



DMCI HOMES



ALDER
RESIDENCES

Sales Kit

as of August 28, 2020

PROJECT NAME & LOGO

NAME

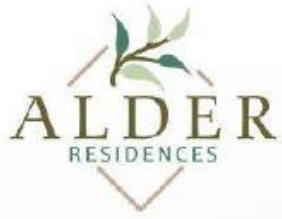
Alder - wood from a tree known for creating a lush environment for animal and plant life.

LOGO

Icon – leaves depicting ‘resort-inspired’ lifestyle

Diamond like shape - represents ‘exclusivity’ of Acacia Estates community.





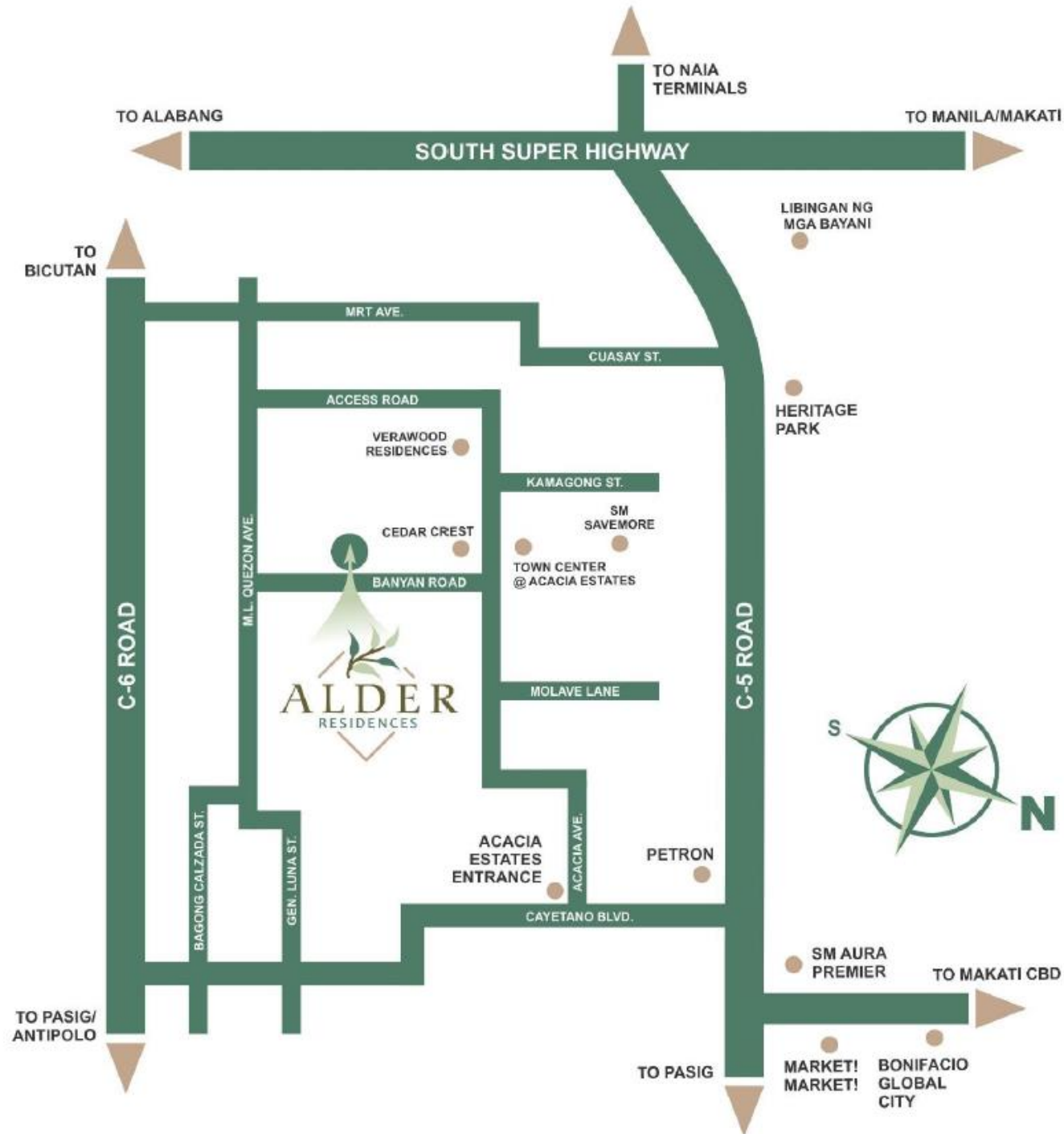
PROJECT OVERVIEW

- **LOCATION:** Banyan Rd., Acacia Estates, Taguig City
- **DEVELOPMENT TYPE:** High-Rise Condominium
- **ARCHITECTURAL THEME:** Modern Artisanal
- **BUILDINGS:**
 1. Andea - 18 storeys
 2. Manzuria - 18 storeys
 3. Oregon - 18 storeys
 4. Sylvan - 18 storeys
- **UNIT TYPES:** 2BR and 3BR



