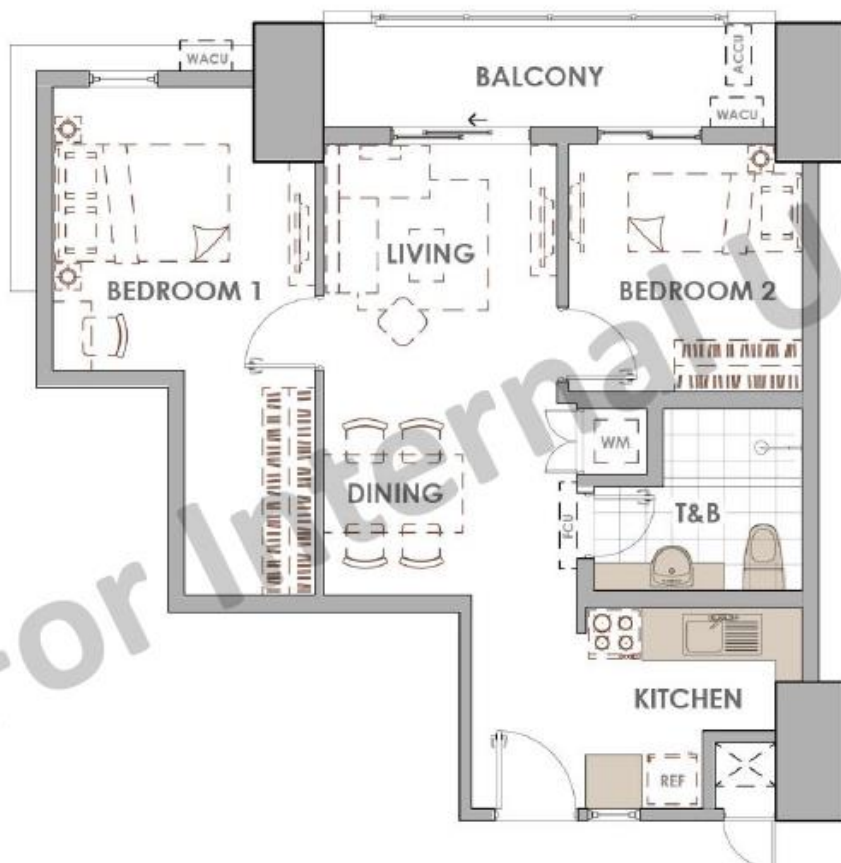
2-BEDROOM H CORNER UNIT

AREA ALLOCATION

LIVING & DINING	15.90 sqm
KITCHEN	10.15
BEDROOM 1	15.50
BEDROOM 2	8.95
TOILET & BATH	6.00
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 64.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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- KEY PLAN IS BASED ON TYPICAL FLOOR



9TH - PH FLOOR LEVEL

EFFECTIVE OCTOBER 2018

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2-BEDROOM I INNER UNIT

AREA ALLOCATION

LIVING & DINING	17.20 sqm
KITCHEN	9.10
BEDROOM 1	11.30
BEDROOM 2	11.20
TOILET & BATH	6.20
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 63.00 sqm



