

SONORA

GARDEN RESIDENCES

A stylized plant logo with three leaves and a central stem, positioned to the right of the word 'SONORA'.

Project Brief



ROBINSONS LAND



DMCI HOMES

Feels real good to be home

Project Overview

<i>Address</i>	<i>Alabang-Zapote Rd., Las Piñas City</i>
<i>Theme</i>	<i>Modern Contemporary</i>
<i># of Bldgs.</i>	<i>3 High-Rise Buildings</i>
<i>Cadence</i>	<i>40 storeys (39 residential)</i>
<i>Liran</i>	<i>41 storeys</i>
<i>Stellan</i>	<i>15 storeys</i>



Location



Vicinity - Schools

Educational	Distance (KM)	Travel Time (Mins.)
St. Francis of Assisi College	0.8	4
Philippine Merchant Marine School	1.2	4
University of Perpetual Help System DALTA	1.7	6
Saint Anthony School	2.0	7
Southville International School and Colleges	2.0	7
CEU Alabang	3.2	13
San Beda College Alabang	5.4	22
T&U Alabang	7.0	23



Vicinity - Malls

Educational	Distance (KM)	Travel Time (Mins.)
Robinsons Place Las Piñas	0.09	1
SM Southmall	2.0	7
SM Center Las Piñas	2.3	9
Vista Mall Las Piñas	2.6	10
Alabang Town Center	4.5	19
Festival Mall	6.0	23



Vicinity - Hospitals

Educational	Distance (KM)	Travel Time (Mins.)
Alabang Medical Center - Las Piñas	0.4	1
Pope John Paul 2 Hospital and Medical Center	0.5	1
University of Perpetual Help Hospital	1.6	7
Las Piñas Doctors Hospital	2.1	8
Las Piñas City Medical Center	2.3	9
Alabang Medical Center - Alabang Hills	4.2	16
Asian Hospital and Medical Center	7.0	2+



Project Name & Logo

SONORA

GARDEN RESIDENCES

A stylized bamboo plant icon in a dark purple color, positioned to the right of the main text. It features several vertical stalks and a cluster of leaves at the top.

Spanish word meaning “Pleasant Sounding”

*Bamboo - like icon represents a lush garden that sways along a hymn
of pure relaxation*

Target Market

End-users



Start-up Families



Upgraders

Investors



Rental Income



Secondary Home

Value Proposition

Value Proposition

- *Ideal Location*
- *Superior Value*
- *All Access Living Experience*
- *Resort - inspired Amenities*
- *A Quality Development of Two of the Country's Top Developers*

Ideal Location



Sonora Garden Residences



To BF Homes
Parañaque

ALABANG ZAPOTE RD.



To Coastal

1. Southville International School
2. University of Perpetual Help
3. SM Center Las Piñas
4. Vista Mall

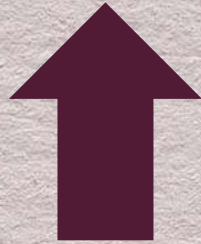
1. SM Southmall
2. Alabang Town Center
3. Filinvest City