LOCATION

Accessible via
C5 Road and a
few minutes
away from
major CBDs



Makati CBD

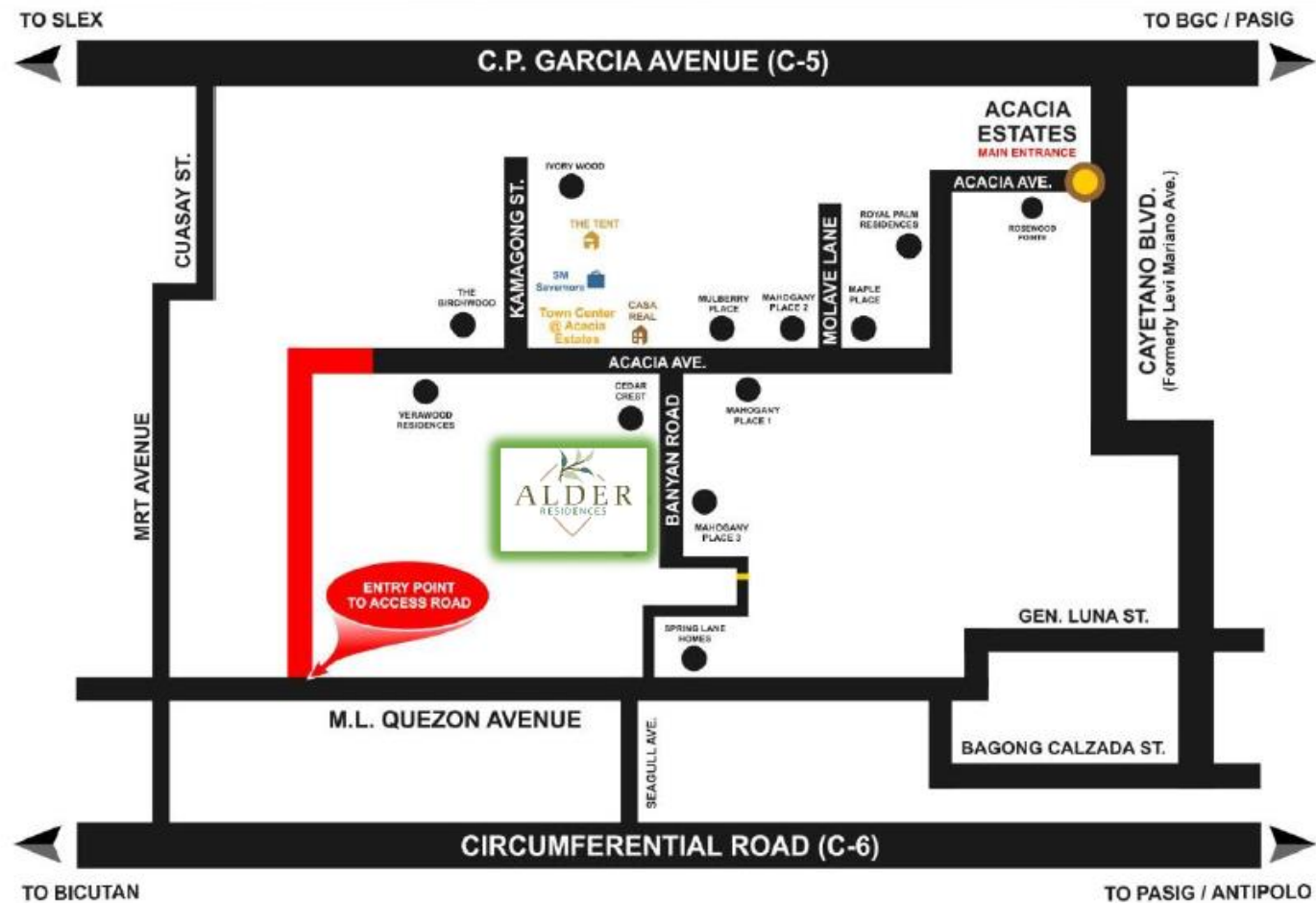


BGC



Ortigas Center

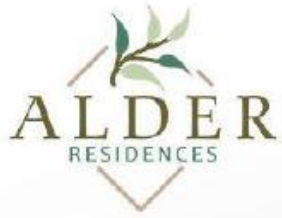






KEY PLACES OF INTEREST





Key Places of Interest



COMMERCIAL ESTABLISHMENTS

SM Savemore

500m/3mins

Grace Mall

1.5km/5mins

Vista Mall

3.3km/8mins

SM Aura

3.8km/8mins

Venice Grand Canal Mall

4.1km/10mins

Market! Market!

4.6km/11mins

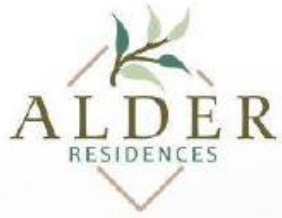
Uptown Mall

5.8km/11mins

Bonifacio High Street

5.9km/14mins





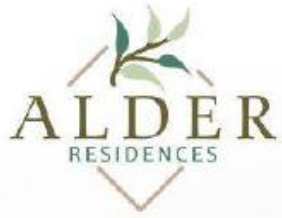
Key Places of Interest



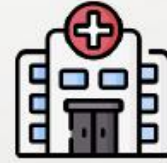
EDUCATIONAL INSTITUTIONS

MINT College	4.7km/12mins
Enderun Colleges	4.8km/12mins
Treston International College	5.2km/11mins
Integrated Montessori	5.4km/12mins
The British School Manila	5.6km/11mins
International School Manila	6.1km/12mins
Colegio San Agustin – Makati	7.1km/16mins
Assumption College	8km/18mins





Key Places of Interest



HEALTH INSTITUTIONS

Medical Center, Taguig	1.8km/5mins
St. Luke's Medical Center, BGC	6km/13mins
Makati Medical Center	10.1km/22mins



SECURITY AND SAFETY

Taguig City Police Station	2km/8mins
Makati City Police Station	2.5km/8mins
PAO Ville Fire Station	5.7km/18mins