33RD - PH FLOOR LEVEL

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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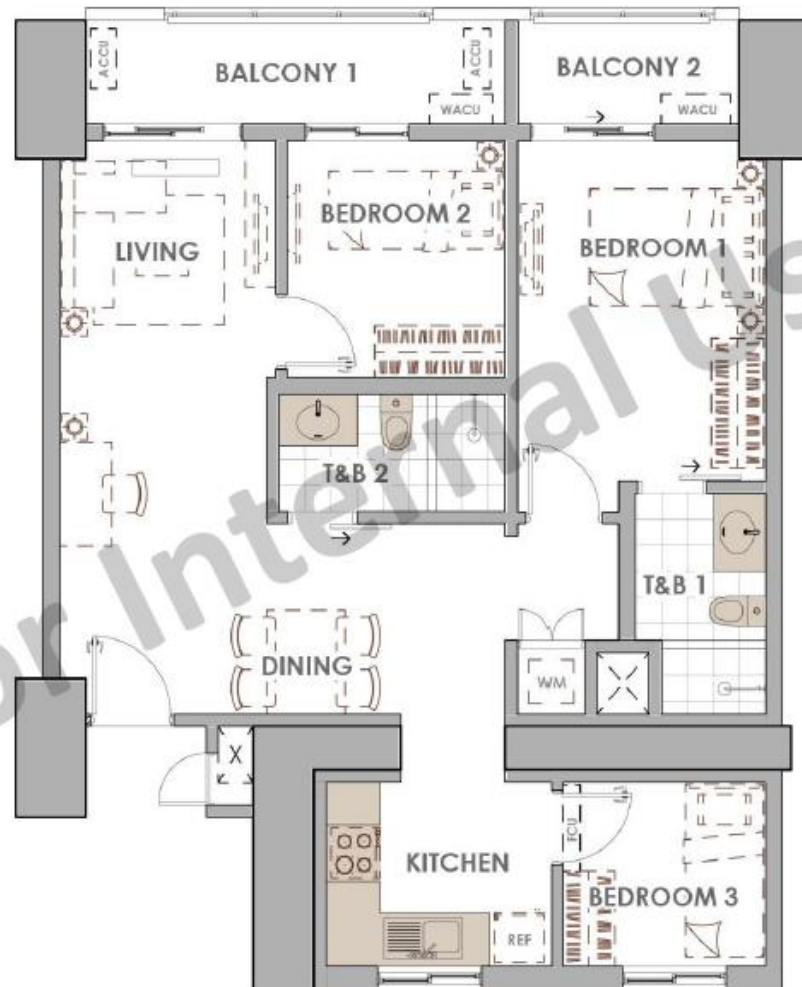
3-BEDROOM J INNER UNIT

AREA ALLOCATION

LIVING & DINING	27.60 sqm
KITCHEN	9.70
BEDROOM 1	13.00
BEDROOM 2	7.90
BEDROOM 3	6.95
TOILET & BATH 1	6.75
TOILET & BATH 2	4.10
BALCONY 1	7.00
BALCONY 2	4.00

APPROX. GROSS FLOOR AREA: 87.00 sqm

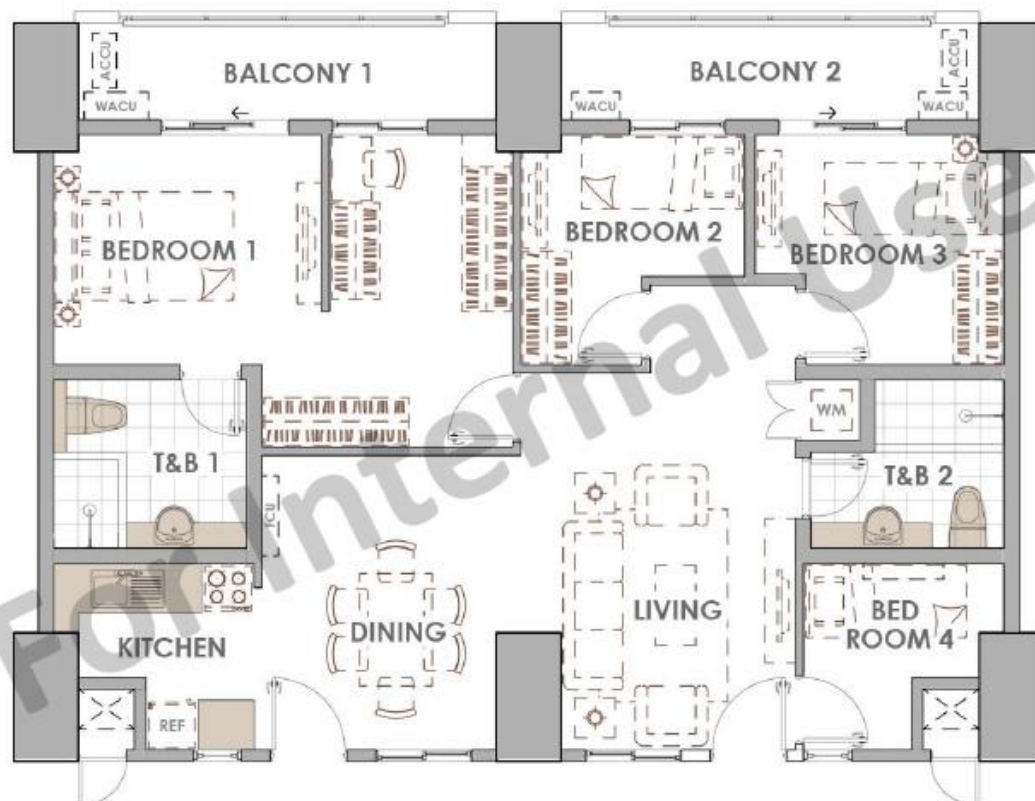
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33RD - PH FLOOR LEVEL