To Alabang



Superior Value

Bigger Units

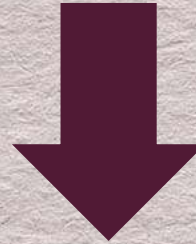


SONORA GARDEN RESIDENCES

56sqm

PhP 113,809

Lower Price/Sqm



Competition

32sqm

PhP 141,171

Average Size

Average Price/Sqm

All Access Living Experience



Resort-inspired amenities



*A Quality Development of Two of the Country's Reputable
Developers*



Expert in Mixed-use and Retail Development



Premier developer of Resort Inspired Communities

DESIGNED WITH



Lumiventt



Project In Focus



DMCI HOMES

Feels real good to be home



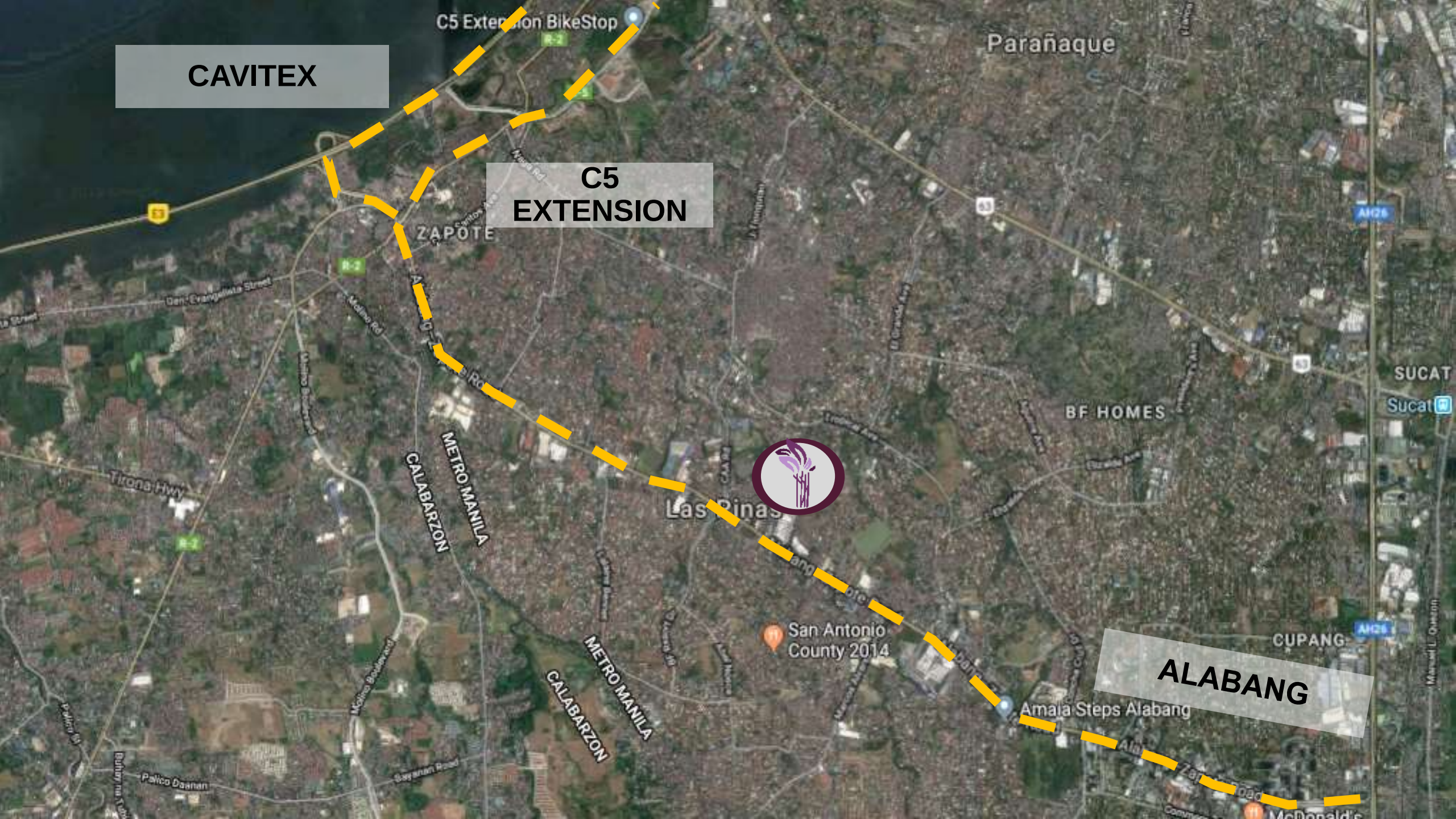
ROBINSONS LAND

CAVITEX

C5
EXTENSION



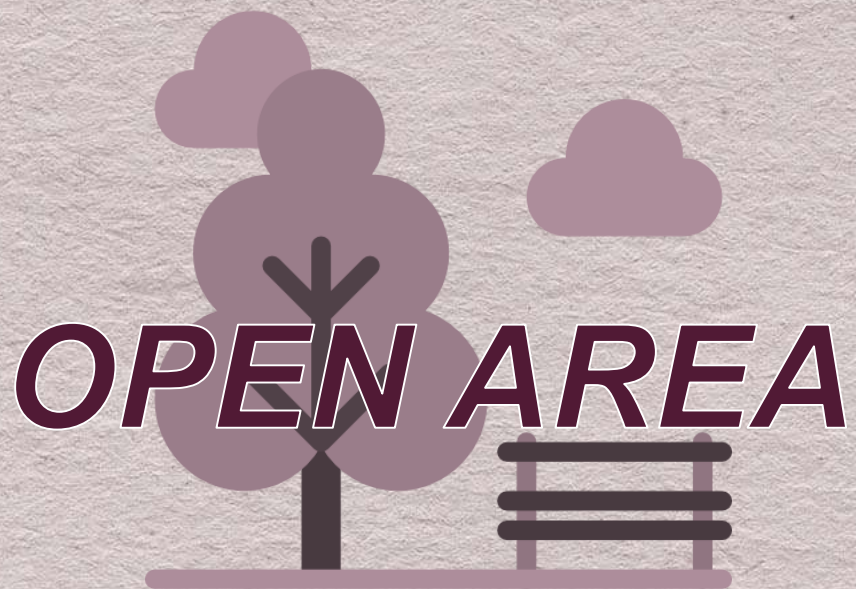
ALABANG





Alabang - Zapote Road

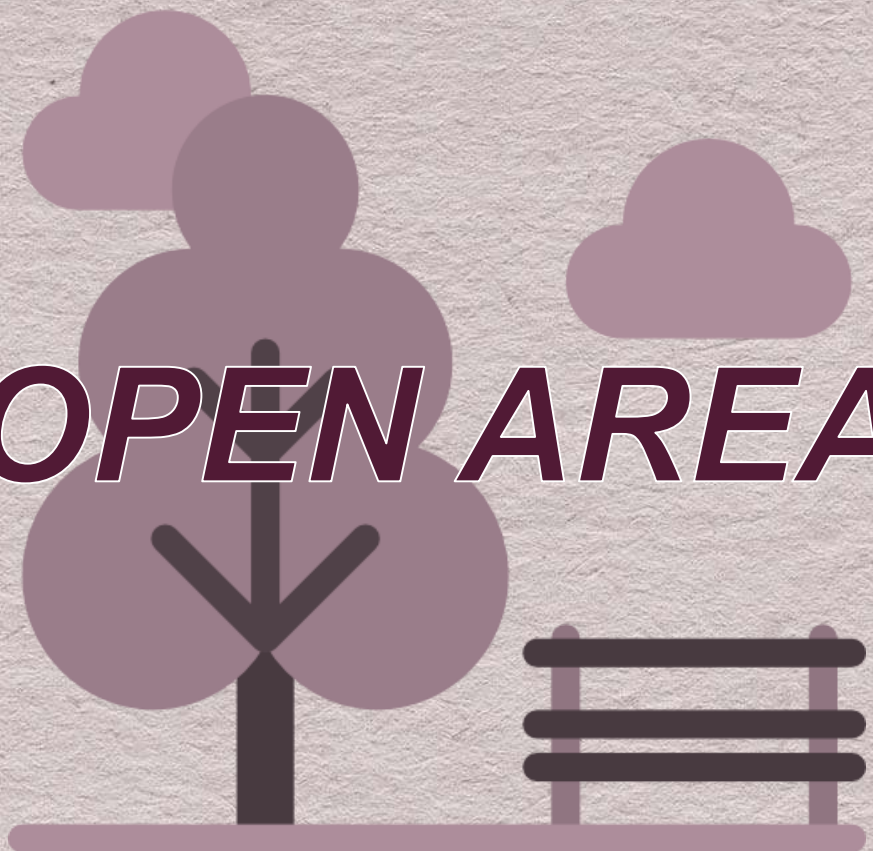




*HASSLE
FREE*

*LOW
DENSITY,
BIGGER
UNIT CUTS*

SERENE LIVING EXPERIENCE



OPEN AREA

15

STELLAN

40

CADENCE

41

LIRAN

ROBINSONS PLACE LAS PIÑAS





STELLAN

CADENCE

LIRAN

ROBINSONS PLACE LAS PIÑAS



FACING FRONT

SUNSET, AMENITIES