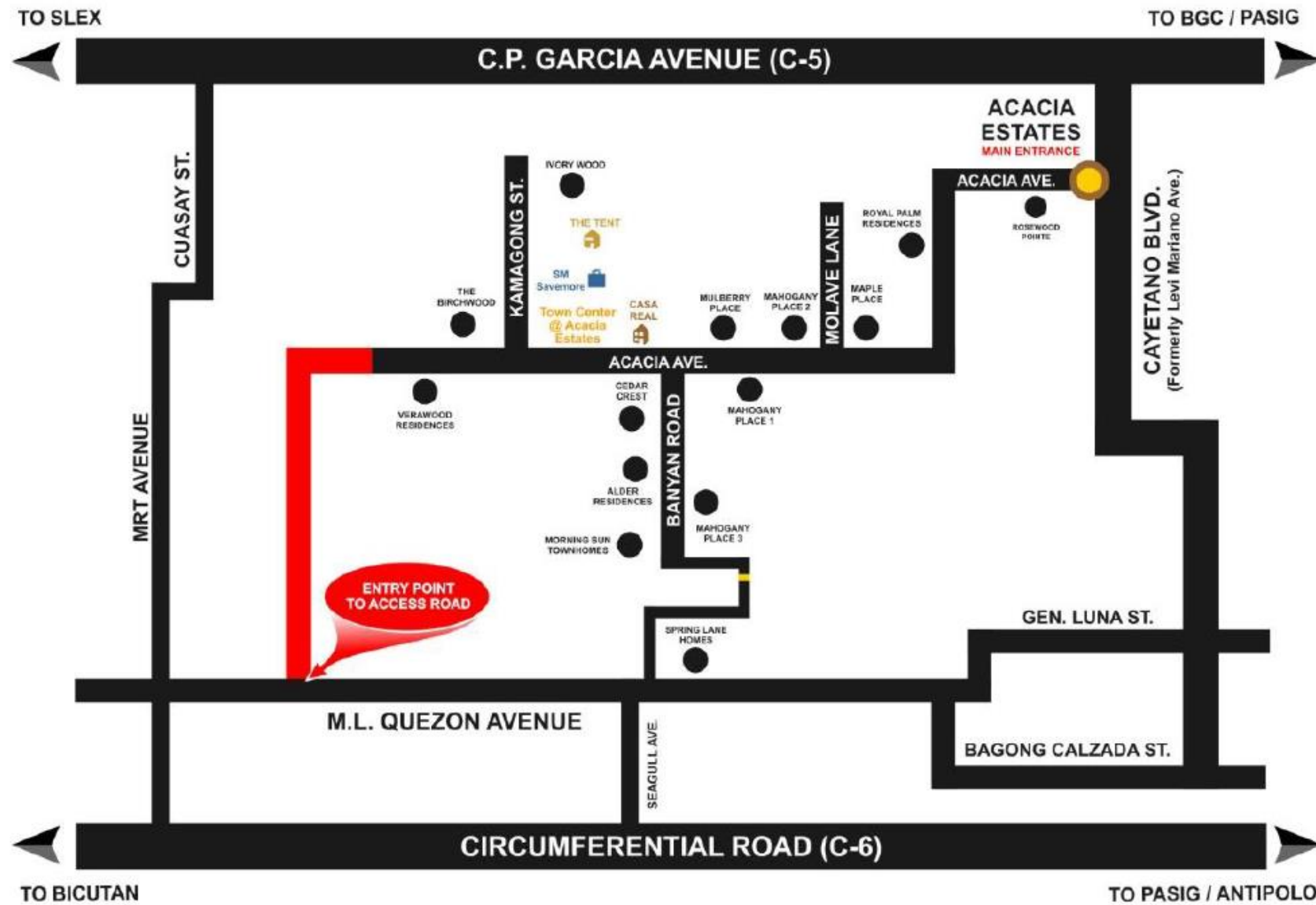


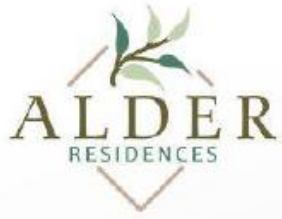


PROJECT IN FOCUS









PROJECT SUMMARY



28,607 sqm



(4) 18-Storey HRB



17/18 Residential Levels
1,515 Units



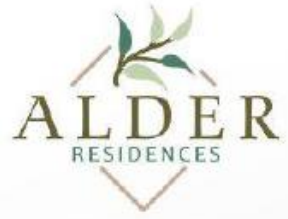
2 Basement Parking Levels
1,217 Parking Slots



1 Amenity Level

80% Parking Ratio

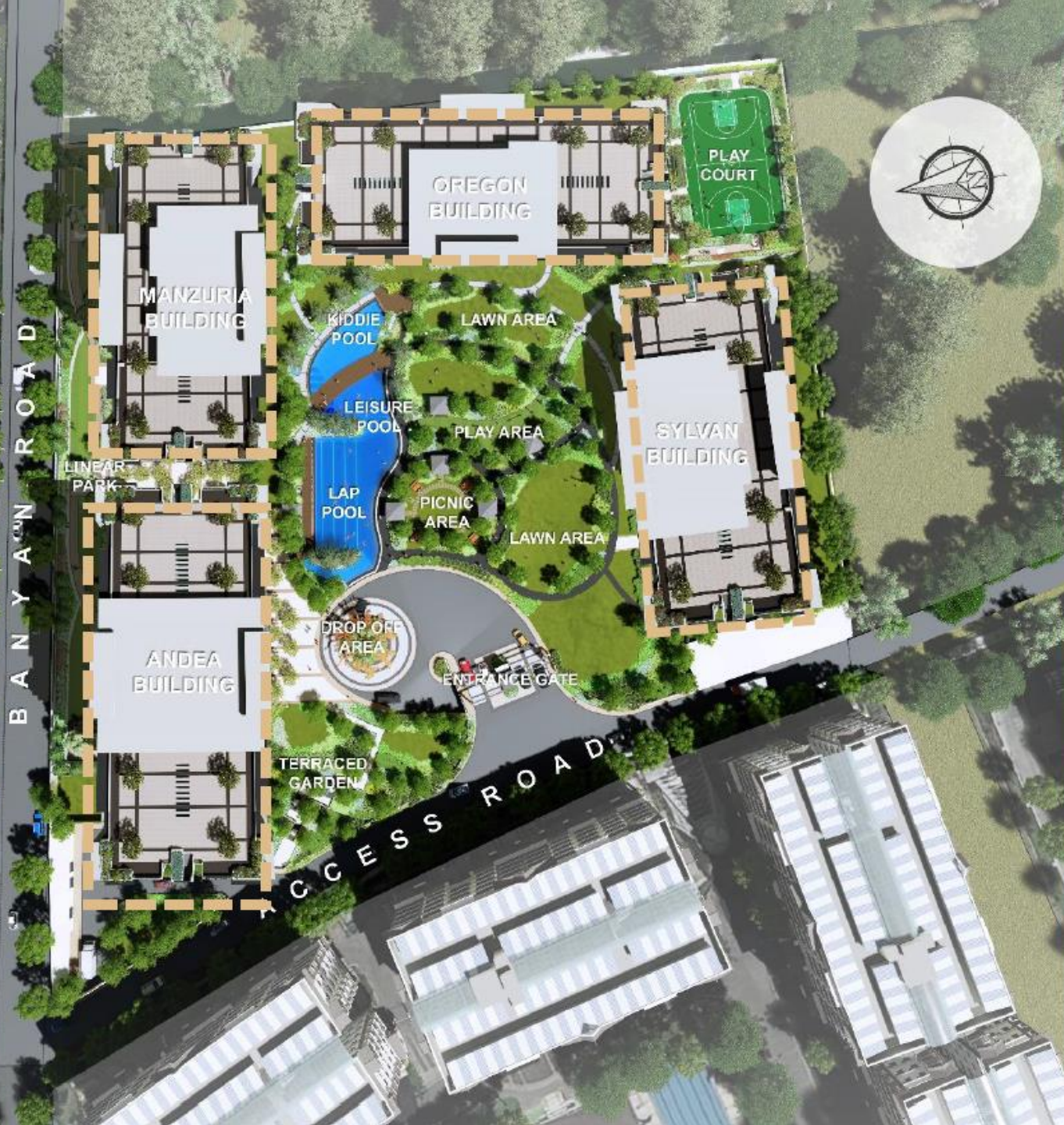




THEME

Modern Artisanal



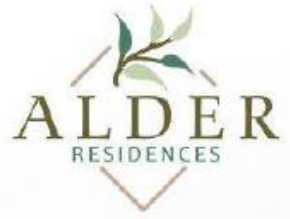


Andea
348 units

Manzuria
377 units

Oregon
413 units

Sylvan
377 units



AMENITIES





SITE DEVELOPMENT

1. Entrance Gate & Guardhouse
2. Drop Off Area
3. Entrance to Basement Parking
4. Landscaped Garden
5. Lap Pool
6. Leisure Pool
7. Kiddie Pool
8. Lawn Area
9. Play Area
10. Picnic Area
11. Play Court
12. Linear Park