EFFECTIVE OCTOBER 2018

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TANDEM UNIT

AREA ALLOCATION

LIVING & DINING	31.60 sqm
KITCHEN	6.60
BEDROOM 1	22.00
BEDROOM 2	7.60
BEDROOM 3	9.50
BEDROOM 4	6.70
TOILET & BATH 1	6.00
TOILET & BATH 2	6.00
BALCONY 1	8.00
BALCONY 2	8.00

APPROX. GROSS FLOOR AREA: 112.00 sqm



9TH - PH FLOOR LEVEL

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EFFECTIVE OCTOBER 2018

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Turnover Specifications

For Internal Use Only



Turnover Specifications

Floor Finishes			
	1 Bedroom Units	2-Bedroom Units	3-Bedroom Units
Living, Dining & 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		

Wall Finishes			
	1 Bedroom Units	2-Bedroom Units	3-Bedroom Units
Interior Walls	Painted finish		
Toilet & Bath	Ceramic tiles; Painted cement finish above wall tiles		



Turnover Specifications

Ceiling Finishes			
	1 Bedroom Units	2-Bedroom Units	3-Bedroom Units
Living, Dining & Kitchen	Painted plain cement finish		
Bedrooms	Painted plain cement finish		
Toilet	Painted ficem board ceiling		
Specialties			
	1 Bedroom Units	2-Bedroom Units	3-Bedroom Units
Kitchen Area	Granite finish kitchen countertop with cabinet system		
Toilet & Bath	Mirror Cabinet	Granite finish lavatory countertop for T&B 1 and Mirror Cabinet for Common T&B	



Turnover Specifications

Doors			
	1 Bedroom Units	2-Bedroom Units	3-Bedroom Units
Entrance Door	Wooden panel 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		
Windows			
Windows	Aluminum framed glass panel with insect screen (except awning windows)		

Finishing Hardware			
	1 Bedroom Units	2-Bedroom Units	3-Bedroom Units
Main Door Lockset	Mortise Type Lockset		
Bedroom Lockset	Flush type keyed lockset	Lever typed keyed lockset	
Toilet Lockset	Lever Type privacy lockset		



Turnover Specifications

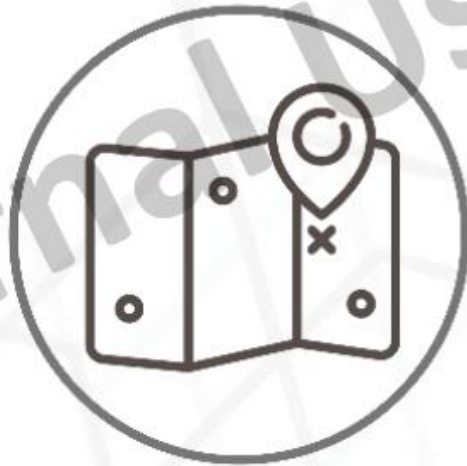
Toilet and Kitchen Fixtures			
	1 Bedroom Units	2-Bedroom Units	3-Bedroom Units
Water Closet	Top flush, one-piece type		
Lavatory	Wall-hung type	Semi-counter top basin	
Kitchen Sink	Stainless steel, single bowl	Stainless steel, single bowl with one-side drainboard	
Kitchen Faucet and Fittings	Gooseneck type	Rotary lever type	
Shower Head and Fittings	Exposed shower and mixer type		
Toilet Exhaust	Ceiling-mounted exhaust fan		
Kitchen Exhaust Fan	Rangehood provision		
Toilet Paper Holder	Recessed Type		
Soap Holder	Niche at wall		
Air condition			
Air condition	Provision for Window type Air Conditioning Unit	Provision for Window type and Split type Air Conditioning Unit	