FACING REAR

MAKATI & BGC SKYLINE,
LAGUNA DE BAY





























LANDSCAPED ATRIUM





LUMIVENTT TECHNOLOGY



LUMIVENTT TECHNOLOGY





***HASSLE
FREE***



FITNESS GYM



ENTERTAINMENT ROOM

OTHER INDOOR AMENITIES



CONVENIENCE STORE

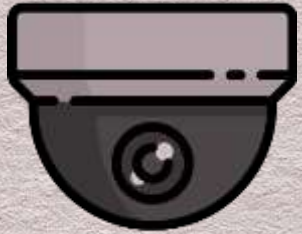


CARD OPERATED LAUNDRY



WATER STATION

BUILDING FEATURES



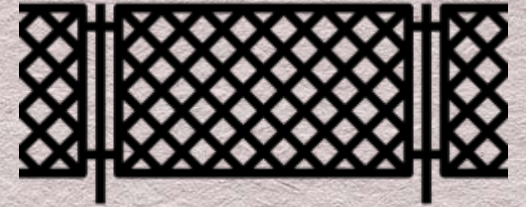
24 Hour Surveillance & Security



Mail Room



100% Backup power



Electrified Fence

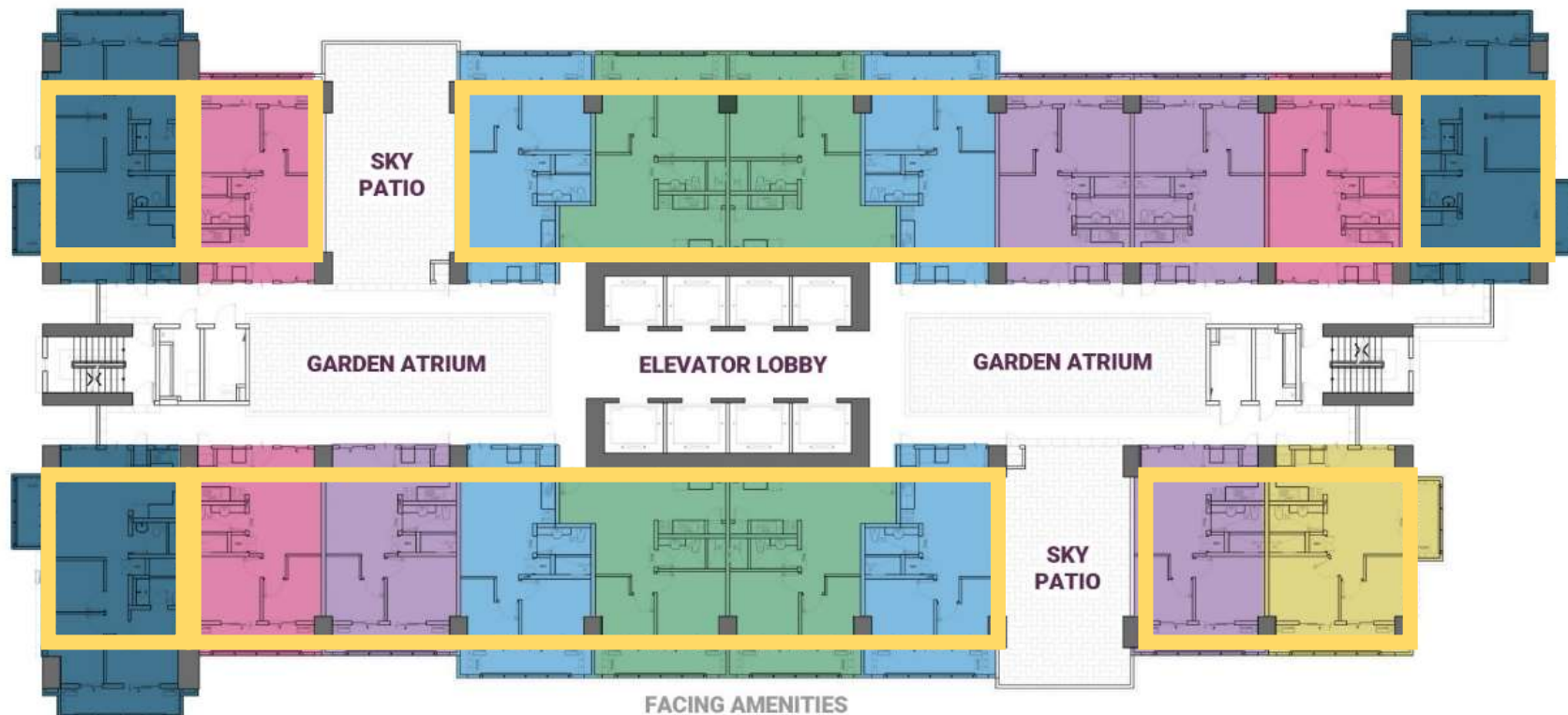
PROPERTY MANAGEMENT SERVICES





*LOW
DENSITY,
BIGGER
UNIT CUTS*

A diagram illustrating a unit cut. It features a central square with a smaller square inside it. The space between the two squares is divided into four rectangular sections by a vertical and a horizontal line. To the left of the square is a vertical double-headed arrow, and below the square is a horizontal double-headed arrow, indicating the dimensions of the unit cut.