ENTRANCE GATE & GUARDHOUSE



DROP OFF AREA



LANDSCAPED GARDEN



LAP POOL



KIDDIE POOL



PLAY AREA



PICNIC AREA



PLAY COURT



LINEAR PARK



AMENITY CORE



Lumiventt



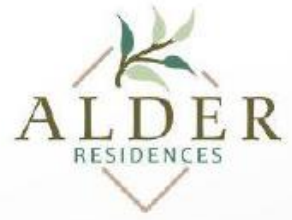
ANDEA BUILDING
FACADE



SKY PATIO



SKY PROMENADE



VIEWS



MAKATI & BGC SKYLINE

NORTH VIEW



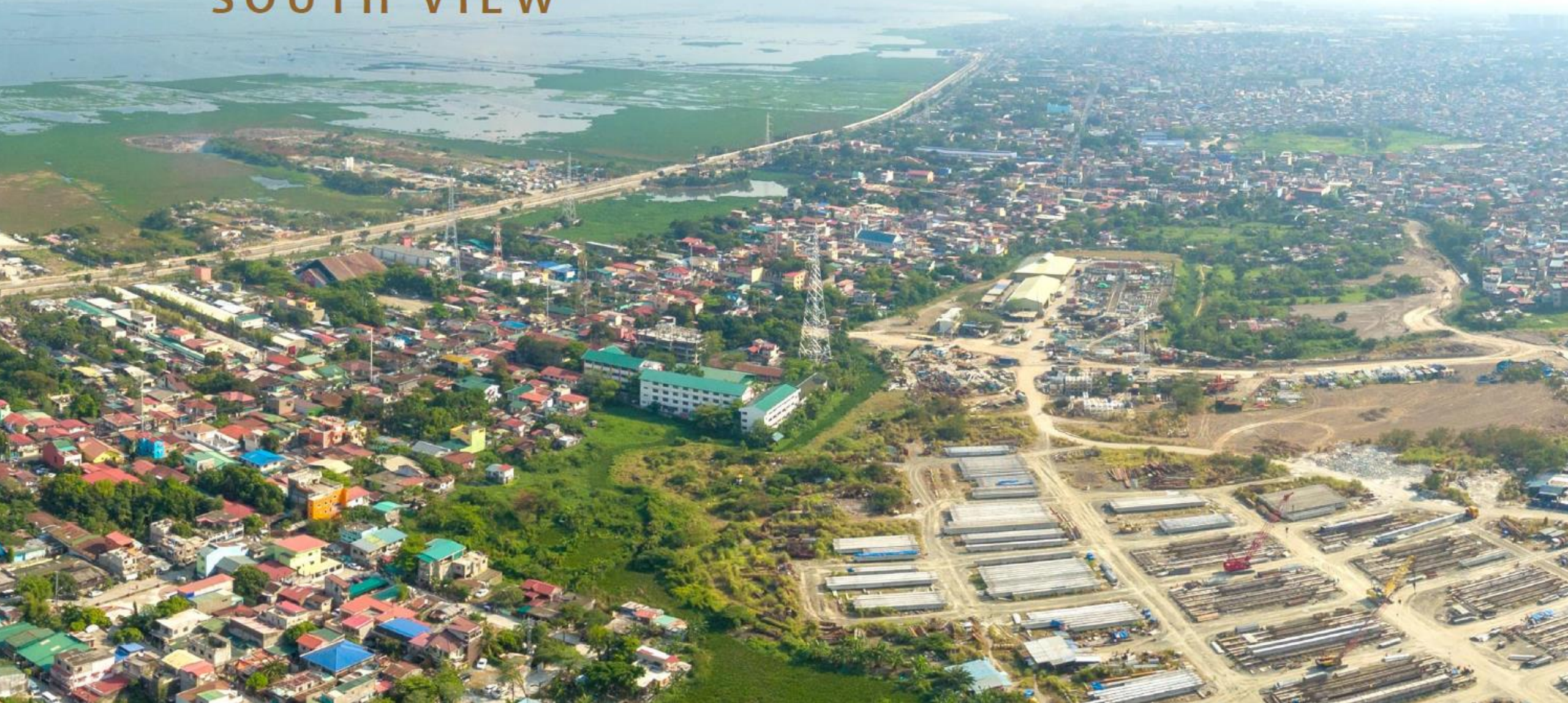
ANTIPOLO

EAST VIEW



LAGUNA DE BAY

SOUTH VIEW





RECEPTION LOBBY



BAR AREA



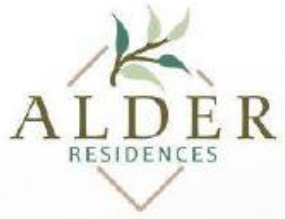
GAME AREA



LOUNGE AREA



ELEVATOR LOBBY



INDOOR AMENITIES



Lounge Area



Game Area



Fitness Gym

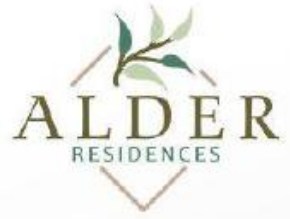


Entertainment Room



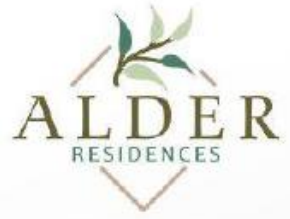
Snack Bar





COWORKING SPACE





FACILITIES



CONVENIENCE STORE

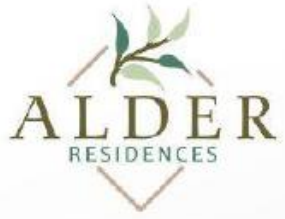


CARD OPERATED
LAUNDRY

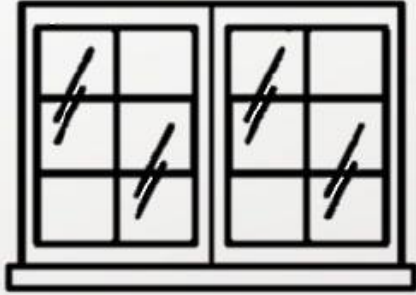


WATER STATION





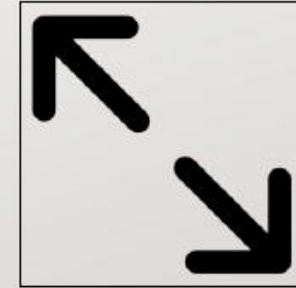
IMPROVED UNIT FEATURES



BIGGER WINDOWS



PROVISION FOR SPLIT
TYPE AIRCONDITION
UNIT



BIGGER UNIT SIZES





2-BEDROOM D

Unit Area	58.50 sqm
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Gross Area	67.00 sqm
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3-BEDROOM D

Unit Area 102.00 sqm

Gross Area 121.00 sqm



UNIT MIX

Unit Type	Unit Area	Balcony	Gross Area	Inventory
2- BR E	54.00	10.50	64.50	72
2- BR D	58.50	8.50	67.00	833
2- BR C	60.00	10.50	70.00	72
2- BR B	61.00	10.50	71.50	122
2- BR A	61.00	10.50	71.50	72
3- BR C	70.00	14.50	84.50	260
3- BR B	85.50	12.50	98.00	42
3- BR A	92.50	15.00	107.50	18
3- BR D (Deluxe)	102.00	19.00	121.00	24
			TOTAL	1,515



FOR LAUNCH- ANDEA BUILDING

UNITS

Unit Type	Unit Area	Balcony	Gross Area	Inventory
2- BR C	58.50	8.50	67.00	170
2- BR A	61.00	10.50	71.50	50
3- BR C	70.00	14.50	84.50	44
3- BR B	85.50	12.50	98.00	42
3- BR A	92.50	15.00	107.50	18
3- BR D (Deluxe)	102.00	19.00	121.00	24
TOTAL				348