Value
Proposition

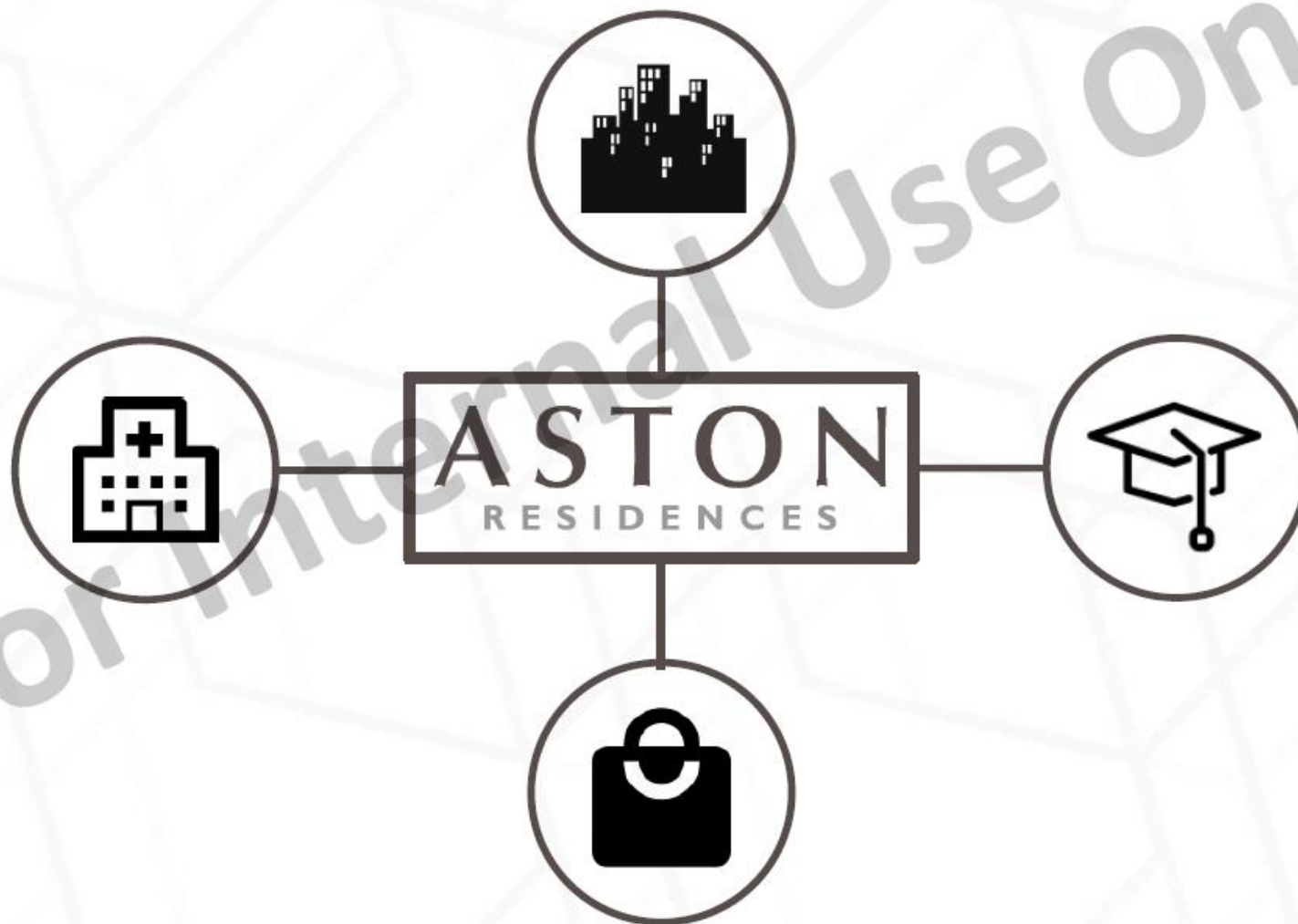
What makes Aston
#ASTounding?