2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm

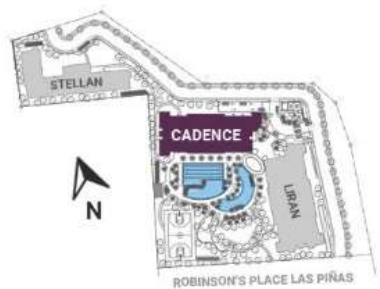
2 Bedroom C (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm

2 Bedroom D (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm

2 Bedroom E (Inner Unit)
Approx. Gross Floor Area: 58.50 sqm

2 Bedroom F (End Unit)
Approx. Gross Floor Area: 65.50 sqm

3 Bedroom A (End Unit)
Approx. Gross Floor Area: 81.50 sqm



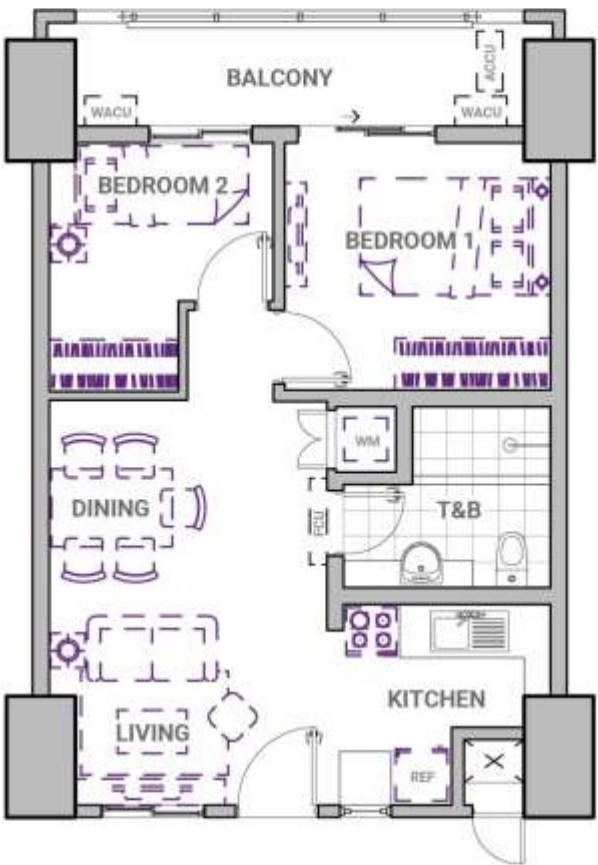
ATRIUM
FLOOR

19

Units per floor

Note: Standard policy regarding request for tandem shall apply.





2-BEDROOM B INNER UNIT

AREA ALLOCATION

LIVING & DINING	18.00 sqm
KITCHEN	6.80
BEDROOM 1	10.00
BEDROOM 2	7.30
TOILET & BATH	5.90
BALCONY	8.00

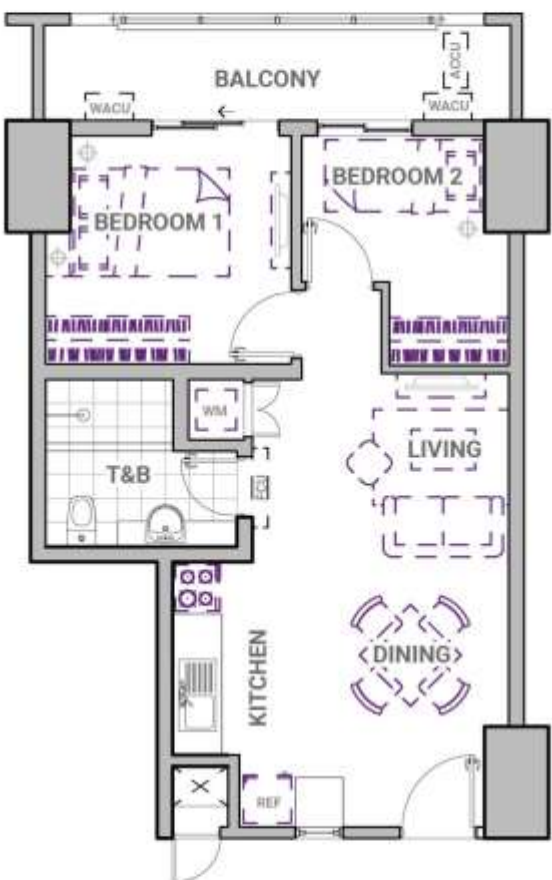
APPROX. GROSS FLOOR AREA: 56.00 sqm

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

2 BEDROOM B

Location	Inner Unit
Floor Level	2 nd – PH Floor
Unit Area	48.00 sqm
Gross Area	56.00 sqm

Note: Standard policy regarding request for tandem shall apply.