PARKING SLOTS

Single Parking	12.00 – 13.00	116
Tandem Parking	26.00	8*

*1 tandem = 2 PS

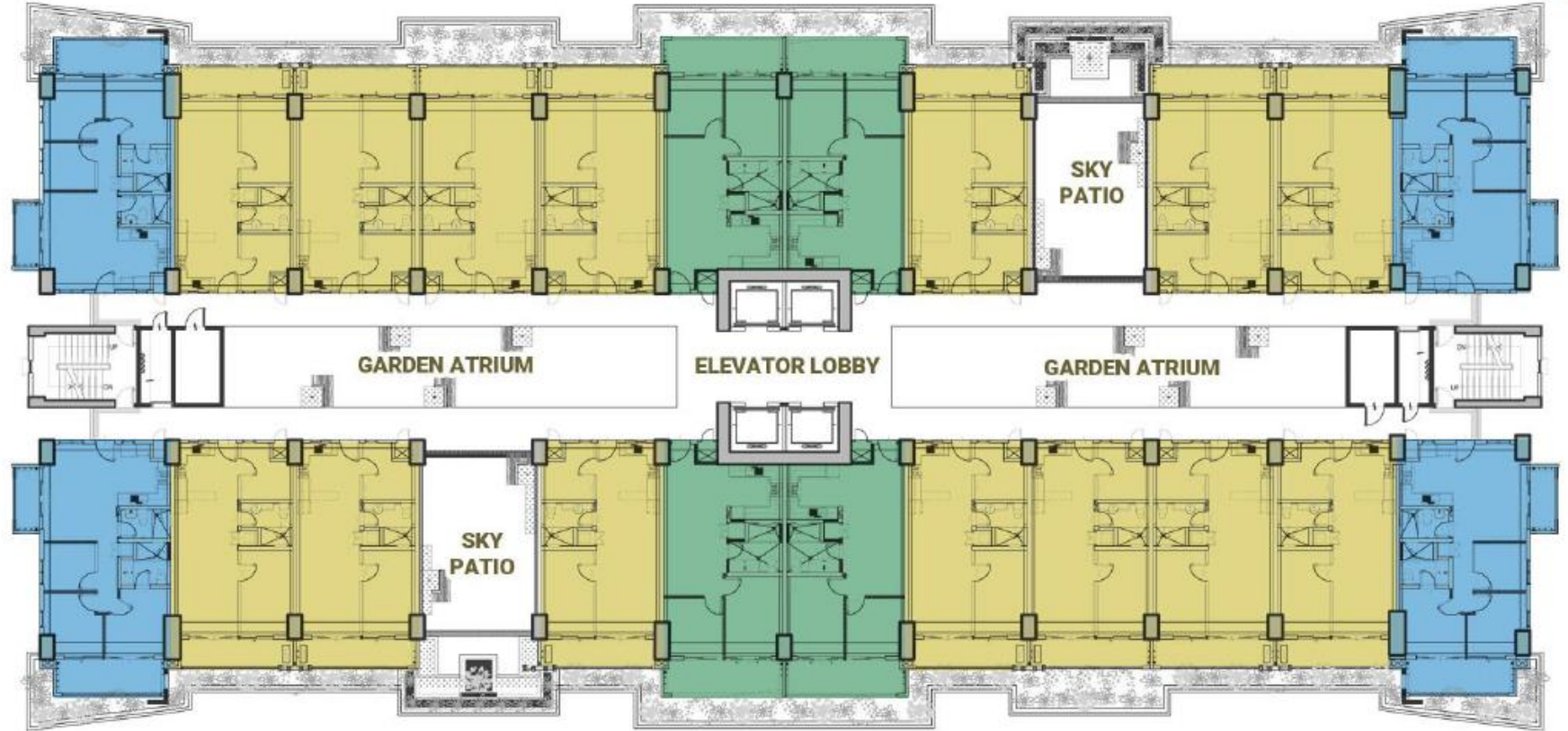
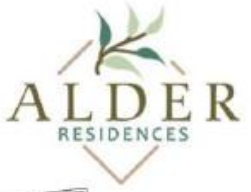
124



FLOOR PLANS AND UNIT LAYOUTS (ANDEA)



ATRIUM FLOOR



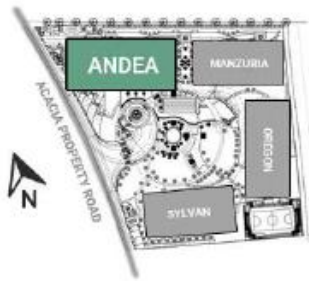
2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 71.50 sqm



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



3 Bedroom C (End Unit)
Approx. Gross Floor Area: 84.50 sqm



ANDEA

2nd Floor Level Plan

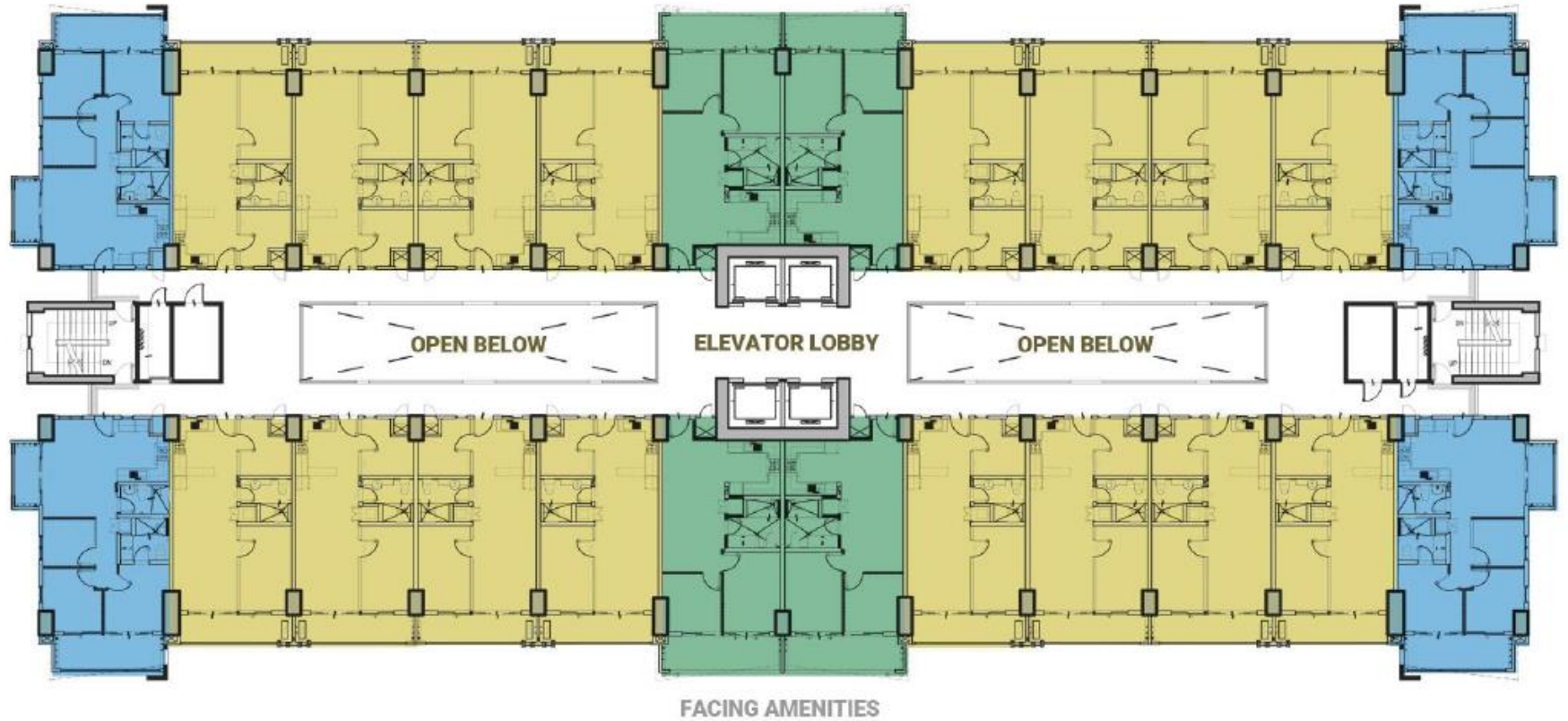
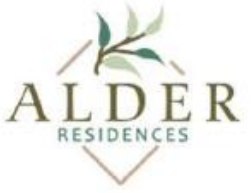
- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