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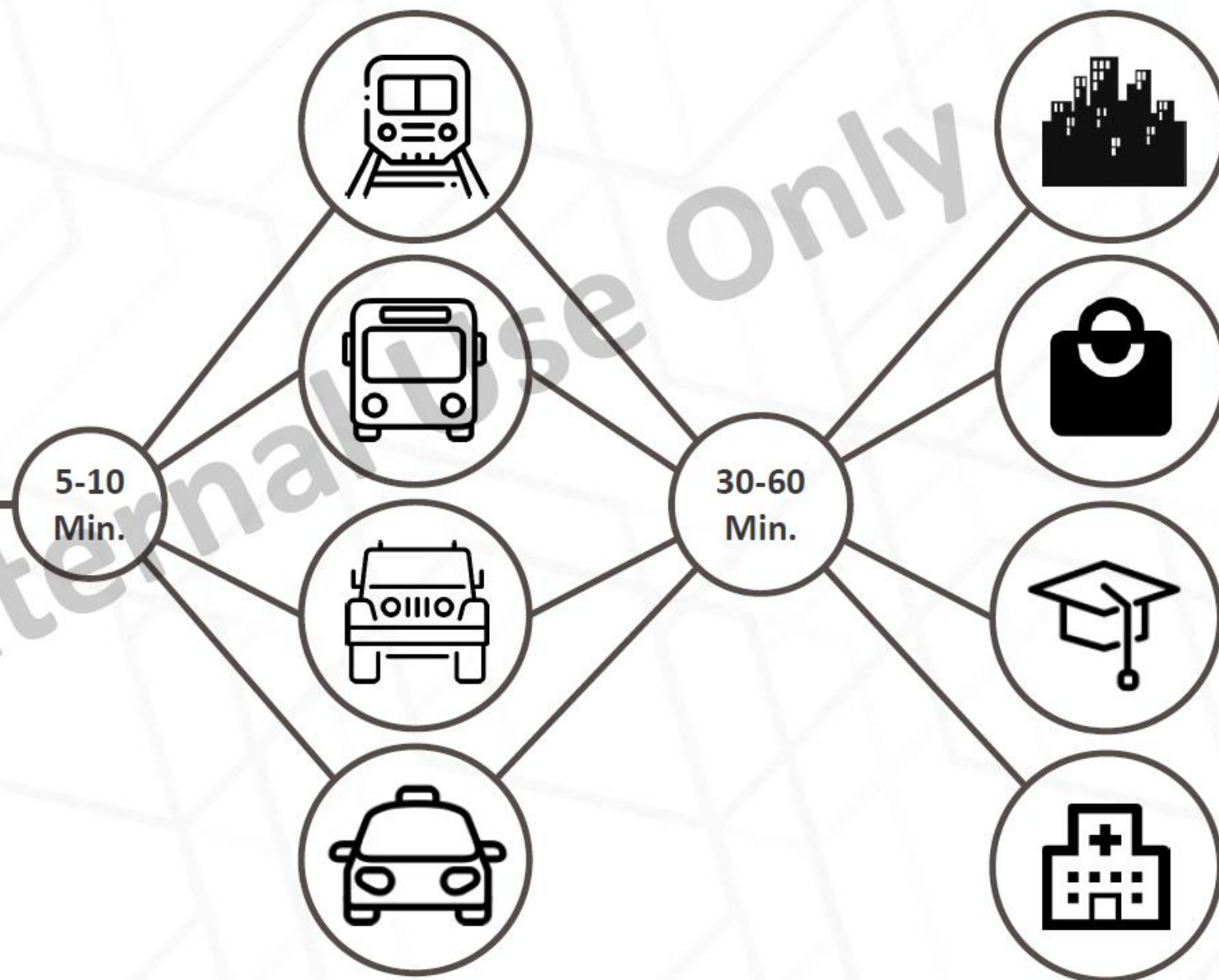


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View of Makati Sky Line





View of Manila Bay





Pricing

For Internal Use Only



Pricing

Unit Type	Number of Units	Unit Area (sqm)	Balcony Area	Gross Area
1-Bedroom A (Inner Unit)	44	26.00	4.00	30.00
1-Bedroom B (Inner Unit)	44	29.00	8.00	37.00
1-Bedroom C (Inner Unit)	44	36.50	7.00	43.50
2-Bedroom D (Inner Unit)	228	48.00	8.00	56.00
2-Bedroom E (Inner Unit)	72	48.00	8.00	56.00
2-Bedroom F (End Unit)	72	51.00	13.00	64.00
2-Bedroom G (Corner Unit)	18	56.00	8.00	64.00
2-Bedroom H (Corner Unit)	18	56.50	8.00	64.50
2-Bedroom I (Inner Unit)	28	55.00	8.00	63.00
3-Bedroom J (Inner Unit)	28	76.00	11.00	87.00
Total	596			
Single Parking	496	12.50-15.50		
Tandem Parking	37	27.00-31.00		
Total	570			



Selling Program & Implementing Guidelines

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October 22, 2018

Release of Pricelist, Availability Plans and Turnover Specifications

November 7, 2018

Effective Date of Pricelist

RFO Date

39th Floor to PH Floor – March 2024

29th Floor to 38th Floor – July 2024

*The RFO of Parking Slots shall be the same as the RFO of the corresponding purchased unit of the client.