2-BEDROOM D INNER UNIT	
AREA ALLOCATION	
LIVING & DINING	16.10 sqm
KITCHEN	8.70
BEDROOM 1	10.00
BEDROOM 2	7.30
TOILET & BATH	5.90
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 56.00 sqm

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

2 BEDROOM D

Location	Inner Unit
Floor Level	2 nd – PH Floor
Unit Area	48.00 sqm
Gross Area	56.00 sqm

Note: Standard policy regarding request for tandem shall apply.



2-BEDROOM E INNER UNIT

AREA ALLOCATION

LIVING & DINING	21.10 sqm
KITCHEN	6.20
BEDROOM 1	10.00
BEDROOM 2	7.30
TOILET & BATH	5.90
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 58.50 sqm

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



2 BEDROOM E

Location	Inner Unit
Floor Level	2 nd – PH Floor
Unit Area	50.50 sqm
Gross Area	58.50 sqm

Note: Standard policy regarding request for tandem shall apply.



2-BEDROOM F END UNIT

AREA ALLOCATION

LIVING & DINING	20.80 sqm
KITCHEN	6.50
BEDROOM 1	10.00
BEDROOM 2	8.80
TOILET & BATH	5.90
BALCONY 1	8.50
BALCONY 2	5.00

APPROX. GROSS FLOOR AREA: 65.50 sqm

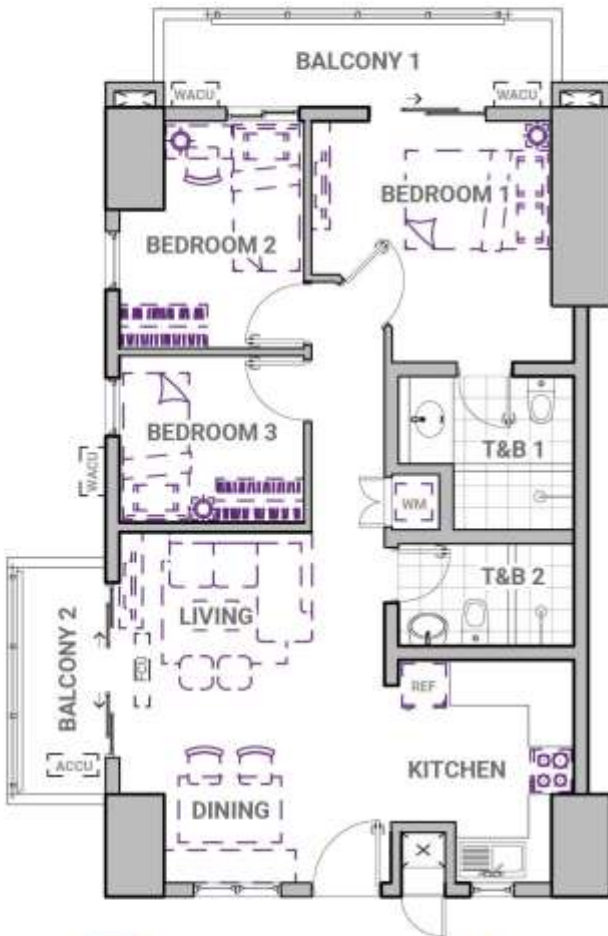
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



2 BEDROOM F

Location	Inner Unit
Floor Level	2 nd – PH Floor
Unit Area	52.00 sqm
Gross Area	65.50 sqm

Note: Standard policy regarding request for tandem shall apply.



3-BEDROOM A END UNIT

AREA ALLOCATION

LIVING & DINING	23.30 sqm
KITCHEN	8.60
BEDROOM 1	12.25
BEDROOM 2	9.25
BEDROOM 3	6.60
TOILET & BATH 1	5.90
TOILET & BATH 2	4.10
BALCONY 1	7.00
BALCONY 2	4.50