EFFECTIVE AUGUST 2020

TYPICAL FLOOR

24

Units per Floor



 **2 Bedroom A (Inner Unit)**
Approx. Gross Floor Area: 71.50 sqm

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

 **3 Bedroom C (End Unit)**
Approx. Gross Floor Area: 84.50 sqm



ANDEA 5th-7th & 11th-12th Floor Level Plan

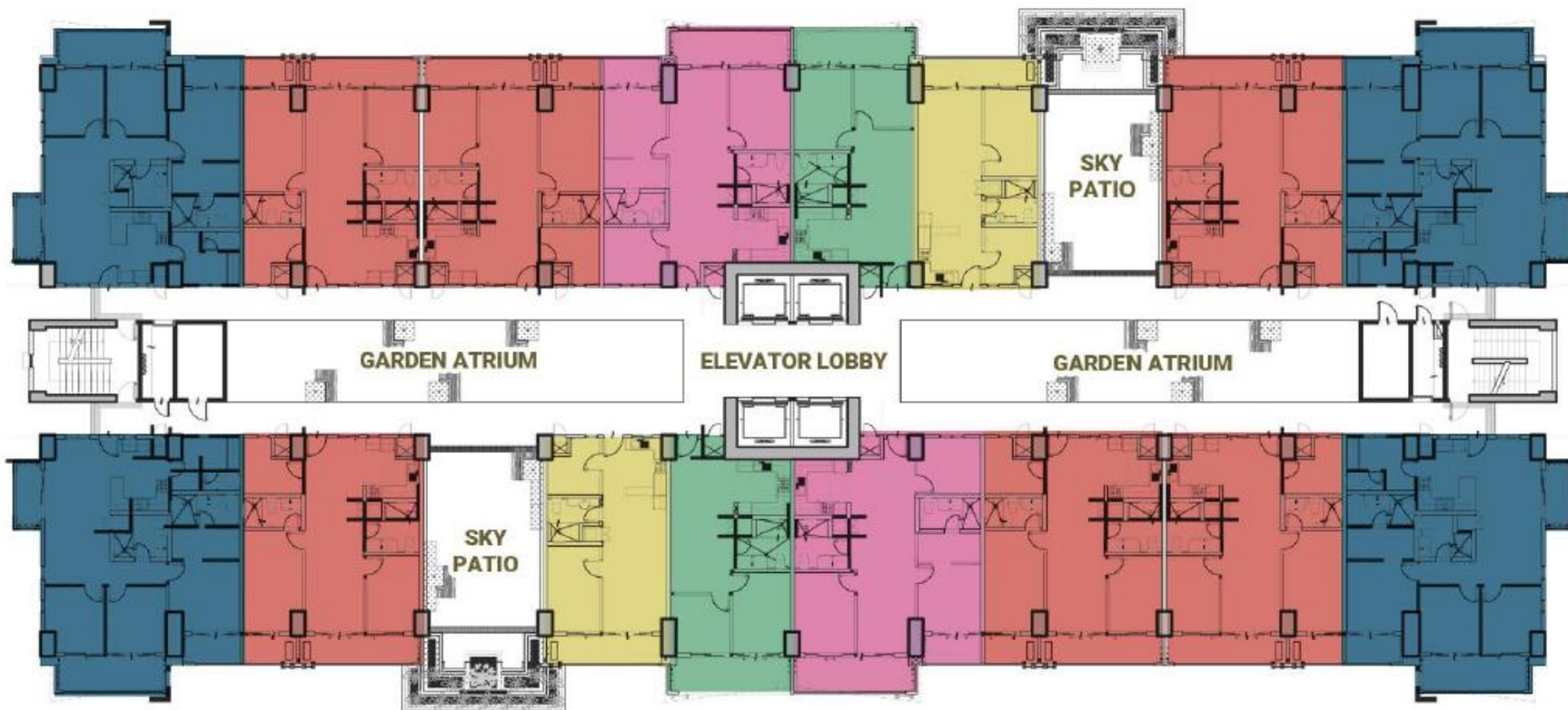
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EFFECTIVE AUGUST 2020



BIGGER UNIT CUTS
14th-19th Floor

ATRIUM FLOOR



FACING AMENITIES

- 2 Bedroom A (Inner Unit)**
 Approx. Gross Floor Area: 71.50 sqm
- 2 Bedroom D (Inner Unit)**
 Approx. Gross Floor Area: 67.00 sqm
- 3 Bedroom A (Inner Unit)**
 Approx. Gross Floor Area: 107.50 sqm
- 3 Bedroom B (Inner Unit)**
 Approx. Gross Floor Area: 98.00 sqm
- 3 Bedroom D (End Unit)**
 Approx. Gross Floor Area: 121.00 sqm