Minimum Downpayment 30% of List Price.

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.



Disclaimer

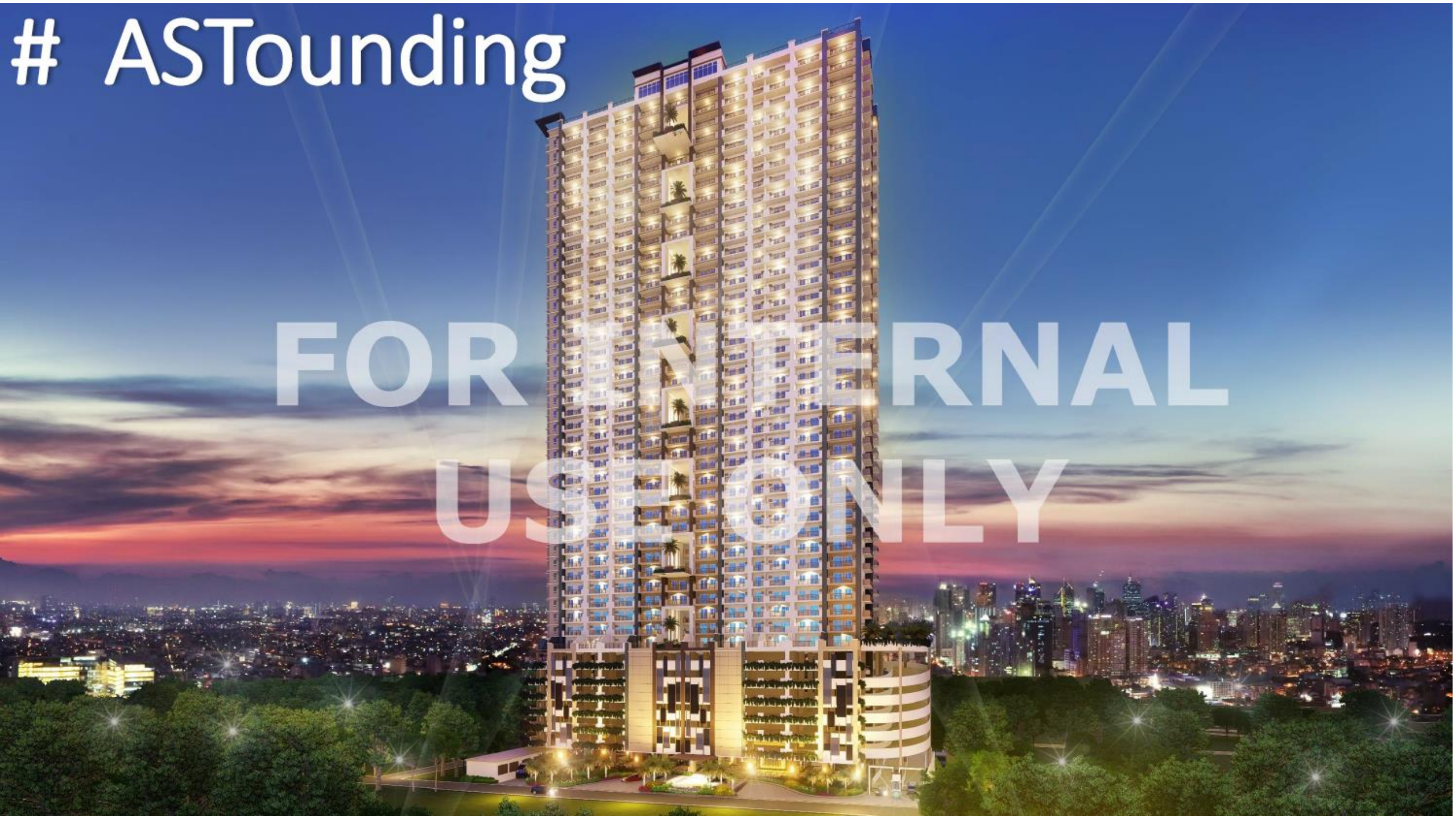
In its continuing desire to improve the project, DMCI Homes reserves the right to change product features without prior notice and approval. Floor plans and perspectives depicted in this material are for demonstration purposes only and should not be relied upon as final project plans.



Aston 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.



ASTounding

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