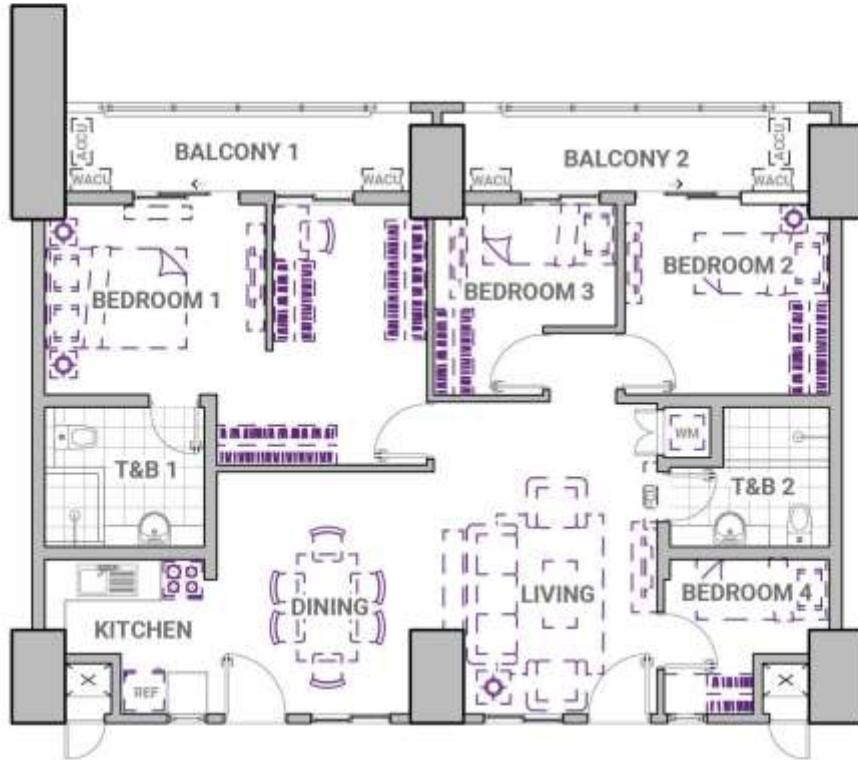
APPROX. GROSS FLOOR AREA: 81.50 sqm

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

3 BEDROOM A

Location	Inner Unit
Floor Level	2 nd – PH Floor
Unit Area	70.00 sqm
Gross Area	81.50 sqm

Note: Standard policy regarding request for tandem shall apply.



4-BEDROOM A TANDEM UNIT

AREA ALLOCATION

LIVING & DINING	31.60 sqm
KITCHEN	6.60
BEDROOM 1	22.00
BEDROOM 2	9.50
BEDROOM 3	7.60
BEDROOM 4	6.00
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

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

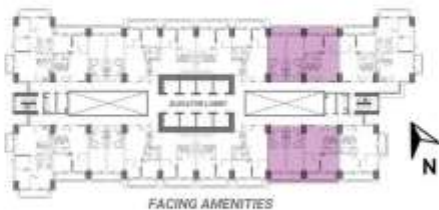
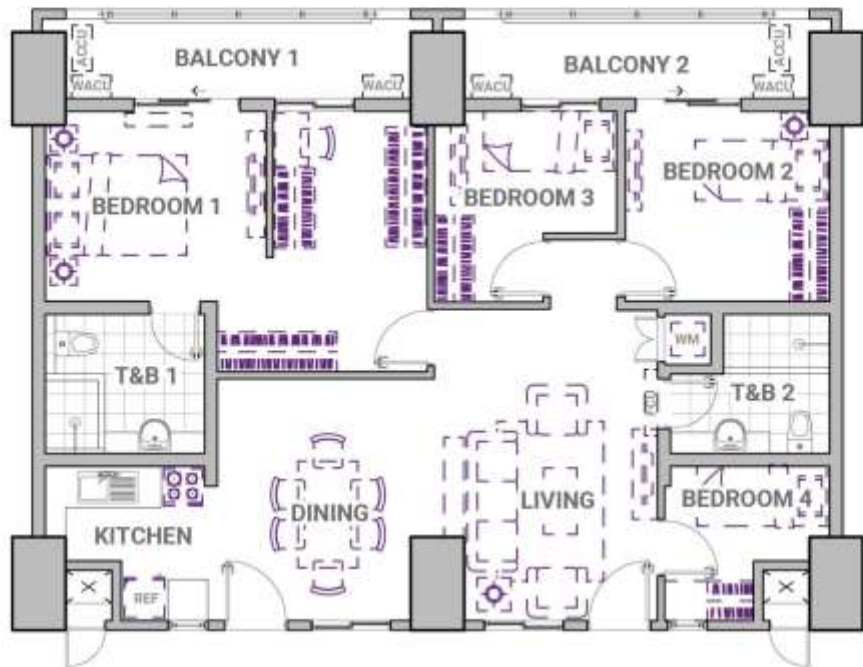
4 BEDROOM A

Location	Inner Unit
Floor Level	2 nd – PH
Unit Area	96.00 sqm
Gross Area	112.00 sqm

Note: Standard policy regarding request for tandem shall apply.