ANDEA 14th Floor Level Plan

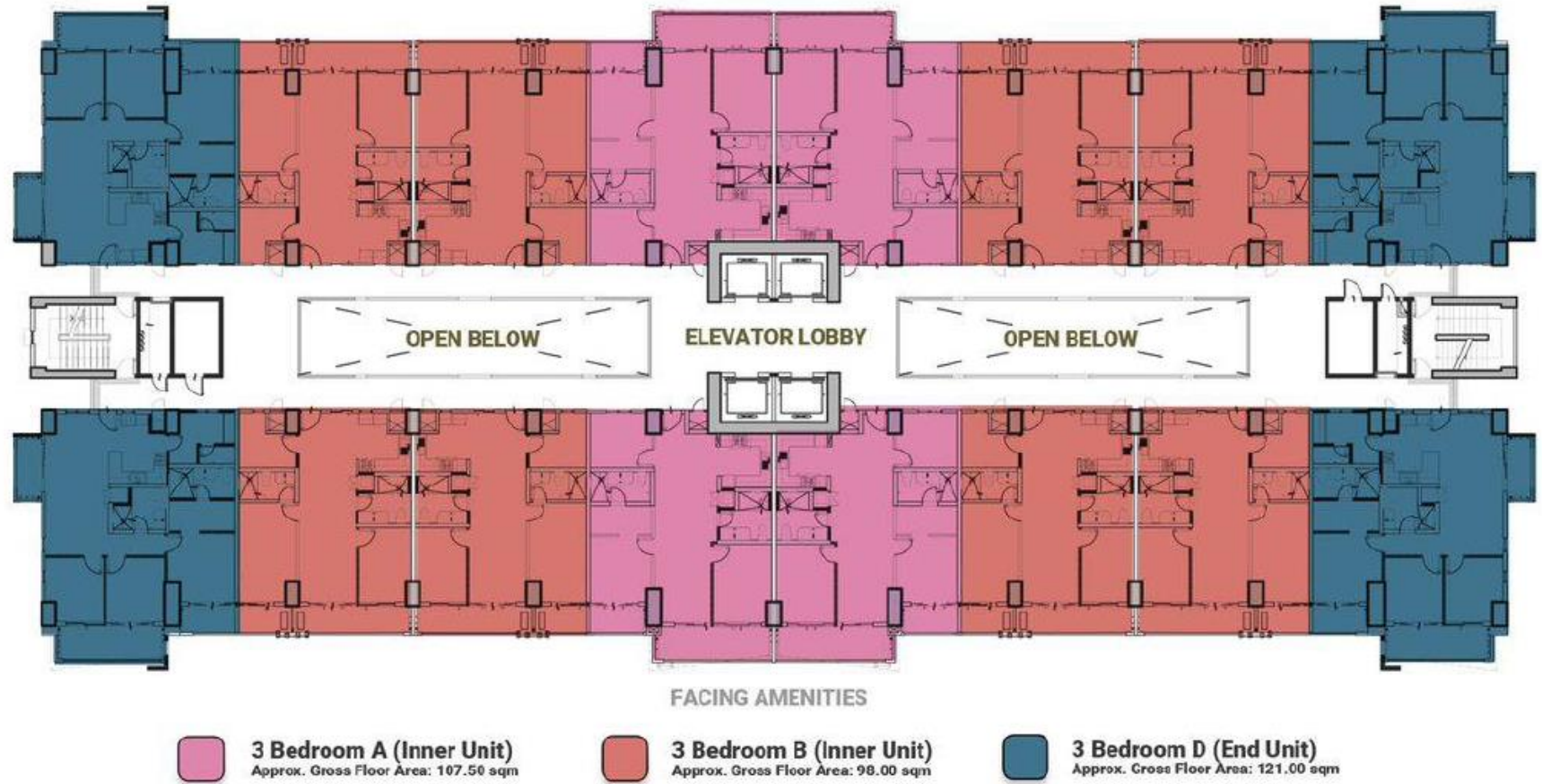
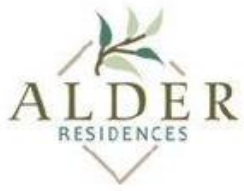
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EFFECTIVE AUGUST 2020

TYPICAL FLOOR

16

Units per Floor



ANDEA 17th-PH Floor Level Plan

- Plans reflected as visuals are not to scale.
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EFFECTIVE AUGUST 2020

2 – Bedroom D

Location	Inner Unit
Floor Level	2 nd – 16 th Floor
Unit Area	58.50 sqm
Gross Area	67.00 sqm



2-BEDROOM D INNER UNIT

AREA ALLOCATION

LIVING & DINING	19.41 sq.m
KITCHEN	11.70
BEDROOM 1	12.55
BEDROOM 2	8.44
TOILET & BATH	6.40
BALCONY	8.50

APPROX. GROSS FLOOR AREA: 67.00 sq.m

- T&B LAYOUT AND MATERIAL MAYBE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.
- DIMENSIONS & AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE & APPLIANCES ARE NOT INCLUDED.
- FLOOR PLANS DEPICTED IN THIS MATERIAL ARE FOR ILLUSTRATION PURPOSES ONLY.
- ALL PLANS EXCEPT ABOVE MENTION AREA, DETAILS AND SPECIFICATIONS CONTAINED HEREIN ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE AND DO NOT CONSTITUTE PART OF ANY OFFER OR CONTRACT.

2 – Bedroom A



2-BEDROOM A INNER UNIT

AREA ALLOCATION

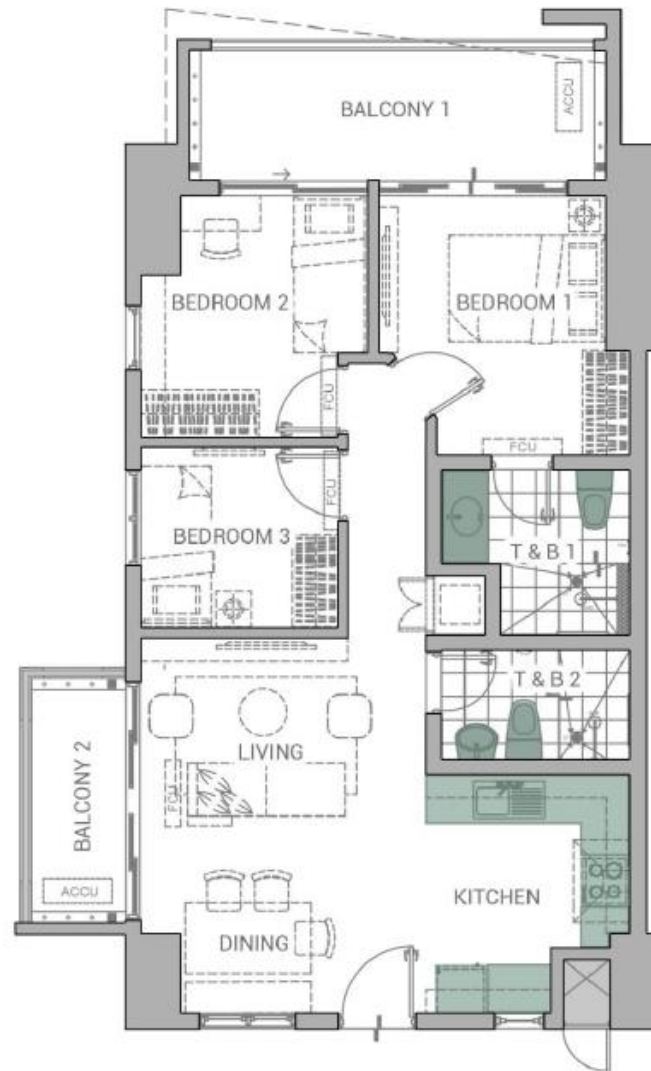
LIVING & DINING	23.52 sq.m
KITCHEN	7.95
BEDROOM 1	12.60
BEDROOM 2	9.60
TOILET & BATH	7.33
BALCONY	10.50

APPROX. GROSS FLOOR AREA: 71.50 sq.m

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3 – Bedroom C

Location	Inner Unit
Floor Level	2 nd – 12 th Floor
Unit Area	70.00 sqm
Gross Area	84.50 sqm



3-BEDROOM C END UNIT

AREA ALLOCATION

LIVING & DINING	23.30 sq.m
KITCHEN	8.60
BEDROOM 1	11.35
BEDROOM 2	10.15
BEDROOM 3	7.00
TOILET & BATH 1	6.00
TOILET & BATH 2	4.10
BALCONY 1	10.00
BALCONY 2	4.50

APPROX. GROSS FLOOR AREA: 84.50 sq.m

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3 – Bedroom B



3-BEDROOM B INNER UNIT AREA ALLOCATION

LIVING & DINING	28.20 sq.m
KITCHEN	8.60
BEDROOM 1	16.26
BEDROOM 2	10.95
BEDROOM 3	9.30
TOILET & BATH 1	7.34
TOILET & BATH 2	4.85
BALCONY 1	8.50
BALCONY 2	4.00

APPROX. GROSS FLOOR AREA: 98.00 sq.m

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3 – Bedroom A



3-BEDROOM A INNER UNIT

AREA ALLOCATION

LIVING & DINING	31.67 sq.m
KITCHEN	7.98
BEDROOM 1	16.79
BEDROOM 2	13.32
BEDROOM 3	9.85
TOILET & BATH 1	7.34
TOILET & BATH 2	5.55
BALCONY 1	10.50
BALCONY 2	4.50

APPROX. GROSS FLOOR AREA: 107.50 sq.m

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3 – Bedroom Deluxe



Location	Inner Unit
Floor Level	14 th – PH Floor
Unit Area	102.00 sqm
Gross Area	121.00 sqm



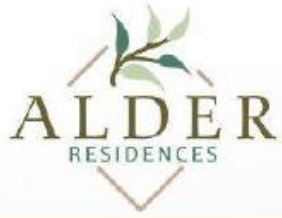
3-BEDROOM D END UNIT

AREA ALLOCATION

LIVING & DINING	27.85 sq.m
KITCHEN	12.50
BEDROOM 1	18.30
BEDROOM 2	10.80
BEDROOM 3	10.80
UTILITY ROOM	7.40
TOILET & BATH 1	5.17
TOILET & BATH 2	6.88
TOILET & BATH 3	2.30
BALCONY 1	10.00
BALCONY 2	4.50
BALCONY 3	4.50

APPROX. GROSS FLOOR AREA: 121.00 sq.m

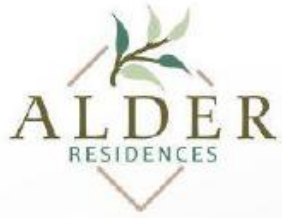
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Turnover Finishes (Andea)

RESIDENTIAL UNITS	2-BEDROOM UNIT		3-BEDROOM UNIT			
	58.50 sq.m	61.00 sq.m	70.00 sq.m	85.50 sq.m	92.50 sq.m	102.00 sq.m
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 & Bath	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 ficemboard ceiling					
SPECIALTIES						
Kitchen	Granite finish kitchen countertop with cabinet system					
Toilet & Bath	Granite finish lavatory countertop		Granite finish lavatory countertop and mirror cabinet			
DOORS						
Entrance Door	Wooden panel door on metal jamb					
Bedroom Door	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					

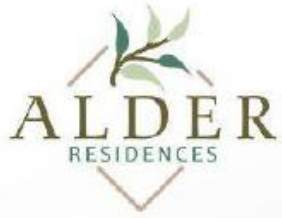




Turnover Finishes (Andea)

RESIDENTIAL UNITS	2-BEDROOM UNIT		3-BEDROOM UNIT			
	58.50 sq.m	61.00 sq.m	70.00 sq.m	85.50 sq.m	92.50 sq.m	102.00 sq.m
WINDOWS	Aluminum framed glass panel with insect screen (except awning windows)					
FINISHING HARDWARE						
Main Door Lockset	Mortise 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	Semi-counter Top Basin	Undercounter Type Basin	Wall-hung Semi Pedestal Type and Undercounter Type Basin	Undercounter Type Basin		
Shower Head and Fittings	Exposed rain shower and mixer type					
Soap Holder	Niche at wall					
Kitchen Sink	Stainless steel, single bowl with one-side drainboard					Stainless steel, double bowl
Kitchen Faucet	Rotary lever type					
Toilet Exhaust	Ceiling-mounted exhaust fan					
Kitchen exhaust	Rangehood provision					
AIR CONDITIONING	Provision for Split type Air Conditioning Unit					





Turnover Finishes

RESIDENTIAL UNITS	2-BEDROOM UNIT		3-BEDROOM UNIT			
	58.50 sq.m	61.00 sq.m	70.00 sq.m	85.50 sq.m	92.50 sq.m	102.00 sq.m
COMMON AREA						
FLOOR FINISH						
Stairs	Straight to finish concrete					
Hallway/ Corridor	Ceramic tile with pebble washout					
Roof Deck	Homogenous tile with pebble washout					
Driveway/ Parking	Plain Cement Finish					
WALL FINISH						
Exterior Wall Finish	Combination of plain and textured paint on cement finish					
Hallway	Painted plain cement finish					
Stairwell	Painted plain cement finish					
CEILING FINISH						
Hallway	Painted plain cement finish with ficem / gypsum board cladding					
Stairwell	Painted plain cement finish					
Driveway/ Parking	Plain Cement Finish					

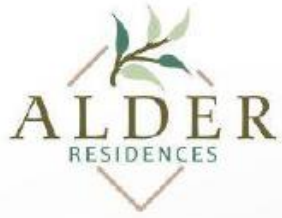


30%

MINIMUM DOWNPAYMENT

Regular discount shall apply as indicated in memo PD-19-09-026.





MAY 2024

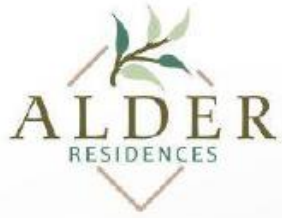
END OF DP PERIOD

JUNE 2024

RFO DATE
FOR ALL UNITS &
PARKING SLOTS
OF ANDEA BUILDING

Note: Due date for Bank Financing & balance upon turnover shall be on RFO date based on memo CC-20-07-008 dated July 14, 2020

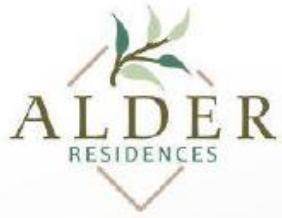




IMPLEMENTING GUIDELINES

- Pricelist Effectivity & Sales Acceptance September 10, 2020
- All 3 BR Deluxe Units are required to purchase one parking slot





Alder 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.



LOCATION

AMENITIES

VIEWS

UNIT FEATURES



**THANK YOU
&
HAPPY SELLING!**