4-BEDROOM B TANDEM UNIT

AREA ALLOCATION



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

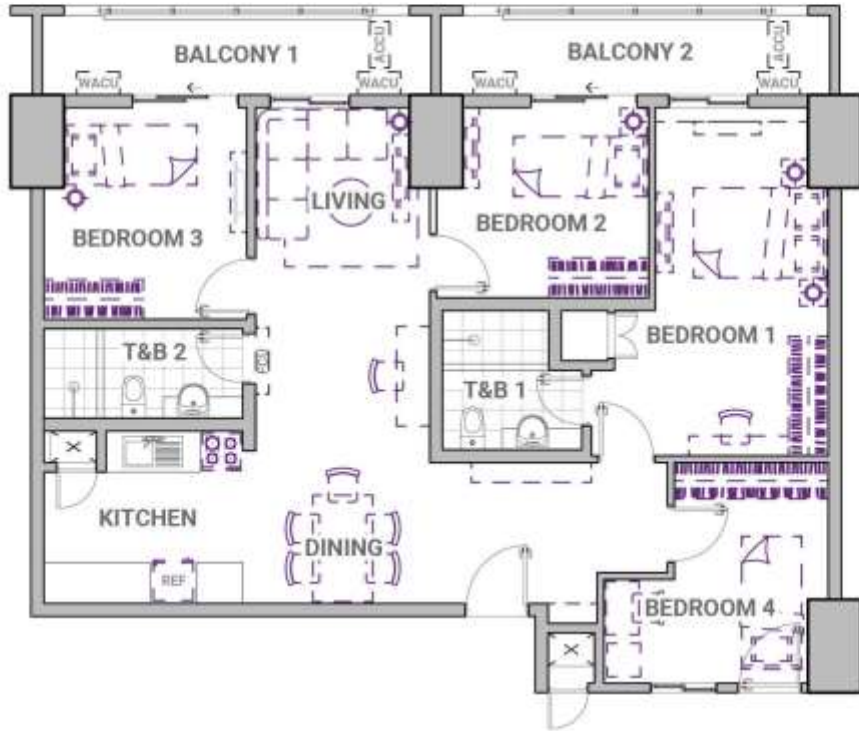
APPROX. GROSS FLOOR AREA: 112.00 sqm

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

4 BEDROOM B

Location	Inner Unit
Floor Level	2 nd – PH
Unit Area	96.00 sqm
Gross Area	112.00 sqm

Note: Standard policy regarding request for tandem shall apply.



4-BEDROOM C TANDEM UNIT

AREA ALLOCATION

LIVING & DINING	30.30 sqm
KITCHEN	9.20
BEDROOM 1	17.00
BEDROOM 2	11.00
BEDROOM 3	10.30
BEDROOM 4	10.00
TOILET & BATH 1	5.90
TOILET & BATH 2	4.80
BALCONY 1	8.00
BALCONY 2	8.00

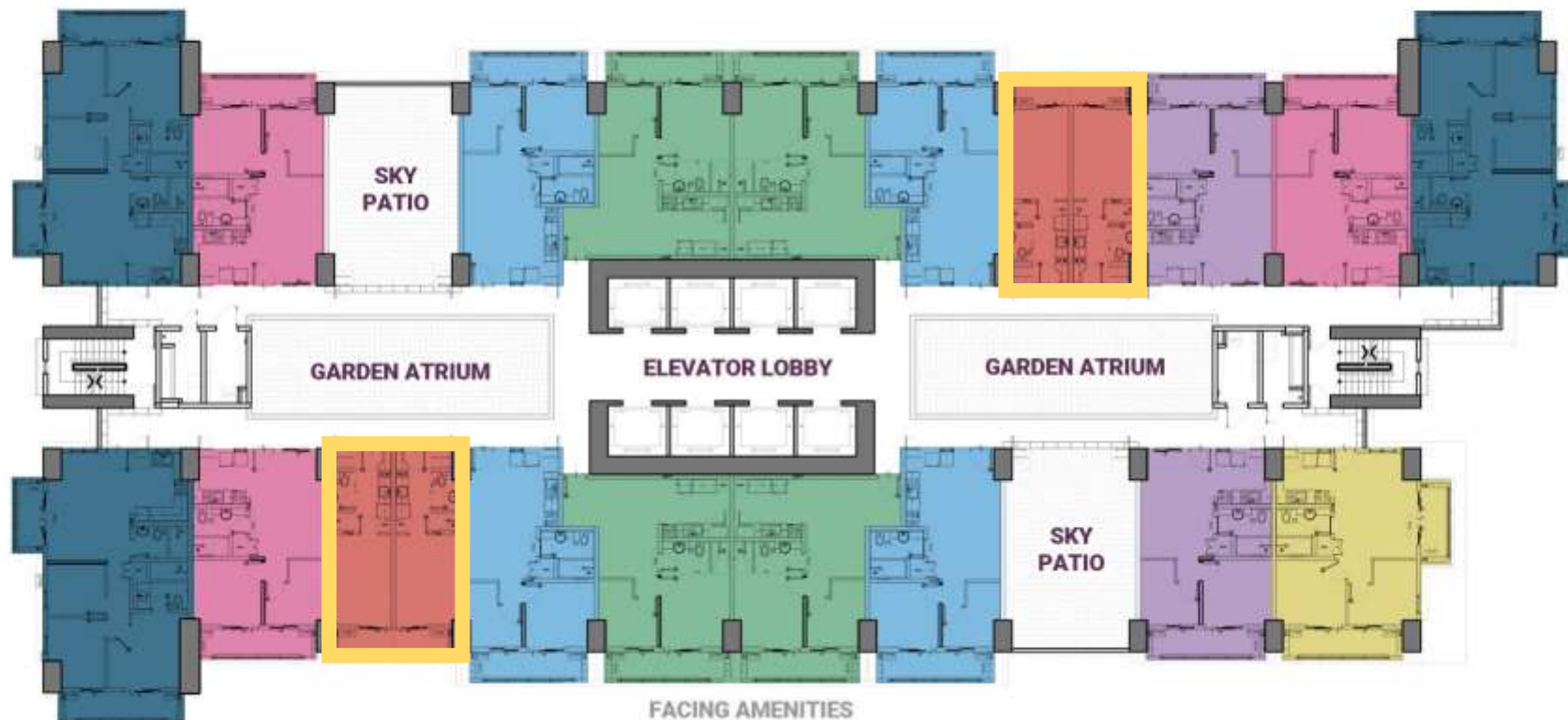
APPROX. GROSS FLOOR AREA: 114.50 sqm

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

4 BEDROOM C

Location	Inner Unit
Floor Level	2 nd – PH
Unit Area	98.50 sqm
Gross Area	114.00 sqm

Note: Standard policy regarding request for tandem shall apply.



- | | | | |
|--|--|--|--|
| 1 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 28.00 sqm | 2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm | 2 Bedroom C (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm | 2 Bedroom D (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm |
| 2 Bedroom E (Inner Unit)
Approx. Gross Floor Area: 58.50 sqm | 2 Bedroom F (End Unit)
Approx. Gross Floor Area: 65.50 sqm | 3 Bedroom A (End Unit)
Approx. Gross Floor Area: 81.50 sqm | |

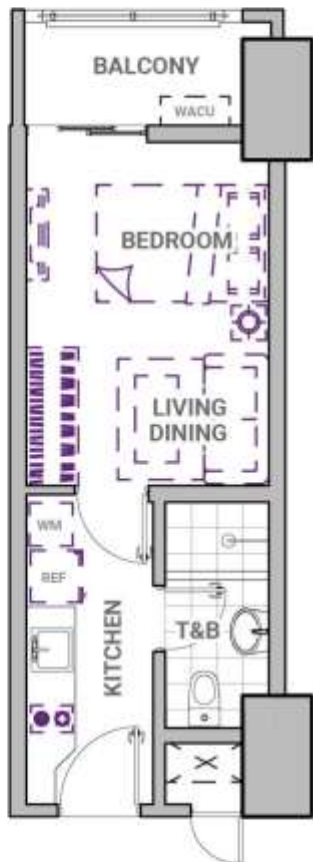


ATRIUM
FLOOR

21

Units per floor

Note: Standard policy regarding request for tandem shall apply.



1-BEDROOM INNER UNIT

AREA ALLOCATION

LIVING & DINING	5.30 sqm
KITCHEN	6.00
BEDROOM	7.50
TOILET & BATH	5.20
BALCONY	4.00

APPROX. GROSS FLOOR AREA: 28.00 sqm

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

1 BEDROOM

Location	Inner Unit
Floor Level	2 nd – 26 th
Unit Area	24.00 sqm
Gross Area	28.00 sqm

Note: Standard policy regarding request for tandem shall apply.

UNIT MIX

Unit Type	Gross Area (sqm)
1-Bedroom	28.00
2-Bedroom	56.00 – 65.50
3-Bedroom	81.50

TURNOVER SPECS AND FINISHES

TURNOVER FINISHES

RESIDENTIAL UNITS	1-BEDROOM UNIT	2-BEDROOM UNIT			3 BEDROOM UNIT
	24.00 sq.m	48.00 sq.m	50.50 sqm	52.00 sq.m	70.00 sq.m
<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 ficemboard ceiling				

TURNOVER FINISHES

RESIDENTIAL UNITS	1-BEDROOM UNIT	2-BEDROOM UNIT			3 BEDROOM UNIT
	24.00 sq.m	48.00 sq.m	50.50 sqm	52.00 sq.m	70.00 sq.m
<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 frame 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)				

TURNOVER FINISHES

RESIDENTIAL UNITS	1-BEDROOM UNIT	2-BEDROOM UNIT			3 BEDROOM UNIT
	24.00 sq.m	48.00 sq.m	50.50 sqm	52.00 sq.m	70.00 sq.m
<u>FINISHING HARDWARE</u>					
Main Door Lockset	Mortise type keyed lockset				
Bedroom Lockset	Flush type keyed lockset	Lever type privacy lockset			
Toilet Lockset	Lever type privacy lockset				
<u>TOILET AND KITCHEN FIXTURES</u>					
Water Closet	Top flush, one-piece type				
Lavatory	Wall-hung	Semi-counter top basin			Undercounter type and wall hung
Shower Head and Fittings	Exposed shower and mixer type				
Toilet Paper Holder	Recessed type				
Soap Holder	Niche at wall				
Kitchen Sink	Stainless steel, single bowl	Stainless steel, single bowl with one-side drainboard			
Kitchen Faucet	Gooseneck type	Rotary lever type			
Toilet Exhaust	Ceiling-mounted exhaust fan				
Kitchen exhaust	Rangehood Provision				
AIR CONDITION	Provision for Window type Air Conditioning Unit	Provision for Window type and Split type Air Conditioning Unit			



Sonora Garden 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.

DECEMBER 2023

RFO DATE FOR ALL UNITS OF CADENCE BUILDING

*RFO OF PARKING SLOT SHALL BE THE SAME AS THE RFO
OF CORRESPONDING UNIT*

30%

MINIMUM DOWN PAYMENT

****APPLICABLE TO ALL UNITS AND PARKING OF CADENCE BUILDING***

RDPVI SELLING GUIDELINES

- Checks should be made payable to “RLC DMCI Property Ventures, Inc.”
- Reservation fee for units is 20,000 PHP
- Reservation fee for parking slot is 10,000 PHP
- Selling guidelines per memo ref # RDPVI – 19-01-002 shall apply.
- To manage the demand for Parking Slots, buyers of any unit type may only purchase one (1) PS per residential unit. Formal announcement/s will be made should this guideline be revised.



In its continuing desire to improve the project, RLC DMCI PROPERTY VENTURES, INC. 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.



**OPEN
AREA**



**HASSLE
FREE**



**LOW
DENSITY,
BIGGER
UNIT CUTS**

SERENE LIVING EXPERIENCE

THANK YOU